



# Dane County Planning & Development

## Land Division Review

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December 1, 2021

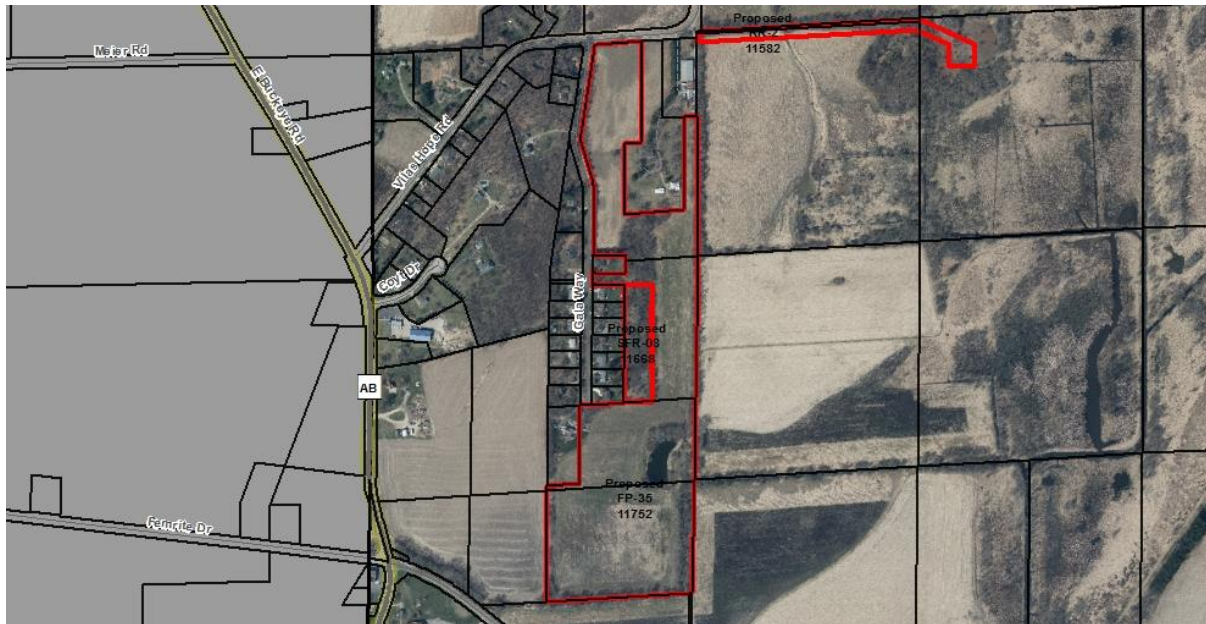
Williamson Surveying  
104A West Main St.  
Waunakee, WI 53597

Re: Williams (CSM 10579)  
Town of Cottage Grove, Section 19  
(3 lots, 39.94 acres)  
Rezone Petition: 11752, FP-35 to FP-1, *Farmland Preservation*

Attn: Chris Adams, S-2748

The proposed CSM is a lot line adjustment of Certified Survey Map 7867. The application is hereby conditionally approved:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Rezone Petition #11752 is to become effective and all conditions established are to be timely satisfied. (*County Board approved the Petition on November 4, 2021*)
  - *Recording of an approved CSM*
  - *A notice document shall be recorded on the proposed FP-1 lots (lots 2 and 3 of the Certified Survey Map) indicating that no RDUs ("splits") are available. Town policy would allow them to be a Transfer of Development Rights (TDR) receiving area on a 1:1 basis.*
3. All owners of record are to be included in the owner's certificate. In addition, a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.  
County records indicate the following owners:
  - *GALAROWICZ REV LIVING TR, HELEN J*
  - *DONALD G EHLENFELDT & KAREN A EHLENFELDT*
4. The required approval certificates are to be executed.
  - *Town of Cottage Grove*
  - *City of Madison*
  - *Dane County*
5. Comments from the Dane County Surveyor are to be satisfied:
  - *Pending*
6. The recordable document is to be submitted for review and approval.




