



July 18, 2018
Via email and hand delivery

Plan Commission, Urban Design Commission, City Planning & Zoning Departments
City of Madison
126 S. Hamilton St.
Madison, WI 53701

Re: Letter of Intent for Demolition of 924 E. Main St. / Site Plan Amendment for 901 East Washington Ave.

Dear Commission Members:

We are pleased to present the enclosed documents as part of a Land Use Submittal to the Plan Commission for demolition of 924 E. Main Street and a site plan amendment to the approved conditional use permit for Hotel Indigo, at 901 East Washington Avenue (LNDUSE-2017-00078; ID 48263).

Background

In 2017, in preparation for the adaptive reuse and restoration of the historic Kleuter Wholesale Grocery Warehouse as a new Hotel Indigo, the applicant sought permission to demolish a one-story brick warehouse at 910 E. Main Street and a one-story brick warehouse at 924 E. Main Street (the "924 Building"). Demolition of these structures was requested to facilitate environmental remediation of the soil and to make way for future redevelopment of the block.

During the review process, the applicant withdrew the request for permission to demolish the 924 Building, indicating that demolition of that structure could wait until a later stage. At the time, the 924 Building had a tenant and the consultants believed it would be a rather straightforward task to excavate the contaminated soil around the 924 Building during the environmental remediation. Since then, the lease has ended, the tenant has vacated, and the consultants have a better idea of the full extent of the excavation necessary. With the latest plans showing excavation coming so close to the 924 Building, expensive shoring will be necessary to preserve the building temporarily. For that reason, the applicant is seeking permission to demolish the 924 Building this fall.

In addition, the developer is requesting an alteration to the approved site plan to modify the location of the underground storm water tank. The proposed tank location would have an impact on the approved layout for the site. These changes affect the location and placement of certain parking stalls and landscaping within the temporary surface parking lot, though the net amount of parking and landscaping being provided remains substantially similar. The surface lot is moved further away from East Washington Avenue and placed towards the East Main Street side of the site. This keeps the temporary surface parking lot further away from the next phase of the site development that is proposed along East Washington Avenue. The specific changes being proposed are more fully shown on the enclosed plans.

Staff and Neighborhood Input

The development team met with several city staff members in early June to review the proposed changes. Written notification was provided to Alder Rummel and the Marquette Neighborhood Association on June 18, 2018.

Phasing

The project is the first phase in a future planned redevelopment of the block. The schedule for the remainder of the block could occur in the next 1 to 3 years. The proposed surface parking lot is temporary and will be replaced by a shared structured parking as part of a larger mixed-use development. The proposed underground stormwater vault is located to work with the future development.

Buildings to be demolished

The only structure proposed for demolition as part of this application is the 924 Building.

Project Schedule

Construction of the Hotel Indigo is underway. Environmental remediation is the next step. Demolition of the 924 Building would occur in the Fall of 2018, with remediation to be completed by Spring 2019.

Public Subsidies

The project was recently awarded a Brownfield Grant from the Wisconsin Economic Development Corporation.

Project Data

Zoning District: TE, Traditional Employment
Urban Design District 8
Aldermanic District 6, Marsha Rummel
Historic preservation of the 1915 Kleuter Wholesale Grocery Warehouse
5 story addition
Parking: 137 Stalls Total

Site Description

The 4.3 acre property is located on the 900 block of East Washington Avenue, bounded by South Paterson Street, East main Street, South Brearly Street and East Washington Avenue, with the exception of a 10,800 square foot parcel on the corner of South Brearly Street and East Washington Avenue.

Project Team

Applicant:	Archipelago Village LLC 505 N Carrol Street Madison WI 53701	Agent: Curt Brink
Architecture Team:	Potter Lawson, Inc.	Doug Hursh
Civil Engineer:	OTIE	John Thousand
Landscape Architect:	Ken Saiki Design	Rebecca DeBoer
Traffic Engineer:	Strand Associates	Tom Lynch

Thank you and please contact me if you have any questions regarding this submittal.

Sincerely,



Douglas R. Hursh, AIA, LEED AP
Director of Design