

January 8th, 2024

Ms. Heather Stouder
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd., Suite 017 (Level Zero "0")
Madison, Wisconsin 53703

RE: **Letter of Intent – Certified Survey Map:
Herrling Property Subdivision
10252 Mineral Point Road
Madison, WI. 53593**

Ms. Heather Stouder:

The following is submitted together with the applications, filing fees, and plans for Plan Commission, Common Council and staff review.

Project Team:

United Financial Group, Inc.
Role: Applicant/Construction Manager
660 W. Ridgeview Drive
Appleton, WI. 54911
(920) 968-8137
Contact: Ryan McMurtrie
Email: RMcMurtrie@UFGGroup.net

Trio Engineering
Role: Civil Engineer & Surveyor
12660 W. North Avenue, Building D
Brookfield, WI. 53005
(262) 790-1480
Contact: Grady Gosser, PLS
Email: GGosser@Trioeng.com

Potter Lawson
Role: Architect
749 University Row Unit 300
Madison, WI. 53705
(608) 274-2741
Contact: Kirk Biodrowski
Email: kirkb@potterlawson.com

Saiki Design, Inc.
Role: Landscape Architect
1110 S. Park St
Madison, WI. 53715
(608) 251-3600
Contact: Jared Vincent
Email: JVincent@saiki.design

United Herrling Land LLC*
Role: Landowner
660 W. Ridgeview Dr.
Appleton, WI. 54911
Contact: Ryan McMurtrie
Email: RMcMurtrie@UFGGroup.net

*Please note the Applicant is not the current landowner. The Applicant will serve as construction manager for the current owner and future entity completing the 1031 exchange into proposed Outlot 1.

Introduction:

The Herrling Property is located on the west side of Madison within the southwest portion of the Elderberry Neighborhood, directly northeast of the intersection of Pioneer Road and Mineral Point Road.

Project Description & Schedule:

United Financial Group, Inc. (UFG) is seeking approval of a Certified Survey Map (CSM) that would divide the parcel located at 10252 Mineral Point Road (Outlot 1 of CSM #15568) into 3 undevelopable Outlots to provide for a 1031 exchange.

The existing zoning classifications and proposed uses of the 3 proposed Outlots summarized below are a function of the Preliminary Plat that was approved on June 12th, 2019:

Lot Number	Proposed Zoning Classification	Proposed Use
122-127	SR-C2	Single-Family housing lots
132-133	SR-C3	Single-Family housing lots
128-131, 146	TR-V2	Age-restricted 55+ Townhomes
134, 142	TR-U1	Age-restricted 55+ Rental Residences
135-138, 140-141	TR-U1	Rental Residences
139	SR-V2	Rental Residences
143	SR-V2	Age-restricted 55+ Rental Residences
144-145	TR-V2	Rowhouses

Outlot Number	Proposed Zoning Classification	Proposed Use
4	TR-V2	Surface Drainage
5-7	PR (Parks and Recreation)	Neighborhood Park & Greenway Corridor
8	TR-U1	Regional Storm Water Area

A copy of the approved Preliminary Plat with an overlay reflecting the proposed CSM has been included with this submittal.

Existing Site Conditions & Project Schedule/Phasing Plan:

The site subject to the requested land division does not contain any structures, other than the sanitary sewer main installed in 2019, and is currently being used for agricultural purposes. The phasing schedule is not currently defined, but development is tentatively planned to start at the southern portion of the site directly north of Mineral Point Rd.

Thank you for taking the time to review and consider our proposal.

Sincerely,

Ryan McMurtrie

Ryan McMurtrie
President & Chief Executive Officer