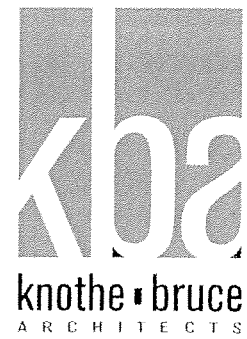


September 19, 2018

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



Re: Letter of Intent – Conditional Use Application
515 Pinney Street
KBA Project # 1852

Ms. Heather Stouder:

The following is submitted together with the plans and application for staff, Plan Commission consideration of approval.

Owner: RDC Development, LLC
4605 Dovetail Drive
Madison, WI 53704
(608) 249-2012
Contact: Dave Nelsen

Architect: Knothe & Bruce Architects, LLC
7601 University Ave., Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Don Schroeder
dschroeder@knothebruce.com

Engineer: Quam Engineering, LLC
44604 Siggelkow Rd, Ste A
McFarland, WI 53558
(608) 838-7750
Contact: Ryan Quam
rquam@quamengineering.com

Landscape The Bruce Company
Design: 2830 Parmenter St.
P.O. Box 620330
Middleton, WI 53562
(608) 836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com

Introduction:

This proposal is a modification of a Conditional Use that was approved on December 16, 2013 that proposed two apartment buildings containing 80 units over a single underground parking garage. Although the Conditional Use was approved the project was never constructed and the owner has decided to prepare for a Spring 2019 construction start.

This proposal modifies the previously approved plan resulting in a unit count of 88 units. The building footprint (including the parking garage) has been reduced in size and the two above grade buildings have been connected providing a more efficient construction. The changes to the unit mix and count are summarized in the table below and indicate that although the unit count is increased, the bedroom count and the anticipated resident count is virtually identical to the originally approved plan. For these reasons we do not feel that the density of the project has changed in any material way from the originally approved plan.

In addition to the building changes, additional parking is added to the site plan on the east side of the building in response to concerns from the Library and nearby homeowners regarding adequate available parking.

The Royster Clark site was formerly occupied by a fertilizing manufacturing plant and was rezoned on May 24, 2013, from “A” to “TR-U2.” The Royster-Clark Special Area Plan has guided the development of the overall site and construction of a mix of single-family housing, affordable multifamily housing, and a mixed-use development with multifamily housing over commercial space, including the new Pinney Library, has been completed or underway. This proposal will continue the implementation of the special area plan.

Project Description:

The proposed site is located at the southeast corner of Pinney Street and Royster Oaks Drive. The site plan was designed to provide an integrated medium-density housing environment and provide for a variety of vehicular and pedestrian connections to the surrounding public and private streets. The newly constructed building forms an articulated street edge and rear courtyard space. Individual apartment entries with generous porches are emphasized on the street façades.

The apartment building is three stories in height with underground vehicle and bike parking. Additional surface parking is provided to the east and the private drive on the south portion of the site. The buildings have been designed to fit within the neighborhood context and use a palette of attractive, low-maintenance exterior materials including masonry, horizontal composite siding and asphalt shingles. The building includes elevator access encouraging a wider age range of residents.

<u>Site Development Data:</u>	<u>Previously Approved</u>	<u>Proposed</u>
<u>Densities:</u>		
Lot Area		80,462 sf
Acres		1.84
Dwelling Units	80 units	88 units
Lot Area/D.U.		914.3 sf/unit
Density		47.8 units/acre
<u>Dwelling Unit Mix:</u>		
Efficiency	6	7
One Bedroom	48	59
One Bedroom + Den	0	6
<u>Two Bedroom</u>	<u>26</u>	<u>16</u>
Total Dwelling Units	80	88
Total Bedrooms	106	104
<u>Building Height:</u>		
	3 Stories	3 stories
<u>Floor Area:</u>		
Building Footprint	33,846 sf	30,062 sf
Gross Floor Area (Excludes Underground parking)	85,162 sf	88,606 sf

Vehicle Parking Stalls

Surface	23	43
<u>Underground</u>	<u>81</u>	<u>81</u>
Total	104	124
Parking Ratio	1.3 stalls/unit	1.4 stall/unit

Bicycle Parking Stalls

Surface	8	8
Surface Guest	8	9 (10% of 88 units)
<u>Underground</u>	<u>74 (54 @ 2'x6')</u>	<u>80</u>
Total	90 (88 required)	97 (97 required)

Usable Open Space

Ground Level	13,762 sf
<u>Balconies & Porches</u>	<u>6,549 sf</u>
Total	20,311 sf (230 sf / unit)

Lot Coverage

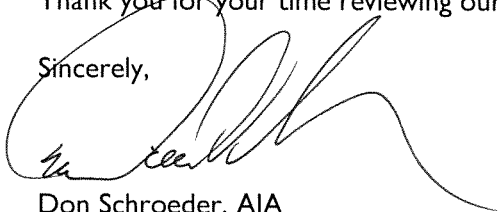
57,561 sf (71.5%)

Project Schedule:

It is currently anticipated that construction will begin once the development approvals are in place in the Spring of 2019 and is anticipated to be completed in Fall of 2020.

Thank you for your time reviewing our proposal.

Sincerely,



Don Schroeder, AIA
Partner