

October 7, 2015

*Revised November 10, 2015*

*Revised January 13, 2016*



Ms. Katherine Cornwell  
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  
820 S. Park Street  
Madison, WI

Ms. Katherine Cornwell:

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

**Organizational Structure:**

Owner/Developer: JT Klein, Inc.  
906 Bear Claw Way  
Madison, WI 53717  
Phone: 608-203-5326  
Contact: Jacob Klein  
[jacob@jtklein.com](mailto:jacob@jtklein.com)

Engineer: Burse Surveying & Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
Contact: Peter Fortlage  
[pfortlage@bse-inc.net](mailto:pfortlage@bse-inc.net)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste. 201  
Middleton, WI 53562  
Phone: 608-836-3690  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Landscape Design: Ken Saiki Design, Inc.  
303 S. Paterson St., Ste. 1  
Madison, WI 53703  
Phone: 608-251-3600  
Contact: Abbie Moilien  
[amoilien@ksd-la.com](mailto:amoilien@ksd-la.com)

**Introduction:**

The proposed development is located at the corner of S. Park Street and Delaplaine Ct. immediately south of the St. Mary's hospital complex. The developer is proposing a mixed-use development that includes affordable work-force housing above and behind commercial space fronting S. Park Street. The development will also provide significant reinvestment into the single-family residences along S. Brooks Street.

A preliminary plat will be submitted with this conditional use application to redefine the underlying lots for the development.

**Project Description:**

The site is currently occupied by a vacant one-story commercial building (The Church Store), nine rental single-family residences and one rental two-unit. The development proposes to deconstruct the two-unit and four of the existing single-family residences, relocate three single-family residences and construct a mixed-use building with 95 apartments and 2,000 square feet of commercial space.

The mixed-use building will be five stories in height along Park St. and Delaplaine Ct., stepping down to four stories and three stories to the west and along Haywood Ave. The five-story section includes step-backs along Park Street and the west end to mitigate the apparent height. The building facades are well articulated and activate the street level with multiple entries around the building. The prominent residential entry is at the corner of Park Street and Delaplaine with an additional main building entry on Haywood Avenue. Private townhouse entries face Delaplaine Ct. and the western façade while a commercial storefront covers the Park Street façade. The exterior materials will be a combination of masonry, metal paneling and fiber-cement siding. A central landscaped and landscaped courtyard provides a central outdoor gathering area at grade level. A roof top terrace is provided at the fifth floor level with access from the building's community facilities. A landscaped second roof top terrace is provided at the third floor level along Haywood Avenue. A tot lot is located in the landscaped area on the west side of the building for resident use.

Vehicular accesses to the parking areas are achieved from two driveways on Haywood Avenue. One provides access to the 11 surface parking stalls and the other to the underground parking garage. Pedestrian improvements to the City infrastructure are planned on S. Park St. (dedicating 3 feet for wider city sidewalk) and Delaplaine Ct. (dedicating 6 feet for construction of a city sidewalk). Bicycle parking is conveniently located near building entries and in the below grade parking garage.

The developer plans to finance the development with the assistance of WHEDA Section 42 tax-

credits and funds from the City of Madison affordable housing funds. While the neighborhood has seen several market-rate apartment developments constructed recently this development will provide a significant increase in the workforce housing available in this area.

Many of the existing Brooks St. residences have been used for student-oriented housing for years and are in various states of disrepair. The Brooks St. streetscape is enhanced by the selective deconstruction of the three most dilapidated structures and the relocation of three well-maintained structures from Haywood Ave. and Delaplaine Ct.. Additional improvements are proposed for the two existing Brooks St. homes and all five will have new front yard landscaping installed.

**Zoning and Conditional use approvals:**

The existing site is zoned TSS and TR-V1. To accommodate the proposed development the existing TSS district would be expanded and the five single-family properties on Brooks Street would be rezoned to TR-C3. The TR-C3 district will reduce the allowable family size of the occupants, promote owner occupancy and is consistent with the majority of the Greenbush neighborhood. The expanded TSS district will more closely align with the TSS district boundaries on the block to the south of the site and provides a more appropriate transition to the St. Mary's Hospital complex to the north.

