



DANE COUNTY PLANNING & DEVELOPMENT

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

MEMORANDUM

TO: Zoning & Land Regulation (ZLR) Committee

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: Midthun CSM, Town of Sun Prairie, Sections 12&13

DATE: 3/20/2015

CC: Dan Everson, Assistant Zoning Administrator
Roger Lane, Zoning Administrator
Todd Violante, Director of Planning & Development
Jo Ann Ramsfield, Town of Sun Prairie Clerk
Dennis Midthun, Applicant

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

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

Zoning
(608)266-4266, Rm. 116

As requested by the ZLR, staff provides analysis of land divisions that are not associated with a zoning petition, comparing them against the local and county comprehensive plans. In this case, the analysis is of the consistency of this land division located in the town of Sun Prairie and the goals, objectives and policies of the *Dane County Comprehensive Plan*.

With this CSM, the applicant wishes to divide Lot 2, of CSM 12016 into four lots. A deed restriction on the existing 6.5 acre lot prohibits it from being divided into more than 5 lots. The resulting four lots will range from 0.92 to 2.8 acres in size.

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 land division scale.

The county-adopted *Town of Sun Prairie Comprehensive Plan* identifies the subject property in the *Buildable Lots (Available for Development)* future land use district. Applying to all land use districts in the town, is a limit on the number of “new residential dwelling unit parcels” that can be created in a given year. The town tracks how many of these are remaining and it appears that there are more than enough available for this land division. This 4-lot land division is consistent with the town and county comprehensive plans.

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@countyofdane.com or (608)261-9780 if I can be of any further assistance.