

Letter of Intent
12 North Few Street, Madison WI
Plan Commission Submittal
May 19, 2021

Overview

The proposed redevelopment of 12 North Few street, located at the southwest corner of North Few and Curtis court is a partial demolition, and a single-story addition on top of an existing single story masonry block building, and a new two-story building attached to the existing building. The redevelopment in total provides 8 small commercial spaces and 8, one-bedroom residential units to the site. Our design is aimed at providing small business owners with first floor commercial space and residential living directly above these units. The units will be available as separate leases and provide the small business owner the opportunity to live directly above their place of business.

The redevelopment proposal does not include any off-street parking on the property and the uses proposed are permitted. Currently the property is in the Commercial Corridor Transition District (CC-T) as well as Urban Design District #8 (UDD-8). The CC-T does not require off street parking.

The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit, and motor vehicle activity. The district is also intended: To improve the quality of landscaping, site design and urban design along these corridors. Maintain the viability of existing residential uses located along predominantly commercial corridors. Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.

One of the UDD-8 guidelines we have focused on is locating new corner buildings near the sidewalk edge to define the street intersection more clearly. To do this more successfully we are asking for a re-write of the setback along Curtis Court to 6'-0" instead of 15'-0". If a 6'-0" setback was allowed for 58'-0" along the south side of Curtis Court from the corner of North Few street, we feel the street intersection would be more defined. Additionally, the simple shed roof would rise toward and terminate at this corner to further define the street corner. To enhance the pedestrian character of the primary street we have proposed large roll up aluminum and glass doors for at least 60% of the first-floor commercial spaces along both the primary and secondary streets. The fenestration is reminiscent in form to the single-family garage doors. We chose punched openings and not larger glazed curtain wall or storefront to visually tie the form and scale of the development to much of its context. We intend and continue to work on a design that is modern, not traditional in keeping with the UDD-8 guideline of buildings being of their own time.

The minimum and maximum number of stories in the UDD-8 is 2 and 3 respectively. We have chosen to have both building forms be 2 stories high. This seems more congruent with most of the massing adjacent to the property. The two shed roofs are at their highest points near the streets which we believe helps meet a UDD-8 guideline intending to increase the building height and provide a more pleasing scale to the District.

To separate the first floor and the second floor on the large building we are proposing keeping the existing CMU wall on the first floor with a vertical metal panel façade above with direct projected window bays above the large first floor roll up windows. On the corner, we like the singular use of a vertical metal panel for both stores but distinguishing top and bottom by the change in fenestration size, and proportion, and rhythm from the first to second floors.

We recognize the goal is not to create a uniform style or character of the street. We believe that the massing as proposed, and the modern design direction, along with simple but gestural forms allow the project to stand on its own yet sit down comfortably in its neighborhood.

Project Data

Parcel size:	8,742.33 SF
Building footprint:	5,558.15 SF
Gross Square footage:	11,095.8 SF
Number of stories:	2
Major Building Heights:	29'-6"; 25'-4"; 29'-4"
8 apartments:	~650 SF per unit
8 commercial spaces:	~650 SF per unit
Anticipated Construction start:	Fall 2021
Design Development Team:	SEA Design
Property Owner:	Jeremy Knudson

Thank you in advance and we look forward to hearing your thoughts about this proposal.