

August 25, 2025

Ms. Meagan Tuttle
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 #2530

Ms. Meagan Tuttle:

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
1020 Regent Street 2nd Floor
Madison, WI 53715
(608) 308-2510
Contact: Joseph Soderholm
joe@4lakesproperties.com

Architect: Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste. 900
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 to be addressed as 118 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 the development of a new eight story multi-family building. The development will include 48 apartment units. The site is currently zoned TR-U2 (Traditional Residential – Urban 2) and will remain within this zoning for the proposed redevelopment.

The project is a major alteration / revision to the building design approved by the Plan Commission on November 21, 2022.

The scope of the changes from the original project include:

1. Revised exterior design
2. Removal of driveway access / underground automobile parking.
3. Modified apartment unit mix.

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 partial basement.

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 include three walk-up entrances to apartments along N. Orchard St, providing pedestrian-scale engagement along the public-facing sidewalk. Landscaping has been designed to enhance and soften areas while providing screening and shade where possible.

The material palette includes: two tones of brick masonry paired with grey metal panel siding (smooth jointed panels and corrugated). Accents of wood-toned metal provide additional warmth and character. 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. Seven surface automobile parking stalls are provided for the use of guests and residents. A formal request for parking reduction to allow this quantity will be filed by the developer. Long term bicycle parking will be primarily accommodated in the lower-level storage area, accessible by elevator. Remaining long term parking and short-term stalls will be provided via surface stalls 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. The applicant met with Alder MGR Govindarajan on November 19, 2024, to review the proposed project updates. Alder Govindarajan expressed support for the project and did not request an additional neighborhood meeting for the project.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for an increase in building height (eight stories). 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 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: 7 stalls

Net Reduction: 41 stalls

Demolition Standards:

Demolition approvals for the existing buildings, currently used for residential rental, were granted at the November 21, 2022 Plan Commission meeting. Please reference LNDMAC-2024-00097 for current status of the demolition approval.

Site Development Data:

Densities:

Lot Area	18,316 S.F. / 0.42 acres
Dwelling Units	48 D.U.
Lot Area / D.U.	382 S.F. / D.U.
Density	114 units / acre
Lot Coverage	12,509 S.F. / 68 %

Building Height:	8 Stories / 86' - 6"
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Dwelling Unit Mix:

One Bedroom	12
Two Bedroom	16
Three Bedroom	5
Four Bedroom	10
Five Bedroom	<u>5</u>
Total	48 D.U.

Vehicle Parking:

Surface parking lot	<u>7</u>
Total	7 vehicle stalls

Bicycle Parking:

Long Term- Garage Wall-Mount	17
Long Term- Garage Floor-Mount	52
Long Term- Surface	5
Short Term - Surface	<u>5</u>
Total	79 bike stalls

Project Schedule:

It is anticipated that construction will start in May 2026 and be completed in August 2027.

Thank you for your time and consideration of our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "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