

# Planning Division

Dane County Planning & Development  
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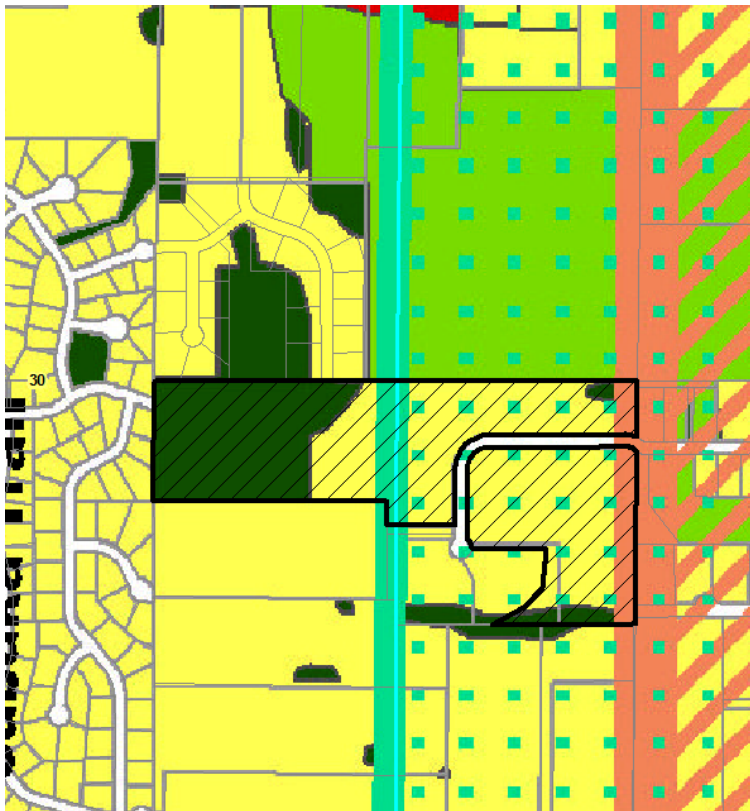


## MEMORANDUM

**TO:** ZLR COMMITTEE  
**FROM:** CURT KODL, SENIOR PLANNER  
**SUBJECT:** PLANNING REVIEW OF THE TUMBLEDOWN FARM PRELIM PLAT – SECTION 29 & 30 TOWN OF MIDDLETON  
**DATE:** 10/05/2017

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 Tumbledown Farm 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 Plat's conformance to various provisions of the town of Middleton, and Dane County comprehensive plans:

#### TOWN OF MIDDLETON PLAN

- Proposal is part of the Tumbledown Neighborhood Plan.
- Identified on Future Land Use map as Residential
- 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.

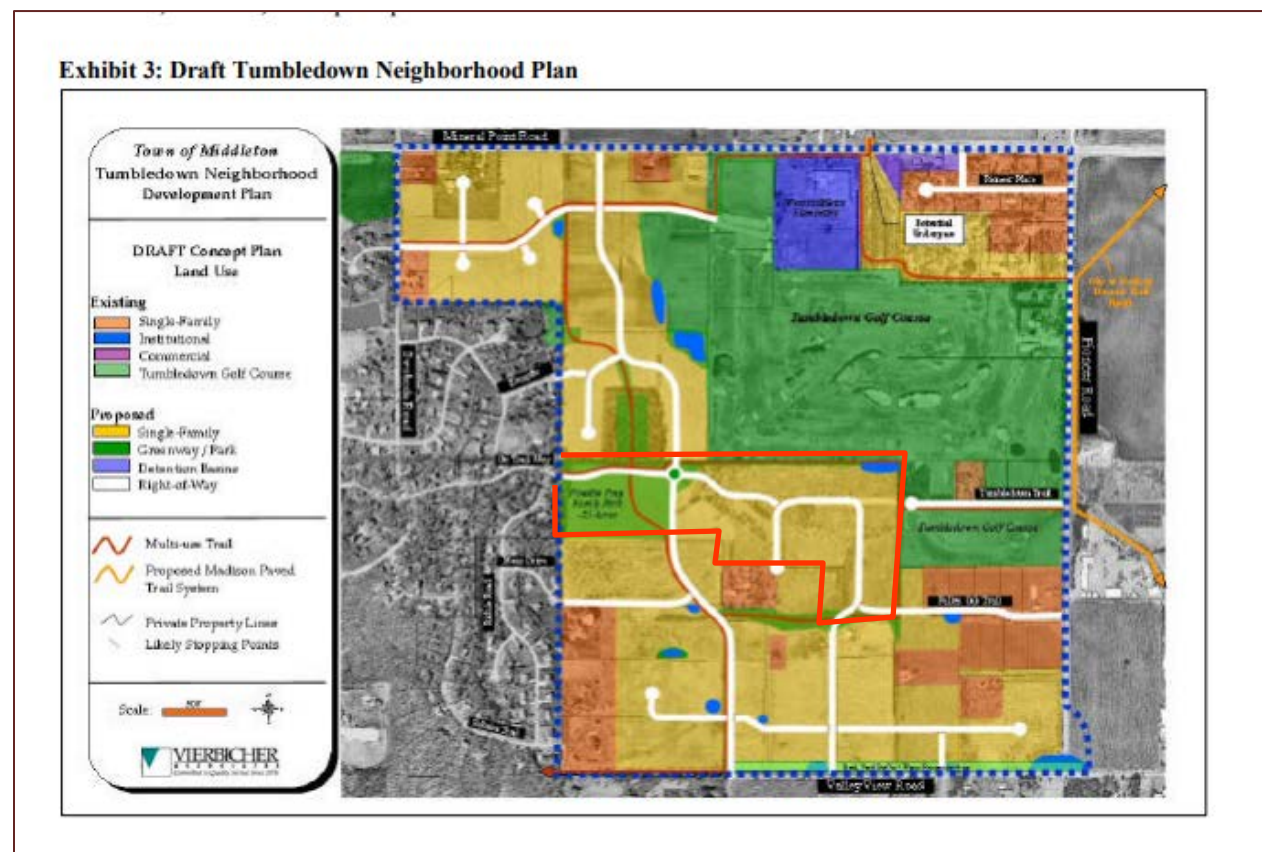
### Dane County Comprehensive Plan

#### 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.



#### Land Use

This Plat (along with a CSM and 2 other Plats ) would help complete portions of the Tumbledown Neighborhood Plan. (see above) Tumbledown Farm would create 41 new lots and 6 outlots on 50 acres (averaging over 1 gross acre per residential lot) The proposal is consistent with the Town of Middleton's comprehensive plan and the Tumbledown Neighborhood plan. Landowners from Tumbledown Farm would eventually have a means of egress and direct access to Mineral Point Rd via Welcome Dr. as well as an exit out to Pioneer Rd to the east and Ox Trail Way to the west.

**Natural Resources**

- No streams or wetlands are indicated on the property.
- No floodplains indicated on the property.
- There is a 15 acre park indicated in the Neighborhood plan area, there are 15 acres of outlots depicted on the preliminary Plat.

**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](mailto:kodl@countyofdane.com)