

May 23, 2007

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
R-4 Planned Residential Development  
2425 Jeffy Trail  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: McKy-North, LLC  
906 Sauk Ridge Trail  
Madison, WI 53717  
608-836-9300  
Contact: Rick McKy  
rmcky@starkhomes.com

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Calkins Engineering  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
(608) 838-0445 fax  
Contact: Dave Glusick

Landscape Design: The Bruce Company  
2830 W. Beltline Hwy.  
Middleton, WI 53562  
(608) 836-7041  
(608) 831-4236 fax  
Contact: Steve Short

**Introduction:**

The proposed site is Lot 77 of the second addition to Hawk's Creek Plat. The Hawk's Creek Plat was approved by the Common Council on July 18, 2006 and the neighborhood plan amended in response to the plat. The property was zoned R-4 during the platting process. The proposed development and the resulting density conform to the R-4 zoning standards and neighborhood plan.

**Project Description:**

The development consists of a total of 30 condominiums in 5 four-unit buildings and 5 two-unit buildings. The buildings are all one story, some with an exposed lower level, and have a cottage-style architecture compatible with adjacent developments. The building exteriors will utilize an attractive, low-maintenance horizontal siding.

Each condominium has a private two-car attached garage. Parking for guests will be available in the condominium driveways with additional guest parking for 8 cars distributed throughout the site. Pedestrian access is maintained with sidewalks throughout the site and pedestrian connections to Jeffy Trail, the development to the north and the park to the south.

**Site Development Data:**

**Densities:**

Lot Area	230,844 S.F. or 5.29 acres
Dwelling Units	30 Units
Lot Area/D.U.	7,694 S.F./Unit
Density	5.6 Units/Acre
Open Space	100,559 S.F. (43.6%)
Usable Open Space	43,240 S.F.
Usable Open Space/D.U.	1,441 S.F./D.U.

**Dwelling Unit Mix:**

Three-Bedroom Townhomes	30
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**Building Height:**

1-2 Stories

**Parking**

Automobile	
Surface	8 spaces
Garage	<u>60 spaces</u>
Total	68 spaces

Bicycle	
Surface	8 spaces
Garage	<u>30 spaces</u>
Total	38 spaces

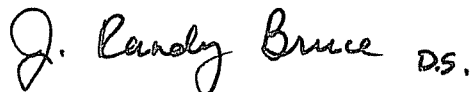
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**Project Schedule:**

It is anticipated that construction of the first building will start in Summer 2007 and be completed by Spring 2008. Construction of the remaining buildings will proceed as market conditions dictate, with overall completion scheduled for 2010.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

A handwritten signature in cursive script that reads "J. Randy Bruce D.S.".

J. Randy Bruce, AIA  
Managing Member