



August 24, 2016

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Dear Ms. Stouder:

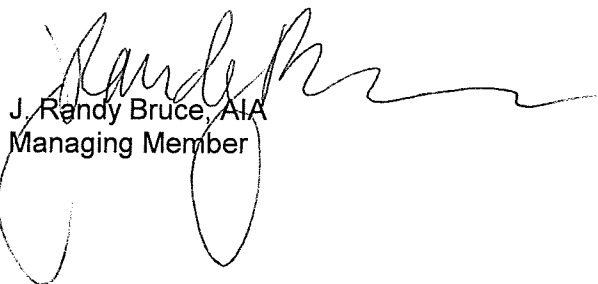
In response to comments made at the plan commission meeting on August 8, 2016, we have made some improvements to the floor plan and site plan for the 418 Division Street project. Attached are 17 copies of those plans for staff review and distribution to the plan commission.

The following description is a summary of those revisions. The plans highlight those improvements as well.

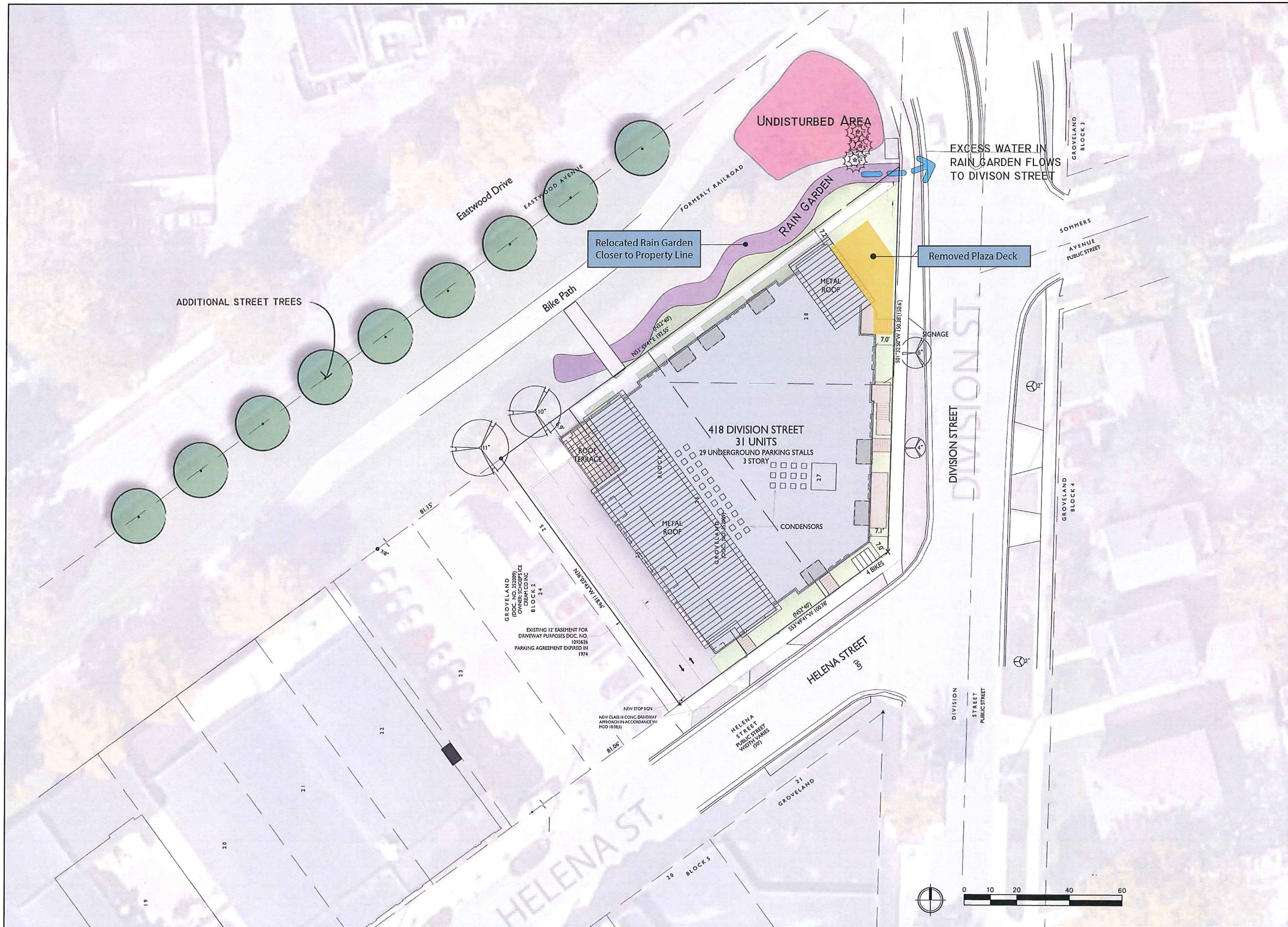
1. Improved bike parking in basement. The basement parking area was redesigned to relocate the 31 bike parking spaces as close to the elevator and the overhead door as possible. The number of car parking stalls remains at 29 stalls.
2. Added bike parking on the first floor. A bike storage room was added on the first floor near the rear entry door that leads directly to the bike path. Eleven wall mounted bike stalls are now conveniently accommodated at the main level.
3. Improved the site plan. As a result of the redesign, the basement has become smaller and no longer extends outside the building footprint to the northeast. This results in the removal of the plaza deck at the northeast corner of the site and the ability to increase the landscaping at a key location on the site. Our intent is to work with the Marquette Neighborhood Association to design the landscaping in this area and along the rain garden so that it is complimentary to the existing MNA landscape feature on the bike path property.
4. Relocated the rain garden closer to the building. The rain garden has been shifted to minimize any "privatization" of the public bike path.
5. Increased the size of the porches and balconies. The porches and balconies at the first and second floor level were increased to 6'6" deep by 11' -14" in width. The third floor balconies were increased to 5'6" deep.
6. Increased the size of the third floor roof terrace and the community room. We redesigned the stair enclosure, which allowed us to enlarge the roof terrace and the community room space.

