

## Tom Willan

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**From:** Grady, Brian <BGrady@cityofmadison.com>  
**Sent:** Wednesday, December 8, 2021 1:45 PM  
**To:** Tom Willan; Stouder, Heather  
**Cc:** Parks, Timothy; Julia Willan; Greger, Jeffrey  
**Subject:** RE: Extraterritorial jurisdiction

Hi Tom-

I briefly touched base with colleagues regarding your proposed rezoning. At this time, the City of Madison does not intend to provide any comments to the County.

Take care,  
Brian

Brian Grady (he/him)  
Principal Planner  
City of Madison Planning Division  
(608) 261-9980

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**From:** Tom Willan <tom@ironmanbuildings.com>  
**Sent:** Monday, December 6, 2021 12:13 PM  
**To:** Grady, Brian <BGrady@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>  
**Cc:** Parks, Timothy <TParks@cityofmadison.com>; Julia Willan <julia@ironmanbuildings.com>; Greger, Jeffrey <JGreger@cityofmadison.com>; Tom Willan <tom@ironmanbuildings.com>  
**Subject:** RE: Extraterritorial jurisdiction

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Good afternoon everyone attached,

Thank you for your response. I have attached our town application and supplemental reasons for rezoning along with the maps from the City of Madison adopted master plan in regard to the Yahara Hills Neighborhood Development Plan. Our property is on the maps, however it is not even in the planning area of the City's maps. Appendix map 1 attached to the City's future land use plan, specifically shows our property on the map in an area where it should be considered for permanent open space and agricultural land preservation as part of a community separation area. Our agricultural property rezone is consistent with this adopted City of Madison plan for this specific area. It clearly would be arbitrary for the City of Madison Planning to try and intervene into our rezone since it would go against the City's adopted plans currently.

As you know the Town of Cottage Grove has been negotiating with Mr. Parks and Mr. Grady on behalf of an intergovernmental agreement that has language that would preclude our right to change our zoning through our Town and Dane County zoning that is currently in place unless we annex into Madison. We are not interested in annexing into Madison, and we are all for our property to remain a permanent open space and agricultural use preservation. Though this agreement is not currently in effect for our rezone, it has a specific impact on our rights to rezone in the future. Though there is some legal precedence in Wisconsin that could confer a right to Madison planning to intercede on a rezoning petition for good cause, it is our position the city has no power to intercede on behalf of our rezoning petition because it clearly fits into the master plans of the City, County and Town. This is why as a courtesy to the City, we, are addressing any potential issues under the extraterritorial jurisdiction with the city so we could work out now any concerns the city may have, without expensive litigation. We are trying to be fair, so please consider the information we

have sent above, for your discussion internally amongst yourselves. If you need everything I have filed to Dane County and The Town regarding our petition to rezone or anything else from us, please let us know as soon as possible your decision regarding this matter. I can be reached 608-438-3103

Thanks, Tom Willan

**From:** Grady, Brian <[BGrady@cityofmadison.com](mailto:BGrady@cityofmadison.com)>  
**Sent:** Thursday, December 2, 2021 2:03 PM  
**To:** Tom Willan <[tom@ironmanbuildings.com](mailto:tom@ironmanbuildings.com)>; Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>  
**Cc:** Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>; Julia Willan <[julia@ironmanbuildings.com](mailto:julia@ironmanbuildings.com)>; Greger, Jeffrey <[JGreger@cityofmadison.com](mailto:JGreger@cityofmadison.com)>  
**Subject:** RE: Extraterritorial jurisdiction

Tom/all-

Following up on our phone conversation... We'll take a look at the rezoning you are proposing and get back to you early next week with what the City's take is.

Thanks,  
Brian

Brian Grady (he/him)  
Principal Planner  
City of Madison Planning Division  
(608) 261-9980

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**From:** Tom Willan <[tom@ironmanbuildings.com](mailto:tom@ironmanbuildings.com)>  
**Sent:** Thursday, December 2, 2021 1:25 PM  
**To:** Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>  
**Cc:** Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>; Grady, Brian <[BGrady@cityofmadison.com](mailto:BGrady@cityofmadison.com)>; Julia Willan <[julia@ironmanbuildings.com](mailto:julia@ironmanbuildings.com)>; Tom Willan <[tom@ironmanbuildings.com](mailto:tom@ironmanbuildings.com)>  
**Subject:** Extraterritorial jurisdiction

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Ms Stouder,

My name is Tom Willan, I live at 4407 vilas hope rd cottage grove. Our property is located in the city of Madison Extraterritorial jurisdiction. I'm trying to rezone our property from rr-2 to fp-b zoning classification. Since Madison has Extraterritorial jurisdiction I'm trying to find what Madison has to say about our rezoning! We have filed a petition with Dane county and the town of Cottage Grove. We have been approved by Cottage Grove planning, we go in front of the full board Monday, we are scheduled for January for or county board hearing. I'm trying to find out what Madison has to say. I have left 3 voice messages with Tim Parks, 2 email requests and have not received any contact from him. I have also left a message with Brian Grady haven't heard back from him either! My next email is to the mayor! Please contact me? 608-438-3103

Thanks Tom Willan