

Revised April 15, 2009
February 19, 2009

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
PUD-GDP-SIP
604-630 E. Johnson St.
309-323 N. Blair St.
609-625 E. Gorham St.
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Stone House Development
321 East Main Street
Madison, WI 53703
608-251-6000
608-251-6077 fax
Contact: Rich Arnesen
rarnesen@stonehousedevlopment.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Renaissance Property Group
One Sherman Terrace
Suite 102
Madison, WI 53704-4403
Contact: Michael Matty
mmatty@renpropfroup.com

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Abbie Moilien
amoilien@ksd-la.com

Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick
Dglusick@calkinsengineering.com

Introduction:

The proposed site is located on the west end of the 600 block of East Johnson/Gorham Streets at the North Blair Street intersection. The site is approximately two acres in size and contains a total of 19 structures plus a garage building. It was formerly under the control of a single developer and the deferred maintenance of the structures is extensive. This project proposes the renovation of the historic homes and yards on the north side of the site while redeveloping the south side of the property for an 83-unit townhome and apartment development.

Two developers will be working to implement this proposal based on their respective specialties. The Renaissance Property Group will be responsible for the renovation of the historic homes while Stone House Development will be responsible for providing the newly constructed townhomes and apartments. Renaissance has already started work on the structures with their successful renovation at 609 East Gorham. The intent of RPG is to provide high-end urban housing that will meet the current demand for rental housing while allowing for owner occupancy at a later date.

Stone House has requested Federal Housing Tax-Credits from WHEDA to provide new high quality workforce housing opportunities for the neighborhood. The range of housing types and tenant incomes will create a rich and diverse community within the Tenney-Lapham neighborhood.

Although the proposed development exceeds the density recommendations of the Tenney-Lapham Neighborhood Plan it does achieve many of that plan's goals. The developers have been working with the alderperson and the neighborhood group to realize the suggestions in these plan documents and to create a redevelopment with an active residential streetscape that respects the neighborhood context.

PUD-GDP-SIP Boundaries:

This proposal was initially presented with the new construction on the southern half of the property to be included in the first PUD-SIP. The Gorham Street properties on the northern half of the site that are proposed for renovation were to remain PUD-GDP with PUD-SIP submittals to be submitted at a later date. It is now the development team's intent to bring the Gorham Street properties into the first PUD-SIP.

Tenney-Lapham Neighborhood Plan:

The site is on the west boundary of the Tenney-Lapham Neighborhood Plan. The land-use recommendation for the site is Medium Density Residential with densities of 16 – 25 units/acre. Although this proposed redevelopment will exceed those density recommendations, we believe that the proposal merits an exception to this recommendation. Many of the TLNP goals are met with this unique proposal including:

- Removing backyard parking and encouraging shared parking.
- Decrease the number of properties with absentee landlords and short-term rentals.
- Strengthen the East Johnson Street neighborhood business district.
- Maintain large back yards.
- Reduce the arterial use of East Johnson and Gorham Streets by promoting pedestrian, bicycle and mass transit use

- Restore the residential character of the neighborhood.
- Ensure that affordable quality housing opportunities continue throughout the neighborhood.
- Reinvest and maintain older housing stock.

Prior to the PUD-GDP-SIP submittal, several meetings with neighborhood representatives, the alderperson and the neighborhood as a whole were held. Since the submittal, the project has been presented to the Urban Design Commission and additional neighborhood meetings have been held which further modified the proposed plan. The massing and density of the proposed new construction has now been reduced to 83 units. A substantial landscape buffer is provided on the northeast corner of the property where it adjoins the rear yard of 627 E. Gorham Street.

Deconstruction:

This proposed development envisions the deconstruction of eleven apartment structures and one garage building that currently exist on the site. These buildings are as follows: 309 and 311 East Blair Street, 604 -630 East Johnson Street and a garage building at the back of 615 East Gorham Street. A total of 18 dwelling units are included within these structures. Photographs are attached to this letter of intent.

Inspections of these properties have been made by the development team, representatives of the neighborhood, Kitty Rankin, City Planning staff and members of the Landmarks Commission. In addition the development team had inspections performed by an independent architect and structural engineer. A separate report from Charles Quagliana, AIA, NCARB, accompanies this letter of intent.

The development team has concluded that the structures are beyond the capacity of any reasonable rehabilitation. The significant structural deficiencies, along with the cumulative deferred maintenance that has occurred over the decades, prohibits their renovation. However, there are individual components of the structures that have value and are in fact of particular value to Renaissance Property Group. The developer will contract with the Madison Environmental Group to prepare a recycling and re-use plan for the buildings and the resulting components and materials will be appropriately handled.

Although the zoning code clearly encourages the preservation of existing structures, the zoning code's purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. This proposal will insure the reinvestment that is needed in the homes along Gorham Street and preserve them for future generations. The proposal will also stabilize the Johnson Street corridor and enhance property values throughout the immediate neighborhood. We believe that when the benefits of this project are considered that the Plan Commission can determine that the demolition standards are met.

Project Description:

The site plan was designed to enhance the existing streetscapes and create an urban, pedestrian-oriented environment. The backyard parking is removed from the Gorham Street properties returning the yards to an early 20th century condition. Landscaped front yards, porches and pedestrian paths will take precedence along Gorham Street. The existing backyard parking will be placed below the newly constructed buildings in a shared parking garage to restore the Gorham Street backyards to landscaped open space.

The three newly constructed buildings in the development form an articulated street edge and rear courtyard spaces. Individual townhome entries with generous porches are emphasized on the street façades with a series of two and three-bedroom townhomes forming much of the first two floors of the structures. The central building houses the community areas of the development with a commons room that opens onto the courtyard. The courtyards are hardscaped for intensive use but are open and visually connected to the landscaped lawns that also allow for storm water management. Terraced gardens at the center of the site will provide for both management-maintained and tenant maintained garden plots.

