

September 12, 2022

*Via email*

City of Madison  
Urban Design Commission Informational Submittal

Re: **Letter of Intent for Proposed Development  
219 N Fair Oaks Avenue**

Dear Commission Members and City Staff:

Representing 219 N Fair Oaks LLC, we are pleased to present the enclosed documents for a new multi-family development at 219 N Fair Oaks Avenue. The project site currently houses a Marine Tops Unlimited commercial establishment. The proposed development is a 110-unit multi-family building designed for market rate housing with amenity spaces that focus on the site's relationship to adjacent Starkweather Creek. A wide mix of unit types including 3-bedroom units will be provided to encourage rentals by families as well as individuals.

### **Zoning and Project Description**

The site is currently part of the town of Blooming Grove and is anticipated to be attached to the City of Madison 8/2/2022. Through the attachment it will be zoned TR-U1 which allows a conditional use for Multi-Family buildings over 24 units. This zoning provides a maximum height of 5 stories where the project being proposed is a total of 4 stories above grade. We have provided a vertical 'townhouse' style façade to relate to the residential context surrounding the building.

The project includes both surface and below grade parking with one access drive and will provide 104 parking stalls and 113 bike stalls to be shared by the proposed building tenants. The plan proposes 110 units (total area ~ 78,123 SF) with a mix of studio (~28%), 1 bedroom (~33%), 1 bedroom + den (~9%), 2 bedroom (26%) and 3 bedroom (4%).

The building shape is designed to align with North Fair Oaks Avenue and the potential future extension of Chicago Avenue as either a pedestrian and bike path or vehicular street. The building is oriented to provide an amenity courtyard facing towards Starkweather Creek and takes advantage of the Creekside through the use of gardens, rain gardens, natural plantings, walking paths, a dog run and seating areas.

### **Sustainability**

The project has several sustainable measures. The landscape design is focusing on the use of natural and native landscaping by removing invasive plants from the site, prioritizing native plant growth, reducing mowed lawn areas to encourage wildlife habitat, and providing a connection to nature through walking paths. There will also be on-site gardens and a focus on bike and pedestrian connections to the Milwaukee Street Bike path. Energy efficiency is also a focus by providing EV Charging stalls, LED Lighting and occupancy sensors and Energy Star Appliances.

### **Project Data**

Zoning District: TR-U1  
Urban Design District: None  
Aldermanic District 15, Grant Foster  
Building Use: Multi-family  
Building Stories: (4) Above grade, (1) Parking Level Below Grade  
First Floor Elevation: 860.00'  
Building Height: ~54'  
Setback from property line along North Fair Oaks Ave = 15', South Side Yard = 10', North Side Yard = 49'  
Trash for the new building is provided in an enclosed room within the parking structure and in an on-site trash enclosure and is accessed from the internal drive.

Mr. David Way  
September 27, 2018  
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**Project Team**

Developer:	219 N Fair Oaks, LLC 219 N Fair Oaks Ave Madison WI 53714	William Butcher Eric Welch
Architect:	Potter Lawson, Inc. 749 University Row, Suite 300 Madison WI 53705	Doug Hursh Anastasia Benko
Civil Engineer:	Wyser Engineering	Wade Wyse
Structural Engineer:	Eschelon Engineering	Tom Boehnen

**Schedule**

The project is scheduled to complete municipal entitlements in the Winter of 2022, start construction in Spring 2023 and be completed and occupied by Fall of 2024, approximately 14 months of construction

Thank you for reviewing the proposed development documents. We are excited to present the design for this new multi-family residential development. Please contact me if you have any questions regarding this submittal.

Sincerely,



Anastasia Benko  
Project Manager  
POTTER LAWSON, INC.