



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
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MEMORANDUM

TO: Zoning & Land Regulation (ZLR) Committee

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: Jansen CSM, Town of Cottage Grove, Section 5

DATE: 12/05/2014

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

*Housing &
Economic Development*
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As requested by the ZLR, staff provides analysis of land divisions that are not associated with a zoning petition, comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency of this land division located in the town of Cottage Grove and the goals, objectives and policies of the *Dane County Comprehensive Plan*.

With this CSM, the Jansens wish to split their existing 3.4-acre lot, lot 23 of Ravenswood Estates, into two lots.

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 *Smart Growth Comprehensive Plan – 2030 Town of Cottage Grove* identifies the subject property in the *Existing Residential* land use district. The purpose of this district is to accommodate residential uses at moderate densities; and it is described as supporting the viability of the existing uses, and in certain circumstances, accommodating residential infill development in established residential areas that utilizes the town's existing infrastructure. The policy for subdivision of existing residentially zoned parcels in this district is as follows:

Prior to January 1, 1981, there were no guidelines for residential lots within the Town of Cottage Grove. Consequently, existing residential parcels range in size from less than one acre to over twenty-seven acres, with many of the larger parcels in close proximity to existing residential areas in the Town of Cottage Grove. As a way to facilitate residential infill development within these existing residential areas, the Town Board supports potential subdivision of existing residentially zoned parcels which were created prior to January 1, 1981.

Therefore, residentially zoned parcels which existed prior to January 1, 1981 and meet all local, county, and state requirements related to land division are eligible for subdivision. These parcels are not subject to TDR or the Medium Density Residential District's RDU requirements as described in this comprehensive plan. Furthermore, these subdivisions do not result in the creation of RDUs for transfer (i.e., RDUs are not created and therefore not transferable to another parcel). The intent of this policy is to facilitate residential infill development that is consistent in character to the existing residentially zoned areas. To this end, subdivision of a parcel shall result in the creation of lots with similar area, road frontage, and width-to-depth ratio as a majority of the adjacent parcels.

The residential density allowed in this district is 0.5-acre to 1.0-acre lots.

This land division is consistent with the town and county comprehensive plans. Ravenswood Estates was created in 1977, and therefore meets the standard of being created prior to 1981. The resulting lots, lot 1 at a size of 1.725-acres and lot 2 at 1.666-acres, both meet the allowed density.

I hope this information is helpful, and would be 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.