



January 6, 2025
Updated January 7, 2025

Ms. Meagan Tuttle
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 – Land Use Submittal for Zoning Map Amendment and Demolition

922 and 926 N Fair Oaks Ave
KBA Project # 2439

Ms. Meagan Tuttle:

The following is submitted together with the survey, legal description, and application for the staff consideration of approval.

In order to allow for the future redevelopment of the properties at 922 and 926 N Fair Oaks Ave, currently owned by the John R. Brigham Trust, we are requesting permission to demolish the existing residences and accessory structures and rezone the properties from TR-C1 to CC-T. After this rezoning and demolition is approved via a Zoning Map Amendment, a CSM application and a future Land Use Application will be submitted for the property which will be combined with 930 Fair Oaks Ave. as well as 3375-3361 E Washington Ave into one lot.

The existing buildings were most recently used as single family residences. The site is located in an area that has been identified in the City of Madison Comprehensive Plan as desirable for higher density residential use. We are proposing the existing buildings be demolished to allow for the construction of a new multi-family structure. All demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures. It is not economically feasible to move or reuse the existing structures.

The future LUA submittal will be requesting conditional use approval for a 5-story, 162 unit multi-family building on the 2.1 acre lot.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink that reads 'Kevin Burow'.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member