

**From:** Lane, Roger lane.roger@countyofdane.com 

**Subject:** RE: Cavill Rezoning Submittal - Petition 11646

**Date:** November 19, 2020 at 2:52 PM

**To:** Ron Klaas rklaas@donofrio.cc

**Cc:** Mike Cavill mikecavill@gmail.com, Greg Hyer tcpchair1@tds.net, Brett Stoffregan bstoffregan@donofrio.cc, Jason Ekstrom JEkstrom@destreearchitects.com, Standing, Brian Standing@countyofdane.com

RL

Dear Mr. Klaas ,

Thank you for submitting the rezoning application. The application has been assigned Petition # 11646. The Dane County Public Hearing has been set for **January 26, 2021 at 6:30pm**. The meeting will be held remotely.

Attached is the official rezoning application. Please print out the first page, sign it, and mail it back to me. The application fee is **\$395**. Please send a check along with the signed application to:

Attn: Roger Lane  
Dane County Planning and Development  
City-County Building, Room 116  
210 MLKJ Boulevard  
Madison, WI 53703

Your next step is to take the application down to the Town of CROSS PLAINS in order for the Town Board to take action on this petition. Please contact the Town Clerk to avoid delays.

Additional information on the rezoning process can be found at: [Rezoning](#)

Any questions or concerns, please contact me.

Regards,

Roger Lane  
Dane County Zoning Administrator  
(608) 266-9078

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**From:** Ron Klaas <rklaas@donofrio.cc>

**Sent:** Thursday, November 19, 2020 11:25 AM

**To:** Lane, Roger <lane.roger@countyofdane.com>; Standing, Brian <Standing@countyofdane.com>

**Cc:** Mike Cavill <mikecavill@gmail.com>; Greg Hyer <tcpchair1@tds.net>; Brett Stoffregan <bstoffregan@donofrio.cc>; Jason Ekstrom <JEkstrom@destreearchitects.com>

**Subject:** Cavill Rezoning Submittal

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**Re: Roger and Brian**

**ROGER AND BRIAN,**

**After discussing options with land owner Mike Cavill and with Greg Hyer at the Town, we are submitting a rezoning application and preliminary CSM per the first 3 attachments. A check for \$495 for the rezoning fee has been mailed out.**

**The density study showed 2 splits for his land that was part of the old Nelson farm (see 4<sup>th</sup> attachment for ease of reference) and Mike would like to create both of those residential lots now. Both of those lots are situated on top of the hill within the original Nelson farm. Although these lands have a small amount of frontage on both Barlow Road and Garfoot Road, neither of those locations can provide access to the proposed lots due to the extreme slopes.**

**Because of these unique conditions, we are proposing a shared driveway easement that would be shared by his existing house and the 2 new lots. Per our previous discussion, this will require an exception to the frontage requirements of section 75, and we believe that all criteria is met for that. One of the most important elements of the exception is the Town's approval of the shared driveway. As you may be aware, the Town recently updated their Comprehensive Plan to allow for this under certain circumstances, and Greg has indicated Town support in this case due to the reasons outlined above.**

**The Town has been aware of Mike's intent for some time, and has reviewed and approved a new driveway location that provides access to the hilltop coming off the existing driveway, Dane County Land and Water approved the EC permit and construction of a stormwater basin for said driveway, and construction has been completed. This is the only feasible access to the hilltop.**

**We appreciate your review and consideration of this request. Please let us know if any other information is needed. The Town's Comp Plan update has not yet been adopted by the County, so if that process must be complete prior to processing this application, please let us know and we can work with you on the timing.**

**Thanks,**

**Ronald R. Klaas, P.E.**

**D'Onofrio Kottke and Associates | President**  
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