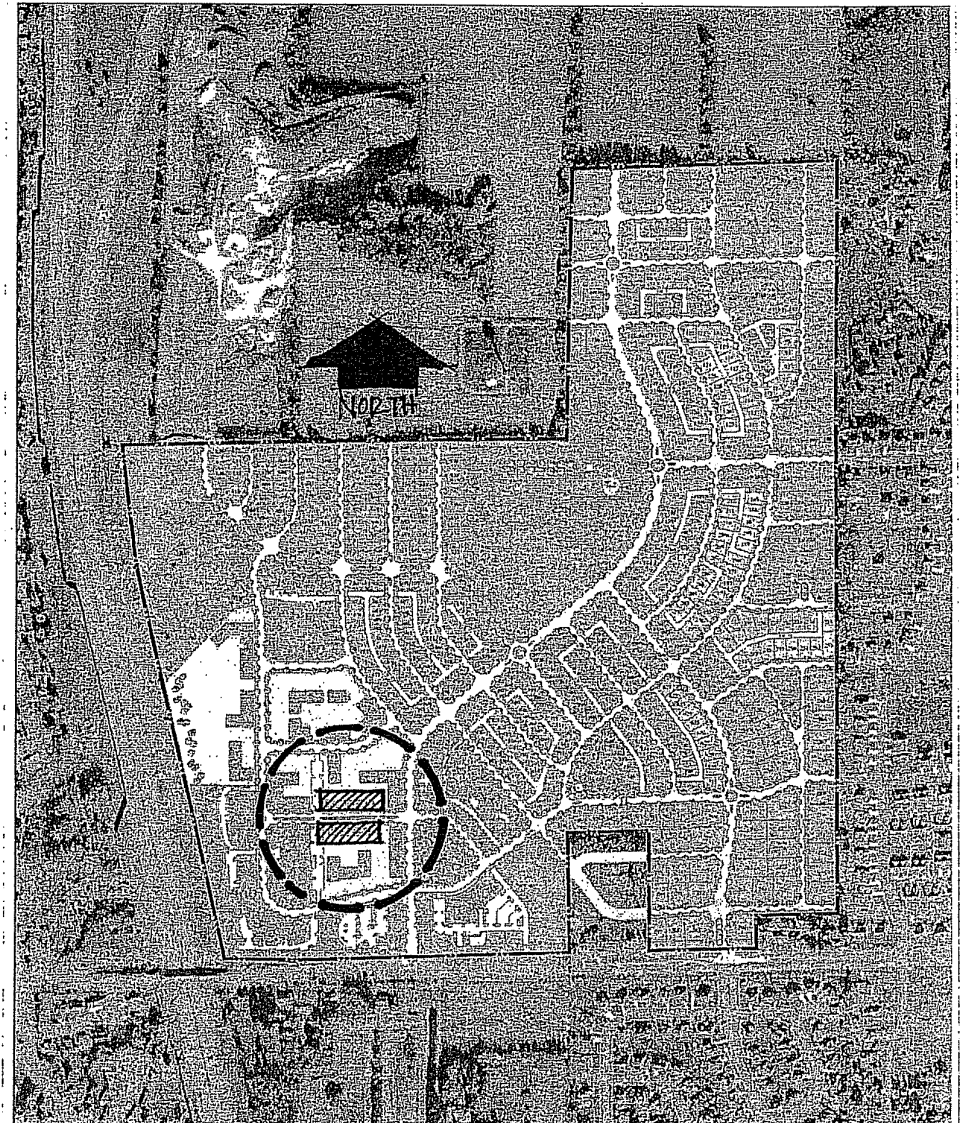


Letter of Intent

To: The City of Madison Plan Commission

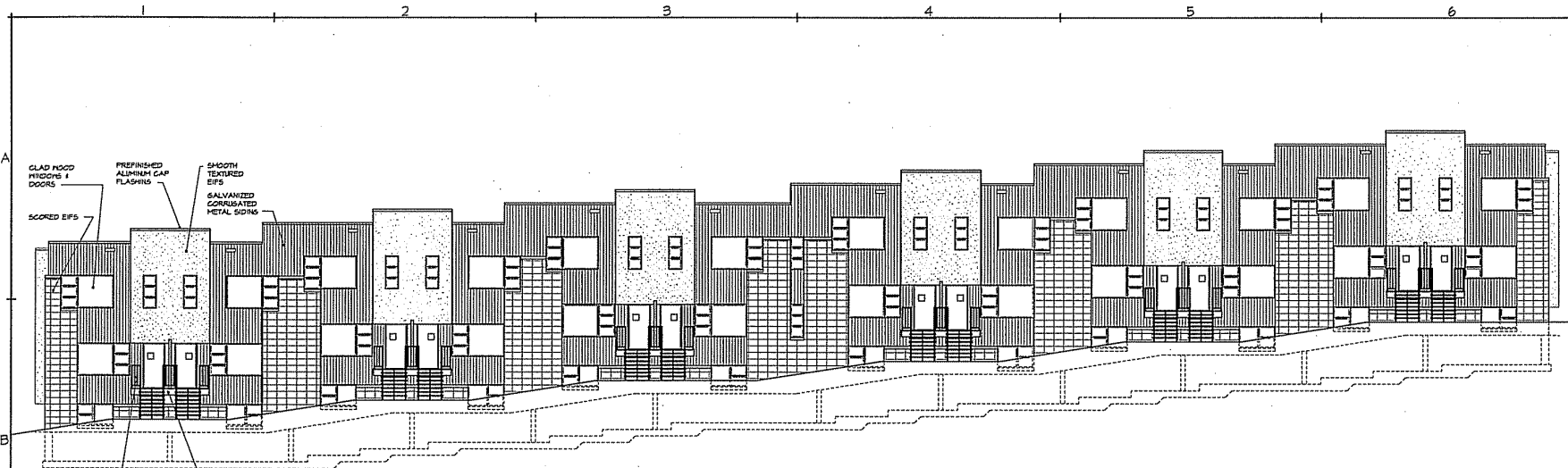
The following is a detailed description of the intended use for the properties located at Grand View Commons. The density of 23 condominium units is consistent with the PUD for the properties that run parallel with Gemini Drive. The PUD calls for 2 buildings, a twelve (12) unit and an eleven (11) unit, 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.

