



February 17, 2021

City of Madison
Department of Planning
215 Martin Luther King Jr. Blvd.
Madison WI 53703

RE: Land Use Application
Urban Design Commission Application
333 S. Westfield Rd.

Dear Commission members and Planning Staff:

On behalf of Galway Companies, Sketchworks Architecture, LLC is submitting this letter of intent and application for the proposed multi-tenant commercial building and site improvements to the parcel located at 333 S. Westfield Rd.

On December 2, 2021, we presented the project scope to Janine Glaeser, Jenny Kirchgatter, and Sydney Prusak for a pre-application meeting to gain information and better knowledge into the requirements of this proposed development. There was a subsequent meeting on February 2, 2021 with Ms. Glaeser to review and discuss specific UDC requirements.

Proposal Summary:

The existing building located at 333 S. Westfield Rd. is home to Old National Bank. The existing building no longer fits the needs of a stand-alone bank, nor does the building lend itself to be remodeled for multi-tenant use. If an effort to meet the future needs of Old National Bank, and provide a building design to accommodate new tenants, the existing building would be raised. The owner has identified a need to construct a 6,400 sf multi-tenant commercial building to accommodate Old National Bank and prospective tenants. Parking will be located directly to the north of the proposed building site, with access from S. Westfield Rd. Secondary access to the parking will be from the private road to the north. Plan Commission approval is required for all food and beverage establishments, outdoor seating and building demolition for the SE zoning district.

The parcel is located within the (SE) Suburban Employment District. Due to the parcel being included in a Large Multi-Use Development, Urban Design Commission review is required. We have discussed the project with Alder Paul Skidmore of District #9 on January 18, 2021 and have his support for the redevelopment of this property for the intended use(s).

The building will be a single story, wood framed commercial building. The option for a partial second floor is available to meet future tenant needs. Exterior materials will consist primarily of brick masonry creating a durable base and accent, significant amounts of glass on all sides of the building, as well as two varieties of cement board panels in a wood tone as well as a clean solid color panel for modern lines. The building design meets the material and percentage of required glazing as required by the City of Madison Ordinances.



Zoning District:

The property is currently zoned (SE) Suburban Employment District Urban Design None. Review Required due to PUD.

Project Schedule:

The project construction schedule will be as follows:

| | |
|---------------------------------|-------------------|
| Pre-Application Meeting | February 2, 2021 |
| Submit Land Use Application/UDC | February 17, 2021 |
| UDC Meeting – Initial/Final | April 14, 2021 |
| Plan Commission | April 26, 2021 |
| Common Council | May 4, 2021 |
| Final Site Plan Submittal: | June 7, 2021 |
| Plan Review/Permit Submittal: | June 7, 2021 |
| Start Construction | July 1, 2021 |

Project Team:

The key individuals and firms involved in this planning and design process include:

Tenant/ Building Owner:
Galway Companies, LLC.
6430 Bridge Rd, Ste. 230
Madison WI 53713
Contact: Steve Doran
(608) 327-4006

Civil Engineer:
Professional Engineering, LLC.
818 N. Meadowbrook Ln.
Waunakee, WI 53597
Contact: Roxanne Johnson P.E.
(608) 849-9378

Architect:
Sketchworks Architecture, LLC
7780 Elmwood Ave Ste 208
Middleton, WI 53562
Contact: Brad Koning
(608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink that reads "Bradley Koning". The signature is written in a cursive, flowing style.

Brad Koning
Sketchworks Architecture, LLC