

From: Tom Walz
Sent: Tuesday, October 25, 2016 8:56 PM
To: Roll, Ricky
Subject: RE: Yahara Hills Neighborhood Development Plan

Hi Rick,

Thank you for the opportunity to review the proposed language. The proposed language is actually quite a bit broader than I had requested, because it might allow the division of hundreds of parcels of less than 35 acres without an existing farm residence, and that may not be acceptable to others. I therefore am suggesting the following language:

However, a five (5) acre or larger parcel **with an existing farm residence** on (ADOPTION DATE) may be re-zoned to a single family residential district and divided into only two parcels, and construction of a single family residence on the new parcel without the existing farm residence may be allowed. A parcel is defined as the contiguous lands within the control of a single owner.

Please let me know if I have misinterpreted the intent here, or if you care to discuss this further.

Thanks, Tom

Tom Walz
[REDACTED]
[REDACTED]

From: Roll, Ricky [<mailto:RRoll@cityofmadison.com>]
Sent: Monday, October 24, 2016 8:12 AM
To: 'Tom Walz'
Subject: RE: Yahara Hills Neighborhood Development Plan

Tom,

The proposed text for the Agriculture/Rural District is provided below:

2. Agriculture/Rural District

Rural residential and agricultural uses are recommended for the southeast part of the planning area, as well as a small area in the northeast part of the planning area. These lands are in predominantly agricultural and rural residential uses, with natural resource features including Door Creek, floodplains, wetlands and wooded drumlins. Urban services are not generally available to these areas and are not expected to be there for the foreseeable future. Additional non-farm land divisions and non-farm commercial and industrial development are generally not recommended in this district. The recommended net density for new development in this district is one dwelling unit per 35 acres. However, the division of a five (5) acre or larger parcel existing on (ADOPTION DATE) into only two parcels for residential purposes may be divided and rezoned to a single family residential district, and construction of a single family residence on each parcel may be allowed. A parcel is defined as the contiguous lands within the control of a single owner.

If you have any questions please let me know.

Rick Roll

From: Tom Walz
Sent: Saturday, October 22, 2016 6:36 AM
To: Roll, Ricky
Subject: RE: Yahara Hills Neighborhood Development Plan

Hello Ricky,

Thanks for the update on the meetings.

Do you know whether the draft Plan will permit the separation of existing farm houses, and allow one building site on the remaining parcel, as discussed during the recent meeting?

Thanks, Tom

Tom Walz
[REDACTED]
[REDACTED]

From: Roll, Ricky [<mailto:RRoll@cityofmadison.com>]
Sent: Friday, September 30, 2016 10:27 AM
Subject: Yahara Hills Neighborhood Development Plan

September 30th, 2016

Update on Yahara Hills Neighborhood Development Plan

For the latest news on the Yahara Hills Neighborhood Development Plan please check the project website at the following address:

<http://www.cityofmadison.com/dpced/planning/yahara-hills-neighborhood-development-plan/1736/>

The next meetings to review the draft Yahara Hills Neighborhood Development Plan are tentatively scheduled to occur on the following dates:

October 27, 2016 5:00 p.m.

Long-Range Transportation Planning Committee
City-County Building
Room CCB 108
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

November 9th, 2016 6:30 p.m.

Board of Park Commissioners
Warner Park Community Recreation Center
1625 Northport Drive Community Room 1 & 2
Madison, WI 53704

If you have any questions regarding the meetings, or the planning process, please feel free to contact me at 267-8732. Thank you.

Rick Roll

City Planner

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