



**JOSEPH LEE + ASSOCIATES, LLC**

2418 Crossroads Drive, Suite 2300  
Madison, Wisconsin 53718  
608.241.9500

## Letter of Intent Veritas Village Land Use Application

Veritas Village Apartments Master Plan is being submitted to the City of Madison in conjunction with the Land Use Application for the Veritas Village multi-family development. The following is the Letter of Intent for the Land Use Application.

Veritas Village is a multi-family residential development, to be located at the intersection of East Livingston Street and Mifflin Street on the city's near east side at 710 East Mifflin Street. The proposed project consists of a new four (4) story multi-family building containing 188 dwelling units in total. The four stories of residential space are above a single level of parking that extends out from the footprint of the building above to allow for the desired parking ratio of 1.0 spaces per dwelling unit (the achieved parking ratio of the project is 1.02 stalls/unit). The project provides a total of 192 vehicle parking spaces (all covered) and a total of 188 bicycle parking spaces are also provided. The area of the site is approximately 97,865 SF, or 2.247 acres.

The existing site is currently occupied by the Reynolds Crane Company. The majority of the existing site is a paved lot used for the operations of the Reynolds Crane Company. The newly developed site would be made up of a single building, associated drives and surface parking, a parking plinth with several street-edge courtyards as well as a large interior communal courtyard space with ample outdoor space, a pool, and sun deck. There will also be a common roof deck on the 4<sup>th</sup> floor of the project providing stunning views back towards the capitol building.

The building shall be concrete construction for the lower level parking garage with wood framed construction for the residential floors above. The exterior building materials will all be of high quality; consisting of cast stone veneer, composite fiber cement siding, vinyl windows and doors, as well as ample brick masonry.

The proposed project schedule has construction commencing in the summer of 2015 with completion in the fall of 2017. The construction the building will be slightly staggered, and the completion of total project build-out shall depend on market conditions.

To date, the project team has met with the Tenney-Lapham Neighborhood Association, Alderperson Ledell Zellers, and City Planning staff numerous times as part of a

collaborative effort to design a project that attempts to meet the needs and desires of the various stakeholders as well as the needs of the developer.

The project team currently consists of Veritas Village, LLC (developer), JLA Architects + Planners (architecture/design), Vierbicher Associates, Inc. (civil engineering), and The Bruce Company (landscape architecture).

Regards,

Joseph M. Lee, AIA  
JLA Architects + Planners