

LT McGRATH, LLC

3849 Caribou Rd
Verona, WI 53593
608-345-3975

ltmcgrathllc@gmail.com

May 26, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

**RE: LETTER OF INTENT – SETTLEMENT PLACE APARTMENTS
REZONING FROM C3-HIST-FS TO PUD-SIP**

Dear Mr. Murphy:

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

Project: *Settlement Place Apartments*
517-523 E. Main St. Madison, WI 53703

**Owner/
Developer:** LT McGrath, LLC
c/o Lance T. McGrath, P.E
3849 Caribou Rd.
Verona, WI 53593
1-608-345-3975
ltmcgrathllc@gmail.com

Architect: ARTECH Design Group
1410 Cowart St.
Chattanooga, TN 37408
Contact: Bruce Simonson
1-423-265-4313
Bruces@artechdgn.com

**Landscape
Architect/
Civil Eng.** Schreiber/Anderson Assoc.
717 John Nolen Drive
Madison, WI 53703
Contact: Patrick Hannon
1-608-255-0800
phannon@saa-madison.com

Project Summary:

LT McGrath, LLC proposes to redevelop the former City of Madison Water Utility administration building located at 517-523 E. Main St. in downtown Madison. This development will involve demolishing the existing 6,000 sf commercial building and constructing a new 3-story residential building containing 21 new apartment units over one level of partially exposed parking structure. The project is located at the corners of E. Main and S. Blair Streets - at the edge of the historic First Settlement neighborhood and across the street from a primarily industrial neighborhood (MGE, etc...).

Some of the main goals of this project are to complete the “block-face” along E. Main St. where the existing surface parking lot is situated, to create an 8-foot landscaped setback along Main and Blair Streets (currently there is no setback), and to compliment and respect the character of the existing historic First Settlement neighborhood that it resides in. The Developer has a long history of completing challenging infill projects that compliment/enhance adjacent historic properties (Lake Park/Dowling Apartments, 4th Ward Lofts/Doris House, Capitol Point/Parkside Building and Nolen Shore/Doty School) and this project has been designed and will be executed with the same level of care.

Site Description:

The site is 13,132 sf with 99-feet of frontage along E. Main St and 132-ft of frontage along S. Blair St. Current conditions consist of a 6,000 sf existing concrete block building and the remainder of the site is a surface parking lot covered with asphalt pavement. There is also approximately 12-feet of grade change from the low end of the site on S. Blair to the high end of the site on E. Main. This grade differential presents some challenges – but also allows for an efficient entrance into the partially exposed parking structure.

Building Description:

The residential levels of the building are set back 8-feet from E. Main and S. Blair Streets, 13-feet from the side yard on Main St. and 23’-3” from the side yard on Blair St. (for driveway access). At the low end on Blair the three levels of residential and the parking level will be exposed. As you move up Blair and wrap around to Main St. the parking structure begins to disappear into the slope and is entirely below grade at the western end along E. Main St. The main residential entrance is on E. Main Street.

The exterior of the building will be clad entirely in masonry and has been designed to have an “industrial/warehouse” appearance - similar to many of the nearby buildings to the East. The masonry veneer features several details commonly found in this type of building such as projecting bands, recessed window bays that create a vertical column appearance, corbeled brick and soldier course window headers. The exposed base of the building (parking structure) is clad with a cast “stone” product and features rectangular windows that are filled with glass block.

A unique architectural challenge of the building was to create balconies for the residential units that do not interrupt the architectural rhythm of the building and that are discrete to the neighbors and pedestrians. To accomplish this the balconies are completely recessed and the masonry veneer flows past the outside edge creating a 1.5 tall knee wall and 1.5 tall dropped header that align with the adjacent windows.

The building will contain 21 residential units consisting of 8 - 2 Bedroom units and 13 - 1 Bedroom units. The parking structure provides parking for 25 cars and 19 bike stalls (an additional 8 bike stalls are provided on the exterior). An off street loading zone is provided near the driveway entrance on Blair St. The total square footage of the new building is 30,776 sf consisting of 22,395 sf of residential and 8,381 sf of parking.

Landscape Design:

The landscape design for the project accents and compliments the architecture. Landscape plants were chosen and positioned to accent the lines of the building, integrating the building to the site. A raised planter flanks the eastern edge of the residential entrance on Main St. and we are exploring the feasibility of installing flower boxes on the facade along Blair St. There is an exposed portion of the parking structure roof that is exposed along the E. Main st. side yard that will be covered with a shallow green roof system - this will contain the appropriate shallow rooted plants for this type of green roof.

Sustainability and Energy Efficiency:

Sustainability is synonymous with infill development. Infill projects like Settlement Place create high quality housing opportunities close to work/educational centers and promote the use of mass-transit, pedestrian and bicycle transportation. This dramatically lessens sprawl and the impact on our infrastructure and municipal services.

Another project goal is to make this a very energy efficient building. We have been working with Focus on Energy to realize this goal. We will incorporate many energy star features and the mechanical/electrical/plumbing systems will be designed to meet a high level of energy efficiency not typically seen in apartment projects.

Trash and Snow Removal:

Trash and snow removal from the building will be privately contracted. A separate trash collection room with garbage and recycling containers will be located at the lower parking level directly adjacent to the garage entrance door for residents to dispose of their trash and recycling. The trash removal contractor will be able to collect these containers without impeding the flow of traffic.

Live/Work Zoning:

The seven (7) first floor units will be zoned as "Live/Work" units which will allow for a unique use not typically seen in non-owner occupied residential rental units. These units can be used for home occupations and professional offices in the home with up to one (1) employee outside the immediate family may work from the space.

Schedule:

Construction of Settlement Place is planned to begin in September of 2010 with completion in the Summer of 2011. It is critical that we maintain this schedule in order to be ready for the 2011 Summer rental season.

Sincerely,

LT McGRATH, LLC

A handwritten signature in black ink, appearing to read "Lance T. McGrath". The signature is written in a cursive, flowing style.

Lance T. McGrath, P.E.