

**Staff Report**



**Zoning & Land Regulation Committee**

Public Hearing: **September 24, 2024**

Zoning Amendment Requested:

**FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District; FP-1 Farmland Preservation District TO NR-C Natural Resource Conservation District and UTR Utility, Transportation and ROW District**

Size: **151.29,25.19,8.51 Acres**

Survey Required: **No**

Reason for the request:

**TOWN-INITIATED BLANKET REZONE OF PROPERTIES FOR CONSISTENCY WITH THE DANE COUNTY FARMLAND PRESERVATION PLAN AND S. 91.38, WISCONSIN STATUTES.**

**Petition 12092**

Town, Section:

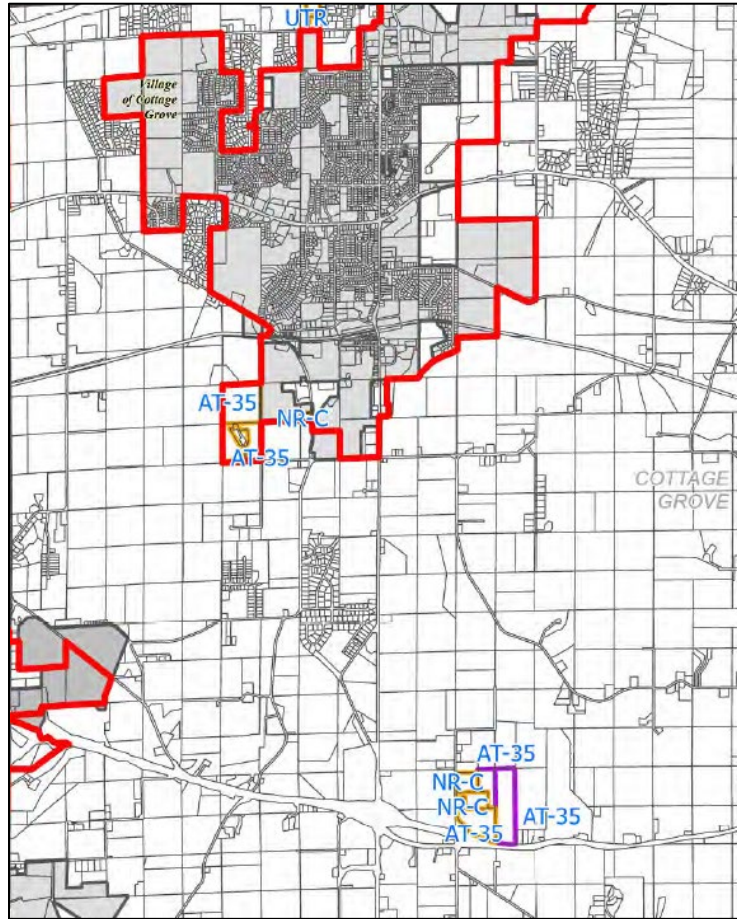
**COTTAGE GROVE, Section 17**

Applicant:

**TOWN OF COTTAGE GROVE**

Address:

**MULTIPLE (SEE ATTACHED LIST)**



**DESCRIPTION:** As part of the decennial state recertification of Dane County’s farmland preservation zoning ordinance, the county and participating towns need to make sure county zoning maps comply with s. 91.38, Wis. Stats. This section of statute prohibits farmland preservation zoning in places not also mapped for farmland preservation in the county *Farmland Preservation Plan*. Petition 12092 cleans up several such inconsistencies in the Town of Cottage Grove zoning map for properties that are planned for something *other* than long term agricultural preservation (e.g., commercial).

**OBSERVATIONS:** Petition 12092 would rezone a total of 9 tax parcels affecting 5 property owners:

- Five parcels (151 acres) from FP-35 to AT-35. These are larger parcels in agricultural use.
- Three parcels (25 acres) from FP-35 and FP-1 to NR-C. One of the properties is characterized by sensitive environmental features, while 2 others are located in the town’s commercial development area. For those properties within the commercial development area, the NR-C district is an appropriate “holding” category until property owners come forward with a development proposal.
- One parcel (8.5 acres) from FP-1 to UTR. This property is one of two separate, adjoining parcels and does not have direct road access. The town plan designates this property for future neighborhood development, with a portion also shown as future public road right of way.

**COMPREHENSIVE PLAN:** The properties are located in the town's agricultural transition, commercial development, and neighborhood development planning areas. The proposed rezonings are consistent with comprehensive plan policies and will ensure compliance with farmland preservation statutory requirements. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [allan.majid@danecounty.gov](mailto:allan.majid@danecounty.gov).

**RESOURCE PROTECTION:** Some of the affected properties have areas of resource protection, but no development is being proposed.

**TOWN ACTION:** The town board approved this petition with no conditions.

**STAFF RECOMMENDATION:** Staff recommends approval of the petition with no conditions.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.