

May 24, 2006

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

Re: Letter of Intent  
R-5 to PUD-GDP-SIP  
9201 Mid Town 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: T.R. McKenzie, Inc  
7704 Terrace Avenue  
Middleton, WI 53562  
608-836-0900  
608-836-0504 fax  
Contact: Tim McKenzie

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Burse Surveying & Engineering, Inc.  
1400 E. Washington Avenue  
Suite 158  
Madison, WI 53703  
(608) 250-9263  
(608) 838-9266 fax  
Contact: Michelle Burse  
[burse@chorus.net](mailto:burse@chorus.net)

Landscape Design: The Bruce Company  
2830 West Beltline Hwy  
P.O. Box 620330  
Middleton, WI 53562  
(608) 836-7041  
(608) 831-4236 fax  
Contact: Mike Hurtgen

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

**Introduction:**

This development proposal is located on a 6.4-acre site on the south side of Mid Town Road at Hawks Ridge Drive (across from the entry into Hawks Landing).

The lot will be subdivided into two lots to allow for the condominium ownership. The current zoning is R-5. We are requesting PUD zoning due to the lot subdivision and the building height of the clubhouse wing and the rooftop pool. The northern lot will consist of 156 rental apartments with a clubhouse and will be called Hawks Ridge Apartments (name subject to change). The southern lot will consist of 20 owner-occupied condominiums and will be referred to as Hawks Ridge Townhouse Condominiums (name subject to change).

**Site Planning & Building Architecture:**

The site plan is designed to provide an integrated medium-density housing environment with owner-occupied condominiums and rental apartments. Private streets provide access to the site from Hawks Ridge and Dregers Way and are designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks loop through the site connecting Midtown Road to Dregers Way and Hawks Ridge.

The 20 condominiums are traditional two story townhomes. The private street provides vehicular access to the attached garages. This arrangement gives a residential appearance to the development and provides a transition to the existing neighborhood to the south.

The three-story apartment buildings are located on the northern portion of the site along Midtown Road with Building #4 being two stories to provide a better scale along Hawks Ridge for the single-family lots. All of the buildings will have underground parking with additional surface parking provided in smaller surface parking areas and along the private street. A community center and swimming pool are located in the 74-unit building (Building #01) with the pool located on the roof.

There are a variety of building configurations, sizes and heights, which will create a rich and interesting environment. The building exteriors will have a similar prairie-style architectural treatment to integrate the new neighborhood.

**Site Development Data:**

**Densities:**

Lot Area	279,178 S.F. or 6.4 acres
Dwelling Units	176 units
Lot Area / D.U.	1,586 S.F./unit
Density	27.5 units/acre

**Dwelling Unit Mix:**

<u>Apartments</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Bldg #4</u>	<u>Total</u>
Efficiency	14	4	4	4	26
Studio + Loft	19	5	5	10	39
One Bedroom	32	12	12	8	64
One Bedroom + Loft	0	1	1	0	2
<u>Two Bedroom</u>	<u>9</u>	<u>6</u>	<u>6</u>	<u>4</u>	<u>25</u>
Total	74	28	28	26	156
 <u>Condominiums</u>	 <u>Bldg #5-#9</u>				
2 bedrooms	4 (5 buildings)				<u>20</u>
 <u>Total Dwelling Units</u>					 176

Building Height: 2-4 Stories (20'-40' high)

Floor Area Ratio:

Bldg #1	86,831 S.F.
Bldg #2	29,439 S.F.
Bldg #3	29,439 S.F.
Bldg #4	24,765 S.F.
<u>Bldgs #5-#9</u>	<u>28,480 S.F.</u>
Gross Floor Area (Exclude parking)	198,954 S.F.

Ratio .71

Vehicle Parking Stalls

Surface	99
Garage	40
<u>Underground</u>	<u>150</u>
Total	289
Ratio	1.64 stalls/unit

Bicycle parking Stalls

Surface	14
Garage	20
<u>Underground</u>	<u>79</u>
Total	113
Ratio	1.55 stalls/unit

**Project Schedule:**

This project will be a phased development with construction planned to start in late summer of 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2009.

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**Social & Economic Impacts:**

This development will have a positive social and economic impact.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

 J. Randy Bruce D.A.S.

J. Randy Bruce, AIA  
Managing Member