

**From:** Dennis Ulvestad  
**To:** [Lane, Roger](#)  
**Subject:** Zoning changes to the former Johnson family farm  
**Date:** Monday, March 06, 2017 8:40:55 AM

---

March 4, 2017

Dane County Zoning and Land Regulation Committee  
RE: Opposition to Mighty Oaks Farm LLC proposed development plan

### **Summary**

Mighty Oaks Farm LLC proposed zoning changes to the parcel of land know as the former Johnson farm are directly opposed to the Dane county comprehensive plan and the town of Dane Comprehensive plan. The primary issues are:

- 1) two of the proposed sites, Southern RH-2 and RH-1 make use of land that is currently used as agricultural fields
- 2) Southern RH-2 is also on a hill top

There are many sites on the farm that are better suited to develop in keeping with the Dane county development plan and avoid using Dane county agricultural land and hill top ridges which are classified as environmentally sensitive areas.

Consequently, I believe the Dane county zoning board should grant a zoning change for the old homestead RH-2 on the North side of the property and reject the two zoning changes that are in the agricultural fields and on a hilltop. I believe the developers should review the Dane county development plan and resubmit an alternative proposal.

### **Two sites make use of agricultural land- primary issue 1**

The two sites are situated in fields that are currently used as land to grow crops. The LLC developer argues it is of lower productivity. However, it is still useable agricultural land, that is currently raising crops and used as a site to spread manure. Disposal of manure is a critical component of Dane county agriculture. There are many non-field sites available that would all have no impact on the agricultural use of this farm. The LLC developer will also argue that they do not want to develop the oak prairie Savanna which could be easily built on with minimum impact. If they do not wish to develop sites in the savanna, this farm has many other wooded sites adjacent to the RH-2 north homestead for example. This could be done with minimal impact to agricultural land. Access to these wooded sites would also create less impact than building a road up to the hilltop site RH-2 south.

### **Two sites are situated on hill tops- primary issue 2**

The location of both RH-2 south and to a lesser extent RH-1 are on top of hills. If a house is built on RH-2 south, for example, it will be seen from Lee road, Repin road, D & M, Hahn Road, Hwy V and two locations on Hwy 113 that are three miles apart. In contrast to RH-2 north visible from just Lee Road. The Dane county development plan requires avoiding building on such sites.

### **Conclusion**

The choice is clear. Impact on agricultural lands or no impact. Compliance with the Dane county comprehensive plan or non-compliance. The zoning and land regulation committee need to support the comprehensive plan. We speak in opposition and provide alternative solutions as our family has been on the adjacent land for over 100 years and we truly believe in preserving our Agricultural land. Development needs to occur in a responsible manner in keeping with the Dane County Comprehensive plan.

Sincerely,

Dennis Ulvestad  
6605 Lee Road  
Dane, WI 53529

[608-576-6964](tel:608-576-6964)