TOWN OF COTTAGE GROVE
PLAN COMMISSION MINUTES
APRIL 22, 2026

1) Notice of the meeting was posted at the Town Hall and on the Town's website. A quorum was present with Steve Anders, Tom Banigan, Troy Eickhoff, Kris Hampton, Mark Kudrna, Jerry Meylor, and Dave Muehl present. Clerk-Treasurer Kim Banigan took minutes and Town Planner Mark Roffers was also present.

2) Anders called the meeting to order at 7:00 P.M.

3) Approve minutes of previous meetings: **MOTION** by Muehl/Eickhoff to approve the minutes of the March 25, 2026 meeting as printed. **MOTION CARRIED 7-0.**

4) Public Concerns:

   a) David Dinkel, representing the Wittes and Moms CG Farm LLC, provided all Commission members with a copy of a Farmland Preservation handout, and stated that farms not located in a Farmland Preservation County can have a separate agreement (but according to the handout, they would need to be in a locally petitioned Agricultural Enterprise Area). He reported that the gas line has been located and perk tests performed on the Moms CG Farm LLC land between Hope Rd and Wittewood Ln. All 10 lots passed with either conventional or mound systems. They hope to have the rezone and preliminary plat ready for the Plan Commission to review in June. Vierbicher has been hired to do the engineering for the 10-lot subdivision as well as concept plans for the 33 acres north of Hope Road that the Wittes have proposed for Neighborhood Development designation in the Plan. The Wittes have also hired an attorney to work through their question about RDUs on the acreage that is in the Federal Conservation program.

   b) Travis Leeser with Cleary Buildings asked about scheduling a special meeting for two CUP and Design Review petitioners he is working with on for lots in the Swalheim Business Park because the buyers have time constraints. He was advised that the roads in that plat have not yet been dedicated to the Town, and no building permit can be issued on lot 4 until that portion of North Star Road is complete. After hearing this, he said no special meeting will be needed.

5) Craig Slager petitioner, Barnsdale, LLC, property owner, 3432 County Road N, seeking rezone of 5.5 acres from RM-16/General Commercial/Limited Commercial to Heavy Commercial with deed restrictions to extend existing contractor business and accommodate surrounding Ironstone Commercial Park (DCREZ 12276): Mr. Slager was present. Roffers had prepared a review letter (Exhibit A) that recommended approval with conditions. The site will have the same deed restrictions as are proposed for the adjacent Ironstone Commercial park (Exhibit B), and will have its own septic system. Access will eventually be relocated to the new public road proposed for the Ironstone Commercial Park. Slager estimated that outdoor storage will be 50' x 30' or 40', to accommodate dumpsters and some fencing materials. There were questions about employee parking, which Roffers said is not considered outdoor storage. **MOTION** by Banigan/Hampton to recommend approval of rezoning the 5.5 acres to HC with the same deed restrictions as are proposed for the Ironstone Commercial Park, subject to meeting the conditions 1. a through c. and 2. on page 3 of Exhibit A. **MOTION CARRIED 7-0.**

6) Discuss/Consider amendments to the Comprehensive Plan: Roffers had prepared a review letter (Exhibit C). David Witte was present along with David Dinkel, and there was extensive discussion about whether to designate the 33 acres north of Hope Road for Neighborhood Development. The Wittes engineer is working on concept plans as was suggested at the March meeting, and asked for another 90 days. Questions included how this would affect the Town's status with the Farmland Preservation program. Roffers said County planning staff is working on that but are behind due to

recent staff changes. There were suggestions that the designation of the 33 acres not be changed until the success of the 10-acre plat is demonstrated. **MOTION** by Eickhoff/Hampton to not include the Witte 33 acres in the Neighborhood Development Area with this Plan update. **MOTION FAILED 3-4** (Banigan, Kudrna, Muehl and Meylor opposed). **MOTION** by Kudrna/Banigan to postpone a decision on the 33 acres for 90 days (until the July Plan Commission meeting). **MOTION CARRIED 6-1** (Eickhoff opposed).

As for the remaining items on Ruffer's memo: 2 – 5 and 9 were no longer relevant. 6 and 7 are essentially typos in the current Plan that need corrections. 8 regarding redesignation of Neighborhood Development Areas with little/no development interest/prospects was tabled until the 2028 review of the plan. 10 regarding a ¼ mile policy to not require RDUs within ¼ mile of the Village of McFarland was deemed irrelevant due to the lack of developable land in that area. 11 regarding substantive criteria and public/neighbor notice components for future Plan amendments got the most discussion. There were thoughts that neighbor notice is premature at that stage and will only generate misunderstanding. Roffers' suggestion to implement a checklist to evaluate Plan requests against the Mission Statement, public interest, etc. was considered a good addition.

