



April 23, 2014

City of Madison

215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
Greenway Cross Tenant Suite 102
Strang Project No. 2013083

Dear Members of the Plan Commission,

Please find enclosed drawings for a proposed tenant suite alteration located at 1325 Greenway Cross. On behalf of the client, Strang Inc. is making this submittal for your consideration. The tenant along with Strang, Inc. is submitting for conditional use approval at the upcoming plan commission meeting to be held on Monday, June 9, 2014. Drawing attachments consist of a site plan, existing/demo floor plan, and new work plan.

The existing building is located at the corner of Greenway Cross and Index Road. The existing building is a non-sprinklered, type 2B, one story, 21,466 gsf. structure. The existing building is currently divided up into four tenant spaces. This submittal proposes an interior alteration joining two of the tenant suites (existing suites 102 and 105) into one larger suite. The proposed tenant suite (Suite 102) will function as a gathering space for private functions and events not open to the general public. The total tenant square footage will be 5307 square feet. By merging suites 102 and 105 into a single tenant suite, the combined square footage now exceeds that of a "B" business occupancy for this use. Therefore we are requesting a change of the new larger tenant suite to be classified as an A3 occupancy with (2) hour fire barrier separation from the other tenant suites in the building.

The existing property is zoned Industrial Limited (IL). A3 occupancies of this usage are considered conditional uses in the Industrial Limited zoned properties. There are no planned modifications to the site at this time as the project is limited to an interior remodeling.

The proposed tenant suite will typically be used for weekend events such as private receptions, banquets and seminars. The adjacent tenants will typically be closed during that time, thus freeing up additional parking and bicycle stalls. Refer to the building parking and bicycle calculation below and note the request for the reduction.

BICYCLE PARKING:

B OCCUPANCY: 1 PER 2000 SF = 1 STALL

A3 OCCUPANCY: 5% OF CAPACITY OF A3 HALL = 13 BIKE STALLS

E OCCUPANCY: SEPARATE GATED/PRIVATE BIKE STALLS FOR STUDENTS

TOTAL BICYCLE STALLS REQUIRED = 14 STALLS (FOR B AND A3 OCCUPANCIES)

TOTAL BICYCLE STALLS PROVIDED: 5 EXISTING BIKE STALLS PROVIDED IN ADDITION TO THE STUDENT BIKE STALLS NOTED ABOVE, REQUEST REDUCTION FROM ZONING ADMINISTRATOR, DUE TO WEEKEND USE OF (A3) OCCUPANCY, ON BUS ROUTE, AND FORMAL GATHERINGS IN HALL WILL LIMIT BIKE USAGE AS NO SHOWERS ARE PROVIDED IN THE FACILITY.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



VEHICLE PARKING:

(The existing property is zoned Industrial Limited (IL) which does not have parking minimum requirements)

TOTAL PARKING PROVIDED: 68 EXISTING OFF-STREET PARKING STALLS PROVIDED FOR BUILDING

Thank you in advance for your time and attention to this project. Feel free to contact me with any questions.

Sincerely,
Strang, Inc.

A handwritten signature in cursive script that reads "Larry Barton". The signature is written in black ink and is positioned above the typed name and title.

Larry Barton, AIA, LEED AP
President