

Staff Analysis of Proposed Amendment to the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan*, Revising the Deerfield Urban Service Area Boundary and Environmental Corridors in the Town and Village of Deerfield

1. Applicant: Village of Deerfield

2. Description of Proposal

The proposed amendment is located on the west side of the Village of Deerfield, north of Liberty Street. The northern boundary of the amendment area is the Glacial Drumlin State Trail. The amendment adds 209.3 acres to the Deerfield Urban Service Area, including 28.7 acres of existing development (five single family residential units, street right-of-way, and the Glacial Drumlin Trail) and 44.4 acres of environmental corridor. The amendment also proposes designating 8.0 acres of parkland within the existing urban service area as environmental corridor, resulting in a net addition of 128.2 developable acres to the Deerfield Urban Service Area (see Maps 1, 2, and 3). The amendment is intended to serve primarily residential uses and proposes approximately 92.9 acres of single family and 16.3 acres of multifamily new residential development. The residential area will accommodate 425 housing units, with an estimated population of 1,030 including 210 school age children.

The majority of the amendment area (180.6 acres or 86.3% of the total), comprising all of the proposed new development, is within the Village of Deerfield (see Map 1). The portion of the amendment area that is in the Town is composed of existing residential lots with septic systems, some road right-of-way, and the trail (28.7 acres).

Table 1: Deerfield Urban Service Area - Town and Village of Deerfield

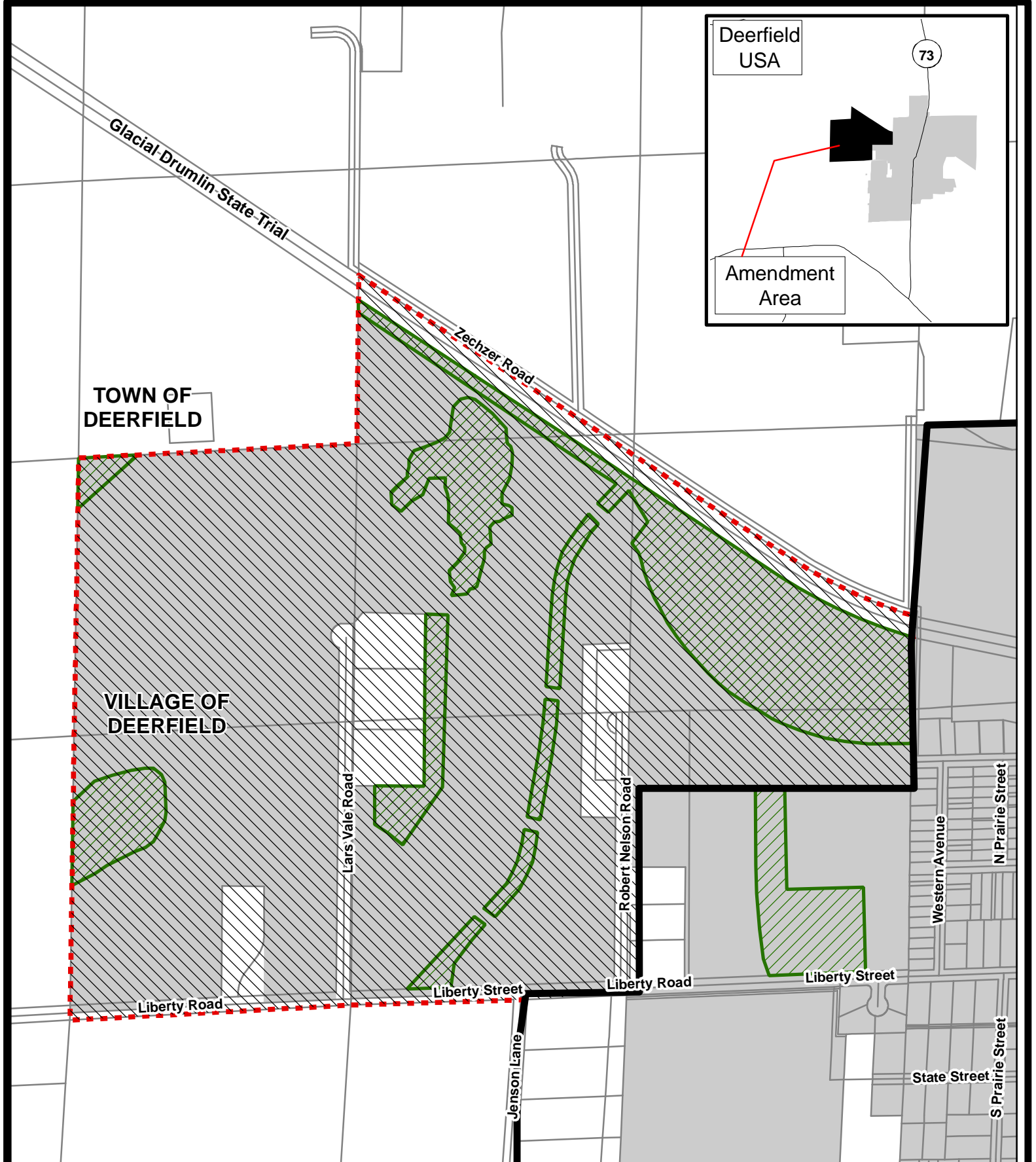
Proposed Land Use	Density (units/acre)		Total (ac.)	% of Total	Housing Units	No. of Persons	No. of Students	Existing Develop.	Environ. Corridor	Developable
	Proposal	DUSA								
Single Family Residential	3.8		104.8	50.1%	325	861	195	11.9	7.2	85.7
Multifamily Residential	6.1		16.3		100	169	15			16.3
Residential Total	4.2	3.7	121.1	57.9%	425	1030	210	11.9	7.2	102.0
Stormwater Mgmt.			7.2	3.4%					7.2	0.0
Park and Open Space			30.0	14.3%					30.0	0.0
Glacial drumlin State Trail			7.1					7.1		0.0
Street R-O-W			43.9	21.0%				9.7		34.2
Total Addition			209.3	100.0%	425	1,030	210	28.7	44.4	136.2
new EC in existing USA			0.0						8.0	-8.0
NET TOTAL amendment			209.3					28.7	52.4	128.2

Source: Village of Deerfield Planning Submittal and CARPC







% Single Family: 76%

Village of Deerfield: 86.3% of amendment area, Town of Deerfield: 13.7%

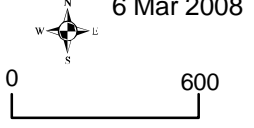
Residential Density calculation is based on developable residential acreage.



Map 1
Amendment to the Deerfield
Urban Service Area and
Environmental Corridors in
the Village & Town of
Deerfield

-  Service Area to be added (209.3 acres)
-  Proposed Environmental Corridor (52.4 acres)
-  Existing Environmental Corridor
-  Incorporated Area
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

6 Mar 2008



0 600
 Feet

Prepared by staff
 of the CARPC.