7) ADJOURNMENT: **MOTION** by Muehl/Banigan to adjourn. **MOTION CARRIED 7-0**. The meeting ended at 9:04 P.M.

Submitted by: Kim Banigan, Clerk-Treasurer

Approved 05/27/2026

MDROFFERS CONSULTING

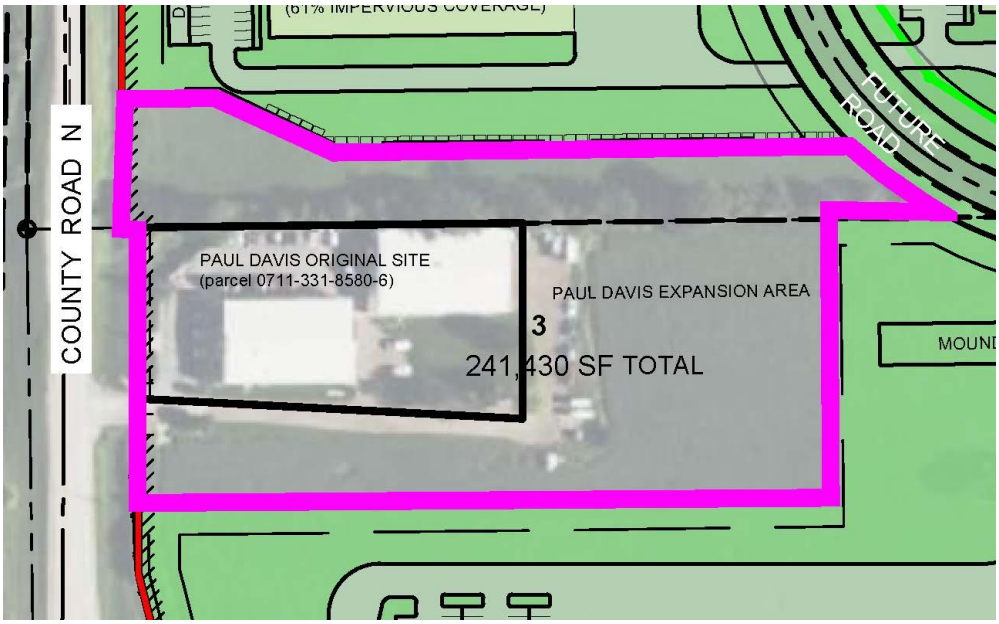
TO: Town of Cottage Plan Commission

FROM: Mark Roffers, Town Planner

DATE: April 16, 2026

RE: Paul Davis (Barnsdale) Rezoning Request

Barnsdale LLC (Paul Davis) is requesting rezoning, to the HC Highway Commercial district, of its existing 1.5-acre parcel 0711-331-8580-6 at 3432 County Highway N ("Original Site") plus 4 acres to that parcel's east, south, and north that has been proposed as Lot 3 of the Ironstone Commercial Park ("Expansion Area"). There appears to be an arrangement to transfer that 4-acre Expansion Area from Skaar Pit LLC (i.e., Ironstone developers) to Barnsdale LLC (Paul Davis).



Paul Davis's Original Site is currently zoned GC General Commercial. The part of the Expansion Area that is immediately south of parcel 0711-331-8580-6 is currently zoned LC while the remainder of the Expansion Area is currently zoned RM-16.

As part of requested rezoning for the Ironstone Commercial Park, Skaar Pit LLC had requested that the Expansion Area be rezoned to GC General Commercial to match the current GC zoning on the Original Site. Skaar Pit LLC had requested HC zoning for all other developable lots in the Ironstone Commercial Park, and had accepted deed restrictions limiting land uses, outdoor storage, and outdoor display for those lots. The Plan Commission and Town Board supported

approval of that rezoning with those restrictions in November/December 2025. The County has postponed action on that rezoning, waiting primarily for greater resolution on off-site traffic improvements. Town and developer reps have recently worked to move that matter forward.

Paul Davis is eager to move forward with its expansion plans. A conceptual site/grading plan and building elevations are included in the Commission's packet. The plans suggest a new 30,000 square foot building to be joined to its two existing 10,000 square foot buildings. Paul Davis's County application also indicates that Paul Davis does or would store a small amount of scaffolding and construction fencing outside along with some vehicles and trailers, plus a 30 yard dumpster for managing and removing and recycling waste.

