



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

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Letter of Intent

Dear Planning Commission:

March 30, 2021

Ridgewood Pool Inc. is in the planning stages of remodeling the site and the first step is the combine the multiple platted lots that they own into one parcel to eliminate the old lot lines. The zoning and existing use of this parcel will remain the same. There are 2 major issues that we hope to address as part of this CSM/combination approval:

1. We are hoping to eliminate an old platted 50' building setback line on the north line of these parcels. The current city ordinances call for just a 30' setback on this property and we are looking to officially remove this 50' restriction to allow for planning to a 30' setback for the future.
2. There is an existing 5' utility easement that would have run along the rear lot line of the old lots that we are looking to eliminate. This easement has not been installed or used by any utility companies, so we are asking to approve the removal of this easement shifting any necessary utility easements to the exterior lot lines of the new CSM. Any additional applications, fees or information necessary to complete this easement removal can be provided upon city staff review/request.

Per application guidelines, I am providing the following information:

1. Number and Type/use of proposed lots:

Proposed csm will combine 5 parcels into 1 Lot that will be 118,203 sq.ft. and will be for a pool business as existing.

2. Existing conditions and uses of property:

The property is currently being used for as a pool business and surrounded by residential homes.

3. Development and phase schedule:

Once the CSM is approved and recorded the architect and engineer will complete designs for the proposed renovation of this site. These plans will then be submitted to the city for review.

4. Names of persons involved:

Williamson Surveying & Associates LLC – Surveyors
Barnett Architecture LLC – Todd Barnett

Property owner: Ridgewood Pool Inc., 5109 Barton Rd, Madison

Agent: Chris Adams or Noa Prieve
Williamson Surveying and Associates LLC