
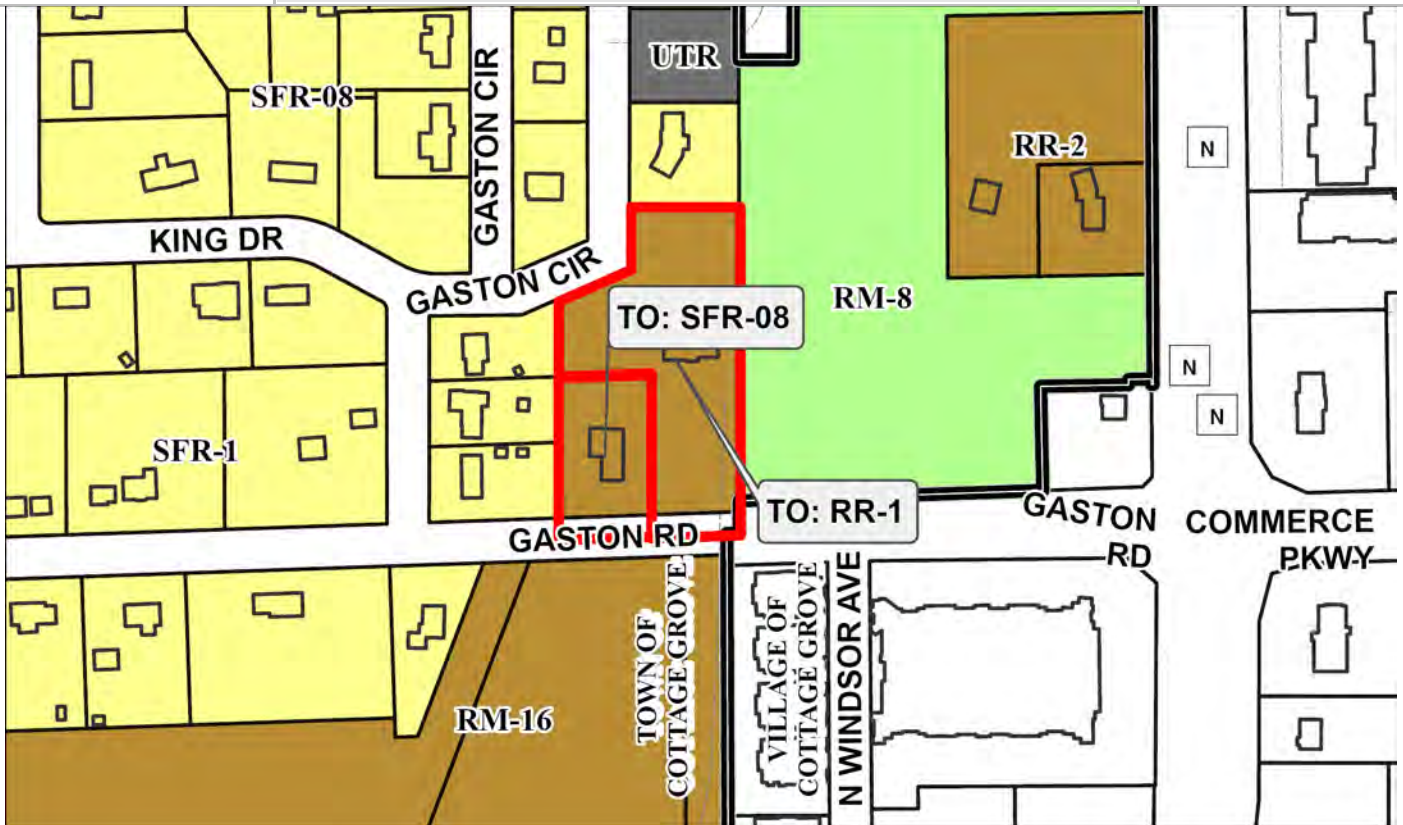


<p>a</p> <p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p>Public Hearing: May 28, 2024</p>	<p>Petition 12040</p>
	<p><u>Zoning Amendment Requested:</u></p> <p>RR-2 Rural Residential District TO SFR-08 Single Family Residential District and RR-1 Rural Residential District</p>	<p><u>Town/Section:</u></p> <p>COTTAGE GROVE, Section 4</p>
	<p><u>Size:</u> .73,1.83 Acres</p> <p><u>Reason for the request:</u></p> <p>Creating one residential lot</p>	<p><u>Survey Required:</u> Yes</p> <p><u>Applicant</u></p> <p>JON & TONI SKALA, BEN & GWEN SPECHT</p>
		<p><u>Address:</u></p> <p>2546 GASTON ROAD</p>



DESCRIPTION: Applicants propose to split an existing residential parcel into two residential lots. The property owned by Ben and Gwen Specht is currently an unplatted “metes and bounds” parcel that contains a residence and a shed building. A new certified survey map (CSM) would divide property into one lot with RR-1 zoning and one lot with SFR-08 zoning. The shed would be demolished to enable a new residence to be built by Gwen’s parents, Jon and Toni Skala.

OBSERVATIONS: The proposed lots conform to the requirements of the proposed zoning districts and zoning ordinance requirements, including minimum lot size and public road frontage. The Spechts’ lot would continue to have frontage on both Gaston Road and Gaston Circle. The new SFR-08 lot would only front on Gaston Road to the south.

There is an existing nonconforming quarry / mineral extraction site to the south across Gaston Road.

The property is subject to the Village of Cottage Grove’s extraterritorial plat review jurisdiction for land divisions.

COMPREHENSIVE PLAN: The property is located in a designated neighborhood development area adjoining the village of Cottage Grove boundary. Town policies allow for additional / infill development without the requirement to have a Residential Density Unit (RDU) available based on the property’s size, or via a Transfer of Development Rights, when, “...any part of the tax parcel is within ¼ mile of the Village of Cottage Grove as of July 5, 2022.” Infill development is generally encouraged, and the maximum lot size for new lots is 1 acre.

The proposal appears consistent with the Town of Cottage Grove/Dane County Comprehensive Plans. (For questions about the comprehensive plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan.majid@danecounty.gov)

RESOURCE PROTECTION: No resource protection areas located on the property.

TOWN ACTION: ON May 6, 2024 the Town Board recommended approval of the rezone with the following conditions and comments:

1. Gaston Road right-of-way shall be dedicated to the public.
2. No RDU will be needed for the new lot since the property is within ¼ mile of the Village of Cottage Grove boundary and the original lot was created prior to 01/01/1981, as per items 3 and 5 under Relationship to the Town's TDR Program in Figure 8 of the Visions and Directions volume of the Town's Comprehensive Plan.

STAFF RECOMMENDATION: Pending any concerns raised at the ZLR public hearing, staff recommends approval of the petition subject to the applicants recording the CSM for the new lot boundaries and the following conditions:

1. Gaston Road right-of-way shall be dedicated to the public.

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