

December 18, 2019

Ms. 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  
Block 88, Judge Doyle Square  
Major Alteration to an Approved PD/GDP/SIP  
Conditional Use Alteration for CVP projection reductions

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: Stone House Development, Inc.  
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608-251-6000  
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Landscape Architect: Saiki Design  
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Architect: Knothe & Bruce Architects, LLC  
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Civil Engineer: Vierbicher Associates, Inc.  
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Architect: Potter Lawson, Inc.  
749 University Avenue, Ste 300  
Madison, WI 53705  
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**Introduction:**

In 2016, the City selected Beitler Real Estate Services to develop the Judge Doyle Square project, including both Blocks 88 and 105. After construction began on Block 88, the Beitler Group transferred the development back to the City of Madison. The City is currently completing Phase I of the Block 88 development which includes below-grade public parking, above-grade private parking, a Bike Center and retail space.

The City recently selected Stone House Development to complete Phase 2 of the project. Phase 2 consists of nine additional stories of affordable and market rate housing, built on top of the “podium” created by the 4-story, Phase 1 construction. This land-use application requests an alteration to the previously approved PD-GDP-SIP for Phase 2 to allow for the construction of a nine-story, 162-unit apartment building and a one-story 3,700 sf community building above the Phase 1 podium.

**Previous Approvals:**

On May 2, 2017, the Common Council approved the PD/GDP/SIP (file number 46547) proposing a mixed-use building with 8,000 sf of retail, 148 apartments, 148 stalls of private parking, a 4,000 sf Bike Center, and a 560-stall public parking structure. Including plan commission approval of a conditional use for projections into the Capitol View Preservation limits.

On October 16, 2018, the Common Council approved a major alteration to the GDP/Phase I SIP (file number 53022) to allow for construction of the parking podium to begin.

**Description of Phase 2 Revisions:**

Revisions to the Phase 2 tower include a revised floor plate and interior floor plans and a revised exterior building architecture. Changes to the site and existing podium (phase I SIP) are not anticipated.

*Revised Floor Plate.* The floor plate for the Stone House proposal is slightly larger than the previously approved Beitler proposal. The floor plate has been widened primarily between the stair enclosures as well as expanded on each end. Approximately 3,250 square feet has been added to the fifth level floor plate and 1,550 square feet added to the typical floor plates above.

*Interior Floor Plans.* The interior floor plans have been revised based on the new floor plates. The changes in the apartment arrangements, sizes and mix allow for an increase in the unit count from 148 apartments to 162 apartments. In addition, the fifth floor includes a 3,700 sf, one-story amenity building and roof deck. The amenity building includes shared resident community and fitness spaces. The roof deck includes green roof areas, a “blue roof” for storm water management, a dog walk area, an outdoor grilling area and paved terraces for outdoor socialization.

*Exterior Building Architecture.* Much of the design of this proposal is limited by the existing Phase I podium and the structural assumptions that were made relative to the future apartment tower. The original Beitler proposal called for a curved building featuring a lightweight all-glass facade. The revised design follows the curve on the Pickney Street side of the building in order to relate to the podium’s curve and to utilize the existing structural grid. The remaining 3 facades have been straightened to improve the relationship to the city grid and adjacent buildings.

The all-glass exterior building skin has been revised to a more energy efficient façade, the majority of which consists of two types of metal panels and windows. The structural system allows brick masonry to be used at the stair and elevator towers and the building street corners. The brick adds a balance to the metal materials and anchors the building to the podium and site. Compared with the all glass facade, the solid materials add architectural interest, texture and scale to the building’s facades while making the building more energy efficient and bird friendly.

The top floor is stepped back to create spacious roof terraces for the upper level apartments. The building height is consistent with the previously approved proposal. The revised roof-top mechanical space is significantly smaller. We are requesting an alteration to the existing Conditional Use reducing projections into the Capitol View Preservation limits. The roof-top mechanical space has been reduced in both the floor area and height of the enclosure.

**Affordable Housing:**

There will be 37 units set aside at 80% CMI or lower. This is over 22% of the total project. 20 of the 37 affordable units will be set aside at 60% CMI. This is 12% of the total project. The affordable units will be distributed throughout the building.

**Site Development Data:**

Floor Area (Gross Area above podium)	35,387 square feet
Dwelling Units	162 apartments

**Dwelling Unit Mix:**

Efficiency	26
One Bedroom	91
One Bedroom + Den	1
Two Bedroom	43
<u>Two Bedroom + Den</u>	<u>1</u>
Total Dwelling Units	162

Vehicle Parking (Private)	148 stalls
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**Bicycle Parking:**

Guest (existing)	17 stalls
Parking Garage (wall mounted)	0 stalls
<u>Parking Garage (floor mounted 2' x6')</u>	<u>162 stalls</u>
Total	179 stalls

**Project Schedule:**

It is anticipated that the construction of Phase 2 will begin in May 2020 with a final completion in June 2021.

Thank you for your time reviewing our proposal.

Duane Johnson, AIA LEED AP  
Knothe & Bruce Architects, LLC



Doug Hursh, AIA LEED AP  
Director of Design; Potter Lawson

