

## **LETTER OF INTENT**

Aspen Meadows, LLC is requesting approval of a preliminary plat to subdivide a 26.3-acre parcel of land into 11 single-family and three outlots. The site is located approximately a half mile south of Valley View Road on the west side of Meadow Road in the Town of Middleton. The property is vacant farmland and is unimproved with the exception of a shed located in the southeastern quadrant of the site. An asphalt driveway crosses the southern tier of the property leading to a single-family residence located on an adjoining parcel located south of the subject site. Topography of the site falls gradually approximately 40 feet from the northwestern corner of the property to low-lying areas located in the southeastern corner of the site. The property does not include any identified environmental corridors. The property is largely devoid of significant vegetation and is in agricultural use at this time.

The property is subject to the City of Madison – Town of Middleton Cooperative Boundary Agreement executed on March 28, 2002 which established the future western boundary of the City along Pioneer and Meadow Roads. The cooperative plan included a provision for the realignment of Pioneer Road southeast in to Meadow Road to create a continuous north-south route extending from Old Sauk Road on the North to Midtown Road on the south. The realigned roadway will be known as Pioneer Road. The cooperative agreement anticipated that development on the west side of Pioneer Road would occur in the Town and development east of Pioneer Road would occur in the City.

The proposed single-family lots will be developed west of Pioneer Road in the Town of Middleton under County R-1 zoning. Lot sizes range in size from 0.75 acres to 1.19 acres, with an average size of 0.92 acres per lot. Six of the proposed lots will abut the realigned Pioneer Road, with the remaining lots to front either a new east-west street that will extend west from Pioneer Road or a short north-south street that will extend south from the east-west street. An outlot will be dedicated adjacent to the southern property line next to Pioneer Road to serve as a stormwater management tract for the 11 residential lots. The remaining 10.15 acres (east of Pioneer Road) will be platted as two outlots that will be reserved for future development in the City of Madison once the necessary infrastructure has been extended to serve the area. The proposed platted lots located west of Pioneer Road will be served by individual septic systems. The proposed lots should conform to Dane county zoning requirements for unsewered lots, and are a minimum of 20,000 square feet of lot area. The two outlots east of Pioneer Road will remain zoned County A-1.