



April 22, 2020

Matt Tucker  
Zoning Administrator  
City of Madison Zoning  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53709

Re: 4406 Regent St. (aka 4410 Regent St.), 202 N Midvale Blvd., & 215 Price Place  
Associated Physicians – Redevelopment  
Conditional Use Permit – following the Zoning Map Amendment, Re-Zoning request

Dear Mr. Tucker:

Our application is enclosed for:

- Conditional Use Permit to allow a private parking facility in the anticipated new zoning designation of NMX (previously submitted 4/1/2020)

This CUP request aligns with the city's general desire to utilize structured parking to increase density, and relative to the NMX zoning. The owner's intent to redevelop the site in the future has been guided by the staff and included residential along the Regent St border with clinic offices to the north. No plans are forthcoming relative to the remainder of the redevelopment.

The clinic has an immediate need for additional parking due to the termination of an agreement with the neighboring religious facility as of November 1, 2020.

**Project Team:**

D.L. Evans is the Owner's Rep and Real Estate Consultant  
Tri-North is the design-builder.  
Civil Engineer, Snyder Associates  
Landscape Design: Skidmore Landscape Services

**Existing Buildings:**

202 N Midvale Blvd was built circa 1960

4406 Regent St was built in 1963. and expanded in 1992 to its current size of 23,177 SF

215 Price Place is currently a parking lot for the clinic.

**Schedule:**

City approval process through June of 2020

Construction Phase 1 parking facility: August 2020 to December 2020

Master planning for phase 2 to include larger clinic, residential and other commercial development: January 2021 thru December 2021.

Construction of phase 2 may be in smaller phases depending market demand and costs, timing to be determined.



# Tri-North

**BUILD SMART.**

**Traffic:**

The second phase of redevelopment may require a study if the city staff deems it necessary

**Land Statistics:**

202 N Midvale:

UNIVERSITY HILL FARMS - COMMERCIAL RESERVE ADDITION, BLK 35, LOT 3.

14,109.28 SF

.324 Ac

4406 Regent:

UNIVERSITY HILL FARMS - COMMERCIAL RESERVE ADDITION, BLK 35, LOTS 4 & 5.

28,321.86 SF

.65 Ac

215 Price Pl :

UNIVERSITY HILL FARMS - COMMERCIAL RESERVE ADDITION, BLK 35, LOT 7.

.545 ac

**Total:**

66,163.26 SF

1.519 Ac

**Site Statistics** for Parking Facility 215 Price Pl (combined with 4406 Regent) - Zoning NMX

	Actual	Required
Zoning		Neighborhood Mixed Use
Office Uses	Permitted	Varies-Permitted
Parking Facility	Conditional Use	Conditional Use
Clinics	Permitted	Permitted
Lot Area	NA	1,000SF/Unit Exclusive Residential Use
Front Yd Set back	NA	<25'
Side Yard	6' (west), 10' (south), 12' (east)	6' min.
Rear	20'	20'
Lot Coverage	74.3% See civil plan	75% max.
Usable Open Space	NA	160SF-1BR / 320SF/2BR+
Parking Req	Actual – 114 actual include ramp and surface throughout 110 in structure	Res = Min. 1/ DU / Max. 2.5/DU (NA) Office – 1/400 to 1/250SF Clinics – ½ empl, 1/200SF <b>85 Employees = 43 stalls req'd</b>
Bike Pkg	19 Plus motorcycle/Moped parking for 4	Clinics – 1/5 empl- 85/5 = 17 req'd Offices – 1/2000SF -NA Res. 1/DU to 2.5/DU- NA
Max Height	2 Sty / 27.99' Avg.	3 sty / 40' – higher Cond. Use

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**BUILD SMART.**

Land Value: assessed	land value	Improvements	Total
202 N Midvale Blvd.	\$110,000	\$430,000	\$540,000
4406 Regent St.	\$220,000	\$2,176,000	\$2,396,000
215 Price Place	\$187,000	\$15,000	\$202,000

Construction Jobs: 45

Public subsidy – None

Sincerely:



Steve Harms, AIA, LEED BD+C  
Tri-North Builders, Agent for 4410 Regent Partnership, LLP.