The buildings are designed and articulated to maintain a residential scale and rhythm that is consistent within the neighborhood. The high-quality exterior materials are durable with masonry in combination with fiber-cement siding cladding the buildings. The siding will have varied colors to enhance the townhome scale and the masonry detailing will add to the substantial appearance. The new construction will be environmentally conscious and meet the standards of Wisconsin Green Built Homes.

Vehicular access to the underground parking garage is accommodated off Johnson Street at the east end of the site. Visitor parking will be accommodated on-street. Since multiple driveway openings will be eliminated on the surrounding streets on-street parking opportunities for the neighborhood are increased. Convenient bicycle parking is provided in the courtyard areas and basement parking.

Gorham-Blair Street Properties:

These properties are located at 315, 319 and 323 Blair Street and 609 - 625 East Gorham Street. These homes are located within the Fourth Lake Ridge National Historic District. It is the Renaissance Property Group's intent to renovate these properties one building at a time within an overall renovation schedule of approximately eight years.

The existing structures to be renovated currently contain 28 units. The total unit count will not be increased through the renovation process although it is possible that unit counts within individual buildings may change to take best advantage of the structures. Generally the renovations will include interior and exterior finishes, windows, roofing, plumbing, electrical and mechanical upgrades. As a guideline, accompanying the PUD-SIP plans are photographs of these existing homes along with a brief itemization of the exterior improvements that will likely be proposed.

As the renovation progresses, construction plans will be required for each structure. These plans will include the existing and proposed interior floor plans; the exterior elevations/photographs with revisions detailed and remodeled kitchen, bathroom and utility plans. The plans will be reviewed with Planning and Building Inspection staff for compliance with the PUD-SIP and the applicable building codes. In addition, the exterior renovations will be reviewed by the Urban Design Commission for aesthetic appearance and compatibility within the surrounds. After approval by Planning staff and the Urban Design Commission, plans may be presented to the Building Inspection Department for review and a building permit requested.

Since the structures are within a National Historic District, the Renaissance Property Group may elect to complete the renovations to the National Park Service Standards and Guidelines for Historic Preservation. However, those standards will not be required. It is the intent that renovations will be performed to maintain visual compatibility within the historic neighborhood but not to any strict historic standard.

Site Development Data:

Dwelling Unit Mix:

New Construction:

Studios	8
Studio Loft	11
One-Bedroom	22
One-Bedroom + Den	1
One-Bedroom + Loft	8
Two-Bedroom	15
Two-Bedroom Loft	9
Three-Bedroom Townhomes	<u>9</u>
Total New Dwelling Units	83

Existing Dwelling Units	<u>28</u>
Total Dwelling Units	111

Densities:

Lot Area	87,251 or 2.0 Acres
Lot Area / D.U.	786 SF/unit
Density	55.5 units/acre

<u>Building Height:</u>	Three Stories
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Parking:

Automobile parking (underground)	111 stalls	or 1.00 stalls/unit
Bicycle parking	111 stalls	or 1.00 stalls/unit

Project Schedule:

It is anticipated that construction of the new construction phase will start in the summer of 2009 and be completed in summer of 2010. The renovation of the homes along Gorham Street will proceed one structure at a time over an approximate eight-year time frame with completion scheduled for 2017.

Social & Economic Impacts:

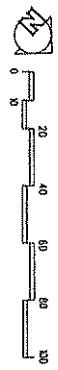
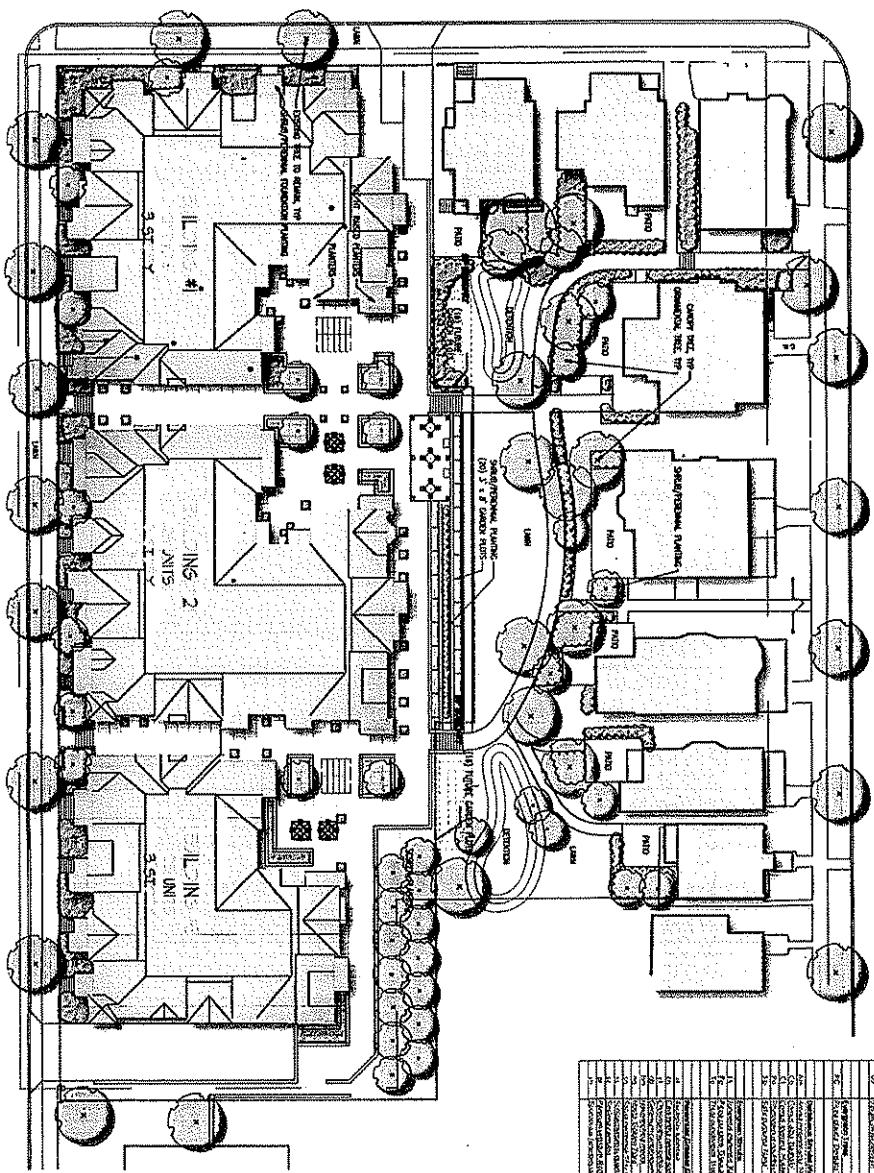
This development will have a positive social and economic impact. The development will substantially increase the City tax base on an infill site with minimal, if any, increased costs to the City. The redevelopment will enhance the historic district on Gorham Street and provide new workforce housing in the central city while promoting pedestrian, bicycle and mass-transit circulation.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA
Managing Member

