

NORMANDY SQUARE  
6500 Normandy Lane  
Dimension IV Project No. 16084  
Urban Design Commission  
City of Madison  
Informational Presentation

Narrative Description

Normandy Square is a mixed-use redevelopment site located at the rear of Market Square on Madison's west side. The site is presently a surface parking lot.

Normandy Square will be a 4-story rental apartment building. It will have 73 units. There will be a mix of three bedroom, two bedroom, and one bedroom units. There will be a 2,380 square foot first floor commercial space at the corner of S. Yellowstone Drive and Normandy Lane. There are 85 underground parking spaces and 50 surface stalls for a total of 135; bicycle parking includes 72 covered and 18 surface spaces for a total of 90.

The site was originally approved (as a PUD) four-story, 91 unit residential condominium project in 2007.

Normandy Square will provide affordable housing. It is located near existing shopping and bus lines.

Letter of Intent  
NORMANDY SQUARE  
6500 Normandy Lane  
Dimension IV Project No. 16084  
October 12, 2016

1. Project Team

**Applicant:** MSP Real Estate, Inc.  
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**Architect:** Dimension IV Madison Design Group  
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**Civil Engineer/Site Design:** CJ Engineering  
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**Landscape Architect:** R. A. Smith National, Inc.  
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2. Existing Conditions

The site is an existing surface parking lot at the rear of Market Square shopping center.

3. Project Schedule

Upon securing agency and financing approvals, the project is scheduled to start construction in fall/winter of 2017 with occupancy in the spring of 2019.

4. Proposed Uses

The project is mixed-use with 73 units/86,930 square feet of housing, 2,380 square feet of commercial space, and 85 stalls/35,348 square feet of underground parking.

5. Hours of Operation

The housing is rental apartments that will have access 24 hours a day, 7 days a week to the tenants.

The commercial tenant space hours will vary depending on the tenant use. Tenants have not been selected at this time.

6. Building Square Footage

Lower Level:	35,348	square feet
First Level:	21,950	square feet
Second Level:	22,360	square feet
Third Level:	22,500	square feet
Fourth Level:	22,500	square feet
TOTAL	124,658	

7. Number of Dwelling Units

1 Bedroom:	35
2 Bedroom:	25
3 Bedroom:	13
Total	73

8. Auto and Bike Parking Stalls

	Covered	Surface	Total
Bicycle	72	18	90
Auto	85	50	135

9. Lot Data

Zoning: CC Commercial Center District

Lot Size: 72,669 square feet 1.668 acres

Lot Coverage

Building	21,909 square feet	30%
Impervious Area	25,590 square feet	35%
Pervious Area	<u>25,170 square feet</u>	35%
Total	72,669 square feet	100%

10. Usable Open Space

Required Open Area:

Required Open Area			
# Bedrooms	Number of Units	Required Area/Unit	Square Footage
3 Bedrooms	13	320 SF	4,160
2 Bedrooms	25	320 SF	8,000
1 Bedroom	35	160/SF	5,600
TOTAL			17,760

Provided Open Area: 25,170 square feet / 35%

11. Land Value: \$850,000

12. Estimated Project Cost: \$14,000,000

13. Number of Construction or Full Time Equivalent Jobs Created:

Two (2) full time employees to run the property. Construction workforce between 120-160 throughout the project. Maximum of 50-85 at any one time.

14. Public Subsidy Requested:

Requested \$1,240,000 through the Community Development Authority's AHF program.