
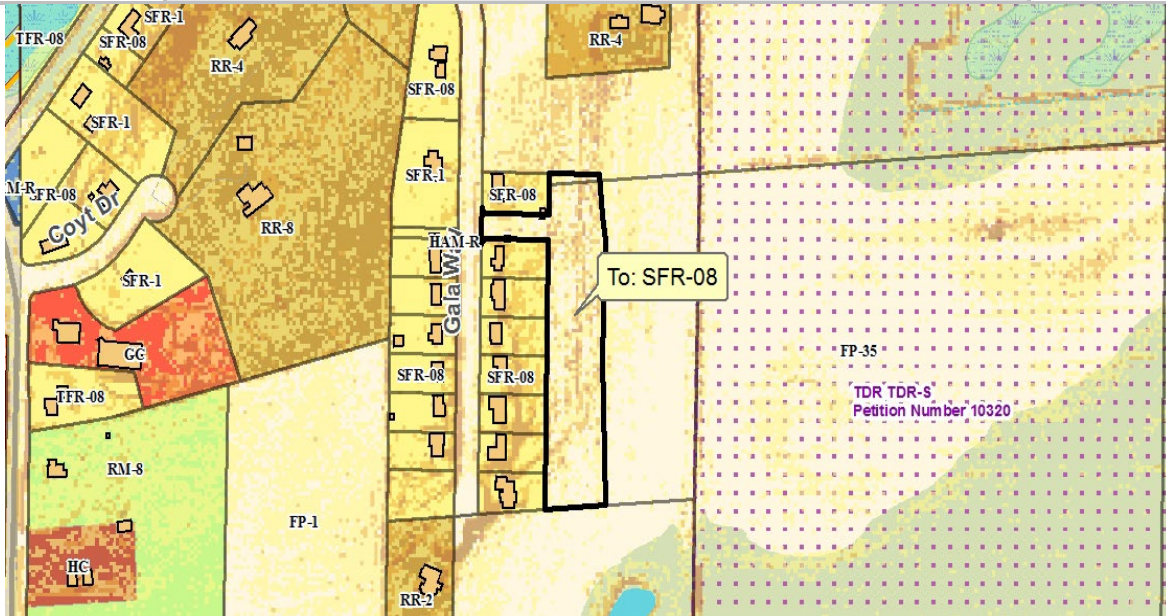


<p><b>Staff Report</b> <b>Pam Andros</b></p>  <p><b>Zoning and Land Regulation Committee</b></p>	<p><i>Public Hearing:</i> <b>March 23, 2021</b></p>	<p><b>Petition 11668</b></p>	
	<p><i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO SFR-08 Single Family Residential District</b></p>	<p><i>Town/Section:</i> <b>COTTAGE GROVE, Section 19</b></p>	
	<p><i>Size:</i> <b>3.5 Acres</b></p>	<p><i>Survey Required:</i> <b>No</b></p>	<p><i>Applicant:</i> <b>GALAROWICZ REV LIVING TR, HELEN J</b></p>
	<p><i>Reason for the request:</i> <b>Increase the size of 8 existing residential lots</b></p> <p>Note: Petition has been amended to include 7 lots</p>		<p><i>Address:</i> <b>3784-3830 GALA WAY</b></p>



**DESCRIPTION:** For this petition, the applicant is actually a group of land owners who are purchasing land from a neighbor in order to expand their existing residential lots. The land being added is woodland, not cropped land.

**OBSERVATIONS:** The property being added is surrounded by residential uses as well as some farmland. This part of the town is relatively close to the City of Madison and is within the City’s extraterritorial jurisdiction (ETJ). Because there are multiple owners rather than one owner creating multiple lots, this can be accomplished with 2 CSMs rather than a subdivision plat.

**TOWN PLAN:** The subject property is in the *Agricultural Preservation* area, but the land is wooded and not in agricultural use. This proposal is consistent with the town plan.

**RESOURCE PROTECTION:** There are no sensitive environmental features on this site.

**STAFF:** Staff recommends postponement until the town has acted on this proposal.

**March 23<sup>rd</sup> ZLR MEETING:** The petition was postponed due to no town action

**TOWN:** The Town Board has approved the amended proposal which includes just 7 lots.

**STAFF UPDATE:** The proposal meets the dimensional standards of the zoning district and it is consistent with Town Plan policies. Staff recommends approval of the amended petition consisting of 7 residential lots.

**Questions?** Contact Pam Andros at 608-261-9780 or andros@countyofdane.com