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Letter of Intent Portage Road Apartments Land Use Application

Portage Road Apartments Master Plan is being submitted to the City of Madison in conjunction with the Land Use Application for the Portage Road Apartments multi-family development. The following is the Letter of Intent for the Land Use Application for Conditional Use, Request for Demolition Permit, and Zoning Map Amendment.

Portage Road Apartments is a multi-family residential development to be located at 5422 Portage Road on the city's east side. The proposed project consists of (3) multi-family buildings, 284 dwelling units in total, one Clubhouse building, and a dedicated public road along the north side of the property to be roughly aligned with Diloreto Avenue as allowed by property constraints. Buildings 'A1' and 'A2' contain 97 dwelling units each and are approximately 111,075 SF (33 studio apartments, 46 one bedroom apartments, 2 one bedroom apartments with den, and 16 two bedroom apartments). Building 'B1' contains 90 dwelling units and is approximately 99,003 SF (44 studio apartments, 30 one bedroom apartments, 8 one bedroom apartments with den, and 12 two bedroom apartments). All three building types are four stories in height with lower level parking. All buildings shall be wood framed and shall have exterior materials consisting of brick stone veneer, fiber cement siding, and vinyl windows & doors. Parking for the project includes 291 automobile spaces (160 covered/131 surface) and 321 bicycle spaces for a parking ratio of 1.02/unit and 1.13/unit respectively.

The project team currently consists of 5422 Portage Road, LLC (developer), JLA Architects + Planners (architecture/design), Vierbicher Associates, Inc. (civil engineering), and The Bruce Company (landscape architecture).

The existing site consists of two parcels. The northern parcel is currently an agricultural field. The northern portion of the southern parcel contains an existing single family dwelling, shed, various concrete slabs and walls, and an associated gravel drive and surface parking area all of which will be demolished as part of the project for which a demolition permit will be required. The southern portion of the southern parcel contains an existing navigable stream bed (part of the Starkweather Creek watershed area), a floodway, floodplain, and wetland, and an existing water and sewer easement which run roughly parallel to the stream crossing the stream from south to north approximately halfway through the property.

As part of the project the existing two parcels with a total area of approximately 635,278 SF, or 14.58 acres will be reconfigured into three parcels with a portion dedicated to the public for roadway purposes by separate CSM submittal. The project, currently zoned Agricultural, will be rezoned to SR-V2 Suburban Residential and the three new parcels will house the new buildings, associated drives, fire lane, surface parking, storm water retention areas, greenspaces, and landscaping.

The proposed project schedule has construction commencing approximately 2015 with three phases of construction and a total project completion of approximately July 2018. The construction of each building will be slightly staggered, and the completion of total project build-out shall depend on market conditions.

Regards,

Joseph M. Lee, AIA
JLA Architects + Planners