

July 29, 2020

Ms. Heather Stouder
Director, Planning Division
Department of Planning, Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent
Lot 412 Western Addition to 1000 Oaks
KBA Project # 1964

Ms. Heather Stouder:

The following is submitted together with the plans and application for Plan Commission consideration of approval.

Organizational structure:

Owner:	Cascade Development 5150 High Crossing Blvd. Madison WI 53718 (608) 354-8748 Contact: Luke Stauffacher Luke@cascadedevelop.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Greg Held gheld@knothebruce.com
Civil Engineer:	D'Onofrio Kottke and Associates 7530 Westward Way Madison, WI 53717 (608) 833-7530 Contact: Dan Day Dday@donofrio.cc	Landscape Architect:	Olson Toon Landscaping 4387 Schwartz Rd. Middleton, WI 53562 (608) 827-9401 Contact: Paul Bickett Karen@olsontoon.com

Introduction:

The proposed site is Lot 412 Western Addition to 1000 Oaks, located on the north side of Valley View Rd., west of the intersection with Sugar Maple Ln. This site was designated a multi-family site in the GDP and approved for 110 units. It is zoned TR-P.

The owner, Cascade Development, is an experienced developer who has completed successful multi-family and hotel projects throughout Dane County. Their intent is to create a high-quality development feature-rich in amenities for tenants.

Project Description:

The proposed development consists of 110 dwelling units arranged in three apartment buildings with

underground parking. These units create additional housing diversity within the neighborhood and form a transition between Valley View Road and Sweet Willow Pass. The number of units on the site allow for the inclusion of onsite management and creates sufficient user base to allow expanded amenities, including a clubhouse with a large community room, exercise facilities and an outdoor pool.

The buildings are all three-story wood frame construction over basement parking garages. Building #1 and #2 are connected by the two-story clubhouse element. The clubhouse features a roof deck overlooking an outdoor pool. Building #3 is a stand-alone building fronting on Sweet Willow Pass. Where grade permits, ground floor units have been provided with private exterior entrances. The exterior facades are finished in quality materials, including metal composite panel, vertical steel siding, composite wood horizontal siding and brick veneer. Trash and recycling will be collected within the basements with private pickup.

The project is accessed via two driveways on Sweet Willow Pass. The first driveway is near the northwest corner of the site and serves the basement parking for Building #1. The second is farther east along Sweet Willow Pass, oriented directly across from Lady Bug Lane. This drive serves the surface parking as well as the basement parking in Building #2 and #3. The surface parking is centrally located on the site and screened from street view by the buildings.

Site Development Data:

Densities:

Lot Area	182,416 s.f. / 4.18 acres
Dwelling Units	110
Density	26.3 units/acre
Open Space Required	TSS 140 S.F. / d.u. = 15,400 s.f.
Open Space Provided	31,402 s.f.
Lot Coverage	87,263 s.f. / 48% (75% Max.)

Building Height: 3 Stories / 38 Feet (4 Stories / 54' Max.)

Gross Floor Area:

Building 1:	57,434 s.f.
Building 2:	50,207 s.f.
Commons:	6,738 s.f.
Building 3:	51,614 s.f.
Total:	165,993 s.f.
Floor Area Ratio	.91

Dwelling Unit Mix:

One Bedroom	57
One Bedroom + Den	3
<u>Two Bedroom</u>	<u>38</u>
Total Dwelling Units	110

Vehicle Parking:

Surface:	79 stalls
<u>Basement:</u>	<u>101 stalls</u>
Total	180 stalls
Parking Ratio:	1.65 / d.u.

Bicycle Parking:

Surface Short-Term:	12
Basement – Wall:	18
Basement – Floor:	<u>83</u>
Total:	122

Project Schedule:

Construction will be phased over 18-20 months as weather and market conditions dictate. Construction is projected to start early in 2021 with building #2 and progress north through the clubhouse to building #1, and then on to building #3. The first units to be completed should be ready for occupancy in the fall of 2021.

Thank you for your time reviewing our proposal.

Sincerely,



Greg J Held, AIA
Member, KBA