
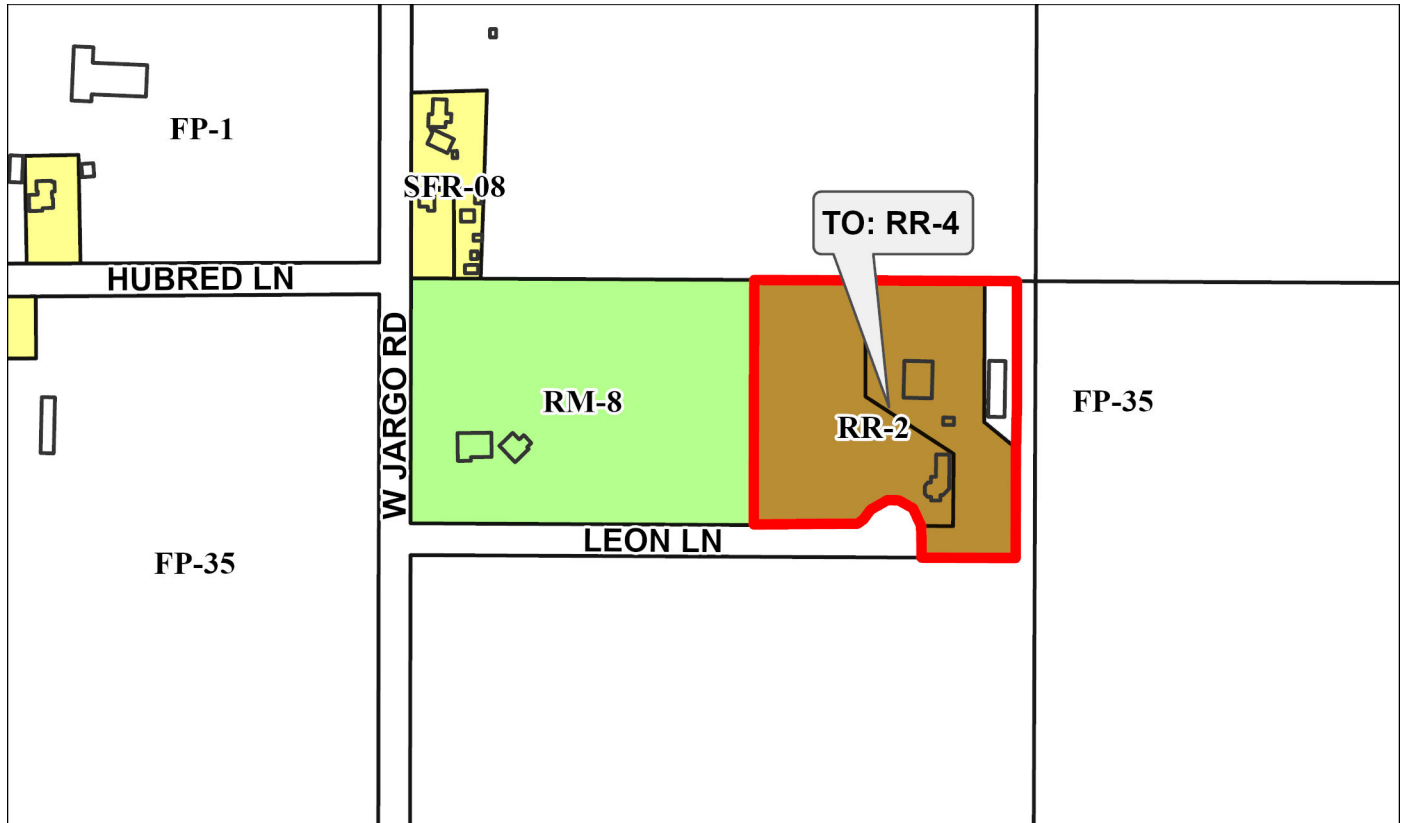


<p><b>Staff Report</b></p>  <p><b>Zoning &amp; Land Regulation Committee</b></p>	<p><u>Public Hearing:</u> <b>June 18, 2024</b></p>	<p><b>Petition 12053</b></p>
	<p><u>Zoning Amendment Requested:</u>  <b>FP-35 Farmland Preservation District and RR-2 Rural Residential District TO RR-4 Rural Residential District</b></p>	<p><u>Town, Section:</u>  <b>COTTAGE GROVE, Section 24</b></p>
	<p><u>Size:</u> <b>0.5,6.5 Acres</b></p>	<p><u>Survey Required:</u> <b>Yes</b></p>
	<p><u>Reason for the request:</u>  <b>consolidating properties into one lot</b></p>	



**DESCRIPTION:** Mary Wick and James Schmidt propose a rezoning in order to consolidate properties into one lot, which will enable them to build solar panels to serve their home. The current solar grant requirements require the solar arrays to be on the same property as the house it serves. The applicants are also in the process of purchasing additional acreage to the west (from parcel 071124390002), to add an old tobacco barn to their property.

**OBSERVATIONS:** The proposed lot meets the requirements of the RR-4 zoning district, including lot size, public road frontage, and building setbacks. The remaining farm land adjacent to this lot would continue to have more than 35 acres and thus needs no zoning change.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area where the density of nonfarm residential development is limited to 1 “residential density unit” (RDU), or “split”, per 35 acres of land owned as of 5/15/1982. The subject property consists of two RDUs for density purposes. The proposed consolidation would effectively “bank” one RDU for possible future use on the property should the current or future owners wish to divide the property. The proposed parcel consolidation appears reasonably consistent with comprehensive plan policies.

Staff recommends that a notice document be recorded on the RR-4 zoned property indicating that one RDU is available for possible future use on the property. For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan.majid@danecounty.gov.

**RESOURCE PROTECTION:** Property is subject to shoreland zoning due to ponds on the property and nearby. No further comments, no new construction is proposed.

**TOWN ACTION:** On May 6, 2024 the Town Board recommended the rezone with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval of the rezone with the following condition:

1. A deed notice shall be placed on the new lot that identifies that the property contains an additional RDU to be used for future division of land.

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