

Appendix E

TOWN OF SPRINGDALE

LAND USE PLAN

PREPARED BY PLAN COMMITTEE

WITH PUBLIC INPUT

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SECTION 1

INTRODUCTION

The Town of Springdale is located in southwestern Dane County, Wisconsin, southwest of the City of Madison, between the City of Verona and the Village of Mount Horeb. Neighboring towns in Dane County include Blue Mounds, Cross Plains, Middleton, Montrose, Perry, Primrose, Vermont, and Verona.

Residing on the eastern edge of southwestern Wisconsin's driftless (unglaciated) area, Springdale's topography is consequently varied with rolling hills and attractive valleys hosting natural springs that feed some of the finest trout streams in the State. The thirty-six square mile area of Springdale lies within the Upper Sugar River Watershed. The mixture of open fields and woodlands provides a habitat for deer, turkey, pheasant, and other game. The abundant natural resources and magnificent scenic vistas create a wonderful area for people to live and pursue a variety of activities.

The area was first inhabited by Native Americans and then by immigrants from Norway, England, Germany, Ireland, and Scotland. The early settlers worked hard to establish farms and to create a strong and vibrant rural community. Within a few years of settlement, they established town government, one-room schools, churches, and small businesses. Descendants of the early settlers still live within the town today.

Today, Springdale continues to be predominantly rural with many fine established farms, extensive natural resources, magnificent scenic vistas, and a relatively low density of non-farm residences compared to other suburban and urban communities in Dane County. However, as family-operated dairy farms have disappeared at a rapid rate in the last quarter century, and as interest in non-farm rural homes has grown at an equally rapid rate, Springdale is faced with a new challenge: What format of land use planning will enable the town to accommodate residential development and simultaneously sustain the relatively low population density, farmland, and other natural resources that will continue to make it a desirable rural community for current and future generations?

This Land Use Plan is prepared for the general purpose of guiding and accomplishing an adjusted, coordinated, and harmonious development of the Town of Springdale, which will, in accordance with existing and future needs, best promote order, convenience, prosperity, public health, safety, and general welfare, as well as economy and efficiency in the process of any development that occurs. The Land Use Plan is intended to aid the Town of Springdale Plan Commission and Town Board in the performance of their duties relating to the growth and development of the town. The Town of Springdale has been experiencing an increased amount of development pressure. The town recognizes that unplanned development, particularly on a large scale, can occur in a way that conflicts with and intrudes upon the general intent of preserving land for agricultural use and

promoting the public health, safety, and general welfare for its residents. To avoid those problems and to preserve valuable land, this Land Use Plan has been developed to amend the Town of Springdale's current Land Use Plan, which was adopted in 1981.

The goals and policies in this amended Land Use Plan are intended to provide a basis for the adoption and implementation of land use, development, and land division/subdivision and other ordinances. The Town of Springdale recognizes that the Land Use Plan will require periodic review and revision in light of changing conditions and experience gained in its implementation. The Town of Springdale Plan Commission may amend or expand this Land Use Plan from time to time as the need arises. This Land Use Plan will be reviewed annually, to improve the clarity and implementation of the policies. The Town of Springdale Plan Commission and Town Board will determine whether a major reevaluation is needed at the end of each five year period to meet any changing needs of the community.

Through this Land Use Plan, the Town of Springdale is establishing guidelines that current landowners and residents, potential landowners and residents, and/or developers are assured will apply fairly and uniformly to all citizens and upon which development decisions can be based. By referring to the goals and policies, it is possible for public and private decision-makers to consider the impact of each proposal on the town.

SECTION 2

GOALS

- (A) Support the population density, infrastructure, services, and tax base of a rural town.
- (B) Preserve the agricultural land, open spaces, and other natural resources of a rural town.
- (C) Protect agricultural uses of the land.
- (D) Enable landowners to develop land for residential purposes with minimal impact on the rural aspects of the town.
- (E) Encourage safe, convenient, and environmentally sound housing that blends with the natural landscape.
- (F) Respect environmentally sensitive areas and culturally significant sites.
- (G) Limit commercial development to enterprises that enhance the rural quality of life throughout the town and that accommodate the higher residential density within Mt. Vernon.
- (H) Prohibit large commercial development and industrial development.
- (I) Maintain the town's local control of land use decisions through this Land Use Plan and through county and town ordinances that uphold the Land Use Plan.
- (J) It is not the goal of this Land Use Plan to prevent development within the town, but rather to adhere to the goals and policies herein as the official guide to future growth and development within the town.

SECTION 3

IMPLEMENTING THE GOALS

- (A) The development of a Land Use Plan for implementing the goals has required compromise to maintain the public good and to balance the interests of landowners wanting to preserve the rural aspect of the town (lower population density, simpler infrastructure, and lower real estate taxes) with the interests of landowners wanting to profit from the division of land for residential development. During many meetings with input from different viewpoints, a compromise has emerged. This Land Use Plan allows a higher density of residential development than in most Dane County towns, in exchange for adopting density standards as well as site design standards that minimize the impact of residential development.

Any division for purposes other than residential development will be considered under the guidelines for Residential Density Option 1 or 2 and, in addition, shall meet all other requirements for that division as specified in the Town of Springdale Land Use Plan and ordinances.

- (B) This Land Use Plan offers three density options in the development of land for residential purposes [see note 1 in Land Use Plan Section 14(A)].
1. Residential Density Option 1: Enables a land division or subdivision with relatively few requirements. It allows one (1) new lot for residential purposes for each contiguous twenty-five (25) acres owned [see note 2 in Land Use Plan Section 14(A)]. This option is for all land division or subdivision proposals that meet the basic requirements of the state, the county, and Town of Springdale Ordinances.
 2. Residential Density Option 2: Enables a higher density for landowners who voluntarily agree to meet the criteria in this option. It allows one (1) new lot for residential purposes for each seventeen (17) contiguous acres owned [see note 2 in Land Use Plan Section 14(A)]. This option is for all land division proposals that meet the basic requirements of option 1 and that meet the additional requirements of option 2.
 3. Residential Density Option 3: Enables the highest density in the development of a rural subdivision. It allows one new lot for residential purposes for each contiguous fourteen (14) acres owned [see note 2 in Land Use Plan Section 14(A)]. This option is for all subdivision proposals that meet the Town of Springdale's subdivision plat requirements.

- (C) Switching among the residential density options requires approval of the Town of Springdale Plan Commission and shall be based on sufficient remaining acreage to qualify for *density unit(s)* and on consideration of prior conveyances of land designated as *development area(s)* in a *concept plan*.
1. Allowed from a lower numbered option to a higher numbered option before creating a second *lot* for new residential development. After the creation of a second *lot* for new residential development, all subsequent *lot(s)* shall continue to be created under the same residential density option as the second *lot* [see note 3 in Land Use Plan Section 14(A)].
 2. Allowed from a higher numbered option to a lower numbered option [see note 4 in Land Use Plan Section 14(A)].
 3. For increased flexibility on land consisting of enough acres to designate two (2) or more areas of one-hundred (100) *contiguous* acres each, then, with the approval of the Town of Springdale Plan Commission that each area of one-hundred (100) *contiguous* acres is suitable for a different residential density option, then they may be treated separately for the purpose of selecting a residential density option. Approval shall be contingent upon review by the Plan Commission of the total contiguous acres owned on the effective date of the Land Use Plan, and the determination that the selected areas satisfy the policies of the Land Use Plan. Prior conveyances or construction of improvements may affect the land division options available.
- (D) In the case of a property owner with contiguous parcels and/or prior land divisions, the concept plan shall be prepared to show all contiguous parcels and/or land covered by prior land divisions owned on the effective date of the Land Use Plan without affecting the calculation of density unit(s).
- (E) Creation of Parcels Greater than Thirty-Five (35) Acres. A certified survey map or plat shall not be required if all of the lots, parcels, or building sites being created are more than 35 acres in area, however prior to dividing the land, the land divider or subdivider shall submit a concept plan to the Plan Commission. Prior to dividing or subdividing the land, the land divider or subdivider shall also provide the Plan Commission with a notice document that specifies the apportionment of the density units among the property and the lots, parcels, and building sites being created. The Plan Commission shall confirm that the apportionment of density units conforms to the goals and policies of the Land Use Plan. The notice document shall be in a form and substance acceptable to the Plan Commission and shall be recorded with the Dane County Register of Deeds. The Plan Commission may require that the notice document notify land owners that special assessments for public improvements may be imposed by the Town against the benefiting property. Approval of development areas/building envelopes on the remaining land shall be contingent

upon review by the Plan Commission of the total contiguous acres owned on the effective date of the Land use Plan, and the determination that the proposed development areas/building envelopes satisfy the goals and policies of the Land Use Plan. Prior conveyances or construction of improvements may affect the land division options available. {See note 5 in Land Use Plan Section 14(A).}

- (F) The intention of this Land Use Plan is to generate cooperative decision making between an applicant for *land division* or *subdivision* and the Town of Springdale Plan Commission, so that the creation of *lots* for residential purposes optimizes the proposal to best meet the criteria under each residential density option. When the Town of Springdale Plan Commission determines that a *land division* or *subdivision* proposal does not satisfy the criteria under the applicant's chosen option, then the applicant can submit another proposal or request that the Town of Springdale Plan Commission present a proposal that does meet the criteria or the applicant can choose to switch to a lower numbered option.

SECTION 4

RESIDENTIAL DENSITY OPTION 1

(A) Calculation of Density Units

1. *Contiguous* acres owned shall be determined on the *Plan effective date* and be based on *GIS Data* [see note 1 in Land Use Plan Section 14(B)].
2. One lot for residential development may be created for each 25 contiguous acres owned. See Table 1 for calculations of density unit(s) [see note 2 in Land Use Plan Section 14(B)]. Any division for purposes other than residential development will be considered under the guidelines for Residential Density Option 1 or 2 and, in addition, shall meet all other requirements for that division as specified in the Town of Springdale Land Use Plan and ordinances.
3. An *existing dwelling unit* on the Plan effective date shall not affect the number of new lots which can be created as calculated from Table 1 “Quick Guide to Town of Springdale Land Use Options”.

(B) Land Division(s) and Building Envelope(s) for Residential Development

1. The *landowner* shall submit a *concept plan* to the Town of Springdale Plan Commission for the purpose of discussing the suitability of land division(s) and *building envelope(s)*. Discussion of the *concept plan* by the Town of Springdale Plan Commission is required prior to review of a *certified survey map* or *plat*. The *landowner* shall draw the *concept plan* on an aerial photograph, which can be provided by the Town upon request. The *concept plan* shall indicate the current proposal for *lot(s)* and *building envelope(s)* and *development area(s)* that shall accommodate the potential number of future *building envelope(s)*.
2. When considering requests for *land division* or *subdivision*, the Town of Springdale Plan Commission shall take into account prior *conveyances* of land designated as *development area(s)* in a *concept plan*.
 - (a) If all or part of the approved *development area(s)* is sold by a landowner, before the *lot(s)* are created by *certified survey map* or *plat*, the Town of Springdale Plan Commission is not compelled to approve new *development area(s)*.
3. Lot lines shall be located and lot sizes shall be configured to best satisfy the following:

- (a) Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands. Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands. To the extent possible, lot lines shall be located to follow previously existing natural or man-made boundaries, such as roads, fence rows, woods, waterways, streams, or similar boundaries. If lot lines must cross agricultural fields because other boundaries are not possible, it is desirable to locate them in such a way so as to maintain the maximum size agricultural fields in one contiguous parcel.

4. *Building envelope(s)* shall be located to best satisfy the following:

- (a) *Building envelope(s)* shall not be located in the middle of an agricultural field unless the middle of the field is not suitable for productive agricultural fieldwork. If *building envelope(s)* must be located on *agricultural land* because other locations are not possible, it is desirable to locate them near the edges of agricultural fields and/or to use the least productive soil as determined by soil types.
- (b) *Strip development* along roads shall be avoided whenever possible. If several *building envelope(s)* must be located along the roadway, it is desirable to mitigate their impact by requiring *screenings* and/or varying the driveway lengths, *lot* sizes, and setbacks.
- (c) When adherence to criteria in Land Use Plan Section 4(B)3(a-b) creates a conflict with public safety, then the Town of Springdale Plan Commission shall give precedence to public safety.
- (d) All criteria in Land Use Plan Section 4(B)3(a-b) shall apply whenever possible.
- (e) Any changes in the location of a *building envelope(s)* as defined on a *certified survey map* or *plat* shall require a public hearing by the Town of Springdale Plan Commission and approval by the Town of Springdale Town Board.
- (f) The largest *building envelope(s)* that can meet the criteria in Land Use Plan Section 4(B)3(a-b) shall be defined on the *certified survey map* or *plat*.

