

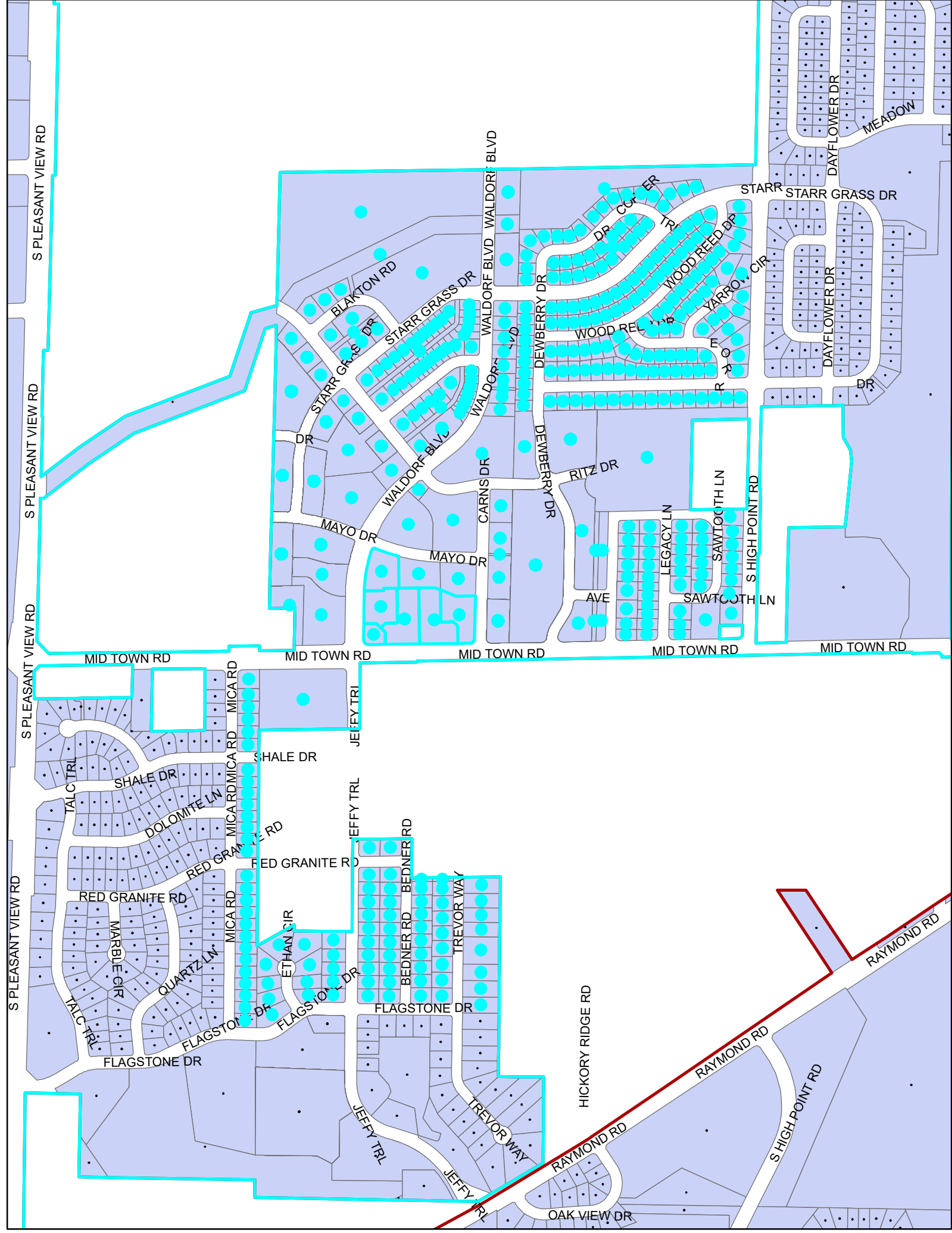
**Neighborhood Meeting: Proposed Development at Mid Town Road and Waldorf Boulevard
Thursday, November 21, 2019 - 7:00 p.m.
King's Kids Academy - 8133 Mansion Hill Avenue**

Notes

Early in Design

1. All market rate housing
2. All apartments/no
3. Will Mid Town be widened?
4. Mid Town (wider road) any planned
 - a. Gammon/Raymond Road
 - b. Will be widened/don't know when?
 - c. Setback no
5. Increase volume of traffic - will there be a signal?
 - a. Traffic impact study. RT in, RT out
6. Volume at bottom of road
 - a. Any impact on homeowners
 - b. Who pays for this?
 - c. Residential mixed use/still be looked at
7. Smaller scale
 - a. 38-unit building
8. Who maintains the road
 - a. Waldorf to South Gammon Road
 - b. City up to Marty Road
 - c. Mid Town is a city street
9. Parking
 - a. Stalls - what is the average parking out of concern now
 - b. Other apartments 1.4 average parking spaces
 - c. Alternate side parking - parking into residential parking
10. Retail space, retail that will do well, empty space
 - a. High end restaurant X
 - b. Colectivo Coffee X
 - c. Kwik Trip X
 - d. High end retail
 - e. Project carries construction cost of the building. Project success/anchor
 - f. Coffee house
 - i. 1½ down the road
11. Cost of development/construction costs
 - a. Affordable rent
 - b. Works, fits, affordable
12. J Cape - who are they?
 - a. Historical background of developer
 - b. Minneapolis, 4 projects in design and construction
13. Amenities/no discussion/early in project

14. Building #2 - 1st build
 - a. Roof top/party room
 - b. Social room
 - c. Adult interaction
 - d. Fitness center
 - e. Lease walk - building to scale
 - f. Afford to nice amenities
15. Vacancy rate/low/affordability/exterior lighting plan too early in process
 - a. May, June, July, August - break ground
 - i. 2020 - 2021 open/aggressive time table
16. If we get all our entitlements
 - a. Stay at 3 buildings
17. Density discussion
 - a. 55.9 units per acre
 - b. Building out to the density
 - c. Efficiency
 - d. Transportation
 - e. Rent
 - f. Taxes
18. Construction vehicles
 - a. Staging area off the streets
 - b. Will not need to park on the street
19. Concern parking
 - a. Consider adding additional parking
 - b. Continue conversations with City re: parking
20. Preliminary application will be online
 - a. Submit to City - December 11 (idea world)
21. Second building
 - a. 85% of rent up, stabilized
 - b. Confident to start design of next building
22. Rezoning for all 3 buildings
 - a. Construction documents/one building
23. Madison – Stormwater run off/water problem
 - a. Retention basin, underground stormwater retention
 - b. 10-year storm event
 - c. 100-year storm event



Dear Neighbor,

Please join me for a neighborhood meeting where we will hear about a development proposal for the open properties on the block bounded by Mid Town Road, Waldorf Boulevard, Mayo Drive, and Carns Drive. The proposed development would include three multifamily buildings with a total of approximately 256 apartments and approximately 255 structured parking spaces and 100 surface parking spaces. Approximately 4,000 square feet of retail space is proposed for along Waldorf Boulevard. The buildings would generally be four stories high with some areas of the buildings being five stories as the grade drops away. This proposal would require a modification to the current Planned Development (PD) zoning, and it would also require review by the Urban Design Commission.

**Thursday, November 21, 2019
7:00 p.m.
King's Kids Academy
8133 Mansion Hill Avenue**

I look forward to seeing you on the 21st.

**Barbara Harrington-McKinney
Alder, District 1
district1@cityofmadison.com
1-608-205-8682**

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