



# DANE COUNTY PLANNING & DEVELOPMENT

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## ***Planning***

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TO: County Board Supervisors  
County Executive Joe Parisi  
Kim Banigan, Town of Cottage Grove Clerk  
Town of Cottage Grove Supervisors  
Town of Cottage Grove Planning Commission  
All Other Interested Parties

## ***Records & Support***

(608)266-4251, Rm. 116

## ***Zoning***

(608)266-4266, Rm. 116

FROM: Brian Standing, Senior Planner

SUBJECT: County Board Ordinance Amendment 2016 OA-029  
Town of Cottage Grove Comprehensive Plan Amendment

DATE: October 5, 2016

CC: Todd Violante, Director of Planning & Development  
Roger Lane, Zoning Administrator  
Karin Thurlow Petersen, County Board Staff

*This memo describes amendments to the Dane County Comprehensive Plan proposed by the Town of Cottage Grove. Under intergovernmental cooperation policies of the Dane County Comprehensive Plan, town plans must be adopted by the county board and signed by the county executive before they can be used to make county zoning decisions. To assist county officials in their decision making, the Planning Division prepares written information describing any proposed town plan amendments. You may direct any questions to 267-4115.*

## **I. SUMMARY**

On July 27, 2016, the Town of Cottage Grove Board of Supervisors adopted amendments to the *Town of Cottage Grove Comprehensive Plan*. The Town has requested that the Dane County Board of Supervisors adopt the revised *Town of Cottage Grove Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

## **II. BACKGROUND**

A. *Ordinance and Plan Amended:* If adopted, OA-029 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the amended *Town of Cottage Grove Comprehensive Plan* as part of the *Dane County Comprehensive Plan*. The complete text of the proposed amendment is available online at: <https://www.countyofdane.com/plandev/planning/news.aspx>

B. *Action required:* The County Board and the County Executive must approve OA-029 for it to become effective. Town comprehensive plans are adopted as part of the *Dane County Comprehensive Plan* under s.10.255(1)(d), Dane County Code and Intergovernmental Cooperation Policies for Town Governments (pp. 77-78) of the *Dane County Comprehensive Plan*. The *Dane County Comprehensive Plan* is adopted under Chapter 82, Subchapter II, Dane County Code, s. 59.69, Wis. Stats, and s. 66.1001, Wis. Stats.

C. *ZLR public hearing*: The Zoning and Land Regulation Committee (ZLR) advises the County Board on proposed Comprehensive Plan amendments. The ZLR Committee has scheduled a public hearing on OA-029 for **October 25, 2016**.

D. *Sponsors*: OA-029 was submitted by County Board Supervisor Cynda Solberg on November 5, 2015.

### III. DESCRIPTION

A. OA-029 would amend the *Dane County Comprehensive Plan* by incorporating amendments to the *Town of Cottage Grove Comprehensive Plan*, as adopted by the Town of Cottage Grove Board of Supervisors on July 27, 2016. This plan builds upon the town's past land use and comprehensive plans.

### IV. ANALYSIS

- A. **Comparison with current county-adopted town plan**: The amendment would reclassify approximately 29 acres in the town from Agricultural Preservation to Neighborhood Development. This would allow for development on these properties at a density of up to one unit per 20,000 square feet. Affected properties would become ineligible for state Farmland Preservation tax credits. Parallel amendments to the Dane County Farmland Preservation Plan to reflect this change (among others) are included in 2016 OA 28.

The amendment would also clarify language related to Transfer of Development Rights and allow landowners to transfer unused TDR credits from one receiving area parcel to another. This will increase flexibility of the program, while keeping the overall ratio of sending to receiving development rights the same. This change will have a net neutral impact on the total amount of development permitted under TDR, compared with the current plan.

- B. **Consistency with other provisions of the Dane County Comprehensive Plan**:
- a. **Housing: No significant conflicts found.**
  - b. **Transportation: No significant conflicts found.**
  - c. **Utilities and Community Facilities: No significant conflicts found.**
  - d. **Agricultural, Natural & Cultural Resources: No significant conflicts found.**
  - e. **Economic Development: No significant conflicts found.**
  - f. **Land Use: No significant conflicts found.**
  - g. **Intergovernmental Cooperation: No significant conflicts found.**

### VI. COMMENTS BY OTHER LOCAL GOVERNMENTS OR STATE AGENCIES

*Governments and agencies*

Neither other governments nor any county, state or federal agencies had commented on this amendment.