

June 28, 2024

Leair & Vandenberg application for a CSM

**Subject: Letter of Intent - Proposed Land Division at 202 & 206 Dixon Street, Madison, Wisconsin**

City of Madison Planning  
City of Madison Building Inspection

This letter of intent is to support a proposal for a land division involving our property at 202 Dixon Street and 206 Dixon Street in the city of Madison.

The current owners are Aaron Leah and Leah Vandenberg, 5022 Open Wood Way, Madison, Wisconsin 53714.

Currently, these two addresses are incorporated in a single tax parcel. 251/0710/053-1322-7. This tax parcel pertains to the following legal description: the Easterly 80 feet of Lot 12, and the Easterly 80 feet of Lot 13, Second Addition to Fair Oaks, City of Madison, Dane County, Wisconsin.

The applicants propose that a CSM be approved for the creation of two lots. One lot would consist of the Easterly 80 feet of lot 12, Second Addition to Fair Oaks and the second lot would consist of the Easterly 80 feet of Lot 13, Second Addition to Fair Oaks.

These two lots would both be suitable for residential buildings and are properly zoned for this purpose. At the present time, there is a two-story residential building on the partial Lot 13. There are no structures on the partial Lot 12. For the vacant lot, there is easy access to all utilities.

The proposed land division will be formalized through a Certified Survey Map (CSM) prepared by Geo-Metra Surveying and Mapping, LLC, 3764 Misty Lane, Deforest, WI 53523. The CSM would be signed by Donald E. Carroll, Wisconsin Registered Land Surveyor, S-2358.

At one time in the past, the partial Lot 12 and the partial Lot 13 were owned by separate parties. Then in March, 1951, the two partials were sold to a couple, Daniel D. Reid and Anna T. Reid. Thereafter, the parcels were sold to subsequent owners as combined unit for the purpose of the transactions.

Applicants seek to return to the previous time when there were two separate lots for ownership and tax purposes. Applicant proposes to sell the vacant lot and has interested buyers who indeed to build a residence on the parcel. It is believed that the construction would occur in the very near future. Any residence that is built will fit with surrounding homes in the neighborhood.

Applicants believe that this proposal is consistent with the goal of providing building sites for the housing need in the city of Madison.

We are committed to cooperating fully with the City Planning Commission to ensure that this land division complies with all applicable regulations and serves the best interests of all parties involved. We respectfully urge the Commission to carefully consider the points outlined above and grant approval for the proposed Certified Survey Map.

Thank you for your time and consideration. We welcome the opportunity to discuss this proposal further.

Respectfully

A handwritten signature in black ink, appearing to read 'A. Leair', with a long, sweeping horizontal stroke extending to the right.

Aaron Leair