(C) Residential Driveways

1. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on agricultural land.
2. Up to three (3) *single family detached dwelling units* may share one driveway, or one (1) *single family detached dwelling unit* and one (1) *duplex dwelling unit* may share one (1) driveway [see note 3 in Land Use Plan Section 14(B)].
3. When adherence to criteria in Land Use Plan Section 4(C)1-2 creates a conflict with public safety, the Town of Springdale Plan Commission shall give precedence to public safety.
4. Driveways shall meet the requirements of the Town of Springdale Driveway Ordinance.

(D) General Procedures

1. The creation of *lots* for residential development shall be by *certified survey map* (CSM) or by *plat*.
 - (a) All *lot(s)* on the *certified survey map* or *plat* shall be created in a manner that is consistent with Chapter 75, Dane County Code and the Town of Springdale Land Division and Subdivision Code.
2. Not more than four (4) *lots* shall be permitted in each five (5) year period by *certified survey map* [see note 4 in Land Use Plan Section 14(B)].
3. All applicable requirements of the state, the county, and the town shall apply.
4. The minimum *lot* size shall be one (1) acre.
5. Additional guidelines for the calculation of *density unit(s)* and for *notice documents*:
 - (a) A tracking sheet shall be maintained by the Town of Springdale Clerk for each *land division* or *subdivision* that is approved after the *plan effective date*; the final *concept plan* shall be filed with the tracking sheet.
 - (b) The *density unit(s)* shall run with the land, not with the *landowner*.
 - (c) When *lot(s)* are sold, a *notice document* shall specify the apportionment of the remaining *density unit(s)* between seller and buyer [see note 5 in Land Use Plan Section 14(B)].

- (d) When *lot(s)* are sold, it shall be assumed that any *density unit(s)* stayed with the seller's property unless specified on a *notice document*.
- (e) When the *density unit(s)* are exhausted on a property, that fact shall be recorded by the Town of Springdale Clerk on the town's tracking sheet and by the *landowner* in the Dane County Register of Deeds as a *notice document* [see note 5 in Land Use Plan Section 14(B)].
- (f) The town requires notification of any lot line adjustment between adjacent *landowners*. In the case of lot line adjustments, where either party is entitled to a *land division*, the town shall consider the right of the land division to stay with the original party unless the parties have expressly provided otherwise in a notification to the town.

SECTION 5

RESIDENTIAL DENSITY OPTION 2

(A) Calculation of Density Units

1. *Contiguous* acres owned shall be determined on the *Plan effective date* and be based on *GIS Data* [see note 1 in Land Use Plan Section 14(C)].
2. One (1) lot for residential development may be created for each seventeen (17) contiguous acres owned. See Table 1 for calculations of density unit(s) [see note 2 in Land Use Plan Section 14(C)]. Any division for purposes other than residential development will be considered under the guidelines for Residential Density Option 1 or 2 and, in addition, shall meet all other requirements for that division as specified in the Town of Springdale Land Use Plan and ordinances.
3. An *existing dwelling unit* on the Plan effective date shall not affect the number of new lots which can be created as calculated from Table 1 “Quick Guide to Town of Springdale Land Use Options”.
4. For *contiguous* acres of at least fourteen (14) acres and less than seventeen (17) acres in size on the *plan effective date*, one (1) new *lot* for residential development shall be allowed [see notes 3 and 4 in Land Use Plan Section 14(C)].

(B) Land Division(s) and Building Envelope(s) for Residential Development

1. The *landowner* shall submit a *concept plan* to the Town of Springdale Plan Commission for the purpose of discussing the suitability of land division(s) and *building envelope(s)*. Discussion of the *concept plan* by the Town of Springdale Plan Commission is required prior to review of a *certified survey map* or *plat*. The *landowner* shall draw the *concept plan* on an aerial photograph, which can be provided by the Town upon request. The *concept plan* shall indicate the current proposal for *lot(s)* and *building envelope(s)* and *development area(s)* that shall accommodate the potential number of future *building envelope(s)*.
2. When considering requests for *land division*, the Town of Springdale Plan Commission shall take into account prior conveyances of land designated as *development area(s)* in a *concept plan*.

- (a) If all or part of the approved *development area(s)* is sold by a landowner, before the *lot(s)* are created by *certified survey map*, the Town of Springdale Plan Commission is not compelled to approve new *development area(s)*.
- 3. Lot lines shall be located and lot sizes shall be configured to best satisfy the following:
 - (a) Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands. Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands. To the extent possible, lot lines shall be located to follow previously existing natural or man-made boundaries, such as roads, fence rows, woods, waterways, streams, or similar boundaries. If lot lines must cross agricultural fields because other boundaries are not possible, it is desirable to locate them in such a way so as to maintain the maximum size agricultural fields in one contiguous parcel.
- 4. Building envelope(s) shall be located to best satisfy the following:
 - (a) The location of the *building envelope(s)* shall demonstrate that the disturbance of agricultural land has been minimized.
 - (1) *Building envelope(s)* shall not be located in the middle of an agricultural field unless the middle of the field is not suitable for productive agricultural fieldwork.
 - (2) If *building envelope(s)* must be located on *agricultural land* because other locations are not possible, it is desirable to locate them near the edges of agricultural fields and/or to use the least productive soil as determined by soil types.
 - (b) The location of the *building envelope(s)* shall demonstrate that the impact on the town's *rural character* has been minimized.
 - (1) Clustering is desirable and may be required when there is the potential for three or more *building envelope(s)* to be created.
 - (2) *Strip development* along roads shall be avoided whenever possible. If several *building envelope(s)* must be located along the roadway, it is desirable to mitigate their impact by requiring screenings and/or varying the driveway lengths, lot sizes, and setbacks.

- (3) *Building envelope(s)* shall be designed to minimize their visual impact when viewed from public roads, the Military Ridge Bike Trail, and from the surrounding countryside. On properties with prominent, exposed hill tops or ridges, it is desirable for roof tops not to extend above the hill top or ridge line.
- (4) The proximity of environmentally sensitive areas and culturally significant sites shall be considered in the location of *building envelope(s)* within a property.
- (5) Screenings may be required to mitigate the impact of residential development and may consist of either a buffer of natural vegetation left in place for this purpose during site development or landscaping and planting to achieve the same result. The type of screening most suitable to the site shall be suggested by the landowner and shall require approval by the Town of Springdale Plan Commission.
- (c) When adherence to criteria in Land Use Plan Section 5(B)3(a-b) creates a conflict with public safety, then the Town of Springdale Plan Commission shall give precedence to public safety.
- (d) All criteria in Land Use Plan Section 5(B)3(a-b) shall apply whenever possible.
- (e) Any changes in the location of a *building envelope(s)* as defined on the *certified survey map* shall require a public hearing by the Town of Springdale Plan Commission and approval by the Town of Springdale Town Board.
- (f) The largest *building envelope(s)* that can meet the criteria in Land Use Plan Section 5(B)3(a-b) shall be defined on the *certified survey map*.
- (g) Any changes in the *concept plan* shall require approval of the Town of Springdale Plan Commission.

(C) Residential Driveways

- 1. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on agricultural land.
- 2. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on the town's rural community.

3. Up to three (3) *single family detached dwelling units* may share one (1) driveway, or one (1) *single family detached dwelling unit* and one (1) *duplex dwelling unit* may share one (1) driveway [see note 5 in Land Use Plan Section 14(C)].
4. When adherence to the criteria in Land Use Plan Section 5(C)1-3 creates a conflict with public safety, the Town of Springdale Plan Commission shall give precedence to public safety.
5. Driveways shall meet the requirements of the Town of Springdale Driveway Ordinance.

(D) General Procedures

1. The creation of *lots* for residential development shall be by *certified survey map* (CSM).
 - (a) All *lot(s)* on the *certified survey map* shall be created in a manner that is consistent with the Chapter 75, Dane County Code and the Town of Springdale Land Division and Subdivision Code.
2. Not more than four (4) *lots* shall be permitted in each five (5) year period by *certified survey map* [see note 6 in Land Use Plan Section 14(C)].
3. All applicable requirements of the state, the county, and the town shall apply.
4. The minimum lot size shall be one (1) acre.
5. Additional guidelines for the calculation of *density unit(s)* and for *notice documents*:
 - (a) A tracking sheet shall be maintained by the Town of Springdale Clerk for each *land division* that is approved after the *plan effective date*; the final *concept plan* shall be filed with the tracking sheet.
 - (b) The *density unit(s)* shall run with the land, not with the *landowner*.
 - (c) When *lot(s)* are sold, a *notice document* shall specify the apportionment of the remaining *density unit(s)* between seller and buyer [see note 7 in Land Use Plan Section 14(C)].
 - (d) When *lot(s)* are sold, it shall be assumed that any *density unit(s)* stayed with the seller's property unless specified on a *notice document*.

- (e) When the *density unit(s)* are exhausted on a property, that shall be recorded by the Town of Springdale Clerk on the town's tracking sheet and by the *landowner* in the Dane County Register of Deeds as a *notice document* [see note 7 in Land Use Plan Section 14(C)].
- (f) The town requires notification of any lot line adjustment between adjacent *landowners*. In the case of lot line adjustments, where either party is entitled to a *land division*, the town shall consider the right of the land division to stay with the original party unless the parties have expressly provided otherwise in a notification to the town.

SECTION 6

RESIDENTIAL DENSITY OPTION 3

(A) Calculation of Density Unit(s)

1. *Contiguous* acres owned shall be determined on the *plan effective date* and based on *GIS* Data [see note 1 in Land Use Plan Section 14(D)].
2. One *lot* for residential development may be created for each 14 *contiguous* acres owned. See Table 1 for calculations of *density unit(s)* [see note 2 in Land Use Plan Section 14(D)].
3. An *existing dwelling unit* on the Plan effective date shall not affect the number of new lots which can be created as calculated from Table 1 “Quick Guide to Town of Springdale Land Use Options”.
4. A minimum of 70 *contiguous* acres shall be required [see note 3 in Land Use Plan Section 14(D)].

(B) Building Envelope(s) for Residential Development

1. The *landowner* shall submit a *concept plan* to the Town of Springdale Plan Commission for the purpose of discussing the suitability of *building envelope(s)*. Discussion of the *concept plan* by the Town of Springdale Plan Commission is required prior to review of a *preliminary plat*. The *landowner* shall draw the *concept plan* on an aerial photograph, which can be provided by the Town upon request. The *concept plan* shall indicate the current proposal for *lot(s)* and *building envelope(s)* and *development area(s)* that shall accommodate the potential number of future *building envelope(s)*.
2. When considering requests for *subdivision*, the Town of Springdale Plan Commission shall take into account prior conveyances of land designated as *development area(s)* in a *concept plan*.
 - (a) If all or part of the approved *development area(s)* is sold by a *landowner*, before the *lot(s)* are created by *plat*, the Town of Springdale Plan Commission is not compelled to approve new *development area(s)*.

(C) Clustering

1. Residential development shall be clustered on twenty-five (25) percent of the *contiguous* acres owned [see note 4 in Land Use Plan Section 14(D)].

2. Seventy-five (75) percent of the property shall have a *deed restriction* to maintain it as *contiguous* agricultural and/or open space [see note 5 in Land Use Plan Section 14(D)].
 - (a) The seventy-five (75) percent deed restricted land shall be one *contiguous* area whenever possible; shall include the best *agricultural land* and/or environmentally sensitive areas; may include buildings for agricultural uses; may be included with the *lot(s)* and may be sold. With residential development clustered on twenty-five (25) percent of the contiguous property, quarries, intensive livestock operations, or uses inconsistent with the goals and policies of this Land Use Plan shall not qualify as agricultural and/or open space (see definition of Agricultural use and Intensive livestock operations, Section 15, Definitions).
 - (b) The *existing dwelling unit* or one of the permitted *lot(s)* may be associated with the seventy- five (75) percent area.
 - (c) If a *dwelling unit* does not exist on a property larger than seventy (70) acres on the *plan effective date*, then one new *dwelling unit* may be associated with the seventy-five (75) percent area and shall not be counted in the calculation of *density unit(s)*.

