

October 17, 2012

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
Alteration to approved PUD-GDP-SIP
2628 Arbor Drive
Madison, Wisconsin

Dear Mr. Murphy:

The following information is submitted together with the plans and application and zoning text for staff and Plan Commission..

Organizational structure:

Owner: Jim Corcoran
J. Michael Real Estate
2607 Monroe Street
Suite 15
Madison, WI 53711
608-233-4440
608-233-9130 fax
jcorcoran@charterinternet.net

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: J. Randy Bruce
rbruce@knothebruce.com

Engineer: Burse Surveying & Engineering
1400 E. Washington Ave.
Suite 158
Madison, WI 53703
608-250-9263
608-250-9266fax
Contact: Pete Fortlage
Pfortlage.bursesurveyengr@chorus.net

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

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

This property was rezoned to PUD-GDP-SIP in 2007. The approved development plans proposed a mixed use development consisting of a 4,000 square foot, 2 story commercial building on Monroe Street and a 45 unit, 4 story condominium building facing Arbor Drive. Phase I of the development, the commercial building, was constructed in 2008 and is fully occupied. Phase II, the 24 unit apartment building is also complete.

This alteration proposes 36 apartments facing Arbor Drive. The site plan, locations and massing are very similar to the original approved PUD-SIP. Minor modifications are proposed to the exterior architecture to accommodate adjustments to the floor plans and to provide some differentiation between the two residential buildings.

Construction of Phase III of the development is planned for June 2013 with completion by June of 2014.

Site Development Data:

	<u>Original SIP</u>	<u>Amended SIP</u>
<u>Densities:</u>		PHASE III
Lot Area	45,732 SF or 1.05 acres	20,182 SF or .46 acres
Lot Area / D.U.	973 SF/unit	782 SF/Unit
Density	45 units/acre	78.26 units/acre
<u>Building Heights:</u>	2, 3 and 4 Stories	4 Story
<u>Floor Area Ratio:</u>		
Total Floor Area (excluding parking)	67,800 S.F. Residential <u>6,000 S.F. Commercial</u> 73,800 S.F. Total	40,911 S.F.
Floor Area Ratio	1.65	2.02
<u>Dwelling Unit Mix:</u>		<u>PHASE II</u> <u>PHASE III</u>
Existing Apartments	2	2
Efficiency		6
One-Bedroom	3	15
One-Bedroom + Den	8	0
Two-Bedroom	22	3
Two-Bedroom + Den	6	0
Three-Bedroom	<u>6</u>	<u>0</u>
Total dwelling Units	47	26
<u>Provided Parking and Ratios:</u>		
Vehicular parking (underground)	57 stalls	16
<u>Vehicular parking (surface)</u>	<u>31 stalls</u>	<u>27</u>
Total Vehicular Parking	88 stalls	43
Bicycle parking (underground)	25 stalls	2
<u>Bicycle parking (surface)</u>	<u>24 stalls</u>	<u>20</u>
Total Bicycle Parking	49 stalls	22

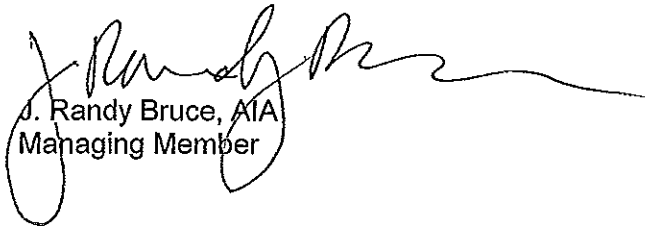
Thank you for your time in reviewing our proposal.

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KNOTHE
& BRUCE
architects

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

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