

June 26, 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

1233 Regent Street  
KBA Project #2309

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:  
Wisconsin Housing Preservation Corporation  
150 E Gilman Street, Suite 1500  
Madison, WI 53703  
(608) 289-8054  
Contact: Mike Slavish  
Email: mslavish@WHPC.com

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

Civil Engineer:  
Burse Surveying and Engineering, Inc.  
2801 International Ln, Suite 101  
Madison, WI 53704  
(608) 250-9263  
Contact: Peter Fortlage P.E.  
Email: pfortlage@bse-inc.net

Landscape Design:  
Paul Skidmore, Landscape Architect LLC  
13 Red Maple Trail  
Madison, WI 53717  
(608) 826-0032  
Contact: Paul Skidmore  
Email: paulskidmore@tds.net

**Introduction:**

This proposed multi-family development involves the development of 1233 Regent Street located at the corner of Regent and South Orchard Streets. Located within the Greenbush Neighborhood, the site is currently occupied by Jensen's Complete Auto Repair. This application requests removal of the existing building(s) for the development of a new 5-story multi-family building. The development will include 50 apartment units and underground parking. The site is currently zoned TSS and will remain TSS zoning for the proposed redevelopment and is in the TOD overlay district.

### **Demolition Standards**

The existing building on site is a car repair shop. The building has served many people over its time but has become outdated and in need of major repairs and updates.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 corner in the city that is currently underutilized and would be better utilized as a mixed-use, multi-family 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 mixed-use development consisting of 50 apartment units, ground floor commercial space and 30 underground parking stalls for resident use. The building is 5 stories with rooftop patios on the fifth floor. The project will provide a mix of 25% market-rate apartments and 75% income-restricted/workforce/affordable housing.

The parcel area is 14,845 sf / .034 acres. Site setbacks include: 5' Front Yard Setback along Regent St, , 6' Side Yard Setbacks, and 6' Rear Yard Setback (corner lot). The project will provide a new 8' wide terrace and 5' wide sidewalk along Regent St in place of the existing solid concrete terrace/sidewalk. A similar size terrace will continue along Orchard St. As a result of the 8' terrace on Regent Street there is no opportunity for in-ground landscaping on the Regent St front yard. In lieu of front yard landscaping the project proposes a series of above-ground planters to accomplish landscape softening of the front façade. Site trees and ground plantings will be installed along the sides and rear lot lines in accordance with City Ordinance requirements. The columnar trees along the south façade will act as a visual screen to the residential neighbors across the public alley.

The proposed exterior materials are a combination of red brick and charcoal grey brick with dark grey cement-fiber paneling. The cement-fiber paneling will include architectural joints for accent and detail. Inset balconies will include horizontal cement-fiber siding in a light brown color. The colors were selected to compliment the traditional red brick facades along Regent St and the surrounding area. The building form is separated into three horizontal layers: First floor, 2-4 floors, and a fifth floor layer that is stepped- back from both Regent and Orchard streets by 15'. This step-back is in response to the Regent St South Campus Neighborhood Plan's recommendation for a 15' step-back on the top level.

Parking is provided at the basement and first floor levels within the building; parking is accessed from Orchard Street as well as the alley on the south side of the development. The site is in close proximity to public transit stops on Regent Street, allowing for easy access to many areas of the City.

### **City and Neighborhood Input:**

The project team has met with City staff, neighborhood groups and the Alder on several occasions for this proposed development including a neighborhood meeting on April 13, 2023 held virtually with Alder Tag Evers in attendance, a preapplication meeting on April 18, 2023 held virtually with Kevin Firchow and Jacob Moskowitz in attendance and a meeting with the Development Assistance Team on May 4, 2023. This input has helped shape this proposed development.

### **Conditional Use Approvals:**

The proposed development requires two conditional use approvals:

- I. Conditional use for a multi-family building over 4 stories / 60' in height. While the proposed height of 5 stories exceeds both the City of Madison's Generalized Future Land Use Map (NMU- 4 Story) and the Regent Street South Campus Plan, there is strong Alder and Neighborhood support for the project as proposed. The proposed height aligns with the

Transit Oriented Development Overlay District's intent to provide greater density (increased allowable building height) for housing in this region.

2. Conditional approval for including less than 50% non-residential ground floor frontage facing the primary street. The proposed project includes approximately 33% non-residential ground floor frontage along Regent St.

**Site Development Data:**

Densities:

Lot Area	14,845 S.F. / 0.34 acres
Dwelling Units	50 D.U.
Lot Area / D.U.	297 S.F./D.U.
Density	147 units/acre
Lot Coverage	5,543 S.F. / 37 % (includes green roof reduction)
Usable Open Space	N/A due to T.O.D. overlay district

Building Height: 5 Stories / 60' – 8"

Commercial Area: 1,497 S.F.

Dwelling Unit Mix:	Studio	18
	One Bedroom	20
	<u>Two Bedroom</u>	<u>12</u>
	Total	50 D.U.

Vehicle Parking:	
Underground	30
Surface parking lot	0
Total	30 vehicle stalls

Vehicle charging stalls (installed):	1 (2%)
Vehicle charging stalls- ready	3 (10%)

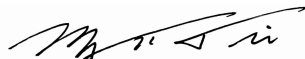
Bicycle Parking:		
	Garage Wall-Mount	15
	Garage Floor-Mount	35
	Commercial Surface	5
	<u>Guest Surface</u>	<u>5</u>
	Total	60 bike stalls

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



Matthew Tills, AIA