



August 12, 2020

City of Madison  
Mr. Tim Parks – Planner  
Department of Planning & Community & Economic Development  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703

Re: Letter of Intent for Certified Survey Map (CSM)  
Outlot 4 and Lot 67 – High Crossing Fifth Addition Plat

Dear Mr. Parks:

IA Crossroads, LLC (the “Applicant”), owners of the property located at 1750 and 2002 City View Drive, more particularly described as Outlot 4 and Lot 67 of High Crossing Fifth Addition Plat (collectively, the “Property”) are submitting an application for a CSM.

### **Introduction**

The Property and adjacent Lots 64-72 of High Crossing Fifth Addition are currently undeveloped lots owned by the Applicant. To develop these lots and others within the development area, an expansion of the existing stormwater basin will be required. To facilitate the stormwater basin expansion, a CSM is required to modify the existing lot lines and increase the size of the existing stormwater outlet which will be dedicated to the public for stormwater management purposes.

**Existing Conditions:** The Property is comprised of one outlot for an existing stormwater basin and one vacant lot for future development. The Property is currently zoned Suburban Employment (SE).

**Projected Schedule/Phasing Plan:** The stormwater basin expansion is scheduled to commence construction in August of 2020 and to be completed in early fall of 2020 or spring of 2021 (depending on required seeding dates). Upon completion of the expanded stormwater basin an estimated timeframe for the development of the adjacent lots will be created.

**Proposed Use:** The Applicant proposes to complete the expansion of the stormwater basin to further lot development in this area of High Crossing. The project will result in one outlot and one vacant lot for future development.

**Applicant:**

IA Crossroads, LLC (Property Owner)  
Michael Schutte  
810 Cardinal Lane, Suite 100  
Hartland, WI 53029

**Project Team:**

Vierbicher Associates, Inc. (Civil Engineer / Surveyor)  
Matthew Schreiner  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 821-3961  
[msch@vierbicher.com](mailto:msch@vierbicher.com)

If you should have any questions or require additional information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Schreiner". The signature is fluid and cursive, with a large initial "M" and a stylized "S".

Matthew W. Schreiner, PE, LEED-AP  
Engineering Manager