

March 18, 2015

Katherine Cornwell  
City of Madison  
Department of Planning & Community & Economic Development  
115 Martin Luther King Jr. Blvd.  
Suite LL 100, Madison Municipal Building  
Madison, WI 53703

**RE: LETTER OF INTENT  
NEW MIXED USE DEVELOPMENT  
1200-1212 E. WASHINGTON AVE & 9-13 N. FEW ST  
MADISON, WI 53703**

Dear Ms. Cornwell,

The following is submitted together with the subdivision application, associated plans and documents for review by City Staff, the Urban Design Commission, and the Plan Commission for consideration of approval.

**PROJECT TEAM:**

Owner: McGrath Property Group, 222 S. Bedford St. Suite A, Madison, WI 53703  
Architect: JLA Architects & Planners, 2418 Crossroads Dr. Madison, WI 53718  
Civil Engineer/Landscape: Ayres Associates, 101 E. Badger Road, Madison, WI 53713  
Surveyor: Isthmus Surveying, 450 North Baldwin St, Madison, WI 53703

**PROJECT OVERVIEW:**

The proposed project consists of a 3-story wood frame building over one level of partially below grade parking. It will contain a total of 76 market rate apartments, providing a wide variety of living options with a diverse mix of residential units, ranging in size from a 440 SF studio up to a 1,445 SF 3-Bedroom. The parking level will include 76 parking stalls and several bike parking areas and a bike work room. The building will be approximately 73,065 SF on the three habitable levels.

The first floor frontage along E. Washington will include approximately 3,700 SF of commercial space broken up into a minimum of two distinct spaces, the residential entry lobby and a 600 SF professional quality fitness center for resident use. We hope to lease the commercial space to businesses that our residents and the neighborhood would consider an amenity.

Specific building areas and other pertinent information is provided in the attached plans. No public subsidy is being requested for this project.

## **SITE:**

The project is located on a 5-parcel assembly that totals 44,308 SF (1.02 Acres). The site has 207 FT of frontage along E. Washington Avenue and 224 FT of frontage along N. Few Street. All 5-parcels are currently zoned Commercial Corridor-Transitional (CC-T) and is in Urban Design District #8 (UDD #8). The site is located in the 2nd Aldermanic District and sits within the confines of the Tenney-Lapham Neighborhood Association.

There are currently three one-story buildings on site that will be demolished prior to construction. A former gas station sits on 1200 E. Washington, a small metal building at 1208 E. Washington and a metal quonset hut building at 1212 E. Washington. The remainder of the site is predominantly asphalt parking lot. There are also two billboards on the 1212 E. Washington parcel - both billboard leases terminate at the end of April 2015 and are not being renewed. Photographs of the existing buildings are attached (Exhibit A).

There is existing soil and groundwater contamination on the 1200 E. Washington Avenue parcel from it's original gas station use. The gas station ceased operation in 1966. We will be working with the WDNR to remediate the site as part of this project. We will likely request a demolition permit in advance of obtaining a construction permit for the proposed project in order to allow us to begin the remediation work.

## **NEIGHBORHOOD INPUT:**

The project is located in the Tenney-Lapham Neighborhood Association (TLNA). City staff, the Alder and the Neighborhood Association Chairperson were notified in writing of this project several months ago. A public notice meeting was held in December of 2014 and a steering committee was formed. The development team has met and shared information with this committee several times and will continue to meet on an as-needed basis as the final details of the project are worked thru. In March of 2015 the TLNA Council voted ***Unanimously to Support*** the proposed project (with some concerns).

## **ARCHITECTURE:**

The building is designed with a "Modern Warehouse" aesthetic - meant to relate to the manufacturing history of the area and the older industrial buildings on the other side of E. Washington Avenue. It will be built with a very high quality exterior, primarily consisting of masonry with some cement fiber siding and very large window openings. The building wraps around the perimeter of the parking structure creating a landscaped courtyard area in the middle - over the below grade parking level. The parking level is accessed from N. Few Street. The landscaping, building exterior and the set-backs of the building have been designed to comply with the vision and the requirements of UDD #8.

## **REFUSE & RECYCLING:**

Garbage and recycling containers serving the building will be located in an enclosed room in the lower parking level at the end of the access driveway. A private collection service will be used and their vehicles will pull into the driveway and temporarily park while the roll out containers are loaded for collection.

**GREEN FEATURES:**

We will be working with Focus on Energy to make the building as energy efficient as possible. We anticipate using energy efficient light fixtures, energy star appliances, high efficiency forced air furnaces and air conditioners, low flow plumbing fixtures, and Low-E glass on the windows. Common mechanicals will also be high efficiency.

We also intend to install photovoltaic solar panels on the roof - if our budget allows for it. We are working with a local installer who has applied for a Focus on Energy Grant to help subsidize the significant initial cost of the solar installation.

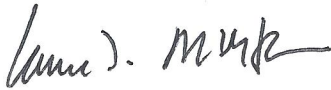
We will install a minimum of two electric car charging stations in the parking level and will have the ability to add more in the future if needed.

**PROJECT SCHEDULE:**

|                 |                               |
|-----------------|-------------------------------|
| March 18, 2015: | Formal Application            |
| May 6, 2015:    | Urban Design Commission       |
| May 18, 2015:   | Plan Commission               |
| June 1, 2015:   | Start Demolition/Construction |
| May 1, 2016:    | Certificate of Occupancy      |

Please feel free to contact me if additional information is needed.

Sincerely,



Lance T. McGrath, P.E.  
Owner - McGrath Property Group, LLC

# **Exhibit A**

## **McGrath Property Group**

### **1200-1212 E. Washington Demolition**



**1200 E. Wash (Front)**



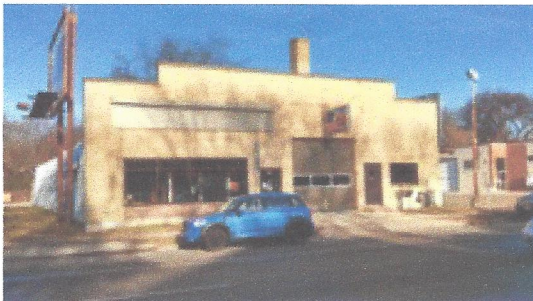
**1200 E. Wash (Side from Few St.)**



**1208 E. Wash (Front)**



**1208 E. Wash (Rear)**



**1212 E. Wash (Front)**



**1212 E. Wash (Side from Few St.)**



**1212 E. Wash Interior**



**1212 E. Wash Interior**