

October 25, 2006

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
R-4 Planned Residential Development
Southwest Corner of Flagstone Drive & Jeffy Trail
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Great Dane Development
2249 Pinehurst Drive
P.O. Box 620800
Middleton, WI 53562-0800
608-836-8084
608-836-0480 fax
Contact: Mike Fisher

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki

Introduction:

The proposed site is Lot 1 of the Hawks Creek Plat and is located at the southwest corner of the street at Flagstone Drive and Jeffy Trail. The Hawks Creek plat was approved by the Common Council on July 18, 2006 and the neighborhood plan amended in response to the plat. The property was zoned R-4 during the platting process. The proposed development and the resulting 15 units/acre density conforms to the R-4 zoning standards and neighborhood plan.

Project Description:

The development consists of a total of 40 condominiums in 5 seven-unit buildings and 1 five-unit building. The buildings are all two stories with a loft and an exposed lower level for the garage entry. The buildings have a cottage-style architecture that will be distinctive while still compatible with adjacent developments. The building exteriors will utilize an attractive, low-maintenance, and environmentally friendly fiber-cement board siding.

Each condominium has a private two-car attached garage. Parking for guests will be available in the condominium driveways with additional guest parking for 10 cars distributed throughout the site. Pedestrian access is maintained with sidewalks throughout the site and pedestrian connections to Flagstone Drive and Jeffy Trail.

Site Development Data:

Densities:

Lot Area	116,555 SF or 2.67 acres
Dwelling Units	40 Units
Lot Area / D.U.	2,914 S.F./Unit
Density	14.9 Units/Acre
Open Space	50,185 S.F.
Usable Open Space	21,599 S.F.
Usable Open Space/D.U.	539.9 S.F.

Dwelling Unit Mix:

Three-Bedroom Townhomes	40
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Building Height:

2-3 Stories

Parking

Automobile	
Surface	10 spaces
Garage	<u>80 spaces</u>
Total	90 spaces

Bicycle

Surface	6 spaces
Garage	<u>40 spaces</u>
Total	46 spaces

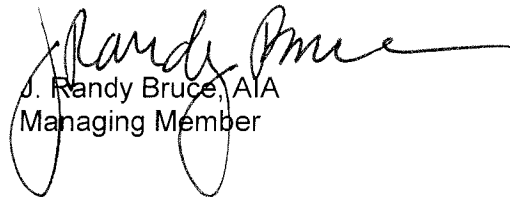
Letter of Intent –
Mill Creek Homes
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Project Schedule:

It is anticipated that construction of the first building will start in March of 2007 and be completed by August of 2007. Construction of the remaining buildings will proceed as market conditions dictate, with overall completion scheduled for 2010.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member