



November 16, 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 19 apartment units and approximately 775 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 the existing and 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 or 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 area 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. This façade has been broken into (2) 22' wide façade elements that are close to the sidewalk with a recess between and at the corners such that this has an appearance of two separate buildings located closely together, as is the case with other storefronts on this street. The garage access is located along the side of the building and is recessed down, and you are able to see through the lot to the property located behind. This helps to maintain 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 and several follow-up meetings have been held as well. This project was also previously presented to Plan Commission and while not gaining approval, we were given the direction to reduce the size and mass of the building so that it can be more compatible within this block. Those revisions have been made and the recent feedback we have received from the neighborhood and the Alder has been positive.

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 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	19 DU
Lot Area / D.U.	677 S.F./D.U.
Density	66 units/acre
Open Space	3,020 S.F. (960 S.F. Min. Required)

Open Space / Unit Lot Coverage	159 S.F./Unit (40 S.F./Unit Required) 9,513 S.F. = 74% of total lot (85% Max.)
-----------------------------------	---

<u>Building Height:</u>	3 Stories
-------------------------	-----------

<u>Gross Floor Areas:</u>	
Residential Area	19,004 S.F.
Commercial Area	775 S.F.
<u>Garage Parking Area</u>	<u>6,997 S.F.</u>
Gross Area	26,776 S.F.

<u>Floor Area Ratio</u>	2.08
-------------------------	------

<u>Dwelling Unit Mix:</u>	
Efficiency	7
One Bedroom	4
Two Bedroom	6
<u>Two Bedroom Lofted</u>	<u>2</u>
Total Dwelling Units	19

<u>Vehicle Parking:</u>	
Surface	0 stalls
<u>Underground</u>	<u>17 stalls</u>
Total	17 stalls

<u>Bicycle Parking:</u>	
Protected and Secure Surface Stalls	20 stalls
Surface Stalls for Visitors	3 stalls
<u>Surface Stalls for Commercial</u>	<u>1 stalls</u>
Total	24 stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Spring 2021 with a final completion of Spring 2022.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member