

**Madison Regional Office**     **Milwaukee Regional Office**     **Kenosha Regional Office**     **Fox Valley Regional Office**  
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## Memo/Letter of Intent

[www.jsdinc.com](http://www.jsdinc.com)

To:            Attn: Plan Commission & Urban Design Commission  
                 City of Madison Zoning & Development  
                 215 Martin Luther King Jr. Blvd.  
                 Madison, WI  
cc:            David Walsh, Jon Lancaster, Owners, Walsh Properties, LLC  
                 Dan Bertler, Supreme Structures

From:           Justin L. Frahm, JSD, Project Consultant

Date:            May 27, 2015

Re:            5235 High Crossing Blvd. – Walsh Properties, LLC

On behalf of David Walsh, Owner and Jon Lancaster, Owner, Walsh Properties, LLC, JSD Professional Services, Inc. is formally requesting review of a combined Conditional Use/Urban Design Commission Application for purposes of reviewing a proposed commercial outlot development at 5235 High Crossing Blvd.

On April 9<sup>th</sup>, 2015 project team representatives including myself and Dan Bertler, Owner's Representative, Supreme Structures attended an initial Development Assistance Team review (DAT) meeting at the City of Madison for initial concept review of a proposed 12,000 SF commercial outlot development.

On May 20<sup>th</sup>, 2015, Dan Bertler had met with Alder Samba Baldeh of Madison Aldermanic District 17. The project was presented and discussed and well received by the Alder. Alder Baldeh has subsequently provided support and a waiver of the 30 day notice to submit Land Use documentation for the project to the City.

The original site plan has been revised to feature a 10,030 SF commercial outlot footprint. Walsh Properties, LLC is requesting approval of a conditional use which features a multi-tenant commercial building with a proposed drive-thru serving the south end cap and an outdoor patio serving the north endcap. The building is proposing flexible floorplan space to accommodate multiple commercial tenants.

Walsh Properties, LLC proposes a land division by CSM for Lot 1, CSM No. 7285, 2.610 acres (113,678 SF) to create two Commercial Center (CC) zoned parcels to support the legal site administration for a commercial outlot development. Lot 1 will total 39,511 SF or 0.907 acres. Lot 2 which includes the existing building will total 74,167 SF or 1.703 acres.

The existing parcel includes a 24,743 SF building with 85 total parking stalls served by full access from the west via High Crossing Boulevard and to the north via City View Drive. The site includes cross access serving the existing inline commercial building on the adjacent parcel to the south and loading dock access via City View Drive. Mature landscaping and open space is incorporated within the frontage facing High Crossing Boulevard and City View Drive.

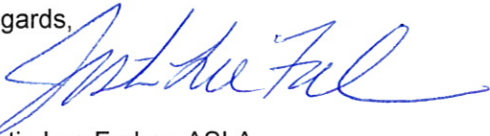
The proposed commercial outlot building will feature 4-5 tenants with a divisible floorplan to accommodate flexible commercial spaces ranging in size from 1,500 SF to 4,000 SF. Existing parking areas will be utilized to better serve the proposed commercial use including a total of 37 large car parking spaces and 2 accessible parking spaces for proposed Lot 1 of the land division by CSM. The remainder of the existing parcel (proposed Lot 2) will feature a 24,743 SF building with a total of 38 large car parking and 2 accessible parking spaces. There is also an additional 29 large car parking spaces and 2 accessible parking spaces that are utilized via a shared parking agreement with the lot adjacent to the south. 6 bike stalls will be incorporated on the proposed commercial outlot site. Hours of operation will be determined by future tenants however will operate within appropriate hours based on proposed use.

Currently the proposed finished floor elevation and grade at the existing surface of the site and the ROW location at the corner of High Crossing Boulevard and City View Drive proposes a severe constraint (6-8' of total grade transition) in providing entry stair access to the proposed building to the frontage sidewalk at High Crossing Boulevard. An accessible public ROW sidewalk connection has been made to the proposed commercial outlot building adjacent to the location serving the existing Madison Metro bus stop location on City View Drive.

Naturalized landscaping will provide transitional design from the ROW and the proposed building foundation. Improved parking lot landscape treatment including parking islands, canopy trees, adjacent to retaining walls and open space is proposed to bring the site in conformance with the current City of Madison zoning code. Lot coverage (impervious area) for proposed lot 1 totals 33,088 SF or 83.7%. Lot coverage (impervious area) for proposed lot 2 totals 63,372 SF or 85.0%.

The existing parcel has a current assessed value of \$1,510,000. Proposed construction would take place in fall of 2015 following municipal entitlement review and finish in spring of 2016.

Regards,



Justin Lee Frahm, ASLA  
Project Consultant  
JSD Professional Services, Inc.