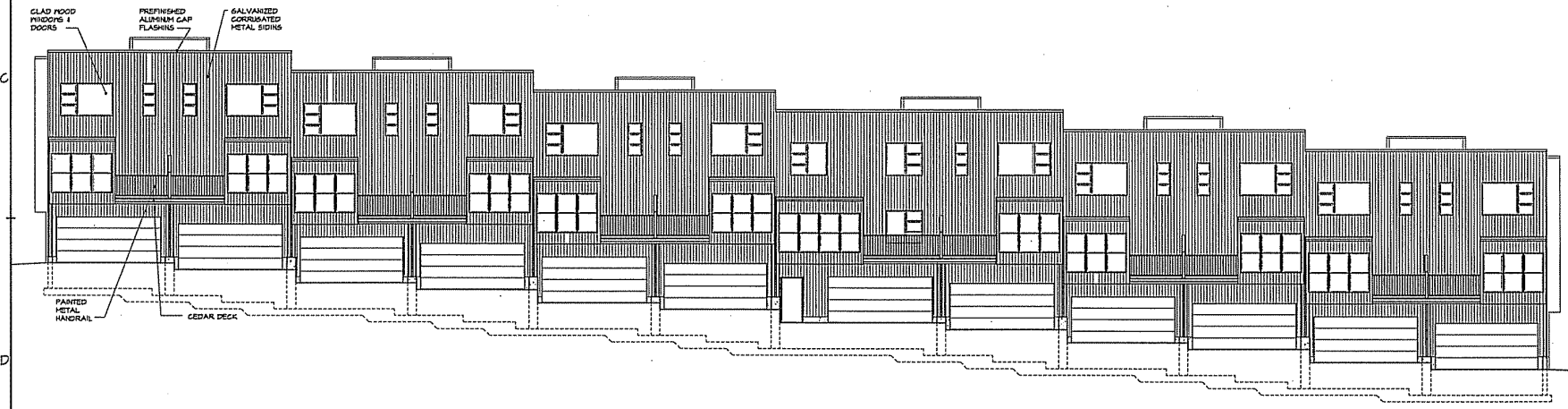


Grandview Commons

Madison, Wisconsin



(A) 12 UNIT COMPOSITE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



(B) 12 UNIT COMPOSITE REAR ELEVATION
SCALE: 1/8" = 1'-0"



