



Letter of Intent

February 5, 2015

Plan Commission
City Of Verona
111 Lincoln Street
Verona, WI 53593-1520

Re: Lot 1 Scenic Ridge

This Letter of Intent, along with the attached application and drawings are submitted for Plan Commission site plan review and conditional use review for Scenic Ridge Apartments, Lot 1, located in the UR zoning district in the Scenic Ridge Plat. The proposed project is one 45 unit apartment building with underground parking. No zoning exemptions are being requested for this development.

Project Team

Owner:

Anmora, LLC
Contact: Maher Fattouh
814 Silver Sage Trail
Middleton, WI 53562

Architect:

AVENUE Architects, Inc.
Contact: Brian Stoddard
550 Sunrise Drive, Suite 201
Spring Green, WI 53588
608-588-3691
bstod@avearch.com

Site Engineer:

Quam Engineering, LLC
Contact: Ryan Quam
4604 Siggelkow Road, Suite A
McFarland, WI 53558
608-838-7750
rquam@quamengineering.com

Contractor

McKee Associates, Inc.
Contact: Vince Laufenberg
925 Watson Avenue
Madison, WI 53713
608-271-4900
vincel@mckeeassocinc.com

Project Description:

The proposed development is for a 45 unit multifamily building with a sport court and grilling area. The sport court will not have lights. The multifamily building is a three-story wood framed building with underground parking.

The Lot is zoned Urban Residential (UR) and is currently vacant land.

The surrounding zoning is:

- East – Out lot (storm water management)
- West – Township property (existing agricultural buildings)
- South/Southeast – Neighborhood Residential
- North – Highway 151

The site slopes down from the approximate center of the lot in all directions, with the eastern portion of the site sloping to the detention pond to the east. An 80 foot wide American Transmission Company easement bisects the site, restricting site development options. The building is located in the northwestern area of the site, along the highway and the township property, away from the adjacent homes to the south/southeast. The building is sited to work with the existing grades and to take advantage of views to the north and west. It is anticipated that grades will be cut around the existing ATC transmission line poles, in the center of the site, with the building tucked in behind and below the existing grades.

The building entrances, and pedestrian connections, will face Aker Lane. Each unit will have a private patio or deck. The looped parking area is located to minimize impact on the surrounding residences, allowing for significant buffer areas along Acker Lane and West Chapel Royal Drive to provide screening to the adjacent property.

The building architecture enhances the neighborhood concept through the use of traditional materials, massing, and detailing. The building mass has been broken down both vertically and horizontally through the use of color, material changes, and the variation in depth of the façade. The building footprint has adopted the “L” shape to further reduce the perceived building mass.

Property Access:

The project vehicular access is off of Aker Lane, in the southeast edge of the site. The vehicular circulation through the site is predominately through the parking area drive aisles, minimizing pavement.

Site Data:

Lot Area: 164,054 square feet (3.766 acres)
Dwelling Units: 45 Dwelling Units
Lot Area Per Unit: 3,645 sf/unit (minimum required: 3630 sf/unit)
Density: 12 units/acre (maximum allowable: 12 units/acre)

Setbacks:

- Front - 200 feet (minimum required: 25 feet)
- Side – south: 90 feet; east: 230 feet; north: 120 feet; west: 50 (minimum required: 15 feet)
- Rear – 40 feet (minimum required: 25 feet)

Building Height: 35 feet (maximum allowable: 35 feet)

Parking:

Provided:

Surface: 50 stalls
Underground: 45 stalls
Total: 95 stalls (2.11 stalls per unit)

Required:

Underground: 45 stalls
Total stalls required: 50 stalls

Parking breakdown:

Studio units _____ 6 units x 1.5 stalls per unit = 9 stalls
One bedroom units _____ 24 units x 2.0 stalls per unit = 48 stalls
Two bedroom units _____ 15 units x 2.5 stalls per unit = 37.5 stalls
Total 94.5 stalls (95 stalls)

Lot Coverage:

Lot area: 160,054 sf
Impervious surface area: 56,742 sf
Non-impervious surface area: 107,312 sf

Construction Schedule:

Construction is expected to begin as market conditions dictate as units rent up in the adjacent, previously approved, Lot 2 Scenic Ridge project. Lot 2's property management/leasing office will also serve this project.

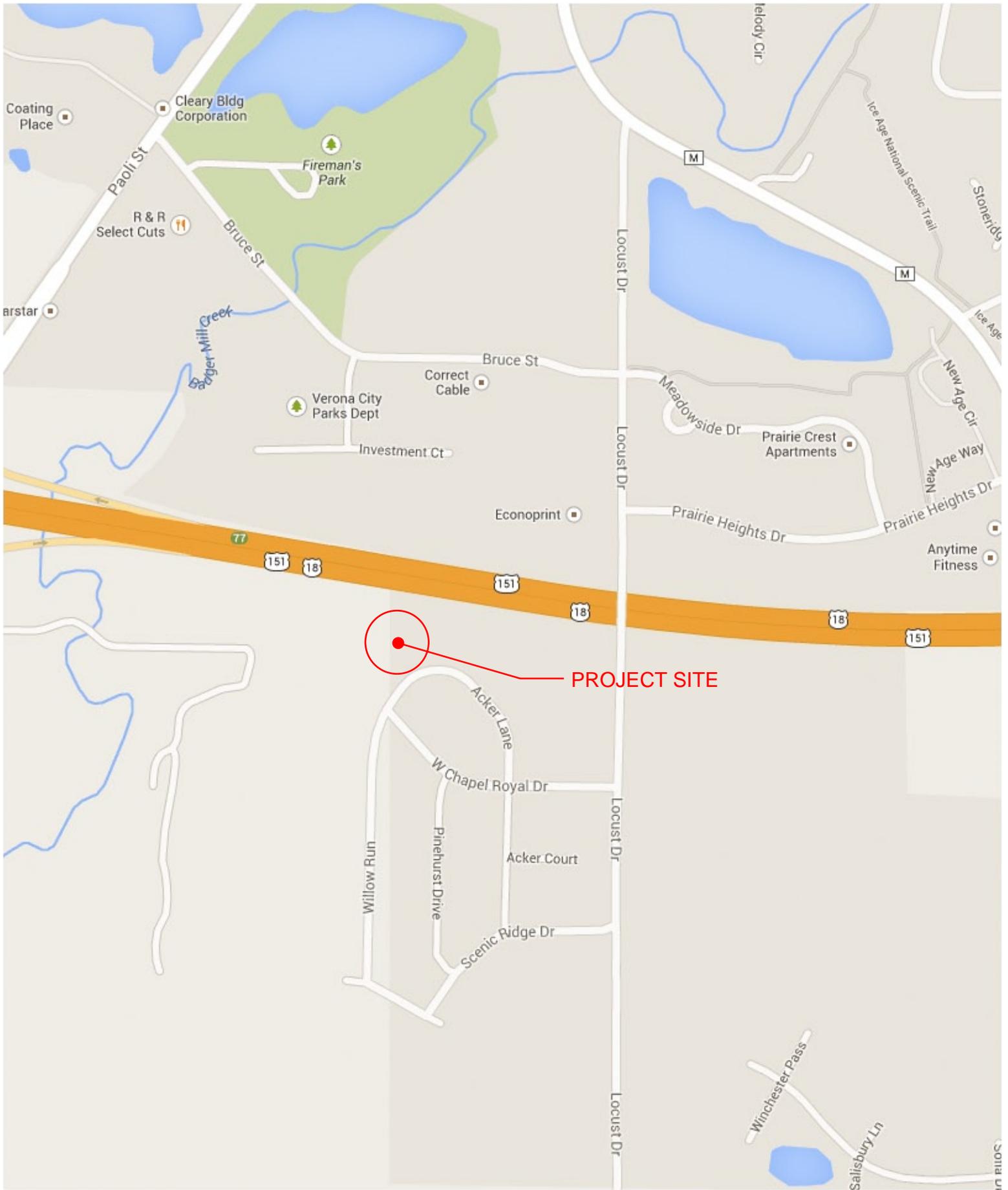
Thank you for your time and consideration of our application.

