



# **WILLIAMSON SURVEYING & ASSOCIATES, LLC**

**104A WEST MAIN STREET, WAUNAKEE, WI 53597**

**NOA T. PRIEVE and CHRIS W. ADAMS**

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June 3, 2014

**Door Creek Church  
6602 Dominion Drive  
Madison, WI 53718**

## **LETTER OF INTENT**

This site is currently zoned PD and has an existing Church and parking areas along with storm water detention areas all approved in the latest amendment to this PD. No conditions for the Church part of this PD are proposed to change and all information previously approved for business hours and use will remain accurate.

The church is looking to generate some additional money with the sale of a few building sites in the northerly most part of this site. We are requesting approval of a four (4) lot Certified Survey Map that would create three (3) new parcels as follows:

- Lot 1 - church lot – 1,308,237 sq.ft.  
remaining land where the church is currently located.
- Lot 2 - one duplex lot - 13,280 sq.ft.  
located on the corner of Annestown Drive and Hopewell Drive
- Lot 3& 4 - two single family lots - 8,740 sq.ft. each  
located between the proposed duplex lot and the existing Lot 113 of Reston Heights

The proposed new lots are shown on the Site Plan dated 6-2-2014 and included along with this packet. The proposed new Certified Survey Map is also included along with this packet. The single family lots are designed to match the size, shape and building area as all the surrounding lots located in the immediate vicinity. The duplex lot would be significantly larger in order to accommodate a duplex building site with the potential of having two driveways located either on Annestown Drive or Hopewell Drive depending on the future design. The remaining lot would continue to be used as the Church site along with substantial areas of green space.

This development should not greatly affect the current lot coverage and usable open space calculations. The value of the Church site should not be affected, but there would be the added value of the newly created building sites which would need to be appraised at time of creation. This project will not generate jobs at this time but the development of the new lots will in the future. No public subsidy is being requested for this project.

### **Project Team:**

Randy Olson, Door Creek Church

Chris Adams or Noa Prieve, Williamson Surveying and Associates LLC