

Chris Adams

From: Allan, Majid <Allan@countyofdane.com>
Sent: Wednesday, June 14, 2023 12:20 PM
To: Noa
Cc: Standing, Brian; 'Tcpchair1@tds.net'
Subject: RE: Density Study - Connors

Hi Noa,

Substandard lots like his aren't eligible TDR "sending" properties:

"All lands within the Agricultural Preservation Area, **except for substandard parcels**, are considered potential "sending areas."

Thanks,
Majid

From: Noa <noa@williamsonsurveying.com>
Sent: Wednesday, June 14, 2023 12:15 PM
To: Allan, Majid <Allan@countyofdane.com>
Cc: Standing, Brian <Standing@countyofdane.com>; 'Tcpchair1@tds.net' <Tcpchair1@tds.net>
Subject: RE: Density Study - Connors

Majid,

I appreciate your response and is very well prepared as always. The last question would be related to the TDR program. If he was granted 2 splits could he transfer on to another parcel? He has someone that would like to sell him six acres to also have the potential to build on but wouldn't have a split unless he could transfer a split.

I will also have Patrick talk with Greg.

Thank you,

Noa Prieve

Member and Professional Land Surveyor

Williamson Surveying and Associates LLC

104 A West Main Street

Waunakee, WI 53597

608-255-5705

Web site: williamsonsurveying.com

From: Allan, Majid <Allan@countyofdane.com>
Sent: Wednesday, June 14, 2023 12:01 PM
To: Noa <noa@williamsonsurveying.com>
Cc: Standing, Brian <Standing@countyofdane.com>; 'Tcpchair1@tds.net' <Tcpchair1@tds.net>
Subject: RE: Density Study - Connors

Hi Noa,

Unfortunately, it's not entirely a black and white question. Below is the applicable town plan policy from the currently adopted plan. I note that distinction because they're in the process of updating their plan, though unaware of any changes to this policy:

Vacant, legal, substandard (sometimes referred to as "non-conforming") A1EX zoned parcels between 4 and 35 acres in size in existence since December 26, 1981 are permitted to rezone to an appropriate district and to divide the property by recording a certified survey map to allow no more than 2 single-family homes, **provided that the proposed development can satisfy the Town's siting criteria.** No parcel so divided shall be re-divided in the future.

I bolded / underlined the critical portion. Conceivably they could create 2 residential lots, but only if they're able to meet the siting criteria. The siting criteria can be found in the town plan, [here](#).

If he's not done so already, Pat should request to meet with the town plan to discuss the situation. I've cc'd the town chair, Greg Hyer, on this for his awareness.

Thanks,
Majid

From: Noa <noa@williamsonsurveying.com>
Sent: Wednesday, June 14, 2023 11:47 AM
Cc: Allan, Majid <Allan@countyofdane.com>; Standing, Brian <Standing@countyofdane.com>
Subject: RE: Density Study - Connors

Yes but he also wants to know how many parcels for planning.

From: Everson, Daniel <Everson.daniel@countyofdane.com>
Sent: Wednesday, June 14, 2023 11:32 AM
To: Noa <noa@williamsonsurveying.com>
Cc: Allan, Majid <Allan@countyofdane.com>; Standing, Brian <Standing@countyofdane.com>
Subject: RE: Density Study - Connors

You got my confirmation with the Parcel Status Determination right?

Thank you,
Dan Everson

Plat Review Officer
608.267.1541 o
608.720.0169 c

Office Address:
Dane County Planning
CCB, RM 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

From: Noa <noa@williamsonsurveying.com>
Sent: Wednesday, June 14, 2023 11:29 AM
To: Everson, Daniel <Everson.daniel@countyofdane.com>
Cc: Allan, Majid <Allan@countyofdane.com>; Standing, Brian <Standing@countyofdane.com>
Subject: RE: Density Study - Connors

Hi Guys,
Patrick Connors called me yesterday and asked if we were going to get a density study report with part of this request. I told him that I was not sure?

Can you please advise?

Noa Prieve

Member and Professional Land Surveyor

Williamson Surveying and Associates LLC

104 A West Main Street

Waunakee, WI 53597

608-255-5705

Web site: williamsonsurveying.com

From: Everson, Daniel <Everson.daniel@countyofdane.com>
Sent: Friday, June 2, 2023 11:10 AM
To: Noa <noa@williamsonsurveying.com>
Cc: Allan, Majid <Allan@countyofdane.com>; Standing, Brian <Standing@countyofdane.com>
Subject: RE: Density Study - Connors

Well, I've got something in return for you....

Thank you,
Dan Everson

Assistant Zoning Administrator
608.267.1541

Office Address:
Dane County Planning
CCB, RM 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

From: Noa <noa@williamsonsurveying.com>
Sent: Friday, June 2, 2023 10:59 AM
To: Everson, Daniel <Everson.daniel@countyofdane.com>
Subject: RE: Density Study - Connors

Dan,
Attached is the requested form and put the check in the mail to you.

Thank you,

Noa Prieve

Member and Professional Land Surveyor

Williamson Surveying and Associates LLC

104 A West Main Street

Waunakee, WI 53597

608-255-5705

Web site: williamsonsurveying.com

From: Everson, Daniel <Everson.daniel@countyofdane.com>

Sent: Thursday, June 1, 2023 9:25 PM

To: Allan, Majid <Allan@countyofdane.com>; Noa <noa@williamsonsurveying.com>

Cc: Standing, Brian <Standing@countyofdane.com>

Subject: RE: Density Study - Connors

Noa, if you can simply return this form back to me I will start the research to see when this parcel was created. It would have to been created prior to 1974 to have a legal status for building purposes.

Effective December 4, 1974, a Certified Survey Map was required for the creation of parcels 15 acres or less.

I'm assuming the \$100 has been submitted and we can count that towards this application.

Lastly, I did check my other applications in the town of Cross Plains and this hasn't come up before.

Thank you,

Dan Everson

Assistant Zoning Administrator

608.267.1541

Office Address:

Dane County Planning

CCB, RM 116

210 Martin Luther King Jr. Blvd.

Madison, WI 53703

From: Allan, Majid <Allan@countyofdane.com>

Sent: Thursday, June 1, 2023 5:08 PM

To: 'Noa' <noa@williamsonsurveying.com>

Cc: Everson, Daniel <Everson.daniel@countyofdane.com>; Standing, Brian <Standing@countyofdane.com>

Subject: RE: Density Study - Connors

Hey Noa,

Given that the property in parcel 070716383909 is only 8 acres, this is more of a parcel status question. I'll defer to Dan on this, but looks to me to be a legal lot of record ("substandard" lot). If that's the case, the property is eligible to be rezoned for a building site, possibly even 2 lots (any development needs to meet the town's siting criteria). You can see the relevant town plan policies, [here](#).

I suppose we can still process this as a density study if that's helpful.

Thanks,
Majid

From: Noa <noa@williamsonsurveying.com>
Sent: Thursday, June 1, 2023 4:02 PM
To: Allan, Majid <Allan@countyofdane.com>
Subject: Density Study - Connors

Hi Majid,

I have attached the density study application and I have the check from them that I am placing in the mail to you. Patrick and Susan are getting this lot from their family and want to confirm the number of density units.

Please let me know if you need anything else.

Thank you,

Noa Prieve

Member and Professional Land Surveyor

Williamson Surveying and Associates LLC

104 A West Main Street

Waunakee, WI 53597

608-255-5705

Web site: williamsonsurveying.com