

January 23, 2019

Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Boulevard
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
1954 E. Washington Ave.
KBA Project #1745

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:	Madison Development Corporation 550 W. Washington Ave Madison, WI 53703 608-535-4572 Contact: Lorrie K. Heinemann Lorrie@mdcorp.org	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Burse Surveying and Engineering, Inc. 2801 International Lane, Suite 101 Madison, WI 53704 (608) 250-9263 (608) 250-9266 fax Contact: Peter Fortlage pfortlage@bse-inc.net	Landscape Design:	Skidmore Property Services, LLC 13 Red Maple Trail Madison, WI 53717 (608) 826-0032 Contact: Paul Skidmore paulskidmore@tds.net

Introduction:

The site is located at the west corner of E. Washington Ave. and N. Second St. and extends back to E. Mifflin St. The site is currently owned and managed by Madison Development Corp and is the location for The Avenue apartments along with the privately owned Graaskamp Park. The site is currently zoned TR-V2 (Traditional Residential - Varied District 2) and we are requesting it to be rezoned to TR-UI (Traditional Residential - Urban District 1), which is more consistent with the recently updated City of Madison Comprehensive Plan. This application requests the demolition of an existing 2-story 8 Unit townhome-style apartment building and the rezoning of the property to allow the construction of a new 3 to 4-story multi-family apartment building.

Project Description:

This is an update and a resubmittal of our original proposal based on the feedback we have received from numerous meetings with the Neighborhood and also feedback from our presentation to the Urban Design Commission. The major concerns voiced were the reduction in existing green space on this property, the proposed location for the new 4-story apartment building, the overall height of the buildings, the lack of consistent architectural styles across this property, and the concerns of adding traffic to Mifflin Street due to the second new proposed townhome building. The previous concept had the proposed 30 Unit building located 16.5' back from E Washington Avenue and 10.6' back from the adjacent property to the west. It also had a new 6 Unit townhome-style building on Mifflin Street with a 16.5' front yard setback and a 40.8' side yard setback from Second Street and 2 car garages. Since the 12/5/18 UDC meeting, MDC revised the 30-unit to a cream city façade and reduced the townhome height to 1 car garages, made it multi-colored with varied rooflines, and expanded the footprint. This design reduced the side yard on 2nd Street down to 15' which neighbors did not like when presented at the 12-13-18 EENA subcommittee meeting.

The new proposal is just one new multi-family apartment building consisting of 44 units along with 36 parking stalls in the basement parking garage and eliminates the Townhomes. This will be located on the southwest portion of the property that currently has a parking lot, two small garden shed structures, and an 8-Unit apartment building with the addresses of 1948 and 1950 E Washington Avenue. The 8-Unit apartment building would need to be removed to move forward with the 44 Unit.

The existing property currently contains a total of 40 dwelling units and the newly adopted Comprehensive Plan for this Low-Medium Residential (LMR) area allows for up to 30 dwelling units/acre. Based on the total lot area this will allow up to 76 total units and we are requesting to rezone this property to the TR-UI district to better relate to this additional density. TR-UI allows for buildings up to five stories in height as well.

The proposed 44 Unit building will now be a 3 to 4-story building in that we are able to step the 4th floor of the building back 10' along E Washington Avenue and also 10' back along the entire west side, which is adjacent to the neighboring rental property. We have also been able to increase the setbacks from 16.5' to 25.5' along E Washington Avenue and from 10.5' to 15' along the western property. These increased setbacks along with the 4th floor step backs fit in well with the existing context of this site and we are now in-line with the adjacent neighbors by providing a uniform front yard setback along E Washington Avenue. There will be no new development on Mifflin Street or Second Street so all existing green space along those streets will remain with no additional traffic as well.

The existing 2-story office building that is currently being leased by Options in Community Living will remain and continue to be used by Options. Should they decide that they no longer wish to lease this space in the future, then Madison Development Corporation will agree to not re-lease this to another tenant and, when funds are available, that building will be razed.

City and Neighborhood Input:

In December of 2017, MDC attended a meeting with the Emerson East Neighborhood Association (EENA) to discuss the renovation of the MDC owned James A Graaskamp Park. In January 2018, MDC attended another EENA meeting to inform neighbors that after a review of the entire site, MDC is considering a proposed development of the property to add more units. At subsequent EENA meetings, MDC provided a couple of development concepts and asked for EENA's input on the designs. Members of the association including home owners, young professionals and renters, as well as tenants

of MDC's existing buildings, attended these and MDC hosted meetings. There were a total of 9 meetings over the course of 14 months for neighbors to provide their comments and concerns. This input, along with comments from the Urban Design Commission during its 8/8/18 and 12/5/18 meetings, has helped to shape the look and contents of the proposed development to what it is today.

