



CAPITOL ARCHITECTURE, LLC
1205 RED TAIL DRIVE - VERONA, WI 53593

June 20, 2007

Mr. Brad Murphy
City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53710

RE: Letter of Intent
810 Jupiter Drive (Heritage Commons)
Site G2 of Grandview Commons
Amended PUD-GDP and PUD-SIP

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff, plan commission and council consideration of approval of the proposed development. We are requesting approval of an amended PUD-GDP and PUD-SIP.

Owner:

Keith Homes
Heritage Commons, LLC
Post Office Box 661
Sun Prairie, WI 53590
608-834-2476
608-834-2477 Fax

Site:

Dan Day
D'Onofrio-Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
608-833-7530
608-833-1089 Fax
dday@donofrio.com

Engineer:

Architect:

Richard B. Hiler
Capitol Architecture, LLC
1205 Red Tail Drive
Verona, WI 53593
608-845-8621
608-848-1610 Fax

Landscape:

Steve Short
Bruce Co.
2830 Parmenter Street
Middleton, WI 53562
608-836-7041
608-831-4236 Fax
mark@bruceco.com

PHONE: 608.845.8621 FAX: 608.848.1610 E-MAIL: HILERARCHITECTS@CHARTER.NET

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General

The site is located within the Grandview Commons Neighborhood Center Residential PUD District. The Neighborhood Center Residential area was designed to provide a range of housing options within a pedestrian scale environment. The western end of the Neighborhood Center Residential is a transition zone from the highway frontage to the pedestrian focused streetscapes in the remainder of the development. A C.S.M. will be submitted for review and approval.

Site and Building Architecture

The General Development Plan established the form of development including the building, parking and open space locations. The SIP plans are consistent with the GDP and refine and provide additional detail to the GDP plan. Urban style apartments are planned with a strong building to streetscape relationship. The front yard setbacks meet the GDP requirements of 10 to 20 feet.

The building architecture is urban with historical references. Care was taken to meet the design guidelines of the GDP as well as those within the Architectural Guidelines. Exterior materials will be a combination of brick and horizontal cement-fiber board siding. Individual unit entries, front porches and balconies enhance the human scale of the street façade and encourage social interaction between the residents and those on the streetscape.

Parking is accommodated with a combination of underground and on-site surface parking. The surface parking is located to the side and rear of the building and is effectively screened from the street.

Site Development Statistics

Lot Area	65,012 S.F./1.5 Acres
Lot Area/D.U.	2,708 S.F./D.U.
Building Height	35'
Gross Building Area	41,981 S.F.
Usable Open Space	8,300 S.F. or 346 S.F./D.U.

Impervious Surface Ratio

Drives	9,124 S.F./14%
Walks	1,537 S.F./2.4%
<u>Building</u>	<u>9,554 S.F./14.7%</u>
Total:	20,169 S.F./31%

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Dwelling Unit Mix

<u>Unit Type</u>	<u>Number of Units</u>
One Bedroom	2
One Bedroom + Loft	10
<u>Two Bedroom</u>	<u>12</u>
Total:	24

Parking Provided

Underground Stalls	24 (includes 1 handicap)
<u>Surface Stalls</u>	<u>16 (includes 1 handicap)</u>
Total:	40

Parking/D.U. 1.67 stalls/D.U.

Bike Parking Provided

Underground Stalls	10
<u>Uncovered</u>	<u>14</u>
Total:	24
Bike Parking/D.U.	1.00 stalls/D.U.

Project Schedule and Management

Construction of the project should begin as soon as all approvals are in place. Landscaping will be installed when construction is completed.

The development will be professionally managed for a well-managed and maintained development including snow and trash removal, and building and grounds maintenance.

Thank you for your time in reviewing our proposal.

Sincerely,



Richard B. Hiler, Architect
Wisconsin Registration: A6510