



October 17, 2017

City of Madison  
Mr. Chris Wells  
Development Review Planner  
126 S. Hamilton Street  
P.O. Box 2985  
Madison, Wisconsin 53701-2985

Re: Letter of Intent for an Amendment to the GDP Agreement and SIP Agreement for The Madison Apartments  
Lot 1 of CSM No. 10856 and Lot 50 – High Crossing Fourth Addition Plat

Dear Mr. Wells:

IA Madison, LLC (the “Applicant”), owners of The Madison Apartments, currently a 120-unit development located at 5402 Congress Avenue and 3346 Ambassador Drive, more particularly described as Lot 1 of Certified Survey Map Number 10856 and Lot 50 of High Crossing Fourth Addition Plat (collectively, the “Property”) is submitting an application for a Major GDP Amendment and Major SIP Amendment.

### **Introduction**

The existing GDP Agreement and SIP Agreement for The Madison Apartments (collectively, the GDP Agreement and SIP Agreement shall be, the “GDP/SIP Agreements”) currently allows for the construction of multi-family dwelling units with a maximum of 24 units on the Property. The Applicant is proposing to construct a 36-unit building and a separate 8 car garage on the Property, which will serve as the final phase of The Madison Apartments development.

In order to construct the proposed structures, the Applicant requests the following modifications to the existing GDP/SIP Agreements:

1. Increase of the maximum number of units in a building from 24 units to 36 units.
2. Increase in the maximum units per acre from 10 units to 12 units (Actual density will be 11.07 units per acre upon completion of the proposed apartment building).
3. Decrease the minimum number of parking spaces per unit from 2.00 parking spaces per unit to 1.97 spaces per unit.
4. Increase the maximum height restriction on buildings or structures from fifty (50) feet to sixty (60) feet.

The Applicant is not requesting any public funding for this development.

**Applicant:** IA Madison, LLC  
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**Project Team:**

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**Existing Conditions:** The Madison Apartments is a multi-family apartment complex generally located within the High Crossing Fourth Addition Plat on the east side of the City of Madison. The Madison Apartments is currently comprised of eight two-story buildings, with a total of 120 units. The parcels on which the proposed structures are to be constructed are currently vacant, under-utilized spaces within the development.

**Projected Schedule/Phasing Plan:** The project is scheduled to commence construction in the spring of 2018 and be completed in late spring/early summer of 2019. This two building project shall be completed in one phase.

**Proposed Use:** The Applicant proposes to complete the development by constructing a new 36-unit multi-family apartment building on the vacant land located on Lot 1 of CSM No. 10856 and constructing an eight-car storage garage and activating green space as a private dog park and community garden on the vacant land located on Lot 50 of High Crossing Fourth Addition Plat. The proposed structures are will be compatible with the surrounding land uses and will create an environment compatible with the existing and intended character of the area.

**Hours of Operation:** Given that these are residential uses, hours of operation will be 24 hours per day, every day, compatible with the currently existing hours of operation in the development.

**Building Square Footage:** The Applicant proposes one three-story building totaling approximately 39,955 square feet and a one story, 8-unit garage building totaling approximately 3,025 square feet.

**Number of Dwelling Units:** The Applicant proposes 36 units in the proposed apartment building.

**Auto and Bike Parking Stalls:** The Applicant proposes 30 underground car parking stalls (including 2 handicapped stalls) and 33 underground bike parking stalls in the proposed apartment building.

Covered and off-street parking is currently available as required by the existing GDP/SIP Agreements.

- For each 24-unit building, 41 underground stalls are provided.
- For each 16-unit building, 26 underground stalls are provided.
- For each 8-unit building, two covered stalls per unit are provided within the attached garages.

Currently, the total covered stalls for all existing units within The Madison Apartments equals 213. An additional 81 surface stalls are located throughout The Madison Apartments.

Upon completion of the proposed apartment building and parking garage, there will be an average of 1.97 stalls per unit. The minimum requirement within the existing GDP/SIP Agreements is 2.00 stalls per unit; however, the reduction in .03 parking stalls per unit is negligible and will not create a disproportionate number of units to parking stalls as a result of the proposed improvements.

In addition, there are a number of alternative methods of transportation available to tenants within the development, including public transportation via a Metro Transit stop approximately one-quarter mile from the proposed apartment building with frequent departure times. The development also 7 bike parking stalls near the proposed apartment building in addition to the previously mentioned 33 underground parking stalls, providing ample space for those who choose to travel by bike. Therefore, the Applicant believes the reduction in the minimum parking requirement is reasonable and is seeking an amendment to the existing GDP/SIP Agreements in order to be in compliance.

**Design:** The design intent for the new buildings is to compliment and closely resemble the existing buildings on the Property. The Project Team intends to do this by using the same brick and general color palette on the proposed buildings. The siding will closely match the existing siding, with the exception that the material will be updated from vinyl to cement board siding. Similarly, the existing window style will be retained on the proposed buildings, but the windows will be vinyl units, instead of fiberglass.

The Madison Apartments consists of multi-family housing, which provides a buffer between existing and planned commercial development to the west and future single-family residential development beyond the woods to the east. The Madison Apartments provide connecting private internal streets and walkways between buildings, Promontory Drive, Patriot Park, and the existing Community Center located within The Madison Apartments.