The neighborhood input process included the following meetings:

1. 12/20/17 Neighborhood Meeting with EENA
2. 1/17/18 Neighborhood Meeting with EENA
3. 3/21/18 Neighborhood Meeting with EENA
4. 4/18/18 MDC-Hosted Neighbor and Tenant Meeting
5. 6/20/18 Neighborhood Meeting with EENA
6. 9/26/18 Alder Larry Palm Neighborhood Meeting
7. 10/9/18 MDC-Hosted Neighbor and Tenant Meeting
8. 12/13/18 Neighborhood Meeting with EENA Sub-Committee
9. 1/9/19 MDC-Hosted Neighbor and Tenant Meeting

The developer and design team engaged the neighbors throughout the design process, adjusting the project's proposal and design to accommodate neighbors' comments and priorities. Though several members of the neighborhood have voiced their opposition to the project and its accompanying zoning change, MDC and its partners have chosen to move forward as the project aligns with the city's high-priority goal of increasing affordable housing options for its residents and MDC's mission of providing quality, affordable housing in the City of Madison, which MDC has been doing for over 30 years.

Site Development Data:

Densities:

Gross Lot Area	111,540 sf / 2.56 Acres
Dwelling Units	76 DU
Lot Area / D.U.	1,468 sf / unit
Density	30 units/acre

Building Height	3 to 4 stories
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Usable Open Space	46,031 sf (24,320 sf required at 320 sf/unit)
Lot Coverage	62,329 sf = 56% (75% Max.)

Proposed New Dwelling Unit Mix:

Efficiency	3
One Bedroom	15
Two Bedroom Units	21
Three Bedroom Units	5
Total New Dwelling Units	44

Vehicle Parking:

Surface Stalls	56 stalls
<u>Underground</u>	<u>36 stalls</u>
Total	92 stalls

Bicycle Parking for New 44 Unit:

Surface	8 stalls
Underground Garage	34 stalls (Std. 2'x6')
<u>Underground Garage</u>	<u>10 stalls (Wall Hung 2'x3'-4")</u>
Total	52 stalls

Project Schedule:

It is anticipated that the construction on this site will begin spring of 2019 with a completion date of spring of 2020.

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, NCARB, LEED AP

ISSUED
Issued For Land Use & UDC - January 23, 2019

PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

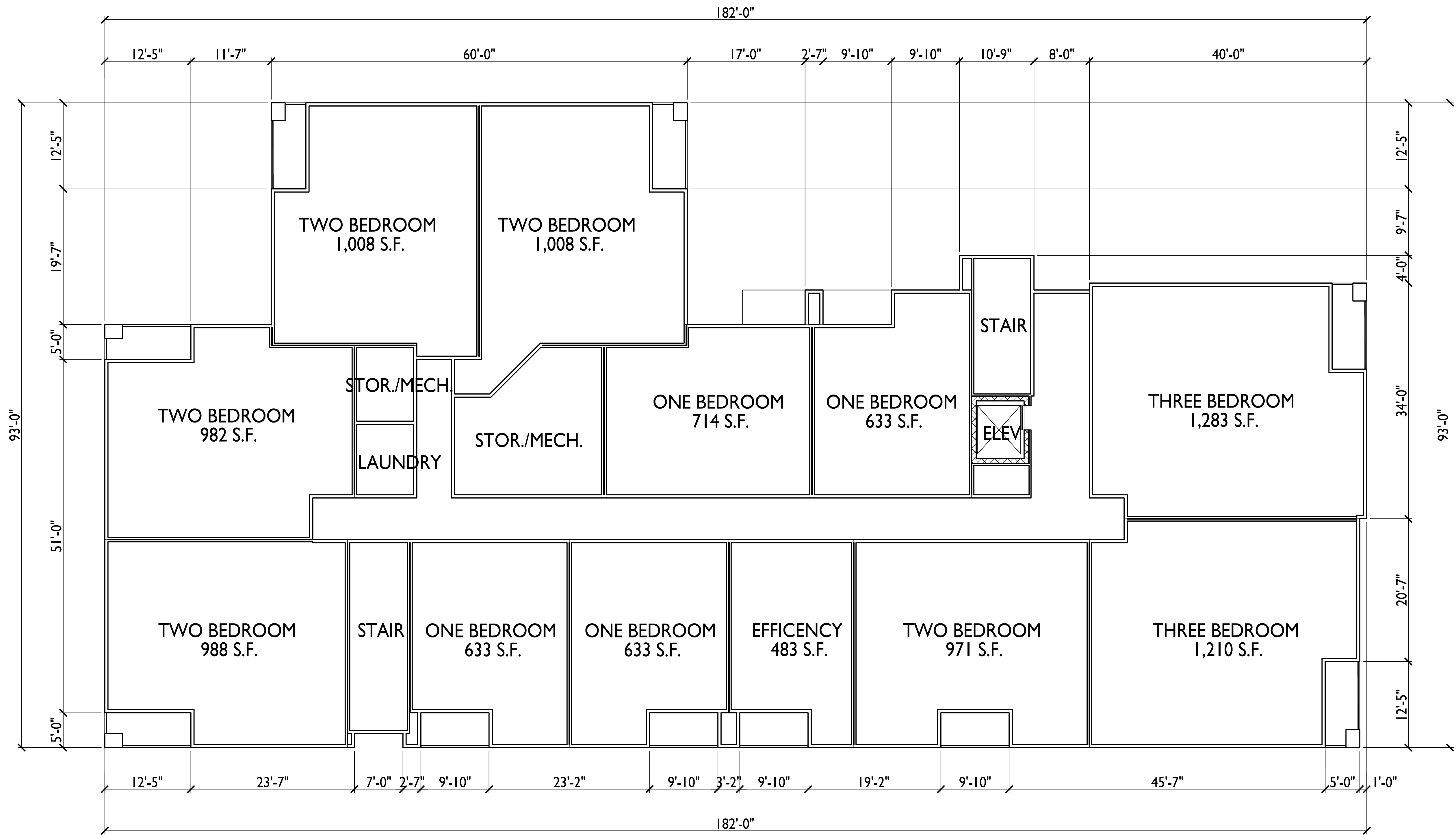
Site Address:
1954 E. Washington Ave.

