

Via E-Mail

March 17, 2025

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: **Letter of Intent-Proposed Certified Survey Map**
Owner: John F. Becker
Our File: 14039.87344

Dear Planning Division:

On behalf of the property owner, Mr. John F. Becker, this Letter of Intent is submitted to accompany the proposed Certified Survey Map (CSM) application.

1. Number of Lots

This CSM proposes the creation of one (1) new lot.

2. Intended Use of the Proposed Lot

The lot will be used for a single-family residential home.

3. Existing Conditions and Current Property Use

The property is presently vacant land.

4. Phasing Schedule

Construction of one single family residence is anticipated in the near future, once all necessary approvals have been secured.

5. Parties Involved

Property Owner: **Mr. John F. Becker**

Surveyor: **Mr. Dan Paulson** (Paulson and Associates)

Attorney: **Mr. Robert Procter** (Axley Brynerson, LLP)

6. Additional Background from Recent Staff Update

The subject parcel is 9.5 acres and includes some wetland and floodplain areas.
Per Dane County recommendation, the proposed CSM includes a defined building

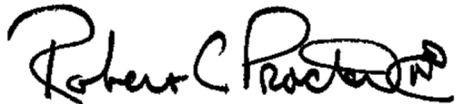
envelope on the northerly portion of the lot to avoid wetland buffers and ensure adequate flood protection.

The chosen configuration was selected to retain as much farmland as possible on the remainder of the property. The property is consistent with local land-use plans and suitable for the intended single-family residential development.

Thank you for your consideration of this application. If you have any questions or require additional information, please feel free to contact me or our project team. We look forward to working with city staff and the reviewing authorities as we move through the approval process for this CSM.

Sincerely,

AXLEY BRYNELSON, LLP

A handwritten signature in black ink, appearing to read "Robert C. Procter", with a stylized flourish at the end.

Robert C. Procter

Cc: John F. Becker