

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

Re: Letter of Intent
PUD-SIP Submittal
6801 Littlemore Drive
Lot 254 Reston Heights
Madison, WI

Dear Mr. Fruhling,

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:	Dan Schmidt FMI Development, LLC 110 S. Brooks Street Madison, WI 53715 608-441-6100 608-225-3387 fax dans@rentfmi.com	Landscape Design:	Snyder & Associates, Inc. 5010 Voges Road. Madison, WI 53718 (608) 838-0444 (608) 838-0445 fax
Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax rbruce@knothebruce.com	Engineer:	Mike Calkins Snyder & Associates, Inc. 5010 Voges Road. Madison, WI 53718 (608) 838-0444 (608) 838-0445 fax mcalkins@snyder-associates.com

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

Introduction:

The Reston Heights development is located on the east side of Madison within the Sprecher Neighborhood Development Plan. The neighborhood is southeast of the intersection of Milwaukee Street and Sprecher Road and south of I-94. To the north of Lot 264 are one and two-family residences, a neighborhood park and mixed-use neighborhood retail district. West of Lot 264 is a single-family residence district. South of Lot 264 are a greenway and public trail, a multi-family residence district and a single-family residence district. To the east are a multi-family residence district and a regional city and county park.

The General Development Plan for Reston Heights proposed a mixed-use development concept that integrated retail, residential, religious facilities, and open green space. The purpose of the Reston Heights GDP was to create a living environment within a neighborhood setting that offered a variety of housing types and uses to facilitate a variety of living preferences.

The Plat and General Development Plan for Reston Heights was approved and recorded in October 1999 and much of Reston Heights has since been constructed. This submittal requests a rezoning to PUD-SIP for Lot 264, one of the last remaining multi-family lots in the development.

Lot 254 contains a low-quality wetland. The owner worked with the WDNR to re-establish the wetland boundaries in June, 2012 and the WDNR has determined that a minimum of a 15 foot setback shall apply.

Lot 254 PUD-SIP Site Development Data :

Densities:

Lot Area	189,775 square feet or 4.36 acres
Dwelling Units	61 units
Lot Area per Dwelling Unit	3,111 sf/du
Density	14.0 du/ac

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

Letter of Intent
PUD-SIP
Lot 254 Reston Heights
6801 Littlemore Drive
January 2, 2013
Page 3 of 5



Dwelling Unit Mix:

Efficiency	9
One Bedroom	20
One Bedroom + Den	4
Two Bedroom	25
<u>Three Bedroom</u>	<u>3</u>
Total	61

Building Height: 2 and 3 Stories

Site Coverage:

Building Coverage	28,777.9 sf	(16%)
Pavement Coverage	23,013.2 sf	(12%)
Usable Open Space	23,438.8 sf	(12%)
Additional Open Space	<u>114,545.1 sf</u>	<u>(60%)</u>
Total Lot Area	189,775 sf	(100%)

Floor Areas:

33-unit building	53,702 sf
<u>28-unit building</u>	<u>26,860 sf</u>
Gross Floor Area	80,562 sf
Floor Area Ratio	0.42

Vehicular Parking Ratio:

Underground Garage	72 stalls (incl. 2 accessible)
<u>Surface Parking</u>	<u>34 stalls (incl. 1 accessible)</u>
Total Parking	106 stalls (incl. 3 accessible)

Parking Ratio 1.74 stalls/du

Bicycle Parking Ratio:

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

Letter of Intent
PUD-SIP
Lot 254 Reston Heights
6801 Littlemore Drive
January 2, 2013
Page 4 of 5



Underground Garage	37 stalls
<u>Surface Parking</u>	<u>22 stalls</u>
Total Parking	59 stalls (50 + .5(11) = 56 required)

Site and Building Architecture:

This project consists of one 28-unit building and one 33-unit building for a total of 61 units. The buildings are two and three stories with lower level parking. The unit mix offers a variety of choices from studios to three bedroom apartments.

The development is meant to apply neighborhood design practices that promote a pedestrian friendly environment for future residents. The proposed structures are located along the public right of way featuring private entries and porches to facilitate use of outdoor space and generate social activity. The reduced front yard setbacks, design standards and guidelines created for this district will help provide human scale along the street façade and enhance the pedestrian oriented environment.

The majority of the parking for the residences is accommodated in the underground parking. The remaining visitor parking is located in the surface parking areas that are screened from the public view. Pedestrian and bicycle usage is encouraged in the development by providing convenient bicycle parking and multiple pedestrian connections to the public sidewalks on Littlemore Drive and East Hill Parkway.

Low-maintenance materials will be used on the exteriors including brick and horizontal vinyl siding. The intent is to provide an architectural aesthetic that will be compatible with the existing portions of Reston Heights and to provide a residential environment that is focused on the streetscapes.

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

Letter of Intent
PUD-SIP
Lot 254 Reston Heights
6801 Littlemore Drive
January 2, 2013
Page 5 of 5

**KNOTHE
& BRUCE**
architects

Project Schedule & Management:

It is anticipated that Lot 254 will be constructed over a one year period beginning in the spring of 2013 or as soon as all necessary approvals and permits are obtained.

Social & Economic Impacts:

This development will have a positive social and economic impact. It helps complete a well-designed neighborhood plan and provides alternative housing choices within a mixed-use neighborhood. Construction of the facilities will provide economic employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member

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