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13 December 2016

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VIA EMAIL AND VIA HAND DELIVERY
kolar.mary@countyofdane.com

COPY

Ms. Mary Kolar, Chairperson
Dane County Zoning and Land Regulation
Dane County Department of Planning & Development
210 Martin Luther King Jr., Blvd, Room 116
Madison, WI 53703

Re: Rezone Petition 11073, Alex McKenzie, 9808 Greenwald Road, Section 23,
Town of Vermont

Dear Chairperson Kolar:

I represent Nick and Penny Sondel, owners of all of the property to the east and northeast of the McKenzie's 80 approximate acres. Neither I, nor my clients are able to appear at tonight's public hearing, so I ask that you accept this letter into the record in lieu of an in-person appearance.

The Sondels have been attempting to discuss their concerns with the McKenzies. For reasons that do not seem to be the fault of either party, however, the process of approving the McKenzie's development plans seem to be outpacing the ability of the parties to meet and conclusively resolve these concerns. While we are optimistic that resolution is likely, we do not wish to waive our opportunity to have those concerns acknowledged, reviewed, and addressed by the County or Town.

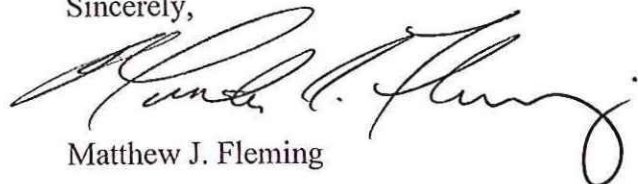
In short, the Sondel's primary concerns involve the proximity of the new proposed lot and home-site to the boundary with their property and the prospect of an additional, future home site being similarly located. Among the primary goals of the Town of Vermont Comprehensive Plan's Land Use component are to: (1) maintain and preserve the rural character of the town; and to protect and preserve the natural beauty of the town. Implicit in these goals is the need to site development of new homes in a location and manner that will preserve the enjoyment of these values for both existing neighboring homes, but for future potential home site development as well. The Sondels expect to make use of development rights of their own sometime in the future, but also have had thoughts of building a large agricultural building. Locating the McKenzie's home site so near to the property boundary, we fear, may create future unintended consequences and limitations for both property owners.

Ideally, we would have liked to have engaged in some coordinated planning of the future of the two properties. Of course, we also understand that this ideal may impose a significant burden upon the McKenzies as they intend to begin construction of their new home this spring. The McKenzies have made some representations that offer some comfort about the current proposal which include single story construction, screening with trees and actual construction of the home a reasonable distance from the property boundary. We think these actions would help to significantly mitigate any concerns, but of course, the devil is in the details. Without any concrete proposals or any binding commitment to follow through with these intentions in a manner that satisfies our concerns, some discomfort remains despite our belief in the McKenzies' good intentions. Before final approval is granted we would like to see a more detailed siting and landscaping planting and maintenance plan incorporated as a condition of approval.

Another related concern is the future location of an additional home site available on the 80 acres. Again, we understand that the McKenzies do not have any current plans for such a home site, but approval of this site necessarily has some impact on the location of any future site. We believe it would be the wiser course to at least identify potential future home sites to ensure placement of this site does not unduly limit future choices or, as is the Sondels' biggest concern, lead to an additional home site along the boundary of the Sondel's property. With the existing farm house site and the McKenzie's current proposed site located along the boundary with their property, placement of an additional home site along their boundary would be an additional and unacceptable burden upon the Sondels' property. Absent any specific future location, we would like to see the option for any additional home site to be limited to the southern 40 acre parcel and to locations not on the boundary of the Sondel's property.

Thank you for your consideration of our concerns.

Sincerely,



Matthew J. Fleming

MJF:daz
161557

cc: Mr. Roger Lane, Zoning Administrator, lane.roger@countyofdane.com

Zoning and Land Regulation Committee:

Mr. Al Matano, matano@countyofdane.com

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Mr. Jerry Bollig, bollig.jerry@countyofdane.com

Mr. Patrick Miles, miles@countyofdane.com

Mr. Alex McKenzie, alex@trmckenzie.com

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