

4/27/2012

Letter of Intent

To whom it may concern-

This proposed land division is a two lot Certified Survey Map of Lot 1, Block 3 of Westview Hills. The current zoning is R 3 and is intended to remain R 3.

The existing Lot currently has a duplex on site. The intent of the land division is to create Lot 1 for future construction of another duplex and Lot 2 for the existing duplex. There currently is a driveway access off of South View Road for the existing duplex. It is the intention to utilize this existing access driveway as a common driveway for both Lots on this proposed Certified Survey Map.

It is a possibility that the two Lots may be combined in the future into a Condominium if conditions were favorable to do so. This option of course is subject to market demands.

The current duplex currently uses onsite septic fields for sewage and a well for potable water. It is intended that the existing duplex and the future duplex will be connected to recently installed City of Madison sewer and water utilities in Prairie Hill Road and the septic field and well are to be properly abandoned.

A map showing the utilities installed per as built drawings provided to Vierbicher has been included in the materials. Proposed Lot 1 has 2 - 6" sewer laterals and 2 1" water services stubbed along its Prairie Hill Road frontage. You will note that, according to information provided, that there are not any connections located in front of the existing duplex on proposed Lot 2.

We would like to discuss this issue with City Engineering and Water Utility staff as to how most efficiently provide service to the existing duplex. Especially considering that the sewer that has been installed is on the north side of Prairie Hill Road. We are hoping that since the sewer laterals are 6" diameter that one 6" lateral could be extended to serve the existing duplex and the second would serve the future duplex on Lot 1.

Best Regards-

Nick Corgiat