

May 5, 2023
Updated January 29, 2024

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
430, 432, & 444 State Street
KBA Project #1939

Ms. Heather Stouder,

The following is submitted together with the plans and applications for staff, Plan Commission, and Urban Design Commission consideration of approval.

Organizational Structure:

Owner:	Joe McCormick Properties 101 N. Mills Street Madison, WI 53715 (608) 819 -6500 Contact: Joe McCormick Joe@jdmccormick.com	Architect:	Knothe & Bruce Architects, LLC 8401 University Ave., Ste 900 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Timothy Schleeper tsch@vierbicher.com	Landscape Design:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Suzanne Vincent svin@vierbicher.com

Introduction

The proposed new development is located at 430, 432, and 444 State Street, which is in the Capitol Neighborhood Association. This site is in the Downtown Core (DC) district and will be a mixed-use building. There are commercial buildings located on these sites and the sites will be combined into one lot via a new Certified Survey Map (CSM) as part of this project. It is also immediately adjacent to Peace Park.

Project Description:

The proposed project is a 5-story building, mixed-use development consisting of 23-26 dwelling units and approximately 6,000 S.F. of commercial space. The units consist of studios and one-bedroom apartments.

The proposed building has been designed to be in context with the surrounding neighborhood structures which consists of similar mix-use buildings with commercial space, such as restaurants and

retail stores, on the first few floors. The desire is to have a restaurant located on the first floor with upper seating on the second floor, overlooking State Street. There will also be commercial space located in the lower level. The massing of the building also steps back at the 5th floor level as required per the Downtown Height Map. The exterior of the building will be predominantly masonry and glazing with large amounts of glazing facing State Street and Peace Park at the first-floor level. The building has been designed to be complementary to the adjacent mixed-use buildings by having a light-colored façade and is consistent with the Downtown Urban Design Guidelines.

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 recently held, led by Tim Parks and Alder Patrick Heck; feedback from the neighborhood and the Alder has been taken into consideration.

Demolition Standards:

The existing buildings have had a variety of uses and have served many people over their time, but some of this space is now vacant, and we are proposing that the existing building be removed. The buildings are not Landmark structures and are not in an existing Historic District or part of a National Register. 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 structures. **See attached supporting materials.**

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for new construction of a building within the Downtown Core district that is greater than 20,000 S.F. and has more than four stories, and for a new development adjacent to a City park. The proposed building's size, scale, and use are consistent with the City's Comprehensive Plan for this property, which calls for Downtown Mixed Use. The building's height is also consistent with the Downtown Height Map with the step-back above the 4th floor and can transition up to 6 stories when set back 30'.

Site Development Data:

Densities:

Lot Area	6,928 S.F. / .16 acres
Dwelling Units	23-26 D.U.
Lot Area / D.U.	301-266 S.F./D.U.
Density	144-163 units/acre
Lot Coverage	6,311 S.F. / 91 %
Usable Open Space	1,636 S.F.

Building Height: 5 Stories

Commercial Area: 5,719-6,445 S.F.

Dwelling Unit Mix:

Studio	22
One Bedroom	3
Two Bedroom	1
Total	23-26 D.U.

Vehicle Parking:

Underground	0
<u>Surface parking lot</u>	<u>0</u>
Total	0 vehicle stalls

Bicycle Parking:

Secure, enclosed	26
<u>Guest/Commercial Surface</u>	<u>8</u>
Total	34 bike stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Fall 2024 with a final completion of Fall 2025.

Thank you for your time and consideration of our proposal.

Sincerely

A handwritten signature in black ink that reads "Kevin Burow". The signature is fluid and cursive, with the first name "Kevin" and last name "Burow" clearly distinguishable.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member