



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300

Madison, Wisconsin 53718

608.241.9500

Letter of Intent Catalina Crossing Land Use Application

Catalina Crossing Apartments Master Plan is being submitted to the City of Madison in conjunction with the Land Use Application for the Catalina Crossing multi-family development. The following is the Letter of Intent for the Land Use Application.

Catalina Crossing is a multi-family residential development to be located at the intersection of Secret Garden Drive and Catalina Parkway on the city's southeast side. The proposed project consists of (12) multi-family buildings, 102 dwelling units in total, and one 720 SF Maintenance Garage. Building Type 'A' contains 12 dwelling units and is approximately 15,260 SF (4 one bedroom apartments, 8 two bedroom apartments). Building Type 'B' contains 6 dwelling units and is approximately 7,040 SF (4 two bedroom apartments, 2 one bedroom apartments). Building Type 'C' also contains 6 dwelling units and is approximately 8,365 SF (4 three bedroom apartments, 2 two bedroom apartments). These areas do not include garages. All three building types are two stories in height and offer both vaulted ceilings and garage parking. All buildings shall be wood framed with fiberglass shingled roofs and shall have exterior materials consisting of manufactured stone veneer, vinyl siding, and vinyl windows & doors. Parking for the project includes 222 automobile spaces (136 covered/86 surface) and 102 bicycle spaces for a parking ratio of 2.18/unit and 1/unit respectively.

The project team currently consists of Decker Properties (developer), JLA Architects + Planners (architecture/design), and D'Onofrio Kottke & Associates (civil engineering/ landscape architecture).

The existing site is currently an undeveloped space and the new site would house the thirteen new buildings, associated drives and surface parking, a storm water retention area, and ample landscaping. A total of 238 vehicle parking spaces (102 surface + 136 covered) and a total of 102 bicycle parking spaces are provided. The area of the site is approximately 559,310 SF, or 12.84 acres.

The proposed project schedule has construction commencing in the spring of 2015 with completion of the first building in the fall of 2015 and total project completion expected in the spring of 2017. The construction of each building will be slightly staggered, and the completion of total project build-out shall depend on market conditions.

Regards,

Joseph M. Lee, AIA
JLA Architects + Planners