
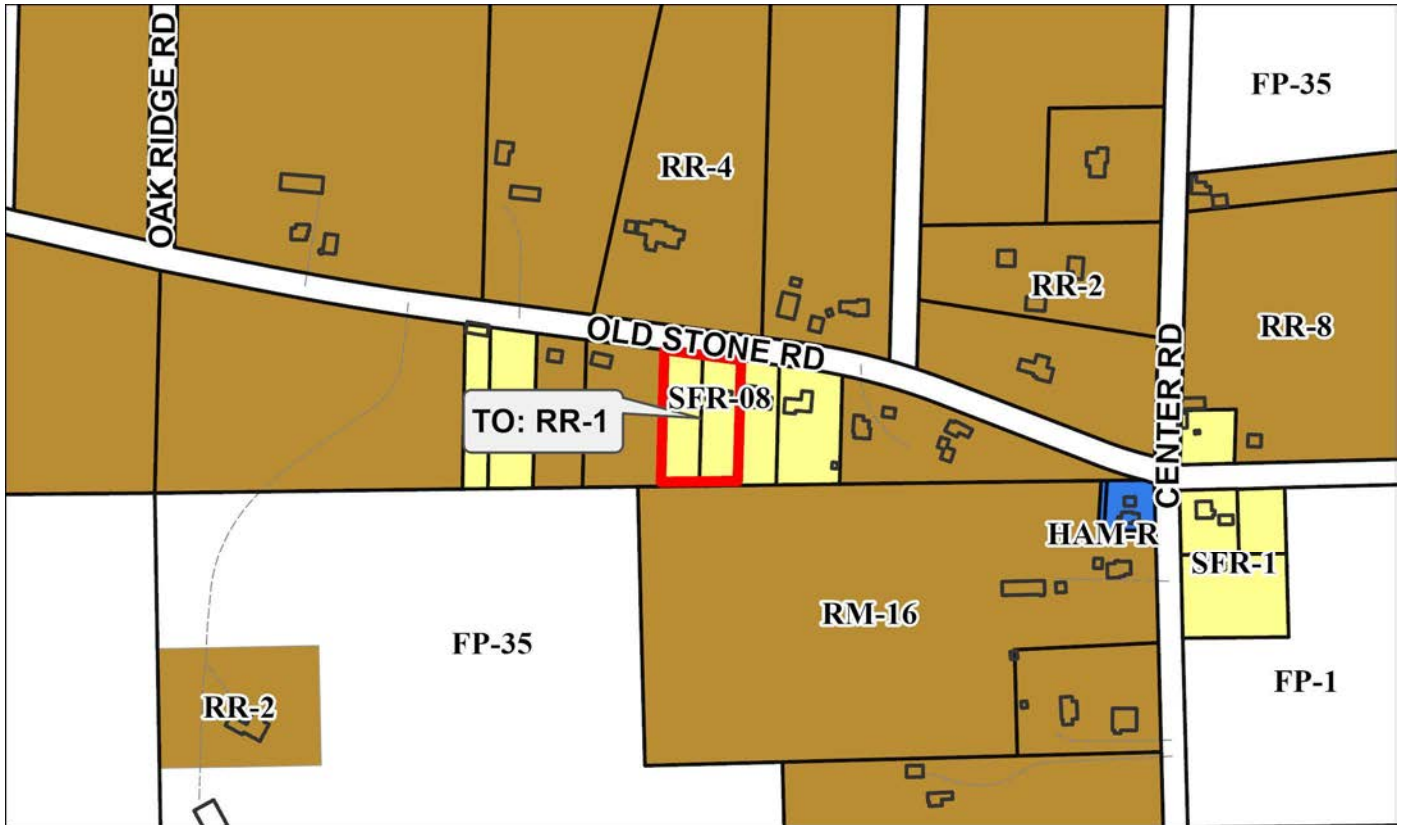


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| <b>Staff Report</b><br><br><br><br><b>Zoning &amp; Land Regulation Committee</b> | <u>Public Hearing:</u> <b>June 18, 2024</b>   | <b>Petition 12055</b>                               |   |
|   | <u>Zoning Amendment Requested:</u><br><b>SFR-08 Single Family Residential District TO RR-1 Rural Residential District</b> | <u>Town, Section:</u><br><b>RUTLAND, Section 21</b> |   |
|   | <u>Size:</u> <b>1.56 Acres</b>  | <u>Survey Required:</u> <b>Yes</b>                  | <u>Applicant:</u><br><b>MASON LIVING TR (TOM MASON)</b> |
|   | <u>Reason for the request:</u><br><b>COMBINE TWO RESIDENTIAL LOTS INTO ONE</b>  |   | <u>Address:</u><br><b>4015 OLD STONE ROAD</b>           |



**DESCRIPTION:** Tom Mason would like to combine his two existing lots to enable the construction of a house addition and shop. The lots would be combined with a new certified survey map (CSM) into one 1.6-acre lot, to allow more room to meet minimum building setbacks. RR-1 zoning is proposed based on the lot size and rural residential land use.

**OBSERVATIONS:** The new lot configuration would meet the requirements of the proposed zoning district, including lot size, and building coverage.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area. No new development is being proposed. The proposed lot consolidation is consistent with comprehensive plan policies. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or allan.majid@danecounty.gov.

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** On June 5, 2024 the Town Board recommended approval of the rezone with no conditions.

**STAFF RECOMMENDATION:** Pending any concerns raised at the ZLR public hearing, staff recommends approval of the petition with no conditions.

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