



City of Madison
Plan Commission
215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2895
Madison, WI 53701-2985

February 3, 2015

Re: Letter of Intent – Land Use Application, Preliminary and Final Plats for The Delores Lillge Subdivision

Dear Sir or Madam:

Please accept the enclosed application from Habitat for Humanity of Dane County (HFHDC) to divide Lots 20 and 21, Heather Downs West (1 & 9 Cherbourg Court) and create the Delores Lillge Subdivision. HFHDC has retained the services of Burse Surveying and Engineering and is proposing to divide these two (2) vacant SR-V2 lots totaling 1.11 acres into six (6) lots zoned TR-C2, intended for single-family detached homes. Each home will have between 1000-1500 square feet of living space, an attached one-car garage, and one additional off-street parking space.

Storm water will be directed to a rain garden bordering the southern and eastern boundaries of the parcel via drainage easements along each shared lot line. Below are the proposed lot sizes with percentages of impervious surface:

- Lot 1- 16,167 sq. ft. 11.4% impervious
- Lot 2- 8,277 sq. ft. 20.8% impervious
- Lot 3- 6,514 sq. ft. 26.4% impervious
- Lot 4- 6,009 sq. ft. 29.8% impervious
- Lot 5- 6,054 sq. ft. 29.7% impervious
- Lot 6- 5,364 sq. ft. 32.2% impervious

Thousands of volunteers from across Dane county will come out to assist with construction, and when completed, these homes will be sold for appraised value to moderate-income owner-occupants for a zero-percent mortgage.

This land was most recently assessed at \$177,800 and we anticipate investing an additional \$130,000 of value per lot. Site work and infrastructure improvements would commence in July of 2015, with construction of the first four homes to be underway by the fall.

Delores Lillge worked for years as a teacher in the Madison school District, and left HFHDC a legacy gift in her estate. We hope this project honors her generosity by positively impacting this neighborhood for generations to come.

Regards,

A handwritten signature in black ink, appearing to read "Adam Helt-Baldwin".

Adam Helt-Baldwin

Construction Manager | **Habitat for Humanity of Dane County**
608-255-1549, ext. 105 | ahelt-baldwin@habitatdane.org | www.habitatdane.org
4-Star Charity | United Way of Dane County Partner Agency