

July 18, 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
4649 Verona Road – Summit Ridge
KBA Project #2207

Ms. Heather Stouder:

The following is submitted together with the plans and applications for City Staff and Plan Commission review and consideration.

Organizational Structure:

Developer:

Lincoln Avenue Capital
401 Wilshire Blvd. #1070
Santa Monica, CA 90401
(608) 999-4450
Contact: Kevin McDonell
kevin@lincolnavecap.com

Architect:

Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer:

JSD
161 Horizon Dr. Suite 101
Verona, WI 53593
(608) 848-5060
Contact: Matt Haase
matt.haase@jsdinc.com

Landscape Design:

JSD
161 Horizon Dr. Suite 101
Verona, WI 53593
(608) 848-5060
Contact: Michael Siniscalchi
michael.siniscalchi@JSDinc.com

Introduction:

This proposed development involves the redevelopment of 4649 Verona Road. Located within the Allied Dunn's Marsh Neighborhood Association the site is currently occupied by Fast Forward Skate Center and a surface parking lot. This application requests the removal of the existing building and surface parking lot for the development of a new mixed-use building. The site is currently zoned CC (Commercial Center District) and will remain this zoning classification.

Project Description

This project entails the removal of the Fast Forward Skate Center building and the construction of a new 4-story, mixed-use building with 70 apartment units being a mixture of one-, two- and three-bedroom units, an exercise room, a community room and approximately 1,200 SF of commercial space that will be utilized by the Latino Academy and will provide job training via a shared classroom in the building. There will also be underground parking for 61 vehicles and an

accessory garage building for another 9 vehicles, such that we are providing one secure parking stall or each apartment. This project will provide much-needed workforce housing to Madison and has already been awarded WHEDA Tax Credits for this development.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting and this input has helped shape this proposed development. This site includes the planned extension of Atticus Way and specific meetings were held with Traffic Engineering and a final layout for the new right-of-way for the street extension has been incorporated into our plans, which has reduced the lot size available for this development.

A Neighborhood meeting, led by Colin Punt and Alder Figueroa Cole was held on June 16, 2022. Feedback from the neighborhood and the Alder has been taken into consideration.

Land Division:

The project is proposing to create a land division on the existing parcel at 4649 Verona Rd. The proposed land division will be by Certified Survey Map (CSM) which will create a two (2) lot/outlots with public right-of-way dedication for the future Atticus Way Street extension. Lot 1 will consist of the proposed redevelopment site of a multi-family apartment building and Outlot 1 is created as a remnant after dedicating the public right-of-way. Outlot 1 is anticipated to contain public sewer and water utilities for the public utility extensions for Atticus Way Street extension.

Demolition Standards:

The existing building is the site of a skating rink and has been used for this purpose for many years. This property is now being sold, and we are proposing that the existing building be removed. The buildings are not Landmark structures and are not in an existing Historic District or part of a National Register. Given the large size of this building and its unique use, it cannot be relocated for possible reuse. We will have organizations like Habitat Restore be able to remove anything useful from these structures prior to the demolition. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

Conditional Use approvals:

The proposed redevelopment requires conditional uses to allow for new construction of a mixed-use building within the CC district and for an accessory building. The City’s Comprehensive Plan has this area listed as Community Mixed Use (CMU) and the proposed building’s size, scale, and use will be consistent with the CMU requirements of 130 units/acre and 2-6 stories in height.

Site Development Data:

Densities:

Lot Area	76,113 S.F. / 1.75 acres
Dwelling Units	70 D.U.
Lot Area / D.U.	1,087 S.F./D.U.
Density	40 units/acre
Lot Coverage	47,358 S.F. / 62 %
Usable Open Space	23,943 S.F.

Building Height: 4 Stories / 49'-0"

Commercial Area: 1,215 S.F. (Approx.)

Dwelling Unit Mix:

One Bedroom	16
Two Bedroom	32
Two Bedroom + Den	4
<u>Three Bedroom</u>	<u>18</u>
Total Dwelling Units	70

Vehicle Parking:

Surface	39 stalls
<u>Enclosed</u>	<u>79 stalls</u>
Total	109 stalls

Bicycle Parking:

Surface Guest	8 stalls
Underground Garage F.M.	53 stalls
<u>Underground Garage W.M.</u>	<u>17 stalls</u>
Total	78 stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Spring 2023 with a final completion of Spring 2024.

Thank you for your time reviewing our proposal. Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member