

December 1, 2004
Revised: March 2, 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
Amended PUD-GDP and PUD-GDP-SIP
302 East Hill Parkway
Lot 198 of Reston Heights
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: Dave Roark
Village Homes, LLC
2985 Triverton Pike Drive
Fitchburg, WI 53711-5807
608-274-0410
608-276-5239 fax

Architect: Knothe & Bruce Architects, LLC
7601 Elmwood Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Project: Lot 198 of Reston Heights
302 East Hill Parkway
Madison, WI

Landscape Design: Bruce Company
2830 W. Beltline Hwy
Middleton, WI 53562
608-836-7041

Engineer: Dan Schopf
Calkins Engineering
5010 Voges Road.
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax

#9

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

Introduction:

The Reston Heights development is located on the east side of Madison within the Sprecher Neighborhood Development Plan. The neighborhood is south east of the intersection of Milwaukee Street and Sprecher Road, and south of I-94. To the north of Lot 198 is a multi-family residence district, neighborhood park, and mixed-use neighborhood retail. West of Lot 198 is a multi-family residence district and church district. South of Lot 198 is a single-family residence district and to the east is a multi-family residence district and community park. The plat and General Development Plan for the site was previously approved and recorded in October 1999.

The General Development Plan for Reston Heights proposed a mixed-use development concept that integrated retail, residential, religious facilities, and open green space. The purpose of this development is to create a living environment within a neighborhood setting that will offer a variety of housing types and uses to facilitate a variety of living preferences. This development is meant to apply neighborhood design practices that promote human scale and a pedestrian friendly environment for future residents.

This submittal represents a proposal for a PUD-SIP for Lot 198 within Reston Heights.

The application for amended GDP is requested to allow for any minor revisions to the GDP that city planning staff may deem necessary.

Site Development Data:

Densities:

Two Bedroom Dwelling Units	48 Units		
Lot Area	131,533 S.F. or 3.02 Acres		
		<u>Provided</u>	<u>Required per GDP</u>
Lot Area / D.U.		2,740 S.F./D.U.	1,300 S.F./D.U.
Density		15.9 net D.U./Acre	16.7 net D.U./Acre
Open Space		52,606 S.F.	7,680 S.F.
Open Space/D.U.		1,096 S.F./D.U.	160 S.F./D.U.

Site Coverage:

Building Coverage	46,072 S.F. (35%)
Pavement Coverage	32,855 S.F. (25%)
Total Open Space	52,606 S.F. (40%)

Vehicular Parking Ratio:

<u>Underground Garage</u>	96 stalls
<u>Surface Parking</u>	16 stalls
Total Parking	112 stalls
Parking Ratio	2.33 stalls/D.U.

Bicycle Parking Ratio:

<u>Underground Garage</u>	48 stalls
<u>Surface Parking</u>	18 stalls
Total Parking	66 stalls
Parking Ratio	1.38 stalls/D.U.

9

Site and Building Architecture:

This project consists of two 11-unit building and two 13-unit buildings for a total of 48 units. The buildings are two stories with lower level parking. Each building contains seven or eight different floor plans, with two bedrooms each.

The proposed structures are located along the public right of way featuring individual private entry porches to facilitate use of outdoor space and generate social activity. Generous open space remains for passive and active recreation within the community, as well. Additionally, reduced front yard setbacks, design standards, and guidelines created for this district will help provide human scale along the street façade. This will enhance the pedestrian oriented environment, which is an important aspect of the development.

The majority of the parking for the residences is accommodated in the underground parking. The remaining visitor parking is located along the adjacent streets or in small surface parking areas that are screened from the public view. Pedestrian and bicycle usage is encouraged in the development by convenient bicycle parking and multiple sidewalks that connect to the main street.

High-quality materials will be used on the exteriors including brick and horizontal siding. The intent is to provide an architectural aesthetic that will be compatible with the existing portions of Reston Heights and to provide a residential environment that is focused on the streetscapes. The architectural character will be representative of the Craftsman style.

Project Schedule & Management:

It is anticipated that Lot 198 will be constructed over a 5 to 6 year period, beginning with building #1. Construction will start in the fall of 2005, or as soon as all necessary approvals and permits are obtained. Building #1 should be completed in the spring of 2006. The remaining buildings will be constructed as market conditions dictate.

