



October 7, 2020

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
619-621 N Lake Street

Dear Heather:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner:

Alpha Chapter of Alpha Chi Sigma Fraternity,
Building Corporation
246 2nd Street #1207
San Francisco, CA 94105
Contact: Jay Sekhon
bhangraj@gmail.com

Civil Engineer:

Wyser Engineering
312 E Main Street
Mt. Horeb, WI 53572
Contact: Wade Wyse
wade.wyse@wyserengineering.com

Owner:

Patrick Properties
2417 University Avenue
Madison, WI 53726
Contact: Patrick Corcoran
patrickproperties@tds.net

Landscape Designer:

The Bruce Company
2830 Parmenter Street
Middleton, WI 53562
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com

Architect

GBA architecture | design
2248 Deming Way, Suite 120
Middleton, WI 53562
Contact: Josh Wilcox
josh.wilcox@garybrink.com

Introduction:

The redevelopment of 619 – 621 N. Lake St involves removing the existing 3 story residential buildings and constructing a new eight story multi-family building. The new building will include 2 apartments on the second floor and a first-floor living/study/meeting spaces for Alpha Chi Sigma (AXS), a co-ed professional chemistry fraternity with more than 50 members. The remaining upper levels have three apartments on each floor resulting in a total of 20 apartments. We are requesting a conditional use for the site zoned Downtown Residential (DR2).

Project Description:

AXS has owned 621 N Lake St since the 1920s and purchased 619 N Lake Street in the 1950s. Both properties were originally constructed as fraternity houses, with 621 N Lake Street built in 1895 and 619 N Lake Street built in 1909.

AXS reached out to Patrick Properties, and Camilla A Corcoran once 621 N Lake Street was deemed structurally unsound for continued residential use, exhausted their financial reserves and risked foreclosure on the property. The groups reached a development agreement to find a path forward to create a safe, accessible mixed-use fraternal facility to allow for affordable AXS housing and continue their proud traditions.

The proposed project will provide 7,903 S.F of organizational function space that AXS will own, in addition to 15 bedrooms for member housing spread across 2 apartment units. Patrick Properties will own the balance of the multifamily housing project and will manage the property.

This eight-story transitional apartment building is designed to contextually fit with the University of WI buildings to its west and private housing to the south and east. The refined masonry façade with its clean order of openings echo housing of years past while the recessed masonry details, floating mass and activated terrace speak to today's modern neighborhood housing standards.

City and Neighborhood Input:

The development team has been in contact with the City of Madison Staff since late 2019 discussing various components of the project leading to a 10/01/20 DAT meeting. GBA and ownership reached out to Alderperson Max Prestigiacamio and the State-Langdon Neighborhood Association multiple times over the last 2 months. The development team virtually introduced the project to the Campus Neighborhood Group on 09/14/20.

Demolition Standards:

The overall living conditions and amenities offered in these two buildings is well below that of contemporary housing for a similar tenant base in Madison. Both structures have reached the end of their functional life expectancy after years of fraternal use that included regular maintenance.

621 North Lake Street is facing critical structural issues. A portion of the first and second floors was found to be supported on temporary shoring due to bowing and leaning walls. The foundation wall & walls above are leaning outward to the sidewalk. The wood wall above also appears to be leaning. The placement of shoring is not enough to keep the system stable and therefore not currently occupied.

619 North Lake Street has wall and ceiling cracking, deforming structural system, failing foundations and several other signs of critical decline.

The properties are not located within a City of Madison Landmark District or deemed city landmarks. The properties are listed as contributing structures on the State of Wisconsin and National Register of Historic Places (SHPO Reference #: 73305 & 73303). National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.

The architectural significance of these properties is low to moderate. These properties cannot easily be associated with the original designer or architect and likely they were simply builder designed and constructed from pattern books of the period based on available records.

Over the last six years, the organization has exhausted all reasonable and available rehabilitation options for the two existing structures. The fraternity explored and was deemed ineligible to apply for and redeem state or federal historic tax credits to use towards renovation or repair, given their non-profit status. To meet Internal Revenue Service requirements to utilize historic tax credits, the fraternity would have been required to forfeit at least 50% of the buildings' usable space to a revenue-generating entity.

We believe the demolition standards can be met given the properties' poor condition and the inability as a non-profit to apply for state or federal historic tax credits to rehabilitate the existing structures.

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

Conditional Use Approvals:

The proposed redevelopment requires a conditional use to allow for a fraternity house and a residential building with more than 8 units. The proposed building's size, scale, and use are consistent with the City's Comprehensive Plan for this property – medium residential.

Site Development:

Densities:

Lot Area	8,251 S.F. / .19 acres
Dwelling Units	20 D.U.
Lot Area / D.U.	413 S.F. /D.U.
Density	105 units/acre
Open Space	1,625 S.F. (1,20 S.F. Min. Required)
Lot Coverage	83% of Total lot (80% Max)

Building Height: 8 Stories

Gross Floor Areas:

Fraternity Area	7,903 S.F.
<u>Multi-Family Area</u>	<u>36,738 S.F.</u>
Gross Area	44,641 S.F.

Floor Area Ratio: 5.41

Dwelling Unit Mix:

Three Bedroom	12
Five Bedroom	7
<u>Ten Bedroom</u>	<u>1</u>
Total Dwelling Units	20

Number of Bedrooms:

Fraternity	15
<u>Multi-Family</u>	<u>66</u>
Total Dwelling Units	81

Vehicle Parking:

Surface Moped	0 stalls
<u>Surface (temporary)</u>	<u>1 stall</u>
Total	1 (temporary)

Bicycle Parking:

Protected and Secure Surface Stalls 55 total stalls (4 exterior)

Project Schedule:

It is anticipated that the construction on this site will start in Spring 2021 with a final completion of Summer 2022.

Trash/Snow Removal

All maintenance, including trash and snow removal, will be provided by private contract.

Thank you for your time reviewing our proposal.

Sincerely,



Josh Wilcox
Partner