



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **November 27, 2018**

Petition: **Petition 11358**

Zoning Amendment:
**R-1A Residence District TO RH-2
Rural Homes District**

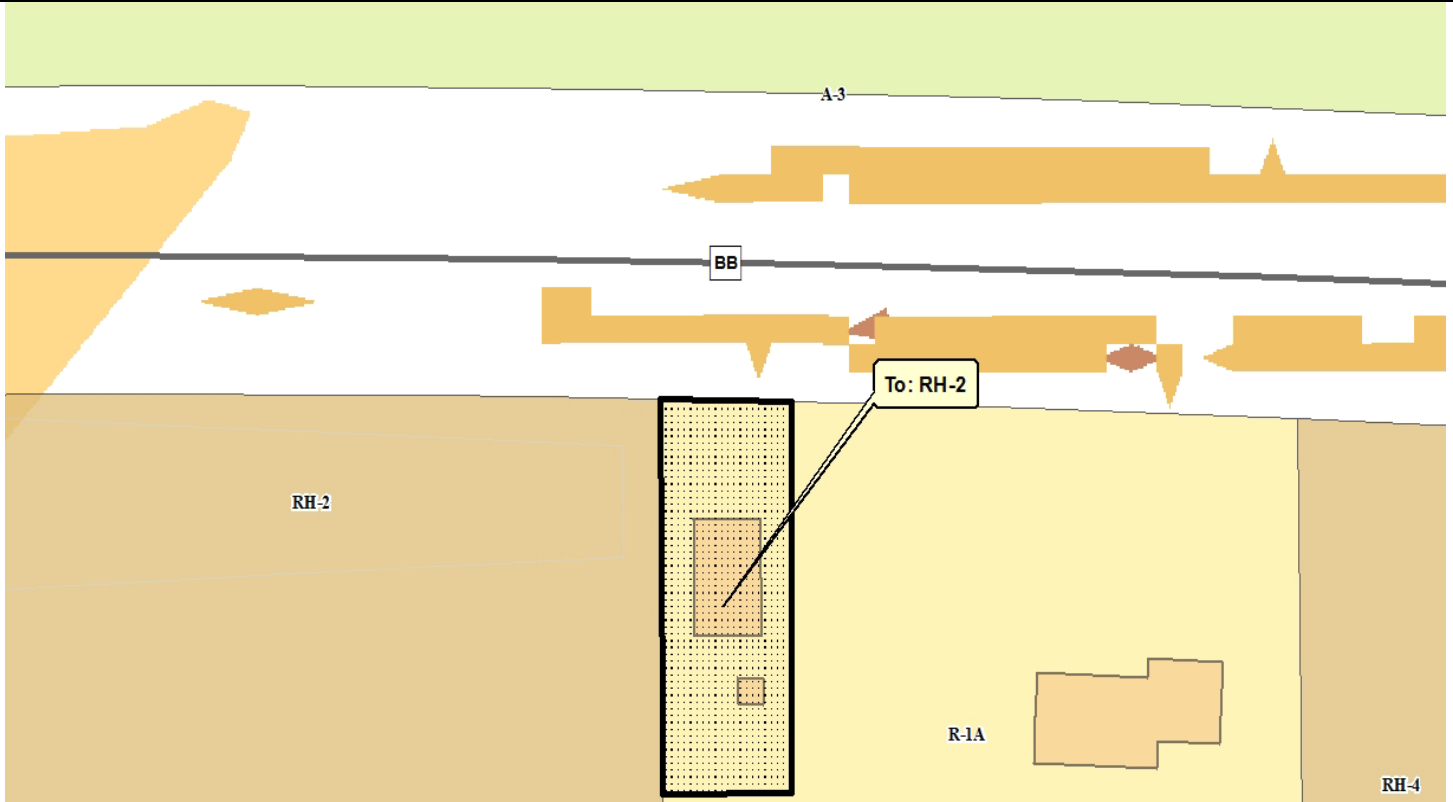
Town/sect:
**COTTAGE GROVE, Section
7**

Acres: 0.16
Survey Req. Yes

Applicant
MICHAEL F FONGER

Reason:
**COMPLIANCE FOR ILLEGAL
LAND DIVISION**

Location:
**NORTHEAST OF 2953
COUNTY HWY BB**



DESCRIPTION: In order to bring his property into compliance, the applicant wishes to rezone his property from R-1A residence to RH-2 rural homes.

OBSERVATIONS: The subject property is in an area made up of a mixture of agricultural, residential and a few commercial uses.

TOWN PLAN: The subject property is located in the *Neighborhood Development* area of the town of Cottage Grove Comprehensive Plan.

DANE COUNTY HIGHWAY: County Highway BB is a controlled access highway. The parcel currently obtains access through the property to the west. No new access points will be permitted.

RESOURCE PROTECTION: There are no sensitive environmental features on the property.

STAFF: It appears that the proposal is consistent with the town and county comprehensive plans, and approval is recommended with conditions requested by the town.

TOWN: The town approved with the following condition:
The 0.16 acres being rezoned from R-1A to RH-2 shall be combined with lot 3 CSM#2739 at 2953 County Highway BB.