



DESIGNBUILD

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September 4, 2013

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

RE: **Letter of Intent**
5402 Voges Road
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: MMI Properties, LLC
5301 Voges Road
Madison WI 53718
608-257-2600
608-838-6821 fax
Contact: John Brigham

Architect: TJK Design Build Inc
634 West Main Street
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbien@tjkdesignbuild.com

Engineer: Snyder and Associates
5010 Voges Road
Madison WI 53718
608-838-0444
608-838-0445 fax
Contact: Mike Calkins

Landscape Design: Richard Slayton, ASLA

Introduction:

The site is located on the North side of Voges Road. The site is approximately 297,080 SF in size. Of this area, approximately 89,250 SF are buildable. It is under the control of a single developer. The developments that surround this lot have slowly been developed over the last 15 years.

Deconstruction:

This proposed development envisions the deconstruction of an accessory garage building and the relocation of a single family residence to central Wisconsin. The demolition would also include the deck and hard paved areas around the house. Inspection of these properties has been made by the development team. It's been concluded that the garage is beyond the capacity of any reasonable rehabilitation. The house was of reasonable value and a relocation site has been found. The relocation will take place as quickly as approvals can be met for this development. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the building and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures, the zoning codes purpose also includes promoting the general welfare of the City, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the Plan Commission can determine that the demolition standards are met.

Project Description:

The site under consideration is located along a busy road on the south east side of Madison. The project is surrounded by light to medium commercial/industrial development. The lot is also predominantly engulfed by a wetland. We are proposing to remove the existing garage on this property and relocate the existing single family residence. These structures will be replaced with a new slab on grade, pre-engineered building that will be utilized as a regional office for a mechanical corporation. The building and parking have been positioned to maximize the buildable area as well as meet the zoning code. We have also incorporated a patio area that takes advantage of the natural wetlands. Entry and exit into the property will be off of two curb cuts. A second future development, and associated parking, is also to take advantage of these curb cuts. Bike and pedestrian access is compliant with the zoning requirements and has been integrated into the design of the facility. Landscaping has been introduced to enhance the architecture of the building as well as offer some shading and screening. Accent lights have been incorporated into the façade of the building. The parking lot itself will be lit by multiple pole fixtures. The building façade will be a combination of masonry elements, metal panels, windows, translucent panels and strong architectural forms. Large openings can be found on all four facades of the building. Window frame colors have been chosen to accent the architecture. Mechanicals will be on the roof and screened with the incorporation of a corrugated metal mechanical roof screen.

Project Schedule:

It is anticipated that construction will start in the fall of 2013 and will be completed in the summer of 2014.