

# Planning Division

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



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## MEMORANDUM

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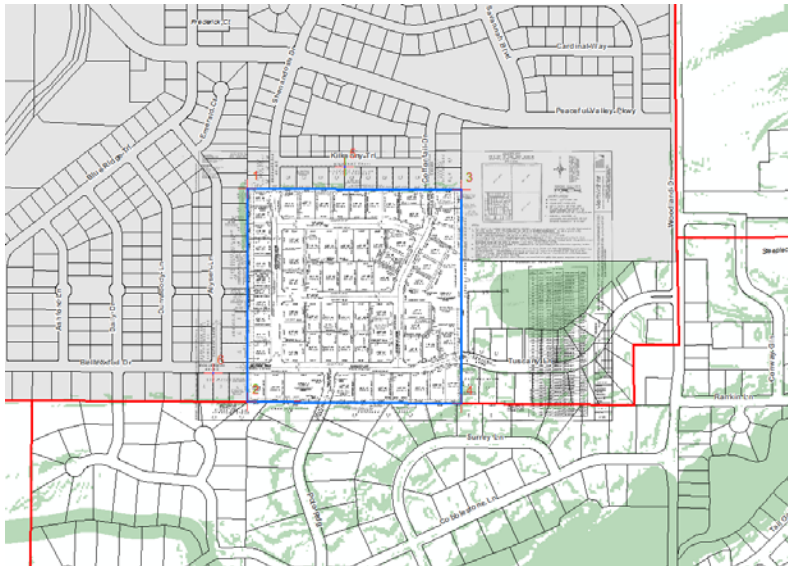
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**TO:** ZLR COMMITTEE  
**FROM:** CURT KODL, SENIOR PLANNER  
**SUBJECT:** SECOND ADDITION TO CARRIAGE RIDGE - TOWN OF WESTPORT  
**DATE:** 12/04/2014

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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. This property exist in the Waunakee/Westport ETZ and the Waunakee/Westport Joint Planning Area, thus negating the need for a rezone. Additionally, the plat is inside the Waunakee Urban Service Area.

In this case, the analysis is of the consistency between the Second Addition to Carriage Ridge located in the Town of Westport and the goals, objectives and policies of the Dane County Comprehensive Plan (The Waunakee/Westport Joint Planning Area Comprehensive Plan). This is a 64 lot Subdivision Plat in Section 16, adjacent on 3 sides to the Village of Waunakee.



### ANALYSIS

Below is a synopsis of the plat's conformance to various provisions of the Waunakee/Westport Joint Planning Area Comprehensive Plan, and Dane County comprehensive plans:

#### WAUNAKEE WESTPORT JOINT PLANNING AREA

The **Waunakee /Westport JPA Comprehensive Plan** has this area designated as community residential. The plat also roughly matches to infill a piece inside the long term growth boundary of the Village of Waunakee.

Some Policies in place for residential development are:

1. Net density 1-3 dwelling units per acre. (This plat is 1.6 Dwelling Units Per Acre)
2. 10% of the land area in each development is to be dedicated to the Village Parks. (3.3 Acres in this plat)

THE TOWN OF WESTPORT COMPREHENSIVE PLAN (adopted by Dane County) The Town of Westport Proposed Land Use map has this area designated as "Incorporated Lands," similar to the entire Village of Waunakee.

## **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

Water quality shouldn't be an issue provided the lots are all hooked up to sewer service.

### Transportation

There are 5 exits to the development, which can provide sufficient access to this plat. The Town should continue to keep an eye on regional access points, as they may be reaching capacity limits

### Natural Resources

- There are no Resource Protection Corridors on the property.

### **Conclusion**

The proposal fits with the surrounding area (surrounding residential ) 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](mailto:kodl@countyofdane.com).