

# Letter of Intent

## To: The City of Madison Plan Commission

The following is a detailed description of the intended use for the properties located at Grand View Commons. The density of 23 condominium units is consistent with the PUD for the properties that run parallel with Gemini Drive. The PUD calls for 2 buildings, a twelve (12) unit and an eleven (11) unit, on opposite sides of Gemini Drive. The goal of the project is to offer quality constructed, architecturally interesting living options at a competitive price.

1. **The name of the project:** Grand View Townhomes.
2. **Construction schedule:** Summer to fall of 2006.
3. **Description of existing conditions:** Vacant, infill lots in multi-family area of Grand View Commons.
4. **Contractor:** Larry Albrecht, Albrecht Construction Inc.
5. **Architect:** Russ Kowalski, GMK Architecture Inc.
6. **Landscape Architect:** Paul Skidmore, Barns Inc.
7. **Surveying/Engineering:** Pete Fortlidge, Burse Surveying and Engineering Inc.
8. **Project Coordinator:** Larry Albrecht, Albrecht Construction Inc.
9. **Marketing Coordinator:** Gabe Albrecht, Stark Company Realtors
10. **Uses of building:** Approximately 1500 square feet of living space (includes: kitchen, dining room, living room, 2 ½ bath, 2 bedrooms, and den/bonus room). Approximately 400 square feet of 2 car attached garage.
11. **Total gross square footage of each building:**
  - 11 unit building = 20,900sqf (1900 x 11)
  - 12 unit building = 22,800sqf (1900 x 12)All of the square footage for each building is dedicated to residential.
12. **Square footage (acreage) of the site:** 32,015 (0.74 ) & 26,885 (0.62).
13. **Total number of dwelling units = 23** (11 unit building & 12 unit building).
14. **Number of bedrooms per unit = 2.**
15. **Bedrooms per building:**
  - 11 unit building = 22 bedrooms
  - 12 unit building = 24 bedrooms
16. **Estimated potential number of school children generated by project:**
  - One child per unit x 23 units = 23 children.
17. **Trash Removal:** Each individual unit will put their trash on the curb on the trash pick-up day. The same would be for recycle pick-up. Storage for trash and recycle receptacles will be within each individual unit's garage.
18. **Snow removal and maintenance for project** will be hired out to a private firm; therefore no equipment will be stored at the property.