

February 08, 2006

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Major Alteration to a PRD
Sleepy Hollow
5309 Brody Drive
Madison, WI

Dear Mr. Murphy:

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

Organizational structure:

Owner: Jay Bruner
Sleepy Hollow Investments, LLC
P.O. Box 45078
Madison, WI 53744-5078
608-273-9390
608-273-1047 fax
jbruner@brunerrealtyinc.com

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

Landscape Design: Barnes, Inc.
6433 Nesbitt Road
Madison, WI 53719
608-845-3230

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

Introduction:

The existing Sleepy Hollow development is located on the near west side of Madison on the south side of Brody Drive. The project was originally approved as a 124 unit apartment development in July, 1979. Bruner Realty & Management has recently renovated and converted the apartments to a condominium community. A portion of the original parcel contained a tennis court, which has since been demolished. This lot area is approximately 38,000 square feet and borders Brody Drive.

This proposal requests a major alteration to an existing PRD to allow for an addition to the Sleepy Hollow development and the construction of a new 16 unit condominium building on this under-utilized portion of the site.

Site Development Data:

	<u>Original Approval</u>	<u>Addition</u>	<u>Total</u>
<u>Lot Areas:</u>			
Lot area	420,812 S.F.		
Lot Area/Unit	3,394 S.F./Unit		
<u>Dwelling Units:</u>			
Two-Bedroom	74	16	90
<u>One-Bedroom</u>	<u>50</u>	<u>0</u>	<u>50</u>
Total	124	16	140
<u>Approx. Unit Size:</u>			
Two-Bedroom	960-1,150 S. F.		
One-Bedroom	670-760 S. F.		
<u>Parking Provided:</u>			
Covered Parking	116	28	144
<u>Surface Stalls</u>	<u>118</u>	<u>0</u>	<u>118</u>
Total Stalls	234	28	262
Vehicular Parking Ratio	1.89/D.U.		1.87/D.U.
Bicycle Stalls (Underground)	0	15	
<u>Bicycle Stalls (Surface)</u>	<u>0</u>	<u>3</u>	
Total	0	18	
Bicycle Parking Ratio	0	1.1/D.U.	
<u>Open Space:</u>			
Usable Open Space	281,020 S.F.		251,000 S.F.
Usable Open Space/Unit	2,267 S.F./Unit		1,793 S.F./Unit

Building Architecture:

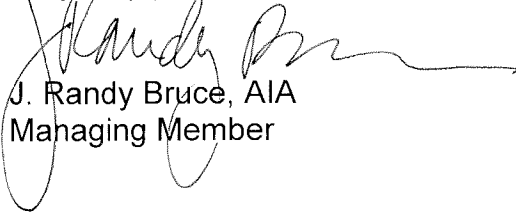
The new building has been designed to be an extension of the existing renovated condominiums. The exterior materials and color selections will be substantially similar to those existing. The buildings feature fiber-cement board horizontal siding and trim to give an attractive and durable exterior.

Project Schedule & Management:

It is anticipated that construction will begin in April of 2006 or as soon as all necessary approvals and permits are obtained. Completion is projected to be November of 2006.

Thank you for your time in reviewing our proposal.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Randy Bruce", with a long horizontal flourish extending to the right.

J. Randy Bruce, AIA
Managing Member