

July 16, 2008

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  
Amended PUD-GDP and PUD-GDP-SIP  
6901 Littlemore Drive  
Lot 263 Second Addition of Reston Heights  
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:**

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John Leja  
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Madison, WI 53705  
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Engineer: Calkins Engineering  
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Madison, WI 53718  
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[dglusick@calkinsengineering.com](mailto:dglusick@calkinsengineering.com)

Architect: Knothe & Bruce Architects, LLC  
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Middleton, WI 53562  
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Landscape Design: Saiki Design  
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608-251-3600  
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### **Introduction:**

The Reston Heights development is located on the east side of Madison within the Sprecher Neighborhood Development Plan. The neighborhood is south east of the intersection of Milwaukee Street and Sprecher Road, and south of I-94. To the north of Lot 263 is a one and two-family residences, a neighborhood park and mixed-use neighborhood retail. West of Lot 263 is a multi-family residence district. South of Lot 263 is a greenway and public trail, multi-family residence district, a single-family residence district. To the east is 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 the site was approved and recorded in October 1999. Much of the Reston Heights GDP has since been constructed, although three multifamily lots along XXXXX (Lots 254, 262 and 263 Second Addition to Reston Heights) remain undeveloped and zoned PUD-GDP.

This submittal requests a rezoning to PUD-SIP for Lot 263. In addition, an alteration to the PUD-GDP for Lots 254, 262, and 263 is requested to allow for a minor adjustment to the permitted densities within those three lots.

### **General Development Plan Amendment:**

The approved General Development Plan (PUD-GDP) limited the total number of multifamily units to 384 units and a net density of 16.7 dwelling units per acre. We are requesting a slight increase in the density on Lot 263 to allow 158 dwelling units rather than the 144 units that would be permitted at a density of 16.7 du/ac. However, the overall densities of the combined multifamily lots will not exceed what was originally approved. The densities of Lots 198 and 254 have been reduced accordingly by a total of 14 dwelling units. An attached exhibit is included with this letter of intent summarizing the alteration in density.

### **Lot 263 PUD-SIP Site Development Data :**

#### **Densities:**

Lot Area	375,441 sf or 8.62 acres
Dwelling Units	158 units

	<u>Provided</u>	<u>Required per GDP</u>
Lot Area / D.U.	2,376 sf/du	
Density	18.3 du/ac	16.7 du/ac
Usable Open Space	224,534 sf	25,280 sf
Usable Open Space/D.U.	1,421 sf/du	160 sf/du

**Unit Mix:**

Efficiency	24
Studio Loft / One Bedroom	16
One Bedroom	56
One Bedroom + Den / Two Bedroom	2
One Bedroom + Loft / Two Bedroom	6
Two Bedroom	42
<u>Two Bedroom + Den / Three Bedroom</u>	<u>12</u>
Total	158

**Site Coverage:**

Building Coverage	67,155 sf	(18%)
Pavement Coverage	83,752 sf	(22%)
Usable Open Space	150,423 sf	(40%)
Additional Open Space	<u>74,111 sf</u>	<u>(20%)</u>
Total Lot Area	375,441 sf	(100%)

**Vehicular Parking Ratio:**

Underground Garage	173 stalls
<u>Surface Parking</u>	<u>91 stalls</u>
Total Parking	264 stalls
Parking Ratio	1.67 stalls/du

**Bicycle Parking Ratio:**

Underground Garage	90 stalls
<u>Surface Parking</u>	<u>14 stalls</u>
Total Parking	104 stalls

Required Bike Parking	
Units 1 – 50	50 stalls
Units 51 – 158	104 stalls

**Site and Building Architecture:**

This project consists of two 24-unit buildings, one 26-unit buildings, and two 42-unit buildings for a total of 158 units. The buildings are two and three stories with lower level parking. The unit mix offers a variety of choices from efficiency to a two bedroom with a den. The clubhouse and pool are centrally located on the lot for the residents.

development is meant to apply neighborhood design practices that promote human scale and a pedestrian friendly environment for future residents.

The proposed structures are located along the public right of way featuring individual private entry porches to facilitate use of outdoor space and generate social activity.

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Generous open space remains for passive and active recreation within the community, as well. Additionally, reduced front yard setbacks, design standards, and guidelines created for this district will help provide human scale along the street façade. This will enhance the pedestrian oriented environment, which is an important aspect of the development.

The majority of the parking for the residences is accommodated in the underground parking. The remaining visitor parking is located along the adjacent streets or in small surface parking areas that are screened from the public view. Pedestrian and bicycle usage is encouraged in the development by convenient bicycle parking and multiple sidewalks that connect to the main street and to the public trail located near the south lot line.

High-quality materials will be used on the exteriors including brick and horizontal 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. The architectural character will be representative of the Craftsman style.

#### **Project Schedule & Management:**

It is anticipated that Lot 263 will be constructed over a 4 to 5 year period beginning with building 1. Construction will start in the fall of 2008, or as soon as all necessary approvals and permits are obtained. Building 1 should be completed by early fall of 2009. The remaining buildings will be constructed as market conditions dictate. It is projected that one or two buildings will be constructed per year.

#### **Social & Economic Impacts:**

This development will have a positive social and economic impact. It helps complete a well designed and implemented 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