(D) Residential Driveways

1. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on agricultural land.
2. Residential driveways shall be sited and constructed in a manner which best minimizes their impact on the town's rural community.
3. Up to three (3) *single family detached dwelling units* may share one (1) driveway, or one (1) *single family detached dwelling unit* and one(1) *duplex dwelling unit* may share one (1) driveway [see note 6 in Land Use Plan Section 14(D)].
4. When adherence to criteria in Land Use Plan Section 6(D)1-3 creates a conflict with public safety, the Town of Springdale Plan Commission shall give precedence to public safety.
5. Driveways shall meet the requirements of the Town of Springdale Driveway Ordinance.

(E) General Procedures

1. *Land division* shall be by *subdivision plat*.
 - (a) All *lot(s)* on the *subdivision plat* shall be created in a manner that is consistent with Chapter 75, Dane County Code and the Town of Springdale Land Division and Subdivision Code.
2. All applicable requirements of the state, the county, and the town shall apply.
3. The minimum *lot* size shall be one (1) acre.
4. Additional guidelines for the calculation of *density unit(s)* and for *notice documents*:
 - (a) A tracking sheet shall be maintained by the Town of Springdale Clerk for each *subdivision* that is approved after the *plan effective date*; the final *concept plan* shall be filed with the tracking sheet.
 - (b) The *density unit(s)* shall run with the land, not with the *landowner*.
 - (c) When *lot(s)* are sold, a *notice document* shall specify the apportionment of the remaining *density unit(s)* between seller and buyer [see note 7 in Land Use Plan Section 14(D)].
 - (d) When *lot(s)* are sold, it shall be assumed that any *density unit(s)* stayed with the seller's property unless specified on a *notice document*.
 - (e) When the *density unit(s)* are exhausted on a property, that shall be recorded by the Town of Springdale Clerk on the town's tracking sheet and by the *landowner* in the Dane County Register of Deeds as a *notice document* [see note 7 in Land Use Plan Section 14(D)].
 - (f) The town requires notification of any lot line adjustment between adjacent *landowners*. In the case of lot line adjustments, where either party is entitled to a *land division*, the town shall consider the right of the land division to stay with the original party unless the parties have expressly provided otherwise in a notification to the town.

SECTION 7

AGRICULTURAL USES

- (A) Farming in the Town of Springdale has been undergoing a transition away from smaller, family owned dairy operations and now consists of a few, larger dairies, increased cash crop production, and alternative agricultural uses. Agricultural land is an irreplaceable natural resource to be protected. The continuation of farming opportunities for future generations requires availability of tillable land. Traditional and alternative agriculture as an economic activity and way of life for farm operators shall be encouraged.
1. Large *contiguous* areas of *agricultural land* shall be protected.
 2. The town has the following Right to Farm policy:
 - (a) Residents in the Town of Springdale should be aware that they may be subject to inconveniences or discomforts arising from farm operations and agricultural uses of land in the Town, including but not limited to noise, odors, insects, fumes, dust, smoke, the operation of machinery of any kind (including aircraft) during any 24-hour period, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. The use of real property for farm operations and agricultural uses is a priority and favored use to the town. Those inconveniences or discomforts arising from farm operations and agricultural practices for the region, that do not present a substantial threat to public health or safety, and comply with local, state, and federal laws, shall not be considered a nuisance.
 3. Farm operations are encouraged to have a Conservation Plan approved by the Dane County Land Conservation Department. Areas with high densities of livestock are encouraged to have a Manure Management Plan approved by the Dane County Environmental Health Division. Any agricultural buildings exceeding twenty-thousand (20,000) square feet in area are required to have a Stormwater Plan in compliance with Dane County Code.

SECTION 8

RESIDENTIAL DEVELOPMENT/USES

- (A) The policies affecting development for residential uses are intended to minimize the impact of residences on the rural qualities of the Town as defined in Goals (A), (B), and (C) of this Land Use Plan. As stated in Goal (E) of this Land Use Plan, the town encourages safe, convenient, and environmentally sound housing that blends with the natural landscape.
1. Individuals intending to apply for (a) a change to zoning district boundaries or (b) a conditional use permit are requested and encouraged to meet with the Town of Springdale Plan Commission before formally applying to Dane County. The purpose of the pre-application meeting is to provide the Town with development information so that the Town shall be in a position to evaluate formal applications to Dane County for a zoning change or conditional use permit in an efficient and timely manner. The Town of Springdale Plan Commission would not make a final determination on any issue at the pre-application meeting.
 2. The Town shall support *single family detached dwelling units*.
 3. Higher density residential development impacts negatively on the town's capacity to provide infrastructure and services.
 - (a) Except to allow condominium development consisting of single family detached dwelling units (See Sec. 8.4.) the Town shall minimize population density by not supporting rezoning requests for the R-4 District (see 2000 Dane County Code, Chapter 10, Section 10.08), without respect to whether the form of ownership is condominium or otherwise. This provision shall be construed and applied so as: (1) not to alter the rights of location of community living arrangements; and (2) not to discriminate against low-income housing.
 - (b) The Town shall support rezoning requests for the R-3A District under which *duplex dwelling units* are a permitted use (see 2000 Dane County Code, Chapter 10, Section 10.071) for up to twenty (20) percent of the *lot(s)* created under residential density options 1, 2, or 3 in the town.
 - (i) When the calculation of density units consists of less than five new lots only one new lot may be for a duplex dwelling unit.

- (ii) When the calculation of density units consists of five or more new lots, then up to twenty (20) percent of the new lots may be for a duplex dwelling unit.
 - (iii) Creating a new lot for a duplex dwelling unit shall be counted as two density units.
 - (iv) For this purpose, the density unit shall be considered the same as required by Option 2. {See “Quick Guide to Town of Springdale Land Use Options”}.
 - (v) Rezoning of a lot that was created for a single family detached dwelling unit or converting of a single family detached dwelling unit (whether or not it was existing on the effective date of this Land Use Plan) into a duplex dwelling unit shall require one additional density unit.
 - (vi) Reverting or converting a duplex dwelling unit into a single family detached dwelling unit shall not gain one density unit.
4. A condominium association/development shall include only *single family detached dwelling units* and parcels rezoned to R-4 to accommodate this use shall be deed restricted to allow only single family detached dwelling units.
 5. The town shall not support variances for new residences within the noise overlay zone (see 2000 Dane County Code, Chapter 10, Section 10.045).
 6. New outdoor lighting, installed pursuant to a land division request, shall be shielded to prevent glare into the night sky or direct beam illumination of neighboring residences and shall comply with this section of the Land Use Plan. All new lighting fixtures shall use full cut-off fixtures which prevent all upward transmission of light. All night photo cell controlled lighting shall not be permitted, however, motion controlled and switch controlled security lights are acceptable. All new outdoor lighting shall be in compliance with applicable county and town ordinances.
 7. New, permanent signs naming residential developments shall not be permitted and existing, permanent signs naming residential developments may be maintained but not substantially modified nor replaced after the date of adoption of this amendment, May 21, 2007.
 8. The town shall review rezoning requests and conditional use permit requests in the residential zoning districts of the Dane County Code, Chapter 10, per both the Goals of this Land Use Plan, (see Section 2) and the requirements listed in Section 9 Commercial Development/Use (E) 1 through 22.

SECTION 9

COMMERCIAL DEVELOPMENT/USES

- (A) Commercial business enterprises provide employment opportunities for individuals in the town and sometimes provide services that benefit some of the town's residents. The guidelines in this Land Use Plan are designed to promote rural business activities primarily related to agriculture that do not impact negatively on the rural character of the town.
- (B) Home occupations as defined in the 2000 Dane County Code, Chapter 10, Section 10.01(25), limited family businesses as defined in the 2000 Dane County Code, Chapter 10, Section 10.192, and commercial business uses existing in the town on the *plan effective date* are governed by the existing zoning (see 2000 Dane County Code, Chapter 10).
- (C) Individuals intending to apply for (a) a change to zoning district boundaries or (b) a conditional use permit are requested and encouraged to meet with the Town of Springdale Plan Commission before formally applying to Dane County. The purpose of the pre-application meeting is to provide the Town with development information so that the town shall be in a position to evaluate formal applications to Dane County for a zoning change or conditional use permit in an efficient and timely manner. The Town of Springdale Plan Commission would not make a final determination on any issue at the pre-application meeting.
- (D) Commercial development/uses that meet the requirements in this section of the Land Use Plan, but that are not included in Sections 9(F), 9(G), 9(H), or 9(I) of the Land Use Plan, may request an amendment to the Land Use Plan pursuant to Section 13(K) of the Land Use Plan.
- (E) The town shall support rezoning requests and conditional use permit requests for the kinds of businesses specified in Sections 9(F), 9(G), 9(H), and 9(I) of the Land Use Plan in the B-1 Local Business District, A-B Agriculture District, C-1 Commercial District, or LC-1 Limited Commercial District that meet the following requirements:
 - 1. The town shall consider the identified and potential impact of any proposed business development on but not limited to: (a) neighboring farms and farmland, (b) residences, (c) natural environment, (d) property values, (e) traffic and parking, (f) noise, odor, and waste products, (g) aesthetics, (h) enjoyment of the land.

2. New agricultural and other commercial businesses shall be limited to those that do not detract from the natural resources and/or rural quality of life in the town.
3. The *building envelope* shall be located on a *site plan*. The applicant shall draw the *site plan* on an aerial photograph, which can be provided by the town upon request. The *site plan* shall also show all existing and proposed buildings, parking areas, waste disposal areas, storage areas, and any existing and proposed fencing and *screenings*.
4. Minimal productive *agricultural land* shall be used to accommodate the agricultural businesses. If the *building envelope* must be located on *agricultural land*, it is desirable to locate it near the edge of the field and/or to use the least productive soil as determined by soil types. The *building envelope(s)* shall not be in the middle of an agricultural field unless the middle of the field is not suitable for productive agricultural fieldwork.
5. No productive *agricultural land* shall be used to accommodate the non-agricultural businesses.
6. The location of the *building envelope* shall demonstrate that the impact on the town's *rural character* has been minimized. The *building envelope* shall be designed to minimize its visual impact when viewed from public roads and from the surrounding countryside. On properties with prominent, exposed hill tops or ridges, it is desirable for roof tops not to extend above the hilltop or ridge line.
7. Natural features, including but not limited to wetlands and woodlands shall be protected. The proximity of environmentally sensitive areas and culturally significant sites shall be considered in the location of the *building envelope* within a property.
8. All potential negative impacts, affecting but not limited to property values, storm water runoff, traffic and off-street parking, storage and/or disposal of solid waste or hazardous materials, noise, and aesthetics of the land, shall be minimized.
9. Commercial *strip development* shall be prohibited on roads or highways in order to prevent roads or highways from becoming lined with commercial properties.
10. The town may not support rezone requests for commercial business uses for *lot(s)* created by *subdivision plat* after the *plan effective date*.

11. If a business is located within one-hundred (100) feet of an adjacent *dwelling unit* the side of the business facing the residence shall be screened by landscape screen or visual barrier (see 2000 Dane County Code, Chapter 10, Section 10.16(7) for specifications of screening). The Town of Springdale Plan Commission may require a bond for *screenings*.
12. The minimum land area shall be rezoned for the different types of commercial use.
13. No new town roads shall be approved. If an existing town road requires improvements, the applicant must pay for such improvement or an agreement has to be reached between the applicant and the town (see Town of Springdale Driveway Ordinance).
14. Off-street parking shall be delineated on the *site plan*, in accordance with the provisions of the Dane County Code, Chapter 10. No parking or storage of vehicles is permitted within the street right-of-way. The projected traffic levels and types of vehicles proposed to service or use the business shall also be delineated.
15. Hours of operation shall be recommended by the Town of Springdale Plan Commission and approved by the Town of Springdale Town Board.
16. Outdoor lighting, except for required security lighting, shall be operational only during hours of operation. All lighting shall be shielded to prevent glare into the night sky or direct-beam illumination of neighboring residences All new lighting fixtures shall use full cut-off fixtures which prevent all upward transmission of light. (See applicable county and town ordinances).
17. Signage shall be on-site, unlit, less than or equal to 2' by 3' in size, and shall otherwise comply with all applicable state, county, and town requirements.
18. A plan for storage and/or disposal of solid waste and hazardous materials used in the operation shall be submitted to the town.
19. Businesses shall satisfy the requirements of the Dane County Construction Site Erosion Control Ordinance, Chapter 14, Section 14.50-14.99. Storm water runoff from a commercial development shall be no greater than what existed prior to development.
20. All applicable requirements of the National Fire Prevention Association and State of Wisconsin Division of Agriculture, Trade, and Consumer Protection codes shall be met.