Paul Davis is seeking HC zoning. The HC district allows outdoor storage, outdoor contractor operations, and outdoor display by right, rather than by conditional use permit as under GC zoning. In the past, Paul Davis representatives have indicated a willingness to accept the same HC restrictions as recommended for the proposed HC-zoned lots in the Ironstone Commercial Park. Those restrictions are attached.

The Town's Comprehensive Plan advises this 5.5-acre property as part of a larger planned "Commercial Development Area" detailed in the Plan's Conceptual Rural Business Park Development Plan map. Figure 9 of the Plan suggests land uses "that emphasize storage (particularly outdoor storage) and outdoor display and activities should be minimized." It does not appear that Paul Davis would have a significant outdoor component. Still, were the attached restrictions to apply, any outdoor storage area would have to be located 200+ feet from Highway N and screened from all streets and highways. GC and HC zoning districts are listed among the "typical implementing zoning districts" for the Town's planned "Commercial Development Area". The Town Plan also advises that the Town will sometimes limit the range and scale of land uses through deed restrictions. The attached deed restriction, combined with the Town's design plan approval process and requirements, should address typical concerns with HC zoning.

The Town Plan suggests a future public road extending from North Star Road to connect to Highway N at Natvig Road. A segment of that proposed road intersects with the east edge of the Paul Davis Expansion Area. Paul Davis representatives have indicated a willingness and even interest in taking access from that new road. The current Paul Davis expansion concept plan suggests but does not show completion of this connection. This may be due to remaining uncertainty or delay associated with the Ironstone Commercial Project. Certainly, when that road to the east is provided, I advise that the Paul Davis site connect to it.

Recommendation: I recommend that the Town support rezoning of the Original Site plus Expansion Area (5.5. acres total) to HC Heavy Commercial, subject to the following conditions:

1. Prior to building permit:
    a. The Expansion Area and Original Site shall be combined into one lot.
    b. A deed restriction in line with the attached restriction dated 12/11/25 shall be recorded against the combined lot.
    c. The project shall have obtained Town design review approval per Section 12.08 of Town ordinances.
2. Upon construction of a public road adjacent to the east edge of the rezoning area, but no sooner than construction of the owner's proposed expansion project, the owner shall construct a driveway connecting to that new public road. Upon such driveway connection, the owner may be required to discontinue its current driveway to Highway N for traffic control and safety reasons.

DEED RESTRICTION

Use black ink & print legibly

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

WHEREAS,

Skaar Pit LLC

are owners of the following described real estate in the Town of Cottage Grove, Dane County, Wisconsin, further described as follows:

Name and return address:

Parent Parcel Numbers
0711-284-9210-0
0711-331-8580-6
0711-331-8501-1
0711-331-9001-4
0711-331-8012-0

Legal Description

Lots 1, 2, and 4 through 7 of the Ironstone Commercial Park plat, Section 28 and Section 33, T7N, R11E, Town of Cottage Grove, Dane County, WI

Revised 12/11/25

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;

- The Town Government of the Town of Cottage Grove, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced.

THEREFORE, the following restrictions are hereby imposed:

a. Land uses on the property shall be limited exclusively to the following permitted uses:
   i. Agricultural uses (livestock not permitted)
   ii. Agricultural accessory uses (livestock not permitted)
   iii. Contractor, landscaping or building trade operations
   iv. Freight and bus terminals
   v. Governmental, institutional, religious, or nonprofit community uses
   vi. Indoor entertainment or assembly
   vii. Indoor sales
   viii. Indoor storage and repairs
   ix. Light industrial
   x. Off-site parking
   xi. Office uses
   xii. Outdoor sales, display or repair
   xiii. Outdoor storage
   xiv. Personal or professional service
   xv. A transportation, utility, communication, or other use required by law
   xvi. Undeveloped natural resources and open space areas
   xvii. Utility services
   xviii. Vehicle repair or maintenance service
   xix. Warehousing and distribution facilities

b. Land uses on the property shall be limited exclusively to the following conditional uses:
   i. Communication towers
   ii. Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above

c. Residential and associated accessory uses are prohibited.

d. Each lot must have a principal building.

