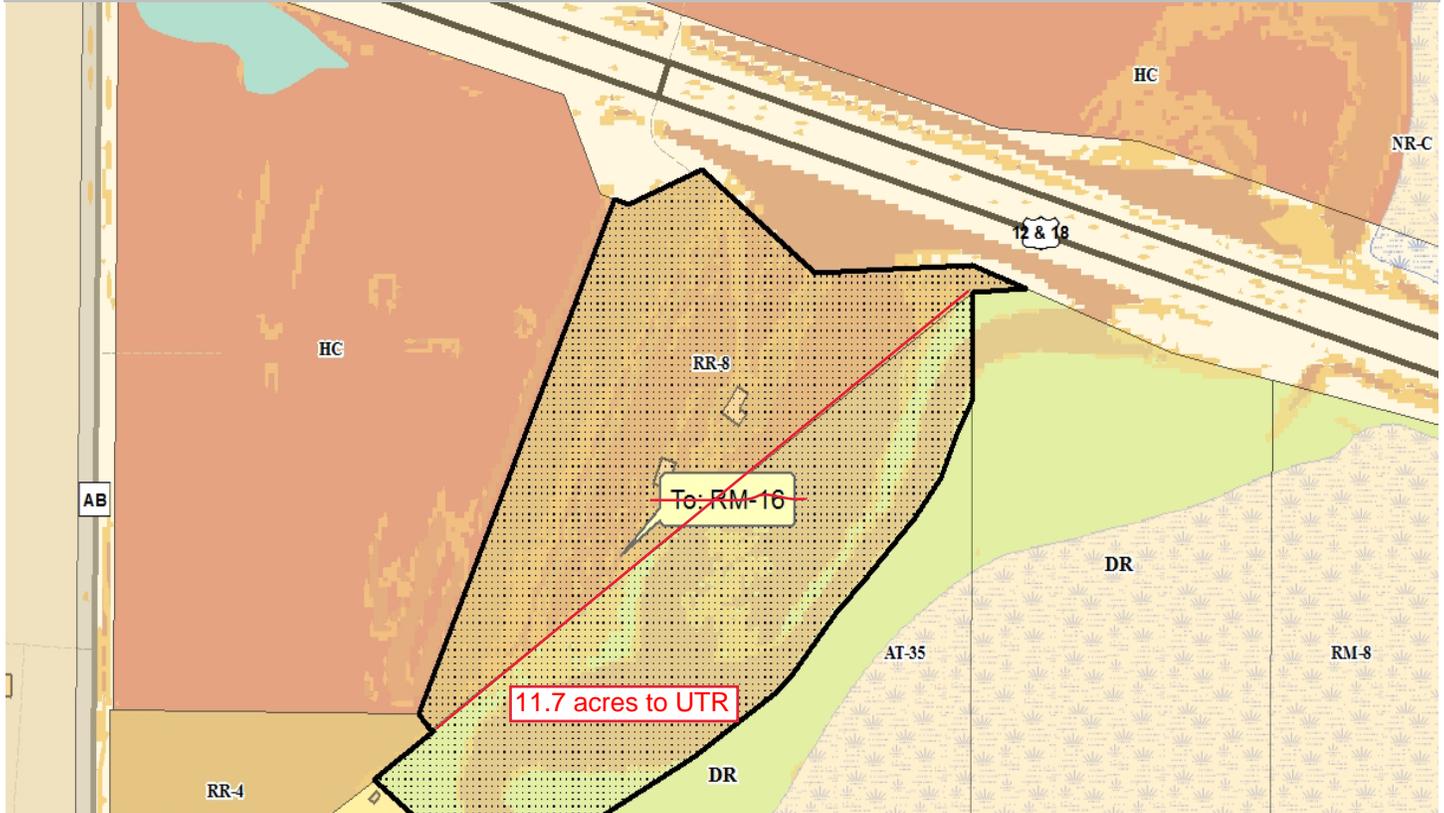
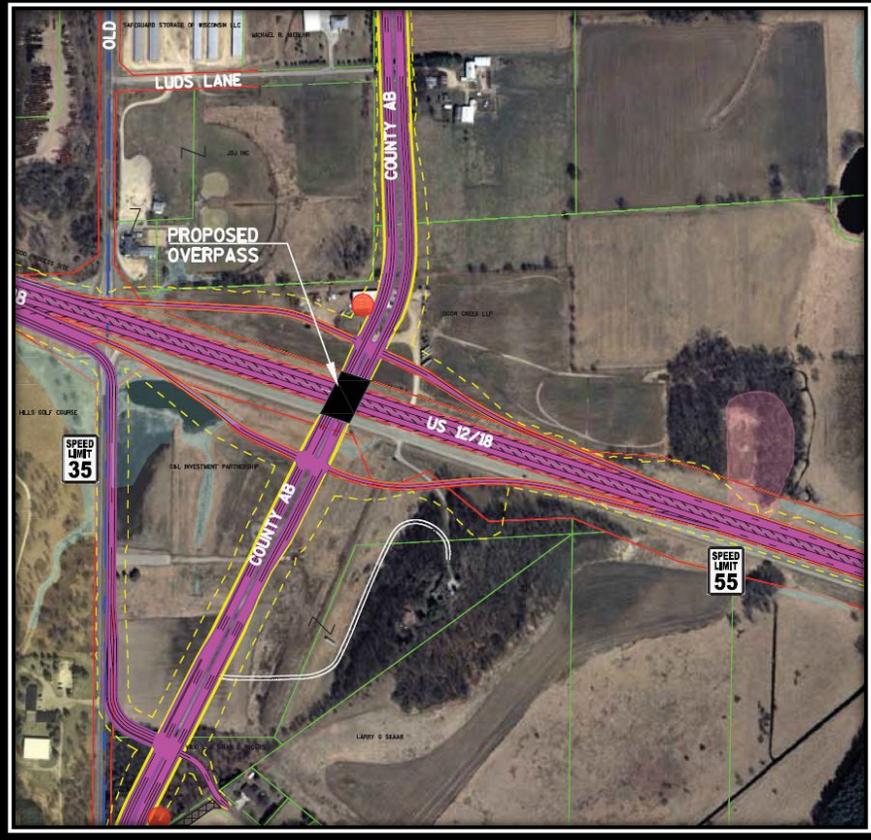
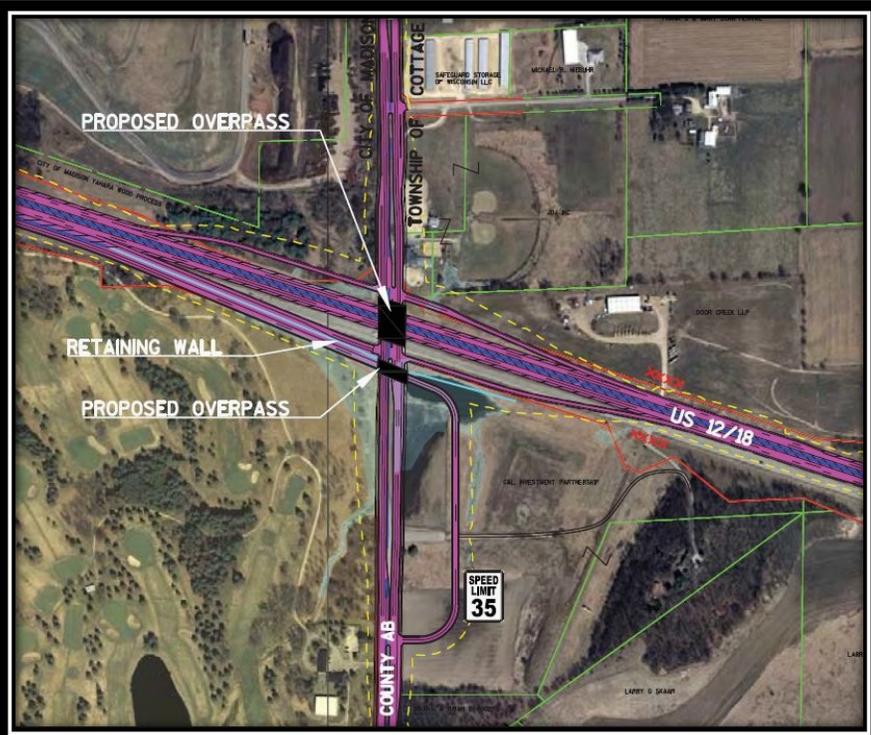


