
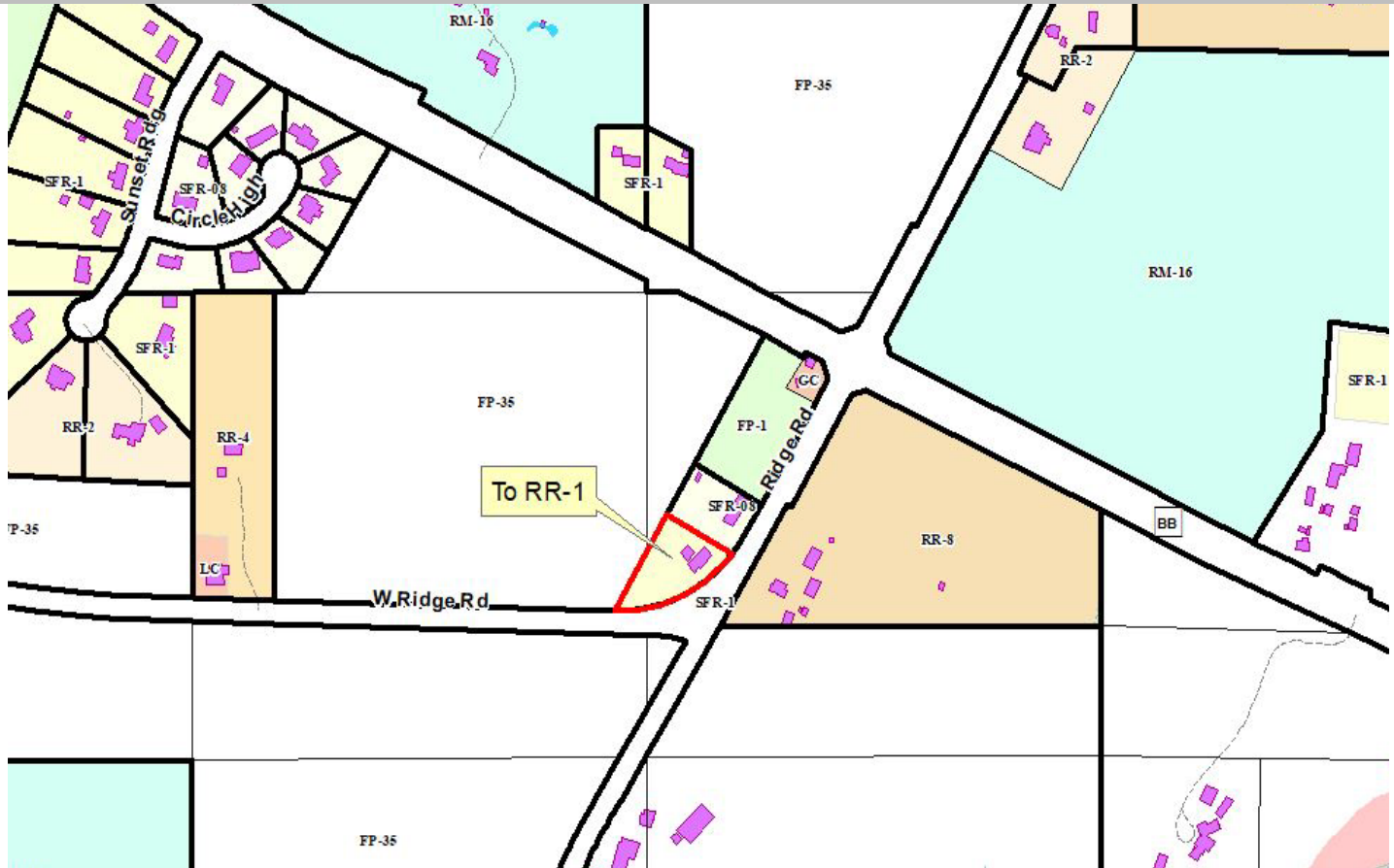


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>May 27, 2025</b>		<b>Petition 12164</b>
	<u>Zoning Amendment Requested:</u> <b>SFR-1 Single Family Residential District TO RR-1 Rural Residential District</b>		<u>Town, Section:</u> <b>COTTAGE GROVE, Section 14</b>
	<u>Size:</u> <b>1.1 Acres</b>	<u>Survey Required:</u> <b>No</b>	<u>Applicant:</u> <b>ALLISON RODRIGUEZ AND JOSUE RODRIGUEZ MORENO</b>
	<u>Reason for the request:</u> <b>Zoning to allow for a Limited Family Business</b>		<u>Address:</u> <b>4185 RIDGE ROAD</b>



**DESCRIPTION:** Applicants would like to rezone their property from SFR-1 to RR-1, in order to build a new accessory storage building (35'x60' or 2,100 sq ft) for personal and business use. The property is a 1.1-acre residential lot described as Lot 2 of certified survey map #1306.

The applicants have submitted a related Conditional Use Permit (CUP) Petition for a limited family business (contractor operation) that would use the new storage building. [CUP Petition #2660](#) is on the same ZLR public hearing agenda.

**OBSERVATIONS:** The SFR-1 and RR-1 zoning districts are very similar. Both are intended for smaller parcels; however, SFR-1 is intended for “compact neighborhoods” while RR-1 is intended more for rural settings and allows for limited family businesses. The existing lot complies with county ordinance requirements for the RR-1 zoning district, including lot size, building setbacks, and lot coverage by buildings. The site plan submitted by the applicants shows the proposed pole barn, existing buildings, and proposed driveway upgrades. The proposed site plan also meets RR-1 zoning requirements.

The new building is proposed to be accessed using the existing driveway that wraps around to the detached garage in back of the house. Staff noted concerns with the access route to the new building potentially having to cross over the septic drain field, and asked for a more detailed site plan. The applicants’ site plan clarifies the location of the septic system and includes a clearer driveway plan to serve the new building; this resolves staff’s concerns.

**COMPREHENSIVE PLAN:** The Town's Comprehensive Plan supports limited family businesses, but states that efforts should be made to utilize existing residences and outbuildings before constructing new ones. For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or [Allan.Majid@danecounty.gov](mailto:Allan.Majid@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** Pending (town meeting scheduled for May 28<sup>th</sup>)

**STAFF RECOMMENDATION:** As noted above, the town has yet to take action on the proposal. Pending town action, and any comments at the public hearing, Staff would recommend approval of the petition with no conditions. This recommendation may be modified after Town Board action on the request.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.