e. Outdoor display of equipment and vehicles immediately available for direct sale or lease to customers is permitted without screening from public rights-of-way, provided that:

   i. Such display area shall be clearly indicated on a site plan approved by the Town of Cottage Grove.
   ii. All such displays shall be located on an asphalt, concrete, or other hard surface not including gravel, and set back at least 10 feet from all lot lines.
   iii. All vehicles and equipment within such display area shall be maintained in working and operable condition.
   iv. No other materials or equipment may be stored or kept in such display area, unless it is first screened as an outdoor storage area.
   v. If displayed equipment or vehicles are removed from the display area, all support fixtures used to display such equipment or vehicles shall be removed at the same time.
   vi. Any temporary signage in or around the display area shall be on the vehicles or equipment being sold or leased.
   vii. All lighting shall meet Town of Cottage Grove requirements. No upward spot lighting is permitted.

f. Outdoor storage of trash, scrap, pallets, recyclables, fuel tanks, inoperative vehicles, and materials not immediately available for direct sale or lease to customers shall be kept within outdoor storage yards that are:

   i. Clearly indicated on a site plan approved by the Town of Cottage Grove.
   ii. Not within 200 feet of the rights-of-way for Highways 12-18 or N.
   iii. Gravel or hard surfaced.
   iv. Fully screened from all adjacent public rights-of-way by buildings, landscaped berms, walls, and/or opaque fences. Chain link fences with slatted inserts or mesh coverings are not considered opaque fences.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such a petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

2. The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

3. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.

4. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

_____	_____
Date	Date
_____	_____
Signature of Grantor (owner)	Signature of Grantor (owner)
_____	_____
*Name printed	*Name printed

STATE OF WISCONSIN, County of _____

Subscribed and sworn to before me on _____ by the above-named person(s).

Signature of notary or other person
Authorized to administer an oath
(as per s. 706.06, 706.07) _____