21. The town shall not support rezoning for businesses requiring high amounts of water usage and large septic tanks, or needing fire protection provided by a public system with hydrants; those kinds of uses shall be directed to an urban service area outside of the town.
 22. Architectural review and approval by the Plan Commission shall be required to insure that the exterior appearance, design, and character of the proposed improvements, including parking facilities and signs, will enhance the rural quality of life throughout the town (see Section 2, Goal G).
- (F) The town shall support rezoning requests for the B-1 Local Business District [see note 1 in Land Use Plan Section 14(E)] for the following kinds of businesses that are permitted uses (see 2000 Dane County Code, Chapter 10, Section 10.11) and that meet the requirements of this Land Use Plan in Section 9(E):
1. Retail sales restricted to agricultural products and produce with incidental sale of other items; agricultural sales shall be the dominant business activity and at least 25% of the products need to be grown on the premises.
 2. Retail service businesses restricted to limited family businesses (see 2000 Dane County Code, Chapter 10, Section 10.192).
 3. Storage of items or materials incidental to an established retail or service use on the premises but not to serve any other business or location. Said storage shall be in an enclosed building or enclosed area as provided by 2000 Dane County Code, Chapter 10, Section 10.16.
 4. Veterinary clinics.
 5. Schools and educational facilities except truck driving or construction equipment operator schools.
 6. Recreational facilities affiliated with a permitted B-1 use that are not lighted for night operation.
 7. Bed and breakfast.
- (G) The town shall support rezoning requests for the A-B Agriculture Business District [see note 2 in Land Use Plan Section 14(E)] for the following kinds of businesses, which are permitted or conditional uses (see 2000 Dane County Code, Chapter 10, Section 10.121) and that meet the requirements of this Land Use Plan in Section 9(E):
1. Sales, distribution, mixing, blending, storage of feeds and seeds.

2. Livestock and farm commodity trucking services limited to six (6) vehicles.
 3. Processing, preserving, and bottling of natural agricultural products, including fruits, honey, and vegetables.
 4. Sales and distribution of nursery stock and plants.
 5. Residential use for an owner of the business.
 6. Sales and storage of agricultural byproducts.
- (H) The town shall support rezoning requests only in Mt. Vernon for the C-1 Commercial District [see note 3 in Land Use Plan Section 14(E)]. (The town shall not support rezoning requests for C-1 Commercial District in any other places in the town.) Rezoning requests shall be supported for the following kinds of businesses, which are permitted uses (see 2000 Dane County Code, Chapter 10, Section 10.13) and that meet the requirements of this Land Use Plan in Section 9(E) and the following additional requirements:
1. Because of limitations caused by sewers and the proximity of Mt. Vernon Creek, it is not desirable to encourage commercial development in Mt. Vernon. However, special provisions are created for retail outlets established for the purpose of providing services to the residents of Mt. Vernon. These shall be limited to businesses meeting the following additional requirements:
 - (a) Interior space of less than 10,000 square feet in floor area.
 - (b) Five or fewer, full-time or equivalent, employees.
 - (c) Primary business must provide service to the residents of Mt. Vernon, and must be achieved with minimal impacts on traffic, parking, and neighboring residences.
 - (d) Some retail service businesses that may meet these requirements and that are permitted uses in the C-1 Commercial District (see 2000 Dane County Code, Ch, 19, Sec. 10.13) are: bakeries, barbershops, beauty shops, drugstores, grocery stores, hardware stores, and restaurants (not drive-thru).
 - (e) Other permitted uses in the C-1 Commercial District (see 2000 Dane County Code, Chapter 10, Section 10.13) that may meet these requirements are: warehousing and storage incidental to permitted uses on the premises and woodworking shops.

- (f) Retail businesses providing minor motor vehicle services, defined as self-service or full-service fueling, topping off of motor vehicle fluids and tire pressure, windshield wiper replacement, and cleaning windshields and windows, that meet the following additional requirements which are intended to protect the streams, watershed, and private wells in Mt. Vernon:
 - (i) Fuel tanks shall contain double-walled fuel storage tanks, flexible double-walled piping, and electronic leak detection sensors due to the sensitive environmental location.
 - (ii) Any needed collection facilities for used motor lubricants shall be located inside an all-weather building and accessed only by trained service personnel to prevent run-off.
 - (iii) An action plan to manage any spill or inadvertent release shall be submitted to and approved by the town.
 - (g) Architectural review and approval by the Plan Commission shall be required to insure that the exterior appearance, design, and character of the proposed improvements, including parking facilities and signs, will be consistent with the exterior appearance, design, and character of the buildings already constructed or in the course of construction in the historic hamlet of Mt. Vernon.
- (I) The town shall support rezoning requests for the LC-1 Commercial District [see note 4 in Land Use Plan Section 14(E)] for the following kinds of businesses, which are permitted uses (see 2000 Dane County Code, Chapter 10, Section 10.141) and that meet the requirements in this Land Use Plan in Section 9(E) and the following additional requirements:
 - 1. General, mechanical, and landscape contracting businesses and buildings used in connection with such activity.
 - 2. Storage of construction equipment necessary for the operation of a general, mechanical, or landscape contracting business; a limited amount of equipment can be stored in a neat and orderly fashion within the public view.
 - 3. Temporary outside storage of materials or supplies used by a contractor in fulfilling his or her contracts and not offered for sale to a user or consumer.
 - 4. On-site burning shall be prohibited.
 - 5. A single family residence for an owner of the business or a caretaker.

- (J) Because heavy commercial and industrial uses are incompatible with the goals and policies of this Land Use Plan the Town of Springdale shall not support rezoning to the C-2 Commercial District or M-1 Manufacturing District (see 2000 Dane County Code, Chapter 10, Sections 10.14-15).
- (K) A lot(s) created for commercial purposes under Section 9 shall be counted in the calculation of density unit(s) under the applicable Residential Density Option (Sections 4, 5, or 6) for the contiguous acres owned on the Plan effective date.

SECTION 10

NATURAL RESOURCES

- (A) Springdale is fortunate to have abundant natural resources in its fertile farmland, clean groundwater, meandering streams, expansive wetlands, and woodlands. Along with these resources comes the responsibility to serve as stewards of the land. The town wants to ensure that the natural resources are carefully managed and protected in a way that guarantees the rights of all current and future citizens to enjoy and benefit from them.
- (B) Areas classified as wetlands on the Wisconsin Wetland Inventory maps shall be protected from residential and commercial development to preserve the significant natural functions wetlands provide, including but not restricted to Klevenville Marsh and Riley Wetlands (see requirements of Department of Natural Resources and Town of Springdale).
- (C) Areas within the 100-year floodplain as shown on Flood Insurance Rate Maps, shall be protected from residential and commercial development to avoid damage to private and public property and the health, safety, and welfare of the community. A buffer zone defined by the Department of Natural Resources shall be protected on each side of streams and drainageways, including but not restricted to Deer Creek, Feeder Creek, Fryes Creek, Mt. Vernon Creek, and Sugar River (West Branch) (see requirements of Department of Natural Resources, Dane County's Floodplain Zoning Ordinance, and Town of Springdale).
- (D) Waterways, drainage channels, lakes, ponds, and surface water shall be protected from disturbance to prevent degradation of water quality and siltation. Stream bank management, erosion control, proper agricultural practices, storm water management, and use of buffer areas are appropriate practices.
- (E) Landowners shall be encouraged to protect existing wildlife habitats and manage woodlands for sustained yields of desirable species.
- (F) Groundwater quality and quantity shall be protected through regulation of potential sources of contamination, controlling the types of development allowed near municipal wellheads, and preventing excessive irrigation practices.
- (G) *Environmental corridors* or open spaces shall be encouraged to protect environmentally sensitive lands and natural resources. The corridors or open spaces should protect drainageways, stream channels, floodplains, wetlands, and other resources that are part of the town's natural countryside.

SECTION 11

ENVIRONMENTALLY SENSITIVE AREAS

- (A) A list is provided of the unique and irreplaceable natural resources in the town, which landowners are encouraged to preserve and protect.
- (B) The town shall not use this list to restrict the number of *lots* under residential density options 1, 2, or 3, except where regulations of the county or state apply.
- (C) The town shall consider the proximity of the environmentally sensitive areas in locating *building envelopes* within a property subject to *land division* under residential density options 1, 2, or 3.
- (D) List of environmentally sensitive areas:
 - 1. Bluffs:
 - (a) Donald Park.
 - 2. Cliff habitat located along Town Hall Road.
 - 3. Habitats of endangered and threatened species.
 - 4. Environmental corridors, open spaces, and parks, including but not limited to:
 - (a) Donald Park,
 - (b) Mt. Vernon Park.
 - (c) Military Ridge Bike Trail
 - 5. Floodplains, streams, and watersheds, including but not restricted to:
 - (a) Deer Creek,
 - (b) Feeder Creek,
 - (c) Fries Creek,
 - (d) Mt. Vernon Creek,
 - (e) Upper Sugar River Watershed.
 - 6. Native plant species along roadsides.
 - 7. Scenic vistas, viewsheds, and roadways located throughout the town.
 - 8. Wetlands located throughout the town and including but not limited to:
 - (a) Klevenville Marsh,
 - (b) Riley Wetlands.

SECTION 12

CULTURALLY SIGNIFICANT SITES

- (A) A list is provided of the unique and irreplaceable culturally significant sites in the town, which landowners are encouraged to preserve and protect.
- (B) The town shall not use this list to restrict the number of *lots* under residential density options 1, 2, or 3, except where regulations of the county or state apply.
- (C) The town shall consider the proximity of the culturally significant sites in locating *building envelopes* within a property subject to *land division* under residential density options 1, 2, or 3.
- (D) List of culturally significant sites:
 - 1. Archaeological sites:
 - (a) Indian mounds (section 15).
 - 2. Historic buildings and sites:
 - (a) Donald Farm,
 - (b) First Norwegian Church Cemetery and Monument to the early Norwegian settlers (section 8),
 - (c) Lime Kiln (section 30),
 - (d) Log Buildings (sections 4, 32),
 - (e) Mt. Vernon Church (section 34),
 - (f) Oak Hill Scotch Settlement Cemetery (section 26),
 - (g) Springdale Lutheran Church (section 8),
 - (h) Springdale Town Hall (section 21).

SECTION 13

AMENDING THE PLAN

- (A) This Land Use Plan shall require periodic review and revisions as more information is gathered, public attitudes change, and experience is gained in policy implementation. As a means of assuring the possibility for change and improvement, a formal annual review period is hereby established. Each year in the month of December, a formal notice shall be posted at the Town Hall and placed in the local papers notifying citizens of the plan review process.
- (B) This Land Use Plan shall be reviewed annually to improve the clarity in the interpretation and the implementation of the policies. It should be noted that even the smallest change to one policy in the Land Use Plan may have implications for other policies throughout the Land Use Plan.
- (C) Members of the Town of Springdale Plan Commission or any other person owning land in the town may propose an amendment to the Land Use Plan. Proposals to amend the Land Use Plan shall be submitted in writing to the Town of Springdale Plan Commission on or before December 31.
- (D) Proposals shall be reviewed by the Town of Springdale Plan Commission with a public hearing to be held at a meeting in January to discuss the proposals.
- (E) The Town of Springdale Plan Commission shall then consider the public comments, conduct any further study, and make recommendations for action to the Town of Springdale Town Board at a meeting in February; recommendations by the Plan Commission are advisory and not binding on the Town Board.
- (F) Recommendations by the Town of Springdale Plan Commission shall be discussed at a public hearing to be held by the Town of Springdale Town Board at a meeting in April.
- (G) The Town of Springdale Town Board shall act, to approve, to deny, or to amend the proposed amendments at a meeting in May.
- (H) When the Town of Springdale Town Board revises the Land Use Plan, all changes shall be recorded both in an unbound Master Copy and on an electronic copy of the Land Use Plan maintained by the Town of Springdale Clerk at the Town Hall
- (I) Copies of the amended page(s) shall be provided to each Town of Springdale Plan Commission member and Town of Springdale Town Board member for updating their copy of the Land Use Plan.

