

From: Mike Slavney
To: [Allan Majid](#)
Cc: [Michael Gracz](#)
Subject: Proposed Zoning Map Amendment in Town of Rutland for Bulls Property at 4645 Wis Hwy 138
Date: Friday, July 14, 2017 12:40:35 PM

Hi Majid

Administrator Michael Gracz at the Village of Oregon requested that I provide Dane County with the Village's position regarding the proposed Zoning Map amendment for the Bulls property in the Town of Rutland from RE to C-2. The subject property is located directly across the US Highway 14 right-of-way from the village limits, and is located within the Oregon Urban Service Area.

The Village is not opposed to rezoning the Bulls property from RE to C-2 at such time the proposed rezoning is consistent with the Town of Rutland Comprehensive Plan.

However, it is the Village's opinion (which I share) that the proposed C-2 zoning district is not consistent with the Town's Comprehensive Plan's Future Land Use Map. If Dane County were to grant the proposed rezoning at this time, the zoning map amendment would be a violation of Wisconsin's Consistency Requirement, (Wis Stats 66.1001(3)(j)) which holds that zoning map amendments must be consistent with the Comprehensive Plan. This violation would also be the case if the Town had independent zoning (Wis Stats 66.1001(3)(L), rather than the County. The salient fact is that the Town's Comprehensive Plan's Future Land Use Map does not recommend commercial land use for this property.

The Village carefully adheres to the Consistency Requirement, and from time-to-time, the Village will amend its Comprehensive Plan to enable Zoning Map amendments. It is reasonable to expect that other local governments will also adhere to the law.

Thank you

Michael A. Slavney, FAICP
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