



April 10, 2019

City of Madison Planning & Development
Attn: Ms. Heather Stouder
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Letter of Intent for Proposed Development
2-Lot Certified Survey Map – 9602 and 9702 Watts Road, Madison, WI 53719

Ms. Heather Stouder:

On behalf of Timber Valley Apartments, LLC, we are submitting the enclosed materials for Land Division approval of a 2-Lot Certified Survey Map (CSM) for the property located at 9602 and 9702 Watts Road, Madison, WI 53719.

The 7.2 acre site consists of four multi-family residence building and clubhouse with above and underground parking. The buildings consist of a one hundred twenty unit, a fifty four unit, two fifty unit buildings and clubhouse. The existing parcel has access to Harvest Moon Lane and Watts Road. The western three quarters of the project will be completed by early summer with two of the buildings, clubhouse and parking areas fully completed and occupied. The northerly fifty unit buildings on the easterly side of the site is currently under construction and the southerly fifty unit building is scheduled to be completed at a later time.

Timber Valley Apartments, LLC would like to do permanent financing on the western three quarters of the project which includes two buildings and clubhouse. They would then get construction financing on the remaining two buildings and once completed to obtain permanent financing.

Timber Valley Apartments, LLC proposes to subdivide the existing parcel into a two lot Certified Survey Map. The Certified Survey Map would include and be subject to a master cross easement, utility easements and operating agreements similar to that done for the McKenzie Legacy Apartments project on Lots 1, 2 and 3, CSM #13698.

Thank you for your time reviewing our materials.

Sincerely,

David Gullickson, P.L.S.