

January 19, 2011

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

Re: Letter of Intent
640 N. Henry Street
Wisconsin Society of Alpha Delta Phi
Alteration to a Conditional Use

Dear Mr. Murphy:

The following is submitted together with the plans and application for consideration of approval of the proposed re-development of 640 N. Henry Street.

Owner: JDM Properties, LLC
101 N. Mills Street
Madison, WI 53715
608-255-3933
608-255-0807 fax
Contact: Joe McCormick
jmccorm130@aol.com

Landscape Architect: Yakshi Arts
P.O. Box 1782
Madison, WI 53701-1782
608-256-2857
608-256-2725 fax
Contact

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

Description of Project

The current building was constructed in the late 1950's for the Alpha Delta Phi fraternity. In the more recent past, the fraternity has been in significant decline and the property neglected. The current property owner-developer, Joe McCormick, has purchased the property for redevelopment.

The proposed renovation and addition will convert the existing 44 bed fraternity building into a professionally managed apartment building with 37 bedrooms and a separate fraternity commons in the lower level. The addition is relatively modest and consists of a 1 ½ story addition on top of the existing building and a 14 foot addition to the southeast end of the building. A new rooftop deck facing the lake is proposed atop the existing three story building.

It should be noted that two of the "apartments" have 7 bedrooms each and are by definition lodging house units. The two lodging house units are located within the existing second and third floors of the structure where existing structural and mechanical considerations limit the design options. The 7 bedroom units will provide ample space for the residents (over 400 sq.ft. per resident), including a large kitchen and living area with dramatic views to the lake.

Also included within this proposal is an alternate floor plan for the lower level of the building. In the event that the fraternity can no longer occupy their commons space the lower floor can be converted into a four bedroom apartment.

Site Development Statistics

Lot Areas:

Lot Area	9,686 S.F. or .22 Acre
Lot Area/D.U.	1,210 S.F./D.U.
Density	36 Dwelling Units/Acre

Dwelling Unit Mix:

<u>Unit Type</u>	<u>Number</u>	<u>Beds</u>
Efficiency	1	1
Two Bedroom	1	2
Three Bedroom	4	12
<u>Four Bedroom</u>	<u>2</u>	<u>8</u>
Total Dwelling Units	8	23

Phase II

Four Bedroom	1	4
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<u>7 bedroom lodging house units</u>	2	14
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<u>Vehicle Surface Parking Stalls</u>	3 stalls
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<u>Moped Parking Stalls (3 'x 6')</u>	5 Stalls
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**KNOTHE
& BRUCE**
architects

<u>Bike Parking (2'x6')</u>	<u>Provided</u>
Surface	2 Stalls
Garage	12 Stalls
Total	14 Stalls [(9 D.U. x 1 stall)+(14 lodging / 3 stalls)= 14 required]
<u>Bike Parking (Wall Mount)</u>	<u>40 Stalls</u>
Total Bike Parking	54 Stalls

Project Schedule:

It is expected that construction would begin as soon as development approvals are obtained with completion projected for Fall 2011.

Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce D.S.

J. Randy Bruce, AIA
Managing Member

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