

PLANNING DEVELOPMENT

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Zoning

(608)266-4266, Rm. 116

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*.

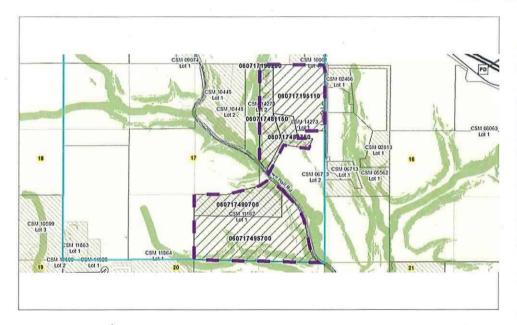
Under Residential Density Option #1, this property is limited to one lot per 25 acres owned. In this particular case, there are two lots remaining under the town/county density cap (see density study report, attached). If the draft CSM is approved, this will *exhaust* the development potential for the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

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: ELVE	ER LIVING TR		
Town Springdale		A-1EX Adoption		Orig Farm Owner	Beth Elver and Alan Bilse	
Section:	17		Density Number	25	Original Farm Acres	123.45
Density Study Date 4/8/2019		Original Splits	4.94	Available Density Ur	nit(s) 2	



Reasons/Notes:

Homesites created to date: 3 per CSMs 11162 and 14273.

If the draft 2-lot CSM is approved, this will exhaust the development potential under the town/county comprehensive plan.

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	<u>CSM</u>
060717490700	21.67	BILSE FAMILY LLC	11162
060717195110	28.75	BILSE FAMILY LLC	
060717495700	51.21	BILSE LE, CORA & ELVER LIVING TR	(6)
060717480750	7.2	DANIEL A ELVER & KELSEY M ELVER	14273
060717196200	0.01	DEER RIDGE LLC	
060717481150	0717481150 14.61 PAUL A ELVER		14273