- (J) New printed copies of the Land Use Plan shall always be made from the Master Copy.
- (K) The Town of Springdale Plan Commission may consider amendments at other times than the annual review period at the request of the Town of Springdale Town Board.
- (L) The first period for submission of proposals for the annual review period shall be in December, 2002.

SECTION 14

NOTES TO SECTIONS 3, 4, 5, 6, 9

(A) Notes to Section 3: Implementing the Goals

1. Based on protracted deliberations of the Plan and Ordinance Committees, with public input and consideration of the current land use policies in the Town, the densities of 1:25, 1:17, 1:14 were proposed to accomplish the goals and policies in the Land Use Plan.
2. *Lot* sizes for residential purposes within each option may be less than the density standard but must be at least one acre in area.
3. Switching from a lower numbered option to a higher numbered option involves the following calculation of *density unit(s)*:
 - (a) When one (1) *lot* smaller than twenty-five (25) acres was created under residential density option 1, then the calculation shall be based on “*contiguous acres owned on plan effective date*” minus twenty-five (25) acres. If the *lot* was larger than twenty-five (25) acres, then the acreage greater than twenty-five (25) shall also be subtracted from the “*contiguous acres owned on plan effective date*”.
 - (b) When one (1) *lot* smaller than seventeen (17) acres was created under residential density option 2, then the calculation shall be based on “*contiguous acres owned on plan effective date*” minus seventeen (17) acres. If the *lot* was larger than seventeen (17) acres, then the acreage greater than seventeen (17) shall also be subtracted from the “*contiguous acres owned on plan effective date*”.
4. Switching from a higher numbered option to a lower numbered option involves the following calculation of *density unit(s)*:
 - (a) When *lot(s)* smaller than seventeen (17) acres were created under residential density option 2, then the calculation shall be based on “*contiguous acres owned on plan effective date*” minus (“number of *lot(s)* created under option 2” multiplied by seventeen (17)). If any of the *lot(s)* created under option 2 were larger than seventeen (17) acres, then the acreage greater than seventeen (17) shall also be subtracted from the “*contiguous acres owned on plan effective date*”.

- (b) When *lot(s)* smaller than fourteen (14) acres were created under residential density option 3, then the calculation shall be based on “*contiguous* acres owned on *plan effective date*” minus (“number of *lot(s)* created under option 3” multiplied by fourteen (14)). If any of the *lot(s)* created under option 3 were larger than fourteen (14) acres, then the acreage greater than fourteen (14) shall also be subtracted from the “*contiguous* acres owned on *Plan effective date*”.
- 5. If a parcel greater than 35 acres has been created after the Plan effective date without a concept plan, and the owner(s) of the newly created parcel and the owner(s) of the contiguous acres owned on the effective date of the Plan wish to allot more than one density unit to the new parcel, the Plan Commission will consider the contiguous acres owned on the effective date of the Land Use Plan as the basis for the concept plan. Until such time that a transfer of development rights program is adopted by the Town of Springdale, the contiguous acres owned on the Plan effective date shall be in essence “frozen” to allow for the transfer of density unit(s) among the parcels greater than 35 acres and the original contiguous acres on the effective date of the Plan.

(B) Notes to Section 4: Residential Density Option 1

- 1. *Contiguous lot(s)* created by *certified survey map* before the *plan effective date* shall not be counted in the *contiguous* acres owned on the *plan effective date*, except for the purposes of preparing a concept plan (locating development area(s), current proposals for lot(s), building envelope(s), and driveways. (See Section 3(D)).
- 2. For one-hundred (100) or more *contiguous* acres on the *plan effective date*, when the calculation of *density unit(s)* results in a fractional *lot*, the total number of *lot(s)* shall be rounded up when the fraction is equal to or greater than one-half (1/2), as in .5 through .99, which shall be rounded to one (1) additional *lot*. As a compromise and to maintain consistency in the density, the Plan Committee proposed one-hundred (100) *contiguous* acres as the lower limit for the rounding up of a fractional *lot*.
- 3. The Plan and Ordinance Committees proposed three (3) rather than another number of *single family detached dwelling units* on a driveway to minimize the impact on *agricultural land*, to minimize the number of driveway accesses, and to meet the county requirement of a sixty-six (66) foot frontage for each *lot*. Three *dwelling units* allows the optimization of safe roadway

access points and minimizes the number of required sixty-six (66) foot frontages to a public roadway.

4. This is a county policy for which the number of *lots* can be decreased but not increased by a town.
5. A *notice document* is in lieu of a “buyer beware” approach. A *notice document* is different from a *deed restriction* (see Section 15: Definitions).

(C) Notes to Section 5: Residential Density Option 2

1. *Contiguous lot(s)* created by *certified survey map* before the *plan effective date* shall not be counted in the *contiguous* acres owned on the *plan effective date*, except for the purposes of preparing a concept plan (locating development area(s), current proposals for lot(s), building envelope(s), and driveways. (See Section 3(D)).
2. For one-hundred (100) or more *contiguous* acres on the *plan effective date*, when the calculation of *density unit(s)* results in a fractional *lot*, the total number of *lot(s)* shall be rounded up when the fraction is equal to or greater than one-half (1/2) as in .5 through .99, which shall be rounded to one (1) additional *lot*. As a compromise and to maintain consistency in the density, the Plan Committee proposed to set one-hundred (100) *contiguous* acres as the lower limit for the rounding up of a fractional *lot*.
3. The Plan Committee proposed fourteen (14) acres as the lower limit is a political compromise because it was consistent with the highest density of residential development (1:14) permitted in this Land Use Plan.
4. Not applicable for a *lot* of more than fourteen (14) acres and less than seventeen (17) acres created after the *plan effective date*.
5. The Plan and Ordinance Committees proposed three (3) rather than another number of *single family detached dwelling units* on a driveway (a) to minimize the impact on *agricultural land*, (b) to minimize the number of driveway accesses, and (c) to meet the county requirement of a sixty-six (66) frontage for each *lot*. Three *dwelling units* allows the optimization of safe roadway access points and minimizes the number of required sixty-six (66) foot frontages to a public roadway.
6. This is a county policy for which the number of *lots* can be decreased but not increased by a Town.

7. A *notice document* is in lieu of a “buyer beware” approach. A *notice document* is different from a *deed restriction* (see Section 15: Definitions).

(D) Notes to Section 6: Residential Density Option 3

1. *Contiguous lot(s)* created by *certified survey map* before the *plan effective date* shall not be counted in the *contiguous* acres owned on the *plan effective date*, except for the purposes of preparing a concept plan (locating development area(s), current proposals for lot(s), building envelope(s), and driveways. (See Section 3(D)).
2. For one-hundred (100) or more *contiguous* acres on the *plan effective date*, when the calculation of *density unit(s)* results in a fractional *lot*, the total number of *lot(s)* shall be rounded up when the fraction is equal to or greater than one-half (1/2) as in .5 through .99, which shall be rounded to one (1) additional *lot*. As a compromise and to maintain consistency in the density,, the Plan Committee proposed one-hundred (100) *contiguous* acres as the lower limit for the rounding up of a fractional *lot*.
3. Seventy (70) is the smallest *contiguous* acreage that when divided by fourteen (14) results in five (5) or more *lots*.
4. The Plan and Ordinance Committees proposed the percentage of twenty-five (25) because it was the minimum percentage that provided leeway in accommodating (a) the number of *lots* created on seventy (70) or more acres at the allowed density of 1:14 under option 3 and (b) the policies in the Town of Springdale Land Division and Subdivision Code.
5. A *deed restriction* is different from a *notice document* (see Section 15: Definitions).
6. The Plan and Ordinance Committees proposed three (3) rather than another number of *single family detached dwelling units* on a driveway to minimize the impact on *agricultural land*, to minimize the number of driveway accesses, and to meet the county requirement of a sixty-six 66 foot frontages for each *lot*. Three *dwelling units* allows the optimization of safe roadway access points and minimizes the number of required sixty-six (66) foot frontages to a public roadway.
7. A *notice document* is in lieu of a “buyer beware” approach. A *notice document* is different from a *deed restriction* (see Section 15: Definitions).

(E) Notes to Section 9: Commercial Development/Uses

1. The intent and purpose of the B-1 Local Business District is to provide a zoning district for retail businesses and services that do not include manufacturing or major assembly of items or products. Residential use is intended to be limited, outside storage of items is restricted, and landscaping of properties is required (see 2000 Dane County Code, Chapter 10, Section 10.11).
2. The A-B Agriculture Business District is designed to provide for those uses which are commercial in nature; are associated with local agricultural production; require a rural location due to extensive land area needs or proximity of resources; and do not require urban services. (see 2000 Dane County Code Chapter 10, Section 10.121).
3. The intent and purpose of the C-1 Commercial District is to provide general opportunities for commercial retail sales and services at a level of intensity greater than all other commercial districts except for C-2 Commercial District and M-1 Industrial District (see 2000 Dane County Code, Chapter 10, Section 10.13).
4. The LC-1 Limited Commercial District is designed to provide mechanical and landscape contracting businesses (see 2000 Dane County Code, Chapter 10, Section 10.141).

SECTION 15

DEFINITIONS

(A) For the purposes of this Land Use Plan, the following definitions shall be used. The word “shall” is mandatory and not directory.

1. **Agricultural land.** (A) Consists of land that has since 1981 been plowed or used as open pasture. (B) Consists of plowed or open pasture land that since 1981 has been placed in federal programs, in return for payments in kind or that has been enrolled in the conservation reserve program.
2. **Agricultural use.** Includes beekeeping; dairying; egg production; floriculture; fish or fur farming; forest and game management; grazing; livestock raising; orchards; plant greenhouses and nurseries; poultry raising; raising of grain, grass, mint and seed crops; raising of fruits, nuts and berries; sod farming; vegetable raising; land placed in federal programs in return for payments in kind; land that is enrolled in the conservation reserve program.
3. **Building.** Any structure having a roof supported by posts, columns or walls and its appendages including, but not limited to balconies, porches, decks, stoops, fireplaces and chimneys. Also included for permit and locational purposes are swimming pools, both above and below ground, and towers, except communication towers. Not included within the definition, for permit purposes or otherwise, are poles, towers and posts for lines carrying telephone messages or electricity and recreational structures of open construction and without walls, such as swing sets, slides, yard gyms, climbers, sand boxes and teeter totters.
4. **Building envelope.** The area on a *certified survey map, plat, or concept plan* within which a *dwelling unit* and accessory buildings shall be contained.
5. **Building lot.** See *Lot*.
6. **Certified survey map (CSM).** A map of land division, not a subdivision, prepared in accordance with Sec. 236.34, Wis. Stats. and in full compliance with the applicable provisions both of Chapter 75, Dane County Code and of Town of Springdale Land Division and Subdivision Code, except that a certified survey map shall not be required if all of the lots, parcels, or building sites created by a land division are more than 35 acres in area, however the land divider shall comply with Section 3 (F) of this Plan and Section 3.19(7) of the Town of Springdale Land Division and Subdivision Code.

7. **Clustering.** *Dwelling units* grouped on only a portion of a parcel of land.
8. **Commercial development.** Development for retail sales and services.
9. **Concept plan.** An aerial photograph provided or approved by the town of the entire parcel being divided and that indicates the proposed *development area(s)*, and all current proposals for *lot(s)*, including *lot* area, *building envelope(s)* and driveways.
10. **Contiguous.** Lots or parcels shall be considered as contiguous for the purposes of this Land Use Plan, if they share a common boundary for a distance of at least 66 feet. For the purposes of calculating *density unit(s)*, a real estate parcel that is divided by a public road, whether an easement road or a fee title road, or by a navigable water body, or by a private drive owned by an entity other than the entity that owns the abutting lands, such parcels shall be treated as contiguous.
11. **Deed restriction.** Legal restriction documents that serve to limit the uses of real property usually to maintain or enhance the value and quality of the land and surroundings. (1) To limit the range of permitted uses on a property. (2) To inform landowners and potential buyers when a property's development potential has been exhausted based on current Town land use policies. When a *deed restriction* is placed on a property as an agreement between the local municipality and the property owner, the restrictions can be removed at a later time if and when the pertinent Town policies change. A landowner may petition to have the deed restriction terminated or amended, or may seek to rezone restricted property which, if approved, would serve to nullify the existing restrictions. The Town Board must approve changes to *deed restrictions*.
12. **Density unit(s).** The number of *dwelling unit(s)* per acre of land ownership allowed in the residential density options in this Land Use Plan.
13. **Development area.** An area of land indicated or defined on a *concept plan* as being suitable for *building envelope(s)*.
14. **Duplex dwelling unit.** See *Dwelling unit*.
15. **Dwelling unit.** Any structure fixed to the ground that is occupied or intended to be occupied as a residence, consisting of the following:
 - 15A. **Duplex dwelling unit.** A *building* designed for and to be occupied by two families or two households living independently of each other.
 - 15B. **Multiple family dwelling unit.** A *building* designed for or intended to be used by more than two families or households living independently of each other.