T18 First Road Madison, WI 53718
(608) 271-0285 FAX (608) 271-0297

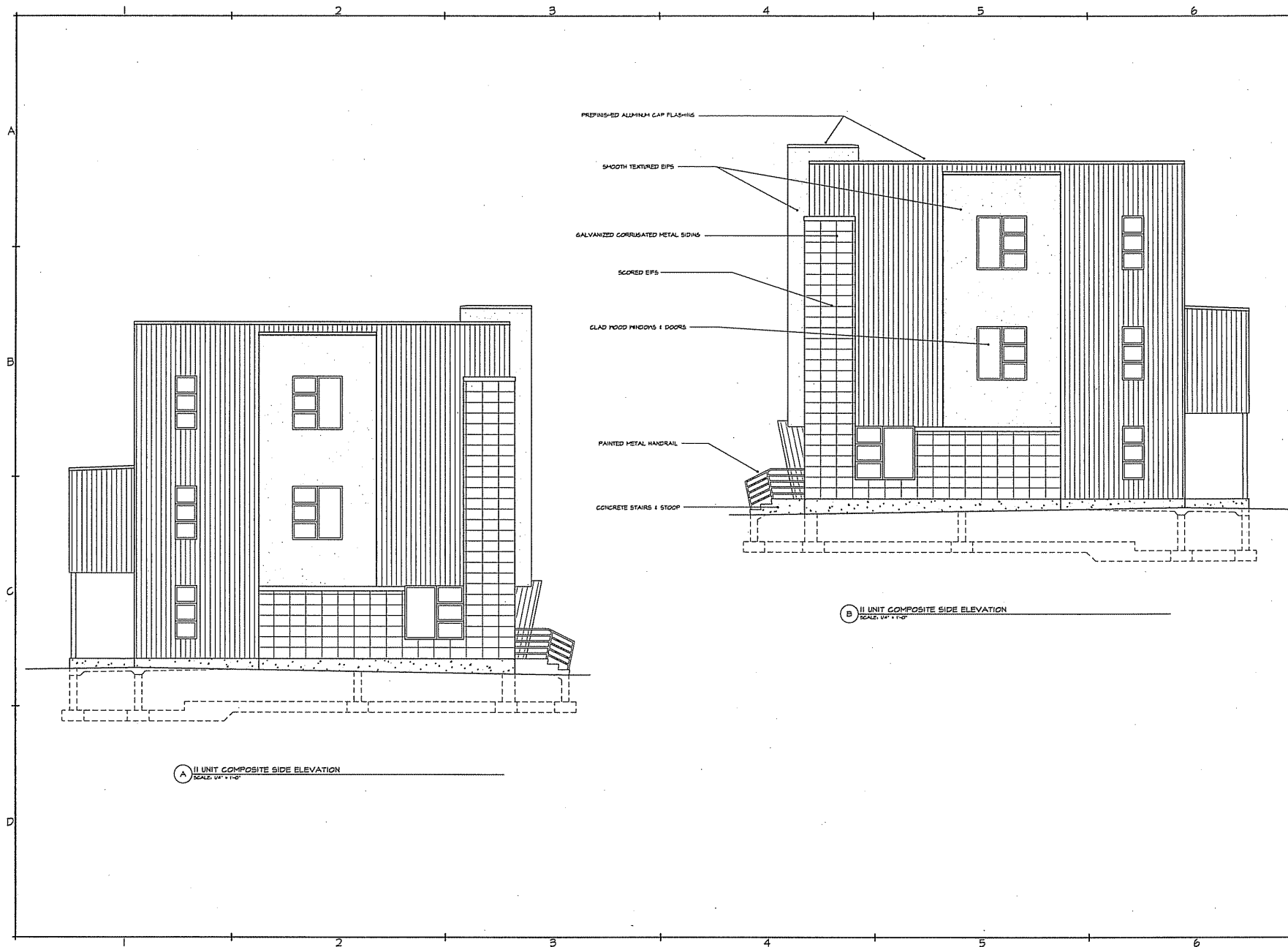
ALBRECHT TOWNHOMES - GEMINI DRIVE

GEMINI DRIVE
MADISON, WISCONSIN

Comm. No.	K0610
Issued For	Date
PRELIMINARY	04.12.06

12 UNIT ELEVATIONS

A2.1

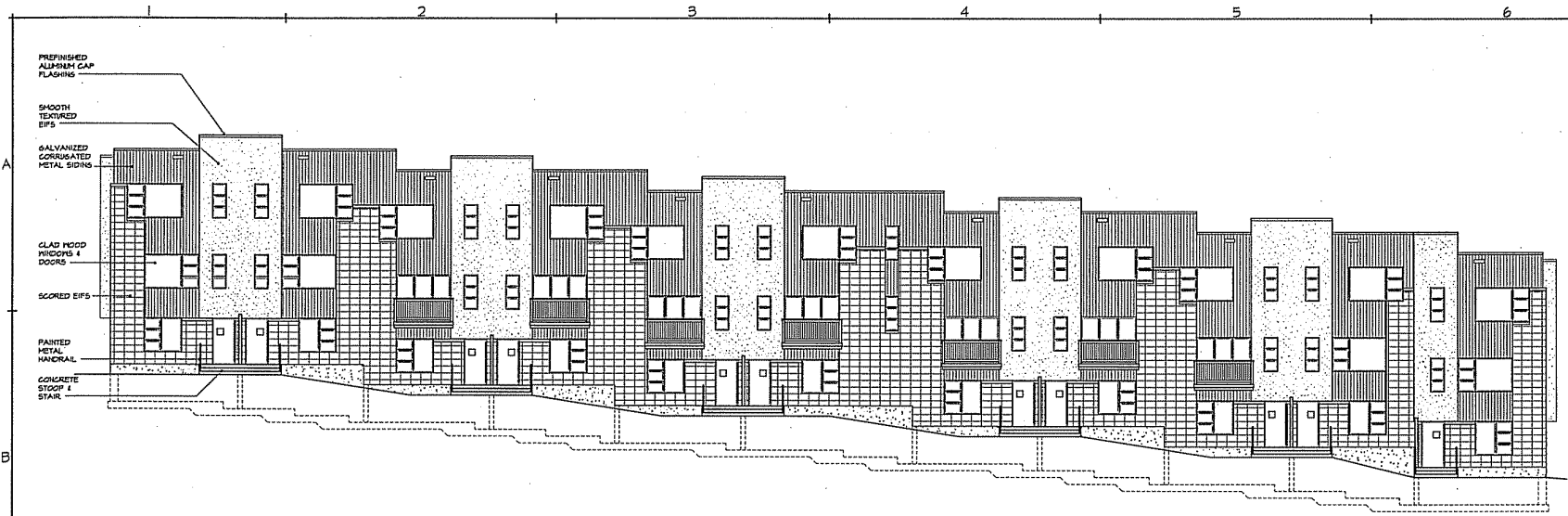


ALBRECHT TOWNHOMES - GEMINI DRIVE
GEMINI DRIVE
MADISON, WISCONSIN

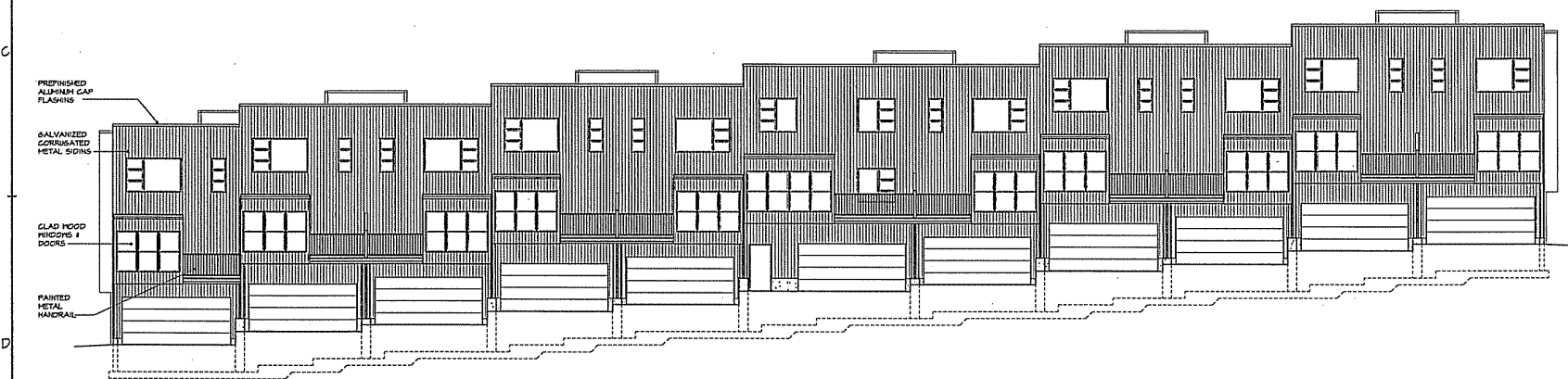
Comm. No.	K0610
