

LETTER OF INTENT

Landmark Oaks Proposed Development

April 27, 2016

To: City of Madison Planning Department and Plan Commission
215 Martin Luther King Jr. Blvd. LL110
Madison, WI 53703

From: Bradley Hutter, President and CEO
MIG Commercial Real Estate

Re: Building Height Conditional Use Application

Owner/Developer – MIG Commercial Real Estate
Architect – Potter Lawson, Inc.

Project Address

2921 Landmark Place

Project Description

Development Team

Owner/Developer	MIG Commercial Real Estate	Bradley Hutter, Brandi Zander
Architect	Potter Lawson, Inc.	James Moravec, Doug Hursh
Structural Engineer	Pierce Engineers	Brian Riewestahl/ Seth Pfeil
Landscape Architect	Ken Saiki Design	Ken Saiki, Abbie Moilien
Civil Engineer	Vierbicher Associates Inc.	Matt Schreiner
General Contractor	Ideal Builders	Jason Bollig/ Jason Koziar

Project Schedule

Construction is anticipated to start in August 2016 and be completed by September 2017

Existing Conditions

The 6.09 acre site of the proposed development consists of a hilltop with extensive grade change and limited access to public streets. It currently is surrounded by existing development including commercial, multifamily and single family properties.

A farm house originally occupied the site, but the structure has been removed. Currently the site is wooded and includes a large grove of very large historic oak trees at the center of the property.

The site has never been developed commercially.

Approvals Requested

Per section 28.085(3) of the Madison Zoning Code, the maximum building height for a non-residential use within a Suburban Employment District is 68 feet. The proposed development has a height of 80 feet measured from existing grades. Additional building height is permitted as a Conditional Use.

Part of this requested additional height is due to the extreme grade change on the site and the need to elevate the site where the building is placed so that it can be accessed from the rest of the site. Also contributing to the requested additional building height is the floor to floor height of the proposed structure. The Suburban Employment District within the Madison Zoning code permits a five story building for non-residential buildings. However, with the maximum permitted height of 68 feet, the resulting floor to floor height is limited to 13.5 feet. In order to construct a flexible office building in today's market; additional floor to floor height is required.

Attached is a Shadow Study for the project that compares the amount of shadow cast by a building of the permitted height and by a building of the proposed height. As noted in the illustration the difference in shadow cast between the two heights is minimal.

Also attached is a Site Section that illustrates the proposed building height and its relationship to the property line and to the adjacent multi-family residential property to the East.

Proposed Development

The proposed project includes a 5 story office building with leasable office type space. Parking will be provided by a combination of surface stalls and one level of parking below the building. Both indoor and surface bike parking will be provided.

Construction cost of the project is estimated to be around \$15 million. It's anticipated that the proposed development will create 50 to 75 full time positions during construction. When complete, the building will provide work space for around 400 individuals, depending on final tenants.

Proposed Uses

The proposed development will create rental office space. Specific tenants will be confirmed as the project moves forward.

Compatibility with Approved Master Plans

Property is currently zoned Suburban Employment District and the proposed use is permitted within that district.

Neighborhood and City Process

Neighborhood groups and adjacent building owners have been contacted concerning the proposed development. The project will be submitted to the Madison Zoning Board for a review on May 26th concerning the building and parking placement on the site.

Lot Coverage

Lot Coverage for Phase 1	50.7%
Lot Coverage with Phase 2	54.4%

Building Area

Approximate total building areas and usage as listed below:

Fifth Floor	21,130
Fourth Floor	21,130
Third Floor	21,130
Second Floor	21,130
First Floor	<u>20,480</u>
	105,000 GSF of office space
Parking Level	<u>20,910</u>
	125,910 GSF total project area

Site Access

Site is accessed from a new cul-de-sac to be constructed at the end of Landmark Place.

Parking, Bike Parking and Loading Zones

Proposed passenger vehicle parking is provided by a combination of below grade enclosed parking, and surface level parking, summarized as follows:

Surface Parking – Phase 1	313 Stalls
Surface Parking – Phase 2	27
Below Building	<u>43</u>
Total site parking	383 Stalls

Of this passenger vehicle parking, 6 stalls will be designed as accessible within the surface parking areas and 2 stalls will be accessible below the building.

Bike parking: 34 stalls within the surface area, 18 stalls below the building

Two loading zones will be provided, one near the lower level parking entrance and one at the main building entry.

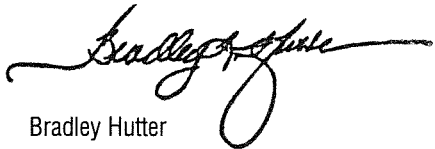
Trash, Recycling, and Snow Removal

Trash is stored in a screened area near the entrance to the lower level parking area. Recycling will be stored for pickup in the same enclosure. The above grade parking area has been planned to facilitate snow removal.

Public Subsidy Requested

Developer is requesting TIF from the City of Madison and is also applying for New Market Tax Credits to assist with the project.

Respectfully submitted,



Bradley Hutter
President and CEO
MIG Commercial Real Estate

Attachments:

Architectural floor plans
Building Elevations
Site plan
Site grading plan
Site utility plan
Site lighting plan with Fixture Cuts
Landscape plan
Traffic Study
Site shadow study
Site section
Building Rendering