SHEET TITLE
Second &
Third
Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1745
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GROSS AREA: 12,847 S.F.
NET AREA: 10,545 S.F.

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The Avenue
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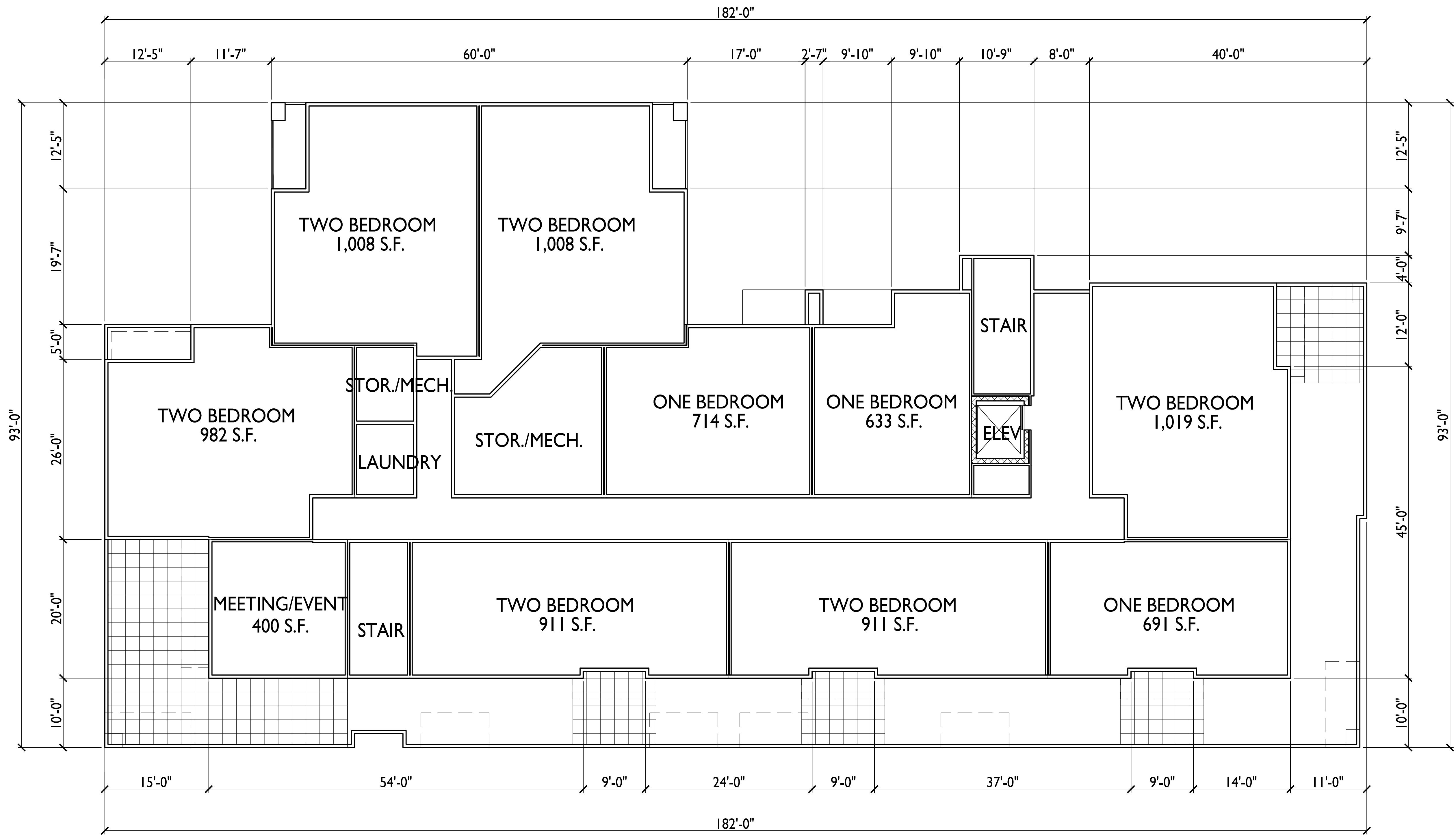
Site Address:
1954 E. Washington Ave.

