



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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Date: July 10, 2019
To: Pamela Andros, AICP, Senior Planner, Dane County Planning and Development (via email)
From: Ben Zellers, AICP, CNU-A, Planner, City of Madison Planning Division
Subject: Petition 11433, Rezoning of 3285 Nelson Road

Dear Ms. Andros,

The City of Madison has reviewed the application by Peter and Chelsea Sachs to rezone parcel 0810-244-8670-3 located adjacent to 3285 Nelson Road from NR-C to RR-2 to allow the creation of four residential lots by Certified Survey Map from that parcel and parcel 0810-244-8600-7. We would like to share concerns that we have about the proposed rezoning and land division with the Zoning and Land Regulation (ZLR) Committee in advance of the Committee's review of the rezoning on July 23, 2019. Please pass along our concerns to the ZLR Committee.

The land division to create the four lots in RR-2 zoning is considered "development" as defined in the Town of Burke, Village of Deforest, City of Sun Prairie and City of Madison Cooperative Plan and also requires City approval as a land division in our extraterritorial jurisdiction. The subject site is located in Boundary Adjustment Area-Madison of the cooperative plan and will attach to the City of Madison upon the final attachment of the Town on October 27, 2036 unless it is attached sooner by petition.

The City does not believe that the lot pattern proposed by the land division is compatible with adjacent development patterns and does not maintain the general land development pattern of the area, in particular the improved and unimproved large town residential parcels to the east of the site. The size and configuration of the proposed lots, including the two "flag" or deep residential lots, may also adversely affect the City's ability to provide public services and install public improvements as the surrounding area develops over the next twenty or so years. The City does not currently have a neighborhood development plan that includes the Sachs property, although we will likely begin work on a plan for this area later in 2019. However, we anticipate that the future neighborhood development plan will include a finer-grained street network to serve future urban development west of Sunnyburke Drive, which we are concerned the proposed lots will impede. The City also supports the completion of Sunnyburke Drive to its southern platted end to provide direct public access to all of the proposed lots on the Sachs CSM.

In closing, the City believes that the proposed land division and supporting rezoning of parcel 0810-244-8670-3 from NR-C to RR-2 is inconsistent with the land development pattern in the surrounding area—particularly to the east—and may adversely impact the City's ability to provide public services and install

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public improvements in this future area of the City. Therefore, we respectfully request that the County reject the proposed rezoning request for these reasons.

Please do not hesitate to contact me at 266-4866 or bzellers@cityofmadison.com if you have any questions regarding our concerns.

Sincerely,

A handwritten signature in black ink that reads "Ben Zellers". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Ben Zellers, AICP, CNU-A
Planner, City of Madison Planning Division

CC (via email): Brian Grady, Principal Planner, City of Madison Planning Division
Heather Stouder, AICP, Director, City of Madison Planning Division
Roger Lane, Zoning Administrator, Dane County Planning and Development
Brenda Ayers, Administrator/Clerk/Treasurer, Town of Burke
Satya Rhodes-Conway, Mayor, City of Madison