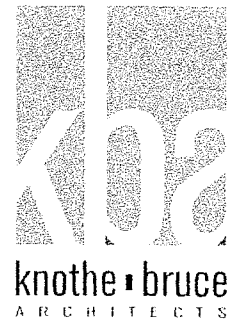


September 5, 2018
Revised: September 10, 2018

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

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

Landscape Design: Nelson Landscaping, Inc.
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 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:

Densities:

| | |
|-------------------|----------------------------|
| 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 | 13,367 S.F. = 54% |
| Usable Open Space | 5,664 S.F. (629 sf / D.U.) |

Dwelling Unit Mix:

| | |
|---------------------------|----------|
| Two Bedroom T.H. | 5 |
| Two Bedroom + Den T.H. | 2 |
| <u>Three Bedroom T.H.</u> | <u>2</u> |
| Total Dwelling Units | 9 |

Vehicle Parking:

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

Bicycle Parking:

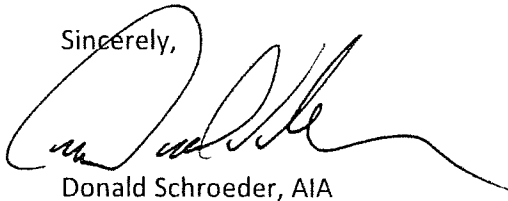
| | |
|-------------------------------|-------------------------|
| Surface (Guest) | 2 stalls (10% of units) |
| <u>In each Garage (2'x6')</u> | <u>9 stalls</u> |
| Total | 11 stalls |

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,

A handwritten signature in black ink, appearing to read 'Donald Schroeder', with a long horizontal flourish extending to the right.

Donald Schroeder, AIA