SHEET TITLE
Fourth Floor
Plan

SHEET NUMBER

A-1.3

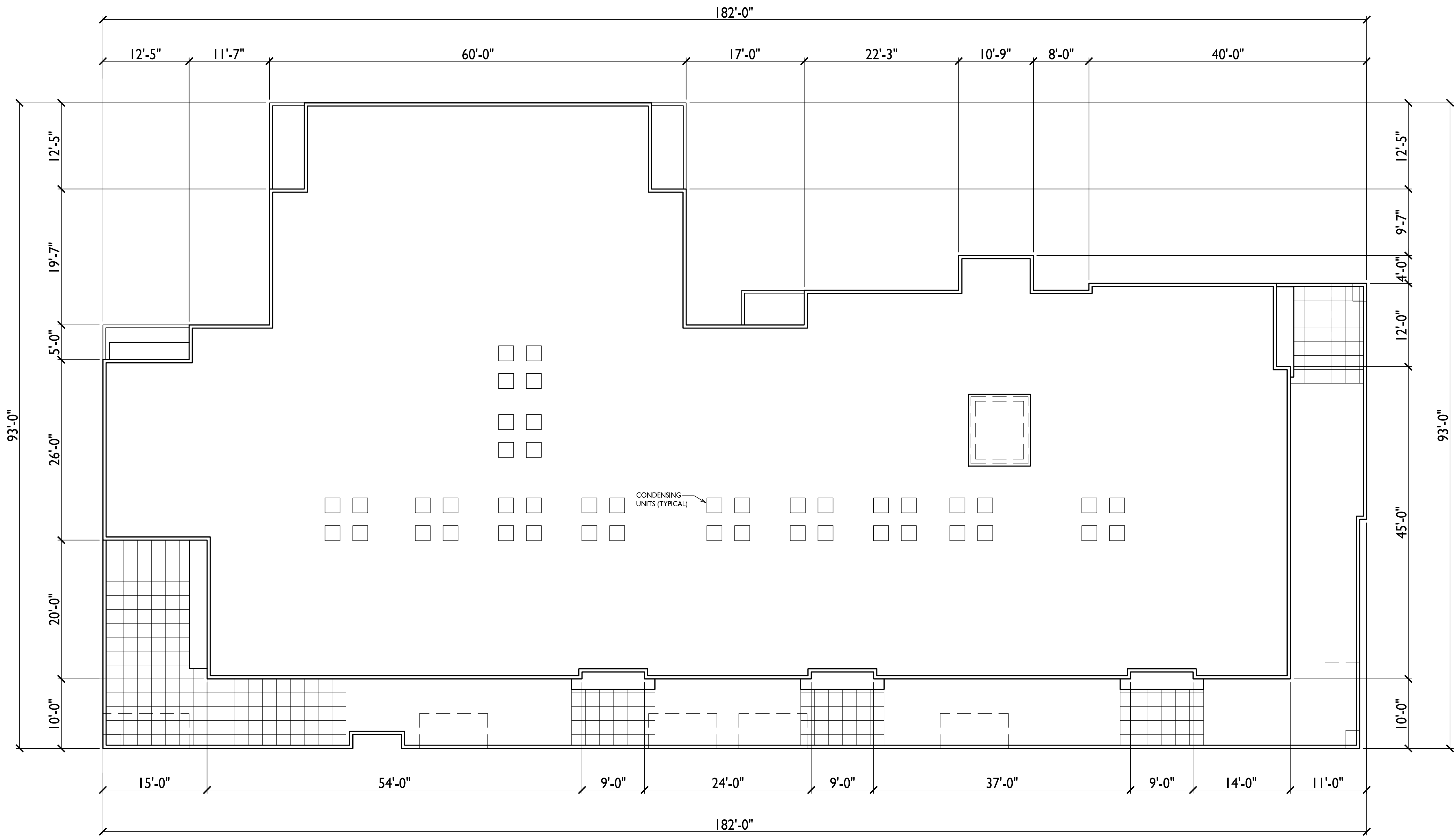
PROJECT NO. 1745
© Knothe & Bruce Architects, LLC



