

Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704

April 12, 2007

Madison Plan Commission
215 Martin Luther King Jr. Blvd Rm LL-100
PO Box 2985
Madison, WI 53701-2985

This is a letter of intent for development of a P.U.D on the property described as The Burning Wood Project, ("The Development"). The project currently lies within the boundaries of the Town of Westport, Wisconsin, but has been petitioned for annexation into the City of Madison, Wisconsin ("the City") per the Annexation/Attachment Agreement between Cherokee Park, Inc ("CPI, Inc.") and the City. Within the Attachment Agreement, the property is described as the "lands at the end of Burning Wood Way".

CPI, Inc. intends to develop 3 duplex condominium homes (6 total dwelling units) on a 3.5416 acre parcel (approximately 154,274-sf) as described further in this letter of intent. These units are proposed to be single family, privately owned condominiums under condominium bylaws created by CPI, Inc.

CPI, Inc. intends to maintain through the condominium association garbage collection, snow removal, lawn and plant maintenance, and the basic upkeep of the area as described within these condominium bylaws.

The condominium association further intends to maintain and 'police' the 75' wetland buffer zone as described in the attached property description so as to conform to regulations set forth by wetlands regulations.

The condominium association will maintain the fire lane and pedestrian path adjacent to The Development in accordance with the other standards in The Development, including snow removal, lawn and plant maintenance, and basic upkeep. CPI, Inc. agrees to pay for the initial cost of installing the fire lane and pedestrian path. Any replacement or repair of the fire lane and pedestrian path shall be the financial responsibility of The City.

CPI, Inc. intends to construct said structures and sites using methods described within "The Green Built Home" New Home Checklist to the extent reasonably feasible.

Thank You for Your Consideration-

Craig Makela
Construction Project Manager
Cherokee Park, Inc.

PROJECT INFORMATION

PROJECT NAME: BURNINGWOOD WAY PROJECT

DEVELOPER: CHEROKEE PARK, INC
13 CHEROKEE CIRCLE
MADISON, WI 53704

GENERAL CONTRACTOR: CHEROKEE PARK, INC

ENGINEER: DAN MURRAY, PE

SURVEYOR: BIRENKOTT SURVEYING

PROJECT COORDINATOR: CRAIG MAKELA, PROJECT MANAGER
CHEROKEE PARK, INC

SITE ENGINEER: GENERAL ENGINEERING

TOTAL GROSS SQUARE
FOOTAGE OF (3) BUILDINGS
(FOOTPRINT): APPROX. 17,500 SF

SQUARE FOOTAGE OF
(ACERAGE) OF SITE): 154,274-SF (3.5416 ACRES)

OF DWELLING UNITS
TOTAL: 6

OF UNITS PER BUILDING: 2

OF BEDROOMS PER
DWELLING UNIT/TOTAL
PER BUILDING/PER LOT: 4/8/24

ESTIMATED POTENTIAL #
OF SCHOOL CHILDREN
GENERATED BY PROJECT: 18

DESCRIPTION OF TRASH
REMOVAL AND STORAGE,
SNOW REMOVAL, AND
MAINTENANCE EQUIPMENT: CHEROKEE PARK, INC. WILL COLLECT AND DISPOSE
OF ALL HOUSEHOLD TRASH GENERATED BY
DEVELOPMENT. CPI WILL ALSO BE RESPONSIBLE FOR
SNOW REMOVAL FOR THE DEVELOPMENT.

CONSTRUCTION SCHEDULE:

DEVELOPER PLANS TO BEGIN CONSTRUCTION IMMEDIATELY FOLLOWING APPROVAL. FORMAL TIMELINE TO BE DETERMINED UPON APPROVAL. ESTIMATED TIME FOR COMPLETION IS APPROX. 6 MONTHS AFTER COMMENCEMENT, WEATHER PERMITTING.

EXISTING CONDITIONS:

SITE IS 80% CLEARED FOR CONSTRUCTION. EXISTING GRADES ARE TO BE USED AS CLOSELY AS POSSIBLE, WITH CUT/FILL QUANTITIES AND FINAL GRADES TO BE DETERMINED UPON FINAL APPROVAL OF APPLICATION.
SUBSURFACE EXPLORATION REPORT ATTACHED.

ATTACHMENTS:

- SUBSURFACE EXPLORATION REPORT
- LOCATION SKETCH
- P.U.D MAP(S)
- ANNEXATION MAP(S)
- BUILDING ELEVATIONS IN 1/8" SCALE
- DIMENSIONED FLOOR PLANS OF EACH LEVEL
- GROSS SQUARE FOOTAGE OF EACH BUILDING
- EROSION CONTROL AND STORM WATER DETENTION PLAN
- PLAN OF ON-SITE FIRE HYDRANTS AND HYDRANTS WITHIN 500FT OF PROPERTY