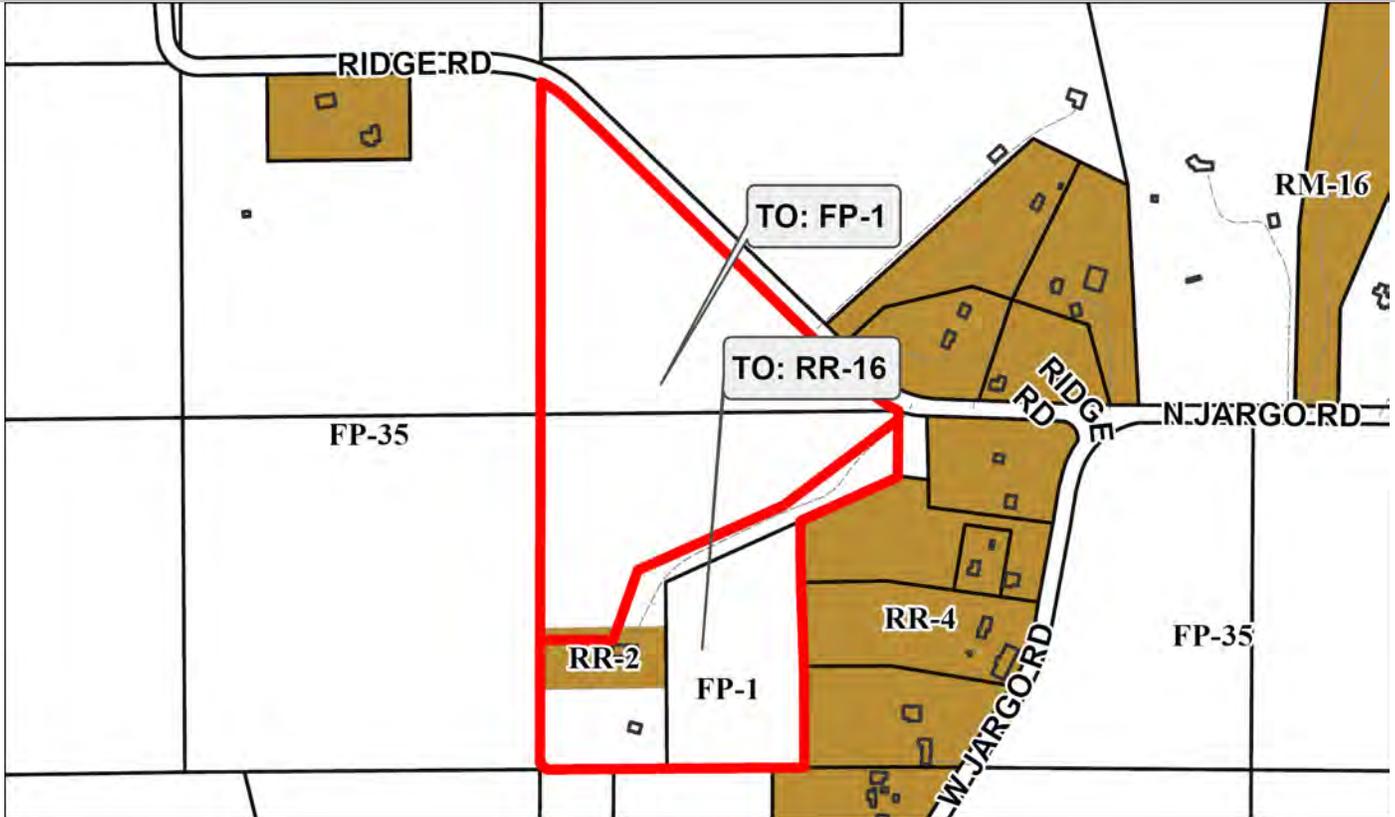


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 26, 2024	Petition 12018	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District to FP-1 Farmland Preservation District; FP-35 Farmland Preservation, FP-1 Farmland Preservation and RR-2 Rural Residential District to RR-16 Rural Residential District		
	<i>Size:</i> 32.6,8.46,2.46,9.6 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> COTTAGE GROVE, Section 23
	<i>Reason for the request:</i> consolidate 4 parcels into 2 lots		<i>Applicant:</i> JOHN R DONLON
		<i>Address:</i> 3685 RIDGE ROAD	



DESCRIPTION: Applicant John Donlon proposes to consolidate four parcels into two lots, one residential lot with RR-16 zoning and one lot for open space or agricultural use with FP-1 zoning. The owner intends to build an accessory building on the land that is currently zoned FP-1, which is land that was previously divided off from a certified survey map (Lot 2 of CSM #3139). This petition would correct the illegal land division and result in two lots that comply with Dane County zoning and land division ordinance requirements, enabling a zoning permit to be issued.

OBSERVATIONS: The reconfigured lots will meet the requirements of the proposed zoning districts, including lot size and public road frontage. The RR-16 lot should be configured to ensure the lot line is at least 10 feet away from the existing house, so that building setback requirements continue to be met.