Print or type name: _____

Title: _____ Date Commission expires: _____

Revised 12/11/25

MDR
MDROFFERS CONSULTING

To: Town of Cottage Grove Plan Commission

From: Mark Roffers, Town Planning Consultant

Date: April 16, 2026

Re: Continued Discussion of Potential Comprehensive Plan Amendments

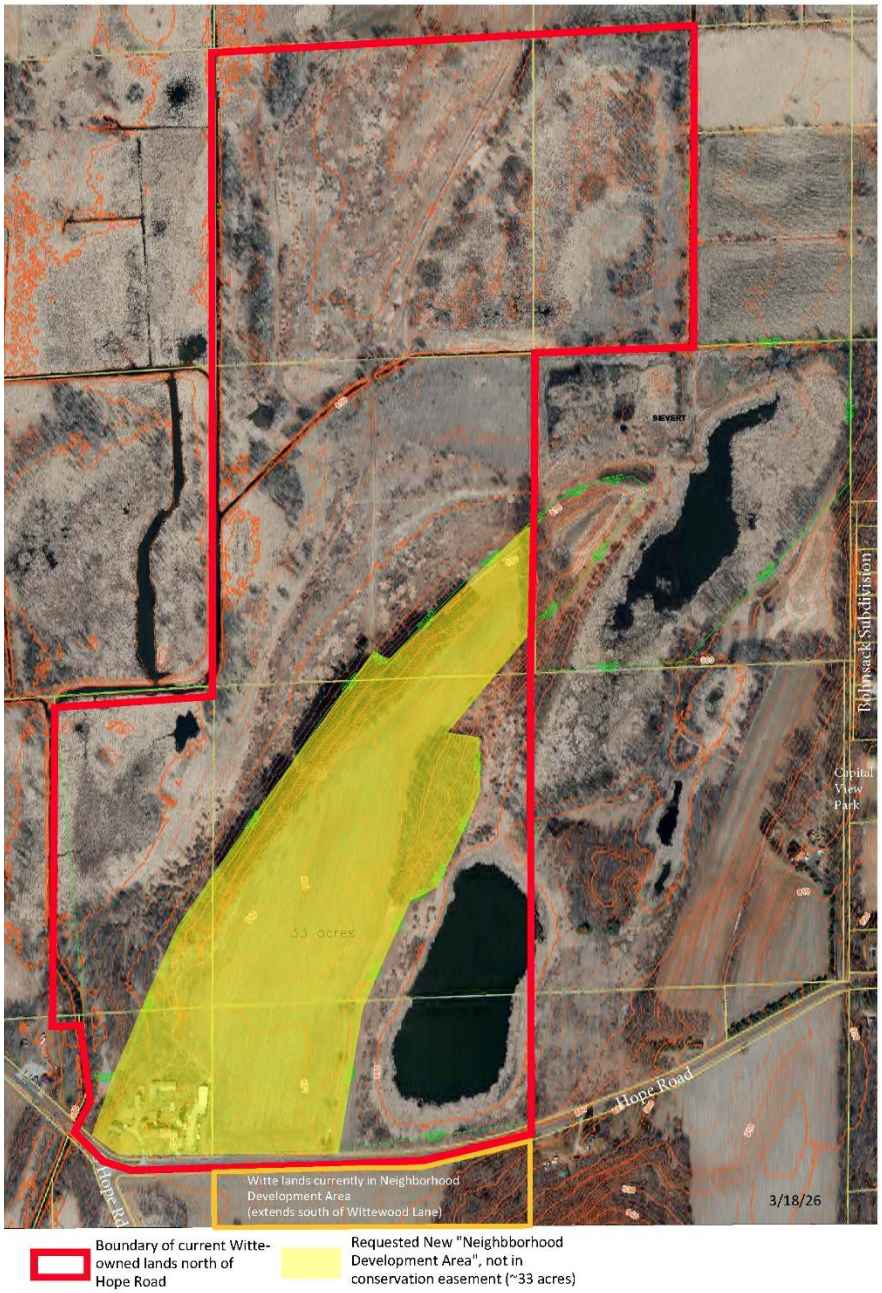
#	Requestor	General Area	Acres	Summary Description
1	Witte	NE Hope/S Hope intersection, east of Door Creek	~33	Redesignate on Future Land Use map from "Agricultural Preservation Area" to "Neighborhood Development Area"
2	Witte	NE Hope/S Hope intersection, east of Door Creek	~184 in conserva-tion easement	Seeking interpretation or language that NRCS Wetland Reserve Program easement over 184 acres of 310-acre Witte farm does not extinguish 5 Residential Density Units (RDUs)
3	GT Rentals	South of Hope/ Vilas Road intersection	~116	Redesignate on Future Land Use map from "Agricultural Preservation Area" to "Neighborhood Development Area"
4	Burtman	Townwide	NA	Rule out the Town of Cottage Grove as a potential site for future data centers
5	Burtman	Townwide	NA	Include program for traffic calming, bike/ped facilities, and transit in future road updates
6	Roffers	Residentially-zoned lots created before 1/1/81	Un-known	Clarify/restore Town Plan policy regarding development and division of such lots without meeting Town RDU and TDR requirements.
7	Roffers	Neighborhood Development Areas	NA	In Figure 8, "Relationship to Town's TDR Program" policy 3, change "eight" to "ten" to reflect 10:1 TDR ratio adopted in 2024.
8	Plan Commission	Neighborhood Development Areas/Ag Transition Areas	Not yet known	Redesignate to "Agricultural Preservation Area" those planned "Neighborhood Development Areas" and "Ag Transition Areas" with little/no development interest/prospects.
9	Plan Commission	1/4-mile from Village of CG	Marginal	Require majority of parcel to be 1/4 mile from Village to qualify; clarify ambiguity between Future Land Use map note and policy in Figure 8 of Plan.
10	Plan Commission	1/4-mile from Village of McFarland	200-250	Enact similar policy as within ¼-mile from Village of Cottage Grove, not requiring transferred RDUs to develop there.
11	County Planning	Townwide	NA	Add substantive criteria and public/neighbor notice components for future Plan amendment requests.

4324 Upland Drive Madison WI 53705 608-770-0338 mark@mdroffers.com

The Plan Commission discussed most of the above requests at its March meeting. Following is further description of these requests. I have yet to prepare specific proposed Plan amendments for consideration, but will do so following the April meeting. I will be at this meeting to participate in the discussion.

1. Witte Future Land Use Amendment Request

As described in a letter submitted by the applicants' attorney, this request is for about 33 acres of upland area north of Hope Road (yellow on corrected map to right) be redesignated from future "Agricultural Preservation Area" to future "Neighborhood Development Area" so that it may "support several distinctive lots that would attract high quality homes."



This 33 acres are most if not all of the applicants' unrestricted holdings north of Hope Road. The restriction on the balance of the land is via an NRCS wetland reserve program easement recorded in the year 2000.

The applicants also still own 16.5 acres of undeveloped land generally between Hope Road and Wittewood Lane, already in the Town's "Neighborhood Development Area." The applicants also appear interested in bringing forward a 9-10 lot subdivision for that

16.5 acres, which would not require a Comprehensive Plan amendment but would require rezoning and subdivision platting. We expect a rezoning application this spring.

