
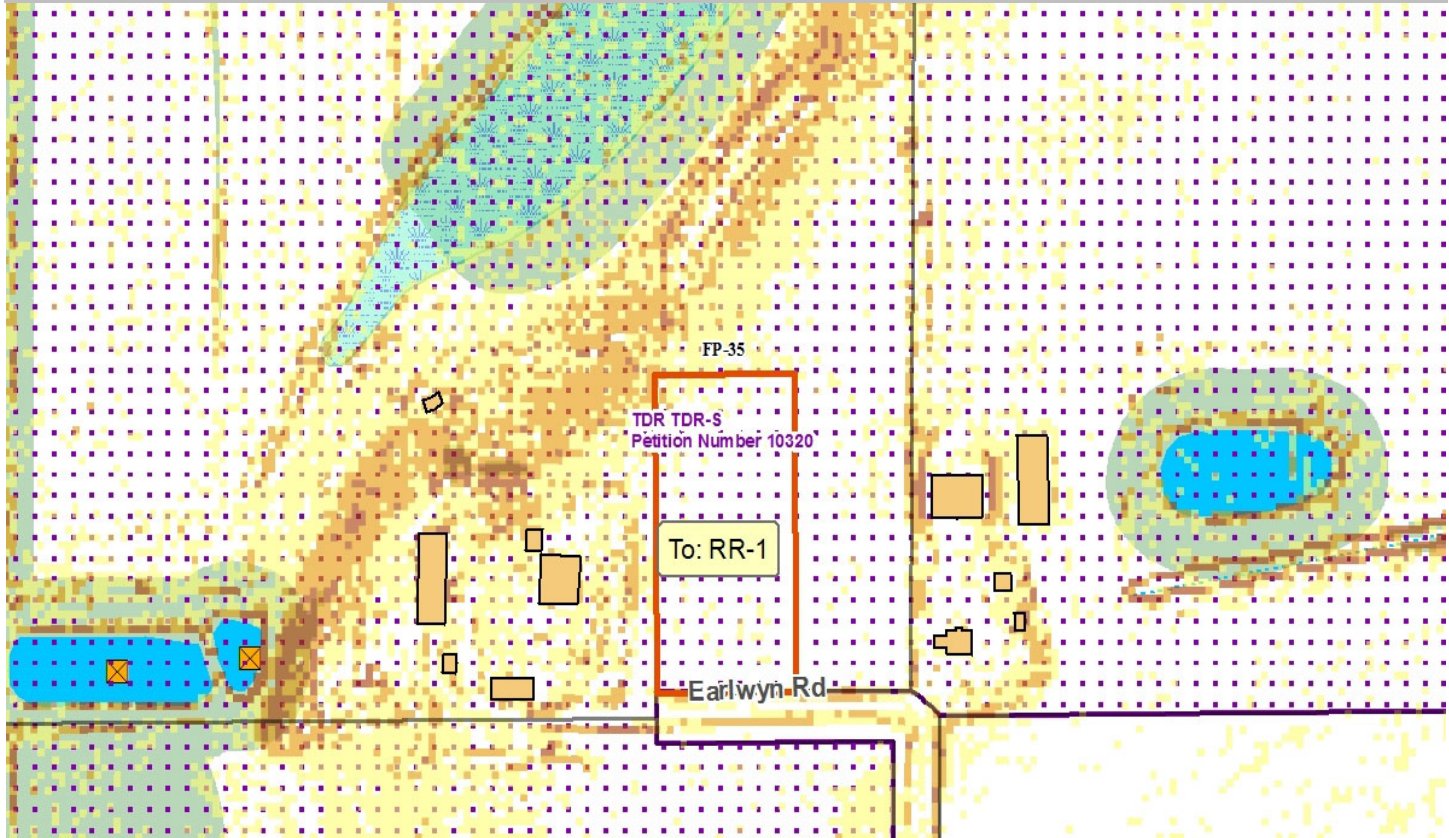


Staff Report  Zoning and Land Regulation Committee	Public Hearing: October 25, 2022		Petition 11897
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-1 Rural Residential District		<u>Town/Section:</u> COTTAGE GROVE, Section 26
	Size: 1.9 Acres	Survey Required. Yes	
	<u>Reason for the request:</u> Creating one residential lot		<u>Applicant</u> KARL AND CARI DAHL
			<u>Address:</u> EAST OF 3637 EARLWYN ROAD



DESCRIPTION: Applicants Karl and Cari Dahl want to create a new 1.9-acre residential lot from their 79-acre farm parcel, and zone it RR-1 based on the lot size.

OBSERVATIONS: The proposed lot meets RR-1 requirements. The entire lot is subject to shoreland zoning based on proximity to ponds to the east and west. The site has Class 2 soils, but no hydric soils or wetlands. The property is in a Transfer of Development Rights sending area, but the new lot would use an existing development right available to the farm.

TOWN PLAN: The subject property is in the *Agricultural Preservation* land use area of the town of Cottage Grove plan. This area utilizes density policy of 1 residential development unit (RDU) per 35 acres owned as of May 15, 1982. This proposal is consistent with the plan. (For questions about the town plan, contact Senior Planner Alexandra Andros at (608) 261-9780 or andros@countyofdane.com)

RESOURCE PROTECTION: There are no resource protection areas within the proposed lot. The proposed lot is within the “secondary” shoreland zone, being within 1,000 feet but more than 300 feet from ponds located to the east and west. Any proposed development on site will need to comply with applicable shoreland zoning requirements.

TOWN ACTION: On October 17th, the Town Board recommended approval of the petition with the following condition:

1. A 120' diameter cul-de-sac (90' pavement width) must be added.

STAFF RECOMMENDATION: Staff recommends approval subject to the applicant recording a CSM with the Register of Deeds for the proposed lot, with a 120' diameter cul-de-sac bulb (90' pavement width) with a design to be approved by the Town of Cottage Grove.

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