Most of the northern lot is within the shoreland zone and FEMA-mapped floodplain, as the result of a perennial stream located to the west.

COMPREHENSIVE PLAN: The property is located in a designated agricultural preservation area. Comprehensive plan policies limit the size of parcels for *new* residential development to no more than 2 acres. This proposal would expand the size of an existing parcel surrounding an existing residence and appears reasonably 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: As noted above, the northern lot is subject to shoreland and floodplain zoning restrictions. No development is proposed; staff has no concerns.

TOWN ACTION: On March 4, 2024 the Town Board recommended approval of the rezone with the following condition:

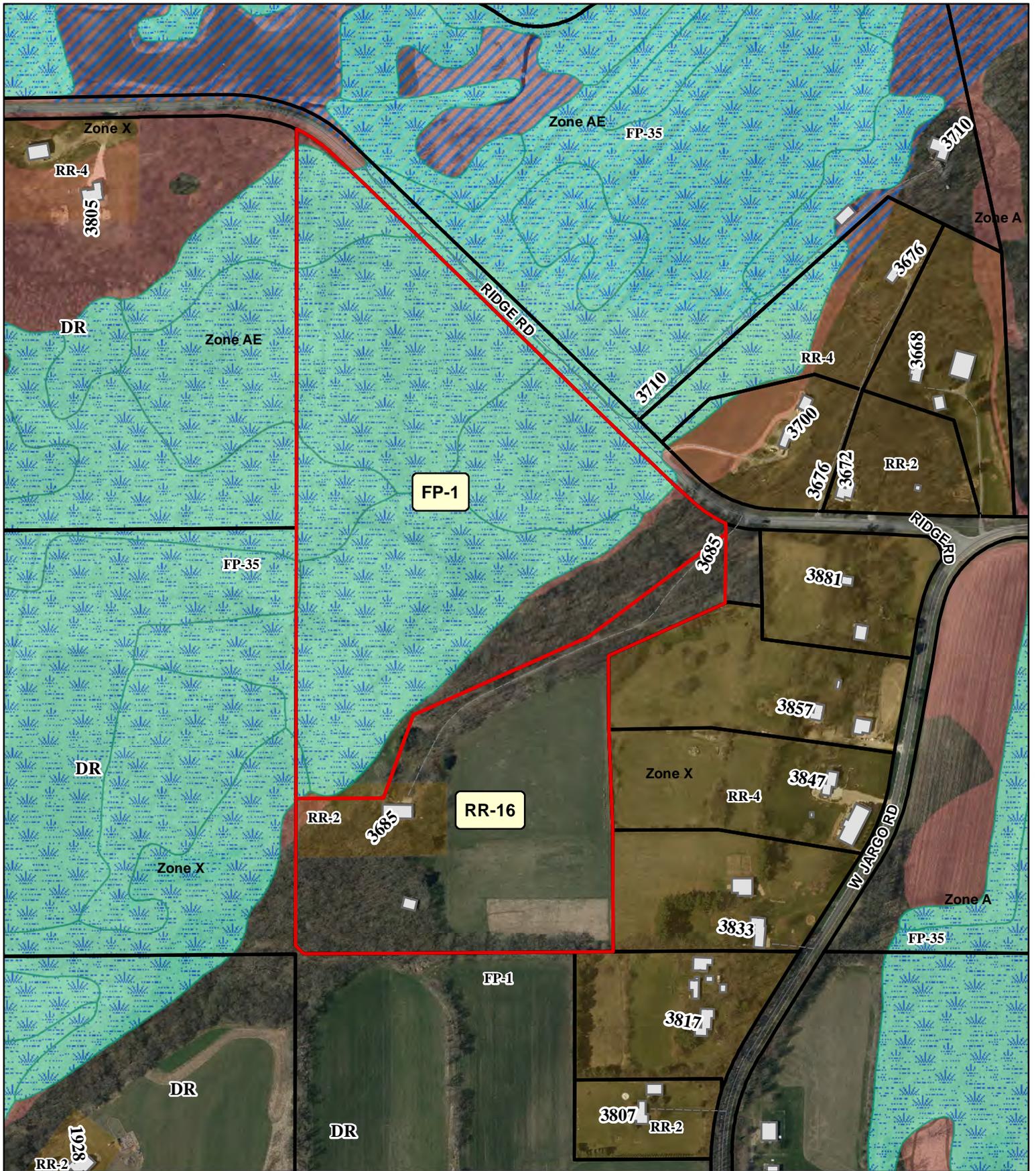
1. The final CSM should dedicate the Ridge Road right-of-way to the Town.

The town also commented that the residential parcel is allowed to exceed 2 acres in size due to topography. This confirms the town's intent with regard to the 2-acre limit on residential development lots in the comprehensive plan.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicant recording the CSM for the new lot boundaries and the following condition:

1. The final CSM shall dedicate the Ridge Road right-of-way to the Town.

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



REZONE 12018

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain

