

February 25, 2019

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Boulevard  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent  
2002 Tennyson Lane  
**KBA Project #1830**

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:	Packtenn, LLC 3314 Packers Avenue Madison, WI 53704 Phone: 608-661-9900 Contact: Todd Gebhardt <a href="mailto:j.verser@northshore-rentals.com">j.verser@northshore-rentals.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow <a href="mailto:kburow@knothebruce.com">kburow@knothebruce.com</a>
Engineer:	Quam Engineering, LLC 4604 Siggelkow Road, Suite A McFarland, WI 53558 Phone: 608.838.7750 Contact: Ryan Quam <a href="mailto:rquam@quamengineering.com">rquam@quamengineering.com</a>	Landscape Design:	McKay Nursery Company 750 S. Monroe St. Waterloo, WI 53594 (920) 988-4606 Contact: Kevin Zastrow <a href="mailto:kzastrow@mckaynursery.com">kzastrow@mckaynursery.com</a>

**Introduction:**

The site is located at the northwest corner of Packers Ave. and Tennyson Lane. The site is currently zoned SR-CI (Suburban Residential - Consistent District I) and we are requesting it to be rezoned to CC-T (Commercial Corridor - Transitional District) for a proposed mixed-use development to be constructed in two phases. The site is currently a vacant lot and has been utilized as a stockpile area for the excess soils from the newly constructed Tennyson Senior Living Community to the west.

**Project Description:**

The first phase of this proposed project is a mixed-use multi-family apartment building consisting of 67 units along with approximately 2,000 sq.ft. of commercial space and 62 parking stalls in the basement parking garage. This four-story building with three-story ends will be located on the southern portion of the property with the commercial space being located on the west end. This space is being designed

to accommodate a potential drive-thru service window that has been located so that the vehicle discharge point is more than 60' away from the adjacent residentially zoned lot. There will be two-way access to the property off of Tennyson Lane and a right-in and right-out only access from Packers Ave.

The second phase of this proposed project is a multi-family apartment building consisting of 62 units along with 57 parking stalls in the basement. This four-story building with three-story ends will be located on the norther portion of the property with the stormwater detention area located between the two phases.

**Site Development Data:**

Densities:

Gross Lot Area	141,322 sf / 3.24 Acres
Dwelling Units	129 DU
Lot Area / D.U.	1,096 sf / unit
Density	40 units/acre
Building Height	3 and 4 stories
Commercial Area	~2,000 sf

	<u>Phase I - Bldg A</u>	<u>Phase II - Bldg B</u>
Lot area	82,357 sf	58,965 sf
Lot coverage (85% max.)	48,634 sf (59%)	38,432 sf (65%)
Usable open space	19,381 (12,640 sf required)	17,928 sf (12,320 sf required)

Dwelling unit mix:

Efficiency	8	7
One bedroom	47	39
One bedroom + den	-	1
<u>Two bedroom</u>	<u>12</u>	<u>15</u>
Total units	67 units	62 units

Vehicle parking stalls:

Surface	44	42
<u>Underground</u>	<u>62</u>	<u>57</u>
Total	106 vehicle stalls	99 vehicle stalls
	1.58 stalls/unit	1.59 stalls/unit

Bicycle parking stalls:

Surface - residential	3	3
Surface - guest	7	6
Surface - commercial	2	-
Underground garage	52 (std 2'x6')	59 (std 2'x6')
<u>Underground garage</u>	<u>12 (wall hung)</u>	<u>-</u>
Total	76 bike stalls	68 bike stalls

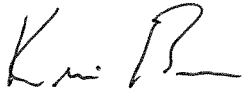
Letter of Intent  
2002 Tennyson Lane  
February 25, 2019  
Page 3 of 3

**Project Schedule:**

It is anticipated that the construction on this site for Phase 1 will begin spring of 2019 with a final completion date of spring of 2020. The start for Phase 2 will be dependent on the rate of leasing of Phase 1.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Burow". The signature is fluid and cursive, with a large initial "K" and "B".

Kevin Burow, AIA