

February 19th, 2020

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
10250 Mineral Point Road
Madison, WI. 53593**

Ms. Heather Stouder:

The following is submitted together with the application, filing fee, and plans for Plan Commission 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
12660 W. North Avenue, Building D
Brookfield, WI. 53005
(262) 790-1480
Contact: Josh Pudelko, M.S., P.E.
Email: JPudelko@Trioeng.com

AG Architecture
Role: Architect
1414 Underwood Avenue
Wauwatosa, WI. 53213
(414) 431-3131
Contact: John Cronin, AIA
Email: JJCron@AGarch.com

Garland Alliance, Inc.
Role: Landscape Architect
5707 6th Avenue
Kenosha, WI. 53140
(414) 688-1641
Contact: Tim Garland
Email: GarlandAlliance@gmail.com

Herrling Family Limited Partnership*
Role: Land Owner
3991 Barlow Road
Cross Plains, WI. 53528
Contact: Greg Herrling
Email: PHerr@aol.com

**Please note the Applicant is not the current landowner. The Applicant is under contract with the current landowner to acquire the site.*

Introduction:

The *Herrling Property Subdivision* 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 Summary:

United Financial Group, Inc. (UFG) is seeking approval of a Certified Survey Map (CSM) to divide the entire parcel located at 10250 Mineral Point Road into two Outlots. The CSM land division is necessary to allow UFG to acquire Outlot 1 by their contractual deadline of July 2020. After acquiring Outlot 1, UFG will work to obtain architectural approvals and further subdivide the land in substantial conformance to the conditionally approved Preliminary Plat.

The existing zoning classifications and proposed uses of the lots comprising the Preliminary Plat approved on June 12th, 2019 are summarized below:

Lot Number	Existing Zoning Classification	Proposed Use
1-127	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
1-3, 9-12	SR-C2	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-C2	Regional Storm Water Area

A copy of the approved Preliminary Plat, which has been modified in accordance with the conditions of approval documented in the June 12th disposition letter, has been included with this submittal as a reference. For your convenience, an exhibit containing the approved Preliminary Plat with an overlay of the proposed CSM has also 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 completion of the extension of Elderberry Road to the west (*through the land currently owned by the Town of Middleton*) and the roads within the Eagle Trace subdivision will influence the phasing schedule applicable to Outlot 1.

Concluding Statements:

UFG is a family-owned organization with more than 40 years of experience owning and operating apartment communities in Wisconsin, and is currently developing the 40-acre Paragon Place subdivision in phases, which is located approximately 0.5 miles east of the site subject to this request. Future developments contained within Outlot 1 of the *Herring Property Subdivision*, as is true with all UFG developments, will be wholly owned by the McMurtrie-Salmon families, and all construction and property management services will be provided by United Financial Group, Inc.

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

Sincerely,

Ryan McMurtrie

Ryan McMurtrie
Vice President - Development