

April 2, 2008

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

Re: Letter of Intent
1000 Oaks Neighborhood: Zoning Renewal Application

Dear Mr. Murphy:

On behalf of Veridian Homes, Inc., we are submitting the 1000 Oaks Neighborhood R2T, R2Y, R2Z, R5, Conservancy, and PUD:GDP application for zoning renewal. The plat and zoning are unchanged from the December 13, 2005 adopted PUD-GDP Zoning Application; however, the IZ plan has been brought up to conformance with the current IZ ordinance. The following plan, plat, application, and zoning text are submitted for staff, plan commission, and council consideration for zoning renewal.

Submittal Contents:

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

Owners:

1000 Oaks Land, LLC.	Jeff Rosenberg
6801 South Towne Drive	David Simon
Madison, Wisconsin 53713	Don Esposito
(608) 226.3100	

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

Design Team:

Vandewalle & Associates, Inc.	Brian Munson
120 East Lakeside Street	Chris Landerud
Madison, Wisconsin 53715	
(608) 255.3988	

D'Onofrio Kottke & Associates	Dan Day
7530 Westward Way	
Madison, Wisconsin 53717	
(608) 833.7530	

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:

Construction on Phase I public improvements are to begin on a date to be determined. The overall neighborhood will be developed in 9 phases spanning approximately 8-12 years.

Thank you for your time in reviewing this project.

Sincerely,



Brian Munson
Project Manager

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