

February 25, 2019



Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Boulevard
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
2002 Tennyson Lane
KBA Project #1830

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: | Packtenn, LLC 3314 Packers Avenue Madison, WI 53704 Phone: 608-661-9900 Contact: Todd Gebhardt j.verser@northshore-rentals.com | Architect: | Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com |
| Engineer: | Quam Engineering, LLC 4604 Siggelkow Road, Suite A McFarland, WI 53558 Phone: 608.838.7750 Contact: Ryan Quam rquam@quamengineering.com | Landscape Design: | McKay Nursery Company 750 S. Monroe St. Waterloo, WI 53594 (920) 988-4606 Contact: Kevin Zastrow kzastrow@mckaynursery.com |

Introduction:

The site is located at the northwest corner of Packers Ave. and Tennyson Lane. The site is currently zoned SR-CI (Suburban Residential - Consistent District I) and we are requesting it to be rezoned to CC-T (Commercial Corridor - Transitional District) for a proposed mixed-use development to be constructed in two phases. The site is currently a vacant lot and has been utilized as a stockpile area for the excess soils from the newly constructed Tennyson Senior Living Community to the west.

Project Description:

The first phase of this proposed project is a mixed-use multi-family apartment building consisting of 67 units along with approximately 2,000 sq.ft. of commercial space and 62 parking stalls in the basement parking garage. This four-story building with three-story ends will be located on the southern portion of the property with the commercial space being located on the west end. This space is being designed

to accommodate a potential drive-thru service window that has been located so that the vehicle discharge point is more than 60' away from the adjacent residentially zoned lot. There will be two-way access to the property off of Tennyson Lane and a right-in and right-out only access from Packers Ave.

The second phase of this proposed project is a multi-family apartment building consisting of 62 units along with 57 parking stalls in the basement. This four-story building with three-story ends will be located on the norther portion of the property with the stormwater detention area located between the two phases.

Site Development Data:

Densities:

| | |
|-----------------|-------------------------|
| Gross Lot Area | 141,322 sf / 3.24 Acres |
| Dwelling Units | 129 DU |
| Lot Area / D.U. | 1,096 sf / unit |
| Density | 40 units/acre |
| Building Height | 3 and 4 stories |
| Commercial Area | ~2,000 sf |

| | <u>Phase I - Bldg A</u> | <u>Phase II - Bldg B</u> |
|-------------------------|-----------------------------|--------------------------------|
| Lot area | 82,357 sf | 58,965 sf |
| Lot coverage (85% max.) | 48,634 sf (59%) | 38,432 sf (65%) |
| Usable open space | 19,381 (12,640 sf required) | 17,928 sf (12,320 sf required) |

Dwelling unit mix:

| | | |
|--------------------|-----------|-----------|
| Efficiency | 8 | 7 |
| One bedroom | 47 | 39 |
| One bedroom + den | - | 1 |
| <u>Two bedroom</u> | <u>12</u> | <u>15</u> |
| Total units | 67 units | 62 units |

Vehicle parking stalls:

| | | |
|--------------------|--------------------|-------------------|
| Surface | 44 | 42 |
| <u>Underground</u> | <u>62</u> | <u>57</u> |
| Total | 106 vehicle stalls | 99 vehicle stalls |
| | 1.58 stalls/unit | 1.59 stalls/unit |

Bicycle parking stalls:

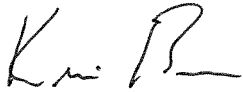
| | | |
|---------------------------|-----------------------|----------------|
| Surface - residential | 3 | 3 |
| Surface - guest | 7 | 6 |
| Surface - commercial | 2 | - |
| Underground garage | 52 (std 2'x6') | 59 (std 2'x6') |
| <u>Underground garage</u> | <u>12 (wall hung)</u> | <u>-</u> |
| Total | 76 bike stalls | 68 bike stalls |

Project Schedule:

It is anticipated that the construction on this site for Phase I will begin spring of 2019 with a final completion date of spring of 2020. The start for Phase 2 will be dependent on the rate of leasing of Phase I.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Burow". The signature is stylized with a large, looped "K" and a cursive "Burow".

Kevin Burow, AIA