



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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November 11, 2015

Mr. Patrick Miles, Chair
Dane County Zoning & Land Regulation Committee
Dane County Zoning Division
City-County Building, Room 116
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703

Subject: Rezone 10906: 3159 Shady Oak Lane Town of Verona

Dear Mr. Miles:

The City of Madison Planning Division has reviewed the proposed zoning amendment that would rezone property at 3159 Shady Oak Lane from A-3 and RH-1 to R-4 to allow for a 21 unit single-family home condominium development. This development proposal is inconsistent with the City of Madison Comprehensive Plan which identifies the subject property as part the City's Group 1 Peripheral Planning Area "A" (near-term) growth area. Low density rural development such as that proposed by the applicant is inconsistent with the City's goals for orderly and sustainable development. Such low density rural development unnecessarily consumes land at a much higher rate than lands that are located within the Central Urban Service Area. Further, such low density rural development will make it difficult to serve the property with the full range of urban services, thereby increasing the cost of providing sewer, water, streets and other urban infrastructure. For these reasons, the City of Madison asks that this rezone proposal be denied.

Please do not hesitate to contact me at 267-8732 or rroll@cityofmadison.com if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Roll", is written over a horizontal line.

Rick Roll
Planner IV
City of Madison Planning Division

c: Roger Lane, Zoning Administrator, Dane County
Brian Standing, Senior Planner, Dane County Department of Planning & Development
Katherine Cornwell, Director Planning Division, City of Madison
Amanda Arnold, Town of Verona
Paul Soglin, Mayor City of Madison