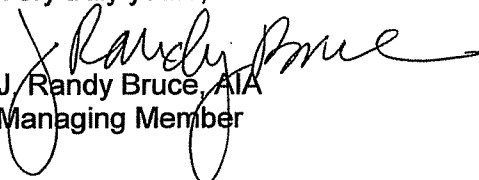
The development will be owned and managed as a condominium property. The condominium association will provide all the requisite private services for a well-managed and maintained development. The condominiums will be available to family residents although few school age children are anticipated from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

Social & Economic Impacts:

This development will have a positive social and economic impact. An alternative housing choice will be provided within a mixed-use neighborhood with retail and religious services planned nearby. Construction of the facilities will provide employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,


J. Randy Bruce, AIA
Managing Member

#9

Zoning Text

Amended PUD-GDP and PUD-GDP-SIP

Lot 198, Reston Heights

December 1, 2004

March 2, 2005

Legal Description: Lot 198, Reston Heights, as recorded in Volume 57-134B of Plats, on pages 537-542, as Document Number 3162021, Dane County Registry, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 48-unit multifamily housing development.
- B. **Permitted Uses:** Following are permitted uses within this PUD district:
 - 1. A 48-unit multifamily building.
 - 2. Accessory uses including parking for residents and guests, and those accessory uses allowed in the R-4 district.
 - 3. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 4 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

#9

Contract

SITE DEVELOPMENT STATISTICS

Legal Description - Lot 1 198	Reston Heights
Lot Area - 10,939 Sq. Ft. or 3.02 Acres	Dwelling Units - 40 Units
Lot Area / D.U. - 2740 Sq.Ft./D.U.	Density - 6.5 Units/Acre
Open Space - 5,926 Sq.Ft. (Provided)	Open Space / D.U. - 1496 Sq.Ft.
Parking Provided - 96	Per 100 Sq. Ft. - 16
Per 1000 Sq. Ft. - 12 (11 ACCESSIBLE)	Total Parking - 233 / D.U.
Impervious Area	Driveway, Parking & Walks - 32,285
Buildings	46,672
Total	78,957 Sq. Ft.



LOT 198 RESTON HEIGHTS

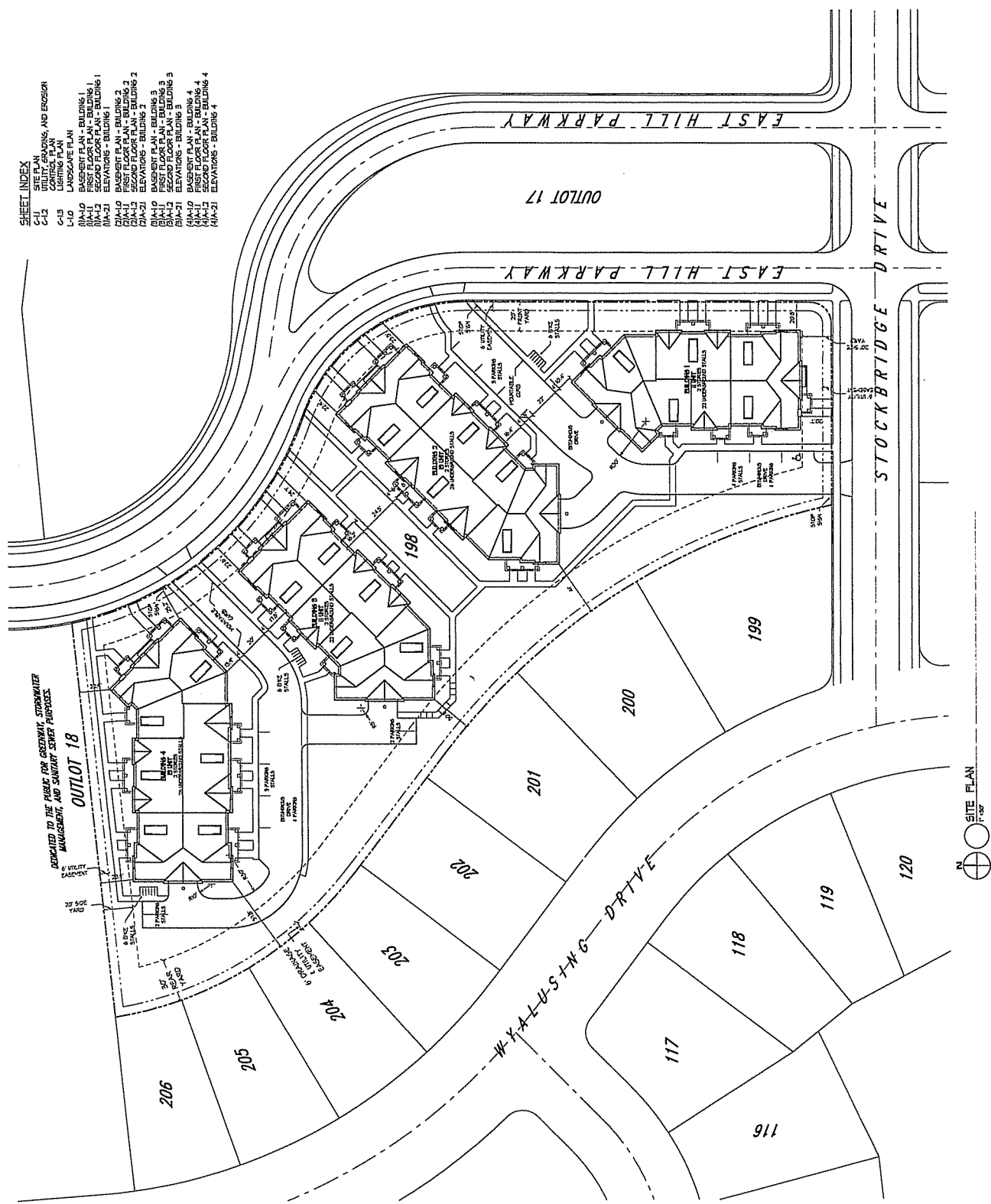
Project No. 374104
 International DDC Serial - 102264
 Recorded For DDC Serial - 102264
 Revisions Issued to Planning - 2/28/05

