



December 27, 2006

Plan Commission  
C/o Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr., Blvd.  
Madison, WI 53710

Re: 454 W. Johnson Street  
Letter of Intent

Dear Members of the City of Madison Plan Commission:

We are pleased to submit the Planned Unit Development – General Development Plan - Specific Implementation Plan application for the proposed project to be located at 454 W. Johnson Street and as identified on attached legal description (Exhibit A).

The proposed project will consist of a single structure consisting of 197 condominium units with a mix of 64 one-bedroom units, 128 two-bedroom units, & 5 three-bedroom units for a total of 335 bedrooms or an average of 1.70 bedrooms per condominium. In addition to the condominiums, there will be 9,205 net square feet of commercial space located on 1<sup>st</sup> floor and 9,106 square feet of health club space located on 2<sup>nd</sup> floor. There will be a total of 134 automotive parking stalls provided (128 regular and 6 handicap). 240 bike stalls will also be provided. Access to the underground parking will be off of W. Johnson and W. Gorham Streets via cross easement agreements.

The lots comprising the project area totals 37,927 square feet or .87 acres.

The total building area shall be 249,338 gross square feet consisting of 53,892 square feet of two underground parking levels, first floor 19,502, second floor 23,860 square feet, third through sixth floors 21,044 square feet each, seventh through eighth floors 20,837 square feet each, ninth & tenth floors 20,334 square feet each, eleventh & twelfth floors 19,727 square feet each.

The total building height from ground floor measured at 856.5' (City Datum) to top of architectural tower element shall be 156'-7" (actual measured height). Main roof parapet height shall be 136'-7". Top of architectural tower element shall be 1013.08' (City Datum).

We are asking for the overall density to be 235 units per acre. The total usable open space is 14,833 square feet consisting of condominium decks. This results in 44 square feet of usable open space per bedroom.

The building will be a poured concrete structure with full masonry façade.

All maintenance, including trash and snow removal, will be provided by private contract.



The proposed construction schedule is for demolition of the existing structures to commence April 2007, New Construction to commence May 2007, and Construction Completion to be August 2008. The development shall include the demolition of the existing structures on the building site. This PUD--GDP--SIP application includes a request for a demolition permit to demolish the four-woodframe residential structures and one 1-story commercial building.

The development team includes the following:

Developer: Fleming Development  
2960 Triverton Pike  
Madison, WI 53711  
Phone: 608-277-8887  
Fax: 608-277-8982  
Principal Contact: Justin Harder

Architect: Gary Brink & Associates, Inc.  
8401 Excelsior Drive  
Madison, WI 53717  
Phone: 608-829-1750  
Fax: 608-829-3056  
Principal Contact: Gary Brink

Civil Engineer: Calkins Engineering  
5010 Voges Road  
Madison, WI 53718  
Phone: 608-838-0444  
Fax: 608-838-0445  
Principal Contact: Jason Sanger

Landscape Design: The Bruce Co.  
2830 Parmenter Street  
Middleton, WI 53562-0330  
Phone: 608-836-7041  
Fax: 608-836-3201  
Principal Contact: Melissa Freer

Respectfully submitted,



Gary P. Brink  
Principal



# Exhibit A

PARCEL A: part of Lots One (1), Two (2), Three (3), Seventeen (17), and Eighteen (18), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southerly most corner of said Lot 17; thence South 44°23'32" West along the Northwest line of West Johnson Street, 8.61 feet; thence South 49°35'47" West along the Northwest line of West Johnson Street, 44.46 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet and a long chord subtended bearing North 87°57'02" West, 20.25 feet to the Northeastly line of Bassett Street; thence North 45°29'50" West, along the Northeastly line of Bassett Street, 80.50 feet; thence North 18°47'24" West along the Northeast line of Bassett Street, 83.66 feet; thence North 00°50'35" West along the East line of Bassett Street, 64.96 feet; thence North 79°09'57" East, 70.62 feet; thence South 45°22'32" East, 44.50 feet to the Southeastly line of said Lot 3; thence South 44°39'51" West along the Southeastly line of said Lots 2 and 3, 41.19 feet; thence South 45°20'58" East, 135.70 feet to the Northwestly line of West Johnson Street; thence South 44°23'32" West along the Northwestly line of West Johnson Street, 33.15 feet to the point of beginning.

EXCEPTING a part conveyed by Warranty Deed recorded July 29, 2003, as Document Number 3770753, described as follows: Part of Lots Two (2) and three (3), Block Forty (40), Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence South 00°42'53" East along the East line of North Bassett Street, 71.50 feet to the point of beginning; thence North 79°29'37" East, 70.50 feet; thence South 45°06'45" East, 17.20 feet; thence South 44°58'40" West, 1.04 feet; thence North 89°59'16" West, 80.76 feet to the East line of North Bassett Street and to the point of beginning.

ALSO: Those lands conveyed by Warranty deed recorded July 29, 2003, as Document Number 3770754, described as follows: Part of Lot Three (3), Block Forty (40), Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence North 45°07'52" East along the Soft line of West Gorham Street, 99.44 feet to the North corner of the Southwest 33 feet of Lot 4, of said Block 40; thence South 45°13'23" East along the Northeastly line of said Southwest 33 feet, 135.07 feet to the South line of Lot 4; thence South 44°49'19" West along the South line of said Lots 4 and 3, 65.70 feet to a point of beginning; thence continuing along said South line of Lot 3, 26.00 feet to a point that is 8 feet Northeastly of the Southwest corner of said Lot 3, thence North 45°06'45" West parallel with the Southwest line of said Lot 3, 27.27 feet; thence North 44°58'40" East, 13.60 feet; thence South 45°01'20" East, 5.00 feet; thence South 73°56'47" East, 9.39 feet; thence North 44°49'19" East, 3.00 feet; thence South 64°18'49" East, 14.82 feet to the point of beginning.

PARCEL B: The Northeast Half (NE ½) of Lot Seventeen (17), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL C: The Southwest Half (SW ½) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL D: The Northeast Half (NE ½) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL E: The Southwest Half (SW ½) of Lot Fifteen (15), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH Light, Air and Pedestrian access easement created by instrument recorded as Document Number 3770755 and amended recorded as Document Number 3802246.

Parcel Number(s) Surveyed: 251-0709-231-0518-8; 251-0709-231-0520-3; 251-0709-231-0521-1; 251-0709-231-0522-9; 251-0709-231-0523-7.