

LETTER OF INTENT
TO THE PLAN COMMISSION AND
CITY COUNCIL OF THE CITY OF MADISON

PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN
PUD (SIP)

Residential Development
Lot 3, Certified Survey Map No. 10769, now known as Units
6717-1 through 6717-16, inclusive, and Units 6725-1 through 6725-16,
inclusive, Twisted Tree Condominium and Lot 1, Certified Survey Map No. 12128.
6717, 6725 and 6733 Fairhaven Road
In the City of Madison, Dane County, Wisconsin
To be known as Fairhaven Court

Application Submittal Date: May 9, 2012

Project Name: Fairhaven Court

Owner: Fairhaven Court, LLC
2920 Bryant Road
Madison, Wisconsin 53713
Contact: Kevin Kavanaugh
(608) 271-8514
kevin@krsrestequip.com

Project Manager: [_____]

Designer: Russell A. Eilers, AIA
Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway
P.O. Box 580
Lake Delton, WI 53940
(608) 254-6181
r.eilers@adcidesign.com

Engineer: Eric W. Sandsnes, PLS
Royal Oak & Associates, Inc.
3678 Kinsman Boulevard
Madison, WI 53704-2509
(608) 274-0500 Ext. 13
esandsnes@royaloakengineering.com

Landscape Architect: The Bruce Company

Legal:

Nathan J. Wautier
Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Ste. 600
P.O. Box 2018
Madison, WI 53701-2018
(608) 229-2249
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Project:

51-unit apartment building to be located on a portion of Lot 3 Certified Survey Map No. 10769, now known as 6725-1 through 6725-16, inclusive, Twisted Tree Condominium (6725 Fairhaven Road) and Lot 1 of Certified Survey Map No. 12128 (6733 Fairhaven Road); and an existing 16-unit building located on a portion of Lot 3 Certified Survey Map No. 10769, now known as Units 6717-1 through 6717-16, inclusive, Twisted Tree Condominium, (6717 Fairhaven Road) in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very popular Cross Country neighborhood, currently consists of 1 townhouse style building with 16 condominium units (located on Lot 3 CSM 10769, 6717 Fairhaven Road), and a 51-unit multi-family apartment building all totaling 107,045 square feet of dwelling unit improvements, including underground parking. The condominium will be dissolved and the units will become multi-family rental units.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all dwelling units. Block retaining walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches are included with the dwelling units for all ground units, and balconies are provided for upper units. A variety of

landscaping will be used to act as screening or for general separation of those units.

Uses/Family Definition:

The uses of Lots 1 and 3 are as follows:

CSM Lot No	Permitted Use	Lot Area	Permitted	
			Dwelling Units	Bedrooms
Lot 1 CSM 12128	Multi-Family Building	57,856 s.f.	51	75
Lot 3 CSM 10769	Townhouse Units	40,067 s.f.	16	32
		<u>97,923 s.f.</u>	<u>67</u>	<u>107</u>

The improvements to Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 (6725 and 6733 Fairhaven Road) shall consist of one 51-unit apartment building. There exists on a portion of Lot 3 CSM 10769 one townhouse style building with 16 condominium units, the condominium will be dissolved. All units shall be used for multi-family residential purposes only as that term is defined in the City of Madison zoning code.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for tenants and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

Timetable for Construction:

Building construction is anticipated to begin immediately following plan approval. Ultimate completion is expected in approximately nine months.

Total area of Lots 1 and 3:

Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

Lot Area Requirements:

Per PUD (SIP) total area as defined above is Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

Dwelling Units:

Dwelling units proposed: 51 new apartment

units (6725 and 6733 Fairhaven Road) plus existing 16 units (6717 Fairhaven Road).

Lot Area Per Dwelling Unit:

1,462 sq. ft./u;

Usable Open Space/Requirements:

Area Required 160 s.f./bedroom: 17,120 sq. ft.

Useable Open Space Provided:

27,078 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 multi-family single-family development which dominates the area. The creation of 51 new apartment units will add approximately [\$_____] of tax base.

Rents for the apartment units of the existing building will range from \$[_____] for [_____] bedrooms to \$[_____] for [_____] bedrooms. Rents for the apartment units of the new building will range from \$[_____] for [_____] bedrooms to \$[_____] for [_____] bedrooms.

Sincerely,

Fairhaven Court, LLC