



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

January 10, 2020

Curt Hanson
C&L Investment Partnership
W 1085 County Highway K
Columbus, WI 53925

*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

RE: Status of Dane County Rezoning Petition #11512

Dear Mr. Hanson,

Thank you for stopping by to discuss the pending zoning petition regarding the acquisition of additional lands adjacent to your property at 3101 US Highway 12/18. Petition #11512 was submitted by Birrenkott Surveying and is slated for the January ZLR public hearing. The petition request states that approximately 11.7 acres of land would be purchased from Larry Skarr and added to your existing 11.5-acre residential lot. During the Town of Cottage Grove review, the Town tabled the petition noting that the proposal may conflict with the Town of Cottage Grove Comprehensive Plan.

The 2019 Town of Cottage Grove Comprehensive Plan designates the area around your property as an area for commercial development. It appears that the request to rezone additional lands for residential purposes may conflict with the future development of the area.

Through our conversation, I now understand that the main purpose of this acquisition of the 11.7 acres is to primarily have lands available for the future reconfiguration an existing 30-acre property that you also own (west of residence) at the intersection of County Highway AB and 12/18. The 30-acre property is currently zoned HC – Heavy Commercial. Recently, The DOT has distributed plans for the reconstruction of the AB/12&18 intersection. It appears that a significant amount of HC zoned lands will be acquired by the DOT in order to construct on/off ramps and roundabouts to improve the safety of the intersection. With the reduction of the commercial lands by the DOT, the additional 11.7 acres would be necessary in some fashion to adequately support the planned John Deere dealership that has been planned for this area since the late 1990's.

You had suggested that rezoning petition #11512 be changed from the requested residential zoning to Heavy Commercial. This would include your existing 11.5-acre residential lot and the proposed 11.7-acre lands. This change would appear to meet the Town plan policies. However; the County requires all requests for commercial zoning be accompanied by a site plan, to show the design of the proposed commercial development (buildings, parking, and storm water management). Given that the DOT plans for the intersection are still preliminary, a site plan cannot be produced due to the fact that the final road layout has not been determined.

Solution

I believe the primary goal, at this point, is to acquire the 11.7 acres of land from Larry Skarr in order to hold it for future development. The initial proposal to zone the property to residential seems to conflict

with the Town Plan policies and the suggested zoning to commercial appears too premature due to not knowing final road layout and how much land will be acquired by DOT.

In order for the property to be purchased, zoning must be assigned and a lot created through the certified survey map process. To continue the process, I would suggest that Petition #11512 be amended to rezone the 11.7-acre property that is proposed to be purchased to the **UTR Utility Zoning District**. The district is intended for purely utilitarian purposes. Basically, it is a temporary zoning district that could be assigned until the future development pattern of the area is known. Once the road layout is finalized, all of the lots could be reconfigured to support the planned commercial development.

If you feel that this is acceptable, the petition can be amended before the January 28th public hearing. If you have any questions or concerns, please feel free to call me at (608) 266-9078.

Respectfully,

A handwritten signature in black ink, reading "Roger W. Lane III", enclosed in a thin black rectangular border.

Roger Lane
Dane County Zoning Administrator

Cc: Town of Cottage Grove Clerk
Pam Andros, Dane County Senior Planner