

Kevin Firchow
City of Madison– Department of Planning
Department of Planning and Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

4/13/16 11/21/16 2/22/17 4/19/17

Re Planning Commission Submittal – Letter of Intent
Sixteen O Three Monroe– c/o Gregg Shimanski Development

Dear Kevin and Committee Members,

Sixteen O Three Monroe

Action Requested

Major Alteration to Approved Demolition & Conditional Use to Add an Auto Bank Window Below the building in TSS Zoning.

Introduction

1603 Monroe Street is a new, mixed-use building with an approved conditional use located on the corner of Monroe Street and Oakland Street. The building combines the properties at 1603/1605 & 1609 Monroe Street. The new building is a mixed-use building comprised of one level of structured parking, first floor commercial space, and 44 rental housing units on levels one through four. The parking level is partially exposed along Oakland Street and the Alley. Parking access is immediately off of Oakland Street and provides 10 public-use/shared-use parking stalls immediate upon entry. An additional 23 vehicle parking stalls, 12 moped parking stalls and 44 bicycle spaces are provided for secured residential parking. The first floor commercial space fronts Monroe Street with a modulated, arcade that step together with the floor slab as the site drops from West to East to help improve the pedestrian experience and active zone as one moves along the face of the building. The commercial level is delineated by the expansive use of clear glazed storefront capped with a recessive signage band and belt course of hook-strap metal panel. A longtime Financial Institution on Monroe Street, is interested in relocating to the commercial space located at the corner of Monroe and Oakland Streets. As part of this relocation, they require the ability to provide drive-up banking to their clients. We are proposing a design that can provide a single auto-banking lane below the first floor of the new building and will be totally enclosed. This will result in the business going from it's current three auto banking/drive-up lanes to just one lane with two machines and a pull out option – one (1) ITM and one (1) ATM. The resulting traffic flow allows for a one-way flow, entering directly off of Oakland for all users, including residents, public parking and drive-up window. Egress from the structure is also "one-way" and on the Alley immediately South of the new building. The proposed design was reviewed with City of Madison Traffic Engineering in an initial meeting with Eric Halvorson which resulted in implementation of specific design considerations including angled parking in the one-way section, a narrower drive lane to discourage counter flow and narrower entry and exit doors to also help alleviate the potential for counter flow traffic. Additional design considerations were added after meeting with the neighborhood and Alder. These included physical measures and

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signage to try to reinforce and assure a left turn only at the egress point into the alley ROW. The project has also requested and received a combined parking reduction and shared parking consideration, which we feel is highly appropriate given the location of the new building at the confluence of multiple modes of transportation.

Zoning

The TSS zoning for this site now allows for the introduction of drive-up / teller windows below or within the building enclosure as an approved Conditional Use.

Project Team

Owner	Sixteen O Three, LLC	Gregg Shimanski
Architect	Cās ₄ Architecture, LLC	Paul Cuta
Contractor	Krupp	Aaron Gundlach

Existing Conditions

See attached Photos

Proposed Uses

Commercial	5,353	Net Square Feet
Parking & Storage	16,053	Gross Square Feet
Residential & General Use	39,965	Gross Square Feet

Hours of Operation

Typical hours of operation are:

Commercial	7:30 am – 6:00 pm	Monday – Friday
Residential	24 / 7	

Building Square Footage

61,371 Gross Square Feet

Number of Dwelling Units

Forty Four (44)

- 18 – Studios
- 4 – Convertible/One Bedroom Units
- 10 – One Bedroom Units
- 12 - Two Bedroom Units

Auto & Bike Parking Stalls

Bicycle Parking	51
Moped Parking	12
Auto Parking (33 Total)	
Accessible	0
Van Accessible	2
Non-Accessible	31

Lot Coverage and Usable Open Space:

Lot Size 16,786 sf

Pervious Area:

Landscape	153 SF
Green Roof	2,578 SF
Total	2,731 SF

Proposed ISR 83.7%

Residential Balconies & Terraces 2,785 SF

Value of Land

\$700,000 - \$900,00

Estimated Project Cost

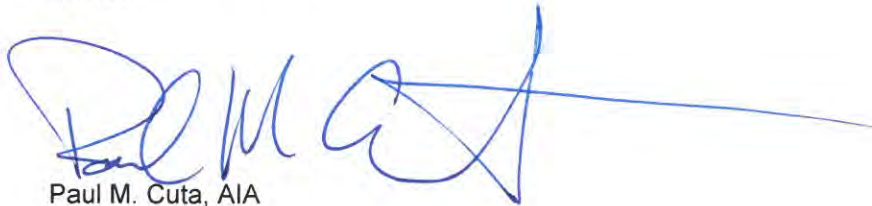
\$8,800,000 (\$7,000,000 construction cost)

Number of Construction & Full-Time Equivalent Jobs Created

Commercial Space	12	FTE's
Construction Jobs	15-30	FTE's

Public Subsidy Requested

None.



Paul M. Cuta, AIA
Partner

PMC/mds

Attachments:

Copied File