Landscape Plan
1" = 20'-0"



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Site Preparation	1	sq. ft.	1.00	1.00
2	Grass Seed	100	sq. ft.	0.10	10.00
3	Planting Material	100	sq. ft.	0.10	10.00
4	Planting Labor	100	sq. ft.	0.10	10.00
5	Planting Water	100	sq. ft.	0.10	10.00
6	Planting Fertilizer	100	sq. ft.	0.10	10.00
7	Planting Mulch	100	sq. ft.	0.10	10.00
8	Planting Stakes	100	sq. ft.	0.10	10.00
9	Planting Signs	100	sq. ft.	0.10	10.00
10	Planting Maintenance	100	sq. ft.	0.10	10.00
11	Planting Insurance	100	sq. ft.	0.10	10.00
12	Planting Contingency	100	sq. ft.	0.10	10.00
13	Planting Total	100	sq. ft.	0.10	10.00
14	Planting Subtotal	100	sq. ft.	0.10	10.00
15	Planting Grand Total	100	sq. ft.	0.10	10.00

KNOTHE & BRUCE ARCHITECTS
 7400 W. 10th Avenue, Suite 201
 Golden, CO 80401
 303-440-3382 Fax: 303-440-3384

KEN SAIKI DESIGN, INC.
 1000 14th Street, Suite 100
 Golden, CO 80401
 303-440-3382 Fax: 303-440-3384

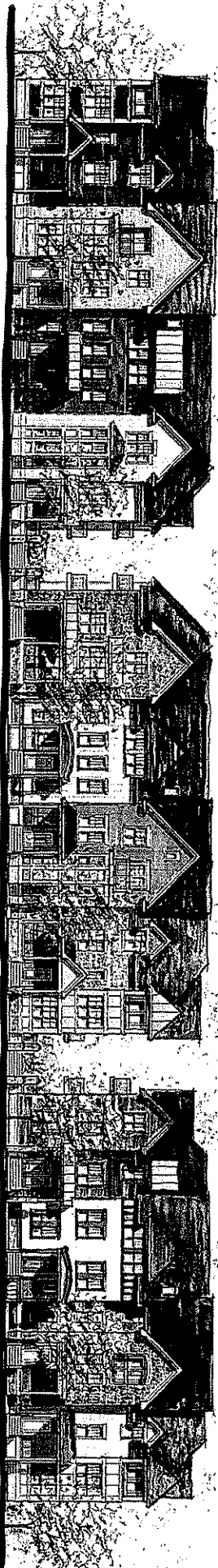
DATE: April 1, 2004

PROJECT: City Row Townhouse Apartments
 604-630 East Johnson St.
 304-623 E. Bluff St.
 603-625 E. Gordon St.
 Golden, CO