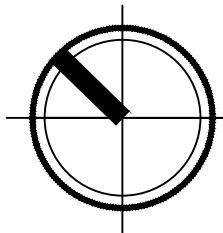
ISSUED
Issued For Land Use & UDC - January 23, 2019

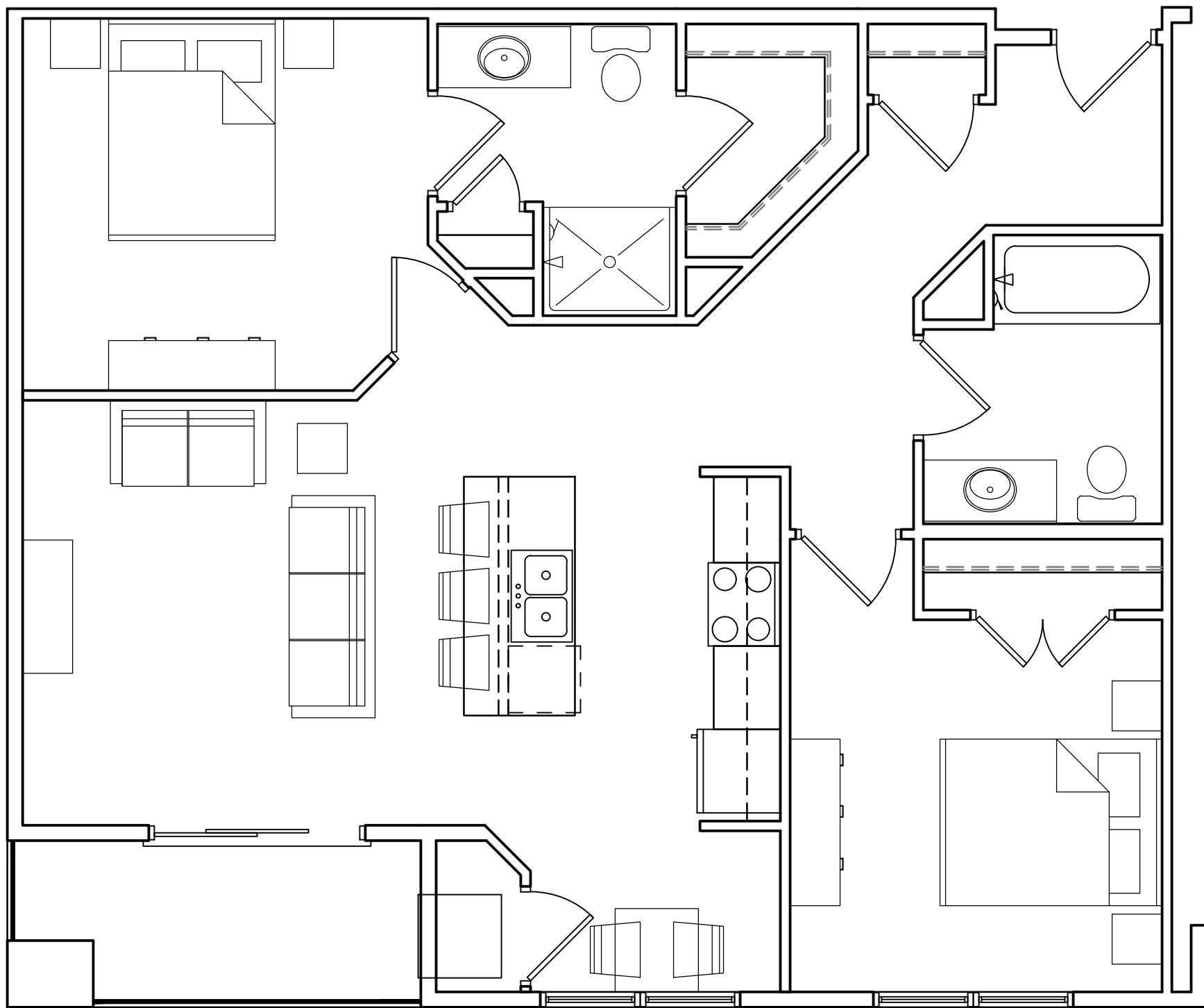
PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

