
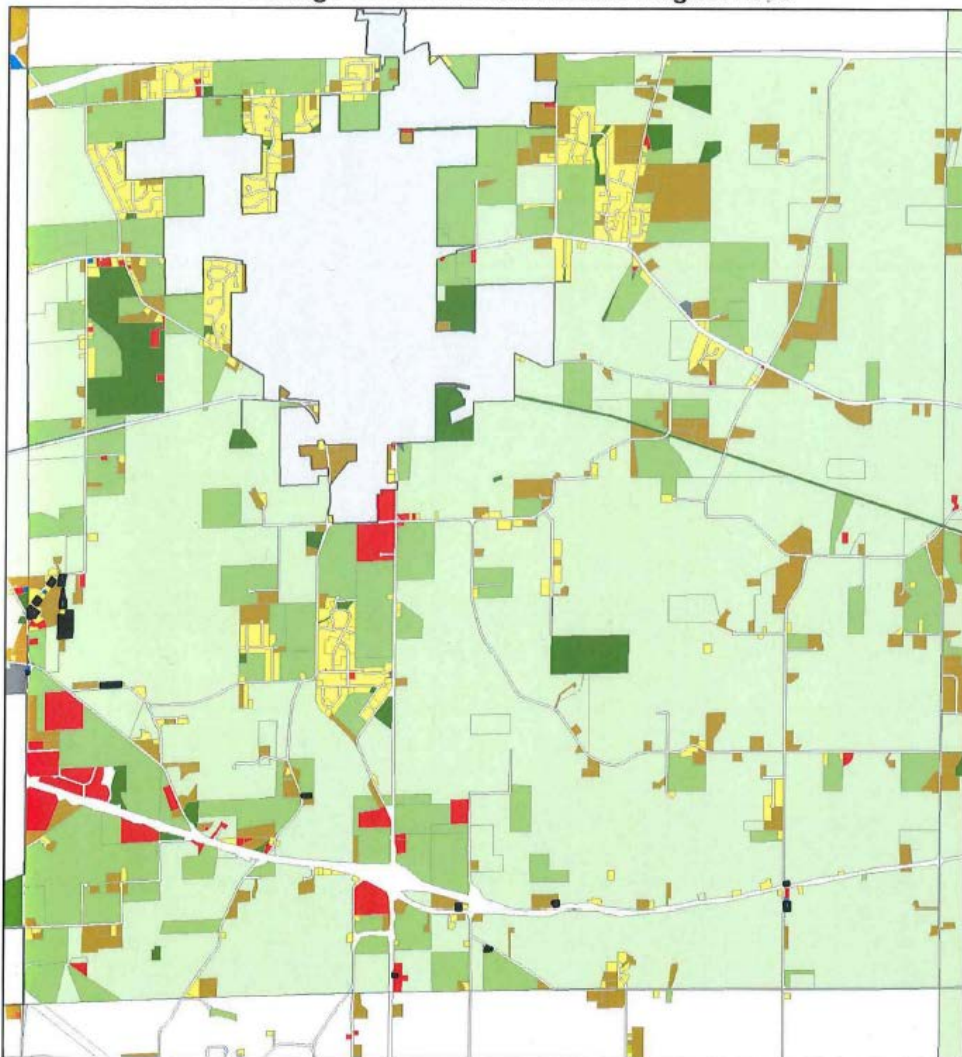


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p><i>Public Hearing:</i> October 22, 2019</p>	<p>Petition 11481</p>	
	<p><i>Zoning Amendment Requested:</i> HAM-R (Hamlet Residential) District TO SFR-08 (Single Family Residential, small lots) District</p>		<p><i>Town/Section:</i> COTTAGE GROVE, Section 19</p>
	<p><i>Size:</i> 18.68 Acres</p>	<p><i>Survey Required:</i> No</p>	<p><i>Applicant:</i> TOWN OF COTTAGE GROVE</p>
	<p><i>Reason for the request:</i> This is a blanket rezone to correct errors of how zoning districts were assigned from the old zoning ordinance to the new ordinance.</p>		<p><i>Address:</i> Various areas</p>

