



May 27, 2015

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Zoning Map Amendment / Demolition Permit Application
101 S Mills St., Madison, WI.

Dear Commission members and Planning and Development Staff:

On behalf of 101 South Mills, LLC, I am submitting this letter of intent and application for a Zoning Map Amendment and demolition permit to a TR-V1 zoned property. We are seeking approval of a demolition permit for the removal of an existing single family residence located at 101 S Mills Street. In addition, we are seeking approval of a Zoning Map Amendment from the current TR-V1 to a TR-U1 zoning for the purposes of constructing a new 4-unit multi-family residential development.

We have presented several concept designs to the City of Madison Planning and Development over several meetings, the first being May 17, 2013. Throughout 2013, we met with City Staff to discuss the project, review recommended comments, and present our progress designs. We have also been in communication and shared the design with the District Alder, Sarah Eskrich and Greenbush Neighborhood President John Perkins. Mr. Perkins shared the project concept and building elevations to the neighborhood association members for initial comments. A neighborhood meeting is being planned prior to the scheduled Plan Commission meeting to further discuss the project and answer questions. We anticipate this process to be mutually beneficial to the City, and the neighborhood.

Proposal Summary: Demolish existing single family residence and detached garage located at 101 S. Mills Street and construct a 7,187 gsf, 4 unit apartment complex with a basement and surface parking lot with the 3 stalls on the 6,000 square foot lot. The project has lot coverage of 31 percent and usable open space of 1,322 sf, with private balconies consisting of 36 sf. Secure bicycle stalls (5) for each unit will be in the lower level as well as private storage available. Construction is tentatively scheduled for fall of 2015, with completion anticipated in summer 2016.

Neighborhood Transition Zone along Mills Street:

Along Mills Street, Meriter has made a commitment to develop a transitional zone from the higher density and heights of the Atrium and Tower of the Hospital to the lower residential density found in the neighborhoods west of Mills Street.

This transition zone is meant to be four stories in height with a front setback of approximately ten feet, not including porches or stoops. Parking is to be available via surface lots to the rear. This denser form of housing or other comparable uses should provide an amiable buffer to the density of the Hospital.



The transition zone will act as a threshold to the Hospital Campus from Milton, Mound and Chamber Streets. Meriter has sold the properties acquired along Mills Street to Gallina Corporation for the construction of a 74-unit apartment building with parking for 71 automobiles (20 surface and 51 below grade). The apartment building has been approved by the Plan Commission and Common Council and is currently under construction.

To the rear of 101 S. Mills Street is the existing Greenbush Apartments. Per the Meriter GDP, they have identified these apartments to be demolished and a new physical plant for the Hospital built in their 10 year plan.

The subject property is located within the boundaries of the 2008 Greenbush Neighborhood Plan, which generally identifies the properties in 100-200 blocks of S. Mills Street for the preservation and rehabilitation of selective existing housing stock at a density between 0-15 units an acre. In general, new construction should be of high quality building design, materials and landscaping that is relative of the historic architectural features of the neighborhood and low-density residential uses. Buildings and site design are recommended to be welcoming to pedestrians, with street/ground level architectural features that make the building interesting and engaging to people walking, biking or driving by.

The site is also included in the Greenbush-Vilas Neighborhood Housing Revitalization Plan, which was adopted in 2010 with a number of strategies to increase the affordability and desirability of those neighborhoods unique, including public spaces, tree-lined streets, and variety of established homes. The subject site was directly adjacent to the larger identified site for redevelopment as workforce housing in response to the neighborhood transition zone included in the Meriter 2009 general development plan. A concept in the adopted plan called for a four-to five-story multi-family complex including apartments, condominiums and townhouses with underground parking.

Within the Greenbush Neighborhood Revitalization Strategy supplement, issued spring 2010, it identified a limited range of housing options which currently exist. The plan calls for a variety of housing solutions which include small scale, medium scale, and large scale revitalization. North of Mound Street the plan calls for a range of medium-sized investments ranging from a single lot to ½ block areas. The primary goal for the medium-sized developments are to transition from the smaller single family homes to the west of Mills street to the larger scale workforce housing identified at Mills street and to the east. The proposed project takes this transition into effect and acts as an incremental step between the existing single family homes to the west and the large scale, 74 unit apartment building currently under construction to the east and south.

