

January 25, 2006

City of Madison Plan Commission  
210 Martin Luther King Boulevard  
Madison, WI 53709

RainMaker Development, LLC  
Attention: Eric M. Fleming  
P.O. Box 1829  
Madison, WI 53701

RE: Letter of Intent for PUD-SIP Application  
428 N. Livingston Street

Dear City Plan Commission:

The following itemized summary and written text shall describe the intended use for the property located at 428 North Livingston Street Madison, WI.

Owner:	RainMaker Development, LLC c/o Eric Fleming
Architectural Designer:	Brown House Designs
Landscape Architect:	Gary Tipler, Gary Tipler & Associates
Surveyor:	R.F. Sarko and Associates
Topographical Surveyor:	Talarczyk & Associates
Contractor:	Stevens Construction Company
Use:	Owner Occupied Residential
Project Name:	Waters Edge Condominiums
Project Type:	5 Unit Condominium building
Construction Schedule:	Construction start time is estimated to be approximately 10 months from start to finish
Existing Site Area:	14,350 gross square feet (.329 acres) of land area
Existing Building Area:	6,704 gross square feet of residential occupancy
Existing Parking Area:	2,250 gross square feet above ground parking
New Building Area:	17,602 gross square feet for residential occupancy
New Underground Parking Area:	7,293 gross square feet for car and bike parking
Employment:	The project will employ one manager and two part time maintenance staff.

The redevelopment of 428 North Livingston Street will include the relocation or demolition of the existing rundown building (See Attachment 1 thru 4) and the construction of a new structurally sound building. If demolition occurs, Madison Environmental Group will be contracted to plan the effort to salvage and recycle as many building materials as possible.

The site's steep topography toward the lake, an approximate 15-foot grade difference across the property, allows the height of the proposed building to blend in with the existing heights of the neighboring buildings. The architectural features of the building, set backs on the upper floors, create a sense of smaller scale and will help maintain the buildings continuity with its neighbors.

The proposed building will contain up to five (5) units of owner occupied housing with the potential of an estimated 5 school children.

All levels of the building will be marketed to prospective buyers as a "shell" to allow for the complete customization of the interior spaces. Each home will have a unique floor plan with 2 bedrooms and the ability to have multiple levels. All homes will be engineered for acoustical privacy, have 9-10 foot ceilings, oversized windows for expansive views of Lake Mendota, hardwood floors, natural trim, private balconies and other numerous options for custom finishing. In addition, each home will have interior underground parking. There will be elevator access to all homes in the building and all homes will offer complete ADA accessibility. Barrier-free modifications to individual homes may be made upon request.

The development will be enhanced by extensive site work and lush landscaping that will provide for attractive common green space and an inviting pedestrian entrance. The developer will be responsible for all initial site work and landscape cost, however, the condominium association will be responsible for future maintenance of the landscape improvements on the developed condominium property.

Private contractors will be contracted for snow removal and all trash containers will be located in an enclosure within the parking area. Erosion control and storm water detention, if required, will be in compliance with Chapter 37 of the MGO.

Overall the project will turn a deteriorating and unsightly piece of property into a grand new building that will benefit the adjacent neighbors, the City of Madison, and leave a historic mark for generations to come.

Please feel free to contact me with any additional questions or comments you may have. Thank you for your consideration.

Sincerely,

RAINMAKER DEVELOPMENT LLC

Eric M. Fleming  
Managing Member