

LETTER OF INTENT

CSM Application for All of Lot 1 and Part of Lot 3 and Lot 4, Certified Survey Map No. 6123, All Located in the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 15, T.7N., R.10E., City of Madison, Dane County, Wisconsin

OWNER:

Oakleaf Properties Inc.  
4740 Pierceville Rd  
Cottage Grove, WI 53527  
ATTN: John Blaska

SURVEYOR:

Meridian Surveying, LLC  
N9637 Friendship Drive  
Kaukauna, WI 54130  
ATTN: Craig Keach

CIVIL ENGINEER:

Edge Consulting Engineers, Inc.  
624 Water St.  
Prairie du Sac, WI 53578  
ATTN: Arlen Ostreng

LOCATION ADDRESSES:

4575 Helgesen Drive, Madison, WI 53718 (P/N: 0710-153-0306-0)  
2318 Advance Road, Madison, WI 53718 (P/N: 0710-153-0309-4)

DATE:

July 9, 2024

**NARRATIVE:**

This letter of intent for Oakleaf Properties is in support of an application for the approval of a 2-lot certified survey map (CSM) for the above addresses. This CSM will relocate the existing shared lot line between Lots 1 and 3 of CSM #6123. All other lot lines will remain unchanged. Both lots are currently undeveloped.

The result of this CSM will be a decrease in lot size for 2318 Advance Road, and an equal increase in lot size for 4575 Helgesen Drive. This will allow the property lines to better fit the intended development and needed truck turning movements.

The lots will be developed as ready-to-lease tenant buildings with uses expected to be light manufacturing, limited production and processing, and warehousing and storage per the permitted use list for Industrial-Limited zoning.

The development for 2318 Advance Road was previously submitted for site plan review as Project No. LNDSPPR-2017-00031. This project is planned to be reactivated and expanded to include the additional site and building work at 4575 Helgesen Drive.

The owner intends to provide cross lot drainage and utility easements between the proposed lots prior to the start of construction.