- 15C. ***Single family detached dwelling unit.*** A building designed for and occupied exclusively as a residence for one family or household.
16. ***Environmental corridors.*** Continuous systems of open space that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use.
17. ***Existing dwelling unit.*** (1) A building occupied before the *Plan effective date*. (2) A dwelling unit to be constructed or already under construction for which the building permit has been issued before the *Plan effective date*.
18. ***Floodplain.*** The land adjacent to a body of water that has been or may be hereafter covered by water. Floodplains provide areas where floodwaters are stored and thus reduce flood velocities and flood sedimentation. Floodplains filter nutrients and impurities from runoff, process organic wastes, and help to moderate temperature fluctuations, ground water recharge and fish and wildlife habitat. A floodplain is generally defined as land where there is a one percent chance of flooding in any year (100-year floodplain).
19. ***GIS.*** Geographical information system.
20. ***Industrial development.*** Development for manufacturing businesses which process, manufacture, or assemble various products.
21. ***Intensive livestock operation.*** An intensive livestock facility means a feedlot, dairy farm or other operation where livestock are or will be fed, confined, maintained or stabled for a total of 45 days or more in any 12-month period. A “livestock facility” includes all of the tax parcels of land on which the facility is located, but does not include a pasture or winter grazing area. Related livestock facilities are collectively treated as a single “livestock facility” for purposes of this chapter, except that an operation may elect to treat a separate species facility as a separate “livestock facility”. This applies to the state minimum threshold of 500 animal units or more. (Animal unit has the meaning that was given in s. NR 243.03(3) as of April 27, 2004 (the date on which the livestock facility siting law, 2003 Wis. Act 235, was published).
22. ***Land division.*** A division of a lot or parcel of land which is not a subdivision for the purpose of transfer of ownership, where the act of division creates fewer than five (5) lots, parcels or building sites. A land division shall not create more than four (4) lots in any five (5) year period.
23. ***Land owner.*** See *Owner*

24. **Lot.** A parcel of land having frontage on a public street or other officially approved means of access, occupied or intended to be occupied by one (1) *building* and its accessory *building* and uses and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area and other open space provisions of this chapter and any applicable zoning ordinance. A lot may be a parcel designated in a *plat* or described in a conveyance recorded in the office of the register of deeds.
25. **Multiple family dwelling.** See *Dwelling unit*.
26. **Notice document.** Provides helpful information that may be important or useful to landowners and potential buyers and does not restrict use of property. A *notice document* may be placed on property and filed in the office of the Dane County Register of Deeds to inform the public of the status of property with regard to current land use policies. A *notice document* may be drafted by town or county officials. Removing the *notice document* does not require a formal petition to the town or the county. Rather, a “Cancellation of Notice” form can be filed with the Dane County Register of Deeds and must have the notarized signature of a town or county official.
27. **Owner.** Either a natural person, firm, association, partnership, private corporation, public or quasi-public corporation, trust, or a combination of these.
28. **Plan effective date.** The date on which the town adopts this Land Use Plan.
29. **Plat.** A map, drawing or chart on which the subdivider's plat of *subdivision* is presented to the town for approval. A plat shall not be required if all of the lots, parcels, or building sites created by a subdivision are more than 35 acres in area, however the land divider shall comply with Section 3 (F) of this Plan and Section 3.19(7) of the Town of Springdale Land Division and Subdivision Code.
30. **Preliminary plat.** The preliminary plat map, drawing or chart indicating the proposed layout of a subdivision to be submitted to the plan commission/town board for their preliminary consideration as to compliance with the Town of Springdale Master Plan and this chapter along with required supporting data, prior to the final plat, and when required, prior to a land division.
31. **Residence.** See *Dwelling Unit*.
32. **Rural Character.** Agricultural land, natural habitats, open spaces, and scenic vistas relatively unaffected by a low density of residential and other development.
33. **Rural Town.** The low density population, infrastructure, services, and tax base that distinguishes a rural community from a suburban or urban community.

34. **Screening.** The use of natural vegetation or plantings to render development sites inconspicuous from surrounding roadways and countryside.
35. **Site Plan.** An aerial photograph provided or approved by the Town of Springdale that indicates all existing and proposed buildings, parking areas, waste disposal areas, storage areas, and any existing and proposed fencing and *screenings*.
36. **Shorelands.** Those lands within the following distances: one thousand (1,000) feet from the high-water elevation of navigable lakes, ponds and flowages or three hundred (300) feet from the high-water elevation of navigable streams or to the landward side of the floodplain, whichever is greater. For the purpose of this ordinance, the term "navigable waters" applies to all non-intermittent streams indicated on the 7.5 minute series of the United States Geological Survey Quadrangles, all lakes and all ponds over fifteen (15) acres in surface area as listed in the "Surface Water Resources of Dane County" published by the Wisconsin Conservation Commission, 1961.
37. **Single family dwelling unit.** See *Dwelling unit*.
38. **Strip development.** A series of commercial or residential land uses generally one lot deep along a road or highway, with each use usually requiring an access to the road.
39. **Subdivision.** A division of a parcel of land where the act of division creates either: five (5) or more lots, parcels or building sites; or five (5) or more lots, parcels or building sites by successive divisions within a period of five (5) years whether by the original owner or a subsequent owner. All area calculations shall be exclusive of any dedications, rights-of-way, easements or reservations.
40. **Wetlands.** An area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.

TABLE 1
QUICK GUIDE TO
TOWN OF SPRINGDALE LAND USE OPTIONS

ACRES OWNED	OPTION 1 (1:25) New lots	OPTION 2 (1:17) New lots	OPTION 3 (1:14)		
			New lots	25% of acres (for lots)	75% of acres (deed restricted)
1	0	0	0	0.00	0.00
2	0	0	0	0.00	0.00
3	0	0	0	0.00	0.00
4	0	0	0	0.00	0.00
5	0	0	0	0.00	0.00
6	0	0	0	0.00	0.00
7	0	0	0	0.00	0.00
8	0	0	0	0.00	0.00
9	0	0	0	0.00	0.00
10	0	0	0	0.00	0.00
11	0	0	0	0.00	0.00
12	0	0	0	0.00	0.00
13	0	0	0	0.00	0.00
14	0	0	0	0.00	0.00
15	0	0	0	0.00	0.00
16	0	0	0	0.00	0.00
17	0	0	0	0.00	0.00
18	0	0	0	0.00	0.00
19	0	0	0	0.00	0.00
20	0	0	0	0.00	0.00
21	0	0	0	0.00	0.00
22	0	0	0	0.00	0.00
23	0	0	0	0.00	0.00
24	0	0	0	0.00	0.00
25	1	1	0	0.00	0.00
26	1	1	0	0.00	0.00
27	1	1	0	0.00	0.00
28	1	1	0	0.00	0.00
29	1	1	0	0.00	0.00
30	1	1	0	0.00	0.00
31	1	1	0	0.00	0.00
32	1	1	0	0.00	0.00
33	1	1	0	0.00	0.00
34	1	1	0	0.00	0.00
35	1	1	0	0.00	0.00
36	1	1	0	0.00	0.00
37	1	1	0	0.00	0.00
38	1	1	0	0.00	0.00
39	1	1	0	0.00	0.00
40	1	1	0	0.00	0.00
41	1	1	0	0.00	0.00
42	1	1	0	0.00	0.00
43	1	1	0	0.00	0.00

ACRES OWNED	OPTION 1 (1:25)		OPTION 2 (1:17)		OPTION 3 (1:14)		
	New lots		New lots		New lots	25% of acres (for lots)	75% of acres (deed restricted)
44	1		2		0	0.00	0.00
45	1		2		0	0.00	0.00
46	1		2		0	0.00	0.00
47	1		2		0	0.00	0.00
48	1		2		0	0.00	0.00
49	1		2		0	0.00	0.00
50	2		2		0	0.00	0.00
51	2		3		0	0.00	0.00
52	2		3		0	0.00	0.00
53	2		3		0	0.00	0.00
54	2		3		0	0.00	0.00
55	2		3		0	0.00	0.00
56	2		3		0	0.00	0.00
57	2		3		0	0.00	0.00
58	2		3		0	0.00	0.00
59	2		3		0	0.00	0.00
60	2		3		0	0.00	0.00
61	2		3		0	0.00	0.00
62	2		3		0	0.00	0.00
63	2		3		0	0.00	0.00
64	2		3		0	0.00	0.00
65	2		3		0	0.00	0.00
66	2		3		0	0.00	0.00
67	2		3		0	0.00	0.00
68	2		4		0	0.00	0.00
69	2		4		0	0.00	0.00
70	2		4		5	17.50	52.50
71	2		4		5	17.75	53.25
72	2		4		5	18.00	54.00
73	2		4		5	18.25	54.75
74	2		4		5	18.50	55.50
75	3		4		5	18.75	56.25
76	3		4		5	19.00	57.00
77	3		4		5	19.25	57.75
78	3		4		5	19.50	58.50
79	3		4		5	19.75	59.25
80	3		4		5	20.00	60.00
81	3		4		5	20.25	60.75
82	3		4		5	20.50	61.50
83	3		4		5	20.75	62.25
84	3		4		6	21.00	63.00
85	3		5		6	21.25	63.75
86	3		5		6	21.50	64.50
87	3		5		6	21.75	65.25
88	3		5		6	22.00	66.00
89	3		5		6	22.25	66.75
90	3		5		6	22.50	67.50

ACRES OWNED	OPTION 1 (1:25)	OPTION 2 (1:17)	OPTION 3 (1:14)	
			New lots	75% of acres (deed restricted)
	New lots	New lots	25% of acres (for lots)	
91	3	5	6	68.25
92	3	5	6	69.00
93	3	5	6	69.75
94	3	5	6	70.50
95	3	5	6	71.25
96	3	5	6	72.00
97	3	5	6	72.75
98	3	5	7	73.50
99	3	5	7	74.25
100	4	6	7	75.00
101	4	6	7	75.75
102	4	6	7	76.50
103	4	6	7	77.25
104	4	6	8	78.00
105	4	6	8	78.75
106	4	6	8	79.50
107	4	6	8	80.25
108	4	6	8	81.00
109	4	6	8	81.75
110	4	6	8	82.50
111	4	7	8	83.25
112	4	7	8	84.00
113	5	7	8	84.75
114	5	7	8	85.50
115	5	7	8	86.25
116	5	7	8	87.00
117	5	7	8	87.75
118	5	7	8	88.50
119	5	7	9	89.25
120	5	7	9	90.00
121	5	7	9	90.75
122	5	7	9	91.50
123	5	7	9	92.25
124	5	7	9	93.00
125	5	7	9	93.75
126	5	7	9	94.50
127	5	7	9	95.25
128	5	8	9	96.00
129	5	8	9	96.75
130	5	8	9	97.50
131	5	8	9	98.25
132	5	8	10	99.00
133	5	8	10	99.75
134	5	8	10	100.50
135	5	8	10	101.25
136	5	8	10	102.00
137	5	8	10	102.75

