

BENTLEY GREEN



September 18, 2012

Mr. Matt Tucker
Zoning Administrator
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

Re: Bentley Green Condominiums
Major Amendment to Existing Conditional Use Permit

Dear Mr. Tucker:

This letter of intent accompanies an application for a major amendment to the Conditional Use Permit (CUP) for Bentley Green Condominiums, located at 2 Greenside Circle in the Hawk's Landing subdivision. This 13.1-acre parcel is currently zoned as a Planned Residential Development within the R-4 zoning district and received a conditional use permit in 2006 for construction of 225 dwelling units.

Due to changes in the housing market since the original approval of this CUP, it is necessary for us to revisit the site plan for this parcel and re-evaluate the types and density of housing units. The original site plan included a variety of five building types, including duplex, four-plex, townhouses, row houses and garden-style units. The site plan also incorporated four multi-family structures. Since the approval of the original CUP, eight structures have been constructed on site including two 6-unit buildings in the northwestern corner of the site, one 4-unit building directly to the south, and five duplexes between Bentley Green and Greenside Circle.

The proposed amendments to the existing CUP include revising the unit type and density of a number of proposed structures on the site. The approved CUP includes ten duplexes, five of which have already been constructed with a sixth currently under construction. All units west of Castle Stone Pass will remain the same, with the exception of the six-unit structure at the north end of Castle Stone Pass, which will be replaced with a two-unit duplex. In this amended application, the units east of Castle Stone Pass will be replaced with 18 two-unit duplexes and one single-unit structure. These amendments adjust the original density from 225 units (17 dwelling units/acre) to 88 units (6.7 dwelling units/acre). The primary infrastructure of the site remains the same as the original CUP with the new duplex units distributed throughout the site.

The proposed duplexes include a variety of footprints and layouts and maintain the superior architectural styling of the existing buildings on the site. New duplex units will include three bedrooms per dwelling unit with private access and attached garages to accommodate two vehicles per unit. The single unit will have three bedrooms and a three-car garage. All other amenities and stormwater management features will remain the same but will be adjusted for the new site footprint.

The anticipated development schedule will be a phased approach over a number of years to be dictated by what the residential market will absorb. The next phase of the project proposed will be to extend Bentley Green eastward from Castle Stone Pass. The end of the phase will be

where Bentley Green turns to the north and will include 8 duplex units and the stand-alone unit building fronting this section of the road.

If you should have any questions about our application materials, please do not hesitate to contact one of our team members:

Owner/Developer: The Bentley Group, LLC
Contact: Sean Baxter
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Civil Engineer/Landscape Architect: Vierbicher
Contact: Dave Glusick, PE
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Architect: American Design Concepts
Contact: Tom Nicewander
(608) 273-0770
Americandesignconcepts@hotmail.com

Sincerely,



Sean P. Baxter
The Bentley Group, LLC