

March 20, 2013

Mr. Kevin Firchow
Dept. of Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
PUD/SIP Modification
Aspen Court

Dear Mr. Firchow:

PLAN/PARKING FACILITY APPROVAL	
ADDRESS _____	
ID# _____	DATE SUBMITTED _____
ORIGINAL _____	REVISION# _____
FINAL SIGN OFF DATE _____	
SIGNED _____	

The following is submitted with plans and application for staff, plan commission, and city council consideration for approval of the proposed modifications.

Owner: Les Orosz
505 University Avenue
Madison, WI 53703

Project: Aspen Court
201 South Bedford Street
Madison, WI 53703

Architect: Sutton Architecture
104 King Street
Madison, WI 53703

Contractor: Stevens Construction
P.O.Box 7726
Madison, WI 53707-7726

Expected Construction Schedule: under construction, completion May 2013

The owner is requesting consideration for two modifications to this project still under construction. The first is to turn the small work out room into a one-bedroom apartment. He has entered into an agreement with Capitol Fitness that will be a greater amenity to the tenants that eliminates the need for the work out room. We have also seen that this type of in house function is not used as much as we thought it would be. We see other similar projects converting their work out room to apartments.

The second change is to build private storage units for each apartment instead of open bike racks, increasing the number of bikes stored. Tenants with more expensive bikes prefer secure storage. We also find less damage to bikes that are being kept in a private storage unit. We are not changing the bike racks that are available for visitor parking on the exterior.

Respectfully submitted,


John W. Sutton
Sutton Architecture