Thank you for your consideration of our proposal. We believe that we were able to take the comments voiced at the meeting of the 8<sup>th</sup> and improve our proposal.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Randy Bruce", with a long horizontal flourish extending to the right. Below the signature are two large, vertically oriented oval shapes, possibly representing initials or a stylized graphic.

J. Randy Bruce, AIA  
Managing Member



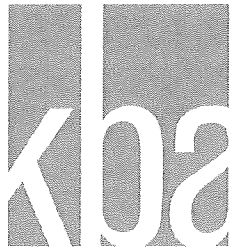
ISSUED  
 Issued for Conditional Use - June 15, 2016  
 Issued for Final UDC - July 13, 2016

PROJECT TITLE  
**418 Division St.**

Madison, WI  
 SHEET TITLE

SHEET NUMBER

PROJECT NO. 1606



**knothe bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for xyz - Month Day, Year

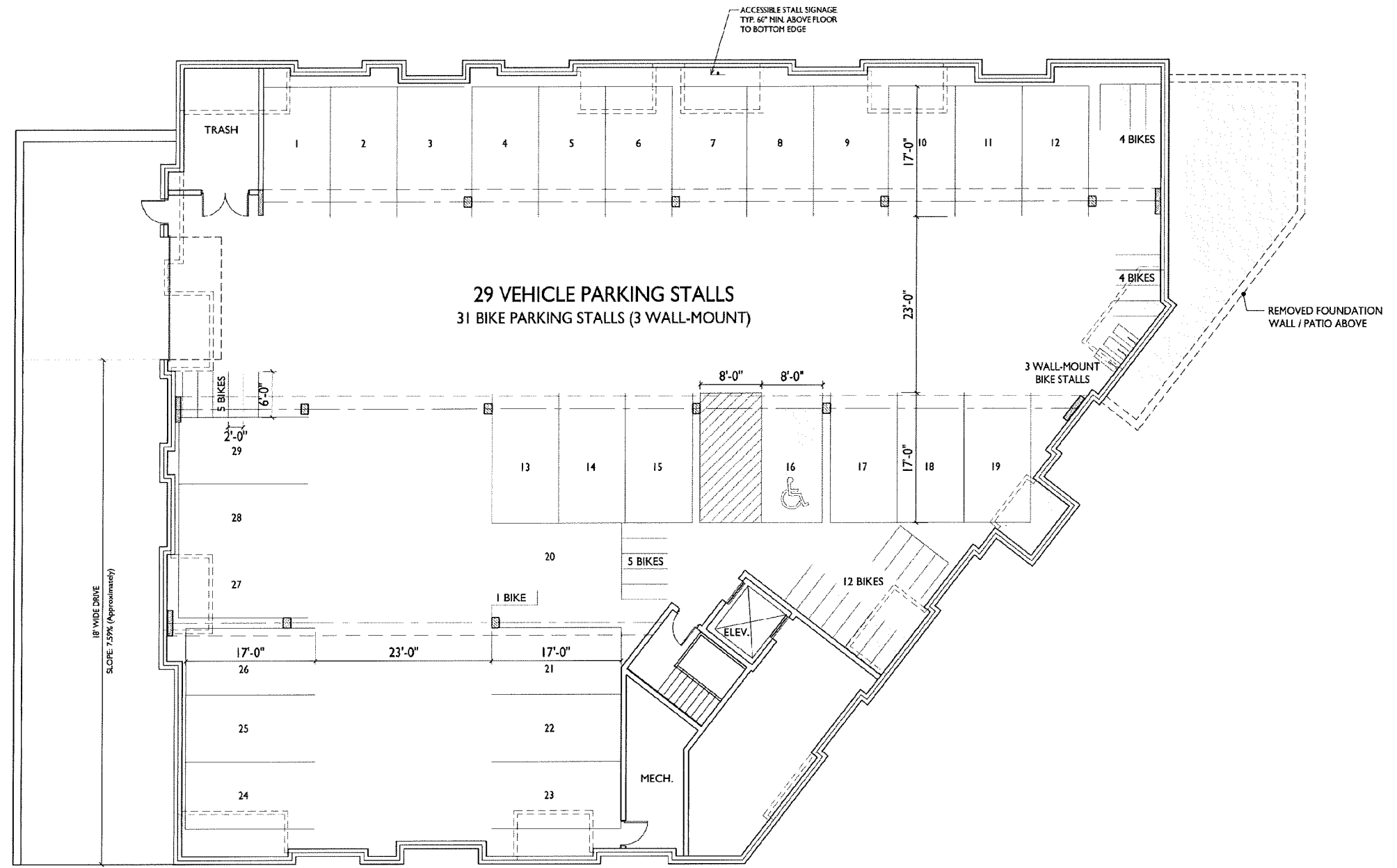
PROJECT TITLE  
418 Division St.

Madison, WI  
SHEET TITLE  
Basement Floor  
Plan

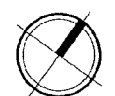
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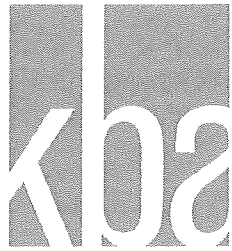
**A-1.0**

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**BASEMENT FLOOR PLAN**  
1/8" = 1'-0"





