

ARCADIA

at

Maple Bluff

A Luxury Condominium Development

474 N. Sherman Avenue

Maple Bluff, WI 53704



A Development Project By:



Blake Griffin, M.B.A - Managing Partner

Direct: 608-449-5629 Email: Griffinbm24@icloud.com



April 27, 2016

Dear Mr. Krueger,

The Arcadia at Maple Bluff condominium project includes 27 housing units in multiple configurations and floor plans. Townhome style units will border Sherman Ave. and Roxbury Rd. in two separate buildings. Single level units will occupy a third building that is towards the properties western border, closest to the existing single family neighborhood. This configuration will yield an internal courtyard that is shielded from the busy street, and can be utilized by residents of this development. This design provides many benefits to the village, and positions the project to be attractive and desirable to potential buyers as it creates a community within a community feel. We perceive this layout to be superior to those of past proposals that have called for one larger building oriented towards the center of the property.

Many factors have added to the challenging nature of our proposed redevelopment. The neighborhood and other community stakeholders have long preferred a boutique styled project that is of a smaller scale and density. We have been successful in implementing these requests into our plan, but must acknowledge these parameters aren't achievable under normal market circumstances. As such, we must secure assistance from the Village's Tax Increment financing program in order to proceed. In addition to the financial impairments arising from the requirements of the plan design, the site is also known to be contaminated and has a high water table present. These factors dramatically increase the cost of the project as well as the risk to the developer.

I have attached supporting calculations and construction estimates for your review. McGann Construction has advised us that the project will take 11-12 months to complete. We hope to commence building of the development in August 2016, with anticipated condominium owner occupancy in late summer 2017. We plan to begin premarketing and presales of the project immediately, this will occur concurrently with our Village approval schedule and timeline. During the presale period, prospective owners will have the opportunity to select from a list of customizations that they might wish to add to their condominium. These upgrades will be primarily focused on finishes and the style of the respective unit's interior. After this period, the developer will build any remaining condos as Spec built.

As it relates to the anticipated assessments of the condos, we weren't able to conclude definitively that the sale prices and assessments will be equal. To manage this, a discount of 8% has been applied to the sales revenue to more appropriately identify the potential assessments. Using this approach, annual taxes will range from \$4,300-6,200, depending on the type of unit. We felt these to be reasonable amounts when compared to other properties in the Village.

Sincerely,

Blake Griffin

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ARCADIA
at
Maple Bluff

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ARCADIA at MAPLE BLUFF TOWNHOMES

NORTH SHERMAN AVE.

RESIDENTIAL

11/16

April 25, 2016

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

RE: Arcadia-Maple Bluff Townhomes: Petition for Rezoning to Planned Unit Development (PUD) District and Draft General Development Plan (GDP). Rezoning from existing Business District 'A' to Planned Unit Development.

Dear Mr. Krueger:

We are pleased to submit this Petition for Rezoning for the property located at the southwest corner of Roxbury Road and N. Sherman Avenue. This submittal additionally includes information regarding the proposed general development of the site, as required by the Village of Maple Bluff zoning application.

Section 1: Site Development Data:

Lot Area	39,269 gross square feet (GSF) (0.90 acres)
Dwelling Units (DU):	
Townhomes (2-story)	(15) 2 bedroom units
Condominium Homes (2-levels)	(4) 3 bedroom units; (8) 1 bedroom units
TOTAL	27 dwelling units
Residential Density	30 DU / acre
Floor Area Ratio (FAR)	0.85 (33,496 GSF [all levels above grade] / 39,269 Site GSF)
Lot Coverage, Building 1 st Level	16,750 GSF (43 %)
Lot Coverage, Usable Open Space	11,345 GSF (28%)
Lot Coverage, Surface Parking/Drives	5,470 GSF (14%)
Lot Coverage, Misc. Landscape/Steps	5,704 GSF (15%)

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Section 2: Off-street Parking Provided

Surface/Guest Parking	10 Stalls
Underground Parking:	
(15) Townhome X2 stalls	30 Stalls
(4) 3 bedroom Condominiums X2 stalls	8 stalls
(8) 1 bedroom Condominiums X1 stalls	<u>8 stalls</u>
TOTAL	56 stalls
Parking Ratio:	2.07 stalls / DU

