

From: [Mike Marquette](#)
To: [Hilbert, Hans](#)
Cc: [William Springer](#); [Scott Anderson](#)
Subject: JMM LLC Wetland Rezone Application - ZLR Follow Up
Date: Thursday, May 28, 2026 11:56:56 AM

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Hi Hans -

As you're aware, JMM LLC's wetland rezone application (Petition # DCPREZ-2026-12278) was part of Tuesday night's ZLR Committee's Public Hearing and was unexpectedly postponed due to comments made by the (only) neighbors who live in close proximity to the subject property. As I explained during our call yesterday, JMM has had several contacts with this neighbor which include correspondence and meetings dating back to early 2024, the start of our development efforts.

Last week, JMM had an in-person meeting with this neighbor and members of her extended family, who live elsewhere in the Madison area, but who serve as the main contacts for the two (2) parcels to the immediate east and north of the neighbor's parcels. JMM is continuing to exhaust all efforts to work together with these individuals and plans to outline and detail all those efforts within our next CUP application.

With that said, none of the concerns voiced during Tuesday night's meeting are new to JMM, nor do they relate to the substantive aspects of Petition # DCPREZ-2026-12278. Further, the concerns raised by the neighbor have no relation to whether the standards of DCCO s.11.10 have been satisfied. We believe all these concerns are essentially the same concerns voiced during the 2024 CUP application review process. JMM is confident that we have fully addressed these issues in our forthcoming CUP application.

Respectfully, JMM does not believe that any of the concerns voiced during last night's meeting are related to the subject JMM wetland rezone application. Given JMM's plans to fully address all previously voiced concerns in its upcoming future CUP application, it is not thought that any additional supporting information is needed at this time in order for JMM to continue forward within the wetland rezone process and have its application be included for consideration at the next ZLR meeting. As

stated within the cover memo for the subject petition, JMM maintains the belief that given the location of the subject wetland, the anticipated future reclaimed condition of the property after mining will be better suited to align with Dane County Ordinance Chapter 11. Regardless, JMM is willing to meet or have a group call to discuss this further, if necessary, and is always happy to provide any additional information to Dane County on anything related to our anticipated future development.

Thank you for your time and efforts to date; feel free to contact me anytime should additional information be needed.

Sincerely,

Mike Marquette

JMM LLC

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