Issued For	Date

II UNIT ELEVATIONS

A2.2



(A) II UNIT COMPOSITE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



(B) II UNIT COMPOSITE REAR ELEVATION
SCALE: 1/8" = 1'-0"

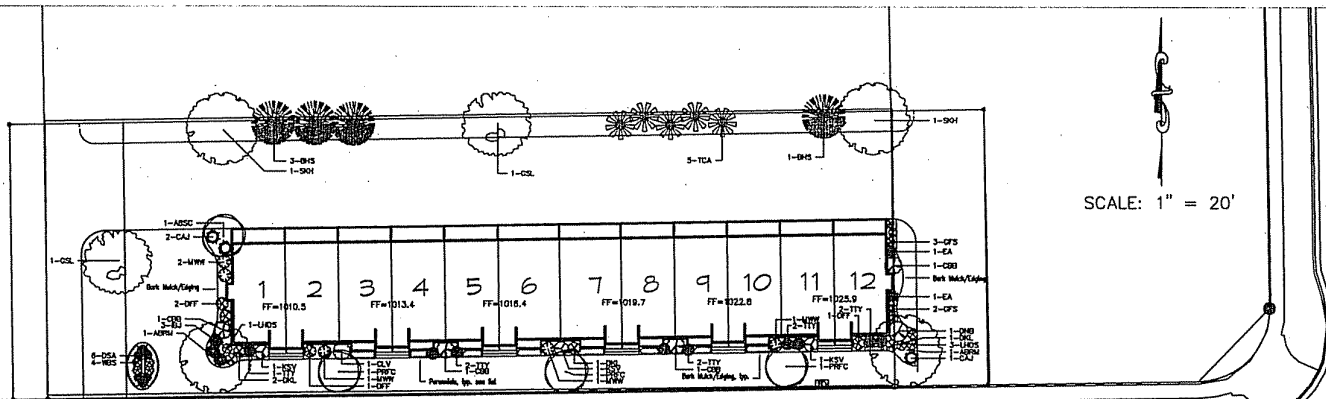


ALBRECHT TOWNHOMES - GEMINI DRIVE
GEMINI DRIVE
MADISON, WISCONSIN

Comm. No.	K0610
Issued For	Date
PRELIMINARY	04.12.06

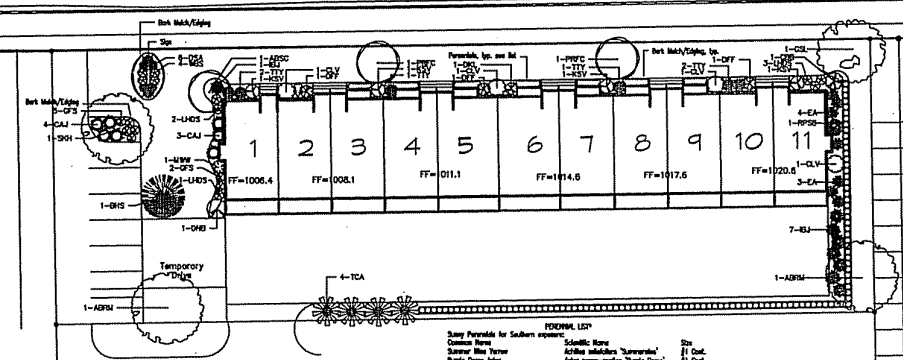
II UNIT ELEVATIONS

A2.1



SCALE: 1" = 20'

