

LETTER OF INTENT

Project Address: 1151 Jenifer Street, Madison, WI

Applicant/Owner: Glavinvestments LLC

Representative: Sam Glavin

Project Description

This application is for a Certified Survey Map (CSM) to divide the existing parcel located at 1151 Jenifer Street into two residential lots.

Proposed Lots

The proposed land division will create 2 residential lots. No outlots are proposed and no land is proposed to be dedicated to the public. One lot will contain the existing single-family residence. The second lot will be a newly created buildable residential lot intended for future single-family development.

Existing Conditions

The subject property is currently improved with a single-family residence. The parcel is approximately 0.1406 acres in size and is located within a developed residential neighborhood. The property has existing access from Jenifer Street, and the current driveway configuration will be maintained with an access easement as necessary.

Zoning

The proposed lots are intended to be zoned TR-C3.

Phasing / Project Timeline

The Certified Survey Map is proposed for approval in 2026. No immediate construction is proposed as part of this application. Future development of the newly created lot is anticipated within approximately 1–3 years following approvals.

Project Team

Property Owner / Applicant: Glavinestments LLC

Representative: Sam Glavin

Surveyor: Burse Surveying and Engineering, Inc. (Michelle L. Burse)

Conclusion

The proposed land division will create two conforming residential lots consistent with the existing neighborhood pattern and zoning framework.