
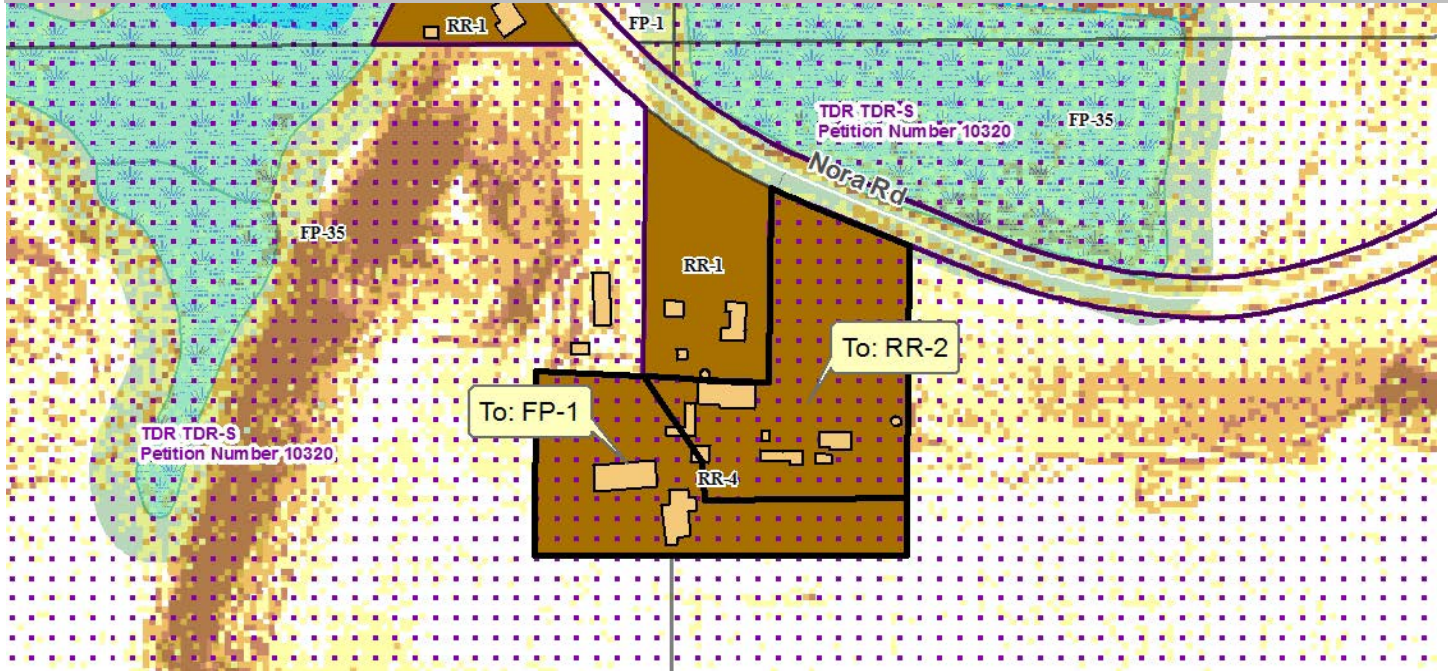


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 22, 2020		Petition 11587
	<i>Zoning Amendment Requested:</i> RR-4 Rural Residential District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO FP-1 Farmland Preservation District		<i>Town/Section:</i> COTTAGE GROVE, Section 27
	<i>Size:</i> 3,2.3 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> VINEY ACRES LLC
	<i>Reason for the request:</i> Reducing the size of a residential lot and creating an agricultural lot		<i>Address:</i> 2171 NORA ROAD



DESCRIPTION: Applicant proposes to shrink the size of an existing 5 acre RR-4 zoned lot. Because the existing parcel is defined by a Certified Survey Map (CSM), a new 2 lot CSM is needed to accomplish the change. Roughly 2.3 acres would be removed from the existing 5 acre parcel and zoned FP-1. Several existing ag accessory buildings would be removed from the property.

OBSERVATIONS: Existing land uses include rural residential and ag accessory buildings. Surrounding land uses include rural residential and agriculture / open space. No change in land use or new development is proposed.

TOWN PLAN: The property is located in an agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal appears reasonably consistent with town plan policies. The proposed 2.3 acre FP-1 parcel would not have frontage onto Nora Road and therefore requires application for, and approval of, a waiver from the 66' of road frontage requirement of the county land division ordinance. Given the restrictive nature of the proposed FP-1 zoning, and the fact that the applicant owns approximately 200 acres of surrounding farmland, staff believes a frontage waiver is reasonable and warranted. Pending committee action on the waiver, staff recommends approval of the petition.

TOWN: The Town Board approved the petition conditioned upon a minor size adjustment and conditioned upon a variance being approved for creating a lot without frontage.

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