

September 8, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
Conditional Use
9401 Mid Town Road
Lot 55 of the First Addition to Hawks Ridge Estates
Aspen Hill Apartments Phase II

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:	Aspen Hill Apartments, LLC 1902 Hawks Ridge Drive Ste 322 Verona, WI 53593 608-848-0111 608-848-6013 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
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	Landscape Design:	Herman Landscape Service, Inc. 6606 Seybold Rd. P.O. Box 45017 Madison, WI 53744-5017 (608) 288-9400

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

Introduction:

This development is located on the south side of Mid Town Road on Lot 55 of the First Addition to Hawks Ridge Estates subdivision plat. The site is designated for multifamily use and is currently being rezoned to R-5.

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. Access to the site from Silverstone Lane and Hawkstone Way are designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks loop through the site connecting Midtown Road to Silverstone Lane and Hawkstone Way.

The two 4-unit apartments give a residential appearance to the development and provide 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. These will have underground parking with additional surface parking provided in smaller surface parking areas. The community center and swimming pool are located in the Aspen Hill Phase I development just east of Lot 55.

There are a variety of building configurations, sizes and heights, which will create a rich and interesting environment. The building elements, materials and style will be a continuation of the existing Aspen Hills Phase I development.

Site Development Data:

Densities:

Lot Area	126,235 S.F. or 2.89 acres
Dwelling Units	64 units
Lot Area / D.U.	1,972.4 S.F./unit
Density	22 units/acre

Dwelling Unit Mix:

<u>Apartments</u>	<u>Bldg #10</u>	<u>Bldg #11</u>	<u>Bldg #13</u>	<u>Bldg #14</u>	<u>Total</u>
Efficiency	4	4	-	-	8
Studio + Loft	5	5	-	-	10
One Bedroom	6	6	-	-	12
One Bedroom + Loft	1	1	-	-	2
<u>Two Bedroom</u>	<u>12</u>	<u>12</u>	<u>4</u>	<u>4</u>	<u>32</u>
Total	28	28	4	4	64

Building Height: 2-3 Stories (20'-35' high)

Floor Area Ratio:

Bldg #13	30,900 S.F.
Bldg #12	30,900 S.F.
Bldg #11	5,696 S.F.
<u>Bldg #10</u>	<u>5,696 S.F.</u>
Gross Floor Area (Excludes parking)	73,192 S.F.

Ratio 0.41

Vehicle Parking Stalls

Surface	60
Garage	16
<u>Underground</u>	<u>50</u>
Total	126
Ratio	1.96 stalls/unit

Bicycle parking Stalls

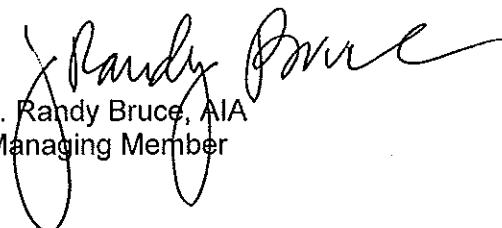
Surface	29
Garage	8
<u>Underground</u>	<u>20</u>
Total	57 (50 + .5(14) = 57 required)

Project Schedule:

This project will be a phased development with construction planned to start in fall of 2010. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2012.

Thank you for your time in reviewing our proposal.

Very Truly Yours,


J. Randy Bruce, AIA
Managing Member