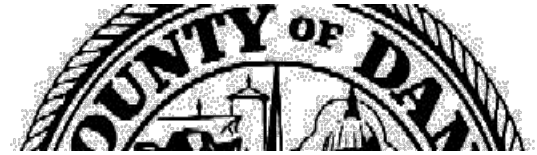


# Planning Division

Dane County Planning & Development  
Room 116, City-County Building, Madison, WI 53703  
Phone (608) 266-4251 Fax (608) 267-1540



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## MEMORANDUM

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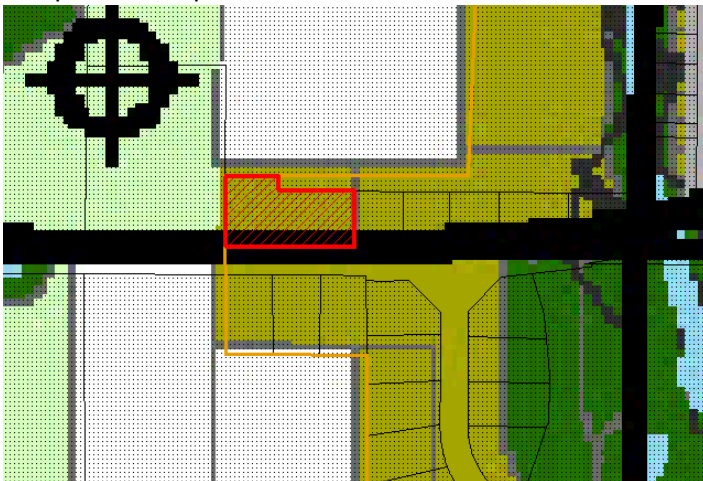
**TO:** ZLR COMMITTEE  
**FROM:** CURT KODL, SENIOR PLANNER  
**SUBJECT:** CSM 9606 TOWN OF ROXBURY  
**DATE:** 05/21/2014

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As requested by the ZLR, staff provides analysis of CSM's and plats not requiring a rezone comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency between the CSM 9606 located in the Town of Roxbury and the goals, objectives and policies of the Dane County Comprehensive Plan. This is a 2 lot CSM (plus a ROW dedication) in Section 17, fronting on County Highway Y.

### ANALYSIS

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



#### TOWN OF ROXBURY PLAN

As you can see, the current Town Adopted ***Town of Roxbury Comprehensive Plan*** (and adopted by Dane County) has this area designated as the Roxbury Limited Service Area. CSM roughly matches where the boundary of the LSA is.

Some Policies in place for residential development are:

1. This area is intended as the main concentration of housing and commercial development in the Town.
2. Require a minimum lot size of 12,000 square feet, with an additional 4,000 square feet per dwelling unit where more than one dwelling unit is planned on the lot

#### Dane County Comprehensive Plan

##### Land Use

This 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.*

Water Quality and Minimum Lot size

Water quality shouldn't be an issue provided the 2 lots are hooked up to sewer service inside the LSA.

Transportation

The addition of 2 new residential lots onto the Hamlet of Roxbury should cause minimal traffic impact. The property will require a County Highway access permit.

Natural Resources

- There are no Resource Protection Corridors on the property.

### **Conclusion**

The proposal fits with the surrounding area (residential to the east) and there appears 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@countyofdane.com](mailto:kodl@countyofdane.com).