City of Madison
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

October 25, 2024

RE: The Nick – Land Use Application for a Multi-Family Development

Dear Commission and Council Members:

Sandburg Holdings, LLC is pleased to submit a proposal for a multi-family development located at 4303 Portage Road. The development is designed to align with the city's objectives of meeting the growing housing demand, particularly for studio and one-bedroom units, and to provide competitively priced rental options in a desirable area.

The proposed project will include 65 units, with a majority dedicated to studio and one-bedroom apartments. We have carefully analyzed the current housing market trends in Madison, and it is evident that there is a substantial need for more efficient, more affordable housing units. By focusing on these unit types, we cater to young professionals, students, and individuals who are seeking high-quality, yet reasonably priced housing options.

Our development will offer a variety of amenities that enhance the quality of life for our residents. These may include a bike/walking path, communal lounge areas, secure bicycle storage, and electric vehicle charging stations. Additionally, we are committed to incorporating sustainable design principles and energy-efficient technologies to minimize our environmental footprint and reduce utility costs for residents.

The chosen location for this project is strategically situated to provide residents with convenient access to public transportation, local businesses, recreational areas, and other essential services. The property is ideal for fostering a vibrant and connected community, making it an attractive option for potential tenants.

**Property Condition**

An assessment of the properties condition and the three structures on the property has been completed. The structures include a dilapidated dwelling unit, pole barn, and a small shed. The dwelling unit is in disrepair and the property has been vacant for a year or so. The building has been tested for hazardous materials. Asbestos containing materials were identified at the property in the form of panel mastic. The asbestos on the property has since been abated and thre structure is prepared for demolition. Sandburg Holdings researched a relocation of the structure but unfortunately the building is structurally unsound. Relocation of the structure would be a danger as we would risk the structure falling in on itself during transportation. Also, a new foundation, pilings, and structural beams would have to be installed. The costs of relocation, rebuilding the structure, and stabilizing the structure are more than 10 times the cost of demolition and the costs would be too large for the development to bear. The safe and feasible route is for the structures to be demolished and replaced with additional dwelling units. The structures would be demolished immediately before construction of the development.

**Development Unit Mix**

| Building Name | STUDIO | 1 BD / 1 BATH | 2 BD / 2 BATH | Total Units | Total Parking |
|---|---|---|---|---|---|
| The Nick | 42 | 20 | 3 | 65 | 72 |

**Project Team**

**Owner/Developer:**
Sandburg Holdings, LLC
1818 Parmenter St.
Middleton, WI 53562

**Architect:**
JLA Architects
800 W Broadway, Ste 200
Monona, WI 53713

**Civil Engineer:**
Wyser Engineering
300 E. Front Street
Mount Horeb, WI 53572

**Geotechnical Engineer:**
CGC, Inc
2921 Perry St
Madison, WI 53713

**Landscape Architect:**
Bruce Company
2830 Parmenter St.
Middleton, WI 53562

Our goal is to support the City of Madison in its mission to provide diverse and inclusive housing opportunities while stimulating economic growth and urban vitality. We are confident that this development will be a valuable addition to the city's housing portfolio and will positively impact the local community.

Thank you for considering our proposal. We are excited about the opportunity to contribute to the City of Madison's housing landscape and look forward to your favorable response.

Thank you for your consideration.

Sincerely,

Nick Patterson
Project Manager
Sandburg Holdings, LLC