

April 13, 2005

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701-2985

Re: Letter of Intent  
Conditional Use  
Outlot 6, Stone Crest Estates  
2002 Jeffy Trail  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff and plan commission consideration of approval.

**Organizational structure:**

Owner: Stonecrest III, LLC  
2985 Triverton Pike Drive  
Fitchburg, WI 53711  
Dave Roark  
608-274-0410  
608-276-5239 fax

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Suite 201  
Middleton, WI 53562  
Randy Bruce  
608-836-3690  
608-836-6934 fax  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Project: Stonecrest III  
Outlot 6, Stone Crest Estates  
2002 Jeffy Trail  
Madison, WI

Landscape Design: Bruce Company  
2830 W. Beltline Hwy  
Middleton, WI 53562  
608-836-7041

Engineer: Calkins Engineering  
5010 Voges Road.  
Madison, WI 53718  
(608) 838-0444  
(608) 838-0445 fax

**Introduction:**

The Stone Crest development is located on the West side of Madison, bounded on the west by County Highway M, and on the north by Midtown Road. The subject of this submittal is Outlot 6, located in the northeast corner of the plat, at the intersection of Midtown Road and Jeffy Trail. To the north of Outlot 6 are undeveloped lands that border Midtown Commons, a multi-family residence district. West of Outlot 6 is a single family residence district, south and east are low density, single family homes.

This is a proposal for a planned residential development (P.R.D.). The site is currently zoned R-5 and plat restricted to 54 dwelling units. The site is designated as low-medium density residential in the High Point – Raymond Neighborhood Development Plan. The site is located within the aesthetic management zone provided for in the neighborhood plan.

**Site Development Data:****Lot Areas:**

Lot Area	159,680 S.F. or 3.66 Acres
Lot Area/Unit	2,957 S.F./Unit

<u>Dwelling Units</u>	<u>Unit Type</u>	<u>Approximate Unit Size</u>
8	One Bedroom	850 S.F.
16	Efficiency	530 S.F.
20	Studio / Loft	820 S.F.
<u>10</u>	Two Bedroom	1,120 S.F.
54		

**Parking Provided:**

Underground Parking	54 cars
Surface Stalls	22 cars
Total Stalls	76 cars
Vehicular Parking Ratio	1.4 cars/unit
Bicycle stalls	54 bikes
Bicycle parking ratio	1.0 bikes/unit

**Open Space:**

Usable Open Space	118,992 S.F.
Usable Open Space/Unit	2,203 S.F./Unit

**Site and Building Architecture:**

This project consists of two 27 unit buildings for a total of 54 units. The buildings are two stories with lower level parking. Each building contains a variety of different floor plans, ranging from efficiency to two bedroom units.

The proposed structures have been located to take advantage of the wooded site which slopes gently to the southwest. A significant open space will remain along Mid-town Road extending to the west. This open space is partially wooded and will provide a buffer for the adjacent single-family homes and Mid-town Road.

The majority of the parking for the residences is accommodated in the underground parking. The remaining visitor parking is in small surface parking areas. Pedestrian and bicycle usage is encouraged in the development by convenient bicycle parking and multiple sidewalks that connect to the public way.


High-quality materials will be used on the exteriors including brick and vertical vinyl siding. Colors will be chosen to comply with the requirements of the aesthetic management zone. The intent is to provide an architectural aesthetic that will be compatible with the existing homes in Stone Crest Estates and the rural architecture in the surrounds.

**Project Schedule & Management:**

It is anticipated that this project will be constructed over a two year period, beginning in the fall of 2005, or as soon as all necessary approvals and permits are obtained. The first building should be completed in the summer of 2006.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA  
Managing Member