



January 9, 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 was contacted about the project. On December 18, 2018, we presented the project scope to Jenny Kirchgatter and Colin Punt for a pre-application meeting to gain information and better knowledge into the requirements of this proposed development. A demolition notice was submitted December 18, 2018.

Proposal Summary:

Razing the existing Old National Bank building and paved parking areas, and preparing area for new construction. Construction of a 10,500 sf multi-tenant commercial building on the Northern most portion of the lot towards E. Washington Ave. Parking and 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, 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.

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: .69 acres
Proposed Use: Commercial
Building Area: 10,500 GSF
Parking public: 50 off-street (2) of which are ADA
ISR: 72.6 %
Number of Jobs: TBD
Public Subsidy: None at this time

Zoning District:

The property is currently zoned CC-T

Project Schedule:

Pre-Application Meeting	December 18, 2018
Submit Land Use Application/UDC	January 9, 2019
Zeier Rd architectural review	January 11, 2019
Plan Commission	February 25, 2019
Final Site Plan Submittal:	February 26, 2019
Plan Review/Permit Submittal:	March 15, 2019
Start Construction/ Demo	April 1, 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