



November 20, 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 – Rezoning, Conditional Use
Dane Townhouse Apartments
2029, 2033, 2037 Park St & 2032 Taft St
Madison, Wisconsin
KBA Project # 1342

Ms. Katherine Cornwell:

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

Organizational Structure:

Owner:	Madison Development Corporation 550 W. Washington Ave. Madison, WI 53703 (608) 256-2799 Ext. 212 Contact: Frank Staniszewski fstan@mdcorp.org	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Randy Bruce rbruce@knothebruce.com
Surveyor:	Birrenkott Surveying Inc. 1677 N. Bristol St. P.O. Box 237 Sun Prairie, WI 53590 (608) 837-7463 Contact: Mark Pynnonen mpynnonen@birrenkottsurveying.com	Landscape Design:	Paul Skidmore, Landscape Architect, LLC 13 Red Maple Trail Madison, WI 53717 (608) 826-0032 Contact: Paul Skidmore paulskidmore@tds.net

Civil Engineer: Vierbicher
999 Fourier Drive, Ste 201
Madison, WI 53717
(608) 826-0532
Contact: Joe Doyle
jdoyle@vierbicher.com

Introduction:

The proposed site is located on the north side of Dane Street, east of Park Street and west of Taft Street. The site currently consists of 4 separate parcels. The existing conditions on the site consist of 3 small (550-975 square ft) vacant single family homes, and one additional vacant lot. The site is fairly flat with some mild change in elevation from Park St. toward Taft St., as indicated on the survey map. A CSM will accompany this application to create one lot out of the four parcels. The site is currently zoned TR-C4 and this application proposes that the site be rezoned to TR-V2. Because this development will consist of 2 buildings on one lot, it is considered a "residential building complex" in the zoning code, which is a conditional use in the TR-V2 zoning district.

Project Description:

This proposal includes the demolition of the 3 existing vacant single family homes and the construction of two multifamily residential buildings. One building will consist of 6 two-bedroom townhouse apartments and the other will contain 5 three-bedroom townhouse apartments, all with private first floor 2-car garages. The 6-unit will front on to Park St. and the 5-unit will front on to Taft St. The buildings will be separated by a common drive area in the center. There will be a single driveway located on Dane St., at the center of the combined lot. This development will be a total of 11 new rental apartment units.

The two-bedroom apartments range in size from 1,152 to 1,176 leasable square feet. The three-bedroom apartments range from 1,376 to 1,435 square feet. These dimensions do not include the first floor garages and utility rooms.

The apartments are planned to be rented principally to low- and moderate-income tenants at rents that will not exceed 30% of the applicable income level for the respective expected family sizes. Low income tenants are considered to have incomes at or below 50% of County Median Income (CMI) adjusted for household size. Moderate income tenants are considered to have incomes at or below 80% of CMI adjusted for household size. There may be up to 2 units rented at market rents to households regardless of income level.

Trash removal will be by tenants using city provided waste and recycling containers

Capacity:

MDC has completed construction of a similar sized project in the past (441-445 W. Mifflin St.). MDC owns and manages 220 apartments in Dane County, predominantly in the City of Madison. These are also principally rented to low- and moderate-income tenants at affordable rents. The architectural, engineering and surveying teams are all highly experienced. MDC plans to interview and select a General

Contractor or Construction Management firm with demonstrated experience in similar construction in the City of Madison.

Site Development Data:

Densities:

Lot Area	22,349 sf
Acres	.513
Dwelling Units	11 units
Lot Area/D.U.	2,032 sf/ unit
Density	22 units/acre

Dwelling Unit Mix:

Two Bedroom	6
Three Bedroom	5
Total dwelling Units	11

Building Height: 2.5-3 Stories

Floor Area:

Gross Floor Area	21,021 sf including garage level
Floor Area Ratio	.94 including garage level

Vehicle Parking Stalls:

Garage	22
Ratio	2 stalls/unit

Bicycle Parking Stalls:

Surface	3
Garage	11
Total	14

Usable Open Space: 6,243 sf

Project Schedule:

It is currently anticipated that construction will begin once the development approvals are in place in the March 2014 and is anticipated to be completed in August 2014.

Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA

Managing Member

