
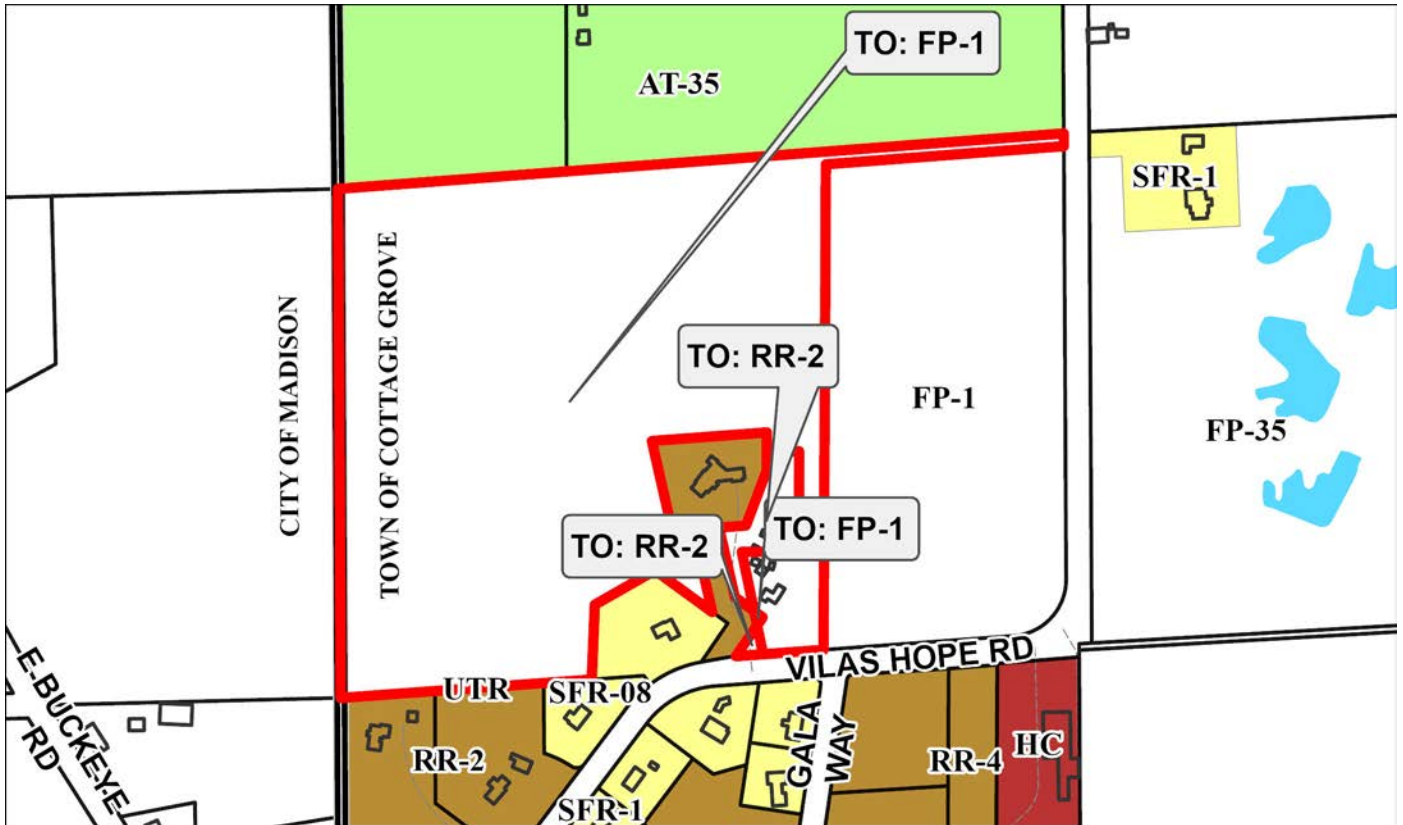


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<p><u>Public Hearing:</u> December 17, 2024</p>		<p>Petition 12121</p>	
	<p><u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District and RR-2 Rural Residential District; RR-2 Rural Residential District TO FP-1 Farmland Preservation District</p>		<p><u>Town, Section:</u> COTTAGE GROVE, Section 19</p>	
	<p><u>Size:</u> 34.14,0.97,0.01 Acres</p>	<p><u>Survey Required:</u> Yes</p>		<p><u>Applicant:</u> RANDALL AND MAUREEN GABER</p>
	<p><u>Reason for the request:</u> ADJUST THE BOUNDARY OF AN EXISTING RESIDENTIAL LOT</p>			<p><u>Address:</u> 3897 VILAS HOPE RD</p>



DESCRIPTION: The Gabers would like to modify the boundaries of their existing RR-2 zoned residential lot, in order to locate the existing driveway and an outbuilding fully within the lot. The surrounding agricultural lot they own is currently zoned FP-35; it would be reduced below 35 acres in size and as a result must be rezoned to FP-1. A new 2-lot certified survey map (CSM) would be recorded.

OBSERVATIONS: The proposed lots meet county ordinance requirements including lot size and public road frontage. The narrow piece of the agricultural lot that extends eastward in the northeast corner is narrower than 66 feet but is an existing condition, and the ZLR Committee previously approved a waiver to allow less than 66 feet of public road frontage when it approved the current CSM 13065 in 2010.

A shared access easement will be needed for the agricultural buildings that will remain on proposed Lot 1 (the FP-1 lot), where a driveway currently extends there.

The property is within the City of Madison’s extraterritorial jurisdiction for review of the CSM.

COMPREHENSIVE PLAN: The property is located in the town’s agricultural transition area and also within “Area A” of the town of Cottage Grove / city of Madison intergovernmental agreement. No new development proposed that would trigger specific policy provisions of the comprehensive plan or intergovernmental agreement. Town policies limit the size of new residential lots to no more than 2 acres. Given that the applicants own the surrounding ~35 acres, the modst

expansion of the existing lot to incorporate an existing accessory structure appears reasonably consistent with comprehensive plan policies. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property. The lots are already developed; no new construction is proposed with this rezone.

TOWN ACTION: On December 2, 2024 the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone subject to the applicant recording the CSM for the lots and the following condition:

1. A shared driveway access easement agreement shall be provided that serves Lots 1 and 2 of the CSM.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.