

April 2, 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
Amended PD-GDP-SIP
Tuscany Apartments
302 Samuel Drive
Madison, Wisconsin

KBA Project # 1351

Ms. Katherine Cornwell:

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

Organizational structure:

Developer: Gallina Corporation
101 E. Main St. Suite 500
Mt. Horeb, WI 53572
608-437-8301
608-437-8302 fax
Contact: Craig Enzenroth
cenzenroth@gallinacos.com

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

Engineer: Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
608-838-0445 fax
Contact: Louis A. Olson
lolson@snyder-associates.com

Landscape Design: The Bruce Company
2830 Parmenter St.
Middleton, WI 53562
608-836-7041 x253
608-831-6266 fax
Contact: Rich Strohmer
rstromer@brucecompany.com

Introduction:

Attic Angel-Prairie Point, Inc. is a 54 acre community designed to meet the market need for independent and assisted living on the west side of Madison. The development is located on the east side of Pleasant View Road and the north side of the Elderberry Road extension. The PUD-GDP for the development was approved in 2001 and the development has been substantially completed at this time.

This proposal will establish an amended PD-GDP-SIP for Lot 2, which will be developed by Gallina Corporation as a market rate, non-age-restricted apartment community. (The deed restriction placed on this property restricting housing for seniors only will be lifted for Lot 2).

Lot 3 will be developed by Attic Angels and is the last remaining cottage home site within the Attic Angel development.

Lot 2 Project Description:

The project consists of (2) four-story buildings connected by a two-story central community center and office facility with a total of 174 apartments. The building façade has an Italian influence and uses changes in color, texture, and material to break up the scale of the larger building. The exterior materials will be a combination of masonry and EIFS to give a durable and high-quality façade.

Vehicular access to the site is achieved from Samuel Drive. Underground parking at each building is provided and includes 174 resident parking stalls. An additional 102 parking spaces are provided on grade in the courtyard between the two building wings. Bicycle parking is dispersed throughout the site and in the basement parking areas.

Lot 3 Project Description:

This project consists of (1) two-unit building located across Samuel Drive from the 174-unit Tuscany Apartments complex. This duplex will be the last cottage home site developed in the Attic Angels community. The duplex will be designed to meet the needs of specific residents and may vary in footprint and exterior geometry. However, the exterior architecture will be consistent with the material palette, geometry, and detailing of the cottage homes constructed immediately north of Lot 2 and the limits of the building footprint will not exceed the “building envelope” shown on the site plan.

Site Development Data:

Lot 2 - 174 Unit

Lot 3 - 2 Unit

Dwelling Unit Mix:

Efficiency	10 units	-
One Bedroom	88 units	-
One Bedroom + Den	16 units	-
Two Bedroom	60 units	2 units
Total Dwelling Units	174 units	2 units

Gross Floor Area:

South Wing	97,012 S.F.	-
North Wing	96,516 S.F.	-
Clubhouse	8,475 S.F.	-
Total	202,003 S.F.	4,400 – 6,000 S.F.
Floor Area Ratio	1.10	

Densities:

Lot Area (S.F.)	184,425 S.F.	15,666 S.F.
Lot Area (Acre)	4.23 Acres	0.36 Acres
Lot Area / D.U.	1,060 SF/unit	7,833 SF/unit
Density	41.13 units/acre	5.56 units/acre

Building Height:

Four stories One story

Vehicle Parking:

Underground	174 stalls	-
Driveway/Surface	103 stalls	4 stalls
Garage	-	4 stalls
Total	277 stalls	8 stalls

Parking Ratio: 1.59 stalls/unit 4 stalls/unit

Bike Parking:

Surface (2'x6')	34 stalls	-
Garage (2'x6')	120 stalls	-
Garage (Wall Hung)	38 stalls	4 stalls
Total	192 stalls	4 stalls

Project Schedule:

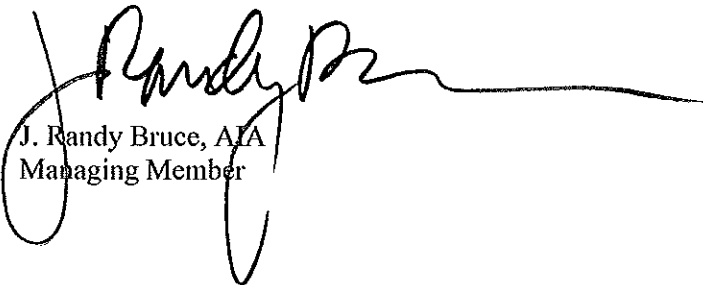
It is anticipated that the construction for the 174-unit building will start in late summer of 2014 and will be completed late summer of 2015. The anticipated start of construction for the duplex will be fall 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact on the community. The project will continue a successful and attractive community that offers an alternative housing choice in an established neighborhood, it will provide jobs for local tradesmen, and it will assist in the completion of the Attic Angels development started over 10 years ago.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member