

Request for Rezoning to TCP Planning Commission Agenda, 14 Sep 2020

25 August 2020

Nancy Meinholz
Town of Cross Plains Clerk
Attention: TCP Planning Commission, Mary Scott, Secretary

RE: Radavich TCP Land Use Petition Application

REF: (1) Parcel 0707-164-8500-4 40 acres Observatory Rd
(2) Parcel 0707-163-8340-9 0.8 acres Observatory Rd

OWNERS: (as of 15 Sep 2020): Dana and Lori Radavich,
528 Burnt Sienna Drive, Middleton, WI 53562

Dear TCP Planning Commission,

We are pleased to have contracted to purchase a beautiful parcel of land in your TCP on Observatory Rd. We are submitting an application for rezoning a section of the referenced parcels. This letter is to provide further details regarding the attached application. These parcels are adjoining, with parcel (2) providing 100 ft of frontage on Observatory Rd for access to Parcel (1). The preliminary CSM (attached) shows that parcel (2) and about 4 acres of parcel (1) are requested to be a building site, rezoned to RR4 (4-8 acres).

We are needing some input regarding the history of the property (i.e. questions on the Land Use Petition Application, p.2):

Is this the original tract of land from December, 1981?
We believe this answer is YES

Has the property been previously rezoned?
We believe this answer is NO

Are there any deed restrictions on the property?
We believe this answer is NO.
However, we are aware that there is a small section in the NE corner that is defined by WDNR as protected wetlands which we will not be doing anything with.

How many acres do you own on the parcel you are requesting a split be taken from?
We will own all acres of the referenced parcels.

We have begun working with the following folks on this:

John Halverson, Halverson Land Surveying, 501 Oak St, Arena, PH: 608-753-2498
Mr. Halverson will complete a full survey, mark corners, provide CSM

Mike Rochon, Full Circle Engineering, 3462 Spring Valley Rd, Dodgeville, PH: 608-935-0294

Mr. Rochon will complete an engineering plan for the driveway from Observatory into the building site. Estimated driveway length is between 500-600 feet.

Jim Rue, Rue Excavating, LLC PO Box 34, Barneveld, PH: 608-341-0783
Mr. Rue will build the road per the approved plan

We are looking forward to meeting with the commission on 14 Sep 2020 to discuss this further.

Thanks,

Dana and Lori Radavich

Dana mobile ph: 608-658-2478

Lori mobile ph: 608-640-6425

Attachments:

1. Radavich Land Use Petition Application
2. Preliminary CSM
3. 2020-July-31: Density Study from Dane County Planning and Development, Brian Standing