



The Carey Group

Real Estate Services, LLC

901 Deming Way, Suite 102
Madison, Wisconsin 53717
608.213.8962

~~October 30, 2023~~

Amended: October 31, 2023

Kevin Firchow
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Suite 017
Madison, WI 53703

RE: Letter of Intent
529 University Avenue, Madison, WI
Land Use & Demolition Permit

Dear Kevin:

This letter is to describe the proposed project at 529 University Avenue in Madison, Wisconsin and to file an application for a demolition permit.

PROJECT TEAM

OWNER/DEVELOPER	ARCHITECT	ENGINEER
The Carey Group 901 Deming Way, Suite 102 Madison, WI 53717 608-213-8962 Contact: Kevin Carey kevin@thecareygroup.net	Iconica 901 Deming Way, Suite 102 Madison, WI 53717 608-664-3556 Contact: Ethan Mohoney ethan.mohoney@iconicacreatives.com	Vierbicher Associates, Inc. 999 Fourier Drive Madison, WI 53717 608-821-3950 Contact: Randy Kolinske rkol@vierbicher.com

INTRODUCTION

The Carey Group Real Estate Services, LLC (Developer) is applying to demolish the existing single-story restaurant/bar located at 529 University Avenue with the intent to redevelop the site. The site is zoned UMX (Urban Mixed Use) and is in the Campus Neighborhood. The subsequent site redevelopment will follow the existing UMX zoning.

PROJECT DESCRIPTION

The Carey Group intends to raze the existing structure located at the corner of 529 University Avenue and Frances Street and redevelop the .11-acre site. Demolition will only occur following receipt of conditional use/building permit approvals. The Carey Group does not intend to demolish the building without an approved use.

CITY AND NEIGHBORHOOD INPUT

The Carey Group has interacted with City staff members on several occasions for this proposed development and attended a DAT Meeting with City staff on April 20, 2023. A neighborhood meeting was hosted by Planner Lisa McNabola and Alder Juliana Bennett on August 10, 2023. We've also connected with the adjoining neighbor to the south who owns Dotty Dumpling's Dowery and have spoken with the Campus Neighborhood Association all of whom participated in the neighborhood meeting. Their feedback supports the demolition of the existing structure for site redevelopment.

DEMOLITION STANDARDS

The existing building is in poor condition and will not be relocated. It is not a landmark structure, nor is it in a historic district. The building has been modified and added onto numerous times and no longer represents an uncommon design or method of construction and as such, should meet the demolition criteria. The mechanical systems within the current structure are antiquated and inefficient and cannot be utilized for re-use. We believe the demolition standards can be met; a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

GENERAL SCHEDULE

Provided we're able to obtain the demolition permit, demolition and site redevelopment would commence in Spring 2025 with final completion of the site occurring in Summer 2026.

Thank you for your time reviewing our Letter of Interest and Land Use and Demolition Permit application.

Sincerely,



Kevin Carey
Owner/Principal
608-213-8962
kevin@thecareygroup.net