GEMINI DRIVE



FORMER LIST

Quantity	Code Name	Common Name	Schultz Name	Planting Size
1	1-SPH	Shiny Parasol	Shiny Parasol	12'-12" DBH
1	1-SPH	Summer Star Yew	Summer Star Yew	12'-12" DBH
1	1-SPH	Purple Dome Ash	Purple Dome Ash	12'-12" DBH
1	1-SPH	Maple Grandiflora	Maple Grandiflora	12'-12" DBH
1	1-SPH	Feathered Oak	Feathered Oak	12'-12" DBH
1	1-SPH	Little Blue Oak Sapling	Little Blue Oak Sapling	12'-12" DBH
1	1-SPH	V. Lutea Sapling	V. Lutea Sapling	12'-12" DBH
1	1-SPH	Redbud Sapling	Redbud Sapling	12'-12" DBH
1	1-SPH	Adonis V. Salsola	Adonis V. Salsola	12'-12" DBH
1	1-SPH	Prickly Pear	Prickly Pear	12'-12" DBH

Plant Material List

Quantity	Code Name	Common Name	Schultz Name	Planting Size
3	3-SPH	Shiny Parasol	Shiny Parasol	12'-12" DBH
3	3-SPH	Summer Star Yew	Summer Star Yew	12'-12" DBH
4	4-SPH	Purple Dome Ash	Purple Dome Ash	12'-12" DBH
2	2-SPH	Maple Grandiflora	Maple Grandiflora	12'-12" DBH
3	3-SPH	Feathered Oak	Feathered Oak	12'-12" DBH
3	3-SPH	Little Blue Oak Sapling	Little Blue Oak Sapling	12'-12" DBH
3	3-SPH	V. Lutea Sapling	V. Lutea Sapling	12'-12" DBH
3	3-SPH	Redbud Sapling	Redbud Sapling	12'-12" DBH
3	3-SPH	Adonis V. Salsola	Adonis V. Salsola	12'-12" DBH
3	3-SPH	Prickly Pear	Prickly Pear	12'-12" DBH

Landscaping by:
 8435 NE 59TH RD.
 WAUKESHA, WI 53179
 Ph. 808.545.5350
 Fx. 808.545.6338

Burse
 Consulting and
 Engineering, Inc.
 300 E. Washington Ave., Suite
 Madison, WI 53703
 Phone: 608-250-1233
 Fax: 608-250-1234
 e-mail: burse@burse.com
 www.burse.com

DATE	DESCRIPTION

GRANDVIEW CONDOMINIUMS
 GEMINI DRIVE
 MADISON, WI 53713
ALBRECHT CONSTRUCTION INC.
 3508 SIGGELKOW RD.
 BUCARLAND, WI 53585

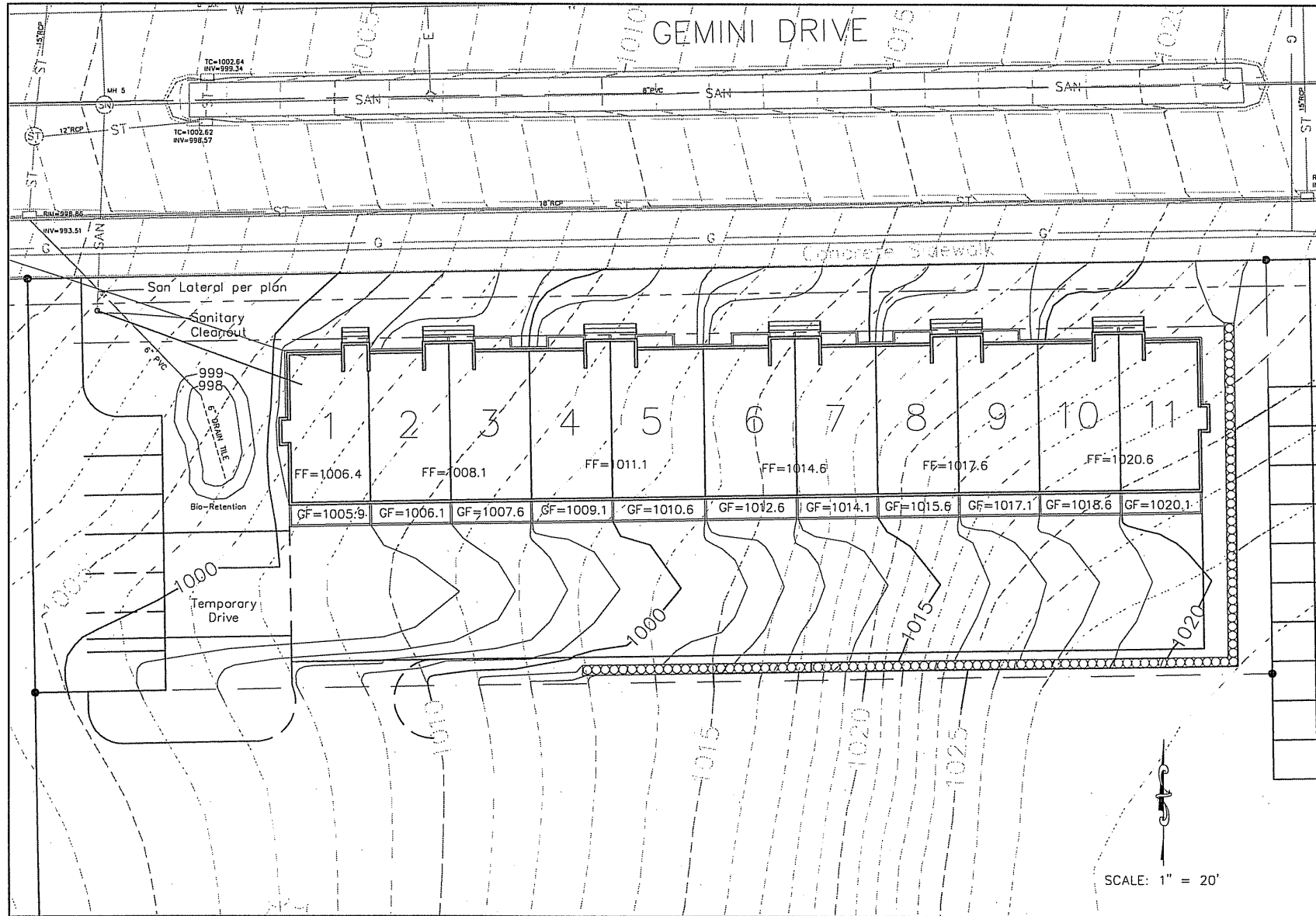
PROJECT #: BSE031-00
 PLOT DATE:
 03-22-2006
 REVISION DATES:
 ISSUE DATES:

PRELIMINARY GRADING
 PLAN
 NORTH BUILDING

Burse
 Consulting and Engineering, Inc.

DRAWING NUMBER
G-1

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SCALE: 1" = 20'

Burse
 Consulting and Engineering, Inc.
 1400 E. Greenway Ave., Suite 200
 Madison, WI 53713
 Phone: 608-255-0000
 Fax: 608-255-0000
 Email: burse@burse.com
 Website: www.burse.com

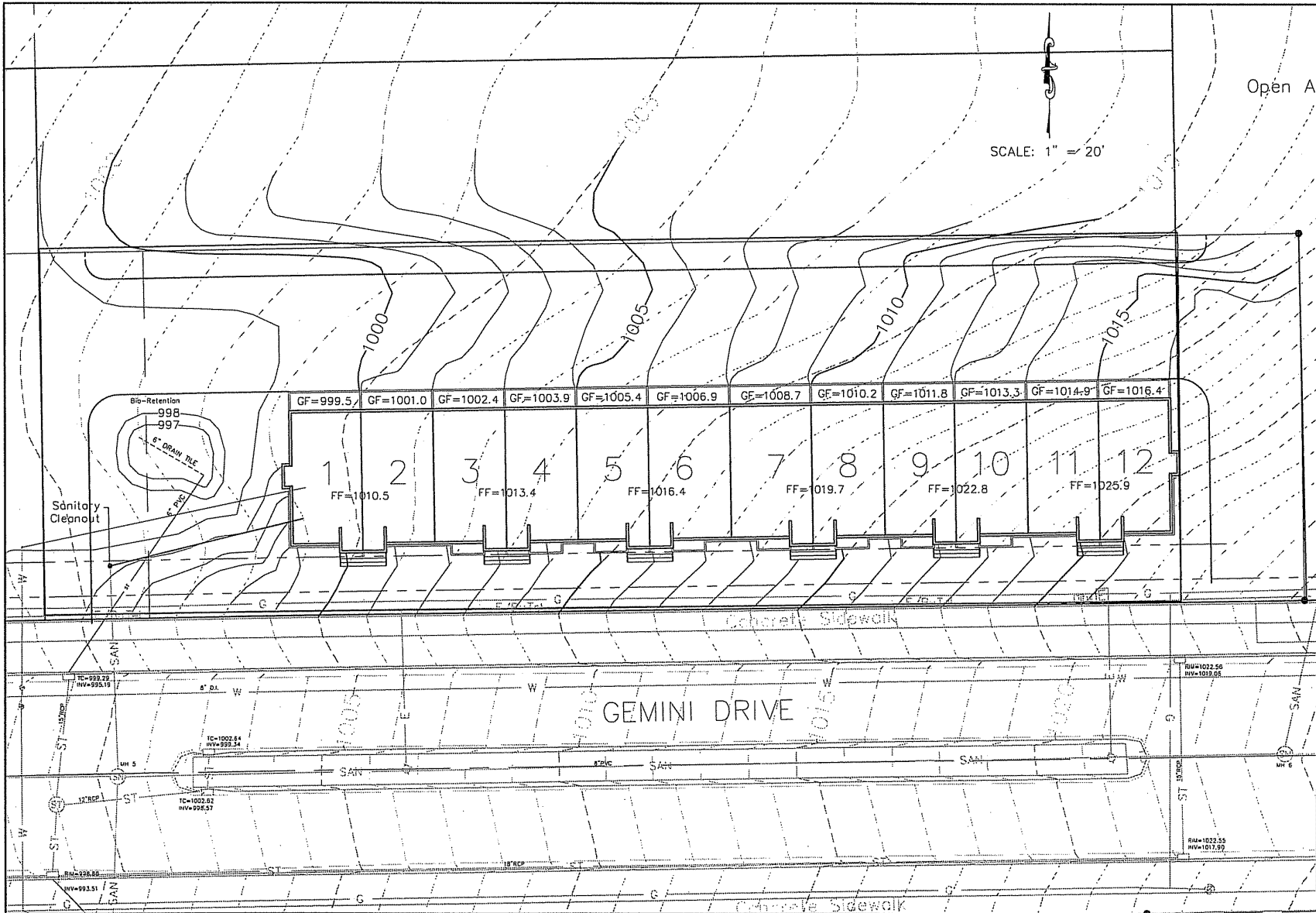
GRANDVIEW CONDOMINIUMS
 GEMINI DRIVE
 MADISON, WI 53713
ALBRECHT CONSTRUCTION INC.
 3338 SIGELKOW RD.
 MCFARLAND, WI 53558