Regards,



Brian Stoddard AIA

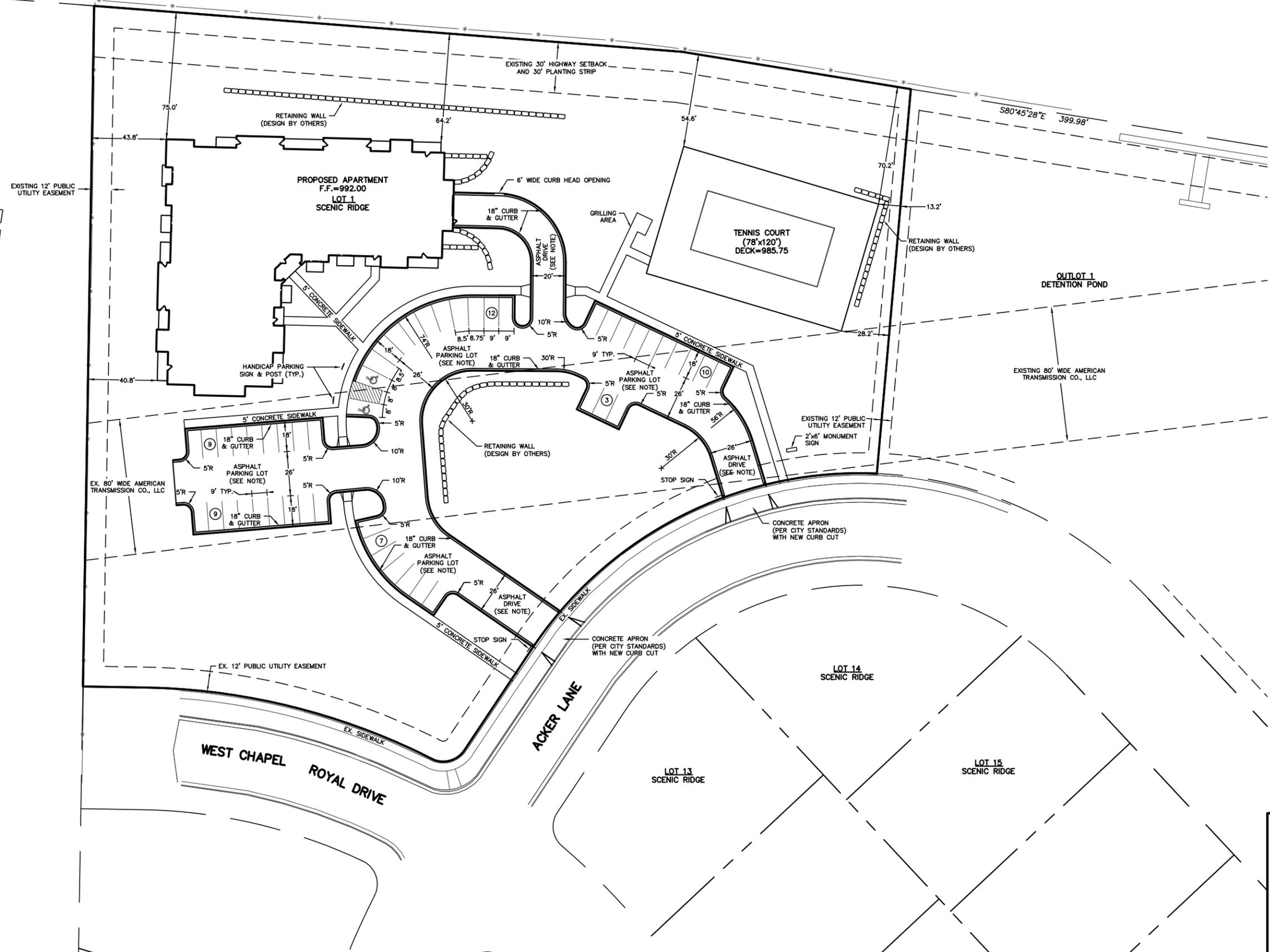
LOCATION MAP - LOT 1 - SCENIC RIDGE



U.S.H. 18/151



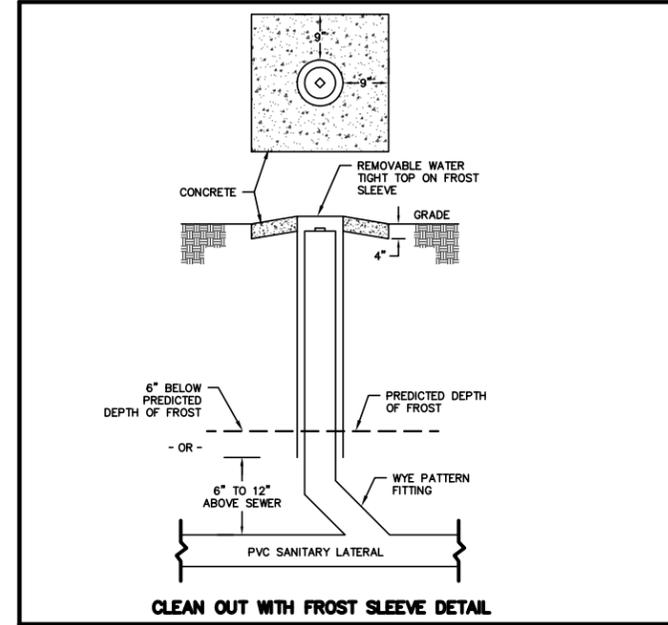
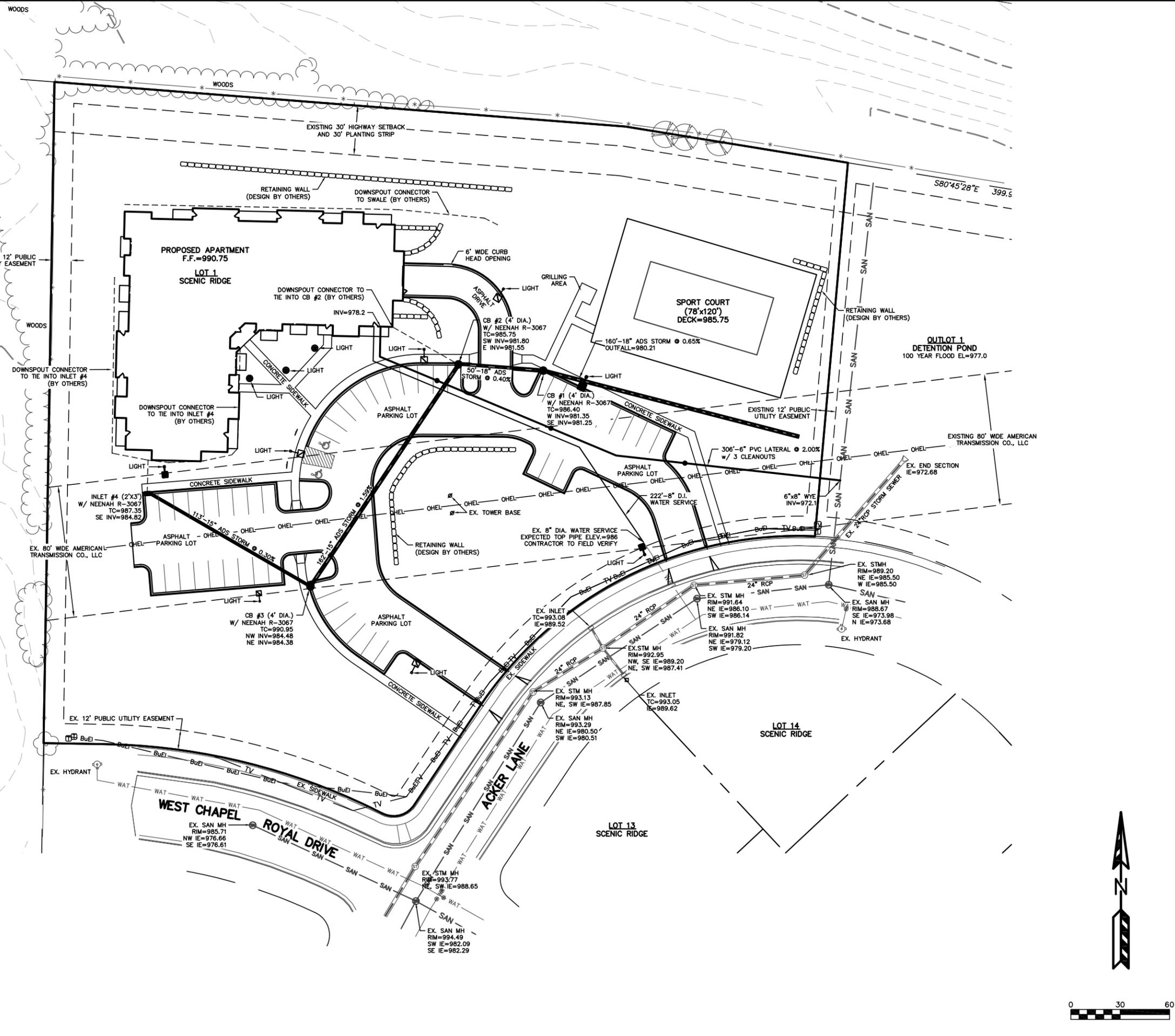
ASPHALT NOTE:
ASPHALT TO BE 3" THICK, INSTALLED IN TWO LIFTS, AND PLACED OVER 8" THICK COMPACTED AGGREGATE.



AREAS	
TOTAL LOT AREA	= 164,055 S.F.
PROPOSED IMPERVIOUS BUILDING AREA	= 17,819 S.F.
PROPOSED IMPERVIOUS STREET AREA	= 25,927 S.F.
PROPOSED IMPERVIOUS SIDEWALK/COURT AREA	= 13,404 S.F.
TOTAL IMPERVIOUS AREA	= 57,150 S.F.
TOTAL PERVIOUS AREA	= 106,905 S.F.

