



May 14, 2007

City of Madison Plan Commission
210 Martin Luther King Boulevard
Madison WI 53709

RE: SAUK POINT TOWNHOMES - MADISON WI

The following information describes the intended use for the property located on Lot 4, 602 Bear Claw Way, Sauk Heights Subdivision, Madison WI.

Project Name:	Sauk Heights Condominiums – Phase III
Project Type:	New eight (8) unit 3 bedroom townhouse style condominium building.
Construction Schedule:	Construction starting in June 2007 with completion in approximately six months.
Site Information:	Site is currently zoned R-4 <i>See Site Statistics sheet for additional information</i>
Gross Square Footage:	Approximate building/unit size 2-story units: 1,950 per unit Square footage: 18,850 entire building
Parking Stalls Provided:	Two (2) interior stalls per unit (16 total) and two (2) exterior surface stalls for visitor parking. Exterior parking is also available at each garage location.

Please contact me with any questions or if additional information is necessary.

Sincerely,

David Hull
Director of Project Mgmt. & Design

Attachments



**Sauk Point Townhomes
Lot 4, 602 Bear Claw Way
Site Statistics**

5/14/2007

Unit Mix

2 Bedroom	8
Total:	8

Lot Area (Acres)	1.21
Lot Area (SF)	52,745
Lot Area / D.U. (SF)	6,593
D.U. / Acres	6.6
Building (SF)	11,253
Floor Area Ratio	0.21

Parking

Garage Stalls	16
Surface Stalls	18
Total Stalls	34

Stalls / D.U.	4.3
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Site Composition

Building Coverage (SF)	7,868
Drive and Parking (SF)	4,581
Walks (SF)	1,200
Total Impervious Surface (SF)	13,649
Impervious Surface Ratio	0.26

Greenspace Area (SF)	39,096
Greenspace, (% of site)	74%
Greenspace / D.U. (SF)	4,887

Usable Open Space (SF)	8,700
Usable Open Space (% of site)	16%
Usable Open Space / D.U. (SF)	1,088
Usable Open Space / Bed (SF)	363