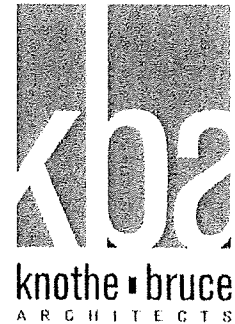


November 20, 2019

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
146 S. Hamilton Street  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent

5802 Raymond Rd  
KBA Project # 1932

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: Common Wealth Development  
1501 Williamson Street  
Madison, WI 53703  
608-833-8100  
Contact: Justice Castaneda  
[justice@cwd.org](mailto:justice@cwd.org)

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

Engineer: Burse Surveying & Engineering, Inc.  
2801 International Lane, Ste. 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
Contact: Peter Fortlage  
[pfortlage@bse-inc.net](mailto: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](mailto:paulskidmore@tds.net)

**Introduction:**

The site is located at 5802 Raymond Road on Madison's southwest side and was previously the site of a service station and is currently a vacant lot. This proposed project is a three-story mixed-use apartment building consisting of 11 apartment units and approximately 2,400 sq.ft. of commercial space.

**Project Description:**

The project will provide 11 units of affordable housing along and is receiving CDBG funds from the City of Madison. It will also have office space that will be shared by Common Wealth and Dane County Services. This will be a three story, slab-on-grade building and (4) three-bedroom units will have direct entry to their units from the exterior.

The exterior materials will be a combination of masonry at the lower levels along with composite siding on the upper levels. The building will have a pitched roof and will tie in with the adjacent rental properties.

**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. A neighborhood meeting was also held, and the questions raised there were able to be answered and this project was well received.

**Conditional Use approvals:**

The proposed redevelopment requires a conditional use to allow for a residential building with more than 8 units. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property.

**Site Development Data:**

**Densities:**

Lot Area	17,949 S.F. / .41 acres
Dwelling Units	11 DU
Lot Area / D.U.	1632 S.F./D.U.
Density	27 units/acre
Open Space	3,394 S.F. (2,880 S.F. Min. Required)
Open Space / Unit	308 S.F./Unit (160 and 320 S.F./Unit Required)
Lot Coverage	12,438 S.F. = 69% of total lot (75% Max.)

**Building Height:** 3 Stories

**Gross Floor Areas:**

Residential Area 15,050 S.F.

**Floor Area Ratio** .84

**Dwelling Unit Mix:**

Efficiency	1
One Bedroom	3
Two Bedroom	3
Three Bedroom	4
Total Dwelling Units	11

**Vehicle Parking:**

Surface	18 stalls
<u>Underground</u>	<u>0 stalls</u>
Total	18 stalls

**Bicycle Parking:**

Protected and Secure Surface Stalls	12 stalls
<u>Surface Stalls for Visitors</u>	<u>3 stalls</u>
Total	15 stalls

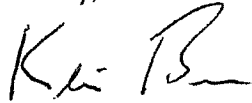
Letter of Intent – Land Use  
5802 Raymond Road  
November 20, 2019  
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**Project Schedule:**

It is anticipated that the construction on this site will Spring 2020 with a final completion of Spring 2021.

Thank you for your time reviewing 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  
Managing Member