

July 13, 2005

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Buckeye Meadows
Rezoning R-1 to R-3
4601 & 4613 East Buckeye Road
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the preliminary & final plat application, application and zoning text for staff, plan commission and common council consideration of approval.

Organizational structure:

Owner: Fred Miller
Miller Construction, Inc.
2318 Vondron Road
Madison, WI 53718
608-221-3111
608-221-8130 fax

Architect: Knothe & Bruce Architects, LLC
7601 Elmwood Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Project: Buckeye Meadows
4613 East Buckeye Road
Madison, WI

Engineer: Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax

Introduction:

This development proposal is located on an 8.5 acre site on the south side of Buckeye Road just east of Hwy 51. The site is bordered by single family homes to the north and east, the Union Pacific rail corridor to the south and a church to the west. The site slopes significantly from the northeast corner down to the southwest corner of the property.

The intent of this development is to create a low-density residential neighborhood that will be integrated with the adjacent single family development. A total of 32 duplex condominiums and 1 single family residence is proposed using standard R-3 zoning.

The alderperson and the neighborhood association have expressed support for the rezoning to allow for additional owner-occupied housing in this location.

Site Development Data

All lots and structures will meet R-3 Zoning requirements. The Inclusionary Zoning plan is submitted along with this rezoning application.

Densities:

Dwelling Units	33 Units
Lot Area	370,260 sf (8.5 acres)
Lot Area / D.U.	11,220 sf /du.
Density	3.8 du/acre

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Project Schedule & Management:

This project will be a phased development with construction of Phase I planned to start in late fall of 2005. Completion of Phase I is scheduled for late fall 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2008. The inclusionary dwelling units will be phased in at a similar rate as the market rate homes.

The proposed phasing is as follows:

Phase	Building #	Total Units
Phase I	1-3,17	8
Phase II	13-16	8
Phase III	4-12	17

The development will be owned and operated as a condominium property. The condominium association will provide all the requisite private services for a well-managed and maintained development. The condominium plat will be submitted in the future.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member

