



Nov 27<sup>th</sup>, 2018

City of Madison  
Plan Commission  
215 Martin Luther King Blvd  
Ste 017  
Madison, WI 53703

RE: Plan Commission: Letter of Intent  
1848 Waldorf Blvd Lot 1 (Midtown Reserve Apartments)

Dear Commission members and Planning and Zoning Staff:

On behalf of Midtown Reserve Apartments, Sketchworks Architecture, LLC is submitting this letter of intent and application for a Concept Site and Building Plan Submittal at 1848 Waldorf Blvd, Lot 1. We are seeking Plan Commission approval for a new apartment building and associated parking in the area zoned as Midtown Commons: Commercial/ Mixed Use (GDP – Type V). This site was part of the original lot 90 and is being separated into (2) lots for the third time. We are also seeking a change to the original GDP's maximum number of dwelling units from 42 to 130 (we are only adding 33 units) the additional unit increase is for units already added to lot 90 as a result of the previous lot separations but were never entered into the city's record). We are also seeking a change to the GDP to allow for the building to exceed the maximum front yard setback of 10'-0". Given the limitations of the site, an easement, and the requirement for proper stormwater treatment on site, moving the building closer to Waldorf would be impractical. Instead we have worked with the city zoning department to add a hardscaped "park" area near Waldorf Blvd to maintain the design intent of an "urban" feel along Waldorf Blvd.

On June 20<sup>th</sup>, 2018 we presented our concept to the planning division for initial feedback on the project. On July 19<sup>th</sup>, 2018 we presented a further developed plan to the planning and city engineers through a DAT meeting. We also presented to the UDC for informational review on Aug 15<sup>th</sup>, 2018. We met with Alder McKinney on Aug 29<sup>th</sup>, 2018. Then we have had (2) neighborhood meetings one on Sept 9<sup>th</sup>, 2018 and the next on Oct 22<sup>nd</sup>, 2018. Finally, we had another meeting with planning and zoning to discuss the changes to the GDP. The included site and building plans are a result of those conversations.

Through all of our meetings with the city and the Alder we have had positive feedback on the proposed use and design. We have made adjustments to the building and site as a result of all of these meetings.

**Proposal Summary:** This is a three story 33 unit residential apartment building with (3) studios, (15) one bedrooms, (3) one bedroom and den, (10) 2 bedrooms, and (2) 2 bedrooms and den. An underground parking garage is located beneath the building with (34) parking stalls, (22) floor mounted bike stalls, and (8) vertical mounted bike stalls. In addition, there are (4) bike parking stalls at ground level, and (8) parking stalls. The building area, including



parking, is 54,357 SF. Of which 38,272 SF is above average grade residential apartment use. The building height is 43'-6" at it's highest point (stair for roof access) with the majority of the building being 33'-38' in height. Midtown commons GDP-Commercial/ Mixed use maximum height is 4 stories and 60'-0".

**Existing conditions:**

The site is currently unoccupied. There is no current onsite stormwater treatment. The site abuts Waldorf Blvd and a private access road. There is an existing multi-unit condo building to the North, a multi-unit apartment building to the West and a veterinary clinic to the South.

**Legal Description:**

Certified survey map NO 11859 as recorded in Dane County Register of Deeds in vol 72 page 319 of Certified Surveys, Lot 1, located in SE ¼ of the SE ¼, section 34, T7N-R8E City of Madison, Dane County WI

**Proposed use:**

The proposed use of the building is a 54,357 SF multi-tenant residential building. This building has 33 units. There will be a total of (42) parking stalls and (34) bike stalls. The trash enclosure is located in an enclosed area within the building.

**Design Attributes:**

The building was designed to meet or exceed the aesthetic requirements for a building in this neighborhood. It is a three story building, that is 43'-6" tall at the stair roof access. The building averages between 33'-38'. The building is designed with varying roof heights to give interest to the façade. Roof top units are not being considered at this time, so no screening is proposed.

Street side facades are articulated to add interest to the façade. An outdoor "park" is proposed along Waldorf Blvd, to help maintain the "urban" landscape feel that is part of the original design intent for the area.

