

LETTER OF INTENT

April 2, 2014

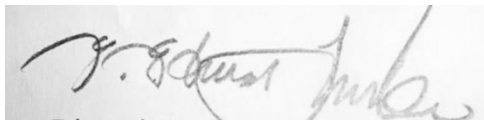
RE: Keller Real Estate Development group

Members of the Planning Commission,

On behalf of the development team we submit a four story retail, mixed use project located within the Downtown planning district, at 502-504 West main. The the parcels are located in UMX zoning classification which allows buildings of 4 stories (48 feet). The design, massing and placement of the building is consistent with the recommendation of the 2010 plan in this district. Specifically: for development of mixed use urban nodes at key intersections. Furthermore the design quality, fenestration and materials are consistent with the principles of the urban design guidelines.

In order to accommodate the new building footprint, the two existing lots currently on the site will be joined to form one parcel. (see C-100 Existing Conditions). Our submittal proposes that he two existing structures at 502 and 504 West Main be razed or salvaged to allow for the new structure. In addition, this proposal is seeking the rezoning of Lot 504 W. Main from DR-2 to UMX, consistent with Downtown Plan. The project is intended to compliment the current Bassett neighborhood experience, while creating a “sister” project to the well received Tuscan mixed use development directly across Basset on the east side of the street.

We respectfully seek approval of this submittal and look forward to further presenting the merits of this proposed development,

A handwritten signature in dark ink, appearing to read "E. Linville", is written over a light-colored, slightly textured background.

Edward Linville

Linville Architects

BUILDING AND SITE STATISTICS

Proposed Lot area: 5,200 SF

Gross Building Area: 20,030 (not including Basement Level)

Area Building Footprint: (4,170 GSF)

Number of dwelling Units: 18

Area Retail Lease Hold Improvement: 3,200GSF

Area of usable open space: 1,030 SF (hard surface as indicated L200)

Vehicle and Bike Parking: Available on site (bikes)and adjacent parcel

Estimated Site development and Building Construction Cost: \$1,750,000

Number of Engineering Construction jobs generated: Estimated 50+ people

Land Valuation per Dane County Tax records:

502 West Main St

| | |
|----------------|--------------|
| Land Value | \$56,000.00 |
| Improved Value | \$187,500.00 |
| Total Value | \$243,500.00 |
| Valuation Date | 01/01/0100 |

504 West Main St

| | |
|----------------|--------------|
| Land Value | \$70,000.00 |
| Improved Value | \$159,500.00 |
| Total Value | \$229,500.00 |
| Valuation Date | 01/01/0100 |

Value of Land: \$126,000 (combined lots)

LIST OF CONSULTANTS:

Architect:

Linville Architects
408 Wilson Ave
Madsion, Wisconsin 53704

Civil Engineer:
Professional Engineering LLC
818 N. Meadowbrook Ln
Waunakee, Wisconsin 53597

Landscape Architect:

Ken Saika
Madison, Wisconsin

LIST OF GRAPHIC ATTACHMENTS:

- 1) Landuse Application
- 2) Letter of intent
- 3) Project information
 - a) Civil grading and Utility Plan (C100- C102)
 - i) C100 Existing conditions
 - ii) C101 Civil Site Plan
 - iii) C102 Demolition Plan
 - iv) C200 Grading Plan
 - v) C300 Utility Plan
 - b) Landscape Plan (L100-L102)
 - i) L100 Planting Plan
 - ii) L101 Planting Schedule
 - c) Architectural (A001-A204)
 - i) A001 Cover Sheet Project Data
 - ii) A101Architectural Site plan
 - iii) A 102 Basement Plan
 - iv) A103 First Floor Plan (street)
 - v) A103 Second Floor Plan
 - vi) A104Third Floor Plan
 - vii) A105 Fourth Floor Plan
 - viii) A201 South elevation
 - ix) A202 East Elevation
 - x) A203 South Elevation
 - xi) A 204 West Elevation
- 4) Neighborhood Context Drawing
- 5) Historical Review Letter
- 6) Existing buildings interior and Exterior photos