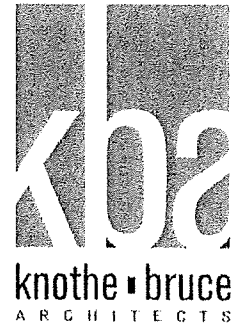


November 20, 2019

Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent

5802 Raymond Rd
KBA Project # 1932

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner: Common Wealth Development
1501 Williamson Street
Madison, WI 53703
608-833-8100
Contact: Justice Castaneda
justice@cwd.org

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer: Burse Surveying & Engineering, Inc.
2801 International Lane, Ste. 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
Contact: Peter Fortlage
pfortlage@bse-inc.net

Landscape Design: Paul Skidmore Landscape Architect
13 Red Maple Trail
Middleton, WI 53717
(608) 826-0032
Contact: Paul Skidmore
paulskidmore@tds.net

Introduction:

The site is located at 5802 Raymond Road on Madison's southwest side and was previously the site of a service station and is currently a vacant lot. This proposed project is a three-story mixed-use apartment building consisting of 11 apartment units and approximately 2,400 sq.ft. of commercial space.

Project Description:

The project will provide 11 units of affordable housing along and is receiving CDBG funds from the City of Madison. It will also have office space that will be shared by Common Wealth and Dane County Services. This will be a three story, slab-on-grade building and (4) three-bedroom units will have direct entry to their units from the exterior.

The exterior materials will be a combination of masonry at the lower levels along with composite siding on the upper levels. The building will have a pitched roof and will tie in with the adjacent rental properties.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting. A neighborhood meeting was also held, and the questions raised there were able to be answered and this project was well received.

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for a residential building with more than 8 units. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property.

Site Development Data:

Densities:

| | |
|-------------------|--|
| Lot Area | 17,949 S.F. / .41 acres |
| Dwelling Units | 11 DU |
| Lot Area / D.U. | 1632 S.F./D.U. |
| Density | 27 units/acre |
| Open Space | 3,394 S.F. (2,880 S.F. Min. Required) |
| Open Space / Unit | 308 S.F./Unit (160 and 320 S.F./Unit Required) |
| Lot Coverage | 12,438 S.F. = 69% of total lot (75% Max.) |

Building Height: 3 Stories

Gross Floor Areas:

Residential Area 15,050 S.F.

Floor Area Ratio .84

Dwelling Unit Mix:

| | |
|----------------------|----|
| Efficiency | 1 |
| One Bedroom | 3 |
| Two Bedroom | 3 |
| Three Bedroom | 4 |
| Total Dwelling Units | 11 |

Vehicle Parking:

| | |
|--------------------|-----------------|
| Surface | 18 stalls |
| <u>Underground</u> | <u>0 stalls</u> |
| Total | 18 stalls |

Bicycle Parking:

| | |
|-------------------------------------|-----------------|
| Protected and Secure Surface Stalls | 12 stalls |
| <u>Surface Stalls for Visitors</u> | <u>3 stalls</u> |
| Total | 15 stalls |

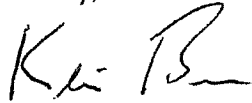
Letter of Intent – Land Use
5802 Raymond Road
November 20, 2019
Page 3 of 3

Project Schedule:

It is anticipated that the construction on this site will start in Spring 2020 with a final completion of Spring 2021.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Burow". The signature is fluid and cursive, with the first name "Kevin" and last name "Burow" clearly distinguishable.

Kevin Burow, AIA
Managing Member