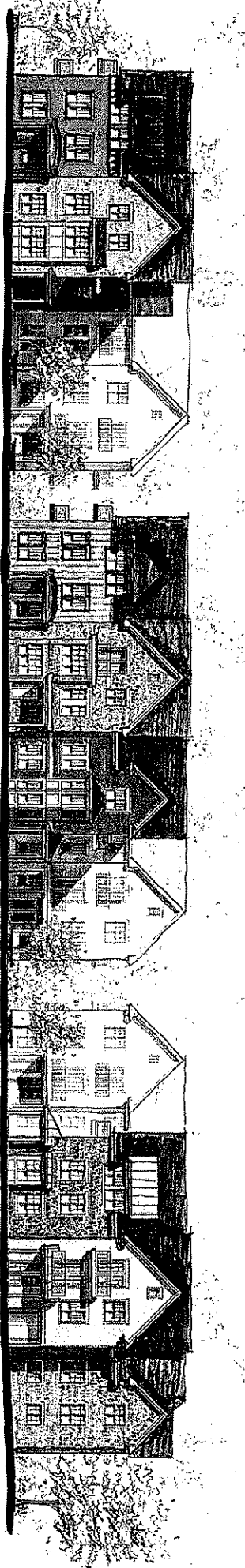
LANDSCAPE PLAN

PROJECT NO: 0620
 DRAWING NO: L-11

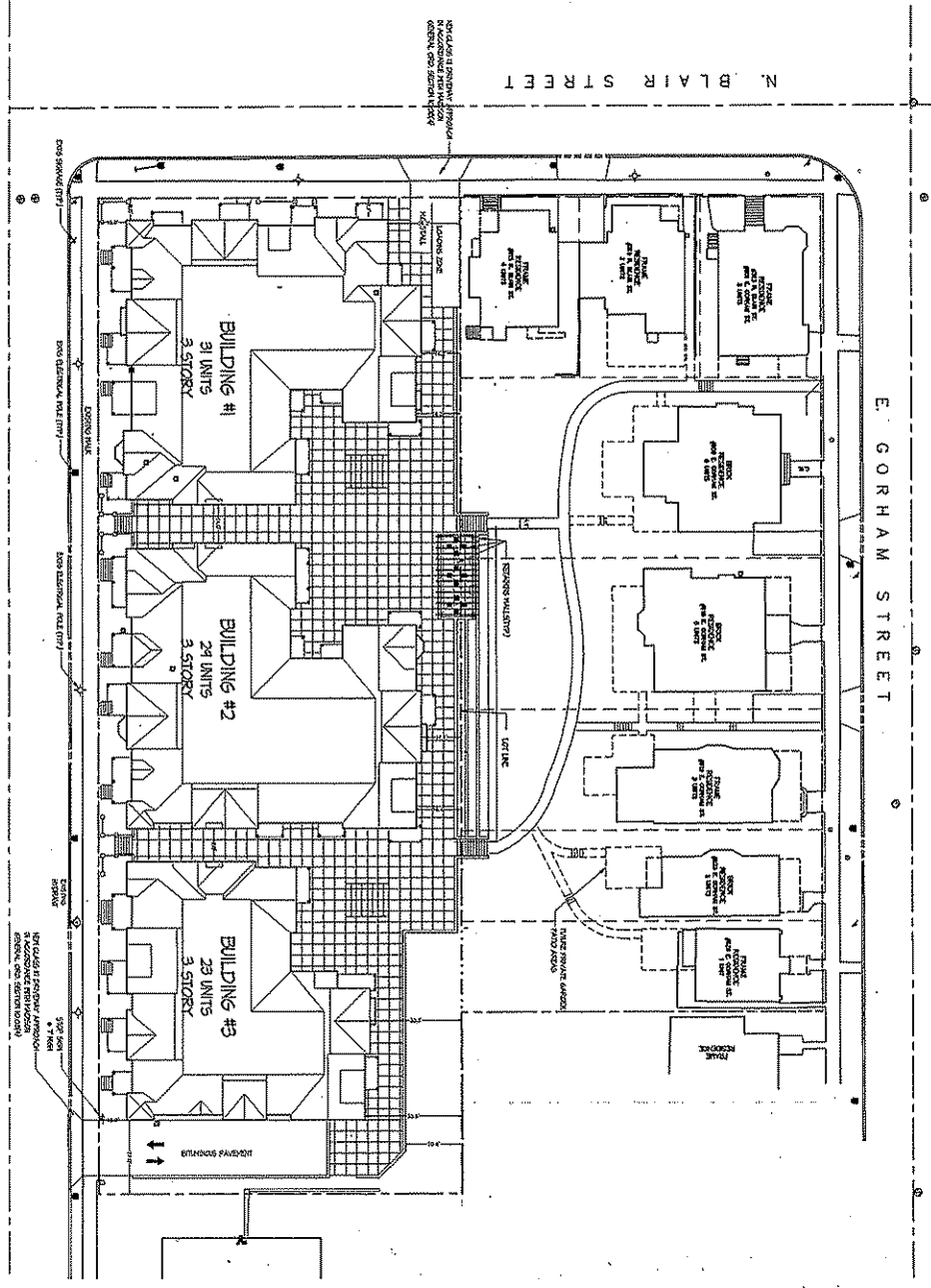
DESIGNED BY: Ken Saiki
 DATE: April 1, 2004
 PROJECT NO: 0620
 DRAWING NO: L-11



East Johnson Street



Rear Elevation



SITE PLAN

Project Title
City Row Townhouse Apartments

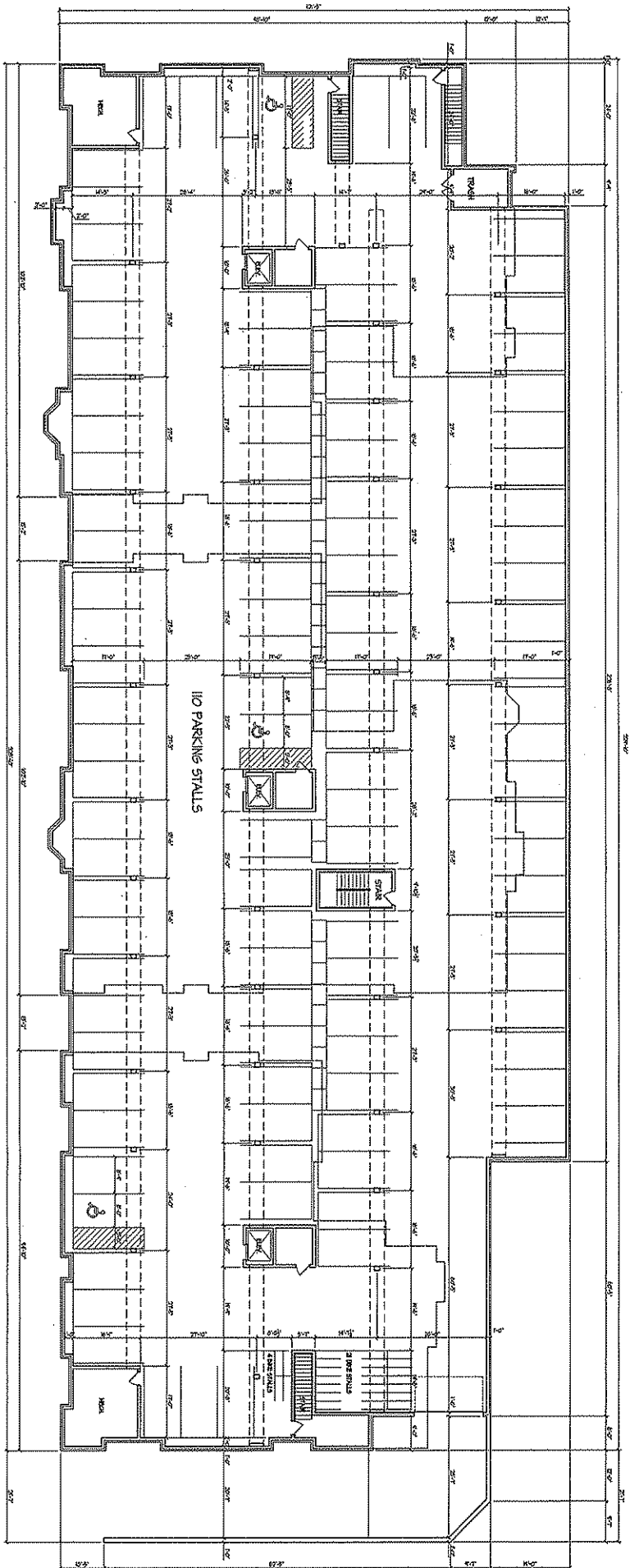
604-630 East Johnson St.
 304-323 E. Blair Street
 604-632 E. Gorham Street
 Milwaukee, WI 53204