ACRES OWNED	OPTION 1 (1:25)		OPTION 2 (1:17)		OPTION 3 (1:14)		
	New lots		New lots		New lots	25% of acres (for lots)	75% of acres (deed restricted)
138	6		8		10	34.50	103.50
139	6		8		10	34.75	104.25
140	6		8		10	35.00	105.00
141	6		8		10	35.25	105.75
142	6		8		10	35.50	106.50
143	6		8		10	35.75	107.25
144	6		8		10	36.00	108.00
145	6		9		10	36.25	108.75
146	6		9		10	36.50	109.50
147	6		9		11	36.75	110.25
148	6		9		11	37.00	111.00
149	6		9		11	37.25	111.75
150	6		9		11	37.50	112.50
151	6		9		11	37.75	113.25
152	6		9		11	38.00	114.00
153	6		9		11	38.25	114.75
154	6		9		11	38.50	115.50
155	6		9		11	38.75	116.25
156	6		9		11	39.00	117.00
157	6		9		11	39.25	117.75
158	6		9		11	39.50	118.50
159	6		9		11	39.75	119.25
160	6		9		11	40.00	120.00
161	6		9		12	40.25	120.75
162	6		10		12	40.50	121.50
163	7		10		12	40.75	122.25
164	7		10		12	41.00	123.00
165	7		10		12	41.25	123.75
166	7		10		12	41.50	124.50
167	7		10		12	41.75	125.25
168	7		10		12	42.00	126.00
169	7		10		12	42.25	126.75
170	7		10		12	42.50	127.50
171	7		10		12	42.75	128.25
172	7		10		12	43.00	129.00
173	7		10		12	43.25	129.75
174	7		10		12	43.50	130.50
175	7		10		13	43.75	131.25
176	7		10		13	44.00	132.00
177	7		10		13	44.25	132.75
178	7		10		13	44.50	133.50
179	7		11		13	44.75	134.25
180	7		11		13	45.00	135.00
181	7		11		13	45.25	135.75
182	7		11		13	45.50	136.50
183	7		11		13	45.75	137.25
184	7		11		13	46.00	138.00

ACRES OWNED	OPTION 1 (1:25) New lots	OPTION 2 (1:17) New lots	OPTION 3 (1:14)		
			New lots	25% of acres (for lots)	75% of acres (deed restricted)
185	7	11	13	46.25	138.75
186	7	11	13	46.50	139.50
187	7	11	13	46.75	140.25
188	8	11	13	47.00	141.00
190	8	11	14	47.50	142.50
191	8	11	14	47.75	143.25
192	8	11	14	48.00	144.00
193	8	11	14	48.25	144.75
194	8	11	14	48.50	145.50
195	8	11	14	48.75	146.25
196	8	12	14	49.00	147.00
197	8	12	14	49.25	147.75
198	8	12	14	49.50	148.50
199	8	12	14	49.75	149.25
200	8	12	14	50.00	150.00
201	8	12	14	50.25	150.75
202	8	12	14	50.50	151.50
203	8	12	15	50.75	152.25
204	8	12	15	51.00	153.00
205	8	12	15	51.25	153.75
206	8	12	15	51.50	154.50
207	8	12	15	51.75	155.25
208	8	12	15	52.00	156.00
209	8	12	15	52.25	156.75
210	8	12	15	52.50	157.50
211	8	12	15	52.75	158.25
212	8	12	15	53.00	159.00
213	9	13	15	53.25	159.75
214	9	13	15	53.50	160.50
215	9	13	15	53.75	161.25
216	9	13	15	54.00	162.00
217	9	13	16	54.25	162.75
219	9	13	16	54.75	164.25
220	9	13	16	55.00	165.00
221	9	13	16	55.25	165.75
222	9	13	16	55.50	166.50
223	9	13	16	55.75	167.25
224	9	13	16	56.00	168.00
225	9	13	16	56.25	168.75
226	9	13	16	56.50	169.50
227	9	13	16	56.75	170.25
228	9	13	16	57.00	171.00
229	9	13	16	57.25	171.75
230	9	14	16	57.50	172.50
231	9	14	17	57.75	173.25
232	9	14	17	58.00	174.00
234	9	14	17	58.50	175.50

ACRES OWNED	OPTION I (1:25)		OPTION 2 (1:17)		OPTION 3 (1:14)		
	New lots		New lots		New lots	25% of acres (for lots)	75% of acres (deed restricted)
235	9		14		17	58.75	176.25
236	9		14		17	59.00	177.00
237	9		14		17	59.25	177.75
238	10		14		17	59.50	178.50
239	10		14		17	59.75	179.25
240	10		14		17	60.00	180.00
241	10		14		17	60.25	180.75
242	10		14		17	60.50	181.50
243	10		14		17	60.75	182.25
244	10		14		17	61.00	183.00
245	10		14		18	61.25	183.75
246	10		14		18	61.50	184.50
247	10		15		18	61.75	185.25
248	10		15		18	62.00	186.00
249	10		15		18	62.25	186.75
250	10		15		18	62.50	187.50
251	10		15		18	62.75	188.25
252	10		15		18	63.00	189.00
253	10		15		18	63.25	189.75
254	10		15		18	63.50	190.50
255	10		15		18	63.75	191.25
256	10		15		18	64.00	192.00
257	10		15		18	64.25	192.75
258	10		15		18	64.50	193.50
259	10		15		19	64.75	194.25
260	10		15		19	65.00	195.00
261	10		15		19	65.25	195.75
262	10		15		19	65.50	196.50
263	11		15		19	65.75	197.25
264	11		16		19	66.00	198.00
265	11		16		19	66.25	198.75
266	11		16		19	66.50	199.50
267	11		16		19	66.75	200.25
268	11		16		19	67.00	201.00
269	11		16		19	67.25	201.75
270	11		16		19	67.50	202.50
271	11		16		19	67.75	203.25
272	11		16		19	68.00	204.00
273	11		16		20	68.25	204.75
274	11		16		20	68.50	205.50
275	11		16		20	68.75	206.25
276	11		16		20	69.00	207.00
277	11		16		20	69.25	207.75
278	11		16		20	69.50	208.50
279	11		16		20	69.75	209.25
280	11		16		20	70.00	210.00
281	11		17		20	70.25	210.75

ACRES OWNED	OPTION 1 (1:25)	OPTION 2 (1:17)		OPTION 3 (1:14)		
		New lots	New lots	New lots	25% of acres (for lots)	75% of acres (deed restricted)
282	11	17	20	70.50	211.50	
283	11	17	20	70.75	212.25	
284	11	17	20	71.00	213.00	
285	11	17	20	71.25	213.75	
286	11	17	20	71.50	214.50	
287	11	17	21	71.75	215.25	
288	12	17	21	72.00	216.00	
289	12	17	21	72.25	216.75	
290	12	17	21	72.50	217.50	
291	12	17	21	72.75	218.25	
292	12	17	21	73.00	219.00	
293	12	17	21	73.25	219.75	
294	12	17	21	73.50	220.50	
295	12	17	21	73.75	221.25	
296	12	17	21	74.00	222.00	
297	12	17	21	74.25	222.75	
298	12	18	21	74.50	223.50	
299	12	18	21	74.75	224.25	
300	12	18	21	75.00	225.00	

Note: the number of lots under each option have been rounded according to the draft plat

APPENDIX F

Town of Springdale Land Use Forecast

Population Forecasts

The land use forecast began with population forecasts to 2025, in five year increments. The following table shows low, medium and high forecasts. The low forecast is that made by the Wisconsin Department of Administration (DOA). The medium forecast assumes continuation of the average *numerical* increase in population from 1990 to 2005, an increase of 146 persons each five years. The high forecast applies the average *rate* of increase from 1990 to 2005, an increase of 10.5 percent each five year period.

The 1990 to 2005 time period was chosen for the forecast because it encompasses the time of growth of the town. From 1980 to 1990, Springdale showed a slight decrease in population, a trend not expected to reappear over the 20 year planning horizon. If trends from 1980 to 2005 were applied to the forecasts, growth would be 84 persons per five years or 5.8 percent per 5 years and would result in year 2025 forecasts lower than those of the DOA.

Town of Springdale: Population 1990-2025							
	<i>Census 1990</i>	<i>Census 2000</i>	<i>DOA est. 2005</i>	<i>forecast 2010</i>	<i>forecast 2015</i>	<i>forecast 2020</i>	<i>forecast 2025</i>
LOW FORECAST (DOA)	1,258	1,530	1,697	1,799	1,916	2,039	2,173
MED. FORECAST (add 146/5 yrs. same as 1990-2005)	1,258	1,530	1,697	1,843	1,989	2,135	2,281
HIGH FORECAST (incr.10.5%/5 yrs. same as 1990-2005)	1,258	1,530	1,697	1,875	2,072	2,290	2,530

Housing Forecasts

Future housing need was based on the population forecasts. The low, medium and high population forecasts produced low, medium and high forecasts of housing needs. The 2000 Census identified a vacancy rate of 2.6 percent and a household size of 2.68 persons per household. Building permit data, compiled by Dane County Community Analysis

and Planning (CAPD), and 2005 DOA population estimates, show a household size of 2.50 persons in 2005. This is consistent with nationwide trends of declining household size as average family size has decreased and the children of Baby Boomers have moved out to their own homes. The assumptions made regarding future household size in Springdale are consistent with an expectation that this decline in household size will slow and level off during the planning period.

Springdale Housing Forecasts 2000-2025

	Population	Persons/ Household	Households	Vacancy Rate	Housing Units
2000 Census	1530	2.68	570	2.6%	585
2005	1697	2.50	680	2.6%	698
2010					
<i>low</i>	1799	2.48	725	2.6%	745
<i>med</i>	1843	2.48	743	2.6%	763
<i>high</i>	1875	2.48	756	2.6%	776
2015					
<i>low</i>	1916	2.46	779	2.6%	800
<i>med</i>	1989	2.46	809	2.6%	830
<i>high</i>	2072	2.46	842	2.6%	865
2020					
<i>low</i>	2039	2.45	832	2.6%	854
<i>med</i>	2135	2.45	871	2.6%	895
<i>high</i>	2290	2.45	935	2.6%	960
2025					
<i>low</i>	2173	2.45	887	2.6%	911
<i>med</i>	2292	2.45	936	2.6%	960
<i>high</i>	2530	2.45	1033	2.6%	1060

Source: US Census, Wisconsin DOA, Dane County Community Analysis and Planning

Notes:

2005 population is DOA estimate for January 2005.

2005 housing units from CAPD building permit data from 2000-2004.

Vacancy rate assumed to stay same as 2000 census.

Persons/household assumed to decline slightly from 2005 level and stabilize.

(DOA has projected household size of 2.58 for 2025.)

Low based on DOA population forecast.

Medium based on population growth equal to the average 5 year increase 1990-2005.

High based on population growth *rate* equal to the average 5 year rate 1990-2005.

Land Use 2005

The 2005 Land Use Survey shows that only 12.5 percent of the land area of the Town of Springdale is developed. Residential development accounts for 39.7 percent of the

developed area, and 5.0 percent of the total town area. The residential development is overwhelmingly single family (98 percent). Another large component of the developed area is in the land use category of Outdoor Recreation. This category, making up 20.1 percent of the developed area, includes Donald Park. Commercial uses make up only 0.1 percent of the town area, and Industrial uses make up only 0.2 percent.

Vacant, unused land, defined as vacant lots in developed areas or subdivisions, makes up 408 acres of the undeveloped area of the Town. Cropland and Pasture is the largest single land use, with close to half of the town land area in this category.

Land Use	2000	2005
Residential	573.3	1,115.8
<i>Single Family</i>	<i>568.1</i>	<i>1,094.8</i>
<i>Two Family</i>	<i>2.8</i>	<i>19.4</i>
<i>Multifamily</i>	<i>1.5</i>	<i>0.8</i>
<i>Mobile Home</i>	<i>0.8</i>	<i>0.8</i>
Industrial	49.1	45.4
<i>Manufacturing</i>	<i>1.4</i>	<i>0.6</i>
<i>Wholesale</i>	<i>7.8</i>	<i>0.2</i>
<i>Extractive</i>	<i>39.9</i>	<i>44.6</i>
Transportation	1,085.7	1,042.6
<i>Street ROWs</i>	<i>992.1</i>	<i>955.6</i>
<i>Other</i>	<i>93.7</i>	<i>87.0</i>
Communication/Utilities	0.5	2.1
<i>Transmission</i>	<i>0.3</i>	<i>0.7</i>
<i>Other</i>	<i>0.2</i>	<i>1.4</i>
Commercial - Retail	14.2	13.3
Commercial - Services	10.2	8.4
Institutional & Government	11.5	18.0
<i>Education</i>	<i>0.4</i>	<i>0.5</i>
<i>Administration</i>	<i>2.0</i>	<i>2.0</i>
<i>Cemeteries</i>	<i>7.9</i>	<i>7.9</i>
<i>Other</i>	<i>1.1</i>	<i>7.6</i>
Outdoor Recreation	3.4	566.3
<i>Total Developed Area</i>	1,747.9	2,811.9
Woodlands	4,004.3	4,289.4
Other Open Lands	4,951.1	3,901.0
Vacant, Unused Land	59.9	408.3
Water	1.9	14.4
Cropland/Pasture	11,886.9	11,012.9
<i>Total Agriculture and Undeveloped</i>	20,904.1	19,626.0
Total Area	22,652.0	22,437.9

Residential Land Use Forecast

The residential land use forecast is based on an assumption of three acres per new unit. Some existing lots in developed areas of Mt. Vernon or Klevenville may require less land area. New housing units constructed in rural areas will add a minimum of three acres of residential land use.

