

Cover Letter
Village of Maple Bluff
Sherman Ave & Roxbury Road Development

Dear Plan Commission,

Thank you for considering this proposal.

We have been working hard to meet both of our objectives. I hope we finally have met yours. This plan is very similar as the last. Due to the approval timeline, it is now my intent to start construction in the spring of 2016, with completion in the spring of 2017.

Our Development Team will consist of;

JD McCormick Co. (Developer)

Knothe-Bruce Architects (Architect)

Bruce Co. (Landscape)

Vierbicher (Civil)

Pierce Eng. (Structural)

Real Estate Dynamics (Market Study)

Seymour Environmental Services (Environmental Eng.)

JD McCormick Co. (Construction Mgmt)

JD McCormick Co. (Apartment Mgmt)

Since our last meeting on August 6th I have reviewed my submittal and made the following modifications.

1. The unit mix has changed. While we still have 38 units, we have changed some sizes and reconfigured the mix. There are now 23 one bedroom or one w/den units averaging 777 square feet (2% larger) and 15 two bedroom units averaging 1,269 square feet (10% larger). In the previous plan, there were 21 one bedroom or one w/den units, averaging 758 square feet and 17 two bedroom units averaging 1,157 square feet.
2. On the rear elevation (west), brick has been added to two "bump outs" in the middle of the building.
3. The market study has been updated by Real Estate Dynamics.
4. The Bruce Co has identified tree species and sizes on the western lot line.

5. Knothe-Bruce Architects will present an animated shadow study at the next meeting.
6. Additional pictures of homes within 300 feet of the site have been included.
7. A block study of the homes on Kensington has been submitted.
8. Pro-forma cash flow projections have been submitted as well as detailed projected project cost summary.
9. Civil engineering work has also been completed to hopefully avoid return to plan commission for SIP approval.
10. Additional information (dimensions, legal descriptions, etc...) has been included on the plan.

The remainder of the submittal is the same as before.

Joe McCormick
JD McCormick Co.
608 575-7551

Legal Description

1. Parcel No. 151/0709-014-6841-3

Lots 1, 2, 3, 4, 5, and 6, Block 6, Replat of Lakewood, in the Village of Maple Bluff, Dane County, WI: Also, the East five feet of that part of the alley (now vacated) lying between the extended North and South lot lines of Lots 1,2,3,4,5, and 6.

2. Parcel No. 151/0709-014-6867-3

Lots 7,8, and 9, Block 6, Replat of Lakewood, in the Village of Maple Bluff, Dane County, WI: Also, the East five feet of that part of the alley (now vacated) lying between the extended North and South lot lines of Lots 7,8, and 9.

3. Parcel No. 151/0709-014-6890-4

Lots 10, 11, and 12, Block 6, Replat of Lakewood, in the Village of Maple Bluff, Dane County, WI: Also, the East five feet of the vacant alley lying adjacent to said property.