

September 5, 2018  
Revised: November 2, 2018 \*

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



Re: Letter of Intent  
5535 University Avenue  
KBA Project # 1735

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:	5533 University Ave., LLC 3120 Edmonton Drive, Suite 300 Sun Prairie, WI 53590 608-712-1463 Contact: Martin O'Connor <a href="mailto:marty@homeagainliving.com">marty@homeagainliving.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Randy Bruce <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>
Engineer:	Snyder & Associates, Inc. 5010 Voges Rd Madison, WI 53718 (608) 838-0444 Contact: Mike Calkins <a href="mailto:mcalkins@snyder-associates.com">mcalkins@snyder-associates.com</a>	Landscape Design:	Nelson Landscaping, Inc. P.O. Box 823 Waukesha, WI 53187 (608) 262-549-6111 Contact: Corey Nelson <a href="mailto:Corey@nelsonlandscape.com">Corey@nelsonlandscape.com</a>

**Introduction:**

This submittal requests a revision to the Conditional Use approval approved by the Plan Commission at the January 8, 2018 meeting. The revisions to the plans have been implemented to improve the project and make the building more efficient. The unit mix has been adjusted and the unit count has increased slightly from 56 apartments to 60 apartments. The site plan has also been adjusted to relocate the vehicular access to University Avenue further east, minimizing conflicts with the Capitol Avenue intersection and the future bus stop. The exterior architecture remains consistent with the originally approved plan.

**The following letter of intent has been updated to reflect the proposed revisions:**

The site is located at the southeast corner of University Avenue and Capitol Street and is currently zoned Neighborhood Mixed-Use. The site is currently occupied by a 1-story retail business that served as the former Brennan's Market. This proposal requests a revised conditional use approval for a mixed-use development with commercial uses on the first floor and three levels of housing above the commercial. A Certified Survey Map has been submitted to combine the underlying parcels into one lot.

**Project Description:**

This proposed project is a mixed-use development consisting of approximately 5,600 square feet of retail space and 60 apartments with vehicle parking located primarily below the building in two levels; at the grade and basement levels. Along University Avenue, a generous set back is provided to allow for a landscape buffer and the building is stepped back above the third floor to reduce the perceived height. The building also has significant setbacks on the side and rear lot lines allowing for landscaping and solar access to neighboring properties.

The exterior architecture is a clean urban architecture. On the street and eastern facades, the major material is brick masonry accented with fiber-cement siding. Towards the rear of the building the material palette uses a higher amount of fiber-cement siding consistent with the transition to the residential uses to the south.

The vehicle parking stalls in the underground garage will be assigned for residents. Eight out of the ten covered surface stalls will be assigned to residents and the remaining surface stalls will be for commercial and additional residential parking. \*

**Spring Harbor Neighborhood Plan and UDD #6**

This project is consistent with the goals and guidelines of both the Spring Harbor Neighborhood Plan and the UDD #6 Guidelines. The SHNP calls for attractive mixed-use development at specified redevelopment sites including the Brennan's Market site. In addition, the plan calls for pedestrian-oriented and transit-oriented development to occur; both of which are met with the proposed plan. The commercial use face the two streets and have direct pedestrian access. A Madison Metro bus stop is currently located at the street intersection but the City of Madison has plans in the future for the bus stop to be located along University Avenue in front of the commercial area.

UDD # 6 generally refers to the SHNP but specifically calls for a minimum and maximum building height of three to four stories with parking areas located to the rear of the site.

<b><u>Site Development Data:</u></b>	<b><u>Previously Approved</u></b>	<b><u>Proposed</u></b>
<b><u>Densities:</u></b>		
Lot Area	48,517 sf / 1.1 Acres	48,517 sf / 1.1 Acres
Dwelling Units	56 D.U.	60 D.U.
Lot Area / D.U.	867 sf / unit	808 sf / unit
Density	51 units/acre	54 units/acre
Gross Commercial Area	5,812 sf (50% of first floor)	5,617 sf (44% of first floor)
Non-Residential Area (inc. 1 <sup>st</sup> floor parking)	9,821sf	9,322 sf
Building Height	4 stories	4 stories
Lot Coverage	34,249 S.F. = 70.5%	35,565 S.F. = 73.3% *
Usable Open Space	11, 140 S.F. (199 sf / D.U.)	11,968 S.F. *
<b><u>Dwelling Unit Mix:</u></b>		
Efficiency	15	18
One Bedroom	25	29
One Bedroom + Den	3	1
<u>Two Bedroom</u>	<u>13</u>	<u>12</u>
Total Dwelling Units	56	60

**Vehicle Parking:**

Surface	28 stalls	38 stalls
<u>Underground</u>	<u>61 stalls</u>	<u>52 stalls *</u>
Total	89 stalls	90 stalls *

**Bicycle Parking:**

Surface Commercial	4 stalls	4 stalls
Surface Guest	6 stalls (10% of units)	6 stalls (10% of units)
Underground Garage – Wall Hung	16 stalls (covered)	15 stalls (covered)
<u>Underground Garage STD. 2'x6'</u>	<u>38 stalls (covered)</u>	<u>45 stalls (covered)</u>
Total	64 stalls	70 stalls

**Project Schedule:**

It is anticipated that the construction on this site will start in Spring 2019 with a final completion date of Spring 2020.

Thank you for your time reviewing our proposal.

Sincerely,



Randy Bruce, AIA