

July 17, 2013

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  
PD-GDP-SIP Submittal  
St. James Cottage Homes  
1220, 1226, 1234, 1236 Mound Street  
Madison, WI

Dear Ms. Cornwell,

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner:	Mike Fisher 2249 Pinehurst Dr. Middleton, WI 53562 608-836-2940 Contact: Mike Fisher <a href="mailto:fisherco@chorus.net">fisherco@chorus.net</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Ave, Suite 201 Middleton, WI 53562 (608)836-3690 Contact: Randy Bruce <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>
Engineer:	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 826-0532 Contact: Tim Schleeper <a href="mailto:tsch@vierbicher.com">tsch@vierbicher.com</a>	Landscape Architect:	Vierbicher

**Introduction:**

The half-acre site for this project is located between St. James Court and Mound Street on the east side of S. Orchard Street. The site currently consists of four through-lots at 1220, 1226, 1234 and 1236 Mound Street, each occupied with a single-family home or two-flat. Backyard parking dominates the St. James Court frontage. This project proposes that these four lots be re-platted to create 3 additional lots fronting St. James Court, making a total of 7 lots. The four

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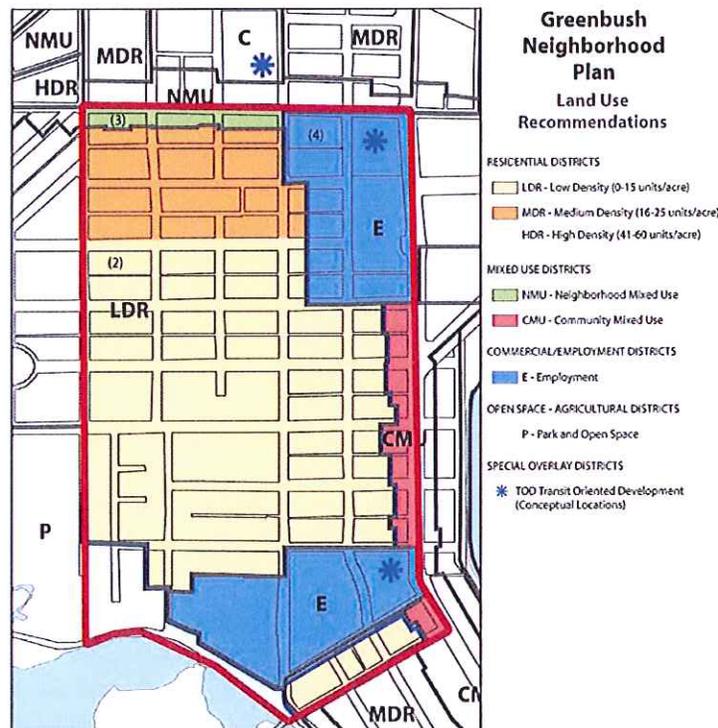
existing structures built between 1898 and 1908 will remain on Mound Street while 3 new single family houses will be constructed on the lots created on St. James Court.

The site is currently zoned TR-C4 and this application requests that the site be rezoned to PD-GDP-SIP. A draft Preliminary Plat is submitted with this application. A Preliminary and Final Plat will be submitted soon after this submittal that will create the seven lots.

