

The Ellefson Companies

SINCE 1975

Letter of Intent **PRD Request for Approval** **April 13, 2005**

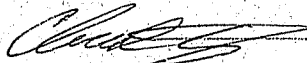
To: The City of Madison Plan Commission

The attached set of plans is a formal submittal approval request for PRD zoning on Lot 70 of the Twin Oaks subdivision (4659 Treichel St.).

The 24 unit condominium project will consist of two—12 unit buildings and will be named the "Marsh Creek Condominiums". As a builder/developer, we are planning to take this 86,254 square foot existing lot through the approval stages and start construction by August 1st, 2005. If sales are as we expect, we hope to complete this project by the end of summer in 2007. Our target price range is between \$129,900 and \$139,900. As per our Condominium Disclosure Documents, these units will be owner occupied. The make up of these buildings consists of units being approximately 950 square feet with two bedrooms and one bath. Each unit will have its own clothes washing location and garage. Some units will have tandem garages and some will have one car garages with a private storage area. Each building will have its own dumpster area with a private trash removal service.

For this project, we did the site work in house and had the assistance of Architect Jeff Groenier for plan modifications. This unit design is similar to favorable projects complete within the last five years in the City of Madison. Such projects include one on the corner of Gammon Lane and one off of Maple Grove Road.

Sincerely,



Chad Obright
Development Manager
The Ellefson Company