

November 6, 2019

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



Re: Letter of Intent – Conditional Use
6225 University Ave.
Madison, WI

Ms. Heather Stouder,

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

Organizational Structure:

Owner/Developer:	6225 University Ave LLC Madison 2010 Eastwood Drive Madison, WI 53704 Phone: 608-233-6000 Contact: Joe Krupp joe@primeurbanproperties.com	Engineer:	JSD Professional Services, Inc. 161 Horizon Drive, Ste. 101 Verona, WI 53593 Phone: 608-848-5060 Fax: 608-848-2255 Contact: Kevin Yeska Kevin.Yeska@jsdinc.com
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Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste. 201 Middleton, WI 53562 Phone: 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com	Landscape Design:	JSD Professional Services, Inc. 161 Horizon Drive, Ste. 101 Verona, WI 53593 Phone: 608-848-5060 Contact: Kevin Yeska Kevin.Yeska@jsdinc.com
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Introduction:

The site is located at 6225 University Ave. on Madison's west side and is currently the site of a two-story commercial building with surface parking lots. The proposed development entails the demolition of the existing building and the construction of a new four-story multi-family building with 53 apartment units and a total of 48 enclosed parking spaces.

The site is currently zoned NMX and through discussions with Planning and Zoning staff we are requesting this to be rezoned to TR-U2 (Traditional Residential – Urban District 2) in order to allow 100% residential use. This has proven to not be a viable site for commercial use and there is also other vacant commercial space available in this immediate area. The site is also located within Urban Design District 6.

Project Description:

The project provides much needed housing along a major corridor leading to Downtown Madison. The site is directly on the Bus Lines and will allow for easy access to many areas of the City and we are providing an accessible pathway from our building down to the public sidewalk. The existing building has been well used and is now past its prime and given the amount of vacant space within the building the site will be better utilized as a multi-family property. As part of this project we are also creating outdoor gathering spaces on the first-floor level in the form of a large plaza area that is landscaped, and on the fourth-floor level with a rooftop patio adjacent to the Community Room in the building.

The exterior materials will be a combination of masonry at the lower levels, composite siding on the upper levels, with a manufactured cut stone base. The architecture is contemporary and urban with detailing that reinforces the rhythm and scale of the building.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including meetings with Staff, attending a DAT Meeting, and presenting at UDC for an informational presentation. These discussions have helped to shape this submittal.

While this site is not within a Neighborhood Association, we have had meetings with the immediate neighbors abutting this site along with St. Dunstan’s Church, and we have also met with Alder Furman. These were all positive discussions that have led to enhancements to our proposed development.

Demolition Standards

We believe that the demolition standards can be met. The proposed development is compatible with the City’s Comprehensive Plan and the fact that the existing structure is predominantly vacant it is currently underutilized. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for a residential building with more than 8 units. The proposed building’s size, scale and use are consistent with the City’s Comprehensive Plan for this property.

Site Development Data:

Densities:

Lot Area	42,650 S.F. / .98 acres
Dwelling Units	53 DU
Lot Area / D.U.	805 S.F./D.U.
Density	53 units/acre
Open Space	12,221 S.F. (7,420 S.F. Min. Required)
Open Space / Unit	230 S.F./Unit (140 S.F./Unit Required)
Lot Coverage	28,435 S.F. = 67% of total lot (80% Max.)

Building Height: 4 Stories

Gross Floor Areas:

Residential Area	50,763 S.F.
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Floor Area Ratio 1.2

Dwelling Unit Mix:

Efficiency	11
One Bedroom	32
<u>Two Bedroom</u>	<u>10</u>
Total	53

Vehicle Parking:

Underground	48 stalls
<u>Surface parking lot</u>	<u>13 Stalls</u>
Total	61 Stalls

Bicycle Parking:

Guest Surface	6 (Std. 2'x6')
Underground Wall-Mount	18
<u>Underground</u>	<u>35 (Std. 2'x6' floor mount - Permanent)</u>
Total	59 stalls

Project Schedule:

It is anticipated that construction will start Spring of 2020 and be completed in Spring of 2021.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member