



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: Larry Skaar CSM Town of Cottage Grove, Section 34

DATE: 3/10/2020

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

*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 land divisions, comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency of this certified survey map (CSM) located in the town of Cottage Grove, and the goals, objectives and policies of the *Dane County Comprehensive Plan*.

With this CSM, Mr. Skaar wishes to split an existing 29-acre lot, into 2 lots, one approximately 12 acres and the other 17 acres in size. The land is currently zoned FP-1 (farmland preservation) and the 2 lots will remain in be FP-1.

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 *Agricultural Preservation Area* of the future land use plan and map. The town utilizes a density policy of one development right per 35 acres owned as of May 15th 1982. There is no rezone proposed for this property. A future change in land use would require rezoning, and that would require a density unit.

I hope this information is helpful, and am 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.