



U-HAUL INTERNATIONAL • 2727 N. CENTRAL AVE. • PHOENIX, AZ 85004 • (602) 263-6502 • FAX NO. (602) 277-1026

April 12, 2011

City of Madison Plan Commission
215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53709

Re; Letter of Intent – Application for Rezoning (Amending) the existing PUD/GDP/SIP, Lots 1 & 2 Nakoma Plaza South, 4716 – 4760 Verona Road

This letter of intent accompanies an application for Rezoning (Amending) of Lots 1 & 2 Plan Unit Development, General Plan Development, Specific Implementation Plan (PUD/GDP/SIP).

I. General Development Description. The PUD/GDP for the above location was approved by the city on March 30, 1999. The PUD/GDP approved the following lots (as shown on the attached CSM) and general retail / commercial / office uses.

- A. Lot 1, approximately 65,000 to 70,000 SF
- B. Lot 2, approximately 9,000 SF
- C. Lot 3, approximately 8,000 to 12,000 SF

This application seeks approval of the PUD/GDP/SIP Rezoning (Amending) for the construction of approximately 2,850 SF Exterior Self Storage and related uses on Lots 1 & 2.

I. PUD / GDP / SIP Rezoning (amending) for Lots 1 & 2; The proposed development will include the following project elements;

- A. Approximately 21,330 SF of Interior Non-Climate / 24 hour access controlled self-storage.
- B. Approximately 31,325 SF of Interior Climate / 24 hour access controlled self-storage
- C. Approximately 15,132 SF of Interior Climate Controlled "UBox" container storage.
- D. Approximately 2,299 SF Retail / Rental Showroom
- E. Approximately 2,065 SF of Interior Hitch Bay

- F. Approximately 25,000 SF designated area for staging of U-Haul Rental Equipment
- G. Improved Plaza area used for Customer Loading / Unloading into the interior self-storage areas.
- H. Dispensing Liquid Propane from a secure horizontal 1,000 gallon tank
- I. Expanded U-haul Truck Loading Dock to rear of building serviced from a restricted access lane.
- J. Designated area of approximately 75,000 SF for future Commercial Retail / Business development
- K. Approximately 116 parking stalls
- L. General Administration Offices 5,023 SF on the existing second level of Building
- M. Customer (Climate Protection) Equipment Dispatch & Receiving Canopy

III Related Site Improvements; The development includes site improvements as shown on the attached plans including;

- A. Extensive landscaping as shown on attached plans
- B. New Building Wall Signage as shown in the comprehensive sign plan for this development
- C. New Second level windows as shown on the attached plans
- D. Improved Exterior Building cosmetic alteration as shown on the attached plans
- E. Additional three bike racks located in close proximity to the main development entrance
- F. Public Plaza area as shown on plan

IV Public Improvements;

- A. Proposed development shall have no additional impact on the existing sewer and sanitary systems currently in place.
- B. Existing access to the bike path shall remain as shown on the site plan
- C. Water Retention; The proposed development shall have no impact on the current drainage and water retention system which is consistent with the requirements of Chapter 37 of the Madison Ordinance.

V Project Ownership;

Lot 1 & 2 will be owned by Amerco Real Estate Company, Inc.

VI Construction Timetable; The general construction timetable shall be Building & Site Alteration – Commence Summer 2011 & Completion Fall 2011

VII Project Team;

Developer / Contractor – U-Haul International
Land Use Planner – AMERCO Real Estate Co.
Landscape Architect – TBD
Sign Company – TBD
Project Manager – David Pollock, AMERCO Real Estate Company

VIII Project Details

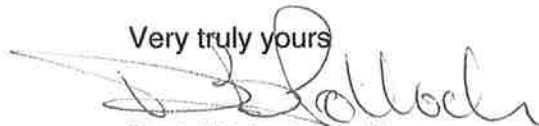
- A. Type of Business; U-Haul Center and including Self-Storage, Equipment Rental, Retail Center, Hitch Garage and Propane Dispensing
- B. Estimate number of Employees; (22)
- C. Hours of Operations; 7am to 7pm (Mon – Thur), Fri 7am to 8pm Sat 7am to 7 pm & Sun 9am to 5 pm
- D. Public Plaza area as shown on plan
- E. Pedestrian and Bicycle connection to existing bicycle path.

IX Conclusion;

The applicant seeks approval of the Rezoning (amending) of Lots 1 & 2 PUD/GDP/SIP consistent with the site plan included with this application. The site plan for the proposed Lot 1 & 2 development has been submitted to the UDC for review and comment.

Should you have any questions regarding the Letter of Intent, please feel free to contact me.

Very truly yours



David Pollock, Staff Architect / Senior Planner
U-Haul International / AMERCO Real Estate Company
2727 N Central Ave. Phoenix, Az 85004
602-263-6502