

***THE NEIGHBORHOOS OF
QUARRY RIDGE***

***LAND USE APPLICATION
LETTER OF INTENT***

The site of Quarry Ridge Neighborhood has a number of attractive and beneficial attributes.

- ***It is extremely well located; close to the vitality of west Madison shopping and recreation, yet just a short drive to the job sites south of the site.***
- ***The site is peaceful, a destination location without thru traffic: quiet, exclusive; . And just the right size for a comprehensible neighborhood of approximately 120 residents. The new research park just across the road, will undoubtedly be an employment location for many of the residents of Quarry Ridge Neighborhood.***
- ***The 3.9 acre site is heavily wooded, giving it a rural park like setting. Heavy plantings along the highway provide visual and acoustic privacy for these residents. Yet, the hillside upon which the buildings will sit allows a beautiful view to the west to the horizon.***

- ***The plot of land that is Quarry Ridge, is the site of an old abandoned quarry, a source of the characteristic Madison sand stone. But this quarry, an open scar in the earth, could be a dangerous hazard. By sensitive and careful site design, the project actually incorporates this "scar" into the structure, utilizing this pre-dug hole as the enclosed parking garage for parking residents cars; and, concealing this usually unsightly function from any view.***
- ***This unique site design approach also leaves an major portion of the heavily wooded, uphill portion of the site in its natural state providing an almost impenetrable, woodland buffer between this new development and the Applewood subdivision to the south.***
- ***The natural integrity and character of the land of the site will be renewed and perpetuated thru the extensive use of the natural sand stone from the quarry, in the various low stone walls that are important elements in the landscape development of the new project.***

Project Design

The dwelling units are assembled in five, three story buildings, all of similar, basic layout plan. This plan allows most of the apartments to occupy a corner position, This arrangement will give at least two exposures and provide abundant daylight, so important in this 44 degree latitude and also provide energy conservation. The north and south ends of the composition step down from three to two to one story to reflect the natural slope of the hillside setting and to reduce the apparent mass of the architectural composition. Additionally, the south end steps down out of deference to the large, two story single family home sitting on the one acre lot in Applewood, immediately to the south. This is another measure incorporated into the design of Quarry Ridge in a sincere effort to recognize the concerns of the residents of Applewood regarding their anxiety over the encroaching urbanization that, as they see it , threatens their bucolic, country setting.

Another feature of the design of Quarry Ridge is the linking of the five buildings together at the

third floor. The effect of this feature is to create a powerful architectural connectivity and unity, while reducing the apparent scale of the entire composition thru the introduction of the four, two story high openings between building elements, allowing views to the west, and preserving the double exposure of many of the apartments. These openings also serve as much needed fire department accesss to all sides of the buildings.

Schedule, Team, Materials

Regarding schedule, developer, design team, and materials for the exterior, decisions on these matters will be made promptly upon receipt of a positive response to this petition for approval of the General Development Concept. Currently, the Developer, Designer and contact person is Kenton Peters AIA, Architect.

As a final comment in this Letter of Intent, I wish to address the issue of density, that is,, how many units are appropriate for this site?

I have proposed 66. Planning Section staff have objected. They say 40 is enough. My position is based on prudent land use , a consistency with stated City policy for greater densities, energy, conservancy and sustainability objectives and on the reality of the design quality of the actual proposal submitted for approval.

The staff position is based on acceptance of the complaint of the Applewood subdivision that the addition of any number of units over 40 will be dumpish the rural life style of this high end, 40 year old subdivision of 43 large homes on 50 acres, that is facing the reality that they are engulfed by the dynamic urbanization that surrounds them. Their demand is that the extremely low density of their homesteads be perpetuated on the lands around them, such as Quarry Ridge. And, unfortunately for the City as a whole, the City plan Department staff,, contrary to the policy and prudence for greater densities and more effective use of our land, has bought into their demand. This support by OUR City staff is surprising inasmuch as Applewood is

in the Town of Middleton, and not a part of Madison, and have refused to join the rest of us.

Now, I will present the positive side of this issue. The Neighborhood of Quarry Ridge deserves to be built, and built the way it is designed. For the following reasons:

- ***The site is ideal for a multi-family development and not suited for single family or duplex because of the terrain and open quarry.***
- ***The market demand is present and is growing rapidly.***
- ***It is consistent with the land use plan designated for that area. There are already projects just a block north that is over 22 units per acre. The land use plan for the PIONEER NEIGHBORHOOD to the west calls for MEDIUM DENSITY, OVER 25 UNITS per acre just 150 yards south on Hwy. M.***
- ***This is an INFILL site. The City now surrounds it. That is except for Applewood.***
- ***When consistent with a high quality of life, it makes good sense to maximize the tax base potential of higher densities and not sacrifice***

that much needed tax base for a nostalgic, anachronistic cause.

- **Because of the high costs for utility extensions and rock excavation, the project is economically feasible only at the unit densities proposed.**
- **This site is the type of site upon which urban development should occur. It is MOT CLASS A farm land. It is best suited for the purpose proposed.**
- **And probably most important. Because of the uniqueness of the site and the sensitivity of the design, it will be a wonderful place to live.**

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