



DANE COUNTY PLANNING & DEVELOPMENT

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MEMORANDUM

TO: Dan Everson, Assistant Zoning Administrator

FROM: Brian Standing, Senior Planner

DATE: November 6, 2019

SUBJECT: Nizamuddin Draft CSM (Application ID # 10323)

CC: Vicki Anderson, Town of Springdale

You recently asked for a comprehensive plan review of this proposed four-lot certified survey map.

Under the default “Residential Density Option 1” policy of the *Town of Springdale / Dane County Comprehensive Plan* (1 dwelling per 25 acres), this property would have the potential for no more than a total of six homesites. Five of those homesites have been created to date, leaving only one remaining. The plan allows for additional density under “Residential Density Option 2” and “Residential Density Option 3,” but also requires the submittal of a concept plan, compliance with enhanced siting criteria, and recording of additional documents. In this case, none of these additional criteria have yet been met.

Consequently, at this time, the proposed CSM appears to be inconsistent with the adopted town and county comprehensive plan.

I hope this meets your needs. Please let me know if I can be of further assistance.