

## Koua and Dia Vang

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Letter of Intent

Re: Plat land division, 3600 Portage Road, Madison, WI

My wife and I intend to ask for a land division of our vacant lot located at 3600 Portage Road, Madison. The area consists of 4.957 acres. The plan proposes 14 residential lots. The current zoning is agriculture, as it was the temporary zoning from annexed process. There are older and new developments all around this parcel.

We intend to rezone to SR-C3, which will allow twin duplex, or total of 28 dwelling units, without conditional use permit for twin duplex. This is consistent with the character and extension of current twin duplex dwellings on the immediate opposite side of Portage Road. Our general intended pattern and distribution of densities and housing types are consistent with the intent of the Hanson Neighborhood Development Plan recommendations. The low medium density permits 8-11 dwelling unit per acre. With the 4.957 acres, this may allow 39-52 units. Our proposal should fall within the unit counts.

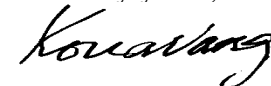
There is no question that the City of Madison is facing housing shortage. The high-rise complexes in the down town areas are not suitable for family with children and affordable. Although these 62 feet wide frontage duplex lots seem small, we do have twin duplex 2 story models that will not only fit these lots nicely but they should improve the characters of this area. The permanent wetland and storm ways in the rears will be a natural attraction and desirable.

A wetland delineation was completed by R. A. Smith National on December 19, 2017. We plan to also ask the DNR for permission to fill the small wetland areas mentioned above. By this letter and prior communication with the city engineer department, we are asking that the wetland setbacks be reduced to 25 feet, rather than 75 feet.

We plan to start the construction in 2019. This Portage Road lot has become a site for neighbor dumping trashes, grasses and weeds. We already spent much whole family members' times and money seeding and grading some areas so that we can maintain its good appearance, not to look like dumping ground for the trespassing neighbors. This site is suitable for homes, not dumping grounds.

Thank you for your consideration.

Sincerely yours,



Koua Vang