

Holloway, Rachel

From: Tommy Van Ess <[REDACTED]>
Sent: Tuesday, July 7, 2026 10:33 AM
To: Holloway, Rachel; Marty, Beth; Kodl, Curt; Hilbert, Hans; Zwettler Stephanie
Cc: Devon Van Ess; Joe Gargano
Subject: Gargano Lot proposal in the Town of Black Earth
Attachments: Tukrey Rd Lot packet.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Rachel, Attached please find a packet for the Plan Commission next Tuesday, July 14, 2026. Would you please forward to all board members prior to the meeting. We have included the contour maps that show great building areas for each lot. We have also included a past actual site plan from a surveyor and builder of a possible 8,000 sq foot house with an inground pool on lot 1. This should show the board that there is plenty of room to build a house on each lot. In fact, both lots are a builders dream as they each have great natural slope for building a house with lower-level exposure or a natural walkout lower level. We have also included actual photos of the lots to show the board that each lot has many flatter and nice slope areas for a house. In talking to the Town of Black Earth last week, they strongly support both of these lots being zoned for a buildable residence and did explain that they have approved lots with a lot less buildable areas then these two lots, as both lots contain many acres and several locations for building..

At the last meeting there was some discussion from some individuals that they did not want trees cut down etc. or wanted the house in a certain area or didn't want a house with animals or livestock. We must remember that we are here to get a large lot rezoned as a buildable lot. Whoever, decides to purchase the lots will have to go to the municipalities for their building permits, driveway plans, perc tests and more. The potential buyer may decide to build their house overlooking the valley or put their house deep in the woods or closer to the road. This is just for a rezone and when the buyer wants to build, they will go through the process and Town of where they plan to build, but that is an unknown right not and will be left up to the potential buyers.

A land owner had mentioned that they were concerned if a potential buyer would have horses or cut down some trees. At this time, we do not know what a potential buyer will want; we are only looking for approval to rezone into a buildable lot. If someone were to want a horse or a pony for their family, or some type of other animals,, they would have to abide by Dane County Zoning regulations. Dane County has a history of strongly supporting farm land preservation and agriculture zoning, As we all know, Farmland and AG land usually involve animals or live stock. These are only 7 and 12 acre lots, so Dane County zoning regulations will not allow for 100s off livestock etc. It may be a little hobby farm at best with a horse or pony for the kids, but the buyer may not even want animals at all. We do not know what a buyer will want until they purchase the lot and submit their building plans to the Town in the future. Thanks Again for your time on this rezone. Tommy Van Ess on behalf of the Gargano Family.



Tommy Van Ess

FIRST WEBER INC. | BROKER ASSOCIATE

- #1 SALES TEAM IN THE STATE OF WISCONSIN 2023 & 2024
- OVER A BILLION IN SALES TO DATE
- SKILLED NEGOTIATOR WITH OVER 30 YEARS EXPERIENCE



 **608-395-7375**

 **608-395-7375**



[Redacted email address]



TommyVanEss.FirstWeber.com



From: Devon Van Ess <[Redacted]>
Sent: Tuesday, July 7, 2026 9:52 AM
To: Tommy Van Ess <[Redacted]>
Subject: Turkey Rd Packet



Devon Van Ess

FIRST WEBER INC.

- #1 SALES TEAM IN THE STATE OF WISCONSIN 2023 & 2024
- OVER A BILLION IN SALES TO DATE



 **608-338-9913**



[Redacted website]



