

October 4, 2017

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
146 S. Hamilton Street  
P.O. Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent  
5533 University Avenue  
**KBA Project # 1735**

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:	Realm Real Estate Development LLC 3120 Edmonton Drive, Suite 300 Sun Prairie, WI 53590 608-712-1463 Contact: Martin O'Connor <a href="mailto:marty@homeagainliving.com">marty@homeagainliving.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Randy Bruce <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>
Engineer:	Snyder & Associates, Inc. 5010 Voges Rd Madison, WI 53718 (608) 838-0444 Contact: Mike Calkins <a href="mailto:mcalkins@snyder-associates.com">mcalkins@snyder-associates.com</a>	Landscape Design:	Nelson Landscaping, Inc. P.O. Box 823 Waukesha, WI 53187 (608) 262-549-9229 Contact: xxxx <a href="mailto:xxx@nelsonlandscape.com">xxx@nelsonlandscape.com</a>

**Introduction:**

The site is located at the southeast corner of University Avenue and Capitol Street and is currently zoned Neighborhood Mixed-Use District. The site is currently occupied by a 1-story retail business that served as the former Brennan's Market. This proposal requests a conditional use approval for a mixed-use development with commercial uses on the first floor and three levels of housing above the commercial. A Certified Survey Map will be submitted in two weeks to combine the underlying parcels into one lot.

**Project Description:**

This proposed project is a mixed-use development consisting of approximately 8,100 square feet of retail space and 52 apartments with vehicle parking located primarily below the building in two levels; at the grade and basement levels. The building is broken into two modules that are linked on the upper floors and horizontally break up the massing of the building. Along University Avenue, a generous set back is provided to allow for a landscape buffer and the building is stepped back above the third floor to reduce the perceived height. The building also has significant setbacks on the side and rear lot lines allowing for landscaping and solar access to neighboring properties.

The applicant has worked with the City Traffic Engineering department on vehicular access. The site will have ingress and egress from Capitol Avenue. The vehicular access on University Avenue allows for ingress at the eastern end of the site and egress at the center of the site allowing for a potential vehicular access service window. The service access window will be integrated into the building and located below the “linkage” that separates the two building modules.

The exterior architecture is a clean urban architecture. On the street and eastern facades the major material is brick masonry accented with fiber-cement siding. Towards the rear of the building the material palette uses a higher amount of fiber-cement siding consistent with the transition to the residential uses to the south.

### **Spring Harbor Neighborhood Plan and UDD #6**

This project is consistent with the goals and guidelines of both the Spring Harbor Neighborhood Plan and the UDD #6 Guidelines. The SHNP calls for attractive mixed-use development at specified redevelopment sites including the Brennan’s Market site. In addition, the plan calls for pedestrian-oriented and transit-oriented development to occur; both of which are met with the proposed plan. The commercial uses face the two streets and have direct pedestrian access and a Madison Metro bus stop is located at the street intersection.

UDD # 6 generally refers to the SHNP but specifically calls for a minimum and maximum building height of three to four stories with parking areas located to the rear of the site.

### **Site Development Data:**

#### Densities:

Lot Area	48,517 sf / 1.1 Acres
Dwelling Units	52 DU
Lot Area / D.U.	933 sf / unit
Density	47 units/acre
Commercial Area (approx.)	8,100 sf
Building Height	4 stories
Lot Coverage	33,923 S.F. = 70%
Usable Open Space	11,424 S.F. (220 sf / D.U. or 180 sf / Bedroom)

#### Dwelling Unit Mix:

Efficiency	13
One Bedroom	24
One Bedroom + Den	3
<u>Two Bedroom</u>	<u>12</u>
Total Dwelling Units	52

#### Vehicle Parking:

Surface	38 stalls
<u>Underground</u>	<u>51 stalls</u>
Total	89 stalls

#### Bicycle Parking:

Letter of Intent  
5533 University Ave.  
October 4, 2017  
Page 3 of 3

Surface Commercial	3 stalls
Surface Guest	5 stalls (10% of units)
Underground Garage – Wall Hung	12 stalls (covered)
<u>Underground Garage STD. 2'x6'</u>	<u>40 stalls (covered)</u>
Total	60 stalls

**Project Schedule:**

It is anticipated that the construction on this site will start in June 1, 2018 with a final completion date of June 1, 2019.

Thank you for your time reviewing our proposal.

Sincerely,



Randy Bruce, AIA