
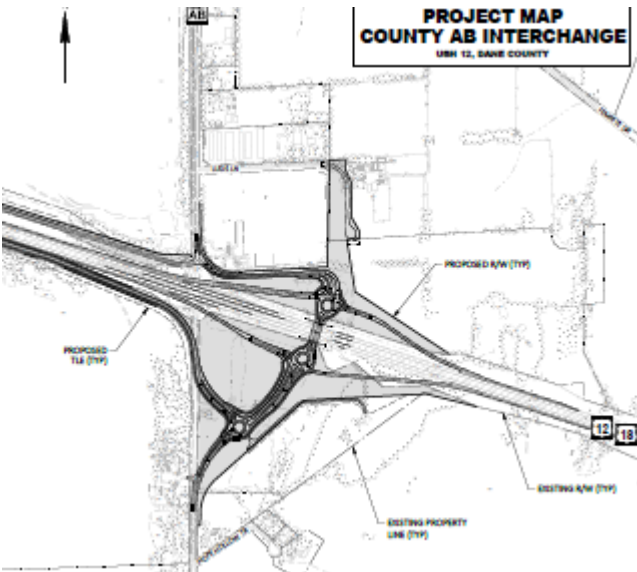


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>August 25, 2020</b>		<b>Petition 11577</b>	
	<i>Zoning Amendment Requested:</i> <b>AT-35 Agriculture Transition District TO UTR Utility, Transportation and ROW District</b>		<i>Town/Section:</i> <b>COTTAGE GROVE, Section 30</b>	
	<i>Size:</i> <b>11.7 Acres</b> 12.43 acres	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>LARRY G SKAAR</b>	
	<i>Reason for the request:</i> <b>create <del>11.7-acre</del> 12.43-acre agricultural lot for future development</b>		<i>Address:</i> <b>EAST OF 3101 US HIGHWAY 12/18</b>	
<b>NOTE: Resubmittal of Petition #11512</b>				



**DESCRIPTION:** This application is for rezoning 12.43 acres of land from the FP-35 zoning district to the Utility, Transportation and Right-of-way (UTR) zoning district. UTR was selected as a holding place of sorts as WisDOT works on the final engineering design of the recommended interchange (see image below) The new owner will pursue a rezone at a later time when he is ready to change the land use.



The project description from WisDOT is as follows:  
 The County AB interchange project is consistent with WisDOT’s plan for the corridor as a freeway facility and the city of Madison’s land use plan. Additionally, the proposed County AB interchange will provide improved pedestrian/bike access. Residents in neighborhoods to the north of US 12/18 will be able to safely cross the busy route on designated bike/pedestrian facilities.

WisDOT, the Ho-Chunk Nation, the city of Madison, and the town of Cottage Grove are partners on the recommended transportation solution.  
 Schedule:  
 Summer 2020 – Data Collection  
 August 2020 – Intersection Control Evaluation for Ramp Termini, Millpond Road, Long Drive

January 2021 – Preliminary Plan Submittal

November 2021 – Final Plans, Specifications and Estimate (PS&E)

2022-2023 – Construction currently scheduled

**OBSERVATIONS:** The property is located in the southwestern corner of the town and south of STH 12&18. The parcel is surrounded by a mix of single-family residential, agricultural and commercial land uses.

**TOWN PLAN:** The subject property falls into the *Commercial Development Area* of the future land use map. This proposal is consistent with the plan.

**RESOURCE PROTECTION:** It appears that building site potential may be limited on portions of the new parcel so care will have to be taken in locating any future structures.

**STAFF:** Staff recommends approval with the town condition. The petition has been recently revised to include a  $\frac{3}{4}$ -acre portion of land to meet road frontage onto US Hwy 12/18. See attached.

**TOWN:** The town approved with the following note “Town approval is for the amendment suggested by Roger Lane to rezone only the 12.43-acre property to be purchased to the UTR Utility Zoning for utilitarian purposes, as a temporary zoning district that could be assigned until the future development pattern of the area is known. (Town approval was actually for preceding petition #11512)”.

**Questions?** Call Pam Andros 608-261-9780 or [andros@countyofdane.com](mailto:andros@countyofdane.com).