



March 06, 2019

City of Madison  
Department of Planning and Zoning  
215 Martin Luther King Jr. Blvd.  
Madison WI 53701

RE: Land Use Application  
4702 East Towne Blvd.

Dear Commission members and Planning Staff:

On behalf of Galway Companies, Sketchworks Architecture, LLC is submitting this letter of intent and application for the proposed multi-tenant commercial building and site improvements to the parcel located at 4702 East Towne Blvd. The site improvements include the demolition of the existing Old National Bank building, parking lot and drive aisles.

On December 11, 2018 Alder Baldeh (District 17) was contacted about the project. A demolition notice was submitted December 18, 2018. The initial proposal was delivered to the city for plan commission review on Jan 9<sup>th</sup>. This initial plan was modified into the version that we are now submitting. The changes include moving the building to the center of the site, and reducing the overall size of the building. The building was reviewed by city zoning and planning on Feb. 27<sup>th</sup>, and went before DAT on Feb. 28<sup>th</sup>. We resubmitted to Alder Baldeh on Feb 28<sup>th</sup> for which we received a waiver for the 30 day notice.

**Proposal Summary:**

Razing the existing Old National Bank building and paved parking areas, and preparing area for new construction. Construction of a 9,660 sf multi-tenant commercial building located centrally in the lot. Access to the site will be located directly to the South of the site off from East Towne Blvd. A drive through aisle is added for the tenant to the East end of the building (Old National Bank is relocating here). The lot is connected to the adjoining lots to the East through an access drive. We are submitting a land use application for the conditional use of an outdoor patio, drive-thru aisle, for the 85'-0" min setback, and for demolition of the existing structure and paving. The proposed tenant use(s) are approved within the CC-T zoning district.

The parcel is located within the (CC-T) Commercial Corridor - Transitional Zoning and is not located in an Urban Design District. Review of the building through the Zeier Rd architectural review committee will occur at a later date. This area is not part of any Neighborhood Association. We have contacted Alder Baldeh of District #17, and he has waived the 30 day notice. Official notice was provided to the Alder on December 11, 2018 of the request, secondary notice of the changes was provided on Feb 28<sup>th</sup>, 2019.

The building will be a single story, wood framed commercial building. Exterior materials will consist primarily of brick masonry, fiber-cement based panels, and a top that incorporates an EIFS signage band areas for ease of attachment and maintenance. The building design meets the material and percentage of required glazing as required by the City of Madison Ordinances.



**Project Data:**

Project Name: 4702 East Towne Blvd Redevelopment  
Address: 4702 East Towne Blvd  
Lot size: 1.4 acres  
Proposed Use: Commercial  
Building Area: 9,660 GSF  
Parking public: 72 off-street (4) of which are ADA  
ISR: 80.1 %  
Number of Jobs: TBD  
Public Subsidy: None at this time

**Zoning District:**

The property is currently zoned CC-T

**Project Schedule:**

Pre-Application Meeting	February 27, 2019
DAT meeting	February 28, 2019
Submit Land Use Application	March 6, 2019
Zeier Rd architectural review	March 11, 2019
Plan Commission	April 22, 2019
Final Site Plan Submittal:	April 23, 2019
Plan Review/Permit Submittal:	May 1, 2019
Start Construction/ Demo	May 22, 2019

**Project Team:**

The key individuals and firms involved in this planning and design process include:

Tenant/ Building Owner:	Architect:
Galway Companies, LLC.	Sketchworks Architecture, LLC
6430 Bridge Rd, Ste. 230	7780 Elmwood Ave Ste 208
Madison WI 53713	Middleton, WI 53562
Contact Steve Doran	Contact: Brad Koning
(608) 327-4006	(608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink that reads "Kirk Biodrowski". The signature is written in a cursive, flowing style.

Kirk Biodrowski  
Sketchworks Architecture, LLC