



Nicole Bitler <fiscalofficer@madisonpickaway.com>

Madison Township zoning - supplemental information

Ryan Scribner <rscribner@montrosegroupllc.com>

Wed, Dec 17, 2025 at 11:42 AM

To: Nicole Bitler <fiscalofficermadison@gmail.com>, Ben Bitler <madisonpickawayzoning@gmail.com>

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Good morning,

At the recent Madison Township Zoning Commission meeting there was discussion between commission members and interested parties in the audience about cultural resources and archaeological studies on the parcels that W-CTR SCARBROUGH LAND HOLDINGS VIII, L.L.C. (CT Realty) is seeking to have rezoned to RBD. CT Realty has conducted a study of the entire development footprint for the Anduril project which includes the four parcels subject to the current rezoning application and additional adjacent acreage. Although this study is already available as a public document, it is our understanding that the Township would like to have a copy for their records. Per this request, I've attached a copy of the study. Please be advised that we do not consider this as part of our rezoning application, but more as supplemental information to help address questions and ambiguity that arose during prior zoning proceedings.

Thank you,

Ryan

Ryan Scribner

Director of Economic Development

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