

May 6, 2020
Updated July 15, 2020



Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

Re: Letter of Intent

133 E. Lakeside St, Madison, WI
KBA Project # 1971

Ms. Heather Stouder:

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

Organizational structure:

Owner: Avante Properties
120 E Lakeside St
Madison, WI 53715
608-294-4086
Contact: Chris Armstrong
chris@avanteproperties.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer: Vierbicher Engineering, Inc.
999 Fourier Drive Suite 201
Madison, WI 53717
Phone: 608-862-0532
Fax: 608-826-0530
Contact: Joe Doyle
jdoyle@vierbicher.com

Landscape Design: The Bruce Company
2830 Parmenter St.
Middleton, WI 53562
(608) 836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com

Introduction:

This proposed development involves the redevelopment 133 E Lakeside Street, which is the current location of VFW Post 1318 along with a large surface parking lot. The VFW has decided to sell their property and Avante Properties is proposing a new mixed-use three to four story building with 66 Units and 1,240 sq.ft. of commercial space. There will also be enclosed parking for 70 vehicles, along with surface parking for 19 vehicles.

The site is currently zoned SE (Suburban Employment) and we will maintain this zoning. The site is also located within Urban Design District #1.

Project Description:

This site is at a gateway location in regards to access to the Bay Creek Neighborhood and also to the City of Madison, being along John Nolen Drive. The proposed design of this building is contemporary, and we are proposing very high-quality materials with the use of masonry and aluminum composite metal panels. The site will be very well landscaped, and we are creating useful outdoor spaces for the residents by utilizing the roof of the enclosed parking area and also by providing a rooftop terrace on the 4th floor with views to Lake Monona and the Wisconsin State Capitol. The commercial space is located on the northwest corner with a visual connection to John Nolen Drive and is well located for easy access in this very walkable neighborhood. All apartment units located on the first floor will have direct access to the sidewalks and all upper units will have their own balconies.

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 initial meetings with the Alder and the neighborhood to understand their goals and desires with this redevelopment and then a full neighborhood meeting was also held. These discussions have helped shape the overall design of this project.

Demolition Standards

We believe that the demolition standards can be met. The proposed development is compatible with the City's Comprehensive Plan and the VFW wishes to sell this building so that the property can be redeveloped. 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 dwelling units within a mixed use building. The commercial space may be a Restaurant, so we are also requesting a conditional use for that and to also allow for outdoor seating. By maintaining the employment zoning, this project is consistent with the City's Comprehensive Plan for this property.

Conformance with UDD No. 1 Requirements

The project has been designed to generally conform to the guidelines set in the Urban Design District Number 1 and the following items have been incorporated into the design of the proposed project:

- Landscaping will be both functional and aesthetic. The majority of plantings will be a diverse mix of native species and arranged in clusters where appropriate while other areas will use mass plantings to compliment the building. Off-street parking and neighboring homes will be screened with plants and trees will be used to shade the pavement.
- The building has been sited in order to take advantage of the views to Olin Park and Lake Monona, as well as the city skyline, while maintaining appropriate setbacks from the adjacent residential properties to the west.
- The building also takes on the unique angle formed by the intersection of Lakeside and Sayle Streets and helps to anchor this prominent corner while serving as a gateway to the Bay Creek Neighborhood and also a gateway to downtown Madison, along John Nolen Drive.
- 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 vast majority of the parking for this project is contained within the building so that it is not visible from John Nolen Drive. The exterior parking area has been located behind the building and will be screened by landscaping.
 - The trash and recycling areas are contained within the building so this will not be visible.
 - The exterior design of the building is a contemporary design and utilizes high-quality and low maintenance materials via the use of masonry, cast stone, and aluminum composite siding. All elevations have similar detailing such that there are no lesser quality facades or views from surrounding properties.
 - Any mechanical equipment located on the roof will not be visible from adjacent properties and any ground mounted equipment will be screened with landscaping.

Site Development Data:

Densities:

Lot Area	58,750 S.F. / 1.35 acres
Dwelling Units	66 DU
Lot Area / D.U.	890 S.F./D.U.
Density	48.8 units/acre
Open Space	27,002 S.F. (1,480 S.F. Min. Required)
Open Space /Bedroom	365 S.F./Bedroom (20 S.F./Bedroom Required)
Lot Coverage	40,373 S.F. = 69% of total lot (85% Max.)

Building Height: 3-4 Stories

Gross Floor Areas:

Residential Area	66,138 S.F.
Commercial Area	1,240 S.F.
<u>Garage Parking Area</u>	<u>27,750 S.F.</u>
Gross Area	90,128 S.F.

Floor Area Ratio 1.53

Dwelling Unit Mix:

Efficiency	8
Micro One Bedroom	12
One Bedroom	34
One Bedroom + Den	4
<u>Two Bedroom</u>	<u>8</u>
Total Dwelling Units	66

Vehicle Parking:

Surface	19 stalls
<u>Underground</u>	<u>70 stalls</u>
Total	89 stalls

Bicycle Parking:

Protected and Secure Floor Mount Stalls	66 stalls
Surface Stalls for Visitors	8 stalls
<u>Surface Stalls for Commercial</u>	<u>2 stalls</u>
Total	76 stalls

Project Schedule:

It is anticipated that the construction on this site will begin in the Fall of 2021 with a final completion of Spring 2023.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member

From: Stacey Oehrke
Sent: Monday, April 6, 2020 11:40 AM
To: district13@cityofmadison.com; Carrie Rothburd;
leftpaintedtoenail@hotmail.com; smba@smba-madison.org
Cc: Kevin Burow
Subject: 30 Day Notice - 133 E Lakeside VFW

Hello All,

I would like to take this opportunity to formally notify you we plan on submitting our land use application on May 6, 2020 to construct a 4 to 5 story, mixed use development with approximately 104 units, approximately 3100 s.f. of commercial space and 2 levels of enclosed parking. We are proposing to raze the structure at 133 E Lakeside St in order to construct this new development.

We look forward to working with you in making this a successful development.
If you have any questions please contact Kevin Burow 608-836-3690.

Thank you for your time.

Thank you,

Stacey Oehrke | Permit Specialist | Knothe & Bruce Architects, LLC | Ph: 608.836.3690 (Ex. 115)
7601 University Avenue, Middleton, WI 53562 | soehrke@knothebruce.com