



DANE COUNTY PLANNING & DEVELOPMENT

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MEMORANDUM

TO: Zoning & Land Regulation (ZLR) Committee

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: Hart Subdivision, Town of Bristol, Section 31

DATE: June 2, 2017

CC: Dan Everson, Assistant Zoning Administrator
Brandon Bledsoe, Town of Bristol Clerk

As requested by the ZLR, staff provides analysis of subdivision plats and land divisions comparing them against local and county comprehensive plans. In this case, the analysis is for consistency between the proposed subdivision located in section 31 of the Town of Bristol and the goals, objectives and policies of the *Dane County Comprehensive Plan*. This subdivision contains 32 residential lots and 1 outlot. The residential lots range from 33,000 square feet (0.76 acre) to 65,260 square feet (1.5 acres). Soil testing and analysis were conducted on this property resulting in identification of depth to groundwater ranging from 51" to 88". In addition, an analysis of areas suitable for various types of septic drainfields was conducted. This information should be considered in the final design and made available for future buyers.

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. The subject property is located in the *Single-Family Residential* planned land use district of the *Town of Bristol Smart Growth Comprehensive Plan 2003-2022*.

The subject property also falls within the City of Sun Prairie's Extra Territorial Jurisdiction (ETJ) and in the City-Town Joint Planning Area as noted in the *City of Sun Prairie Comprehensive Plan*. In that joint plan, the plat is located in the *Rural Development Area* (page 12 of the agreement). Per the agreement the City of Sun Prairie agrees to not annex or exercise extraterritorial authority over the rural development area without the express written permission of the Town. The subject property is outside of Windsor's ETJ review area.

This subdivision plat is consistent with the town, city, and county comprehensive plans.

I hope this information is helpful. Please feel free to contact me at andros@countyofdane.com or 261-9780 if I can be of any further assistance.