



September 7, 2016

**City of Madison**  
**Department of Planning and Community Development-Urban Design Commission**  
**215 Martin Luther King Jr. Blvd.**  
**P.O. Box 2985**  
**Madison, WI 53701**

Re: Proposed new townhome development  
301 Cross Oak Drive  
Madison, Wisconsin

On behalf of property owner Josh Bieber (Leader's Custom Homes), I am submitting this project overview to the city of Madison Urban Design Commission.

This project is part of an approved GDP planned development district at Cardinal Glenn, and for which we are intending to submit documents for the specific implementation plan, (SIP) upon UDC and staff review.

**Project Overview:**

The proposed project is a multi-family townhome development consisting of nine mostly identical units. All units will have street-front access on Silicon Prairie Parkway, with rear parking and private garage access from the south public alley (accessed from Red Oak Drive).

All units will be two story plus basement-level exposed garage, containing two bedrooms and two and one-half bathrooms. The will be large (approx. 1,500 sf finished), market-rate apartment rental units.

**Zoning District:**

The property is currently zoned PD, Planned Development  
Lot 159, Located in the "Cardinal Glenn" development

Setbacks:

Front: minimum 10'  
Corner lot: minimum 10'  
Garage Rear: minimum 2'  
Max. Building Height: 45'



**Project Data:**

Proposed Use:	Mixed Use Development
Project Name:	Leader's 9-Unit Townhome (working)
Lot size:	38,671 sf
Building footprint:	6,800 sf
Paving Coverage:	14,360 sf
Lot Coverage:	53% coverage
Sidewalk width	5'-0"
Automobile Parking:	18 private garage parking stalls 18 private driveway parking stalls 17 shared / visitor parking stalls
Bicycle Parking:	18 total spaces (two per unit)
Building Height:	two stories at Silicon Prairie Parkway, approx. 31' above street level
Apartment Totals:	9 Total Units, all two-bedroom

While exterior colors are not yet determined, the intent and materials are represented in this submittal. Our team will bring updated renderings and true color samples for discussion at the UDC meeting.

We look forward to discussing this project in greater detail as part of our SIP process.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', with a long, sweeping horizontal line extending to the right.

Steve Shulfer, AIA  
SHULFER ARCHITECTS, LLC