



200 N. Main Street • Oregon, WI 53575

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**REAL ESTATE DEVELOPMENT**

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

December 6th, 2014

Mr. Tim Parks  
Urban Design Commission  
215 Martin Luther King Jr. Blvd  
P.O. Box 2985  
Madison, WI 53701

Re: Letter of Intent  
PD-SIP Re Zoning  
2507 Winnebago Street  
Madison, WI 53704

Dear Mr. Parks:

The following is submitted together with the plans, and application for staff approval.

**Project Organizational Structure:**

Owner: Gorman & Company, Inc.  
200 N. Main Street  
Oregon, WI 53575  
414-617-9997  
Contact: Edward Matkom  
[tmatkom@gormanusa.com](mailto:tmatkom@gormanusa.com)

Architect: Gorman & Company, Inc.  
200 N. Main Street  
Oregon, WI 53575  
608-835-3900  
Contact: Mark M. Smith  
[marksmith@gormanusa.com](mailto:marksmith@gormanusa.com)

Civil: JSD Professional Services, Inc.  
Engineer 161 Horizon Dr, Suite 101  
Madison, WI 53593  
608-848-5060  
Contact: Hans Justeson  
[hans.justeson@jsdinc.com](mailto:hans.justeson@jsdinc.com)

Landscape: JSD Professional Services, Inc.  
Design 7402 Stone Ridge Dr, Suite 4  
Weston, WI 54476  
715-298-6330  
Contact: Justin Frahm  
[justin.frahm@jsdinc.com](mailto:justin.frahm@jsdinc.com)

**Introduction:**

The site property is located on the east side of Madison, on Winnebago Street just off of East Washington Boulevard. The property is within the Union corners General Plan Development. The site is currently vacant.

**Zoning:**

The site is currently within the Union Corners General Plan Development.

**Project Description:**

The Project consists of two three story buildings with basement parking. The ground floor contains building common areas/ amenity spaces rental apartments, and lobbies. The upper two floors are rental apartments. The project includes improvements to Winnebago street outside of the property line of this phase, including new sidewalks, and angled street parking. Additionally, the project constructs a new serpentine pedestrian pathway and stormwater management swales.

**Project Development Data:**

**Site Density:**

Lot area:	138,085 s.f. (3.05 acres)
Dwelling Units:	60 Units
Lot Area / D.U.	2301 s.f / d.u.
Density	19.68 d.u. / acre

**Site Coverage:**

Building Footprints:	28,676 s.f. ( 24 %)
Sidewalks / Terrace:	17,486 s.f. ( 13 %)
Pavement:	11,530 s.f. ( 9%)
Pervious Surface:	75,166 s.f. (54%)

**Building Ratio:**

Social Services:	2,859 s.f. (2.6 %)
Apartments & Amenities	68,320 s.f. (64.0 %)
Underground Parking:	22,983 s.f. (21.65%)
Misc (corridor, mech, stairs):	<u>12,546 s.f. (11.75 %)</u>
	106,708 s.f. Total Building Area

**Dwelling Unit Mix**

Two Bedroom	37
Three Bedroom	<u>23</u>
	60 Total

**Bike Parking:**

Enclosed:	62
Surface:	<u>30</u>
	92 Total

**Vehicular Parking:**

Enclosed	75
Surface	43 ( <u>33 In City R.O.W.</u> )
	118 Total

**Schedule:**

The development schedule calls for construction to start September of 2018, with a scheduled completion in November 2019.

**Social & Economic Impacts:**

This development will have a positive social and economic impact on the surrounding community. The re-development of this property will provide high quality affordable housing and social support services.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Matkom". The signature is fluid and cursive, with the first name "Edward" being the most prominent.

Edward Matkom  
President – Wisconsin Market  
Gorman & Company, Inc.

## Zoning Text

Rezoning PD-GDP to PD-SIP

Union Corners – Bldg. 6 & 7

2507 Winnebago Road

Parcel #071006134284

Lot 1 of Union Corners

December 6, 2017

**Legal Description:** Parcel #071006134284 or Lot 1 of Union Corners

- A. **Statement of Purpose:** Re-zoning of Lot 1 from PD-GDP PD-SIP to allow for the construction of two three story buildings with a total of 60 dwelling units. Buildings will consist of community, social service space and dwelling units on the ground floor, with dwelling units on the upper two floors. Tenant parking will be provided on site and in underground parking beneath the buildings.
- B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto
- C. **Lot Area:** Lot 1 – 138,085 s.f. (3.05 acres)
- D. **Floor Area Ratio:** 0.61
- E. **Yard Requirements:** As shown on the attached plans
- F. **Landscaping:** Site landscaping provided as shown on the attached landscape plan.
- G. **Accessory Off-Site Parking:** Off-street and surface parking shall be provided as shown the attached plans.
- H. **Lighting:** Site lighting will be provided along pedestrian path, plaza, and building façade and meeting MGO requirements. Exhibit to follow.
- I. **Signage:** Tenant, and apartment signage will be located on building façade, and meet MGO requirements. See attached plans. Signage approval will made in a separate submittal.
- J. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

## **Exhibit A - Permitted Uses**

### **Residential – Family Living**

- Live/work unit
- Multi-family dwelling (>8 dwelling units)

### **Residential - Group Living**

- Adult family home
- Cohousing community
- Community living arrangement (> 15 residents)
- Housing cooperative

### **Civic and Institutional Uses**

- Counseling, community services organization
- Community center
- Day care center
- Library, museum
- Recreational, community, and neighborhood centers

### **Agriculture and Resource Uses**

- Community garden
- Market garden

### **Accessory Uses and Structures**

- Management office and recreation facilities within multi-family building
- Non-accessory temporary outdoor events
- On-site agricultural retail, farm stand
- Outdoor display
- Outdoor eating area
- Outdoor sales event
- Temporary outdoor events

### **Offices**

- Insurance office, real estate office, sales office
- General office
- Professional office

### **Medical Facilities**

- Physical, occupational or message therapy

### **Retail Sales and Services**

- Artisan workshop
- Business sales and services
- Farmers' market
- Food and related goods sales
- Furniture and household goods sales
- Health/sports club
- Home occupation
- Indoor recreation
- Printing and publishing
- Post office
- Real estate sales office
- Secondhand goods sales
- Service business
- Telecommunications center

### **Food and Beverage**

- Catering
- Coffee shop, tea house