



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Planning
(608)266-4251, Rm. 116

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

Zoning
(608)266-4266, Rm. 116

TO: County Board Supervisors
County Executive Joe Parisi
Town of Rutland Supervisors
Town of Rutland Planning Commission
All Other Interested Parties

FROM: Majid Allan, Senior Planner

SUBJECT: Staff review for Ordinance Amendment #30, 2017, Incorporating Amendments to Town of Rutland Comprehensive Plan into the Dane County Comprehensive Plan

DATE: September 25, 2017

I. SUMMARY

On September 14, 2017, the Town of Rutland Board of Supervisors adopted an amendment to the *Town of Rutland Comprehensive Plan*. The Town has requested that the Dane County Board of Supervisors adopt the revised plan as an amendment to the *Dane County Comprehensive Plan*.

The plan amendment consists of a few minor changes to the town's Future Land Use map. A parcel of land near the intersection of Highways 14 and 138 has been removed from the Agricultural Preservation Area and added to the town's Commercial planning area. The Future Land Use map also shows updated municipal boundaries, reflecting annexations that have occurred over the past 10 years.

II. DESCRIPTION

The town plan amendment consists of the following changes.

Future Land Use Map 2005-2024

- Changes the Future Land Use designation of property located in section 7 at the SE intersection of Highways 14 and 138 from Agricultural Preservation to Commercial.
- Updates municipal boundaries shown on map.

III. ANALYSIS

Staff finds the plan amendment reasonable in light of the town's designation of other nearby properties for future commercial use and given the area's proximity to major transportation routes. The amendment will facilitate a rezoning petition currently pending on the 19 acre parcel of land located at the intersection of Highways 14 and 138. Petition 11165 proposes to change the zoning on the property from RE-1 Recreational to C-2 Commercial to accommodate the relocation of an existing warehousing and distribution business. Staff have advised that the town consider a broader 10 year plan update to address various other issues.

Please contact me by email (allan@countyofdane.com), or phone (608-267-2536), with any questions.