

April 27, 2005

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  
Blackhawk Lofts  
Rezoning C-1 to PRD/R-4  
9320 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  
Blackhawk Partners, LLC  
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](mailto:rbruce@knothebruce.com)

Project: Blackhawk Lofts  
9320 Old Sauk Road  
Madison, WI

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

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

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
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### **Introduction:**

The subject site is located on the southern edge of the Blackhawk Neighborhood on the north side of Old Sauk Road. It is lot 285, in the fifth addition to the Blackhawk subdivision. The sites surrounding the property are mostly developed and consist of a Mormon church to the west, an apartment development (Waterside Apartments) to the east, a public park and greenway to the north, and a recently platted a single-family subdivision south of Old Sauk Road. The site is currently zoned C-1 and this application requests rezoning to R-4/Planned Residential Development.

The alderperson and the neighborhood association have expressed support for the rezoning to allow for additional owner-occupied housing in this location.

### **Site Development Data**

#### **Densities:**

Dwelling Units	30 Units
Lot Area	78,321 sf (1.8 acres)
Lot Area / D.U.	2,610.7 sf /du.
Density	16.7 du/acre

#### **Dwelling Unit Mix:**

<u>Two bedrooms</u>	<u>30</u>
Total	30

#### **Site Coverage:**

	<u>Area</u>
Building Coverage	24,918 sf (32%)
Pavement Coverage	22,622 sf (29%)
Open Space	30,781 sf (39%)
Usable Open Space	16,440 sf (21%)
Usable Open Space/Unit	548 sf/unit

#### **Vehicular Parking Ratio:**

Underground Garage	54 stalls
<u>Surface Parking</u>	<u>8 stalls</u>
Total Parking	62 stalls
Parking Ratio	2.1 stalls/du

#### **Bicycle Parking Ratio:**

Underground Garage	30 stalls
<u>Surface Parking</u>	<u>4 stalls</u>
Total Parking	34 stalls
Parking Ratio	1.1 stalls/du

### **Site and Building Architecture:**

The proposed townhome development consists of three 10-unit buildings for a total of 30 units. The townhomes are two stories over an underground parking garage with 2 bedrooms and 2 ½ baths. All of the condominiums have private entry porches which expand the livable space and encourage the social and recreational activities in the courtyards.

The site plan is organized to provide building frontage along Old Sauk Road to the south and the public park to the north while creating two central landscaped courtyards. Vehicular access is provided along the east end of the site and is designed to minimize the paving and provide convenient access to the underground parking. The majority of the parking for the residences is accommodated in the underground parking with visitor parking located along the entrance drive, screened from the public view. Pedestrian and bicycle usage is accommodated by the integrated sidewalk system that connects to Old Sauk Road.

Significant landscape buffers are proposed for this project. A cooperative landscape plan is proposed along the west property line to buffer the parking lot to the west. A greenway that runs along the east side of the site will also be landscaped while maintaining its function for storm water management. Within the site the landscaping plan enhances the building architecture and reinforces the courtyard geometry.

The exterior architecture is influenced by Prairie style architecture, combining masonry and horizontal Hardi-plank siding for an attractive and low maintenance exterior.

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


It is anticipated that Blackhawk Lofts will be constructed over a 2 year period. Phase I will consist of one building with construction starting October 2005 or as soon as all necessary approvals and permits are obtained. Phase I should be completed in the spring of 2006. The remaining two buildings should be completed by summer 2007 although the construction will proceed as market conditions dictate.

The development will be owned and operated as a condominium property. The condominium association will provide all the requisite private services for a well-managed and maintained development. The condominiums will be available to family residents although few school age children are anticipated from this project.

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Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA  
Managing Member