



September 15, 2021

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 – LUA and UDC Submittal

22 N Second St.
KBA Project # 2111

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:	Madison Development Corporation 550 W. Washington Ave. Madison, WI 53703 608-535-4572 Contact: Lorrie K Heinemann lorrie@mdcorp.org	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Burse Surveying and Engineering 2801 International Ln. #101 Madison, WI 53704 Phone: 608-250-9263 Contact: Peter Fortlage pfortlage@bse-inc.net	Landscape Design:	Paul Skidmore Landscape Architect 13 Red Maple Trail Middleton, WI 53717 (608) 826-0032 Contact: Paul Skidmore paulskidmore@tds.net

Introduction:

This proposed development is located in the 1954 E Washington Ave. site, at the corner of N. Second St. and E. Mifflin St. It proposes a new two-to three-story multi-family apartment building which will replace the current temporary structure currently used by Options in Community Living in the TR-UI Zoning District.

Project Description:

The proposed multi-family development includes the demolition of the existing temporary building and surface parking to construct a 24-unit multi-family building with 24 underground parking stalls at the corner of N. Second St. and E. Mifflin St. This proposed development will replace the current temporary structure currently used by Options in Community Living, who have decided to move to a new location. The temporary structure currently on this corner has served its intended purpose and lifetime, and replacing it with an intimate, multi-family development will provide much needed housing while strengthening the neighborhood atmosphere.

The proposed building has been designed to be in context with the neighboring structures while still contributing a unique experience. The building height is consistent with the other buildings on the block, and the step back from the second to third floor reduces the scale of the building on E. Mifflin St. further. The cream city brick façade reflects the history of the block, and walk-up unit entrances mirror the residential street patterns and rhythm surrounding the site. The close proximity to public transit stops connects this much needed housing to the greater Madison community without introducing additional traffic in the local neighborhood.

This proposed development does not interfere with the neighboring Graaskamp Park. By removing the current surface parking to the northeast of the park, it will strengthen and secure the park. Madison Development Corporation, owners and managers of The Avenue Apartments along with the building leased by Options in Community Living, and Graaskamp Park are excited to continue improving this block to the benefit of the local neighborhood and larger Madison community.

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. A neighborhood meeting was held on July 7 with Alder Syed Abbas; feedback from the neighborhood and the Alder has been taken into consideration.

Demolition Standards

The structure to be removed has served the community well but has surpassed its intended use. It has no historic significance to this area. It is not a landmark structure, nor is it of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. 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 a conditional use to allow for more than 24 residential units on the site added with the expansion. The proposed building’s size, scale and use are consistent with the City’s Comprehensive Plan for this property, which calls for Low-Medium Residential in 1-3 stories.

Site Development Data:

Densities:

Lot Area	111,540 S.F. / 2.56 acres
Dwelling Units	24 DU
<u>Existing Dwelling Units</u>	<u>76 DU</u>
Total Dwelling Units	100 DU
Lot Area / D.U.	1,115 S.F./D.U.
Density	39 units/acre
Open Space	35,596 S.F.
Open Space / Unit	356 S.F./Unit (160 S.F./Unit Required)
Lot Coverage	61,996 S.F. = 56% of total lot (75% Max.)

Building Height: 2 to 3 Stories

Dwelling Unit Mix:

Efficiency	5
One Bedroom	9
Two Bedroom	10
<u>Total Dwelling Units</u>	<u>24</u>

Vehicle Parking:

Surface	0 stalls
<u>Underground</u>	<u>24 stalls</u>
Total	24 stalls

Bicycle Parking:

Surface - Guests	2 stalls
Underground Garage Stalls F.M.	18 stalls
<u>Underground Garage Stalls W.M.</u>	<u>6 stalls</u>
Total	26 stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Spring 2022 with a final completion of Spring 2023.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member