



November 23, 2009

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

Re: PUD – GDP/SIP
 Letter of Intent for 621 Mendota Court
 (formerly 617 and 619 Mendota Court)

Dear Matt:

This is our Letter of Intent for the PUD-GDP/SIP at the property located at 621 Mendota Court. This project is located in the Downtown Design Zone 3 District. The owner, Patrick Properties, is planning to develop a new eight story residential building at this location.

To make way for the new development, two existing two-story wood framed residential buildings located at 617 and 619, will be razed. The new structure will house 28 units with a unit mix as indicated below.

Unit size	Qty Units	# of bedrooms
(2) Bedroom	(4)	8
(3) Bedroom	(10)	30
(4) Bedroom	(9)	36
(6) Bedroom	(5)	30
Total	28 units	104 Bedrooms

The gross area of the new building including the garden level is 38,623 s.f. For the purpose of establishing the FAR (floor area ratio) the garden level is not counted in our calculation, as allowed by City of Madison Ordinance. The lot area is 9,188 s.f., which yields a FAR of 3.8. There are provisions for 56 outdoor bicycle stalls, 28 outdoor moped stalls and 76 indoor bicycle storage spaces. Trash and recyclables storage are contained within the building.

The development schedule calls for demolition of the two existing structures to commence August 16, 2010 and new construction starting mid September 2010 with completion on August 10, 2011.

The people involved in the project are as follows:

Owner:

Patrick Properties
 2417 University Avenue
 Madison, WI 53726
 Phone: 608-663-1778
 Fax: 608-663-1557
 Contact: Patrick Corcoran
patrickproperties@tds.net

Architect:

Gary Brink & Associates, Inc.
 8401 Excelsior Drive
 Madison, WI 53717
 Phone: 608-829-1750
 Fax: 608-829-3056
 Contact: Gary Brink
gary.brink@garybrink.com

Contractor:

Landgraf Construction
 5964 Executive Drive
 Madison, WI 53719
 Phone: 608-274-4700
 Fax: 608-274-9470
 Contact: Mark Landgraf
mark.landgraf@landgrafconstruction.com



Landscape Designer:
The Bruce Company
2830 West Beltline Highway
Middleton, WI 53562
Phone: 608-836-7041
Fax: 608-836-3201
Contact: Chuck Possehl
cpossehl@bruceco.com

Civil Designer:
Quam Engineering
4893 Larson Beach Road
McFarland, WI 53558
Phone: 608-838-7750
Fax: 608-838-7752
Contact: Kevin Parish
kjparish@sbcglobal.net

Please refer to the attached Zoning Text and Plans for additional information.

Sincerely,



Gary P. Brink
Principal