
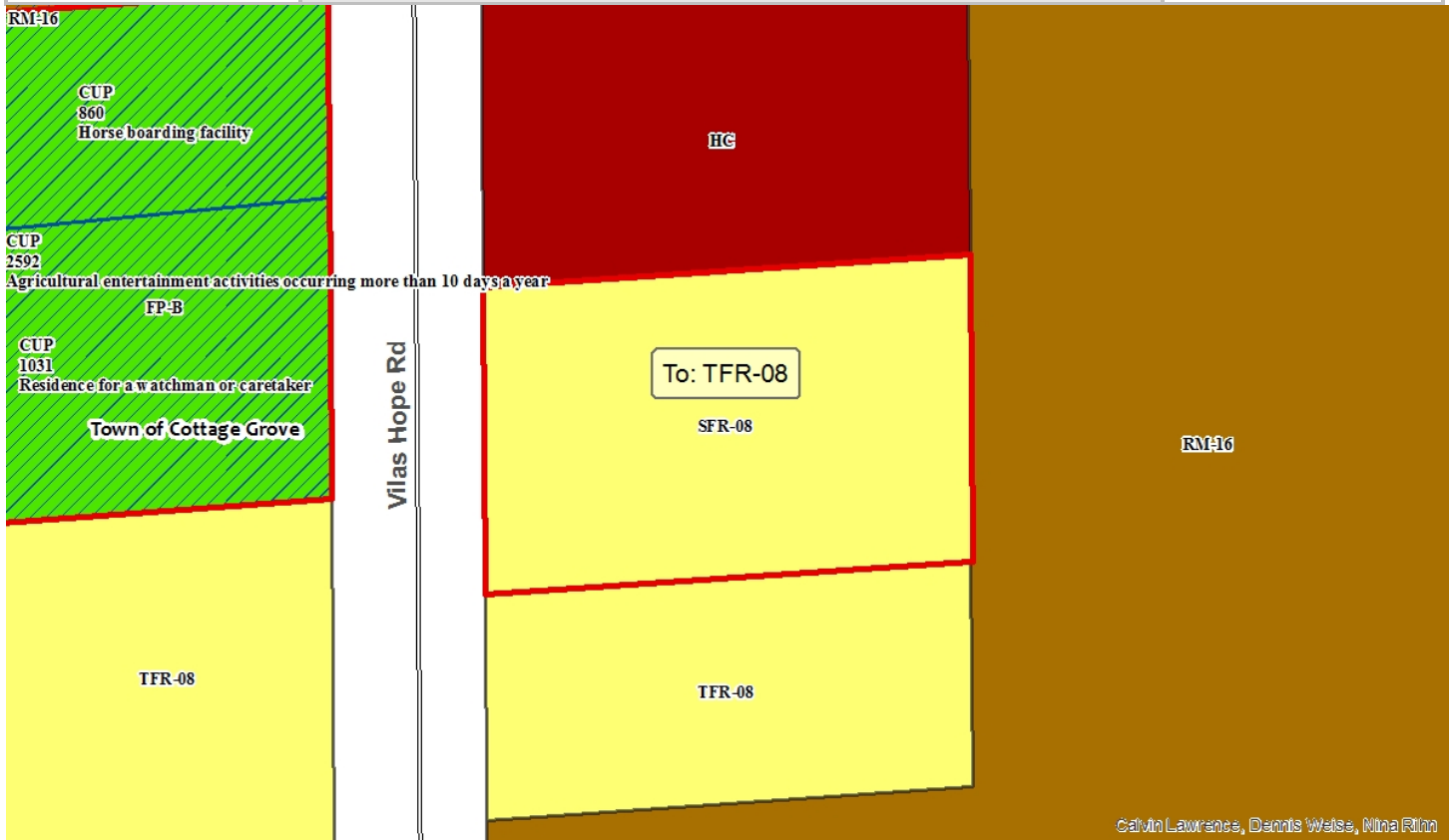


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	Public Hearing: August 22, 2023		Petition 11966
	<u>Zoning Amendment Requested:</u> SFR-08 Single Family Residential District TO TFR-08 Two Family Residential District		<u>Town/Section:</u> COTTAGE GROVE, Section 7
	Size: 0.736 Acres	Survey Required. No	
	<u>Reason for the request:</u> Zoning to allow for two-family residential use		<u>Applicant</u> NATHANIEL AND MARTHA SNYDER
			<u>Address:</u> 4300 VILAS HOPE ROAD



DESCRIPTION: Applicant Nate Snyder proposes to rezone an existing residential lot from SFR-08 to TFR-08 in order to convert the existing residence into a duplex home.

OBSERVATIONS: The lot meets the requirements of the TFR-08 zoning district. The lot adjacent to the south, and one across Vilas Hope Road, also have TFR-08 zoning.

COMPREHENSIVE PLAN: The property is located within a designated “Neighborhood Development Area”. The primary [Comprehensive plan policies](#) allow for additional infill development, provided such development is consistent with the character of the neighborhood.

3. *Residentially zoned parcels which existed prior to January 1, 1981 and meet all Town, County, and state requirements related to land division are eligible for home construction and potential further division. These parcels are not subject to TDR or RDU requirements that are described in Figures 3 and 4. By extension, such parcels do not have RDUs for transfer, and RDUs may not be transferred to these parcels. The intent of this policy is to facilitate residential infill development that is consistent in character to the existing residentially zoned areas. To this end, division of such lands shall result in the creation of lots with similar area, road frontage, and width-to-depth ratio as a majority of the adjacent parcels.*

The proposed rezoning to TFR-08 to allow for duplex use appears consistent with comprehensive plan policies.

(For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com).

RESOURCE PROTECTION: The property contains no mapped resource protection corridors or sensitive environmental features. The entire lot is entirely within the secondary shoreland zone due to being within 1,000 feet of a pond to the east, and is partially within the primary shoreland zone due to being within 300 ft of Door Creek. Any disturbance within the primary shoreland zone will require a shoreland erosion control permit, and development will be regulated for impervious surface limits. In the secondary shoreland zone, either a general erosion control permit or a shoreland erosion control permit may be required.

TOWN ACTION: On July 3rd, the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition with no conditions.

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