MEMORANDUM

Housing &
Economic Development
(608)266-4270, Rm. 362

TO: Zoning & Land Regulations (ZLR) Committee

Planning
(608)266-4251, Rm. 116

FROM: Pamela Andros, AICP, Senior Planner

Records & Support
(608)266-4251, Rm. 116

SUBJECT: Wolf Hollow at Pleasant Prairie Creek, Town of
           Windsor, Sections 29 & 32

Zoning
(608)266-4266, Rm. 116

DATE: 02/10/2015

CC: Dan Everson, Assistant Zoning Administrator
           Roger Lane, Zoning Administrator
           Todd Violante, Director of Planning & Development
           Pam Dunphy, Public Works, Highways & Transportation
           Christine Capstran, Town of Windsor Clerk
           Neumann Companies, Applicant

As requested by the ZLR, staff provides analysis of subdivision plats comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency between the Wolf Hollow at Pleasant Creek plat located in the Town of Windsor and the goals, objectives and policies of the *Dane County Comprehensive Plan.*
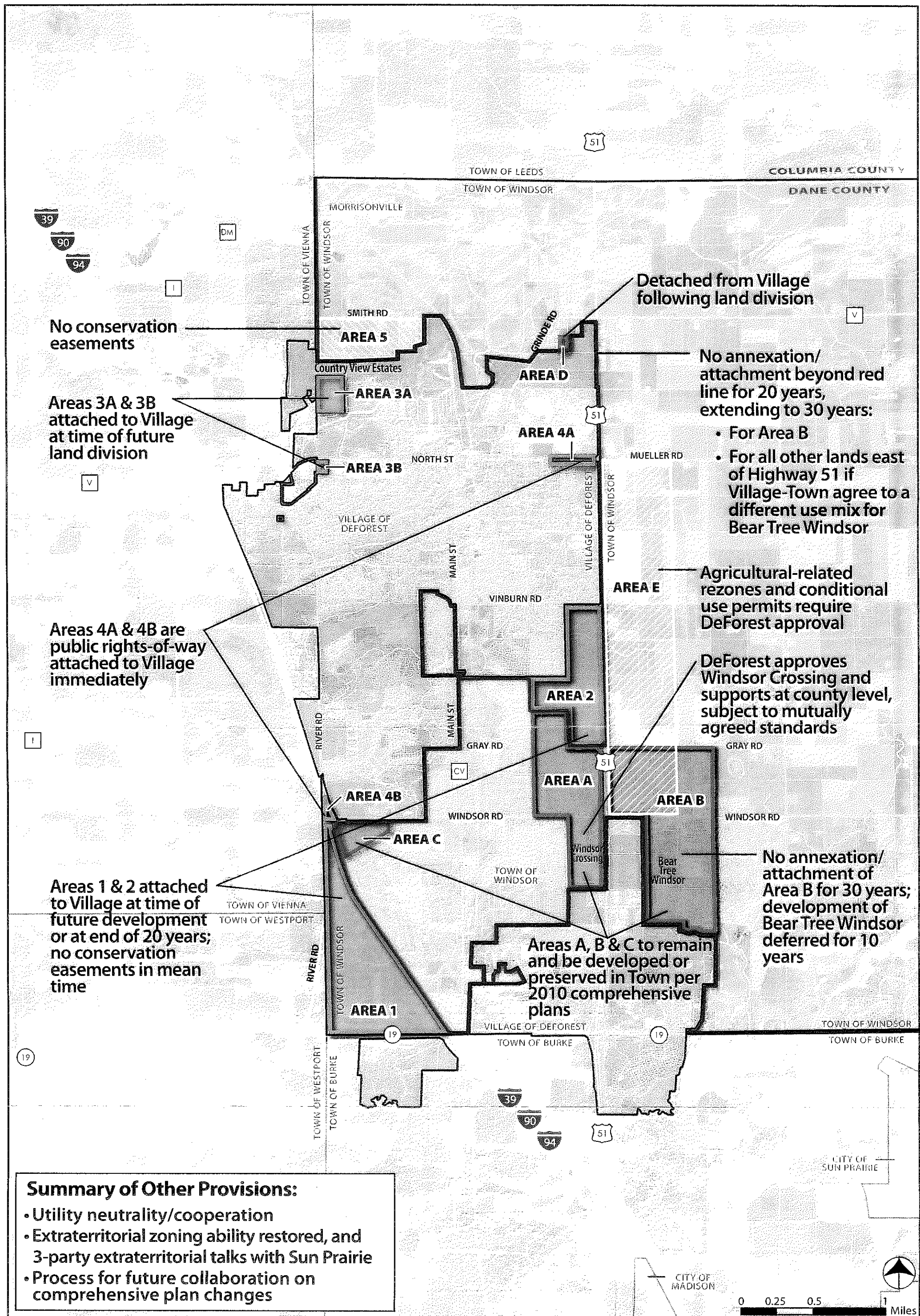
This development is a redesign Wolf Hollow, originally platted in 2005. The northern portion of the plat, Phases 1 & 2, was completed in 2006. The recession of 2008 delayed further construction. Neumann Companies purchased the development in 2013 with the intention of completing the entire development as originally platted, however, construction and site improvements completed in previous phases, including a sediment basin and drainage swale, changed the physical properties of the remainder of the property.

