



January 23, 2019

Matt Tucker
Zoning Administrator
City of Madison Zoning
215 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: 5402 Mineral Point Rd and 330, 340 S Whitney Way
(the property is currently a condominium)
Re-Zoning request, Certified Survey Map, and Conditional Use Application for multi-family use and development adjacent to a park

Dear Mr. Tucker:

Our application is enclosed for:

Rezoning the proposed Lot Conditional Use Application for redevelopment of the site with demolition of 2 office structures for construction of multi-family apartments. Specifically we are requesting:

1. Rezoning from Suburban Employment to Commercial Corridor – Transitional
 2. We are requesting conditional use for
 - A multi-family 48 unit (more than 24 units) building (three (3) story) plus one level of underground/underbuilding parking; Continued use of an existing office at 340 S. Whitney Way to remain
 - Development adjacent to a park (Garner Park).
 - Requirement for non-residential area and façade. Due to its location on the site, entire first floor will be residential and support. No “non-residential” areas are in the new building. Non-residential uses existing in the building to remain. The building end faces Mineral Point Rd. and has a facade greater than 40’. No portion of the ground floor façade has non-residential area other than the common area on first floor.
 3. Certified Survey Map revision to remove the condominium plats and form 2 lots. The Existing 340 S Whitney Way structure will have its own lot and parking. The remainder of the site will be the new apartment structure and its parking and open space.
- This is a project for up to 48 units of multi-family apartments (for market rate rents). There will be (20) 2 bedroom 2 bath units and (25) 1 bedroom unit, and 3 studios.

Project Team:

Tri-North is the design-builder and team leader.

Architect: Dimension IV Architects
Civil Engineer: Point of Beginning Civil Engineering
Landscape Architect: Paul Skidmore

Existing Buildings:

The current structures were built in 1976 (5401 Mineral Pt. Rd) 1979 (330 S Whitney Way) & 2004 (340 S Whitney Way). 340 S Whitney Way will remain in its current configuration. The buildings 330 & 5402 are



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structurally sound but are in need of numerous maintenance & repair tasks and upgrades both interior and exterior including roofs and siding repairs. See attached condition report and photos.

340 S Whitney Way was built in 2004 for medical tenants with precast columns, beams, & floor, wood truss roof, masonry exterior. Current tenants have 8 years remaining on their leases. The intent is to leave this building for the foreseeable future.

Schedule:

City approval process and final design now through April of 2019

Construction: May 2019 to April 2020

Proposed Building Concept:

The housing will be built 3 stories of wood construction on top of one concrete parking level. The parking will be entered on grade at the north end and will be underground at the south end along Mineral Point Rd. The first floor along along Mineral Point Rd will have a main entry and office. Amenities will be provided on the first floor, parking level and in the adjacent office structure. The Basement will house heated parking, mechanical equipment, indoor bicycle storage, bicycle repair, pet grooming and rentable personal storage.

Traffic:

The owner had a traffic study conducted. Trips were observed at various times on different days of the week.

The results are:

1. The existing average trips per day in and out of site equals 237
2. With the apartments replacing the offices the total trips per day is anticipated to be 134

It is important to maintain both the Whitney Way and Mineral Point entrances since they both are right turn in and out only (no left turns). There is some confusion currently with visitors to the offices not understanding how to approach from the south and west resulting U-turns at Whitney & South Hill. These U-turns will be reduced greatly when residents learn how to approach their homes. Some concern over use of South Hill north of the park may make traffic humps advisable in the future.

Development Statistics:

330 S Whitney Way

The existing footprint on the site is 6,892 GSF.

Total GSF is 16,000 SF (3 levels)

340 S Whitney Way (Building to remain)

The existing footprint on the site is 5,487 GSF.

Total GSF is 10,974 SF. (2 levels)

5402 Mineral Point Rd

The existing footprint on the site is 2,714 GSF.

Total GSF is 7,878 SF. (3 levels)

Current zoning: Suburban Employment

Re-Zoning is requested for CCT

Allowed development height: 5 stories.



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	CURRENT (applies to 340)	PROPOSED
Zoning	Suburban Employment	Commercial Corridor - Transitional
Office Uses	Permitted	Varies-Permitted
Multi-Family	Conditional Use	Conditional Use
Lot Area	2,000SF/Unit	750SF/Unit
Front Yd Set back	<25'	Varies – Max. 25'
Side Yard	15', 20% of Hght	10'
Rear	30'	On Corner – 10'
Lot Coverage	75%	85%
Usable Open Space	400SF/Unit	160SF-1BR / 320SF/2BR+
Parking Req	No Min. in SE-Office recommended 1/400SF @ 10,974SF = 27	Min. 1/ DU = 48 Max. 2.5/DU - 120
Parking Provided	32	89

Bicycle parking:

1/BR = 48 + (1/10DU guest) = 5 TOTAL Bicycle Parking = 53
 Long Term – 90% = 48. Short Term = 5. (located at front entry area)

Ground Mounted Stalls Interior =		23
Wall Mounted/Vertical stalls (interior). 53 X .25 =	14	
Covered Stalls – Exterior =		11

Useable Open Space Required

1BR-St = @160/ X 28 =	4,480 SF
2BR+ = @320/X20 =	6,400 SF
Total	10,880 SF

Lot area = 51,213 SF
 Building =15,690 SF
 For complete area stats, see site plan

Land Value: assessed land value is

330 S. Whitney Way – Land- \$135,000 Building - \$765,000 Total- \$900,000
 5402 S. Whitney Way. Land- \$135,000 Building - \$295,000 Total- \$430,000

Existing 340 Building - Land- \$135,000 Building - \$685,000 Total- \$820,000

Estimated Project Cost (and new assessed value) is \$10.0M

Construction Jobs: We estimate 40 jobs will be created during the project's construction and 2.25 full time equivalent jobs permanently created.



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There is no public subsidy requested.

Sincerely:

A handwritten signature in black ink that reads 'Steve Harms'.

Steve Harms, AIA, LEED BD+C

Tri-North Builders, Agent for Whitney Properties, LLC.