

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 47-48

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@cascaadedevelop.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 American Center. It will also extend the hours of activity within The American Center to promote a more community-oriented destination. Identified Conditional Uses for the project include a multi-family building with more than 60 dwelling units in a CC-T zoning district on

Lot 47, and for a building with more than 36 dwelling units and exceeding 52 feet in height in a TR-U2 district on Lot 48.

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

The Madison Common Council approved the preliminary and final plats and the rezoning of the lots at its meeting on February 7, 2023.

Project Description

Lot 47 and 48 will provide 201 dwelling units and 7,638 s.f. of commercial space. Both buildings will be provided with underground parking and internal trash/recycling collection. Amenity space for tenants includes a community room with roof deck, grilling and outdoor seating areas. With the creation of the plat, a private park with public access easement has been created on a nearby outlot within the plat. Cascade Development will manage the project with their own on-site staff.

Site Layout

Lot 47 and 48 are on the west side of Phase I. Eastpark Boulevard borders the west side of the lots, Dreamer Drive to the south, and Luminous Lane borders the east and north sides.

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 natural stone and brick veneers, 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 are 175 structured vehicle stalls within the basement and a total of 60 surface stalls in a shared parking lot. Cross access easements will be provided for the shared parking. The off-street parking ratio is 1.17 stalls per dwelling unit. This will be supplemented by approximately 35 on-street parking stalls created by the new public streets that have been platted. There are also a total of 135 bicycle stalls, which meets the combined requirements of the residential and commercial components of the project. Given the proximity of bus service and the potential for residents to be employed within TAC, the developer is confident the parking will be adequate for the project.

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 47 Site Development Data:

Densities:

Lot Area	79,575 S.F. / 1.83 acres
Dwelling Units	119 DU
Lot Area / D.U.	669 S.F./D.U.
Density	65 units/acre
Open Space Required	40 S.F./D.U.*
Open Space Provided	*Each unit has a balcony exceeding the 40 SF minimum.
Lot Coverage	60,500 S.F. = 76%

Building Height:

5 Stories – 68'-0"

Dwelling Unit Mix:

Studio	25
One Bedroom	49
One Bedroom + Den	9
<u>Two Bedroom</u>	<u>36</u>
Total Dwelling Units	119

Vehicle Parking:

Surface	39 stalls
<u>Structured</u>	<u>103 stalls</u>
Total	142 stalls

Bicycle Parking:

Surface Guest	12 stalls
Surface Commercial	4 stalls
Underground Garage W.M.	16 stalls
<u>Underground Garage F.M.</u>	<u>103 stalls</u>
Total	135 stalls

Lot 48 Site Development Data:

Densities:

Lot Area	47,174 S.F. / 1.08 acres
Dwelling Units	82 DU
Lot Area / D.U.	575 S.F./D.U.
Density	76 units/acre
Open Space Required	40 S.F. /D.U.*
Open Space Provided	*Each unit has a balcony exceeding the 40 SF minimum.
Lot Coverage	35,500 S.F. = 75.3%

Building Height:

4 Stories – 54'-0"

Dwelling Unit Mix:

Studio	15
One Bedroom	32
One Bedroom + Den	8
<u>Two Bedroom</u>	<u>27</u>
Total Dwelling Units	82

Vehicle Parking:

Surface	21 stalls
<u>Structured</u>	<u>72 stalls</u>
Total	93 stalls

Bicycle Parking:

Surface Guest	8 stalls
<u>Underground Garage F.M.</u>	<u>82 stalls</u>
Total	90 stalls

Project Schedule

Building for the (4) buildings in Phase I would begin in Fall 2023 and complete in Fall 2025, construction sequencing to be determined.

Thank you for your time and consideration of our proposal.

Sincerely,



Greg J Held, AIA
Member