



KOTHE REAL ESTATE PARTNERS  
324 E. Wilson Street | Madison, WI 53703

August 7, 2023

Ms. Heather Stouder  
City of Madison - Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd  
PO Box 2985  
Madison, WI 53701

**RE: LETTER OF INTENT – 2102 & 2202 DARWIN RD, Madison WI**

Dear Ms. Stouder,

The following Subdivision Application and Land Use Application for 2102 & 2202 Darwin Road are submitted together with the plans and applications for staff, Plan Commission and Common Council's consideration of approval.

**Organizational Structure:**

**Owner:**

B&G Real Estate LLC & Optunities LLC  
c/o Bruce Raemisch Revocable Trust  
2 East Mifflin Street – Suite 600  
Madison, WI 53703  
Contact: Frederic J Brouner, Trustee  
[fjb@dewittllp.com](mailto:fjb@dewittllp.com)  
(608) 469-0361

**Developer/Buyer:**

Wilson Street Hotel Group LLC, or assigns  
  
324 E Wilson St  
Madison, WI 53703  
Contact: John Kothe  
[john@kotherep.com](mailto:john@kotherep.com)  
(608) 335-5248

**Civil Engineer:**

Wyser Engineering  
300 E Front Street  
Mount Horeb, WI 53572  
Contact: Wade Wyse, P.E.  
[wade.wyse@wyserengineering.com](mailto:wade.wyse@wyserengineering.com)  
(608) 437-1980

**Project Consultant:**

GBA Architecture & Design  
2248 Deming Way – Suite 120  
Middleton, WI 53562  
Contact: Josh Wilcox  
[josh.wilcox@garybrink.com](mailto:josh.wilcox@garybrink.com)  
(608) 695-8668

## **Existing Site Conditions and Project Overview:**

This approximately 8.02 acre site consists of two parcels on the northeast corner of Darwin Road and Packers Avenue.

- **Demolition:** 2102 Darwin Road – 0.91 Acres: We are seeking approval for the demolition of the existing house and garage on this site. The property is currently zoned Suburban Employment (SE) and its demolition will allow us to create a fresh canvas for a new development that aligns with the City’s vision for the area.
- **Zoning Change:** 2202 Darwin Rd – 7.2 Acres: Currently vacant land. We propose converting the zoning of 2202 Darwin Road from Planned Mobile Home Park (PMHP) to SE. This conversion is crucial for the successful implementation of our development plans and will enable us to utilize the land to its full potential.
- **City of Madison Future Land Use:** Designated for Employment (E) uses.
- **Neighboring Parcels:** The neighboring parcel to the north is currently zoned and developed as a PMHP, to the east is zoned Industrial (IL) and to the south, IL and SE. The Dane County Airport is approximately 900’ from the property line.

## **Development Plan:**

Along with the zoning change, our plan is to subdivide the combined property into two (2) buildable lots and one (1) private outlot. The outlot will provide for a separate parcel for the existing cell tower and the two buildable lots will be sold to separate end users who have expressed keen interest in establishing their operations in this preferred location.

## **City and Neighborhood Input:**

We first started discussing the development potential of this site with the City of Madison in January of 2022 as a large industrial site. In July 2022 we had a DAT Development discussion to discuss three separate parcels focused on an Employment use. In August 2022 and thereafter, the site was discussed with Alder Myadze and city staff as two separate parcels that would accommodate two end users and their development goals. These meetings with City staff continued through the end of 2022 to address an Official Map Reservation change. Site planning continued through 2023 with continued feedback from city staff. Throughout this approval and development process, we are committed to engaging with local stakeholders and city staff.

**Demolition Standards:**

This project is seeking a demolition request for the house and garage structures located on 2102 Darwin due to functional obsolescence and inability for reuse/retention due to the current state of the structures. The housing and garage structures have been abandoned for over 20 years. The Landmarks Commission has reviewed this demolition request on July 11, 2023 and noted that none of the buildings held known historic value. It has been determined it is not feasible to try to relocate these buildings given their current state of blight and deterioration. A Re-use and Recycling Plan will be prepared for all structures.

**Project Schedule:**

It is anticipated that the construction on this site will start in early 2024 with completion in Fall of 2024.

Sincerely,



John Kothe

Partner