



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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Date: December 23, 2021  
To: Pamela Andros, AICP, Senior Planner, Dane County Planning and Development (via email)  
From: Brian Grady, Principal Planner, City of Madison Planning Division  
Subject: Petition 11775, Rezoning of 5926 County Highway CV

Dear Pam Andros:

The City of Madison Planning Division has reviewed Petition 11775, which requests rezoning of 5926 County Highway CV from GC and RR-8 to HC. The request is generally in compliance with the future land use in the City's Comprehensive Plan and the Hanson Road Neighborhood Development Plan, both of which call for industrial development on the site.

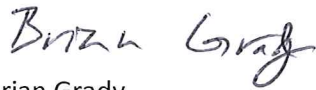
The site in question is subject to the 2007 Town of Burke, Village of DeForest, City of Sun Prairie, and City of Madison [Cooperative Plan](#). The City of Madison notes that:

- Pursuant to section 6(A) of the Cooperative Plan, rezoning from RR-8 to HC constitutes "development" under the Cooperative Plan, and requires conformance with City of Madison Development Requirements (pursuant to section 4(B)).
- The development plan, as submitted, shows stormwater management on a portion of the land that is currently zoned RR-8. Stormwater management within the area currently zoned RR-8 requires review of the stormwater management plan by the City of Madison for conformance with the City's requirements (Chapter 37).
- Pursuant to section 7.2(D) of the Cooperative Plan, signage anywhere on the parcel must comply with City of Madison sign regulations and Dane County sign regulations. In the event that the City's sign regulations conflict with Dane County regulations, the more restrictive regulations apply.
- Pursuant to section 4(B) of the Cooperative Plan, construction of a second principal structure anywhere on the parcel would constitute development under the Cooperative Plan, which requires review by the City of Madison (pursuant to section 4(B)).

As the project moves forward, the development team will need to submit relevant information to the City of Madison for review under the Cooperative Plan. Please do not hesitate to contact me at [bgrady@cityofmadison.com](mailto:bgrady@cityofmadison.com) or 608-261-9980 if you have any questions.

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Sincerely,

A handwritten signature in black ink that reads "Brian Grady". The signature is written in a cursive, slightly slanted style.

Brian Grady

CC (via email): Khris Barber, Advanced Building Corporation  
Steve Shulfer, Sketchworks Architecture, LLC  
PJ Monson, Administrator, Town of Burke  
Teri Saxon, Clerk/Treasurer, Town of Burke  
Roger Lane, Zoning Administrator, Dane County Planning and Development  
Heather Stouder, AICP, Director, City of Madison Planning Division  
Tim Parks, Planner, City of Madison Planning Division  
Janet Schmidt, City of Madison Engineering Division