ANGUS-YOUNG
ARCHITECTS/ENGINEERS

TO:

Tim Parks, Planner
Department of Planning & Development – City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE:

Letter of Intent - CSM

PROJECT:
Sprecher and Milwaukee Apartments (The Alsos)
102 S. Sprecher Road, Madison, WI (Formerly 4605 Sprecher Road)

October 21, 2024

A-Y Project # 72800

Tim,
The following is being re-submitted due to our previous approval is expired. The new submittal will still include a 60'-0" right-away for the new 28'-0" narrow street - Ethos Lane.

ORGANIZATIONAL STRUCTURE:

Owner/ Developer:
Sprecher Apartments, LLC
1910 Hawks Ridge Drive, Suite 322
Verona, WI 53593
608-848-0111
Contact: Andy Crooks
ACrooks@trmckenzie.com

Civil Engineer/ Landscape Architect:
Angus-Young Associates, Inc.
555 South River Street
Janesville, WI 53548
608-756-2326
Contact: Katie Udell
katieu@angusyoung.com

Architect/ Engineer:
Angus-Young Associates, Inc.
16 North Carroll Street Suite 610
Madison, WI 53703
608-756-2326
Contact: Jeff Davis
jeffd@angusyoung.com

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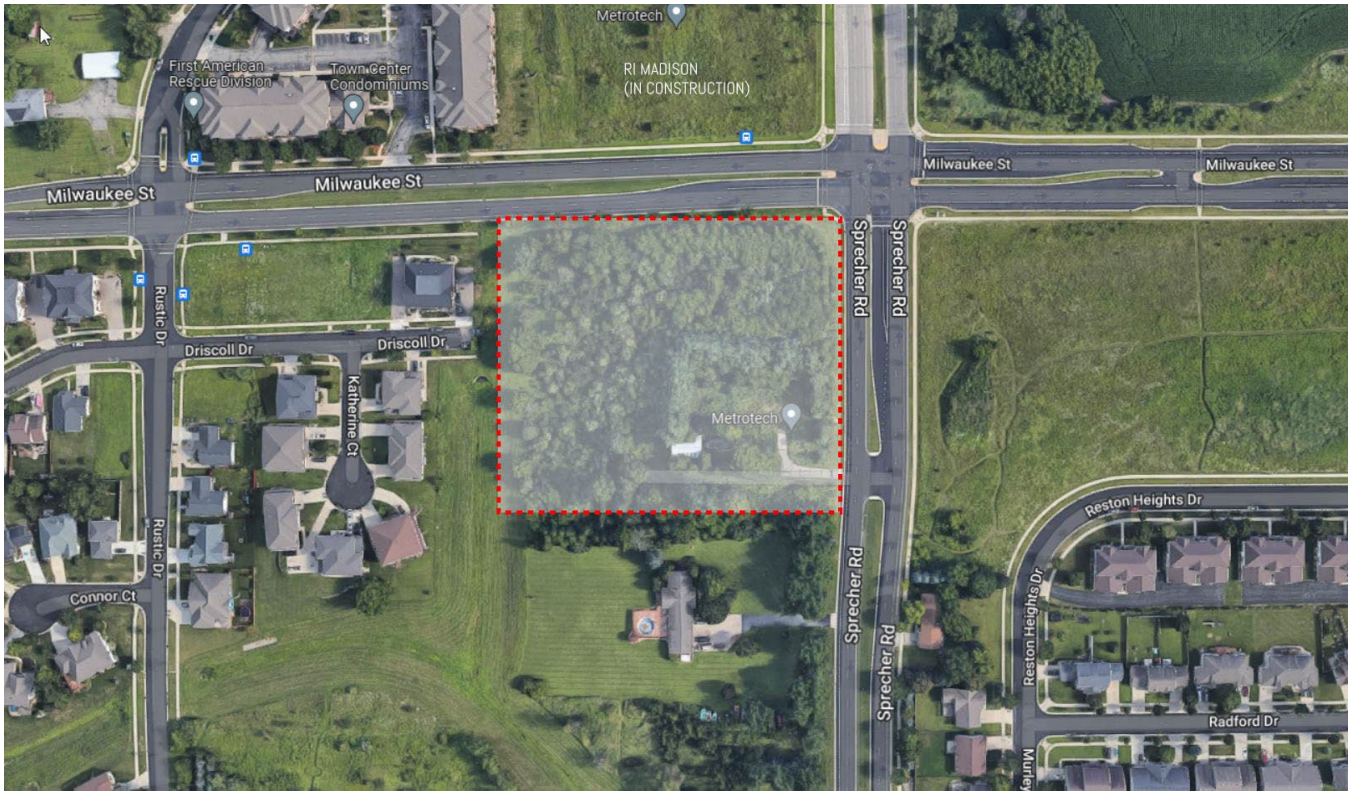
PROJECT LOCATION:

The Project is bounded by Sprecher Road on the East and Milwaukee Street on the North. This parcel was annexed into the City of Madison from the town of Blooming Grove in the spring of 2022, under the address 102 S. Sprecher Road. To the south is a single-family home (4585 Sprecher Rd), and it is bounded by a City owned stormwater drainage/greenspace on the West. The lot is owned by Sprecher Apartments, LLC. The lot currently has a concrete pad from a demolished kwanza hut, and a mixture of native and non-native trees and shrubs. There is a power line, and 30' easement on the East side of the site, parallel to Sprecher Rd.

The site is in Aldermanic District 3 and is in the North Star Neighborhood Association.



