

January 18, 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
5501 Spring Tide Way
The Village at Autumn Lake – Lot 520
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 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 520 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 564 by development team listed above. The site is zoned TR-P and a conditional-use approval is required to allow the proposed multifamily building complex.

Project Description:

Lot 520 contains 170 apartments in a series of two to three-story apartment buildings with underground parking. 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 three of them: City View Drive, Spring Tide Way and Willow Rock Road. Underground parking at each building is provided and includes a total of 182 resident parking stalls. An additional 80 parking spaces on grade are provided and on-street parking is available to supplement the on-site parking. Bicycle

parking is dispersed throughout the site with covered bike parking conveniently located in each basement garage.

Site Development Data:

Densities:

Lot Area	207,365 S.F. / 4.9 Acres
Dwelling Units	170 DU
Lot Area / D.U.	1,220 SF/unit
Density	35 units/acre
Open Space	86,557 S.F. (509 S.F./unit)

Building Height 2 - 3 stories

Gross Floor Area 258,588 S.F. (Including garage level)

Dwelling Unit Mix:

Efficiency	14
One Bedroom	78
<u>Two Bedroom</u>	<u>78</u>
Total Dwelling Units	170

Vehicle Parking:

Surface	80 stalls
<u>Underground</u>	<u>181 stalls</u>
Total	261 stalls
Ratio	1.5 stalls/unit

Bicycle Parking:

Surface	17 stalls
Surface Guest	17 stalls
Underground Garage – Wall Hung	38 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>116 stalls</u>
Total	188 stalls

Project Schedule:

This site (Lot 520) will be constructed and managed as a single development along with the buildings on Lot 564. It is anticipated that the construction on Lot 564 will start in summer 2017 with Building I 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,

Letter of Intent –Conditional Use
The Village at Autumn Lake – Lot 520
5501 Spring Tide Way, Madison, WI
January 18, 2017
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A handwritten signature in black ink, appearing to read "Randy Bruce". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Randy Bruce, AIA