



Department of Planning & Community & Economic Development

Planning Division

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Date: November 14, 2017

To: Brian Standing, Senior Planner Dane County Department of Planning and Development

From: Rick Roll, Planner, City of Madison Planning Division

Subject: Rezone 11215: 3151 Shady Oak Lane Town of Verona

Dear Brian:

The City of Madison Planning Division has reviewed the proposed zoning amendment that would rezone property at 3151 Shady Oak Lane from RH-4 to R-4 to allow for a 13-unit single-family home condominium development. This development proposal is inconsistent with the City of Madison Comprehensive Plan which identifies the subject property as part the City's Group 1 Peripheral Planning Area "A" (near-term) growth area. Low density rural development such as that proposed by the applicant is inconsistent with the City's goals for orderly and sustainable development. Such low density rural development unnecessarily consumes land at a much higher rate than lands that are located within the Central Urban Service Area on relatively small lots. Further, such low density rural development will make it difficult to serve the property with the full range of urban services, thereby increasing the cost of providing sewer, water, streets and other urban infrastructure. For these reasons, the City of Madison asks that this rezone proposal be denied.

Please do not hesitate to contact me at 267-8732 or rroll@cityofmadison.com

Sincerely,

Rick Roll

Planner, City of Madison Planning Division

C: Roger Lane, Zoning Administrator, Dane County
Amanda Arnold, Town of Verona
Heather Stouder, Director, Planning Division City of Madison
Brian Grady, Principal Planner, Planning Division City of Madison
Paul Soglin, Mayor City of Madison