DESCRIPTION: This is a blanket rezone to correct errors of how zoning districts were assigned from the old zoning ordinance to the new ordinance. HAM-R was assigned based on parcel size and resulting setbacks, but is inappropriate for the existing single-family residential uses which makes the reassignment the equivalent to “upzoning” and is not consistent with the town’s plan. Assignment of new zoning districts for purposes of the new zoning ordinance should not change what is and is not allowed in the previous zoning district. As a result, this application to rezone out of HAM-R is necessary. See list of parcels on the following page.

Town of Cottage Grove Blanket Rezone August 2019



<ul style="list-style-type: none"> A-1 or A-1(EX) Agricultural A-2; A-2(1); A-2(2); A-2(4); A-2(8); A-3; A-4 Agricultural C-1 Light Commercial LC-1 Limited Commercial R-1; R-1A; R-2; R-3 R-3A; R-4 RH-1; RH-2; RH-3; RH-4 Natural Resource and Recreation District 	<ul style="list-style-type: none"> Farmland Preservation District Rural Mixed-Use and Transitional District Rural Residential District Residential District Hamlet District Commercial District Special Use District 	<ul style="list-style-type: none"> Tax Parcels to be Rezoned to SFR-08 City Village Town
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Date: 8/2/2019



Miles



TOWN PLAN: This proposal is consistent with the town plan.

STAFF: Staff recommends approval.

TOWN: The Town Board approved the petition with no conditions.

Questions? Call Pam Andros 608-261-9780 andros@countyofdane.com

Cottage Grove blanket rezone from HAM-R to SFR-08				
#	PARCELNO	Zoning	Acres	Change to
1	071119293403	HAM-R	0.62	SFR-08
2	071119296200	HAM-R	0.88	SFR-08
3	071119303017	HAM-R	0.44	SFR-08
4	071119303348	HAM-R	0.44	SFR-08
5	071119303786	HAM-R	0.45	SFR-08
6	071119303893	HAM-R	0.44	SFR-08
7	071119304114	HAM-R	0.44	SFR-08
8	071119304338	HAM-R	0.44	SFR-08
9	071119380701	HAM-R	0.10	SFR-08
10	071119493401	HAM-R	0.33	SFR-08
11	071119493509	HAM-R	0.50	SFR-08
12	071119493607	HAM-R	0.50	SFR-08
13	071133198356	HAM-R	0.46	SFR-08
14	071133492000	HAM-R	0.24	SFR-08
15	071134192800	HAM-R	0.51	SFR-08
16	071134388050	HAM-R	0.47	SFR-08
17	071119293207	HAM-R	0.83	SFR-08
18	071119294055	HAM-R	0.37	SFR-08
19	071119294108	HAM-R	0.50	SFR-08
20	071119295607	HAM-R	0.75	SFR-08
21	071119295705	HAM-R	0.61	SFR-08
22	071119298104	HAM-R	0.70	SFR-08
23	071119298202	HAM-R	0.46	SFR-08
24	071119303124	HAM-R	0.44	SFR-08
25	071119303231	HAM-R	0.44	SFR-08
26	071119303455	HAM-R	0.44	SFR-08
27	071119303562	HAM-R	0.44	SFR-08
28	071119303679	HAM-R	0.54	SFR-08
29	071119304007	HAM-R	0.44	SFR-08
30	071119304221	HAM-R	0.44	SFR-08
31	071119304445	HAM-R	0.44	SFR-08
32	071119385402	HAM-R	0.62	SFR-08
33	071119391904	HAM-R	0.14	SFR-08
34	071119493107	HAM-R	0.50	SFR-08
35	071119493205	HAM-R	0.33	SFR-08
36	071119493303	HAM-R	0.33	SFR-08
37	071129483410	HAM-R	0.58	SFR-08
38	071136291703	HAM-R	0.31	SFR-08
39	071136292300	HAM-R	0.79	SFR-08