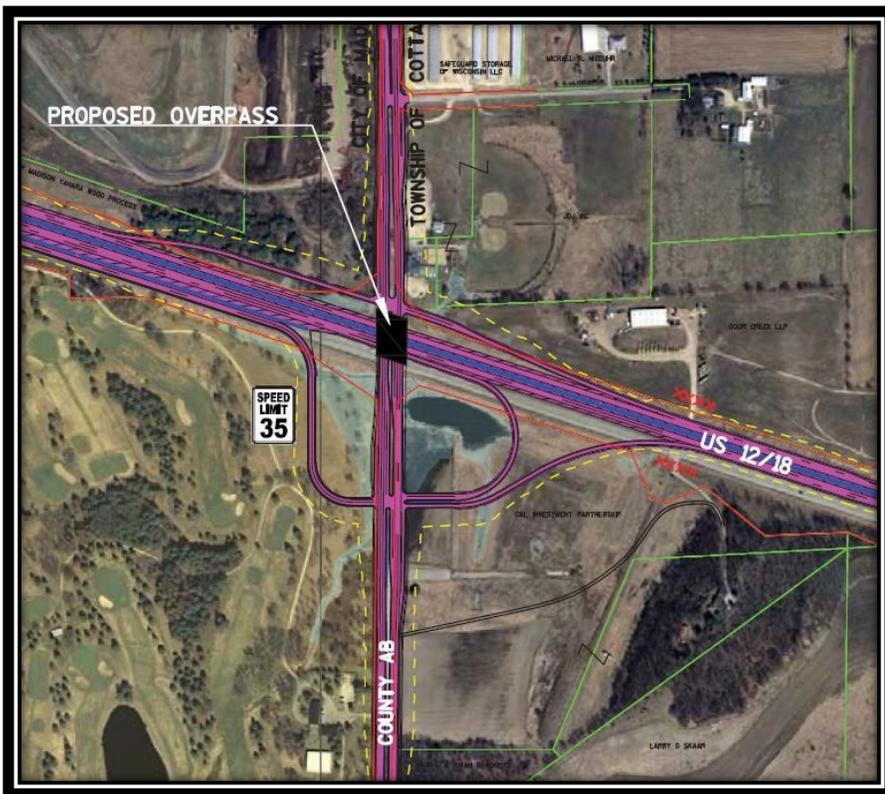
Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 28, 2020	Petition 11512	
	<i>Zoning Amendment Requested:</i> RR-8 (Rural Residential, 8 to 16 acres) District TO RM-16 (Rural Mixed-Use, 16 acres and up) District, AT-35 (Agriculture Transition) District TO RM-16 (Rural Mixed-Use, 16 acres and up) District	<i>Town/Section:</i> COTTAGE GROVE, Section 30	
	<i>Size:</i> 11.56,11.69 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> C & L INVESTMENT PARTNERSHIP
	<i>Reason for the request:</i> Shifting of property lines between adjacent land owners		<i>Address:</i> 3101 US HIGHWAY 12 & 18



