

Planning Division

Dane County Planning & Development
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MEMORANDUM

TO: ZLR COMMITTEE
FROM: CURT KODL, SENIOR PLANNER
SUBJECT: PLANNING REVIEW OF THE ZIEGLER CSM – SECTION 27 TOWN OF ROXBURY
DATE: 7/22/2024

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 CSM 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 Middleton component of the county plan.

ANALYSIS

Below is a synopsis of the CSM's conformance to various provisions of the Town of Roxbury, and Dane County comprehensive plans:

TOWN OF ROXBURY PLAN

- Identified on Future Land Use map as Agricultural Preservation Area.
- Plan includes the following applicable policies:
 - *Direct non-farm-related commercial uses and major new subdivisions away from the Agricultural Preservation Area, except if consistent with the density policy.*
 - *Within the Agricultural Preservation Area, limit new development to a density of one residential dwelling unit per 35 acres held in single ownership as of July 26, 1978.*
 - *The number of permitted dwelling units conferred under this Plan's density policy shall not be reduced by rezonings to the County's A-4 (now FP-1) Small Lot Exclusive Agriculture zoning district.*



- *Encourage Small Acreage Farming in appropriate areas where residential development is planned in close proximity to agricultural uses.*

Dane County Comprehensive Plan

Land Use

- Property is planned for Agricultural Preservation in the Dane County Comprehensive Plan, subject to the following policies:

Within designated Agricultural Preservation Areas, as identified in the Dane County Farmland Preservation Plan and in town plans adopted by the county board (See Chapter 8: Intergovernmental Coordination):

- 1) *Continue to maintain and support production agriculture, agricultural-related businesses, forestry, open space, and compatible uses;*
- 2) *Limit residential densities according to policies established in town plans adopted by the county board;*
- 3) *Maintain eligibility for farmland preservation tax credits under Chapter 91, Wisconsin Statutes, and;*
- 4) *Continue to refer to town plans adopted by the county board for detailed land use policies within Agricultural Preservation Areas.*

This CSM would reconfigure one FP-1 parcel (0 residences) to create 3 agricultural (FP-1) parcels, each being 15.02, 5.44 and 8.9 acres. The proposal is generally consistent with the Town of Roxbury's comprehensive plan.

Natural Resources

- One drainage (ditch) is indicated on the property.
- No floodplains are indicated on the property.

Conclusion

There is no development planned and there are no 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.curt@danecounty.gov