

September 21, 2005

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
1000 Oaks Neighborhood

Dear Mr. Murphy:

On behalf of Veridian Homes, Inc., we are pleased to submit the 1000 Oaks Neighborhood R2T, R2Y, R2Z, R5,, 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 Pioneer Neighborhood.

Submittal Contents:

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

Owners:

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

Pellett Development, LLC Josh Pellett
702 South Point Road Joanie Pellett
Verona, Wisconsin 53593
Tel: (608) 833.0482

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:

1000 Oaks is located at northwest corner of the South Point Road and Valley View intersection (See attached document for precise location maps).

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
- Complete open space network allowing spaces for residents to enjoy recreation opportunities within a preserved oak woods, neighborhood tot lot, 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 a unique place on the west side of Madison.

Thank you for your time in reviewing this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Munson', with a long horizontal flourish extending to the right.

Brian Munson
Project Manager

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