



DANE COUNTY PLANNING DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

MEMORANDUM

TO: Dan Everson, Assistant Zoning Administrator

FROM: Brian Standing, Senior Planner *BFS*

DATE: November 5, 2014

SUBJECT: Preliminary Plat of Bella Vista Subdivision, Town of Springdale

CC: Vicki Anderson, Town of Springdale Clerk

You recently asked me to review the Bella Vista Subdivision preliminary plat for consistency with the adopted *Town of Springdale / Dane County Comprehensive Plan*. My comments are below:

A. Density:

This property was a 233.75 acre farm in 2000, when the Town of Springdale Plan was adopted. The plan describes three residential development options, each at different densities and siting criteria:

- Option 1: development is limited to 1 lot per 25 acres, which in this case would yield a total of 9 residential lots. This option requires no specific siting criteria.
- Option 2: development is limited to 1 lot per 17 acres, which in this case would yield a total of 14 residential lots. This option requires that developed lands avoid productive agricultural lands.
- Option 3: development is limited to 1 lot per 14 acres, which in this case would yield a total of 17 residential lots. This option requires the recording of a conservation easement on the balance of the property not used for residential development.

Two land divisions (CSMs 9830 and 11147) have taken place since 2000, so should be deducted from the total under the appropriate option. Note that the bulk of the original acreage is now owned by two different landowners (Grimstad, LLC & Marks). These landowners should record an agreement regarding allocation of any remaining potential homesites between them.

Since the proposed plat would exceed the remaining potential homesites (7) under Option 1, and there does not appear to be a conservation easement contemplated as required for Option 3, I'm assuming that this plat is submitted under Density Option 2. If so, approval of the 9-lot plat as submitted would leave 3 potential homesites remaining. If proposed Outlot 1 and Outlot 2 are intended to remain in open space, additional deed restrictions, conservation easements or CO -1 zoning may be necessary. Otherwise, these lots would count as developable lots as well, and reduce the remaining potential homesites to 1 remaining.

B. Siting Criteria

Based on the *Dane County Soil Survey*, the proposed lots would sit on eroded New Glarus silt loam soils, which are rated as Capability Category IV under the Dane County Land Evaluation system. These soils are not considered productive agriculture soils. These lots would seem to comply with the Option 2 siting criteria standards.

C. Resource Protection Corridors

An intermittent stream corridor and associated wetlands cross the property through proposed Outlot 2. Shoreland zoning standards, including impervious surface limits, shoreland erosion control standards, vegetative buffer zones and setbacks from the ordinary highwater mark, will apply. Development should also avoid any areas of slopes exceeding 20%. The preliminary plat should be revised to show the ordinary highwater and low water marks, 1% regional floodplain boundaries and 5-foot contours, as required under s.75.15(3), Dane County Code.

I hope this information is helpful. Please let me know if I can be of any further assistance.