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April 25, 2011

BY HAND DELIVERY

City of Madison Planning Commission
Attn: Nan E. Fey, Chairperson
c/o Mr. Bradley J. Murphy
Director, Planning Division
Department of Planning and Economic Development
215 Martin Luther King, Jr. Boulevard, Room LL-100
Madison, WI 53703



Re: Proposed Amendments to City of Madison Comprehensive Plan and Cross Country
Neighborhood Development Plan

Dear Chair Fey:

We have been asked by Johnson Bank, the owner of approximately 13 acres of land (the "Property") currently located in the Town of Verona with a small portion located in the City of Madison, to seek the above amendments. The land uses for the Property are described in the Cross Country Neighborhood Development Plan adopted January, 1993 and amended October, 1998, as "Park Drainage & Open Space". Johnson Bank seeks re-characterization of these lands under the Cross Country Neighborhood Development Plan to "Residential, Medium Density" to allow for 162 multi-family units or approximately 13 dwelling units per acre.

In support of this request, Johnson Bank offers the following information:

1. This land was taken in foreclosure after a period of years where no public or private development occurred. The obvious compatible land use is multi-family residential since the lands to the north and to the northwest of the property are also residential. A water retention facility is to the east of this facility. Dane County Parkland is to the west and to the southwest of the property across Maple Grove Road.
2. To our knowledge, the City of Madison does not intend to acquire the Property for use as either park, drainage or open space purposes. Open space would be redundant with the notion of community separation as the community separation is naturally occurring by Maple Grove Road and Verona Road.
3. The best use of this land is as residential property and does not open any other lands to future development; rather, it is the end of development in this quadrant and will complete the growth of the City of Madison.

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4. Sound testing along the Verona Road Highway corridor indicates that the sound levels are within the norms allowed for residential development.

While we realize that this request is outside of the Plan Commission's March 21, 2011 target date for plan amendments, we request that it be considered by the Plan Commission along with other Comprehensive Plan Amendments. No prejudice is created by this application nor are there any other reasons to not consider this amendment at this time.

Alder King has indicated a willingness to consider this amendment along with the other amendments and we appreciate his open-mindedness on that point. (Copy attached.)

We understand that this matter will be heard in the immediate future, and look forward to an opportunity to present further reasons that this change to the Comprehensive Plan should be considered by the City of Madison's Plan Commission.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

cc: Joseph D. McCormick, President JD McCormick Company (via email)
Johnson Bank, Attn: Ken Dickson (via email)
Alder Steve King (via email)
Bradley Murphy (via email)
Members of the City of Madison Planning Commission (via email)

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