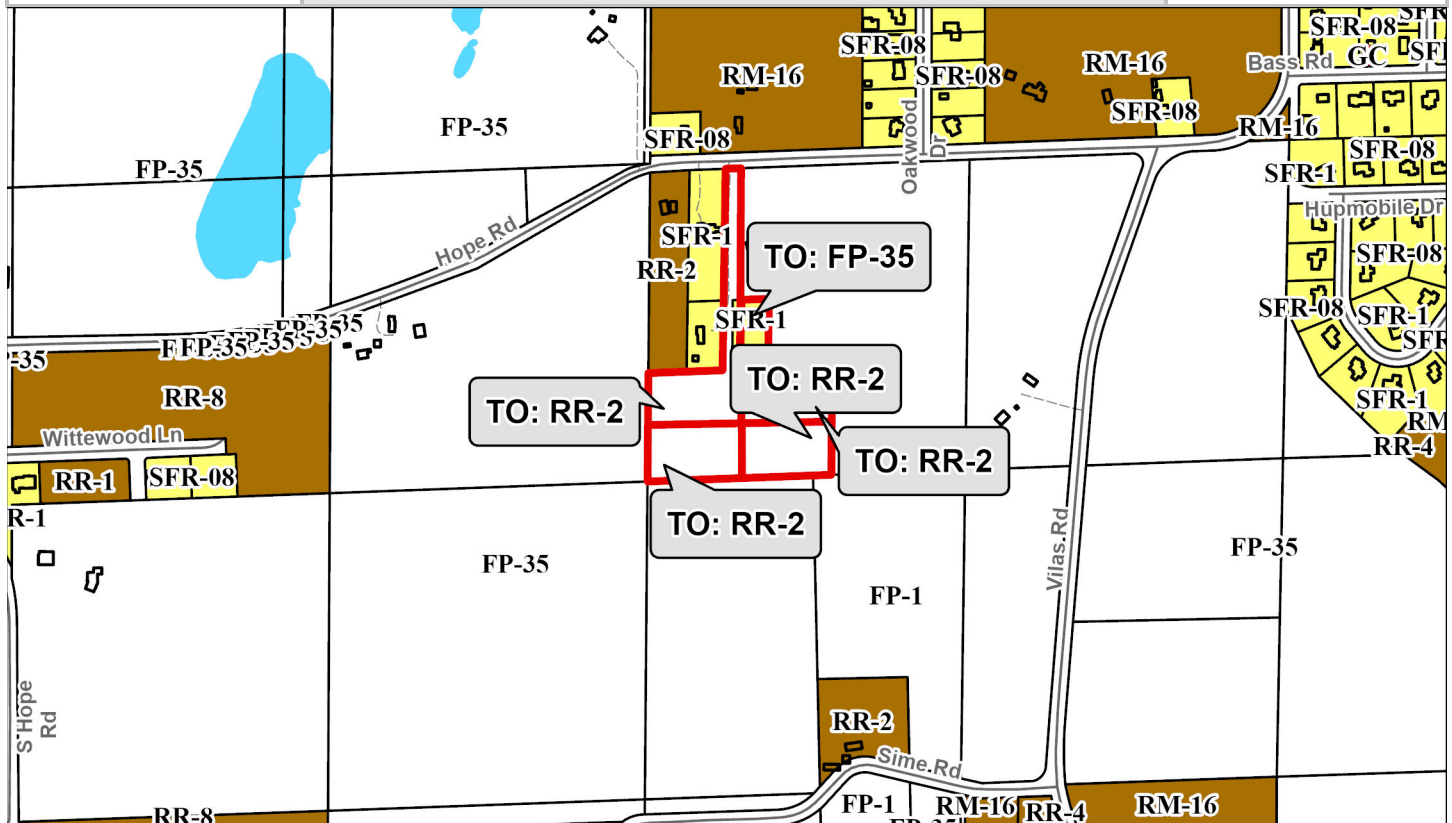


Staff Report  Zoning & Land Regulation Committee	Public Hearing: August 25, 2026		Petition 12311
	Zoning Amendment Requested: FP-35 Farmland Preservation and SFR-1 Single Family Residential District TO RR-2 Rural Residential District; SFR-1 Single Family Residential District TO FP-35 Farmland Preservation District		Town, Section: COTTAGE GROVE, Section 29
	Size: 9.1, .27, .74 Acres	Survey Required: Yes	Applicant: GT RENTALS LLC (STEVE GAUSMANN)
	Reason for the request: CREATING FOUR RESIDENTIAL LOTS USING TRANSFER OF DEVELOPMENT RIGHTS (TDR)		Address: HOPE RD WEST OF 3647 VILAS RD