VANESSD@FIRSTWEBER.COM

Turkey Rd Lots

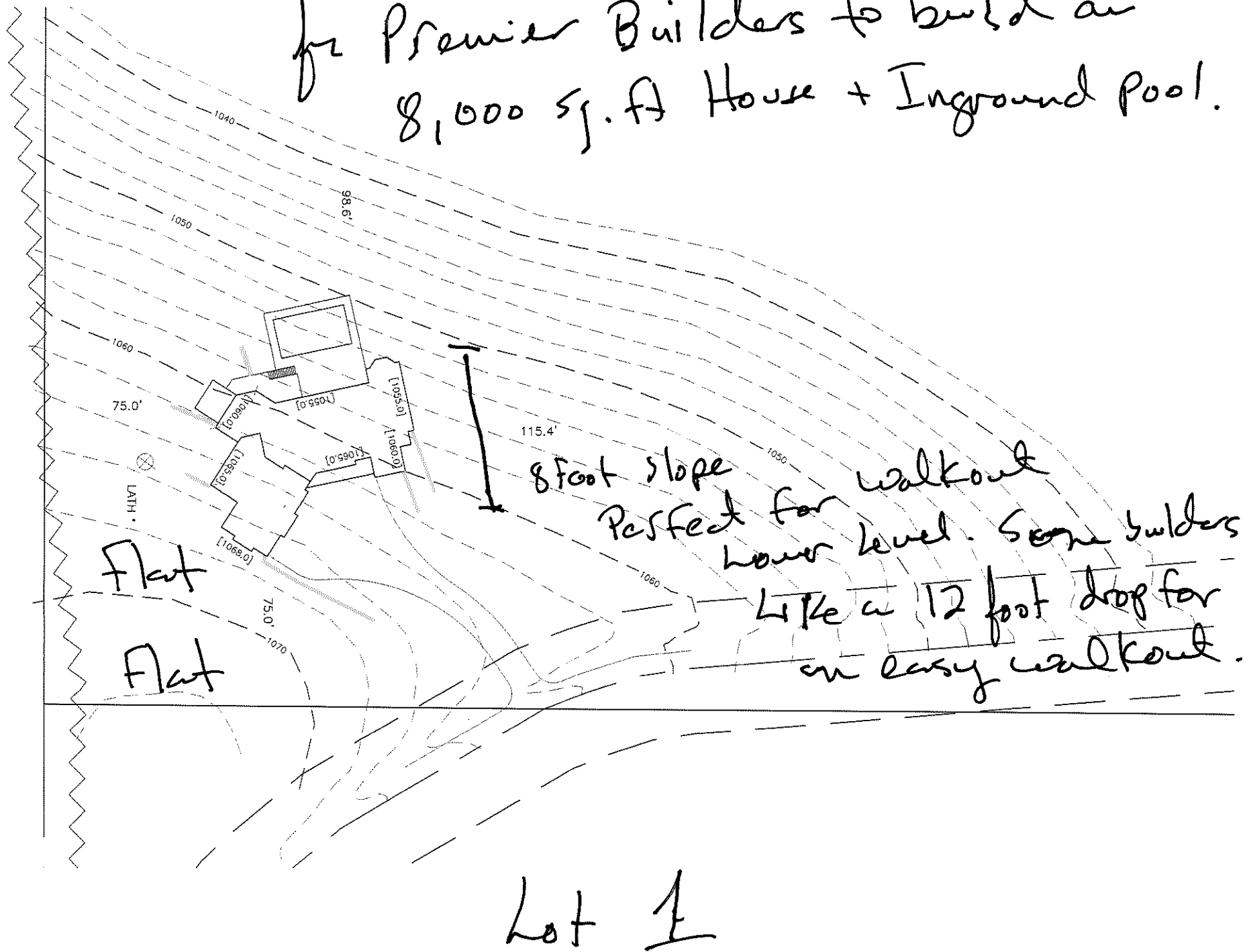
Included: Pictures of lots, Topography maps, Preliminary CSM, and the build site plan



TOMMY VAN ESS
r e a l t y  g r o u p

VanEssT@firstweber.com | 608.395.7375

An Actual House plan that was made
for Premier Builders to build an
8,000 sq. ft House + Inground Pool.

