



33 East Main Street  
Suite 500  
Madison, WI 53703-3095

**Mailing Address:**  
P.O. Box 2038  
Madison, WI 53701-2038

**Phone:**  
608.257.7181

**Fax:**  
608.257.2508

www.murphydesmond.com

**Ronald M. Trachtenberg**  
Direct Line 608.268.5575  
Facsimile 608.257.2508  
rtrachtenberg@murphydesmond.com

14 September 2009

Chairperson and Members of  
City of Madison Plan Commission  
Dept. of Planning & Community  
& Economic Development  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53703

Re: Our Client: Madison Crushing & Excavating Company, Inc.  
City of Madison Northeast Neighborhoods Development Plan

Dear Chairperson and Members of City of Madison Plan Commission:

We are the attorneys for Madison Crushing & Excavating Company, Inc., the owner of approximately 275 acres in Sections 13 and 24 in the Town of Burke. We are requesting that Phase II of the City of Madison Northeast Neighborhoods Development Plan include all of the Madison Crushing & Excavating Company, Inc. lands, not just the 40 acre southwest parcel.

The Northeast Neighborhoods Development Plan divides the planning area into two phases. Please see draft Map 12, a copy of which is attached. The dividing line between the two phases is the north line of the Homburg Equipment parcel extended on an east-west access. Phase II of the Northeast Neighborhoods Development Plan includes the southwest 40 acres of the Madison Crushing & Excavating Company, Inc. parcel as the northeast corner of the Northeast Neighborhoods Development Plan. Please see draft Map 2, a copy of which is attached and upon which we have marked the phase line and town lines.

As stated, Madison Crushing & Excavating Company, Inc., is requesting that all of its 275 acres in Sections 13 and 24 in the Town of Burke be included in Phase II of the Northeast Neighborhoods Development Plan. Please see the attached plat map of the Town of Burke. We have highlighted the Madison Crushing & Excavating Company, Inc. lands in dark magenta. To make boundaries that would make sense, we would recommend that the approximately 32 acre Field parcel, the approximately 38 acre Wornson Family parcel and the approximately 5 acre City of Sun Prairie parcel, which are all of the developable lands in Sections 13 and 24 of the Town of Burke (and which are not in a town protected area per the Burke Cooperative Plan), be included in the Northeast Neighborhoods Development Plan. The railroad track right of way is to be the future boundary between the City of Madison and the City of Sun Prairie.

In support of our request for inclusion of all of the Madison Crushing & Excavating Company, Inc., lands in Phase II of the Northeast Neighborhoods Development Plan, we would note two things:

1. The original draft of the Burke Cooperative Plan divided the Madison Crushing & Excavating Company, Inc. lands between the City of Madison and the City of Sun Prairie. Madison Crushing & Excavating Company, Inc. objected, wanting to be in one jurisdiction, which more logically was the City of Madison.
2. Planning for this area is not just a theoretical exercise. While these lands are generally used for excavation and fill, Madison Crushing & Excavating Company, Inc., has had inquiries regarding their development. Most recently, a school bus/excursion bus company wanted to purchase lands from Madison Crushing & Excavating Company, Inc., off of Nelson Road for a bus facility. The bus company, because it serviced the Sun Prairie School District, felt that politically it had to locate its facilities in the Sun Prairie School District. Representatives of Madison Crushing & Excavating Company, Inc., and the bus company met with staff, which rejected the proposal, in large part because there was no neighborhood plan for the area. (The bus company built its new facilities in the City of Sun Prairie.) The representatives of Madison Crushing & Excavating Company, Inc., were advised that a neighborhood plan was to be forthcoming, however only a small part of the Madison Crushing & Excavating Company, Inc., lands are now included.

In conclusion, we are requesting that you include all of the Madison Crushing & Excavating Company, Inc., lands in Phase II of the Northeast Neighborhoods Development Plan (along with the Field, Wornson Family and Sun Prairie parcels).

Very truly yours,

  
Ronald M. Trachtenberg

RMT:srp  
091685

Plan Commission lt

cc: Mr. Bradley J. Murphy, City of Madison Planning Division Director



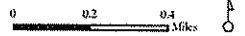
**Map 12: Utilities/Development Phasing  
Phase 1 Planning Area**

