

May 22, 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  
Alteration to Planned Development  
311, 313 N. Frances St  
Madison, WI 53703

Dear Mr. Fruhling:

The following is submitted together with the plans, application for staff and plan commission consideration of approval.

**Organizational structure:**

Owner: Scott Faust  
Boardwalk Investments  
210 N. Bassett Street  
Madison, WI 53703  
608-256-9500  
scott@rentmadison.com

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

Engineer: Quam Engineering, LLC  
4604 Siggelkow Road, Ste A  
McFarland, WI 53558  
(608) 838-7750

**Introduction:**


This proposed alteration is for a PD-GDP-SIP that was approved by the Common Council on January 8, 2013. The approved project consisted of a 12-story building with 31 residential units and commercial space on the ground floor. The units range in size from one bedroom units to five bedroom units.

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

This alteration proposes changes to nine apartment units. In order to create more attractive apartment layouts, we are proposing that one bedroom within each of those apartments be moved to the interior of the building. Although one of the bedrooms will not have an exterior window, the overall floor plan and space arrangements are improved.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA  
Managing Member