*Updated: March 20, 2019

Ms. Heather Stouder
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703

Re: Rezoning and Conditional Use
        The Esker Apartments - 2801 Hickory Ridge Rd.
        KBA Project # 1855

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff, Plan Commission and Common Council's consideration of approval.

Organizational Structure:

Owner:	Esker Apartments, LLC 1910 Hawks Ridge Drive #322 Verona WI 53593 608-469-2520 Contact: Andy Crooks acrooks@trmckenzie.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Don Schroeder dschroeder@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 838-0444 Contact: Randy Kolinske rkol@vierbicher.com	Landscape Design:	Herman Landscape Service, Inc. 6606 Seybold Rd. Madison, WI 53744 (608) 310-3211 Contact: Ellen Cashman ellen@hermanlandscape.com

Introduction:
The site is located at the southwest corner of South High Point Road and Raymond Road in the Glacier Valley Subdivision. The site zoned SR-V2 and has remained undeveloped since the subdivision was platted on 2005. This proposal would subdivide the site into four single-family lots and three* multi-family lots. The applicant is requesting a rezoning to TR-C1 for the single-family lots and a Conditional Use Permit for the multifamily parcels. A Plat Map* will be submitted and reviewed concurrently with this application to accomplish the lot subdivision.

Project Description:
This proposed project subdivides the existing 10.5-acre site into seven* parcels. On the western boundary and facing Hickory Ridge Road, four single family lots are created. These lots will complete the street with a single-family homes consistent with the existing homes on the west side of the street.   The lots are relatively deep providing larger rear yards and a private buffer to the multi-family housing to the east.

The multifamily parcel is organized around a private street that provides internal circulation and connects Raymond Road to South High Point Road. To the west of this private street, closest to the single-family lots, are small scale six-unit buildings.   To the east of the private street, towards the corner of South High Point Road and Raymond Road, are larger scale apartment buildings. Overall, the site plan provides a logical transition of densities from single-family to apartment buildings with underground parking.

Abundant open space is included; a large open space and landscaped buffer is provided between the single-family lots and the six-unit buildings. A fenced dog-walk area and garden plots are planned within this area for the use of the residents. The larger apartment buildings are organized around a large central courtyard that provides room for passive and active recreation as well as a future swimming pool. Along the entire South High Point Road frontage, a wide plat-restricted buffer strip is also provided.

The small scale six-unit buildings are two stories in height with 1 to 3-bedroom units accommodating a variety of family sizes. Building 5 faces Raymond Road and utilizes "tuck-under" garages to accommodate the grade change off Raymond Road. Individual entry porches for this building activate the Raymond Road streetscape. Buildings 2, 3 and 4 are aligned along the private street that bisects the site. These buildings are slab-on-grade buildings with at-grade, attached garages and private entries facing the private street and angled parking.

The four larger apartment buildings range in size from 38 units to 52 units each. They are predominantly three stories in height with two-story ends to provide visual interest and transition the scale. Due to the steep existing topography, Buildings #6 and 7 face Raymond Road with a three-story façade and face the internal parking area with a four-story façade. Building 7 is set into the corner of South High Point and Raymond Roads and features an architectural corner treatment.

The architecture for all of the multifamily buildings use a consistent vocabulary but are designed to provide a variety of architecture and color. The material palette consists of brick, horizontal siding (vinyl and composite wood), and composite wood trim elements. One color palette for the small scale buildings is used while a complimentary palette is used for the larger buildings.

Site Development Data:

Densities:

	Conditional Use	Single Family Lots
Lot Area	404,286 sf*/9.28 acres	53,002 sf/1.21 acres
Dwelling Units	202 units	
Lot Area / D.U.	2,001 sf/unit	
Density	20.6 units/acre	
Building Height	2-3 stories	
Lot Coverage	183,734 S.F. = 45%	
Usable Open Space	103,625 S.F. (512 sf /unit)	

Dwelling Unit Mix:	#1	#2-4	#5	#6	#7	#8	Total
Efficiency	7	-	-	7	4	7	25
Studio Loft + Den	2	-	-	2	2	2	8
One Bedroom	23	-	-	18	15	12	68
One Bedroom + Den	4	6	-	5	7	5	27
Two Bedroom	10	6	-	8	13	8	45
Lofted Two Bedroom	6	-	-	4	3	4	17
Two Bedroom + Den	-	6	-	-	-	-	6
Three Bedroom	-	-	6	-	-	-	6
Total Dwelling Units	52	18	6	44	44	38	202

Vehicle Parking:							
Underground Garage	55	-	-	42	45	37	179
Surface Garage	-	36	12	-	-	-	48
Surface	35	5	8	27	18	20	113
Total Parking	90	41	20	69	63	57	340

Parking Ratio 1.68 stalls/unit

Bicycle Parking:							
Garage – wall mount	6	-	3	9	9	6	33
Garage – floor mount	46	18	6	35	35	32	172
Surface – guest	6	2	2	5	5	6	26
Total	58	20	11	49	49	44	231

Project Schedule:
It is anticipated that the construction on this site will start in summer 2019 with a final completion date of summer 2023.

Thank you for your time reviewing our proposal.

Sincerely,

Donald Schroeder, AIA