

October 5, 2011

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
SIP Submittal
3210 Maple Grove Drive

Dear Mr. Murphy:

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

Organizational structure:

Owner: Stone Creek II
1902 Hawks Ridge Drive Ste 322
Verona, WI 53593
608-848-0111
608-848-6013 fax
Contact: Tim McKenzie

Landscape Design: Paul Skidmore
13 Red Maple Trail
Madison, WI 53717
(608) 826-0032
Contact: Paul Skidmore
paulskidmore@tds.net

Engineer: D'Onofrio & Kottke
7530 Westward Way
Madison, WI 53717
(608) 833-7530
(608) 833-1089 fax
Contact: Bruce Hollar
bhollar@donofrio.cc

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

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Introduction:

This proposed development is located on the corner of Mader Drive and Maple Grove Drive on Lot 250 and 251 of the East Pass addition to Country Grove. The site is part of an approved General Development Plan that was approved in early 2010. This application is for a PUD-GDP-SIP which is consistent with the approved PUD-GDP. The developer for this proposal previously developed the Stone Creek Apartments to the south and west.

A portion of the site is occupied by a former school which will be deconstructed. It is assumed that the demolition of this building was addressed when the site obtained the PUD-GDP zoning. Photos of the building are included for reference and further documentation can be provided if needed.

Site Planning & Building Architecture:

The site plan was designed with the PUD-GDP to provide an integrated medium-density housing environment. The site design provides for a variety of vehicular and pedestrian connections to the surrounding public and private streets. This PUD-SIP plan provides an additional connection not envisioned in the PUD-GDP which provides vehicular and pedestrian access to the Stone Creek Apartments the southwest. Mader Drive is a private street that is traditionally designed with parallel parking, street terrace, sidewalk, street lighting and street trees.

The four apartment buildings are two to three stories in height with underground vehicle and bike parking. Additional surface parking is provided in smaller surface parking areas distributed throughout the site. The buildings have been designed to fit within the neighborhood context and use a palette of attractive, low-maintenance exterior materials including simulated stone masonry, horizontal siding and asphalt shingles. The three story buildings will include elevator access, encouraging a wider age range of residents.

Site Development Data:

Densities:

Lot Area	151,058 S.F. or 3.47 acres
Dwelling Units	106 units
Lot Area / D.U.	1,425 S.F./unit
Density	30 units/acre

Dwelling Unit Mix:

<u>Apartments</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Bldg #4</u>	<u>Total</u>
Efficiency	3	3	2	2	10
Studio + Loft	9	9	1	1	20
One Bedroom	9	9	14	14	46
Two Bedroom	4	4	6	6	20
Two Bed + Loft	1	1	4	4	10
Total	26	26	27	27	106

Building Height: 2-3 Stories

Floor Area Ratio:

Bldg #1	24,852 S.F.
Bldg #2	24,582 S.F.
Bldg #3	29,277 S.F.
Bldg #4	<u>29,335 S.F.</u>
Gross Floor Area (Excludes parking)	108,316 S.F.

F.A.R. 1.4

Vehicle Parking Stalls

Surface	78
<u>Underground</u>	<u>80</u>
Total	158
Ratio	1.5 stalls/unit

Bicycle parking Stalls

Surface	56
<u>Underground</u>	<u>22</u>
Total	78 (50 + .5(56) = 78 required)

Project Schedule:

This project will be a phased development with construction planned to start in spring of 2012. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. In addition to providing immediate construction jobs the proposal will provide additional high quality, energy efficient housing within the fabric of the mixed use neighborhood.

Thank you for your time in reviewing our proposal.

Very Truly Yours,


J. Randy Bruce, AIA
Managing Member