

From: Owen Brush <owentbrush@gmail.com>
Sent: Tuesday, February 17, 2026 6:59 PM
To: Planning & Development <plandev@danecounty.gov>
Cc: Zelle Katie <clerk@townofvermontwi.gov>
Subject: Opposition to Petition 12249 (Cowan) - 4416 County Highway JJ (PIN: 062/0706-024-8500-2)

Dear Dane County Zoning and Land Regulation Committee,

This letter is submitted on behalf of the neighboring property at **4665 County Highway JJ** regarding **Petition 12249**. While 4665 respects the rights of landowners in the Town of Vermont to pursue land divisions, there are significant concerns regarding the current site configuration and the lack of opportunity for neighborly input prior to the initial Town-level review.

The Committee is asked to consider the following points:

- **Procedural Concerns and Lack of Notice:** 4665 was unfortunately unaware of the specifics of this project until after the Town Planning Commission's initial review. Because this proposal directly impacts the drainage, privacy, and character of the adjacent land, the lack of neighborly consultation is a significant concern. A project of this scale on Highway JJ requires a transparent process to ensure site-specific impacts are mitigated.
- **Documented Topography and Drainage Liability:** 4665 naturally drains into the area proposed for the new lots. **The attached videos (IMG_8117, IMG_8129)** document a high-velocity, high-volume runoff path that intersects the proposed building sites. By placing homes and driveways directly in this natural drainage path, the proposal introduces impervious surfaces that will disrupt water flow and create long-term erosion or flooding liabilities for future owners.
- **Encroachment on Privacy and Viewshed:** Currently, there is an established **quarter-mile (1,300+ feet) buffer** of open space between the residence at 4665 and the existing home at 4416. The proposed layout would shift the residential footprint and daily activity hundreds of feet closer to the property line. **Exhibit A (IMG_7757)** illustrates the direct visual impact this peripheral development would have on the primary living areas of 4665.
- **Noise, Light, and Increased Activity:** In this rural landscape, noise, artificial light, and general residential activity carry significantly. **Exhibits B and C (IMG_2260, IMG_7885)** highlight the vast, open character of the site. Placing new lots on the periphery introduces constant light pollution and activity directly against the property line, disrupting the "Dark Sky" character the Town's Comprehensive Plan seeks to protect.
- **Immediate Stake and Long-Term Impact:** While the petitioners are members of the broader Town community, it is 4665's understanding that they intend to sell the proposed lots and vacate the immediate site. As the neighbor who will live alongside this development long-term, 4665 is concerned that the current plan externalizes the burdens of the development onto the neighboring property while the petitioner reaps the financial benefit of the land division.

The Committee is encouraged to require a revised site plan that achieves the development goals through a more compact "cluster" near the existing home site. 4665 also respectfully requests that the Committee allow additional time for neighborly consultation to ensure the final plan is consistent with the preservation goals of our community.

Sincerely,

4665 County Highway JJ Black Earth, WI 53515



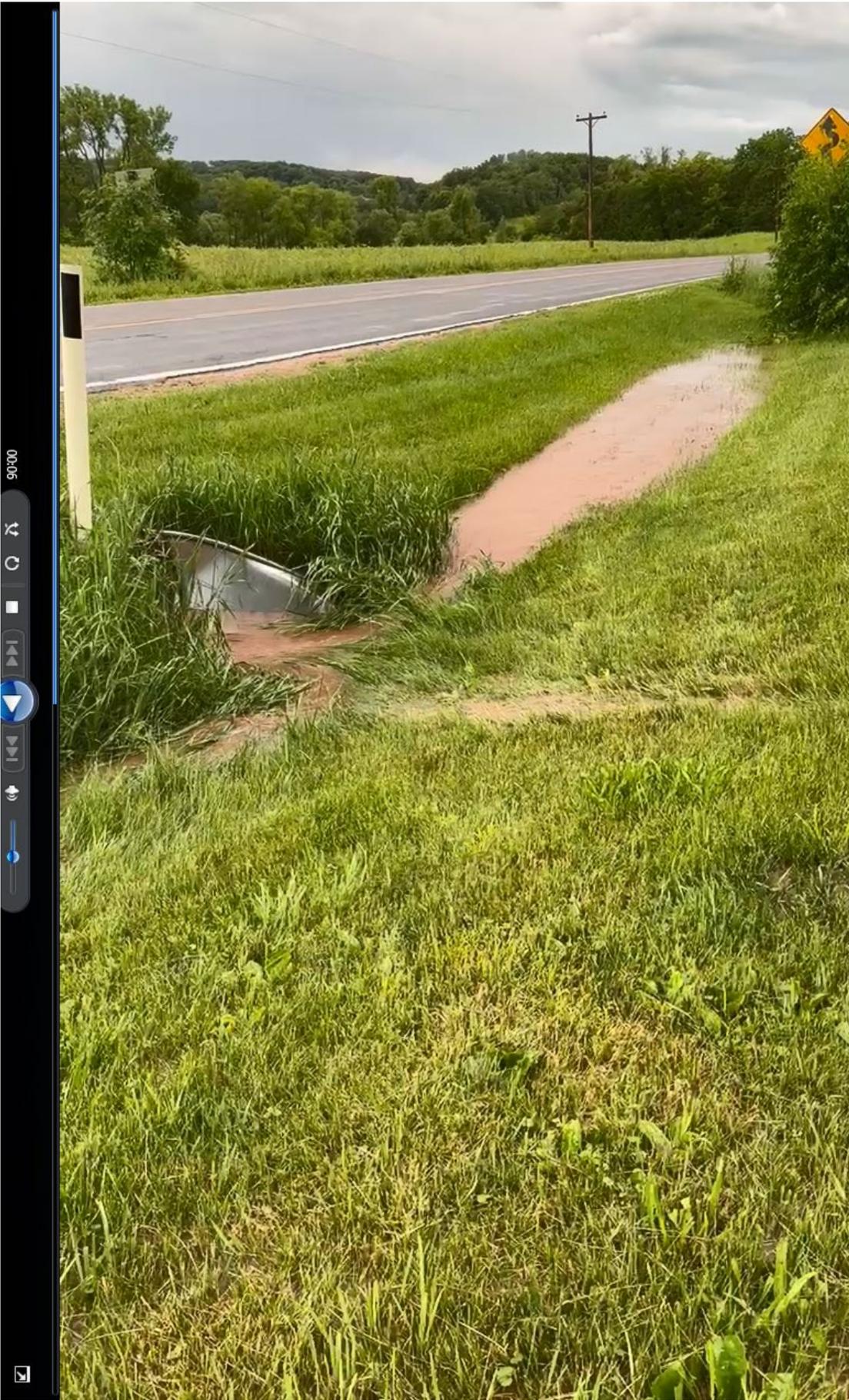


IMG_8129



00:03





IMG_8117

00:06

