

Staff Report



**Zoning and
Land Regulation
Committee**

Public Hearing: **July 23, 2019**

Zoning Amendment Requested:

FP-35 (General Farmland Preservation) District TO SFR-08 (Single Family Residential, small lots) District

Size: **Multiple parcels/acres**

Survey Required: **No**

Reason for the request:

BLANKET REZONE TO CORRECT ZONING DISTRICT ASSIGNMENTS FROM THE COMPREHENSIVE REWRITE OF THE ZONING ORDINANCE

Petition 11448

Town/Section:

**COTTAGE GROVE,
Townwide**

Applicant

**PROPERTY OWNERS -
COTTAGE GROVE,
TOWN OF**

Address:

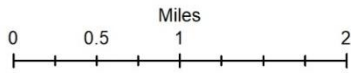
**TOWN OF COTTAGE
GROVE**

TOWN OF COTTAGE GROVE BLANKET REZONE

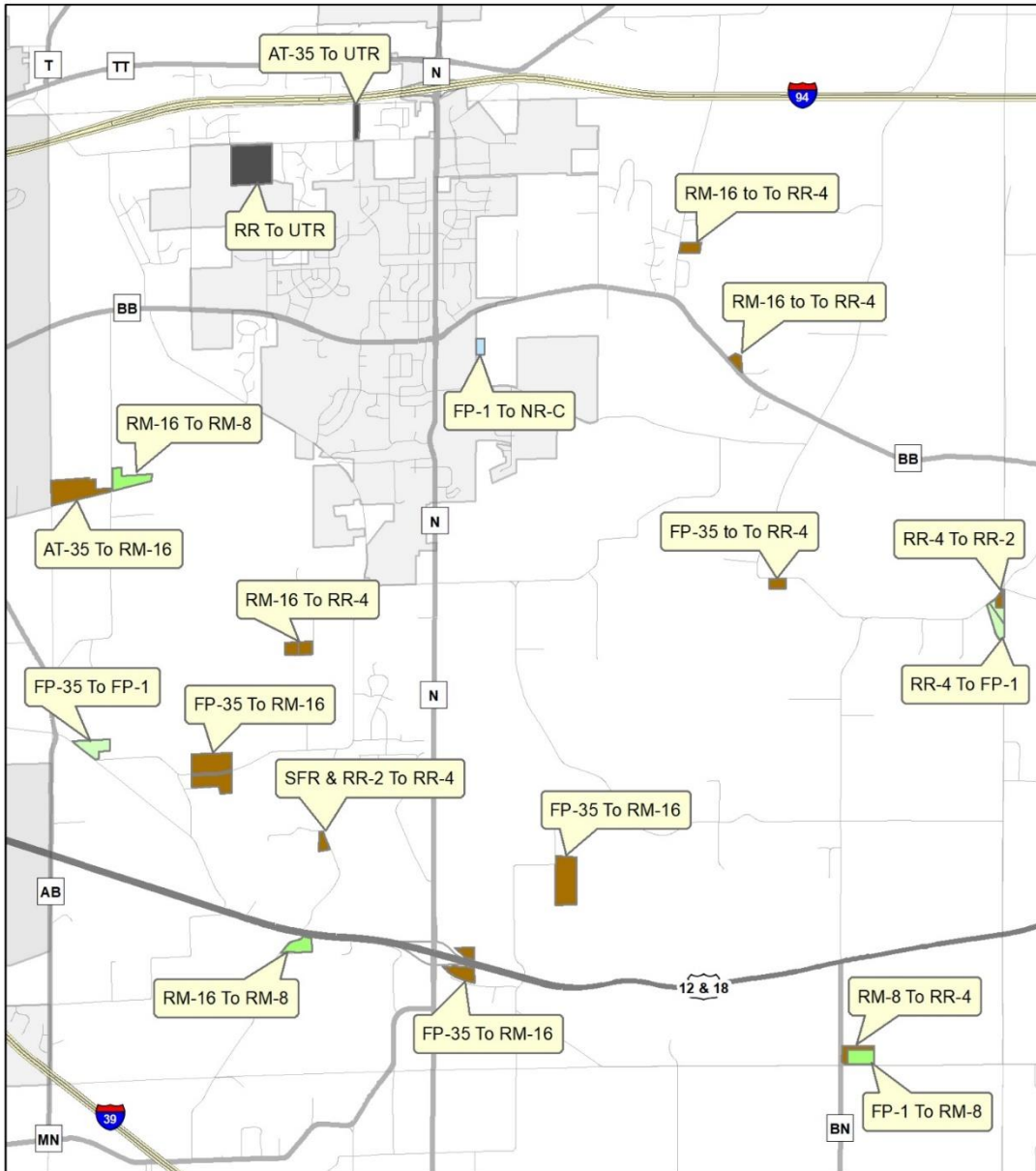


DANE COUNTY
PLANNING & DEVELOPMENT

Date: 6/10/2019



- Zoning District**
- Farmland Preservation
 - Agricultural Transition
 - Natural Resource Conservancy
 - Rural Residential and Rural Mixed Use
 - Special Use



DESCRIPTION & OBSERVATIONS: The purpose of this blanket rezone is to adjust zoning district assignments made as part of the process to adopt the new county Dane County Zoning Ordinance. Numerous steps were taken before the zoning maps were adopted as part of the zoning ordinance.

Dane County staff generated the first maps based on the then current zoning districts and their equivalent to zoning districts of the new ordinance (for instance A1-EX becoming FP-35). These maps were then reviewed by town staff and/or plan commission members with corrections being made based on their local knowledge. Those corrections were made and the resulting map was used to generate notecards that were sent to every landowner to provide information about the proposed zoning change and to invite them to a town information hearing. Before, during and after that meeting, landowners asked questions that in some cases resulted in corrections to the assigned zoning districts.

