



# 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

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: County Board Ordinance Amendment 2018 OA-016  
*Town of Cottage Grove Comprehensive Plan Amendment - 2018*

DATE: August 22, 2018

CC: Todd Violante, AICP, 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 18, 2018, 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, 2018 OA-016 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 2018 OA-016 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 2018 OA-016 for **November 27, 2018**.

D. *Sponsors*: 2018 OA-016 was submitted by County Board Supervisor Danielle Williams on September 20, 2018.

### III. DESCRIPTION

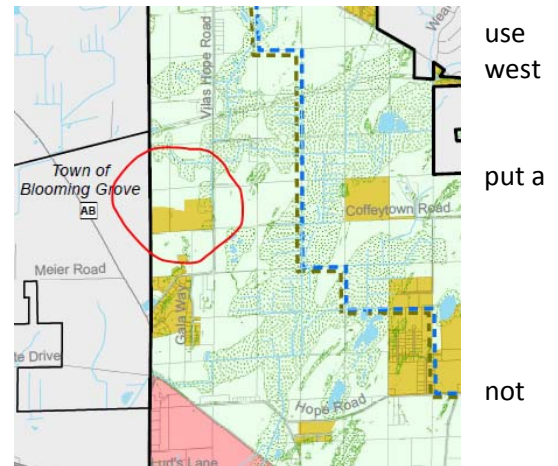
A. 2018 OA-016 would amend the *Dane County Comprehensive Plan* by incorporating amendments to the *Town of Cottage Grove Comprehensive Plan*, as adopted by the Town of Cottage Grove Board of Supervisors on June 18, 2018. This plan builds upon the town's past land use and comprehensive plans.

### 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 2018 annual plan review. The key change is in the land use plan map (map 10 of the plan document).

As part of the annual plan review, the town received requests from land owners to redesignate two areas on the Future Land Use Map (Map 10) from the *Agricultural Preservation Area* to the *Neighborhood Development Area*. The *Neighborhood Development Area* allows residential development above the town's 1 house per 35 acre density policy, if sufficient development rights are transferred under the Town's Transfer of Development Rights (TDR) program.

One of those two areas was ultimately included in the future land use map (Map 10). The area, approximately 40 acres in size, is along the side of Vilas Hope Road and at the western edge of the town. Although there are no significant conflicts with elements of the *Dane County Comprehensive Plan*, the proposed area has the potential to strain on the town's relationship with the City of Madison, possibly making efforts to reach a successful boundary agreement more difficult. Also, demand for additional housing development is unclear. The town may want to review and reconsider the current policy for plan updates. For instance, creating criteria for considering plan amendments would be helpful. Also, the town may need to conduct a plan review annually.



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.

### 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 significant 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.