



JLA
ARCHITECTS

January 9, 2019

Mr. Tim Parks
City of Madison
Department of Planning & Community & Economic Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

Re: Letter of Intent
3840 Maple Grove Drive
Madison, WI 53719

Dear Mr. Tim Parks,

The following is submitted together with the rezoning application and associated plans for review by City Staff, the Plan Commission, and the Common Council for consideration of approval.

Project Organizational Structure:

| | | | |
|--------|---|------------|--|
| Owner: | Fiduciary Real Estate Development, Inc 789 N. Water Street, Suite 200 Milwaukee, WI 53202 414-274-8212 Contact: Paul Schmitter pschmitter@fred-inc.com | Architect: | JLA Architects + Planners 2418 Crossroads Drive, Suite 2300 Madison, WI 53718 608-442-3823 Contact: Marc Ott mott@jla-pa.com |
|--------|---|------------|--|

Civil Engineer: D'Onofrio Kottke and Associates
7530 Westward Way
Madison, WI 53717
608-833-7530
Contact: Bruce Hollar
bhollar@donofrio.cc

Introduction:

The development is at 3840 Maple Grove Drive, directly south of Chavez Elementary School on the far west side of Madison. The proposed project consists of the subdivision application submittal to rezone 39.917 (A-Agriculture) to create three multi-family lots and (TR-U1 – Traditional Residential Urban 1 District) with supporting outlots for stormwater. One 5 acre acres to be dedicated to the City for a public park (PR-Parks and Recreation), two outlots for greenway conservancy (CN-Conservancy), and three out lots for TR-C3 – Traditional Residential Consistent District 3.

Future application for conditional approval will provide additional details for specific building and site design, density, and phases,

Site:

The site is located on 39.917 acres currently zoned Agriculture. The site has 934'-0" of direct frontage on Maple Grove Drive to the east, Chavez Elementary to the north, a public drainage greenway to the west, and existing multifamily to the south.

Zoning:

The project is in the 7th Aldermanic District, represented by Steve King.

The parcel is currently zoned A – Agriculture. We request rezoning to the following:

- Lot 1 – TR-U1 - Traditional Residential Urban 1 District.
- Lot 2 – TR-U1 - Traditional Residential Urban 1 District.
- Lot 3 – TR-U – Traditional Residential Urban 1 District.
- Outlot 1 – TR-U1 – Traditional Residential Urban 1 District
- Outlot 2 – TR-U1 – Traditional Residential Urban 1 District
- Outlot 3 – CN – Conservancy
- Outlot 4 – TR-C3 – Traditional Residential – Consistent District 3
- Outlot 5 – TR-C3 – Traditional Residential – Consistent District 3
- Outlot 6 – PR – Parks and Recreation
- Outlot 7 – TR-U1– Traditional Residential Urban 1 District
- Outlot 8 – CN – Conservancy
- Outlot 9 – TR-C3 – Traditional Residential – Consistent District 3

TR-U1 Permitted and Conditional Uses:

- Multi-family Dwelling (4 dwelling units) – Permitted
- Multi-family Dwelling (5-8 dwelling units) – Permitted
- Multi-family Dwelling (> 8 dwelling units) – Conditional

Dimensional Standards Multi-family 5-8 units:

- Lot Area: 1,000 s.f. / d.u. + 300 s.f. per bedroom > 2
- Lot Width: 50'-0" min
- Front Yard Setback: 15'-0"
- Max. Front Yard setback: 30'-0"
- Side Yard Setback: 10'-0"
- Reversed Corner Side Yard Setback: 12'-0"
- Rear Yard Setback: Lesser of 25% lot dept or 20'-0"
- Max Height: 3 stories / 40'-0"
- Max Lot Coverage: 75%
- Usable Open Space: 320 s.f. / d.u.

Dimensional Standards Multi-family > 8 units:

- Lot Area: 1,000 s.f. / d.u. + 300 s.f. per bedroom > 2
- Lot Width: 50'-0" min
- Front Yard Setback: 15'-0"
- Max. Front Yard setback: 30'-0" or up to 20% greater than block average.
- Side Yard Setback: 10'-0"
- Reversed Corner Side Yard Setback: 12'-0"
- Rear Yard Setback: Lesser of 25% lot dept or 25'-0"
- Max Height: 5 stories / 65'-0"
- Max Lot Coverage: 75%
- Usable Open Space: 320 s.f. / d.u.

Project Schedule:

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|------------------|--|
| January 9, 2019: | Rezoning Application |
| August 2019: | Start of Construction – Start Phases 1 |
| August 2021: | Certificate of Occupancy – Final Phase 2 |

Social & Economic Impacts:

This development will have a positive social and economic impact on the surrounding community. Specifically, the re-development of this property will provide a variety of housing opportunities for residents by provide quality housing in a desired location of the city with walkable access to schools, parks, grocery store, pharmacy and jobs. With the added benefit of to infuse the local businesses with new revenue sources.

Thank you for your time in reviewing our proposal.

Sincerely,



Marc Ott

JLA ARCHITECTS + PLANNERS

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Madison, Wisconsin 53718
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