



DANE COUNTY PLANNING & DEVELOPMENT

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MEMORANDUM

TO: Dan Everson, Assistant Zoning Administrator

FROM: Brian Standing, Senior Planner

DATE: April 8, 2019

RE: Draft CSM, Section 17 Town of Springdale
(Elver Living Trust)

At your request, I have reviewed this proposed 2-lot Certified Survey Map for consistency with the *Town of Springdale / Dane County Comprehensive Plan*.

Under Residential Density Option #1, this property is limited to one lot per 25 acres owned. In this particular case, there are two lots remaining under the town/county density cap (see density study report, attached). If the draft CSM is approved, this will **exhaust** the development potential for the original 123-acre farm. Approval of the CSM should be conditioned on the landowner recording a deed notice document on the property that notes that there are no further divisions permitted under the town/county plan.

Please let me know if I can answer any other questions.

