



July 6, 2022

City of Madison Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Re: 4101 Maple Grove Drive, Madison, WI 53719

To Whom it May Concern:

On behalf of Oakleaf Properties, LLC, thank you for your consideration of our intent to subdivide the subject property for the creation of a second buildable lot to the south of the existing development.

The parcel at 4101 Maple Grove Drive was originally part of a Condominium. The Condominium was dissolved on 03/18/2022 in order that the parcel could be divided for land sale and future development.

**Site Development Data:**

Current Lot Area	1.66 Acres
Proposed Lot 1 Area - North	0.74 Acres
Proposed Lot 2 Area – South	0.92 Acres

The current Owner desires to transfer the land to a new entity / developer for future development. The project cost and number of construction jobs created have not been determined. There is no public subsidy requested.

Again, thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully,

WYSER ENGINEERING, LLC

A handwritten signature in blue ink that reads "Wade P. Wyse". The signature is written in a cursive, flowing style.

Wade P. Wyse, P.E.  
Principal – Project Manager

Enclosures:      Subdivision Application  
                         Certified Survey Map  
                         Report of Title