

**LETTER OF INTENT**  
**TO PLAN COMMISSION**  
**OF THE CITY OF MADISON**

PLANNED RESIDENTIAL DEVELOPMENT – CONDITIONAL USE  
PRD

Condominium Development  
Lots 1, 2, & 3 Maple Grove Drive,  
Nesbitt Valley  
4101 & 4109 Maple Grove Drive  
in the City of Madison, Dane County, Wisconsin,  
to be known as Dublin House

***Application Submittal Date:*** July 6, 2005

***Project Name:*** Dublin House

***Owner:*** Derby Enterprises  
6425 Odana Rd.  
Madison, Wisconsin 53719  
Contact: Bill Roche  
(608) 271-9090

***Project Manager:*** Brian Cason  
Alta Construction  
6425 Odana Rd.  
Madison, Wisconsin 53719  
(608) 661-0762

***Designer:*** Mr. Casey Louthier  
Louthier & Associates Designs, LLC  
7014 Wildberry Drive  
Madison, Wisconsin 53719  
(608) 206-0185

***Civil Engineer:*** Mr. Marvin Hansen, P.E.  
Royal Oaks Engineering Inc.  
5610 Medical Circle  
Madison, Wisconsin 53719  
(608) 274-0500

***Landscape:***

Mr. Jeffery De Laura  
Louther & Associates Designs, LLC  
7014 Wildberry Drive  
Madison, Wisconsin 53719  
(608) 206-0185

***Engineer:***

James Bandt P.E.  
Bandt Engineering  
139 Hickory Court  
Oregon, Wisconsin 53575  
(608) 835-3594

***Legal Description:***

Lots 1,2 & 3 Maple Grove Drive, Nesbitt Valley,  
Certified Survey Map No. 11318, Volume 68, Page 245  
Document No. 4018774

***Project:***

36 units of 1 & 2 bedroom condominium development  
in (2) buildings of 18 units each located on Lots 1,2, & 3,  
4101 & 4109 Maple Grove Drive, Nesbitt Valley, in the  
City of Madison, Dane County, Wisconsin.

The proposed development, part of Southwest Madison's  
quickly growing Nesbitt Valley, consists of 2  
condominium buildings with first-floor entrances to most  
of the units off of large porches. Our intent is to make a  
street friendly approach to the buildings, with a  
townhouse-style look to the buildings.

This development is designed to provide a maximum  
amount of functional and usable open space proximate to  
all units. Quarry-stone walls will be used to  
accommodate grade changes to asphalt paved drive &  
parking. Extensive landscaping on the Nesbitt Road side  
of Building "B" will be in the additional 40' building  
setback area and provide for a Rain Garden area.

Decks are provided for all ground floor units and for  
upper units. Elevator service is available in both  
buildings.

Every unit boasts 9 foot ceiling heights and an open  
living area design. All units offer all appliances  
(continued on next page)

including washer and dryer and some will offer fireplaces and/or lofts.

**Uses/Family Definition:**

The uses of Lots 1,2, and 3 Maple Grove Drive:

<u>R-4 Zoning</u>	<u>Conditional Use</u>	<u>Lot Area</u>	<u>Permitted Dwelling Unit</u>	<u>Bedrooms</u>
		72,376 s.f.	36	70

**Unit Breakdown:**

	<u>Bld. "A"</u>	<u>Bld. "B"</u>	<u>Total</u>
One Bedroom:	5	5	10
Two Bedroom:	13	13	26
Totals	18	18	36

**Unit Size Breakdown:**

One Bedroom 756 sq.ft. to 894 sq.ft.  
Two Bedroom 1,058sq.ft. to 1,740 sq.ft.

**Total Building Volume:**

18 unit Bld. "A" 35,619 sq.ft. including U.G. Parking.  
18 unit Bld. "B" 35,807 sq.ft. including U.G. Parking.

**Site Breakdown:**

Total Site:	72,376 sq.ft.	100%
Blds. Footprints:	23,042 sq.ft.	32%
Drives & Parking:	8,675 sq.ft.	12%
Impervious Areas: (Walks,Patios, etc)	2,303 sq.ft.	3%
Total impervious:	34,020 sq.ft.	47%
Green Space:	38,356 sq.ft.	53%

**Accessory Off-Street Parking:**

	<u>Bld. "A"</u>	<u>Bld. "B"</u>	<u>Surface</u>	<u>Total</u>
U.G. Small	1	3	---	3
U.G. Large	24	21	8	53
Accessible	1	1	2	4
Totals	26	25	10	61
Bike	18	18	6	42

**Timetable for Construction:**

Building construction is anticipated to begin immediately following plan approval and construction will start fall of 2005, with completion spring of 2006.

**Total area of Lots 1,2 & 3** Total 72,376 sq. ft.

**Lot Area Requirements** Per PRD (Conditional Use) total area as defined above is Lots 1,2,&3 72,376 sq. ft.

**Dwelling Units** Dwelling units proposed; total 36 Condominium Units.

**Lot Area Per Dwelling Unit** Lots 1,2&3 72,376 sq. ft., 2,010 sq. ft./u;

**Usable Open Space/Requirements** Area Required 500 s.f./u: Lots 1,2,&3 total 18,000 sq. ft.

**Useable Open Space Provided** Lots 1,2,&3 total 20,012 sq. ft.

**Snow and Trash Storage and Removal, Maintenance** Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.

**Economic/Socioeconomic Impact:** The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 36 new condominium units will add approximately \$5,000,000 of tax base.

Sincerely,

Brian Cason  
Alta Construction Inc.  
For Derby Enterprises  
Owners

# 4101 & 4109 Maple Grove Dr.

Locator map for the two proposed 18-unit condominium buildings  
Owners: Derby Enterprises  
Project: Dublin House Condos