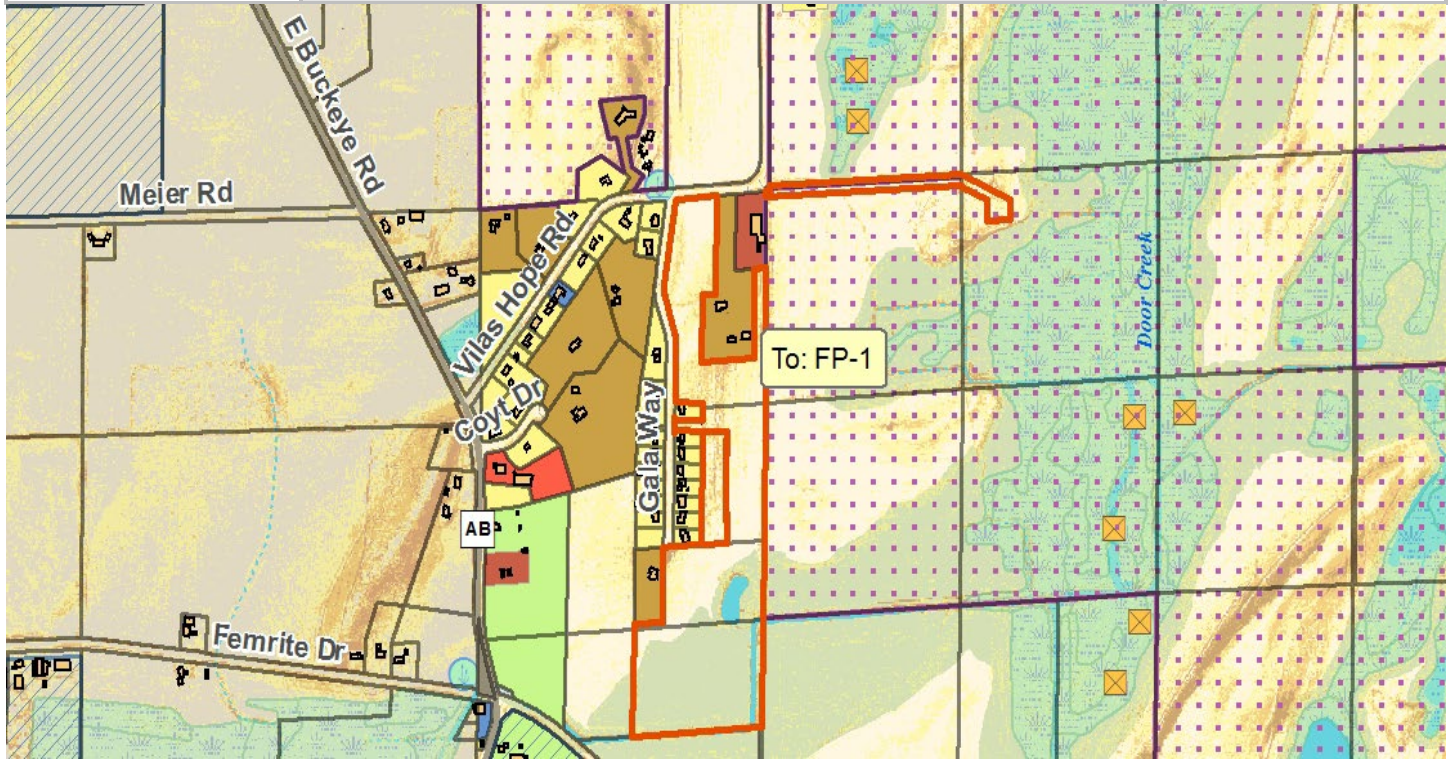
When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson  
Assistant Zoning Administrator  
267.1541

CC:  
Town of Cottage Grove  
Tim Parks

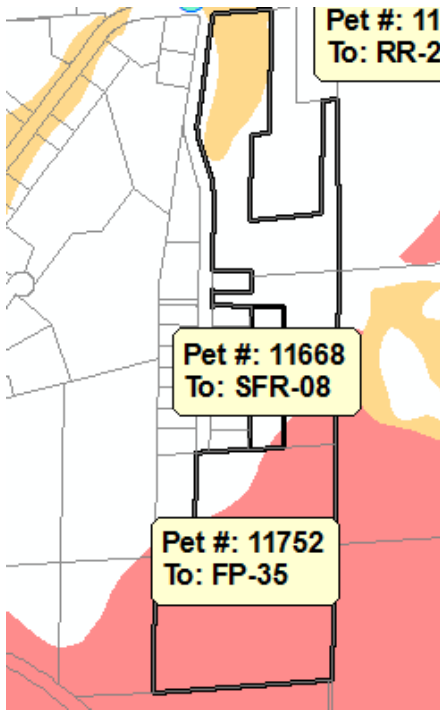
<p><b>Staff Report</b> Pam Andros</p>  <p><b>Zoning and Land Regulation Committee</b></p>	<u>Public Hearing:</u> <b>October 26, 2021</b>		<b>Petition 11752</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District</b>		<u>Town/Section:</u> <b>COTTAGE GROVE, Section 19</b>
	<u>Size:</u> <b>37.93 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>GALAROWICZ REV LIVING TR, HELEN J</b>
	<u>Reason for the request:</u> <b>Creating two agricultural lots</b>		<u>Address:</u> <b>EAST OF 3779 GALA WAY</b>



**DESCRIPTION:** The applicant (the Helen Galarowicz Trust) has been selling various portions of the land over time. With petition 11752, the land is being subdivided into 2 farmland preservation (FP-1) lots (proposed lots 1 & 3). The owner of the home at 3779 Gala Way, (zoned RR-2), wishes to own additional land to keep in open space (proposed lot 2). In a previous petition, land was rezoned and divided in order to sell land to neighbors who wanted to expand their existing residential lots located along Gala Way.

**TOWN PLAN:** The subject property is in the *Agricultural Preservation* future land use area of the town of Cottage Grove Comprehensive Plan. Because the land is being rezoned to a farmland preservation zoning district (FP-1), this proposal is consistent with the comprehensive plan.

**RESOURCE PROTECTION:** Hydric soils exist on a significant amount of the southern portion of the property (see below).



**TOWN:** The town approved with conditions (see Town Action Report).

**STAFF:** The proposal appears reasonably consistent with town plan policies. The town approval requires that a “notice” document be recorded on the property indicating that no RDUs (“splits”) remain available. The town action also notes that, “Town Policy would allow them to be a TDR receiving area on a 1:1 basis.”

Note that any future TDR proposal would require a zoning change and determination of compliance with town policies and the county TDR ordinance.

Staff recommends approval of the petition with the town conditions as shown below:

1. A notice document shall be recorded on the proposed FP-1 lots (lots 2 and 3 of the Certified Survey Map) indicating that no RDUs (“splits”) are available. Town policy would allow them to be a Transfer of Development Rights (TDR) receiving area on a 1:1 basis.

Any questions about this petition or staff report please contact Pamela Andros at (608) 261-9780 or [andros@countyofdane.com](mailto:andros@countyofdane.com)