

LETTER OF INTENT

Dear City of Madison Staff & Plan Commission,

April 4, 2024

Jeff Schlieckau purchased Lot 3 of Certified Survey Map No. 16023 with the intention of building his home on this site. The lot does not currently have a density unit that allows for residential building, so Jeff has an offer to purchase a TDR from Wollin (see attached documents). In the process of looking for TDR's he decided to pursue 2 in order to create 1 additional lot on this land that he plans to sell, if approved, in order to offset some of the costs involved in this process for his home site. He has managed to come to an agreement with Viney Acres LLC for the second TDR (see attached documents). During all of this searching we have been communicating with the Town clerk, Dane County planners, and the City of Madison ETJ to figure out a way to make this plan work. Per the email from Brian Grady dated October 14, 2022 (attached), the understanding through all of these discussions has been that this lot qualifies for a split creating no more than 2 residential parcels.

The one complication that we have been dealing with is that this parcel is very irregularly shaped, which has caused most of the issues trying to plan the lot configurations. Jeff has had perc tests done on 2 locations and in order to utilize both plus allow him to build in the location he originally purchased the land for, we are running into an issue with the 2 acres maximum regulation set forth in the Town Comprehensive plan. Per Page 28, Figure 5 of the Comprehensive Plan (attached), "maximum lot size is 2 acres, except that the Town Board may approve a greater size due to unusual land configuration, to better protect farmland, and/or to enhance rural or scenic character." The Town has approved this variation from their plan and allowed the proposed configuration to proceed. The approval minutes are attached along with the County approval letter.

This leaves us with the final step of asking that the City of Madison approve this configuration in your ETJ review and allow this CSM to be recorded.

We have met the 2.00 acres max for Lot 1, and kept the 2 residential parcels side by side or contiguous. We have configured Jeff's lot (Lot 2) to be 4.12 acres residential and the remaining land (Lot 3) to be 10.66 acres and will be aligned and abutting one another. Lot 3 will be retained by Jeff and preserved as agricultural and scenic lands that will be protected by the NR-C zoning.

Thank you for your consideration and time in this matter.

Chris Adams

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