Site Plan

Project No. 0820
 Drawing No. C-11

Notes

1. ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
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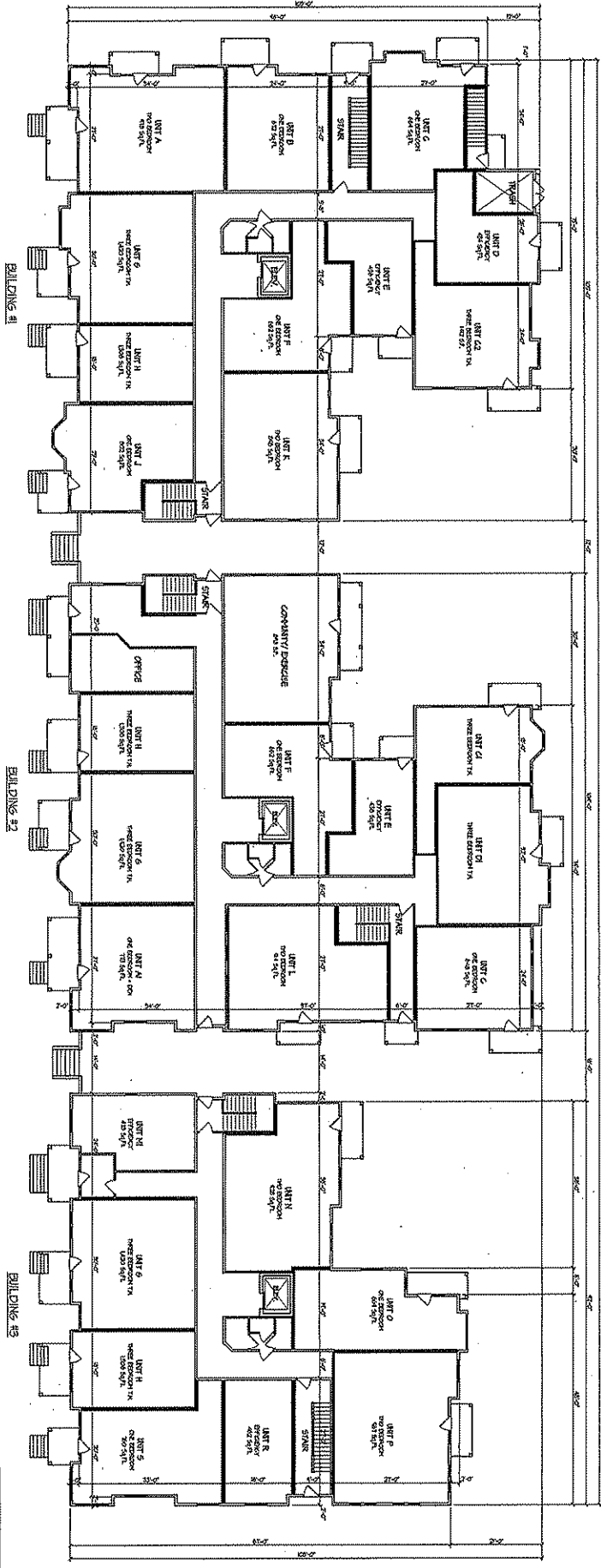
○ BASEMENT FLOOR PLAN

PROJECT:
**Cliby Row Townhouse
 Apartments**

604-630 E. Johnson Street &
 304-323 N. Blair Street
 604-625 E. Gordon Street
 Des Moines, IA
Basement Floor Plan

DATE: 0820
 DRAWING: A-10

**KNOTHE
 & BRUCE
 ARCHITECTS**
 7201 University Avenue, Suite 201
 Madison, Wisconsin 53742
 608-261-8100 Fax 608-474-0914
 E-mail: kbruce@knotheandbruce.com
 Revised for Registered - April 13, 2004
 New 100' x 2' Staircase - April 13, 2004