The above-mentioned Community Center is centrally located on the Property and is accessible to residents of The Madison Apartments and residents of the neighboring Stoneridge Pointe Condominiums. The Community Center contains an outdoor swimming pool, kitchen facility, mini-theater, meeting rooms, play areas for children, patios, etc. The centrally located Community Center also has full basement exposure and offer picturesque views to the west. The Community Center has an approximate capacity of 200 people.

**Access:** Main access to The Madison Apartments is from Congress Avenue. The proposed apartment building's main access will continue to be from Congress Avenue, but the building will also have tenant parking access for underground parking from Promontory Drive.

**Trash Removal:** An internal trash room will be located in the lower level parking in of the proposed apartment building. Dumpsters are located in the lower level parking area in all existing 24-unit and 16-unit apartment buildings. Separate trash and recyclable containers are located within each unit of the existing 8-unit buildings.

**Density:** The Madison Apartments will have a density of 11.07 units per acre after completion of the proposed apartment building. This density would require an amendment to the existing GDP/SIP Agreement, which states there will be a maximum of ten (10) units per acre allowed in this zoning district on average. The Applicant is seeking approval to amend the SIP Agreement to allow for this added density and believes the request is appropriate for a number of reasons. First, the existing GDP Agreement states that there shall be a target density of twelve (12) units per acre in the entire zoning district, with a target density of thirteen (13) units per acre for the parcel at issue (formally known as Lot 47). The proposed unit density clearly falls within the original target density for the zoning district. Second, the increased unit density of 1.07 units per acre is minimal and the development as a whole is positioned to handle the additional density. As previously mentioned, the increased density will not cause a disproportionate traffic or parking demands and the Property will gain additional useable park and green space in the form of a private dog park and community garden. As a result, the Applicant believes the request to amend the existing GDP/SIP Agreements to increase the unit density to 12 units per acre should be approved.

**Height Restrictions:** The proposed apartment building will be three stories, which is permitted under the existing SIP Agreement. However, due to the topography of Lot 1, it is estimated that the maximum building height will exceed the height maximum of fifty (50) feet in the existing SIP Agreement. It is important to note that the proposed apartment building will not appear significantly taller than the existing buildings within the development. Rather, the lot on which the proposed apartment building will be located contains a significant decrease in elevation moving from east to west. This decrease in elevation and significant exposure of the proposed building's basement at a lower elevation results in the measurement of the maximum building height being measured from the lowest exposed portion of the building, causing the proposed

building to be greater than the fifty (50) foot restriction in the existing GDP/SIP Agreements. Therefore, the Applicant is requesting the GDP/SIP Agreements be amended so that the height maximum is adjusted to sixty (60) feet.

**School Age Children:** The Sun Prairie Area School District, which serves this area, estimates that 0.20 K-12 students will be generated per multiple family housing unit. Upon the completion of the addition building, approximately 31 school age children will live within The Madison Apartments.

**Housing Types:** The Madison Apartments currently has a mix of building types, including:

- Three (3) two-story, 24-unit apartment buildings with underground parking;
- One (1) two-story, 16-unit apartment building with underground parking;
- Four (4) two-story 8-unit apartment buildings with attached garages.

The Madison Apartments also has a mix of one-, two- and three-bedroom units. Units in the existing buildings range as follows:

- Units in the 8-unit building range from 1,200 square feet to 1,500 square feet
- Units in the 16-unit buildings range from 900 square feet to 1,550 square feet
- Units in the 24-unit building range from 900 square feet to 1,550 square feet

The proposed additional building will be a three-story, 36-unit apartment building with underground parking. Units in the 36-unit apartment building will range from approximately 643 square feet to 1,161 square feet. The variation of unit size falls in line with the existing GDP Agreements desire for a diversity and variety of units.

**Landscaping:** Site landscaping will be provided as shown on the existing SIP Agreement. The Applicant shall install landscaping for the additional building and separate garage with adjacent green space once construction is completed, in compliance with the existing SIP Agreement. All of the landscaping for the existing buildings has been completed for The Madison Apartments as originally approved.

**ADA Compliance:** The site has been designed to meet the following criteria:

- An accessible route from an off-street handicap-parking stall to the front door of each unit is provided.
- An accessible route from the underground parking to the front door of each unit is provided for all 24-unit buildings.
- An accessible route is available from each unit to Congress Avenue.
- The Bicycle and Pedestrian Path meets the City of Madison's requirements for accessibility

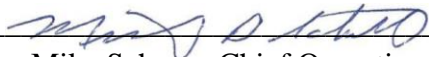
**Buffer Zone:** The area west of the proposed apartment building will maintain existing trees as necessary and contain additional landscaping which is consistent with the existing landscaping. All landscaping is and will be in compliance with the existing SIP Agreement.

**Summary:** The project will remain as it was originally approved with the exception of the requests provided herein. We believe that this plan has and will continue to provide an attractive mix of building types and take advantage of the site's natural features. We look forward to working with the City Staff, Plan Commission, and the Common Council to make this addition to The Madison Apartments a successful project.

Should you have any questions or require additional information, please do not hesitate to contact either myself or Kirk Keller of Plunkett Raysich Architects, LLP.

Sincerely,

Investors Associated, LLP,  
*sole member of IA Madison, LLC*

By:   
Mike Schutte, Chief Operating Officer