

May 9, 2012

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  
R4 to PUD-SIP  
1201 & 1211 Mound St  
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: Mike Fisher  
2249 Pinehurst  
Middleton, WI 53562  
608-836-2940  
Contact: Mike Fisher  
[fisherco@chorus.net](mailto:fisherco@chorus.net)

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

Engineer: Vierbicher  
Contact: Dave Glusick  
999 Fourier Drive Ste 201  
Madison, WI 53717  
608-826-0532  
608-826-0530 fax  
[dglu@vierbicher.com](mailto:dglu@vierbicher.com)

Landscape Design: Ken Saiki Design  
303 S. Paterson St., Suite 1  
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Contact: Stevie Koepp  
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### **Project Description:**

1201 & 1211 Mound Street consists of Lots 5 and 6 of Block 11, of Bowens Addition to the south of Mound Street and west of Charter Street. A duplex currently sits on each lot. The project will consist of subdividing these lots to create 4 lots, removing an existing garage and surface parking lot, and adding 2 more duplexes. A Certified Survey Map for the lot subdivision has been prepared and is submitted along with this rezoning application.

The properties surrounding this site are a mixture of multi-family residential and individual homes. The site is currently zoned R4. This PUD meets the standards for the proposed zoning code TRC3 district. Once the new zoning code is adopted we propose the site shall become rezoned to TRC3. Architectural scale, details, colors and materials have been chosen to maintain compatibility with the surrounding neighborhood.

### **The Greenbush Neighborhood Plan:**

The Greenbush Neighborhood Plan that was adopted in July, 2008 was created to ensure appropriate contextual redevelopment of the neighborhood. The plan specifically addresses this block (Area 4 in the plan) and identifies it as an excellent location for further residential development. The plan encourages infill development and proposes this area as a buffer for the single family area to the south.

The proposed plan can meet many of the goals of the Greenbush Neighborhood Plan. The proposed infill development will meet current market demand for rental housing or can be adapted for owner occupancy.

### **Site Development Statistics**

#### Densities:

#### LOT #1 of CSM

LOT AREA	4000 S.F./ .09 ACRES
DWELLING UNITS	2 UNITS
LOT AREA/ D.U.	2000 SF/D.U.
DENSITY	22 UNITS/ACRE
BUILDING FOOT PRINT AREA	1136 SF
GROSS FLOOR AREA	2272 SF
FLOOR AREA RATIO	.57

#### LOT #2 of CSM

LOT AREA	4000 S.F./ .09 ACRES
DWELLING UNITS	2 UNITS
LOT AREA/ D.U.	2000 SF/D.U.
DENSITY	22 UNITS/ACRE
BUILDING FOOT PRINT AREA	1060 SF
GROSS FLOOR AREA	2120 SF
FLOOR AREA RATIO	.53

**LOT #3 of CSM**

LOT AREA	4016 S.F./ .09 ACRES
DWELLING UNITS	2 UNITS
LOT AREA/ D.U.	2008 SF/D.U.
DENSITY	22 UNITS/ACRE
BUILDING FOOT PRINT AREA	1256 SF
GROSS FLOOR AREA	2512 SF
FLOOR AREA RATIO	.63

**LOT #4 of CSM**

LOT AREA	5986 S.F./ .14 ACRES
DWELLING UNITS	2 UNITS
LOT AREA/ D.U.	2993 SF/D.U.
DENSITY	14 UNITS/ACRE
BUILDING FOOT PRINT AREA	1060 SF
GROSS FLOOR AREA	2120 SF
FLOOR AREA RATIO	.35

**Building Height:**

Two Stories, plus attic

**Vehicular Parking Ratio:**

Surface Parking  
Parking Ratio

9 stalls  
1.1 stalls/D.U.

**Bicycle Parking Ratio:**

2'x6' stalls  
Parking Ratio

8 stalls  
1 stall/D.U.

**Project Schedule & Management:**


Construction is proposed to begin September 2012 and be completed by July of 2013.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. The development will enhance the Mound Street area and provide additional in-fill housing.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA  
Managing Member