

June 16, 2025

Ms. Meagan Tuttle
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent - Land Use Application Submittal
654 Williamson St (New address: 656 Williamson St)
KBA Project #2215

Ms. Meagan Tuttle:

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

Organizational Structure:

Owner:
John Fountain Inc.
P.O. Box 694
Madison, WI 53701
(608) 279 -7962
Contact: Brandon Cook
johnfountainrealty@gmail.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste. 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer:
Snyder & Associates, Inc.
5010 Voges Rd.
Madison, WI 53718
(608) 838-0444
Contact: Brian Arcand
barcand@snyder-associates.com

Landscape Design:
Paul Skidmore Landscape Architect
13 Red Maple Trail
Madison, WI 53717
(608) 826-0032
Paul Skidmore
paulskidmore@tds.net

Introduction:

This proposed mixed-use development on the site currently addressed as 654 Williamson Street occupies the corner of Williamson Street and South Blount Street. Revised address for the proposed development will be 656 Williamson St. Located within the Capitol Neighborhood, the site most recently was the location of the Red Caboose Daycare, which relocated their facility in 2023. This application requests removal of the existing building for the development of a new 5-story mixed-use building. The site is currently zoned TE (Traditional Employment) and will remain unchanged. This site is also located within the Third Lake Ridge Historic District and will require a Certificate of Appropriateness for the new structure.

The project is a major alteration / revision to the building design approved by the Plan Commission on March 27, 2023.

The scope of the changes from the original project include:

1. 8 additional dwelling units
2. Reduction of commercial space
3. Removal of the step-back on floors 4 and 5 along Williamson St.

Project Description:

The development will include 53 apartment units with 48 underground garage parking stalls. The building is 5 stories in height with a modest outdoor roof deck on the fifth floor above the corner entry. Per Landmark requirements, no visible balconies are located along the public street frontages so only the units along the rear face of the building include outdoor balconies. In designing the building we have incorporated a number of details to make it compatible with the historic nature of the Third Lake Ridge Historic District. The design addresses the general massing, rhythm, materials and ornamentation found within the immediate vicinity of the project as well as the historic district as a whole. Within the southwest edge of the district, the contributing building forms and materials skew heavily toward an industrial style. The proposed building is designed to continue the adjacent historic buildings' forms and materials, while introducing itself as a modern structure with complementary detailing and material accents.

Parking is provided on two separate garage levels. The first floor parking is accessed from Williamson Street and basement parking is accessed from South Blount Street. The site also has a public bus stop directly in front of the building, allowing for easy access to many areas of the City.

City and Neighborhood Input:

We have met with City staff to discuss the proposed alterations to the originally-approved design. The meeting occurred on May 5, 2025, and included Zoning, Planning and Landmarks representatives. The project has been submitted for Landmarks Commission review on July 7, 2025.

The revised project was presented to the Marquette Neighborhood Preservation & Development Committee Meeting on February 11, 2025. The Board of the MNA voted to support the proposed revisions to the project on February 17, 2025. A copy of the MNA letter of support is included in the Land Use submittal documents.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for dwelling units in a mixed-use building. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Community Mixed Use development. We have met or exceeded all the standards of TE zoning. This project is also located within the TOD Overlay.

Demolition Standards

The existing building type was most recently used as the Red Caboose Daycare and is currently vacant. The building has served many people over its time but has become outdated and in need of major repairs and updates. While the structure has sentimental value to many families in this area, who had their children attend Red Caboose, it is not a landmark structure, nor is it of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. Relocation and reuse of the building on another site is also not feasible for this larger two-story structure. We are proposing the existing building be demolished. The site is located on a prominent site in the city that is intended to be better utilized as a mixed-use property. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure.

Site Development Data:

Densities:

Lot Area	16,279 S.F. / 0.37 acres
Dwelling Units	53 D.U.
Lot Area / D.U.	307 S.F./D.U.
Density	143 units/acre
Lot Coverage	13,625 S.F. / 83.6 %
Usable Open Space	Not required in TOD Overlay District
Building Height:	5 Stories / 67'-11"
Commercial Space	985 sq.ft.

Dwelling Unit Mix:

Studio	12
One Bedroom	30
<u>Two Bedroom</u>	<u>11</u>
Total	53 D.U.

Vehicle Parking:

Underground	48 (Includes 3 tandem stalls)
Surface parking lot	0
Total	48 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	12
Garage Floor-Mount	41
Commercial Surface	4
<u>Guest Surface</u>	<u>6</u>
Total	63 bike stalls

Project Schedule:

It is anticipated that construction will start in Spring 2026 and be completed in the Summer of 2027.

Thank you for your time and consideration of our proposal.

Sincerely



Kevin Burow, AIA, NCARB, LEED AP
Managing Member