

May 23, 2007

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd
Madison, WI 53710

Re: Letter of Intent for Arbor Gate Demolition Permit Applications and Site Plan Review

Dear Staff and Plan Commission Members:

Included in this submittal is the site plan and demolition application for the proposed Arbor Gate development to be located at the intersection of Todd Drive and the West Beltline Highway Frontage Road in the City of Madison. The project will redevelop seven existing underutilized properties to provide a mixed-use office and retail building. The development will greatly improve the availability of jobs and amenities for the neighborhood and nearby office tenants. The Arbor Gate development project is consistent with the City of Madison's desire to increase density in the Beltline Highway/Todd Drive area and will serve as a catalyst for improvements throughout the South Beltline area.

Existing Conditions

The site is currently occupied by seven individual parcels. The site has a total land area of approximately 245,878 square feet, or roughly 5.6 acres. The site is currently occupied by a variety of commercial tenants including Verlo Mattress Factory (relocating to the Design Center), Allen Kitchen & Bath (relocating to the Design Center), the Kayser Suzuki Dealership, Pantera Embroidery, Brembo Cars, two commercial structures at 2609 W. Beltline Hwy, and several surface parking lots. Photographs documenting existing conditions and structures are included as an attachment to this document.

The demolition application is for five primary structures that currently exist on these parcels. There is also one accessory structure to be demolished at 2688 McDivitt Road. The parcels with primary structures include the following addresses:

- 2613 W. Beltline Highway (Verlo Mattress)
- 2609 W. Beltline Highway (2 structures)
- 2525 W. Beltline Highway (Kayser Suzuki)
- 2501 W. Beltline Highway (Retail building)

Parties Involved

The following parties are involved in the redevelopment of Arbor Gate:

Owner	Arbor Gate Development, LLC*
Developer	Arbor Gate Development, LLC
Builder	Ideal Builders
Engineer/Planner/Project Coordinator	Vierbicher Associates, Inc.
Architect	Potter Lawson, Inc.
Landscape Architect	Vierbicher Associates, Inc.
Lighting Designer	Schultz Electric

(*One parcel is to be acquired by Arbor Gate Development, LLC through the City of Madison Condemnation process.)

Schedule

The intention is to substantially complete tenant spaces in Arbor Gate by the fall of 2008, as depicted in the following schedule:

Demolition of Existing Buildings	8/01/07 – 8/15/07
Site Preparation	8/01/07 – 9/01/07

Structural Concrete.....	9/01/07 – 11/15/07
Structural Steel	11/15/07 – 1/01/08
Building Envelope Construction	2/01/08 – 6/01/08
Building Enclosed	6/01/08
Substantial Completion of Tenant Spaces	9/31/08

(*This start date is dependent on the completion of property acquisition and condemnation process.)

Legal Description

The Arbor Gate site is currently made up of seven individual parcels. These parcels will be combined to produce a single lot. A Certified Survey Map (CSM) will be submitted to combine the lots and create the parcel that will be zoned as C-2. The proposed legal description for the single lot is:

All of Lots 1, 2 and 3 of Certified Survey Map Number 6018, Lots 1 and 3 of Certified Survey Map Number 8548, Lots 4 and 5 of Arbor Heights Commercial Park and lands in part of the SW ¼ of the SW ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 34; thence N00°05'33"E along the west line of the SW ¼ of said Section 34, 912.56 feet; thence S89°54'27"E, 259.48 feet to the northwest corner of Lot 3, Certified Survey Map Number 8548 and the Point of Beginning; thence S89°36'13"E, 157.35 feet; thence N00°12'41"E, 100.00 feet; thence N89°36'13"W, 157.05 feet; thence N00°22'58"E, 147.35 feet; thence Northeasterly, 62.67 feet along the arc of a curve to the right, having a radius of 542.96 feet and a chord bearing N09°42'54"E, 62.63 feet; thence S87°20'37"E, 537.47 feet to a point of curvature; thence Southeasterly, 153.90 feet along the arc of a curve to the right, having a radius of 1875.86 feet and a chord bearing S84°59'36"E, 153.86 feet; thence S00°13'30"W, 207.29 feet; thence N87°31'14"W, 330.08 feet; thence S00°13'39"W, 295.28 feet; thence N89°37'15"W, 214.09 feet; thence N00°12'41"E, 3.00 feet; thence N89°37'15"W, 142.98 feet to a point of curvature; thence Northwesterly, 23.56 feet along the arc of a curve to the right, having a radius of 15.00 feet and a chord bearing N44°37'08"W, 21.21 feet to the point of tangency thereof; thence N00°22'58"E, 197.08 feet to the Point of Beginning.

This parcel contains 245,878 square feet.

Zoning

The zoning of the Arbor Gate site will be C-2. Five of the seven existing parcels are currently zoned C-2, and the proposed retail and office commercial uses are consistent with the requirements of this zoning classification. The Arbor Gate development is a permitted use under the C-2 designation.

