

September 12, 2022
Updated November 15, 2022



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

Re: Letter of Intent - Land Use Application Submittal
120-128 N Orchard St & 1313-1314 Randall Ct.
KBA Project #2219

Ms. Heather Stouder:

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

Organizational Structure:

Owner:	4 Lakes Properties 31 S. Mills St Madison, WI 53715 (608) 308-2510 Contact: Joseph Soderholm joe@4lakesproperties.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 826-0532 Contact: Randy Kolinske rkol@vierbicher.com	Landscape Design:	Parkitecture + Planning 901 Deming Way, Suite 102 Madison, WI 53717 (608) 886-6808 Contact: Blake Theisen blake@parkitecture.org

Introduction:

This proposed multi-family development involves the construction of a new multi-family apartment building at 124 N Orchard St. The project will require demolition of (5) existing 2-3 story residential rental houses located at: 120 N Orchard St, 124 N Orchard St, 128 N Orchard St, 1313 Randall Ct and 1314 Randall Ct. Following demolition, the individual parcels will be combined via CSM into a single building site for the new construction. Located within the Campus Area Neighborhood, the site is currently occupied by low-density student rental housing. This application requests permission of removal of the existing buildings for the development of a new eight story multi-family building. The development will include 48 of apartment units. The site is currently zoned TR-U2 (Traditional Residential – Urban 2) and will remain within this zoning for the proposed redevelopment.

Project Description:

The proposed project is a multi-family development consisting of 48 apartment units varying in size between one, two, three, four and five bedroom units. The building is eight stories with a single level of underground parking for both automobile and bicycle parking.

The building will step back from Orchard St. by 15' above the third floor in accordance with the recommendations in the Regent Street-South Campus Neighborhood Plan. The three-story scale along Orchard St provides the appropriate residential scale consistent with surrounding housing and apartment buildings. In addition to the three-story frontage, the building will provide three walk-up entrances to apartments along with a front porch feature to further enhance the connection with the street. Landscaping has been designed to enhance and soften areas while providing screening and shade where possible.

A combination of buff and darker-brown brick masonry paired with wood-toned and charcoal aluminum siding will provide a warm and dynamic façade, in keeping with the neighborhood context. The architecture breaks apart the overall scale of the building with setbacks, balconies, and a dynamic mixture of materials.

All vehicular traffic will enter from the rear side of the building via Randall Court. Limited automobile parking is provided in the underground level within the building. Minimal surface parking for guests is also available via Randall Court. Bicycle parking will be provided per Zoning requirements in the underground level as well as surface stalls both near the Orchard St. and Randall Ct building entries. The building entry on N Orchard St is within 250 ft of the nearest Madison Metro bus stop at the corner of N Orchard St and W Dayton St. 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 a pre-application meeting with City Staff, a meeting with the Fire Department, and attending a DAT meeting. A virtual neighborhood meeting led by Alder Bennet and the Project Design Team was held on 8/9/22 and was attended by neighbors. General reaction at the meeting was positive with few questions and no opposition.

Demolition Standards

The existing (5) residential buildings are currently used as rental properties and they have been well used over many years; however, the existing density is under-serving the demands of the neighborhood and City. The five adjacent building sites, when combined, will provide a suitable parcel size for a new apartment building to provide significantly more housing within the same site area. We will do our best to repurpose any of the useful items within these buildings and will allow relocation of them if an interested party would desire to utilize the entire structure, and it is determined to be feasible to do so. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for an increase in building height (eight stories) and demolition of existing structures. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which indicates a desire for 8 story height along N Orchard St. We have also met or exceeded all other standards of the TR-U2 zoning.

In addition, this application requests conditional use approval of a parking reduction. The City of Madison Zoning Ordinance for a multi-family use building requires one parking stall per dwelling provided. This project, for student housing, has 48 total dwellings/units. Per code, 48 parking stalls are required. There are ten underground parking stalls and seven surface parking stalls planned. Per 28.141(5), we are requesting a parking stall reduction adjustment per item #4 – a reduction of more than 20 spaces and 25% or more of the required parking. We believe that this reduction is appropriate for this location given that this will be student housing and many students do not keep a vehicle with them on campus. Also this location is in the heart of the UW Campus and is within a couple of blocks of multiple bus stops, so access to public transportation is easily available.

Total Required: 48 stalls
Total Provided: 17 stalls
Net Reduction: 31 stalls

Site Development Data:

Densities:

Lot Area	17,905 S.F. / .41 acres
Dwelling Units	48 D.U.
Lot Area / D.U.	373 S.F./D.U.
Density	117 units/acre
Lot Coverage	13,637 S.F. / 76.1 %
Usable Open Space	3,608 S.F. (75 sq.ft./Unit)

Building Height: 8 Stories / 89'- 11"

Dwelling Unit Mix:

One Bedroom	14
Two Bedroom	14
Three Bedroom	4
Four Bedroom	9
<u>Five Bedroom</u>	<u>7</u>
Total	48 D.U.

Vehicle Parking:

Underground	10
<u>Surface parking lot</u>	<u>7</u>
Total	17 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	14
Garage Floor-Mount	67
<u>Surface</u>	<u>10</u>
Total	91 bike stalls

Project Schedule:

It is anticipated that construction will start in August 2023 and be completed in August 2024

Thank you for your time and consideration of our proposal.

Sincerely

A handwritten signature in black ink that reads "Kevin Burow". The signature is fluid and cursive, with the first name "Kevin" and last name "Burow" clearly distinguishable.

Kevin Burow, AIA, NCARB, LEED A.P.
Managing Member