

February 10, 2010
RESUBMITTED March 20, 2013

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

Re: Letter of Intent
PUD-GDP to PUD-GDP-SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Blvd.
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: Waldorf Midtown, LLC
Contact: James Imhoff
5250 East Terrace Drive, Suite 1
Madison, WI 53718
608-443-2220
608-441-3261 fax
Imhoffj@firstweber.com

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

Landscape: Olson-Toon Landscaping, Inc.
Contact: Paul Bickett
4387 Schwartz Rd.
Middleton, WI 53562
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paul@olsontoon.com

Engineer: Vierbicher Associates, Inc.
Contact: Tim Schleeper
999 Fourier Drive, Suite 201
Madison, WI 53717
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7601 University Ave, Ste 201
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Introduction:

Midtown Commons is a 79-acre development on the north side of Midtown Road east of Highway M on the City's far west side. The development has been designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan. A mix of uses and densities was planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland.

This submittal is for an 80-unit apartment development in two buildings of 48 units and 32 units each. A PUD-SIP for this particular site was first approved on June 17, 2008, and was later modified in 2010. The applicant was not able to record the PUD-SIP documents from the 2010 approval within the ordinance limit and the approval expired on March 16, 2013. This submittal is identical to the 2010 approved plans with the exception of minor revisions to meet the conditions of approval.

Site Development Data

Densities:

Dwelling Units	80 Units
Lot Area	65,340 S.F. (1.5 acres)
Lot Area / D.U.	816 S.F./ D.U.
Density	53 D.U. / Acre

Usable Open Space:

Surface	8,535 S.F.
<u>Balcony</u>	<u>4,265 S.F.</u>
Total	12,800 S.F.
Usable Open Space/ Dwelling Unit	160 S.F./D.U.

Dwelling Unit Mix:

Efficiency	8
One bedroom	38
One Bedroom with Den	10
<u>Two bedroom</u>	<u>24</u>
Total	80

Vehicular Parking Ratio:

Underground Garage	67 stalls
<u>Surface Parking</u>	<u>57 stalls</u>
Total Parking	124 stalls
Parking Ratio	1.55 stalls/D.U.

Bicycle Parking Ratio:

Underground Garage	44 stalls
<u>Surface Parking</u>	<u>21 stalls</u>
Total Parking	65 stalls (50 + (30/2) = 65 required)

Site and Building Architecture:

This proposal maintains the architectural quality of the previous design. As before, the architectural design utilizes traditional neighborhood design concepts. Urban forms line the perimeter streets with limited surface parking internal to the site.

The building heights are four stories which provides a scale that is compatible with the surrounding properties. The exterior materials will continue to be a combination of a simulated stone base with upper levels of brick veneer and horizontal siding. The facades are well articulated and detailed and the effect is high quality urban-style architecture.

Project Schedule & Management:

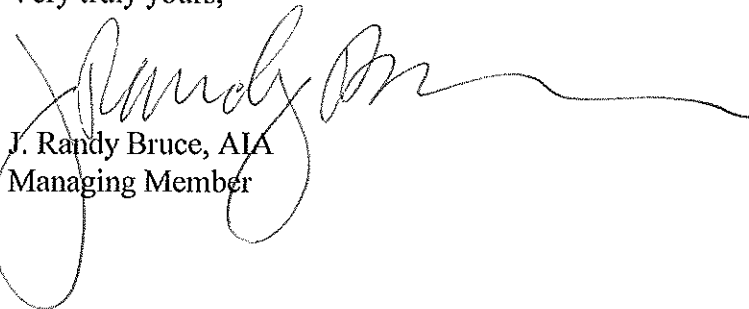
This project is currently projected to start in the summer of 2013 with completion scheduled for summer of 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. Moderately priced housing will be provided within the development and the construction of the facilities will provide employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member