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8 March 2006

Plan Commission
c/o Dept. of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd
Madison WI 53703

Re: (Preliminary) Plat of Badger Mill Creek

Dear Chair and Members of the City of Madison Plan Commission:

We are the attorneys for Rick McKy.

Mr. McKy has under contract to purchase the Ripple-Sonntag-Morley parcels which are in the process of being annexed from the Town of Verona to the City of Madison. By the time that the Plan Commission is to consider the applications for preliminary plat approval and for rezoning, the three parcels will have been annexed to the City of Madison.

The three parcels are all within the High Point – Raymond Neighborhood Development Plan Area.

The proposed preliminary plat of Badger Mill Creek and the proposed zoning is strictly consistent with the amended High Point – Raymond Neighborhood Development Plan.

The proposed development consists of twelve R1 zoned lots (larger single family lots located adjacent to the estate lots located in the Town of Verona and configured to preserve the tree barrier along the eastern portion of the proposed plat) for single family housing; sixty-four R2T lots for single family housing; and two R4 lots for medium density condominium development. The development also contains six outlots. Outlots 1 and 4 are reserved for water detention, Outlots 2 and 3 are reserved for future roadway and development, Outlot 5 is reserved for city park, and Outlot 6 is reserved for greenway.

As previously stated, the proposed preliminary plat is in strict conformity with the amended High Point – Raymond Neighborhood Development Plan.

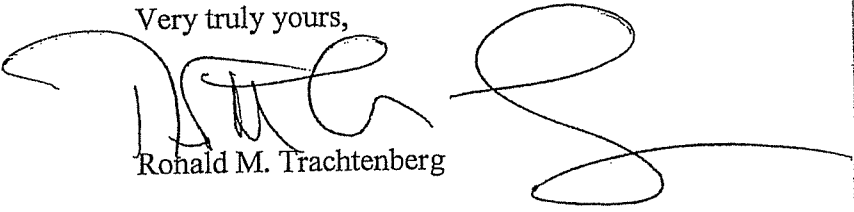
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Very truly yours,


Ronald M. Trachtenberg

RMT:srp
051063
letter of intent
Enclosure