The materials selected for the building are brick and painted siding (cement board or equiv). They were chosen to give warmth to the exterior while maintaining the contextual integrity of the region. The brick will be utility size in order to maintain the proper scale with the building. The selected brick is a smooth faced brick of a red-brown color with iron deposits to add texture. The siding selected is ~6" lap siding with wood texture, colors: light tan and med brown.

**Preliminary Storm Water Management Summary:**

The stormwater management plan is designed to meet the City of Madison, Dane County, and Wisconsin Department of Natural Resources (WDNR) stormwater management standards. Proposed stormwater facilities include the construction of an infiltration basin. The stormwater facilities are designed to treat the site to City of Madison "new" development standards. An existing regional basin will treat the site for total suspended solids and maintain predevelopment peak runoff rate for the 2-year, 24 hour and 10-year, 24-hour storm event. The infiltration basin on site will infiltrate 90% of the pre-development infiltration volume and maintain predevelopment peak runoff rate of the 100-year, 24-hour storm event.

**Utilities:**

The building's sanitary sewer and water service will be tied in via the existing system by coring and connecting to an existing manhole. The existing sanitary main is an 8" PVC pipe and the lateral to the building will be an 8" PVC pipe. Water service will be provided by connecting to an existing water lateral and extending it to the building using 6" ductile iron.

**Fire Truck Access:**

Fire access to the building has been designed to comply with the City of Madison Fire Apparatus Access and Fire Hydrant Worksheet, which has been included in this submittal. The proposed fire lane surrounds the building on the east, west, and south side and at least two fire hydrants are within a 500' hose lay distance at any given location within the fire lane. The private drive along the south side of the property will be widened to accommodate a 26' wide fire lane to meet aerial apparatus requirements. All portions of the building's exterior walls are within 250' of the fire lane, as required for buildings with automatic fire sprinkler systems. The design team has prepared this fire access plan with input from the City of Madison Fire Department.

**Hours of Operation (Proposed and subject to change):**

N/A

In summary, the project will consist of the general criteria listed below:

**Project Data:**

Project Name:	Midtown Reserve Apartments
Address:	1848 Waldorf Blvd, Lot 1
Estimated Project Cost:	\$6 million
Lot size:	.94 acres
Proposed Use:	Residential
Building Area:	54,357 GSF
Parking units:	34 underground
Parking public:	8 surface
ISR:	66 %
Number of Jobs:	2 full time
Public Subsidy:	None at this time

**Zoning District:**

The property is currently zoned Midtown Commons GDP – Commercial/ Mixed use.

**Project Schedule:**

The project construction schedule will be as follows:

Common Council Final Approval:	Feb 5 <sup>th</sup> , 2018
Plan Submittal:	April 1 <sup>st</sup> , 2018
Permit Submittal:	April 28 <sup>th</sup> , 2018
Start Construction	May 1 <sup>st</sup> , 2018



**Project Team:**

The key individuals and firms involved in this planning and design process include:

**Tenant/ Building Owner:**

Sherry Yu  
4698 Sunset Ridge Dr  
Middleton, WI 53562  
Contact Sherry Yu

**Architect:**

Sketchworks Architecture, LLC  
7780 Elmwood Ave Ste 208  
Middleton, WI 53562  
Contact: Kirk Biodrowski  
(608) 836-7570

**Structural Engineer:**

MP Squared Structural Engineers, LLC  
583 D'Onofrio Dr, Ste 201  
Madison, WI 53719  
Contact: Jake Haack  
(608) 821-4774

**Civil Engineer:**

JSD Professional Services, Inc  
161 Horizon Dr, STE 101  
Verona, WI 53593  
Contact: Kevin Yeska  
(608) 848-5060

**General Contractor :**

1848 Construction, Inc  
6607 University Ave  
Middleton, WI 53562  
Contact : Scott Johnson  
(608) 833-1848

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink that reads "Kirk Biodrowski". The signature is written in a cursive, flowing style.

Kirk Biodrowski  
Sketchworks Architecture, LLC