

From: Victoria Visser <victoriavisser@yahoo.com>
Sent: Monday, December 6, 2021 1:11 PM
To: Kodl, Curt <Kodl@countyofdane.com>
Subject: Fwd: Mary and Garrett Handel zoning petition 11780

Hi Curt,

My husband Peter just spoke with you. Please send us the information necessary to 1. register our opposition to the proposed rezone and 2. register to speak at the meeting on the 28th.

Below is the email I sent to the town clerk of BE, Stephanie Zwetter

Thanks for your help,

Victoria Wood
5144 Mickelson Rd
Black Earth 53515
206-495-5101 (cell)
608-767-2133 (landline)

Sent from my iPad

Begin forwarded message:

From: Victoria Visser <victoriavisser@yahoo.com>
Date: December 5, 2021 at 10:49:38 AM CST
To: townofblackearthclerk@gmail.com
Cc: Jim Pecquex <jpecquex@gmail.com>, Geoff Vine <vinecmlc@gmail.com>, Victoria Visser <victoriavisser@yahoo.com>, Peter Wood <woodp48@hotmail.com>, tazebug2@hotmail.com
Subject: Fwd: Mary and Garrett Handel zoning petition 11780

Dear Stephanie,

Please confirm receipt of this email.

Peter and I strongly oppose the petitioned rezoning of the Handel property. Our home is south and east of the proposed rezone build site with a clear view of the 6 acre prairie/meadow in question. Please see attached photos of the site, as viewed from the back of our house on Mickelson Road, just off Fesenfeld Road. Also attached, is a photo of the proposed site, taken from Reeve Road, facing north and east of Hoofbeat Ridge. As you can see, this build site, with a 2900 square foot house and potential future outbuildings clearly disrupts the view of multiple ridgetops in all directions as well as the view of the Wisconsin River Valley from Fesenfeld Road.

We are in agreement with the massive construction issues outlined in the petitions you've received from Geoff and Denise Vine and Thomas Fogel. Construction issues aside, as those issues have been addressed by other neighbors, our opposition to the rezone is environmental and consistent with requirements as stated in the Town of Black Earth Comprehensive Plan.

A rezoning of this property would fail to protect Natural areas, including Wetlands and Wildlife (pollinators, deer, coyote, foxes, birds of prey etc). Rezoning does not balance individual property rights with community interests and goals, nor does a rezone create or preserve varied and unique urban and rural communities. These goals are stated in the Towns Comprehensive Plan (pages 1-3, points 3, 12 and 13). The Natural areas in need of protection on the rezone site include the Prairie, the Wetlands at the base of the hill, and Black Earth Creek which is fed in part by the Wetlands on this site.

A rezoning of this property does not provide orderly growth and development to locations best suited for preserving the scenic, recreational, environmental and economic qualities of life (pages 3-4 of the Town's Comprehensive Objectives).

The Town's Comprehensive Policies (pg 3-4, pts 1, 5 and 7) point directly to not allowing this rezone: 1. Review new housing proposals, support those meeting community housing needs consistent with planned policies 5. Discourage new housing in areas of agricultural land, steep and erosive slopes and ridge tops and 7. the town will work to enforce existing housing and driveway regulations.

The rezone does not meet the Town's Comprehensive Plan Land Use Goals (pg 3-10, pts 1,6,7 and 11): 1. Maintain rural character and natural resources 6. Protect scenic vistas and ridgetops from inappropriate development 7. Preserve environmental corridors, wetlands floodplains, hydrocarbon soils and lands with pan slope greater than 10% and 11. Siting Standards: new development to be limited to areas incapable of supporting agriculture and do not have a negative impact on preservation of the towns rural character. Recognize that ridgetops, wetlands, floodplains, steep and wooded slopes, wildlife and ag lands are resources that need to be preserved and protected.

All of the above points, developed by the Town, speak quite clearly and definitively to a denial of a rezone.

In their application, the Handels were asked to show their consistency with the Towns Plan. In their submitted application, the only two points raised as they relate to the Towns plan seem to be: 1. The 2900 square foot house would be the only one built on 35 acres and 2. The Handels would not cut down purported old growth trees on the 4 acres currently zoned for residential use.

These two application statements are grossly inadequate in melding with the Towns Comprehensive plan. The Handels environmental concerns exhibited by wanting to save trees disappears completely in 1. the quest for a 2600 foot driveway "mainly" following the farm road, but "cutting off" through the woods as needed to follow the contours of the hill and 2. A 2900 square foot house in the middle of a 6 acre prairie on a ridgetop.

The Handels build would permanently destroy woods, prairie and the wildlife supported by this area.

Of course everyone that builds or buys a house would like a beautiful view. The Handels are no different. Allowing a rezone and build on this prairie would give the Handels a view, but surrounding neighbors on Reeve, Mickelson and Fesenfeld would lose theirs...views all have enjoyed for many years without disturbance. I would strongly encourage the Handels to build their new 2900 sq. ft home on the 4 acres currently zoned as residential.

Should the Handels application to rezone be approved by the board, I would ask that a clear explanation be provided to all neighboring properties, as nothing in the Comprehensive plan points to this being “okay”.

First photo is the view from Mickelson, Second photo is view from upper Reeve Rd.(note the digger in picture, Saturday, 12/4/21)





Please forward this email to all Board members.

Thank you,
Victoria and Peter Wood
5144 Mickelson
608-767-2133

Sent from my iPad