



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 8 Town of Springdale
(Windy Ridge Farm, LLC)

At your request, I have reviewed this proposed 4-lot Certified Survey Map for consistency with the *Town of Springdale / Dane County Comprehensive Plan*.

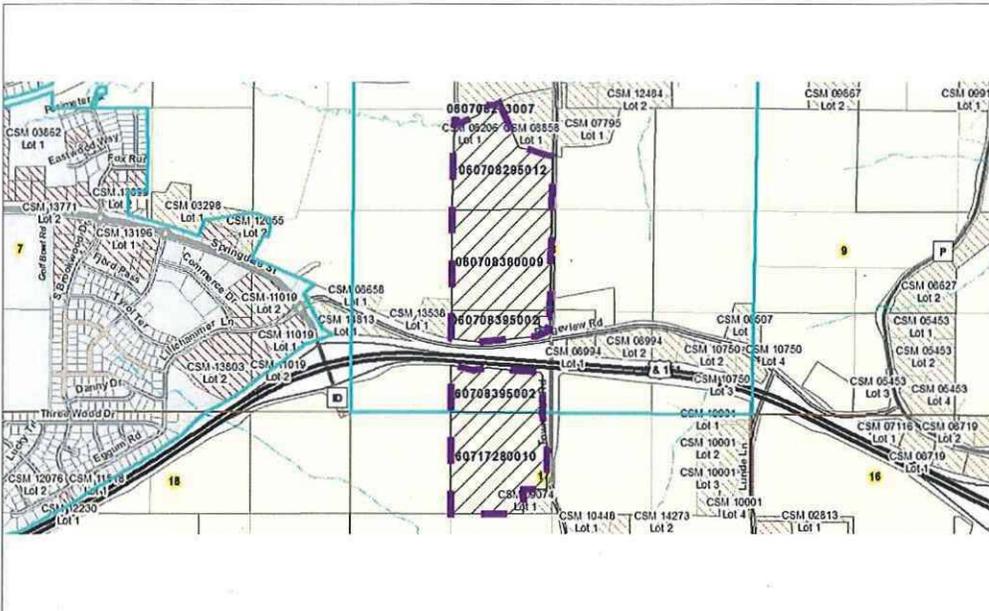
Under Residential Density Option #1, this property is limited to one lot per 25 acres owned. In this particular case, there are a total of five lots remaining under the town/county density cap (see density study report, attached). If the draft CSM is approved, there will be one potential lot remaining.

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

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

		Applicant: David Meylor		
Town	Springdale	A-1EX Adoption		Orig Farm Owner William and Lorraine Meylor
Section:	08, 17	Density Number	25	Original Farm Acres 133.83
Density Study Date	11/9/2016	Original Splits	5.35	Available Density Unit(s) 5



Reasons/Notes:
Land divisions since 2000: NONE

NOTE: Greater densities may be possible under other town options, if siting and design criteria are met.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
060708395002	26.21	MEYLOR LE, WILLIAM F & MEYLOR LE, LORRAINE K	
060708380009	39.7	MEYLOR LE, WILLIAM F & MEYLOR LE, LORRAINE K	
060717280010	36.25	WINDY RIDGE FARM INC	
060708295012	31.37	WINDY RIDGE FARM INC	
060708283007	0.3	WINDY RIDGE FARM INC	