

July 22, 2015

Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison WI 53701

RE: **Letter of Intent**  
1313 Regent Street - Bowen Court  
Madison, WI

To Whom It May Concern:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: FCS Plan B, LLC  
5626 Cobblestone Lane  
Waunakee, WI 53597  
Contact: Rod Ripley

Architect: TJK Design Build Inc  
612 West Main Street, Ste. 201  
Madison WI 53703  
608-257-1090  
608-257-1092 fax  
Contact: John J Bieno  
jjbieno@tjkdesignbuild.com

Engineer: D'Onofrio, Kottke & Assocs, Inc.  
7530 Westward Way  
Madison, WI 53717  
608-833-7530  
Contact: Ron Klaas

Landscape  
Design: Richard Slayton, ASLA

**Introduction:**

The site is located mid block on the north side of the 1300 block of Bowen Court. The site is approximately 13,006 square feet in size. It currently has an existing enclosed vehicle storage area. Bowen Court is a one way street that primarily serves as a link to the converted housing along this street. To the east and west of the property there is a mix of commercial properties and more converted housing.

**Deconstruction:**

This proposed development envisions the deconstruction of a chain link fence encompassing the lot.

**Description:**

The apartment complex will replace an area that was previously utilized for vehicle storage. Some of the existing trees will be removed to accommodate the construction. Existing fences, paving and potential poor soils will also be removed. The apartment will be 26 units. Unit mix will be a combination of efficiency, 1 bedroom, 2 bedrooms, efficiency loft, 1 bedroom loft and 2 bedroom loft. There will be 22 underground parking stalls for vehicles. 27 bike parking stalls are split between indoors and outdoors. Some of the units will have direct access entries to Bowen Court. The building will be clad in a mix of masonry, painted cement board siding and commercial grade prefinished metal. The first floor is elevated from grade to mimic other buildings in this area.

**Parking:**

Apartments	Vehicle	22 Provided	26 required
	Bicycle	27 Stalls provided	and required

**Lot Coverage/Useable Open Space:**

Apartment Building	Lot Area	13,006 SF
	Building Footprint	7,810 SF
	Balconies/Common Area	498 SF
	Green Space	3,654 SF

**Schedule:**

Plan Submitted	July 22, 2015
Plan Commission	September 21, 2015
Common Council	October 6, 2015
Plan Approval	October 20, 2015
Final Zoning Approval	November 3, 2015
Start Construction	November 17, 2015
Apartment Leasing	August 1, 2016
Final Completion	October 1, 2016

**CU Requested:**

- Multi Family in TSS more than 8 units
- Reduction in parking for apartments
- Apartment height (3 stories / 40')
- Maximum building size

**Social and Economic Impact:**

This development will have a positive social and economic impact. The development will potentially increase the city's tax base with minimal if any increased cost to the city. The redevelopment will provide new work opportunities and housing options. It also promotes pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA  
TJK Design Build Inc