
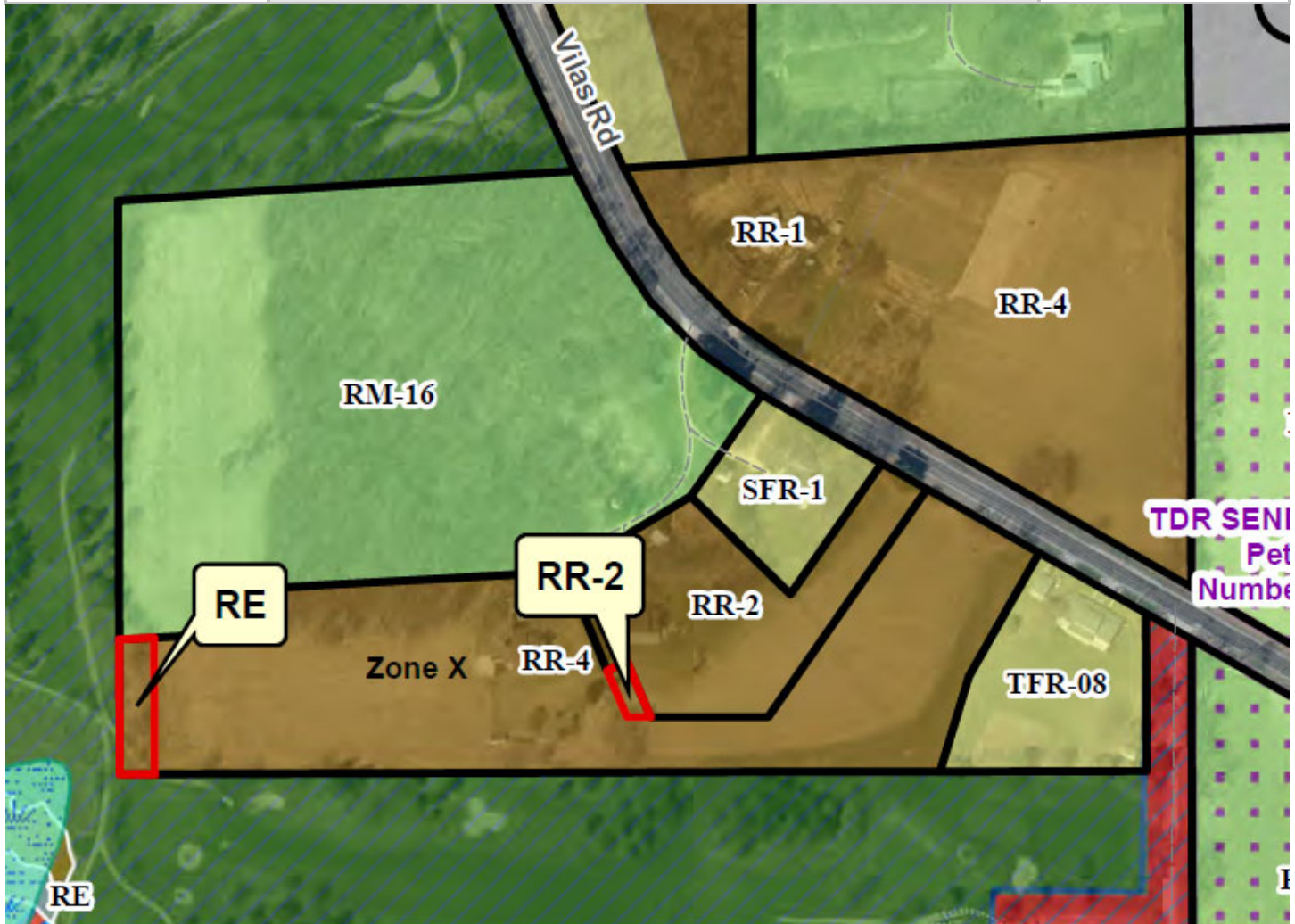


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 28, 2023</b>		<b>Petition 11926</b>
	<i>Zoning Amendment Requested:</i> <b>RR-4 Rural Residential District TO RE Recreational District, RR-4 Rural Residential District TO RR-2 Rural Residential District</b>		<i>Town/Section:</i> <b>COTTAGE GROVE, Section 7</b>
	<i>Size:</i> <b>0.22,0.06 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>THOMAS AND REBECCA STREICH</b>
	<i>Reason for the request:</i> <b>Shifting of property lines between adjacent land owners</b>		<i>Address:</i> <b>4343 AND 4345 VILAS RD</b>



**DESCRIPTION:** Thomas Rebecca Streich wish to rezone 0.06 acres of land to RR-2 as part of an effort to adjust lot lines with their neighbors Allen and Caryn Schmidt. At the same time, 0.22 acres of the Schmidts' property would be rezoned to RE Recreational to resolve an illegal land division done in years past when land was deeded to the adjacent Door Creek Golf Course.

**OBSERVATIONS:** The proposed RE area currently contains golf course paths, but the lot line boundaries were never changed with a legal land division instrument to reflect the ownership. A new CSM will be recorded for the new lot boundaries and bring the existing lots into conformance with County ordinances.

**TOWN PLAN:** This proposal is consistent with the town and county comprehensive plan. The area is planned as a Neighborhood Development Area. (For questions about the town plan, contact Senior Planner Alexandra Andros at (608) 261-9780 or [andros@countyofdane.com](mailto:andros@countyofdane.com))

**RESOURCE PROTECTION:** A mapped intermittent stream located on parcel 071107484452 has been previously determined to be non-navigable and therefore shoreland zoning regulations do not apply to this waterway. A very small portion of the land being transferred to the golf course is within the secondary shoreland zone due to the proximity to a navigable pond to the southwest. No concerns related to this petition.

**TOWN ACTION:** On February 6, 2023 the town Board recommended approval of the rezone with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments shared at the public hearing, staff recommends approval of the rezoning subject to the recording of the CSM.

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