

December 4, 2013

Mr. Matt Tucker
Zoning Administrator
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

Re: Mill Creek Estates Condominiums – Revised Unit Mixture
Major Alteration to Existing Conditional Use Permit

Dear Mr. Tucker:

This letter of intent accompanies revised plans for a major alteration to the Conditional Use Permit (CUP) for Mill Creek Estates Condominiums, located at 2502 Jeffy Trail in the Hawk's Creek subdivision. This 5.3-acre parcel is currently zoned as a Planned Residential Development (SR-V2) and received a conditional use permit in 2007 for construction of 30 dwelling units.

Plans and a Land Use Application for this project were submitted for review on July 31, 2013. Since that time there has been a change in the ownership group and a further reduction in density for the 'middle' units within the development (three 2-units are being replaced with 4 single units). In addition, Units #6 and #7 have been issued building permits and are being constructed per the approved (2007) plans. Otherwise the plans are substantially the same as those submitted in July.

As we originally indicated in our submittal, changes in the housing market have required us to revisit the site plan for this parcel and re-evaluate the types and density of housing units. The original site plan included a variety of two and four unit building types with the bulk of the site consisting of four unit buildings. Since the approval of the original CUP, four structures have been constructed on site including one 4-unit building in the northeastern corner of the site, and three 2-unit buildings to the south of Mill Creek Drive.

The proposed amendments to the existing CUP include revising the unit type and density on the site. The approved CUP includes five duplexes, (three of which have already been constructed) and four four-unit buildings (one of which has already been constructed). In this amended application, the remaining two-unit buildings will be retained, but the four-unit buildings will be replaced with six one-unit buildings. These amendments adjust the original density from 30 units (5.6 dwelling units/acre) to 26 units (4.9 dwelling units/acre). The primary infrastructure of the site remains the same as the original CUP with the new duplex units distributed throughout the site.

The proposed duplexes include three different footprints and layouts and maintain the architectural styling of the existing buildings on the site. New duplex units will include three bedrooms per dwelling unit with private access and attached garages to accommodate two vehicles per unit. The single units will have three bedrooms and a two-car garage. All other amenities and stormwater management features will remain the same but will be adjusted for the new building footprints proposed.

The anticipated development schedule will be a phased approach over a number of years, dictated by what the residential market will absorb. The next phase of the project proposed will be to extend Mill Creek Drive westward from the current terminus near Units 25 and 26.

If you should have any questions about our application materials, please do not hesitate to contact one of our team members:

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Owner/Developer:

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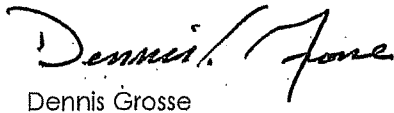
Architect:

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Sincerely,
Ice Age Development, LLC



Dennis Grosse