



## Letter of Intent to the Land Use Application Regarding 3002 Dairy Drive Conditional Use Permit

Submittal Date: March 12, 2014

1. Site Location: World Dairy Center (16<sup>th</sup> Aldermanic District)
2. Existing Conditions: Vacant parcel, Zoned IL
3. Proposed Use: Outdoor Soccer Field
4. Project Schedule: Upon approval of the Conditional Use and receipt of all necessary permits and approvals for construction, the project is scheduled to start spring of 2014.
5. Project Team to Date:
  - a. Owner: Ignacio Sobrevilla  
1313 Sunfield Street  
Sun Prairie, WI 53590
  - b. Civil Engineer: Quam Engineering  
4893 Larson Beach Rd  
McFarland, WI 53719
  - c. Project Contact Person: Tom Sanford  
Sanford Enterprises, Inc  
555 D'Onofrio Dr, Ste 275  
Madison, WI 53703
6. Overview: The subject property is contiguous to 5018 Blazing Star Drive, home of United Indoor Soccer, which is leased with an option to purchase by the aforementioned Owner. The property will allow for the expansion of the Owner's existing business by accommodating outdoor soccer play in the summer. United Indoor Soccer runs winter leagues from November 1<sup>st</sup> through April 30<sup>th</sup>. The Outdoor Soccer Field will accommodate summer leagues from May 1<sup>st</sup> through October 31<sup>st</sup>. It is anticipated that the hours of operation will be from 8:00 AM to Midnight. Outdoor soccer players will utilize the restroom facilities of the adjacent indoor soccer facility, which will remain open during hours of operation.
7. Future Construction: The Owner may decide to construct another indoor soccer facility on the subject property at some point in the future. Owner is aware that indoor recreation will require a new and separate submittal for Conditional Use.
8. Project Data:
  - a. Site: 2.06 acre vacant parcel on the corner of Dairy Drive and Blazing Star Drive.
  - b. Legal Description: Lot 46 Fourth Addition to World Dairy Center.
  - c. Buildings: None.
  - d. Conditional Use: required for outdoor recreation.
  - e. Land Value: Subject to approval for Conditional Use, the property is being purchased for \$393,292.
  - f. Parking: The project will have no on-site parking but will utilize the existing 52+ parking spaces at United Indoor Soccer. Non soccer summer events held inside at United Indoor Soccer will be infrequent and scheduled so as to not interfere with the parking needs of the outdoor facility.
  - g. Project Cost: The final project cost is estimated to be between \$75,000 and \$125,000.
  - h. Jobs Created:
    - i. Construction: Utilize 1 scraper and / or bulldozer operator, electrician and general laborer.
    - ii. Soccer Operation will be run by the Owner



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