

LAKE KEGONSA & LOWER YAHARA RIVER RESIDENTIAL AREA

DESCRIPTION

The Lake Kegonsa & Lower Yahara River Residential planning area covers much of the area in the vicinity of Lake Kegonsa and is served by sanitary sewer service from the Pleasant Springs Sanitary District (PSSD). The district was established in 1989 with the objective of protecting the water quality of Lake Kegonsa and the lower Yahara River watershed. The district provides sanitary sewer collection and conveyance service to 516 residential and business customers located near Lake Kegonsa and the Yahara River within the Town of Pleasant Springs. The District owns and maintains approximately 33 miles of sewer lines, 9 lift stations and 55 grinder stations. Collected effluent is directed into the sewer system maintained by the Kegonsa Sanitary District #2 and is then ultimately transported to the Madison Metropolitan Sewerage District for treatment.

There are 25 undeveloped lots within the sanitary district that may be potentially suitable for new residential or neighborhood serving commercial development. According to PSSD officials, the district currently has sufficient capacity to serve a significant amount of additional development.

While it is recognized that having public sewer available makes a mixture of medium density housing development possible, only existing and infill development is anticipated at this time. There are no plans currently to expand the service area to accommodate additional development, though the town is considering a possible future expansion of the area as part of broader effort to accomplish farmland preservation goals while accommodating a modest amount of well planned growth.

GOAL:

The primary goals for the Pleasant Springs Sanitary District are to protect water quality and promote the efficient use of public infrastructure.

OBJECTIVES:

1. Future development must be kept in perspective with existing areas and avoid any excessive burden to the sanitary district. This will require the close coordination between the Plan Commission, Town Board, and Sanitary District commissioners to review such proposals with fairness and completeness.
2. To provide a public sewer system to serve existing development within the sewer service areas of Pleasant Springs.
3. To cooperate with Pleasant Springs Sanitary District, Kegonsa Limited Service Area, WDNR, Dane County Division of Community Analysis and Planning (or successor agency), and the Madison Metropolitan Sewerage District in the provision of sewer service to the sewer service areas.
4. To generally discourage extensive urban growth around the lake and river to avoid the deteriorating effect of urban runoff on water quality and the need to provide additional public services.
5. To plan only for the provision of sewer service in these areas and not a full range of urban services, since the primary purpose is to provide sewer service for health and water quality needs.
6. To require that replacement development is limited to a similar character and density to the existing development.
7. Work with the Capital Area Regional Planning Commission to explore expansion of the Service Area and Sanitary District so that sanitary sewer service is made available to existing residences west of the Yahara River in the vicinity of Williams Drive, including all of the lots in Rolling Meadows subdivision.
8. Coordinate with the Capital Area Regional Planning Commission and City of Stoughton regarding the provision of sanitary sewer service to ensure the most efficient and cost effective delivery of services is achieved.



POLICIES:

1. Avoid any substantial expenditure of public funds for urban services other than sewer.
2. Limit additional development to a scale and density that will not lead to deterioration of lake and river water quality, and that is consistent with the character of the adjoining neighborhood.
3. Any proposed new development shall be subject to the town's land use review procedures, and shall include opportunities for public and neighborhood input. Proposals for new development may require creation and submittal of detailed conceptual design, site, engineering, and/or neighborhood plans to ensure that the development will not result in negative impacts to adjoining properties or undue burdens on public infrastructure. The town, at its sole discretion, may determine that an amendment to this comprehensive plan is necessary prior to considering or taking any action on a development proposal.
4. Limit any new commercial or business use to those that would serve nearby residents. The following criteria shall be applied:
 - a. Consideration of the impact, consistent with other objectives and policies for this area.
 - b. Consideration of lake- and river-related impacts of any proposed commercial use.
 - c. Conditional rezoning will be required to specify the limits of use and the agreed- upon site and operations plans.
5. Industrial uses within the service areas shall be prohibited. Industrial uses are incompatible with lake- and river-related residential areas.
6. All new development within the service areas is required to be connected to the public sewer.
7. Sewer service area expansions (aka "Service Area" expansions) are reviewed for water quality planning purposes as required by federal law. The town of Pleasant Springs must officially sponsor a service area extension request. If and when the service area is expanded, the town shall review any proposed development on a case-by-case basis against all applicable goals, objectives, and policies of this plan. Costs of a proposed expansion associated with a new development proposal shall be borne by the developer.
8. Limit expansion of the sewer service areas to locations of existing development where there is a demonstrated need for public sewer. It is recognized that the installation of public sewer makes some areas more developable; however, in keeping with the overall objectives for this plan district, any future additions should be very carefully scrutinized to ensure that all plan objectives and policies are observed.
9. There is no explicit density limitation or policy for the Lake Kegonsa & Lower Yahara River Residential planning area. All new or infill development shall be reviewed on a case-by-case basis to determine if the proposal is appropriate in light of the goals, objectives, and policies for the area, consistent with the character of the neighborhood, and compatible with existing neighboring uses.
10. Sewered lots shall be a minimum of 15,000 sq. ft. as permitted by the R-1 Residential Zoning District of the Dane County Zoning Ordinance (SFR-08 District as proposed in the county zoning code rewrite). It is the town's intent to use these Districts for any proposed residential development within sewered areas.
11. To minimize population density within the limited service area and protect the natural and recreational resources of the lake and river, residential development will be limited to single-family development. Duplex/two-family zoning will be considered for the conversion of existing large houses if the following criteria are met:
 - a. Existing as of adoption of the Land Use Plan in 1978, with minimum size of 1800 square feet.
 - b. No additions to the building size.
 - c. Minimal land area is provided for duplex use.
 - d. Agricultural density policies apply and the conversion will count for two housing units.

DEVELOPMENT SITING STANDARDS & CRITERIA

Development within the Lake Kegonsa & Lower Yahara River Residential Area shall comply with the following siting and design standards and criteria. The town may require a detailed site plan be submitted for proposed development.

Any proposed development shall:

1. Fit with character of existing neighborhood development (i.e., scale/density/design).
2. Provide adequate park/open space, where appropriate.
3. Meet or exceed county erosion control, shoreland zoning, and stormwater management standards.
4. Incorporate landscaping design that buffers incompatible uses.
5. Provide signage compatible with neighborhood/rural character, as appropriate.
6. Be designed to minimize negative environmental impacts. No development shall be permitted within the 100 year flood plain.

