



March 8, 2005

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
First Addition to Nelson's Addition to Rustic Acres
202 & 302 Rustic Acres
Preliminary Plat Rezoning Request

Dear Mr. Murphy:

The following is submitted together with the plat, application and rezoning application for plan commission and council consideration of approval of the proposed development.

Owners: Starkweather Square, LLC
2134 Atwood Avenue
Madison, WI 53704
Contact: Douglas Nelson
(608) 244-4990
(608) 244-0205 Fax

Project: PRELIMINARY PLAT OF FIRST ADDITION OF NELSON'S ADDITION TO
RUSTIC ACRES
202 & 302 Rustic Acres
Madison, Wisconsin

Engineer: Burse Surveying and Engineering, Inc
1400 E. Washington Avenue, Suite 158
Madison, WI 53703
Contact: Michelle Burse
(608) 250-9263
(608) 250-9266 Fax

Letter of Intent

PRELIMINARY PLAT OF FIRST ADDITION OF NELSON'S ADDITION TO
RUSTIC ACRES

Page 2

Development Location

This project consists of 9.7672 acres and is located approximately 100 feet south of Nelson's Addition to Rustic Acres. It is bounded on the north by the City of Madison Greenway, the east by Rustic Drive and the west by the plat of Grandview Commons.

Site Development Statistics:

The proposed development consists of a total of 35 lots. Lots 33 – 64 are single family home sites. The three Outlots shall be dedicated to the public for stormwater management purposes.

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary plat on or before May 17, 2005. The subdivision contract covering the public infrastructure will then be finalized and construction of phase one of the plat improvements beginning in the late summer of 2005 with completion scheduled for the summer of 2006. After completion of phase one of the plat improvements, individual lots will be available for building permit. It is anticipated that the lots in this development will be built-out by spring of 2009.

Service Management and Maintenance:

Each lot within this district will be privately owned and managed. Building and site maintenance will be the responsibility of the property owner. The City will provide typical public services such as snow and trash removal and public street maintenance. The maintenance of any private service driveways and walkways will be the responsibility of the individual lot owner.

Social and Economic Impact:

The PRELIMINARY PLAT OF FIRST ADDITION OF NELSON'S ADDITION TO RUSTIC ACRES has been designed to meet the needs of the City. More specifically it implements the City's new Inclusionary Zoning. The development provides a diversity of housing for all income levels.

The development will have a positive economic impact. Significant tax increases will be generated from developing the property while the design minimizes public services.

Letter of Intent
PRELIMINARY PLAT OF FIRST ADDITION OF NELSON'S ADDITION TO
RUSTIC ACRES
Page 3

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Nelson', written over a horizontal line.

Douglas Nelson