

I am asking the Town of Cross Plains Plan Commission to petition the Town Board and the Dane County Zoning office to recognize that the 10 current parcels shown on the Hidden Valley Road map be recognized as legal parcels established prior to the 1981 Land Use Plan, and hence eligible for one residence per 15 acres, as was the standard prior to the 1981 Land Use Plan. Further, the parcels without current residential construction should be appropriately zoned RM-16 rather than the proposed FP-1 zoning.

The history, reasons, and evidence for this request follow:

When Baylis and Sirianni purchased parcel 070716180002 in 2013, it was with the understanding that like the other 9 parcels along the road, it could be built on to provide one homesite. However, with the new revised zoning, Dane County put it in FP-1 and claimed it was not developable. Further, a density study we paid for came back with no split available, and also concluded that at least one of the other existing residential properties on the road was illegal, as they were surveyed in 1982. We contest this ruling, and assert that Dane County has not kept complete records.

Attached are several documents relevant to our request.

1. A transcript of a Town of Cross Plains Board meeting on the Thornton-Marten proposal for the roadway on Jan. 28, 1982 in Cross Plains, attended by Norb Scribner for Dane County, the Town Board, lawyers and others. The most relevant text is in the first 6 pages, especially the top of page 4.
2. A pair of letters by Jay Moretti, Attorney, written in Sept. and Nov. of 1982.
3. A map of the 10 current parcels in question on Hidden Valley Road.

See the attached PDF scans of the original paperwork. Mr. Moretti's two letters show that Norb Scribner sat on the certified survey approvals, waiting for a signed roadway agreement by all parties, which did not occur until well into 1982.

The other (large) document is a transcript of about 40 pages of a meeting of the Town board with Scribner, lawyers, and Hidden Valley Road landowners on Jan. 28, 1982.. The first 6 pages are most relevant here, as the rest of the transcript mainly involves what standards to which the road should be built. Scribner clearly states that he has the necessary paperwork and all the lots are build-able under the then existing one split per 15 acres rule. I hope to convince you to revisit our density study. Modifying our land use plan would require multiple meetings and much time, while I think the paperwork is clear. The simplest solution is to acknowledge the legality of the original land division, and zone appropriately. Please note that there may be additional parcels from the Thornton-Marten development on Cty P and Observatory Road that have the same timing issue, but I have no means to identify those parcels.

Respectfully,

Jeff Baylis