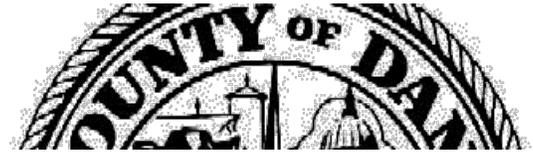


Planning Division

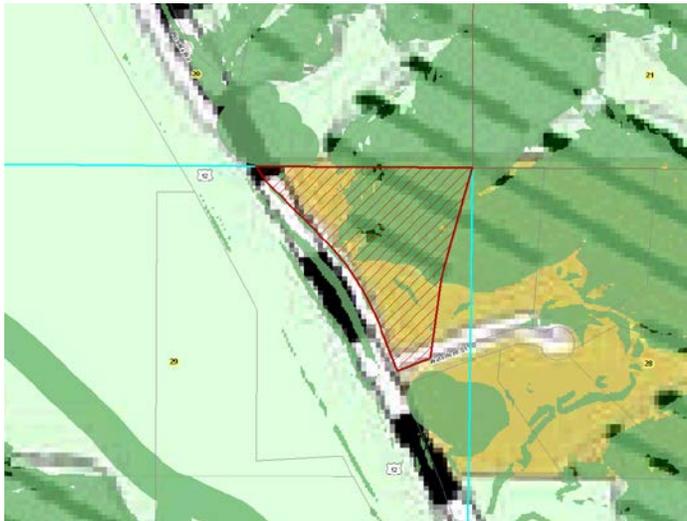
Dane County Planning & Development
Room 116, City-County Building, Madison, WI 53703
Phone (608) 266-4251 Fax (608) 267-1540



MEMORANDUM

TO: ZLR COMMITTEE
FROM: CURT KODL, SENIOR PLANNER
SUBJECT: CSM 9703 TOWN OF ROXBURY
DATE: 02/19/2015

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 9703 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 29, fronting on both Roelke Rd. and Waterford St., Roelke Rd. is a frontage Rd. for US Hwy 12.



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 Rural Development Area. The CSM proposes dividing Lot 7 of Wexford Acres that was platted and rezoned to R-1 in 1977.

Some Town of Roxbury Policies in place for Rural Development Area are:

1. Minimum lot size of 1 acre.
2. Limit residential uses to single-family homes in the Rural Development Area.
3. Do not allow placement of new buildings within Open Space and Environmental Corridors...

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

There are roughly 1.8 acres of area outside of the Resource Protection Corridor, enough for home and septic placement with careful planning.

Transportation

The addition of 1 new residential lots onto the Wexford Acres Subdivision should cause minimal traffic impact. The property will require a Town Road driveway/access permit as access is off

Natural Resources

The Resource Protection Corridors on the property are associated with slope issues to the North and East of the property. *"Slopes that exceed a 20 percent grade are not recommended as development sites..."* The Building Site delineated on proposed lot 2 roughly approximates areas of the property with slopes less than 20%.

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.