In 2013, as part of the erosion control and storm water permitting process, WisDNR required a new wetland delineation. That report found that the temporary sediment basin changed the drainage and moisture pattern on the property, and that increased storm water discharge caused the area to be wetter for longer periods of time. As a result of the determination by WisDNR, a newly formed wetland now bisects the original recorded plat making may lots unbuildable. To resolve this issue, the southern portion of Wolf Hollow was redesigned. As part of this process, the designers collaborated with adjacent property owners to review access points in the adjacent properties and provide a revised plat that minimizes wetland crossings and works better with existing drainage patterns. This effort resulted in re-platting portions of the Prairie Creek and Pleasant Hills Estates plats, as well as Wolf Hollow.

The *Dane County Comprehensive Plan* describes broad policy directions for new development, but refers to component town and municipal plans for detailed land use, subdivision and public infrastructure recommendations relevant at the subdivision plat scale.

The county-adopted *Town of Windsor Comprehensive Plan: 2025* identifies the majority of the subject property in the *Traditional Single Family Residential* land use district, and a portion (lots 25 though 38) of the property is located in the *Mixed Residential* land use district. Being a single-family residential development, this plat can be considered consistent with the town's Comprehensive Plan. The subject property is located within the *Proposed 20 Year Boundary* as defined in the Village of DeForest/Town of Windsor Cooperative Plan (see attached map), and is well within the Village's Extraterritorial Jurisdiction (ETJ) boundary. The property is located in the Northern Urban Service Area.

I hope this information is helpful, and would be happy to answer any questions you may have. Please feel free to contact me at *andros@countyofdane.com* or 608-261-9780 if I can be of any further assistance.

TOWN OF LEEDS

COLUMBIA COUNTY

TOWN OF WINDSOR

DANE COUNTY

MORRISONVILLE

TOWN OF VIENNA

TOWN OF WINDSOR

SMITH RD

No conservation easements

AREA 5

GRINDER RD

Detached from Village following land division

Country View Estates

AREA 3A

AREA D

Areas 3A & 3B attached to Village at time of future land division

NORTH ST

AREA 3B

AREA 4A

MUELLER RD

No annexation/ attachment beyond red line for 20 years, extending to 30 years:
- **For Area B**
- **For all other lands east of Highway 51 if Village-Town agree to a different use mix for Bear Tree Windsor**

VILLAGE OF DEFOREST

MAIN ST

VILLAGE OF DEFOREST

TOWN OF WINDSOR

VINBURN RD

AREA E

Agricultural-related rezones and conditional use permits require DeForest approval

Areas 4A & 4B are public rights-of-way attached to Village immediately

RIVER RD

MAIN ST

GRAY RD

AREA 2

GRAY RD

DeForest approves Windsor Crossing and supports at county level, subject to mutually agreed standards

CV

AREA A

AREA B

AREA 4B

WINDSOR RD

WINDSOR RD

AREA C

Windsor Crossing

Bear Tree Windsor

No annexation/ attachment of Area B for 30 years; development of Bear Tree Windsor deferred for 10 years

TOWN OF WINDSOR

Areas 1 & 2 attached to Village at time of future development or at end of 20 years; no conservation easements in mean time

TOWN OF VIENNA

TOWN OF WESTPORT

Areas A, B & C to remain and be developed or preserved in Town per 2010 comprehensive plans

RIVER RD

TOWN OF WINDSOR

AREA 1

VILLAGE OF DEFOREST

TOWN OF WINDSOR

TOWN OF BURKE

TOWN OF BURKE

TOWN OF WESTPORT

TOWN OF BURKE

CITY OF SUN PRAIRIE

CITY OF MADISON

0   0.25   0.5   1
Miles

Summary of Other Provisions:
- Utility neutrality/cooperation
- Extraterritorial zoning ability restored, and 3-party extraterritorial talks with Sun Prairie
- Process for future collaboration on comprehensive plan changes

Exhibit 2: Cooperative Plan Summary

Village of DeForest/ Town of Windsor Cooperative Plan

Village of DeForest (2010)
Town of Windsor (2010)
Other Municipal Boundaries

Proposed 20 Year Boundary (Except Where Indicated)

NOTE: This map represents boundary change areas and a summary of other provisions of the Cooperative Plan. Details and references to each numbered/lettered area are documented more completely in the Cooperative Plan document, which is the controlling document.

Revised: April 20, 2010