



DESIGN BUILD INC

December 22, 2009

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Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: **Letter of Intent**
4518 Monona Drive
Madison WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Klinke Monona Corporate, LLC
4518 Monona Drive
Madison WI 53716
608-222-6060
608-222-6546 fax
Contact: Richard Klinke

Architect: TJK Design Build Inc
634 West Main Street
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bleno
jjbieno@tjkdesignbuild.com

Engineer: Quam Engineering, LLC
4893 Larson Beach Road
McFarland, WI 53558
608-838-7750
608-838-7752 fax
Contact: Ryan Quam

Landscape
Design: Richard Slayton, ASLA

Introduction:

The proposed site is located on the East side of the 4500 block of Monona Drive. The site is approximately 16,096 sq ft in size and contains a total of 2 structures. It is under the control of a single developer who also maintains these corporate offices on the site. The structure to the South is existing to remain with no work being done to it. The structure to the North is a complex of buildings that have been unified with a façade renovation dating back approximately 20 years. The complex of structures on the front of the building date back as far as the early 1900's. The back portion of this structure is a 2-story office/warehouse that is existing to remain on the interior.

Deconstruction:

This proposed development envisions the deconstruction of the front partition of the Northern structure. This would also include the associated sidewalk and paved areas. Inspections of these properties have been made by the development team. It's been concluded that the structures are beyond the capacity of any reasonable rehabilitation. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the building and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures, the zoning codes purpose also includes promoting the general welfare of the City, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the Plan Commission can determine that the demolition standards are met.

Project Description:

The site under consideration is located along the boundary between the City of Monona and the City of Madison on the East side of Monona Drive. It is bordered on the North by Monona Grove High School and to the South by an empty gas station. Across Monona Drive to the West is an assortment of commercial buildings and to the East, is a multi-family development. The proposed project involves tearing off an approximate 13,000 SF of single story multi-tenant commercial space of the northern building of this two building site development. The rear portion of this northern building is a two story masonry structure that is the corporate offices and warehouses for the Klinke Enterprises. This portion of the building would be maintained after the deconstruction of the single story commercial space new construction would then begin on an approximate 8,000 SF single story multi-tenant commercial space. New utilities would be brought to the development as well as new site amenities added. Klinke Cleaners would maintain a tenant space in the new development as well a drive-thru. The new addition would be given a new aesthetic that would include extensive use of aluminum storefront, a strong masonry base and brick veneer as well as an exterior insulation and finish system sign band that would be capped off in a cornice detail. New decorative lighting would also be introduced to help give the building an attractive appearance at night as well as help to light pedestrian ways and traffic patterns. Site circulation would be improved with a clear attempt to maintain the separation between the drive-thru and site drive aisle. Additional parking would be introduced between the new addition and Monona Drive. New landscape islands and pedestrian traffic patterns will be introduced to improve the overall flow of the development. No work would be currently proposed for the second building located on the South portion of the development.

Project Schedule:

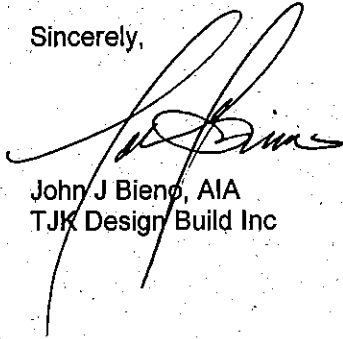
It is anticipated that construction will start in the early spring of 2010 and will be completed in the fall of 2010.

Social and Economic Impact:

This development will have a positive social and economic impact. The development will potentially increase the city's tax base with minimal if any increased cost to the city. The redevelopment will provide new work opportunities while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "John J Bieng". The signature is fluid and cursive, with a long horizontal stroke at the end.

John J Bieng, AIA
TJK Design Build Inc