



BIRRENKOTT SURVEYING, INC.
Land Surveying and Soil Testing

DANIEL V. BIRRENKOTT
Registered Land Surveyor • Certified Soil Tester

P.O. Box 237 • 1677 N. Bristol Street • Sun Prairie, WI 53590 • (608) 837.7463 • Fax (608) 837.1081 • www.birrenkottsurveying.com

April 12, 2012

City of Madison Planning Division
Att: Timothy Parks
215 Martin Luther King Jr., Blvd., Suite LL-100
Madison, WI 53701

RE: Preliminary plat: Wood Ger Development
JAD Land Development, LLC

Dear Mr. Parks:

Please accept this submission of the preliminary plat of Wood Ger Development for the city of Madison's extraterritorial review. The Town of Burke and Dane County have both conditionally approved this preliminary plat. Copies of the town's resolution and the minutes of the Zoning & Land Regulation Committee's meeting approving the preliminary plat are included.

The JAD Condominium, located at 3370 Burke Road (intersection of Burke Road and Reiner Road) in the Southwest 1/4 of Section 24, Town of Burke, is currently zoned A-1. The property also contains a small zoning parcel with A-B zoning. JAD Land Development, LLC, the owner, has received conditional approval for rezoning portions of the property to commercial C-2 zoning in conjunction with approval of a conventional Chapter 236 subdivision plat for this land. A copy of the conditional approval for Petition No. 10295 for this rezone is included.

The portion of the property zoned A-1 is currently used for farming purposes and contains a single-residence house. The parcel zoned A-B is currently used for a cattle shipping business and for engine building/repair. This small parcel also contains a single-family residence. The property to the north is zoned C-2 and contains a contracting business. The lands to the east are zoned A-1 and are being farmed.

Although the specific future uses are presently unknown, the proposed uses of the property will conform to the allowable land uses for C-2 zoning as listed by Dane County on the approval for Petition No. 10295. One use that is presently anticipated for a portion of the property is storage warehouses. Because agricultural uses are not allowed in a C-2 zoning district, a conditional use permit will be obtained for the continued operation of the cattle shipping business. We are working with county zoning staff to draft a restrictive covenant to eliminate any uses otherwise allowed in C-2 zoning that are deemed obnoxious or offensive at this location.

In addition, we will work with the City of Madison and will comply with the city's conditions stated in its letter dated March 18, 2011.

To accommodate the rezoning and subsequent subdivision plat, the JAD Condominium will be removed prior to plat recordation, as required by state statutes. JAD Land Development, LLC intends to move forward with this project as soon as possible.

Respectfully submitted,

A handwritten signature in black ink, reading "Mark Pynnonen". The signature is written in a cursive style with a large, stylized "M" and "P".

Mark Pynnonen
Birrenkott Surveying, Inc.
Agent for JAD Land Development, LLC