

August 8, 2021

RE: Zoning Amendment 3.26 acres, Pleasant Springs,
Section 29. Petition 11729

To Whom It May Concern:

In 1968 we bought 3/4 acre of land on Williams Dr., it had an abandoned home on it which eventually we tore down and built a new home, at that time there were only 3 homes that we could see in the neighborhood, there was nothing but cornfields surrounding the backyard. I raised my three boys in the country in Pleasant Springs.

In 1979 Don Squire, the man that owned the farm next to me, developed the land behind my home, it was completed in 1993. Two of those lots I bought from Mr. Squire because I wanted to keep a little of the rural character for myself and my family. There is a total of 62 homes in Rolling Meadows Subdivision.

Before the subdivision we used to have many sandhill cranes, deer, fox, but of course since all the homes they now have just a small area left to live in, the small acreage in my backyard and the small acreage across the street. We can look out our front window and still see Mother deer and her two fawns and several sandhill cranes. But development of those two acres will cause our view of any rural area to disappear completely.

There are a few things I would like to point out before any decisions are made:

With respect to the Dane County Ordinances:

1. *SFR-08 is not appropriate for this neighborhood of medium to large rural lots.*

Dane County Ordinance, Title 2A Zoning, Chapter 10.250 states “10.250 RESIDENTIAL ZONING DISTRICTS. 10.251 SFR-08 (SINGLE-FAMILY RESIDENTIAL, SMALL LOTS) ZONING DISTRICT.

(1) Purpose. The SFR-08 Single-Family Residential 08 district is designed to:

*(a) **Provide for single-family residential principal uses, compatible home occupations, and residential accessory buildings, appropriate to a compact neighborhood setting, on relatively small parcels.** The SFR-08 district accommodates uses which are compatible with residential uses, are typically found in a suburban or residential neighborhood and may or may not be on public sewer.”*

(4) Lot dimension

(a) Lots on public sewer.

1. Minimum lot size. All lots must be at least 8,000 square feet in area, excluding public rights-of-way.

*2. Minimum lot width. **All lots must be at least 60 feet wide.***

(b) Lots not on public sewer.

1. Minimum lot size. All lots must be at least 20,000 square feet in area, excluding public rights-of-way.
2. Minimum lot width. **All lots must be at least 100 feet wide.**

For nearby lots on Williams drive, the approximate lot widths at the road are:

- 1979 Williams Drive: 159 ft lot width
- 1983 Williams Drive: 266 ft lot width
- 2001 Williams Drive: 250 ft lot width
- 2019 Williams Drive: 788 ft lot width
- 2038 Williams Drive: 665 ft lot width
- 2048 Williams Drive: 179 ft lot width
- 2069 Williams Drive 529 ft lot width (Lot to be split)
- 2072 Williams Drive: 129 ft lot width
- 2078 Williams Drive: 211 ft lot width
- 2088 Williams Drive: 176 ft lot width
- 2098 Williams Drive: 160 ft lot width

The neighboring lot widths on Williams drive do not support the notion that this is a compact neighborhood setting. Zoning of SFR-08 which allows small parcel lots 60 feet wide is not appropriate for Williams drive. Splitting the original lot into such small parcels would be out of place and be in opposition to the purpose of SFR-08 per 10.251 (1) (a).

With respect to the Town of Pleasant Springs Comprehensive plan:

1. Objective Page 50, #6 says “To require that replacement development is limited to a similar character and density to the existing development.” Rezoning a 3.27 acre RR2 parcel into multiple SFR-08 parcels increases the density and changes the character from the rural neighborhood setting along Williams Drive to a compact neighborhood setting.

2. Objective Page 50 #7 says that sewer should include all lots in Rolling Meadows Subdivision, before creating any more new lots like the 2 being proposed. The Land Use Plan calls for exploration for expansion of service to be made available to the existing residences west of the Yahara River in the vicinity of Williams Dr. including all lots in the Rolling Meadow Subdivision. How many homes are not sewerred?

3. Policies: Page 51 #8 and #9, Creating these two new lots for some more homes in an area that is already over run with homes, what will happen when all the people on Williams Dr. owning small acreage decide they want to subdivide their land and sell sewerred lots?

4. Objective Page 50 #4, suggests we discourage urban growth around the lake and river to avoid urban runoff . These three lots are adjacent to the 100 year floodplain and bordering some wetlands. The houses on these lots will have runoff and will decrease the water quality in the lake.

I am hoping that you will also consider the huge increase of congestion to the intersection of Williams Dr. and Rolling View Rd by adding two more driveways. When Rolling Meadows was finished in the early 90's the traffic increased so much, it was like living in town. Within the last two years we have doubled the traffic on Williams Dr. we are in a 35 mile speed limit area, but most times they are going anywhere from 45 to 70 miles an hour, and sometimes more, so bad we have called Dane Co. Police many, many times which I might add has never been dealt with. Probably will not be until a tragedy occurs.

Lastly on August 2, this year the two acres that is being considered by the Zoning Department and my two acres in back were cut by two farmers in the vicinity. We have been doing this for many years, so as not to waste the land. So we are keeping the rural character going in this area.

I thank you for your consideration

Sincerely

*Diana R. Olson
2048 Williams Dr.
Stoughton, WI 53589*