

**From:** [Nelson, Theresa](#)  
**To:** [Nathan McGree](#)  
**Cc:** [Karen Carlock](#); [Doug](#); [Lane, Roger](#); [Holloway, Rachel](#); [Standing, Brian](#); [Wade Wyse](#); [Balousek, Jeremy](#)  
**Subject:** RE: Rezone  
**Date:** Friday, July 29, 2022 9:03:27 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Nathan,

You always have the ability to revise your stormwater management plan, as long as it meets our stormwater ordinance requirements. If you are unable to build your future parking lot, we would work with you to come up with an acceptable plan which could include keeping the lot next to the stream.

Please let me know if you have further questions,



**Theresa M. Nelson, P.E.**  
**Stormwater Engineer, Water Resource Engineering Division**  
5201 Fen Oak Drive #208, Madison, WI 53718  
Cell: (608) 577-4879 | [website](#) | pronouns: she/hers

**From:** Nathan McGree <nathan@tyrolbasin.com>  
**Sent:** Thursday, July 28, 2022 4:35 PM  
**To:** Nelson, Theresa <Nelson.Theresa@countyofdane.com>  
**Cc:** Karen Carlock <chair@townofvermont.com>; Doug <doug@themeierhaus.com>; Lane, Roger <lane.roger@countyofdane.com>; Holloway, Rachel <Holloway.Rachel@countyofdane.com>; Standing, Brian <Standing@countyofdane.com>; Wade Wyse <wade.wyse@wyserengineering.com>; Balousek, Jeremy <balousek@countyofdane.com>  
**Subject:** Re: Rezone

If we show the lot removed and we can not get the rezone done are you going to allow us to change the plans and keep it?

As you can see we are in a catch 22 of if we give it up and can't get the rezone we loose parking we desperately need

On Thu, Jul 28, 2022, 4:32 PM Nelson, Theresa <[Nelson.Theresa@countyofdane.com](mailto:Nelson.Theresa@countyofdane.com)> wrote:

Hi Nathan,

I have yet to see a plan where the parking lot across the street is proposed to be removed. Please work with your engineering consultant to submit an updated plan for my review. Getting an approved plan will allow your rezoning to proceed. If for some reason your plans have to change in the future, they can be updated.

If you have further questions please let me know and we can discuss,



**Theresa M. Nelson, P.E.**

**Stormwater Engineer, Water Resource Engineering Division**

5201 Fen Oak Drive #208, Madison, WI 53718

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**From:** Nathan McGree <[nathan@tyrolbasin.com](mailto:nathan@tyrolbasin.com)>

**Sent:** Thursday, July 28, 2022 4:25 PM

**To:** Standing, Brian <[Standing@countyofdane.com](mailto:Standing@countyofdane.com)>

**Cc:** Karen Carlock <[chair@townofvermont.com](mailto:chair@townofvermont.com)>; Doug <[doug@themeierhaus.com](mailto:doug@themeierhaus.com)>; Nelson, Theresa <[Nelson.Theresa@countyofdane.com](mailto:Nelson.Theresa@countyofdane.com)>; Lane, Roger <[lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)>; Holloway, Rachel <[Holloway.Rachel@countyofdane.com](mailto:Holloway.Rachel@countyofdane.com)>

**Subject:** Re: Rezone

Theresa  
What is the issue?

We have said this was the eventual plan all along and that the only way we would be willing to give up the parking across the road would be if we could get this land rezoned and build additional parking on this parcel

This is just granting the rezone, we understand that we are not allowed to build the parking until storm water requirements have been met

If we can not get this land rezoned we will not be giving up the lot across the road

Let me know if you and Jeremy would like to discuss this further

Thanks

On Thu, Jul 28, 2022, 4:06 PM Standing, Brian <[Standing@countyofdane.com](mailto:Standing@countyofdane.com)> wrote:

Hi, Nathan

Thanks, this is helpful. Can you give me an idea of what the parking capacity would be if the lot is developed as proposed in the site plan?

Since I last communicated with you, I have been made aware of additional issues that will also need to be addressed before I will be comfortable recommending approval of Petition 11870 to the Zoning and Land Regulations Committee. As there will be additional impervious surface area and land disturbance, this will affect any stormwater plans and controls on the property. I've cc'd LWRD Stormwater Engineer Theresa Nelson on this e-mail. I understand from Theresa that the site is currently out of compliance with previously issued stormwater plans and stormwater management permits issued under Chapter 14, Dane County Code.