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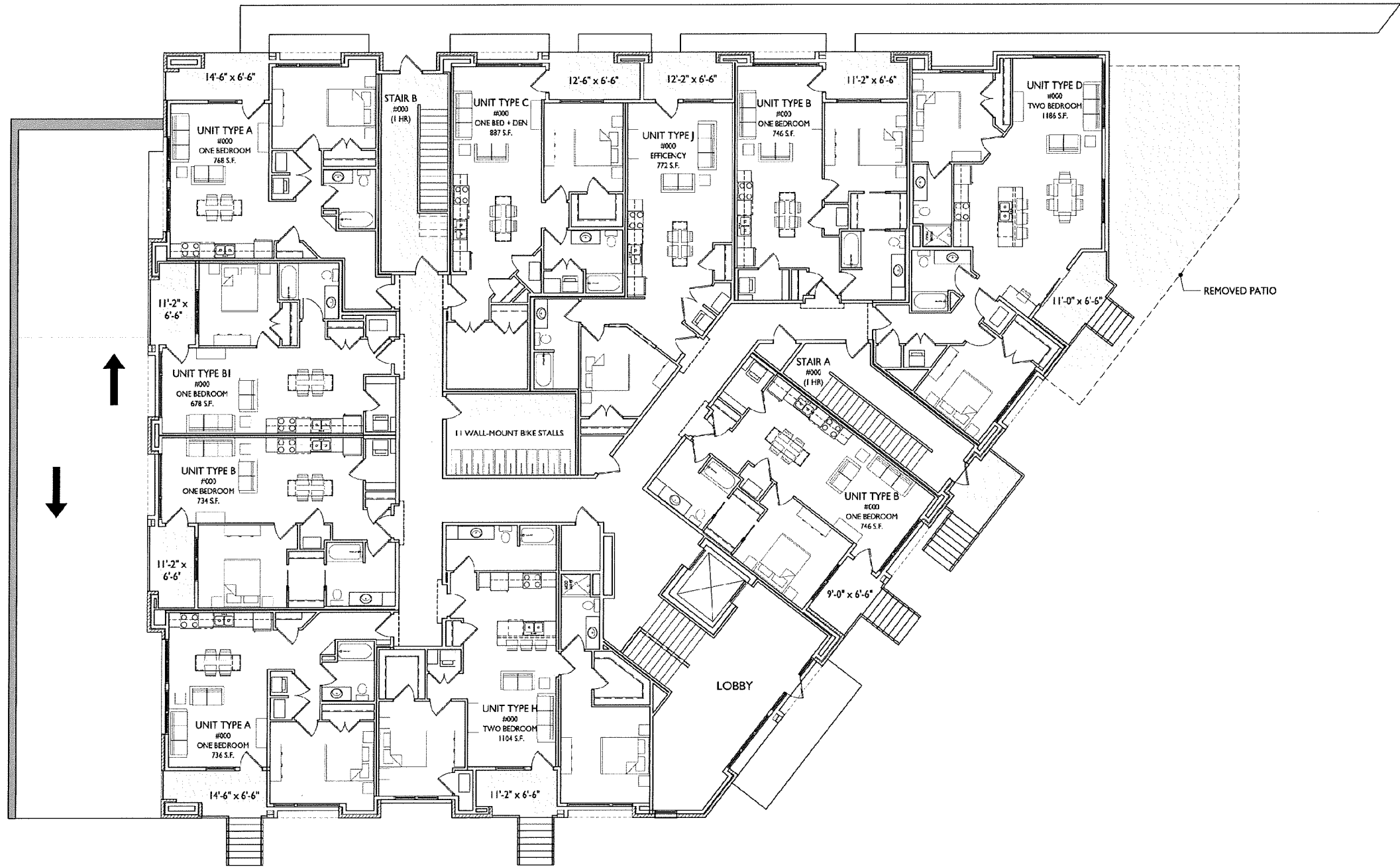
PROJECT TITLE  
418 Division St.

