

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 - Preliminary Plat:
Herrling Property Subdivision
10252 Mineral Point Road & 149 Wisteria St
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

*Westwind Madison Inc.**
Role: Landowner
732 Bear Claw Way
Madison, WI. 53717
(608) 234-1180
Contact: Jack McKenzie
Email: Jack@mckenzie-apartments.com

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

*Note: Applicant will serve as construction manager for United Herrling Land LLC and has a Cooperation Agreement with Westwind Madison Inc. for land divisions recorded as Doc. #5756922.

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 re-approval of the preliminary plat that was originally approved June 12th, 2019, exclusive of the northwest portion of the site which has been final platted as Westwind.

The existing zoning classifications and proposed uses of the lots comprising the preliminary plat are summarized below:

Lot Number	Proposed Zoning Classification	Proposed Use
71-127	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
10	SR-C3	Local Storm Water Area
4	TR-V2	Surface Drainage
5-7	PR (Parks and Recreation)	Neighborhood Park & Greenway Corridor
8	TR-U1	Regional Storm Water Area
9	SR-C3	Regional Storm Water Area

A copy of the preliminary plat that was approved in 2019 has been included with this submittal as a reference.

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. Westwind will likely begin installing infrastructure on 149 Wisteria St once phases 1 and 2 of the development have absorbed. The development timeline has not been defined for 10252 Mineral Point Road, but development would likely begin at the south 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