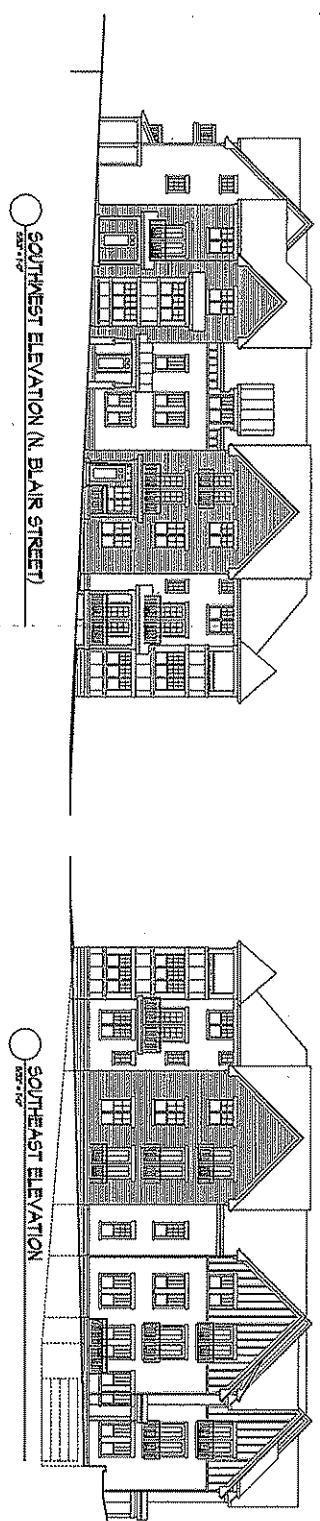
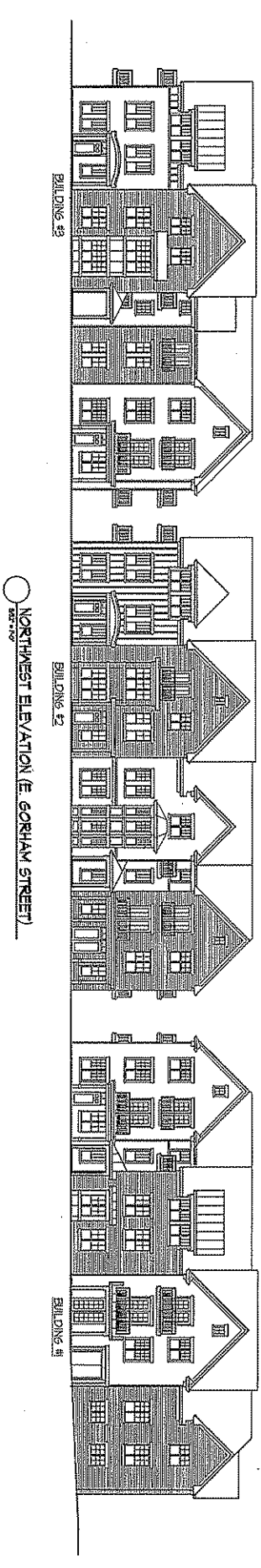
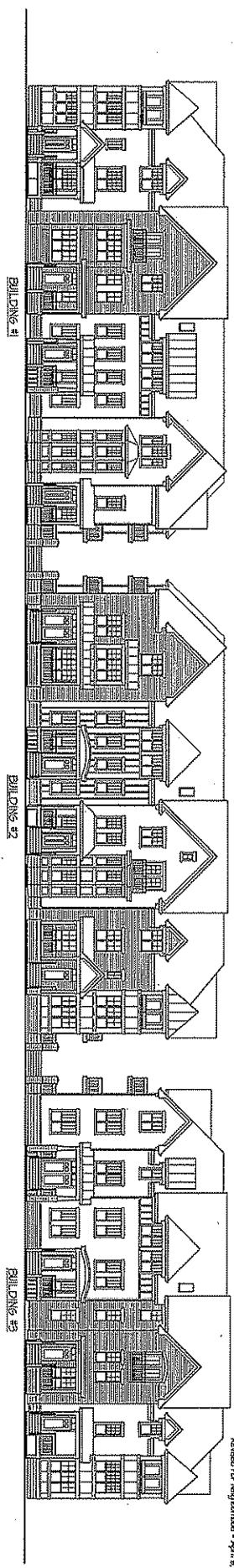
○ FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Project: City Row Townhouse Apartments

604-630 E. Johnson Street &
304-323 N. Blair Street
604-625 E. Gordon Street
Drawing Title: First Floor Plan

Revised: 0820
Drawn: A-11

KNOTHE & BRUCE ARCHITECTS
701 University Avenue Suite 201
Madison, Wisconsin 53706
608-261-8300 Fax: 608-439-1011
www.knotheandbruce.com April 8, 2020
Scale: 1/8" = 1'-0" Sheet: 1 of 3



Project Title
**City Ron Tomphouse
Apartments**

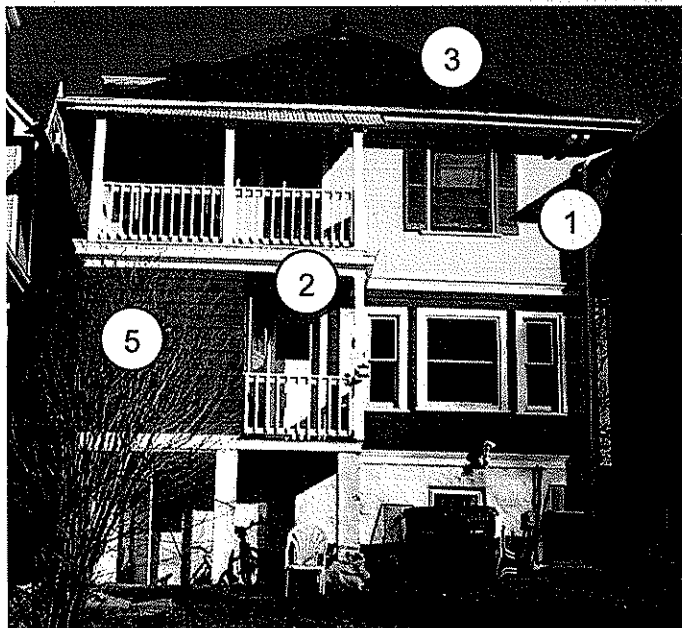
604-430 E. Johnson Street &
304-303 N. Blair Street
604-425 E. Gorham Street
Building Elevations

Project No. **0830**
Drawing No. **A-21**

625 E. Gorham St.
Single Family Residence



Northwest Elevation (Front)



Southeast Elevation (Back)

Proposed Improvements:

1. Repair and paint stucco finish.
2. Revise railing and remove roof of back porch to more closely match original design.
3. Repair existing roof.
4. Refinish and repair original front door.
5. Repair, refinish, and paint horizontal siding.