Northeast Neighborhoods Development Plan  
June 2009

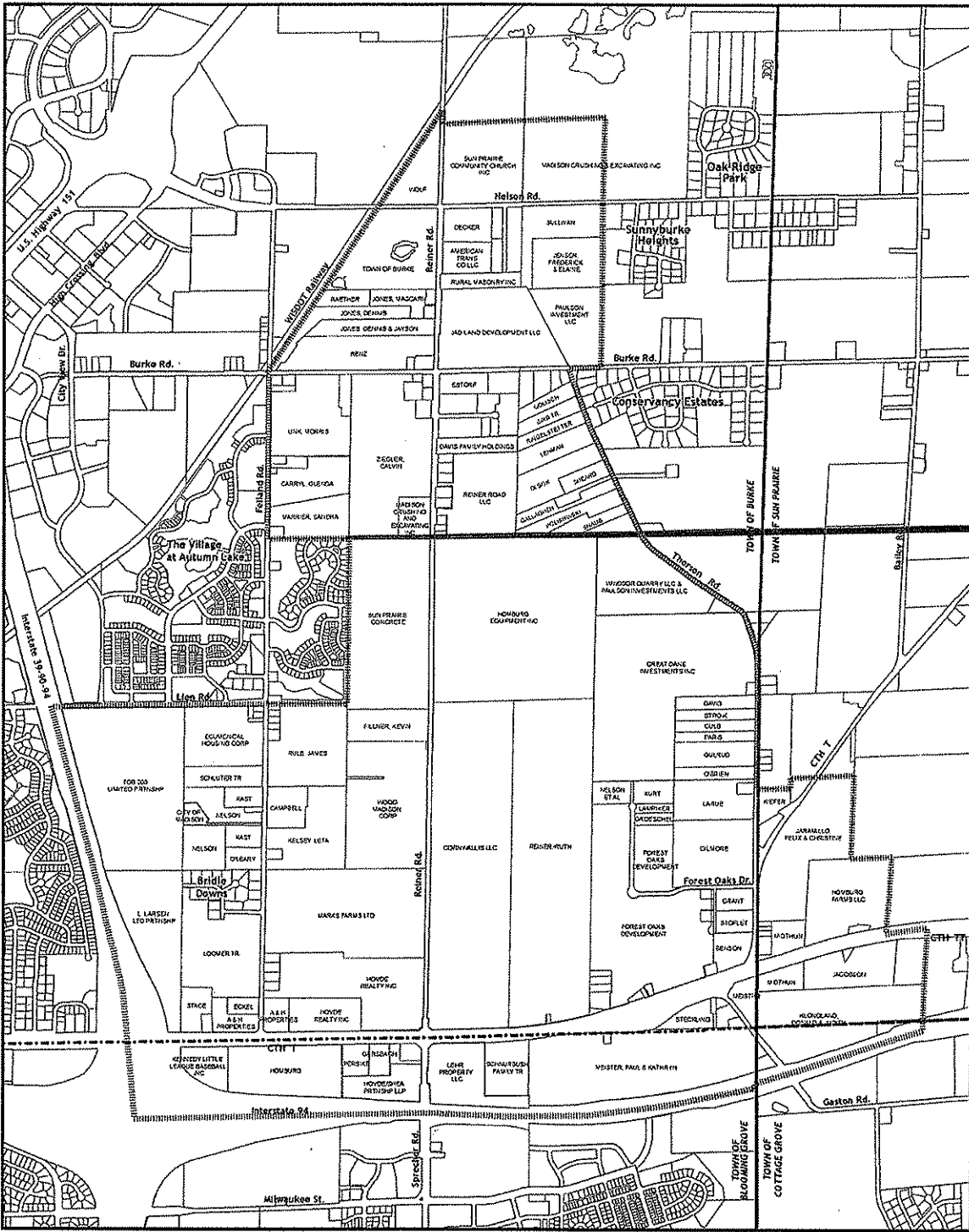
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|----------------------------|--|--------------------------------------|
| Development Phasing Area   | <b>Existing Utility Mains</b>                  | Major Ridgeline (Watershed Boundary) |
| Phase 2 Planning Area      | Sanitary Sewers (Interceptors and Force Mains) | Minor Ridgelines                     |
| Central Urban Service Area | Water Mains                                    | 4 Foot Topographic Contour           |
| Street Right-of-Way        | <b>Proposed Utility Mains</b>                  | Perennial Stream                     |
|                            | Sanitary Sewers (Interceptors)                 | Intermittent Stream                  |
|                            | Water Mains                                    | Drainage                             |
|                            |  | Wetland                              |

June 16, 2009

**DRAFT**



City of Madison Planning Division



Phase II  
Phase I

Town line

**Map 2: Municipal Jurisdiction/Property Ownership** Northeast Neighborhoods Development Plan  
June 2009

	Planning Area
	City of Madison
	Unincorporated Jurisdictions
	Township Boundary

0 0.25 0.5 Miles

June 12, 2009

City of Madison Planning Division