Project No. 0025
 Drawing No. C-11

Site Plan

Project No. 0025
 Drawing No. C-11

- SHEET INDEX**
- C-1 SITE PLAN
 - C-2 UTILITY, GRADING, AND EROSION CONTROL PLAN
 - C-3 LANDSCAPE PLAN
 - BIM-10 BASEMENT PLAN - BUILDING 1
 - BIM-11 FIRST FLOOR PLAN - BUILDING 1
 - BIM-12 SECOND FLOOR PLAN - BUILDING 1
 - BIM-13 ELEVATIONS - BUILDING 1
 - BIM-14 BASEMENT PLAN - BUILDING 2
 - BIM-15 FIRST FLOOR PLAN - BUILDING 2
 - BIM-16 SECOND FLOOR PLAN - BUILDING 2
 - BIM-17 ELEVATIONS - BUILDING 2
 - BIM-18 BASEMENT PLAN - BUILDING 3
 - BIM-19 FIRST FLOOR PLAN - BUILDING 3
 - BIM-20 SECOND FLOOR PLAN - BUILDING 3
 - BIM-21 ELEVATIONS - BUILDING 3
 - BIM-22 BASEMENT PLAN - BUILDING 4
 - BIM-23 FIRST FLOOR PLAN - BUILDING 4
 - BIM-24 SECOND FLOOR PLAN - BUILDING 4
 - BIM-25 ELEVATIONS - BUILDING 4

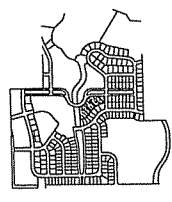


Contract

Notes

Symbol	Level	Manufacturer	Color	Quantity	Notes
○	A	ARCHITECTURAL FLOODLIGHTING	1000	100	1000 100
□	B	ROAD LIGHTING	1000	100	1000 100

