February 10, 2025

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 - Conditional Use Approval
306 N. Brooks St.
KBA Project # 2379

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: LZ Ventures
c/o Angie Black
Carlson Black O'Callaghan & Battenberg
222 W. Washington Ave., Suite 705
Madison, WI 53703
angie.black@carlsonblack.com

Architect: Knothe & Bruce Architects, LLC
8401 Greenway Blvd. Ste 900
Middleton, WI 53562
608-836-3690
Contact: Duane Johnson
djohnson@knothebruce.com

Introduction:
This proposed project involves the redevelopment of the current site at 306 N. Brooks Street on the corners of W. Johnson Street. and N. Brooks Street, which is the current Porchlight nonprofit organization's administrative and long-term affordable housing facility. The proposed redevelopment would be a 15-story private student housing building with 189 units ranging from studio to five-bedroom apartments as well as 117 enclosed parking stalls on 2 ½ levels and 11 surface parking stalls.

On July 16, 2024, the Common Council approved the zoning map amendment to rezone this site from TR-U2 to RMX, as well as the demolition of existing structures on this site 0.78-acre site. The request for conditional use approval for overall building height and a reduction in automobile parking stalls was also granted at that time.

Conditional Use request
The site is located just within a 1-mile radius from the Capitol; this application requests the approval of an additional conditional use to exceed the Capitol View Preservation height of 1032.8' above sea level for the rooftop mechanical space and elevator overrun.

Since the approvals, we have been working with the HVAC design/build contractor on the layout and size of the mechanical equipment. When the team reviewed the project specific equipment sizes, it became apparent that the equipment was going to extend past the Capitol View Preservation height. We are

requesting approval to exceed the capitol height 3’ for the approximate 1,500 s.f. mechanical room. Additionally, due to the number of stops for the elevator, the elevator model needed for this quantity of stops requires more overrun than originally planned. We are requesting approval to allow the elevator overrun, which is approximately 550 s.f. in area, to extend up to 2’ above Capitol View Preservation height.

Both the mechanical and elevator structures are set back from the building’s edge 30’-50; this, along with the originally planned parapet heights, keep the mechanical structures from being visible from street view from a distance of 650’ to over 1,000 feet, depending on which parapet height is being used, as shown in the supplied street section. Also included are two long views. The street level long view is taken from the corner of Orchard and Johnson Streets does not have any visibility of the structures. To show the structures, we had to raise the view to 100’ above the street level taken from above the UW’s Computer Sciences building, a view not realistically ever seen. We believe these measures show that our proposed 3’ & 2’ height above the Capitol View will not impede any documented or realistic views of the Capitol.

No additional approval is being requested, and full elevations and renderings of the complete building have been included for demonstration purposes only.

Project Description:

The proposed development is a 15-story residential building with units ranging from studios to five-bedroom apartments.

Site Development Data:

Building Height	15 stories (164’-8” plus 2’ & 3’ at the elevator & mechanical space)

Project Schedule:

It is anticipated that the construction will begin upon completion of the new Porchlight facility on East Washington Avenue. The anticipated start of construction is December 2025 with final completion in June of 2027 for occupancy in time for the 2027-2028 school year.

Thank you for your time reviewing our proposal.

Sincerely,

Duane Johnson, AIA, Partner