



August 4, 2016

Paul Skidmore
Aldersperson – District #9
City-County Building
Common Council Office
210 Martin Luther King Jr. Blvd.
Madison, WI 53709-0001

Re: 1000 Oaks Lots 2 & 3 (9702 Watts Rd. & 604 S. Point Rd.)
KBA Project No: 1621

Dear Alder Skidmore,

On behalf of John McKenzie and Knothe & Bruce Architects, I would like to take this opportunity to formally notify you that we plan on submitting our application for a multifamily development on the west side of Madison at the southwest corner of South Point Road and Harvest Moon Lane. The development is located on Lots 2 and 3 of the 1000 Oaks plat. The western Lot 2 contains 98 units of mostly two-story walk-up style oriented around a central courtyard or to the street. The eastern Lot 3 contains 274 apartments in a series of two to four-story apartment buildings with underground parking. The buildings are arranged around a series of outdoor courts and common amenities with an extensive community building serving as the social center of the development.

Both of the lots are currently zoned SR-V2. Lot 3 will be rezoned to TR-U1 and both lots need conditional-use approvals for a multifamily building complex. The full rezoning and CUP submittal will be made in early September.

We look forward to working with you to design a successful development for this property. If you have any questions, please contact me at 608-836-3690 or rbruce@knothebruce.com.

Sincerely,



J. Randy Bruce, AIA
Managing Member



September 07, 2016

Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Rezoning SR-V2 to TR-U1 and Conditional Use
604 S. Point Rd. (Lots 3 of 1000 Oaks Plat)
Madison, WI

Dear Ms. Stouder:

The following is submitted together with the plans and application for staff for approval.

Organizational structure:

Owner:	John McKenzie 9201 Waterside Dr. Middleton, WI 53562 608-836-3800 Contact: John McKenzie Johnmc300@yahoo.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Greg Held gheld@knothebruce.com
Engineer:	Vierbicher Associates, Inc 999 Fourier Drive Ste 201 Madison, WI 53717 608-826-0532 608-826-0530 fax Contact: Joe Doyle jdoyle@vierbicher.com	Landscape Design:	Olson Toon Landscaping 4387 Schwartz Rd. Middleton, WI 53562 (608) 827-9401 Contact: Mike Makris mike@olsontoon.com

Introduction:

The proposed site is Lot 3, 1000 Oaks Plat, located on the west side of Madison at the southwest corner of South Point Road and Harvest Moon Lane. The site is currently zoned SR-V2 and we are proposing to rezone it to TR-U1 with a conditional-use approval for a multifamily building complex. In the future the Owner will also be proposing a development on Lot 2, 1000 Oaks Plat which lies immediately west of the subject property.

Project Description:

Lot 3 contains 274 apartments in a series of two to four-story apartment buildings with underground parking. The buildings are arranged around a series of outdoor courts and common amenities with an extensive community building serving as the social center of the development. The exterior architecture is well articulated, using a combination of stone and composite wood siding for an appealing and durable exterior. The buildings contain a range of studio, one, two and two bedroom plus den apartments.

Site Development Data:

Densities:

Lot Area	312,938 S.F./ 7.18 acres
Dwelling Units	274 units
Lot Area / D.U.	1,142 S.F./unit
Density	38.1 units/acre

Usable Open Space	92,134 S.F. (336 S.F./unit)
Lot Coverage	191,483 S.F. (61%)

Building Height	2-4 stories
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<u>Dwelling Unit Mix:</u>	<u>Bldg #1</u>	<u>#2</u>	<u>#3</u>	<u>#4</u>	<u>#5</u>	<u>Total</u>
Efficiency	6	8	8	6	6	34
One Bedroom	28	32	32	28	30	150
One Bedroom + Den	4	0	0	4	0	8
Two bedroom	12	15	15	12	12	66
Two Bedroom + Den	0	5	5	0	6	16
Total Dwelling Units	50	60	60	50	54	274

Vehicle Parking Stalls:

Underground	50	60	60	50	52	272
Surface	20	34	35	20	26	135
Total	70	94	95	70	78	407

Parking Ratio	1.5 stalls/unit
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Bicycle Parking:

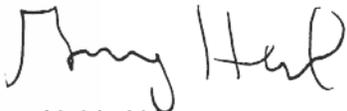
Garage – wall mount	0	0	0	0	13	13
Garage – floor mount	46	54	54	46	36	236
Surface	5	6	6	5	6	28
Surface-Guest	5	6	6	5	6	28
Total	56	66	66	56	48	305

Project Schedule:

The project construction will be phased over 3 to 5 years as market conditions dictate. Construction will start with Building 1 in spring 2017 with completion in Spring 2018. The construction start on Building 2 and the clubhouse is planned to follow soon thereafter in summer 2017 with completion scheduled for summer 2018.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Held". The signature is written in a cursive, flowing style.

Greg Held, AIA