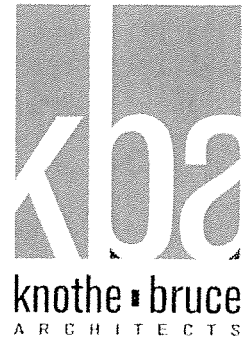


May 2, 2018

Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent – Major Alteration to an Approved Conditional Use
5501 Spring Tide Way
The Village at Autumn Lake – Lot 520
KBA Project # 1644

Ms. Heather Stouder:

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

Organizational structure:

Owner: Grosse, Hanzel & Simon
6650 University Ave.
Middleton, WI
608-575-9023
Contact: Dick Hanzel
dickhanzel@yahoo.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Greg Held
gheld@knothebruce.com

Engineer: D'Onofrio & Kottke
7530 Westward Way
Madison, WI 53717
(608) 833-7530
(608) 833-1089 fax
Contact: Dan Day
dday@donofrio.cc

Landscape Design: Olson Toon Landscaping, Inc.
3570 Pioneer Road
Verona, WI 53593
(608) 827-9401
Contact: Rich Carlson
rich@olsontoon.com

Introduction:

The proposed site is Lot 520 of Village of Autumn Lake subdivision, located at the northeast corner of Lien Road and City View Drive in Madison, Wisconsin. This site will be developed along with Lot 564 by the development team listed above. The site is zoned TR-P.

The following design progressions have been made to the plans at 5501 Spring Tide Way since the Plan Commission and UDC approved the Land Use & UDC Submittal in January 2017.

Site

- The dense vegetation along City View Drive that had screened the auto salvage yard to the west has been removed as part of the improvement of City View Drive. This has significantly

impacted the viability of the approved site plan. We have redesigned the site to reduce the number of units with views to the west. A private street running east-west through the lot has been added to integrate the pedestrian and vehicular traffic into the surroundings.

Architecture

- The number of buildings and their configuration has changed, but the massing and exterior architecture of the buildings will remain substantially the same as the approved plan. The density has been reduced slightly from 170 to 169 apartments

Project Description:

Lot 520 contains 169 apartments in a series of two to three-story apartment buildings with underground parking. The exterior architecture is well articulated, using a combination of stone and horizontal siding to create a moderately dense residential village at the entrance to the Autumn Lake subdivision.

The site is bounded on all four sides by public streets and vehicular access to the site is achieved from three of them: City View Drive, Spring Tide Way and Willow Rock Road. Underground parking at each building is provided and includes a total of 173 resident parking stalls. An additional 87 parking spaces on grade are provided and on-street parking is available to supplement the on-site parking. Bicycle parking is dispersed throughout the site with covered bike parking conveniently located in each basement garage.

Site Development Data:

Densities:

Lot Area	207,365 S.F. / 4.9 Acres
Dwelling Units	169 DU
Lot Area / D.U.	1,227 SF/unit
Density	34 units/acre

Building Height

2 - 3 stories

Lot Coverage

115,824 S.F. = 56% (75% max.)

Usable Open Space

73,868 S.F. (437 S.F./unit)

Dwelling Unit Mix:

	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Total
Efficiency	3	4	3	3	3	16
One Bedroom	19	22	17	17	19	94
Two Bedroom	13	15	9	9	13	59
Total Dwelling Units	35	41	29	29	35	169

Vehicle Parking:

Surface						87 stalls
Underground	37	41	28	30	37	173 stalls
Total						260 stalls
Ratio	1.5 stalls/unit					

Bicycle Parking:

Surface	1	0	3	3	1	8 stalls
Surface Guest	4	4	3	3	3	17 stalls
Underground Garage – Wall Hung	9	6	6	6	9	36 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>25</u>	<u>35</u>	<u>20</u>	<u>20</u>	<u>25</u>	<u>125 stalls</u>
Total	39	45	32	32	38	186 stalls

Project Schedule:

This site (Lot 520) will be constructed and managed as a single development along with the buildings on Lot 564. Lot 564 started in summer 2017 and should be completed late summer of this year. Lot 520 will start construction as soon as approvals are ready, full build-out is expected to take 2 to 4 years.

Thank you for your time reviewing our proposal.

Sincerely,



Greg Held, AIA
Partner