

Russ Owens, AIA, CCCA, LEED BD&C; Architect; 413 Ravine St.; Janesville, WI. 53548; 608-219-1316; rowens@prarch.com

Date: November 20, 2013

Zoning Administrator

City of Madison

215 Martin Luther King Jr. Boulevard

Room LL-100

Madison, WI. 53701-2985

Re: Project Name: Site Improvements for 3009 University/3118 Harvey St. Properties

Madison, WI. ; Rocky Bluff Neighborhood

Copy: Duke Dykstra; Shorewood House, LLC

ZONING ADMINISTRATOR, This Letter of Intent is provided as support to the submittal documents for the Site Improvement project mentioned above. Each item on the City of Madison, "Land Use Application" is presented in the order as listed on page two of the referenced form.

The project is being developed per this project summary: Split lands from 3118 Harvey Street, attach split lands to 3009 University Avenue. Rezone rear portion of split land from 3118 Harvey Street to Commercial Corridor-Transitional (CC-T) to match zoning of 3009 University Avenue. Approve *Conditional Use* for emergency fire lane across residentially zoned property to serve mixed-use development (3009 University Avenue). Use of this fire lane will be limited, gated at University Ave., no access to 3009 University Ave. but for emergency fire lane requirement (current under-building access from University Avenue is not acceptable to Madison Fire Department).

More specifically, here are the necessary approvals:

- Lot split of property at 3118 Harvey Street: and east side and rear portion of the lot.
 - Add rear piece of land split off 3118 Harvey Street to 3009 University Avenue, rezone this piece to CC-T,
 - Add side piece of land split off 3118 Harvey Street to 3009 University Avenue, do not rezone this piece. Keep in TR-U1, property will be split-zoned.
- *Conditional Use* approval to construct "driveway" on side piece of land split off 3118 Harvey Street to serve as "fire lane" for 3009 University Avenue, a mixed-use property.
- *Conditional Use* approval for alterations to 3009 University Avenue, to build carports and generally change layout of parking facilities at rear of site. Construct 1 hour rated firewalls to separate the CC-t and RT-U1 properties and act as district boundary screening.

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- *Permitted Use* site changes to 3118 Harvey Street, to construct carports on this property along with 1 hour rated fire walls to act as separation between the CC-T and RT-U1 properties.

Project Team: The project is a single owner/designer based project.

- Owner: Duke Dykstra of Shorewood House, LLC
- Architect: Russ Owens, AIA, CCCA, LEED BD&C
- Civil Engineering: JSD Professional Services, Inc.

Existing Conditions: The 3009 University Ave. property is currently a 40,471 SF site with an existing 6 story mixed-use occupancy; The Madison Second Language School occupies the first floor and residential apartments occupy the second thru sixth floors.

The 3118 Harvey St. property is currently a 16,398 SF site with an existing two-story 5 unit apartment building.

Project Schedule: The general project construction schedule places the construction of the fire lane in the spring of 2014, once the frost is out of the ground. Construction of the carports and re-surfacing of the Shorewood House parking lot is scheduled to begin in early summer, 2014.

Proposed Uses: Uses of the two properties is not scheduled to change.

Hours of Operation: The hours of operation for both properties is not scheduled to change. Both buildings are accessible 24 hours/day with proper security credentials.

Building Square Footage (carports): The proposed 6 carports for the Shorewood House property have a total "under roof" square footage of 13,339 SF. They consist of 66 parking stalls (56 large parks, 7 small parks and 3 handicap) totaling 13,339sf; 56 bicycle parking stalls (48 covered) totally 941 sf.; and 5 covered moped stalls totaling 120sf.

The proposed carports for the 3118 Harvey St apartment building have a total "under roof" square footage of 1026sf.

Number of Dwelling Units: The number of dwelling units is not scheduled to change from 56 units at Shorewood House and 5 units at 3118 Harvey St.

Auto and Bike Parking Stalls: The proposed 6 carports for the Shorewood House property have a total "under roof" square footage of 13,339 SF. They consist of 66 parking stalls (56 large parks, 7 small parks and 3 handicap) totaling 13,339sf; 56 bicycle parking stalls (48 covered) totally 941 sf.; and 5 covered moped stalls totaling 120sf.

The proposed carports for the 3118 Harvey St apartment building have a total "under roof" square footage of 1026 sf.

Lot Coverage & Usable Open Space Calculations: The proposed lot size for 3009 University Ave 43,399 SF. The total, "under roof area" will be 24,312 SF leaving a total open area of 19,027 SF.

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The proposed lot size for 3118 Harvey St. will be 13,770 SF. The total, "under roof area" will be 2,853 SF leaving a total open area of 5,873 SF.

Value of Land: The anticipated construction costs are currently budgeted at \$450,000 for the fire lane, parking lot work and new carports. The 3118 Harvey St. property is currently assessed at \$454,100 and the 3009 University Ave. property is currently assessed at \$3,500,000. The total assessed value for both properties is \$3,954,100.

Number of Construction & Full-Time Jobs Created: No permanent full-time jobs will be created once construction is complete. The construction process should temporarily employ 8-10 workers per week for the 12 week construction window.

Public Subsidy Requested: There is no Public Subsidy requested for this project.

Best Regards,

A handwritten signature in black ink, appearing to read "Russ Owens", written in a cursive style.

Russ Owens, AIA, CCCA, LEED BD&C

Architect

Enclosure