



LAW OFFICES

MADISON OFFICE
740 Regent Street, Suite 400
P.O. Box 1507
Madison, Wisconsin 53701-1507
(608) 257-7766
Fax (608) 257-1507
www.lathropclark.com

POYNETTE OFFICE
111 N. Main Street
P.O. Box 128
Poynette, Wisconsin 53955
(608) 635-4324
Fax (608) 635-4690

LODI OFFICE
113 S. Main Street, Suite 301
P.O. Box 256
Lodi, Wisconsin 53555
(608) 592-3877
Fax (608) 592-5844

Donald L. Heaney
Theodore J. Long
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Shelley J. Safer
Of Counsel

February 6, 2007

Bradley Murphy
Director of Planning
Department of Planning and Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent; Midtown Commons PUD – Amended GDP/SIP;
Lot 87-8133 Mansion Hill Avenue

Dear Mr. Murphy:

Please consider this information for the Midtown Commons PUD - GDP Amendment/SIP submittal. This information is provided at the request of Amden, LLC the prospective purchaser of Lot 87 of Midtown Commons pursuant to a binding purchase contract with the owner, WC Development Corporation, and this application is being submitted with the consent of the owner. Amden, LLC seeks to revise and implement a portion of the general development plan that was recorded on April 10, 2001, Document No. 3305705, a copy of which is attached.

It is the intent of Amden, LLC to amend the approved GDP, simultaneously submit the PUD/SIP for planning commission consideration, and begin construction in May of 2007, with completion of the proposed building in September of 2007. The revised zoning text for the amendment to the GDP is enclosed herewith, as well as the required plans and submittals for the PUD/SIP.

PARTIES

Owner: WC Development Corporation, 625 N. Segoe Road, Madison, WI 53705

Engineer: McCoy Engineering, 5440 Willow Road, Ste. 115, Waunakee, WI 53597

Josh Kopp

Direct Line: (608) 286-7165

Email: jkopp@lathropclark.com

Builder: Supreme Structures Incorporation 4487 Robertson Rd. Madison, WI 53714

Developer: Amden, LLC, 3001 Winter Park Place, Madison, WI 53719

BACKGROUND

Mid Town Commons is a seventy-nine (79) acre development on the north side of Mid Town 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 High Point/Raymond Neighborhood Plan.

Lot 87 is the subject of this PUD – GDP Amendment/SIP submittal. Lot 87 permits civic/institutional uses and is located in an area of transition from single family residential uses to multi-family residential buildings and flex/commercial uses.

PROPOSED USE

Amden, LLC intends to construct a single building to serve as a childcare center/nursery school and coffee/bagel shop on Lot 87. The childcare center/nursery school is a permitted use under the present PUD/GDP for Mid Town Commons. The coffee/bagel shop will be ancillary to the use as a childcare center/nursery school, but such use is not permitted under the present PUD/GDP. The proposed amendment to the PUD/GDP provides that such a use will be permitted so long as it remains secondary to the primary use.

Lot 87 contains 73,846 square feet and Amden, LLC proposes to construct a building with gross square footage of 8,130 square feet. After development the lot would have 31 parking spaces. The childcare center will operate from 6:30 a.m. to 5:45 p.m. and will employ 22 people in total. Approximately 1,200 square feet of the building will be reserved for ancillary commercial uses, specifically a coffee/bagel shop. The date of commencement of operations of the coffee/bagel shop is not yet known, but it is anticipated that the hours of operation for such use would be 5:30 a.m. to 2:30 p.m. and that the operations would employ 15 people in total, with approximately 3 employees on site during operations. The inclusion of the coffee/bagel shop is seen as a convenience to be provided to parents and caretakers and to those people residing in the numerous multi-family dwelling units surrounding the proposed development.

SOCIAL AND ECONOMIC IMPACT

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The development of Lot 87 for a childcare center and future coffee/bagel shop will provide a convenient childcare solution for the people residing in the Mid Town Commons neighborhood and shall provide a nearby after school option for those children and parents of children attending the future elementary school at the Linden Park site. Further, construction of the building will provide employment for local businesses and trades people, and significant tax increases will be generated from the proposed development of Lot 87. After completion, the development will provide significant employment opportunities

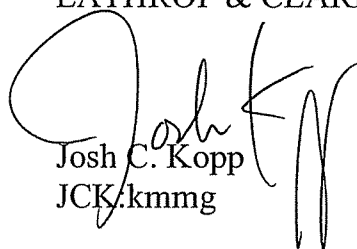
PROJECT SCHEDULE

It is the developer's intention to commence construction of the building by May 1, 2007 and complete construction of the building by September 1, 2007.

On behalf of the developer, Amden, LLC, I wish to thank you for your assistance. If you have any questions or concerns, please feel free to contact me at my direct line indicated above.

Very truly yours,

LATHROP & CLARK LLP


Josh C. Kopp
JCK:kmmg

Enclosures

cc: Amden, LLC
Dan Bertler
Travis Carter

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