

# Koua and Dia Vang

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**2919 Vang Road, Sun Prairie, WI 53590**

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July 12, 2019

Letter of Intent

Re: Final Plat land division, 3600 Portage Road, Madison, WI

My wife and I intend to ask for a land division of our vacant lot located at 3600 Portage Road, Madison. The area consists of 4.957 acres. The plan preliminary proposed 14 residential lots, but the Final plat plan submission now is reduced to 11 residential lots, and 3 Out lots. Out los 1 and 2 are to be dedicated the to public.

The current zoning is agriculture, as it was the temporary zoning from annexed process. There are older and new developments all around this parcel.

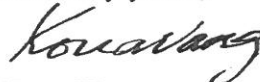
We intend to rezone to SR-C3, which will allow twin duplex, or total of 22 dwelling units, and conditional use permit is required for twin duplex by the dispersion rule. This is consistent with the character and extension of current twin duplex dwellings on the immediate opposite side of Portage Road. Our general intended pattern and distribution of densities and housing types are consistent with the intent of the Hanson Neighborhood Development Plan recommendations. The low medium density permits 8-11 dwelling unit per acre. With the 4.957 acres, this may allow 39-52 units. Our proposal should fall far below and within the unit counts.

A wetland delineation was completed by R. A. Smith National on December 19, 2017. We plan to adhere to the 75 feet setback requirement. This is the reason the preliminary plat asking for 14 residential lots is now being reduced to 11 lots.

We plan to start the site construction in 2020. This Portage Road lot has become a site for neighbor dumping trashes, grasses and weeds. We already spent much whole family members' times and money seeding and grading some areas so that we can maintain its good appearance, not to look like dumping ground for the trespassing neighbors. This site is suitable for homes, not dumping grounds.

Thank you for your consideration.

Sincerely yours,



Koua Vang

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July 11, 2019

Re: Vang Homesites 3600 Portage Road  
Conditional Approval item #19

The proposed Outlot 3 (which was Outlot 2 in the Preliminary Plat) is a landlocked private use. The conditional approval requires that the applicant obtain a private access by easement that does not require the access to cross the adjacent stormwater drainage way. We have made numerous unsuccessful attempts to obtain/purchase the private easement from the adjacent neighbor's land. Unlike public authority, private person like us cannot compel the adjacent landowners to grant any interest in land to us under the power of eminent domain. Therefore, we are asking that Conditional approval #19 be modified to allow a non-vehicular easement access to cross the adjacent stormwater drainage way and with a language stating that easement will be automatically terminated when Outlot 3 is sold to an adjacent landowner.

Thank you for your consideration.

Sincerely yours,



Koua Vang