

September 23, 2024

Ms. Meagan Tuttle  
Department of Planning & Community & Economic Development  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703



Re: Letter of Intent - Land Use Application Submittal

8421 Mansion Hill  
KBA Project #2364

Ms. Meagan Tuttle:

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

Organizational Structure:

Owner:  
Joe McCormick Properties  
101 N. Mills Street  
Madison, WI 53715  
(608) 819 -6500  
Contact: Joe McCormick  
Joe@jdmccormick.com

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

Engineer:  
Vierbicher Associates, Inc.  
999 Fourier Dr.  
Madison, WI 53717  
(608) 826-0532  
Contact: Nick Johnson  
njoh@vierbicher.com

Landscape Architect:  
Vierbicher Associates, Inc.  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 826-0532  
Contact: Olivia Stramara  
ostr@vierbicher.com

**Introduction:**

This proposed multi-family development involves the development of 8421 Mansion Hill located at the corner of Mica Road and Mansion Hill Avenue on the far southwest side of Madison. Located within an area in the vicinity of Hawk's Landing, Madison West and High Points Estates neighborhoods, the site is currently vacant. This application requests permission for the development of a new 4-story multi-family building with 136 dwelling units. The site is currently zoned TR-U2 and will remain TR-U2 zoning for the proposed redevelopment.

**Project Description:**

The proposed project is a 4-story multi-family development consisting of 136 dwelling units with 136 underground parking stalls and a large outdoor plaza deck. The building has lofted units on the 4<sup>th</sup> floor, so per zoning this would be classified as a 5-story building while per the building code it is a 4-story building. The building does step down on the western facing ends such that it has just a 3-story façade along the Mica Road.

The building is orientated such that the large outdoor courtyard space opens up to the southwest for generous sun exposure to the pool area and outdoor seating. The property abuts a natural drainage swale so there are no immediate neighboring structures adjacent to this development. The building has been designed with masonry and composite siding and fits in well in this rapidly developing portion of the City.

Parking is provided at the basement level within the building and is accessed from Mica Road while surface parking is accessed from both Mica Road and Mansion Hill Avenue. The site is approximately one-third of a mile from the nearest 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 preapplication meeting with Lisa McNabola and Jacob Moskowitz on October 23, 2023 and a Development Assistance Team (DAT) meeting on January 18, 2024. A virtual neighborhood meeting led by Alder Duncan was held on September 19 and was attended by Lisa McNabola and several neighbors. This input has helped shape this proposed development.

**Conditional Use Approvals:**

The proposed development requires a conditional use to allow for a multi-family with more than 36 dwelling units. The proposed building’s size, scale and use are consistent with the City’s Comprehensive Plan for this property, which calls for Medium Residential development in two to five stories. We have met or exceeded all standards of the TR-U2 zoning.

In the Springs at Pleasant View Plat, Lot 3 (which is the proposed site) is noted to be limited to 50 units/acre, which matches the design of our proposed development. The allowed densities for Residential Housing Mix 4 in the High Point Raymond Neighborhood Development Plan also states that individual developments can be up to 50 units/acre while the district average must be 35 units/acre. With the addition of these units, this area will have an average density of 21.3 units/acre.

**Site Development Data:**

Densities:	
Lot Area	18,852 S.F. / 2.7 acres
Dwelling Units	136 D.U.
Lot Area / D.U.	874 S.F./D.U.
Density	50 units/acre
Lot Coverage	75,887 S.F. / 64 %
Usable Open Space	27,943 S.F.
 Building Height:	 4 Stories / 54’-6”

Dwelling Unit Mix:

Studio	22
Studio + Loft	6
One Bedroom	53
One Bedroom + Den	12
One Bedroom + oft	5
Two Bedroom	31
Two Bedroom + Loft	1
<u>Three Bedroom</u>	<u>6</u>
Total	136 D.U.

Vehicle Parking:

Underground	136
<u>Surface parking lot</u>	<u>58</u>
Total	194 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	34
Garage Floor-Mount	105
<u>Guest Surface</u>	<u>14</u>
Total	153 bike stalls

Project Schedule:

It is anticipated that construction will start in Spring of 2025 and be completed in Summer of 2026.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member