

September 16, 2020

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



Re: Letter of Intent – PD GDP and SIP Approval  
7601 Mineral Point Rd – Uno’s Site  
KBA Project # 2033

Ms. Heather Stouder:

The following is submitted together with the plans and application for Urban Design Commission and Plan Commission consideration of approval.

**Organizational structure:**

Owner:	Northpointe Development, Inc 230 Ohio Street, suite 200 Oshkosh, WI 54902 (920) 230-3628 Contact: Sean O’Brien <a href="mailto:sean@northpointedev.com">sean@northpointedev.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow <a href="mailto:kburow@knothebruce.com">kburow@knothebruce.com</a>
Civil Engineer:	Vierbicher 999 Fourier Dr, #201 Madison, WI 53717 (608) 826-0532 Contact: Justin Zampardi <a href="mailto:jzam@vierbicher.com">jzam@vierbicher.com</a>	Landscape Architect:	Olson Toon Landscaping, Inc. 3570 Pioneer Rd Verona, WI 53593 (608) 827-9401 Contact: Brad Fregien <a href="mailto:brad@olsontoon.com">brad@olsontoon.com</a>

**Introduction:**

The proposed site is located at 7601 Mineral Point Rd and is the former site of Pizzeria Uno. The site is zoned PD.

The owner, Northpointe Development, Inc, is an experienced developer who has completed successful multi-family projects throughout Wisconsin. Their intent is to create an affordable housing development that is high-quality and offers great amenities for tenants.

**Project Description:**

The proposed development consists of 61 dwelling units arranged in a single building with underground parking. These units will create additional housing diversity within the neighborhood. The development

will also utilize the reuse of a portion of the original farmhouse. The structure will be shifted on the site and adapted to serve as the commons space. Additional site amenities include exercise facilities, outdoor seating area and a covered/fenced outdoor play area for children.

The building is comprised of four-story wood frame construction over a concrete basement parking garage. All units will have a private patio or deck. Where grade permits, ground floor units have been provided with private exterior entrances. The exterior facades are finished in quality materials, including brick veneer and composite horizontal siding. Trash and recycling will be collected within the basements with private pickup.

The project is accessed via a shared drive connection to Mineral Point Rd. The shared access drive leads uphill to the surface parking lot. The garage entrance for residents is accessed off of Ganser Way. The site also provides convenient pedestrian access to Ganser Way and via stairs and an accessible ramped sidewalk to Mineral Point Road.

This project will not substantially impair or diminish the use, value and enjoyment of other properties within this neighborhood. Quite the opposite. This project will enhance the character of the neighborhood and bring additional opportunities for housing and redeveloping a site and existing building that has remained vacant for several years.

### **Demolition Standards**

We believe that the demolition standards can be met. The original farm house building will be saved and reused and just the newer additions will be removed, as will the existing surface parking lot.

A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing building additions.

### **Site Development Data:**

#### **Densities:**

Lot Area	47,763 s.f. / 1.09 acres
Dwelling Units	61
Density	56 units/acre
Open Space Provided	14,666 s.f. (250 s.f. / unit)
Lot Coverage	32,057 s.f. / 67%

**Building Height:** 4 Stories / 45'

#### **Gross Floor Area:**

Building Footprint:	108,683 s.f.
Floor Area Ratio	2.27

#### **Dwelling Unit Mix:**

One Bedroom	24
Two Bedroom	21
Three Bedroom	6

<u>Three Bed Townhome</u>	<u>10</u>
Total Dwelling Units	61

Vehicle Parking:

Surface:	14 stalls
<u>Basement:</u>	<u>75 stalls</u>
Total	89 stalls
Parking Ratio:	1.4 stalls / d.u.

Bicycle Parking:

Surface Short-Term:	6
Basement – Wall:	16
Basement – Floor:	<u>53</u>
Total:	75

**Project Schedule:**

Construction will begin in the fall of 2021 with occupancy in the fall of 2022.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member