After the maps were again updated, Planning and Development Department staff further reviewed the map parcel-by-parcel. In some cases the ownership changed after the zoning map was originally created, some land uses were not identified correctly (for instance UTR), and in many cases the reason for the change was related to the parcel size (for instance, RR-2 versus RR-4). The corrections and changes listed as part of this zoning petition were identified after the town adopted the new Dane County Zoning Ordinance.

TOWN PLAN: The majority of the town is in the *Agricultural Preservation* land use district.

RESOURCE PROTECTION: There are no specific environmental concerns related to this town-wide blanket rezone.

STAFF: Staff recommends approval with town changes already reflected in the list provided below.

TOWN: On July 1st, 2019, the town acted on the petition with changes made to the original list of parcels. The following list reflects those changes.

PARCELS TO BE REZONED

#	Town	Section	Parcel	now	change to
1	Cottage Grove	2	71102392300	RM-16	RR-4
2	Cottage Grove	4	71104285710	AT-35	UTR
3	Cottage Grove	9	71109481004	FP-1	NR-C
4	Cottage Grove	11	71111383106	UTR	FP-1
5	Cottage Grove	18	71118291750	AT-35	FP-1
6	Cottage Grove	18	71118190010	RM-16	RM-8
7	Cottage Grove	19	71119396910	FP-35	FP-1
8	Cottage Grove	20	71120194106	RM-16	RR-4
9	Cottage Grove	20	71120194302	RM-16	RR-4
10	Cottage Grove	23	71123185800	FP-35	RR-4
11	Cottage Grove	24	71124183600	RR-4	RR-2
12	Cottage Grove	24	71124183750	RR-4	FP-1
13	Cottage Grove	24	71124183900	RR-4	FP-1
14	Cottage Grove	27	71127396000	FP-35	RM-17
15	Cottage Grove	29	71129480400	SFR+RR-2	RR-4
16	Cottage Grove	29	71129285000	FP-36	RM-16&TDR-R
17	Cottage Grove	32	71132187806	RM-16	RM-8
18	Cottage Grove	33	71133190014	FP-35	RM-16
19	Cottage Grove	36	71136392150	RM-8	RR-4
20	Cottage Grove	36	71136392450	FP-1	RM-8

QUESTIONS? Contact Senior Planner Pam Andros at (608) 261-9780.