The proposed redevelopment requires the following conditional uses within the TSS District:

- Building size over 25,000 s.f.
- Building height over 3 stories
- Residential development greater than 8 units
- A first floor area consisting of less than 75% non-residential space

**Demolition Standards**

The redevelopment proposes the deconstruction of the one-story commercial structure, the two-unit and four of the existing single-family residences. In addition three existing single-family residences will be relocated from their Delaplaine Ct. and Haywood Avenue locations to the Brooks Street frontage. The existing one-story commercial building and parking lot are not consistent with the City plans and redevelopment of that site is a goal of the neighborhood. The three Brooks Street structures that are proposed for deconstruction have significant structural problems that limits their viability as owner occupied housing and their replacement with higher quality housing will strengthen the Brooks St. residential character. Images of the existing structures and additional information are attached.

We believe that the demolition standards can be met. While this proposal requires the demolition of several structures it meets two important goals of the City and neighborhood. The demolition will allow for new high-quality workforce housing in close proximity to employment centers. The proposal will also rehabilitate and strengthen the owner-occupied character of this section of Brooks Street.

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

**Neighborhood Input:**

Several meetings have been held with the alderperson and neighborhood representatives. A general neighborhood meeting was held on September 10, 2015 and additional neighborhood meetings are planned prior to the plan commission and public hearing for this proposal. The development proposal for the site has been revised multiple times over the past several months in response to the input received.

This development proposal meets two important goals of the Greenbush Neighborhood: providing affordable housing and strengthening owner-occupancy in the neighborhood.

**Site Development Data:**

	TSS Lot	TR-C3 Lots				
Densities:	820 S. Park	825 S. Brooks	827 S. Brooks	829 S. Brooks	831 S. Brooks	930 Haywood Dr.
Lot Area in S.F.	42,462 S.F.	3,600 S.F.	4,000 S.F.	4,000 S.F.	4,500 S.F.	3,900 S.F.
Lot Area in Acres	0.97 acres	0.08 acres	0.09 acres	0.09 acres	0.10 acres	0.09 acres
Dwelling Units	95 DU	1 DU	1 DU	1 DU	1 DU	1 DU
Commercial Space	2,000 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
Lot Area / D.U.	447 S.F./D.U.	3,600 S.F./DU	4,000 S.F.	4,000 S.F.	4,500 S.F.	3,900 S.F.
Density	98 units/acre	12.5 units/acre	11.1 units/acre	11.1 units/acre	10 units/acre	11.1 units/acre
Open Space	11,868 S.F.	710 S.F.	976 S.F.	1,950 S.F.	1,743 S.F.	1,372 S.F.
Open Space / D.U.	125 S.F./D.U.	710 S.F./DU	976 S.F./DU	1,950 S.F./DU	1,743 S.F./DU	1,372 S.F./DU
Lot Coverage	81.5% of total lot	41.6% of total lot	41.5% of total lot	35.5% of total lot	43.7% of total lot	34.4% of total lot
<b>Vehicle Parking:</b>						
Surface	11 stalls	2 stalls	2 stalls	2 stalls	2 stalls	2 stalls
Underground	84 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls
Total	95 stalls	2 stalls	2 stalls	2 stalls	2 stalls	2 stalls
<b>Bicycle Parking:</b>						
Garage – STD. 2'x6'	88 stalls	N/A	N/A	N/A	N/A	N/A
Exterior – STD. 2'x6'	26 stalls	N/A	N/A	N/A	N/A	N/A
Total	111 stalls	N/A	N/A	N/A	N/A	N/A
<b>Gross Floor Areas:</b>						
Commercial Area	2,000 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
Residential Area (Approx.)	111,352 S.F.	1,156 S.F.	1,588 S.F.	1,182 S.F.	1,006 S.F.	1,224 S.F.
Total Gross Area	113,352 S.F.	1,156 S.F.	1,588 S.F.	1,182 S.F.	1,006 S.F.	1,224 S.F.

<b>Dwelling Unit Mix:</b>						
Efficiency	1	0	0	0	0	0
One Bedroom	52	0	0	0	0	0
Two Bedroom	26	0	0	1	1	0
Three Bedroom	16	0	0	0	0	1
Four Bedroom	0	1	1	0	0	0
<b>Total Dwelling Units</b>	<b>95</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Building Height:</b>	3 and 4 and 5 Stories	1.5 stories	1.5 stories	1.5 stories	1.5 stories	2 stories

**Project Schedule:**

This project is planned to start construction in late 2016 and be completed in Spring of 2018.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce  
 Managing Member