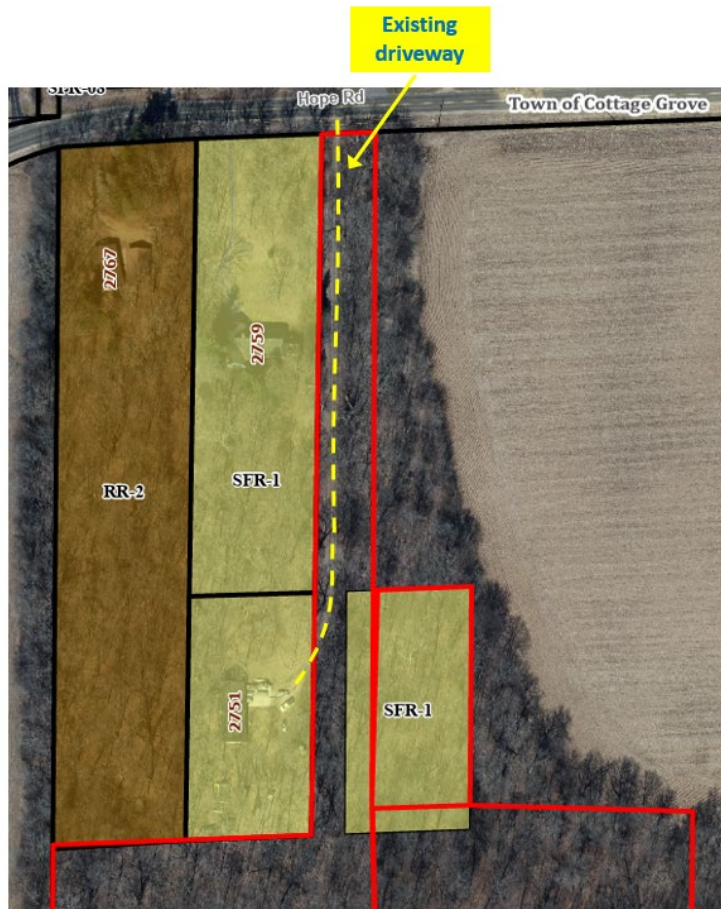


DESCRIPTION: Steve Gausmann proposes to create 4 residential lots with Rural Residential zoning. The petition would also eliminate an existing residential “spot zone” that is currently an unimproved, unplatted, landlocked parcel. The lots would be approximately 2 acres in size, with one lot being larger (2.95 acres) due to it containing the proposed driveway that would provide access for all four lots from Hope Road.

The proposal would use 3 “splits” or “residential density units” from the applicant’s property (which includes land from 2 “original farms” under the town’s farmland preservation policies), and would transfer one split from another farm owned by Henry Handzel in Section 29.

OBSERVATIONS: The subject property is located roughly one mile from active quarry operations at the Highway 12/18 and County Highway N. The proposed lot configuration meets county ordinance requirements for lot size and public road frontage.

The certified survey map (CSM) would rely on a shared access easement, placing all four lots on one driveway. However, in reviewing the proposal it appears there is already a driveway on the property that serves the adjacent residential lot at 2751 Hope Road (see image below). This would mean that the proposal would result in five residential lots served by a single driveway, which exceeds the maximum allowed under the county’s Chapter 75 Land Division Ordinance.



The owner of the adjacent property at 2751 Hope Road has requested information and expressed concerns about the driveway access. His property is “landlocked”; its only access to Hope Road is through a driveway that currently extends across the GT Rentals land. The neighbor expressed concerns about stormwater drainage, future maintenance of the driveway, and impacts to his privacy if this development is approved. He is also raised questions about traffic safety, noting that sight lines are not very good at this location and it could be dangerous to add more traffic. These matters are subject to the Town of Cottage Grove’s review as Hope Road is under the town jurisdiction.

The long driveway is expected to trigger the need for a stormwater management permit and engineered drainage facilities, based on the length and the amount of impervious surface.

For questions on stormwater management, the applicants are advised to contact Elliott Mergen at Water Resource Engineering at (608) 224-3730 / Mergen.Elliott@danecounty.gov.

COMPREHENSIVE PLAN: This petition is in the town’s agricultural preservation planning area and is subject to the land use policies related to that designation. The proposal would utilize 1 density unit available to the subject property, and involve the transfer of 3 density units – 2 from adjoining property owned by the applicant, and a 3rd from the neighboring property to the south.

Note that comprehensive plan policies allow for such transfers subject to the following policies:

4. The Town may also allow limited transfers of RDUs at a 1-to-1 transfer ratio under the following conditions:

- a) *Both parcels must be within the Agricultural Preservation Area on Map 16, except as allowed in Figure 6 for Agricultural Transition Areas and Figure 7 for Open Space and Recreation Areas.*
- b) *For each RDU transferred, the Receiving Area landowner would be able to develop one housing unit above the number of housing units allocated to the May 15, 1982 parcel. There is no transfer ratio incentive.*
- c) *The site to which the RDU is to be transferred must be less suitable for agricultural use than the parcel from which the RDU is to be transferred, as determined through an evaluation of the County Land Conservation soil groupings, unless no other acceptable locations are available.*
- d) *The development density of the contiguous ownership to which the RDUs are to be transferred shall be consistent with the purpose of the future land use category mapped over the Receiving Area property.*
- e) *The proposed residential lot(s) to result from the transfer must be at least 1,320 feet from any existing mineral extraction operation, livestock structure housing 500 or more animal units, or both, except if such operation(s) is on property owned by the Receiving Area applicant.*
- f) *All “Development Policies for Agricultural Preservation Area” in Figure 5 must be met.*

The proposal would involve 4 new lots sharing access via a shared driveway easement, plus 1 existing residential lot at 2571 Hope Road. While the county subdivision code allows for access via a shared driveway easement in lieu of road frontage, there is a limit of no more than 4 lots. So, as presented, the proposal would violate applicable county subdivision code provisions.

If the petition is approved, a total 105 acres of farmland and open space would be preserved and subject to an Agricultural Conservation Easement.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental resources within 300 feet of the subject property.

TOWN ACTION: Pending. The petition has been postponed twice by the town Plan Commission, as there are unresolved questions regarding the proposed shared driveway and other matters.

STAFF RECOMMENDATION: While the proposal meets most county ordinance requirements, staff has concerns about the proposed driveway access because it will not meet ordinance requirements and it is not supported by the neighbor who currently has access through that land. Staff has asked the applicants to verify if the existing driveway has an easement over this land, and to address the questions and concerns raised by the neighbor. For the proposed lot layout to meet Chapter 75 Land Division Ordinance requirements, they would need to revise the proposal so that no more than four residential lots are served by a shared driveway.

Staff recommends postponement at this time to allow more time for town action, and for the applicants to address the questions regarding the existing and proposed driveway access.

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