Madison, WI  
SHEET TITLE  
First Floor Plan

SHEET NUMBER

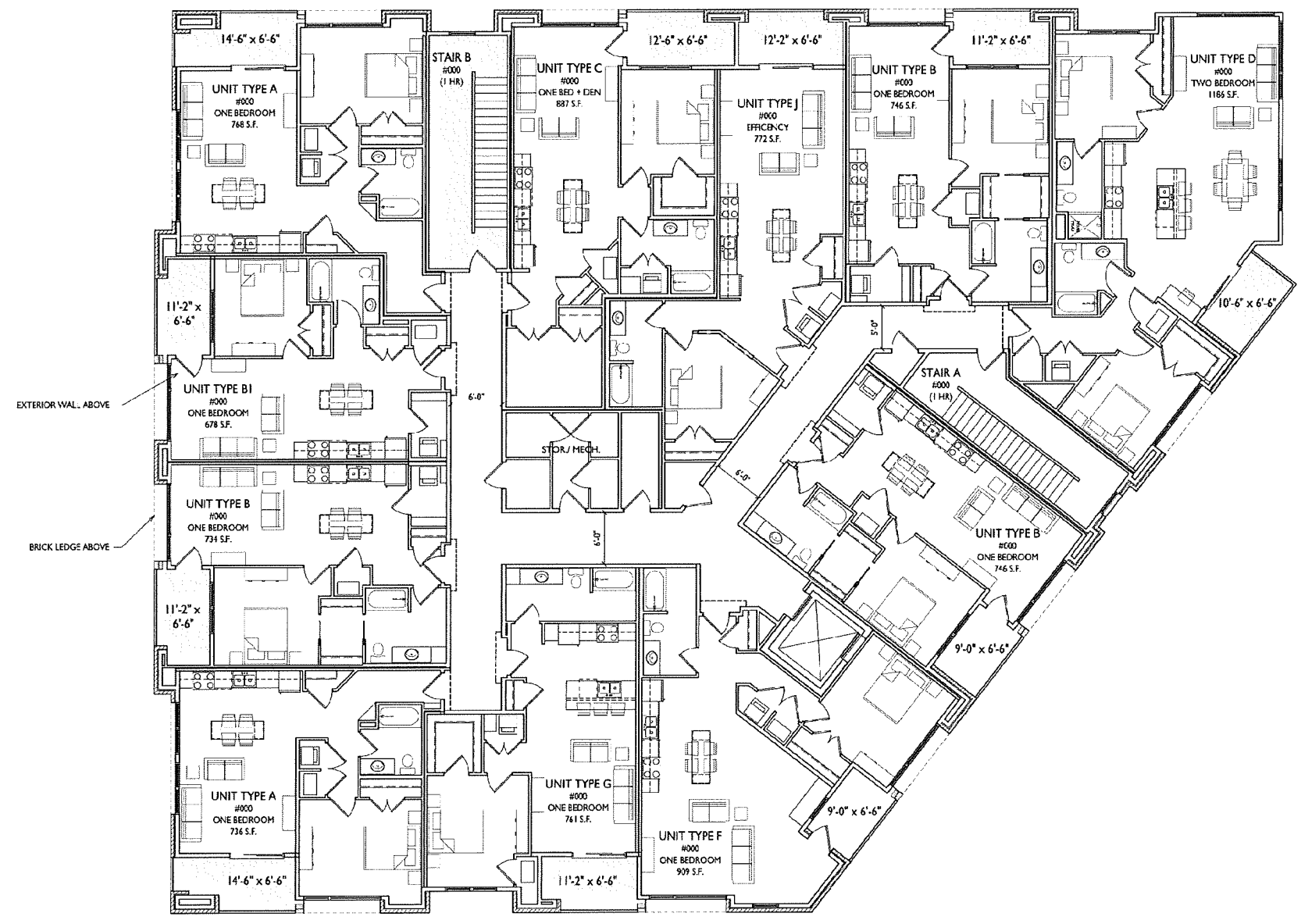
**A-1.1**

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**X** FIRST FLOOR PLAN  
A-1.1 1/8"=1'-0"





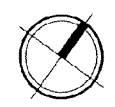
EXTERIOR WAL. ABOVE  
 BRICK LEDGE ABOVE

ISSUED  
 Issued for xyz - Month Day, Year

PROJECT TITLE  
**418 Division St.**

Madison, WI  
 SHEET TITLE  
**Second Floor Plan**

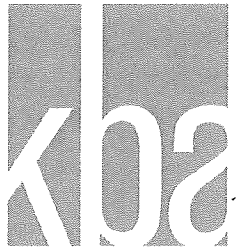
**X** SECOND FLOOR PLAN  
 A-1.2 1/8"=1'-0"



SHEET NUMBER

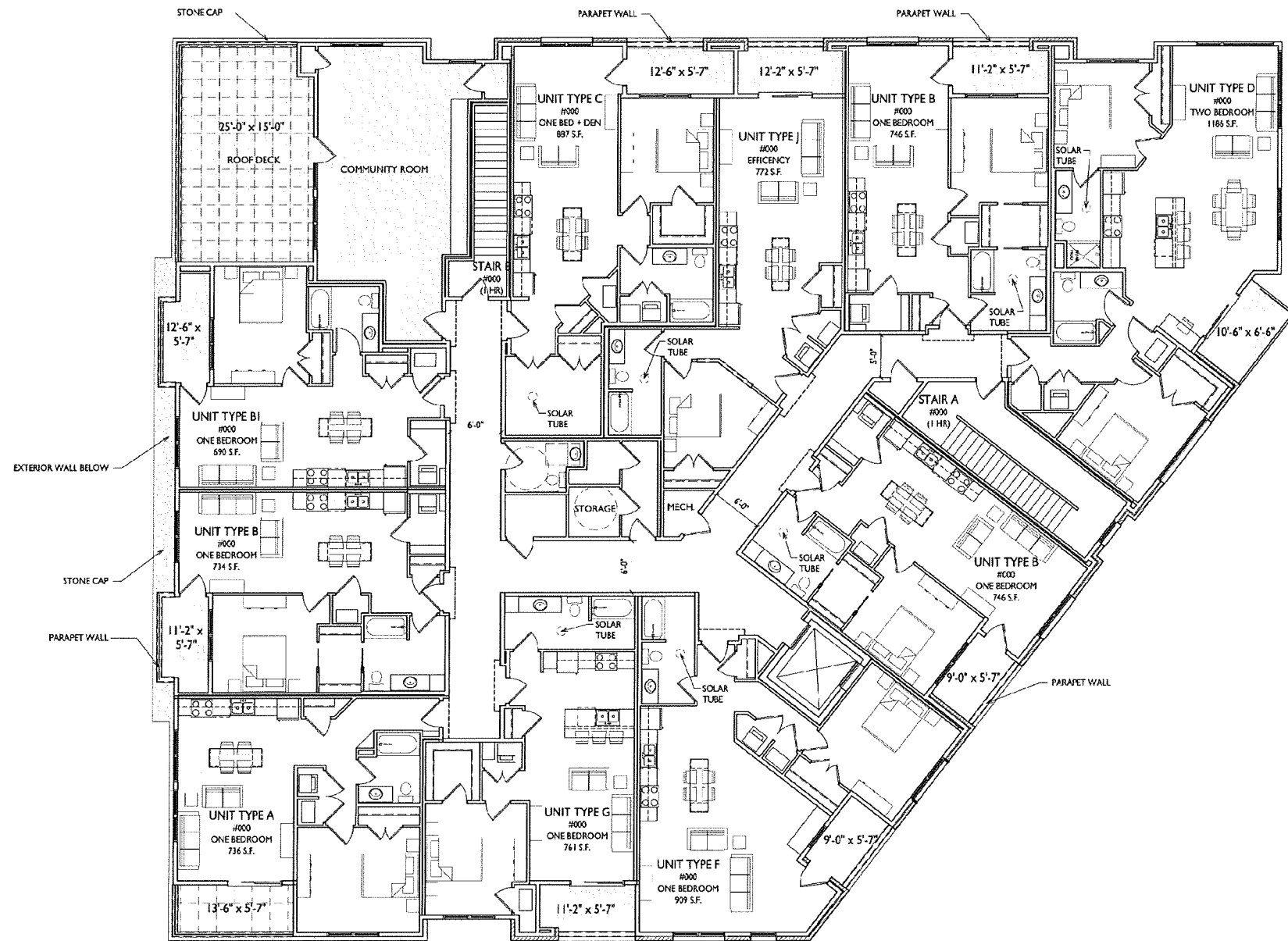
**A-1.2**

PROJECT NO. **1606**  
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ARCHITECTS

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ISSUED  
Issued for xyz - Month Day, Year

PROJECT TITLE  
418 Division St.

Madison, WI  
SHEET TITLE  
Third Floor Plan

SHEET NUMBER

**A-1.3**

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X THIRD FLOOR PLAN  
A-1.3 1/8"=1'-0"





CAPITAL CITY TRAIL



PARKING LOT



CORNER OF HELENA / DIVISION STREET



DIVISION STREET