
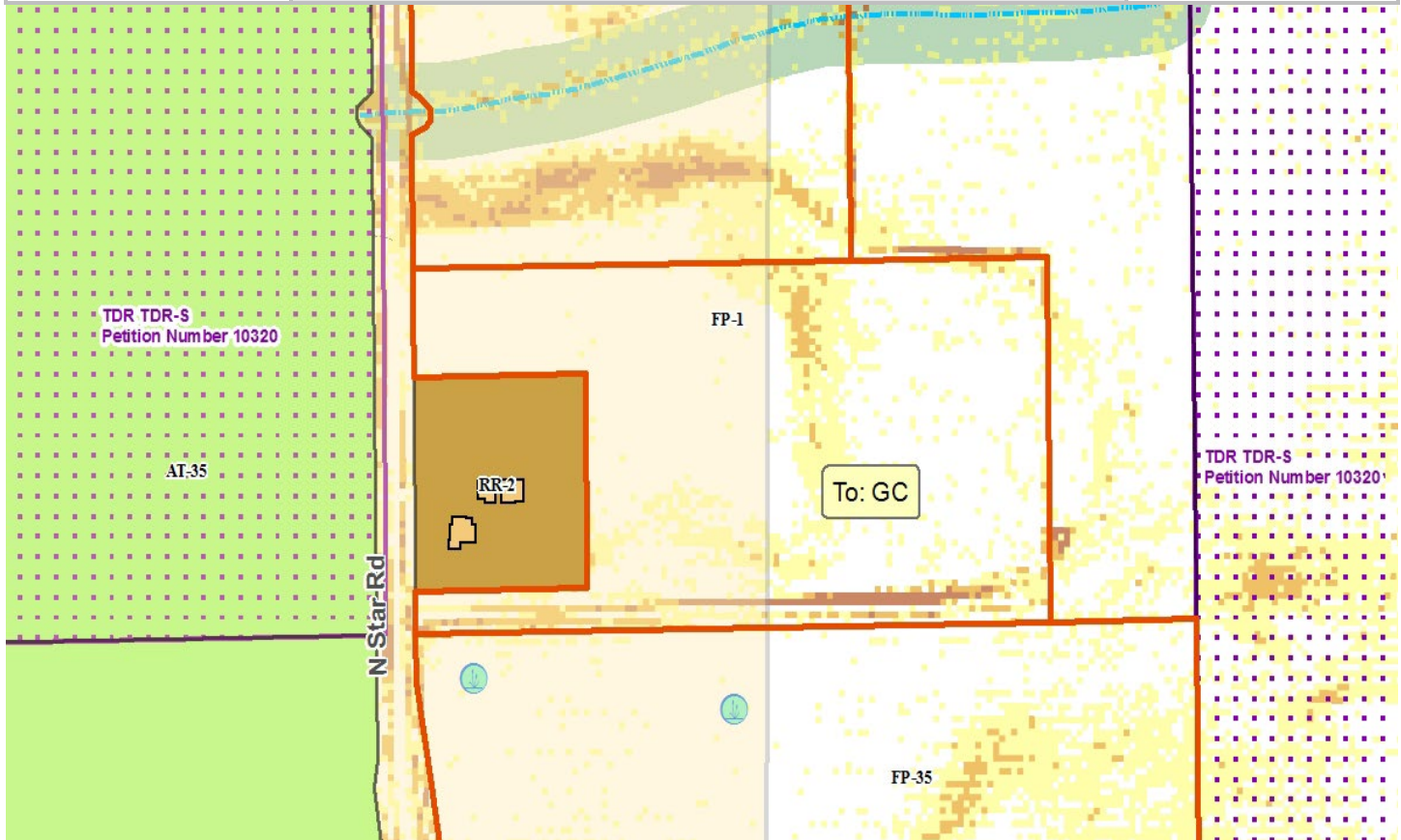


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 28, 2021	Petition 11733	
	<i>Zoning Amendment Requested:</i> FP-1 Farmland Preservation District TO GC General Commercial District		<i>Town/Section:</i> COTTAGE GROVE, Section 34
	<i>Size:</i> 11.734 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> MICHAEL MCEVILLY
	<i>Reason for the request:</i> COMMERCIAL REZONE FOR BUILDING TRADE CONTRACTOR OPERATION CONDOS		<i>Address:</i> EAST OF 3385 N STAR RD



DESCRIPTION: Property owner / applicant is requesting approval of GC (General Commercial) zoning for the existing ~12 acre parcel to facilitate a commercial condominium for building trade contractors (e.g., landscaping, construction, etc.). The application materials indicate a proposed initial phase of four 2-tenant units on roughly 2 acres in the Northeast corner of the parcel. A potential second phase of the proposal could result in an additional 19 units of similar nature.

OBSERVATIONS: Existing use of the property is agriculture / open space. Surrounding land uses include single family residential (adjacent home at 3380 North Star Rd), ag / open space, and commercial (contractor businesses located less than a quarter mile north on N. Star Rd). The northwestern portion of the property is located within 300' of an intermittent stream. Ground disturbance and impervious surface area will be subject to shoreland erosion control and shoreland zoning regulations. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's commercial planning area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: Town policies support rezones to the GC zoning district to accommodate well designed non-residential commercial development within the commercial planning area. As indicated above, the subject property surrounds an existing residence on the [adjoining 2 acre parcel](#). Town policies requires that commercial development must, "...not have a substantial adverse effect upon adjacent property (including values), the character of the area, or the public health,

safety, and general welfare” ([town of Cottage Grove plan, page 27](#)). The applicant indicates that landscape screening would be provided for the existing residence, but no specific details have yet been provided. Note that section [10.102\(12\)](#) outlines the specific requirements for landscape screening on commercially zoned properties that are adjacent to residential properties.

The application materials provide a site plan showing a planned phase I with four 2-tenant buildings and a potential phase II showing an additional 19 such buildings, for a total of 23 buildings with attendant parking areas. No operations plan was provided. Given that the proposal is for condominium units to be sold to building trade contractors, it is assumed that specific operations plans will vary by owner/end user. Town policies require

The proposal for relatively small ~2,250 sqft 2-tenant buildings along with parking areas and internal roads would result in a potential for approximately 45% lot coverage. Several stormwater retention areas are depicted on the site plan. The applicant provided a preliminary building layout / design showing restroom facilities in each two unit structure, though it is unclear if each of the potential 23 buildings would have sanitary facilities and/or if they will all share a large septic system. The site plan notes that well and septic locations will be “determined after soil testing.” The proposal may need to be modified significantly to ensure suitable area for well and septic.



Site plan for petition 11733

The town has expressed concerns with the plans for smaller units all sharing a single large septic system. The town tabled action on the proposal at its meeting on July 28th and requested that the applicant provide references for other similar operations in the area. The town also requested the applicant consider an alternative design utilizing larger buildings.

Staff recommends postponement of the petition due to lack of town action. Postponement will provide time for the applicant to address concerns raised by the town and others that may come to light at the public hearing.

Any questions about this petition or staff report please contact Majid Allan at (608)720-0167 or allan@countyofdane.com

TOWN: Pending (town action not expected until sometime in October at the earliest).