623 E. Gorham St.
(2) Unit Duplex



Northwest Elevation (Front)



Southeast Elevation (Back)

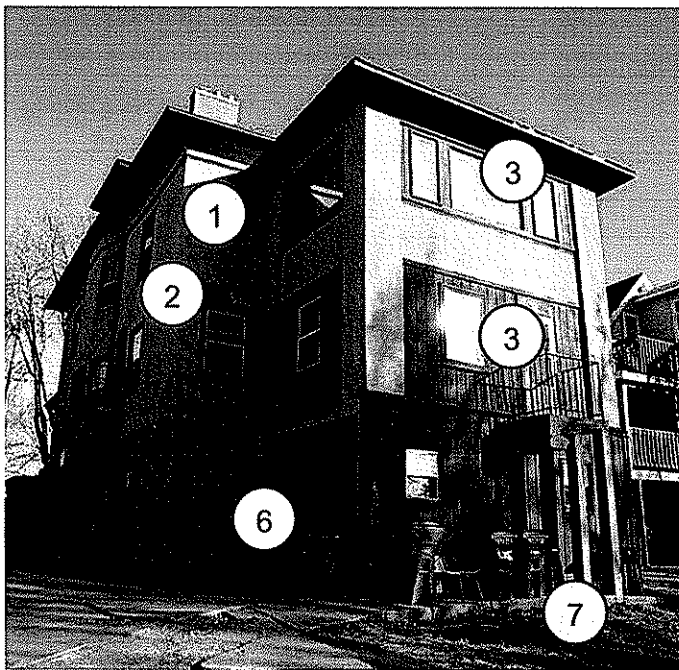
Proposed Improvements:

1. Repair all original lead glass windows that remain in place.
2. Install new energy efficient windows that maintain historical accuracy with regards to size, openings, and function.
3. Install new front door system.
4. Rebuild front porch to reflect original design including new fir decking, beaded ceiling, and railing system.
5. Investigate if original siding remains underneath current vinyl siding.
6. Investigate removal or better construction of back additions.
7. Install new landscaping per landscaping plan.

619 E. Gorham St.
(3) Unit Multi-Family



Northwest Elevation (Front)



Southeast Elevation (Back)

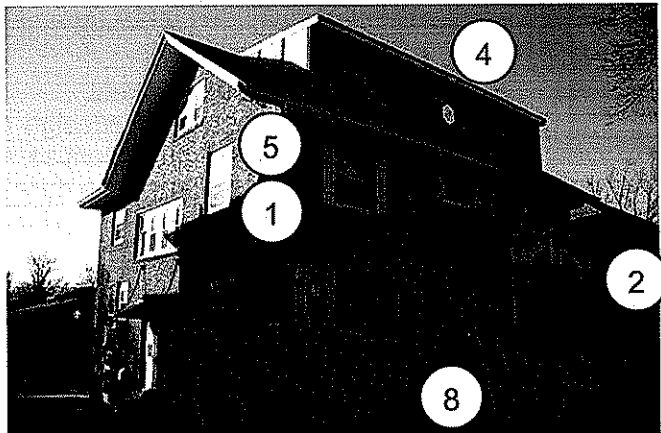
Proposed Improvements:

1. Repair and paint stucco finish.
2. Install new energy efficient windows that maintain historical accuracy with regards to size, openings, and function.
3. Remove infill areas around back bedrooms to restore open porches.
4. Rebuild front porch to reflect original design.
5. Install new front door system.
6. Install new mechanical equipment in more efficient location in basement. Redesign existing basement apartment as smaller, more urban garden style walk-in unit.
7. Install new landscaping per landscaping plan.

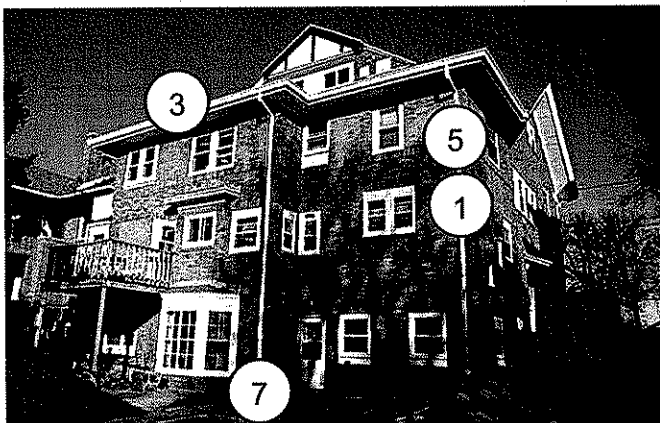
615 E. Gorham St.
(6) Unit Multi-Family



Northwest & Southwest Elevations (Front)



Northwest & Northeast Elevations (Front)



Southeast Elevation (Back)

Proposed Improvements:

1. Tuckpoint brick veneer throughout.
2. Rebuild front porch with new brick and concrete.
3. Remove infill areas around back bedrooms to restore open porches.
4. Investigate removal of front dormer to return roof line to original design.
5. Reinstall original lead glass windows that owner has in possession.
6. Relocate very visible meter stack to better location, possibly interior.
7. Rebuild and improve the entry to the garden level apartment.
8. Install new landscaping per landscaping plan.

Photo Elevations
Existing House Renovations
601-625 E. Gorham & 315-323 N. Blair
April 15, 2009
Page 5 of 8

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609 E. Gorham St.
(6) Unit Multi-Family



Northwest Elevation (Front)



Southeast Elevation (Back)

Proposed Improvements:

1. Renovation is substantially complete.
2. Remaining items to complete include painting, soffit repair, and fascia and gutter repair.