The 33 additional acres proposed for "Neighborhood Development Area" include a drumlin ridge, generally cropped but with some steeper slopes and trees near its edges. Elevation drops and slopes diminish approaching Hope Road. The northern parts likely afford significant views, and are visible from other parts of the Town. Agricultural soil quality transitions from Group 2 (prime) near Hope Road to Group 4 near the north edge. NRCS soil data also suggests that soils may have some building and septic field absorption limitations.

The 33 acres are just outside of the potential City of Madison expansion area, which means that any subdivision proposal would not be subject to Madison extraterritorial review and may help form a long-term edge between City and Town.

Plan amendment requests ought to be evaluated against the Town of Cottage Grove's vision, attached to this memo. That vision attempts to strike a balance between agricultural and natural area preservation and rural living opportunities, "guiding housing development away from farming areas and towards developed areas." There has also been some prior discussion—though not articulated in the Town Plan—that the Town's east side is the greater priority for farmland preservation. Plan amendments are also to be considered "in instances where the Plan becomes irrelevant or contradictory to emerging policy or trends."

Another consideration is continued compliance with the State's farmland preservation program. By rule, the State requires that at least 80% of the area planned for agricultural preservation in the Town be zoned within a certified farmland preservation zoning district. The Town had for many years been in the 82%-83% range. Were the Town and County to change the planning designation of this land away from the "Agricultural Preservation Area", that would reduce the numerator in this equation, thereby bringing the Town closer to the 80% minimum. Following the Commission's March meeting, I requested an update from County Planning staff regarding the Town's current percentage, which I still hope to have before Wednesday's Commission meeting.

I had noted that it may be worthwhile to understand how the applicants respond to and propose to overcome the above suggested development limitations. A more thorough environmental assessment and conceptual development plan for these 33 acres may also be useful to evaluate other Plan consistency issues. In response, I had understood that the applicants may generate a conceptual development plan for this 33 acres, but we have yet to receive one. Meanwhile, it appears that the applicants are preparing their rezoning application for the 16.5 acres south of Hope Road.

It is my advice that, given the outstanding issues and the applicants' proposal to rezone/plat other nearby lands in 2026, it would be premature to amend the Future Land Use map to redesignate this 33 acres north of Hope Road at this time.

2. Witte Request for Residential Density Unit (RDU) Determination

In 2021, Dane County Planning and Development staff offered an opinion that the NRCS conservation easement over approximately 184 acres of the 310-acre (in 1982) Witte farm extinguished 5 RDUs on that 1982 farm. Another RDU was used with a 2007 land sale, leaving County staff to suggest that 2 RDUs remain on the applicants' farm from the original 8 RDUs.

The applicants do not agree with this County staff opinion. They instead suggest that (a) RDUs are to be calculated based on the entire land holding including environmentally-constrained land and that (b) the NRCS easement said nothing on how restrictions within the easement area should affect building potential outside the easement area. They are now seeking the Town's position on the matter to aid in their future planning. If the applicants' position prevails, they would have 7 remaining RDUs on their land. These could be applied to build 7 new homes in their Neighborhood Development Area(s). Transferred development right(s) would be required to build more new homes.

I have not thoroughly reviewed this matter so am not prepared to offer any opinion, and in any case this may teeter into a legal matter for which the Town may wish to involve the Town Attorney. I will point out that Figure 3: Residential Density Unit (RDU) System of the Town's Plan (copy attached) appears to be the relevant point-of-reference. Some other towns have explicit policies in their Town Plan for similar situations. Once the Town lands on a position concerning this matter, I would recommend that that position evolve into a supporting amendment to Figure 3.

At the March meeting, I understand that the Commission's consensus was for the applicants to obtain an opinion from the USDA whether or not the land has any development rights. I have heard no further progress since then. This may be another request on which action should be deferred.

3. GT Rentals Future Land Use Amendment Request

I understand that the applicant withdrew this request at the March meeting.

4. Burtman Request to Rule out the Town as Potential Future Data Center Site

I understand that the Plan Commission has elected not to pursue such requested amendment, noting that this requires cooperation with Dane County.

5. Burtman Request to Include Traffic Calming, Bike/ped Facilities, and Transit Provisions in Future Road Updates

I understand that the Plan Commission has elected not to pursue such requested amendment, due to the nature of Town roads and traffic from neighboring communities.

