

January 8, 2020

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
9450 Silicon Prairie Parkway
KBA Project #1905

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:	Welton Enterprises, Inc. 701 N Blackhawk Ave. Suite 109 Madison, WI 53705 Phone: 608-661-8803 Contact: Paul Molinaro paulm@buildtosuit.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Quam Engineering, LLC 4604 Siggelkow Road, Suite A McFarland, WI 53558 Phone: 608.838.7750 Contact: Ryan Quam rquam@quamengineering.com	Landscape Design:	Olson Toon Landscaping, Inc 3570 Pioneer Road Verona, WI 53593 (608) 827-9401 Contact: Brad Fregien Brad@olsontoon.com

Introduction:

The site is located at the southeast corner of Mineral Point Road and South Point Road and is also bordered by Silicon Prairie Parkway and Cross Oak Drive. The site is currently zoned A (Agriculture) and we are requesting it to be rezoned to CC-T (Commercial Corridor - Transitional District) for a proposed mixed-use development to be constructed in several phases. The site is currently occupied with a rental house and barns and is currently being farmed.

Project Description:

This mixed-use development will include a total of seven buildings to be constructed over several years and will provide a total of 337 apartment units and approximately 13,000 sq.ft. of commercial space. There will be a total of 328 parking stalls in basement level parking and 235 surface parking stalls. The buildings will range in height from three stories to four stories. The commercial space is located on the

northeast corner of the site at the intersection of Mineral Point Road and South Point Road. This space is being designed to accommodate two potential drive-thru service areas, although no specific tenants have been secured. The main access to the site will be off of Cross Oak Drive and from the eastbound side of Mineral Point Road.

The first phase of this proposed project will include the internal access drives along with the three central buildings including the Clubhouse connector between two of the buildings. We will also be constructing the stormwater management pond that is located at the lowest portion of the site in the southeast corner.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including meetings with Staff, attending a DAT Meeting, and presenting at UDC for an informational presentation. We have also met with the Neighborhood Association and these discussions have helped to shape this submittal.

Demolition Standards

We believe that the demolition standards can be met. The proposed development is compatible with the City's Comprehensive Plan and we are able to provide additional housing units on a main access corridor leading to Madison. In regards to the buildings that need to be razed there are two old farmhouses that were built around 1964 and have not had many updates to them. Structurally they are not very sound and can likely not be relocated, and given the number of updates needed, it is not feasible for someone to try to do so. We will work with Habitat for Humanity to salvage any items that they feel can be sold at the Restore. There is a wooden barn on site that someone would like and this will be reclaimed and the barnwood will be reused. There are also metal outbuildings and these will either be repurposed at a new location or recycled. We are also willing to discuss with the Fire Department on allowing them to conduct training exercises in these buildings. A Re-use and Recycling Plan will be submitted prior to the deconstruction of these existing structures.

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for residential buildings with more than 8 units. The proposed building's size, scale and uses are consistent with the City's Comprehensive Plan for this property.

Site Development Data:

Densities:

Lot Area	417,359 S.F. / 9.58 acres
Dwelling Units	327 D.U.
Lot Area / D.U.	1,276 S.F./D.U.
Density	34 units/acre
Open Space	88,246 S.F.
Lot Coverage	240,213 S.F. = 58% of total lot (80% Max.)

Building Height: 3 and 4 Stories

Gross Floor Areas:

Bldg	#1,2 & Clubhouse	#3	#4	#5	#6	#7
Residential Area	163,036 S.F.	79,845 S.F.	43,413 S.F.	95,514 S.F.	51,126 S.F.	57,371 S.F.
Commercial Area	-	-	-	13,061 S.F.	-	-
Residential Total =	490,855 S.F.					
Commercial Total =	13,061 S.F.					

Dwelling Unit Mix:	Bldg	#1	#2	#3	#4	#5	#6	#7	Totals
Efficiency		6	4	6	3	6	3	6	34
One Bedroom		27	28	27	12	35	21	15	165
Two Bedroom		18	16	21	15	21	12	18	121
Three Bedroom		3	4	-	-	-	-	-	7
Total Dwelling Units		54	52	54	30	62	36	39	327

Vehicle Parking Stalls:	Bldg	#1&2	#3	#4	#5	#6	#7	Totals
Underground Garage		99	51	28	58	33	35	304
Surface		45	42	16	89	22	21	235
Totals		144	93	44	147	55	56	539

Bicycle Parking:	Bldg	#1&2	#3	#4	#5	#6	#7	Totals
Garage F.M.		80	42	24	49	27	30	252
Garage W.M.		25	12	6	13	9	9	74
Surface Long-term		5	-	-	-	-	-	5
Surface Guest		13	6	4	7	4	5	39
Surface Commercial		-	-	-	8	-	-	8
Total		123	60	34	77	40	44	378

Project Schedule:

It is anticipated that the construction on this site for Phase I will begin in the summer of 2020 with a final completion date in the summer of 2021. The schedule for the additional phases will be dependent on the rate of leasing of Phase I.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
 Managing Member