



PLANNING STAFF REPORT

MEMO DATE: May 4, 2021

MTG. DATE: MAY 12, 2021

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

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

RE: **Brantner ETJ Certified Survey Map**

BACKGROUND

Property Owner: Christopher and Angela Branter

Location: 4890 Pierceville Road; Town of Sun Prairie

Area: Lot 1: 2.448 acres; Lot 2: 2.306 acres

Agent: David Riesop – Wisconsin Mapping, LLC

Existing Zoning: under Dane County zoning

Proposed Zoning: under Dane County zoning

Future Land Use Plan: Agriculture/Rural

OVERVIEW

The applicant is seeking approval of a CSM to split one 4.75 acre parcel into two parcels, Lot 1 is 2.448 acres and Lot 2 is 2.306 acres. The subject property is located on Pierceville Road in the Town of Sun Prairie.



LOCATION MAP



STAFF RECOMMENDATIONS

Staff recommends that the proposed Certified Survey Map be **APPROVED**.

COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan shows this area as Agricultural/Rural. A residential split is a permitted use in the district if the split complies with Dane County policy. Dane County will review the proposed CSM.

ZONING ORDINANCE CONSISTENCY

The property is located in the Town of Sun Prairie and is therefore not subject to the Village of Cottage Grove's ordinance.