

February 28, 2022

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent
519-547 W. Washington Ave.
KBA Project # 2143

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:	Virtue LLC 120 Regent St. Madison WI 53715 (608) 251-8777 Contact: Jim Stopples jim@madisonproperty.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 608-821-3970 Contact: Randy Kolinske rkol@vierbicher.com	Landscape Design:	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 608-821-3970 Contact: Randy Kolinske rkol@vierbicher.com

Introduction:

This proposed multi-family development involves the redevelopment of 519-547 W. Washington Ave. located within the Capitol Neighborhoods Neighborhood, the sites are currently occupied by rental houses. This application requests permission of removal of the existing buildings for the development of a new 4 and 6-story residential, multi-family building. The development will include 140 dwelling units and underground parking. The site is currently zoned DR2 (Downtown Residential 2) and will remain DR2 (Downtown Residential 2) zoning for the proposed redevelopment.

Project Description:

The proposed project is a 4 to 6-story, multi-family development with 140 dwelling units and underground parking. The surrounding neighborhood consists of residential rental homes, mixed-use, and commercial buildings. This site is located in between rental properties and a commercial building, which has also been planned for redevelopment into multi-family housing. This is a very walkable neighborhood with numerous amenities nearby, such as a CVS pharmacy, Food Mart/convenience store, fitness center, clothing/furniture stores, hardware store, and many restaurants. Vehicle and bicycle parking will be provided within the two basement levels of this building. The main façade along West

Washington Avenue has been broken down into 3 separate masses with outdoor courtyard spaces located in-between. This provides a smaller scale along the street while providing multiple connections to the sidewalks and opportunities to connect with the neighborhood. A large rooftop deck area has also been created on the 6th floor and the uppermost roof is also accessible for the residents to be able to get outside and have great views of the City. Additional green space is also being provided as the existing back yards are currently used entirely for parking. We are able to utilize one access drive for this development so there will be additional street parking available when the other two driveways are removed. We will have visitor parking on the first-floor level within the building along with the two levels of underground parking so that we can provide parking for all residents.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including a pre-application meeting on August 10, 2021 with Colin Punt of City of Madison Planning, and Jenny Kirchgatter of City of Madison Zoning. This project was reviewed at a Development Assistance Team meeting and this project was presented at an Alder sponsored neighborhood meeting on January 27, 2022. We have also since met with the Steering Committee members of the Capitol Neighborhoods Association. This input has helped shape this proposed development.

Demolition Standards

The existing residential buildings are used as rental housing that is predominantly student housing. These buildings were originally single-family homes that were then divided up into rental units, and they have been well used over many years. Given the high demand for additional housing, especially in the heart of Madison where many people would like to live, it has been determined that the best use of this property is for a higher density housing. We are proposing the existing buildings be demolished. We will do our best to repurpose any of the useful items within these buildings and will allow relocation of them if an interested party would desire to utilize the entire structure. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for a multi-family building with more than 8 units. The proposed building's size, scale, and use are consistent with the recently adopted Miflandia Plan. We have also met or exceeded all other standards of the DR2 (Downtown Residential 2) zoning.

Site Development Data:

Densities:

Lot Area	49,384 S.F. / 1.337 acres
Dwelling Units	140 D.U.
Lot Area / D.U.	352 S.F./D.U.
Density	104 units/acre
Lot Coverage	36,461 S.F. / 74 %
Usable Open Space	18,964 S.F.

Building Height: 4 & 6 Stories

<u>Dwelling Unit Mix:</u>		<u>Residential Point Value for DR-2 District</u>
Studio	22	16.5
One Bedroom	62	62
One Bedroom + Den	4	4
Two Bedroom	30	60
Three Bedroom	22	66
Total	140 D.U.	208.5 = 1.49 Average

<u>Vehicle Parking:</u>	
Underground	158
Visitor	10
Total	168 vehicle stalls

<u>Bicycle Parking:</u>	
Garage Floor-Mount	115
Garage Wall-Mount	36
Guest Surface	14
Total	165 bike stalls

Project Schedule:

It is anticipated that construction will start in Fall 2022 and be completed in Spring 2024.

Thank you for your time and consideration of our proposal.

Sincerely



Kevin Burow, AIA, NCARB, LEED A.P.
Managing Member