



Department of Planning & Community & Economic Development

## Planning Division

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August 26, 2024

John Bieno  
TJK Design Build  
61214 Main Street, Suite 201  
Madison, WI 53703

RE: Legistar #[83599](#); Accela 'LNDUSE-2024-00033' -- Creating Section 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from PD (Planned Development) District to IL (Industrial-Limited) District.

Dear John Bieno:

At its July 2, 2024 meeting, the Common Council, meeting in regular session, found the standards met and approved your zoning map amendment ordinance request to rezone property located at 3110 Dairy Drive from PD (Planned Development) District to IL (Industrial-Limited) District. As part of their review, agencies submitted the following conditions, which should be addressed when you submit for future conditional use applications and/or final site plan review.

**Please contact Jenny Kirchgatter of the Zoning Division at (608) 266-4429 if you have any questions regarding the following item:**

1. A change of use to a contractor's business will require a site plan review prior to Zoning approval or issuance of permits. Future redevelopment of the property will require City review.

**Please contact Trent Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following item:**

2. The agency reviewed this request and has recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development.

**Please contact Jeff Quamme of the City Engineering Division—Mapping Section at (608) 266-4097 if you have questions regarding the following item:**

3. Note for the future: There are 3 existing platted lots that comprised this site. If a new building or addition crosses an underlying platted lot line, a Certified Survey will be required to dissolve underlying lot lines.

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**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

Sincerely,

A handwritten signature in black ink that reads "Chris Wells". The signature is written in a cursive, flowing style.

Chris Wells  
Planner

cc: Jeffrey Quamme, Engineering - Mapping  
Trent Schultz, Parking Utility  
Jenny Kirchgatter, Asst. Zoning Administrator