

March 6, 2019



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

Re: Letter of Intent  
Conditional Use Application  
616 - 632 W. Wilson Street.  
Madison, WI

Ms. Heather Stouder,

The following is submitted together with the plans and application for the staff and plan commission consideration of approval.

**Organizational Structure:**

Owner/Developer: Wilson 600, LLC  
1741 Commercial Avenue  
Madison, WI 53704  
Phone: 608-255-3753  
Contact: Bruce Bosben  
[BBosben@apexrents.com](mailto:BBosben@apexrents.com)

Engineer & Landscape: D'Onofrio Kottke & Associates  
7530 Westward Way  
Madison, WI 53717  
Phone: 608-833-7530  
Fax: 608-833-1089  
Contact: Ron Klaas  
[rklaas@donofrio.cc](mailto:rklaas@donofrio.cc)

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

**Introduction:**

The site is located at 616 - 632 W. Wilson Street adjacent to the Findorff yards redevelopment. The site is zoned DR-2. The applicants propose a five-story apartment building with 58 apartments and 57 parking stalls. Currently the site is occupied with 5 student rental structures with 7 dwelling units constructed between 1884 and 1904.

This application requests the following approvals: 1) demolition approval for the existing structures, 2) approval of the CSM to combine the 5 properties into one lot, and 3) the conditional-use approvals required for the multifamily development.

### **Neighborhood Input:**

Since first meeting with the alderperson on December 18, 2018, the applicant has met several times with the neighborhood representatives, including a neighborhood meeting hosted by Alder Verveer on February 7, 2019. The project was generally non-controversial and after the applicant made revisions to the proposal the neighborhood association has agreed to provide a letter of support to the development.

### **Land-Use Plans**

The site is covered by the Bassett Street Neighborhood Plan, the Downtown Plan and the recently adopted Comprehensive Plan.

The January, 1997 Bassett Neighborhood Master Plan breaks the neighborhood into four areas. This site is located in the Tobacco Warehouse District and the plan recommends that the District be comprehensively redeveloped for residential use at densities between 40 – 60 du/acre. Higher density buildings incorporating structured parking are recommended for the interior of the District, where this site is located.

The July, 2012 Downtown Plan Parcel Analysis Map classifies the site as a potential redevelopment site noting it as an “Underutilized Site and/or Obsolete Building.” Building height is limited to a maximum of 5 stories and there are no required setbacks.

The 2018 Comprehensive Plan refers to the Downtown Plan and calls for a land-use of medium density residential at densities of 20 – 90 du/acre/

### **Demolition Standards**

The site is occupied by five residential structures constructed between 1884 and 1904. The original single-family structures have been extensively remodeled over the years to accommodate student housing and do not retain any significant architectural features. Although the structures have been reasonably maintained they are past their useful lifespan.

We believe that the demolition standards can be met. The proposed development is compatible with the Bassett Neighborhood Master Plan, the Downtown Plan and the recently adopted City Comprehensive Plan. The demolition allows for redevelopment of this site, enhancing the adjacent residential properties and continuing the pattern of redevelopment that has been established in the Tobacco Warehouse District.

A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing wood frame structures.

### **Historic Preservation Concerns:**

At the February 18th Landmarks Commission the Commission expressed two concerns; first, for the loss of the cluster of vernacular housing and second, the involvement of the architects Claude and Starck in the remodeling of 616 W. Wilson St.. The development team is currently researching the involvement of Claude and Starck in the construction of the home and will make available to the planning staff the results of that research.

Regarding the first concern, the historic significance of the homes is not documented in City plans. In addition to the above-mentioned Bassett Neighborhood Plan, the Downtown Plan and the recently adopted Comprehensive Plan the site is covered by the February, 1998 Downtown Historic Preservation Plan. All of those plans are consistent and do not recommend preservation of the existing

structures.

The January 1997, Bassett Neighborhood Master Plan recommends redevelopment for the site, and within the Tobacco Warehouse District, adaptive reuse of older warehouse and commercial buildings (but specifically not the residential buildings within the District).

The February, 1998 Downtown Historic Preservation Plan comprehensively studied the buildings within the Downtown and provided specific recommendations for historic neighborhoods and buildings. The subject properties are not located within the National or local Historic Districts or the proposed neighborhood conservation areas. In addition, individual buildings are classified as landmarks or potential landmarks and although there were 60 properties outside of the conservation areas and historic districts that were noted as historically significant, the subject properties were not noted as such. (The Plan includes a recommendation on page 12 that proposals for new construction will not be reviewed by the City for historic preservation issues for those districts, areas or buildings not specifically designated as historic.)

The 2012 Downtown Plan also provides the historic districts and structures in the downtown area on the maps on pages 87 and 89. Again the subject site is not listed as historically significant.

**Project Description:**

This project continues the redevelopment of the Tobacco Warehouse District. The building has been designed to be compatible with the immediate neighborhood and the mix of contemporary and historic industrial/warehouse architecture. The building is five stories in height and is clad in a combination of brick and metal siding. The building form is simple and the architecture clean and contemporary. The main pedestrian lobby for the building is easily identified at the center of the street façade and three additional entries are located on W. Wilson Street; two individual unit entries and a building stair exit. Vehicular access is provided at each end of the building accessing parking at the basement and first floor levels.

**Site Development Data:**

Densities:

Lot Area	20,088 S.F. / .46 acres
Dwelling Units	58 DU
Lot Area / D.U.	346 S.F./D.U.
Density	126 units/acre
Open Space	3,436 S.F. (1,520 S.F. Min. Required)
Open Space / Unit	59 S.F./Unit (20 S.F./Unit Required)
Lot Coverage	15,920 S.F. = 79% of total lot (80% Max.)

Building Height: 5 Stories

Gross Floor Areas 63,100 S.F.

Floor Area Ratio 3.1

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Dwelling Unit Mix:

Efficiency	8
One Bedroom	32
<u>Two Bedroom</u>	<u>18</u>
Total	58

Vehicle Parking:

Underground	36 stalls
<u>First Floor (enclosed)</u>	<u>21 stalls</u>
Total	57 stalls

Bicycle Parking:

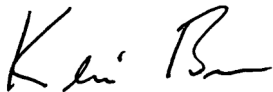
Guest Surface	6 (Std. 2'x6' guest stalls)
Underground Wall-Mount	10
<u>Underground</u>	<u>48 (Std. 2'x6' floor mount - Permanent)</u>
Total	64 stalls

**Project Schedule:**

It is anticipated that construction will start Summer 2019 and be completed in Summer 2020.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB  
Managing Member