

July 15, 2024



Mr. Bill Fruhling
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent - Land Use Application Submittal
905 Huxley St.
KBA Project #2401

Mr. Bill Fruhling:

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

Organizational Structure:

Owner:
Lincoln Avenue Communities
401 Wilshire Blvd. #1070
Santa Monica, CA 90401
(608) 999-4450
Contact: Kevin McDonell
Email: kevin@lincolnavenue.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
Email: kburow@knothebruce.com

Engineer:
JSD
507 W. Verona Ave., Ste 500
Verona, WI 53593
(608) 848-5060
Contact: Matt Haase, PE
Email: matt.haase@jsdinc.com

Landscape Design:
JSD
507 W. Verona Ave., Ste 500
Verona, WI 53593
(608) 848-5060
Contact: Michael Siniscalchi
Email: michael.siniscalchi@JSDinc.com

Surveyor:
JSD
507 W. Verona Ave., Ste 500
Verona, WI 53593
(608) 848-5060
Contact: Jim Morrow, PLS
Email: jim.morrow@jsdinc.com

Introduction:

This proposed multi-family residential development involves the development of 905 Huxley Street located on the north side of Commercial Avenue and east of Ruskin Street, adjacent to the former

Oscar Mayer facilities. Located on the east side of Madison, the site is currently vacant. The site is newly created and currently has two zoning classifications over it. The majority of the site, which is the southern two-thirds, is zoned Regional Mixed-Use (RMX) and the northern one-third is zoned Traditional Residential - Urban 2 (TR-U2). Through discussions with Staff, we are requesting that the northern one-third be rezoned to Regional Mixed-Use (RMX) zoning for the proposed redevelopment. Along with the proposed rezoning, the development will also include a land division via subdivision plat. The subdivision will create two lots; a 1.67 acre lot for the proposed development and the remainder of existing Lot 2 of CSM 16404 will be reduced to a lot area of 6.87 acres. As part of the development review, a subdivision application will be submitted on behalf of the developer.

Project Description:

The proposed project is a mixed-use multi-family residential development consisting of 50 dwelling units and will be located within the Oscar Mayer Special Area Plan. It also includes a community service facility located within the building and will have enclosed parking within the main structure and in detached garage buildings.

This project is also adjacent to the Hartmeyer Ice Arena and easements will be formalized such that access can be maintained by the Ice Arena to the back of their facility. The proposed project is 5 stories in height with a flat roof structure that will be able to have solar panels on the roof. The redevelopment of this site with new landscaping and this active use will improve the overall quality of the site as well as for the greater neighborhood without being disruptive to the existing uses.

Parking is provided within the building along with garages and surface parking and this is all accessed from Commercial Avenue to the south of the site. Beyond the site access and parking improvements, the development will include a building community hardscape patio area on the east side of the building, adjacent to the primary entry to the building.

The proposed development will include stormwater management facilities which includes a large underground detention system within the parking lot area and a smaller rain garden in the northwest corner of the property to meet the green infrastructure requirements. There will also be a public stormwater overflow facility along the railroad for purposes of servicing the public greenway's overflow just north of the development.

This project is Phase III of the redevelopment of the Oscar Meyer lands west of the railroad corridor and the contemporary design will complement the adjacent multi-family housing to the north, currently under construction.

Sustainability:

This project will meet or exceed the standards outlined by Wisconsin Green Built Home and the roof surfaces will be utilized for solar panels.

City and Neighborhood Input:

We have engaged with the Alder, city staff and the neighborhood on this project. We met with the City on several occasions for this proposed development including a City of Madison Development Assistance meeting on 1/4/24. There was also a neighborhood meeting led by Alder Amani Latimer Burris on 7/8/24. This input has helped shape this proposed development.

Site Development Data:

Densities:
Lot Area 72,677 S.F. / 1.67 acres
Dwelling Units 50 D.U.
Lot Area / D.U. 1,453 S.F./D.U.
Density 30 units/acre
Lot Coverage 48,115 S.F. / 66 %

Building Height: 5 Stories / 58' 3-5/8"

Dwelling Unit Mix:

One Bedroom	12
Two Bedroom	25
<u>Three Bedroom</u>	<u>13</u>
Total	50 D.U.

Vehicle Parking:
Enclosed 41
Surface parking lot 30
Total 71 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	13
Garage Floor-Mount	39
<u>Commercial /Guests Surface</u>	<u>10</u>
Total	62 bike stalls

Project Schedule:

It is anticipated that construction will start in Winter 2024/2025 and be completed in 2026.

Thank you for your time and consideration of our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member