Section 3: Applicant

Applicant:

Blake Griffin, Urban Specialties, LLC
1402 Pankratz Street, Suite 103
Madison WI 53704
(608) 449-5629

Architect:

Jerry Bourquin, Dimension IV Madison LLC
6515 Grand Teton Plaza, Suite 120
Madison, WI 53719
(608) 829-4444

Section 4: Legal Description

1. Parcel No.151/0709-0140-6841-3
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

Section 5: Current Zoning Comparison

The following is a comparison of the current zoning for the subject property with the Proposed PUD requested:

<u>Requirement</u>	<u>Business 'A'</u>	<u>Proposed PUD</u>
Land Uses	Multi-family and Commercial	same as current zoning
Conditional Uses	Various-see code	none requested
Building Height	3 stories / 40 feet	2 stories over parking/approx. 32' ht.
Lot Area	1,500 SF per DU	1,455 SF per DU
Lot Coverage	40%	43% (total FAR = 0.85)
Parking – Residential	Approx. 60 stalls	56 stalls @ 2.07 stalls per DU
Chapter 90 – Const. Standard	no setbacks defined	same as current zoning standards
Chapter 115 – Storm Water		development will comply
Chapter 192 – Streets and Sidewalks		development will comply
Chapter 218 – Water and Sewers		development will comply

Section 6: Additional Items for Compliance with Village Zoning Code Section 225-43(C)(2)

1. 67 new residents is the anticipated population growth based on the unit/bedroom count for the 27 total proposed units.
2. The design and demand of municipal water/sewer/storm utilities will be evaluated by civil engineers during the design development of the Specific Implementation Plan (SIP). It appears adequate public services are available in N. Sherman Ave.
3. A detailed dimensional site plan will be submitted with the next formal submittal to the Village.
4. The general outline of organizational structure development/management plan will be submitted as Appendix 'A' with the next formal submittal to the Village.
5. An overall 3D perspective view of the proposed building will be submitted with the next formal submittal to the Village.
6. Localized storm water will be managed on site with no cross-property drainage to the adjoining properties to the west. Civil engineering studies will be provided for soils suitability and storm water management.
7. The projected economic / financial feasibility will be submitted as Appendix 'B' with the next formal submittal to the Village.

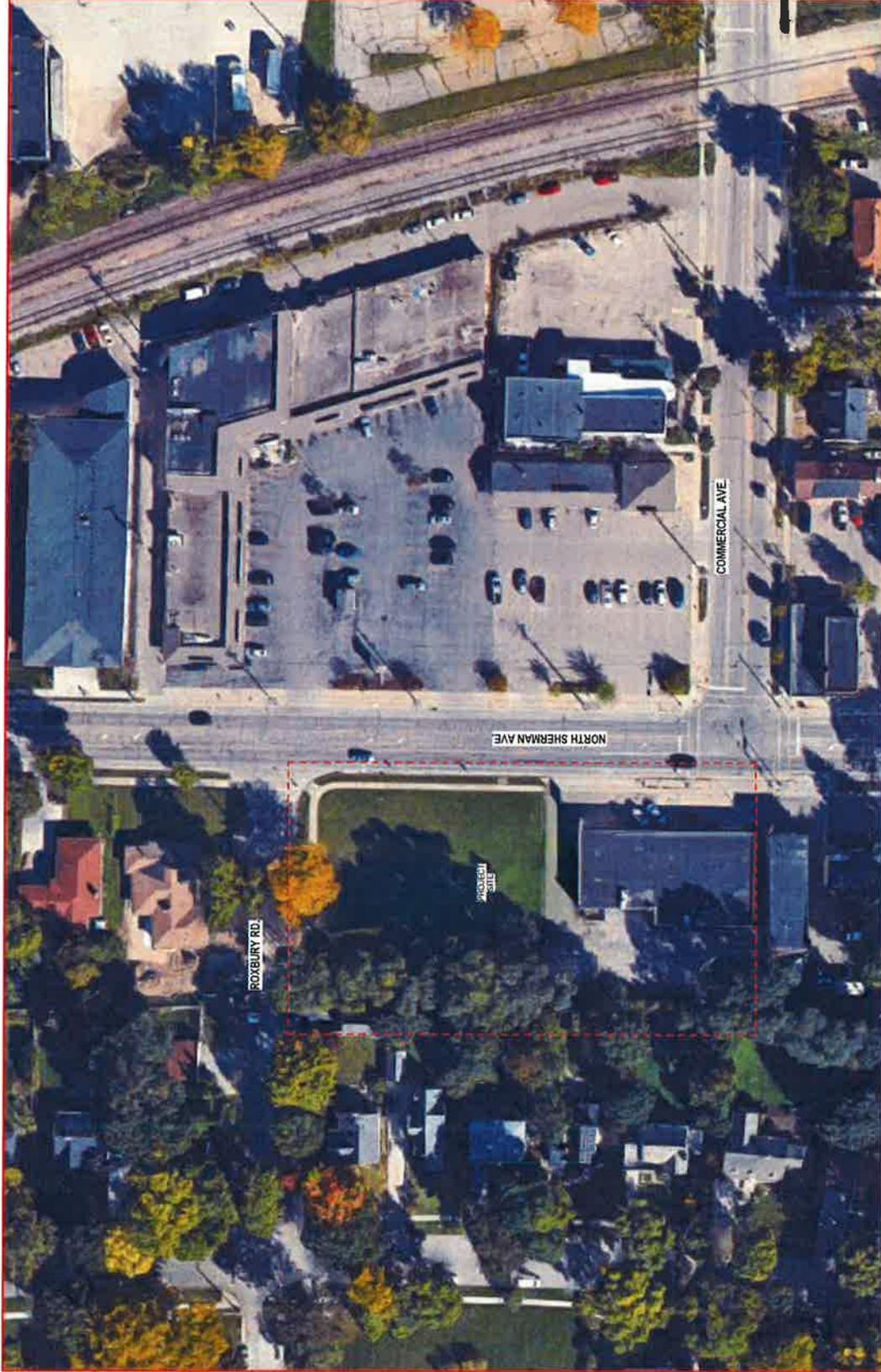
Section 7: Plan Commission Review and Basis of Approval:

