

From: Standing, Brian Standing@countyofdane.com
Subject: RE: Dane County Rezone Petition DCPREZ-2020-11616 (Town of Cross Plains)
Date: December 7, 2020 at 3:24 PM
To: john john@halversonsurveying.com, dradavich@gmail.com
Cc: Greg Hyer (tcpchair@tds.net) tcpchair@tds.net, Allan, Majid Allan@countyofdane.com, Lane, Roger lane.roger@countyofdane.com

BS

Hi, John

I see. I guess I missed the fact that the proposed Lot 3 expanded an existing CSM lot, and that there were two building sites associated with CSM 13445. That resolves the density issue, at least. I will revise the staff report to reflect that understanding.

I'm still struggling with the plan consistency requirements regarding the amount of land rezoned out of FP districts. 40 acres in one fell swoop is a lot. Let me talk with our land review officer to see if there's another way we can keep some of the land in FP or NR-C zoning and still meet everyone's needs. I'll be back in touch shortly.

NOTE: The Dane County Planning & Development Department office is currently closed in response to the COVID-19 pandemic. Staff are working remotely and can be reached via email during regular business hours. This is the best way to communicate with our staff. We're also checking voicemail throughout the day, so please don't hesitate to call, and we'll get back to you as soon as possible. Thank you for your patience and understanding.

More information and updates can be found on our website:
<https://danecountyplanning.com/>

Brian Standing
Senior Planner
Dane County Planning & Development
Room 116, 210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
(608) 267-4115

From: john <john@halversonsurveying.com>
Sent: Monday, December 7, 2020 2:43 PM
To: Standing, Brian <Standing@countyofdane.com>; 'dradavich@gmail.com' <dradavich@gmail.com>
Cc: Greg Hyer (tcpchair@tds.net) <tcpchair@tds.net>; Allan, Majid <Allan@countyofdane.com>; Lane, Roger <lane.roger@countyofdane.com>
Subject: Re: Dane County Rezone Petition DCPREZ-2020-11616 (Town of Cross Plains)

Brian:

Currently, Tom Adler has stated that he has two density units, one for each lot of csm 13445. I've advised him that with the additional acreage, the available house location for new Lot 3 would probably be restricted and not allowed on the land he proposed to purchase from Dana Radavich, since that only has one density unit

available, and Dana is proposing to use it on Lot 2.

Scott Cabot and Tom Adler each have a signed offer to purchase that I had shown on my original layout, Cabot at about 10.08 acres, and Adler at about 19.94 acres. That would leave Dana with approximately 10.6 acres.

On your map, you show Cabot as remaining the same size and Adler adding land to make his new parcel at about 49 acres but zoned FP-35 which doesn't allow a single family residence. Cabot still could purchase 10 acres, that would bring it down to 39 acres, and depending on what Dana wants his lot size to be, it could still be over 35 acres, but there exists the issue of the Adler density unit available.

Let me know, after reading my email, if you have any new suggestions to address the Adler extra available house unit. He stated he doesn't want to create two small lots.

John

From: Standing, Brian <Standing@countyofdane.com>
Sent: Monday, December 7, 2020 2:03 PM
To: john; 'dradavich@gmail.com'
Cc: Greg Hyer (tcpchair@tds.net); Allan, Majid; Lane, Roger
Subject: RE: Dane County Rezone Petition DCPREZ-2020-11616 (Town of Cross Plains)

Hello, John

Thanks for responding so quickly. Unfortunately, I do not believe that the proposed revisions address the particular issues I raised in the staff report. Can you please tell me what the proposed zoning district would be for each of the proposed lots under this revised scenario you forwarded to me?

- Lot 1, 25.08 acres would (still) go to RR-16?
- Lot 2, 10.6 acres would (still) go to RR-8? Is this lot intended to have a new home on it?
- Lot 3, 25.42 acres would go to what zoning district? Is this lot intended to have a new home on it?
- Lot 4, 20.80 acres, would go to what zoning district? Do I understand correctly that the proposed revision would expand the existing PIN 0707-164-9110-0 (with an existing home) from its current 11.4 acres to a proposed 20.80 acres?