SCENIC RIDGE - LOT 1
 SITE PLAN
 SHEET: C-2
 DATED: FEBRUARY 3, 2015

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 Residential and Commercial Site Design Consultants
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 Phone (608) 838-7750; Fax (608) 838-7752



UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF VERONA AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18\"/>

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

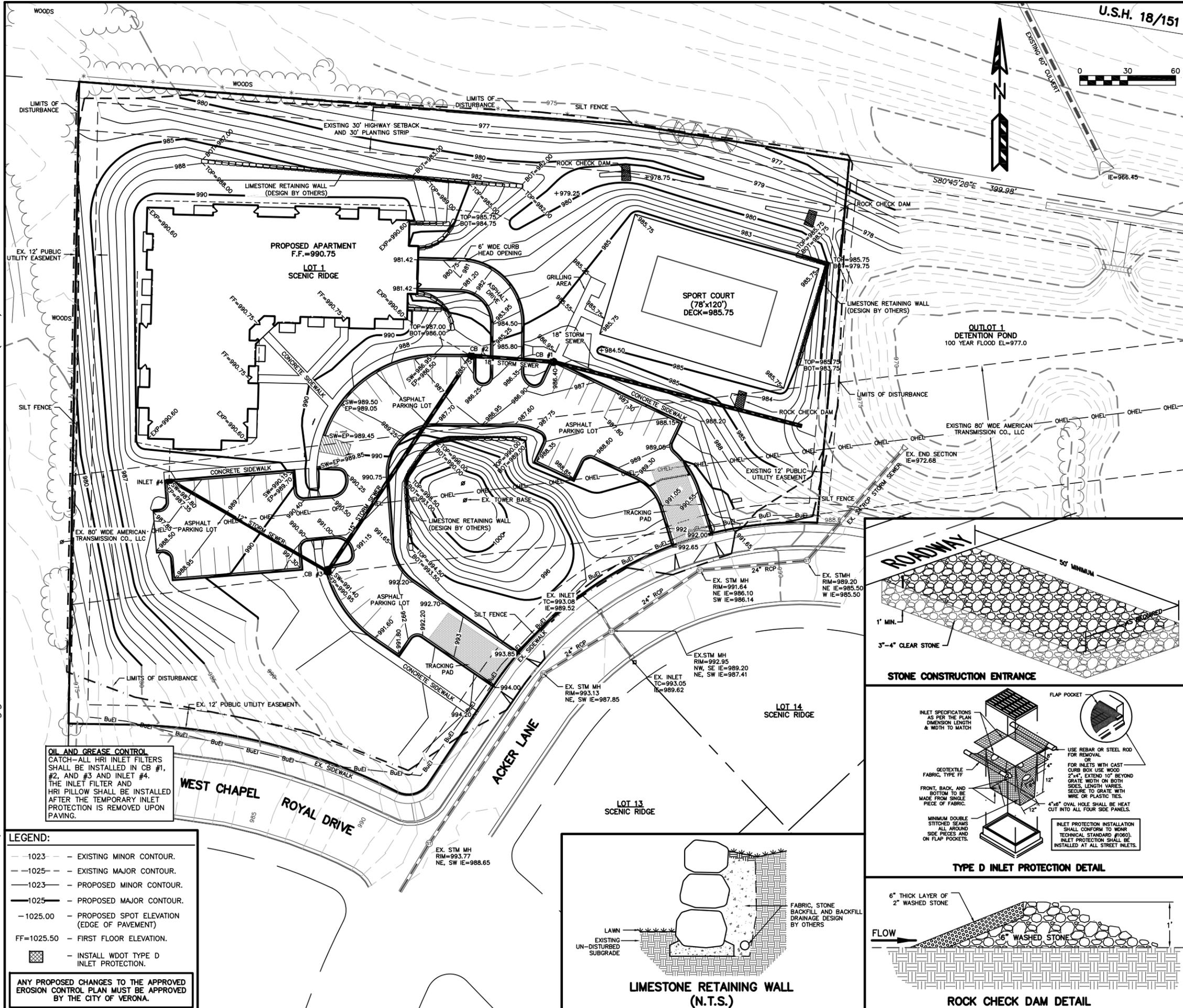
ALL STORM SEWER SHALL BE ADS INC. N-12 WT IB PIPE.

CONTRACTOR SHALL VERIFY MATERIAL, SIZE, AND INVERT OF SANITARY SEWER, WATER MAIN, AND STORM SEWER CONNECTIONS PRIOR TO BUILDING CONSTRUCTION.

SCENIC RIDGE - LOT 1
 UTILITY PLAN
 SHEET: C-4
 DATED: FEBRUARY 19, 2015

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EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1.

PROPOSED INLETS SHALL HAVE WDOT TYPE D INLET PROTECTION INSTALLED. INLET PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND BE REMOVED UPON SITE RESTORATION.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

CLASS I, TYPE B EROSION MAT SHALL BE INSTALLED ON ALL SLOPES OF 4:1 H:V AND STEEPER.

3:1 SLOPES AND STEEPER SHALL BE MULCHED PRIOR TO FORECASTED RAIN EVENTS AND PERMANENTLY RESTORED BY MARCH 19, 2016.

IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050: <http://dnr.wi.gov/org/water/wm/nps/pdf/stormwater/techstds/erosion/dnr1050-polyacrylamide.pdf>).

INLET PROTECTION SHALL BE REMOVED FOR THE WINTER MONTHS AND RE-INSTALLED IN EARLY SPRING TO AVOID A FREEZING HAZARD WITHIN THE CURB LINES.

THE CITY REPRESENTATIVE MAY REQUEST CHANGES, MODIFICATIONS, OR ADDITIONAL EROSION CONTROL MEASURES AS CONSTRUCTION PHASING AND/OR AS WEATHER CONDITIONS WARRANT.

TIME SCHEDULE:

OCTOBER 1, 2015	INSTALL INITIAL EROSION CONTROL DEVICES.
OCTOBER 1, 2015 - JUNE 30, 2016	CONSTRUCT BUILDING, DRIVES, PARKING LOT AND SPORT COURT AND RESTORE DISTURBED AREAS.

