

May 6, 2020
Updated August 17, 2020



Ms. Heather Stouder
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

817-821 Williamson St
KBA Project # 2003

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	John Fontain Inc P.O. Box 694 Madison, WI 53701 608-279-7962 Contact: Brandon Cook Johnfontainrealty@gmail.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Burse Surveying & Engineering, Inc. 2801 International Lane, Ste. 101 Madison, WI 53704 Phone: 608-250-9263 Fax: 608-250-9266 Contact: Peter Fortlage pfortlage@bse-inc.net	Landscape Design:	Paul Skidmore Landscape Architect 13 Red Maple Trail Middleton, WI 53717 (608) 826-0032 Contact: Paul Skidmore paulskidmore@tds.net

Introduction:

This proposed development involves the redevelopment of 817-821 Williamson Street, by removing an existing one-story commercial building and surface parking lot and constructing a new three-story mixed-use building. This site is zoned TSS (Traditional Shopping Street) and is located within the Third Lake Ridge historic district. There will be a total of 24 apartment units and approximately 830 sq.ft. of commercial space. There will also be 17 underground parking stalls for residential use.

Project Description:

As part of this project the underlying land that the existing and the proposed building will sit on needs to be combined into one lot. The size of this lot will not be out of place with the irregularly sized lots in this block and also within the nearby blocks in Third Lake Ridge. Given that the existing building was built across the lot lines and has existed as such for many years, this has been functioning as a single lot already.

The proposed building has been designed to be in context with the neighboring structures while not trying to look like a false historic structure. The front façade will be all masonry with storefront glass at the first floor level and the apartments above have taller windows. The garage entry is set back 59'-0' from the front façade and is lowered down in grade so it is not a primary feature for this building. By recessing the garage entry back almost 60' from the street, the overall massing at the street is reduced and thus compatible with the surrounding structures. It also maintains the existing rhythm on this block with buildings with driveways located along many of them.

The overall height of this building with a flat roof is in context with the tall 2-3 story gabled roof structures that are on this block which are set higher above the sidewalk given the increasing grades of this 800 block of Williamson St. The properties located behind this building on Jenifer St. are also set approximately a full story above the sidewalk grade on Williamson St. so this height will be compatible with them as well. The use of a flat roof is also compatible with several other commercial and multi-family buildings located on Williamson Street and especially with those located directly across the street.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting and this input has helped shape this proposed development. A neighborhood meeting was also held which was led by Kevin Firchow and Alder Marsha Rummel.

Demolition Standards

The structure to be removed was constructed well outside of the period of significance for the Third Lake Ridge historic district (1850-1929) and has no historic significance to this area. It is also out of character and is not a landmark structure, nor is it of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for a residential building with more than 8 units. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Neighborhood Mixed Use in 2-4 stories.

Site Development Data:

Densities:

Lot Area	12,870 S.F. / .29 acres
Dwelling Units	24 DU
Lot Area / D.U.	536 S.F./D.U.
Density	81 units/acre
Open Space	3,677 S.F. (960 S.F. Min. Required)
Open Space / Unit	153 S.F./Unit (40 S.F./Unit Required)
Lot Coverage	9,015 S.F. = 70% of total lot (85% Max.)

Building Height: 3 Stories

Gross Floor Areas:

Residential Area	19,806 S.F.
Commercial Area	802 S.F.
<u>Garage Parking Area</u>	<u>6,997 S.F.</u>
Gross Area	27,605 S.F.

Floor Area Ratio 2.14

Dwelling Unit Mix:

Efficiency	11
One Bedroom	10
<u>Two Bedroom</u>	<u>3</u>
Total Dwelling Units	24

Vehicle Parking:

Surface	0 stalls
<u>Underground</u>	<u>17 stalls</u>
Total	17 stalls

Bicycle Parking:

Protected and Secure Surface Stalls	24 stalls
Surface Stalls for Visitors	3 stalls
<u>Surface Stalls for Commercial</u>	<u>1 stalls</u>
Total	28 stalls

Project Schedule:

It is anticipated that the construction on this site will start in Fall 2020 with a final completion of Summer 2021.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member