



April 8, 2024

City of Madison Planning & Zoning
Madison Municipal Building
215 Martin Luther King Jr. Blvd. Suite LL-100
Madison, WI 53701

This letter of intent accompanies plans and application for demolition, rezoning, and redevelopment of the property at 6610-6706 Old Sauk Road, Madison, WI 53717.

This project will provide 138 market rate apartment residences along Old Sauk Road on an underutilized site within the urban service area with excellent transit connections and access to nearby parks, schools, and churches.

The proposed project will require a rezoning from SR-C1 and SR-C3 to TR-U2. The Future Generalized Land Use Plan identifies the site as LMR Low-Medium Residential, with a general density range of 7 to 30 units per acre, and 1 to 3 stories. The future Residential Land Use Categories allows additional density in select conditions at up to 70 DU/ac and four stories.

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential (MR)	High Residential (HR)
Single-Family Detached Building				
Civic/Institutional Building				
Two-Family, Two-Unit				
Two-Family - Twin				
Three-Unit Building	*			
Single-Family Attached	*			
Small Multifamily Building	*	**		
Large Multifamily Building		**		
Courtyard Multifamily Building		**		
Podium Building				
Number of Stories	1-2'	1-3	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-90	70+

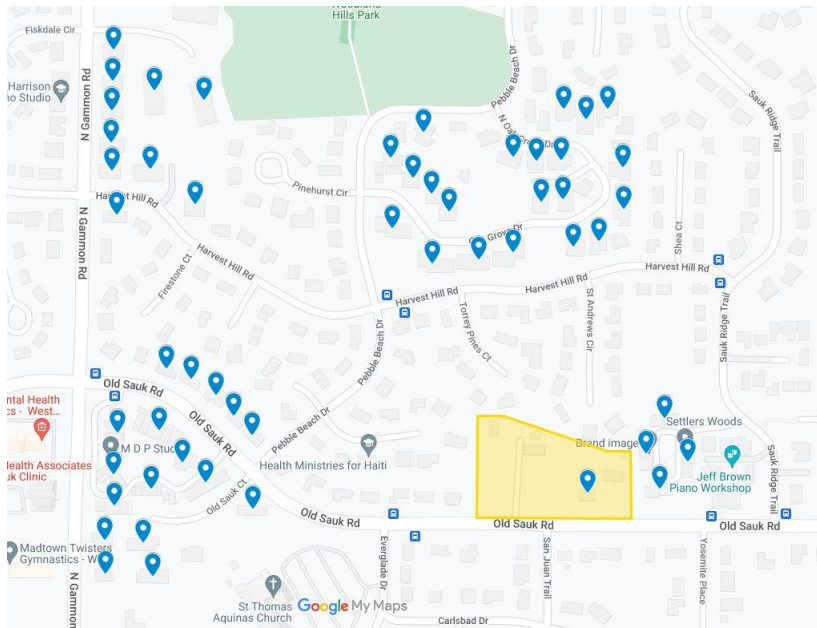
* Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.

** Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

~ Or taller, if specified by an approved sub-area plan or PD zoning.

* Dormers or partial third floors are permitted.

The site has access to urban services, transit, an arterial street, parks, and amenities. There are also precedents in the neighborhood for multifamily uses. The following map shows multifamily buildings interspersed throughout the adjoining neighborhood including a few which are three stories in height.



Blue pins indicate multifamily buildings near the project site, shown in yellow.

The developer has reduced the massing to a 3-story building to better fit with the scale of the neighborhood. This has been scaled back from the original proposal of 4 stories after the first neighborhood meeting. This also has reduced the number of units from 175 down to 138. The proposed density is 37.3 units per acre based on 3.7 acres.

The project will provide below grade parking of 143 stalls, with surface parking for overflow and visitors of 25 for a total of 168 stalls, or 1.2 stalls per unit.

The site will require a demolition permit for 4 structures: two single family residences, one duplex residence and one barn. Photos are included with the submittal.

There have been two well-attended neighborhood meetings. The plans have been modified based on neighborhood feedback. Those changes include reduced density from 175 units to 138 units and reduced building height from 4 stories to 3 stories. A fence has been added to the rear and side lot lines to screen the cars and headlights from the neighboring properties. The parking ratio has been increased from 1 stall per unit to 1.2 stalls per unit.