DESCRIPTION: Because of anticipated highway right-of-way expansion, the applicant wishes to expand his property eastward by purchasing property from his neighbor. The Wisconsin Department of Transportation (WisDOT) is planning a redesign of the intersection of Hwy 12&18 and County Hwy AB. Plans have been in the works since 2013 and the final design has not been finalized. Interchange design alternatives include variations on a diamond interchange with frontage road and diamond interchange with a loop ramp and frontage road (see images below).

Longer term, the applicant intends to pursue a commercial use, but does not yet have specific plans. The proposal includes a 2-lot certified survey map with one lot remaining in the RR-8 zoning district, and the other rezoned to UTR (Utility Transportation and Right-of-Way zoning district).





OBSERVATIONS: The subject property is in the southeast corner of the intersection of USH 12&18 and CTH AB. There is a variety of surrounding uses including a golf course, single-family homes, agricultural uses, and commercial uses.

TOWN PLAN: The subject property is located in the *Commercial Development Area* in the town Comprehensive Plan.

RESOURCE PROTECTION: Wetlands and hydric soils exist to the east of the property.

STAFF UPDATE: Staff contacted the applicant to discuss the proposal and recommended that the petition be amended to zone the 11.7 acre property to the UTR (Utility, Transportation, and Right of Way) zoning category. Both the applicant and town agreed that this temporary zoning category was reasonable given the uncertainty over the pattern of future development in the area.

TOWN: The town approved the petition with a condition that the zoning category be amended to the UTR district.

Questions? Contact Pam Andros 608-261-9780 andros@countyofdane.com