

Heather Stouder
Director, Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

October 7, 2020

RE: Zoning Map Amendment- 5422 Portage Road

Dear Heather Stouder:

Please find enclosed a Land Use Application for the rezoning of property at 5422 Portage Road. A legal description of said property is contained in the submittal documents. The property is adjacent to Churchill Heights Park and Hidden Creek Residences. The zoning proposed is from Temp-A, Agricultural District, to TR-U2, Traditional Residential Urban 2 District. The proposed use of property located at 5422 Portage Road would consist of a six building multi-family community. A more complete description of the development is contained in the submittal documents.

Existing Condition

The 11.3 acres of property is currently being utilized for agricultural purposes. There are no observed structures on the property.



Building Profile

Building Facade. Vertical interval techniques will be incorporated within the facade using stepbacks and color variations among portions of the facade. Varying roof lines will assist in vertical separation to align with the urban design.

Building Material. The building will have one level of heated underground parking and four stories of apartments. The apartments will be built with wood frame. The exterior of the building will be covered primarily with Brick, smart-siding and hardie plank, all of which are long lasting and easy to maintain.

Building Amenities. The apartment complex will incorporate several community and event spaces, secured bike storage, and library.

Finishes. This building will be furnished with top of the market finishes. The wider hallways will have commercial grade carpet, high efficiency LED lighting and accent colors. The individual apartment unit will have its own washer and dryer, luxury vinyl planking, and painted with low-VOC paints. The kitchen will be furnished with stainless steel sink and faucet with a pull-out sprinkler, solid surface glass stove, stainless steel refrigerator and open-kitchen style granite countertop. Each apartment unit will also have its stand alone heating and cooling system, which allows the tenant to control his or her room temperature.

Property Management. This development will have an on-site resident manager who is managed directly by Interstate Overlook. This property management team will be easily reachable either by residents, the neighborhood, or City of Madison. In addition, we have a thorough and specific resident background verification process-and enforce our lease conditions and building rules.

These uncertain times make it difficult to spend too much cash at the preliminary stage of development until we have authorization to proceed. With that being said, I have submitted the following materials for your review:

INTERSTATE OVERLOOK, LLC

- Land Use Application
- Notification to Alder & Neighborhood Association
- Property Legal Description
- Site Plan
- Survey
- Slides from July 30 Plan Commission Work Session
- Neighborhood Plan Amendment Request

We're excited to present this proposal to the City of Madison for a zoning map amendment from Temp-A to TR-U2. Thank you, in advance, for your thoughtful consideration of our proposal.

Sincerely,

Interstate Overlook, LLC



Nicholas Patterson

Development

Representing Interstate Overlook, LLC