
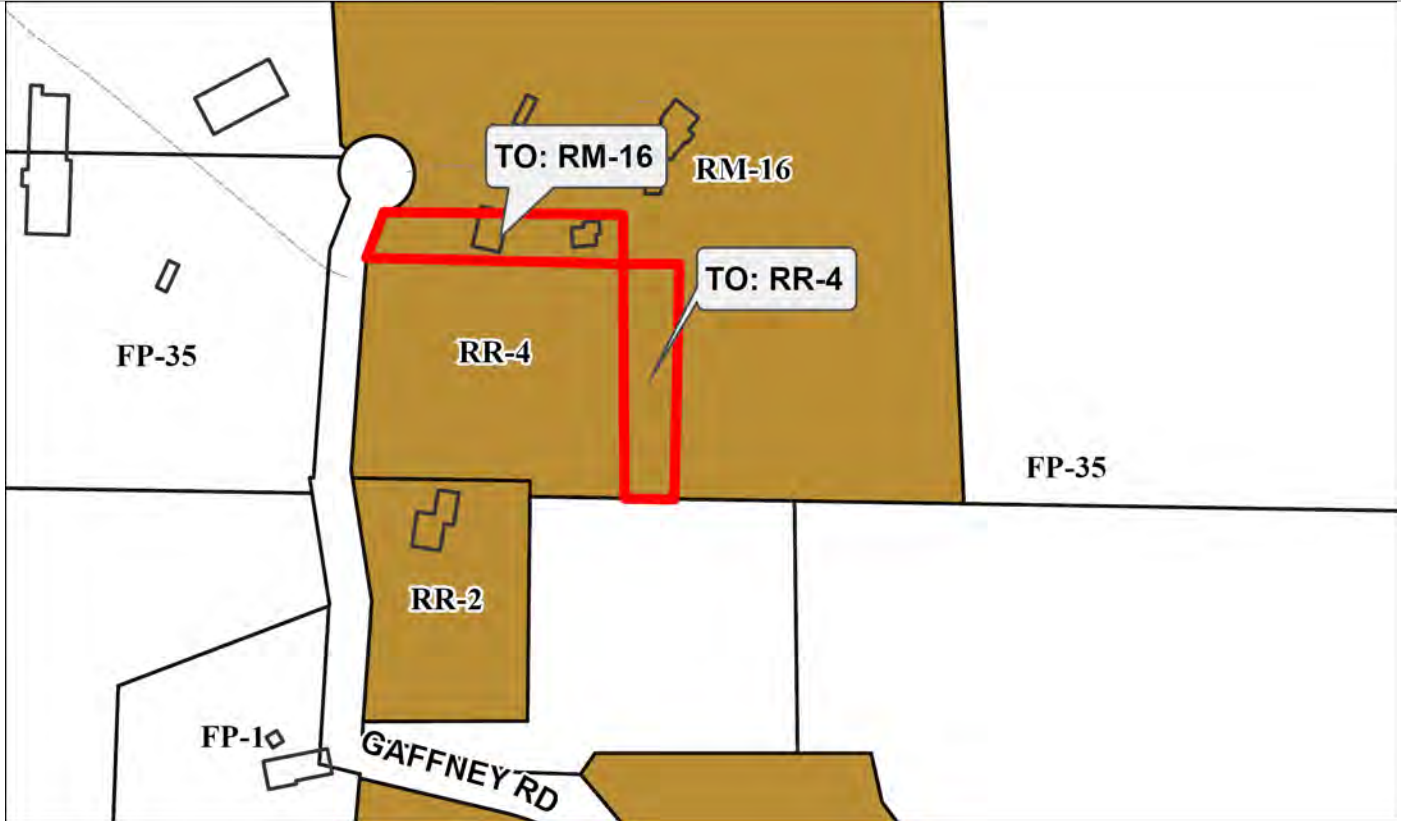


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 27, 2024</b>	<b>Petition 12011</b>	
	<i>Zoning Amendment Requested:</i> <b>RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District,  RR-4 Rural Residential District TO RM-16 Rural Mixed-Use District</b>		
	<i>Size:</i> <b>0.66,0.63 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Town/Section:</i> <b>MONTROSE, Section 9</b>
	<i>Reason for the request:</i> <b>Shifting of property lines between adjacent land owners/lots</b>		<i>Applicant</i> <b>BAKER LIVING TR  (DENNY BAKER)</b>
		<i>Address:</i> <b>1240 N. GAFFNEY RD</b>	



**DESCRIPTION:** Dennis Baker wishes to modify the boundaries of an existing residential lot with RR-4 zoning, in order to construct a residential accessory building. Baker owns another parcel with RM-16 zoning adjacent to the residential lot; this rezone petition would convert some of the RM-16 land to RR-4, and some of the RR-4 land to RM-16. The lot line adjustment would be finalized via certified survey map, and enable a zoning permit to be issued for the new building in compliance with the zoning code land use and building setback requirements.

**OBSERVATIONS:** After the adjustment to the shared lot boundary, the lots would meet the requirements of the RR-4 and RM-16 zoning districts.

**COMPREHENSIVE PLAN:** Property is within a Farmland Preservation Area under the *Town of Montrose / Dane County Comprehensive Plan*. Residential development is capped at one unit per thirty five acres owned as of 1978. Petition 12011 would create no new homesites or change the size or use of any lot, and appears consistent with all plan standards. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or [standing@countyofdane.com](mailto:standing@countyofdane.com))

**RESOURCE PROTECTION:** There are no sensitive environmental features present on the subject property. The northeast corner of the RM-16 lot contains shoreland and wetland overlay zoning as well as mapped floodplain; however, these are at least 300 feet away from the area proposed for the accessory building. Staff has no concerns.

**TOWN ACTION:** On February 6, 2024 the Town Board recommended approval of the petition with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the petition subject to the CSM being recorded for the new lot boundaries.

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)