



October 3, 2012

Plan Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

LETTER OF INTENT

Lots 451-454
Grandview Commons
638 Hercules Trail, 701 Jupiter Drive, 5802 Halley Way, and 5871 Charon Lane

The attached application and plans are submitted for approval/recommendation for the rezoning from PUD/GDP to PUD/GDP/SIP for Lots 451-454 at Grandview Commons

Developer:

Stockbridge Trails, LLC
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Architect:

AVENUE Architects, Inc
Contact: Brian Stoddard
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Site Engineer:

Snyder & Associates, Inc.
Contact: Mike Calkins
5010 Voges Road
Madison, WI 53718
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Landscape Design:

Snyder & Associates, Inc.
Contact: Mike Calkins
5010 Voges Road
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Development Description

The project site is located in the Grandview Commons development on the far east side of Madison, east of Interstate 90 and north of Cottage Grove Road. The site is in the McClellan Park neighborhood. To the north of the site is an undeveloped planned medium density multifamily site, to the west of the site is an existing senior housing multifamily development, to the south is an existing multifamily development and green space, and to the east are existing duplexes.

The GDP for Grandview Commons was developed to provide a variety of living options and commercial uses in a neighborhood setting.

It is anticipated that both building will be commence construction in early 2013, pending City approvals, with construction completed in late 2013.

Project Data

Building Summary

Building Height: 2 and 3 stories (< 45')

Apartment Unit Summary

<u>Building</u>	<u>3 Bedroom</u>	<u>2 Bedroom</u>	<u>1 Bedroom</u>	<u>Studio</u>	<u>Total</u>
A	3	24		14	48
B	3	24		14	47
Totals	6	48		28	95

Site Summary

Total Site Acreage	4.0
Total Site Square Footage	174,585.59 sf
Lot Area/D.U.	1,837 sf/du
Density	23.75 du/acre
Site Coverage	
Building	42,581 sf (24.4%)
Pavement	29,348 sf (16.9%)
Sidewalks	7,142 sf (4.1%)
Open Space	95,514 sf (63.7%)

Parking Summary

Provided: Vehicle	
Required:	Varies ((will be set in SIP)
Provided:	
Underground	105 Spaces
Surface	<u>62 Spaces</u>
Total	167 Spaces (meets R-4 standards)
Ratio: 1.77 stalls/unit	
Provide: Bicycle	
Surface	32
Underground	<u>41</u>
Total	73

Site and Building Architecture

The project consists of one 47-unit three-story building and one 48-unit combination three-story/two-story building. Both buildings will have underground parking. The 47 unit building will contain a leasing office. Unit styles are a variety of studio, one bedroom, two bedroom, and three bedroom units. Site amenities include protected existing mature trees on the northern and western edges of the site and an outdoor gathering space integrated into the existing trees.

Site and building architecture adopt neighborhood design elements such as siting the buildings close to the street, anchoring the building to the corner architecturally, providing individual connecting walks from the street to many of the units, and neighborhood scale street facades.

The majority of the parking is underground with the surface parking located internally on the site, minimizing the automobile's impact on the neighborhood.

Building materials are a mix of brick and horizontal siding with architectural asphalt shingles providing compatibility with the surrounding neighborhood.

Trash removal will be done privately. Trash storage for the apartments will be located in the underground parking garages. Snow removal and maintenance will be private.

Social and Economic Impact

The development will have a positive social and economic impact. It is the next progression of the Grandview Commons Development Plan and complies with the previously approved GDP zoning standards. The project will add to the variety of living choices and commercial uses in this planned development.

Thank you for your time and consideration of our proposal.

Regards,

A handwritten signature in black ink, appearing to read 'Brian Stoddard', with a large, sweeping flourish extending to the right.

Brian Stoddard AIA