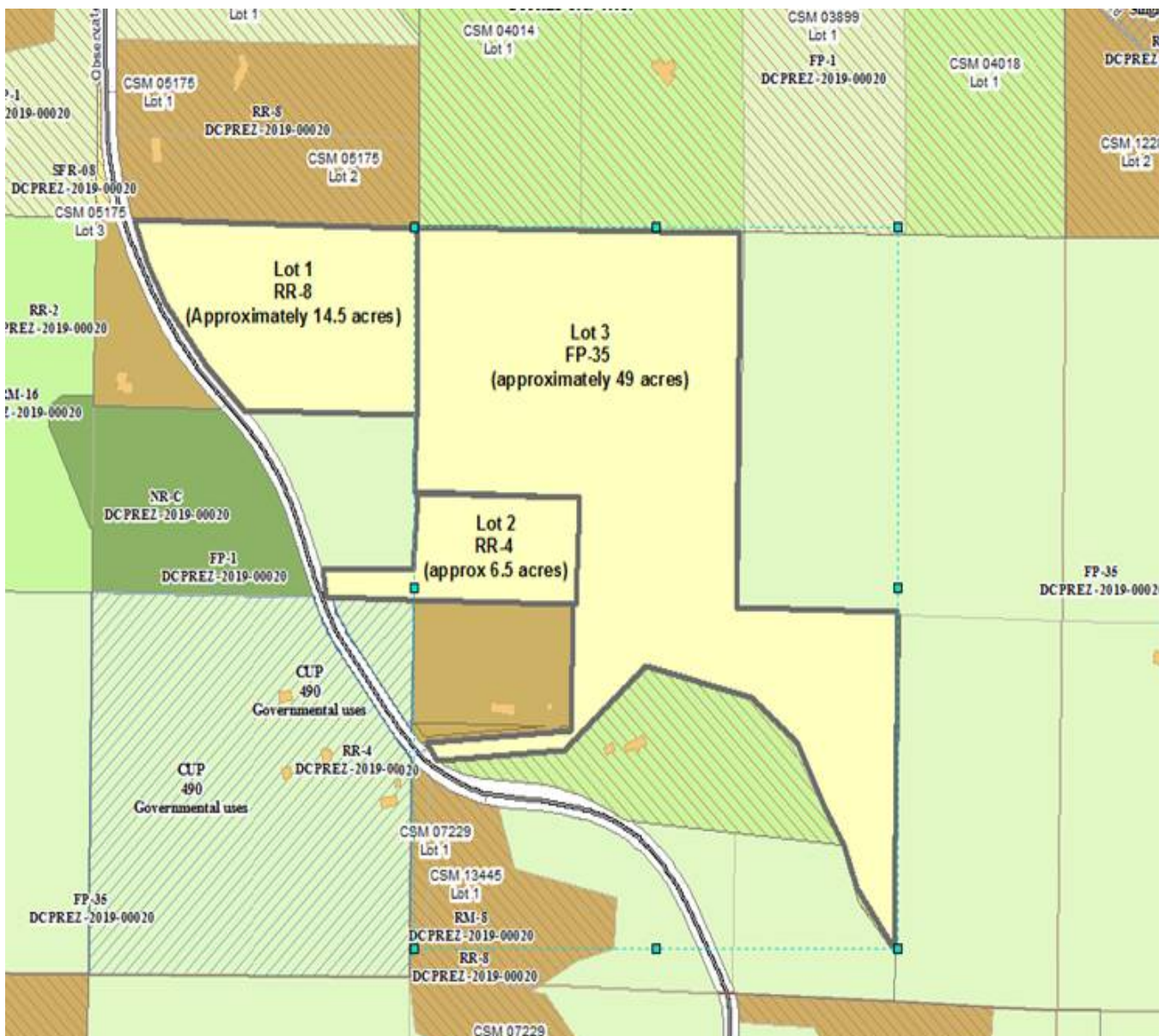
The issues I raised in my original staff report are the following:

1. The total number of new single family residences permitted under the new zoning cannot exceed one, to comply with the town density policy (see density study, attached). If Lot 2 is zoned RR-8 and Lot 3 is zoned RM-16, this would allow for two new homes to be constructed, one on each lot. This would be inconsistent with the town/county plan.
2. The total acreage rezoned from any Farmland Preservation zoning district should be minimized. The original proposal was to rezone a total of 40.07 acres from FP-35 to the RR and RM districts. The current proposal would rezone the identical acreage from the FP-35 zoning district.

