



Mead & Hunt, Inc.
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October 16, 2012

City of Madison Planning Division
215 Martin Luther King Jr. Boulevard
Madison, WI 53701

Subject: **Letter of Intent**

Consolidation and re-division of lots 466-472 and Vacated River Birch Court, Eighth Addition to Blackhawk Subdivision, City of Madison.

McKenzie 300 Corporation is the owner of the subject property located in the southwest quarter of section 16, Township 7 North, Range 8 East, City of Madison

McKenzie 300 Corporation wishes to consolidate seven (7) lots and one cul-de-sac street identified as River Birch Court, located in the Eighth Addition to Blackhawk Subdivision for the purpose of re-dividing into two (2) lots by Certified Survey Map. The proposed re-configuration consists of combining Lots 466-472 and the right-of-way of River Birch Court into two (2) lots for sale and residential development. The new parcels will be approximately 1.4 acres and 2.4 acres in size. The parcels are currently zoned R1 and there is no proposal to change the zoning.

Mead & Hunt, Inc., along with personnel from McKenzie Corporation and Alderman Paul Skidmore, have met with the City of Madison Planning Division personnel to present the concept of the proposal. During the conceptual meeting, critical elements were discussed, and preliminary proposals reviewed and commented on by the Planning Department staff. Alderman Skidmore has indicated his support for the proposal and willingness to sponsor through the review process. In addition to the CSM submittal, a petition for the vacation of River Birch Court will be developed through Mr. Eric Pederson with City Engineering based upon exhibit and description provided by Mead & Hunt, Inc.

If the land division is not approved by the City Plan Commission or the Common Council, the owners wish to have the Street Vacation Petition withdrawn.

Mead & Hunt, Inc., on behalf of McKenzie 300 Corporation, hereby submits the following items along with the City of Madison Land Division Application:

- City of Madison Land Division Application and review fees.
- Site Plan delineating existing conditions including topography and utilities as marked by Diggers Hotline.

City of Madison Planning Division

October 16, 2012

Page 2

- Title Report by Dane County Title Company based upon the 60-year search criteria as required by the City of Madison Land Division Ordinance.
- Certified Survey Map consisting of two proposed lots.

If you have any questions, please contact me.

Sincerely,

MEAD & HUNT, Inc.



Sean Walsh

RLS

Attachments

cc: Mr. John McKenzie, McKenzie 300 Corporation
Mr. Paul Berns
Mr. Aris Gialamis