The seven existing parcels are currently zoned as outlined below:

2613 W. Beltline Hwy	C-2
2609 W. Beltline Hwy	C-2
2525 W. Beltline Hwy (Parcel #070934390702)	C-2
2525 W. Beltline Hwy (Parcel #070934305070)	C-3L
2501 W. Beltline Hwy	C-3L
2688 McDivitt Road (Parcel #070934344655)	C-2
2688 McDivitt Road (Parcel #070934344655)	C-2

Uses

The proposed Arbor Gate facility will have 24,800 square feet of ground-floor retail space with five levels of office above (173,140 sq. ft.), for a total of 197,940 square feet. This produces a Floor Area Ratio (FAR) on the site of 0.80. The chart below outlines the uses and distribution for the two buildings.

BUILDING AREA

Building A	Restaurant	Retail	Office	Total
Floor 1	5,000	5,300	5,830	16,130
Floor 2	0	0	17,090	17,090
Floor 3	0	0	17,090	17,090
Floor 4	0	0	17,090	17,090
Floor 5	0	0	16,160	16,160
Floor 6	0	0	10,280	10,280
Building A Total GSF	5,000	5,300	83,540	93,840
Building B	Restaurant	Retail	Office	Total
Floor 1	2,500	12,000	3,450	17,950
Floor 2	0	0	18,820	18,820
Floor 3	0	0	18,800	18,800
Floor 4	0	0	18,780	18,780
Floor 5	0	0	16,980	16,980
Floor 6	0	0	12,770	12,770
Building B Total GSF	2,500	12,000	89,600	104,100
Total Phase 1 Building Area	7,500	17,300	173,140	197,940

Parking and Loading

Arbor Gate will incorporate surface parking for retail customers and structured parking for office users. There are a total of 777 parking stalls on the site, which averages to one space per 254 square feet (or 3.92 stalls per 1,000 square feet). Of the total spaces, 180 are surface parking to serve the retailers on the north side of the buildings. The majority of parking is located in a multi-level parking structure to the south of the buildings. The structured parking provides 597 spaces for office users on five levels with a covered skywalk that connects the third floor of the parking structure to the second floor of the western Arbor Gate building. The first floor of the parking structures is partially sunken, which reduces the height of the structure and makes it more comparable in size to the multi-family residential units on the south side of McDivitt Road.

Access and Loading

Access to the site will be provided by four separate drives. One will allow vehicles to access the site off of Todd Drive, while two others will be accessible via the West Beltline Highway Frontage Road. The primary western drive from the Frontage Road provides access for customers and visitors of the buildings. This is a significant reduction when compared to the five access points along the West Beltline Frontage Road under existing conditions. The fourth drive provides access on the southern side of the site onto McDivitt Road. This is intended to provide an alternate access point for traffic traveling to or from the parking structure. Trucks will access the site from Todd Drive or the West Beltline Frontage Road and deliveries will be made on the south side of the buildings. Separate loading facilities have been provided for each structure and meet the requirements of the City's Ordinances in number and size.

Signage

The ground floor of Arbor Gate is reserved for retail services. The individual retail spaces will require proper signage on the façade of the building. In addition, primary office tenants will require adequate signage on the façade. Specific tenants have not yet been identified, therefore, signage is currently unknown. A signage packet will be submitted to the City for review as tenants are secured. The development team has met with the Zoning staff in ensure that signage will be consistent with the requirements of the City's Ordinances.

Landscaping

Site landscaping will be provided as shown on the plans provided in this document. The Developer shall install landscaping when building construction has been completed.

Miscellaneous

Arbor Gate is a mixed-use development with commercial office and retail uses. It is anticipated that the five floors of office space will be utilized primarily during normal business hours between 7:00 a.m. to 6:00 p.m., Monday through Friday. The ground-floor retail is likely to be open later in the evening and on weekends. The retail is anticipated to serve the adjacent neighborhood and office employees.

Sustainable Design Features

The redevelopment of this site increases the density on a developed site, and increases the pervious surface area. In addition, the design includes bioretention devices and infiltration in excess of City, County and State requirements. The majority of parking stalls are located in a structured parking facility behind the buildings. Also, the buildings will have a narrow footprint oriented east to west that allows for increased day-lighting and solar efficiency.

Summary

The redevelopment of this site will provide the City with a neighborhood center for Arbor Hills and will spur an increase in the number of jobs, amenities, and quality of life in the area. We look forward to working with the City to make Arbor Gate a successful project that will be considered a model for high-quality redevelopment in the City of Madison.

Respectfully Submitted by,

Andrew Inman, P.E.
VIERBICHER ASSOCIATES, INC.

Enclosure

Cc: Brad Hutter, MIG
Sean Baxter, Westwind Associates
Jason Bollig, Ideal Builders
Sarah Shoemaker, Vierbicher Associates
Doug Hursch, Potter Lawson