



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

November 10, 2014

ROBERT R GERSBACH
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MCFARLAND, WI

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

Dear Mr. Gersbach:

Some time ago, you and I spoke about the county-initiated rezone of your property (Parcel Number 0710-021-8090-6). As you know, Dane County is proposing to rezone this property from the A-1(ex) [exclusive agriculture] zoning district to the A-2(4) zoning district.

As we discussed on the phone, this zoning change will in no way affect your ability to continue the existing uses on your property. It will also not affect your ability to submit a rezone petition and certified survey map application to redivided your property in the future, if you choose to do so. No matter what zoning district your property is in at the time that you apply, your petition will be evaluated based on the policies in the adopted *Town of Blooming Grove / Dane County Comprehensive Plan*, which would appear to allow for redivision of the property.

You could also, if you chose, annex into the City of Madison, and develop under the city's plan. I understand that under the City of Madison / Town of Blooming Grove intergovernmental agreement, that this property will eventually be annexed into the city. Once this is within the City of Madison's jurisdiction, the city will rezone the property at that time to an appropriate city zoning district. Once again, it will make no difference in that process whether your property is zoned A-1(ex) or A-2(4) under the county zoning ordinance.

Finally, under Wisconsin's use-value tax assessment law, your property should continue to be assessed at a mix of agricultural and residential uses, based on the existing land use, no matter what the zoning of the property is.

I hope this information meets your needs. Please feel free to contact me again if I can be of any further assistance.

Sincerely,

Brian Standing
Senior Planner
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(608) 267-4115