

August 7, 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 - Land Use Application Submittal
680 Grand Canyon Drive
KBA Project #2303

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:
Lincoln Avenue Capital
401 Wilshire Blvd. #1070
Santa Monica, CA 90401
(608) 999-4450
Contact: Kevin McDonell
Email: kevin@lincolnavecap.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
Email: kburow@knothebruce.com

Engineer:
JSD
161 Horizon Dr. Suite 101
Verona, WI 53593
(608) 848-5060
Contact: Matt Haase
Email: matt.haase@jsdinc.com

Landscape Design:
JSD
161 Horizon Dr. Suite 101
Verona, WI 53593
(608) 848-5060
Contact: Michael Siniscalchi
Email: michael.siniscalchi@jsdinc.com

Introduction:

This proposed multi-family residential development involves the development of 680 Grand Canyon Drive located at the corner of Grand Canyon Drive and West Platte Drive. Located on the west side of Madison, the site is currently occupied by a strip mall. This application requests permission for the removal of the existing building for the development of a new 4-story multi-family residential building. The development will include 60 apartment units, underground parking and a community service facility. The site is currently zoned Commercial Center (CC) and will remain CC zoning for the proposed redevelopment. This site is also within the Transit Oriented Development (TOD) overlay district.

Demolition Standards

The existing building was most recently used as a multi-tenant commercial building with a few retail spaces and is now partially vacant. The building has served many people over its time but has become outdated and in need of repairs and updates. We are proposing the existing building be demolished. The site is located on a corner in the city that is currently underutilized and would be better utilized as a multi-family residential 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. It is not economically feasible to move or reuse the existing structure.

Project Description:

The proposed project is a multi-family residential development consisting of 60 dwelling units. It also includes a community service facility located within the building. The building will increase density while also reducing the amount of pervious paving and overall stormwater runoff.

The project is adjacent to a hotel to the east and retail stores to the north. The proposed project is 4 stories in height with a sloped roof that is similar in appearance to several of the nearby buildings. A combination of porches and balconies create a more traditional residential appearance as while fitting in with the neighbors immediately adjacent. The project will add significant greenspace to the site compared to the previous use. There will be a large grass/greenspace area between the building and the street that will aid with stormwater management and provide a buffer from the street for most of the building. Our intention is that the landscaping and building plans will improve the overall quality of the site as well as for the greater neighborhood without being disruptive or distracting to the existing uses.

Gray fiber-cement lap siding, paired with blue fiber-cement panels and some smaller areas of wood-toned lap siding are the primarily visible materials on the second to fourth floors of the building. A dark gray brick anchors the building to the site on the first floor. Evenly distributed balconies and porches work to break up the overall scale of the building while providing visual interest and character. In addition, the colors and materials help to create a smoother transition to the surrounding context.

Parking is provided at the basement level within the building along with surface parking and both are accessed from Grand Canyon Drive on the southeast corner of the site. The site is also within a quarter mile of the nearest public transit stop, allowing for easy access to many areas of the City.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including a City of Madison Development Assistance meeting on 1/26/23, a meeting with Colin Punt and Katie Bannon on 4/12/23, and a meeting with Alder Slack on 5/24/23. This input has helped shape this proposed development.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for 60 dwelling units in a mixed use building. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Regional Mixed-Use development. We have also met or exceeded all zoning standards of the CC zoning district.

Site Development Data:

Densities:	
Lot Area	48,410 S.F. / 1.1 acres
Dwelling Units	60 D.U.
Lot Area / D.U.	807 S.F./D.U.

Density 55 units/acre
Lot Coverage 30,069 S.F. / 62 %
Usable Open Space Not required in TOD Overlay District

Building Height: 4 Stories / 57'-6"

Commercial Area: 185 S.F.

Dwelling Unit Mix:

One Bedroom	14
Two Bedroom	31
Three Bedroom	15
Total	60 D.U.

Vehicle Parking:

Underground	49
Surface parking lot	18
Total	67 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	17
Garage Floor-Mount	51
Commercial /Guests Surface	<u>8</u>
Total	76 bike stalls

Project Schedule:

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

Thank you for your time and consideration of our proposal.



Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member