



Staff Report

Public Hearing: **January 23, 2018**

Petition: **Petition 11236**

Zoning Amendment:
**R-1A Residence District TO R-3A
Residence District**

Town/sect:
**COTTAGE GROVE,
Section 19**

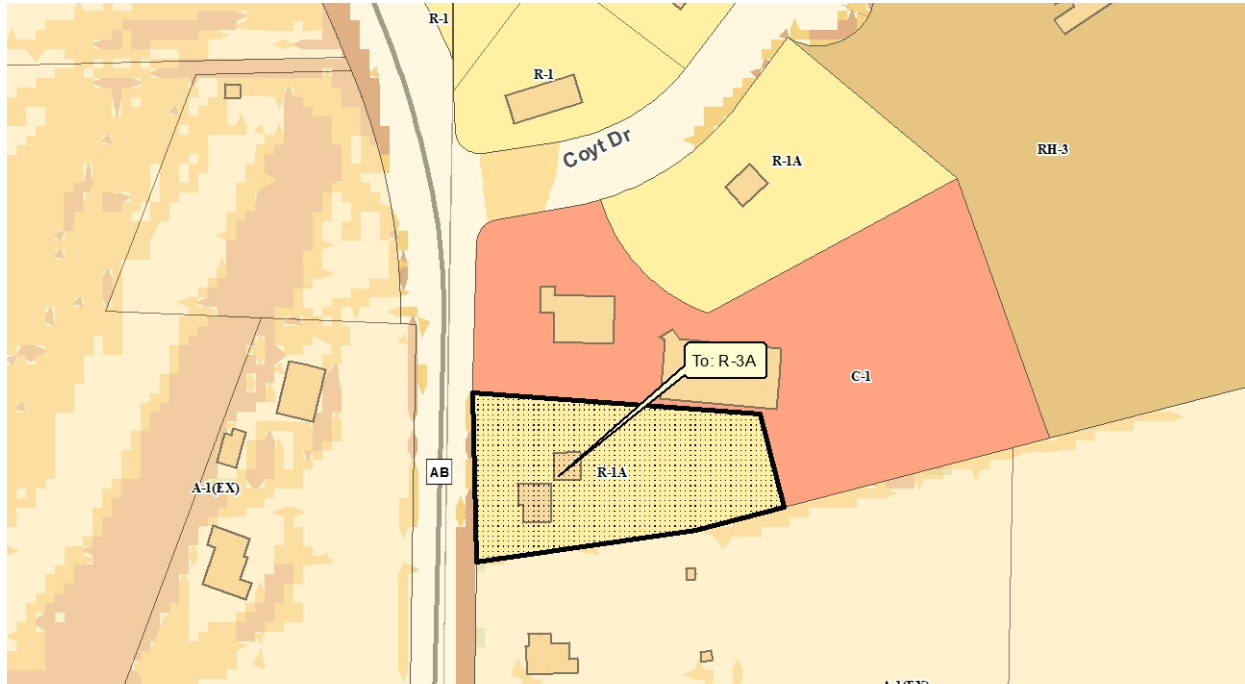
Acres: 1
Survey Req. No

Applicant
**DUACAM
INVESTMENTS LLC**

Reason:
zoning change for a duplex

Location:
**3812 COUNTY
HIGHWAY AB**

Zoning and Land Regulation Committee



DESCRIPTION: The applicant wishes to rezone from the R-1A district to the R-3A district to build a duplex. The parcel is an existing home site with a septic system in place. The original home was burned by the Cottage Grove fire department for training purposes, leaving an empty lot.

OBSERVATIONS: Surrounding uses include residences, a commercial use, and agricultural use. The proposal meets the dimensional requirements of the requested zoning district.

TOWN PLAN: The subject property is in the *Neighborhood Development Area* of the Town of Cottage Grove Comprehensive Plan (latest amendment 2017). This area was redefined in the latest update of the town plan to accommodate an area of already existing residential and commercial uses, and to accommodate infill development in the area. Because it is not in the agricultural preservation land use district, a density study is not required.

DANE COUNTY HWY: CTH AB is a controlled access highway. No new accesses will be permitted due to rezone. A change in use permit will be required. .

RESOURCE PROTECTION: The property is not in an environmental corridor.

STAFF: Because it is located in the *Neighborhood Development Area* of the town plan, the proposal appears to be consistent with the town and county comprehensive plans

TOWN: The town has approved the petition with no conditions.

NOTICE:

The Town's Zoning District Maps will be revised at the end of the year as part of a zoning code update. Established zoning will be updated to the most similar zoning district.

The **R-3A Zoning** will be automatically changed to the **TFR-08 Two-Family Residential District**.

See update info at: https://plandev.countyofdane.com/zoning/comprehensive_revision_special_projects.aspx