The design team coordinated with the requirements of the Village zoning guidelines as defined in Section 225-43.1 (D)

1. Character and Integrity of land-use: 2-story ownership townhomes/condos; high quality materials proposed: brick, stone and decorative siding; underground parking; high quality interior finishes.
2. Economic Feasibility and Impact: Net gain in local business usage and tax base. Increases village residential home ownership ratios. No significant impact to Village Police and Fire services is anticipated.
3. Engineering Design Standards: compliance with Village development standards. Project will utilize high quality materials and comply with local development standards.
4. Preservation and Maintenance of Open Space: enhanced green roof open space and perimeter street scape/screening.

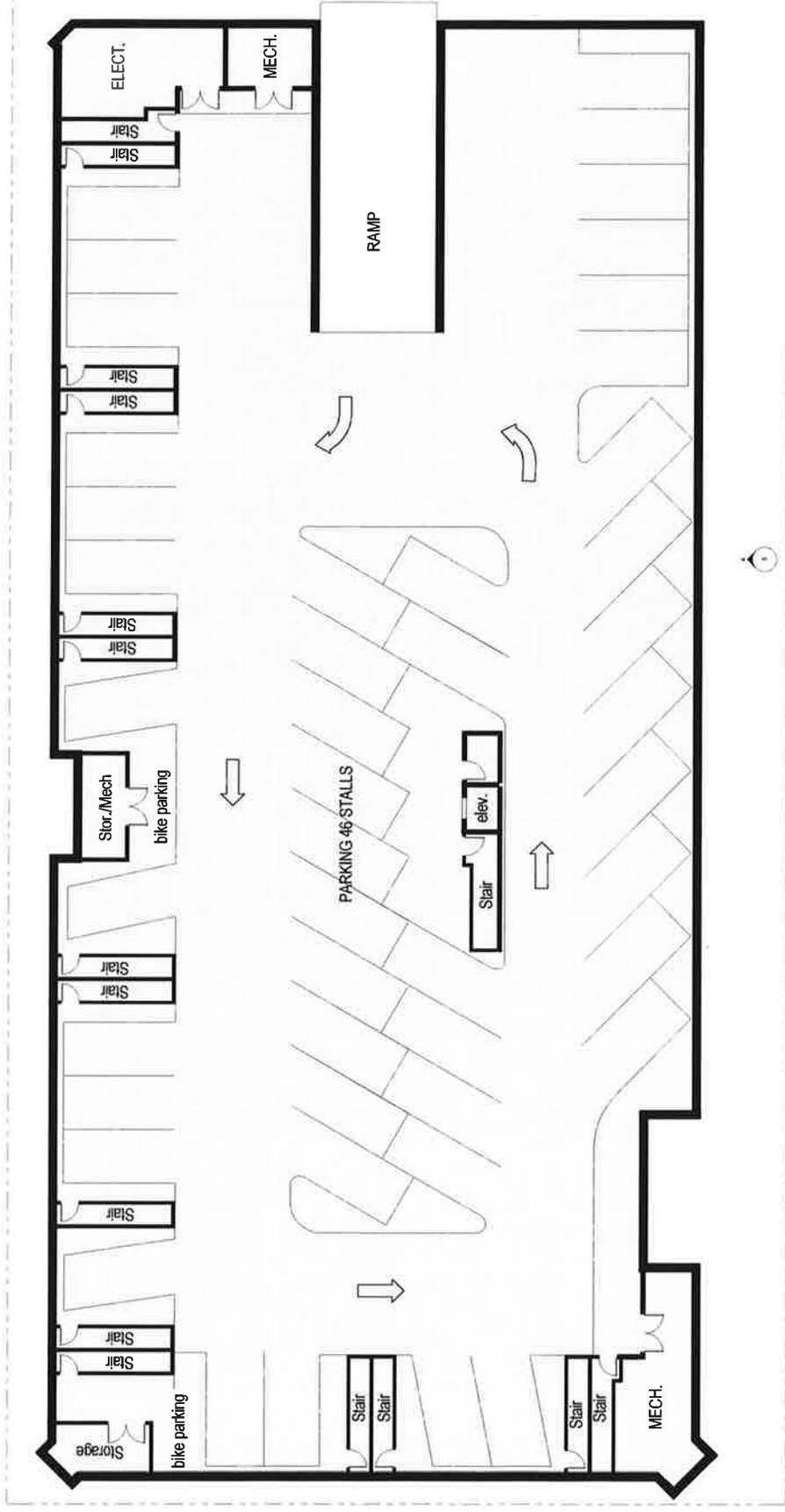
Section 8: General Considerations for rezoning to the PUD District:

- Achieves goals of the Village Gateway plan and Master Plan for expanded housing ownership and diversity options within the Village.
- Enhances and significantly improves an otherwise underutilized parcel. Creates momentum for further development within the Gateway development zone.
- Activates an area of the Village that was intended/zoned for higher development intensity: even as currently zoned [Business 'A'].
