

April 6, 2011

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
PUD- GDP-SIP
401 Pleasant View Road
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: Attic Angels- Prairie Point, Inc.
640 Junction Road
Madison, WI 53717
608-662-8900
608-662-8989 fax
Contact: Mary Ann Drescher
drescher@atticangel.org

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: J. Randy Bruce
rbruce@knothebruce.com

Engineer: Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
608-838-0445 fax
Contact: Louis A. Olson
lolson@snyder-associates.com

Landscape Design: The Bruce Company
2830 Parmenter St.
Middleton, WI 53562
608-836-7041 x253
608-831-6266 fax
Contact: Rich Carlson
rcarlson@brucecompany.com

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

Introduction:

Attic Angel-Prairie Point, Inc. is a 54 acre community designed to meet the market need for independent and assisted living on the west side of Madison. The development is located on the east side of Pleasant View Road and the north side of the Elderberry Road extension. The PUD-GDP for the development was approved in 2001 and the development has been substantially completed at this time. This proposal will amend the PUD-GDP for remaining undeveloped lands and establish a PUD-SIP for a portion of those lands.

Project Description:

The remaining undeveloped lands consisted of three sites within the original PUD-GDP identified as Lots P-4, P-5, P-8, and P-9. The GDP for Lot P-9 previously illustrated two duplexes, two triplexes, and a small community building. This proposed PUD-SIP revises this plan to provide two 4-unit buildings and one 5-unit building designed to meet the market demand for smaller, more affordable cottage homes. Individual buildings are sited close to public streets to continue the design intent exhibited throughout the development. The exterior appearance of these new four and five unit buildings will borrow heavily from the material palette, geometry, and detailing of the existing duplexes and triplexes. Every cottage home has a front entry porch and a private patio. Garage doors are screened from view where possible and the exteriors provide an attractive street appearance with limited maintenance materials. Vehicular parking is accommodated by integral 1 or 2 car garages.

Lots P-5, and P-8 of the original GDP consisted of 200 multifamily units and one duplex. This proposal amends the GDP to allow up to 248 units across the two lots in three or four story buildings. Parking and an associated drop-off area are provided at the front of each building with additional parking provided in less prominent locations beside and behind the buildings.

Site Development Data: **Lot P-9 (SIP)** **Lot P-8(GDP)** **P-4 (GDP)** **Lot P-5 (GDP)**

Dwelling Unit Mix:

One-Bedroom		59		40
One-Bdrm + Den Ranch	7			
Two Bedroom		89		60
<u>Two-Bdrm + Den Ranch</u>	<u>6</u>		<u>2</u>	
Total Dwelling Units	13	148	2	100

Total Gross Area: 20,330 S.F. 55,830 S.F. 5,600 S.F. 33,600 S.F.

Densities:

Lot Area (S.F.)	93,532 S.F.
Lot Area (Acre)	2.1472 Acres
Lot Area / D.U.	7,195 SF/unit
Density	6.0 units/acre

Building Height: One Story Four Story Max. One Four Story Max.

Vehicle Parking:

Garage	19 stalls			
Driveway/Surface	19 stalls	63 stalls	4	44 stalls
<u>Underground</u>	<u> </u>	<u>111 stalls</u>	<u>4</u>	<u>68 stalls</u>
Total	38 stalls	174 stalls	8 stalls	112 stalls

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Project Schedule:

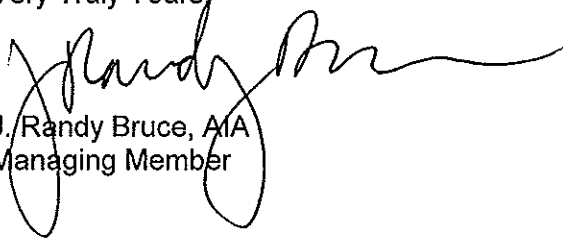
It is anticipated that the new construction phase for the first four-unit building will start in late summer of 2011. PUD-SIP applications for the remaining multifamily parcels should follow within the next year. Construction will proceed as the economic and financial markets will allow.

Social & Economic Impacts:

This development will have a positive social and economic impact. The project will continue a successful and attractive community that provides a continuum of housing and care for older adults.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "J. Randy Bruce", written over a printed name and title.

J. Randy Bruce, AIA
Managing Member