

Planning Division

Dane County Planning & Development
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MEMORANDUM

TO: ZLR COMMITTEE
FROM: CURT KODL, SENIOR PLANNER
SUBJECT: PLANNING REVIEW OF GLACIER'S TRAIL PLAT – SECTION 32 TOWN OF MIDDLETON
DATE: 8/23/2022

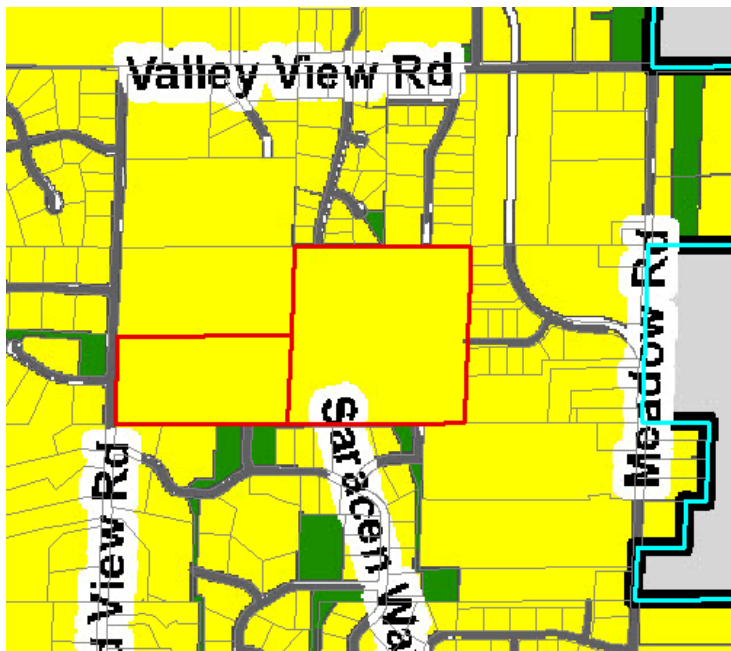
As of January 1, 2008, all county land use decisions are required to be consistent with the County's adopted comprehensive plan. This includes zoning and plat review decisions, among others. This memo provides an analysis of the proposed Evan's Crossing Plat for consistency with the Dane County Comprehensive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

In addition to the Dane County Comprehensive Plan, the Plan also includes adopted town plans, as well as city and village plans "as-is". This also reviews the plat's consistency with the town of Middleton component of the county plan.

TOWN OF MIDDLETON PLAN

Identified on Future Land Use map as Residential, the Middleton Plan includes the following applicable policies:

- *Work to screen housing from primary thoroughfares to the extent possible by utilizing natural topography, vegetation (tree lines, wooded edges), and right-of way setbacks.*
- *Discourage the use of through streets in certain situations such as environmentally sensitive areas or where slopes exceed 20 percent.*
- *All new housing lots shall have frontage on a public road per Town and County Subdivision regulations. Flag lots should generally be discouraged.*



- *Preserve existing vegetation, stone fences, fence lines, tree lines, and structures of historic value. (Note: Housing developments should consider protecting trees, but should not be prohibited from placing lots / homes in trees.)*
- *The Town will discourage homes or other buildings being placed in wetlands, floodplains, or on slopes in excess of 20 percent.*
- *Limit building envelopes to those areas with slopes of less than 20 percent. For lots containing slopes of greater than 20 percent, the building envelope should be limited to areas with slopes of 15 percent or less.*

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.*

This Plat would reconfigure 2 parcels (2 existing residences that will stay) to create 34 residential parcels on approximately 58 acres, each being between 0.6 acres and 10 acres in size. The proposal is generally consistent with the Town of Middleton's comprehensive plan. This property will stay in the Town of Middleton, under the current boundary agreement. (Just west of Pioneer Rd.)

Natural Resources

- There are not steep slopes onsite.
- No streams or wetlands are indicated on the property.
- No floodplains indicated on the property.

Conclusion

County staff advised a rezone first, to accomplish the goals of the applicants and owners, they chose not to do that at this time. This plat was done under the AT-5 zoning and may be rezoned by the Town at a later date as indicated by the Town's Comprehensive Plan. This proposal is generally consistent with the Town of Middleton and Dane County Comprehensive Plans.

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