



DANE COUNTY PLANNING & DEVELOPMENT

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December 17, 2020

TO: ZLR Committee
FROM: Majid Allan, Senior Planner
RE: 2020 LD-020 Comprehensive Plan Review
Walker 2-Lot Land Division, 2974 Shadyside Dr, section 30 Town of Pleasant Springs

Property owner Andrew Walker proposes to divide the existing ~1 acre SFR-08 zoned residential parcel at 2975 Shadyside Drive in section 30 of the town of Pleasant Springs. The proposal would result in the creation of one new ~.58 acre residential lot for future development. In accordance with ZLR committee rules, staff review is required for land divisions not associated with a pending rezoning application to ensure the proposal is consistent with adopted comprehensive plan policies.

Staff review and findings

The proposed land division is consistent with town plan policies. The property is located within the "[Lake Kegonsa and Lower Yahara River Residential](#)" planning area of the town comprehensive plan. This designation corresponds to those areas served with public sanitary sewer by the Pleasant Springs Sanitary District.

The town plan includes the following overarching goals for the planning area:

"The primary goals for the Pleasant Springs Sanitary District are to protect water quality and promote the efficient use of public infrastructure."

To further the goal of promoting efficient use of public infrastructure, a modest amount of infill growth is anticipated, with proposals vetted on a case by case basis to ensure compatibility with existing uses and the character of the neighborhood.

"There is no explicit density limitation or policy for the Lake Kegonsa & Lower Yahara River Residential planning area. All new or infill development shall be reviewed on a case-by-case basis to determine if the proposal is appropriate in light of the goals, objectives, and policies for the area, consistent with the character of the neighborhood, and compatible with existing neighboring uses."

The minimum lot size for new parcels in the area is 15,000 square feet. The proposed new parcel would be over a half acre in size, and buffered from the neighboring to the west by a tree line comprised of mature evergreens. A town park is located immediately adjacent to the south.

Planning staff find that this proposed land division is reasonably consistent with town plan policies and recommends approval of the two lot Certified Survey Map. Please contact me with any questions (608-267-2536 / allan@countyofdane.com).