



316 W Washington Ave #675  
Madison, WI 53703

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A proposal to replace an existing facilities building at **1810 S. Park Street.**

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Dear Urban Design Commission,

I'm writing on behalf of Madison Property Management, Inc.

They are proposing to replace their existing facilities building at 1810 S. parking with a new metal building and continue to house their current facilities operations—including offices for personal, a repair garage, and site storage for a wide variety of operations and repair equipment.

The existing building, slated to be demolished, is very much in disrepair and is beyond simple renovation.

With Madison Properties current facilities operations, and the metal recycling and auto repair operations, to name a few, the uses along the existing gravel easement are very much industrial in nature. Inline with these neighboring industrial uses, design-wise, Madison Properties is proposing a straight-forward utility building to house their ongoing operations—one, however, that is a noted improvement from their existing structure.

As the existing site photos attest, due to the fact that the existing structure is pushed back behind the existing brick building that fronts Park Street, it's presence is hardly felt along this corridor. As the new building is essentially replacing this existing footprint, it's presence, as well, will not have much visual impact along Park Street.

Madison Properties would also like to propose an unenclosed area for their trash and recycling bins. Their proposed location, on the far southwest corner of the building, will not be visible from Park St, or any other public corridor. This newly proposed location is an improvement from their existing location which was along the north side of the building.

The condenser units on the roof of the new structure are proposed to not be screened or enclosed as their location in the middle of the roof, and behind the parapet of the existing brick building to the east, makes them not visible from the Park Street corridor.

Along with adding 24 additional parking stalls, all areas currently paved in gravel along the north end of the site will be replaced with asphalt.

Madison Properties looks forward to replacing their current dilapidated structure with an efficient structure that is inline with their current use and the majority of the neighboring properties in the area--all while improving the general upkeep of the area.

Thank you for your consideration.

Sincerely,  
Ryan Schultz  
Architect  
OpeningDesign