

September 26, 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 - Land Use Application Submittal

6706 and 6714 Odana Road  
KBA Project #2233

Ms. Heather Stouder:

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

Organizational Structure:

Owner:  
Northpointe Development, Inc  
230 Ohio Street, suite 200  
Oshkosh, WI 54902  
(920) 230-3628  
Contact: Sean O'Brien  
[sean@northpointedev.com](mailto:sean@northpointedev.com)

Architect:  
Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
(608) 836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.com)

Engineer:  
Engineer: Vierbicher Associates, Inc.  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 826-0532  
Contact: Justin Zampardi  
[jzam@vierbicher.com](mailto:jzam@vierbicher.com)

Landscape Design:  
Olson Toon Landscaping, Inc.  
3570 Pioneer Rd  
Verona, WI 53593  
(608) 827-9401  
Contact: Brad Fregien  
[brad@olsontoon.com](mailto:brad@olsontoon.com)

**Introduction:**

This proposed mixed use development involves the development of 6706 and 6714 Odana Road. The site is currently partially vacant and partially occupied by commercial businesses. This application requests removal of the existing building(s) for the development of a new 4-story mixed use building. The development will include 124 dwelling units, 4,792 SF of commercial space and underground parking. The site is currently zoned Commercial Center District and will remain this zoning for the proposed redevelopment.

**Project Description:**

The proposed project is a mixed use development consisting of number of 124 dwelling units. It also includes 2 commercial spaces at first floor along Odana Road. The building is 4 stories. Parking is provided at the basement level within the building; surface parking is accessed from Odana Road on both the east and west sides of the building. The site is also immediately adjacent to a bus stop, allowing for easy access to many areas of the City.

**Demolition Standards**

The existing building type was most recently used as a strip mall. The building has served many purposes over its time but has become outdated and in need of major repairs and updates. We are proposing the existing building be demolished. The site is located on a prominent site in the city that is currently underutilized and would be better utilized as a mixed use property. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure. The existing buildings are too large to relocate.

**City and Neighborhood Input:**

We have met with the City on several occasions for this proposed development including a DAT meeting on July 14, 2022 and a neighborhood meeting on August 10, 2022. This input has helped shape this proposed development.

**Conditional Use Approvals:**

The proposed development requires a conditional use to allow for a multi-family building with more than 36 units. 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 development. We have met or exceeded all standards of the CC zoning.

**Site Development Data:**

Densities:	
Lot Area	92,674 S.F. / 2.13 number acres
Dwelling Units	124 D.U.
Lot Area / D.U.	747 S.F./D.U.
Density	58.2 units/acre
Lot Coverage	72,774 S.F. / 79 %
Usable Open Space	29,449 S.F. / 238 SF / unit
Building Height:	4 Stories / 53’-6”
Commercial Area:	4,791 S.F.
Dwelling Unit Mix:	
	Studio 14
	One Bedroom 64
	Two Bedroom 20
	Three bedroom 26
	Total 124 D.U.
Vehicle Parking:	
Underground	123
Surface parking lot	44
Total	167 vehicle stalls

Bicycle Parking:

Garage 137  
Guest Surface 15  
Total 152 bike stalls

Project Schedule:

It is anticipated that construction will start in Spring 2024 and be completed in Summer 2025.

Thank you for your time and consideration of our proposal.



Sincerely

Kevin Burow, AIA, NCARB, LEED AP  
Managing Member