



June 19, 2007

Revised: October 30, 2007

Mr. Bradley J. Murphy, AICP
Director of Planning
Dept. of Planning & Development
215 Martin Luther King Jr., Blvd
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
TORMEY RIDGE
12003 Mineral Point Road
Rezoning/Preliminary Plat

Dear Mr. Murphy:

The following is submitted together with the revised application and revised zoning descriptions for staff, plan commission and council consideration of approval of the proposed development. See attached Addendum A for description of plat revisions for your review.

Owners: Mineral Point Holdings, LLC
8500 Greenway Blvd., Suite 200
Middleton, WI 53562
Contact: Craig Enzenroth
(608) 836-0909
(608) 836-0990 Fax

Planner: Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562
(608) 836-3690
(608) 836-6934 fax
Contact: Randy Bruce

Engineer: Burse Surveying and Engin., Inc
1400 E. Washington Avenue, Suite 158
Madison, WI 53703
Contact: Michelle Burse
(608) 250-9263
(608) 250-9266 Fax

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Background:

Tormey Ridge is an 81.26 parcel of land on Madison's far west side, south of Mineral Point Road and immediately west of the Silicon Prairie™ Business Park.

Site Development Statistics:

The proposed development consists of a total of 170 lots, 5 of which are Outlots that will be dedicated to the public for park and detention purposes. Lots 27, 35 and 165 shall be zoned R4 and the remaining lots shall be zoned R1. See attached Addendum A regarding requested density on R4 lots and Inclusionary Zoning Units.

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary and final plats and record the same by the end of January, 2008. We anticipate grading operations to commence during the fall of 2008. The plat is proposed to be constructed in four phases with the final phase being completed in the fall of 2011.

Thank you for your time in reviewing our proposal.

Sincerely,



Michelle L. Burse, PE, RLS
President

Addendum A

Letter of Intent Tormey Ridge Preliminary Plat

Revised October 30, 2007

The items listed below are hereby made part of our application for preliminary plat approval for Tormey Ridge. These items also address items discussed previously with staff and reviewing agencies.

1. Plat includes Outlot 1 of Silicon Prairie Business Park Plat. This area is shown as lot 27 and is designated as R4 zoning with a density of 15 units per acre subject to item #13 below.
2. Realigned Hunters Gate Road to allow for a greater distance from the intersection of Hunters Gate and street "F Ave." (previously Tormey Ridge Trail) to Mineral Point Road to allow more stacking area for vehicle traffic entering Mineral Point Road.
3. Realignment of Hunters Gate Road also decreases the block length between Hunters Gate and "C street" (previously Trappers Trail).
4. Provides for a Bike Path Easement from Lot 27 through lot 35 to street "F Avenue" for connectivity going east / west.
5. Revised "E Street" (previously Woodland Ridge), and "D Street" and "B Street" (previously Windwood Way). Doing this addressed several items:
 - Allows for Bike path (Outlot 3) for connection from "F Ave" to "E Street"
 - Provides better grades for all three roads listed above
 - Provides grades for lots between "F Ave" and "E Street" to meet Usable Open Space requirements
 - Provides grades for lots between "C Street" and "E Street" to meet Usable Open Space requirements
 - As per Tree Survey which we previously furnished lowering this area will have no impact on trees
 - Allows for more land area to drain to the south for the entire plat.
 - Provides better access to the Park area between Lots 163 and 164
6. Relocated Detention basin in Park area which will allow for better use of park land and provides soils more suitable to infiltration.
7. Increase right-of-way on "F Ave" from 70 ft. to 80 ft.

8. Increased right-of-way on "C Street" from 60 ft. to 66 ft.
9. Adjusted street radiuses to meet the 150 ft. radius where requested.
10. Provide storm sewer easement at Lot 165 and through Lot 10 of Silicon Prairie to allow storm water to be piped from Outlot 5 and Detention/Infiltration Area of Lot 165 to established channel leading south to meet code requirements.
11. We will work with the City to rename streets as previously noted by staff. We would request consideration for "F Ave" to be named Tormey Ridge Trail as it recognizes the original settler of this farm.
12. As per our previously submitted Tree Inventory Plan we will preserve approx. 61% of trees and any tree which is to be removed we will spade plant replacements of oaks or other native hardwoods of (1) 3" to 4" caliper per 10" diameter of tree removed i.e. 30" tree would be replaced with (3) new trees. The planting location of replacements will be as specified by a Registered Consulting Arborist.
13. We have adjusted our density request on R4 lots from 20 units per acre to 15 units per acre to be averaged over Lots 27, 35 and 165.
 - Lot 27 is 5.654 acres @ 15 units per acre = 84 units
 - Lot 35 is 3.813 acres @ 15 units per acre = 57 units
 - Lot 165 is 6.433 acres @ 15 units per acre = 96 units
 - Total all R4 lots @ 15 units per acre = 237 units

In recognition of the existing single family lots along Mineral Point Rd in the Town of Middleton abutting Lot 27, we would restrict density on Lot 27 to 10 units per acre or 56 units provided the balance of 181 units (237 – 56) could be placed on Lots 35 and 165. Doing this would provide an average density over Lots 35 and 165 at 17.66 units per acre.

14. As per the Off Set Review concerning Inclusionary Zoning previously completed we would provide 6 IZ units and pay a fee in lieu of in the amount \$249,096. This compromise is offered condition on the 15 units per acre on R4 lots as outlined above in item 13.