

September 7, 2016

City of Madison
Department of Planning & Community & Economic Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd., RM LL100
Madison, WI 53703

Re: Letter of Intent: Don Miller East Subaru Sales & Service, Madison, Wisconsin

To Whom It May Concern:

The following is submitted together with the plans and application for approval by City Planning Staff, the Plan Commission.

Project Team:

Applicant: Don T. Miller
Don Miller Inc.
5822 Odana Road
Madison, WI 53719
608-485-3555
dtmiller@donmiller.com

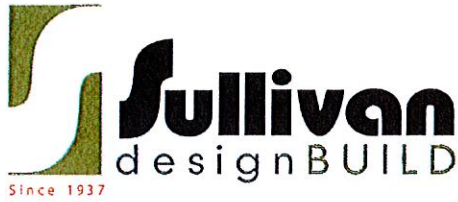
Architect: Thomas a. Knoop AIA
Vice President/Architect
Sullivan DesignBUILD
1314 Emil Street
Madison, WI 53713
(608) 257-2289, ext. 6808
tom@sullivan-designbuild.com

Engineer: Ryan Quam
Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
(608) 838-7750
rquam@quamengineering.com

Landscape Architect: Rich Stromenger
The Bruce Co..
2830 Parmenter St.
Middleton, WI 53562
(608) 836-7041

Introduction

Don Miller, Inc. proposes the construction of a new Subaru sales & service facility to be located at 5401/5425 High Crossing Blvd. Once completed, the development will include a two-story building and asphalt parking area, which will be used primarily for the display, service and inventory storage of new Subaru vehicles. The present Don Miller Subaru facility located at 5339 Wayne Terrace will remain and be a used car sales & service facility. Architecturally, the facility will incorporate materials outlined by Subaru in their design intent drawings. Don Miller & Sullivan Design/Build are working



with Alderperson Samba Baldeh on this project. Heather Stouder (planning staff) and Jenny Kirchgatter (zoning staff) attended our DAT meeting of May 19, 2016

5401/5425 High Crossing Blvd is an unimproved lot located in the (CC) Commercial Center District. This facility will exceed the maximum allowable size of 25,000 square feet by 3,549 square feet. The building footprint is 25,564 square feet.

Project Site

The 3.52-acre site for the development consists of two parcels located at 5401 High Crossing Blvd (Parcel Number - 251/0810-233-0104-7) and 5425 High Crossing Blvd (Parcel Number - 251/0810-233-0103-9) According to publicly available data listed on the City of Madison Assessor's website, the combined land value of these two parcels \$1,076,000. Both parcels are zoned CC.

Existing Site Conditions

The proposed development site is located at the northeast corner of the intersection of High Crossing Blvd and Promontory Place in the City of Madison, Dane County, Wisconsin and includes two parcels at 5401 High Crossing Blvd and 5425 High Crossing Blvd. The Site is unapproved at this time.

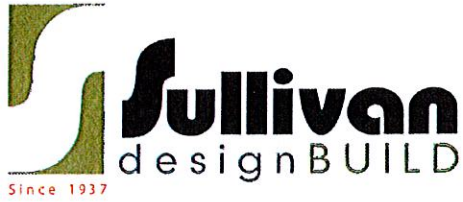
Project Description

The proposed development will be noted as the East Side location of Don Miller Subaru New Car division. The site will consist of a new two-story building, which will be approximately 28,549 total square feet (25,564 sq. ft. on the main floor and 2,985 square feet on the upper floor). The new facility will be used for new car sales and service.

Parking will be provided as follows:

- Bike Stalls -9
- Customer Stalls - 13
- Service Stalls – 52
- Employee stalls – 40
- Inventory - 156

The development at 5401/5425 High Crossing Blvd. will require Don Miller Subaru to hire five new full time employees, which will bring the total number of full time employees working at that location to approximately forty-five individuals. An estimated ninety-five employees will participate in the construction of this project. Construction costs will be determined at a later date.



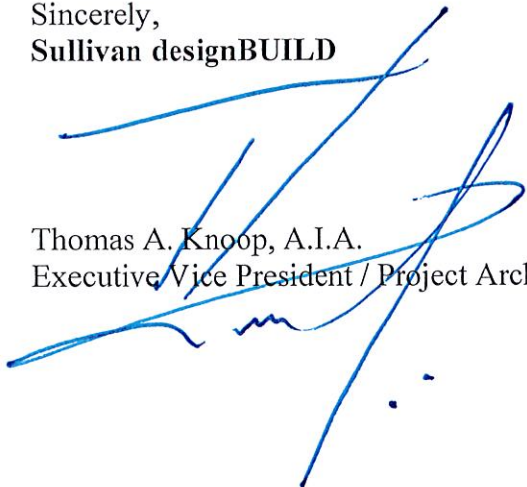
Hours of Operation

Mon. – Thurs. 7:00 a.m. – 8:00 p.m.
Fri. 7:00 a.m. – 6:00 p.m.
Sat. 7:00 a.m. – 5:00 p.m.
Sun. Closed

Project Schedule:

<u>Activity</u>	<u>Timeframe</u>
Submit to Plan Commission	Sept 7, 2016
Plan Commission Meeting	Oct.17, 2016
Start Construction	Spring of 2017
Finish Construction	Fall of 2017

Sincerely,
Sullivan designBUILD



Thomas A. Knoop, A.I.A.
Executive Vice President / Project Architect