The building is sited in the center of the site to keep much of the building mass away from the neighboring residences. The building is also broken up into 3 wings with 4 courtyards. This approach breaks up the mass of the building along Old Sauk Road and at the rear of the property. The courtyards allow for additional green space, as well as outdoor amenity and recreation space for the residents. Outdoor amenities include a pool, hot tub, sauna, outdoor grilling and dining spaces, a fire pit, a bocce court, and a dog run area. An extensive landscape planting plan is proposed.

The architecture of the building is designed to reflect the character of the surrounding suburban residential neighborhood, with brick and cement board lap siding and articulated roof overhangs. A portion of the facades along Old Sauk Road step back from 3 stories to 2 stories to break up the building mass further. Condensing units will be located on the roof and in the center of the building reducing the noise at the ground level and keeping the equipment further away from the property line. Most of the units will have either a balcony or ground floor terrace for access to the outdoors. There are five walk-up units along Old Sauk Road. Interior amenities

include a community room, game room, meeting spaces, co-working spaces, dog wash, indoor bike storage, fitness, and yoga studio.

The project has several sustainable features, including green roofs over below grade structured parking as well as photovoltaic solar panels on the roof. The project will add new residences on an underutilized site with access to public transit and within walking distance to schools and parks. LED lighting will be used throughout the project along with efficient mechanical systems and appliances. The landscaping will feature native and pollinator plantings. EV parking stalls will be provided within the parking structure. Extensive storm water management areas are included on the site as well as underground storm water storage tanks.

Project Information

Project Name

Old Sauk Trails Apartments
6706 Old Sauk Road

Project Team

Owner/Developer:	Stone House Development and New Madison Development Contact: Jillian Hayes jillian@stonehousedevelopment.com 608.251.6000
Architect:	Potter Lawson, Inc. Contact: Doug Hursh, Peter Schumacher dough@potterlawson.com, peters@potterlawson.com 608.274.2741
Civil Engineering:	Wyser Engineering Contact: Wade Wyse Wade.wyse@wyserengineering.com 608.437.1980
Landscape:	Olson Toon Contact: Brad Olson brad@olsontoon.com 608.827.9401

Existing Conditions

2-Story duplex residence at 6612-6614 Old Sauk Road
1-Story single-family residence at 6610 Old Sauk Road
1-Story single-family residence at 6706 Old Sauk Road
Barn at 6706 Old Sauk Road plus several minor structures: garden shed, two silos, parking canopy, etc.

Project Schedule

October 5, 2023	Development Assistance Team Meeting
October 16, 2023	Meeting with City Planning
October 24, 2023	First Neighborhood Meeting
November 16, 2023	Meeting with City Planning
February 2024	Meeting with Alder Guequierre
February 15, 2024	Meeting with City Planning
March 6, 2024	Demolition Request Notification / Formal Submittal Notification
March 13, 2024	Second Neighborhood Meeting

April 8, 2024	Land Use Submittal
June 10, 2024	Plan Commission
June 18, 2024	Common Council
July 2024	Begin Construction
September 2025	Finish Construction
September 2025	Open for Occupation

Building Height

The proposed building is 3 stories, 11'-2" per story. The building heights vary to provide architectural interest to the facade and vary based on the location of the site due to the site slope. On the east end of Old Sauk Road, the building is approximately 34' to 36' tall and at the west end of Old Sauk Road based on the grades the building is approximately 38' to 40' tall.

Building Square Footage

Parking Level	58,510 gsf
First Floor	49,820 gsf
Second Floor	49,760 gsf
Third Floor	<u>49,110 gsf</u>
Total	207,200 gsf

Auto and Bike Parking Stalls

Number of surface stalls:	25
Number of underground stalls:	143
Parking Ratio:	1.2
Site Bike Parking:	14
Underground bike parking:	140

Total Lot Area 161,021 sf (3.70 acres)

Public Subsidy Requested

None.

If you should have any questions about our application materials, please do not hesitate to contact one of our team members.

Sincerely,



Douglas R. Hursh, AIA, LEED AP
Principal, Director of Design
Potter Lawson, Inc.