



August 27, 2014

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: Zoning Map Amendment
Letter of Intent for Lions Gate II – 825 Jupiter Drive

Dear Matt:

This is our Letter of Intent (Zoning Map Amendment) for the property located at 825 Jupiter Drive. The Developer, Avenue E Properties, LLC, is planning to develop a new three story (four-level) apartment building at this location including 37 apartment units with underground parking.

Lions Gate II Project Overview

The gross area of the new building is 41,755 square feet. The lot area is 58,102 square feet, with a building footprint of 14,125 square feet.

There are provisions for (51) parking stalls and (44) bicycle stalls as indicated below:

- Parking Stalls: (38) underground and (13) surface.
- Bicycle Stalls: (40) underground and (4) exterior visitor.

Trash and recyclable storage are in the underground parking level.

The new structure will house 37 apartment units with a unit mix as indicated below.

<u>Unit size</u>	<u>Qty Units</u>	<u># of bedrooms</u>
(1) Bedroom	15	15
(1) Bedroom w/Den	2	2
(2) Bedroom	<u>20</u>	<u>40</u>
Total	37	57

The development schedule calls for new construction starting December 2014 with a scheduled completion in August, 2015.

The people involved in the project are as follows:

Owner/Developer:

Avenue E. Properties, LLC
P.O. Box 264
Cottage Grove, WI 53527
Contact: Jason Eckles
E-mail: jasone@c21affiliated.com
Phone: 608-575-2333

Architect:

Gary Brink & Associates, Inc.
7780 Elmwood Avenue, Suite 204
Middleton, WI 53562
Contact: Gary Brink
E-mail: gary.brink@garybrink.com
Phone: 608-829-1750

Civil/Site Engineer:

Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Contact: Ryan Quam
E-mail: rquam@quamengineering.com
Phone: 608-838-7750

Landscape Designer:

Landscape Architect, LLC

13 Red Maple Trail

Madison, WI 53717

Contact: Paul Skidmore

E-mail: paulskidmore@tds.net

Phone: 608-826-0032

Lighting Design:

Enterprise Lighting, Ltd.

2007 Pewaukee Road

Waukesha, WI 53188

Contact: Kristen Roth Briggs

E-mail: krath@enterpriselighting.com

Phone: 608-262-2700

We are projecting that the cost of the new building will be approximately \$3,700,000. The current value of the land is \$348,000.

Please refer to the attached plans for additional information.

Sincerely,

Gary P. Brink
President