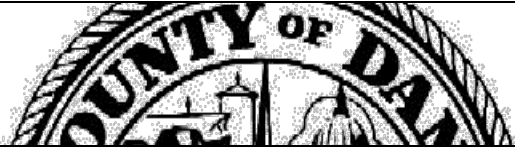


Planning Division

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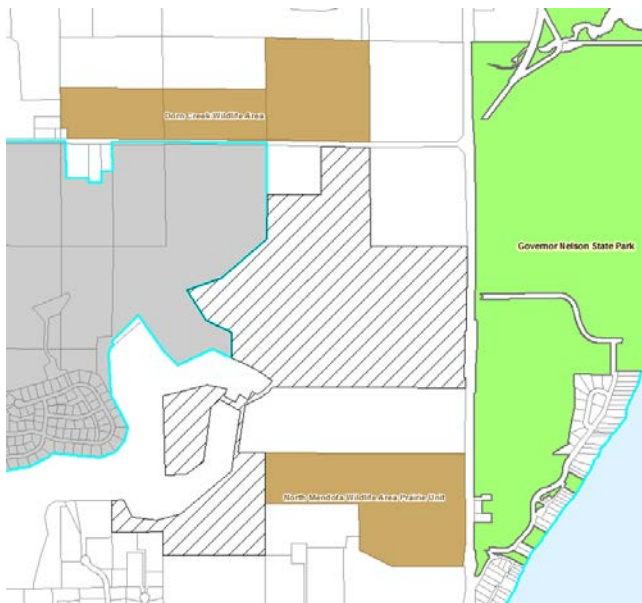


MEMORANDUM

TO: ZLR COMMITTEE
FROM: CURT KODL, SENIOR PLANNER
SUBJECT: PLANNING REVIEW OF PRELIMINARY PLAT – THE PRAIRIE AND THE FARM – PHASE 5
DATE: 06/20/2017

As of January 1, 2008, all county land use decisions are required to be consistent with the county's adopted comprehensive plan. This includes zoning and plat review decisions, among others. This memo provides an analysis of the proposed *The Prairie and the Farm Plat-Phase 5* for consistency with the Dane County Comprehensive Plan.

In addition to the numerous goals, objectives, and policies, of the Dane County Comprehensive Plan, the Plan also includes adopted town plan components, as well as city and village plans "as-is". This review focuses primarily on the proposed plat's consistency with the town of Westport component of the county plan.



ANALYSIS

Below is a synopsis of the The Prairie and the Farm Plat's conformance to various provisions of the town of Westport, and Dane County comprehensive plans:

THE WAUNKEE WESTPORT JOINT COMPREHENSIVE PLAN

This area is classified as "Community Residential" and generally meets the requirements therein:

- 100' wide greenways and corridors
- Double sided lots are avoided.
- Suburban style residential uses.
- The plat coincides with ***Bishop's Bay Master Development Plan*** which is the guiding document the City and Town have adopted in this area.

DANE COUNTY COMPREHENSIVE PLAN

Land Use

- 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.*

Overview

This Plat would add 95 more residential lots in an area with a mix of land uses residential, natural, golf course and farming.

All but 16 lots are served off cul-de-sac private drives that will be owned by the Homeowners Association. There appears to be no or limited internal pedestrian access or connectivity. The phase 5 plat has a single outlet on CTH M, eventually the entire development will have multiple connection points.

Natural Resources

- No waterbodies or streams onsite
- No wetlands are indicated onsite.
- No floodplains indicated on the property.
- No steep slopes onsite.

There are a few large outlots for openspace and stormwater purposes. The site is inside the Central Urban Service Area, with planned sewer connection and municipal water service. The site is adjacent to Governor Nelson State Park and two County wildlife areas.

Conclusion

There are no major 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