

February 3, 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

6702 Odana Road
KBA Project #2431

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:
Northpointe Development, Inc
230 Ohio Street, suite 200
Oshkosh, WI 54902
(920) 230-3628
Contact: Sean O'Brien
sean@northpointedev.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer:
Engineer: Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Justin Zampardi
jzam@vierbicher.com

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 mixed use development involves the development 6702 Odana Road. The existing building on this site is currently occupied by a commercial bank. This application requests removal of the existing building for the development of a new 4-story mixed use building including 60 dwelling units, 1,973 SF of commercial space and underground parking. The site is currently zoned Commercial Center District and will remain this zoning for the proposed redevelopment.

Project Description:

The proposed project is a 4-story, mixed use building development consisting of 60 dwelling units. It also includes a commercial space on the first floor along Odana Road. Parking is provided at the basement level within the building; surface parking is accessed from Odana Road on the south side of the building via a shared access easement, provided on the adjacent property which is owned and being developed by the same development company. The site is also immediately adjacent to a bus stop, allowing for easy access to many areas of the City.

Demolition Standards

The existing building has been most recently used as a commercial bank. Because it is not sized correctly for rehabilitation into housing, we are proposing the existing building be demolished. The existing building is too large and too costly to relocate. The property is located on a prominent site in the city that is currently underutilized and would be better utilized as a mixed use property. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including a DAT meeting August 1, 2024. This input has helped shape this proposed development.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for a multi-family building with more than 36 units. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Community Mixed Use development. We have met or exceeded all standards of the CC zoning.

Site Development Data:

Densities:	
Lot Area	44,496 S.F. / 1.02 acres
Dwelling Units	60 D.U.
Lot Area / D.U.	742 S.F./D.U.
Density	59 units/acre
Lot Coverage	31,106 S.F. / 70 %
Usable Open Space	13,406 S.F. / 233 SF / unit

Building Height: 4 Stories / 51'-5"

Commercial Area: 1,973 S.F.

Dwelling Unit Mix:	
One Bedroom	39
Two Bedroom	21
Total	60 D.U.

Vehicle Parking:	
Underground	39
Surface parking lot	28
Total	68 vehicle stalls

Bicycle Parking:

Garage	57
Guest Surface	<u>11</u>
Total	68 bike stalls

Project Schedule:

It is anticipated that construction will start in the summer of 2025 and be completed in Summer 2026.

Thank you for your time and consideration of our proposal.

Sincerely



Kevin Burow, AIA, NCARB, LEED AP
Managing Member

cc Bob Feller, KBA