

July 9, 2015
Revised November 10, 2015

Timothy Krueger
Village of Maple Bluff
18 Oxford Place
Madison, WI 53704



Re: Petition for Rezoning and Informational Statement
Maple Bluff Residences
Sherman Avenue and Roxbury Road
Village of Maple Bluff, Wisconsin
KBA Project # 1519

Mr. Krueger:

Please consider this our Petition for Rezoning to PUD zoning for the property located at the southwest corner of Sherman Avenue and Roxbury Road. This will also serve as the informational statement that is required to accompany the petition.

Part I: Site Development Data:

Lot Area	39,269 square feet or .90 acres
Dwelling Units	38 units
Lot Area per Dwelling Unit	1,033 sf/du
Density	42.2 du/ac
Projected population	60-75 persons

Dwelling Unit Mix:

Lofted One Bedroom	2
One Bedroom	18
One Bedroom + Den	2
Lofted Two Bedroom	4
Two Bedroom	11
Lofted Two Bedroom + Den	1
Total	38

Building Height 3 stories, 40 feet

Parking Required:	21 (1BR) x 1.5 / unit	31.5 stalls
	<u>17 (2BR) x 2.0 / unit</u>	<u>34 stalls</u>
	Stalls Required	65.5 stalls

Parking Provided:	Underground Garage	39 stalls	!
	Surface Parking	22 stalls	
	Total Parking	61 stalls	

Parking Ratio: 1.61 stalls/du

Site Coverage:

Building Coverage	14,410 sf
Pavement Coverage	9,965 sf
Open Space	13,115 sf

Floor Areas:

Gross Floor Area

First	14,338 sf
Second	14,338 sf
Third	13,000 sf
Loft	3,696 sf
Total	45,372 sf

Floor Area Ratio 1.16

Municipal Services All utilities available

Part 2: Organizational Structure:

Developer: JD McCormick Co.
Contact: Joe McCormick
411 W. Main St.
Madison, WI 53703
608-819-6500
joe@jdmccormick.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Civil Engineer: Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax

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

Geotechnical Engineer: CGC, Inc.
2921 Perry Street
Madison, WI 53713
(608) 288-4100

Environmental Engineer: Seymour Environmental Services
2531 Dyreson Rd.
McFarland, WI 53558
(608) 838-9120

Property The property will be professionally managed with all necessary property Management: maintenance and seasonal care provided by the JD McCormick Company.

Part 3: Municipal Standards of Development:

The following is a comparison of the Village development standards as compared to the existing Business A zoning.

<u>Requirement</u>	<u>Business A</u>	<u>Proposed PUD</u>
Use	Multifamily and commercial	No departure from ordinance
Building Height	3 Stories / 40 feet	No departure from ordinance
Lot Area	1,500 SF/Unit	1,033 SF/Unit
Floor Area Ratio	40% Coverage	110%
Parking – Residential	71 Parking Stalls	61 Parking Stalls
Building Setbacks	No specific setbacks required	11' front, 18' right side, 25' rear
Ch. 90 - Construction Standards		No departure from ordinance
Ch. 115 - Storm Water Mgmt.		No departure from ordinance
Ch. 192 - Streets and Sidewalks		No departure from ordinance
Ch. 218 – Water and Sewers		No departure from ordinance

Part 4: Project Schedule

It is anticipated that this project will be constructed beginning November 2015 and completed in August 2016.

Part 5: Basis for Approval:

The development team has reviewed Section 225-43.1.D of the Village Zoning Ordinance. Following is the team's analysis of the development as compared to the criteria for approval.

1. Character and Integrity of land-use: The proposed multi-family use is called for in the Village Master Plan and is an allowable use under the current zoning.
 - a. The 3 story and loft building will provide a transition from the commercial Sherman Avenue corridor to the single family residences to the west. The deep setback and the existing tree line on the western property line effectively buffers single family residences from the proposed multifamily building. Sherman Avenue is a heavily traveled street with existing commercial and multi-family uses.
 - b. The proposed building will be constructed using high-end, quality materials with extensive architectural detail. That result will be an attractive building with a sustained aesthetic value that adds to the economic stability of the Village. The upscale multi-family housing will provide village residents with an alternative living option when they no longer desire to own a home but remain part of Maple Bluff. This is compatible with the Village general development plans.
 - c. Municipal services will not be adversely affected. The existing water, sewer and utilities that will serve the proposed building run along North Sherman Avenue and are sufficient to service the building. All utility wires serving the proposed building will be buried underground.
 - d. The proposed project will not have an adverse impact on traffic or parking demands. Eliminating 3 curb approaches and moving the project entryway to a controlled intersection will enhance the Sherman Avenue traffic movements. The total parking provided for the project meets the Village requirement with the majority located in the underground parking basement.
2. Economic feasibility and impact: The current market of low interest rates and low vacancy rates is very favorable for a multifamily project. The assistance of TIF financing will enable the developers to turn a blighted area into high-end, quality housing and add to the economic prosperity of the Village. This will enhance the values of surrounding properties including the abutting single-family homes.
3. Engineering design standards: The engineering details of this proposed project will meet or exceed all building and municipal codes. The project will be professionally designed, engineered, constructed and managed. The development team includes civil engineers, environmental

engineers and geotechnical engineers to address the governmental requirements. Specific engineering will be included with the Specific Implementation Plan.

4. Preservation and maintenance of open space. We believe that this provision of the ordinance is included to address development of a large tract of land and not a small in-fill site. However, a significant amount of the site is reserved for green space with nearly a third of the site area dedicated to landscaped yards.
5. Implementation Schedule. The project schedule includes a construction period of 12 months starting in May 2015 and finishing in April 2016. This schedule is consistent with comparably sized apartment developments.
6. Residential PUD considerations.
 - a. See also Part 5, paragraph 1 above. This PUD has been designed as a high-quality multi-family development that fits the architectural character of the Village. The Developer grew up in the Village and is sensitive to the residential nature of the Village.
 - b. The proposed project is compatible with the Village Master Plan. This development will have 38 apartments, only twelve added units over the 26 units that the current Business-A zoning allows. The proposed project density is less than the density of a neighboring multi-family property, Cambridge Place, also located in the Village.
 - c. No additional public facilities will be required. It will be a private, fully taxable property.
 - d. This building will be located in close proximity to the Village Hall. The proposed building will contain a complete and fully alarmed automatic sprinkler system.
 - e. Village fire and police personnel claim there are no extraordinary problems experienced or extra services required for the buildings or residents located at Cambridge Place, a multifamily building. The target residents of the proposed building are ex-Maple Bluffers, empty nesters and professionals and the developers anticipate no adverse effect upon the community's capacity to provide needed municipal service facilities.
 - f. This proposal provides significant investment in a currently blighted property that will enhance the values of surrounding properties. The development will provide an architecturally attractive entrance point into the Village. Complete details of the architecture, landscaping and site lighting will be provided in the Specific Implementation Plan.

Sincerely,

J. Randy Bruce, AIA
Managing Member