The redevelopment identified around Klief Park represents a significant public amenity that can enhance the neighborhood and surrounding real estate values. This area has been identified to support additional living options including medium-scale development and multi-unit buildings. The strategic plan calls for medium-scale development on the corner of Mills and Milton, and describes those types of projects as Apartment/Condo, Townhouses, and Mews. The proposed development responds to the strategic plan by creating a townhouse style 4 unit apartment with two walk-up style units on the first floor, having inviting open porches and pergolas at the street front on both Mills and Milton street facades. The proposed project adheres to the goals of the Greenbush Neighborhood



Plan. Recommendations from Zoning stated within the plan further identifies that although the predominate TR-V1 zoning exists in the neighborhood, including the property at 101 S Mills Street, in order to achieve the medium and large-scale options the plan calls for, Zoning may require TR-U to accommodate such height and density. The recommendations also call for projects that are 'end-caps' could include up to 24 units/acre. The 4-5 story condo/rental/townhouse buildings recommended east of Mills street may need to consider TR-U zoning as well.

Zoning:

Current zoning of the property is in the TR-V1 District. The proposed adjacent redevelopment by Gallina has been approved as a PD-SIP, to allow for higher density, reduced setbacks, and increased number of apartment units. The proposed project at 101 S. Mills will require re-zoning of the property as the existing TR-V1 District does not allow setbacks and density in keeping with the Gallina Project, forming a unified street front character and transition to the neighborhood.

Of the available zoning districts, the TR-U1 District would allow for the density desired, but does not exceed the density set forth by the Meriter GDP and the forthcoming approved Gallina Project.

Not only is the TR-U1 zoning specifically called for in the Greenbush Neighborhood plan and recommended by Zoning to achieve the height and density of a transitional building, there are several other areas near the site that have also been approved for TR-U1 zoning. Article A, identifies current TR-U1 zoning located within the area of the proposed site. These zoned areas are all used as a transition between the TR-V1/V2 density of single family homes to denser PD or TR-U2 zoned properties.

In summary, the project will consist of the general criteria listed below:

Project Data:

| | |
|---|--|
| Project Name: | 101 S Mills St Redevelopment |
| Address: | 101 S Mills St |
| Land Value: | \$ 83,600 |
| Estimated Project Cost: | \$850,000 |
| Lot size: | 6,000 sf |
| Proposed Use: | R-2 Multi-Family Residential |
| Total Building Area: | 1,868 GSF |
| Floor Area Ratio: | .31 |
| Parking Required: | 4 stalls (1 per unit) |
| Parking Provided: | 3 cars, 5 Bicycle) |
| Usable Open Space: | Required – 1,280 sf Provided – 1,322 sf |
| Number of Construction Jobs Created: | 20 full time equivalents |
| Public Subsidy Requested: | None |



Zoning District:

The property is currently zoned TR-V1. We are requesting a Zoning Map Amendment to TR-U1.

Project Schedule:

The project construction schedule will be as follows:

| | |
|-------------------------|-----------------|
| Construction Start: | September, 2015 |
| Substantial Completion: | July, 2016 |

Project Design Team:

The key individuals and firms involved in this planning and design process include:

Owner:

101 South Mills Street, LLC
C/O Chris Etmanczyk
2945 Windswept Way
Verona, WI. 53593

Civil Engineer:

Roxanne Johnson, PE
Professional Engineering, LLC
3830 Manito Ct.
Middleton, WI 53562

Building General Contractor:

Kendall Kolb
Design Structures, Inc.
6605 University Ave.
Middleton, WI. 53562

Landscape Architect:

Jeff De Laura
801 Bear Claw Way
Madison, WI 53717

Architect:

Brad Koning, AIA
Shulfer Architects, LLC
1918 Parmenter St., Suite 2
Middleton, WI 53562

Structural Engineer:

Mark Puccio, PE
MP-Squared Structural Engineers, LLC
583 D'Onofrio Dr.
Madison, WI 53719

I hope that you find this Letter of Intent acceptable and invite you to contact our office should you have any further questions.

Respectfully,

A handwritten signature in black ink that reads 'Bradley Koning' in a cursive script.

