

February 5, 2020

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
1109 S Park St.
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:	Madison Regional Development Corp. 702 N High Point Rd. Ste 200 Madison, WI 53717 Phone: 815-871-7939 Contact: David Diamond DDiamond@walterwayne.com	Civil Engineer:	D'Onofrio Kottke & Associates 7530 Westward Way Madison, WI 53717 Phone: 608-833-7530 Contact: Ron Klaas rklaas@donofrio.cc
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:	D'Onofrio Kottke & Associates 7530 Westward Way Madison, WI 53717 Phone: 608-833-7530 Contact: Matt Saltzberry msaltzberry@donofrio.cc

Introduction:

The site is located at 1109, 1115, 1117, and 1123 S Park Street on Madison's near south side and is currently the site of a four commercial/rental buildings with surface parking lots. The proposed development entails the demolition of the existing buildings and surface parking and the construction of a new three-story mixed-use building with approximately 2,600 sq.ft. of commercial space, 44 apartment units, and a total of 41 enclosed parking spaces.

The site is currently zoned TSS and is also located within Urban Design District 7. This application requests the following approvals: 1) demolition approval for the existing structures, 2) approval of the CSM to combine the 4 properties into one lot, and 3) the conditional-use approvals required for the mixed-use development.

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 there is an existing bus stop on this property. The existing buildings have been well used and one is currently vacant so the site will be better utilized as a mixed-use property in order to provide additional housing units for the City of Madison. As part of this project we are also creating an outdoor gathering space on the third-floor level with a rooftop patio adjacent to the Community Room in the building.

The exterior materials will be a combination of masonry on a majority of the façade along with composite siding and 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.

This site is within the Bay Creek Neighborhood Association and we have met with them on several occasions. Prior to that we also had initial meetings with the immediate neighbors abutting this site in order to get a solid understanding as to what their concerns and desires are for a redevelopment of this neighboring property. These meetings also included Alder Tag Evers. These were all positive discussions that have led to enhancements to our proposed development and the Neighborhood Association has submitted a letter of support to the Planning Department.

Demolition Standards

We believe that the demolition standards can be met. The proposed development is compatible with the City's Comprehensive Plan. The Landmarks Commission at its January 13, 2020 meeting determined that three of the structures have no known historic value and that the building at 1115 S Park Street is a Trachte building and as such should be salvaged or sold as part of the recycling plan. We are willing to follow that recommendation.

A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structures.

Conditional Use approvals:

The proposed redevelopment requires conditional uses to allow for the size of the building's footprint, and 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 Neighborhood Mixed-Use (NMU) on this property by being three stories tall and less than 70 units/acre.

Conformance with UDD No. 7 Requirements

The project has been designed to generally conform to the guidelines set in the Urban Design District Number 7 and the following items have been incorporated into the design of the proposed project:

- The building has been placed 8' back from the property line on Park Street in accordance with the guidelines and direction from City Staff.
- All building entrances face the street and walkways have been provided to connect these entrances, and several unit patios as well, to the public sidewalk.
- The exterior design of the building utilizes low-maintenance materials via the use of masonry,

cast stone, and composite siding. These materials are also harmonious with the adjacent buildings in this area. All elevations have similar detailing and use of material such that there are no lesser quality facades or views from surrounding properties.

- The building entries have canopies over them along with large doors and windows to enhance the pedestrian character of the street.
- Any mechanical equipment located on the roof will not be visible from adjacent properties and any ground mounted equipment will be screened with landscaping.
- The building has been intentionally designed to look like two buildings in order break down the scale of the façade along Park Street and additional detailing has been used break up the mass.
- The site lighting has been designed with the use of full cut-off fixtures in order to ensure there will be no glare onto adjacent properties.
- The building height at three stories is in line with the recommendations in the guidelines.
- The trash receptacles are located within the enclosed parking garage area and are not visible from the exterior.
- All parking areas have been located behind the building and accessed off of the alley in order to meet a request from the Neighborhood Association to not add any new driveway crossings along the sidewalks. Also, there are existing and new canopy trees near the parking areas.
- The landscaping plan has been designed with numerous plantings around the proposed building and we have also placed new evergreen shrubs to help screen the parking areas from the adjoining public alley.

Site Development Data:

Densities:

Lot Area	27,927 S.F. / .65 acres
Dwelling Units	44 DU
Lot Area / D.U.	634 S.F./D.U.
Density	68 units/acre
Open Space	3,891 S.F. (1,760 S.F. Min. Required)
Open Space / Unit	88 S.F./Unit (40 S.F./Unit Required)
Lot Coverage	23,329 S.F. = 83% of total lot (85% Max.)

Building Height: 3 Stories

Dwelling Unit Mix:

Efficiency	4
One Bedroom	25
One Bedroom + den	4
Two Bedroom	11
Total	44

Vehicle Parking:

Underground	41 stalls
Surface parking lot	19 Stalls
Total	60 Stalls

Bicycle Parking:

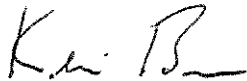
Guest Surface	4 (Std. 2'x6')
Commercial Surface	2 (Std. 2'x6')
Underground Wall-Mount	11
<u>Underground</u>	<u>33 (Std. 2'x6' floor mount - Permanent)</u>
Total	50 stalls

Project Schedule:

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

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member