

December 28, 2005

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
Conditional Use
Raymond Ridge II
6753 Raymond Road
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff and plan commission consideration of approval.

Organizational structure:

Owner: Midland Builders, Inc.
6801 Chester Drive #A
Madison, WI 53719
Jeff Rosenberg
608-226-3097

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

Project: Raymond Ridge II
6753 Raymond Road
Madison, WI

Landscape Design: Bruce Company
2830 W. Beltline Hwy
Middleton, WI 53562
608-836-7041

Engineer: D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
(608) 833-7530
(608) 833-1089 fax

Introduction:

The existing Raymond Ridge Townhouse development is located on the south side of Raymond Road just west of McKenna Boulevard. The subject parcel is a 38,758 square foot site that borders the eastern edge of the existing townhomes. Much of the surrounding neighborhood is occupied with multifamily uses. Directly east of the site is an office building and to the northeast across Raymond lies a neighborhood strip retail development.

This is a proposal for conditional-use and demolition permits to allow for an addition to the Raymond Ridge Townhouse development. The site is currently zoned C-1 and designated as Neighborhood Mixed Use on the city land-use plan. The existing structure on the site is a small (925 square feet) single-family residence constructed in 1949. The structure is a very modest post-war home that has outlived its useful life. If required, a recycling and reuse plan will be submitted at a later date.

Site Development Data:

Lot Areas:

Lot Area	38,758 S.F. or 0.89 Acres
Lot Area/Unit	4,845 S.F./Unit

<u>Dwelling Units</u>	<u>Unit Type</u>	<u>Approximate Unit Size</u>
<u>8</u>	Two Bedroom	1,200 S.F.
8		

Parking Provided:

Covered Parking	16
Surface Stalls	<u>2</u>
Total Stalls	18
Vehicular parking Ratio	2.25 /D.U.
Bicycle stalls (inside garages)	<u>8</u>
Total Stalls	8
Bicycle parking ratio	1.0 /D.U.

Open Space:

Usable Open Space	13,584 S.F.
Usable Open Space/Unit	1,698 S.F./Unit

Site and Building Architecture:

This project consists of one 8-unit building. The townhouse-type units are two stories over lower level storage & parking. The building contains several different two-bedroom floor plans.

The residents' parking is accommodated in private garages. The visitor parking is in a surface parking area. Pedestrian and bicycle usage is encouraged in the development by convenient bicycle parking and sidewalks that connect to the public way.

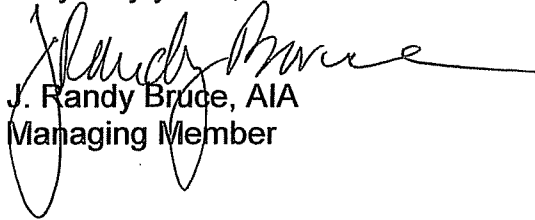
Low-maintenance materials will be used on the exteriors including brick and horizontal vinyl siding. The intent is to provide an architectural aesthetic that will be compatible with the adjacent Raymond Ridge buildings.

Project Schedule & Management:

It is anticipated that project construction will begin in March of 2006, or as soon as all necessary approvals and permits are obtained. Completion is projected to be September of 2006.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member