

September 21, 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  
PUD-SIP  
3270 & 3276 Maple Grove Drive

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:	Fred Miller Miller Construction, LLC 2318 Vondron Road Madison, WI 53718 608-221-3111 608-221-8130 fax	Murphy Desmond, S.C. 2 East Mifflin St. Ste 800 P.O. Box 2038 Madison, WI 53701 608-268-5575
Project:	6733 Fairhaven Road	Landscape Design: The Bruce Company 2830 W. Beltline Hwy. Middleton, WI 53562 608-836-7041 608-831-6266 Contact: Mike Hurtgen
Architect:	Knothe & Bruce Architects, LLC 7601 University Ave. Suite 201 Middleton, WI 53562 608-836-3690 608-836-6934 (fax) Contact: Randy Bruce <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>	
Engineer:	Calkins Engineering 5010 Voges Road Madison, WI 53718 608-838-0444 608-838-0445 fax Contact: Mike Zeier	
Attorney:	Ron Trachtenberg	

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

**Introduction:**

This 3.63 acre site is located on the west side of Maple Grove Road within the Cross Country Neighborhood on Madison’s southwest side. The Neighborhood Development Plan recommends medium density residential use for this site. This project consists of two 42-unit buildings with underground parking. Currently, there are two homes and several out buildings, which will be set up for demolition. A temporary private access agreement allows for entrance to our site from Fairhaven Road until Fairhaven Road is extended north of its present location.

**Site Development Data**

Densities:

Lot Area	158,036 S.F. (3.63 Acres)
Dwelling Units	84 Units
Lot Area / D.U.	1,881 S.F./D.U.
Density	23.1 D.U./Acre
Building Floor Area	58,857 S.F./Bldg
Dwelling Unit Sale price range	\$147,696-\$193,209

Dwelling Unit Mix:

Two bedrooms	63
<u>Three bedrooms</u>	<u>21</u>
Total	84

Vehicular Parking Ratio:

Underground Garage	108 stalls ( <i>inc. 4 accessible stalls</i> )
<u>Surface Parking</u>	<u>65 stalls (<i>inc. 2 accessible stalls</i>)</u>
Total Parking	173 stalls
Parking Ratio	2.05 stalls/D.U.

Bicycle Parking Ratio:

Underground Garage	40 stalls
<u>Surface Parking</u>	<u>27 stalls</u>
Total Parking	67 stalls
Parking Ratio	1.25 stalls/D.U.

**Site and Building Architecture:**

The site plan has been designed utilizing traditional neighborhood design concepts. Building forms line the site perimeter with limited surface parking internal to the site. Sidewalks throughout the site will provide pedestrian connections to the surrounding public sidewalks. An outdoor commons provides an architectural and social focal point for the development.

The two buildings are three stories with underground parking to provide a scale that is compatible with the surrounding properties and increase the available open space. The exterior

materials will be a combination of brick veneer and horizontal siding to provide urban-style architecture. The facades are well articulated and detailed and the overall effect produces a high quality residential environment.

**Project Schedule & Management:**

This project will be a phased development with construction of Building 1 planned to start in the late fall 2005. Completion of Phase I is scheduled for summer 2006. Construction of the second building will proceed as market conditions warrant with the project currently scheduled for completion in summer 2007.

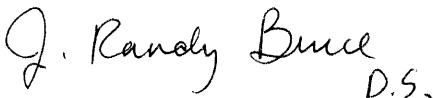
The development will be a privately owned and managed apartment property. The owner-developer will provide all the requisite private services for a well-managed and maintained development. The apartments will be available to family residents although few school age children are anticipated from this project. This project may in the future be subjected to a condominium plat and declaration.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. Moderately priced housing will be provided within a mixed-use neighborhood with office and retail services planned nearby. 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,

A handwritten signature in cursive script that reads "J. Randy Bruce" followed by "D.S." on the line below.

J. Randy Bruce, AIA  
Managing Member