

July 29, 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
Lucky's 1313 Expansion
1313 Regent Street
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: FCS Plan B, LLC
WI 1579 County Road V #1
Lodi, WI 53555
Phone: 608-279-4163
Contact: Rod Ripley
rodripley@gmail.com

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 proposed project is the expansion of Lucky's 1313 located at 1313 Regent Street and is the culmination of the recent renovation of this property. When the building was converted from a Auto Repair Garage in 2016 it was intended to have a vertical expansion to add housing above the new Brew Pub and Restaurant. Footings were selectively placed within the existing building accordingly in order to accommodate this. The property is zoned TSS - Transitional Shopping Street District and will stay the same.

This proposal will add housing units above and behind the existing building while not increasing the size of the existing Brew Pub. The southern portion of this site is currently used as a parking lot and outdoor volleyball courts. These will be reconfigured to accommodate a basement level of parking and the addition of townhome-style units along Bowen Court.

Project Description:

The expansion consists of adding three floors of apartments over the existing building and then bridging across the reconfigured parking lot to connect to additional units being added along Bowen Court. There will be a total of 63 apartment units plus a community space with access to a rooftop patio on the southern side of the property. The building will be a total of four stories along Regent Street and three stories along Bowen Court. The building will include 37 underground parking stalls and 23 surface stalls.

This site is within easy walking distance to the UW Campus and is located directly on a Madison Metro Bus route and is adjacent to other Student Rental Housing.

The building architecture references both the residential and commercial characteristics of the area. The exterior materials will be a combination of masonry to match Lucky's and both horizontal and panel composite siding. The townhome units located along Bowen Court will have direct entry to the units from the exterior and will fit in well with the residential character of that side of the property.

Conditional Use approvals:

The proposed redevelopment requires conditional uses to allow for more than 8 residential units within a mixed-use building, for a building that is 4 stories in height, and also for a building larger than 25,000 sq.ft.. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Neighborhood Mixed Use in 2-4 stories along Regent Street and Low-Medium Residential in 1-3 stories along Bowen Court.

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	39,464 / 0.9 acres
Dwelling Units	63 DU
Lot Area / D.U.	626 S.F./D.U.
Density	70 units/acre
Open Space	6,069 S.F. (2,520 S.F. Min. Required)
Lot Coverage	33,519 S.F. = 85% (33,544 S.F. 85% Max Required)

Building Height: 3 and 4 Stories

Gross Floor Areas:

Residential Area	61,595 S.F.
Commercial Area	10,377 S.F.

Floor Area Ratio 1.82

Dwelling Unit Mix:

Efficiency	49
One Bedroom	37
One Bedroom + Den	3
Two Bedroom	8
<u>Two Bedroom Townhome</u>	<u>5</u>
Total Dwelling Units	63

Vehicle Parking:

Surface	23 stalls
<u>Underground</u>	<u>37 stalls</u>
Total	60 stalls

Bicycle Parking:

Protected and Secure Stalls	63 stalls
Surface Stalls for Visitors	7 stalls
<u>Surface Stalls for Commercial</u>	<u>25 stalls</u>
Total	95 stalls

Project Schedule:

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

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member