



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

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Letter of Intent

Dear Planning Commission:

January 7, 2022

Robert Williamson and Karen Ehlenfeldt are the trustees for the Helen J. Galarowicz Rev Living Trust property. There is another set of CSM approvals being finalized for sale of some land to adjoining owners. This submittal is to be considered for approval per those 2 CSM's being fully recorded first. With that said, the current conditions of this property would be 4 parcels totaling 39.42 acres. Karen lives at 3779 Gala Way and currently owns a 2.01 acre parcel (proposed Lot 1) that needs to be correctly separated from the remaining lands. She also wants to retain some land to the southeast of her house for agricultural purposes only (proposed Lot 2 – 19.41 acres). The remaining land (proposed Lot 3 – 18.00 acres) will eventually be sold or divided depending on potential buyer's needs. Robert has been working with the Town, County and City staff for almost 2 years to determine all the potential options that could be done with this remaining land. The possibilities with TDR splits or simply selling the AG land as a whole has been overwhelming and complicated for the family and potential buyers. The need to create the correct parcels lines for this sale has become a clear necessity.

This certified survey map is the first step for any of those options to be considered. At this time, we ask that the City simply look at this CSM request as a lot line adjustment and technically reduction of parcels from 4 to 3. This will allow the family to modify the property into the correct parcels for moving forward. The plans for the land to sell would have to come before the city for approval as a separate land division.

Per application guidelines, I am providing the following information:

1. Number and Type/use of proposed lots:

Proposed Lot 1 (2.01 acres) will be for the existing residential single family home.

Proposed Lots 2 (19.41 acres) and 3 (18.00 acres) are going to be Agricultural uses only.

2. Existing conditions and uses of property:

The property is currently residential and surrounded by agricultural.

3. Development and phase schedule:

The residential lot is existing conditions with no changes. Lot 2 will remain agricultural and retained by Karen. Lot 3 will be marketed for sale with unknown development or timelines until a buyer is contracted. A rezone/csm will be completed on this lot if it is decided to divide versus selling as a whole parcel.

4. Names of persons involved:

Williamson Surveying & Associates LLC – Surveyors

Property owner: Helen J. Galarowicz Rev Living Trust
3779A Gala Way
Cottage Grove, WI 53527

Agent: Chris Adams
Williamson Surveying and
Associates LLC