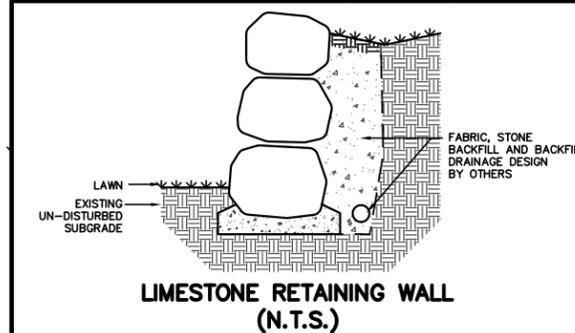
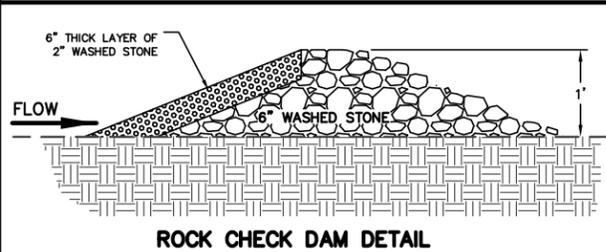
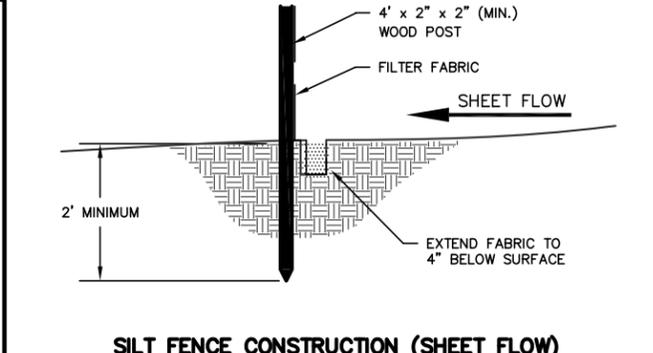
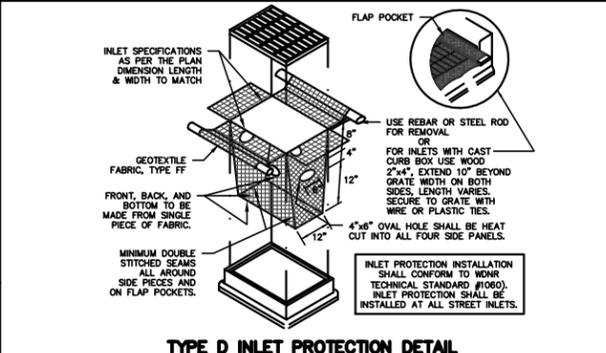
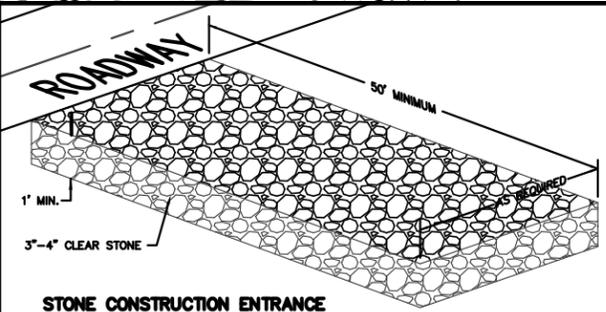
RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 ANMORA, LLC
 ATTN: MAHER FATTOUH
 814 SILVER SAGE TRAIL
 MIDDLETON, WI 53562

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

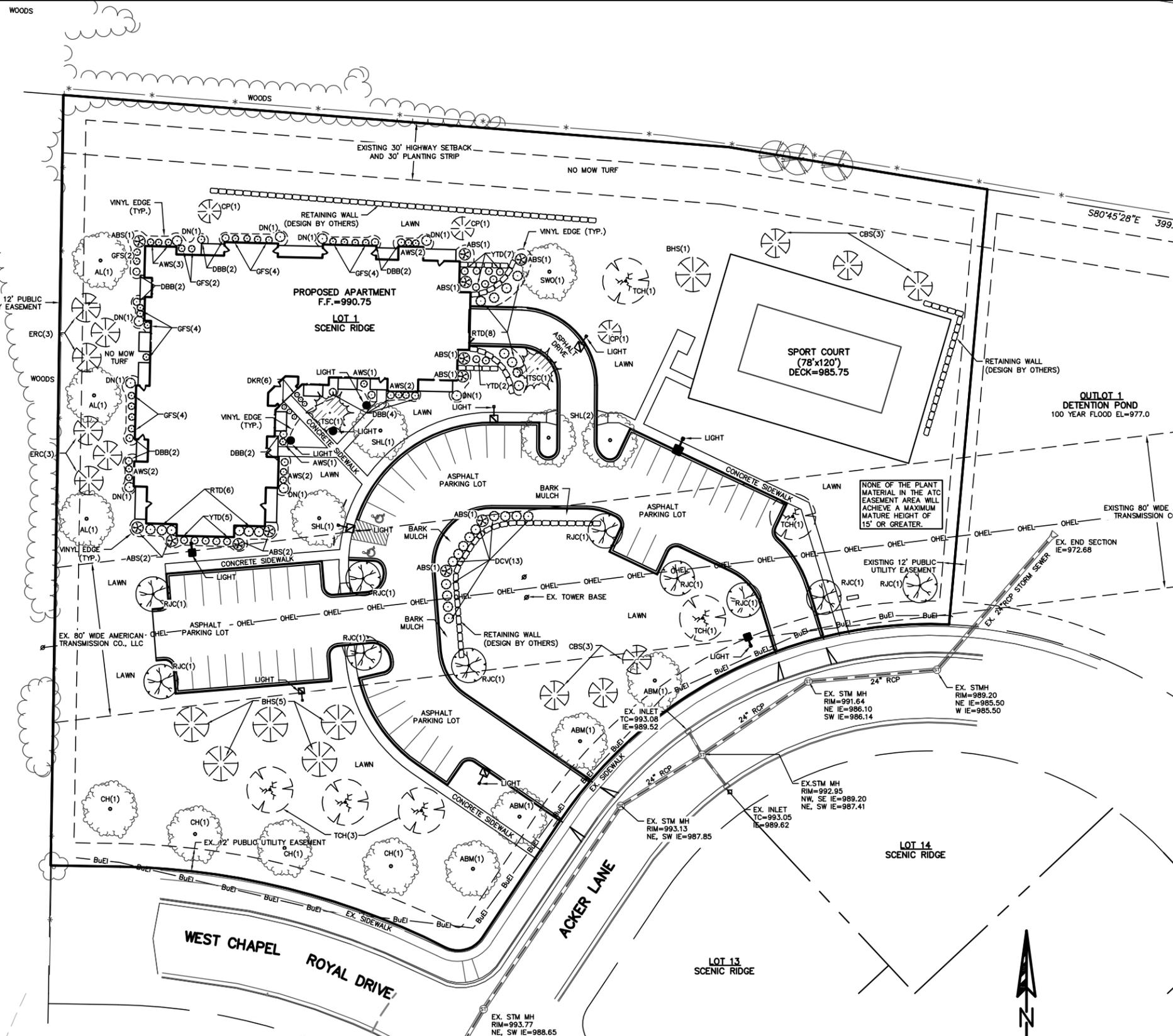


OIL AND GREASE CONTROL CATCH—ALL HRI INLET FILTERS SHALL BE INSTALLED IN CB #1, #2, AND #3 AND INLET #4. THE INLET FILTER AND HRI PILLLOW SHALL BE INSTALLED AFTER THE TEMPORARY INLET PROTECTION IS REMOVED UPON PAVING.

