

April 12, 2006

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
C-3 to PUD-GDP-SIP
625 East Mifflin Street
Madison, WI

Dear Mr. Murphy:

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:	Great Dane Development 2249 Pinehurst Drive P.O. Box 620800 Middleton, WI 53562-0800 608-836-8084 608-836-0480 fax Contact: Mike Fisher & Karl Madsen	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax Contact: Randy Bruce rbruce@knothebruce.com
Project:	The Colony 625 E. Mifflin Street	Landscape Design:	Ken Saiki Design 303 S. Paterson St. Suite 1 Madison, WI 53703 (608) 251-3600 Contact: Ken Saiki
Engineer:	Calkins Engineering 5010 Voges Road Madison, WI 53718 (608) 838-0444 (608) 838-0445 fax Contact: Dave Glusick		

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
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Project Description:

The building and site plan create an urban, pedestrian-oriented streetscape. The U-shaped building creates an inviting entry courtyard reminiscent of early apartment buildings in the Chicago area. The courtyard terminates at a grand entry and lobby for the building. The two ends of the U-shape face East Mifflin Street; a three-story façade of row houses fronts the street providing a comfortable residential scale. A series of individual entries punctuate the façade and enliven the public way.

The building height varies from three stories to a maximum of five stories. A step-back that is consistent with the recommendations of the East Washington Build Plan allows for proper scale and solar access to East Mifflin Street. The exterior materials are masonry in combination with a metal panel system at the inclined bay windows. The masonry features extensive detailing at the openings and in the horizontal banding to provide a high-quality substantial appearance.

Vehicular access to the underground parking garage is accommodated on the east side of the building. Two levels of under-building parking are provided on the basement and first floor levels. The parking at the first floor level is tucked behind residential areas on the East Mifflin Street and southwest sides. Adequate bicycle parking is provided in the parking garage or in covered and uncovered areas on the site.

Site Development Data:

Dwelling Unit Mix:

One-Bedroom	40
Two-Bedroom	20
Two-Bedroom Townhomes	<u>6</u>
Total dwelling Units	66

Densities:

Lot Area	31,400 SF or .72 acres
Lot Area / D.U.	476 SF/unit
Density	92 units/acre

Building Height:

5 Stories

Floor Area Ratio:

Total Floor Area (excluding parking)	72,100SF
Floor Area Ratio	.43

Required Parking

Automobile parking (R-5 standards)	
One Bedrooms (40 X 1.25 /unit)	50 spaces
Two Bedrooms (26 X 1.50 /unit)	<u>39 spaces</u>
Total Required Parking	89 spaces

Bicycle parking	
Units 1-50 (1 space/unit)	50 spaces
Units 50 – 66 (.5 space/unit)	<u>8 spaces</u>
Total Required Parking	58 spaces

Introduction:

The proposed site is located on the south side of the street at 625 E. Mifflin and is occupied by an automobile storage and repair garage. The adjacent properties are a parking lot, the Salvation Army property and Goodyear Auto Service. The north side of Mifflin is occupied by a variety of residential uses.

This project proposes the redevelopment of this underutilized site for a 66-unit condominium development with underground parking. The new condominiums will provide a range of housing options and affordability. The site is located within two draft planning documents: The East Washington Avenue Capitol Gateway Corridor Plan and the Tenney-Lapham Neighborhood Plan. Both plans are nearing final adoption. The developers have been working with staff and the neighborhood to realize the suggestions in the plan documents.

East Washington Avenue Build Plan:

The East Washington Avenue Build Plan specifies core principles and key values to guide the redevelopment of the plan area. This proposal meets these guidelines by increasing the density of the corridor, fostering a transit-compatible neighborhood, minimizing the negative impacts of parking, creating a pedestrian-scale streetscape and respecting and strengthening the existing neighborhood.

In addition, the plan has prescribed requirements regarding building heights, bulk, setbacks, step-backs and facades. Significant design efforts have been made to comply with all of these requirements with the intent of completing a condominium development that will provide a vibrant residential streetscape and building with a sense of quality and permanence.

Tenney-Lapham Neighborhood Plan:

The Tenney-Lapham Neighborhood Plan identifies both significant issues and goals that the neighborhood plan should address. This proposal can specifically address three of these issues/goals: increasing owner-occupied housing, ensuring that affordable, quality housing opportunities exist throughout the neighborhood, and redeveloping underutilized properties within the neighborhood (specifically the 600 block of East Washington to East Mifflin).

The plan lists a series of design standards, which apply to this project and include:

- A maximum 6-story building height along East Washington transitioning to 3 stories on East Mifflin.
- The use of row house units to create a rhythm of spacing that is compatible to the neighborhood.
- Underground parking should be limited to allow for green space, water absorption and trees.
- Limit the parking to 1.0 to 1.5 spaces per unit.

This redevelopment proposal meets these design standards. Two meetings with neighborhood representatives have been held. At the last meeting on March 27th general support was given for the project.

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Vehicular Parking Ratio:

Automobile parking (underground)	86 stalls	or	1.3 spaces/unit
Bicycle parking (underground)	39 stalls	or	.6 spaces/unit
Bicycle parking (surface)	19 stalls	or	.3 spaces/unit

Loading:

No off-street loading will be provided for this project and we are specifically requesting a waiver for this requirement.

Project Schedule:

It is anticipated that construction will start in October of 2006 and be completed by December of 2007.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the City. The project will be privately financed and the developer has not requested any TIF funds to support this redevelopment effort.

The Colony meets the goals of the East Washington Build plan and provides new higher density housing in the central city, promoting pedestrian and bicycle circulation and reducing vehicular traffic.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member