



**JLA**  
ARCHITECTS

December 18, 2019

Mr. Tim Parks  
City of Madison  
Department of Planning & Community & Economic Development  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd, Suite 017  
Madison, WI 53703

Re: Letter of Intent  
3840 Maple Grove Drive  
Madison, WI 53719

Dear Mr. Tim Parks,

The following is submitted together with the rezoning application and associated plans for review by City Staff, the Plan Commission, and the Common Council for consideration of approval.

**Project Organizational Structure:**

Owner:	Fiduciary Real Estate Development, Inc 789 N. Water Street, Suite 200 Milwaukee, WI 53202 414-274-8212 Contact: Paul Schmitter pschmitter@fred-inc.com	Architect:	JLA Architects + Planners 800 W. Broadway, Suite 200 Monona, WI 53713 608-442-3823 Contact: Marc Ott <a href="mailto:mott@jla-pa.com">mott@jla-pa.com</a>
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Civil Engineer: D'Onofrio Kottke and Associates  
7530 Westward Way  
Madison, WI 53717  
608-833-7530  
Contact: Bruce Hollar  
[bhollar@donofrio.cc](mailto:bhollar@donofrio.cc)

**Introduction:**

The development is at 3840 Maple Grove Drive, directly south of Chavez Elementary School on the far west side of Madison. The proposed project consists of the land use application submittal for conditional use approval for residential building complex on three lots. Currently the lots are zoned (TR-U1 – Traditional Residential Urban 1 District) with two supporting outlots for stormwater, one 5.11 acre parcel to be dedicated to the City for a public park (PR-Parks and Recreation), two outlots for greenway conservancy (CN-Conservancy), and one outlot for TR-C3 – Traditional Residential Consistent District 3 for future development.

**Site:**

The site is located on 35.917 acres currently zoned Agriculture. The site has 934'-0" of direct frontage on Maple Grove Drive to the east, Chavez Elementary to the north, a public drainage greenway to the west, and existing multifamily to the south.

**Zoning:**

The project is in the 7th Aldermanic District, represented by Donna Moreland.

The parcels are currently zoned as follows:

- Lot 1 – TR-U1 - Traditional Residential Urban 1 District.
- Lot 2 – TR-U1 - Traditional Residential Urban 1 District.
- Lot 3 – TR-U – Traditional Residential Urban 1 District.
- Outlot 1 – TR-U1 – Traditional Residential Urban 1 District
- Outlot 2 – TR-U1 – Traditional Residential Urban 1 District
- Outlot 3 – CN – Conservancy
- Outlot 4 – TR-C3 – Traditional Residential – Consistent District 3
- Outlot 5 – CN – Conservancy
- Outlot 6 – PR – Parks and Recreation

**TR-U1 Permitted and Conditional Uses:**

- Multi-family Dwelling (4 dwelling units) – Permitted
- Multi-family Dwelling (5-8 dwelling units) – Permitted
- Multi-family Dwelling (> 8 dwelling units) – Conditional

**Dimensional Standards Multi-family > 8 units:**

- Lot Area: 1,000 s.f. / d.u. + 300 s.f. per bedroom > 2
- Lot Width: 50'-0" min
- Front Yard Setback: 15'-0"
- Max. Front Yard setback: 30'-0" or up to 20% greater than block average.
- Side Yard Setback: 10'-0"
- Reversed Corner Side Yard Setback: 12'-0"
- Rear Yard Setback: Lesser of 25% lot dept or 25'-0"
- Max Height: 5 stories / 65'-0"
- Max Lot Coverage: 75%
- Usable Open Space: 320 s.f. / d.u.

**Project Schedule:**

December 18, 2019:	Land Use Application Submittal
March 2020:	Start of Construction – Start Phases 1
August 2022:	Certificate of Occupancy – Final Phase 2

**Social & Economic Impacts:**

This development will have a positive social and economic impact on the surrounding community. Specifically, the re-development of this property will provide a variety of housing opportunities for residents by provide quality housing in a desired location of the city with walkable access to schools, parks, grocery store, pharmacy and jobs. With the added benefit of to infuse the local businesses with new revenue sources.

Thank you for your time in reviewing our proposal.

Sincerely,



Marc Ott

**JLA ARCHITECTS + PLANNERS**

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