Section 10.101(8)(b) of the [Dane County Zoning Code](#) includes the following language:

*(b) The zoning committee may postpone action on any rezone petition until any unresolved violations of this Chapter or Chapters 11, 12, 13, 14, 17, 74, 75 or 78 are corrected and the property brought into full compliance with applicable standards.*

Please work with Theresa to resolve any outstanding Chapter 14 issues as soon as possible. If those issues remain outstanding by August 12, when I finish my staff report to ZLR, I will recommend postponement until LWRD indicates that the property is in compliance with Chapter 14 standards.

I hope this is clear. Please feel free to contact me again if I can be of any further assistance.

Brian Standing

Senior Planner

[Dane County Planning & Development](#)

Office: (608)267-4115

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[Dane County Equity and Inclusion Plans](#)

**From:** Nathan McGree <[nathan@tyrolbasin.com](mailto:nathan@tyrolbasin.com)>

**Sent:** Tuesday, July 19, 2022 10:17 AM

**To:** Standing, Brian <[Standing@countyofdane.com](mailto:Standing@countyofdane.com)>

**Cc:** Karen Carlock <[chair@townofvermont.com](mailto:chair@townofvermont.com)>; Doug <[doug@themeierhaus.com](mailto:doug@themeierhaus.com)>

**Subject:** Rezone

CAUTION: External Email - Beware of unknown links and attachments.  
Contact Helpdesk at 266-4440 if unsure

Hello Brian

I was told by Karen Carlock that a really basic site plan would fulfill your needs for the meeting

Please see site plan

This is obviously very basic and we do not know if it will be this large until we can start doing work. Do to us being on the edge of the driftless there may be bedrock all over which could drastically shrink the size

let me know if you have questions

Thank you

--

Nathan McGree  
General Manager  
[nathan@tyrolbasin.com](mailto:nathan@tyrolbasin.com)  
C-651-270-9848  
O-608-437-4135

----- Forwarded message -----

From: "Nelson, Theresa" <[Nelson.Theresa@countyofdane.com](mailto:Nelson.Theresa@countyofdane.com)>  
To: Nathan McGree <[nathan@tyrolbasin.com](mailto:nathan@tyrolbasin.com)>, "Standing, Brian" <[Standing@countyofdane.com](mailto:Standing@countyofdane.com)>, "Allan, Majid" <[Allan@countyofdane.com](mailto:Allan@countyofdane.com)>  
Cc: "Neidhart, Jim" <[Neidhart@countyofdane.com](mailto:Neidhart@countyofdane.com)>, "[clerk@townofvermont.com](mailto:clerk@townofvermont.com)" <[clerk@townofvermont.com](mailto:clerk@townofvermont.com)>, "Lane, Roger" <[lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)>, "Balousek, Jeremy" <[balousek@countyofdane.com](mailto:balousek@countyofdane.com)>  
Bcc:  
Date: Mon, 11 Jul 2022 21:40:31 +0000  
Subject: RE: Rezone petition 11870 for Tyrol Basin  
Hello all,

I have been working with Nathan and his engineering consultant on an update to their stormwater management permit. The site currently is not in compliance with their approved stormwater management plan. The update includes several proposed future additions (including the parking lot on the parcel up for rezoning), and they are still working on meeting all our requirements. A specific grading plan with erosion control measures for this new parking lot is not included in this current review, as they are not seeking an erosion control permit for that area at this time.

I can let you know when we have an approved updated stormwater management plan for the site.

If you have any further questions, please let me know,

**Theresa M. Nelson, P.E.**  
**Stormwater Engineer, Water Resource Engineering Division**  
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Cell: (608) 577-4879 | [website](#) | pronouns: she/hers

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**From:** Nathan McGree <[nathan@tyrolbasin.com](mailto:nathan@tyrolbasin.com)>  
**Sent:** Friday, July 8, 2022 12:52 PM  
**To:** Standing, Brian <[Standing@countyofdane.com](mailto:Standing@countyofdane.com)>  
**Cc:** Allan, Majid <[Allan@countyofdane.com](mailto:Allan@countyofdane.com)>; Chris Christian <[clerk@townofvermont.com](mailto:clerk@townofvermont.com)>: