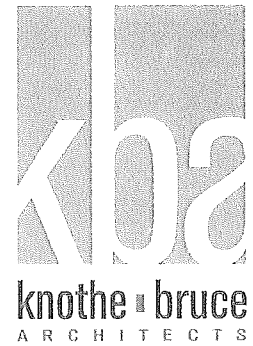


February 17, 2014

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



Re: Alteration to Previously Approved PD-SIP
3848 & 3864 Maple Grove Drive

Dear Ms. Cornwell:

The following is submitted together with the plans, application and zoning text for staff, plan commission consideration of approval.

Organizational Structure:

Owner: Dan Schmidt
Copper Creek Apartments LLC
6417 Odana Road, Suite 10
Madison, WI 53719
608-441-6100
dans@rentfmi.com

Landscape Design: The Bruce Company
2830 W. Beltline Hwy.
Middleton, WI 53562
608-836-7041
608-831-6266
Contact: Steve Short

Architect: Knothe & Bruce Architects, LLC
7601 University Ave. Suite 201
Middleton, WI 53562
608-836-3690
608-836-6934 (fax)
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
mcalkins@snyder-asociates.com
Contact: Mike Calkins

Introduction:

This project was originally approved in December 2005 as an 84 unit multifamily development intended for condominium ownership. The first 42 unit building was constructed in 2006 - 2007 and condominium units marketed and sold. Since that time the condominium market has faltered and the second building was never built. The current developer is proposing to complete the remainder of the development with very minor changes to the physical plans and market the second building as rental apartments.

Existing Condominium Association:

The developer has been communicating with the existing condominium association and there is general support for the proposed revision to allow the rental apartments. (Attached is an email from the the association member indicarting their support). It is anticipated that formal condominium association approval will be obtained by the end of March and that the required easement agreements for access, parking and the use of the exterior common elements will be a conditon of approval of the CSM and alteration.

Lot Subdivision:

The current property is subject to an expandable condominium plat with the future building being in the expansion area. To impliment the remaining development plan a one lot CSM is being submitted with lot boundaries that are coterminous with the expansion area of the condominium plat.

Alteration to the PD-SIP:

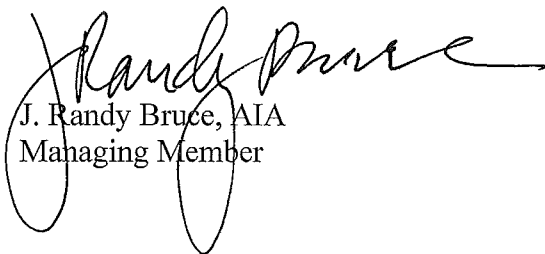
The alteration clarifies the ability to rent these housing units as rental apartments instead of for sale condominium units. In addition, the alteration will codify a couple of the items noted as non-compliant in the construction of the first phase of the project. Specifically, there are minor revisions to the parking area which result in two additional surface parking stalls, retaining walls are eliminated from the plans where they were not needed for construction of the buildings, and two HVAC louvers are added to the building elevations that were not indicated on the approved plans.

Project Schedule & Management:

Construction of the second building will begin as soon as development approvals are obtained and should be completed in summer of 2015.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

PUD-SIP

3848 & 3864 Maple Grove Drive

September 21, 2005

Revised: December 22, 2005

Revised: February 22, 2006

Revised: February 19, 2014

Legal Description: See attached

- A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of an 84-unit multifamily development.

- B. ***Permitted Uses:*** Following are permitted uses:
 - 1. Multifamily residential buildings.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including recreational facilities and parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

- C. ***Lot Area:*** As shown on the approved plans.

- D. ***Height Regulations:*** As shown on the approved plans.

- E. ***Yard Regulations:*** As shown on the approved plans.

- F. ***Landscaping:*** Site Landscaping will be provided as shown on the approved plans.

- G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.

- H. ***Parking & Loading:*** Off-street and surface parking shall be provided as shown on the approved plans.

- I. ***Family Definition:*** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 4 zoning district.

- J. ***Signage:*** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.

- K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.