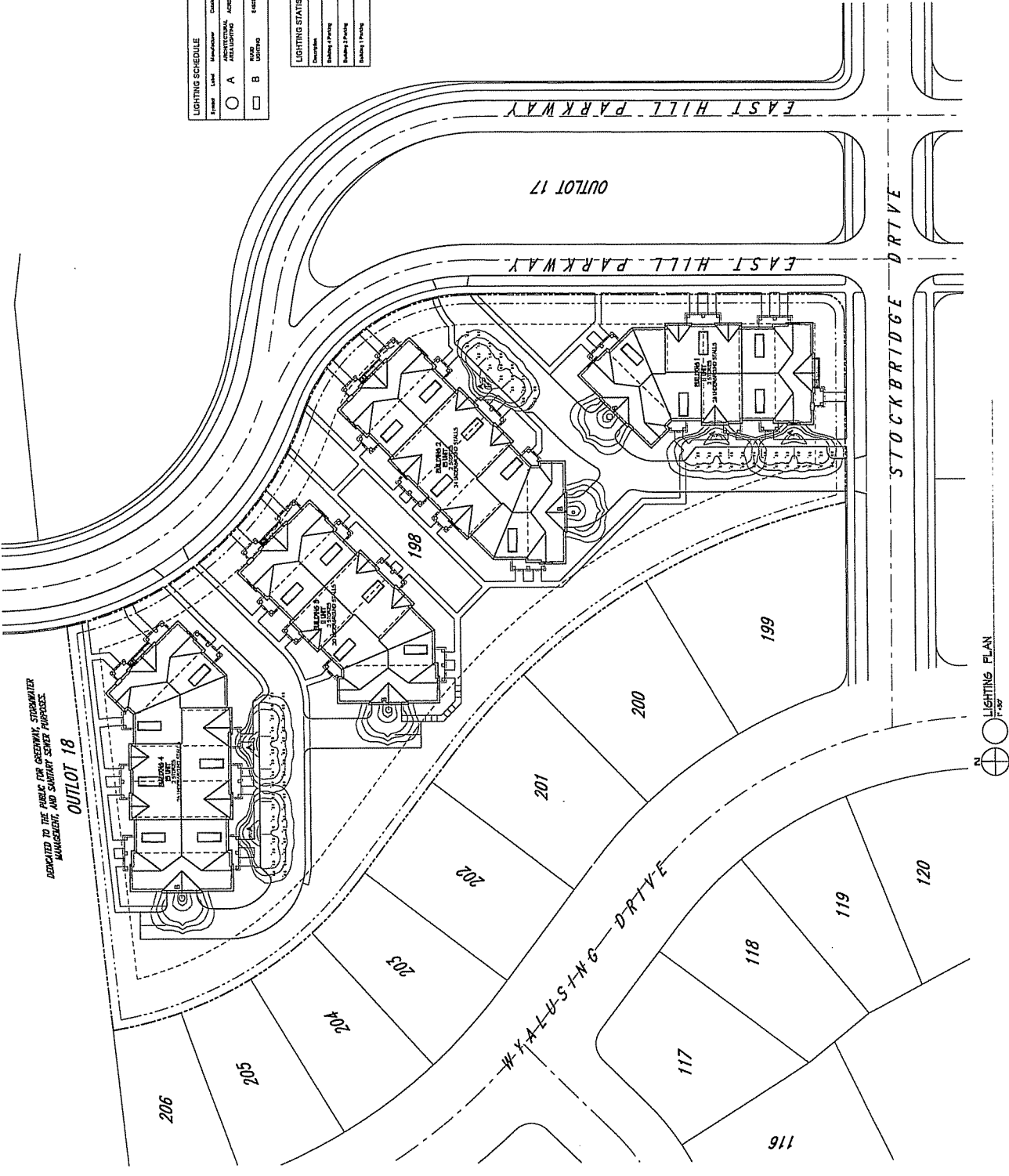
Symbol	Level	Manufacturer	Color	Quantity	Notes
○	A	ARCHITECTURAL FLOODLIGHTING	1000	100	1000 100
□	B	ROAD LIGHTING	1000	100	1000 100



LOT 148 RESTON HEIGHTS
 Project

Project Title
 Lot 148 Reston Heights

Project No.
 0025
 Drawing No.
 C-13



APPROVED TO THE PUBLIC FOR GREENWAY, STORMWATER MANAGEMENT, AND SANITARY SEWER PURPOSES.



