

June 3, 2014

Ms. Katherine Cornwell
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
901-1001 Sugar Maple Lane
Sugar Maple Plat – Lots 45 & 46
KBA Project # 1310

Ms. Katherine Cornwell:

The following is submitted together with the plans, application, and zoning text for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner/Developer: T.R. McKenzie
1910 Hawks Ridge Drive #322
Verona, WI 53593
Phone: 608-848-0111
Contact: Scott McKenzie
sa@trmckenzie.com

Engineer: D'Onofrio Kottke & Assoc.
7530 Westward Way
Madison, WI 53717
Phone: 608-833-7530
Fax: 608-833-1089
Contact: Ron Klaas
rklaas@donofrio.cc

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
Phone: 608-836-3690
Fax: 608-836-6934
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: Herman Landscape Service, Inc.
6606 Seybold Road
Madison, WI 53744
Phone: 608-288-9400
Fax: 608-288-9485
Contact: Ellen Cashman
ellen@hermanlandscape.com

Introduction:

The proposed site is located on the corner of Sugar Maple Lane and Valley View Road in Madison, Wisconsin. The site is zoned TR-UI.

The proposed development plan will create a high end apartment community that will feature attractive architecture, extensive landscaping and amenities that will appeal to a broad range of residents. Amenities including a business center, fitness facility and a community room that will help attract the residents that demands such services.

Project Description:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. The project consists of two lots (lot 45 and 46) which is otherwise known as Sugar Maple Plat (September 16, 2013). The development consists of 8 buildings and includes a total of 180 apartments and has a variety of building sizes and heights, which range from two-story townhouses to a three-story 44-unit building. The building façades includes changes in color, texture and material with high-quality façade materials. The exterior materials will be a combination of masonry and horizontal vinyl siding and vertical fiber-cement siding with a simulated stone base.

Vehicular access to the site is achieved from Sugar Maple Lane, Ancient Oak Lane, and Cherry Blossom Drive. Underground parking at each building is provided and includes 178 resident parking stalls. An additional 76 parking spaces on grade is provided. Bicycle parking is dispersed throughout the site.

Conditional Use

A 180 unit multi-family development is a planned residential development and a conditional use in TR-UI, according to Chapter 28, Madison Zoning Code Ordinance 28.050, Table 28C-1.

Site Development Data:

<u>Densities:</u>	<u>LOT 45</u>	<u>LOT 46</u>
Lot Area in S.F.	139,762 S.F.	135,644 S.F.
Lot Area in Acres	3.33 acres	2.99 acres
Dwelling Units	74 DU	106 DU
Lot Area / D.U.	1,960 SF/unit	1,230 SF/unit
Density	22.2 units/acre	35.3 units/acre
Open Space	56,607 S.F.	40,521 S.F.
Open Space / D.U.	765 S.F./unit	382.3 S.F./unit

Total Area: 275,406 S.F. / 6.32 acres
Total Dwelling Units: 180 D.U.
Total Lot Area / D.U.: 1,530 SF/unit
Total Density: 28.5 Units/Acre
Total Open Space: 97,128 S.F.
Total Open Space / D.U.: 539 S.F./unit

<u>Vehicle Parking:</u>	<u>LOT 45</u>	<u>LOT 46</u>
Surface:	40 stalls	36 stalls
Underground:	69 stalls	93 stalls

<u>Garage</u>	<u>6 stalls</u>	<u>10 stalls</u>
Total	115 stalls	139 stalls
<u>Bicycle Parking:</u>	<u>LOT 45</u>	<u>LOT 46</u>
Garage - wall hung	28 stalls	32 stalls
Garage - STD. 2'x6'	52 stalls	65 stalls
Exterior - STD. 2'x6'	8 stalls	12 stalls
Total	88 stalls	109 stalls
<u>Gross Floor Areas:</u>	<u>LOT 45</u>	<u>LOT 46</u>
Building 1	39,561 S.F.	39,561 S.F.
Building 2	-	-
Building 3	70,790 S.F.	-
Building 4	-	50,960 S.F.
Building 5	-	50,960 S.F.
Building 6	12,678 S.F.	-
Building 7	-	8,355 S.F.
Building 8	-	12,678 S.F.
Total	123,029 S.F.	162,514 S.F.

Development GFA Total: 285,543 S.F. (including garage level)
Floor Area Ratio: 1.04 (including garage level)

<u>Dwelling Unit Mix:</u>	<u>LOT 45</u>	<u>LOT 46</u>
Efficiency	6	14
Studio/Loft	4	8
One Bedroom	33	42
Two Bedroom	18	26
Two Bedroom Loft	13	16
Total Dwelling Units	74	106

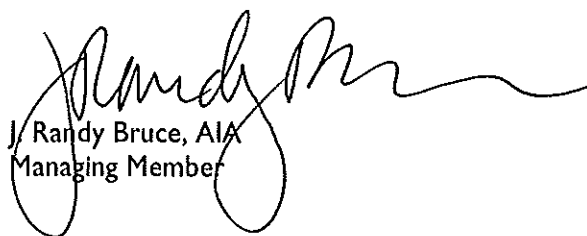
Building Height: 36-Unit & 44-Unit: Four Stories (Three Stories + Loft),
24-Unit: Three Stories (Two Stories + Loft),
6-Unit & 4-Unit: Two Stories

Project Schedule:

It is anticipated that the new construction phase will start in Summer 2014 and be completed in Summer 2016.

Thank you for your time reviewing our proposal.

Sincerely,


J. Randy Bruce, AIA
Managing Member