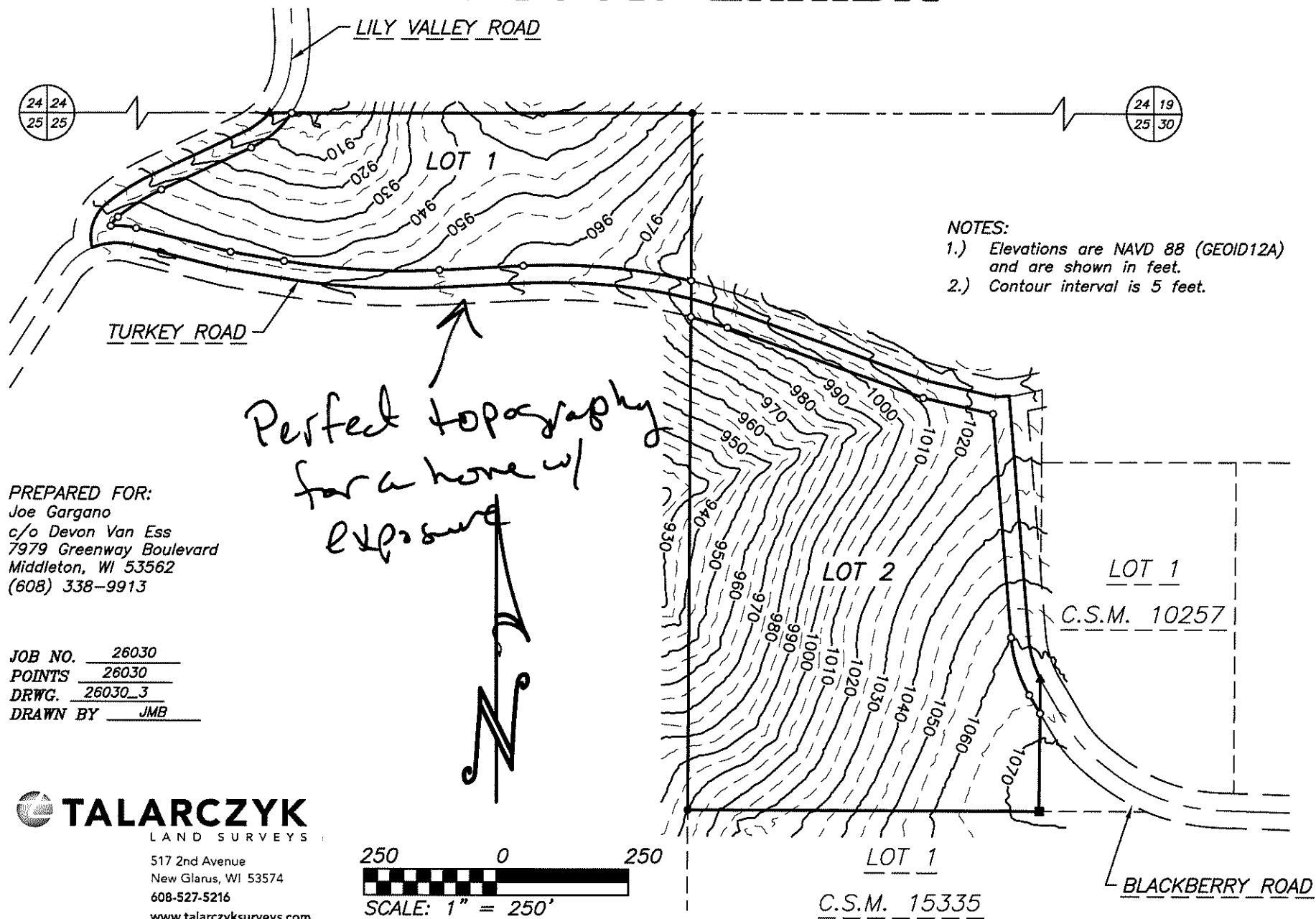


Lot 2



Perfect topography for Natural Exposure
or walkout

CONTOUR EXHIBIT



PREPARED FOR:
 Joe Gargano
 c/o Devon Van Ess
 7979 Greenway Boulevard
 Middleton, WI 53562
 (608) 338-9913

JOB NO. 26030
 POINTS 26030
 DRWG. 26030_3
 DRAWN BY JMB

TALARCZYK
 LAND SURVEYS
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyksurveys.com



Lot 1



Struck

Lot 1







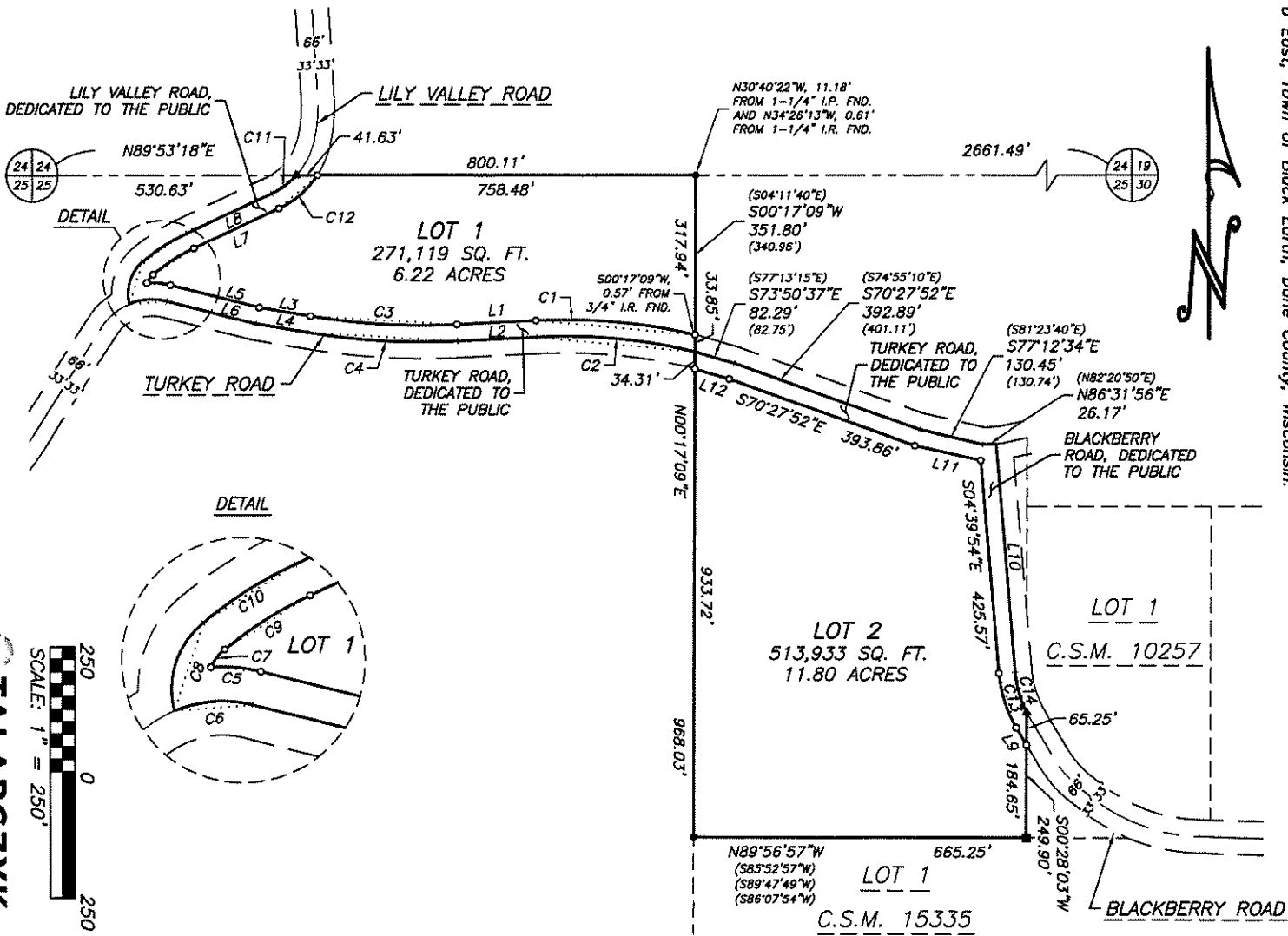






CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin.



JOB NO. 26030
POINTS 26030
DRAWING 26030.1
DRAWN BY CJH

SHEET 1 OF 4