Brad Koning, AIA.
Shulfer Architects, LLC

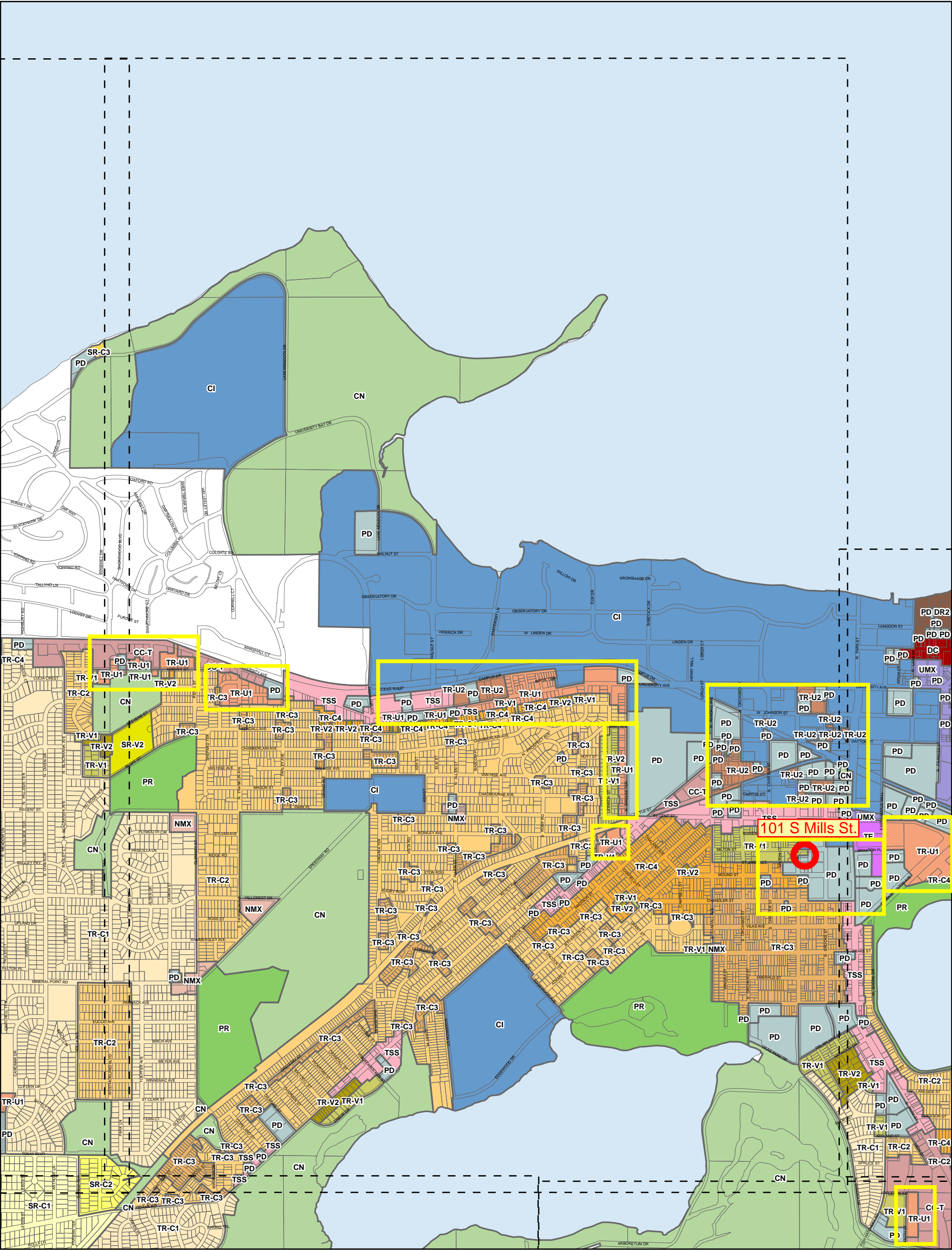
Attachments:

