



July 17, 2019

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
Conditional Use
9702 Watts Rd.
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@gmail.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: Randy Kolinski rkol@vierbicher.com	Landscape Design:	Olson Toon Landscaping 4387 Schwartz Rd. Middleton, WI 53562 (608) 827-9401 Contact: Brad Fregien brad@olsontoon.com

Introduction:

The proposed site is Lot 2, 1000 Oaks Plat, located on the west side of Madison at the northwest corner of Watts Road and Harvest Moon Lane. The site is currently zoned SR-V2. There is also a deed restriction that limits the density on the lot to 100 dwelling units and requires 15% of the dwelling units to contain three bedrooms. We are requesting a conditional-use approval for a multifamily building complex and the amendment of the deed restriction as specified in the original recorded document.

Project Description:

The proposed development consists of 118 dwelling units arranged in a mix of apartment buildings with underground parking and townhomes with attached garages. The buildings are oriented on the site to engage the street and provide individual private entrances wherever grade permits. To better relate to the duplex units across the street, the ends of the apartments fronting on Watts Rd. step down to two stories in height.

Surface parking has been located to the north of the buildings where it will be partially screened from the street. In addition, the parking adjacent to the buildings is single loaded to allow more green space immediately adjacent to the building and provide better landscape in this area.

The unit mix includes twelve 3-bedroom units, most of which are located within the townhome buildings. These larger units will be suitable for families with children and the townhome style should provide better acoustic separation between the units than stacked flats or apartments.

Extensive green space on the north side of the site buffers the development from the city-owned maintenance facility to the north and provides opportunities to integrate formal and informal recreational activities with required stormwater management features.

Site Development Data:

Densities:

Lot Area	286,229 S.F./ 6.57 acres
Dwelling Units	118 units
Lot Area / D.U.	2,425 S.F./unit
Density	17.9 units/acre
Usable Open Space	79,451 S.F. (673 S.F./unit)
Lot Coverage	114,780 S.F. (40%)

Building Height	x stories					
<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	0	6	0	6	18
One Bedroom	21	0	9	0	21	51
Two Bedroom	11	0	13	0	13	37
Three Bedroom	2	6	0	4	0	12
Total Dwelling Units	40	6	28	4	40	118

Vehicle Parking Stalls:

Underground/Garage	39	12	26	8	38	123
Surface						75
Total						198

Parking Ratio 1.67 stalls/unit

<u>Bicycle Parking:</u>	<u>Bldg #1</u>	<u>#2</u>	<u>#3</u>	<u>#4</u>	<u>#5</u>	<u>Total</u>
Long-term - floor	31	-	20	-	31	82
Long-term - wall	8	-	7	-	8	23
Long-term - garage	-	6	-	4	-	10
Long-term - surface	2	-	1	-	1	4
<u>Short-term - surface</u>	<u>4</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>4</u>	<u>13</u>
Total	45	7	31	5	44	132

Project Schedule:

The project construction will be phased over 2 to 3 years as market conditions dictate. Construction will start with Building 1 and progress towards the west with 1-2 buildings constructed per year.

Thank you for your time reviewing our proposal.

Sincerely,



Greg Held, AIA
Member