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Memo/Letter of Intent

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To: Attn: Planning, Zoning City of Madison Staff & Urban Design
Commission
City of Madison Zoning & Development
215 Martin Luther King Jr. Blvd.

cc: Madison, WI
David Walsh, Jon Lancaster, Owners, Walsh Properties, LLC
Dan Bertler, Supreme Structures

From: Justin L. Frahm, JSD, Project Consultant

Date: April 13, 2016

Re: 5251 High Crossing Blvd. – Walsh Properties, LLC – Land
Use Application Re-submittal for Vehicle Sales Window

On behalf of David Walsh, Owner and Jon Lancaster, Owner, Walsh Properties, LLC, JSD Professional Services, Inc. is submitting revised site and architectural plans and hereby requesting Urban Design Commission Final review and approval of a combined Conditional Use/Urban Design Commission Application for purposes of reviewing the incorporation of a vehicle sales and service window for 5251 High Crossing Blvd. in coordination of originally approved plans (5235 High Crossing Blvd).

District 17, Alder Samba Baldeh has provided a waiver of the 30 day notice to submit Land Use documentation to the City of Madison and is in full support of the project and the proposed revision incorporating the drive-thru.

The revised architectural and building floor plans remain consistent with originally approved City plans. The site plan and associated engineering and landscape plans have been revised to incorporate a drive-thru window on the south endcap of the building footprint currently under construction. The drive-thru lane has been provided in the site plan area south of the footprint in lieu of nine (9) parking stalls associated with Lot 1.

Access from the proposed building footprint to the High Crossing Blvd. Right-of-Way sidewalk has been maintained with a connection to the south west corner of the building footprint. The hardscape associated with this connection has remained consistent with originally approved Urban Design Commission reviewed plans. Landscape design has been revised to accommodate additional plantings (overall) associated with the site plan area based on originally approved plans.

The project team has requested that any potential effort to expedite the review and approval process be considered given originally approved plans currently under construction.

Regards,



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

Original Letter of Intent provided with the Land Use submission on August 26, 2015:

On behalf of David Walsh, Owner and Jon Lancaster, Owner, Walsh Properties, LLC, JSD Professional Services, Inc. is providing revised site and architectural plans and hereby requesting Urban Design Commission Final review and approval of a combined Conditional Use/Urban Design Commission Application for purposes of reviewing a proposed commercial outlet development at 5235 High Crossing Blvd.

On April 9th, 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 outlet development.

On May 20th, 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 site plan features a 9,550 SF commercial outlet footprint. Walsh Properties, LLC is requesting approval of a conditional use which features a multi-tenant commercial building with 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 outlet 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 84 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 outlet building will feature 4-5 tenants with a divisible floorplan to accommodate flexible commercial spaces ranging in size from 760 SF to 2,800 SF. Existing parking areas for the original lot will be utilized to better serve the proposed commercial use including a total of 84 large car parking spaces for Lot 1 & 2 combined and 2 accessible parking spaces for proposed Lots 1 & 2 of the land division by CSM. There is also an additional 30 large car parking spaces and 2 accessible parking spaces that will be utilized via a shared parking agreement with the lot adjacent to the south. The owner of Lots 1 & 2 proposes to repave the shared parking area in bringing the shared parking area up to current zoning standards - 6 bike stalls will be incorporated on the proposed commercial outlet 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 outlet 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.

END