PROJECT #:	BSEB31-06
PLOT DATE:	03-20-2008
REVISION DATES:	
ISSUE DATES:	

PRELIMINARY GRADING
 PLAN
 SOUTH BUILDING

Burse
 Consulting and Engineering, Inc.
 1400 E. Greenway Ave., Suite 200
 Madison, WI 53713
 Phone: 608-255-0000
 Fax: 608-255-0000
 Email: burse@burse.com
 Website: www.burse.com

DRAWING NUMBER
G-2



Burse
 Consulting & Engineering, Inc.
 1002 E. Greenfield Rd., Suite 200
 Madison, WI 53713
 Phone: 608-255-0988
 Fax: 608-255-0989
 Email: burse@burseinc.com
 www.burseinc.com

GRANDVIEW CONDOMINIUMS
 GEMINI DRIVE
 MADISON, WI 53713
ALBRECHT CONSTRUCTION INC.
 3638 SIGELKOW RD.
 MC FARLAND, WI 53558

PROJECT #: BSE031-00
 PLOT DATE: 03-23-2006

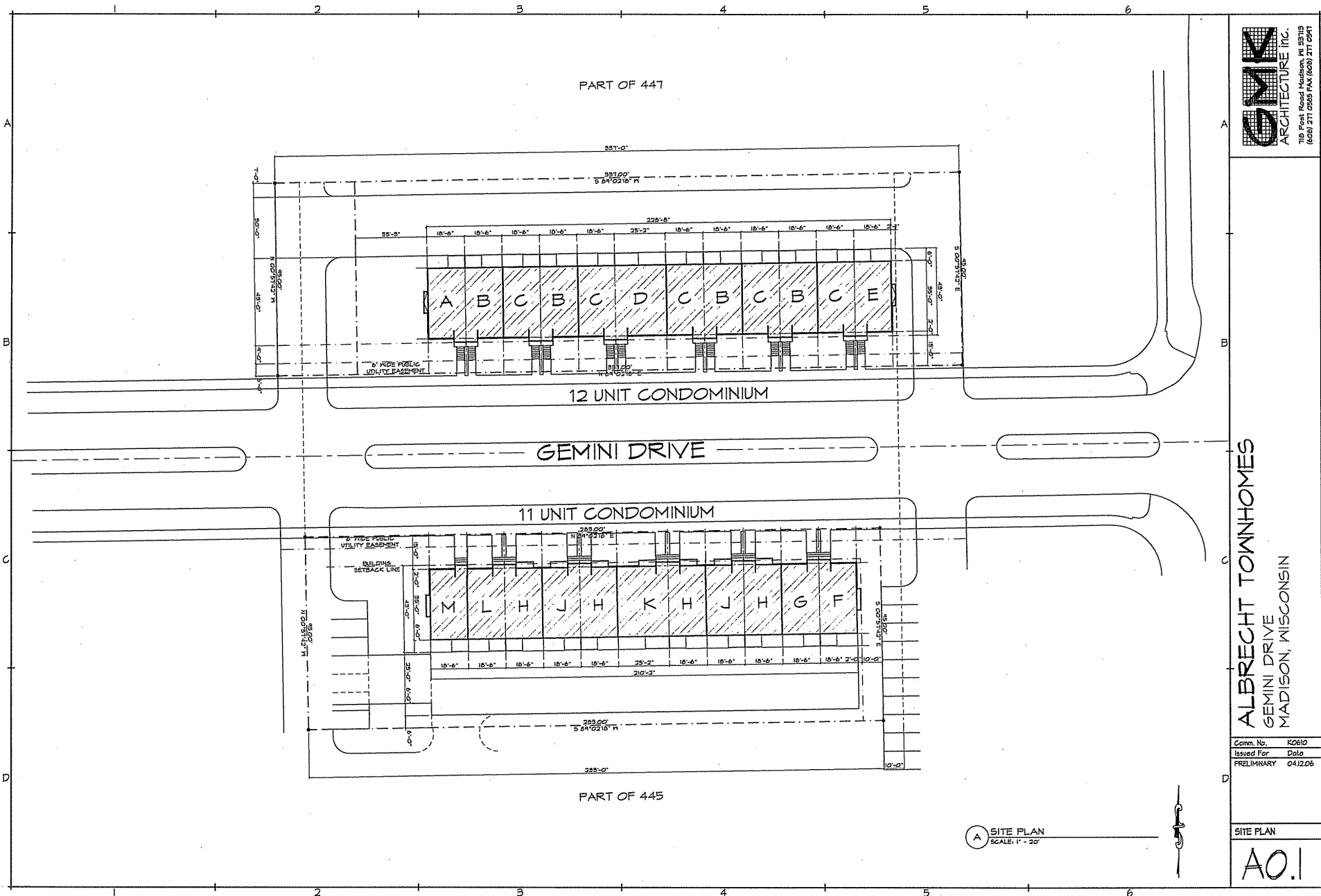
REVISION DATES:

ISSUE DATES:

PRELIMINARY GRADING PLAN
 NORTH BUILDING

Burse
 Consulting & Engineering, Inc.