Site Address:
1954 E. Washington Ave.
SHEET TITLE
Roof Plan

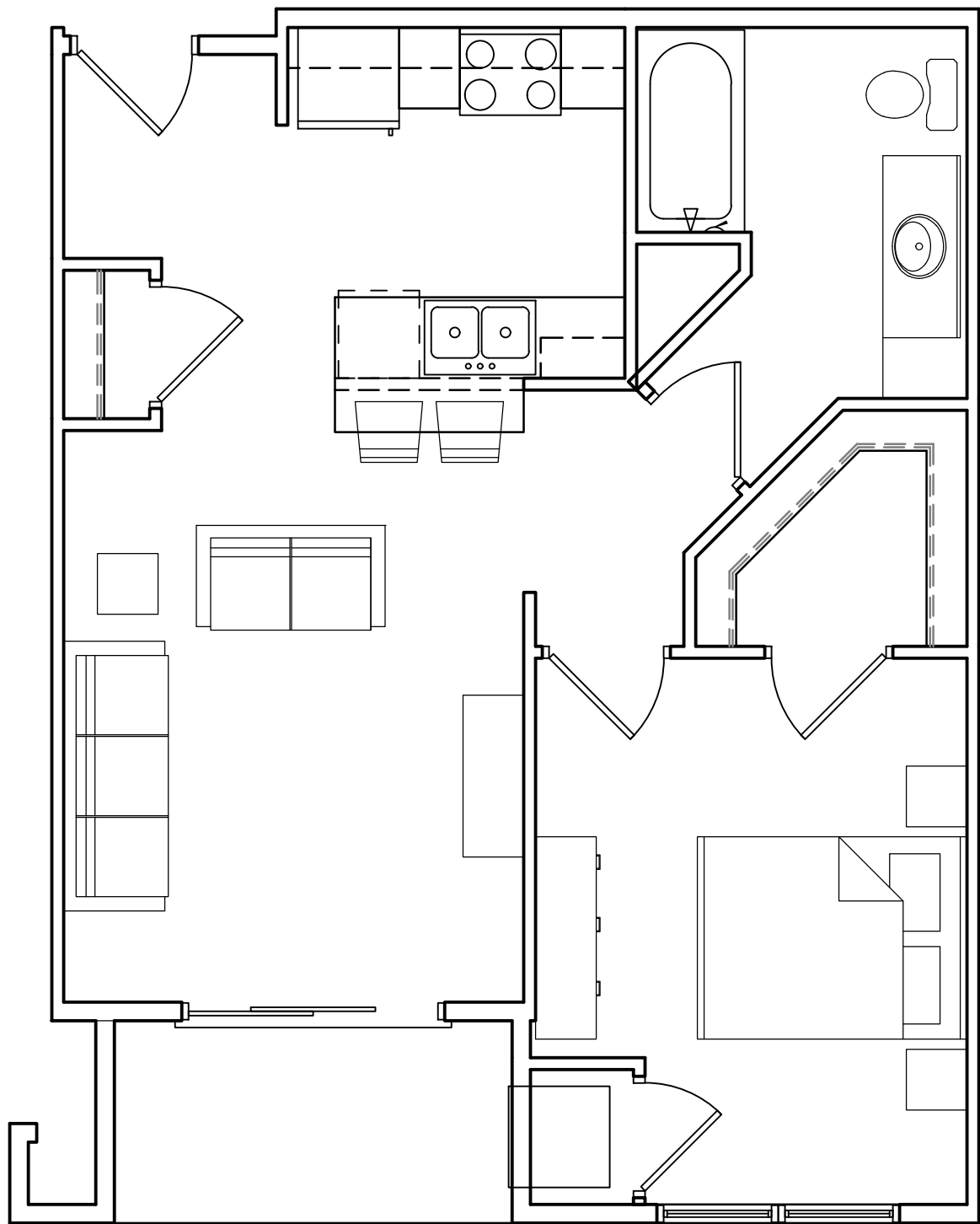


1
A-1.4
ROOF PLAN
SCALE: 1/8"=1'-0"

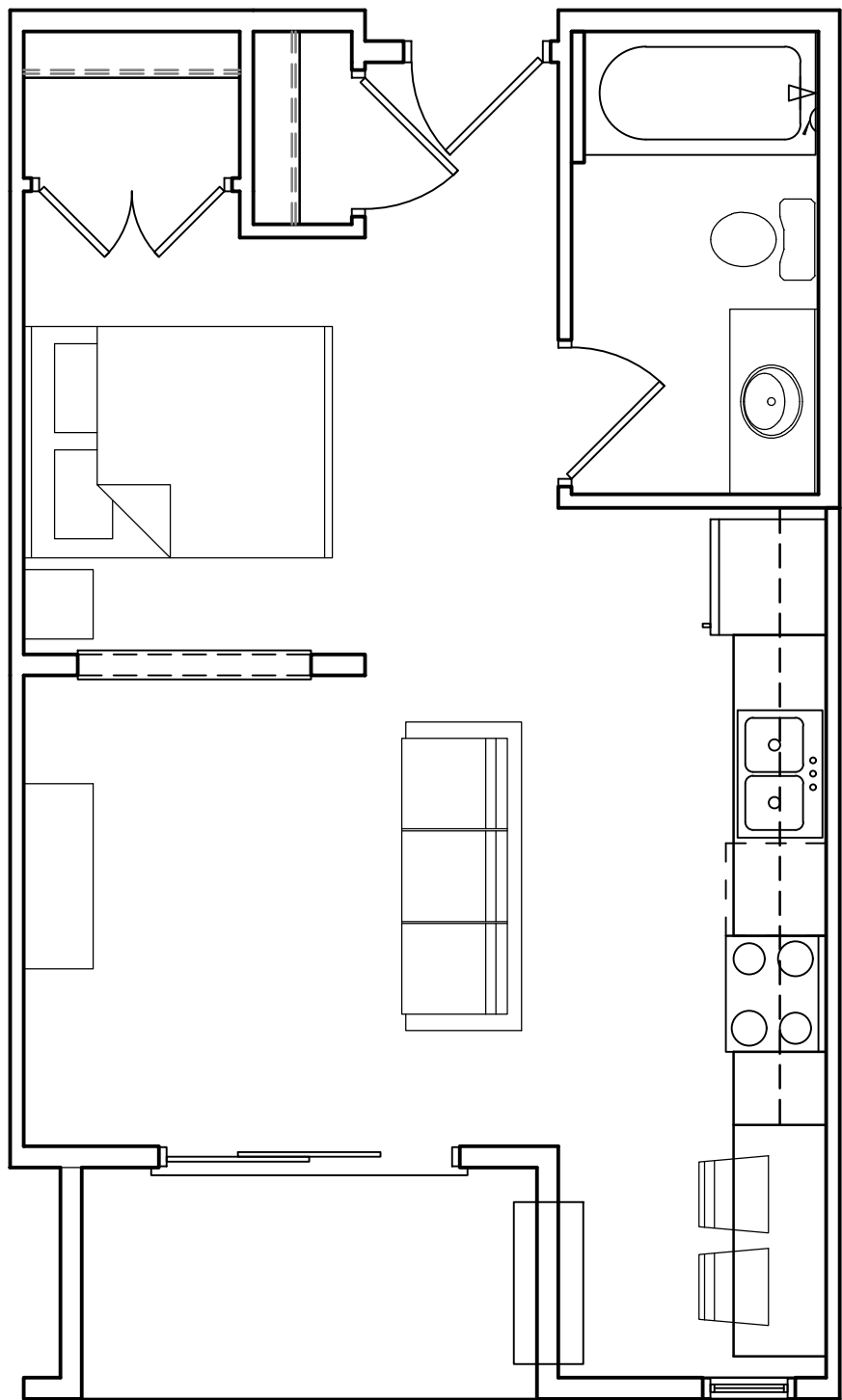




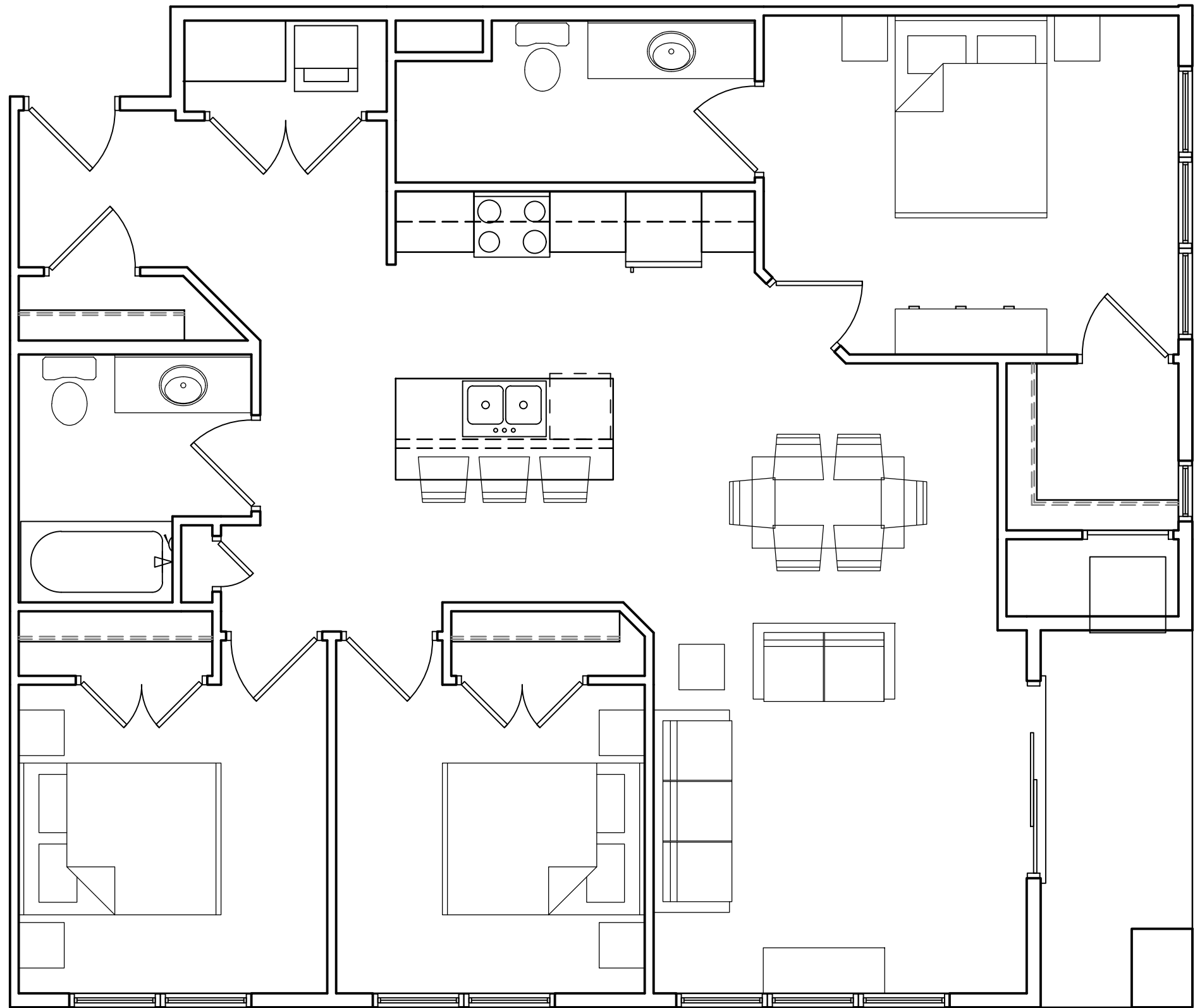
TWO BEDROOM
988 S.F.



ONE BEDROOM
633 S.F.



EFFICENCY
483 S.F.



THREE BEDROOM
1,210 S.F.

ISSUED
Issued For Land Use & UDC - January 23, 2019

PROJECT TITLE
**The Avenue
Expansion
Madison
Development
Corp.**

Site Address:
1954 E. Washington Ave.
SHEET TITLE
Typical Unit Plans

TYPICAL UNIT PLANS
SCALE: 1/4"=1'-0"

SHEET NUMBER

A-1.5
PROJECT NO. **1745**
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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	MONTEREY TAUPE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH COMPOSITE TRIM
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	DARK BRONZE



2
A-2.1
SOUTHEAST ELEVATION - ALONG E. WASH
1/8" = 1'-0"



1