6. Clarify RDU/TDR Policies for Residentially-zoned lots Created Before 1/1/81

Figures 5 (Agricultural Preservation Area policies) and 8 (Neighborhood Development Area policies), under their "Relationship to Town's TDR Program" sections, have the following identical policy:

> Legally created lots zoned residential prior to January 1, 1981 may be developed with residences and divided without having to meet the Town's RDU and TDR requirements.

This policy was intended as short-hand for more extended policies in the "development policies" sections of the same figures. However, the short-hand has one basic fact wrong: It wasn't until a blanket rezoning in 1987 that residential zoning districts were introduced to the Town's Zoning Maps. So, there were no residentially-zoned lots in the Town in 1981.

The more extended policy in Figure 5 provides greater accuracy, and reads as follows:

> Existing Residentially Zoned Lands: Residentially zoned parcels which existed prior to January 1, 1981 and meet all Town, County, and state requirements related to land division are eligible for home construction and potential further division, subject to the above limitations if in the Potential Madison Expansion Area. These parcels are not subject to TDR or the RDU requirements as described in Figures 3 and 4. By extension, such parcels do not have RDUs for transfer, and RDUs may not be transferred to these parcels. The intent of this policy is to facilitate residential infill and increased density residential development that is consistent in character to the existing residentially zoned area. To this end, division of such lands shall result in the creation of lots with similar area, road frontage, and width-to-depth ratio as a majority of the adjacent parcels. Lot sizes may be different from the minimum and maximum in the above "New Lot Sizes" section, based on the sizes of adjacent parcels, unusual land configuration, to better protect farmland, and/or to enhance rural or scenic character.

Figure 8 has a similar, but slightly less fleshed-out policy.

What I propose is to amend these policies so they (a) do not suggest that there were residentially-zoned lots in the Town in 1981 and (b) are fully consistent between Figures 5 and 8 using the "Existing Residentially Zoned Lands" policy above as the foundation.

7. **In Figure 8, "Relationship to Town's TDR Program" policy 3, change "eight" to "ten" to reflect 10:1 TDR ratio adopted in 2024.**

I will include this catch-up change among the 2026 Plan amendments.

8. **Redesignate to "Agricultural Preservation Area" those "Neighborhood Development Areas and "Agricultural Transition Areas" with Little/No Development Interest/Prospects**

This is potentially a broad request that would involve some parcel-by-parcel technical analysis and would ideally include an opportunity for the affected property owners to weigh in. While each of us may have a short-list of parcels in mind, I recommend a systematic review so it does not appear that only a handful of properties are being singled out. This would potentially be a better initiative to pursue with some forethought as part of the 2028 amendments.

9. **Require Majority of Parcel to be 1/4 mile from Village of Cottage Grove to Qualify for Development without Transferred RDUs. Clarify ambiguity between Future Land Use map note and policy in Figure 8 of Plan**

We should review polices in Figures 6 and 8 of the Plan against that printed as Note 2 on the Future Land Use map. At present, these all seem consistent to me, exempting a requirement for transferred RDUs "where the majority the tax parcel is within ¼ mile of the Village of Cottage Grove as of July 5, 2022." I understand that there was some back-and-forth on that policy, which in pre-2024 form allowed the northern part of Kennedy Hills to develop without transferred RDUs. We should discuss this more on Wednesday.

10. **Institute Similar "1/4-mile no RDU" Policy from the Village of McFarland**

At present most lands in the Town adjacent to McFarland are planned as part of the "Agricultural Preservation Area", rather than the "Neighborhood Development Area" or "Agricultural Transition Area". A lot of that same land is undevelopable within the Door Creek corridor. To the north of Siggelkow Road, lands in the Town are planned for "Agricultural Transition Area" but are also in the "Potential Madison Expansion Area" by intergovernmental agreement between the Town and City. As a result, Town development in these areas seems unlikely. A better approach to address Town concerns over significant McFarland annexations would be to interject into intergovernmental agreement discussions affecting this area, which I understand are occurring between McFarland and Madison.

11. Add Substantive Criteria and Public/Neighbor Notice Components for Future Plan Amendment Requests

This proposed amendment would provide more structure for the Town in evaluating future Plan amendment requests.

First, where there is an amendment to the Future Land Use map that passes initial Commission review, it would make sense at such time to notify neighboring property owners and provide them with a chance to weigh in. The alternative is that the Future Land Use map gets changed with limited neighbor knowledge, and those owners are caught off guard and with less influence during a subsequent rezoning process.

