

LETTER OF INTENT

PROJECT NAME:

Johnson Dayton Apartments

INTRODUCTION:

Johnson Dayton Apartments is a redevelopment of three existing properties: 415 W. Johnson St., 226 N. Broom St. and 424 W. Dayton Street. The existing properties are residential occupancy of approximately 128 units and 35 parking spaces. The redevelopment will be residential occupancy of approximately 319 units and 215 parking spaces.

PROJECT TEAM MEMBERS:

Project Owner: Dayton Square, 6806 Seybold Rd, Madison, WI 53719, 608-273-9808, Dave Schutz, schutz@chorus.net
Architect: Potter Lawson, Inc., 15 Ellis Potter Ct, Madison, WI 53711, 608-274-2741, Eric Lawson, ericl@potterlawson.com
Contractor: CG Schmidt, 406 Science Dr, Madison, WI 53711
Civil Engineer: D'Onofrio Kottke and Associates, Inc., 7530 Westward Way, Madison, WI 53717

NOTIFICATIONS / MEETINGS:

November 8, 2012	Pre-application discussion with Planning Department
November 15, 2012	Pre-application discussion with Planning and Zoning
November 27, 2012	Plan Commission Demolition Permit Interested Parties Notification submitted
November 30, 2012	Project Notice to Alderperson, Neighborhood and Planning Department
December 13, 2012	Mifflin District Meeting
December 18, 2012	Pre-application discussion with Planning and Zoning
December 19, 2012	Urban Design Informational Presentation

EXISTING CONDITIONS:

415 W. Johnson Street

According to City property details, the existing three story structure sits on a site of approximately 32,472 square feet and was constructed in 1973. The building has approximately 68 units and 7 on grade parking stalls. There is an exterior pool located on the property.

226 N. Broom Street

According to City property details, the existing two story structure sits on a site of approximately 2,376 square feet and was constructed in 1940. The building has approximately 3 units and 0 parking stalls.

424 W. Dayton Street

According to City property details, the existing four story structure sits on a site of approximately 26,136 square feet and was constructed in 1972. The building has approximately 57 units and 28 parking stalls below the existing building.

The November 2011 Downtown Plan indicates in the Parcel Analysis that 415 W. Johnson St. and 424 W. Dayton Street are identified as Potential Redevelopment/Infill stating Zero Lot Line and Underutilized Site and/or Obsolete Building.

PROJECT DESCRIPTION:

The project will redevelop the existing three properties into a residential occupancy. The redevelopment through unit mix, resident amenities and build-out will be positioned toward attracting young professionals and long-term residents. Students will also be residents within the development. The units within the building will be a mixture of Studio, 1-Bdrm and 2-Bdrm units. Amenities being considered include a community room and exterior deck, exterior pool and pool deck, fitness area, on floor laundry, enclosed bike and vehicular parking.

The project is being submitted in accordance with the requirements identified in the new City of Madison Zoning Code. Two of the properties are zoned UMX (Johnson and Broom Street properties) and one is zoned DR-2 (Dayton Street property). Planning/Zoning staff have recommended the entire site be zoned UMX and that a Map Amendment is required to combine the parcels into the UMX designation. The Project will be a Conditional Use due to its size exceeding 20,000 SF and exceeding 4

stories in height (28.076(4)(c)) and will require Demolition of the existing structures on the three properties. The Project complies with the new Downtown Height Map.

The main building entrance and associated lobby is located at the corner of W. Johnson St. and N. Broom St. Additional entrances and lobbies are planned on W. Johnson St. and W. Dayton Street. Vehicular parking entrances are planned on W. Johnson St. and W. Dayton St. to provide multiple entry/exits from the parking. The first level of parking is essentially at grade at the west end of the site and is located below the residential units. Residential units are also located at street level along W. Dayton Street. An additional parking level accessed internally through a ramp along W. Johnson St. is entirely below grade. Zoning staff have indicated that off street loading zones are not required under the new Zoning Code, but accommodations should be provided for resident move-in and move-out. These accommodations are being made through the use of the parking levels. An on-street loading zone adjacent to the parking entrance and Dayton St. entrance/lobby is being requested to accommodate miscellaneous deliveries.

SITE DEVELOPMENT DATA:

Density Analysis:

Lot Area: 62,106 square feet [as surveyed by D’Onofrio Kottke and Associates]

Acres: 1.4 acres

Dwelling Units: 319

Project Data (Approximate):

FLOOR:	AREA (GSF)	UNITS (#)	PARKING (VEH)	PARKING (BIKE)
Site	62,106			
Lower Level 1	54,556		172	71
Ground Floor (Dayton & Johnson St. Entry)	51,615	4	43	249 + 23 visitor
Mezzanine Level	5,569			
Floor 2 (Broom St. Entry)	43,769	38		9 visitor
Floor 3	44,132	42		
Floor 4	44,132	42		
Floor 5	42,057	40		
Floor 6	42,167	40		
Floor 7	23,558	25		
Floor 8	16,813	18		
Floor 9	16,813	18		
Floor 10	16,813	18		
Floor 11	16,271	16		
Floor 12	16,271	18		
Rooftop Mechanical	3,249			

Approximate Dwelling Unit Mix

Studio	34 units
1 Bedroom	211 units
2 Bedroom	74 units
	<u>319 units</u>

LEGAL DESCRIPTION:

Lots 6, 7, 8, 9, 12, 13 and 14, Block 41, Original Plat, recorded Volume A, Page 1 of Plats, Dane County Registry, City of Madison, Dane County, Wisconsin. The final legal description for the Project will be created following the Certified Survey Map process.

PROJECT SCHEDULE:

December 13, 2012	Mifflin District Neighborhood Meeting
December 19, 2012	Urban Design Commission Informational Meeting
January 2, 2013	Land Use Submittal
January, 2013	Neighborhood Meeting (Date TBD)
January/February 2013	Urban Design Commission Meeting(s)
February 20, 2013	Urban Design Commission (Formal Recommendation)
March 4, 2013	Plan Commission Meeting
March 19, 2013	Common Council Meeting (if required)
August 2013 (on or before)	Construction Start
August 2014	Occupancy