

March 20, 2013

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

Re: Letter of Intent
PUD-SIP Submittal
1924 Atwood Ave.
Madison, WI

Dear Mr. Fruhling,

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: CMI Management, Inc.
106 E. Doty St, Suite 310
Madison, WI 53703
(608) 256-4200
Contact: Scott Lewis
scott@cmimanagement.net

Architect: Knothe & Bruce Architects, LLC
7601 University Ave, Ste 201
Middleton, WI 53562
(608) 836-3690
(608) 836-6934 Fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Joe Doyle
jdoyle@vierbicher.com

Landscape Design: Ken Saiki Design
303 S. Paterson St. Suite 1
Madison, WI 53703
(608)251-3600
Contact: Abbie Moilien
amoilien@ksd-la.com

Introduction:

The subject development is located on Atwood Avenue just east of South First Street and is part of a two-phase PUD-GDP. The first phase of the development, located just southwest of the subject site, is a 39-unit apartment building with first floor retail and office space. This second phase of the development is a four story 50-unit apartment building with underground parking.

The site is currently occupied by a parking lot. To the northeast of the proposed site is an existing single family house and to the northwest of the proposed site is an active railroad track and a future pedestrian/bike corridor. Across the street on Atwood lies the Trinity Lutheran Church and associated parking lot.

The original PUD-GDP was approved in 2004 which provided for 39 dwelling units in Phase 1 and 50 dwelling units in Phase 2. A PUD-SIP for the first phase was submitted soon after the GDP for the first phase of the development consisting of 39 dwelling units.

Project Description:

The proposed development is a 4-story, 50-unit apartment building with a mix of efficiency, one bedroom, and two bedroom apartments, with 49 underground parking stalls.

Site Development Data:

Densities:

Lot Area	36,870 sf or 0.846 acres
Dwelling Units	50 units
Lot Area per Dwelling Unit	737 sf
Density	59 du/acre

Dwelling Unit Mix:

Studio Apartments	6
One-Bedroom	36
<u>Two-Bedroom</u>	<u>8</u>
Total	50

Building Height: 4 Stories

Floor Area:

Gross Floor Area	46,238 sf
Floor Area Ratio:	1.25

Vehicle Parking Stalls:

Underground	49 Stalls (incl. 1 accessible)
Surface	5 Stalls (incl. 1 accessible)
Total Parking	54 Stalls (incl. 2 accessible)

Bicycle Parking Stalls:

Underground

42 Stalls

Project Schedule:

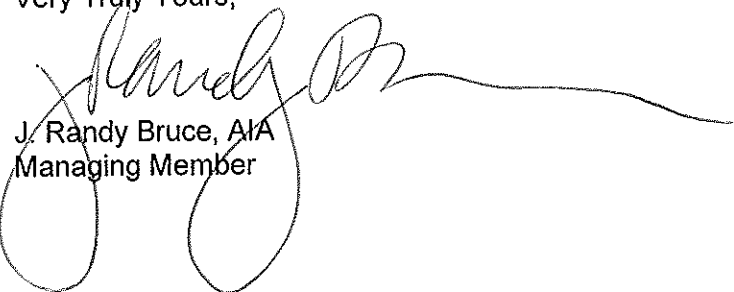
Construction is scheduled to begin in August 2013 and will be completed in August 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. The proposed development will provide much needed housing to the neighborhood and the added residents will support the local business district. Construction of the buildings will also provide economic employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member