

June 3, 2009

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
PUD-SIP
Midtown Place Apartments
8101 & 8119 Mayo Drive
(A.K.A. 8102 Mid Town Road)
Madison, Wisconsin

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.

Organizational structure:

Owner: Lots Two and Three LLC
c/o Stone House Development
321 E. Main Street
Madison, WI 53703
608-251-6000
608-251-6077
Contact: Rich Arnesen
rarnesen@stonehousedevlopment.com

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

Engineer: I & S Group, Inc.
2690 Research Park, Suite H
Madison, WI 53711
(608) 442-9500
(608) 442-9501 fax
Contact: Dave Glusick
Dave.glusick@si-group.com

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Abbie Moilien
amoilien@ksd-la.com

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

Introduction:

Midtown Commons is a 79 acre development on the north side of Midtown Road east of Highway M on the City's far west side. The development was designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan with a mix of uses and densities planned. The original plat and PUD-GDP were approved in 2000 with construction beginning soon after.

An amended GDP and plat for Midtown Center was approved and recorded in April of 2008. Midtown Center is the last remaining portion of the Midtown Commons development. The amended GDP plat contains a mix of commercial and residential uses.

This submittal addresses Lots 2 and 3 of the Mid Town Center Plat, located at the southwest corner of Mayo Drive and Carns Drive. It proposes to take the two residential sites from PUD-GDP to PUD-SIP. The proposal is in substantial conformance with the approved PUD-GDP.

Project Description:

The building placement, vehicular access and parking areas that were established with the GDP are maintained with this SIP. The buildings are placed close to the street edge and sidewalk continuing the traditional design principles of the neighborhood. Pedestrian access is planned throughout the site connecting the buildings and users to the perimeter streets.

Vehicular access is accommodated from Mayo Drive and Carns Drive. Parking for these residential buildings is largely accommodated below the buildings with surface parking available between the proposed buildings. Additional shared parking areas will be located to the south as the commercial sites are developed. A significant portion of the interior east-west street that will provide circulation and access from Waldorf Boulevard and Carns Drive is included within this PUD-SIP. Diagonal parking and sidewalks will be located along this private street to improve its function.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. Two ground level plazas open onto the landscaped lawns and provide for community functions and south facing views. The streetscapes of the buildings are well detailed and landscaped and are punctuated with individual entries to the dwelling units. An interior Commons Room is provided on the fourth floor of one of the buildings which opens onto a roof terrace for additional usable open space.

The buildings are three and four stories in height with a flat roof and a style reminiscent of Prairie architecture. The exterior materials will be a combination of masonry and cement-fiber board siding and are chosen for their attractive appearance and low maintenance.

The apartments will be developed using WHEDA's Section 42 tax credit housing program. The apartments will be affordably priced and will provide a high-quality living environment and amenities that are consistent with the neighborhood.

Site Development Statistics

SIP Area	93,527 sf / 2.15 acres
Lot Area	68,649 sf / 1.57 acres
Dwelling Units	88
Density	780 sf / du
Building Height	3-4 STORY
Usable Open Space	5,684 sf
Gross Floor Area (excluding basement)	112,000 sf
Floor Area Ratio	1.63

	<u>BLDG #1</u>	<u>BLDG #2</u>	<u>TOTAL</u>
<u>Dwelling Unit Mix</u>			
One Bedroom Apts.	19	12	31
Two Bedroom Apts.	19	28	47
Three Bedroom T.H.	<u>4</u>	<u>6</u>	<u>10</u>
Total Dwelling Units	42	46	88

Vehicle Parking

Underground	89 spaces	(inc. 2 HC spaces)
<u>Surface</u>	<u>16 spaces</u>	<u>(inc. 2 HC spaces)</u>
Total	105 spaces	(inc. 4 HC spaces)

Parking Ratio 1.19 spaces/du

Loading Zones 2

Bike Parking

Underground	30 spaces
<u>Surface</u>	<u>40 spaces</u>
Total	70 spaces

Project Schedule:

This project will start construction in fall 2009 with completion scheduled for late summer 2010.

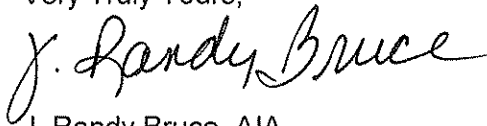
Social & Economic Impacts:

The Midtown Commons was designed to meet the needs of the City as stated in the High Point-Raymond Neighborhood Plan. More specifically it implements Land Use Objective 3 to: "Provide and maintain an economically viable neighborhood commercial/mixed-use district or town center as a source of local employment, a focus of neighborhood activity, and a centralized convenient shopping and service center for residents in the neighborhood". The development provides a diversity of housing, minimizes vehicular travel and encourages pedestrian use.

This phase of the Midtown Commons will work towards completing the development and will provide significant employment for the local construction trades.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

A handwritten signature in black ink that reads "J. Randy Bruce". The signature is written in a cursive, flowing style.

J. Randy Bruce, AIA
Managing Member