



DANE COUNTY PLANNING & DEVELOPMENT

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TO: County Board Supervisors
County Executive Joe Parisi
Kim Banigan, Town of Cottage Grove Clerk
Town of Cottage Grove Supervisors
Town of Cottage Grove Planning Commission
All Other Interested Parties

Records & Support

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Zoning

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FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: County Board Ordinance Amendment 2017 OA-041
Town of Cottage Grove Comprehensive Plan Amendment - 2017

DATE: November 10, 2017

CC: Todd Violante, Director of Planning & Development
Roger Lane, Zoning Administrator
Karin Thurlow Petersen, County Board Staff

This memo describes amendments to the Dane County Comprehensive Plan proposed by the Town of Cottage Grove. Under intergovernmental cooperation policies of the Dane County Comprehensive Plan, town plans must be adopted by the county board and signed by the county executive before they can be used to make county zoning decisions. To assist county officials in their decision making, the Planning Division prepares written information describing any proposed town plan amendments. You may direct any questions to Pam at 608-261-9780.

I. SUMMARY

On June 12, 2017, the Town of Cottage Grove Board of Supervisors adopted amendments to the *Town of Cottage Grove Comprehensive Plan*. The Town has requested that the Dane County Board of Supervisors adopt the revised *Town of Cottage Grove Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

II. BACKGROUND

A. Ordinance and Plan Amended: If adopted, 2017 OA-41 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the amended *Town of Cottage Grove Comprehensive Plan* as part of the *Dane County Comprehensive Plan*. The complete text of the proposed amendment is available online at: <https://www.countyofdane.com/plandev/planning/news.aspx>

B. Action required: The County Board and the County Executive must approve 2017 OA-41 for it to become effective. Town comprehensive plans are adopted as part of the *Dane County Comprehensive Plan* under s.10.255(1)(d), Dane County Code and Intergovernmental Cooperation Policies for Town Governments (pp. 77-78) of the *Dane County Comprehensive Plan*. The *Dane County Comprehensive Plan* is adopted under Chapter 82, Subchapter II, Dane County Code, s. 59.69, Wis. Stats, and s. 66.1001, Wis. Stats.

C. *ZLR public hearing*: The Zoning and Land Regulation Committee (ZLR) advises the County Board on proposed Comprehensive Plan amendments. The ZLR Committee has scheduled a public hearing on 2017 OA-41 for **December 11, 2017**.

D. *Sponsors*: 2017 OA-41 was submitted by County Board Supervisor Diane Williams on November 9, 2017.

III. DESCRIPTION

A. 2017 OA-41 would amend the *Dane County Comprehensive Plan* by incorporating amendments to the *Town of Cottage Grove Comprehensive Plan*, as adopted by the Town of Cottage Grove Board of Supervisors on June 12, 2017. This plan builds upon the town's past land use and comprehensive plans.

IV. ANALYSIS

A. Comparison with current county-adopted town plan: This plan amendment builds upon the town's comprehensive plan and subsequent amendments, addressing issues and requests that came up during their 2017 annual plan review. The key change is in the land use plan map (map 10 of the plan document). The map shows 3 areas changing from the *Agricultural Preservation Area* to the *Neighborhood Development Area*. Moving from west to east across the town, the first area is in section 19 along Gala Way. This area serves more as a correction because existing uses there are already in non-agricultural uses, so it does not change the number of acres in agricultural preservation. The second area, located in Section 29 along Hope Road, also encompasses some already existing residential uses, resulting in approximately 14 acres changing from agricultural preservation to the *Neighborhood Development Area*. The third area, located in Section 20, along Vilas Hope Road, changes 40 acres from the *Agricultural Preservation Area* to the *Neighborhood Development Area*. That area is situated between two residential areas.

Another change is contained within the policies for the *Agricultural Preservation Area*. In it, the policy for separation of the original farm house changed from not requiring the use of a residential dwelling unit (RDU) or "split", to requiring one (page 21 of the plan document). In addition to the land use map, the amendment includes an updated jurisdictional boundary map that reflects changes resulting from the growth of surrounding communities. Updating the process for updating the town's comprehensive plan is also included in this plan amendment.

B. Consistency with other provisions of the *Dane County Comprehensive Plan*:

1. **Housing:** Increase in the amount of land available for residential development. No significant conflicts found.
2. **Transportation:** No conflicts found.
3. **Utilities and Community Facilities:** No conflicts found.
4. **Agricultural, Natural & Cultural Resources:** Reduction in acres planned for agricultural preservation. No significant conflicts found.
5. **Economic Development:** No conflicts found.
6. **Land Use:** No significant conflicts found.
7. **Intergovernmental Cooperation:** No conflicts found.

VI. COMMENTS BY OTHER LOCAL GOVERNMENTS OR STATE AGENCIES

Governments and agencies

Neither other governments nor any county, state or federal agencies had commented on this amendment.