

Planning Division

Dane County Planning & Development
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MEMORANDUM

TO: ZLR COMMITTEE
FROM: MAJID ALLAN, SENIOR PLANNER
SUBJECT: PRESTON BAKER PROPOSED 3 LOT CSM, TOWN OF PLEASANT SPRINGS, SECTION 32
DATE: 3/5/2015

As requested by the ZLR, staff provides analysis of proposed land divisions that are not associated with a rezone petition, comparing them against the local town and county comprehensive plans. This analysis reviews a proposed 3 lot CSM by Preston Baker on property located near the intersection of Oakview Drive and Yahara Road in section 32 of the Town of Pleasant Springs. The property is within the Lake Kegonsa sanitary sewer Limited Service Area. There are two existing residential parcels currently, and the CSM would result in the creation of one new residential lot.

ANALYSIS

Below is a summary of the CSM's conformance to various provisions of the Town of Pleasant Springs, and Dane County comprehensive plans.



TOWN OF PLEASANT SPRINGS PLAN

The town plan identifies this property as being within the Pleasant Springs Sanitary District planning area.

Policies for residential development within this area include the following:

- Limit additional development to a scale and density that will not lead to deterioration of lake and river water quality.
- All new development within the service areas is required to be connected to the public sewer.

Dane County Comprehensive Plan

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.*

CONCLUSION

The proposal appears to fit with the density and character of the surrounding residential neighborhood, is zoned appropriately for the proposed parcel sizes, and there appear to be no conflicts with the town or county comprehensive plans. Please do not hesitate to contact with questions. I can be reached by phone at (608) 267-2536, or by email at allan@countyofdane.com.