



Report to the Plan Commission

July 26, 2010

Legistar I.D. #19281
3287 Field View Lane, Town of Cottage Grove
Extraterritorial Certified Survey Map

Report Prepared By:
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Planning Division

Requested Action: Consideration of a one-lot Certified Survey Map (CSM) of the Skaar Living Trust property located at 3287 Field View Lane, Town of Cottage Grove, Dane County, Wisconsin within the City of Madison's Extraterritorial Jurisdiction.

Applicable Regulations & Standards: Section 16.23, Land Subdivision Regulations, Madison General Ordinances provides the requirements for land divisions located within the corporate limits of the City of Madison or within the Extraterritorial Plat Approval Jurisdiction.

Summary Recommendation: The Planning Division recommends that the Plan Commission **approve** this Certified Survey Map subject to input at the public hearing.

Background Information

Applicant & Property Owner: Larry Skaar, Skaar Living Trust; 3287 Field View Lane; Cottage Grove.

Surveyor: Dan Birrenkott, Birrenkott Surveying, Inc.; PO Box 237; Sun Prairie.

Proposal: The applicant proposes to create one residential lot of 0.94 acres from a larger 43.06-acre agricultural parcel. The applicant wishes to record the Certified Survey Map as soon as all regulatory approvals have been granted.

Review Schedule: The State's subdivision statute, WS 236, requires that action be taken on a Certified Survey Map within 90 days of submittal unless a written extension is granted by the applicant. If no action is taken within 90 days and no extension granted, the CSM is deemed approved. The proposed CSM application was submitted to the City on June 9, 2010. Therefore, the 90-day review period for this CSM will end on September 9, 2010.

Parcel Location: An approximately 43.06-acre parcel generally located on the west side of Field View Lane approximately a half-mile north and west of the intersection of CTH MN and CTH N in the Town of Cottage Grove; Stoughton Area School District.

Existing Conditions: The subject site is developed with a single-family residence and a series of approximately 10 accessory buildings extending along the eastern line of the property. The proposed lot will include the single-family residence, a shed and a detached garage on land zoned County R-1 (Single-Family Residence District). The remainder of the applicant's agricultural lands are zoned County A-1EX (Exclusive Agriculture District).

Surrounding Land Use and Dane County Zoning:

North: Single-family residences, zoned R-1 and R-2 (Single-Family Residence Districts); US Highway 12 & 18;

South: Agricultural lands west of Field View Lane and CTH MN, zoned A-1EX (Exclusive Agriculture District);

East: Single-family residence, zoned R-1a (Single-Family Residence District); agricultural lands, zoned A-1EX;

West: Undeveloped and agricultural lands, zoned A-1EX; single-family residences, zoned RH-1 (Rural Home District).

Basis for Referral: Criteria for agricultural land division.

Environmental Corridor Status: This property is not within the Central Urban Service Area and there are no mapped environmental corridors in this area. The corridor map (H10) that partially includes the subject site and nearby properties suggests that portions of the property from which the proposed lot will be created included steep slopes (greater than 12%) and woodlands with greater than 80% canopy cover.

Public Utilities and Services:

Water: Property is not served by municipal water.

Sewer: Property is not served by municipal sewer.

Fire protection: Cottage Grove Fire Department

Emergency medical services: Deer-Grove EMS

Police services: Dane County Sheriff's Department – District S1.

School District: Stoughton Area School District

Project Review, Analysis & Conclusion

Proposed Land Division: The applicant is requesting approval of a one-lot certified survey map (CSM) to separate approximately 0.94 acres containing an existing two-story single-family residence, detached garage and shed from approximately 43.06 acres of contiguous agricultural land under common ownership located to the south and west. The proposed lot and house is located in the Town of Cottage Grove on the west side of Field View Lane, approximately a half-mile northwest of the intersection of CTH MN and CTH N and a quarter-mile west of the interchange of CTH N and US 12 & 18. Field View Lane extends north from CTH MN parallel to CTH N before turning sharply west at the northeastern corner of the applicant's property to parallel US 12 & 18. The remainder of the applicant's 43.06 acres is developed with a series of agricultural accessory buildings that extend along most of the easterly property line adjacent to Field View Lane. The remaining acreage will remain under the ownership of the applicant, who proposes to continue the agricultural use of the property. No construction is proposed on the remaining site acreage not shown on the certified survey map.

The area surrounding the subject site includes large, mostly undeveloped agricultural tracts to the south, east and southwest, and a series of smaller single-family residential tracts directly north along the south side of Field View Lane and adjacent to the northwestern corner of the 43.06 acres at the westerly terminus of Field View.

