



May 25, 2011

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: PUD – GDP/SIP
Letter of Intent for 229 W. Lakelawn

Dear Matt:

This is our Letter of Intent (PUD-GDP/SIP) for the property located at 229 W Lakelawn. This project is located in the Downtown Design Zone 4 District. The owner, Palladia, LLC, is planning to develop a new five-level residential building at this location.

The new structure will house 14 units with a unit mix as indicated below.

Unit size	Qty Units	# of bedrooms
(3) Bedroom	5	15
(4) Bedroom	5	20
(6) Bedroom	4	24
Total	14 units	59 Bedrooms

The gross area of the new building including the garden level is 23,921 s.f. For the purpose of establishing the FAR (floor area ratio) the garden level is not counted in our calculation, as allowed by City of Madison Ordinance. The lot area is 13,780 s.f., which includes 3,776 sf of existing building for the Acacia house. The total s.f. of both buildings equal 33,591, yielding a FAR of 2.43. There are provisions for 81 parking stalls, which include 20 moped stalls and 61 bicycle stalls. Trash and recyclables storage are contained within the building and there is no long term car parking.

The development schedule calls for new construction starting mid October 2011 with completion by August 1, 2012.

The people involved in the project are as follows:

Owner:
Palladia, LLC
615 E. Washington Avenue
Suite 214
Madison, WI 53703
Phone: 608-443-1973
Contact: Kevin Page
kevin@kotherep.com

Architect:
Gary Brink & Associates, Inc.
8401 Excelsior Drive
Madison, WI 53717
Phone: 608-829-1750
Fax: 608-829-3056
Contact: Josh Wilcox
josh.wilcox@garybrink.com

Contractor:
Landgraf Construction
5964 Executive Drive
Madison, WI 53719
Phone: 608-274-4700
Fax: 608-274-9470
Contact: Mark Landgraf
mark.landgraf@landgrafconstruction.com



Landscape Designer:
The Bruce Company
2830 West Beltline Highway
Middleton, WI 53562
Phone: 608-836-7041
Fax: 608-836-3201
Contact: Chuck Possehl
cpossehl@bruceco.com

Civil Designer:
Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Phone: 608-838-7750
Fax: 608-838-7752
Contact: Ryan Quam
rquam@quamengineering.com

Please refer to the attached zoning text and plans for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Josh Wilcox".

Josh Wilcox
Project Manager