



October 7, 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

4606 Hammersley Rd.  
KBA Project # 2014

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:	Ripple Trust 3801 Regent St. Madison, WI 53705 (608) 238-2044 Contact: Tom Ripple <a href="mailto:tdripple@hotmail.com">tdripple@hotmail.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Duane Johnson <a href="mailto:djohnson@knothebruce.com">djohnson@knothebruce.com</a>
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 (608) 826-0530 fax Contact: John Kastner <a href="mailto:jkas@vierbicher.com">jkas@vierbicher.com</a>	Landscape	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 (608) 826-0530 fax Contact: John Kastner <a href="mailto:jkas@vierbicher.com">jkas@vierbicher.com</a>

**Introduction:**

This proposed mixed-use development involves the redevelopment of 4606 Hammersley Road located at the corner of Pontiac Trail, Hammersley Road, and Heritage Circle. Located within the Summit Woods Neighborhood, the site is currently occupied by an existing single-story commercial office building with surface parking lot. This application requests the removal of the existing one-story building and surface parking lot for the development of a new mixed-use building. The development will include 53 apartment units, approximately 1,750 S.F. commercial space, and underground parking. The site is currently zoned CC-T (Commercial Corridor - Transitional District) and will remain CC-T zoning for the proposed redevelopment.

**Demolition Standards**

The existing single-story building originally served as the Brookwood US post office and was most recently used as a commercial office furniture store but is now vacant. The building is in need of repairs

and updates. We are proposing the existing building be demolished. The site is highly visible from the beltline and is currently underutilized and would be better utilized as a mixed-use multi-family property. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

**Project Description:**

The proposed project is a multifamily apartment building consisting of 53 apartments with a mix of studio, one and two-bedroom apartments. It also includes a 1,757 S.F. commercial space located at the corner of Hammersley Road and Heritage Circle. The building is three stories at Heritage Circle and Hammersley Road, and three and a half stories at Hammersley Road and Pontiac Trail to accommodate the natural site slope and provide additional privacy between the street and building units.

To extend this additional privacy, there is a gradual transition between the building and the surrounding neighborhood. A step back along the northern side of the building reduces the northern face to two stories. There is also a step back above the commercial unit for a tenant common room and roof deck. These gradual transitions in both the landscaping and building plans are particularly sensitive to the single-family residences to the north. The project will create a year-round buffer between the residential neighborhood and the Beltline while enhancing the streetscapes without intruding on the neighborhood environment.

A light-colored brick veneer paired with neutral and dark toned horizontal siding anchors the building to the site. The architecture breaks apart the overall scale of the building with varying colors, material compositions, and window placement. This further helps ease the transition between the commercial and transit activity to the south and the Summit Woods neighborhood to the north.

Parking is provided at two levels within the building; a small enclosed surface parking lot is accessed from Heritage Circle and underground tenant parking is accessed from Hammersley Road. The site is also a five-minute walk to the S. Midvale & Nakoma 18 bus stop, allowing for easy access to many areas of the City.

**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, this input has helped shape this proposed development. Virtual neighborhood meetings were held on August 10, 2020 and September 23, 2020 and was attended by Alder Zachary Henak. Adjustments have been made to address community concerns around privacy, parking access, and shade. A traffic study was also prepared by KL Engineering after the August 10<sup>th</sup> neighborhood meeting and both a representative from KL Engineering and City Traffic Engineering attended the September 23<sup>rd</sup> neighborhood meeting and answered a number of neighbor's questions.

**Conditional Use Approvals:**

The proposed development requires a conditional use to allow for a mixed-use building with more than 8 residential units. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Medium Residential and General Commercial development. We have met or exceeded all standards of the CC-T zoning.

**Site Development Data:**

**Densities:**

Lot Area	32,354 S.F. / .74 acres
Dwelling Units	53 D.U.
Lot Area / D.U.	610 S.F./D.U.
Density	72 units/acre
Lot Coverage	24,669 S.F. / 76%
Usable Open Space	12,290 S.F.

**Building Height:** 2-3 Stories/24'-41'

**Commercial Area:** 1,757 S.F.

**Dwelling Unit Mix:**

Studio	18
One Bedroom	23
One Bedroom + Den	4
<u>Two Bedroom</u>	<u>8</u>
Total	53 D.U.

**Vehicle Parking:**

Underground	64 stalls
<u>Surface parking lot</u>	<u>9 stalls</u>
Total	73 vehicle stalls

**Bicycle Parking:**

Garage Floor-Mount	53
Commercial Surface	1
<u>Guest Surface</u>	<u>5</u>
Total	59 bike stalls

**Project Schedule:**

It is anticipated that construction will start in spring of 2021 and be completed in spring 2022.

Thank you for your time and consideration of our proposal.

Sincerely,



Duane Johnson, AIA, LEED AP  
Member