



April 23, 2014

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

Re: Conditional Use
Letter of Intent for 330 E. Wilson Street

Dear Matt:

This is our Letter of Intent (Conditional Use) for the property located at 330 E. Wilson Street.

The proposed project consists of a 6-story, 30-unit residential apartment project with 1,283 sf of commercial space. The total square footage of the building is 29,405 sf. There are provisions for (38) bicycle stalls. Trash and recyclables will be located on the first floor.

The new structure will house a total of 30 apartment units with a unit mix as indicated below:

<u>Unit size</u>	<u>Qty Units</u>	<u># of bedrooms</u>
Efficiency/Studio	10	10
(1) Bedroom	10	10
(2) Bedroom	5	10
(3) Bedroom	5	15
Total	30	45

The usable open space is as follows:

- Balcony: 580 sf
 - Roof Deck: 321 sf
- Total 901 sf

The lot coverage is as follows:

- Proposed 1st Floor Building Footprint: 36%
- Proposed 2nd Floor Building Footprint: 81%

The proposed construction schedule is for demolition of the existing structure to commence August, 2014 with new construction to commence immediately thereafter, and construction completion to be May, 2015. The development shall include the demolition of the existing structure on the building site.

The current assessed value of the land is \$309,000.

The people involved in the project are as follows:

Owner:

Palladia, LLC
c/o Kothe Real Estate Partners
115 E. Main Street, Suite 210
Madison, WI 53703
Contact: Kevin Page
Phone: 608-469-0059
kevin@kotherep.com

Architect:

Gary Brink & Associates, Inc.
7780 Elmwood Avenue, Suite 204
Middleton, WI 53562
Contact: Josh Wilcox
Phone: 608-829-1750
josh.wilcox@garybrink.com

General Contractor:

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

Civil Engineer:

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

Landscape Designer:

Ken Saiki Design, Inc.
303 S. Paterson
Suite One
Madison, WI 53703
Contact: Abbie Moilien
Phone: 608-251-3600
amoilien@ksd-la.com

Please refer to the attached plans for additional information.

Sincerely,



Josh Wilcox
VP/Senior Project Manager