

August 25, 2025



Ms. Meagan Tuttle
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent - Land Use Application and UDC Submittals

3222-3238 E Washington Ave & 3229 Ridgeway Ave
KBA Project # 2437

Ms. Meagan Tuttle:

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

Organizational Structure:

Owner:

Volker
464 S Hickory St, Ste C
Fond du Lac, WI 54935
(952) 334-7294
Contact: Travis Fauchald
t.fauchald@volker.co

Architect:

Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Civil Engineer:

JSD, Inc.
507 W Verona Ave., Ste. 500
Verona, WI 53593
(608) 848-5060
Contact: Matt Haase
matt.haase@JSDInc.com

Landscape Design:

JSD, Inc.
507 W Verona Ave., Ste. 500
Verona, WI 53593
(608) 848-5060
Contact: Matt Ammel
matt.ammel@JSDInc.com

Introduction & Project Description:

This proposed mixed use development involves the redevelopment of 3222-3238 E Washington Ave & 3229 Ridgeway Ave located at the intersection boundary of E Washington Ave, Carpenter St and Ridgeway Ave. Located within the Carpenter-Ridgeway Neighborhood, the site is currently occupied by rental homes as well as one vacant lot. This application requests conditional use approval for the development of a new 5-story mixed-use building with a commercial office for human services and dwelling units over 36 units. The development will include 91 apartment units comprised of (51) one-bedroom and (40) two-bedroom units along with 340 SF of space for community services. The community service facility will serve both the residents as well as the general public. The development

is planned for affordable senior housing utilizing tax credits, local, and state funding resources. The site is currently zoned TR-U2 and will remain TR-U2 zoning for the proposed redevelopment.

The height of the building varies due to the steep topographic changes between East Washington Ave and Ridgeway Avenue. The south façade of the building stands five stories high along the high-traffic urban street of East Washington Ave. The vehicular entrance on the west side of the East Washington frontage provides a 40' buffer from the adjacent residential property to the full-height building. There is an elevated central plaza for the enjoyment of the residents standing 1 story above grade. At Ridgeway Ave, the building is 3 stories in height, conforming to the lower density, single family nature of that street. Individual walk-up units on both East Washington and Ridgeway provide pedestrian engagement along both streets.

The steeply sloping grade along Carpenter Street limits the ability for walk-up units. Decorative terracing planting beds provide a visual transition along the base of the building. There is a pedestrian entrance to the main building adjacent to the parking garage entry on Carpenter Street.

The exterior materials are a combination of a buff / light grey masonry base transitioning to a rich brown horizontal composite siding and charcoal grey paneling. Accent colors of rust-red and cream further animate the façade. The color panels are most prominent at the corners of the building along with entries. The architecture addresses the long facades of the building with recessed balconies which break the façade into narrower segments.

Parking is provided at two separate levels within the building; one being accessed from East Washington Avenue and the other from Carpenter Street. There is a total of 104 stalls provided for this development. The site is approximately 400' from the Melvin-Rethke Metro Transit and BRT stops allowing for easy access to many areas of the City.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including:

- 9/25/24 – Meeting with the Alder
- 10/29/24 – Preapplication meeting with Planning and Zoning staff
- 11/29/24 – Neighborhood meeting
- 11/21/24 – DAT meeting
- 12/9/24 – UDC Preapplication meeting
- 2/5/25 – Informational presentation at UDC meeting

This input has helped shape this proposed development. Adjustments have been made to address community feedback around privacy concerns, sewer and water infrastructure, parking and traffic concerns.

Conditional Use Approvals:

The proposed development requires conditional uses to allow for a mixed-use building with a commercial space as well as dwelling units exceeding 36 units. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Medium Residential development. We have met or exceeded all standards of the TR-U2 zoning.

Conformance with UDD No. 5 Requirements

This final design addresses the following Urban Design District 5 criteria:

- The terrace along Carpenter Street and Ridgeway Ave will be widened to a minimum of 8' in depth to allow street tree plantings to occur in coordination with City Forestry guidelines.
- Off-street parking is in a partially covered zone on the west side of the East Washington facade, screened from the street and building entrance.
- Building signage will be integrated into the architecture of the building. Site and wayfinding signage will be integrated into the landscape plan. All signage will conform to Madison General Sign Ordinances.
- The building design incorporates high-durability composite materials with a masonry-clad ground level. The balance of materials remains consistent around all sides of the building.
- Accent color panels are placed around the building to provide visual interest and to indicate entry points.
- The building scale corresponds to the urban character of East Washington Ave providing a medium-density urban frontage. The Ridgeway Ave and Carpenter St facades reduce in height due to the sloping site, resulting in a 3-story façade adjacent / across from existing single-family homes.
- A publicly accessible community service facility is located within the main entry lobby space at the primary entrance.
- Exterior lighting includes full cut-off fixtures, complying with all Madison Ordinances. Building lighting will be anti-glare in nature, providing localized lighting for residents' balconies and outdoor recreation areas.
- Landscaping includes a variety of hardy, colorful species, providing visual interest, shading, and privacy screening.

Site Development Data:**Densities:**

Lot Area	52,227 S.F. / 1.2 Acres
Dwelling Units	91 D.U.
Lot Area / D.U.	574 S.F. / D.U.
Density	76 units / acre
Lot Coverage	39,411 S.F. / 75 %

Building Height:	5 Stories / 61'-0"
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Commercial Area:	340 S.F.
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Dwelling Unit Mix:

One Bedroom	51
Two Bedroom	<u>40</u>
Total	91 D.U.

Vehicle Parking:

Underground	99
Surface parking lot	<u>5</u>
Total	104 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	24
Garage Floor-Mount	67
Commercial / Guests Surface	<u>12</u>
Total	103 bike stalls

Project Schedule:

It is anticipated that construction will start in Summer of 2026 and be completed in Fall 2027

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member