

March 07, 2012

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
PUD-SIP
1323 West Street, 1318 Randall Court
Madison, WI 53715

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Jim Stoppie
1202 Regent St.
Madison, WI 53715
608.251.8777
Contact: Jim Stoppie
jim@madisonproperty.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
Contact: Joe Doyle
jdoy@vierbicher.com

Landscape Design: Paul Skidmore
Landscape Architect
13 Red Maple Trail
Madison, WI 53717
608-826-0032

Introduction:

The following letter and photographs are submitted to accompany the application materials for the PUD-SIP application for the captioned properties.

This project proposes the redevelopment of 2 lots located on the south side of West Dayton Street extending to the north side of Randall Court. The combined sites are approximately 18,312 square feet. The property owner has been managing rental housing on the block since 1980 and has recently purchased the property at 1318 Randall Court with the intention of developing an eight story building on the combined site. The proposed project is designed to be consistent with the recently adopted neighborhood plan.

In addition to this rezoning application, a Certified Survey Map is submitted that will combine the two lots into one lot.

Demolition Standards:

In order to provide new, high quality, energy efficient housing for students this proposed development envisions the removal of two buildings that currently exist on site.

The buildings are as follows (photographs are attached):

- 1323 West Dayton Street is a 21 unit student housing apartment building. The 2 story building is a stick frame building that includes a basement. The property has rear yard parking with architecture that does not contribute to the neighborhood. The property is zoned R-6.
- 1318 Randall Court is a 2 story stick frame structure and includes one dwelling unit, built in 1922. The property has front yard parking. The property is zoned R-6.

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the Plan Commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the Plan Commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

We believe that the demolition standards can be met. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the two structures.

Project Description:

The project consists of 65 apartments. The building is designed to fit within the immediate context defined by a mix of educational and residential uses. The well-detailed exterior uses a combination of brick, metal siding and composite metal siding to reflect the residential use and institutional setting.

The building has eight stories of housing over one and one-half parking levels. An elevator penthouse and stairway projects above the eighth level and provides access to a commons room and roof terrace for the residential tenants.

Vehicular access to the site is achieved from Randall Ave. to Randall Court south of the site. Underground parking for 43 cars is provided for the residents. Bicycle parking is well distributed in the basement and on-grade on the west side of the building.

The exterior open space of the development provides attractive private and public areas for the residents and guests. A substantial entry plaza is provided along Dayton Street that emphasizes the entrance to the building and expands the public Dayton St. streetscape. Each apartment has access to a private patio or balcony. In addition, a common roof terrace provides residents with an outdoor gathering area with expansive views to Camp Randall, the University and the State Capitol.

Site Development Data:

Dwelling Unit Mix:

One-Bedroom	8
Two-Bedroom	16
Three-Bedroom	14
Four-Bedroom	18
<u>Five-Bedroom</u>	<u>9</u>
Total Dwelling Units	65 Apartments
Total Bedrooms	199 Bedrooms

Areas:

Total Gross Area 76,803 S.F.

Densities:

Lot Area 18,312 or .42 Acres
Density 155 dwelling units/acre

Building Height:

Eight Stories

Vehicle Parking:

Underground 43 stalls

Bicycle Parking:

Underground 149 stalls
Surface- standard 2'x6' 50 stalls
Total 199 stalls

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Project Schedule:

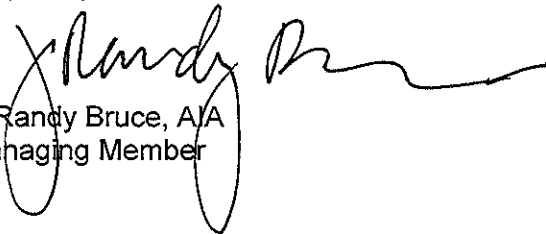
It is anticipated that the new construction phase will start in August 2012 and be completed for occupancy in August 2013.

Social & Economic Impacts:

This development will have a positive social and economic impact. The redevelopment is consistent with the recently adopted neighborhood plan and is a pedestrian and transit-oriented development that provides new energy efficient housing for adjacent to the UW campus. The redevelopment will provide support to the local construction industry and substantially increase the tax base for the property.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member