

Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704

February 15, 2008

Madison Plan Commission
215 Martin Luther King Blvd Rm LL-100
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
Fifth Addition Residential Development
North Sherman Ave
Rezoning Application
Preliminary/Final Plat Application

Owner: Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
Contact: Craig Makela
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Project Manager: Craig Makela
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Land Planner: Schreiber/Anderson Associates, Inc
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Project Engineer: Dan Murray, PE
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Site Engineer: General Engineering
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Storm Water Mgt: Montgomery Associates: Resource Solutions, LLC
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Surveyor: Birrenkott Surveying, Inc
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Enclosed Submittals:

- Preliminary/Final Plat w/Legal Description
- Land Use Application (R1 Zoning Requested)
- Subdivision Application
- Inclusionary Zoning Application/Waiver Request
- Storm Water Management Plan
- Site Plan
- Grading and Drainage Plan
- Utility Plan
- Landscape Plan
- Tree Preservation Plan
- Proposed Public Street Design
- Project Narrative
- General Design Standards

Not Included as Required:

- 60 Year Title Report (Under cooperative agreement with City Real Estate Office, the City has ordered this report for upcoming land sale). Please contact Jeff Ekola with questions.

Project Summary:

Cherokee Park, Inc (CPI) requests approval of a 47-Lot residential subdivision on the lands commonly known as the 'Fifth Addition to Cherokee Neighborhood'

(5TH Addition). Planning to date has been done in accord with the City of Madison's (City) Special Area Plan (SAP) adopted on 01-16-2007.

The property consists of 40+/- acres annexed into the City on 02-11-2008. The property is currently in the process of a CSM review by City Planning staff. The portion of the property, described as Outlot 1, is slated to be conveyed to the National Heritage Land Trust in May, 2008 through a fee simple exchange, which will then be conveyed to City Parks Department.

The remaining property (26.0263 Acres) will be divided into 47 lots to be sold fee simple, with various outlots retained by CPI for storm water management purposes, and streets and associated ROW's conveyed to the City. As indicated in the enclosed plans, several lots will have easements recorded which allow for storm water management, as well.

The property is to be entered via North Sherman Avenue, with a pedestrian/bicycle path connecting it to the Burning Wood Development to the West.

Existing Conditions and Uses:

The majority of this property is currently used for agricultural purposes. A portion of the remaining lands are used as a stockpile for fill excavated from previous development. This stockpile will be distributed on site to accommodate the proposed grading plan. The remaining lands should be described as wooded. Every effort will be made to assure the integrity of the majority of this area, as indicated in the tree preservation plan.

Development Schedule:

CPI intends to develop the entire site to include public utilities, streets, sidewalks, etc. in the fall of 2008, with individual lot sales and home construction to begin immediately following. Our current plan calls for building 7-10 units per year. At this rate, the development should be completed in 2013-2015.

Character and Quality:

CPI will act as General Contractor in the building of the single family homes, and will reserve the right for architectural review.

CPI respects the natural beauty of the site and considers it as asset to developing a high-quality, urban, walkable neighborhood in a park-like setting.. Design character will be controlled with covenants and restrictions that include specific design standards for the entire development. The emphasis of these covenants will be on natural building materials and design with an 'eco-friendly' approach, as well as a strong emphasis on storm water management practices to protect the sensitive surrounding areas.

Further restrictions will be placed on lots located in 'eco-sensitive' areas, including, but not limited to, lots within the FEMA flood plain 300-foot buffer zone, which have specific lot size (15,000-SF and 100' road frontage) and maximum impervious surface limits (33% lot size).

Proposed general design standards area attached.