



April 22, 2015

City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
1325 Greenway Cross - Property Rezoning
Strang Project No. 2013083

Dear Members of the Plan Commission and Common Council,

Please find the enclosed drawings for the proposed rezoning of the property located at 1325 Greenway Cross (parcel # 060903101123). On behalf of the client (1325GC LLC), Strang Inc. is making this submittal for your consideration. We are submitting for approval at the June 22nd plan commission meeting and July 7th common council meeting. Drawing attachments consist of a site plan that shows the current configuration of the site and includes the building with tenant designations.

The existing 1.6 acre property located at the corner of Greenway Cross and Index Road is currently in an Industrial Limited (IL) district. The property across the street was rezoned to Commercial Corridor – Transitional (CC-T) shortly after the zoning code rewrite in 2013. Our proposal is to rezone the 1325 Greenway Cross property to the Commercial Corridor – Transitional district (CC-T). The CC-T district fits this mixed use commercial property that is intended for service businesses. The property remains automobile oriented but yet is seated along the Madison Metro transit route which encourages other means public transportation. Additional bicycle parking will also be added as part of a recent conditional use application. Prior to the zoning re-write in 2013, this property was zoned C3L which was a commercial service and distribution district. The rezoning to Industrial Limited (IL) did not coincide with the building intent as a mixed use service building, thus our request to rezone the property at this time.

The existing mixed-use building on the property is a non-sprinklered, type 5B, one story, 22,535 gsf. structure. Existing tenants in the building include Greenway Crossing Montessori School located in Suite 101 (9735 sf) which is a daycare/primary school use and Community Care Systems located in Suite 104 (487 sf) which is a non-profit office use. A proposed Salon to be located in Suite 105 (1198 sf) has been submitted for plan commission review at the upcoming May 18th meeting. Sixteen bicycle parking stalls will be added as part of this project to bring the property up to current zoning requirements.

No additional site modifications will take place as part of the re-zoning process. The existing asphalt parking lot contains the following number of automobile and bicycle parking stalls:

AUTOMOBILE PARKING:
TOTAL PARKING REQUIRED: 51 OFF-STREET PARKING STALLS
TOTAL EXISTING PARKING PROVIDED: 68 EXISTING OFF-STREET PARKING STALLS

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



BICYCLE PARKING:
TOTAL BICYCLE STALLS REQUIRED = 15 STALLS
TOTAL BICYCLE STALLS PROVIDED = 16 STALLS

The property owner has received additional interest from prospective tenants looking for leased space in the building. Many times the delay in schedule having to submit a conditional use has led them to look at other properties some of which have been outside of the city of Madison. Therefore, with the approval of our proposal to rezone the property as a CC-T district, we can simplify the process for future prospective tenants.

Thank you in advance for your time and attention to this project. Feel free to contact me with any questions.

Sincerely,
Strang, Inc.

A handwritten signature in cursive script that reads "Larry Barton".

Larry Barton, AIA, LEED AP
President