

TOWN OF COTTAGE GROVE

4058 County Road N
COTTAGE GROVE, WISCONSIN 53527

November 5, 2020

Re: Ordinance Amendment 2020 OA-016

In response to the proposed Ordinance Amendment 2020 OA-016, I have the following thoughts for your consideration.

The Town's Comprehensive Plan states "map over and near preexisting areas of the rural residential subdivisions and use for residential uses served by private waste treatment systems" and "promotes substantial residential development by encouraging infill around existing development and incorporating principles of conservation neighborhood design." This six-acre neighborhood development meets the criteria of the Plan.

Land Use Goal of the Town's Comprehensive Plan states "provide a relatively diverse land use pattern including farming, rural living, and compatible business opportunities." This six-acre neighborhood development meets this criteria.

Soils in this area may be a Group II, but has the potential of having sand deposits on this six-acre site. The Town has never stated that only developers may use the transfer ratio incentive with low-crop prices and high production costs, farmers have to look at all means to stay in farming as seen with the recent high number of farm bankruptcies. The economic reality that farmers face for successful farmland preservation is daunting.

The change to neighborhood development will enable farming to continue in the area and keep the profitability there for the farmer. There are already eight homes along the two roads that end in cul de sacs. Part of the six acres (reduced from the original request of 17.5 acres) was the old barnyard that is now just grass and is not being tilled or planted in crops. This will finish off development on these two roads; it also has the stormwater facilities already in place. This six acres would be the only neighborhood development area in the Town, outside of anyone's ETJ.

This request has gone through three public hearings with only two individuals speaking against the change. I request that you pass this Amendment, as presented, which represents the wishes of the vast majority of the residents in the Town of Cottage Grove.

Thank you for your consideration.



Kris Hampton
Town Chairman