Approval of CSM by Town of Cottage Grove and Dane County: Section 16.23 (7)(c) of the Subdivision Regulations requires that subdivisions in the City's Extraterritorial Plat Approval Jurisdiction receive approval from the town of record and Dane County prior to consideration of the request by the Plan Commission.

The proposed lot was rezoned from A-1EX exclusive agricultural zoning to R-1 single-family residential zoning by Dane County on March 4, 2010 following the approval of the rezoning and land division by the Town of Cottage Grove on February 1, 2010. The County's rezoning approval was conditioned upon the completion of the subject CSM within 180 days and a condition requiring approval from the Town for the location of a new driveway to serve the proposed lot and a well agreement when the residential lot is sold. The remaining 42.1 acres will remain zoned A-1EX. The County also conditionally approved the proposed land division as outlined in a letter dated March 24, 2010 from Dan Everson, Land Division Review, Dane County Department of Planning and Development (attached).

City of Madison Land Use Plan: The subject site is located with Peripheral Planning Area I as defined in the Comprehensive Plan. Planning Area I is a "Group 3" planning area recommended primarily for continued agricultural and open space uses, and urban development is not recommended or anticipated during the planning period. However, if regional growth continues at the projected rate, some of the western portions of Planning Area I west of the subject site are located where City of Madison services could potentially be extended and could be suitable for more intensive urban development, though this area is much more distant from those utilities and services at the present time compared to Peripheral Planning Areas D and G located further to the west. The subject site is located just beyond the coverage of the more detailed Generalized Future Land Use Maps contained in the Comprehensive Plan.

Land Division Criteria: The Subdivision Regulations provide two criteria for consideration of land divisions in the City's extraterritorial plat approval jurisdiction:

Agricultural Land Division Criteria: The Plan Commission may grant approval of a land division subdividing portions of agricultural lands provided that the Commission shall determine that the proposed land division will assist and assure the continuation of the agricultural use.

Non-Agricultural Land Division Criteria: In the case of nonagricultural lands, the Plan Commission may recommend approval of a subdivision to the Common Council or may grant approval of a land division provided that the Plan Commission shall determine that the proposed subdivision or land division complies with each of the following four criteria:

- a. The proposed subdivision or land division shall be compatible with adjacent land uses and shall maintain the general land use pattern of the area in question.
- b. The proposed subdivision or land division shall result in a development pattern that is compatible with surrounding developments and land uses. Measures of compatibility shall consider lot sizes, traffic generation, access, noise and visual features.
- c. The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide public services, install public improvements or accomplish future annexations. The Plan Commission may consider annexation agreements with the property owner in order to comply with this requirement. The Plan Commission may also consider whether the City and Town(s) have reached an agreement on necessary public improvements and public services facilities required to serve the development.
- d. The proposed subdivision or land division shall comply with one of the following:

- i. The proposed subdivision or land division shall represent infilling of vacant land. Infilling is defined as a subdivision or land division which will accommodate the development of vacant land located such that surrounding existing land uses render the land impractical for any but similar uses.
- ii. The proposed subdivision or land division shall provide permanent open space lands for use by the general public in conformance with the adopted Parks and Open Space Plan for Dane County, Wisconsin, the City of Madison adopted Parks and Open Space Plan or the City's other adopted Master Plan elements, including the Peripheral Area Development Plan. The permanent open space lands shall be accessible and open for use by the general public. The open space lands shall be exclusive from, and in addition to, lands required for dedication to comply with applicable public parks and open space dedication requirements and shall be provided at a ratio of two acres of permanent open space lands for every one-acre of developed lands, including street rights of way. For the purpose of this provision, wetlands, flood plain lands, steep slopes, or other lands which are not developable because of sensitive environmental features shall not be counted as permanent open space lands in calculating the ratio of permanent open space lands provided versus developed lands. Steep slopes shall include lands which have grades of twenty percent (20%) or more.

The Plan Commission may grant approval of a land division subdividing portions of agricultural lands provided that the Commission shall determine that the proposed land division will assist and assure the continuation of the agricultural use. The applicant has indicated to staff that he wishes to maintain the agricultural use of the remaining approximately 42.1 acres of land surrounding the 0.94-acre lot proposed by the subject CSM. Future subdivision of the applicant's remaining agricultural land would be subject to review by the City under its Extraterritorial Plat Approval Jurisdiction.

Planning Division Recommendation

The Planning Division recommends that the Plan Commission **approve** the Certified Survey Map of 3287 Field View Lane, Town of Cottage Grove to create one lot subject to input at the public hearing.

City agencies reviewed the proposed CSM and submitted responses with no conditions of approval for this request.