



May 22, 2017

City of Madison Planning & Development
Attn: Ms. Heather Stouder
126 S. Hamilton St.
Madison, WI 53701

Re: Letter of Intent for Proposed Development
2-Lot Certified Survey Map – 1123 Merrill Springs Road, Madison, WI

Ms. Heather Stouder:

On behalf of Stephanie Stratton, we are submitting the enclosed materials for Land Division approval of a 2-Lot Certified Survey Map (CSM) for the property located at 1123 Merrill Springs Road.

The 0.73 acre site consists of one existing single family residence with an attached garage. The existing parcel has access to Merrill Springs Road and is adjacent to Blackhawk Country Club. Ms. Stratton has been in the process of exploring options to construct a first floor bedroom for her elderly handicapped mother. However, after consulting with two architects, this option would be challenging to create without compromising the architectural integrity of the existing stone home, built in 1936. Maintaining this integrity is very important to Ms. Stratton. Rather than diminish the existing home's current architectural beauty, it would be more advantageous to construct a new home. In addition, she loves living in this neighborhood and does not want to move out of it. Therefore Ms. Stratton is proposing to subdivide the existing parcel into two new Lots. By way of this subdivision, the existing home can retain its original charm, accommodate her mother's needs, and allow for Ms. Stratton to live in the neighborhood she is so fond of. Both lots would remain in the SR-C1 zoning district.

Ms. Stratton has the endorsement of her immediate neighbors, Kenneth Robbins & Louise Root-Robbins, located at 1127 Merrill Springs Road, James Dahlberg & Elsebet Lund, located at 1119 Merrill Springs Road, and Brian & Katherine Le, located at 5001 Lake Mendota Drive. It should be noted that Brian & Katherine's property contains the existing sanitary sewer easement over which the new home will be served. They are aware that work will need to be done on their property in order to make this connection and do not have any major concerns at this time.

This property is located in Aldermanic District 19, and Ms. Stratton has reached out to Ald. Mark Clear to discuss her intentions and obtain his support.

Should this CSM be approved, construction of the new home would commence this fall.

Thank you for your time reviewing our materials.

Sincerely,

Michael S. Marty, P.L.S.
Project Leader

vision to reality