

LETTER OF INTENT
TO THE PLAN COMMISSION & COMMON COUNCIL
REDESIGN OF PREVIOUSLY APPROVED SIP

PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN
PUD (SIP)

Apartment Development
Sites E-3 and E-4, Grandview Commons,
Lots 443 and 444
825 Jupiter Dr. & 5801 Gemini Dr.
in the City of Madison, Dane County, Wisconsin,
to be known as Lions Gate at Grandview

Application Submittal Date: November 11, 2009

Project Name: Lions Gate at Grandview

Owner: 801 Jupiter Drive LLC
3392 Brooks Drive
Sun Prairie, Wisconsin 53590
Contact: David Baehr
(608) 834-2613

Project Manager: Paul Nooyan
Gil-Her Construction
6425 Odana Rd.
Sun Prairie, Wisconsin 53590
(608) 837-6005

Designer: Mr. Casey Louther
Louther & Associates Designs, LLC
120 Telemark Parkway
Mount Horeb, Wisconsin 53572
(608) 206-0185

Civil Engineer: Mr. Marvin Hansen, P.E.
Royal Oaks Engineering
5610 Medical Circle
Madison, Wisconsin 53719
(608) 274-0500

Landscape:

Mr. Jeffery De Laura
Louther & Associates Designs, LLC
120 Telemark Parkway
Mount Horeb, Wisconsin 53572
(608) 206-0185

Engineer:

Mr. Jim Bandt P.E.
Bandt Engineering
139 Hickory Court
Oregon, Wisconsin 53575
(608) 835-3594

Legal Description:

Lots 443 & 444, Grandview Commons,
Part of the Southwest ¼, Northwest ¼ of Section 11,
Town 07 North, Range 10 East, City of Madison,
Dane County, Wisconsin.
Lot 443, Site E-4, 825 Jupiter Drive
Lot 444, Site E-3, 5801 Gemini Drive

Project:

69 units mixed unit apartment development in (2) buildings a Redesigned 33 unit to a New 40 unit Apartment Building located on Site E-2 (5801 Gemini Drive) and a Redesigned 36 unit to a New 29 unit Apartment Building on Lot E-4 (825 Jupiter Drive) respectively in Grandview Commons, in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very exclusive Traditional Neighborhood Designed Grandview Commons, consists of 2 apartment buildings that surround a center landscaped courtyard with access from both buildings. Rooftop Terraces and Exercise Rooms overlook the courtyard, also from each building. Some upper floor units will have beautiful views of Lake Monona, The Madison Skyline, and The Capital. Entries to the buildings will be under the watchful eyes of Lions (Concrete Lions) above each buildings Main entrances.

This development is designed to provide a maximum amount of functional and usable open space proximate to all units. Quarry-stone walls will be used to accommodate grade changes and flat open lawn with sitting areas, walks, and flowers will be adjacent to the

E-4 building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Patios are provided for all ground floor units and anodized metal decks for upper units. Landscaping will be used to act as screening or for general separation of Buildings.

All units will have 9' ceiling heights, some with fireplaces, all appliances including washers & dryers, a open living area design and many common area features.

Uses/Family Definition:

The uses of Lots 443 and 444 are as follows:

CSM Lot No.	Permitted Use	Lot Area	Permitted	
			Dwelling Units	Bedrooms
Site E-3	Apartment Units	46,198 s.f.	33 to 40	52
Site E-4	Apartment Units	47,984 s.f.	36 to 29	48
		94,182 s.f.	69 to 69	100

Unit Breakdown:

	33 to 40 Unit	36 to 29 Unit	Total
Efficiency:	6	5	11
One Bedroom:	16	5	21
Two Bedroom:	18	19	37
Totals	40	29	69

Unit Size Breakdown:

Efficiency	400 sq.ft. to 710 sq.ft.
One Bedroom	828 sq.ft. to 991 sq.ft.
Two Bedroom	1,132sq.ft. to 1,533 sq.ft.

Total Building Volume:

40 Unit Building 61,670 sq.ft. including U.G. Parking.
 29 Unit Building 53,513 sq.ft. including U.G. Parking.

Site Breakdown:

Total Site:	94,182.93 sq.ft.	100%
Blds. Footprints:	31,694 sq.ft.	34%
Drives & Parking:	13,057 sq.ft.	13%
Impervious Areas: (Walks, Patios, etc)	7,608 sq.ft.	8%
Total impervious:	54,596 sq.ft.	55%

Green Space: 39,586 sq.ft. 43%

Accessory Off-Street Parking:

	40 Unit	29 Unit	Surface	Total
U.G. Small	3	10	----	13
U.G. Large	37	27	26	95
Accessible	1	1	4	6
Totals	41	38	30	114
Bike	33	26	10	69

Timetable for Construction:

Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 2-3 years.

Total area of Lots 443&444:

Lot 443 E4-47,985.35 sq. ft.; Lot 444 E-3-46,197.58 sq. ft.; total 94,182.93 sq. ft.

Lot Area Requirements

Per PUD (SIP) total area as defined above is Site E-3 & E-4 94,182 sq. ft.

Dwelling Units

Dwelling units proposed: Site E-3-40; Site E-4 -29; total 69 Apartment Units.

Lot Area Per Dwelling Unit

Site E-3 & E-4 94,182 sq. ft., 1,365 sq. ft./u;

Usable Open Space/Requirements

Area Required 500 s.f./u: Site E-3 & E-4 total 34,500 sq. ft.

Useable Open Space Provided

Site E-3 & E-4 total 39,586 sq. ft.

Snow and Trash Storage and Removal, Maintenance

Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.

Economic/Socioeconomic Impact:

The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 69 new apartment units will add approximately \$6,000,000 of tax base.

Sincerely,

David Baehr M.Partner
801 Jupiter Drive LLC