

June 8, 2011

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
PUD/GDP/SIP
652 Bear Claw Way
Madison, WI, 53562

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: Weber Development, LLC
1902 Hawks Ridge Drive Ste 322
Verona, WI 53593
608-848-0111
608-848-6013 fax
Contact: Alex McKenzie

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

Engineer: Royal Oak & Associates, Inc
3678 Kinsman Blvd
Madison, WI 53704
(608) 274-0500

Contact: Eric Sandsnes

Landscape Design: Watts Landscape Service, LLC
3570 Pioneer Road
Verona, WI 53593
(608) 833-3535
(608) 833-3534
Contact: Wayne Rayfield
watts@chorus.net

Introduction:

This development is located on the south side of Old Sauk Road on Lot 25 and 26 of the Sauk Heights subdivision plat. The site is designated for C1 Limited Commercial District use and is currently being rezoned to PUD-GDP-SIP. The 28 unit residential component is being brought in as a PUD-SIP while the commercial components will remain PUD-GDP.

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments and commercial use buildings. Access to the site from Bear Claw Way is designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks connect Old Sauk Road to Bear Claw Way.

The 28-unit apartment gives a residential appearance to the development and provides a transition to the existing neighborhood to the south.

The three-story apartment building is located on the western portion of the site parallel to Bear Claw Way. This will have underground parking with additional surface parking provided in smaller surface parking areas.

The single story commercial use building is located at the corner of Old Sauk Road and Bear Claw Way. This facility will have surface parking and is connected to both Old Sauk Road and Bear Claw Way with pedestrian walk ways.

The two story commercial use building is located east of Bear Claw Way. This facility will have surface parking and is connected to Bear Claw Way with pedestrian walk ways.

The commercial and residential buildings provide a variety of configurations, sizes and heights, which will create a rich and interesting environment. The building elements, materials and style will be a continuation of the existing Bear Claw and Greystone Developments.

Site Development Data:

Densities:

Lot Area	50,094 S.F. or 1.15 acres
Dwelling Units	28 units
Lot Area / D.U.	1,789 S.F./unit
Density	24 units/acre

Dwelling Unit Mix:

<u>Apartments</u>	<u>Bldg #1</u>
Efficiency	4
Studio + Loft	5
One Bedroom	6
One Bed + Loft	1
<u>Two Bedroom</u>	<u>12</u>
Total	28

Building Height:

Bldg #1	3 Stories (35' high)
Bldg #2	1 Story (15')
Bldg #3	2 Story (27')

Floor Area Ratio:

Bldg #1	31,604 S.F. (Excludes parking)
Ratio	0.72

Building Areas:

Lot 25 Commercial	4,056 S.F.
Lot 26 Commercial	2,000 S.F.

Vehicle Parking Stalls

Surface	25
<u>Underground</u>	<u>26</u>
Total	51
Ratio	1.8 stalls/unit

Bicycle parking Stalls

Surface	24
<u>Underground</u>	<u>5</u>
Total	29 (28 + 7(1/10) = 29 required)

Project Schedule:

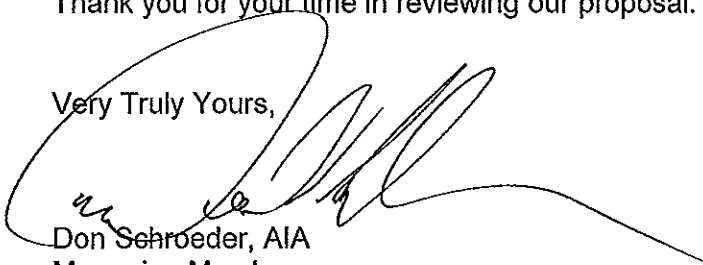
This project will be a phased development with construction planned to start in fall of 2011. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact.

Thank you for your time in reviewing our proposal.

Very Truly Yours,


Don Schroeder, AIA
Managing Member

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Middleton, Wisconsin 53562
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