

August 26, 2024

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



Re: Letter of Intent - Land Use Application Submittal

2450 E Washington Ave
KBA Project #2422

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff, Plan Commission's and the Urban Design Commission's consideration of approval.

Organizational Structure:

Developer:
Volker Development
464 S. Hickory St., Ste C
Fond Du Lac, WI 54935
(952) 334-7294
Contact: Travis Fauchald
t.fauchald@volker.co

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Civil Engineer:
JSD
507 W. Verona Ave., Ste 500
Verona, WI 53593
(608) 893-0085
Contact: Matt Haase
Matt.haase@JSDInc.com

Landscape Design:
JSD
507 W. Verona Ave., Ste 500
Verona, WI 53593
(608) 893-0085
Contact: Matt Haase
Matt.haase@JSDInc.com

Introduction:

This proposed multi-family development involves the development of 10 & 16 N 7th Street and 2430, 2434, & 2450 E Washington Avenue located at the corner of N 7th Street and E Washington Avenue. Located within the Emerson East Neighborhood, the site is currently occupied by a former muffler shop and (4) single family rental homes. This application requests removal of the existing buildings for the development of a new 5-story building with 76 multifamily units and 61 vehicle parking stalls. The 10 & 16 N 7th Street addresses on the site are currently zoned TR-C4 and we are requesting a rezoning to TSS zoning for the proposed redevelopment, while the 2430, 2434, & 2450 E Washington Avenue addresses are currently zoned TSS and will remain zoned as TSS.

The development has submitted an application to the City of Madison Community Development Division (CDD) for public subsidy from the City's Affordable Housing Fund (RFP # 13059-2024)

Project Description:

The proposed project is a mixed-use multi-family development consisting of 76 dwelling units. The building is 5 stories tall, and the building steps back at the 5th floor level to serve as a transition to the single-family homes to the north and to comply with the step back requirements of the zoning code.

The building has been placed on the site to anchor the corner while being able to provide space for foundation landscaping plantings to soften the pedestrian experience. The corner of the building has been chamfered to accommodate the vision triangle requirements while providing an opportunity to create a prominent entry facing the inbound traffic. The first-floor units along E Washington Ave will have direct entry porches and these have been raised up above the sidewalk elevation to provide a separation and sense of place for those residents while still activating the façade along this primary arterial street.

Parking is contained at the first-floor level with the majority being located underneath the footprint of the building. Access to the parking is solely off of 7th Street and all existing curb cuts on East Washington Ave will be vacated. A solid fence will be erected along the north property line and the landscaping has been designed to serve as additional screening for the parking areas.

A B-Cycle station will be added to this property which will serve as an amenity for both the residents and the neighborhood and will provide more opportunities to connect to the greater community.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including pre-application meetings and attending a DAT meeting. An in-person neighborhood meeting led by Alder Latimer Burris was held on August 5, 2024, and was attended by many neighbors and City Staff. The project was well received with a lot of positive feedback on rejuvenating this site and providing additional housing on this great location that is well connected to the rest of the city via public transportation. It was suggested that less parking would be appropriate, so parking counts have been reduced in order to provide more landscaping and green space. This project was also presented to UDC for an informational presentation and all this feedback has helped to improve this project.

Demolition Standards

The existing commercial building was most recently used as a muffler shop but is now vacant. The existing single-family buildings are most recently used as rental properties. These buildings have served many people over their time but have become outdated and in need of major repairs and updates. We are proposing that the existing buildings be demolished. The site is located on a prominent corner in the city that is currently underutilized and would be better utilized as a mixed-use multi-family property. The existing commercial building is a specialized use and is of a size and shape that a relocation is not financially feasible. The existing rental homes would be made available for relocation if there is an interested party in doing so, however it is not likely that there will be any interest. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for a more than 60 dwelling units in a mixed-use building and a conditional use for the building height at 5 stories. The proposed building’s size, scale and use are consistent with the City’s Comprehensive Plan for this property, which calls for Community Mixed Use (CMU) development. We have met or exceeded all other standards of the TSS zoning.

Conformance with UDD No. 5 Requirements

The project has been designed to generally conform to the guidelines set in the Urban Design District Number 5 and the following items have been incorporated into the design of the proposed project:

- Off-street parking has been located behind and underneath the building and landscaping has been added to screen the parking from view. The north property line will also have a solid fence to further aid in the screening.
- The terrace along 7th Street is being increased so that additional street tree plantings can occur, and these will be coordinated with City Forestry.
- The structure has been designed to be compatible with the adjacent structures on East Washington Ave and we are using durable and low maintenance materials of masonry and composite sidings. All facades will receive these materials and are considered of equal importance. The roof parapets have also been raised to screen any roof mounted mechanicals and the majority of the roof will be covered with solar panels.
- Landscaping has been designed with plants selected to be compatible with our region and will provide interest to all sides of the property, with more extensive plantings along the north side of the parking area to assist with screening. Foundation plantings have also been included along the street facing facades to enhance the pedestrian experience.
- Exterior lighting has been designed with full cut-off fixtures to avoid any glare onto neighboring properties and the lighting to be installed above the protected parking stalls will be shielded to prevent any adjacent glare as well.

Site Development Data:

Densities:	
Lot Area	39,299 S.F. / 0.9 acres
Dwelling Units	76 D.U.
Lot Area / D.U.	517 S.F./D.U.
Density	84 units/acre
Lot Coverage	28,553 S.F. / 73%
Usable Open Space	Not required in TOD Overlay
Building Height:	4 and 5 Stories / 62'-3"
Commercial Area:	260 S.F.
Dwelling Unit Mix:	
	One Bedroom 26
	Two Bedroom 34
	Three Bedroom 16
	<hr/> Total 76 D.U.
Vehicle Parking:	
Surface parking lot	61 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	21
Garage Floor-Mount	58
Resident Surface	5
Commercial Surface	1
<u>Guest Surface</u>	<u>8</u>
Total	93 bike stalls

Project Schedule:

It is anticipated that construction will start in the Spring of 2025 and be completed in Spring/Summer of 2026.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member