

October 17, 2018

Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53703

Re: Letter of Intent – Conditional Use
5614 Schroeder Road
Madison, WI

Ms. Heather Stouder,

The following is submitted together with the plans and application for staff review and sign-off.

Organizational Structure:

Owner/Developer: Stone House Development, Inc 1010 E. Washington Ave. Madison, WI 53703 Phone: 608-251-6000 Contact: Rich Arnesen rarnesen@stonehousedevelopment.com	Engineer: Vierbicher Engineering, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 Phone: 608-862-0532 Fax: 608-826-0530 Contact: Randy Kolinske rkol@vierbicher.com
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Architect: Knothe & Bruce Architects, LLC 7601 University Avenue, Ste. 201 Middleton, WI 53562 Phone: 608-836-3690 Contact: Brian Stoddard bstoddard@knothebruce.com	Landscape Design: Ken Saiki Design 1110 S. Park St. Madison, WI 53715 Phone: 608-251-3600 Contact: Abbie Moilien amoilien@ksd-la.com
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Introduction:

The proposed site is located on the north east corner of Schroeder Road and Schroeder Court; west of Whitney Way and south of the Beltline. The property is zone CCT – Commercial Corridor-Transitional District. Multi-family housing requires conditional use approval in a CCT district.

This proposal will create a mixed-use building with approximately 4,000 square feet of commercial space and 96 apartments of workforce housing financed with the assistance of Low Income Housing Tax Credits. The existing Babe's Grill & Bar will be deconstructed for the redevelopment of the site.

Project Description:

The new development consists of a new four-story, “U-shaped” building that creates an attractive edge along the public streets and a private interior courtyard containing a child’s play area and an outdoor grilling/seating area for residents. There is a shared garden space on the northeast edge of the site. The commercial space is located in the southeast corner of the building, fronting on Schroeder Road and a parking area. The commercial space has a potential outdoor patio space, also fronting on Schroeder Road. The building will include 82 underground parking stalls and 67 surface stalls.

Surrounding uses include: multi-tenant commercial to the north, a restaurant to the east, Vitense Golfand to the south and multifamily to the west.

The building architecture a simple architecture that references both the residential and commercial characteristics of the area. The exterior materials will be a combination of masonry with a manufactured cut stone base and horizontal fiber-cement siding. Landscaping along the two streets enhance the building and provide an attractive buffer and streetscape.

The apartment building main entry is located in the interior courtyard while the commercial space entry will be where you enter the site of Schroeder Road. Multiple townhome entries punctuate the remaining street facades and courtyard facades and provide a residential scale to the development. Vehicular access to the underground parking is achieved from Schroeder Court and generally screened from street view.

Affordable Housing

The proposed project is designed and financed to provide affordable housing to a range of family sizes and incomes. Unit sizes range from one bedroom to three bedroom apartments and income limits will range from 30% of the Dane County Median to 60% of the Dane County Median. Of the 96 apartments and townhomes, 81 will be income-restricted. All of the three bedroom townhomes will be income restricted providing an opportunity for families to live in high-quality housing environment.

This project will be financed with the assistance of federal LIHTC’s that are administered by the Wisconsin Housing and Economic Development Authority.

Demolition

The existing site currently has an existing structure. We believe that the demolition standards can be met. The demolition allows for an important redevelopment that will provide affordable housing to this neighborhood. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

Neighborhood Input:

A well-attended meeting with neighbors and neighborhood representatives was held on September 20, 2018. The project is adjacent to the Greentree neighborhood and the majority of the attendants were from there. Concerns were expressed regarding the potential impact on area schools, police and traffic. The Alders from District 19 and 20 were present and both are supportive of the project. A second meeting is planned for early November which will include school administrators, police representatives and city traffic staff.

Site Development Data:

Densities:

Lot Area	91,053 S.F. / 2.09 acres
Dwelling Units	96 DU
Lot Area / D.U.	948 S.F./D.U.
Density	45.9 units/acre
Usable Open Space	36,003 S.F.
Open Space / Bedroom	220 S.F. / Bedroom (160 SF min. required)
Lot Coverage	59,592 S.F. = 65% (85% max. allowable)

Commercial Area

Building	~4032 S.F.
<u>Patio</u>	<u>~1117 S.F.</u>
Total	~5149 S.F.
Residential Area	
1st Floor	24,418 S.F.
2nd Floor	28,590 S.F.
3rd Floor	28,590 S.F.
4th Floor	<u>27,827 S.F.</u>
Total	109,425 S.F.

Building Height: 4 Stories

Dwelling Unit Mix:

One Bedroom	44
Two Bedroom	37
Three Bedroom Flat	1
<u>Three Bedroom Townhouse</u>	<u>14</u>
Total	96 units

Vehicle Parking:

Underground	82
<u>Surface</u>	<u>62</u>
Total	144 vehicle stalls

Est. 4000 S.F. commercial seating space @ 4 stalls/1000S.F. = 16 stalls
Residential: 128 stalls @ 96 DU = 1.33 stalls/unit

Bicycle Parking:

Underground garage - wall	24 Stalls (covered)
Underground/Std. 2x6	75 Stalls (covered)
Surface - Residential	5 Stalls
Surface - Guest	10 Stalls (10% of units)
<u>Surface - Commercial</u>	<u>2 Stalls</u>
Total	116 Stalls

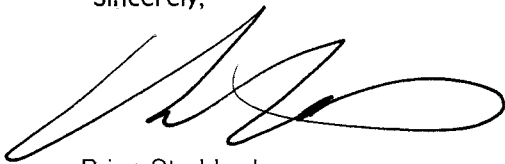
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Project Schedule:

It is anticipated that construction will start early Spring 2019 and be completed in late Fall 2019.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Stoddard". The signature is fluid and cursive, with a large loop at the end.

Brian Stoddard