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26 June 2019

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, JR. Blvd.
Madison, WI 53701

RE: 1224 S PARK STREET – DEMOLITION & RECONSTRUCTION IN URBAN DESIGN DISTRICT #7

It is the intent of SARA Investment Real Estate, Bauer & Raether Builders, and KONTEXT architects to demolish the existing small strip mall at 1224 S Park St and construct a new 2-story commercial building over lower level parking on the site. The existing structure has become structurally unsound.

The proposed new building will retain lower level parking accessed via High Street. Customer parking accessed from S Park St is a single drive, double-loaded row that uses less than 50% of the street frontage. The main entrance is located at the corner of S Park St and the customer parking, to be clearly identifiable from both. The façade is broken into vertical circulation areas with exterior burnished and splitface CMU, and storefront areas with first floor brick veneer and aluminum storefront windows. All storefront extends to the floor for flexibility of retail and service business layouts throughout the life of the building. Upper level main wall finish is fiber cement panel. Flat roof overhangs and canopies are prefinished metal. The building is set back 8'-10' from the front property line to allow for landscaping, comfortable circulation at entries, parking lot screening, and bicycle parking. Side setbacks for the building and parking provide landscaped buffers and water infiltration. Secured lower level parking will be screened by ornamental metal fencing, solid at the integrated trash enclosure.

Signage will be submitted separately.

Sincerely,

John Van Note
Owner Representative

Amy S Hasselman, AIA