

December 6, 2017

Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
222 N. Charter St.
KBA Project # 1304

Ms. Heather Stouder:

The following is submitted together with the plans for Plan Commission and staff review.

Organizational structure:

Owner:	Stoppel Revocable Trust 1202 Regent St. Madison, WI 53715 608-268-4912 Contact: Jim Stoppel jim@madisonproperty.com	Landscape Design:	Olson Toon Landscaping 4387 Schwartz Rd. Middleton, WI 53562 (608) 827-9401 Contact: Rich Carlson rich@olsontoon.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 826-0532 Contact: Joe Doyle jdoyle@vierbicher.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Randy Bruce rbruce@knothebruce.com

Introduction:

The subject property is located at 222 N. Charter St. This proposal requests a rezoning from TR-U2 zoning to Planned Development zoning to allow the development of a student housing building consistent with the Regent Street - South Campus Neighborhood Plan. The building will bring additional high-quality housing for the UW students to the edge of the UW campus and further reduce the impacts of student housing on the Vilas and Capitol neighborhoods.

An analysis of the neighborhood plan and the rationale for Planned Development zoning is included as an attachment to this letter of intent.

Project Description:

The proposed project is a 12-story student housing building located on Charter Street between W. Johnson St. and W. Dayton St. The location is ideally located to serve the UW students and allows students to walk to most of their destinations.

The small site is efficiently utilized. To lighten the buildings footprint, the first floor is smaller than the upper levels and an arcade surrounds most of the west, south and east elevations. At the northeast corner of the building the arcade provides for the main pedestrians entry. At the southern face of the building the arcade forms a covered porch for the residents use taking advantage of the southern exposure and open space that the rail corridor provides. Based on feedback from the Urban Design commission, the current design brings the all-glass wall of the common room to the Charter Street face of the building and interrupting the arcade along Charter Street.

The building has a clearly defined three and four-story base defined by the smooth cast stone masonry with expansive windows. The mid-levels use an exterior of brick, architectural composite metal panels and the break from the building base is further defined along Charter Street with a one-foot offset. The top of the building is also clearly defined and covered in the architectural metal panel. The building steps back at the 12th floor to provide a common room for study and social gatherings that opens onto a generous rooftop terrace. In addition to the open space provided at the rooftop terrace and ground floor level arcade, usable balconies are provided for most apartments.

Bicycle parking is predominately located in the basement with access obtained either from the elevator or a bike ramp along the south stairway. Guest bike and moped parking is also provided under the arcade on the front and rear of the building as is a short-term loading zone on the southeast corner.

Site Development Data:

Densities:

Total Lot Area	5,812 S.F. / .1334 Acres
Dwelling Units	43 units
Bedrooms	96 bedrooms
Density	322 units/acre
	719 bedrooms/acre
Lot Coverage	5,206 S.F. (89.5%)
Usable Open Space	2,772 S.F.

Building Height	12 stories
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Dwelling Unit Mix:

One Bedroom	11
Two Bedroom	21
Three Bedroom	1
<u>Four Bedroom</u>	<u>10</u>
Total Dwelling Units	43

Bicycle & Moped Parking:


Bike Surface	4 stalls
Bike Surface Guest	4 stalls
Moped Surface	20 stalls
Bike Underground Garage – Wall Hung	42 stalls
<u>Bike Underground Garage STD. 2'x6'</u>	<u>40 stalls</u>
Total	110 stall

Project Schedule:

It is anticipated to begin construction in Summer 2018 with completion scheduled for summer 2019.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member