A-2.1
NORTHEAST ELEVATION
1/8" = 1'-0"

ISSUED

PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

Site Address:
1954 E. Washington
Ave.

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	MONTEREY TAUPE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH COMPOSITE TRIM
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	DARK BRONZE



1

A-2.3

SOUTHEAST ELEVATION - ALONG E. WASH - RENDERED

1/8" = 1'-0"



2

A-2.3

NORTHEAST ELEVATION - RENDERED

1/8" = 1'-0"

ISSUED

PROJECT TITLE

The Avenue Expansion Madison Development Corp.

Site Address:

1954 E. Washington Ave.

SHEET TITLE

Exterior Elevations - Rendered

SHEET NUMBER

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	MONTEREY TAUPE
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUM. STOREFRONT	N/A	DARK BRONZE
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH COMPOSITE TRIM
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	DARK BRONZE



TYPICAL MATERIALS

COMPOSITE SIDING & TRIM

SOLDIER COURSE

CAST STONE SILLS & BANDS

VINYL WINDOWS

BRICK VENEER

ALUMINUM RAILINGS

CAST STONE SILLS & BANDS

1 NORTHWEST ELEVATION - RENDERED
A-2.4 1/8" = 1'-0"



2 SOUTHWEST ELEVATION - RENDERED
A-2.4 1/8" = 1'-0"

ISSUED

PROJECT TITLE
**The Avenue
Expansion
Madison
Development
Corp.**

Site Address:
1954 E. Washington
Ave.

SHEET TITLE
**Exterior
Elevations -
Rendered**

SHEET NUMBER

A-2.4



The Avenue Expansion Madison Development Corp.

Site Address:
1954 E. Washington Ave.

Street View





The Avenue Expansion Madison Development Corp.

Site Address:
1954 E. Washington Ave.

Close Street View





The Avenue Expansion Madison Development Corp.

Site Address:
1954 E. Washington Ave.

Front Street View





The Avenue Expansion Madison Development Corp.

Site Address:
1954 E. Washington Ave.

Close Sidewalk View

