THRIVE ARCHITECTS

September 3, 2024

Chris Wells
Planner
City of Madison
Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Tiger's Home for Cubs
1902 S Stoughton Road
Madison, WI 53716

Dear Mr. Wells,

This letter of intent with a summary of the project being submitted at 1902 S. Stoughton Road for Plan Commission review to grant conditional use as a residential use in a CC-T (Commercial Corridor – Transitional District).

The project consists of an existing 3,731 sf building that was last used as a retail/business building that the owner wants to convert to a single-family residence where they will run a group home for children.

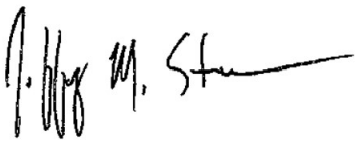
While the Stoughton Road address is in the CC-T district and the General Commercial (GC) uses in the city's comprehensive plan state that GC districts are not generally recommended for residential uses, especially those that are adjacent to highways due to noise impacts, though such uses may be considered as part of a conditional use under relevant zoning districts when there is adequate access to parks, transit, and a walkable street network. We feel that since this property is a corner lot off the frontage road and there is a residential district one lot to the west of the premises, it is close enough to a residential district that it is a valid request for the use.

There is a sidewalk on the north side of the property (along Allis Avenue) that provides a direct connection with a walkable route to the residential neighborhood less than 200' to the west. The distance to the nearest park (Monona Park) is less than .5-mile walk. Additionally, the property is within walking distance of 2 public transit routes. The closest is at the intersection of Allis and Turner Avenue (3 blocks to the west). The other public transit route is at the intersection of Buckeye & Camden Roads, less than a .25-mile walk.

While there is some highway noise from US HWY-51 to the east, the residence will have bedrooms on the west side of the building separated by the home's kitchen, laundry and dining area to buffer the bedrooms. The windows in the bedrooms are double-paned with insulated glazing that will cut down on the noise. Analyzing the hours of operation for the neighboring businesses immediately to the south, they close at 5 or 6pm, which will reduce the noise from traffic adjacent to the property during evening and sleeping times.

We feel that with the property's proximity to the adjacent residential neighborhood to the west with access to the parks, transit routes and walkable sidewalks that this property meets the criteria to be conditionally granted for residential use.

Sincerely,



Jeffrey M. Stowe
Architect

Enclosures

Cc: Carrie'le Bird – Tiger's Home for Cubs