LIGHTING PLAN
 12-07

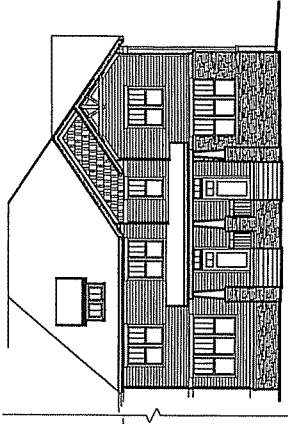
Consultant

Notes

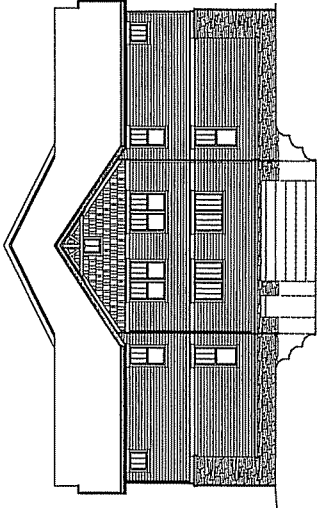
Revised Informational IBC Submittal - 10/22/04
 IBC Submittal - 12/1/04
 Revised for IBC Submittal - 12/29/04
 Revised for IBC Meeting - 12/06/05
 Revised for IBC Meeting - 1/25/06
 Revised IBC / Final IBC 3/16/06

Project Title
Reston Heights Lot 145

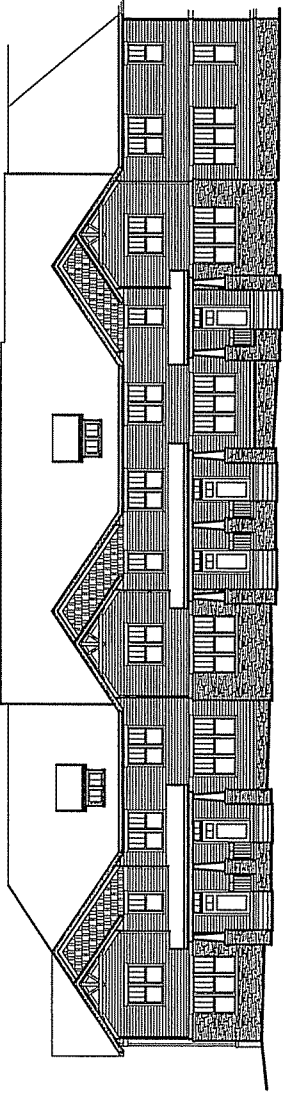
Drawn By
Elevations
 Building #2
 Project No.
0025 (2)A-21
 Date: 1/11/06



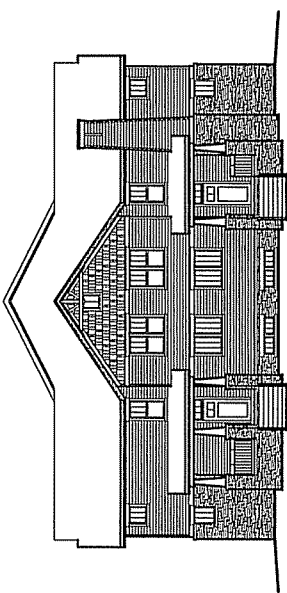
SIDE ELEVATION - BUILDING 2
 1/8" = 1'-0"



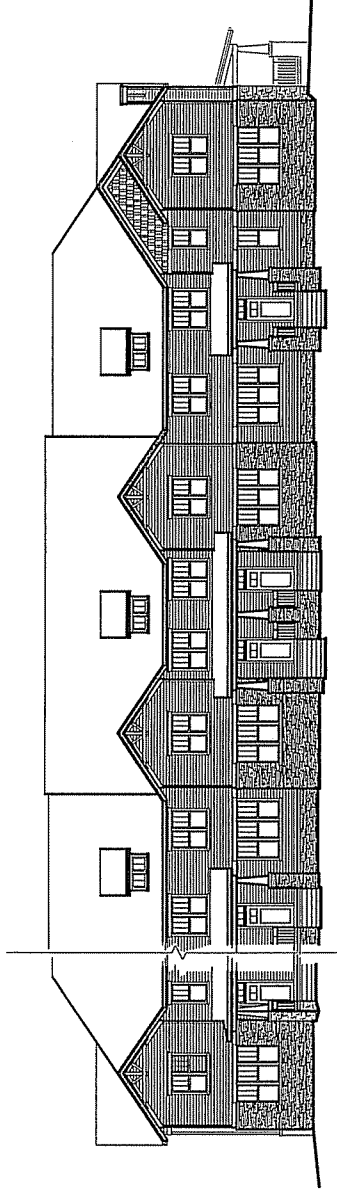
BACK ELEVATION - BUILDING 2
 1/8" = 1'-0"



SIDE ELEVATION - BUILDING 2
 1/8" = 1'-0"



FRONT ELEVATION - BUILDING 2
 1/8" = 1'-0"



SIDE ELEVATION - BUILDING 2
 1/8" = 1'-0"