



June 16, 2021

Ms. Heather Stouder
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent – Major Alteration
5535 University Ave – LNDUSE-2018-00107
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 marty@homeagainliving.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, 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: Mike Calkins mcalkins@snyder-associates.com	Landscape Design:	Nelson Landscaping, Inc. P.O. Box 823 Waukesha, WI 53187 (608) 262-549-6111 Contact: Corey Nelson Corey@nelsonlandscape.com

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 from 60 apartments to 66 apartments. The site plan has also been updated by eliminating the first floor level parking below a portion of the building and also eliminating the vehicular access to University Avenue. The exterior architecture remains consistent with the originally approved plan.

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 use 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 2,735 square feet of retail space and 66 apartments with vehicle parking located primarily below the building. 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. Nine of the surface stalls will be assigned to residents and the remaining surface stalls will be for commercial and additional residential parking.

Design Progression:

This project has been through various design progressions, and this progression responds to the previous December 21, 2018 Site Plan Submittal – LNDUSE-2019-00107. The design now includes an increased unit count to better provide the necessary housing for the area. The usable open space also increased, offering more square footage per unit. This was accomplished by reprogramming the site traffic flow. By removing the drive entrance from University Avenue, the site creates a better pedestrian and public transit experience. The commercial space maintains access to both Capital Avenue and University Avenue, and ample bike and vehicle parking is provided. The exterior architecture theme has maintained the same.

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 faces 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.

Site Development Data:

Densities:

	<u>Previously Approved</u>	<u>Proposed</u>
Lot Area	48,517 sf / 1.1 Acres	48,517 sf / 1.1 Acres
Dwelling Units	60 D.U.	66 D.U.
Lot Area / D.U.	808 sf / unit	735 sf / unit
Density	54 units/acre	60 units/acre
Gross Commercial Area	5,617 sf (44% of first floor)	2,735 sf (17% of first floor)

Building Height	4 stories	4 stories
Lot Coverage	35,565 S.F. = 73.3%	33,360 S.F. = 68.7%
Usable Open Space	11,968 S.F. (199 sf / D.U.)	14,197 S.F. (215 sf / D.U.)

Dwelling Unit Mix:

Efficiency	18	18
One Bedroom	29	33
One Bedroom + Den	1	0
<u>Two Bedroom</u>	<u>12</u>	<u>15</u>
Total Dwelling Units	60	66

Vehicle Parking:

Surface	38 stalls	30 stalls
<u>Underground</u>	<u>52 stalls</u>	<u>57 stalls</u>
Total	90 stalls	87 stalls

Bicycle Parking:

Surface Residential	1 stall	0 stalls
Surface Commercial	3 stalls	2 stalls
Surface Guest	6 stalls (10% of units)	7 stalls (10% of units)
Underground Garage – Wall Hung	19 stalls (covered)	17 stalls (covered)
<u>Underground Garage STD. 2'x6'</u>	<u>40 stalls (covered)</u>	<u>49 stalls (covered)</u>
Total	69 stalls	75 stalls

Project Schedule:

It is anticipated that the construction on this site will start in late 2021/early 2022 with a final completion date of Spring 2023.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member



September 1, 2017

Mark Clear
Aldersperson – District #19
110 Shiloh Dr.
Madison, WI 53705

Re: 5533 University Avenue
KBA Project No: 1735

Dear Alder Clear,

On behalf of Jerry Connery and Knothe & Bruce Architects, I would like to take this opportunity to formally notify you that we plan on submitting our application for a mixed-use development at 5533 University Avenue.

We look forward to working with you to design a successful development for this property. If you have any questions, please contact me at 608-836-3690 or rbruce@knothebruce.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Randy Bruce', with a long horizontal flourish extending to the right.

J. Randy Bruce, AIA
Managing Member

Cc: Aaron Crandall, 5114 Flambeau Rd, Madison, WI 53705
Spring Harbor Neighborhood Association