



February 09, 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
NELSON'S ADDITION TO RUSTIC ACRES
4610 Rustic Drive
Rezoning

Dear Mr. Murphy:

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

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

Project: NELSON'S ADDITION TO RUSTIC ACRES
4610 Rustic Drive
Madison, Wisconsin

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

1400 East Washington Avenue + Suite 158 + Madison, Wisconsin 53703
608.250.9263 + Fax 608.250.9266

Background:

NELSON'S ADDITION TO RUSTIC ACRES is a 9.1 acre development on the south side of Milwaukee Street and east and west sides of Rustic Drive on the City's east side. The development has been designed to create a use in harmony with the existing neighborhood uses. A mix of affordable residential uses is planned within the development including single family, duplex homes, and multi-family units (4 families).

Site Development Statistics:

The proposed development consists of a total of 32 lots. Lots 1 – 4 shall be zoned R3, Lots 5 – 22 shall be zoned R2S, Lots 23 – 29 shall be zoned PUD-GDP-SIP and Lots 30- 32 shall be zoned R4. The lot numbers (**per the Preliminary and Final Plats**), their uses and sizes are listed below.

<u>Plat</u> <u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Lot Area</u>	<u>Permitted Dwelling Units</u> <u>Max.</u>
Lot 01:	DUPLEX	15,524	2
Lot 02:	DUPLEX	12,691	2
Lot 03:	DUPLEX	9,518	2
Lot 04:	DUPLEX	9,467	2
Lot 05:	SINGLE	6,929	1
Lot 06:	SINGLE	6,577	1
Lot 07:	SINGLE	6,738	1
Lot 08:	SINGLE	7,423	1
Lot 09:	SINGLE	7,708	1
Lot 10:	SINGLE	7,762	1
Lot 11:	SINGLE	8,864	1
Lot 12:	SINGLE	7,938	1
Lot 13:	SINGLE	8,325	1
Lot 14:	SINGLE	15,095	1
Lot 15:	SINGLE	15,904	1
Lot 16:	SINGLE	13,077	1
Lot 17:	SINGLE	11,757	1
Lot 18:	SINGLE	8,853	1
Lot 19:	SINGLE	7,000	1
Lot 20:	SINGLE	6,900	1
Lot 21:	SINGLE	6,900	1
Lot 22:	SINGLE	6,598	1

Lot 23:	DUPLEX	7,559	1
Lot 24:	DUPLEX	8,451	1
Lot 25:	DUPLEX	11,240	1
Lot 26:	DUPLEX	12,473	1
Lot 27:	DUPLEX	11,054	1
Lot 28:	DUPLEX	8,313	1
Lot 29:	DUPLEX	7,240	1
Lot 30:	4-UNIT	13,868	4
Lot 31:	4-UNIT	13,824	4
Lot 32:	4-UNIT	15,683	4

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary and final plats, the General Development Plan for lots 23 - 29 and the Specific Implementation Plan for lots 23 - 29 on or before March 29, 2005. The subdivision contract covering the public infrastructure will then be finalized and construction of the plat improvements will begin Spring, 2005 with completion scheduled for Summer, 2005. After completion of 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 2006. Landscaping will be completed with the construction of each lot.

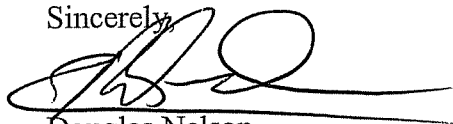
Social and Economic Impact:

The 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.

Thank you for your time in reviewing our proposal.

