February 13, 2022
UPDATED May 15, 2023

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 Land Use Application Submittals
430, 432, & 444 State Street
KBA Project **#1939**

Ms. Heather Stouder,

The following is submitted together with the plans and applications for staff, Plan Commission, and Urban Design Commission consideration of approval.

Organizational Structure:

Owner:	Joe McCormick Properties 101 N. Mills Street Madison, WI 53715 (608) 819 -6500 Contact: Joe McCormick Joe@jdmccormick.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Timothy Schleeper tsch@vierbicher.com	Landscape Design:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Eliot Gore egor@vierbicher.com

Introduction

The proposed new development is located at 430, 432, and 444 State Street, which is in the Capitol Neighborhood Association. This site is in the Downtown Core (DC) district and will be a mixed-use building. There are commercial buildings located on these sites and the sites will be combined into one lot via a new Certified Survey Map (CSM) as part of this project. It is also immediately adjacent to Peace Park.

Project Description:

The proposed project is a 5-story building, mixed-us development consisting of 25 dwelling units and approximately 6,288 S.F. of commercial space. The units consist of studios, one-bedroom units and a five-bedroom apartment.

The proposed building has been designed to be in context with the surrounding neighborhood structures which consists of similar mix-use buildings with commercial space, such as restaurants and

retail stores, on the first floor. The desire is to have a restaurant located on the first floor overlooking State Street. There will also be commercial space located in the lower level. The massing of the building also steps back at the 5th floor level as required per the Downtown Height Map. The exterior of the building will be predominantly masonry and glazing with large amounts of glazing facing State Street at the first-floor level. The building has been designed to be complementary to the adjacent mixed-use buildings by having a light-colored façade and is consistent with the Downtown Urban Design Guidelines.

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 January 31, 2022, led by Tim Parks and Alder Patrick Heck. Additional steering committee meetings were also held with the Neighborhood Association and the feedback from the neighborhood and the Alder has been taken into consideration. Most recently we had a meeting with Jessica Vaughn on April 27, 2023 to discuss the changes we had incorporated to the design from the feedback we received at the March 29, 2023 UDC Meeting.

Demolition Standards:

The existing buildings have had a variety of uses and have served many people over their time, but some of this space is now vacant, and we are proposing that the existing building be removed. The buildings are not Landmark structures and are not in an existing Historic District or part of a National Register. It has been determined that it is also not feasible to try to relocate these buildings given that they are on State Street and cannot be transported down State Street, nor can they be removed via Peace Park, as that would require the removal of several important oak trees. 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 structures.

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for new construction of a building within the Downtown Core district that is greater than 20,000 S.F. and has more than four stories, and for a new development adjacent to a City park. 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. The building's height is also consistent with the Downtown Height Map with the step-back above the 4th floor and can transition up to 6 stories when set back 30'.

Site Development Data:

Densities:

Lot Area	6,928 S.F. / .16 acres
Dwelling Units	25 D.U.
Lot Area / D.U.	277 S.F./D.U.
Density	157 units/acre
Lot Coverage	6,267 S.F. / 91 %
Usable Open Space	1,518 S.F.

Building Height: 5 Stories

Commercial Area:	6,288 S.F.

Dwelling Unit Mix:

Studio	21
One Bedroom	3
Two Bedroom	1
Total	25 D.U.

Vehicle Parking:

Underground	0
Surface parking lot	0
Total	0 vehicle stalls

Bicycle Parking:

Secure, enclosed	26
Guest/Commercial Surface	8
Total	34 bike stalls

Project Schedule:
It is anticipated that the construction on this site will start in the Summer of 2023 with a final completion of Summer 2024.

Thank you for your time and consideration of our proposal.

Sincerely

Kevin Burow, AIA, NCARB, LEED AP
Managing Member