

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

April 2, 2008

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

Re: Letter of Intent
1507 Burning Wood Way
Rezoning Application
Final Plat Application

Owner: Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
Contact: Craig Makela
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Project Manager: Craig Makela
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Project Engineer: Dan Murray, PE
Cherokee Park, Inc
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Site Engineer: General Engineering
Scott Anderson, PE
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Portage, WI 53901
(608) 742-2169
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Storm Water Mgt: Montgomery Associates: Resource Solutions, LLC
Ann-Marie E Kirsch, PE
2820 Walton Commons West, Suite 135
Madison, WI 53718
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Surveyor: Birrenkott Surveying, Inc
Patrick Cowell
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1677 N Bristol St
Sun Prairie, WI 53590
(608) 837-7463
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Enclosed Submittals:

- Final Plat w/Legal Description
- Land Use Application (PUD Zoning Requested)
- Subdivision Application
- Site Plan
- Landscape Plan
- Project Narrative
- General Design Standards
- Associated Fees

Project Summary:

Cherokee Park, Inc (CPI) requests changing our existing PUD from one single condominium lot to a (4) lot final plat, including (3) fee simple saleable lots and (1) outlot which includes a wetland and subsequent 75' buffer zone. This outlot will be retained by CPI, Inc.

Existing Conditions and Uses:

The development is currently approved for the construction of (3) duplex homes on a single condominium lot. Changes in the real estate market and a general sentiment from the Cherokee Park Neighbors have led us to this change in application.

Development Schedule:

CPI intends to develop the entire site to include public utilities (nearly completed), streets, sidewalks, etc. in the summer of 2008, with individual lot sales and home construction to begin immediately following.

Character and Quality:

CPI will act as General Contractor in the building of the single family homes, and will reserve the right for architectural review.

CPI respects the natural beauty of the site and considers it as asset to developing a high-quality, urban, walkable neighborhood in a park-like setting.

Design character will be controlled with covenants and restrictions that include specific design standards for the entire development. The emphasis of these covenants will be on natural building materials and design with an 'eco-friendly' approach, as well as a strong emphasis on storm water management practices to protect the sensitive surrounding areas.

Proposed general design standards are attached.