

September 4, 2013

Plan Commission  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

LETTER OF INTENT

Lot 465  
Grandview Commons  
**Project Address – 502 Apollo Way**

The attached application and plans are submitted for the rezoning from PUD/GDP to PUD/GDP/SIP for Lot 465 at Grandview Commons

Developer:

FMI Development, LLC  
Contact: Dan Schmidt  
110 S. Brooks Street  
Madison, WI 53715  
608-441-6100  
(fax) 608-255-3387  
[dans@rentfmi.com](mailto:dans@rentfmi.com)

Site Engineer:

Snyder & Associates, Inc.  
Contact: Mike Calkins  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
(fax) 608-838-0445  
[mcalkins@snyder-associates.com](mailto:mcalkins@snyder-associates.com)

Architect:

AVENUE Architects, Inc  
Contact: Brian Stoddard  
550 Sunrise Drive, Suite 201  
Spring Green, WI 53588  
608-588-3691  
(fax) 608-588-3582  
[bstod@avearch.com](mailto:bstod@avearch.com)

Landscape Design:

Snyder & Associates, Inc.  
Contact: Mike Calkins  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
(fax) 608-838-0445  
[mcalkins@snyder-associates.com](mailto:mcalkins@snyder-associates.com)

### Development Description

The project site is located in the Grandview Commons development on the far east side of Madison, east of Interstate 90 and north of Cottage Grove Road. The site is in the McClellan Park neighborhood and is currently vacant with soil being temporarily stockpiled on it. To the north of the site is a quarry, to the west of the site is the Interstate Highway, to the south is a large pond and green space, and to the east are existing single family homes.

The GDP for Grandview Commons was developed to provide a variety of living options and commercial uses in a neighborhood setting.

It is anticipated that construction will begin in December 2013, pending City approvals, with construction completed in late 2014.

### Project Data

#### Building Summary

Allowable Building Height: 45' (plus 15% increase on one elevations = 51'9")

Provided: ( varies, see elevations) Average building height is 44'-6".

Apartment Unit Summary

<u>3 Bedroom</u>	<u>2 Bedroom</u>	<u>1 Bedroom</u>	<u>Studio</u>	<u>Total</u>
4	50	39	12	105

#### Site Summary

Total Site Acreage	4.51
Total Site Square Footage	196,607 sf
Lot Area/D.U.	1,872 sf/du
Density	23.3 du/acre
Site Coverage	
Building	38,269 sf (19.46%)
Pavement	38,988 sf (20.34%)
Usable Open Space	19,459 sf (185.3 sf/du)

#### Parking Summary

Provided: Vehicle	
Required:	Varies ((will be set in SIP)
Provided:	
Underground	95 Spaces
Surface	<u>90 Spaces</u>
Total	185 Spaces
Ratio: 1.77 stalls/unit	
Provide: Bicycle	
Surface (short term)	30 (11 required)
Underground (long term)	<u>109 (95 required)</u>
Total	139 (106 required)

### **Site and Building Architecture**

The project consists of one 105-unit combination three-story/four-story building. Building has underground parking. The project includes an outdoor swimming pool, property management/leasing office, a community room, and an exercise room. Unit styles are a variety of studio, one bedroom, two bedroom, and three bedroom units.

Site and building architecture adopt neighborhood design elements such as siting the buildings close to the street, anchoring the building to the corner architecturally, providing individual connecting walks from the street to many of the units, and neighborhood scale street facades.

The majority of the parking is underground with the surface parking located internally on the site, minimizing the automobile's impact on the neighborhood.

Building has a flat roof. Most units have patios or decks. Building materials are a mix of brick, horizontal siding, aluminum deck railings, with a modified 'board & batten' detailing providing compatibility with the surrounding neighborhood exterior materials.

Trash removal will be done privately. Trash storage for the apartments will be located in the underground parking garage. Snow removal and maintenance will be private.

### **Social and Economic Impact**

The development will have a positive social and economic impact. It is the next progression of the Grandview Commons Development Plan and complies with the previously approved GDP zoning standards. The project will add to the variety of living choices and commercial uses in this planned development.

Thank you for your time and consideration of our proposal.

Regards,

Brian Stoddard AIA