



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
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MEMORANDUM

TO: Zoning & Land Regulations (ZLR) Committee

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: Windsor Blue Plat, Town of Windsor, S30

DATE: 09/23/2014

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
Windsor Golf Ventures Inc. Tim Gotzion, President, Applicant

*Housing &
Economic Development*
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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 Windsor Blue Development plat located in the Town of Windsor and the goals, objectives and policies of the *Dane County Comprehensive Plan*. The Windsor Blue Development is a 13-lot subdivision, and includes two small outlots and 1.9 acres of land dedicated for park space.

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 subject property in the *Traditional Single Family Residential* land use district. Being a single-family residential development, this plat is consistent with that district.

An amendment to the town plan was recently adopted (July 2014). In the amendment, there was a land use district “swap” in which single family residential replaced conservancy in one area and conservancy replaced residential in another area. Environmental features within this district and resulting physical limitations were reflected in the recent rezone petition (#10649) in which approval was conditioned on deed notices and restrictions placed on various lots (lots 1 - 6 and 11 - 13).

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@co.dane.wi.us or 261-9780 if I can be of any further assistance.