Close-up of Front Porch

601 E. Gorham St. / 323 N. Blair
(3) Unit Multi-Family



Southwest Elevation (Front)



Northeast and Northwest Elevations (Back)

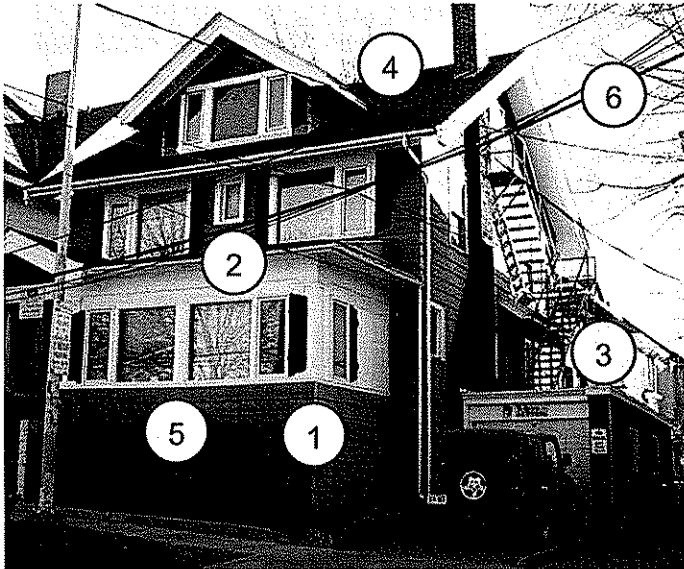
Proposed Improvements:

1. Investigate the history and structure of the building to determine possibility of renovations to bring the building closer to its original historic design.
2. Areas to investigate include:
 - a. New but not original horizontal siding.
 - b. Truncated turret.
 - c. Multiple entries added.
 - d. Garage currently used as bedroom.

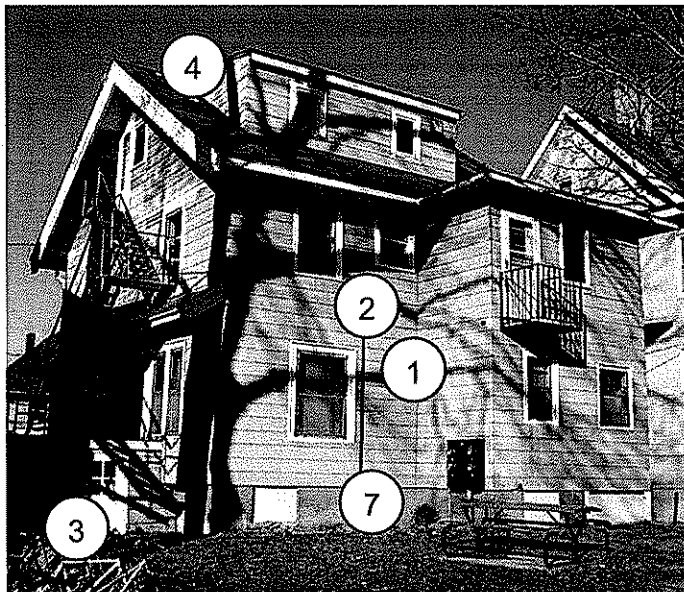


Northeast and Southeast Elevations (Back)

319 N. Blair St.
(3) Unit Multi-Family



Southwest Elevation (Front)



Northeast Elevation (Back)

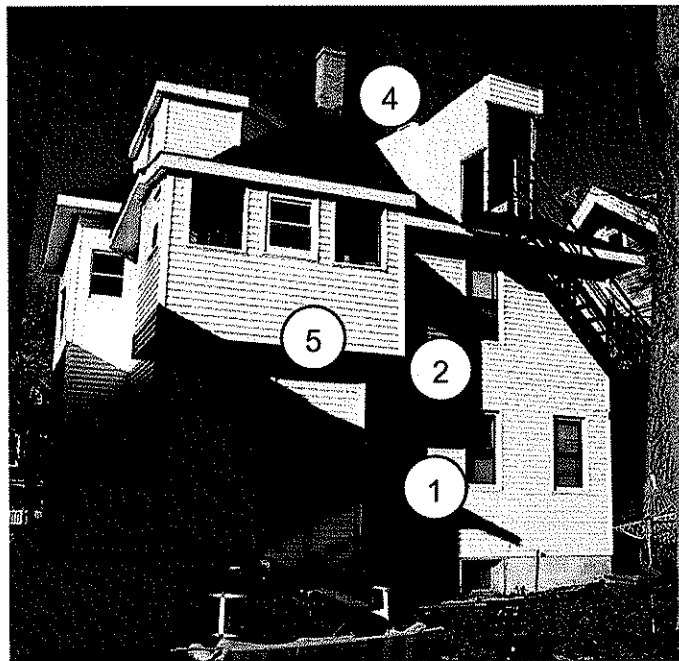
Proposed Improvements:

1. Remove and replace horizontal siding.
2. Install new energy efficient windows throughout.
3. Remove small attached garage addition that was not part of the original design.
4. Remove and replace asphalt shingle roof.
5. Repair / replace front porch.
6. Investigate possibility of burying all electrical and cable lines.
7. Investigate history of back porch and the possibility of rebuilding it.

315 N. Blair St.
(4) Unit Multi-Family



Southwest Elevation (Front)



Northeast Elevation (Back)

Proposed Improvements:

1. Remove and replace horizontal siding.
2. Install new energy efficient windows throughout except for existing large lead glass windows that are original.
3. Remove windows and revise front bedroom to restore open porch.
4. Remove and replace asphalt shingle roof.
5. Remove back addition if egress and other code requirements can be maintained.
6. Investigate possibility of burying all electrical and cable lines.