

May 27, 2025

Ms. Meagan Tuttle  
Department of Planning & Community & Economic Development  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703



Re: Letter of Intent - Land Use Application Submittal

2222 & 2304 City View Drive  
KBA Project #2046

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:  
Investors Associated LLP  
810 Cardinal Lane, Ste. 210  
Hartland, WI 53029  
(414) 856-7311  
Contact: Patrick Carroll  
[pccarroll@iallp.com](mailto:pccarroll@iallp.com)

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

Engineer:  
Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
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Contact: Brian Barritt  
[bbarr@vierbicher.com](mailto:bbarr@vierbicher.com)

Landscape Design:  
Vierbicher  
999 Fourier Drive, Suite 201  
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**Introduction:**

This proposed mixed-use development involves the development of 2222 & 2304 City View Drive located at the intersection of Cross Road Drive and City View Drive. This site is currently vacant. This application requests permission for the development of a 4-story mixed use building with 60 dwelling units and approximately 4,606 SF commercial space sharing an underground parking level with a new 4-story multi-family building with 47 dwelling units, and (2) 5-story, multi-family buildings; one with 39 dwelling units and one with 40 units. Each of the buildings will have underground parking and surface parking will be available as well. The site is currently zoned SE and will remain SE zoning for the proposed redevelopment.

**Project Description:**

The proposed project is a mixed-use development consisting of a total of 186 dwelling units. It also includes a 4,606 SF commercial space within Building 1. Buildings 1 and 2 are 4 stories, and Buildings 3 and 4 are 5 stories tall.

This site is located across the street from existing multifamily housing and adjacent to commercial office buildings. The design and character of this development is contemporary to fit into the context of this neighborhood and utilizes masonry and natural stone veneers along with composite sidings that are complementary and tie in well to the adjacent structures. A large plaza area is included between the buildings and provides a generous outdoor gathering space for all residents to enjoy.

Given the topography of the site, we are able to provide direct access to the underground parking located below and shared between Buildings 1 and 2, accessed from the south off of City View Drive. Then for Buildings 3 and 4 we are able to provide two levels of underground parking with direct access from either the surface parking lots or via the shared drives between the buildings. With this we are able to provide just over a 1:1 parking ratio for the enclosed parking. This site is located just over a half a mile to the nearest Madison Metro transit stop located at the intersection of City View Drive and High Crossing Boulevard so additional surface parking is also provided adjacent to each building

**City and Neighborhood Input:**

We have met with the City on several occasions for this proposed development including a DAT meeting on April 3, 2025, and a neighborhood meeting on May 22, 2025, as well as discussions with the Alder in this area, Alder Sabrina Madison. This input has helped shape this proposed development.

**Conditional Use Approvals:**

The proposed development requires conditional uses to allow for dwelling units in a mixed-use building (Building 1), a multi-family dwelling (Buildings 2,3 & 4), and 5 stories for residential buildings (Buildings 3 & 4). The proposed buildings size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Community Mixed-Use development. We have met or exceeded all standards of the SE zoning.

**Site Development Data:**

Densities:

Lot Area 210,667 S.F. / number acres

Dwelling Units 186 D.U.

Lot Area / D.U. 1,133 S.F./D.U.

Density 38.43 units/acre

Lot Coverage 115,507 S.F. / 55%

Building Height: 4 - 5 Stories / 40'-3" - 51'-5"

Commercial Area: 4,606 S.F.

Dwelling Unit Mix:

	Building 1	Building 2	Building 3	Building 4	Total per unit type
Studio	7	3	5	5	20
One Bedroom	33	28	14	15	90
One Bedroom + Den	4	0	0	0	4
Two Bedroom	12	16	20	20	68
Three Bedroom	4	0	0	0	4
Total per Building	60	47	39	40	186

Vehicle Parking:

	Buildings 1 & 2	Building 3	Building 4	Total per stall type
Garage Parking Stalls	110	40	39	189
Surface Parking Stalls	71	18	16	105
Total per Building	181	58	55	294

Bicycle Parking:

Garage Wall-Mount	44
Garage Floor-Mount	145
Commercial Surface	4
<u>Guest Surface</u>	<u>20</u>
Total	213 bike stalls

Project Schedule:

It is anticipated that construction will start in the Spring of 2026 and be completed in phases starting in the Spring of 2027 and beyond.

Thank you for your time and consideration of our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member