

Planning Division

Dane County Planning & Development
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MEMORANDUM

TO: ZLR COMMITTEE
FROM: CURT KODL, SENIOR PLANNER
SUBJECT: PLANNING REVIEW OF UNITED LAND DEVELOPMENT CSM
DATE: 07/08/2015

As of January 1, 2008, all county land use decisions are required to be consistent with the county's adopted comprehensive plan. This includes zoning and plat review decisions, among others. This memo provides an analysis of the proposed United Land Development CSM on Darlin Dr. (Section 9, Town of Springfield) for consistency with the Dane County Comprehensive Plan. In addition to the numerous goals, objectives, and policies, of the Dane County Comprehensive Plan, the Plan also includes adopted town plan components, as well as city and village plans. This review focuses on the proposed CSM's consistency with the town of Springfield component of the county plan.



ANALYSIS

Below is a synopsis of the plat's conformance to various provisions of the Town of Springfield, and Dane County comprehensive plans:

TOWN OF SPRINGFIELD PLAN

- Identified on Future Land Use map as Rural Development District - Rural Center, with objectives including the following:

"The business park area, located to the northeast of the intersection with USH 12, is intended for non-intensive, non-polluting businesses that will not require extensive municipal services, such as contractor shops or other small service businesses."

- Plan District includes the following applicable policies:

"a. Minimum lot size for all new lots proposed as building sites in the Rural Development District shall be 1½ acres, unless (i) soil tests or conditions indicate more area is required to provide safe on-site treatment, (ii) a group waste disposal system is approved or (iii) the existing size of a redevelopment lot would not allow for 1½ acres."

The lots in the Springfield Corners Commercial Center range from 1.8 acres to 7.2 acres. The existing lot 9 is 2.68 acres so there would be no way to split the lot to allow 1 ½ Acres for both lots. As you can see there are 3 exemptions to the minimum lot size requirement, this CSM appears to meet provision (iii).

Dane County Comprehensive Plan

Land Use

Property is planned for Rural Development/Transitional in the Dane County Comprehensive Plan, subject to the following policies:

Rural Development And Transitional Areas -- Within Rural Development or Transitional Areas as identified in town plans adopted by the county board (See Chapter 8: Intergovernmental Coordination):

- (1) Continue to promote limited, compact, and efficient development;*
- (2) Encourage the use of conservation design, Transfer of Development Rights, site planning, design review and other techniques to ensure compatibility with agricultural, natural resource and open space use, and with neighboring communities;*
- (3) Develop opportunities and guidelines for limited, multi-family senior housing in unincorporated Rural Development and Transitional Areas to serve local aging populations, and;*
- (4) Continue to refer to town plans adopted by the county board for detailed land use policies within Rural Development and Transitional Areas.*

Natural Resources

- No resource protection issues exist on lot 9.

Deed Restrictions

Originally, the plat was recorded with restrictions in place as part of rezone #9590, the restrictions were subsequently modified under rezone #10402. Lot 9 is currently subject to the modified deed restrictions in place. If the CSM is passed, both lots will continue to be subject to those restrictions.

Conclusion

There appear to be no conflicts with the Dane County Comprehensive Plan.

If you have any questions, please do not hesitate to contact me by phone at (608)266-4183, or by email at kodl@co.dane.wi.us.