- LEGEND:**
- 1023 - - EXISTING MINOR CONTOUR.
 - 1025 - - EXISTING MAJOR CONTOUR.
 - 1023 - - PROPOSED MINOR CONTOUR.
 - 1025 - - PROPOSED MAJOR CONTOUR.
 - 1025.00 - - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
 - FF=1025.50 - - FIRST FLOOR ELEVATION.
 - [Symbol] - - INSTALL WDOT TYPE D INLET PROTECTION.
- ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY OF VERONA.

SCENIC RIDGE - LOT 1
 GRADING AND EROSION CONTROL PLAN
 SHEET: C-3
 DATED: FEBRUARY 19, 2015

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PLANT LIST

KEY	QUANSIZE	COMMON NAME	ROOT	PT VAL	TOT PT
Site Landscape					
ABM	4	2"	Autumn Blaze Maple	BB	75 300
AL	3	2"	American Linden	BB	75 225
CH	4	2"	Common Hackberry	BB	75 300
CP	3	1 1/2"	Callery Pear	BB	10 30
RJC	10	1 1/2"	Red Jewel Crab	BB	10 100
SHL	4	2"	Skyline Honeylocust	BB	30 120
SWO	1	2"	Swamp White Oak	BB	75 75
TCH	6	1 1/2"	Thornless Cockspur Hawthorn	BB	10 60
TSC	2	1 1/2"	Tina Sergeant Crab	BB	10 20
BHS	6	4'	Black Hills Spruce	BB	40 240
CBS	6	4'	Colorado Blue Spruce	BB	40 240
ERC	6	4'	Eastern Red Cedar	BB	40 240
ABS	12	4'	Autumn Brilliance Serviceberry	BB	5 60
DBB	14	24"	Dwarf Burning Bush	Pot	3 42
DCV	13	24"	Dwarf Cranberrybush Viburnum	Pot	3 39
DKR	6	18"	Double Knockout Rose	Con	1 6
DN	9	24"	Diablo Ninebark	Pot	3 27
GFS	20	18"	Gold Flame Spirea	Pot	1 20
AWS	13	18"	A W Spirea	Pot	1 13
RTD	14	24"	Red Twig Dogwood	Pot	3 42
YTD	14	24"	Yellow Twig Dogwood	Pot	3 42

Total Site Landscape Points Supplied: 2,241

NOTES:

- 1) Lawn areas to receive a minimum of 4" of topsoil, seed (Madison Parks), starter fertilizer, and straw mulch.
- 2) No mow turf areas to receive a minimum of 4" of topsoil, seed (no mow seed mix), starter fertilizer, and straw mulch.
- 3) Seeded areas in drainage swales and slopes greater than 3:1 shall be mulched with Curlex erosion control fabric (installed per manufacturers specifications).
- 4) Foundation planting beds and parking lot islands to be mulched with 1" - 1 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
- 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 6) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.
- 7) None of the plant material in the ATC easement area will achieve a maximum mature height of 15' or greater.

LANDSCAPE WORKSHEET (UR Zoning)

ITEM	SIZE	POINTS REQUIRED
SITE LANDSCAPE		
Paved Area (100 pts per 10,000 SF)	25,927 SF	260
Street Frontage (50 pts per 100 LF)	544 LF	272
Building Perimeter (50 pts per 100 LF)	762 LF	381
Floor Area (20 pts per 1,000 SF)	49,362 SF	987
TOTAL POINTS REQUIRED:		1,900
TOTAL POINTS SUPPLIED:		2,241

s.p.s

Paul Skidmore, Landscape Architect LLC

Paul Skidmore, ASLA
Landscape Architect

13Red Maple Trail (608) 826-0032
Madison, WI 53717 (608) 335-1529 (c)
paulskidmore@tds.net

