



September 1, 2021

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

2002 – 2004 Winnebago St.
KBA Project # 2114

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:	Snyder & Associates, Inc. 5010 Voges Rd. Madison, WI 53718 Phone: 608-838-0444 Contact: Brian Arcand barcand@snyder-associates.com	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 2002 – 2004 Winnebago Street, by removing an existing one-story commercial building and surface parking lot and constructing a new four-story mixed-use building. This site is zoned TSS (Traditional Shopping Street) and is located within the Schenk-Atwood-Starkweather-Yahara Neighborhood Association. There will be a total of 24 apartment units and approximately 1,052 sq.ft. of commercial space. There will also be 14 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 be the combined size of the individual lots, similar to the surrounding lots. 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 still contributing a unique experience. The front façade will be masonry accented with stone and siding, with storefront glass at the first-floor level and taller windows for the above apartments. This façade has been broken into various width façade elements that are close to the sidewalk with a recess between to create a dynamic frontage that mirrors the surrounding storefronts. The garage access is located along the side of the building and is recessed down a level. This helps to maintain the existing rhythm on this block by maintaining primary storefronts with driveways located along many of them.

The first-floor commercial space is the primary façade use on Winnebago Street, and its presence on the corner of Winnebago Street and S. Second Street is a strong connecting point between the development and the surrounding commercial spaces. The fourth floor stepback maintains the scale of the neighborhood while providing an outdoor space that connects the residents to the neighborhood. The overall height of this building respects the surrounding develops, and the use of a flat roof is also compatible with several other commercial and multi-family buildings located on Winnebago 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 held, led by Kevin Firchow and Alder Brian Benford; feedback from the neighborhood and the Alder has been taken into consideration.

Demolition Standards

The structure to be removed has served the community well but has surpassed its intended use. It 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. We believe the demolition standards can be met, and 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 3 stories and for less than 50% of street frontage as commercial space. 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	10,191 S.F. / .23 acres
Dwelling Units	24 DU
Lot Area / D.U.	425 S.F./D.U.
Density	104 units/acre
Open Space	2,842 S.F. (960 S.F. Min. Required)
Open Space / Unit	118 S.F./Unit (40 S.F./Unit Required)
Lot Coverage	8,356 S.F. = 82% of total lot (85% Max.)

Building Height: 4 Stories

Dwelling Unit Mix:

Efficiency	9
One Bedroom	12
<u>Two Bedroom</u>	<u>3</u>
Total Dwelling Units	24

Vehicle Parking:

Surface	0 stalls
<u>Underground</u>	<u>14 stalls</u>
Total	14 stalls

Bicycle Parking:

Garage Stalls - Residents	24 stalls
<u>Surface Stalls - Guests</u>	<u>3 stalls</u>
Total	27 stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Spring 2022 with a final completion of Spring 2023.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member