

February 7, 2022

Ms. Heather Stouder  
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

3734 Speedway Road  
**KBA Project # 2172**

Ms. Heather Stouder,

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

**Organizational Structure:**

|           |                                                                                                                                             |                   |                                                                                                                                                              |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner:    | John Fontain Inc.<br>P.O. Box 694<br>Madison, WI 53701<br>(608) 279 -7962<br>Contact: Brandon Cook<br>johnfontainrealty@gmail.com           | Architect:        | Knothe & Bruce Architects, LLC<br>7601 University Avenue, Ste 201<br>Middleton, WI 53562<br>(608) 836-3690<br>Contact: Kevin Burow<br>kburow@knothebruce.com |
| Engineer: | Snyder & Associates, Inc.<br>5010 Voges Rd<br>Madison, WI 53718<br>(608) 838-0444<br>Contact: Brian Arcand<br>barcand@snyder-associates.com | Landscape Design: | Paul Skidmore Landscape Architect<br>13 Red Maple Trail<br>Middleton, WI 53717<br>(608) 826-0032<br>Contact: Paul Skidmore<br>paulskidmore@tds.net           |

**Introduction:**

This proposed mixed-use development involves the redevelopment of 3734 Speedway Road, which is not located within a Neighborhood Association, but is adjacent to the Westmorland and Regent Neighborhood Associations. This site is currently zoned Neighborhood Mixed Use (NMU) and will remain that zoning for this new development. This site was previously a gas station, which has been closed and the site has been vacant. This application requests the removal of the existing building for the development of a new mixed-use building.

**Project Description:**

The proposed project is a 3 to 4-story, mixed-use development consisting of 31 dwelling units, 816 S.F. of commercial space, and structured underground parking. The units will be a mixture of studios, one-bedrooms, and two-bedroom apartments.

The proposed building will be located directly across the street from the Glenway Golf Course clubhouse and is adjacent to commercial buildings to the south and west and residential homes to the north and east. This building has been designed as a 3 to 4-story structure with the fourth-floor setback on the north, west, and southeast sides of the property such that there are only three-story facades along the sidewalk on Speedway Road and a two-story façade along Glenway St. The garage access is located on the southeast side of the property to create easy access from Speedway Road to the underground parking. There is access to the guest parking for the commercial space located on Speedway Road as well, so there will be no vehicular connection to Glenway St, as currently exists, which will reduce the traffic on that street.

**City and Neighborhood Input:**

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting and this input has helped shape this proposed development. A neighborhood meeting was held, led by Kevin Firchow and Alder Regina Vidaver; feedback from the neighborhood and the Alder has been taken into consideration.

**Demolition Standards:**

The existing gas station has served many people over its time but is now vacant and the pumps and tanks have already been removed. The remaining building has no historic significance to this area. 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. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

**Conditional Use approvals:**

The proposed redevelopment requires a conditional use to allow for a residential building with more than 3 stories, for containing 31 dwelling units, and for less than 50% of street frontage as commercial space. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Neighborhood Mixed Use in 2-4 stories.

**Site Development Data:**

**Densities:**

|                   |                                           |
|-------------------|-------------------------------------------|
| Lot Area          | 19,132 S.F. / .23 acres                   |
| Dwelling Units    | 31 DU                                     |
| Lot Area / D.U.   | 617 S.F./D.U.                             |
| Density           | 70 units/acre                             |
| Open Space        | 6,359 S.F. (1,240 S.F. Min. Required)     |
| Open Space / Unit | 617 S.F./Unit (40 S.F./Unit Required)     |
| Lot Coverage      | 13,563 S.F. = 71% of total lot (75% Max.) |

**Building Height:** 3 - 4 Stories

**Commercial Area:** 816 S.F.

**Dwelling Unit Mix:**

|                    |          |
|--------------------|----------|
| Studio             | 9        |
| One Bedroom        | 14       |
| <u>Two Bedroom</u> | <u>8</u> |
| Total              | 31 D.U.  |

**Vehicle Parking:**

|                            |                   |
|----------------------------|-------------------|
| Underground                | 24                |
| <u>Surface parking lot</u> | <u>2</u>          |
| Total                      | 26 vehicle stalls |

**Bicycle Parking:**

|                                 |                |
|---------------------------------|----------------|
| Garage                          | 31             |
| <u>Guest/Commercial Surface</u> | <u>5</u>       |
| Total                           | 36 bike stalls |

**Project Schedule:**

It is anticipated that the construction on this site will start in the Fall 2022 with a final completion of Fall 2023.

Thank you for your time and consideration of our proposal.

Sincerely



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member