
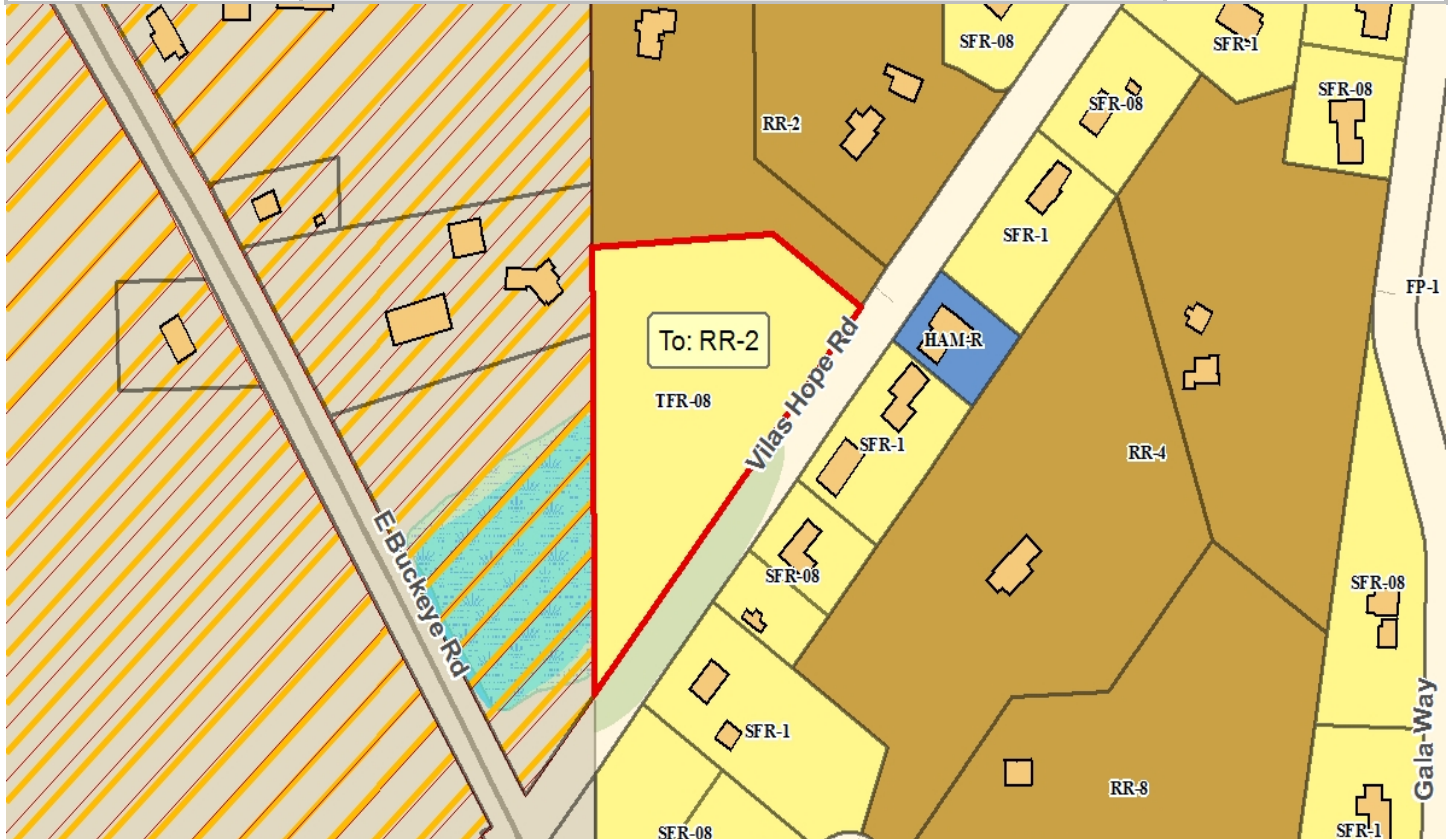


Staff Report  Zoning and Land Regulation Committee	Public Hearing: February 28, 2023		Petition 11924
	<i>Zoning Amendment Requested:</i> TFR-08 Two Family Residential District TO RR-2 Rural Residential District		<i>Town/Section:</i> COTTAGE GROVE, Section 19
	Size: 3.15 Acres	Survey Required. No	
	<i>Reason for the request:</i> ZONING CHANGE FOR SINGLE-FAMILY RESIDENTIAL USE AND TALLER ACCESSORY BUILDING		<i>Applicant</i> STEVEN AND PATRICIA GAUSMANN
			<i>Address:</i> SOUTH/WEST OF 3881 VILAS HOPE RD

