



CF Investments LLC
3636 Skytop Rd
McFarland, WI 53558

December 15th, 2025

City of Fitchburg – Planning/Zoning Department
City of Fitchburg
5520 Lacy Rd
Fitchburg, WI 53711

Project: No Oaks CSM

Letter of Intent – Early Start Request

Dear Planning Department,

We submit this formal request for an early start of our proposed multi-family project in the No Oaks development. We are requesting an early start approval for both footing/foundation and full building permits to maintain project schedule. The public improvement tied to this CSM lot is the extension of Holmes St along the lot per the CSM and SIA. Per the attached site map exhibit, there is adequate existing water service and site access from Central Park Pl. Sufficient construction and emergency vehicle access is to be maintained. The project duration will be longer than 7 months and meets the criteria of a Major Construction project.

We thank you, in advance, for your time in reviewing our proposal.

Please feel free to contact us with any questions.

Sincerely,

Craig Frank
CF Investments LLC

V:\Projects\2025\125.1399.300\CAD\01\151399_EARLY START EXHIBIT.dwg, MUE WAHL, 2025/12/11, 3:40 PM, ANSI FULL BLEED D (34.00 X 21.00 INCHES)



#	REVISION	DATE	BY

MARK	REVISION	DATE	BY

Engineer: B. ARCAD	Checked By: D. SNOW	Scale: 1" = 30'
Technician: M. WAHL	Date: 12/09/2025	T-R-S: #####

Project No: 125.1399.300	Sheet EXHIBIT 1
--------------------------	-----------------

159 UNIT - FITCHBURG
EARLY START EXHIBIT

FITCHBURG, WISCONSIN

SNYDER & ASSOCIATES, INC. |
 5010 VOEGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.1399.300
 Sheet EXHIBIT 1