September 5, 2018

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

Re: Conditional Use Letter of Intent 647 Bear Claw Way KBA Project # 1620

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: T.R. McKenzie

910 Hawks Ridge Drive #322

Verona WI 53593 608-848-0111

Contact: Alex McKenzie

Alex@trmckenzie.com

Engineer: Vierbicher Associates, Inc.

999 Fourier Drive, Suite 201

Madison, WI 53717 (608) 838-0444

Contact: Randy Kolinske

Architect:

Knothe & Bruce Architects, LLC

7601 University Avenue, Ste 201

Middleton, WI 53562

608-836-3690

Contact: Don Schroeder

dschroeder@knothebruce.com

Landscape Nelson Landscaping, Inc.

Design: P.O. Box 823

Waukesha, WI 53187 (608) 262-549-6111 Contact: Corey Nelson

Corey@nelsonlandscape.com

Introduction:

This site is located at the corner of Old Sauk Road, Bear Claw Way and Crown Hill on Madison's west side. The site is currently zoned PD, Planned Development, and this proposal requests rezoning to SR-V2 and a conditional use approval to allow for a 9-unit multifamily townhome building.

This site has been actively marketed as a neighborhood commercial site since it was developed in 2003 but that marketing has been unsuccessful. The recent Elderberry Neighborhood Development Plan calls for the site as "Neighborhood Retail and Service" but the newly

 £4 sca 83 6 3 6 8 6
 7601 University Ave., Suite 201

 £x co 83 6 6 9 3 4
 knothebruce.com
 Middleton, Wt 53 62



Letter of Intent 647 Bear Claw Way September 5, 2018 Page 2 of 3

updated plan language allows for a residential-only building on this site.

Project Description:

This proposed project is a 9-unit townhome with a variety of unit sizes and types. The townhomes are organized around a parking court to internalize the vehicular circulation and to allow the townhomes to address all three surrounding streets. The townhomes are three levels with a 2-car "tuck-under" garage on the lower level, the main living-dining space on the second level and two bedrooms on the third level. Two of the townhomes have a den or third bedroom on the main living level.

The townhomes have a front entry porch that provide a semi-private outdoor space that activates the public sidewalks surrounding the property. Additional private open space is provided with balconies off the main living space of each unit. The exterior architecture is traditional with stone masonry accented with two types of siding. At the rear of the building, within the parking court, the material palette uses a higher ratio of siding.

Site Development Data:

_				٠		٠			
D	Ω	n	c	ı	t	٠	Δ	c	٠
v	⊏	, ,	э	ı	L	ı	$\overline{}$		

Lot Area 24,778 sf / .57 Acres

Dwelling Units 9 DU

Lot Area / D.U. 2,753 sf / unit Density 15.8 units/acre

Building Height 3 stories

Lot Coverage 35,772 S.F. = 73.7% Usable Open Space 9,615 S.F. (160 sf / D.U.)

Dwelling Unit Mix:

Two Bedroom T.H. 5
Two Bedroom + Den T.H. 2
Three Bedroom T.H. 2
Total Dwelling Units 9

Vehicle Parking:

Garage <u>18 stalls</u>
Total <u>18 stalls</u>

Bicycle Parking:

Surface (Guest) 2 stalls (10% of units)

Letter of Intent 647 Bear Claw Way September 5, 2018 Page 3 of 3

In each Garage (2'x6')

Total

9 stalls 11 stalls

Project Schedule:

It is anticipated that the construction on this site will start in Spring 2019 with a final completion date of Fall 2019.

Thank you for your time reviewing our proposal.

Sincerely,

Donald Schroeder, AIA