

January 10, 2022

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

2165 Linden Ave., Madison, WI
Land Use Submittal
KBA Project# 2102

Ms. Heather Stouder,

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

| | | | |
|-----------------|--|----------------------|--|
| Owner: | Threshold Development 1954 Atwood Ave. Madison, WI 53704 608-233-6000 Contact: Joe Krupp joe@primeurbanproperties.com | Architect: | Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com |
| Civil Engineer: | JSD Professional Services, Inc. 161 Horizon Drive, Ste. 101 Verona, WI 53593 (608) 848-5060 Contact: Kevin Yeska Kevin.Yeska@jsdinc.com | Landscape Architect: | JSD Professional Services, Inc. 161 Horizon Drive, Ste. 101 Verona, WI 53593 (608) 848-5060 Contact: Kevin Yeska Kevin.Yeska@jsdinc.com |

Introduction:

This proposed development is currently zoned as TR-VI (Traditional Residential-Varied District I) and is the current site of the Zion Faith Community Church. The site will need to be rezoned as PD (Planned Development District) and this will provide the opportunity for new construction of much needed residential units that have walkable access to a coffeeshop, barber shop, restaurants, and many other essential, local businesses.

Project Description:

This development proposes a two to three-story, multi-family building with structured underground parking. There will be 32 dwelling units that consist of studios, one-bedrooms, and two-bedroom apartments.

The proposed building has been designed to be in context with the neighboring structures and will serve as a transition from the 4-story mixed use building to the south and the single-family homes to the north. This building has been designed as a two to three-story structure with the third floor set back

on all street sides of the property such that there are only two-story facades along the sidewalks. The building has also been designed to resemble townhomes built next to each other so that the residential scale and context is further reinforced. This design solution was achieved after much discussion with the stakeholders of this project, as explained in more detail below. The garage access is located along the south side of the building and is utilizing a shared access easement between the neighboring properties to keep all vehicular traffic away from the surrounding neighborhood.

City and Neighborhood Input:

We met with the City Staff and the Alder very early on in this process to have a solid understanding of the steps that would need to be taken for this redevelopment to be approved. There were then multiple meetings directly with the immediate neighbors of this property and larger group neighborhood meetings as well, that were spearheaded by Brad Hinkfuss with SASY. These often-included Alder Benford and then Alder Foster was included as well. The project evolved through these discussions and the final resulting design was based on a joint consensus reached with all parties. We then presented this project to DAT and received further feedback and that information that has been taken into account with this submittal.

Demolition Standards

The structure to be removed has served the community well but unfortunately given today’s environment and the diminishing number of members of the Zion Faith Community, the building is no longer needed to host worship services or provide other uses for this congregation. Zion has merged with Lakeview Moravian Community Church and will be basing their ministries out of that facility and has made the hard decision that this building will no longer be used. The structure itself, while having sentimental value, is not a landmark structure, nor does it have any historical significance for this area. Also, it is not of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

Site Development Data:

Densities:

| | |
|-------------------|--------------------------------|
| Lot Area | 20,597 S.F. / 0.47 acres |
| Dwelling Units | 32 DU |
| Lot Area / D.U. | 644 S.F./D.U. |
| Density | 68 units/acre |
| Open Space | 3,702 S.F. |
| Open Space / Unit | 116 S.F./Unit |
| Lot Coverage | 15,166 S.F. = 74% of total lot |

Building Height: 2 to 3 Stories

Dwelling Unit Mix:

| | |
|----------------------|-----------|
| Studio | 12 |
| One Bedroom | 10 |
| <u>Two Bedroom</u> | <u>10</u> |
| Total Dwelling Units | 32 |

Vehicle Parking:

| | |
|-----------------|------------------|
| Surface | 0 stalls |
| <u>Enclosed</u> | <u>44 stalls</u> |
| Total | 44 stalls |

Bicycle Parking:

| | |
|--------------------------------|-----------------|
| Surface Guest | 4 stalls |
| Underground Garage F.M. | 24 stalls |
| <u>Underground Garage W.M.</u> | <u>8 stalls</u> |
| Total | 36 stalls |

Project Schedule:

It is anticipated that the construction on this site will begin in late Summer of 2022 with a final completion date of Summer of 2023.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Manager