

March 22, 2018

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



Re: Petition for Conditional Use
Maple Bluff Residences
Sherman Avenue and Roxbury Road
Village of Maple Bluff, Wisconsin
KBA Project # 1763

Mr. Krueger:

Please consider this our Petition for a Conditional Use 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	29 units
Lot Area per Dwelling Unit	1,354 sf/du
Density	32.2 du/ac

Dwelling Unit Mix:

Efficiency	2
One Bedroom	16
Lofted Two Bedroom	2
Two Bedroom	5
<u>Lofted Two Bedroom + Den</u>	<u>4</u>
Total	29

Building Height 2 stories, 37 feet

Parking Required:	18 (1BR) x 1.5 / unit	27 stalls
	<u>11 (2BR) x 2.0 / unit</u>	<u>22 stalls</u>
	Stalls Required	49 stalls

Parking Provided:	Underground Garage	38 stalls
	<u>Surface Parking</u>	<u>8 stalls</u>
	Total Parking	46 stalls

Parking Ratio: 1.58 stalls/du

Site Coverage:

Building Coverage	17,142 sf
Pavement Coverage	6,692 sf
Open Space	15,453 sf

Floor Areas:

Gross Floor Area

First	15,407 sf
Second	15,068 sf
<u>Loft</u>	<u>976 sf</u>
Total	31,451 sf

Floor Area Ratio 80%

Municipal Services All utilities available

Part 2: Organizational Structure:

Developer: Greg Rice
Executive Management, Inc.
2901 International Lane, Suite 200
Madison, WI 53704
(608)242-5566
info@emi-mgmt.com

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

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

Landscape Architect: Paul Skidmore
Skidmore Property Services, LLC
13 Red Maple Trail
Madison, WI 53717
(608) 826-0032

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

The property will be professionally managed with all necessary property Management maintenance and seasonal care provided by the Executive Management, Inc.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Burow". The signature is written in a cursive, flowing style.

Kevin Burow, AIA
Managing Member