



February 8, 2017

To:
Ms. Heather Stouder
City of Madison Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701

Re:
Letter of Intent
3-Lot Certified Survey Map
205 & 213 N. Gammon Road
Madison, WI 53717

Ms. Heather Stouder:

The following is submitted together with the proposed 3-Lot Certified Survey Map (CSM) to the staff, Plan Commission and Common Council for consideration of approval.

The 1.35 acre site consists of two existing residential parcels, one of which is currently developed, and is located along the easterly side of N. Gammon Road. Access to the site is currently achieved via an existing cross access easement to N. Gammon Road. The increased volume of traffic along this stretch of N. Gammon Road has created safety concerns for the existing owners of the parcels included within this site. This CSM proposes to alleviate the safety concerns by relocating access to Acadia Court, and removing access to N. Gammon Road. Construction of the project is anticipated to begin following recording of the CSM.

Preliminary meetings with City Engineering indicate that additional lands from the adjacent southerly property will need to be acquired for right-of-way purposes. In the event the applicant is not able to acquire said lands, we understand that the City may assist in acquiring the necessary right-of-way to provide access to Acadia Court.

In addition to relocating the access, the owner of 205 N. Gammon Road desires to purchase additional land, and the applicant desires to create one additional developable lot as depicted on this CSM.

Thank you for your time reviewing our proposal.

Sincerely,

Michael S. Marty, P.L.S.
Project Manger