Springdale Residential Land Use Forecast 2000-2025

	Housing Units	Additional units added in past 5 yrs.	Additional res. Acres in past 5 yrs. (at 3 ac./unit)	Additional units added since 2005	Additional res. Acres since 2005 (at 3 ac./unit)
2000 Census	585	N/A	N/A	N/A	N/A
2005	698			N/A	N/A
2010					
low	745	47	141	47	141
med	763	65	195	65	195
high	776	78	234	78	234
2015					
low	800	55	165	102	306
med	830	67	201	132	396
high	865	89	267	167	501
2020					
low	854	54	162	156	468
med	895	65	195	197	591
high	960	95	285	262	786
2025					
low	911	57	171	213	639
med	960	65	195	262	786
high	1060	100	300	362	1086

Source: US Census, Wisconsin DOA, Dane County Community Analysis and Planning

Low based on DOA population forecast.

Medium based on population growth equal to the average 5 year increase 1990-2005.

High based on population growth *rate* equal to the average 5 year rate 1990-2005.

Future Land Use Map

Future land use in the Town of Springdale is planned to include limited new commercial uses and no new industrial uses. Commercial uses currently take up only 0.1% (21.7 acres) of the land area of the Town. The maximum population forecast for 2025 expects population of the town to roughly double in the 20 year planning horizon. If commercial uses double over the planning horizon, less than 6 acres would be added in each five year

increment. New commercial uses are most likely to occur in the areas where current commercial uses exist.

Residential land demand will fuel the greatest changes in land use in the Town of Springdale over the next 20 years. Residential land use is forecast to increase by between 639 acres and 1,086 acres by the year 2025 to accommodate the needs of the population growth anticipated in the twenty year planning horizon. Some residential growth is expected to occur in the Mt. Vernon and Klevenville areas, with the remainder developing as individual homes on rural parcels throughout the Town. These individual locations cannot be specifically identified on a future land use map. The land uses expected to be converted to residential land use include Vacant, Unused Land (vacant lots in developed areas or subdivisions); Other Open Lands; and Cropland/Pasture. These three categories currently make up 68 percent of the land area in Springdale. A change of 1,086 acres would reduce these undeveloped categories to 63 percent of the land area by 2025 and increase residential uses from 5.0 percent of the land area in 2005 to 9.8 percent in 2025.

The Town of Springdale also anticipates expansion of the Village of Mount Horeb northeast into the Town. The Village of Mount Horeb Comprehensive Plan identifies and prioritizes areas within Springdale for future annexation. Although annexation of some land area to the Village is expected within the 20 year planning horizon, no specific lands to be annexed are identified in the Town of Springdale Comprehensive Plan.

APPENDIX G: TABLES 1-13 AND MAPS 1-12

TABLE 1
GEOGRAPHY AND LAND USE IN SPRINGDALE 1970-2000
35.3 SQUARE MILES--- 22,652 ACRES

LAND USE IN ACRES	2000	1990	1980	1970
AGRICULTURE	20,904	21,021	21,217	21,603
&	92.3%	92.4%	93.4%	94.5%
UNDEVELOPED				
DEVELOPED	1,748	1,741	1,547	1,261
	7.7%	7.6%	6.8%	5.5%
RESIDENTIAL	573	691	686	434
	2.5%	3%	3%	1.9%
WOODLANDS	4,004	3,611	3,458	
	17.6%	15.9%	15.3%	
OTHER OPEN	4,951	817	362	
LAND	21.8%	3.6%	1.6%	
VACANT	59.9	0.0	0.0	
UNUSED				
WATER	1.9	0.0	6.7	
CROPLAND	11,886	16,593	17,389	
PASTURE	52%	73%	76%	

TABLE 2

DEVELOPED LAND USE IN SPRINGDALE

Land use category	2000			1990			1980			1970		
	Acres	% total area	% dev area	Acres	% total area	% dev area	Acres	% total area	% dev area	Acres	% total area	% dev area
Residential	573	2.5	32.7	691.2	3.0	39.7	686.2	3.0	44.4	434.6	1.9	34.4
SINGLE FAMILY	568.1			344.7			338.3			77.5		
Two Family	2.8			13			1.7			0.0		
Multifamily	1.5			1.2			1.2			0.0		
Farm Dwelling				330.8			344.2			347.5		
Industrial	49.1	0.2	2.8	32.1	0.1	1.8	28.7	0.1	1.9	13.9	0.1	1.1
Manufacturing	1.4			0.0			0.0			1.9		
Wholesale	7.8			2.3			0.0			12		
Extractive	39.9			29.8			28.7			NA		
Transportation	1,085.7	4.7	62.1	856.4	3.8	49.2	751.1	3.3	48.6	NA	NA	NA
Streets, Roads, ROW	992.1			856.4			674.6			642.5	2.8	50.9
RR & ROW	0.0			0.0			65.7			NA	NA	NA
Other	93.7			0.0			10.8					
Communic.& Utilities	0.5	0.0	0.03	1.0	0.0	0.1	1.0	0.0	0.1	99.2	0.4	7.9
Generating& Processing	0.0			0.0			0.0			NA		
Transmission	0.3			0.8			0.8			NA		
Waste Processing	0.0			0.0			0.0			NA		
Other	0.2			0.02			0.2			NA		
Commercial Retail	14.2	0.06	0.8	14.7	0.1	0.8	8.4	0.0	0.5	4.6	0.0	0.4
Transportation Related	5.9			6.8			3.3			NA		
General Repair & Maintenance	7.2			6.5			0.0			NA		
Other	1.1			1.4			5.1			NA		
Commercial Services	10.2	0.04	0.5	2.5	0.0	0.0	3.2	0.0		0.0	0.0	0.0
Transient Lodging				0.0			1.4			0.0		
Other	10.2			2.5			1.8			0.0		
Institutional & Government	11.5	0.05	0.7	18.8	0.1	1.1	13.2	0.1	0.9	18.0	0.1	1.4
Education	0.4			6.1			6.0			NA		
Administration	2.0			2.0			0.9			NA		
Cemeteries	7.9			8.8			6.0			NA		
Other	1.1			1.9			0.3			NA		
Recreation	3.4			123.9	0.5	7.1	55.2	0.2	3.6	49	0.2	3.9
TOTAL DEVELOPED	1,748	7.7	100	1,740.6	7.6	100	1,547	6.8	100	1,261.8	5.5	100

TABLE 3

SUMMARY OF LAND USE IN SPRINGDALE

	2000			1990			1980			1970		
	Acres	% total	%dev area	Acres	%total	%dev area	Acres	%total	%dev v area	Acres	% total	%dev area
<div> <div></div> <div></div> </div> Agriculture & Undeveloped Woodlands Other open land	20,904.1 4,004.3 4,951.1	92.3 17.6 21.8		21,021.4 3,611.1 817.1	92.4 15.9		21,217.1 3,458.3 362.7	93.2 15.3 1.6		21,604 NA NA	94.5	
Vacant Unused Water	59.9 1.9	0.26		0.0 0.0			0.0 6.7			NA 24.9		
Crop & Pasture	11,886.9	52		16,593	73		17,389.4	76		NA		
Total Developed Area	1,748.0	7.7	100	1,740.6	7.6	100.0	1,547.0	6.8	100.	1261.8 22,866.	5.5	100.0
Total Area	22,652.1	100.0		22,762.0	100.0		22,763.3	100. .	0		100	

Table 4

Population				
Municipality	1970	1980	1990	2000
Town of Springdale	1,132	1,279	1,258	1,530
Town of Cross Plains	995	1,003	1,206	1,419
Town of Blue Mounds	675	637	667	842
Town of Primrose	664	654	595	682
Town of Verona	2,235	2,259	2,137	2,153
Town of Middleton	2,028	2,667	3,628	4,594
Town of Montrose	962	1,024	1,032	1,134
Dane County	290,272	323,545	367,085	426,526

Source: U.S. Census

Table 5

Population Projections					
Municipality	2005 (estimate)	2010	2015	2020	2025
Town of Springdale	1,697	1,799	1,916	2,039	2,173
Town of Cross Plains	1,477	1,555	1,610	1,671	1,742
Town of Blue Mounds	875	962	1,012	1,067	1,127
Town of Primrose	717	737	758	782	811
Town of Verona	2,037	2,193	2,198	2,213	2,242
Town of Middleton	5,350	5,608	6,057	6,526	7,027
Town of Montrose	1,154	1,191	1,209	1,234	1,265
Dane County	458,297	480,573	503,017	527,534	554,848

Source: Wisconsin Department of Administration

Table 6

Age Group as Proportion of Population 1990-2000: Town of Springdale				
Age Group	1990		2000	
	Number	Percentage	Number	Percentage
65+	104	8.3	147	9.6
20-64	799	63.5	936	61.2
5-19	246	19.6	361	23.6
0-4	109	8.7	86	5.6
Median Age	34.4		40.1	

Source: U.S. Census

Table 7

Educational Attainment, 2000: Town of Springdale		
Educational Attainment Level	Number	Percentage of Population Age 25 Years And Over
Less than 9 th Grade	32	3.1
9 th – 12 th grade, no diploma	31	3.0
High School Graduate (includes equivalency)	316	30.4
Some college, no degree	222	21.3
Associate degree	112	10.8
Bachelor's degree	184	17.7
Graduate or professional degree	144	13.8

Source: U.S. Census

Table 8

Median Household Income, 1999	
Municipality	Median Household Income
Town of Springdale	\$65,655
Town of Cross Plains	\$66,055
Town of Blue Mounds	\$61,429
Town of Primrose	\$51,964
Town of Verona	\$69,519
Town of Middleton	\$93,008
Town of Montrose	\$59,821
Dane County	\$49,223

Source: U.S. Census

Table 9

Household Income, 2000: Town of Springdale		
Household Income	Number of Households	Percentage of Households
Less than \$10,000	8	1.4
\$10,000 to \$14,999	7	1.2
\$15,000 to \$24,999	21	3.7
\$25,000 to \$34,999	46	8.1
\$35,000 to \$49,999	88	15.5
\$50,000 to \$74,999	181	31.8
\$75,000 to \$99,999	118	20.7
\$100,000 to \$149,999	64	11.2
\$150,000 to \$199,999	23	4.0
\$200,000 or more	13	2.3

Source: U.S. Census

Table 10

Households: Town of Springdale			
	1990	2000	2025 projection
Number of Households	440	570	841
Persons per Household	2.86	2.68	2.58

Source: U.S. Census, Wisconsin Department of Administration, Dane County Community Analysis and Planning Division

Table 11

Occupation 1990-2000: Town of Springdale			
Occupation	1990	2000	Percent Change
Management, professional, and related occupations	201	401	+99.5%
Service occupations	80	78	-2.5%
Sales and office occupations	229	208	-9.2%
Farming, fishing, and forestry occupations	71	4	-94.4%
Construction, extraction, and maintenance occupations	97	113	+16.5%
Production, transportation, and material moving occupations	172	89	-48.3%
Total Labor Force	850	910	+7.1%

Source: U.S. Census

Table 12

Age of Housing Stock, 2000: Town of Springdale		
Year Structure Built	Number	Percent
1999 to March 2000	10	1.7
1995 to 1998	70	12.0
1990 to 1994	85	14.6
1980 to 1989	63	10.8
1970 to 1979	111	19.0
1960 to 1969	51	8.7
1940 to 1959	15	2.6
1939 or earlier	179	30.7

Source: U.S. Census

Table 13

Housing Values, 2000: Town of Springdale (301 specified owner-occupied units)		
Value	Number	Percent
Less than \$50,000	2	0.7
\$50,000 to \$99,999	34	11.3
\$100,000 to \$149,999	67	22.3
\$150,000 to \$199,999	74	24.6
\$200,000 to \$299,999	93	30.9
\$300,000 to \$499,999	22	7.3
\$500,000 to \$999,999	7	2.3
\$1,000,000 or more	2	0.7
Median	\$181,600	

Source: U.S. Census