

January 6, 2025
Updated January 7, 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 Submittal for Zoning Map Amendment and Demolition Approvals

3222-3238 E Washington Ave & 3229 Ridgeway Ave
KBA Project # 2437

Ms. Meagan Tuttle:

The following is submitted together with the survey, legal description, and application for the staff consideration of approval.

In order to allow for the future redevelopment of the property at 3222-3238 E Washington Ave & 3229 Ridgeway Ave, we are requesting permission to demolish the existing single family homes and rezone the four parcels to TR-U2. After this rezoning and demolitions are approved, a CSM application and a future Land Use Application will be submitted for the property which will be combined into one lot. The future LUA submittal will be requesting conditional use approval for a 5-story, 86 unit multi-family building with a small community services office on the 1.1 acre combined lot. The subject parcels are identified in the City of Madison Comprehensive Plan as desirable for higher density residential use.

Included parcels for rezone consideration include:


Parcel	Location	Current Zoning	Address	Owner
81032305072	Part of Lot 2	TR-CI	3238 E Washington Ave	Wayne H Schult
81032305064	Block 1 Brigham Plat, Part of Lot 1	TR-CI	3230 E Washington Ave	Kristin Oines
81032305155	Lot 1	TR-C4	3229 Ridgeway Ave	Wayne H Schult
81032305056	Lot 2	TR-C4	3222 E Washington Ave	Wayne H Schult

Demolition Request:

We are proposing the existing buildings on 3222, 3230 and 3238 E Washington Ave, be demolished to allow for the future construction of a new medium density residential project. The existing structures proposed for demolition are single-family residences and accessory buildings. All demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures. It is not economically feasible to move or reuse the existing structures.

Thank you for your time reviewing our proposal.

Sincerely,


Kevin Burow, AIA, NCARB, LEED AP
Managing Member