

February 27, 2023



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 – LUA Submittal – Lot 49-50

4846 Eastpark Blvd.
Cascade Development – The American Center Project
KBA Project #2155

Ms. Heather Stouder,

The following is submitted together with the plans and application for the staff, Plan Commission and Common Council’s consideration of approval.

Project Organizational Structure:

Owner:
Cascade Development
5150 High Crossing Blvd.
Madison, WI 53718
(608) 354-8748
Contact: Luke Stauffacher
Luke@cascadedevelop.com

Architect:
Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Greg Held
Gheld@knothebruce.com

Engineer:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3961
Contact: Matthew W. Schreiner
msch@vierbicher.com

Landscape Design:
Olson Toon Landscaping
3570 Pioneer Road
Verona, WI 53593
(608) 827-9401
Contact: Brad Fregien
Brad@olsontoon.com

Introduction

Cascade Development is proposing a mixed-use development for The Commons District at The American Center. This development will occupy the lands east of Eastpark Boulevard, north and south of Dreamer Drive. This project will provide much needed housing and the opportunity for dining, retail and other service uses within The Center. It will also extend the hours of activity within The American Center to promote a more community-oriented destination. This submittal is for lot 49 and 50 of The American Center Eastpark Fifth Addition. We are requesting conditional use approval for a multi-family building of more than 36 dwelling units and exceeding 52 feet in height in a TR-U2 zoning district.

The American Center and City of Madison Input

The project team has met with City planning staff and representatives of The American Center on several occasions to discuss the proposed project, including a City of Madison Development Assistance Team (DAT) meeting on August 18, 2022, a meeting with the City of Madison Zoning department on September 22, 2022, a meeting with Alder Paulson on October 13, 2022, and numerous meetings with representatives of The American Center. This input has helped shape this proposed development with refinements to the general site design, easements, setbacks, stormwater management and requested zoning.

Previous Approvals

Common Council approved the preliminary and final plats and the rezoning of the lots on February 7, 2023.

Project Description

Lot 49 will have a 4-story building with 67 dwelling units. Lot 50 will have two 4-story 67-unit buildings connected by a 2-story commons area. Both buildings will have underground parking and internal trash/recycling collection. The building on lot 50 will house indoor and outdoor amenity spaces for all residents of the development. Cascade Development will manage the project with their own on-site staff.

Site Layout

Lot 49 and 50 are at the northeast corner of Phase I. The buildings have been oriented around the park on outlot 22, with vehicular circulation and parking wrapping around the outside perimeter. Fairway Mortgage occupies lands to the east and the Aliant Energy corporate office is located to the north.

Architecture

We are proposing architecture with clean, modern lines and high-quality materials that will fit in well with the existing buildings within The American Center. Featured materials include brick veneer, fiber composite lap siding and composite panels. Mechanical equipment will be screened, with equipment located on rooftops screened by building parapets.

Parking

Bus Rapid Transit will serve this site and Planning staff have indicated they would encourage any parking reduction the developer is comfortable with, especially any reduction in surface parking. The developer was also encouraged to use the smaller surface stall size, which have been incorporated into the site plan. There will be 312 structured vehicle stalls and 43 surface stalls. Cross access easements will be provided with Lot 50. Total structured and surface parking will bring the parking ratio to 1.55 stalls per dwelling unit. The project will also provide a total of 225 bicycle stalls, which meets the multi-family requirements in the zoning ordinance.

Landscaping

Landscape will primarily focus on native plants and natural treatments, and will exceed City of Madison landscape point requirements. Street trees will be installed per Forestry requirements.

Exterior Lighting

Exterior lighting will comply with Madison ordinances and will be high efficiency LED and Dark Sky compliant.

Lot 49-50 Site Development Data:

Densities:

Lot Area	208,686 S.F. / 4.79 acres
Dwelling Units	201 DU
Lot Area / D.U.	1,038 S.F./D.U.
Density	42 units/acre
Open Space Required	40 S.F./D.U.*
Open Space Provided	*Each unit has a balcony in excess of 40 SF
Lot Coverage	119,200 S.F. = 57%

Building Height:

4 Stories – 54'-0"

Dwelling Unit Mix:

Studio	33
One Bedroom	84
One Bedroom + Den	8
<u>Two Bedroom</u>	<u>76</u>
Total Dwelling Units	201

Vehicle Parking:

Surface	121 stalls
<u>Structured</u>	<u>191 stalls</u>
Total	312 stalls

EV Stalls:

EV Installed	5 stalls
<u>EV Ready</u>	<u>20 stalls</u>
Total	25 stalls

Bicycle Parking:

Surface Guest	24 stalls
Underground Garage F.M.	147 stalls
<u>Underground Garage W.M.</u>	<u>54 stalls</u>
Total	225 stalls

Project Schedule

Construction of the (4) buildings in Phase I would begin in Fall 2023 and complete in Fall 2025. The exact sequencing of construction to be determined.

Thank you for your time and consideration of our proposal.

Sincerely



Greg J Held, AIA
Member