

**From:** [Rybarczyk, Jamie A](#)  
**To:** [Dane Plan Mailbox](#)  
**Cc:** [Wipperfurth, Bob forward](#); [Tina Butteris](#); [Amy Anderson Schweppe](#); [Kevin Richardson](#)  
**Subject:** Town of Windsor - Input on Dane County Comprehensive Plan Update  
**Date:** Friday, September 13, 2013 2:49:15 PM

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Comprehensive Plan Update Steering Committee,

The Town of Windsor would like to provide you with our respective areas of interest for inclusion in the 5-yr update of the Dane County Comprehensive Plan:

Intergovernmental Cooperative Planning (Intergovernmental Cooperation/Land Use/Implementation)

1. The City of Sun Prairie, Town of Windsor, and Village of DeForest adopted a Cooperative Boundary Plan in 2012.
2. The Village of DeForest and Town of Windsor amended its Cooperative Plan & Intermunicipal Cooperative Agreement in 2012.

The cooperative planning:

- Establishes extraterritorial boundary adjustments between the Village and City;
- Establishes long-term boundary adjustment (annexation) areas with both the Village and City;
- Along with Sun Prairie ETZ, once DeForest ETZ is established there will no longer be Dane County Zoning south and east of Windsor Road; and
- Local Comprehensive Plans reflect land use agreements in the cooperative plans.

The expansion of US 51 and the impact on access and future land use (Transportation, Land Use)

1. The expansion of US 51 in the Town of Windsor changes the nature of the development landscape. The expansion has the ability to carry more traffic, but also limits access in certain locations, while making adjacent land more attractive for development.
2. Two significant planned developments in the Town adjacent to the expansion are:
  - a. Bear Tree: 500+ acre mixed use development partially underway east of US 51
  - b. Windsor Crossing: approximately 80-acre mixed use development planned for a future Town Center west of 51.

DeForest Area School District Capacity (Utilities & Community Facilities/Housing)

While the school district has capacity for some development within the area, proposed developments outside of the Town and Village (but still within the district) may have an adverse impact on capacity.

Agricultural Enterprise Area (AEA) (Agriculture)

The large area east of US 51 and north of Windsor Road in the Town has been designated by the State as an Agricultural Enterprise Area, further strengthening the lands position as productive farmland.

### Local Zoning (Implementation)

The Town of Windsor, with its full-time qualified staff, wishes to replace county zoning with local zoning for the following reasons:

1. Better understanding of local issues.
2. Faster response time for zoning enforcement.
3. Decrease in application fees to residents; no more County application fees.
4. Streamline approval process.
5. Less bureaucracy.

Upon your review of our respective areas of interest, please contact us with any questions, comments, or concerns.

Sincerely,

**Jamie Rybarczyk, Senior Planner**

Foth Infrastructure & Environment, LLC  
Lincoln Center II  
2514 South 102nd Street; Suite 278  
West Allis, WI 53227  
Ph: (414) 336-7908 / Fax: (414) 336-7901  
Cell: (414) 405-6707  
<http://www.foth.com>



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