



## **Letter of Intent**

### Tennyson Ridge Map Amendment, Preliminary Plat & Final Plat

The Map Amendment, Preliminary Plat and Final Plat are being submitted to the City of Madison for consideration to allow creation of an Outlot and modifications to lots 8-14 of the Tennyson Ridge Plat. The existing development is currently under construction and is zoned SR-C1. The area of this proposed Map Amendment and Re-plat are the lots along the west side of Eliot Lane. Lots 8-14 make up a total of 1.49-acres, and includes an existing Tree Preservation Easement at the back of lots 10 – 14.

The proposed amendment includes a map amendment from SR-C1 to SR-C2. The re-plat proposes to remove the existing tree preservation easement and create a new Outlot in its place. The creation of the Outlot will remove the burden of the easement from existing lots 10 – 14. The Outlot will be purchased by the National Heritage Land Trust and used by Lakeview Elementary School for environmental education purposes. The amendment from SR-C1 to SR-C2 will provide rear setback relief to allow a usable building envelop for the lots with shorter depths. We are proposing a small tree preservation easement on the back of proposed lots 4 and 5 to allow these lots to conform to the required average lot depth of 100-feet.

The side lot lines of existing lots 8 and 9 will be adjusted to allow the creation of an additional lot. Because of the Eliot Lane right-of-way alignment, Lot 1 will not meet the average lot depth requirement of 100'. We are requesting a variance for this requirement. This lot will have an average depth of 96.13'. With the proposed Outlot including existing lots 13 and 14, there will be one less buildable lot in the re-plat than what is in the original plat.

The project team consists of Habitat for Humanity (Developer) and Vierbicher Associates (Surveyor). The construction of Tennyson Ridge is anticipated to be completed in 2017. Habitat for Humanity is intending to construct single-family homes on the six (6) lots beginning in 2018.