Sincerely,



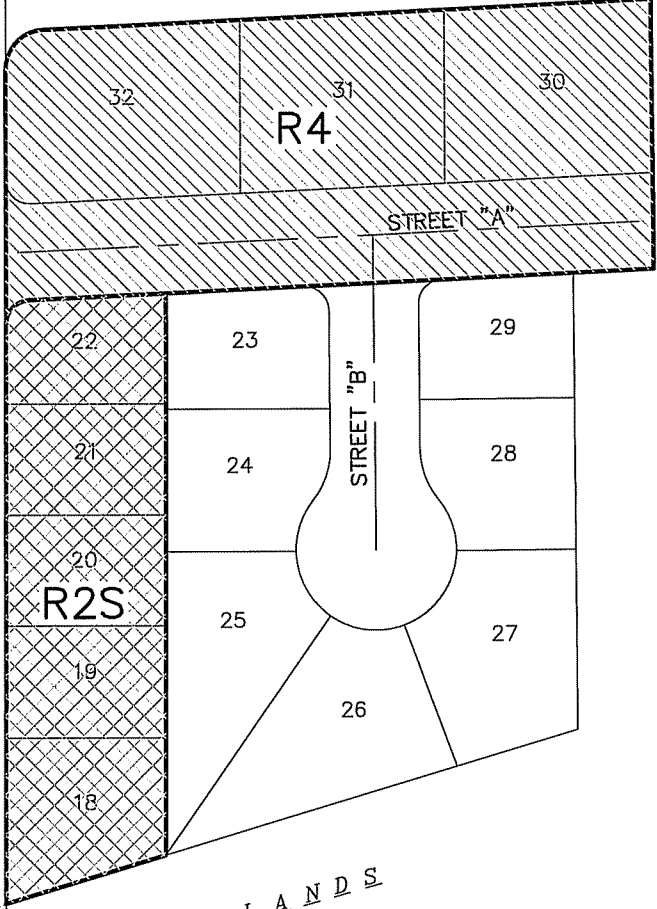
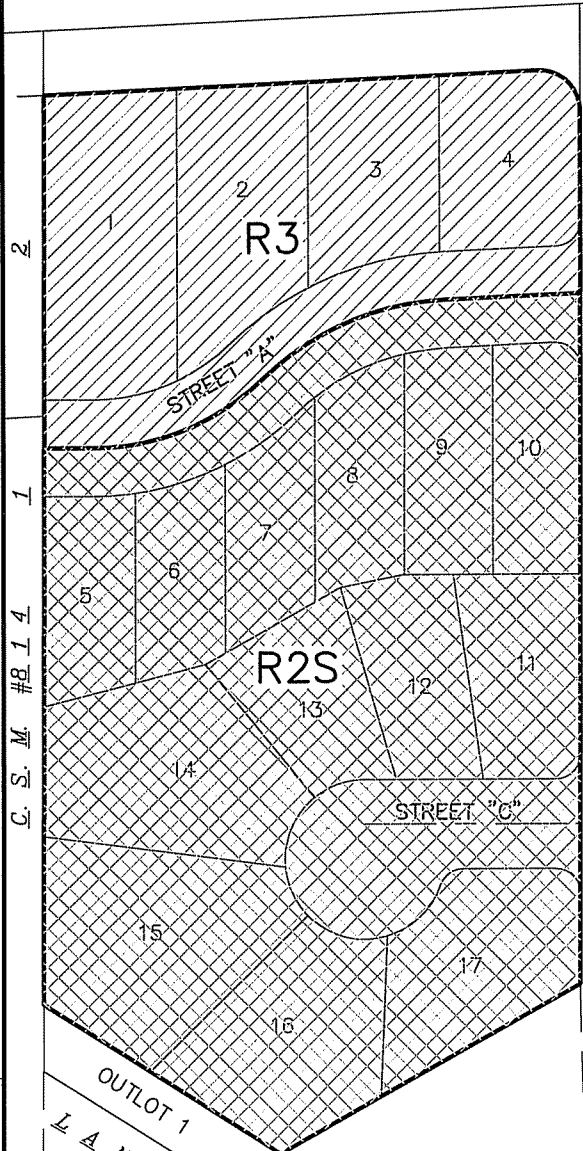
Douglas Nelson
Member
Starkweather Square, LLC

REZONE MAP

1
 C. S. M.
 #5 6 6 2
 LANDS
 METRO
 TERRACE
 T

8 METROTECH

MILWAUKEE STREET



SCALE = 1" = 120'

Burse surveying & engineering 1400 E. Washington Ave. Suite 156 Madison, WI 53703 608.250.9263
 C. S. M. #814