

June 20, 2007

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

Re: Letter of Intent
Alteration to an existing PUD- SIP
625 East Mifflin Street
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval of an Alteration to an Approved Specific Implementation Plan.

Organizational structure:

Owner: Great Dane Development
2249 Pinehurst Drive
P.O. Box 620800
Middleton, WI 53562-0800
608-836-8084
608-836-0480 fax
Contact: Mike Fisher & Karl Madsen

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

Project: The Colony
625 E. Mifflin Street

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki

Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick

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

Introduction:

This application is for an Alteration to a Previously Approved Specific Implementation Plan. The PUD-GDP-SIP was approved by the Common Council on June 20, 2006 and subsequently recorded April 19, 2007. The SIP provided for a five-story building with 66 units and two levels of underground parking. Due to current market conditions, the developers are proposing an alteration that reduces the building size to three stories with 33 units and one level of underground parking.

The alteration essentially eliminates the upper two floors of the building as well as the lowest level of underground parking. The revised plan maintains the basic site plan and exterior architecture from the approved SIP. The urban nature of the development with the central entry courtyard and individual entries along Mifflin Street are also maintained.

<u>Site Development Data:</u>	<u>Per Alteration</u>	<u>Per Originally Approved SIP</u>
<u>Dwelling Unit Mix:</u>		
One-Bedroom	15	32
Two-Bedroom	18	34
Total dwelling Units	33	66
<u>Densities:</u>		
Lot Area	31,400 SF or .72 acres	same
Lot Area / D.U.	951 SF/unit	476 SF/unit
Density	45.8 units/acre	92 units/acre
<u>Building Height:</u>	3 Stories	5 stories
<u>Floor Area Ratio:</u>		
Total Floor Area (excluding parking)	42,634SF	72,100 SF
Floor Area Ratio	.73	.43
<u>Required Parking</u>		
Automobile parking (R-5 standards)		
One Bedrooms (15 X 1.25 /unit)	19 spaces	40 spaces
Two Bedrooms (18 X 1.50 /unit)	<u>27 spaces</u>	<u>51 spaces</u>
Total Required Parking	46 spaces	91 spaces
Bicycle parking		
Units 1-50 (1 space/unit)	33 spaces	50 spaces
Units 50-66 (.5 space/unit)	N/A	<u>8 spaces</u>
Total Required Parking	33 spaces	58 spaces
<u>Vehicular Parking Ratio:</u>		
Automobile parking (underground)	36 stalls or 1.1 spaces/unit	86 stalls or 1.3 spaces/unit
Bicycle parking (underground)	14 stalls or .4 spaces/unit	39 stalls or .6 spaces/unit
Bicycle parking (surface)	19 stalls or .6 spaces/unit	19 stalls or .3 spaces/unit

Loading:

No off-street loading will be provided for this project and we are specifically requesting a waiver for this requirement.

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Project Schedule:

It is anticipated that construction will start in Fall of 2007 and be completed by Fall of 2008.

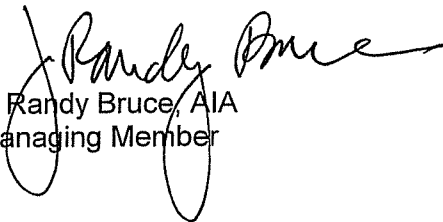
Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the City. The project will be privately financed and the developer has not requested any TIF funds to support this redevelopment effort.

The Colony meets the goals of the East Washington Build plan and provides new higher density housing in the central city, promoting pedestrian and bicycle circulation and reducing vehicular traffic.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member