



January 3, 2025

Colin Punt  
Department of Planning & Community & Economic Development  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2984  
Madison, WI 53703

Re: Letter of Intent – Major Alteration to Conditional Use  
623 N Lake Street – Alchemy Apartments

Dear Mr. Punt:

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

**Organizational Structure:**

Owner:

Patrick Properties  
2417 University Avenue  
Madison, WI 53726  
Contact: Patrick Corcoran  
[patrickproperties@tds.net](mailto:patrickproperties@tds.net)

Architect

GBA architecture | design  
2248 Deming Way, Suite 120  
Middleton, WI 53562  
Contact: Dustin Dresen  
[dustin.dresen@garybrink.com](mailto:dustin.dresen@garybrink.com)

**Introduction:**

The intent of this submittal is to remove "fraternity" from the original conditional use approval. The fraternity is no longer seeking residence in the building. Modifications to the 1st and 2nd floor interior layout as well as the exterior façade are being proposed. This will allow for additional apartment units on the first floor where there is currently vacant space.

**Project Description:**

As the fraternity is no longer seeking residence in the building, this leaves unused space on the 1st floor. The vacant space will be renovated into additional apartment units. A 5 bedroom, 3 bathroom unit will be constructed on the north side of the lobby, and a 2 bedroom, 1 bathroom unit will be constructed on the south side of the lobby.

The addition of the 5 bedroom unit will also require modifications to the exterior doors and windows along the north and west façade. 3 of the exterior storefront doors along the west façade will be converted into windows, and 3 of the windows on the north façade will have operable inserts installed.

There will also be modifications made to the 2<sup>nd</sup> floor 5 bedroom unit. This will be converted to a 3 bedroom unit with expanded shared living space.

There will be no changes on floors 3-8.

**City Input:**

The development team has been in contact with the City of Madison Staff discussing the planned changes to the building. GBA and ownership have reached out to Alderperson Juliana Bennett on multiple occasions.

**Site Development:**

Densities:

Lot Area	8,251 S.F. / .19 acres
Dwelling Units	22 D.U.
Lot Area / D.U.	375 S.F. /D.U.
Density	116 units/acre
Open Space	1,729 S.F. (1,720 S.F. Min. Required)
Lot Coverage	80% of Total lot (80% Max)

Building Height: 8 Stories

Gross Floor Areas: 43,708 S.F.

Floor Area Ratio: 5.3

Dwelling Unit Mix:

Two Bedroom	1
Three Bedroom	13
Five Bedroom	7
<u>Ten Bedroom</u>	
<u>(Dormitory)</u>	<u>1</u>
Total Dwelling Units	22

Number of Bedrooms:

Dormitory	10
<u>Multi-Family</u>	<u>76</u>
Total Dwelling Units	86

Vehicle Parking:

Surface Moped	0 stalls
<u>Surface (temporary)</u>	<u>1 stall</u>
Total	1 (temporary)

Bicycle Parking:

Protected and Secure Surface Stalls      46 total stalls (4 exterior)

Project Schedule:

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

Sincerely,

Dustin Dresen  
GBA architecture|design