
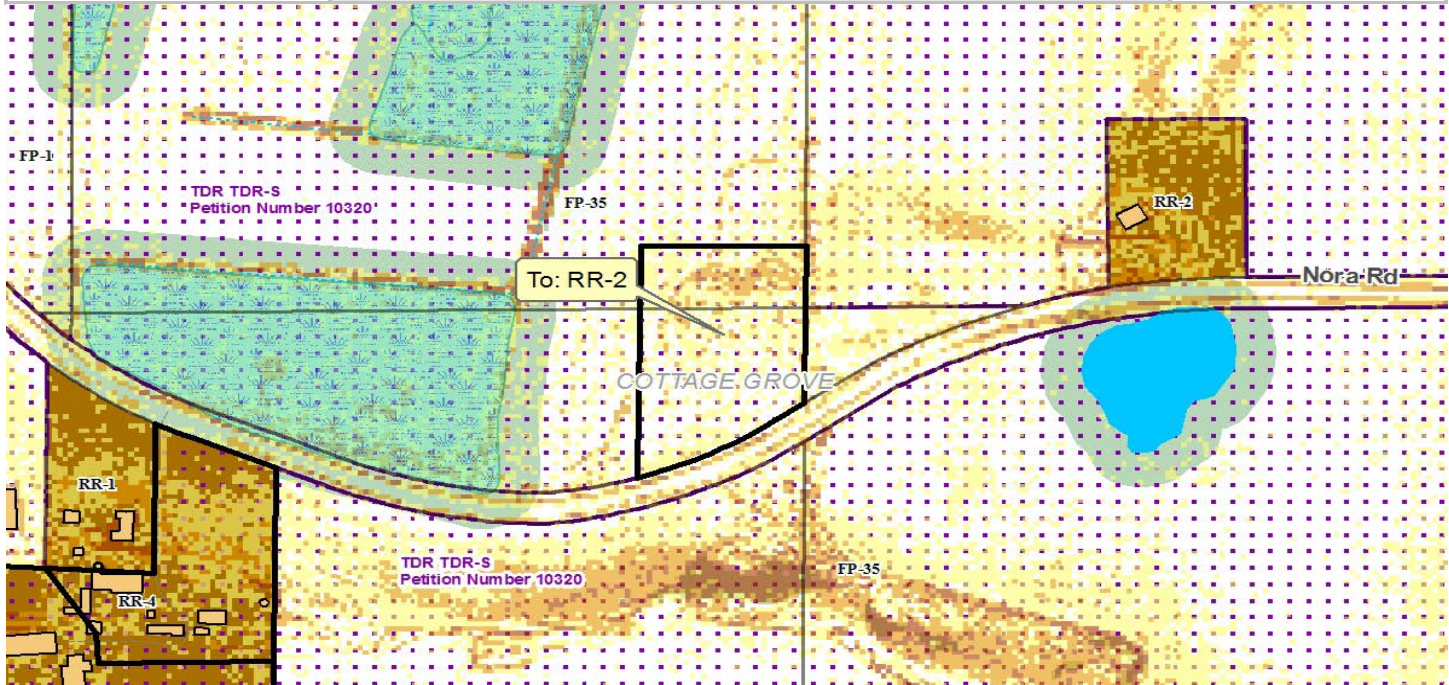


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan: 267-2536 allan@countyofdane.com	<i>Public Hearing:</i> October 27, 2020	Petition 11607	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District	<i>Town/Section:</i> COTTAGE GROVE, Section 27	
	<i>Size:</i> 3 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> VINEY ACRES LLC
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> WEST OF 2100 NORA ROAD



DESCRIPTION: The applicant would like to create a new 3 acre RR-2 (Rural Residential) zoned lot for future development. The proposed residential lot would be sold to a prospective buyer who would also be acquiring approximately 50 acres of adjoining FP-35 zoned land.

OBSERVATIONS: The parcel would be created from a 160 acre farm. Access would be to Nora Road, which is a registered Wisconsin Rustic Road. Existing land use of the property is open space / woodland. Surrounding land uses are agriculture / open space and scattered rural residences. No sensitive environmental features observed.

TOWN PLAN: The proposal is in the agricultural preservation district. The Town of Cottage Grove has a “one home per 35 acres” density policy based on land ownership and property size as of 5/15/82.

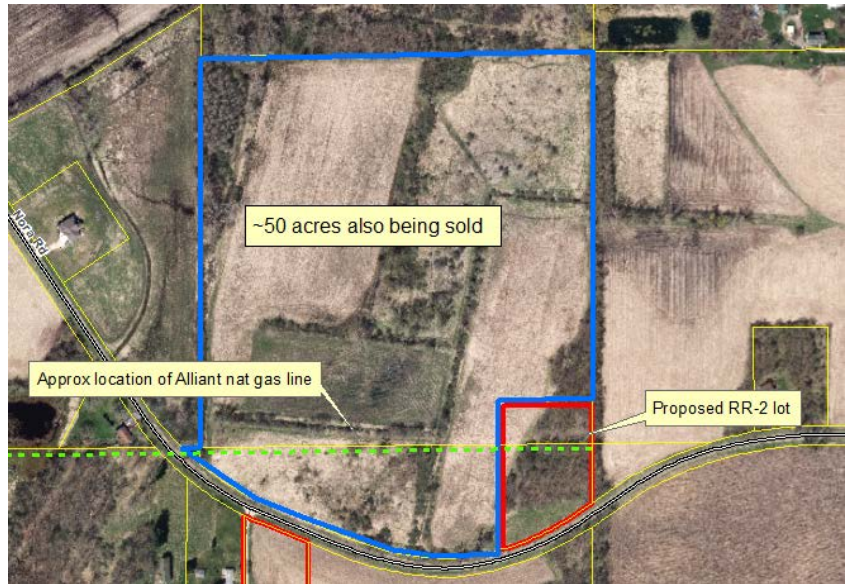
RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for 4 “Residential Density Units” (RDUs). If approved, 3 possible RDUs will remain available. The proposed site is located in a wooded corner of the property and consistent with town plan policies which encourage new parcels to avoid agricultural land or sites that will impact the ability to farm surrounding land. The prospective buyer would also acquire an additional ~50 acres of adjoining land north of Nora Road. Note that only the 1 RDU, represented by the proposed RR-2 lot, is being transferred.

The proposed 3 acre parcel would exceed the town's maximum 2 acre lot size. The 3 acre request is due in part to the presence of an underground natural gas line on the property. The additional acre will ensure the prospective buyer has sufficient area to construct a future accessory building a suitable distance away from the line.

The applicant has discussed the proposal with Alliant energy and the company has stated it has no concerns. The existing gas line easement will be shown on the final Certified Survey Map.

The proposal is reasonably consistent with the town plan policies.



Staff recommends approval of the petition with the following condition in order to reflect the fact that a single RDU is being transferred as part of the sale of the RR-2 parcel and adjoining ~50 acres of FP-35 land:

1. Applicant shall record a deed restriction on the balance of ~50 acres of FP-35 zoned land lying north of Nora Road prohibiting nonfarm development or division – tax parcels 0711-274-8001-0 (part lying north of road) and 0711-271-9500-3.

TOWN: Approved (the town action includes a note clarifying that 4 RDUs remain available to the 1982 farm unit).