

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

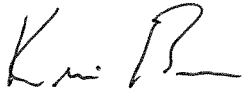
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Project Schedule:

It is anticipated that the construction on this site for Phase 1 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 1.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Burow". The signature is fluid and cursive, with the first name "Kevin" and the last name "Burow" clearly distinguishable.

Kevin Burow, AIA