



Department of Planning & Community & Economic Development

Planning Division

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Date: August 18, 2020
To: Pamela Andros, AICP, Senior Planner, Dane County Planning and Development (via email)
From: Jeff Greger, Planner, City of Madison Planning Division
Subject: Petition 11582, Rezoning of east of 3934 Vilas Hope Road

Dear Ms. Andros,

The City of Madison has reviewed the application by Kyle Mathews to rezone parcels 0711-191-9130-8 and 0711-191-9500-0 located east of 3934 Vilas Hope Road from FP-35 to RR-2 to allow the creation of one residential lot by Certified Survey Map from those parcels. 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 September 22, 2020. Please pass along our concerns to the ZLR Committee.

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. The configuration of the proposed lot, a "flag" or deep residential lot, 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.

In closing, the City believes that the proposed land division and supporting rezoning of parcels 0711-191-9130-8 and 0711-191-9500-0 from FP-35 to RR-2 is inconsistent with the land development pattern in the surrounding area and may adversely impact the City's ability to provide public services and install public improvements in this future area of the City. Therefore, we respectfully request that the County reject the application.

Please do not hesitate to contact me at 243-0181 or jgreger@cityofmadison.com if you have any questions regarding our concerns.

Sincerely,

Jeff Greger
Planner, City of Madison Planning Division

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CC (via email): Brian Grady, Principal Planner, City of Madison Planning Division
Heather Stouder, AICP, Director, City of Madison Planning Division
Jerry Bollig, Chair, Dane County Zoning & Land Regulation Committee
Roger Lane, Zoning Administrator, Dane County Planning and Development
Kim Banigan, Clerk, Town of Cottage Grove
Satya Rhodes-Conway, Mayor, City of Madison