

June 12, 2019

City of Madison, Planning Division  
126 S. Hamilton Street  
Madison, WI 53701-2985

RE: LETTER OF INTENT – WOODS FARM LOTS 1 & 2

To Whom It May Concern:

Please accept this Letter of Intent, application and attachments as our formal request for a Conditional Use review and approval by the City of Madison for Lots 1 and 2 of the Woods Farm plat. The project will require a conditional use approval for multi-family dwellings of more than 8 residential units on one lot.

### **PROJECT OVERVIEW**

Snyder & Associates, Inc. (on behalf of NorthPointe Construction, Inc.) has developed a layout (with a two lot CSM) for Lot 1 of the proposed CSM for lots 1 and 2 of the Woods Farm plat. The proposed CSM will take the existing lots 1 and 2, which align east-west, and flip them to align north-south.

The layout consists of a 24 foot wide private drive with 10 duplexes on lot 1. Lot 2 will be developed in the future with high density residential housing. Each unit has approximately 1,813 SF of living space for front facing, 1,830 SF of living space for rear facing, a two car garage, and a private driveway for off street parking.

### **EXISTING CONDITIONS**

The project site is a 1.85 acre vacant lot. The lot is zoned as TRU-1. The public roads to the south (Borealis Lane and Woods Farm Road) and west (Black Stallion Drive) were completed in the fall of 2017. Pegasus Place to the north will require improvements when the north most units are completed.

### **PROJECT SCHEDULE**

The project is currently schedule to begin construction in Fall 2019.

### **LOT COVERAGE AND OPEN SPACE**

The duplexes are positioned on the lot to meet all setback requirements. The usable open space requirement is 320 SF per dwelling unit, totaling 6,400 SF for 20 units. The development will

provide 31,988 SF of useable open space via front, side, and back yard green space and usable patios.

**NEIGHBORHOOD INPUT**

The Woods Farm subdivision does not currently have a Neighborhood Association or Business Association. The development team has met with Alderperson Lemmer, who is in support of the project.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Brian Arcand". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian Arcand, P.E.  
Civil Engineer

BCA

Enclosure