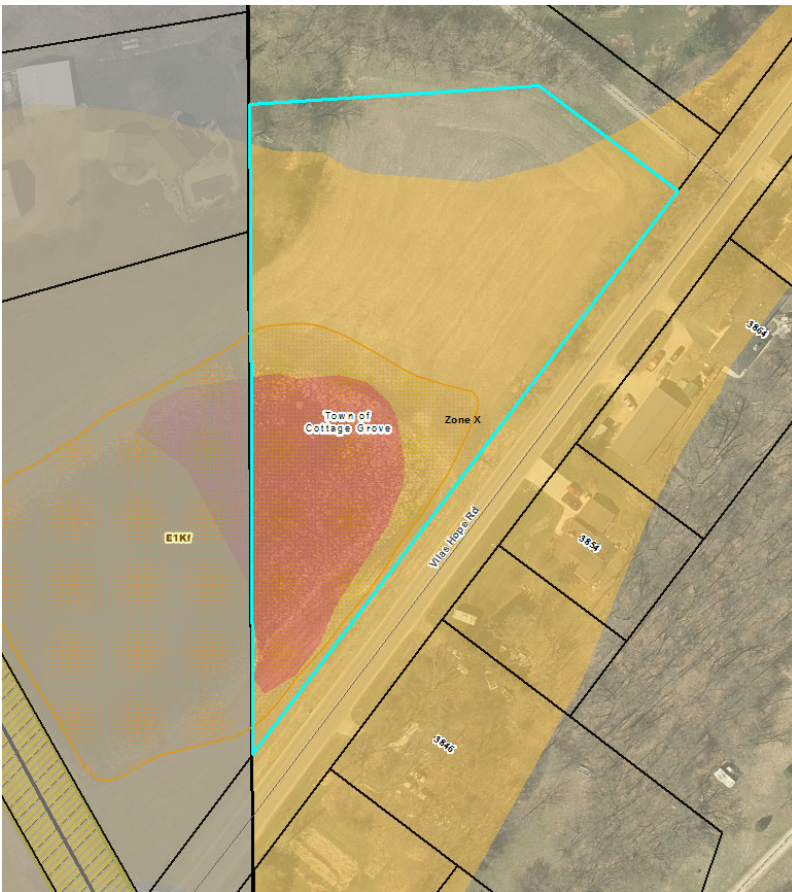


DESCRIPTION: Applicant Sandra Goke wants to rezone an existing 3.15-acre residential lot to RR-2, as part of a proposed property purchase. The rezone is proposed in order to facilitate construction of a single family home and also to accommodate a desired residential accessory shed height, since the RR-2 district allows up to 35' versus 12-16' height under the current TFR-08 zoning.

OBSERVATIONS: The property has been zoned for two-family residential use for years; the proposed rezone would effectively “down-zone” the land for a less intensive use. The primary consideration for development of the site is the presence of wetlands, see below.

TOWN PLAN: This proposal is consistent with the town and county comprehensive plan. (For questions about the town plan, contact Senior Planner Alexandra Andros at (608) 261-9780 or andros@countyofdane.com).

RESOURCE PROTECTION: The DNR has mapped wetlands on site, indicated by the dotted area inside the solid orange line in the image below. The other shadings indicate hydric soils (red), and hydric inclusions soils (orange). These soils are considered wetland indicators and state law requires that before development is considered, the status of wetlands on a property containing wetlands be investigated. A 75' setback will apply from the delineated wetland boundary.



TOWN ACTION: On January 3rd the Town Board recommended approval, noting that the County’s approval will be conditional on a wetland delineation to be performed in the spring.

STAFF RECOMMENDATION: Staff has already discussed with the applicant that development of the property will require a wetland delineation in order to determine which portions of the site are buildable. The site is already zoned for residential use, and the proposed rezoning would enable less intensive residential development than the current zoning, and County ordinances already provide for wetland protections as part of the permitting process.

Staff recommends approval of the rezoning subject to the following condition:

1. A wetland delineation report shall be submitted to Dane County Zoning Division prior to development of the property.

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