PROJECT INTRODUCTION:

This project consists of a single phase, and single Market-rate multi-family building. This project includes an extension of Driscoll Drive, and a new North/South street connecting Milwaukee Street to the parcel to the south of the project site (4585 Sprecher Rd.). This is shown in an attached exhibit and follows the comprehensive plan and Sprecher Neighborhood Development Plan.

We are applying for a re-zoning as part of this land use application. The site was annexed and currently carries a temporary zoning. We are proposing a TR-U1 Traditional Residential Zoning, which follows the comprehensive plan, allowing for medium density (MR at 20-90 Units/acre).

Surrounding Development Context: Apartments with underground parking and a small surface lot are to the North of the site (RI Madison). This project is under construction, set to open this summer. To the south, along Sprecher Road is an occupied lot, with a single-family home on it. West of the site is a stormwater drainage greenspace, and Driscoll Drive, which will be extended into our site as part of this project. Driscoll Drive has multi-unit

condominiums. Future development on Milwaukee Road leading to I-94 would likely become commercial/retail and possibly future apartment buildings to the East of our site.

There are preliminary plans in design for a new I-94 interchange with Milwaukee Street, but timing of construction has not been determined.

SITE DESIGN:

The proposed development consists primarily of a 4-story L-shaped multi-family residential building fronting the NE Corner (Sprecher and Milwaukee).

The project, according to the comprehensive plan, will provide a new 60' ROW North/South street (unnamed) that will connect Milwaukee Street to the parcel south of the project site, which will eventually connect to Sprecher Road. Also, Driscoll drive will be extended from its current dead end, to the east, ending in a T-intersection into the above mentioned North/South street. The street configuration sets up the parcel to our South to be developed into low-density residential lots per the neighborhood plan.

There will be a new private drive and site access point on the SE corner of the project site. This will align with the current median cut that is there today.

The site will include a stormwater/ bioretention pond on the east side of 77 surface parking stalls. And, an additional roof water/ peak discharge pond on the South edge of our site.

The project will consist of the construction of a single multi-family L-shaped building with underground parking and a surface parking lot, utilities and stormwater management. Exterior amenities along the west side of the building include two outdoor gas fire bowls and two outdoor grilling stations with interlinking walkways and seating. A resident patio is also provided at the northeast corner of the site near the intersection, which is buffered with a landscape edge.

A new sidewalk along Sprecher Road is proposed and coordinated with ATC. A section of sidewalk directly adjacent to the curb along Sprecher will accommodate a bike drop-off zone, as requested by the City. There are 77 exterior parking stalls and 115 underground stalls, equating to a parking ratio of 1.21/ unit. Stormwater is designed to handle the latest stormwater management standards, with roof water directed to the south biofilter, and the parking area directed to the west biofilter. Native and adapted native species are specified for landscaping throughout the site.

BUILDING DESIGN:

Located at the crossroads of Sprecher Rd and Milwaukee St, this new four-story development aims to anchor the intersection by pulling tenant amenity spaces to the corner and making a connection out to the greenspace. The materials aim to provide a timeless palate that ages with grace and compliments the surrounding developments.

The site planning for the development locates the surface parking at the southwest corner of the site, and uses the building to shield it from view. As tenants and visitors enter the building on foot, the main entry draws you along a pathway that hosts firepits and grills that are usable by tenants and ushers you towards the entrance. Upon entering the building, the lobby and amenity spaces stretch from the inside corner, to the outside corner, and are visually connected from both sides. The business lounge and clubroom will have access to the ground

floor patio that is shaded by a large awning that visually helps anchor the building, and is paired with a taller fourth floor at the corner, to help provide a hierarchy of massing.

While anchoring the corner and endcaps with full height masses, many of the building elements rise only three stories to help the top floor feel more set back, and to lessen the sense of height from the road and sidewalks. Hung balconies are used throughout to provide outdoor space to tenants, and to help add a sense of texture and rhythm to the facades.

Light brick is paired with a similar tone of cementitious lap siding and is complemented by white cementitious panel. Contrasting dark tones are used on the window frame materials and areas of cementitious panel. Warm wood tones are used as accent throughout in both column canopy supports, and panel product.

MANAGEMENT AND OPERATING PLAN:

The property will be operated as a market-rate, multi-family apartment building. The property ownership owns and manages several other multi-family projects through their affiliated company, Capital Property Management. Capital Property Management will oversee the day-to-day operations of the property. We are anticipating 1 full-time-employee as a Tenant Relations Manager and several part-time-employees for maintenance and interior and exterior up-keep projects.

TRAFFIC IMPACT ANALYSIS:

A study is in the works and will be submitted and all questions or additional information has been provided. Once all comments from City of Madison departments are final, A-Y will provide a final CAD drawing.

PROPOSED SCHEDULE:

The intent is to start construction Winter/Spring 2025 and complete the project in Summer of 2026.

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PROPOSED SITE DEVELOPMENT DATA:

Densities:

Lot area pre-development:	217,805 sf or 5.00 acres
Lot area post-development:	141,999 sf or 3.33 acres
Outlot:	5,055 sf or .12 acres
Dwelling units	159 units
Lot Area/ D.U.	887.49 sf/ unit
Density	48.05 Units/ Acre

Building Height: 4 Stories

Parking/ Support Spaces	39,714 gsf
Residential + Amenities	157,466 gsf

Vehicle Parking Stalls:

Lower Level Parking Garage:	115 Stalls
Surface Parking Lot:	77 Stalls
Total:	170 Stalls or 1.06/ unit

Bicycle parking stalls: 164 interior bike stalls, 16 exterior bike stalls

Thank you for your time reviewing our proposal. We are looking forward to your support and feedback!

Sincerely,

Jeff Davis, AIA