

From: Brenda Ayers, Administrator/Clerk/Treasurer [mailto:townofburke@frontier.com]

Sent: Monday, March 12, 2018 12:38 PM

To: Lane, Roger

Subject: 3285 Nelson Rd Parcel 0810-244-8670-3

Hello Roger-

We have received numerous inquiries regarding subdividing/developing the subject referenced parcel. The property owner owns this vacant parcel and one with an existing home on it. I am told that it lot with two parcel numbers for tax purposes.

According to the Town's Comprehensive Plan, the subject parcel is designated as natural area. I have consulted with our engineers who drafted our plan and was told: " The parcel was listed as such because that's what it was previously and because it's heavily wooded/vacant currently. Woodland or rural residential may also have been appropriate FLU's considering rural residential (Single-family) exists to the east and the land to the west is agricultural but future planned neighborhood. "

I was further advised by our engineers that the Town could approve residential development on the lot and change the Future Land Use Map during our next review period.

I am wondering what the County's perspective is on this.

From: Lane, Roger [mailto:lane.roger@countyofdane.com]
Sent: Monday, March 12, 2018 1:31 PM
To: 'Brenda Ayers, Administrator/Clerk/Treasurer'
Cc: Andros, Pamela
Subject: RE: 3285 Nelson Rd Parcel 0810-244-8670

Dear Brenda,

It seems prime for residential development. There's no need for a park given that the Town Hall is ½ mile down the street. It would be orderly to continue the residential development of the area.

The GIS information shows that there are no sensitive environments features. However, there may be a small pond or a wetland area in the northwest corner that would need to be investigated.

The property is outside the urban service area, so, on-site septic will be needed. The Dane County Water Quality Plan suggests that unsewered development be kept to lots of an acre or more. The Department of Health suggest 1.5 acres per residence. The ZLR Committee has approved subdivisions for lots ranging from .75 to 1.0 acres in size. I strikes a balance between the need for density and water quality.

The property is only 7 acres. It would be acceptable for 7 or potentially 6 residences depending on lot configuration and road layout (public or private).

The adjacent properties are in the range of 16,000 to 24,000 square feet (1/3 to ½ acre). This density would be cause for water quality concerns and would need to be substantiated.

Respectfully,

Roger Lane

Dane County Zoning Administrator