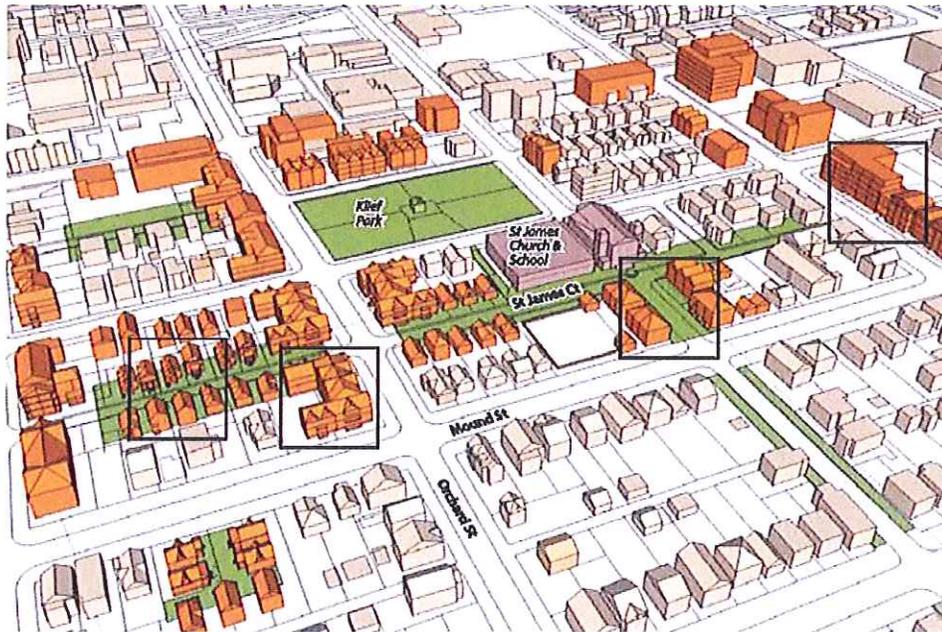
**Greenbush-Vilas Neighborhood Plans:**

The Greenbush Vilas Neighborhood Plan was published in May 2008 and was followed by a Revitalization Strategy, a supplement to the plan that was published in Spring of 2010. The revitalization strategy is multifaceted and targets the area north of Mound Street for additional housing options and improvements to the public streetscapes. The plan more specifically envisions St. James Court to transition to a pedestrian “Green Street” and the backyard parking on the subject properties to be replaced with four small single-family homes.

This proposed redevelopment is an implementation of this revitalization plan. The new proposed new homes are appropriately scaled with details, materials and colors chosen to maintain compatibility with the surrounding neighborhood. The parking area is internalized into the center of the block and screened from the public realm and since vehicular access to the site is taken from S. Orchard Street, this redevelopment proposal will support the future conversion of St. James Court into a pedestrian green street.



Map 4.2 Proposed Land Use Recommendations of Greenbush Neighborhood



### **Planned Development Objectives:**

The Planned Development District is established to facilitate development in an integrated and innovative fashion and to allow for flexibility in site design. The zoning ordinance cites six specific objectives and the PD District is intended to achieve one or more of those objectives. This development proposal can meet four of the six objectives listed under 28.098(1):

- (a) *Promotion of green building technologies.* The newly constructed homes will be constructed to meet the NAHB Green-Built standards.
- (d) *Preservation of historic structures.* The development preserves the historic structures on site and enhances setting and the economic viability of the buildings.
- (e) *Provision of more usable open space and public amenities.* The development converts backyard parking and creates appropriately scaled front yards on St. James Court. The shared vehicular access and rear-loaded garages allow for a future Green Street on St. James Court.
- (f) *Facilitation of high-quality development that is consistent with the recommendations of the adopted neighborhood plan.* The proposed development plan was designed based on the recommendations of the 2010 neighborhood revitalization plan.

### **Planned Development Standards:**

The zoning code lists seven standards that must be met for approval to be granted. The following is a statement of how the proposed redevelopment meets each of the specific standards listed under 28.098(2)(a) –(g).

- (a) The redevelopment is on an infill site that cannot be accomplished under the base TR-

- C4. The existing parcel sizes and zoning do not allow for implementation of the recommendations envisioned in the neighborhood plan.
- (b) The proposal facilitates the specific redevelopment goals of the Greenbush Vilas Revitalization Plan.
  - (c) The development will positively affect the economic health of the area of the City where the development is proposed. Additional investment in appropriate housing and the elimination of surface parking along the St. James Ct. will enhance surrounding property values and stimulate additional reinvestment.
  - (d) The backyard parking that exists on site will be eliminated. Parking and traffic will be reduced on the site and the resulting traffic will be more appropriately managed by directing it to S. Orchard Street. An appropriate level of on-site parking and garage parking will be provided to serve the development.
  - (e) The new homes have a coordinated architecture that is well-designed and compatible with the existing buildings in the immediate neighborhood.
  - (f) The redevelopment proposal will be completed in one phase and construction will proceed as soon as development approvals are in place. Completion of the project is scheduled for Spring 2014.
  - (g) This standard does not apply

**Site Development Data:**

Current Site Development Data

<u>Address</u>	<u>Lot Area</u>	<u>Dwelling Units</u>	<u>Unit Size</u>	<u>Floor Area</u>
1220 Mound St.	4260 SF	1	4 bed	1482 SF
1226/1228 Mound St.	5700 SF	2	(2) 4 bed	2352 SF
1234 Mound St.	5680 SF	1	4 bed	1122 SF
1236 Mound St	5700 SF	2	3 bed, 4 bed	2128 SF
<u>Existing Parking:</u>	14 Stalls (surface)			

Proposed Site Development Data

<u>Lot</u>	<u>Lot Area</u>	<u>Dwelling Units</u>	<u>Unit Size</u>	<u>Floor Area</u>
1	2856 SF	1	3 bed	1434 SF
2	2576 SF	1	3 bed	1501 SF
3	2968 SF	1	3 bed	1470 SF
4	2603 SF	1	4 bed	1482 SF
5	3473 SF	2	(2) 4 bed	2352 SF
6	3473 SF	1	4 bed	1122 SF
7	3473 SF	2	3 bed, 4 bed	2128 SF

Unit Mix

3 Bedroom	4
4 Bedroom	5
Total	9

Building Height: 2 Stories

Vehicle Parking Stalls:

Surface	6 Stalls
Garage	3 Stalls
Total	9 Stalls

Bicycle Parking Stalls:

Surface	8 Stalls
Garage	3 + Stalls
Total	11+ Stalls

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA  
Managing Member