



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: Viney's Addition to Sky High Subdivision, Town of Cottage Grove, Section 21

DATE: 9/15/2016

CC: Dan Everson, Assistant Zoning Administrator
Roger Lane, Zoning Administrator
Todd Violante, Director of Planning & Development
Kim Banigan, Town of Cottage Grove Clerk
Donald Viney, 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 subdivisions, comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency of Viney's addition to the Sky High subdivision located in the town of Cottage Grove and the goals, objectives and policies of the *Dane County Comprehensive Plan*.

With this subdivision, Mr. Viney wishes to create a 15-lot subdivision. An existing residential subdivision is located northwest of the subject property as well as just south along Hupmobile Drive.

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.

Town Plan: The subject property is located in the *Neighborhood Development Area*. The purpose of this area is to "map over and near pre-existing areas of rural residential subdivisions and use, for residential uses served by private waste treatment systems; promote sustainable residential development by encouraging infill around existing development and incorporating principals of conservation neighborhood design; provide opportunities for a range of single family housing choices, including estate and affordable single family housing; enable limited neighborhood-serving, small-scale commercial and institutional uses".

The plan includes a Transfer of Development Rights (TDR) policy. The purpose of the TDR policy is "to maintain the Town's rural agricultural character; preserve large viable areas of farmland with a minimum of non-farm divisions; allow farmers to collect a reasonable non-farm

value on their land without dividing lots; and transfer RDUs [residential development units] towards areas of existing development and services”.

In the *Neighborhood Development Area*, there is a bonus ratio built into the TDR policy. As stated in the plan: “For each RDU transferred from a TDR Sending Area to a Neighborhood Development Area, the developer is able to develop eight housing units above the number of housing units allocated to the May 15, 1982 parcel, provided that the developer met all other applicable regulations and policies”. The applicant owns property in agricultural preservation areas, and will apply two RDUs from those properties to develop this subdivision.

Town minimum lot size and other design guidelines: The minimum lot size in this area is 20,000 and the maximum is one acre. “Incorporating principals of conservation design” is included in the purpose statement for the *Neighborhood Development Area*, but there are not any related specific design guidelines listed in the land use element of the town plan.

Village of Cottage Grove Comprehensive Plan: The subject property is identified as Agriculture/Rural in the Village of Cottage Grove Comprehensive Plan. It also falls inside of the Village ETJ boundary. Although one could see this as a conflict between the town and village plans, for this specific proposal, the Town and Village have entered into an agreement to allow residential development.

Dane County Comprehensive Plan: Because the county comprehensive plan is made up of both the town of Cottage Grove and Village of Cottage Grove plan, the most important county plan element is the *Intergovernmental Cooperation* element. The town and village have entered into a formal agreement for this particular development. In it, the Village agreed to waive its ETJ authority for this subdivision.

The proposal is reasonably consistent with the town plan. The village of Cottage Grove has indicated its support for the proposal by resolution, thereby making the proposal consistent with the county TDR ordinance and comprehensive plan.

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.