SCENIC RIDGE - LOT 1

LANDSCAPE PLAN

SHEET: L-1

DATED: FEBRUARY 10, 2015

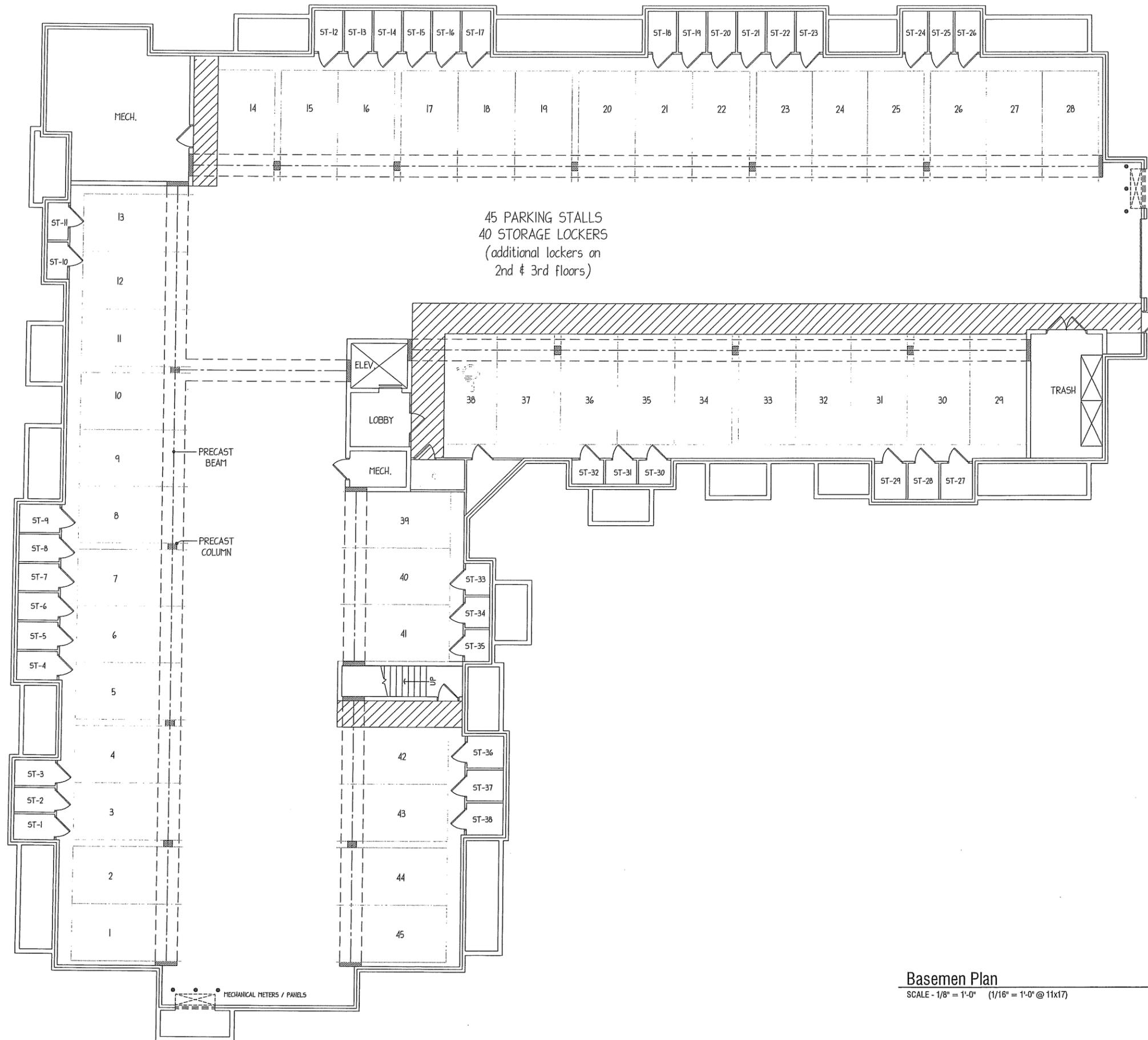
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Basemen Plan

SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17)



550 Sunrise Drive, Suite 201
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**SCENIC RIDGE
LOT 1
VERONA, WI**

11-06-2014

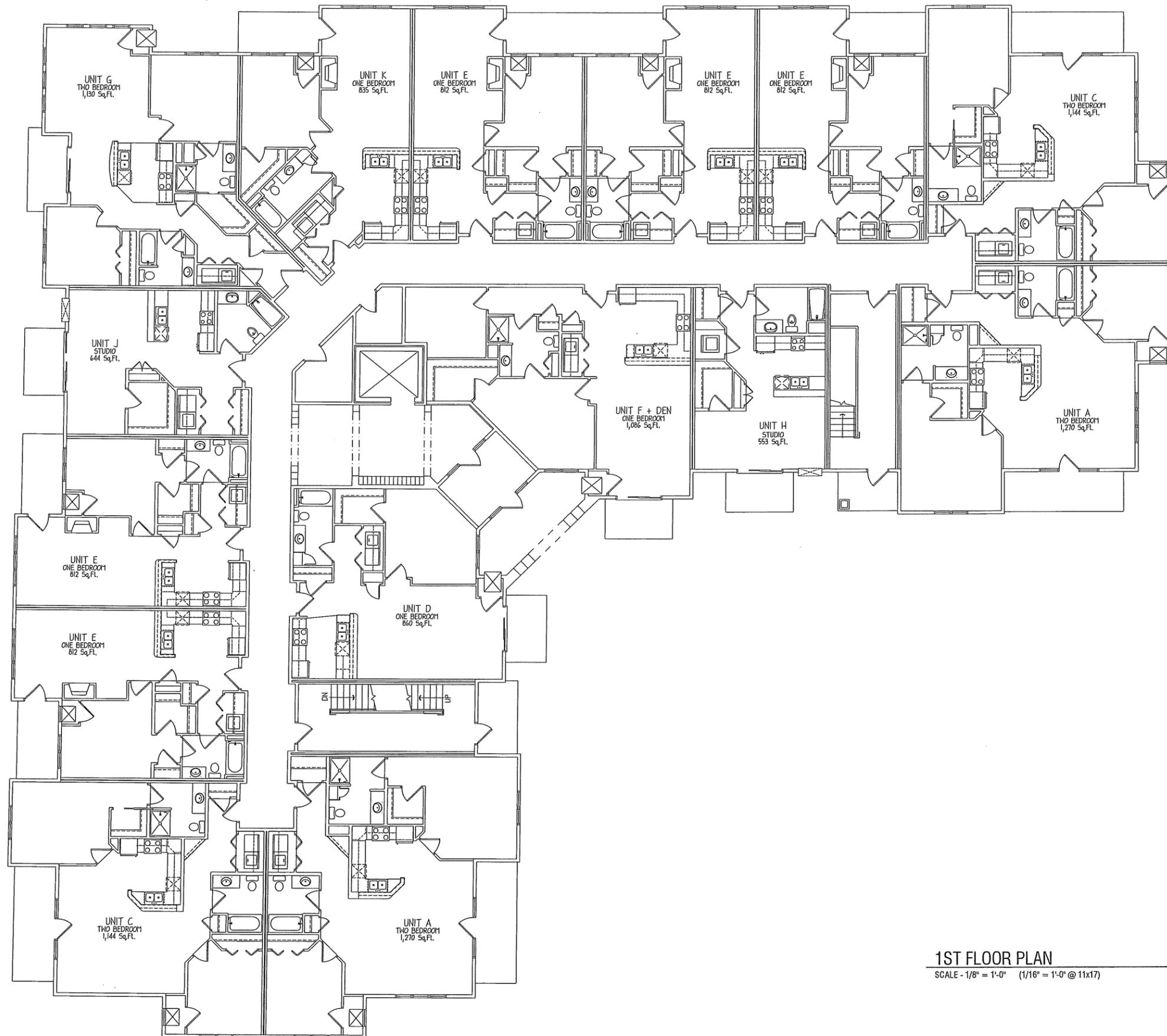
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Drawing Name

