



SIEGER LLC

ARCHITECTURE

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LETTER OF INTENT

February 20, 2006

Plan Commission
215 Martin Luther King Jr Blvd
Madison, WI 53703

Re: Conditional Use Permit for 4226 Owl Creek Drive

The following application is intended to serve as a request for a conditional use permit for Owl's Nest, a 4 unit multifamily building located at 4226 Owl Creek Drive, Owl Creek Subdivision Lot 41. The parcel number of the property is 071027414011. The plat has final approval and was released to allow construction of a building. 4226 Owl Creek Drive is currently zoned R-4, which allows for a 4 unit residential building if approved as a conditional use. The lot currently has a slight slope of 6' from west to east and is vacant with no existing buildings.

- The property owner and contractor of the project is Premier Builders, Inc. – Kevin Acker
- The architect of the project is Sieger Architecture – Bob Sieger

The Building is intended to be 100% residential divided into 4 separate condominium units. Each unit has three bedrooms between two floors with approx. 2,285 square feet plus the garage. The total gross square footage of the building is 10,896. The site has a square footage of 13,280. Each Garage houses two parking stalls; there is also 1 surface-parking stall.

Construction will begin as soon as possible, which we anticipate will be in early April. Building construction plans are approved per IBC code requirements. We expect to complete construction 4 months after starting.

While under construction we will have 15 yard dumpsters in rear of lot with a tracking pad across the back of lot where the future driveway will be. Snow removal by contractor as needed however this will be a spring/summer construction and none should be needed. Portable toilets will be on site and no other equipment other than a lift used one day for trusses will be needed.

