



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: Kennedy Hills, Preliminary Plat, Town of Cottage Grove, Section 10

DATE: 5/28/2019

CC: Dan Everson, Assistant Zoning Administrator
Roger Lane, Zoning Administrator
Todd Violante, Director of Planning & Development
Kim Banigan, Town of Cottage Grove Clerk
David Riesop, Kennedy Hills LLC, Applicant

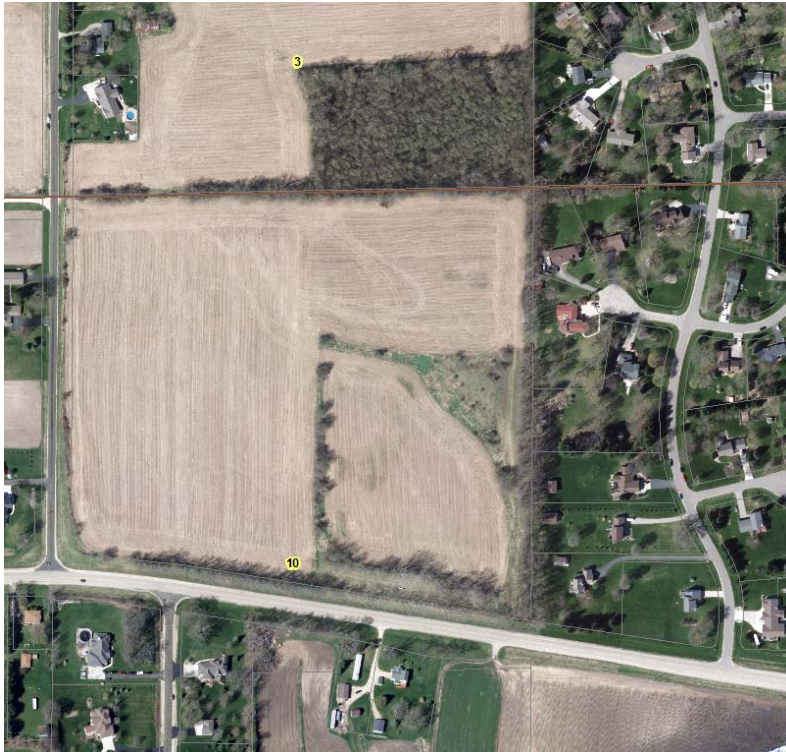
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As requested by the ZLR, staff provides analysis of land divisions, comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency of this preliminary plat located in the town of Cottage Grove and the goals, objectives and policies of the *Dane County Comprehensive Plan*.



With this preliminary plat, Kennedy Hills, LLC wishes to split an existing 21.2 acre lot, into 16 lots. The lots range from 0.74 acres to 1.12 acres in size. The plat is located within the Village of Cottage Grove's Extra Territorial Jurisdiction (ETJ), and is outside of an Urban Service Area (USA).

The proposed subdivision is surrounded by residential development to the east, vacant land to the north and a small subdivision (Buckley Ridge) to the south. The subdivision is designed in such a way that it may be expanded northward in the future.

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 *Town of Cottage Grove Comprehensive Plan* identifies the subject property in the *Neighborhood Development Area* of the future land use plan and map. The purpose of this area includes promoting sustainable residential development by encouraging infill around existing development and incorporating principles of conservation neighborhood design. The minimum residential lot size allowed in this district 20,000 square feet (provided that soil tests determine that the lot is suitable for an on-site waste treatment system), and the maximum lot size is 1.0 acre.

Plan policies include a transfer of development rights (TDR) program, requiring that development rights (residential development rights or “RDUs”) be transferred from a TDR sending area to the *Neighborhood Development Area* (a TDR receiving area) in order for creation of residential lots. Development rights are transferred at a 1:8 ratio, so two development rights are required to create these 16 lots.

Assuming that the correct number of RDUs are acquired, this subdivision plat is consistent with the town and county comprehensive plans.

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.