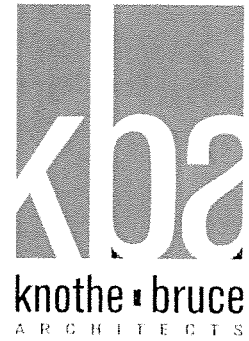


October 17, 2018

Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Boulevard
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
1954 E. Washington Ave.
KBA Project #1745

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	Madison Development Corporation 550 W. Washington Ave Madison, WI 53703 608-535-4572 Contact: Lorrie K. Heinemann Lorrie@mdcorp.org	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Burse Surveying and Engineering, Inc. 2801 International Lane, Suite 101 Madison, WI 53704 (608) 250-9263 (608) 250-9266 fax Contact: Peter Fortlage pfortlage@bse-inc.net	Landscape Design:	Skidmore Property Services, LLC 13 Red Maple Trail Madison, WI 53717 (608) 826-0032 Contact: Paul Skidmore paulskidmore@tds.net

Introduction:

The site is located at the west corner of E. Washington Ave. and N. Second St. and extends back to E. Mifflin St. The site is currently owned and managed by Madison Development Corp and is the location for The Avenue apartments along with the privately owned Graaskamp Park. The site is currently zoned TR-V2 (Traditional Residential - Varied District 2) and we are requesting it to be rezoned to TR-UI (Traditional Residential - Urban District 1), which is more consistent with the recently updated City of Madison Comprehensive Plan. This application requests the demolition of an existing 2-story office building and the rezoning of the property to allow the construction of a new 4-story multi-family apartment building and a new 2-story townhome building in a phased development.

Project Description:

The first phase of this proposed project is a multi-family apartment building consisting of 30 units along with 23 parking stalls in the basement parking garage. This four-story building will be located on the southwest portion of the property that current has a parking lot and two small garden shed structures.

The second phase of this proposed project is a multi-family townhome building consisting of 6 units along with two-car garages for each unit located in the exposed basement level to provide a total of 12 enclosed parking stalls. This two-story building will be located on the northeast corner of the property that current has a parking lot and a two-story commercial office building.

The existing property currently contains a total of 40 dwelling units and the newly adopted Comprehensive Plan for this Low-Medium Residential (LMR) area allows for up to 30 dwelling units/acre. Based on the total lot area this will allow up to 76 total units and we are requesting to rezone this property to the TR-UI district to better relate to this additional density. TR-UI allows for building up to five stories in height as well.

Site Development Data:

Densities:

Gross Lot Area	111,540 sf / 2.56 Acres
Dwelling Units	76 DU
Lot Area / D.U.	1,468 sf / unit
Density	30 units/acre
Building Height	2 and 4 stories
Usable Open Space	55,728 sf (24,320 sf required = 320 sf/unit)
Lot Coverage	58,484 sf = 52% (75% Max.)

Proposed New Dwelling Unit Mix:

Efficiency	2
One Bedroom	13
Two Bedroom Units	19
<u>Three Bedroom Units</u>	<u>2</u>
Total New Dwelling Units	36

Vehicle Parking:

Surface Stalls	38 stalls
Townhome Garages	12 stalls
<u>Underground</u>	<u>23 stalls</u>
Total	73 stalls

Bicycle Parking for New Development:

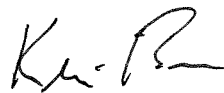
Surface	7 stalls
Townhome Garage	6 stalls
<u>Underground Garage</u>	<u>30 stalls (Std. 2'x6')</u>
Total	43 stalls

Project Schedule:

It is anticipated that the construction on this site for Phase 1 will begin spring of 2019 with a final completion date of spring of 2020. The start for Phase 2 will be dependent on the current tenant in the existing office building moving to a new location, which they are currently looking for new office space. It is possible that the demolition and new construction could begin in the spring of 2020 with a completion 6 months later.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Burow". The signature is fluid and cursive, with the first name "Kevin" and last name "Burow" clearly distinguishable.

Kevin Burow, AIA