Article A: City of Madison Zoning Map; Subarea 7

Article B: Existing Photos of Residence to be demolished

City of Madison Zoning Map | Subarea 7

October 2012 - Amended 3rd Substitute Map - Adopted



| | | | | |
|--|---|---|--|--|
| Residential Districts <div>SR-C1</div> <div>SR-C2</div> <div>SR-C3</div> <div>SR-V1</div> <div>SR-V2</div> <div>TR-C1</div> <div>TR-C2</div> <div>TR-C3</div> <div>TR-C4</div> <div>TR-U1</div> <div>TR-U2</div> <div>TR-V1</div> <div>TR-V2</div> <div>TR-P</div> <div>TR-R</div> | Commercial and Mixed-Use Districts <div>NMX</div> <div>TSS</div> <div>MXC</div> <div>CC-T</div> <div>CC</div> | Employment Districts <div>TE</div> <div>SE</div> <div>SEC</div> <div>EC</div> <div>IL</div> <div>IG</div> | Downtown and Urban Districts <div>DC</div> <div>UOR</div> <div>UMX</div> <div>DR1</div> <div>DR2</div> | Special Districts <div>A</div> <div>CN</div> <div>PR</div> <div>AP</div> <div>CI</div> <div>PD</div> <div>PD-MHP</div> |
|--|---|---|--|--|

500 Feet

Prepared by City of Madison Planning Division and Zoning Staff



Article B: Existing Photos of Residence to be demolished.



From the street, the existing residence at 101 S Mills Street is a two story brick veneered wood framed single family home. The brick is beginning to deteriorate around the windows and significant cracking has occurred as the limestone foundation has settled and cracked. The wood single pane windows are inefficient and most are difficult to close creating an inefficient energy consuming building. The wood window jambs, heads, and sills are mostly rotted along with the upper open porch support structure.



As you can see in this photo taken along Milton Street, the brick is heavily deteriorated and cracked from the chimney separating from the primary house structure.



Existing Photos continued:



Shown in the photo is where the front porch connects to the main house. You can see that over the years, the porch has begun to separate structurally from the main house due to foundation settlement and cracking. The increasing gap has been filled with mortar, but continues to be a structural issue.



Patching the exterior foundation is an annual task as the winter ice/snow continues to deteriorate the foundation wall and undermine the brick above. Floor joists have settled with the house over years and interior floors are uneven making doors/windows difficult to close and maintain.



Existing Photos continued:



Photo is taken of basement foundation showing existing large cracks in limestone foundation wall that have been caulked. Existing piping has asbestos insulation covering original piping.



Close up of foundation cracking that is caulked annually due to increasing and additional deterioration.



Existing photos of recent construction adjacent to property.



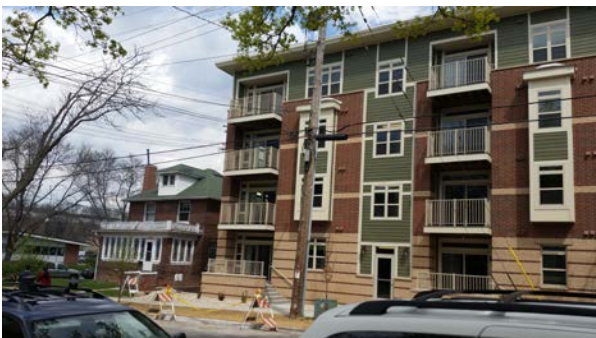
New Construction of a 72-unit apartment building to the south removed single family housing for transitional multi-family housing as identified in the Meriter GDP and the Greenbush Revitalization Plan.



South Mills Street elevation of new construction adjacent to existing single family home. Proposed 4 unit would complete the block as intended in the Greenbush Plan for a cohesive transition between Meriter and the Greenbush neighborhood along S. Mills.



Looking south along Milton St. to the imposing 4 level apartment building recently constructed.



The proposed 4-unit apartment building will complete the block and create a more unified transition to the street face for the neighborhood and future development to the north.



April 17, 2014

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Legal Description
101 S Mills St., Madison, WI.

Legal Description of Record: Document No. 4430024

The North fifty (50) feet of Lots Five (5) and Six (6), Block Four (4), Greenbush Addition to Madison, in the City of Madison, Dane County, Wisconsin.

The proposed Zoning District is TR-U1 for the entire combined lot.

Please contact our office should you have any further questions.

Respectfully,

A handwritten signature in black ink that reads 'Bradley Koning'. The signature is written in a cursive, flowing style.

Brad Koning, AIA.
Shulfer Architects, LLC