

Wednesday, October 21, 2015

**Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985**

Dear Matt:

Please find included, with this Letter of Intent, our Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the property located at 2230 West Broadway, Madison, Wisconsin. The property is located in the Bridge Lake Point Neighborhood, which is within Madison Common Council District 14.

The site is currently zoned CC-T. There are no structures currently on the property. We are proposing to build a three-story building with a parking level below grade. On the first floor will be the Bridge Lake Point Waunona Neighborhood Center, two residential units, and common space for the apartments. The second and third floors will contain 34 apartment units.

Our proposed use requires a Conditional Use for being more than the number of residential units permitted.

We have already had several meetings with City staff regarding this request, and have spoken to the area alderperson, Sheri Carter, who has no objections to this use. We have also presented to the Bridge Lake Point Neighborhood Association and the Waunona Neighborhood Association.

The parcel is located in Urban Design District #1.

The project is expected to be completed within 24 months of city signoff on our Conditional Use.

The site for this project is 1.14 acres or 49,558 square feet.

We will have 76 car parking spaces. We will have 52 bike parking spaces. See our site plan for more detail.

The total building area is 77,000 square feet, broken down as follows:

- Parking level 18,800 sf
- First Floor 18,800 sf
 - Neighborhood Center 14,000 sf
 - Residential Uses 4800 sf
- Second Floor 19,700 sf
- Third Floor 19,700 sf

Our lot coverage is 74%.

Usable open space is 11,971 square feet.

See attached drawings for more detail on these calculations.

Value of land is not determined, as the properties are currently tax-exempt.

Estimated construction cost is \$7,000,000.

Number of jobs created: none.

Public subsidy is required.

Development Team is:

Movin'Out, Inc., Co-Developer
Mirus Partners, Co-Developer
Glueck Architects
Quam Engineering
Landscape Architecture, LLC

The primary contact persons for zoning issues for this project are:

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

Dave Porterfield
Movin' Out, Inc.
206 East Olin Avenue
Madison, WI 53713
(608) 251-4446 Ext 8
email address dp@movin-out.org

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or me.

Sincerely,

Dave Porterfield
Movin' Out, Inc.

Attachments