



May 20, 2020

Heather Stouder  
Department of Planning & Community & Economic Development  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd  
P.O. Box 2985  
Madison, Wisconsin 53701-2985

Re: Letter of Intent  
1825 & 1837 Aberg Ave  
Madison, WI

Ms. Heather Stouder,

The following is submitted together with the plans and application for staff review and sign-off.

**Organizational Structure:**

Owner/Developer: Liberty Mortgage & Development 2677 Orrington Ave Evanston, IL 60201 Phone: 847-491-1907 Contact: Alf G. McConnell <a href="mailto:alfmccconnell@gmail.com">alfmccconnell@gmail.com</a>	Engineer: Vierbicher Engineering, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 Phone: 608-862-0532 Fax: 608-826-0530 Contact: John Kastner <a href="mailto:jkas@vierbicher.com">jkas@vierbicher.com</a>
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Architect: Knothe & Bruce Architects, LLC 7601 University Avenue, Ste. 201 Middleton, WI 53562 Phone: 608-836-3690 Contact: Kevin Burow <a href="mailto:kburow@knothebruce.com">kburow@knothebruce.com</a>	Landscape Design: Vierbicher Engineering, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 Phone: 608-826-0530 Contact: John Kastner <a href="mailto:jkas@vierbicher.com">jkas@vierbicher.com</a>
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**Introduction:**

The proposed site is located on the southwest corner of Aberg Ave and Huxley St. The property is zoned at CC-T – Commercial Corridor - Transitional District and will stay the same.

This proposal will create I building with a four-story, L-shaped, age-restricted, multi-family building with 64 apartments of housing financed with the assistance of Low-Income Housing Tax Credits. The second building will contain six three-bedroom two-story townhouse units that are not age restricted. The existing structures which include a small garage at 1825 Aberg Ave and an attorney office at 1837 Aberg Ave will be deconstructed for the redevelopment of the site.

**Project Description:**

The new development consists of a new four-story, “L-shaped” building that creates an attractive edge along the public streets and a private interior courtyard. There is a shared garden space on the south edge of the site. The commercial space is located in the northwest corner of the building, fronting on Aberg Avenue and the parking area. The building will include 46 underground parking stalls and 25 surface stalls.

This site is well suited for public transportation access as it is located adjacent to Madison Metro’s North Transfer Point.

The building architecture references both the residential and commercial characteristics of the area. The exterior materials will be a combination of masonry with a cast stone base and horizontal composite siding. Landscaping along the two streets enhance the building and provide an attractive buffer and streetscape.

**Affordable Housing**

The proposed project is designed and financed to provide affordable housing to a range of family sizes and incomes. Unit sizes range from one bedroom to three-bedroom apartments. Of the 70 apartments and townhomes, 49 will be income-restricted. All of the three-bedroom townhomes will be income restricted providing an opportunity for families to live in a high-quality housing environment.

This project will be financed with the assistance of federal LIHTC’s that are administered by the Wisconsin Housing and Economic Development Authority.

**Demolition**

The existing site currently has existing structures. We believe that the demolition standards can be met as these are not historic structures or significant to this area of the city. The demolition allows for an important redevelopment that will provide affordable housing to this neighborhood. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

**Conditional Use approvals:**

The proposed redevelopment requires conditional uses to allow for a residential building with more than 8 units and also for a building larger than 40,000 sq.ft.. The proposed building’s size, scale and use are consistent with the City’s Comprehensive Plan for this property, which calls for Community Mixed Use in 2-6 stories.

**City and Neighborhood Input:**

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting. We have also had meetings with the Alder and the neighborhood to understand their goals and desires with this redevelopment. These discussions have helped shape the overall design of this project.

**Site Development Data:**

**Densities:**

Lot Area	59,441 / 1.364 acres
Dwelling Units	70 DU
Lot Area / D.U.	849 S.F./D.U.

Density	51 units/acre
Open Space	20,153 S.F. (14,560 S.F. Min. Required)
Lot Coverage	42,195 S.F. = (50,525 S.F. 85% Max Required)

Building Height: 2 and 4 Stories

Gross Floor Areas:

Residential Area	66,328 S.F.
Commercial Area	1,112 S.F.

Floor Area Ratio 1.13

Dwelling Unit Mix:

One Bedroom	49
Two Bedroom	15
Three Bedroom	6
Total Dwelling Units	70

Vehicle Parking:

Surface	25 stalls*
<u>Underground</u>	<u>46 stalls</u>
Total	71 stalls

Bicycle Parking:

Protected and Secure Surface Stalls	67 stalls
Surface Stalls for Visitors	8 stalls
<u>Surface Stalls for Commercial</u>	<u>2 stalls</u>
Total	77 stalls*

**Project Schedule:**

It is anticipated that the construction on this site will start in Spring 2021 with a final completion of Spring 2022.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member