

May 12, 2025

Ms. Meagan Tuttle
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 - Land Use Application Submittal

709 Northport Dr.
KBA Project #2421

Ms. Meagan Tuttle:

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

Organizational Structure:

Owner:

Northpointe Development, Inc
230 Ohio Street, Suite 200
Oshkosh, WI 54902
(920) 230-3628
Contact: Sean O'Brien
sean@northpointedev.com

Architect:

Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Suite 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer:

Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Justin Zampardi
jzam@vierbicher.com

Landscape Design:

Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Eliot Gore
egor@vierbicher.com

Introduction:

This proposed multi-family development involves the development of 709 Northport Rd. The existing building on this site is currently occupied by a church, which will remain while the surrounding property is proposed to provide additional housing for the neighborhood. This application requests permission for the development of a new 4-story multi-family building with 80 dwelling units and underground parking, and a new 4-story 24-unit apartment building, also with underground parking. This project is also located within the TOD overlay, and the site was recently rezoned to TR-UI to allow for this development.

Project Description:

This development is nestled in a neighborhood of existing apartment complexes and single-family residential homes. The southern end of the 80-unit (Building 1) features a roof deck that steps the building's height from four to three stories, which also occurs on the southwest corner of the 24-unit (Building 2). The transitions in the building plans and landscaping are designed to be contextual to the surrounding residential and natural environments. The project will create a year-round buffer between the existing church, while enhancing the streetscapes and providing a play area for children.

Building 1's off-white board & batten and dark grey composite lap siding paired with the tan rock face on the first floor anchors the building to the site. The contrast between the dark grey and off-white materials breaks apart the overall scale of the building and brings focus to the stone on the ground level.

Building 2 compliments the Building 1 by maintaining tan rock face on the first floor and brings in color with blue board & batten with accentual light brown composite lap siding. The softer contrast between colors further helps ease the transition between the development and existing surroundings.

Parking is provided at the basement level within each building; surface parking is accessed from Northport Drive and underground parking is accessed from within the surface parking lot. The site is directly on a Metro bus route with stops located just to the east and west of these apartment homes and is in a bike-friendly area, allowing for easy access to many areas of the City.

City and Neighborhood Input:

We met with the City for this proposed development including a pre-application meeting on February 28, 2025, and a DAT meeting on March 13, 2025. The feedback has helped shape this development.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for a multi-family building with more than 24 units. The proposed buildings' size, scale, and use are consistent with the standards of the TR-UI zoning.

Site Development Data:

Densities:	
Lot Area	81,847 S.F. / 1.88 acres
Dwelling Units	104 D.U.
Lot Area / D.U.	787 S.F. / D.U.
Density	55 Units / Acre
Lot Coverage	85,350 S.F. / 60%

Building Heights:

Building 1:	4 Stories / 52'-0"
Building 2:	4 Stories / 53'-0"

Dwelling Unit Mix:

Building 1:		Building 2:	
Studio	7	Studio	0
One Bedroom	32	One Bedroom	13
Two Bedroom	22	Two Bedroom	11
Three Bedroom	19	Three Bedroom	0
Total	80 D.U.	Total	24

Vehicle Parking:

Building 1:

Underground	80
Surface parking lot	25
Total	105 vehicle stalls

* 62 additional surface stalls are allocated for Church parking.

Building 2:

Underground	18
Surface Parking	14
Total	32 vehicle stalls

Bicycle Parking:

Building 1:

Garage	92
Guest Surface	8
Total	100 bike stalls

* 4 additional bike stalls are allocated for Church.

Building 2:

Garage	24
Guest Surface	3
Total	27 bike stalls

Project Schedule:

It is anticipated that construction will start in the Fall of 2025 and be completed in Winter/Spring 2027.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member

cc Bob Feller, KBA