



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

MEMORANDUM

TO: Zoning & Land Regulation (ZLR) Committee

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: Steve Banovetz CSM Town of Cottage Grove, Section 28

DATE: 6/5/2020

CC: Dan Everson, Assistant Zoning Administrator
Roger Lane, Zoning Administrator
Todd Violante, Director of Planning & Development
Kim Banigan, Town of Cottage Grove Clerk
Steve Banovetz, Applicant

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

As requested by the ZLR, staff provides analysis of land divisions, comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency of this certified survey map (CSM) located in the town of Cottage Grove, and the goals, objectives and policies of the *Dane County Comprehensive Plan*.

With this CSM, Mr. Banvetz wishes to split an existing 10-acre lot into 2 lots, one 6 acres and the other 3.65 acres in size. The land is currently zoned GC (general commercial) and the 2 lots will remain in GC. **Please note** that there are deed restrictions on the property limiting land uses, as well as development design requirements.

The *Dane County Comprehensive Plan* describes broad policy directions for new development, but refers to component town and municipal plans for detailed land use, subdivision and public infrastructure recommendations relevant at the land division scale.

The county-adopted *Town of Cottage Grove Comprehensive Plan* identifies the subject property in the *Commercial Development Area* of the future land use plan map. Because this property is zoned CG it is considered consistent with the plan.

I hope this information is helpful, and am happy to answer any questions you may have. Please feel free to contact me at andros@countyofdane.com or (608)261-9780 if I can be of any further assistance.