

May 30, 2018

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
146 S. Hamilton Street  
P.O. Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent  
2901 Atwood Avenue  
**KBA Project # 1716**

Ms. Heather Stouder:

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

**Organizational Structure:**

Owner:	McCaughey Properties LLC PO Box 259446 Madison, WI 53725 608-516-9497 Contact: Patrick McCaughey <a href="mailto:info@mccaugheyproperties.com">info@mccaugheyproperties.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow <a href="mailto:kburow@knothebruce.com">kburow@knothebruce.com</a>
Engineer:	Burse Surveying & Engineering, Inc. 2801 International Ln #101 Madison, WI 53704 (608) 250-9263 Contact: Michelle Burse <a href="mailto:mburse@bse-inc.net">mburse@bse-inc.net</a>	Landscape Design:	Paul Skidmore Landscape Architect 13 Red Maple Trail Madison, WI 53717 (608) 826-0032 Contact: Paul Skidmore <a href="mailto:paulskidmore@tds.net">paulskidmore@tds.net</a>

**Introduction:**

The site is located at the southeast corner of Atwood Avenue and Elmside Boulevard. The site is currently occupied by a 5 unit apartment building. This proposal requests a conditional use approval for a 9 unit apartment building.

**Project Description:**

The exterior architecture is a clean urban architecture with detailing that reflects some of the Atwood Avenue traditional architecture. On the Atwood facade, the major material is brick masonry accented with cast stone. The Elmside and east facades are approximately 50% brick veneer and 50% fiber cement. The rear facade is primarily fiber cement, consistent with the transition to the residential uses to the south.

**Demolition**

The existing site currently has one two story existing structure with five apartments. The structure is in a deteriorated condition.

We believe that the demolition standards can be met. The demolition allows for an important redevelopment that will provide housing to this east side neighborhood and enhance the surrounding residential properties. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

**Conditional Use approvals:**

The proposed redevelopment requires a conditional use to allow multifamily dwellings in a mixed-use building.

**Neighborhood Input:**

Two meetings with neighbors and neighborhood representatives have been held. Input from the first meeting resulted in the developer making significant changes to the proposal including reducing the building height and density and revising the exterior architecture. The second meeting held on October 25<sup>th</sup> was met with generally positive response from the neighbors.

**Site Development Data:**

**Densities:**

Lot Area	5,238 sf / .12 Acres
Dwelling Units	9 DU
Lot Area / D.U.	569 sf / unit
Building Height	3 stories
Lot Coverage	4,412 S.F. = 84%
Usable Open Space	509.5 S.F. (56 sf / D.U)

**Dwelling Unit Mix:**

Efficiency	4
One Bedroom	4
<u>Two Bedroom</u>	<u>1</u>
Total Dwelling Units	9

**Vehicle Parking:**

Surface Garage	4 stalls
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**Bicycle Parking:**


Surface Guest	1 stall (10% of units)
<u>Garage STD. 2'x6'</u>	<u>9 stalls (covered)</u>
Total	10 stalls

**Project Schedule:**

It is anticipated that the construction on this site will start in Spring 2019 with a final completion date of Fall 2019.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA