
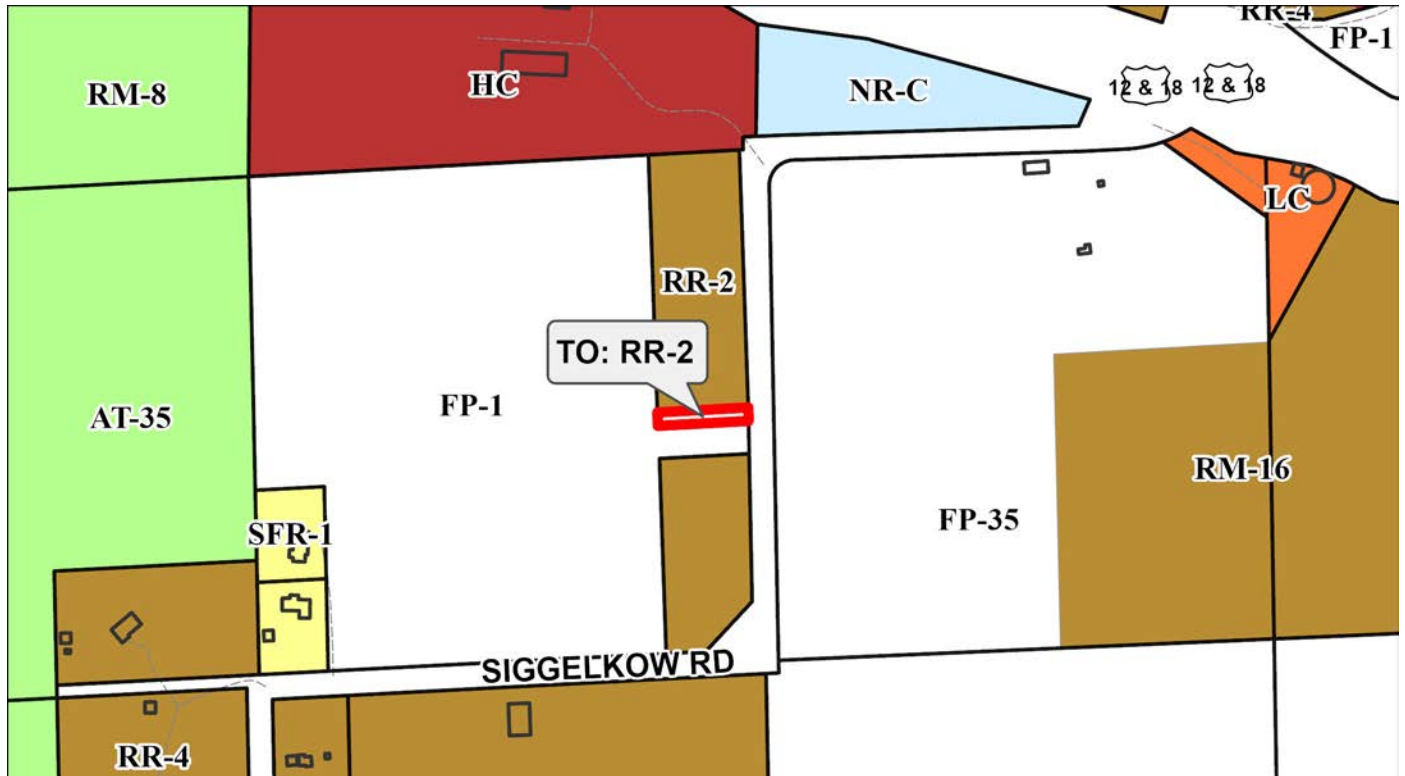


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 22, 2024		Petition 12112
	<u>Zoning Amendment Requested:</u> FP-1 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> COTTAGE GROVE, Section 31
	<u>Size:</u> 0.19 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> VINEY ACRES LLC
	<u>Reason for the request:</u> expand existing residential lot		<u>Address:</u> SOUTH OF 2876 SIGGELKOW ROAD



DESCRIPTION: Marilyn Viney of Viney Acres LLC proposes to expand an existing residential lot (Lot 2 of Certified Survey Map No. 15952, owned by Kevin and Mindi Kessenich). This petition would rezone 0.19 acres of farm land to RR-2 to match the rest of the lot, which would be expanded with a new certified survey map (CSM).

OBSERVATIONS: Proposed lot layout would meet county ordinance requirements including lot size, building coverage and building setbacks. The property appears to be subject to the Village of McFarland’s extraterritorial jurisdiction for review of the CSM. Surveyor will need to confirm and include the necessary signature blocks on the CSM.

COMPREHENSIVE PLAN: The property is located in the town’s agricultural area. No new development is being proposed as part of this lot line adjustment. The addition of ~0.2 acres to the existing lot appears reasonably consistent with comprehensive plan policies. Pending receipt of the town’s action report, and any comments at the ZLR Public Hearing, staff recommends approval of the petition with no conditions. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: Property is subject to shoreland zoning due to proximity to Door Creek, a perennial stream located to the east across Siggelkow Road. No concerns at this time; no new development is proposed.

TOWN ACTION: The town board recommends approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval with no conditions other than the recording of the CSM. Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.