



October 3, 2019

To: Dane County Zoning
Copy: Peter and Chelsea Sachs
Brian D. Anderson
From: Angel M. Helland
Re: Peter and Chelsea Sachs Application for Rezone of 3285 Nelson Road
Petition #11433

On or around May 29, 2019 Peter and Chelsea Sachs (Mr. and Mrs. Sachs) submitted an Application to Rezone (the "Application") their property located at 3285 Nelson Road to both the Town of Burke ("Town") and Dane County Zoning ("Zoning"). Mr. and Mrs. Sachs desire to subdivide their property into a 4 lot certified survey map consisting of NR-C (Natural Resource - Conservation) District to RR-2 (Rural Residential, 2 to 4 acres) District, NR-C (Natural Resource - Conservation) District to RR-1 (Rural Residential, 1 to 2 acres) District, NR-C (Natural Resource - Conservation) District to RR-4. Public Hearings have been held before the Town Board and Zoning.

At the Public Hearings, various issues were raised by the Town, Zoning, and neighbors in the community. Since the hearings, Mr. Sachs has been working diligently with the Town Engineer, Ann Anderson at Mead and Hunt, and with Quamm Engineering. Mr. Sachs, Ms. Anderson and Quamm Engineering have conducted extensive research and testing specifically to address the drainage issues raised. Quamm Engineering ran testing for (i) 100 year storm event, (ii) back to back 25-year storm events, and (iii) a single storm event. These studies accounted for housing on each of the lots with driveways and completion of the Sunnyburke Road. Based upon the reports, Ms. Anderson requested changes be made to the proposed Certified Survey Map. Birrenkott Surveying implemented the requested changes to the proposed Certified Survey Map. Copies of the Engineering Reports, Drainage studies, Wetland Delineation and the revised proposed Certified Survey Map have all been provided to the Town of Burke and Dane County Zoning.

The Town of Burke conditionally approved the application for rezone and the proposed certified survey map based upon (i) Ms. Anderson's recommendations; (ii) execution of a Development Agreement pertaining to the construction, use and payment for the completion of the unbuilt portion of Sunnyburke Drive, (iii) Zoning approval, and (iv) ETJ approval by the City of Madison. A draft of the proposed Development Agreement has been submitted to the Town's Attorney, Attorney Chris Hughes, for review.