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 Architect: Knothe & Bruce Architects, LLC

4605 Dovetail Drive 7601 University Ave., Ste 201 Madison, WI 53704 Middleton, WI 53562

Madison, WI 53704 Middleton, WI 53562 (608) 249-2012 (608) 836-3690

Contact: Dave Nelsen

Contact: Don Schroeder

dschroeder@knothebruce.com

Engineer: Quam Engineering, LLC Landscape The Bruce Company

 44604 Siggelkow Rd, Ste A
 Design:
 2830 Parmenter St.

 McFarland, WI 53558
 P.O. Box 620330

 (608) 838-7750
 Middleton, WI 53562

 Contact: Ryan Quam
 (608) 836-7041

rquam@quamengineering.com Contact: Rich Strohmenger

<u>rstrohmenger@brucecompany.com</u>

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.

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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.

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

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Ve	hic	le l	ar	king	Stalls	

23	43
<u>81</u>	<u>81</u>
104	124
	81

Parking Ratio I.3 stalls/unit I.4 stall/unit

Bicycle Parking Stalls

Surface	8	8
Surface Guest	8	9 (10% of 88 units)
<u>Underground</u>	74 (54 @ 2'×6')	<u>80</u> `
Total	90 (88 required)	97 (97 required)

Usable Open Space

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

<u>Lot Coverage</u> 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.

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Sincerely,

Don Schroeder, AIA

Partner