

February 8, 2017

Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
1704 Autumn Lake Parkway
The Village at Autumn Lake – Lot 564
KBA Project # 1644

Ms. Heather Stouder:

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

Organizational structure:

Owner:	Grosse, Hanzel & Simon and/or signs 6650 University Ave. Middleton, WI 608-575-9023 Contact: Dick Hanzel dickhanzel@yahoo.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Randy Bruce rbruce@knothebruce.com
Engineer:	D'Onofrio & Kottke 7530 Westward Way Madison, WI 53717 (608) 833-7530 (608) 833-1089 fax Contact: Dan Day dday@donofrio.cc	Landscape Design:	Olson Toon Landscaping, Inc. 3570 Pioneer Road Verona, WI 53593 (608) 827-9401 Contact: Rich Carlson rich@olsontoon.com

Introduction:

The proposed site is Lot 564 of Village of Autumn Lake subdivision, located at the northeast corner of Lien Road and City View Drive in Madison, Wisconsin. This site will be developed along with Lot 520 by development team listed above. The site is zoned CC-T and a conditional-use approval is required to allow the proposed multifamily building with more than 8 units.

Project Description:

Lot 564 is designed as a two-phase development. The first phase is the subject of this proposal contains a two and three-story 47 unit apartment building along with a one-story clubhouse building. The clubhouse and associated swimming pool are provided for community social and recreation facilities to serve both Lots 564 and 520.

The subsequent phase of the Lot 564 development will be a residential apartment building that will allow 2,000 to 3,000 square feet of the residential space to transition to commercial space when the market will support it at this location. The intent is to create a predominantly residential development with neighborhood serving commercial space fronting Autumn Lake Parkway. This subsequent phase of Lot 564 will be submitted for City review in the very near future.

The exterior architecture is well articulated, using a combination of stone and horizontal siding to create a moderately dense residential village at the entrance to the Autumn Lake subdivision.

The site is bounded on all four sides by public streets and vehicular access to the site is achieved from two of them: Summer Shine Drive and Willow Rock Road. Underground parking is provided and includes a total of 50 resident parking stalls. An additional 28 parking spaces are located on grade and on-street parking is available to supplement on-site parking. Bicycle parking is dispersed throughout the site with covered bike parking conveniently located in each basement garage.

Site Development Data:

Densities:

Total Lot Area	131,849 S.F. / 3.1 Acres
Lot Area (this submittal)	94,126 S.F. / 2.16 Acres
Dwelling Units	47 DU
Lot Area / D.U.	2,003 S.F. / unit
Density	21.76 units/acre

Building Height 2 - 3 stories

Lot Coverage 47,231 S.F. = 50% (75% Max.)

Usable Open Space 46,775 S.F. (995 S.F./D.U.)

Dwelling Unit Mix:

Efficiency	3
One Bedroom	24
<u>Two Bedroom</u>	<u>20</u>
Total Dwelling Units	47

Vehicle Parking:

Surface	28 stalls
<u>Underground</u>	<u>50 stalls</u>
Total	78 stalls
Ratio	1.6 stalls/unit

Bicycle Parking:

Surface	7 stalls
Surface Guest	5 stalls
Underground Garage – Wall Hung	11 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>31 stalls</u>
Total	54 stalls

Letter of Intent –Conditional Use
The Village at Autumn Lake – Lot 564
1704 Autumn Lake Parkway, Madison, WI
February 8, 2017
Page 3 of 3

Project Schedule:

This site (Lot 564) will be constructed and managed as a single development along with the buildings on Lot 520. It is anticipated that the construction on this site will start in summer 2017 and that the 7 buildings on the two sites will be completed over a 4-year build-out.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Bruce", with a long horizontal flourish extending to the right.

Randy Bruce, AIA