Second, it also makes sense for the Plan to include substantive criteria against which future Plan amendment requests could be weighed, which could include:

- The extent to which the proposed Plan amendment is consistent with or even advances the Town's vision and goals as listed in the Plan.
- The degree to which the Plan component being sought for amendment has become irrelevant or contradictory to emerging policy, initiatives, or trends.
- Whether the proposed amendment is addressing a policy matter or clarifying the Plan with a policy-neutral impact.
- If the proposed amendment is to the Future Land Use map, or to development policies, in a manner that would provide more development opportunities to the owner:
    - The potential public benefits of the proposal will outweigh potential adverse impacts, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.
    - The extent to which the proposal is addressing an unmet need in the Town.
    - The amount of other vacant, developable land in the Town for similar types and densities of development, and its likelihood of those developing in the near-term.
    - The degree to which the proposed amendment is linked to a particular and likely development proposal, versus being proposed for speculation/to increase the sale price of the land.

If the Commission agrees, I can work these into the specific Plan amendment for Commission recommendation at an upcoming meeting.

The Town's Vision

A vision statement is:

- A presentation of how the Town wishes to look, feel, and be perceived.
- An inspirational and positive view of Cottage Grove and its future that allows the community to explore its opportunities.
- A platform for the Town to take advantage of its assets and opportunities.
- A broad framework around which to build more detailed strategies and initiatives, including those in this volume of the *Comprehensive Plan*.

The Town established the vision statement to the right as part of its 2015 *Plan* update, and reaffirmed this vision with this 2022 update. The vision statement forms the basis for the remainder of this *Plan* and will serve as a tool for evaluation of the Town's performance. The Town of Cottage Grove's vision should be widely disseminated, posted, understood, and referenced in all key Town decisions.

2021 Community Survey Response

"The Town of Cottage Grove is a gem! Let's keep it that way for generations to come!"

The Town of Cottage Grove's Vision

At the edge of an expanding urban area, the Town of Cottage Grove is also on the cutting edge of preserving farms and a rural livelihood. The Town…

- Works to preserve its land base, productive farmland, and continued farming.
- Embraces natural resource preservation in an agricultural setting.
- Guides housing development away from farming areas and towards developed areas.
- Encourages rural and agricultural support businesses in planned locations and intensities.
- Provides a quiet location for rural living close to the city.
- Seeks cooperation with neighbors, the County, and State to advance our vision.

FUTURE LAND USE AND TRANSPORTATION

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN

Legend

Future Land Use Categories[1]

- Agricultural Preservation Area
- Agricultural Transition Area
- Open Space and Recreation Area
- Neighborhood Development Area
- Commercial Development Area
- Resource Protection Corridor
- Rural Neighborhood Expansion Area
- Existing Off-Street Trails
- Planned Trails
- Conceptual Future Roads
- Preliminary Highway 12/CTH AB Interchange Design
- 1/4-mile radius from 2022 Village limits[2]
- Parcels (Sept. 2024)
- Potential Madison Expansion Area (per 2022 intergovernmental agreement)
- Town of Cottage Grove Limits (Sep 2024)
- Surface Water

Notes:
1. Lands in the Agricultural Preservation Area, including lands also mapped Resource Protection Corridor, may serve as TDR Sending Areas in the Town's TDR program. Lands in the Neighborhood Development Area, and in the Agricultural Transition Area once the Town designates such lands as appropriate for more intensive development, may serve as the primary TDR Receiving Areas. The Town may also allow limited transfer of Residential Density Units (RDUs) between parcels in the Agricultural Preservation Area. See Land Use chapter for details and limits.
2. If the majority of a tax parcel designated as a Neighborhood Development Area or Agricultural Transition Area is within ¼ mile from the Village of Cottage Grove boundary and tax parcels as of July 5, 2022 (with such ¼-mile radius shown on this map), transferred RDUs are not required to obtain Town approval of a development on that parcel with greater than the number of housing units (RDUs) allocated to the May 15, 1982 tax parcel.

WITTE REQUEST AREA

GT RENTALS REQUEST AREA

Alignment A2
Alignment B
Alignment A1

Sources: MDRoffers Consulting, Strand Associates, FEMA, WI DNR, WI DOT & Dane County LIO

Date: October 15, 2024

0 750 1,500 3,000 Feet

Town of Cottage Grove

MAP 16

Path: S:\MAD\3600--3699\3688\003\Data\GIS\Figures\Map 16 Future Land Use Sept 2024 11x17.mxd User: danc Date: 10/14/2024 Time: 4:03:55 PM