

May 6, 2020

Ms. Heather Stouder  
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

133 E. Lakeside St, Madison, WI  
KBA Project # 1971

Ms. Heather Stouder:

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

**Organizational structure:**

Owner: Avante Properties  
120 E Lakeside St  
Madison, WI 53715  
608-294-4086  
Contact: Chris Armstrong  
[chris@avanteproperties.com](mailto:chris@avanteproperties.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.com)

Engineer: Vierbicher Engineering, Inc.  
999 Fourier Drive Suite 201  
Madison, WI 53717  
Phone: 608-862-0532  
Fax: 608-826-0530  
Contact: Joe Doyle  
[jdoyle@vierbicher.com](mailto:jdoyle@vierbicher.com)

Landscape Design: The Bruce Company  
2830 Parmenter St.  
Middleton, WI 53562  
(608) 836-7041  
Contact: Rich Strohmenger  
[rstrohmenger@brucecompany.com](mailto:rstrohmenger@brucecompany.com)

**Introduction:**

This proposed development involves the redevelopment 133 E Lakeside Street, which is the current location of VFW Post 1318 along with a large surface parking lot. The VFW has decided to sell their property and Avante Properties is proposing a new mixed-use four to five story building with 104 Units and 3,150 sq.ft. of commercial space. There will also be enclosed parking for 108 vehicles, along with surface parking for 8 vehicles. We are also proposing the reconfiguration of the parking along Sayle street to be on the east side only in diagonal parking, which will maintain the total existing parking count for this section of Sayle Street.

The site is currently zoned SE (Suburban Employment) and through discussions with Planning and Zoning staff we are requesting this to be rezoned to TE (Traditional Employment) in order to allow for the number of residential units desired for this location. The site is also located within Urban Design District #1.

**Project Description:**

This site is at a gateway location in regards to access to the Bay Creek Neighborhood and also to the City of Madison, being along John Nolen Drive. The proposed design of this building is contemporary, and we are proposing very high-quality materials with the use of masonry and aluminum composite metal panels. The site will be very well landscaped, and we are creating useful outdoor spaces for the residents by utilizing the roof of the enclosed parking area and also by providing a rooftop terrace on the 5<sup>th</sup> floor with views to Lake Monona and the Wisconsin State Capitol. The commercial space is intended to be a restaurant and is located on the northeast corner with a visual connection to John Nolen Drive and is well located for easy access in this very walkable neighborhood. All apartment units located on the first floor will have direct access to the sidewalks and all upper units will have their own balconies.

**City and Neighborhood Input:**

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting. We have also had initial meetings with the Alder and the neighborhood to understand their goals and desires with this redevelopment and then a full neighborhood meeting was also held. These discussions have helped shape the overall design of this project.

**Demolition Standards**

We believe that the demolition standards can be met. The proposed development is compatible with the City's Comprehensive Plan and the VFW wishes to sell this building so that the property can be redeveloped. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

**Conditional Use approvals:**

The proposed redevelopment requires a conditional use to allow for dwelling units within a mixed use building. The commercial space is intended to be a Restaurant, so we are also requesting a conditional use for that and to also allow for outdoor seating. By maintaining the employment zoning, this project is consistent with the City's Comprehensive Plan for this property.

**Conformance with UDD No. 1 Requirements**

The project has been designed to generally conform to the guidelines set in the Urban Design District Number 1 and the following items have been incorporated into the design of the proposed project:

- Landscaping will be both functional and aesthetic. The majority of plantings will be a diverse mix of native species and arranged in clusters where appropriate while other areas will use mass plantings to compliment the building. Off-street parking and neighboring homes will be screened with plants and trees will be used to shade the pavement.
- The building has been sited in order to take advantage of the views to Olin Park and Lake Monona, as well as the city skyline, while maintaining appropriate setbacks from the adjacent residential properties to the west.
- The building also takes on the unique angle formed by the intersection of Lakeside and Sayle Streets and helps to anchor this prominent corner while serving as a gateway to the Bay Creek Neighborhood and also a gateway to downtown Madison, along John Nolen Drive.

- The site lighting has been designed with the use of full cut-off fixtures in order to ensure there will be no glare onto adjacent properties.
- The vast majority of the parking for this project is contained within the building in two levels of parking so that it is not visible from John Nolen Drive. The small exterior parking areas have been located away from the adjacent residential areas and will be screened by landscaping.
- The trash and recycling areas are contained within the building for the residents and the area for the commercial tenant has been located under the roof plaza area and will be enclosed on all sides.
- The exterior design of the building is a contemporary design and utilizes high-quality and low maintenance materials via the use of masonry, cast stone, and aluminum composite siding. All elevations have similar detailing such that there are no lesser quality facades or views from surrounding properties.
- Any mechanical equipment located on the roof will not be visible from adjacent properties and any ground mounted equipment will be screened with landscaping.

**Site Development Data:**

Densities:

Lot Area	58,750 S.F. / 1.35 acres
Dwelling Units	104 DU
Lot Area / D.U.	565 S.F./D.U.
Density	77 units/acre
Open Space	22,176 S.F. (2,320 S.F. Min. Required)
Open Space /Bedroom	213 S.F./Bedroom (20 S.F./Bedroom Required)
Lot Coverage	41,020 S.F. = 70% of total lot (85% Max.)

Building Height: 4-5 Stories

Gross Floor Areas:

Residential Area	101,625 S.F.
Commercial Area	3,150 S.F.
Garage Parking Area	47,410 S.F.
Gross Area	152,185 S.F.

Floor Area Ratio 2.59

Dwelling Unit Mix:

Efficiency	21
One Bedroom	63
One Bedroom + Den	8
Two Bedroom	12
Total Dwelling Units	104

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**Vehicle Parking:**

Surface	8 stalls
<u>Underground</u>	<u>108 stalls</u>
Total	116 stalls

**Bicycle Parking:**

Protected and Secure Floor Mount Stalls	80 stalls
Protected and Secure Wall Mount Stalls	24 stalls
Surface Stalls for Visitors	10 stalls
<u>Surface Stalls for Commercial</u>	<u>2 stalls</u>
Total	116 stalls

**Project Schedule:**

It is anticipated that the construction on this site will begin in the Fall of 2021 with a final completion of Spring 2023.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member