Basement

Project Number
1403

Sheet No.
A-1.0



1ST FLOOR PLAN

SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17)



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**SCENIC RIDGE
 LOT 1
 VERONA, WI**

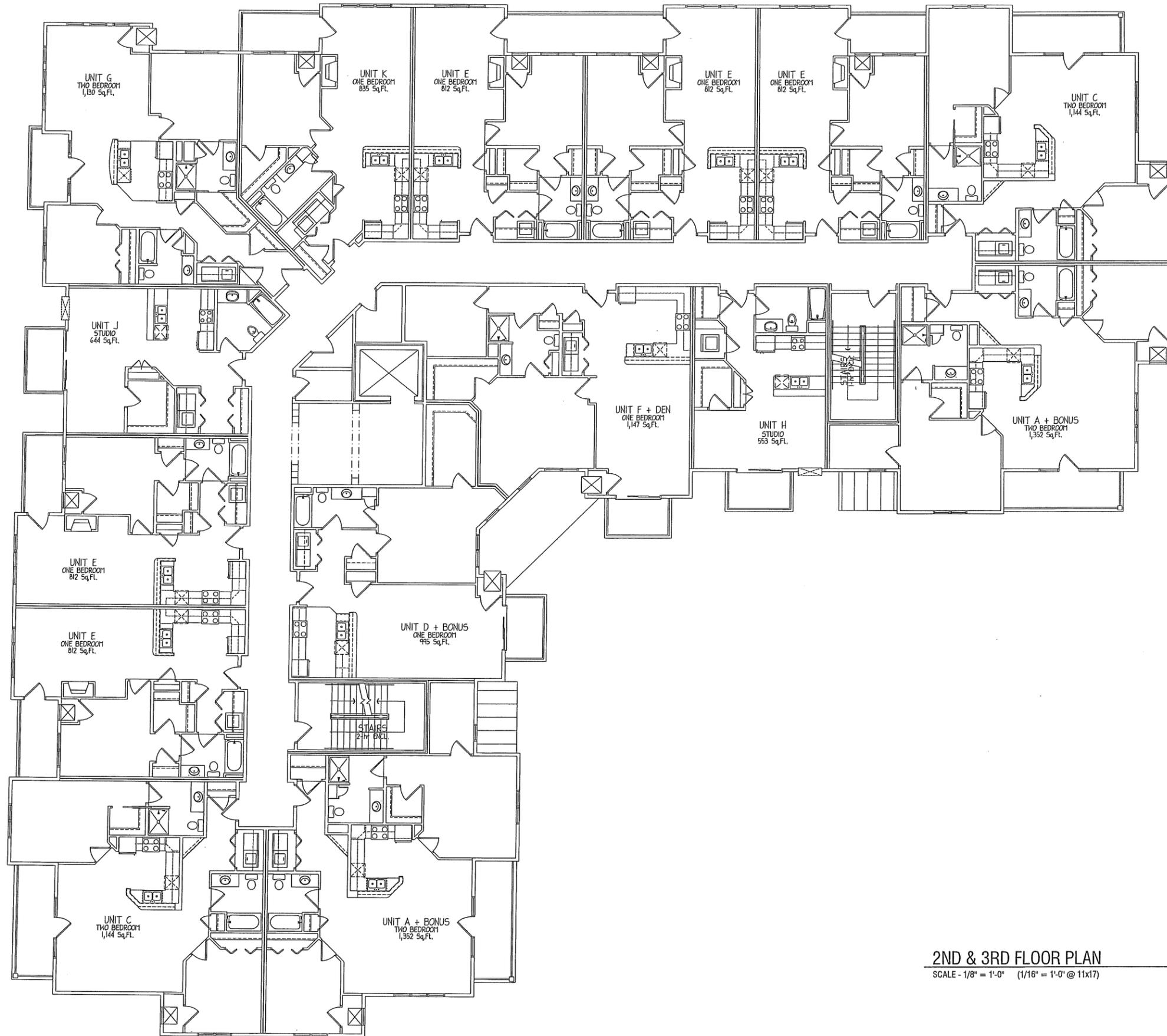
11-06-2014

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Drawing Name
1st Floor Plan

Project Number
1403

Sheet No.
A-1.1



2ND & 3RD FLOOR PLAN
 SCALE - 1/8" = 1'-0" (1/16" = 1'-0" @ 11x17)



550 Sunrise Drive, Suite 201
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 Spring Green, WI 53588
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**SCENIC RIDGE
 LOT 1
 VERONA, WI**

11-06-2014

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Drawing Name

**2nd & 3rd
 Floor Plan**

Project Number	Sheet No.
1403	A-1.2



WEST ELEVATION - LOT 1
SCALE - 1/8" = 1'-0"



NORTH ELEVATION - LOT 1
SCALE - 1/8" = 1'-0"



EAST ELEVATION - LOT 1
SCALE - 1/8" = 1'-0"



- TYPICAL MATERIALS**
- 30 YEAR ARCHITECTURAL GRADE SHINGLES
 - MAGIC-PAK LOUVER, PAINT TO MATCH ADJACENT MATERIAL COLOR
 - PRE-FINISH ALUMINUM RAIL SYSTEM
 - 8" COMPOSITE TRIM & PANELS
 - 3/4" x 6" CORNER TRIM
 - COMPOSITE WINDOW TRIM
 - 3/4" x 8" HEADS & SILLS
 - 3/4" x 6" JAMBES
 - 8" CAST STONE EDWARDS CAST STONE, # 10-025
 - BRICK: ACME BRICK, "HIGHLAND OAKS", UTILITY
 - ALL MORTAR TO MATCH CAST STONE COLOR
 - 4" CAST STONE

SOUTH ELEVATION - LOT 1
SCALE - 1/8" = 1'-0"

Scenic Ridge Apartments
Lot 1 Scenic Ridge
Verona, WI

11-06-2014

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Drawing Name

Elevations

Project Number
1403

Sheet No.
A-2.2



○ SOUTH ELEVATION - LOT 1
SCALE - 1/8" = 1'

Scenic Ridge Apartments
Lot 1 Scenic Ridge
Verona, WI

11-06-2014

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Drawing Name
Elevations

Project Number: 1403
Sheet No.: A-2.0