DRAWING NUMBER
G-1



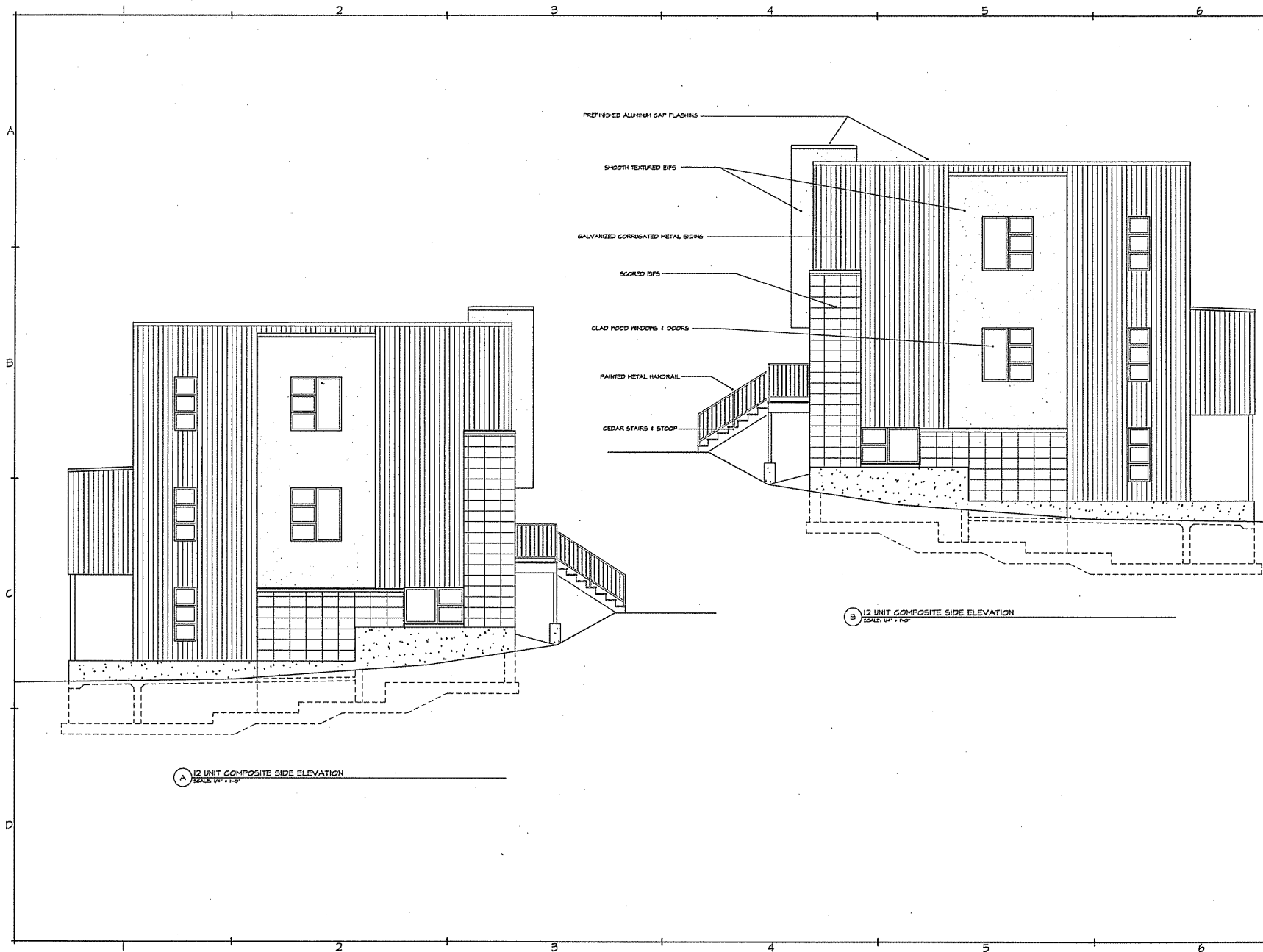
ALBRECHT TOWNHOMES
 GEMINI DRIVE
 MADISON, WISCONSIN

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SITE PLAN

A0.1

A SITE PLAN
 SCALE: 1" = 20'



A 12 UNIT COMPOSITE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

B 12 UNIT COMPOSITE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PREFINISHED ALUMINUM CAP FLASHING

SMOOTH TEXTURED EIFS

GALVANIZED CORRUGATED METAL SIDING

SCORED EIFS

GLAD FOOD WINDOWS & DOORS

PAINTED METAL HANDRAIL

CEDAR STAIRS & STOOP



GEMINI ARCHITECTURE INC.
710 First Road, Madison, WI 53715
(608) 271-0555 FAX (608) 271-0577

ALBRECHT TOWNHOMES - GEMINI DRIVE
GEMINI DRIVE
MADISON, WISCONSIN

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12 UNIT ELEVATIONS

A2.2