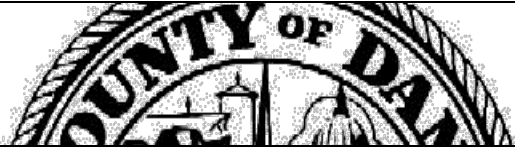


Planning Division

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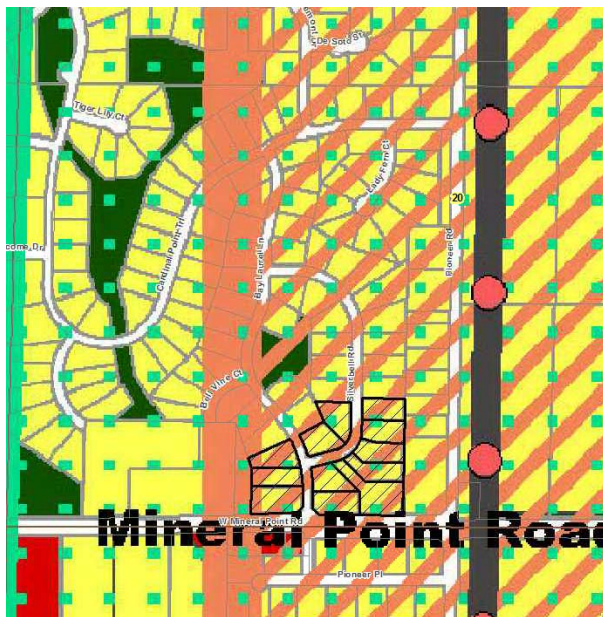


MEMORANDUM

TO: ZLR COMMITTEE
FROM: CURT KODL, SENIOR PLANNER
SUBJECT: PLANNING REVIEW OF SPRUCE HOLLOW REPLAT PLAT
DATE: 03/22/2017

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 *Spruce Hollow Replat Plat* 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 Spruce Hollow Replat Plat's conformance to various provisions of the town of Middleton, and Dane County comprehensive plans:

TOWN OF MIDDLETON PLAN

- Meets Middleton Plan: maximum gross density of 1 dwelling unit per Acre. (12 approximate acres and 12 residential lots)
- Identified on the Town of Middleton Future Land Use map as Residential but is in the Intergovernmental Agreement

Transition Area.

- The replat replaces 12 lots with 12 lots but removes the intersection onto Mineral Point Rd., adding more area to the lots.
- The Town Plan includes the following applicable policies:
 - *Encourage the preservation of existing stone rows in good condition, fence lines and tree lines with mature native vegetation as defined by Town Ordinance.*

- *Subdivisions and certified surveys should be designed to blend with the natural contours of the land, to improve appearance and to minimize disturbance to the site.*
- *Require stormwater runoff and erosion control plans for all proposed subdivisions.*
- *Permit the continuation of existing institutional and research and development within the Town limits and, along with mixed use, as permitted residential development uses.*

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.*

Transportation

This Plat would shuffle 12 residential lots in an area dominated by residential land use. The plat removes the outlet onto Mineral Point Rd. on the south and redirects traffic to the north back into the subdivision. Commuters would have to go 6/10 of a mile to get to Pioneer Rd to the north and east or 1.3 miles toward the west to get to Mineral Point Rd.

Natural Resources

- No waterbodies or streams onsite
- No wetlands are indicated onsite.
- No floodplains indicated on the property.
- No steep slopes onsite.

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