



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

LETTER OF INTENT

October 25, 2006

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City of Madison  
210 Martin Luther King Jr. Blvd. Room 403  
Madison, WI 53710

Re: Lot 124 of Secret Places at Siggelkow Preserve  
Conditional Use Application **Letter of Intent**

Dear Urban Design Commission Members:

Attached is the revised Conditional Use application for Lot 124 of Secret Places at Siggelkow Preserve (Lot 124, plat of Secret Places at Siggelkow Preserve, City of Madison, Dane County, Wisconsin). The original application for this project was submitted to the City of Madison on June 1, 2005. Since that time, revisions have been made to the project and this application is intended to introduce those changes and reactivate the original application for City review.

This revised application is being submitted by the property owner and developer, *Veridian Homes LLC* (Veridian). Veridian will serve as the contractor, architect, and project coordinator for the development of Lot 124. Landscaping services will be provided by the *Bruce Company*, while surveying and engineering for the site will be completed by *Vierbicher Associates, Inc.*

Secret Places at Siggelkow Preserve is a residential development consisting of single-family and multi-family homes. Lot 124 is the first phase of multi-family homes in Secret Places and will begin the second phase of construction for the development. The site is currently zoned R 4 (General Residence District). This conditional use application is for a Planned Residential Development.

Lot 124 is an approved plat that is currently sitting as vacant land. Formerly there were three accessory structures located on the site that have since been removed. The structures were originally part of an operating farmstead that is no longer active. The single-family component of Secret Places is located directly to the north of Lot 124. The construction of communal spaces in Secret Places has been completed, with the exception of some minor outlet landscaping. In addition, the construction of dwelling units in three phases is complete with the current phase being half completed. Existing homes occupy the land to the west and southwest of Lot 124. To the south and east of the site, the land is primarily agricultural with

scattered low-density single-family homes.

Lot 124 is approximately 6.5 acres in gross land area, or 282,780 square feet. A total of 16 buildings, or 32 condominium homes, are being planned on the site, which will include 53,822 gross square feet of building area. Two styles of buildings are being utilized on the site, both of which include two condominium homes. Building "A" provides two styles of units. Unit Type 1 has an owners suite and a second bedroom, which can optionally be used as a den, library, or formal dining room. Unit Type 1 also has an option for an additional bedroom, providing the possibility of a three-bedroom plan. Unit Type 2 is offered as a one-level two-bedroom plan with the option of a sunroom on selected sites. Building "B" has two units of similar design with a first floor owners suite as well as two second-floor bedrooms. Depending on plan options selected, the overall bedroom count can vary from a minimum of 66 to a maximum of 86 on the site. Each condominium home on the site is expected to have a selling price starting around \$230,000.

The development of Lot 124 has the potential to generate an additional 7 school-aged children in the local school system. This approximation is based on a city-wide average of .2 school-aged children per household for two-family and multi-family homes (data provided by Dane County Planning and Development Department).

Each unit will have a two-car attached garage, which will provide a total of 64 private parking stalls on the site. In addition, there will be a private drive in front of each garage for the use of each individual home. Owners of each condominium home will be responsible for storage of solid waste. Snow removal will be the responsibility of the condominium association for Secret Places multi-family homes.

The intent is to complete the entitlements this winter and start construction in the spring of 2007.

Submitted by  
VIERBICHER ASSOCIATES

Travis Schreiber  
Project Engineer

