

January 6, 2010

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-SIP to Amended 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: Barrow Ridge, LLC
Contact: Terrence Temple
120 E. Wilson Street
Madison, WI 53703
608-442-1820
608-442-1824 fax

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

Landscape: Olson-Wills Landscaping, Inc.
Contact: Paul Brickett
4387 Schwartz Rd.
Middleton, WI 53562
608-827-9401
brad@olsonwills.com

Engineer: I & S Group, Inc.
Contact: Dave Glusick
2690 Research Park, Suite H
Madison, WI 53711
608-442-9500
608-442-9501 fax
dave.glusick@is-grp.com

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.

A PUD-SIP for this particular site was previously approved on June 17, 2008, which provided 79 apartments in three multifamily buildings. An extension was granted for the approval on May 14, 2009. This revised submittal is for 80 apartment units in two multifamily buildings. The configuration and location of the remaining two buildings is substantially the same as the previously approved submittal. The underground parking areas for the buildings are now connected with an outdoor plaza area provided at the first floor level.

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	8,270 S.F.
<u>Balcony</u>	<u>2,850 S.F.</u>
Total	11,120 S.F.
Usable Open Space/ Dwelling Unit	139 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:

The previously approved design contained two different building types. The revised proposal combines elements of both building types while maintaining 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 height will remain 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:

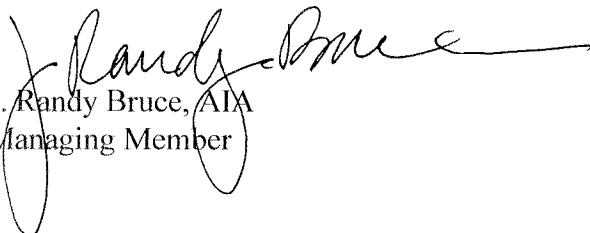
This project is currently projected to start in the summer of 2010 with completion scheduled for spring, 2011. It is likely that both buildings will be constructed at the same time.

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