



June 1, 2021

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

Re: Letter of Intent – Land Use Application
6321 Town Center Dr. – Lot #10 in the Metro Tech Plat
KBA Project #2108

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:	Ellefson Construction, Inc. 1018 Gammon Lane Suite 100 Madison, WI 53719 (608) 695-5823 Contact: Michael J Ellefson michael@ellefsonconstruction.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Ave. STE 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Snyder & Associates, Inc. 5010 Voges Rd. Madison, WI 53718 (608) 838-0444 Contact: Brian Arcand barcand@snyder-associates.com	Landscape Design:	Ellefson Construction, Inc. 1018 Gammon Lane Suite 100 Madison, WI 53719 (608) 695-5823 Contact: Jeff DeLaura jeffreylaura@gmail.com

Introduction:

This proposed multi-family development involves the redevelopment of 6321 Town Center Dr., Lot #10 of the Metro Tech Plat. Located directly across from Madison Fire Station #13 and is located on the south side of Town Center Dr, along Metro Terrace, the site is currently vacant. This application requests permission for the development of three new three-story residential buildings with underground parking. The development will include 74 apartment units that range from studios, one-, and two-bedroom units. The previously approved GDP- SIP consisted of 65 units and this proposal will increase it to 74. The site is currently zoned PD (Planned Development District) and will remain PD (Planned Development District) zoning for the proposed redevelopment. This submittal encompasses the update of both the GDP and SIP for Lot #10 of the Metro Tech Plat.

Project Description:

The proposed project is a multi-family development consisting of 74 apartment units in three buildings. Each building will be three-stories, and each will have underground residential parking. The exterior design of these buildings will feature sloped roofs and will be similar in scale to the neighboring condominium development located directly across the Metro Terrace.

The transitions between the landscaping, open space, and the buildings are particularly sensitive to the surrounding residential properties. The project will enhance the streetscapes without overwhelming the neighborhood environment. Earth-tone composite siding paired with red brick anchors the building to the site. The architecture breaks apart the overall scale of the building with balconies and changing material. This further helps ease the transition between surrounding open space and multi-family housing.

Parking is provided at the lower level within each building; surface parking is accessed from Town Center Dr. and underground parking for Buildings 1 and 3 is accessed from Metro Terrace, while underground parking for Building 2 is accessed from the surface parking off Town Center Dr. The site is also only one block to the nearest transit stop, allowing for easy access to many areas of the City.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including a Neighborhood Meeting with Alder Lemmer on March 23, 2021 and a pre-application meeting with Kevin Firchow and Chris Wells from Planning and Jenny Kirchgatter from Zoning and Janine Glaeser from Planning/UDC on February 3, 2021. The project was met with positive feedback, and we have worked to ensure this proposed development stays true to discussions at this meeting.

Metrotech GDP:

We are proposing an amendment to the allowed construction of the existing Metrotech GDP. A draft of the changes to the zoning text has been submitted, as well as the SIP Zoning Text. We are proposing to change the original GDP and SIP from 65 units to 74 units and the maximum density on Lot #10 from 22 units per acre to 25 units per acre. The Land Use Tabulations chart has also been updated accordingly for these increases.

Site Development Data:

Densities:

Lot Area	129,851 S.F. / 2.98 acres
Dwelling Units	74 D.U.
Lot Area / D.U.	1,755 S.F./D.U.
Density	24.8 units/acre
Lot Coverage	58,638 S.F. / 45 %
Usable Open Space	21,017 S.F.

Building Height: 3 Stories / 54'

Dwelling Unit Mix:

	<u>Bldg 1</u>	<u>Bldg 2</u>	<u>Bldg 3</u>	<u>Total</u>
Efficiency	3	3	3	9
One Bedroom	6	9	9	24
One Bedroom + Den	3	-	-	3
Two Bedroom	14	12	12	38
Total	26	24	24	74 D.U.

Vehicle Parking:

	<u>Bldg 1</u>	<u>Bldg 2</u>	<u>Bldg 3</u>	<u>Total</u>
Underground	24	23	23	70
Surface parking lot				33
Total				103 vehicle stalls

Bicycle Parking:

	<u>Bldg 1</u>	<u>Bldg 2</u>	<u>Bldg 3</u>	<u>Total</u>
Garage Floor-Mount	26	18	18	62
Garage Wall-Mount	-	6	6	12
Guest Surface	2	2	4	8
Total	28	26	28	82 bike stalls

Project Schedule:

It is anticipated that construction will start for Phase 1, which is Building #2, in Fall 2021 and be completed in Summer 2022. Buildings #1 and #3 will be completed in the following years, or as the market demands.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member