



# PLANNING STAFF REPORT

**MEMO DATE:** May 28, 2020

**MTG. DATE:** JUNE 1, 2020

**TO:** Village of Cottage Grove Board of Trustees

**CC:** Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Kevin Lord – Village Engineer

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** **Coyle South Certified Survey Maps**

## BACKGROUND

Property Owner: Homburg Equipment, Inc.

Location: Coyle Highlands South Subdivision

Area: varies

Agent: Andrew Homburg – Homburg Equipment  
Mark Kupsch – Homburg Equipment

Existing Zoning: SR-4, TR-8, and NO

Proposed Zoning: SR-4, TR-8, and PB

## OVERVIEW

The applicant is seeking the reapproval of three previously approved Certified Survey Maps (CSM). The CSM's were approved by the Village Plan Commission on April 10, 2019 with a 5-0-0 vote and by the Village Board on April 15, 2019 with a 7-0-0 vote.

Following an approval, per Wisconsin Statute, the land divider has one year to record the CSM. Furthermore, the Village Subdivision Ordinance requires recording within 30 days of approval. The applicants did not record the CSMs following the previous approval and therefore the approvals are expired. The requested reapproval would allow the applicant to record the CSMs. There are no changes to the previously approved documents.



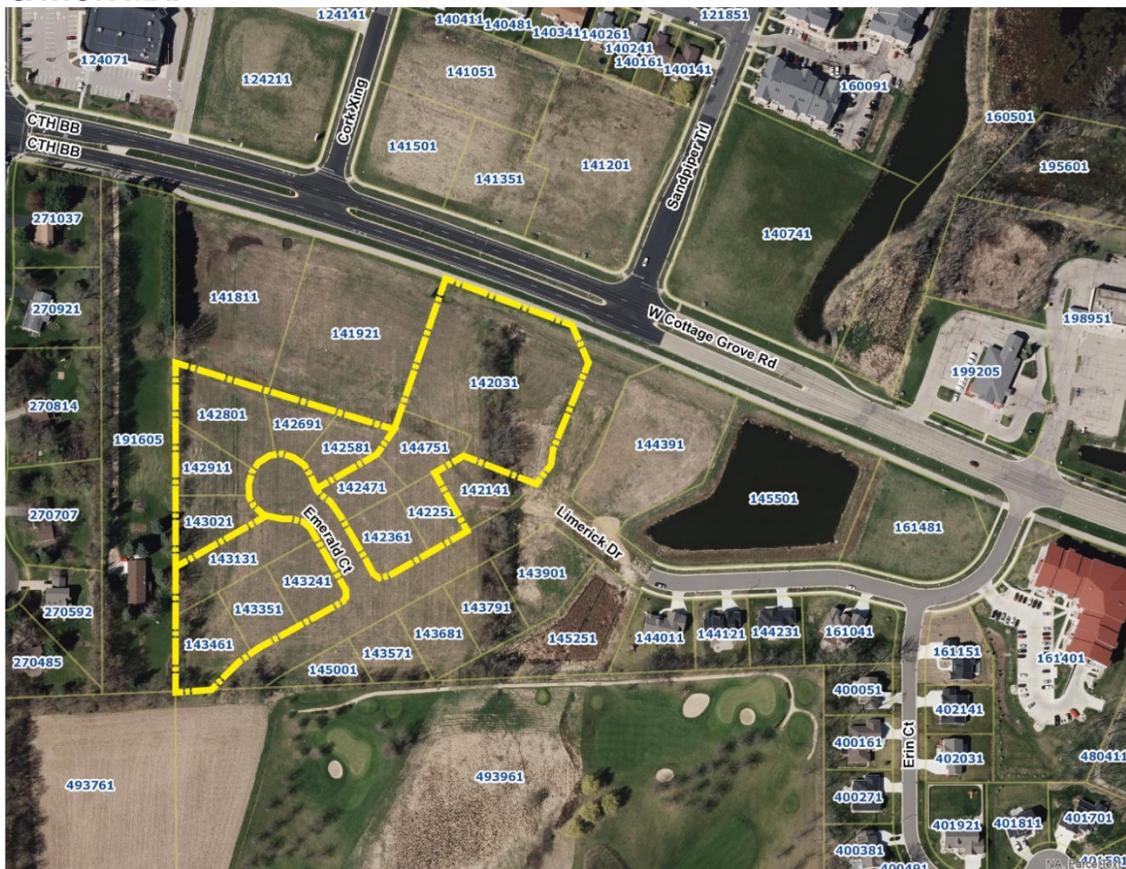
## BACKGROUND

The original approval of this subdivision was subject to approval by a joint Town/Village committee as a result of litigation between the communities. This joint committee applied a 50' setback along the west side of the subdivision. This setback cannot be removed by Village. The current and previous developer have found this setback, in combination with the approved lots sizes, severely limiting on the type and size of homes that could be built on those lots. The current developer, Homburg Equipment, proposes to adjust the lot lines.

The proposed certified survey maps result in the removal of one single-family residential lot, while slightly increasing the size of several others. The current street rights-of-way will not be altered.

One of the CSM's also removes Outlot 1, which was originally intended to be a site for a Village well. A well at this location is no longer deemed necessary or desirable. The outlot was never formally dedicated to the Village and remains under the ownership of the developer. The CSM's remove the outlot and reallocate the land to the surrounding parcels.

## LOCATION MAP





### **ZONING ORDINANCE CONSISTENCY**

The proposed parcel sizes and dimensions remain consistent with the applicable zoning districts.

### **COMPREHENSIVE PLAN CONSISTENCY**

The proposed CSM's are not inconsistent with the Village of Cottage Grove Comprehensive Plan.

### **STAFF RECOMMENDATION**

Staff recommends that the three proposed Certified Survey Maps be **APPROVED**.