

August 5, 2015 (Revised August 25, 2015)

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
Conditional Use Permit Application
906-910 Williamson Street, Madison, WI
KBA Project # 1423

Ms. Katherine Cornwell:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner/Developer 906-910 Williamson St.:

Louis Fortis
1610 N. Prospect #1501
Milwaukee, WI 53202
414-739-4359
Contact: Louis Fortis
louis@shepex.com

Engineer:

Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
608-250-9263, x222
Contact: Peter D. Fortlage, P.E.
pfortlage@bse-inc.net

Owner 912 Williamson Street:

Donde, LLC
221 Lakewood Blvd.
Madison, WI 53704
608-709-6670
Contact: Kris Warren
kris@awarrenproduction.com

Architect:

Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design:

Ken Saiki Design
303 South Paterson Street
Madison, WI 53703
(608) 251-3600
Contact: Stevie Koepp
skoepp@ksd-la.com

Introduction:

The proposed site is located on the corner of Williamson Street and Patterson Street at 906 – 910 Williamson Street. The site is zoned TSS and located within boundaries of the Williamson Street BUILD plan. The proposed development plan will create a mixed-use building that will feature attractive architecture, landscaping, and amenities that will both support and be compatible with the immediate neighborhood.

Project Description:

The proposed new building will be four stories tall and contain 26 apartment units above approximately 4,675 square feet of commercial space on the first floor. There will also be 19 bike stalls and 21 auto stalls in an enclosed lower level. Drawings of the proposed development, including site plan, floor plans, and elevations are attached.

The proposed project includes site improvements to the adjacent property at 912 Williamson Street that will allow an easement for traffic access from Paterson to the newly paved parking lot behind the existing building.

The proposed project will dedicate 2 units as affordable housing and incorporate sustainability initiatives, including a green roof, native plantings, rainwater harvesting, Green Built Homes certification, and energy efficient building systems.

The building façade includes changes in color, texture and material with high-quality substance that will be compatible with those used in the buildings and environment within its visually related area. The exterior materials will be a combination of masonry and metal paneling with a cast stone base. Vehicular access to the site is achieved from Patterson Street, providing access to both the development's lower level enclosed parking and potential, future rear parking for the neighbor at 912 Williamson.

Demolition Standards

The new mixed-use development proposes the deconstruction of an existing single-family two story home. The potential demolition of the structure was extensively reviewed and debated by the public and the Landmarks Commission. The Landmarks Commission has issued a Certificate of Appropriateness for the deconstruction of the existing structure and the construction of the mixed-use development.

We believe that the demolition standards can be met. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

Conditional Use

The following conditional uses are requested as part of this application:

- To allow an individual building area greater than 25,000 square feet. The actual building area including the basement parking is approximately 39,240 square feet.
- To allow a building height greater than 3 stories/40 feet. The actual building height is 4 stories or 54' feet.

Site Development Data:

Lot Area: 13,177 S.F (.30 Acres)

Gross Floor Areas:

Commercial Area	4,675 S.F.
Enclosed Parking Area (Basement)	9,750 S.F.
<u>Residential Area</u>	<u>24,815 S.F.</u>
Total Gross Area	39,240 S.F.

Dwelling Unit Mix:

Efficiency	2
One Bedroom	15
One BR. + Den	2
<u>Two Bedroom</u>	<u>7</u>
Total Dwelling Units	26

Vehicle Parking:

Underground: 21 stalls

Bicycle Parking:

Garage	19 stalls
<u>Exterior Surface</u>	<u>12 stalls</u>
Total	31 stalls

Project Schedule:

It is anticipated that construction will start in Winter 2015 and be completed in Summer 2016.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member