

City of Madison  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53703

June 14, 2024

RE: The Nick – Land Use Application for a Multi-Family Development

Dear Commission and Council Members:

Sandburg Holdings, LLC is pleased to submit a proposal for a multi-family development located at 4303 Portage Road. The development is designed to align with the city's objectives of meeting the growing housing demand, particularly for studio and one-bedroom units, and to provide competitively priced rental options in a highly desirable location.

The proposed project will include 65 units, with a significant portion dedicated to studio and one-bedroom apartments. We have carefully analyzed the current housing market trends in Madison, and it is evident that there is a substantial need for more efficient, more affordable housing. By focusing on these unit types, we cater to young professionals, students, and individuals who are seeking high-quality, yet reasonably priced housing options.

Our development will offer a variety of amenities that enhance the quality of life for our residents. These may include a fitness center, communal lounge areas, secure bicycle storage, and electric vehicle charging stations. Additionally, we are committed to incorporating sustainable design principles and energy-efficient technologies to minimize our environmental footprint and reduce utility costs for residents.

The chosen location for this project is strategically situated to provide residents with convenient access to public transportation, local businesses, recreational areas, and other essential services. The property is ideal for fostering a vibrant and connected community, making it an attractive option for potential tenants.

**Development Unit Mix**

Building Name	STUDIO	1 BD / 1 BATH	2 BD / 2 BATH	Total Units	Total Parking
The Nick	42	20	3	65	72

## **Project Team**

### **Owner/Developer:**

Sandburg Holdings, LLC  
1818 Parmenter St.  
Middleton, WI 53562

### **Architect:**

JLA Architects  
800 W Broadway, Ste 200  
Monona, WI 53713

### **Civil Engineer:**

Wyser Engineering  
300 E. Front Street  
Mount Horeb, WI 53572

### **Geotechnical Engineer:**

CGC, Inc  
2921 Perry St  
Madison, WI 53713

### **Landscape Architect:**

Bruce Company  
2830 Parmenter St.  
Middleton, WI 53562

Our goal is to support the City of Madison in its mission to provide diverse and inclusive housing opportunities while stimulating economic growth and urban vitality. We are confident that this development will be a valuable addition to the city's housing portfolio and will positively impact the local community.

Thank you for considering our proposal. We are excited about the opportunity to contribute to the City of Madison's housing landscape and look forward to your favorable response.

Thank you for your consideration.

Sincerely,

Nick Patterson  
Project Manager  
Sandburg Holdings, LLC