

February 13, 2023



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 - Land Use Application Submittal

654 Williamson St
KBA Project #2215

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

Architect:
Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burrow
kburrow@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 involves the development of 654 Williamson Street located at the corner of Williamson Street and South Blount Street. Located within the Capitol Neighborhood, the site is currently the location of the Red Caboose Daycare, which will be moving to their new facility soon. 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 that zoning for the proposed redevelopment. This site is also located within the Third Lake Ridge Historic District and will require a Certificate of Appropriateness for the new structure.

Project Description:

The development will include 46 apartment units with 48 underground garage parking stalls. The building is 3 stories in height along Williamson Street and then steps back and transitions up to a total of 5 stories, as recommended in the Williamson Street BUILD II Design Guidelines. 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 at basement and first floor levels within the building; first floor parking is accessed from Williamson Street and underground 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 the City on several occasions for this proposed development including a pre-application meeting with Planning, and Zoning staff on 3/22/2022, attending a DAT meeting on January 26, 2023 and a pre-application meeting with Heather Bailey of the Landmarks Commission on February 2, 2023. This project was reviewed at the Marquette Neighborhood Preservation & Development Committee Meeting on February 14, 2023. This input has helped shape this proposed development.

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 but will be 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	46 D.U.
Lot Area / D.U.	354 S.F./D.U.
Density	124 units/acre
Lot Coverage	13,717 S.F. / 84.2 %
Usable Open Space	Not required in TOD Overlay District
Building Height:	5 Stories / 63’-0”
Commercial Space	2,656 sq.ft.

Dwelling Unit Mix:

Studio	14
One Bedroom	23
Two Bedroom	9
Total	46 D.U.

Vehicle Parking:

Underground	48
Surface parking lot	0
Total	48 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	11
Garage Floor-Mount	35
Commercial Surface	5
Guest Surface	5
Total	56 bike stalls

Project Schedule:

It is anticipated that construction will start in the Summer of 2023 and be completed in the Summer of 2024.

Thank you for your time and consideration of our proposal.

Sincerely

Kevin Burow, AIA, NCARB, LEED AP
Managing Member