

April 27, 2005

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

Re: Letter of Intent  
PDD-GDP to Amended PDD-GDP and PDD-SIP  
Lot 91 Second Addition to Mid Town Commons  
Mayo Drive at Starr Grass Drive  
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.

**Organizational structure:**

Owner: Barrow Ridge, LLC  
Contact: Terrence Temple  
429 Gammon Place Suite 200  
Madison, WI 53719  
608-833-9099  
608-833-9079 fax

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Project: Lot 91 Mid Town Commons  
Mayo Drive at Starr Grass Drive  
Madison, WI

Landscape: Olson-Wills Landscaping, Inc.  
4387 Schwartz Rd.  
Middleton, WI 53562  
608-827-9401

Engineer: Calkins Engineering LLC  
5010 Voges Rd.  
Madison, WI 53718  
608-838-0444  
608-838-0445

**Introduction:**

Midtown Commons is a 79 acre development on the north side of Mid Town Road east of Highway M on the City's far west side. The development has been designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan. A mix of uses and densities were planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland. The project obtained approvals from the Common Council for the preliminary plat and the amended General Development Plan (PDD-GDP) in September 2000. Since that time the majority of the residential portions of the development have been approved and constructed.

This project proposes a mixed-use development for Lot 91 of the Second Addition to Mid Town Commons (part of the former lot 90 of the preliminary plat and GDP). The GDP proposed mixed-use and commercial uses for this part of the development and this proposal is consistent with the GDP. The balance of the former lot 90 will be brought in for approval as a commercial/mixed-use development.

This proposal will consist of a single building with a total of 30 condominiums.

**Site Development Data**

**Densities:**

Dwelling Units	30 Units
Lot Area	41,333 sf (.95 acres)
Lot Area / D.U.	1,377 sf /du.
Density	32 du/acre

**Dwelling Unit Mix:**

One bedroom	7
One bedroom plus loft	5
Two bedroom	<u>18</u>
Total	30

**Vehicular Parking Ratio:**

Underground Garage	44 stalls
<u>Surface Parking</u>	<u>26 stalls</u>
Total Parking	70 stalls
Parking Ratio	2.33 stalls/du

**Bicycle Parking Ratio:**

Underground Garage	22 stalls
<u>Surface Parking</u>	<u>8 stalls</u>
Total Parking	30 stalls
Parking Ratio	1 stalls/du

Letter of Intent  
PCD-GDP to SIP  
Lot 91 of Mid Town Commons  
Mayo Drive at Starr Grass Drive  
April 27, 2005  
Page 3

**Site and Building Architecture:**

The architectural design utilizes traditional neighborhood design concepts. The building is designed to accommodate the sloping site with a two story elevation along Mayo Drive and three stories at the south end of the building. The scale is compatible with the properties on Star Grass Drive. Craftsman style architecture is incorporated in the design with exterior materials consisting of brick veneer and horizontal siding. The facades are well articulated and detailed and the overall effect produces a high quality residential environment.

**Project Schedule & Management:**


This project is planned to start in the fall 2005 with completion scheduled for late summer 2006. The development will have condominium ownership and will be managed by the condominium association to provide the required private services. The condominiums will be available to family residents although few school age children are anticipated.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. Moderately priced housing will be provided within the development. Construction of the facilities will provide employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,

  
J. Randy Bruce, AIA  
Managing Member