

February 6, 2006

Mr. Brad Murphy  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

Re: Letter of Intent  
Second Addition to Grandview Commons Neighborhood

Dear Mr. Murphy:

On behalf of Veridian Homes, Inc., we are pleased to submit the Second Addition to Grandview Commons Neighborhood R2T, R2Y, R2Z, Conservancy, and PUD:GDP rezoning request. The following plan, plat, application, and zoning text are submitted for staff, plan commission, and council consideration for approval. The design and development team is excited to continue the development and implementation process of the Sprecher Neighborhood.

Submittal Contents:

- Zoning & Neighborhood Summary Document
- Inclusionary Zoning Application
- Preliminary Plat

Owners:

Great Neighborhoods East, LLC.    Jeff Rosenberg  
6801 South Town Drive                David Simon  
Madison, Wisconsin 53713  
Tel: (608)226.3100  
Fax: (608)226.0600

**Vandewalle & Associates**

120 East Lakeside Street • Madison, Wisconsin 53715 • 608 255-3988 • 608 255-0814 Fax  
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414 441-2001 • 414 732-2035 Fax  
va@vandewalle.com

Planning • Creating • Rebuilding

East Madison Real Estate V, LLC. John Brigham  
131 South Page Street  
Stoughton, Wisconsin 53589  
Tel: (608)692-0821  
Fax: (608)877-0330  
jbmw@sbcglobal.net

Design Team:

Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Tel: (608) 255-3988  
Fax: (608)255-0814

Brian Munson  
Chris Landerud

D'Onofrio Kottke  
7530 Westward Way  
Madison, Wisconsin 53717  
Tel: (608) 833-7530  
Fax: (608) 833-1089

Dan Day

Development Information:

The Second Addition to Grandview Commons Neighborhood is located North of Grandview Commons, south of Milwaukee Street, and just east of Interstate 90/39.

Parcel Information

See attached document

Site Breakdown

For a detailed site breakdown between zoning classifications please refer to the attached neighborhood application.

Development Concept:

See attached document

Project Highlights:

- Varied single-family residential options feature a range of sizes and prices, front porches, recessed or alley loaded garages, reduced setbacks, and strong architectural character
- Wide range of residential housing options
- A network of park spaces for all residents to enjoy, neighborhood stormwater management systems, and conservancy areas
- Integrated network of interconnected streets and carefully placed cross sections, designed to accommodate automotive traffic while remaining focused on the pedestrian level

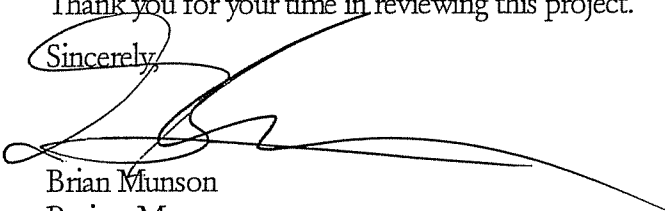
Project Schedule:

Phase One Public Improvement Construction 2006

We look forward to working with you and your staff on this plan and the development of this growing neighborhood on the east side of Madison.

Thank you for your time in reviewing this project.

Sincerely,



Brian Munson  
Project Manager

Cc: Dan Day  
Don Esposito  
Jeff Rosenberg  
David Simon  
Alderman Cnare