

November 03, 2010



Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
Amended PUD-GDP  
1012 Fish Hatchery Road  
Madison, Wisconsin

Dear Mr. Murphy:

This Amended PUD-GDP is being submitted to allow for a new workforce housing project rather than the previously approved senior housing. Due to the change from 62 senior units to 63 workforce units a change to the underground parking has increased to a 1:1 ratio. The enlarged rear courtyard has been redesigned and enhanced with raised planters, landscaping and bike parking.

**Site Development Data:**

	<u>Amendment</u>	<u>Previously Approved</u>
<u>Densities:</u>		
Lot Area	33,000 S.F.	same
Acres	0.75	same
Dwelling Units	63 units	62 units
Lot Area/D.U.	523.8 S.F./unit	532 S.F./unit
Density	84 units/acre	82 units/acre
<u>Dwelling Unit Mix:</u>		
One-Bedroom	35	35
Two Bedroom	21	27
<u>Three-Bedroom</u>	<u>7</u>	<u>0</u>
Total dwelling Units	63	62
<u>Vehicle Parking Stalls</u>		
Surface	3	3
<u>Underground</u>	<u>63</u>	<u>49</u>
Total	66	52
Ratio	1.04 stalls/unit	.84 stalls/unit
<u>Bicycle Parking Stalls</u>		
Surface	24	4
<u>Underground</u>	<u>46</u>	<u>52</u>
Total	70 (50 + 13(.5) = 57 required)	56

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**Project Schedule:**

It is currently anticipated that construction will begin once the development approvals are in place in the spring of 2011. Construction for the entire project will be completed within twelve months. The scheduled start date may vary depending on financing or market conditions.

Thank you for your time in reviewing our amendment.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member