



DANE COUNTY PLANNING & DEVELOPMENT

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MEMORANDUM

TO: Zoning & Land Regulation (ZLR) Committee

FROM: Pamela Andros, AICP, Senior Planner

SUBJECT: 4 lot Skrenes CSM, Town of Bristol, Section 23

DATE: October 30, 2017

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

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 23 of the Town of Bristol and the goals, objectives and policies of the *Dane County Comprehensive Plan*. This Certified Survey Map (CSM) creates four one lots ranging in size from 9.85 to 25.7 acres.

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 *Agricultural Preservation* planned land use district of the *Town of Bristol Smart Growth Comprehensive Plan 2003-2022 (Land use Plan Map J-3 created March 27, 2007)*. The number one goal of this district is “to protect the agricultural base of the Town”. The subject property is also located in the *Agricultural Preservation* district of the 1981 County-adopted town plan.

The town of Bristol does not have agricultural exclusive (A-1EX) zoning, but utilizes a density policy in some portions of the town. In addition, the plan describes a target number of residential lots created and acres needed to accommodate growth in various time periods, divided between “Non Growth Areas” and “Prime & Long Term Growth Areas”. For the time period of 2013 through 2017, it was anticipated that 15 one-acre residential lots would be created (*plan page J-11*). Related to this goal, is the following recommendation for designated non-growth areas: “Approve single lot divisions only when the lot is from an undivided 35-acre parcel, unless designated to meet the in-fill objectives in the residential development plan” (*page B-11*).

The subject property is not located in the residential development area (*map J-3*), therefore the one lot per 35 acres policy applies. The Skrenes property totals 81.65 acres, resulting in 2 buildable lots ($81.65/35 = 2.23$). As part of this proposed CSM, only lots 1 & 2 will be developed as home sites, lot 3 will be deed restricted as a non-buildable lot, and lot 4 has an existing residence that can remain or be rebuilt. Because this proposal is only creating two buildable lots, it is consistent with the town 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.