

MIKE & CINDY CUTRANO

300 Hwy 12 & 18
Cambridge, WI 53523
608-423-4307

May 4, 2015

RE: JEFF LEVAKE/JCL RENTALS

Dane County Planning & Development
Zoning & Land Regulation Committee
City-County Bldg, Rm 116
Madison, WI 53703

VIA EMAIL TO ROGER LANE

Dear Committee Members,

This letter is in regards to the Jeff LeVake/JCL Rentals request for changes in permitted uses. We are opposed to this request for amending the deed restrictions.

This goes against the Town of Christiana's Comprehensive Plan, will add further stress on Rodney Rd. and this is something this Township has never done.

Again, as a property owner, business owner and home owner in the Town of Christiana, we strongly oppose this request for amending the deed restrictions. He should not be rewarded for violating his deed restrictions.

Truly,

Mike Cutrano/ce

Cindy Cutrano

Mike & Cindy Cutrano

MIKE CUTRANO
300 Hwy 12 & 18
Cambridge, WI 53523
608-423-4307

October 8, 2014

RE: Petition Number DCPREZ-2014-10755

Dane County Planning & Development
Zoning & Land Regulation Committee
City-County Bldg, Rm 116
Madison, WI 53703

Dear Committee Members,

This letter is in regards to the above mention petition number. I am opposed to this request for amending the deed restrictions or removing the restrictions all together.

This goes against the Town of Christiana's Comprehensive Plan, as it states that "Non-farm commercial uses are generally discouraged in the town, except in the Highway 12/18 corridor". This petitioner has violated his deed restrictions. He built buildings that did not conform to his deed restrictions and even has sold portions of these buildings to other business owners. This also put these business owners in violation of the deed restriction.

On both of his petitions for rezone, there was restriction put in place for no further division. Petition # 8835 states "#2. Prohibit division of C-2 rezone area" and petition # 9346 states "#3. Prohibit further division of land", which he has done.

The Town of Christiana approved commercial zoning for the parcel to allow a single specific business to be conducted on the property, a soil testing and excavation business. Without any oversight by the County or the Town of Christiana, Mr. LeVake decided to create a condominium plat and erect additional buildings to house multiple businesses. This created condominium allows up to 14 different businesses to own and operate various businesses from this property. The condominium spaces are being advertised and being purchased without the knowledge that a deed restriction exists that restricts the type of business on the property (see enclosed pictures). The condominium units that have been purchased by businesses currently violate the deed restriction. There is an ongoing violation by Dane County Zoning Division regarding this issue.

Mr. LeVake knew his limitations and signed the deed restriction as part of the zoning approval for this property. He has neglected his approval limitation and has not obtained any approvals from the Town or the County for his aggressive expansion for the development of his property. I believe that Mr. LeVake should be held to honor his original agreement for the commercial zoning of his business and not be allowed to expand the commercial development of his parcel.

This property is only 4 acres and as it is, has the potential of having more than 26 different businesses located there (as his condo unit #8 has 12 units in it). He also has another building planned (see enclosed JCL Condominium Addendum Number 3) and possibly one after that, not shown on the picture. Not only does it put a huge burden on our Township, but the Town of Christiana has never rezoned for multiple owners at 1 property.

Again, as a property owner, business owner and home owner in the Town of Christiana, I strongly oppose this request for amending the deed restrictions or removing the restrictions all together. He should not be rewarded for violating his deed restrictions.

Truly,

Mike Cutrano

Enclosures

Cc: Roger Lane
Majid Allan
Todd Violante

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