

October 9, 2019

**City of Madison Plan Commission
City of Madison Urban Design Commission
215 Martin Luther King, Jr. Blvd
Madison, WI 53703**

LETTER OF INTENT – 636 W. Washington Avenue

Commission Members:

The owner of 636 West Washington Ave is proposing the demolition of existing improvements and construction of a new mixed-use project. The 33,100 square foot site is currently improved with a gas station and 2nd floor office space. The proposed 5-story redevelopment will include 51 apartment units, approximately 7,500 square feet of commercial space, and two-levels of underground parking containing 70 parking stalls. The proposed project is in full compliance with the existing zoning of Urban Mixed-Use and all applicable Design Standards, including compliance with the Downtown Stepback Map. A concurrently submitted application for a Certified Survey Map will combine the existing, underlying lots into a single mapped lot.

The mix of apartment types will be as follows:

Studios:	7 (14%)
One-Bedroom:	25 (49%)
Two-Bedroom:	15 (29%)
Three-Bedroom:	4 (8%)

Five of the 5th floor units will have lofts and private roof top patios.

Building amenities will include:

- 5th floor community room and outdoor patio space
- Tenant exercise room
- Ample tenant storage
- Interior bike storage and maintenance area
- Interior trash room and garbage chute
- Tenant lobby with large package storage and refrigerated storage for grocery delivery
- In-building pet wash area and exterior dog-walk area

Building Details:

- 5-stories (exterior will include a combination of brick, stone, and cementitious siding)
- 110,000 gross square feet (including underground parking area)
- 70 underground parking stalls
- 13 exterior parking stalls
- Energy efficient HVAC equipment, LED lighting, solar ready construction

Project Schedule:

- Demolition: Spring of 2020
- Construction: Late Spring of 2020 (12-month duration)
- Opening: May 1, 2021