



Gallina Corporation
8500 Greenway Boulevard, Suite 200
Middleton, Wisconsin 53562

April, 15 2008

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
SCHEWE ROAD DEVELOPMENT
SCHEWE ROAD AND OLD SAUK ROAD
Rezoning/Preliminary Plat

Dear Mr. Murphy:

The following is submitted together with the applications and zoning descriptions for staff, plan commission and council consideration of approval of the proposed development.

Owners: Schewe Road Development Corp.
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:

The Schewe Road Development is a 23.09 acre parcel of land on Madison's far west side, south of Old Sauk Road and immediately west of Schewe Road. The parcel is bounded by undeveloped land on the south and west, a church to the east and a proposed school site to the north.

Site Development Statistics:

The proposed development consists of a total of 42 lots, 2 of which are outlots. Outlot 1 shall be dedicated to the public, but the landscaping within Outlot 1 shall be privately maintained by the owners of lots 1-4 under agreement with the city. Outlot 2 shall be dedicated to the public for detention purposes. Lot 40 and Outlot 2 shall be zoned R4 and the remaining lots (including Outlot 1) shall be zoned R1. Streets A and B are 895 ft and 896 ft in length respectively and both shall terminate in a temporary cul-de-sac until Street C is constructed. Street C shall not be constructed as part of this development. Cost to construct Street C and funds to be set aside for future construction shall be addressed in the city/developer agreement.

Public Utilities:

This tract of land is not within the Central Urban Service Area (CUSA) (See Attachment A) therefore staff as part of the resolution approving the preliminary plat should be authorized and directed to petition for inclusion into the CUSA. Public water exists at the northeast corner of the project at the southeast quadrant of Schewe Road and Old Sauk Road intersection. Sanitary sewer is 2000 feet east of the proposed development. Therefore, a temporary sanitary sewer lift station and force main shall be constructed within the public right of way of Old Sauk Road at the Developer's expense.

Stormwater Management:

The site shall be designed to comply with the following City of Madison standards: There are two proposed detention basins. 1. An easement area over the northeast portion of Lot 40, and 2. Outlot 2, as well as the lands east of Outlot 2 consisting of that portion of old Schewe Rd. being relocated. These two proposed detention basins will effectively store and release the post-development 2, 10, and 100-year storm events below the pre-developed peak rate. The detention basins will have at least 0.5 feet of freeboard above the 100-year peak water elevation. The sediment basin will effectively remove 80% of the total suspended solids resulting from the 1-year 24 hour storm event. The infiltration basin will ensure the post-development infiltration volume will be 90% of the pre-development infiltration volume, based on the average annual rainfall.

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Park:

The Elderberry Neighborhood Development Plan indicates no planned parks within this tract of land. Therefore fees-in-lieu of dedication shall apply.

Development of Lot 40:

The proposed rezoning of Lot 40 is R4, although there may be a latter request to PUD. The Elderberry Neighborhood Plan designates the density of this lot as low – medium residential, 8 – 11 units per acre. It is anticipated that Schewe Road Development Corp. will be proposing a development of 126 units of housing for this site, or 16.63 units per acre on the 7.573 acre lot. We would ask that any conditions of approval provide for latitude to allow the plan commission and common council to have discretion to approve this higher density based upon site and building design. Schewe Road Development Corp. recognizes that the lot will be subject to a general IZ LURA until the specific use has been approved for this lot.

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 October, 2008. We anticipate grading operations to commence during the fall of 2008. The plat is proposed to be constructed in one phase.

Thank you for your time in reviewing our proposal.

Sincerely,



Craig Enzenroth
Schewe Road Development Corp.
Agent