
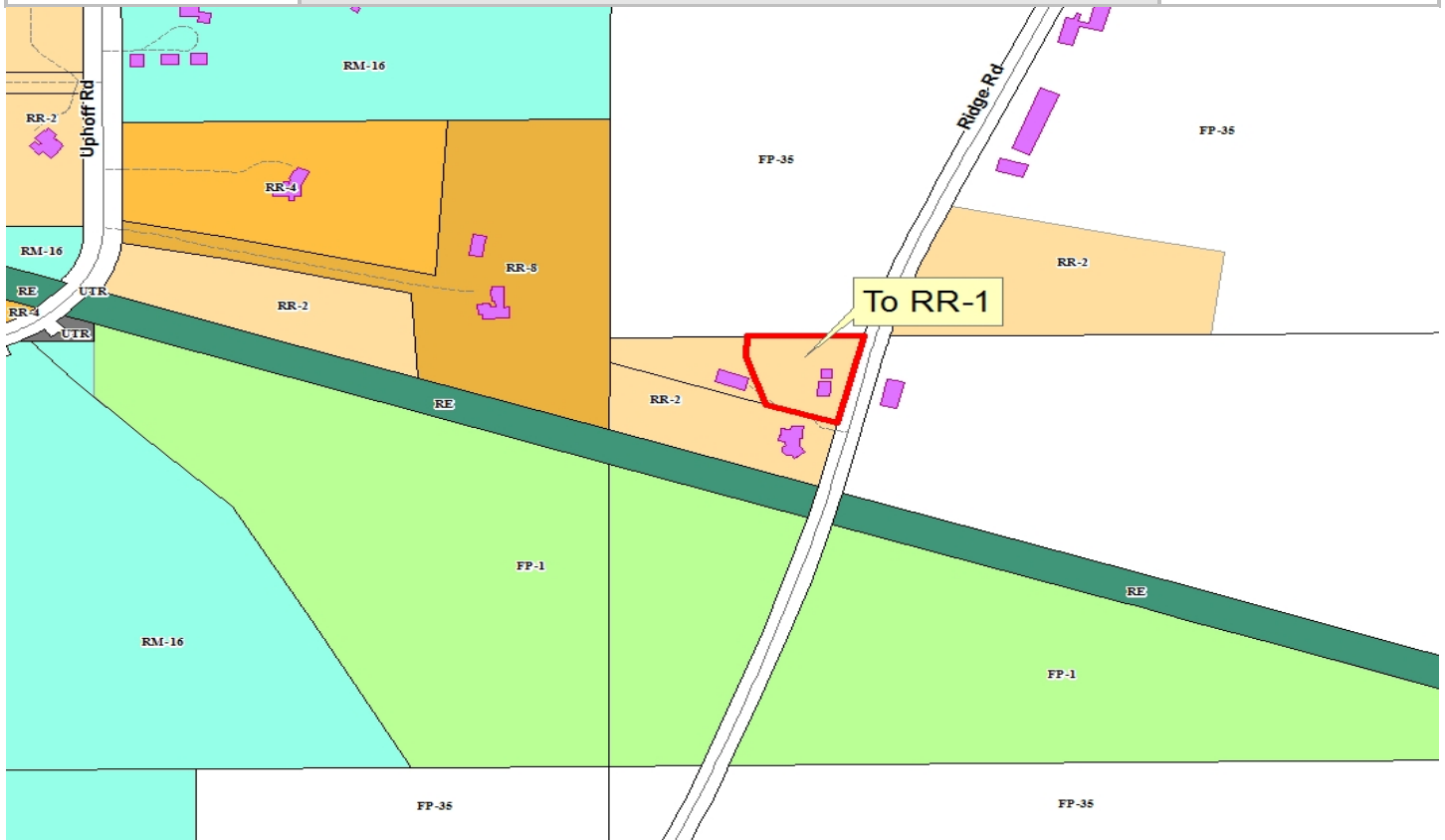


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: June 27, 2023</b>	<b>Petition 11951</b>	
	<b>Zoning Amendment Requested:</b> <b>RR-2 Rural Residential District TO RR-1 Rural Residential District</b>		<b>Town/Section:</b> <b>COTTAGE GROVE, Section 14</b>
	<b>Size: 1.5 Acres</b>	<b>Survey Required. Yes</b>	<b>Applicant</b> <b>DUANE AND CAMILLA FARWELL</b>
	<b>Reason for the request:</b> <b>Shifting of property lines between adjacent land owners</b>		<b>Address:</b> <b>4073 RIDGE ROAD</b>



**DESCRIPTION:** Applicants Duane and Camilla Farwell propose to rezone land from RR-2 to RR-1 as part of a lot line adjustment between two adjacent lots that they own. The properties are Lots 1 and 2 of certified survey map (CSM) #10700. The proposal would reduce the size of Lot 1 and attach the remnant land, which includes a shed building, onto Lot 2.

**OBSERVATIONS:** Proposed Lot 1 complies with the requirements of the proposed RR-1 zoning district. If the larger Lot 2 will be over 4 net acres excluding public roadway dedication, it must be rezoned to RR-4 based on the lot size or deed restricted to prohibit further division, in accordance with zoning ordinance regulations. See recommendation below.

**COMPREHENSIVE PLAN:** The property is located in an agricultural preservation area. Town plan policies specify a 2 acre maximum lot size for *new* residential lots. The two existing parcels are approximately 2.8 acres in size. Town policies for existing residential lots indicate that lot sizes may differ, *“based on the sizes of adjacent parcels, unusual land configuration, to better protect farmland, and/or to enhance rural or scenic character.”* Pending any concerns raised by the town during its review of the proposal, the proposed modification to the existing lot boundaries appears reasonably consistent with comprehensive plan policies. (For questions about the town plan, contact Senior Planner Majid Allanat (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com).)

**RESOURCE PROTECTION:** There are no resource protection corridors mapped on or within 300’ of the subject property.

**TOWN ACTION:** On June 2, 2023 the Town Board recommended approval of the rezone subject to Ridge Road right-of-way being dedicated to the Town. The Town report notes that if this results in Lot 2 falling below 4.0 acres, the Town is okay with rezoning it to RR-2 rather than RR-4; this was also agreed to by the petitioner.

**STAFF RECOMMENDATION:** The applicant's surveyor has confirmed that Lot 2 will be just over 4 acres, so staff recommends RR-4 zoning for Lot 2. A legal description has been requested from the surveyor for this purpose. Pending any comments at the public hearing, staff recommends approval of the rezone of proposed Lot 1 to RR-1, and proposed Lot 2 to RR-4, subject to the CSM being recorded for the new lots.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com).