

May 19, 2020

Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: **Letter of Intent**
1649 Thierer Road
Madison, WI

To Whom It May Concern:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Brigham Family, LLC
Stubb & Betty, LLC
Holen Legacy, LLC
2701 International Lane
Suite 100
Madison, WI 53704
Contact: John Brigham

Architect: TJK Design Build Inc
612 West Main Street, Ste. 201
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbien@tjkdesignbuild.com

Engineer: Wyser Engineering
312 E Main Street
Mt Horeb, WI 53572
Contact: Adam Watkins

Landscape
Design: Richard Slayton, ASLA
Madison, WI

Deconstruction:

This proposal requests the deconstruction of an existing, un-structured, surface parking area.

Description:

This property is located mid-block, on the northern side of Thierer/Lien Roads. The address for this project will be: 1649 Thierer Road. The structure will be opposite the outbuilding constructed in 2007. Both that project and this proposed development removed under utilized surface parking and replaced it with green space and a new building. This 2,540 square foot building will bring an improved street presence to the development while making better use of an underutilized parking lot. The position of the structure improves the direct engagement of pedestrian and bike traffic. Architectural features, materials and color palette are picked up from the original shopping center and outbuilding. The extensive use of glass allows natural light to filter into the structure to its deepest point.

Hours of Operation:

Monday - Friday 8:00 AM – 8:00 PM
Saturday - Sunday 10:00 AM – 6:00 PM

Schedule:

Plan Submitted May 20, 2020
Urban Design – Initial June 10, 2020
Urban Design – Final July 15, 2020
Plan Commission July 27, 2020
Common Council August 4, 2020
Plan Approval August 21, 2020
Final Zoning Approval August 28, 2020
Start Construction September 1, 2020
Final Completion March 15, 2021

Social and Economic Impact:

This development will have a positive social and economic impact. The development will potentially increase the city’s tax base with minimal if any increased cost to the city. The redevelopment will provide new work opportunities. It also promotes pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA
TJK Design Build Inc