

Date: December 2, 2024

To: Town of Eagle Planning and Zoning Commission and Town Board

From: Rebekah Leto, AICP, Town Planner

Subject: Concept Discussion of proposed subdivision on Doman Farm property, being the NE ¼ of Sec 27, Town of Eagle. Tax Key No. EGLT 1833.999

Lot and adjacent land use characteristics

Karek Homes and Pointe Real Estate have submitted a concept plan for a 99-lot subdivision located west of Markham Road, directly south of the Village of Eagle jurisdictional boundary. The 160-acre parcel is part of the Doman Farms. Existing improvements include what appear to be two single family residences, one of which is the historic stone house, and multiple agricultural buildings. To the south of the property are platted 5-acre lots that were created in the 1970s. To the west of the subject parcel is Stonington Estates, which was platted in 1977 and contains lots of approximately 0.75-acres. To the east, across Markham Road, lots are generally larger agricultural lots. Eagles Preserve subdivision is to the southeast and contains roughly 1.5-acre lots with an extensive area of conserved open space located in a 39-acre outlot. Directly north in the Village of Eagle, the subdivisions are denser, and lots are approximately 1/3 of an acre. However, there is one cul-de-sac with larger lots that abuts the property, with lots ranging from a half-acre to almost one acre. An overview of the subject parcel and surrounding area is attached as Exhibit A.

The south portion of the subject property contains a small area of Isolated Natural Resource Area and an internally drained wetland kettle that is approximately 0.62 acres. The USDA soils map indicate mostly well drained soils, although there may be some soils present with indicators of hydric inclusions. The site contains variable topography. The existing drainage flows generally to the south to the kettle and southwest into two town-owned lots within Stonington Estates subdivision. Access to the parcel is from Markham Road, which has a planned 66 ft. wide right of way.

Proposed Development

The proposed development (Cobblestone Farms) is a 99-lot subdivision, with a 2-lot Certified Survey Map (CSM) to divide the two existing residences and an agricultural building from the proposed development. The CSM would have a 1.2 acre lot with one residence and a 4.8-acre lot with the pole barn and other residence. The concept plan is attached as Exhibit B. Lot sizes range between 32,754 sq. ft. to 48,073 sq. ft., with the lots getting larger moving from north to south.

Land Use Plan

- County: Suburban Density Residential I (SDRI) (min 1.5 acres/DU), Isolated Natural Resource Area
- Town: Suburban Density II (min. 1.5 acre/DU), Environmental Corridor
- Only upland areas are included in the density calculation. INRA (upland) areas are 1 per 5 du/acre and no credit is given for wetland areas.
- The proposed development complies with both land use plans (maximum 106 lots).
- Comprehensive Plan – Housing standards (pg. 3-11) (applicable standards, paraphrased)
- The Town must:
 - Consider the impact on infrastructure
 - Consider the impact on the character and environment
 - Assess the development for its location in the town and in relation to other developments
 - Encourage a variety of housing types to achieve diversity in housing stock
 - Encourage the use of subdivision designs that protect the rural atmosphere and natural resources of surrounding areas
 - Comply with the Residential Allotment system to limit the risk of excess supply of empty residential lots
 - Encourage energy efficient home designs

Zoning

The entire property is zoned RR Rural Residential District. The 1.2 acre northern lot of the 2-lot CSM would need to be rezoned, as the minimum lot size in the RR District is 3 acres with 200 ft. of average width. The 4.8 acre mini-farm parcel meets the lot size and width requirements of the RR District. An analysis on building footprint has not been completed. The petitioners are proposing a rezone to the R-1 District with a Planned Unit Development (PUD). A PUD is intended to be a unique zoning district that allows for more flexibility in the development of land and will require a public hearing. The following are requirements and considerations of a PUD:

Lot size under R-1 PUD: 0.75 acre minimum. *The proposed lots comply with this standard.*

Lot density: shall not exceed 1 acre per dwelling unit. *The density is being met.*

Open Space requirement: 30%, with no more than 20% of conservancy lands being utilized to compute open space. *The Plan indicates 30% of common open space is being met, however the specific numbers are not being called out.*

Design consideration: the concept plan preserves acreage for a small mini-farm operation, including an agricultural building. A 30 ft. wide landscape easement is proposed along Markham Road, which could help buffer the development as viewed from the east and Markham Rd. The cul-de-sac allow for a variety of lot sizes while not disrupting road connectivity. Environmentally sensitive lands and areas of steep slopes are being placed within the common open space. An internal 8 ft. wide trail network is proposed with a passive park and overlook area. Considerations on ownership and maintenance have not been discussed.

Drainage: Lands adjacent to the town-owned lots to the west are set aside for stormwater management and open space. The developer anticipates that this will alleviate a lot of the issues that the neighbors experience with drainage from the farm field. The existing drainageway will be preserved to the kettle in the south portion of the property.

Flexibility: Average width for lots that are 0.75 acres are to be 120' / 150' (corner lots).

Residential Development Permit

The applicant has applied for 99 residential development permits (i.e. platted lots) to accommodate this development. The development will be phased, but the phasing plan has not yet been proposed.

Access: The development is proposed to have access from the north through the extension of two roads from the Village of Eagle (Hawthorne Dr and Tenderfoot Trail) and from Markham Road to the east. The Markham Road access location is approximately 1,100 ft. from the northern most intersection; 680 ft. from the existing driveway serving the farm; and 490 ft. from the driveway to the south serving a property on the east side of Markham Road. Interior roads are proposed to have a 66 ft. wide right of way. The interior road network provides both connectivity throughout the development and cul-de-sacs, all of which meet the maximum cul-de-sac length. No access is proposed to the west to provide areas for stormwater management.

The memo is for informational purposes only to provide context to a concept discussion related to the design of the proposed development. No action is being taken on the plan. If the Plan Commission feels the development, meets the general guidelines of the land use plan, it may wish to direct the developer to prepare and submit a preliminary plat. The scoring mechanism of the Residential Allotment System would be discussed at the time of preliminary plat review.

Exhibit A – Overview map

Exhibit B – Concept Plan dated 11/4/2024