

LETTER OF INTENT
TO PLAN COMMISSION AND
CITY COUNCIL OF THE CITY OF MADISON

PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN
PUD (SIP)

Apartment Development
Lots 230 & 231 Meadowlands,
6809 Milwaukee Street, 6827 Milwaukee Street,
120 Wind Stone Drive, 6826 Reston Heights Drive
in the City of Madison, Dane County, Wisconsin,
to be known as Prairiestone Commons

Application Submittal Date: January 24, 2007

Project Name: Prairiestone Commons

Owner: Gene Harbort
2903 Kentville Drive
Sun Prairie, WI 53590
Contact: Gene Harbort
(608) 698-8448

Project Manager: Premier Builders, Inc.
102 North Holiday Drive
Waunakee, WI 53597
(608) 849-6771

Designer: Mr. Casey Louther
Louther & Associates Designs, LLC
120 Telemark Parkway
Mount Horeb, WI 53572
(608) 206-0185

Civil Engineer: Michelle Burse
Burse Surveying & Engineering, Inc
1400 E Washington Ave
Madison, WI 53703
(608) 250-9263

Landscape:

Mr. Jeffery De Laura
 Louther & Associates Designs, LLC
 120 Telemark Parkway
 Mount Horeb, WI 53572
 (608) 206-0185

Engineer:

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

Legal Description:

Lots 230 PARCEL NO. 251-0710-013-0402-2
 & 231 PARCEL NO. 251-0710-013-0403-0,
 The Meadowlands, City of Madison, Dane County, Wisconsin.

Project:

34 units of 1 & 2 bedroom apartment development in (4) buildings of
 22 units each and 4 units each located on Lots 230 & 231, 6809
 Milwaukee Street, 6827 Milwaukee Street, 120 Windstone Drive, 6826
 Reston Heights Drive in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Northeast Madison's quickly
 growing Sprecher Neighborhood area, consists of 4 apartment buildings
 with decks for all units.

This development is designed to provide a maximum amount of
 functional and usable open space proximate to all units.

Decks are provided for all ground floor units and for upper units.
 Elevator service is available in 22-unit building.

Every unit boasts 9 foot ceiling heights and an open living area design.
 All units offer all appliances
 including washer and dryer and some will offer a fireplaces.

Uses/Family Definition: The uses of Lots 230 & 231, The Meadowlands:
 Permitted

<u>R-2& R-4 Zoning</u>	<u>Lot Area</u>	<u>Dwelling Unit</u>	<u>Bedrooms</u>
Lot 230	62,563s.f.	12	24
Lot 231	30,343s.f.	22	31

Unit Breakdown:

	<u>22-unit</u>	<u>4-unit</u>	<u>Total</u>
One Bedroom:	13	0	1

	Two Bedroom:	9	12	21
Totals		22	12	34

Unit Size Breakdown: One Bedroom 756 sq.ft. to 894 sq.ft.
Two Bedroom 1,058sq.ft. to 1,415 sq.ft.

Total Building Volume: 22 unit Bld. 42,759 sq.ft. including U.G. Parking.
4 unit Bld. 5,663 sq.ft. Garage Parking 1,422 sq.ft. each.

Site Breakdown: Lot 230 (12) Dwelling Units = 8.33 Units/Acre
Total Site: 62,563 sq.ft. 100%
Blds. Footprints: 19,059 sq.ft. 30.5%
Drives & Walks: 5,037 sq.ft. 8.0%
Total impervious: 24,096 sq.ft. 38.6%
Green Space: 38,439 sq.ft. 61.4%

Site Breakdown: Lot 231 (22) Dwelling Units = 31.42 Units/Acre
Total Site: 30,343 sq.ft. 100%
Blds. Footprints: 12,313 sq.ft. 40.5%
Drives & Parking: 5,037 sq.ft. 16.6%
Walks & Stoops: 884 sq.ft. 3.1 %
Total impervious: 18,234 sq.ft. 60.0%
Green Space: 12,109 sq.ft. 40.0%

Accessory Off-Street Parking:

	22-unit	4-unit	Surface	Total
U.G. Small	0	0	----	0
U.G. Large	32	12	6	50
Garage	0	12	12	12
Accessible	1	0	1	2
Totals	33	24	19	64
Bike	22	12	2	36

Timetable for Construction: Building construction is anticipated to begin immediately following plan approval and construction will start spring of 2007, with completion fall of 2007.

Total area of Lots 230 & 231 Total 92,906 sq. ft.

Lot Area Requirements Per PUD total area as defined above is
Lots 230 & 231. 92,906 sq. ft.

Dwelling Units

Dwelling units proposed; total 34 Apartment Units.

Lot Area Per Dwelling Unit Lots 230 & 231 92,906 sq. ft., 2,733 sq. ft./u;

Usable Open Space/Requirements Area Required 500 s.f./u: Lots 230 & 231 total 17,000 sq. ft.

Useable Open Space Provided Lots 230 & 231 total 61,465 sq. ft.

Snow Removal and Trash Storage

contractor . All on site

stored within the underground parking garages.

Snow and trash storage and removal will be done by private maintenance equipment will be

The 4 unit buildings will have standard Madison trash removal and snow removal.

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 34 new apartment units will add approximately \$4,000,000 of tax base.

Sincerely,

Gene Harbort
Harbort Investments