

## **Intent of Developer for 9624 Old Sauk Road**

I wish to subdivide my property, about two (2) acres in size, dedicating at the same time, a right of way, for use by the City of Madison, when it decides to enlarge Old Sauk.

The subdivided property will contain three (3) new lots, as well as its existing house, my home, on its own lot. Two (2) of the lots will be along Old Sauk, and two (2) others, with “flags,” will become deep lots. The “flags” of the deep lots are located side by side, roughly in the middle of the property, creating a wide visual corridor to the two (2) deeper lots.

The existing home for decades has used a septic system and a well located in the property, and oil for heating purposes. Developer proposes, as part of this project, to remove the septic system, abandon the well, and connect the home to the City of Madison’s water and sanitary sewer. Developer will also place laterals for such services to each of the other three lots being created in this subdivision.

Other utility services, such as gas, electric and cable, will provide hook-ups, for the three new lots, according to the private nature of such things. The existing home will require, as stated above, gas service. Arrangements with the respective providers of such services are presently in progress.

To reduce construction costs and to minimize disturbances to the land, Developer’s proposed subdivision has been designed to retain the existing bituminous horse-shoe shaped private drive, with an easement providing for its use and care, as between the owners of the lots of the subdivision. Refuse and recycling bins will thus be placed at the two ends of the drive, on the days when the City provides such services.

## **Scope of Work in the Public Right of Way**

This project thus requires three (3) extensions of public services, all of which Developer proposes to plan, in conjunction with the City of Madison, and to

construct, according to such standards and in conformity with such plans as the City of Madison may specify.


First, the Sanitary Sewer must be extended from Cricket Lane westward, to the east edge of 9624 and then across that property to its west edge.

Second, the Storm Water Sewer needs to be extended in much the same fashion and distance. Developer notes that there is no curbing along Old Sauk road, west of Cricket Lane, and that the only drain presently there is a large iron grate on top of some "box-like" connection to the Storm Water Sewer, which presumably is its present westward terminus. Noting that much of her property drains to the south and west, Developer proposes to install one and only one such similar drain, and terminate the Storm Water at the southwest corner of proposed Lot 1. Nonetheless, Developer will conform to whatever requirements the City of Madison chooses to impose upon her.

Third, Developer shall extend the City's public sidewalk across the front of her property.

### Concluding Intent

At the end of the project, the Developer intends to sell the three new lots, to pay the costs of the project, and to allow her to make such changes to her home as shall, from time to time, strike her as beneficial or comfortable.

  
Blanche B Emerick  
Developer