



October 2, 2023

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr Boulevard
P.O. Box 2985
Madison, WI 53701-2985

Attention: Colin Punt

Re: Yellowstone Apartments

Dear Plan Commission Members:

Please accept this letter of intent and land use application for the redevelopment of 421 Yellowstone Dr from a two-story commercial office building into a new multi-family building. We are requesting a conditional use approval.

Project Team

Developer: Walter Wayne Development, LLC
702 N. High Point Road, #200
Madison, WI 53717
Randy Christianson (rc@starkcommercial.com)

Architect: JLA Architects
800 W Broadway Suite 200
Monona, WI 53713
Patrick Terry (pterry@jla-ap.com)

Civil & Landscape: Vierbicher Engineers
999 Fourier Drive
Madison, Wi 53717
John Kastner (jkas@vierbicher.com)

Existing Conditions

The project site is located at 421 S Yellowstone Dr. The existing commercial office building will be razed to make way for the new multi-family building.

Project Overview

The development is in the Odana Area Plan which was adopted by the City of Madison on September 21, 2021. The OAP designates the site as Medium Residential (MR). It is also located in the Transit Overlay District, and West Area Plan.

Operations

The building will be managed by Apex Property Management Company.

Staff and Neighborhood Input

During the design process, the development team worked closely with Alder Slack, city staff, the Development Assistance Team (DAT); and the neighbors, with the help of City staff, moderated neighborhood meeting.

Lot Coverage

Total Lot Area = 29,185 s.f. / .67 acres

Dwelling Units = 83

Lot Area/Dwelling Units = 351 s.f. per unit

Density = 124 DU per acre

Zoning

Rezone from Suburban Employment District (SE) to Traditional Residential – Urban District 2 (TR-U2)

Construction Timeline

March 1, 2024, to May 1, 2025.

Sincerely,



Patrick Terry
Joseph Lee & Associates, LLC