

# Memorandum

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To: Erin Ruth, Village of Cottage Grove  
From: Jessica Vaughn, JSD  
Re: Shady Grove Subdivision Rezoning  
JSD Project #: 16-7340  
Date: March 21, 2019  
cc: Harry Sharata, Mary Sharata, Bill Roche, Hans Justeson (JSD), Matt Haase (JSD)

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On behalf of Monona Grove Development, Inc., JSD Professional Services, Inc. (JSD) is requesting consideration and approval of a Zoning Map Amendment for the parcel of land generally located at the southeast corner of CTH BB and Buss Road, to be known as the Shady Grove Subdivision.

## Project Background

The project site is located at the southeast corner of CTH BB (Cottage Grove Road) and Buss Road and is comprised of roughly 36.47 acres. Originally utilized as a working farm, today the project site is primarily utilized as a residential property with a single-family detached residence and several accessory structures.

At their December 17, 2018, meeting, the Village Board tabled the rezoning request and requested that a neighborhood meeting be held.

On February 6, 2019, a neighborhood meeting was held. Public comment at that meeting was primarily focused on:

- The realignment of Buss Road;
- The location and size of the proposed park;
- Protecting the woodlands located in the southwest portion of the project site;
- Providing opportunities for a mix of residential and nonresidential uses; and
- The transition between the Shady Grove Subdivision and the Meadow Grove Subdivision.

With the public comments in mind, the existing Final Plat was redesigned to:

- Realign Buss Road to be more consistent with the Village's Comprehensive Plan;
- Relocate the proposed park to a more central location within the subdivision as well as along a future transit corridor supporting multi-modal transit and connectivity;
- Increasing the size of the lots (ergo reducing the number) along the eastern boundary shared with the Meadow Grove Subdivision to provide a better transition between subdivisions; and
- Maintaining a sizable enough lot at the corner of Buss Road and County Highway BB (Cottage Grove Road) to host mixed-use development in the future, should it be appropriate.

The zoning request as described below, as well as the attached concept plan, is supportive of the aforementioned modifications to the existing final plat.

## Rezoning Request Summary

Tables 1 and 2 below provide a summary of the rezoning request as illustrated in the proposed concept plan, and a comparison between the existing final plat and the proposed concept plan, respectively.

<b>Table 1: Shady Grove Subdivision Proposed Concept Plan Residential Lot Summary</b>				
<b>Lot #</b>	<b>Acreage</b>	<b>Proposed Unit Count</b>	<b>Density (Dwelling Units/Acre)</b>	<b>Targeted Zoning District</b>
1, 59-62	3.32	20	6.02	TR-8
2 - 58	17.22	57	2.72	SR-4
63	2.10	24	11.42	MR-12
Outlot 1	1.80	N/A	N/A	Park and Open Space
Outlot 2	3.25	N/A	N/A	Park and Open Space
Outlot 3	0.52	N/A	N/A	Park and Open Space
<b>Total</b>	28.21	101	Average: 6.72	N/A

<b>Table 2: Shady Grove Subdivision Existing Final Plat vs. Proposed Concept Plan Comparison</b>		
	<b>Existing Final Plat</b>	<b>Proposed Concept Plan</b>
Overall Units	106 units	101 units
Single-family units	60 units	57 units
Duplex	8 units	N/A
Townhome	14 units	20 units
Multi-family/Mixed-use	24 units	24 units
Overall Subdivision Density	4.8 du/acre	4.46 du/acre

At this time, Monona Grove Development, Inc. is requesting rezoning for only the single-family lots (Lots 2-58) to SR-4, and the outlots (Outlots 1-3) to Parks and Open Space. Rezoning for multi-family or mixed-use development, including Lots 1, 59-62, and 63 will come forward at a future date as development occurs.

In addition, the densities reported in Table 2 are estimates only and are intended to provide a basis for evaluating plan consistency as noted below.

**Zoning and Consistency with Adopted Plans**

A Zoning Map Amendment, rezoning request, has been included as part of the development proposal. While the project site been successfully annexed into the Village of Cottage Grove, it has not been zoned accordingly. Currently, the project site is zoned Rural Holding (RH), which is a zone district that is typically utilized as a holding zone for annexed lands until a formal rezoning occurs. In conformance with the Village’s Comprehensive Plan, which recommends residential land uses for the project site, residential zoning districts including SR-4, TR-8, and MR-12 zoning districts are being proposed.

The proposed single-family residential lots meet the SR-4 zoning district standards, including minimum lot area (10,000 square feet), density (4 units per acre), street frontage width (50 feet), and lot width (80 feet).

The proposed multi-family parcels, including lots 1, 59-62, are intended to be zoned TR-8, which specifies a minimum lot size of 10,000 square-feet, minimum lot width of 80 feet, a minimum street frontage of 50 feet. The proposed TR-8 lots meet those standards.

Lot 63 is proposed for MR-12 multi-family zoning, which allows up to eight dwelling units. At this time, the proposed MR-12 zoning serves as more of a ‘holding’ zoning designation. In the event that more units, or non-residential uses are anticipated Planned Development zoning or a business zoning designation will likely be pursued.

The project site is identified as a Planned Neighborhood, which is defined as a “carefully planned mixture of predominantly single-family residential development that may be combined with one or more of the following land use categories: two-family residential, mixed residential, neighborhood office, neighborhood commercial, community facility, and parks and open space” (Page 46, Village of Cottage Grove Comprehensive Plan). Within the Planned Neighborhood, a mix of single-family residential development (minimum of 65 percent of the proposed dwelling units)

integrated with two-family (15 percent maximum) and multi-family residential (20 percent maximum). Please refer to Table 3 below, which illustrates the mix of residential unit proposed within the Shady Grove Subdivision.

<b>Table 3: Shady Grove Subdivision Unit Mix</b>		
	<b>Total Units</b>	<b>Percent Total</b>
Single-Family Residential (17.22)	57	56%
Townhome Residential (3.32)	20	20%
Multi-Family Residential (2.10)	24	24%
<b>Total</b>	<b>101</b>	<b>100%</b>

Generally, "Planned Neighborhood areas are intended to provide a highly planned mix of residential dwelling units and density types..." (Page 63, Village of Cottage Grove Comprehensive Plan). The recommended density in these areas should be within a range between 4-8 dwelling units per acre.

The proposed Shady Grove Subdivision is consistent with the general purpose of the Planned Neighborhood area as well as the overarching Land Use, and Housing and Neighborhoods goals and policies identified in the Village's Comprehensive Plan, insofar as:

- The proposed Shady Grove Subdivision falls within the target density range at 6.72 du/acre for Planned Neighborhoods, and creates a mixed-use housing neighborhood providing a range of housing types and densities, including single-family, two-family and mixed-use unit opportunities.
- Given the proposed subdivision is comprised of only residential uses with the more intense residential development being located along main thoroughfares, and the existing 60-foot easement located on the east side of the site providing an enhanced buffer between Town and Village single-family residential land uses, conflicts between neighboring uses are minimized.
- The subdivision will be served by a wide array of municipal services and infrastructure improvements to Cottage Grove Road are being coordinated as part of the land development.
- A park facility is provided within the subdivision to ensure access to a park facility.