

February 07, 2007

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Lot 17 & 18 of Saukborough Plat
PUD-SIP
6506 Old Sauk Road
Madison, WI

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: Michael Hershberger
Urban Solutions, Inc.
700 Rayovac Drive
Madison, WI 53711
608-274-3100
608-274-3200 fax

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

Engineer: D'Onofrio Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
(608) 833-7530
(608) 833-1089 fax

Landscape Design: Ken Saiki Design
303 S Paterson St # 1
Madison, WI 53703
608-251-3600
608-251-2330 fax

Introduction:

The subject site is located on the northwest corner of Old Sauk Road and Sauk Ridge Trail and is within the Woodland Hills Neighborhood Association. It also sits directly east of the Saukborough Homeowner's Association. It is lots 17 & 18 of Saukborough Plat. The properties surrounding this site are a mixture of multi-family residential and individual homes. The site is currently zoned PUD-GDP and this application requests rezoning to PUD-SIP.

Site Development Data

Densities:

Dwelling Units	9 Units
Lot Area	66,952 S.F. (1.5 acres)
Lot Area / D.U.	7,439 S.F./D.U.
Density	6 D.U./acre

Dwelling Unit Mix:

Two bedrooms	9
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Site Coverage:

	<u>Area</u>
Building Coverage (Example as shown)	21,331 S.F. (31.8%)
Pavement Coverage	8,815 S.F. (13.1%)
Open Space	20,950 S.F. (31.3%)
Usable Open Space	18,412 S.F. (27.5%)
Usable Open Space/Unit	2,101 S.F./D.U.

Vehicular Parking Ratio:

Garage	18 stalls
<u>Surface Parking</u>	<u>2 stalls</u>
Total Parking	20 stalls
Parking Ratio	2.2 stalls/D.U.

Bicycle Parking Ratio:

Garage	9 stalls
Parking Ratio	1 stall/D.U.

Site and Building Architecture:

The buildings within this development will have a common architectural theme. However, buildings will be individually designed and will vary to enhance the development's interest and aesthetic value. Architectural details, colors and materials will be chosen to complement the existing farmhouse and also maintain compatibility with the surrounding neighborhood. This will allow for a variety of building designs and an interesting architecture.

Building Envelope

The locations of the homes have been predetermined and are indicated by a designated building envelope. The building envelope represents the outside limits of the available building footprint area. In no case shall any building element (except patios or other landscape elements) extend outside of the predetermined envelope.

Building Massing

The overall volume of each building is limited both by the building footprint and building height. The building height maximum is 2 ½ stories or 35 feet. The massing of the buildings will provide appropriately-scaled elements and facades. A variety of roof forms and wall elements will be used to define the massing of the buildings. These elements will be further articulated through the selection of exterior materials and detailing.

Exterior Materials & Details

The material choices for these homes will be used consistently throughout the development. Materials used will be masonry, horizontal siding and wood trim elements. The exterior materials will be used to differentiate the different elements of the buildings and to provide building facades with appropriate balance, proportion and detailing. Similar architectural details will be consistently used throughout the development to provide a cohesive architecture. Slight variations in the dimensions and materials will be allowed to accommodate construction methods.

Windows

Window openings will vary as room layouts are adapted for specific residents. The window sizes and the grille pattern will be chosen to emphasize the vertical dimension of the windows. Windows may be single windows, paired or in groups as is necessary to provide the proper light and ventilation to the interiors. Window and door openings will be distributed across all four building facades. Windows may be wood, aluminum-clad wood, or vinyl. Window shutters may also be used as decorative trim.

Doors

Exterior entry and vehicular (garage) door styles will be limited to one of the selected styles. The door styles will be consistent throughout the development. Entry door colors may vary to allow individualization; vehicular doors will be painted to match the siding color for the building.

Roof

The roof forms will be a combination of hipped and gable roofs. A dimensional asphalt or fiberglass shingle will be used.

Detailed Landscaping

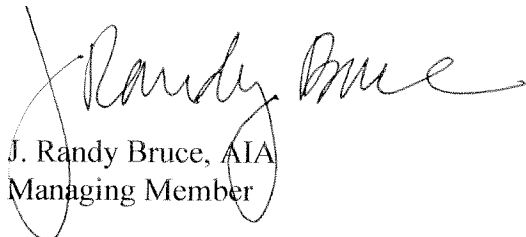
An overall landscaping plan has been prepared that provides for the street tree, buffer yard, and common area plantings. Foundation plantings will vary to accommodate the actual building footprint and orientation and will incorporate a mix of plantings from the provided plant list. Landscape plans for individual buildings will be submitted on a house-by-house basis.

Project Schedule & Management:

Construction is proposed to begin in the Spring of 2007 and be completed by the Spring of 2009.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member