

# **SCHEMME L LAW LLC**

WISCONSIN / NEW YORK

June 11, 2015

Madison Plan Commission  
215 Martin Luther King Jr. Blvd.  
Room LL-100  
Madison, WI 53701

RE: Letter of Intent – Subdivision Application  
4018 Manitou Way & 4022 Manitou Way  
Tax Parcel Numbers 070933202023 & 070933202031

Dear Madison Plan Commission:

Please accept this Letter of Intent as part of the Subdivision Application submitted by Sean and Jerilyn Shannahan in regard to the above referenced properties.

The applicants currently own both 4018 Manitou Way ("4018") and 4022 Manitou Way ("4022") in the City of Madison, Wisconsin. With this Application, the applicants are seeking to modify the adjoining property line location for the two properties, through the approval of the included Certified Survey Map.

The zoning for both properties is TR-C1 (Traditional Neighborhood Consistent 1), which requires a minimum street frontage of fifty (50) feet and minimum land area of 6,000 square feet. Each property currently has sixty (60) feet of frontage on Manitou Way. The land area for 4018 is currently comprised of 7,860 square feet, while 4022 is comprised of 8,075 square feet.

The proposed revision of the adjoining lot line between 4018 and 4022 would move the North lot line of the 4022 property three feet (3'-0") North. As a result, the property at 4022 will have sixty three (63) feet of street frontage and a land area of 8,471 square feet. The property at 4018 will have street frontage reduced to fifty seven (57) feet and a resulting land area of 7,467 square feet. Therefore, both properties will continue to comply with the requirements of TR-C1 zoning after the lot line revision.

In addition, the TR-C1 zoning requires a side setback of not less than 7'-0". Following the proposed lot line adjustment of 3'-0", the SW corner of the existing structure on the 4018 property will be approximately 7'-6" from the property line. Thus, the 4018 Manitou property and existing structure will remain zoning compliant after the lot line revision. Further, the 4022 property will receive a new structure, which in its design, will be compliant with the required zoning setbacks for TR-C1.

MARK A. SCHEMME L, J.D., M.A. ADMITTED IN WISCONSIN & NEW YORK.

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At this time, the applicants have hired the professional survey company, Birrenkott Surveying, Inc., Anthony Kasper, 1677 N. Bristol Street, Sun Prairie, WI, 53590, to assist in the preparation of this Application and supporting materials.

The architecture firm of CaS4 Architecture, LLC, Marc Schellpfeffer and Paul Cuta, 3414 Monroe Street, Madison, WI, 53711, has been secured to design the applicants new home at 4022 Manitou Way. However, the applicants have not yet hired a general contractor for the proposed home building project. The undersigned serves as the applicant's legal counsel.

The applicants are also simultaneously engaged in the City approval process to secure a demolition permit for the existing structure on 4022 Manitou Way. As no interested parties have objected and the applications believe the demolition meets the City standards, the applicants are confident that the demolition permit will be issued in the near future.

Upon the approval of the applicant's Subdivision Application, the recording of the new CSM, and the subsequent issue of two new tax parcel numbers, the applicants intend move forward immediately. The applications hope to secure a general contractor and begin the process of planning the construction of a new home at 4022 Manitou Way this fall. The applicants have a general goal of beginning construction on a new home in late 2015, and completing construction in 2016.

Please direct all correspondence on the Subdivision Application to the Anthony Kasper, Birrenkott Surveying, Inc.

Sincerely,



Mark Schemmel, Esq.

Cc: Jerilyn & Sean Shannahan  
CaS4 Architecture, LLC  
Birrenkott Surveying, Inc.