

November 27, 2023
Updated January 17, 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 – UDC and LUA Submittals
531 W Mifflin Street
KBA Project #2362

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner:	John Fontain Inc. P.O. Box 694 Madison, WI 53701 (608) 279 -7962 Contact: Brandon Cook Johnfontainrealty@gmail.com	Architect:	Knothe & Bruce Architects, LLC 8401 Greenway Blvd., Ste 900 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@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 Middleton, WI 53717 (608) 826-0032 Contact: Paul Skidmore paulskidmore@tds.net

Project Description:

The proposed project consists of the relocation of two existing residential structures at 438 W Dayton Street (Bldg #1) and 432 W Dayton Street (Bldg #2), being displaced due to the CORE Spaces development on Dayton Street, and relocating them to 531 W Mifflin Street (Ald. District 4). The existing house at 531 W Mifflin Street will be demolished to allow for the relocated buildings. This project site is currently in zoning district DR-2. The proposed site at 531 W Mifflin with the two relocated buildings will remain as DR-2.

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 held on Wednesday, November 1 2023, with Alder Verveer in attendance; feedback from the neighborhood and the Alder has been taken into consideration.

Demolition Standards:

The existing house to be demolished at 531 W Mifflin Street has no historic significance to this area. 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. The building would be able for relocation, if and interested party approached the Owner. We do not consider it feasible to maintain the property. 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 structure.

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for a residential building complex. 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.

Site Development Data:

Densities:

Lot Area	5,771 S.F./ 0.13 acres
Dwelling Units	5 D.U.
Bedroom Total	23 Bedrooms
Lot Area / D.U.	1,173 S.F./ D.U.
Density	38 Units/Acre
Open Space	1,096 S.F. (460 SF Req'd)
Open Space / Bedroom	48 S.F./Bedroom (20 S.F./Bedroom Required)
Lot Coverage	4,416 S.F. = 77% of total lot (80% Max.)

Building 1 Information:

Building Height: 4 Stories/ 44'-4"

Dwelling Unit Mix:

Four Bedroom	1
<u>Five Bedroom</u>	<u>3</u>
Total	4 D.U.

Building 2 Information:

Building Height: 2 Stories/ 30'-8"

Dwelling Unit Mix:

<u>Four Bedroom</u>	<u>1</u>
Total	1 D.U.

Site Parking

Vehicle Parking:

Garage	1
<u>Surface parking lot</u>	<u>0</u>
Total	1 vehicle stall

Bicycle Parking:

Garage(existing)	14
<u>Guest/Commercial Surface</u>	<u>2</u>
Total	16 bike stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Spring/Summer 2024 to coincide with the CORE Spaces development/ site demolition schedule at the Dayton Street location.

Thank you for your time and consideration of our proposal.

Sincerely



Matthew Tills, AIA,
Architect