

# Memorandum

To: City of Madison Planning and Zoning Staff; Urban Design Commission Members  
From: Justin Frahm, Project Consultant, JSD Professional Services, Inc.  
Re: Letter of Intent – 5133 & 5237 University Avenue Land Use Resubmittal  
JSD Project #: 07-2912  
Date: April 17, 2020  
cc: Tom Degen, Degen & Associates, Dale Streitenberger, JLA; Jennifer Camp, JLA

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## Land Use Resubmittal Intent

This memorandum will to serve as a supplement to the Land Use-Urban Design Commission Letter of Intent dated January 15, 2020 (REVISED March 5, 2020) outlining development characteristics and land use.

In April 2020 in a response to market demands, Degen & Associates adjusted the overall project residential unit count from 79 to 85. The adjustment to the overall unit count was accomplished by a slight revision to the unit mix for each building as defined in this memorandum. As a result, the project and unit mix are better aligned with market trends, while remaining within the original building envelopes.

On March 11, 2020 the City of Madison Urban Design Commission granted initial approval for the project site, massing and landscape design with a number of conditions. It is our intent to provide an updated submittal package for Urban Design Commission review at the time of the project's forthcoming Urban Design Commission final approval request application.

## Summary of Proposed Development

### Buildings A, B & C:

- 4-stories / 35,180 square foot ground floor / Approx. 12,208 square foot of commercial
- 7 Three Bedroom Units
- 40 Two Bedroom Units (**Previously 40 units**)
- 38 One Bedroom Units (**Previously 32 units**)

### Building A

- 4-story / 11,753 square feet (ground floor)
  - 25 Total Residential Units
    - 4 Three Bedroom Units
    - 12 Two Bedroom Units (**Previously 9**)
    - 9 One Bedroom Units (**Previously 12**)
  - Approx. 5,200 square feet of restaurant (40% support 60% Dining - 190 person capacity) (**Previously 4,750 SF**)

- Approx. 3,800 square feet of commercial flex space (tenants to be determined) (**Previously 3,500 SF**)
- 163 SF for leasing office
- 35 underground vehicular stalls
- 26 bicycle stalls (lower level)

#### Building B

- 4-story / 12,892 square feet (ground floor)
  - 30 Total Residential Units
    - 3 Three Bedroom Units
    - 19 Two Bedroom Units (**Previously 13**)
    - 8 One Bedroom Units (**Previously 14**)
  - Approx. 1,924 square feet of commercial flex space (tenants to be determined)
  - 33 lower level / 17 first floor vehicular stalls
  - 10 bicycle stalls (lower level) 16 (first floor)

#### Building C

- 4-story / 10,535 square feet (ground floor)
  - 30 Total Residential Units (**Previously 24**)
    - 9 Two Bedroom Units (**Previously 18**)
    - 21 One Bedroom Units (**Previously 6**)
  - Approx. 1,270 square feet of commercial flex space (tenants to be determined) (**Previously 1,200 SF**)
  - 19 lower level / 12 first floor vehicular stalls
  - 15 bicycle stalls (lower level) 20 (first floor)

**Suburban Employment Zoning Requirements Table**

<b>Suburban Employment (SE) District</b>			
<b>Requirement</b>	<b>SE Zoning</b>	<b>Proposed Site</b>	<b>Conformance</b>
Lot Area (sq. ft.)	20,000 min.	151,704 sq. ft.	Met
Lot Area (Exclusive for residential Use)	2,000 sq. ft./unit	Not Applicable - Proposed Mixed-Use	Not Applicable
Lot width	65'	Northwest – 234.2' South – 519.2'	Met
Front Yard Setback	If not at corner location Not Applicable / No Minimum	3' (front setback to patio wall)	Not Applicable
Side Yard Setback	15' or 20% Building Height	27.92' (west property line) 15' (east property line)	Met
Rear Yard Setback	30'	57.99' Build C / 62.80' Build B	Met
Maximum Lot Coverage	75%	66%	Met
Minimum Height	22' measured to building cornice	36'	Met
Maximum Height	5 stories / 68' <u>Residential Uses:</u> 4 Stories/55'	4 stories / 50'	Met
Usable Open Space	400 sq. ft. / unit 85 units x 400 sq. ft. = 34,000 sq. ft.	Site = 29,017 sq. ft. Balcony = 5,854 sq. ft. Total = 34,871 sq. ft.	Met

Summary

The project team looks forward to continued coordination with City of Madison departmental staff and area stakeholders to implement a successful redevelopment plan for a property that has been vacant since September, 2017. We are confident the proposed project will contribute to a vibrant neighborhood on a significant City corridor and provide a strong sense of place for residents and visitors.

For questions or information please contact Tom Degen, Degen & Associates [tdegen@tds.net](mailto:tdegen@tds.net) or Justin Frahm, JSD Professional Services, Inc. [justin.frahm@jsdinc.com](mailto:justin.frahm@jsdinc.com).