

**General Engineering Company**  
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*Engineers • Consultants • Inspectors*

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December 18, 2013

City of Madison Planning Commission  
Room LL-100, PO Box 2985  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701-2985

RE: Letter of Intent – Land Use Application  
Terra Engineering and Construction Office Building  
2405 Vondron Road, City of Madison  
GEC#: 2-0513-164

To Whom It May Concern:

On behalf of Terra Engineering and Construction, we are enclosing the following documents for a proposed office building on their property located at 2405 Vondron Road in the City of Madison:

- One (1) copy of the City of Madison Planning Commission Land Use Application
- Seven (7) copies of the full-size project plans
- Twenty-Five (25) copies of the 11" x 17" project plans
- One (1) copy reduced to 8-1/2" x 11"
- Thirty-Three (33) copies of the Letter of Intent (one per plan set)
- One (1) copy of the Lighting Specifications
- Filing Fee (\$1250 for Zoning Map Amendment and \$250 for Site Plan Review = \$1500)
- One (1) copy of Email of Pre-Application Notification
- One (1) copy of the Parking Lot/Site Plan Approval Application Checklist
- One (1) copy of the Fire Apparatus Access and Fire Hydrant Worksheet
- One (1) copy of the legal description for the property
- One (1) copy of the proposed CSM to combine parcels for the property submitted under separate cover on 12/4/13
- CD with electronic version of all documents

The existing site was attached into the City of Madison in November and contains an existing 2,400 square foot storage shed. A CSM was submitted earlier this month to the Planning Commission and was necessary to combine the tax parcels so that a proposed office building for the site can meet the required setbacks. The attached "Land Use Application" for the rezoning of the property as well as detailed civil site plans and architectural building plans are attached. It is the intent of the owners of the property, Terra Engineering and Construction c/o Scott Zimmerman (CEO), to use the proposed office building for their construction company that has existing operations on the adjacent properties to the north and east. They are exceeding the use of the available office space in the current building at that location (2201 Vondron Road).

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Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services  
Grant Procurement & Administration • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services



As requested on the Land Use Application, here is pertinent information for the project:

Project Team:

Owner Terra Engineering & Construction  
Scott Zimmerman, PE, CEO  
2201 Vondron Road  
Madison, WI 53718  
Phone: (608) 210-3919

Engineer General Engineering Company  
Kory D. Anderson, PE, Project Engineer  
PO Box 340, 916 Silver Lake Drive  
Portage, WI 53901  
Phone: (608) 742-2169

General Contractor Harmony Construction Management, Inc.  
Paul Reed, President  
906 Jonathon Drive  
Madison, WI 53713  
Phone: (608) 224-3310

Existing Conditions: Vacant except for existing storage shed and driveway.  
Project Schedule: Construction would begin in March 2014 and end in November 2014.  
Proposed Uses: Business Office (11,408 sq. ft.)  
Hours of Operation: Monday through Friday, 7am-5pm  
Building Square Footage: 11,408 sq. ft. (2 levels)  
Number of Dwelling Units: None  
Auto and Bike Parking Stalls: 36 Auto Stalls, 6 Bike Stalls  
Lot Coverage & Usable Open Space Calculations: refer to the attached spreadsheet  
Value of Land: \$141,100  
Estimated Project Cost: \$1,300,000  
Number of Construction & Full-Time Equivalent Jobs Created: None  
Public Subsidy Requested: None

If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

**GENERAL ENGINEERING COMPANY**



Kory D. Anderson, P.E.  
Project Engineer

Enclosures

cc: Scott Zimmerman, CEO, Terra Engineering and Construction  
Paul Reed, President, Harmony Construction Management, Inc.