

Planning Division

Dane County Planning & Development
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MEMORANDUM

TO: ZLR COMMITTEE
FROM: CURT KODL, SENIOR PLANNER
SUBJECT: PLANNING REVIEW OF THE MCDONALD CSM – SECTION 18 TOWN OF MIDDLETON
DATE: 11/28/2023

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 CSM 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 "as-is". This review focuses primarily on the proposed plat's consistency with the town of Middleton component of the county plan.

ANALYSIS

Below is a synopsis of the CSM's conformance to various provisions of the town of Middleton, and Dane County comprehensive plans:

TOWN OF MIDDLETON PLAN

- Identified on Future Land Use map as Residential
- Plan includes the following applicable policies:
- *Guide housing development out of conservancies, wetlands, floodplains, hydric soils, and recognized environmental corridors.*
- *Work to screen housing from primary thoroughfares to the extent possible by utilizing natural topography, vegetation (tree lines, wooded edges), and right-ofway setbacks.*
- *Discourage the use of through streets in certain situations such as environmentally sensitive areas or where slopes exceed 20 percent.*
- *All new housing lots shall have frontage on a public road per Town and County Subdivision regulations. Flag lots should generally be discouraged.*
- *Preserve existing vegetation, stone fences, fence lines, tree lines, and structures of historic value. (Note: Housing developments should consider protecting trees, but should not be prohibited from placing lots / homes in trees.)*
- *The Town will discourage homes or other buildings being placed in wetlands, floodplains, or on slopes in excess of 20 percent.*



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.

This CSM would reconfigure 3 parcels (0 residences) to create 3 residential parcels, each being between 3.5 acres and 1.5 acres. The proposal is generally consistent with the Town of Middleton's comprehensive plan. It is presumed the property has been added to the catch-up blanket rezone for the Town of Middleton. This property will stay part of the Town of Middleton for the foreseeable future through the boundary agreement.

Natural Resources

- There are slopes over 20% onsite and the configuration of Lot 3 allows for access to better building areas.
- No streams or wetlands are indicated on the property.
- No floodplains indicated on the property.

Conclusion

There are no major 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@countyofdane.com