

The Hintze Group, LLC
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March 30, 2012

Madison Plan Commission
215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985
Madsion, WI 53701-2985

Re: 4781 Norton Drive, Sun Prairie

Dear Plan Commissioners:

The following is the intended for the property above:

The applicant proposes to add and rezone approximately 1.2 acres of land (currently zoned RH-3) to the area of the property that is currently zoned LC-1 (approximately 3 acres), for a total area of 4.2 acres. This area will then be divided via Certified Survey Map leaving a remainder area of approximately 10.8 acres that will remain zoned RH-3.

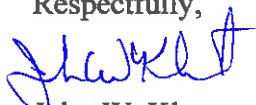
The use of this 10.8 acre parcel will continue as a storage garage with the eventual use as a single-family home site.

The proposed use of the new, overall 4.2 acre parcel shall be in compliance with the permitted uses within the LC-1 (Limited Commercial District) zoning classification as set forth in the Dane County Zoning Ordinance. Additionally, the new, 4.2 acre parcel will comply with any current Conditional Use Permit that was in effect for the original 3 acre LC-1 parcel. The owner will continue to operate the property as a shop / storage facility for a light construction materials, supplies and equipment for the foreseeable future.

The applicant is aware that there are load limits currently in effect on Norton Drive south of County Road Tt, and that no vehicles over 10,000 lbs. shall be allowed to travel on that road.

The additional 1.2 acres of property is suitable for the proposed use due to the fact that it is immediately adjacent to a 3 acre, LC-1 zoned parcel that is the same use. There are no other structures or residences adjacent to this parcel.

Respectfully,



John W. Klement
The Hintze Group, LLC