I would suggest the petition be amended so that:

1. Proposed Lot 3 should be at least 36 acres, as proposed in the original application (or larger, if possible). This lot should be zoned FP-35. Since single family residences are not a permitted use in the FP-35 zoning district, this will make sure the town density standards are met. This will also help meet Farmland Preservation Plan standards about maximizing land in Farmland Preservation zoning.
2. Proposed Lot 1 be left at its current size (15 acres) and left in RR-8 zoning.
3. Lot 2 be reduced in size as much as possible, with any remainder remaining in FP-35 zoning.
4. Lot 4 should be deleted, leaving the existing parcel (CSM 13445, Lot 2) at 11.14 acres and in the RR-8 zoning district.

The configuration in the sketch below would provide much better consistency with the town/county comprehensive plan and the Dane County Farmland Preservation Plan:





I hope this helps. I would be happy to discuss this further, as needed. Please e-mail me with any other questions, or to set up a time to talk by telephone.

NOTE: The Dane County Planning & Development Department office is currently closed in response to the COVID-19 pandemic. Staff are working remotely and can be reached via email during regular business hours. This is the best way to communicate with our staff. We're also checking voicemail throughout the day, so please don't hesitate to call, and we'll get back to you as soon as possible. Thank you for your patience and understanding.

More information and updates can be found on our website:
<https://danecountyplanning.com/>

Brian Standing
Senior Planner
Dane County Planning & Development
Room 116, 210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
(608) 267-4115

From: john <john@halversonsurveying.com>
Sent: Sunday, December 6, 2020 11:25 PM
To: Standing, Brian <Standing@countyofdane.com>; 'dradavich@gmail.com' <dradavich@gmail.com>
Cc: Greg Hyer (tcpchair@tds.net) <tcpchair@tds.net>; Allan, Majid <Allan@countyofdane.com>; Lane, Roger <lane.roger@countyofdane.com>
Subject: Re: Dane County Rezone Petition DCPREZ-2020-11616 (Town of Cross Plains)

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Brian:

Attached is a sketch showing the proposed four lots on the Radavich, Adler, and Cabot lands located in the Town of Cross Plains. Would you please review it and let me know if this is what your office has in mind for the final layout.

If you need to reach me by phone, my number is 608-843-7498, which is my cell number.

Thanks.

John

From: Standing, Brian <Standing@countyofdane.com>
Sent: Friday, December 4, 2020 11:28 AM
To: 'dradavich@gmail.com'
Cc: john; Greg Hyer (tcpchair@tds.net); Allan, Majid; Lane, Roger
Subject: Dane County Rezone Petition DCPREZ-2020-11616 (Town of Cross Plains)

Hello, Dana

Attached are several materials related to your rezone petition DCPREZ-2020-11616 in the Town of Cross Plains, which is scheduled for public hearing on **December 22, 2020, starting at 6:30 p.m.** This will be a virtual meeting on Zoom. I have attached:

- A registration form for the meeting. Please return this to me and to Zoning Administrator Roger Lane at your earliest convenience.
- Instructions about how to access the Zoom meeting on December 22.
- A staff report containing recommendations on your petition.

All materials related to your petition are also available [on Legistar](#). This link will be updated if new materials become available.

Please note that we are recommending amendments to the zoning petition to provide better consistency with adopted policies of the *Town of Cross Plains / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. I would be happy to discuss these amendments with you, if you like. Feel free to contact me directly by e-mail if you would like to discuss further. I can also be available via conference call or Zoom meeting during business hours with some advance notice. Let me know if you'd like to set up a time to discuss.

If you understand the changes we are proposing, and agree to them, you are also welcome to submit an amended petition prior to the public hearing. Let me know if you have some changes you would like me to review. In the meantime, I'd be happy to answer any questions.

NOTE: The Dane County Planning & Development Department office is currently closed in response to the COVID-19 pandemic. Staff are working remotely and can be reached via email during regular business hours. This is the best way to communicate with our staff. We're also checking voicemail throughout the day, so please don't hesitate to call, and we'll get back to you as soon as possible. Thank you for your patience and understanding.

More information and updates can be found on our website:
<https://danecountyplanning.com/>

Brian Standing
Senior Planner
Dane County Planning & Development
Room 116, 210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
(608) 267-4115

