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26 June 2019

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, JR. Blvd.  
Madison, WI 53701

**RE: 1224 S PARK STREET – DEMOLITION & RECONSTRUCTION IN URBAN DESIGN DISTRICT #7**

It is the intent of SARA Investment Real Estate, Bauer & Raether Builders, and KONTEXT architects to demolish the existing small strip mall at 1224 S Park St and construct a new 2-story commercial building over lower level parking on the site.

The existing building was constructed in the late 1950s as a one-story commercial/retail building with surface parking accessed from S Park Street, built over a lower level parking area accessed via High Street. The building covers almost the entire lot. The structure is precast concrete plank on concrete beams and columns. The upper level parking area waterproofing was done with EPDM roofing membrane below a sloped topping slab, probably retrofit in the 1970s. This is not a recommended use of EPDM roof membranes, and it was not provided with means of draining water trapped between the topping slab and membrane. Trapped water has made its way into the concrete structure below, rusting out the reinforcing steel and cracking the concrete. Repair efforts and shoring have reached their limits, and the structural engineer who has been assessing the building has indicated it has less than a year before it becomes unsafe.

The proposed new building has two stories of commercial space, intended to be flexible for a variety of uses. This is an evolving area, and in order to be useful to the neighborhood for decades we have designed the building to evolve along with it. It is designed to allow for many permitted commercial uses in this zoning district – office, health clinic, retail sales and services, restaurant, fitness studio, among others. The main entrance is located at the corner of S Park St and the customer parking, to be clearly identifiable from both. All storefront extends to the floor for flexibility of retail and service business layouts throughout the life of the building. Customer parking accessed from S Park St is a single aisle, double-loaded, containing 21 spaces. The building is set back 10' from the front property line to allow for landscaping, comfortable circulation at entries, parking lot screening, and bicycle parking, and to provide flexibility for future BRT transit alterations. Square footage each floor is just under 10,000 SF. The lower level provides an additional 49 parking spaces plus bicycle parking and trash enclosure accessed from High Street. Lot coverage is reduced to just under 85%.

No public subsidy is requested.

Proposed schedule is to demolish the existing building in late November and start construction on the new structure as soon as possible afterwards, for a summer 2020 completion.

**Project Team:**

**Owner:**

SARA Investment Real Estate  
1955 Atwood Avenue  
Madison, WI 53704  
Owner's Representative, John Van Note  
608-577-7936

**Building Contractor:**

Bauer & Raether Builders  
2866 Agriculture Drive  
Madison, WI 53718  
Dennis Bauer  
608-222-8941

**Architect:**

KONTEXT architects llc  
242 E Main Street, suite 201  
Sun Prairie, WI 53590  
Project Manager, Amy Hasselman  
608-825-0094

Sincerely,

John Van Note  
Owner Representative

Amy S Hasselman, AIA  
Project Manager