
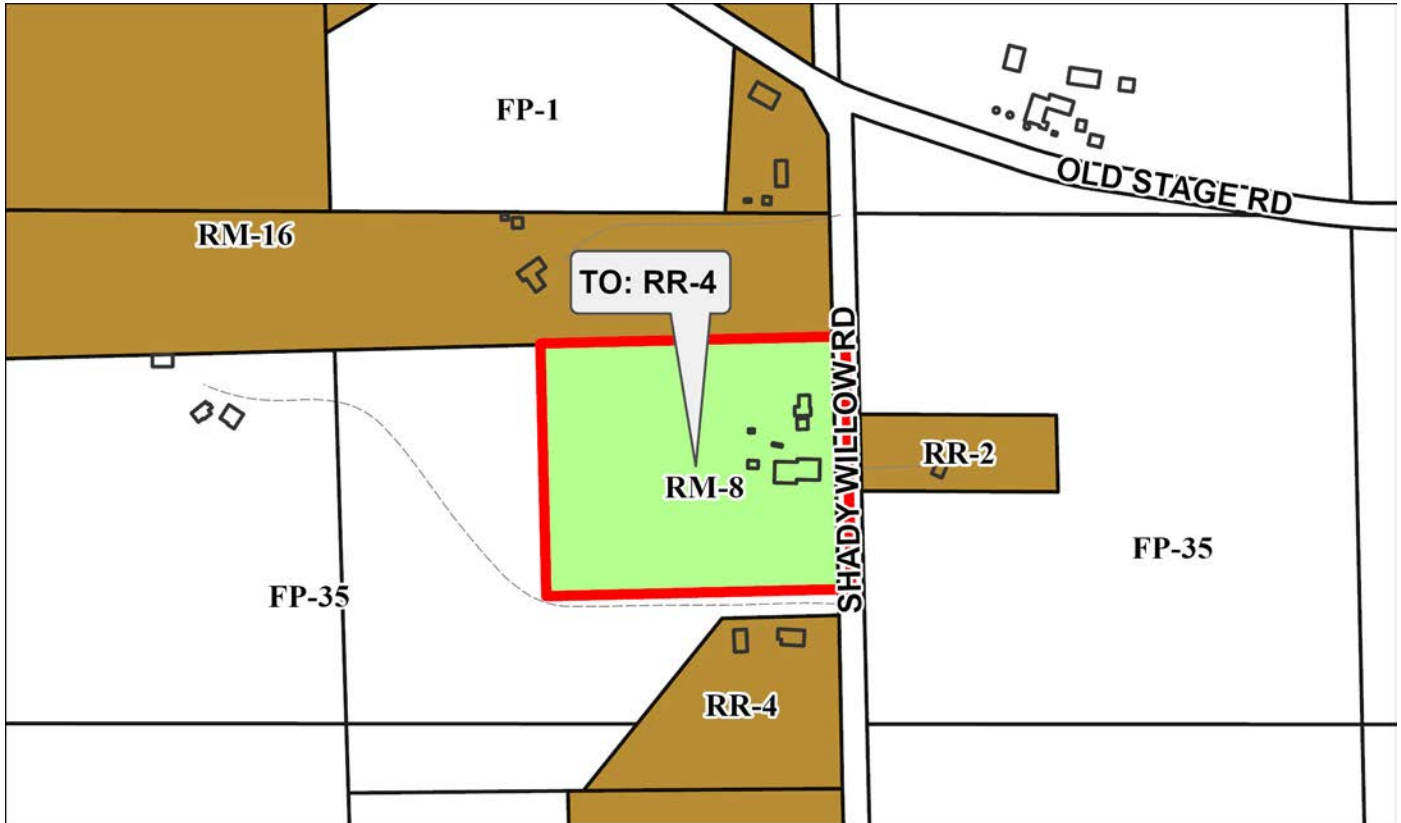


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<u>Public Hearing:</u> November 19, 2024		Petition 12116
	<u>Zoning Amendment Requested:</u> RM-8 Rural Mixed-Use District TO RR-4 Rural Residential District		<u>Town, Section:</u> RUTLAND, Section 35
	<u>Size:</u> 12 Acres	<u>Survey Required:</u> Yes	
	<u>Reason for the request:</u> Creating one residential lot		
			<u>Address:</u> 97 SHADY WILLOW ROAD



DESCRIPTION: Applicant Deana Zentner of the Zentner Retirement Revocable Trust would like to divide an existing 12-acre lot into two residential lots with RR-4 zoning. The lots would be created with a certified survey map (CSM) and be 6.6 and 5.4 acres in size.

OBSERVATIONS: Proposed Lot 1 contains the existing residence and buildings. The proposed lots meet county ordinance requirements for minimum lot size, lot width, public road frontage, building setbacks and lot coverage by buildings.

COMPREHENSIVE PLAN: The property is located in the Town’s agricultural preservation planning area. Under applicable town planning policies, parcels of land between 8-35 acres in size with a residence existing as 6/7/1978 may be divided to create one additional home site. Based on a review of property records, the subject 12-acre parcel of land was legally created prior to June 6, 1978. The proposed rezoning and land division is consistent with the comprehensive plan. Pending any concerns raised at the ZLR Public Hearing, staff recommends approval of the petition.

For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 75 feet of the subject property. Driveways over 125 feet long require an erosion control permit from Dane County Land and Water Resources.

TOWN ACTION: The Town Board has recommended approval of the petition with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition 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.