

**LETTER OF INTENT**  
**TO THE PLAN COMMISSION AND**  
**CITY COUNCIL OF THE CITY OF MADISON**

PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN  
PUD (SIP)

Condominium Development  
Lots 1, Certified Survey Map No. 12128,  
6733 Fairhaven Road  
in the City of Madison, Dane County, Wisconsin,  
to be known as Savanna on the Park Phase 4

***Application Submittal Date:*** June 27, 2007

***Project Name:*** Savanna on the Park  
Phases 4

***Owner:*** Savanna on the Park, LLC  
951 Kimball Lane  
Verona, Wisconsin 53719  
Contact: Tom Frydenlund  
(608) 848-0080

***Project Manager:*** Charles Elliott  
Elliott Construction, Inc.  
8605 Fairway Place  
Middleton, Wisconsin 53562  
(608) 836-8214

***Designer:*** Mr. Casey Louthier  
Louthier & Associates Designs, LLC  
120 Telemark Parkway  
Mt Horeb, Wisconsin 53572  
(608) 206-0185

***Engineer:*** Mr. Marvin Hansen, P.E.  
Royal Oak Engineering  
5610 Medical Circle, Suite 6  
Madison, Wisconsin 53719  
(608) 274-0500

**Landscape Architect:** Mark Allen  
Olsen Wills Landscaping  
4387 Schwartz Road  
Middleton, Wisconsin 53562  
(608) 827-9401

**Legal:** Mr. Ronald M. Trachtenberg  
Murphy Desmond S.C.  
2 East Mifflin Street, Suite 800  
Madison, Wisconsin 53703  
(608) 268-5575

**Project:** 12 Condominium development located on Lot 1 6733 Fairhaven Road) of Certified Survey Map No. 12128, in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very popular Cross Country neighborhood, 12 condominium units  
6733 Fairhaven Road totaling 7,827 square feet of dwelling unit improvements.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Field stone walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches will be provided for all ground units of the townhouse condominiums and a variety of landscaping will be used to act as screening or for general separation. Lot 1 will share a joint driveway with the adjoining property. The joint driveway agreement allows for improved site planning and more greenspace for all areas of the development

**Uses/Family Definition:** The uses of Lots 2 and 3 are as follows:

<u>CSM Lot No.</u>	<u>Permitted Use</u>	<u>Lot Area</u>	<u>Permitted Dwelling Units</u>	<u>Bedrooms</u>
Lot 1	Townhouse Condo Units	26,271 s.f.	12	24

The improvements to Lot 1 6733 Fairhaven Road shall consist of one townhouse style building with 12 condominium units. The units, limited common elements, and the common elements of the condominium shall be used for single family residential purposes only as that term is defined in the R1 zoning code. To further assure that the condominium units will be owner occupied,

the condominium declarant shall commence marketing of the units following issuance of a building permit by the City of Madison. The declarant shall list the units with real estate brokers participating in a multiple listing service and shall maintain such listing until the initial sale of all units. In compliance with requirements imposed by the City of Madison to the extent those requirements are not in violation of the Wis. Statutes. Section 703.27, the declarant shall state that all units shall initially be marketed and sold by the declarant as "owner occupied" condominiums. It is not the intent of the declarant to develop the condominiums as rental property. If for any reason it becomes economically necessary for the declarant to rent any of the units, the declarant shall, nonetheless, continue to list the rented units for sale until they are sold to owners that intend to owner occupy those units. No lease entered into by declarant shall have a term exceeding one (1) year and no renewals or extension of any lease beyond one (1) year by the declarant shall be permitted.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for residents and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

- Timetable for Construction:*** Building construction is anticipated to begin immediately following plan approval.
- Total area of Lots 1:*** Lot 1-26,271 sq. ft.; .
- Lot Area Requirements*** Per PUD (SIP) total area as defined above is 26,271 .
- Dwelling Units*** Dwelling units proposed: Lot 1- 12
- Lot Area Per Dwelling Unit*** Lots 1-2, 189.25 sq. ft./u
- Usable Open Space/Requirements*** Area Required 500 s.f./u: Lot 1-6,000 sq. ft; .
- Useable Open Space Provided*** Lot 1-13,384 sq. ft.;
- Snow and Trash Storage and Removal, Maintenance*** Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.
- Economic/Socioeconomic Impact:*** The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in

the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 12 new condominium units will add approximately \$1,870,000 of tax base.

Sincerely,

Savanna on the Park LLC