- The control mechanisms contained in the PUD district language is the best means to achieve the highest quality development within a sensible economic proforma.
- Creates economic energy that will increase business opportunities and the livelihood of local commercial businesses.



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- MAPLE BLUFF TOWNHOMES**
- 1 TOWNHOMES - 1160 sq ft (including porch)
 - 2 TOWNHOMES - 1160 sq ft (including porch)
 - 3 TOWNHOMES - 1160 sq ft (including porch)
 - 4 TOWNHOMES - 1160 sq ft (including porch)
 - 5 TOWNHOMES - 1160 sq ft (including porch)
 - 6 TOWNHOMES - 1160 sq ft (including porch)
 - 7 TOWNHOMES - 1160 sq ft (including porch)
 - 8 TOWNHOMES - 1160 sq ft (including porch)
 - 9 TOWNHOMES - 1160 sq ft (including porch)
 - 10 TOWNHOMES - 1160 sq ft (including porch)
 - 11 TOWNHOMES - 1160 sq ft (including porch)
 - 12 TOWNHOMES - 1160 sq ft (including porch)
- APPROX. GROUND AREA: 2,300 SQ FT (NET AREA: 1,800 SQ FT)

① SITE PLAN
1/16" = 1'-0"



ARCADIA at MAPLE BLUFF TOWNHOMES

NORTH SHERMAN AVE.
SCHEMATIC PLAN
1/16" = 1'-0"

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2 NORTH ELEVATION
18'-0" x 12"



4 PARTIAL WEST ELEVATION CONDOMINIUMS
18'-0" x 12"



1 EAST ELEVATION
18'-0" x 12"

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