

**January 28, 2005**

Mr. Bradley J. Murphy, AICP  
Director of Planning  
Dept. of Planning & Development  
215 Martin Luther King Jr., Blvd  
PO Box 2985  
Madison, WI 53701-2985

Re: Letter of Intent  
OWLS CREEK  
4204 Tormey Lane and 4949 Meinders Road  
Preliminary Plat Rezoning Request

Dear Mr. Murphy:

The following is submitted together with the plat, application and rezoning application for plan commission and council consideration of approval of the proposed development.

Owners: The Nelson Group  
2134 Atwood Avenue  
Madison, WI 53704  
Contact: Doug Nelson  
(608) 244-4990  
(608) 244-0205 Fax

Project: PRELIMINARY PLAT OF OWLS CREEK  
4204 Tormey lane and 4949 Meinders Road  
Madison, Wisconsin

Engineer: Burse Surveying and Engineering, Inc  
1400 E. Washington Avenue, Suite 158  
Madison, WI 53703  
Contact: Michelle Burse  
(608) 250-9263  
(608) 250-9266 Fax

Site Development Statistics:

The proposed development consists of a total of 108 lots. Lots 4 – 44, and 51 – 108 are single family home sites. Lots 2, 3, 45, 46, 49 and 50 will be duplex lots and Lots 1, 47, and 48 will be 4-Unit Lots.

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary plat on or before March 29, 2005. The subdivision contract covering the public infrastructure will then be finalized and construction of phase one of the plat improvements beginning in the late spring of 2005 with completion scheduled for the late summer of 2005. After completion of phase one of the plat improvements, individual lots will be available for building permit. It is anticipated that the lots in this development will be built-out by spring of 2009. Landscaping will be completed with the construction of each lot.

Service Management and Maintenance:

Each lot within this district will be privately owned and managed. Building and site maintenance will be the responsibility of the property owner. The City will provide typical public services such as snow and trash removal and public street maintenance. The maintenance of any private service driveways and walkways will be the responsibility of the individual lot owner.

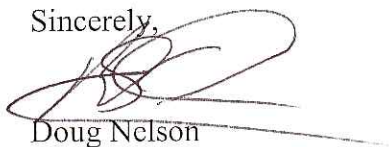
Social and Economic Impact:

The PRELIMINARY PLAT OF OWLS CREEK has been designed to meet the needs of the City. More specifically it implements the City's new Inclusionary Zoning. The development provides a diversity of housing for all income levels.

The development will have a positive economic impact. Significant tax increases will be generated from developing the property while the design minimizes public services.

Thank you for your time in reviewing our proposal.

Sincerely,



Doug Nelson