

## 1.0 Letter of Intent

### Intent of Document

This document summarizes elements of the proposed Erdman Center and requests Planned Unit Development: General Development Plan Zoning and Demolition Permit necessary to facilitate the redevelopment of the parcel into a mixed-use urban employment center.

### 1.1 Zoning Request

Planned Unit Development: General Development Plan  
Demolition Permit

### 1.2 Project Information

#### Project Name

Erdman Center

#### Project Owners

Erdman Real Estate Holdings, LLC, Erdman Future, LLC, and University Avenue Properties, LLC

#### Contacts

##### *Applicant and Design Team:*

Erdman Real Estate Holdings, LLC		
5117 University Ave, Madison, WI 53705		
Jane Grabowski-Miller	608-836-4923	<a href="mailto:jmiller@erdmanholdings.com">jmiller@erdmanholdings.com</a>
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Jon Snowden	608-218-6328	<a href="mailto:jsnowden@erdmanholdings.com">jsnowden@erdmanholdings.com</a>

##### *Consultants:*

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Kim Lobdell [KLobdell@KLEngineering.com](mailto:KLobdell@KLEngineering.com)

**Approximate Development Schedule**

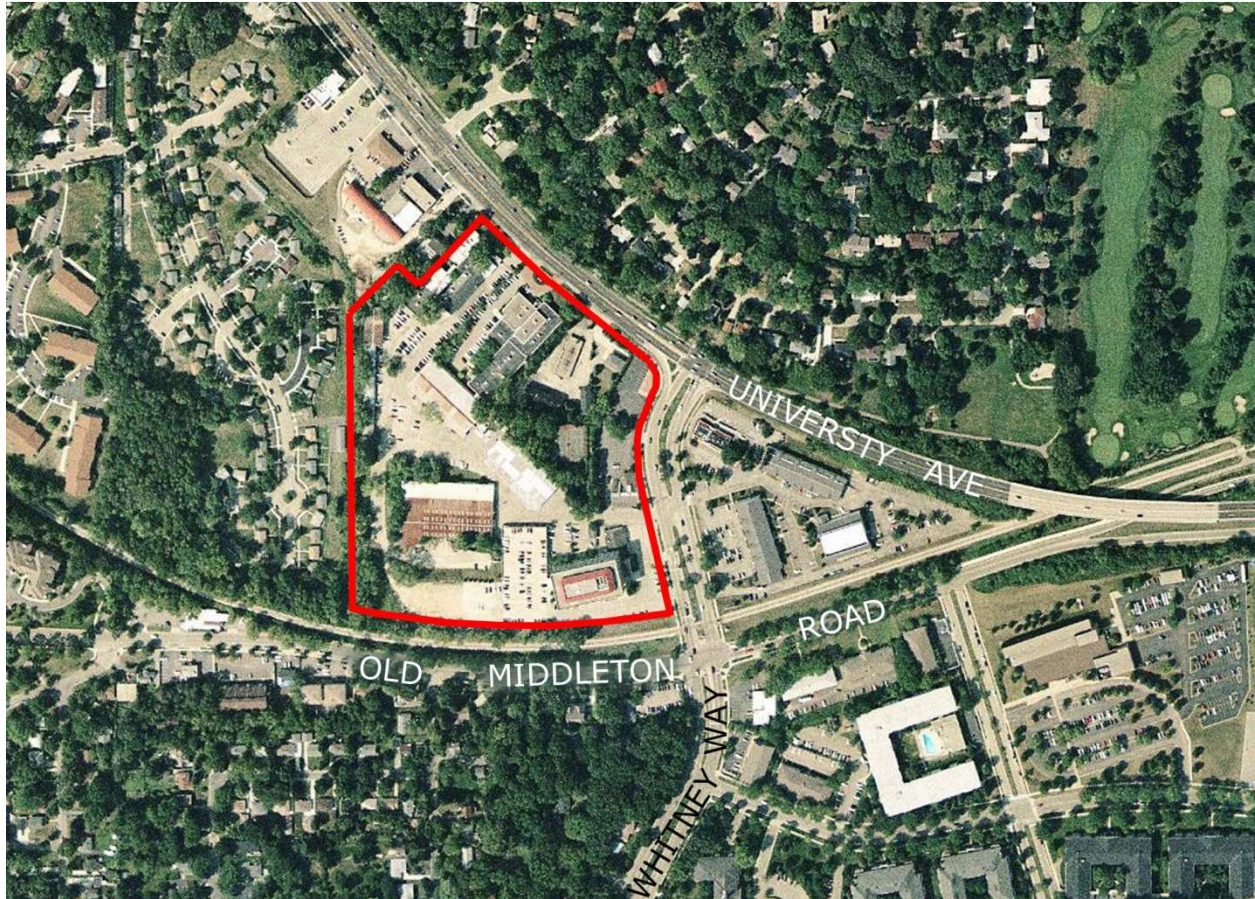
5-15 years.

**Total Parcel Size**

Approximately 17.48 acres.

**Parcel Location**

5117 University Ave, Madison.



PIN Numbers	Address	Owner
0709-184-1408-1 .....	5117 University Avenue	Erdman Real Estate Holdings, LLC
0709-184-1401-5 .....	5115 University Avenue	Erdman Real Estate Holdings, LLC
0709-184-1420-5 .....	650 N. Whitney Way	Erdman Real Estate Holdings, LLC
0709-184-1402-3 .....	650 N. Whitney Way	Erdman Real Estate Holdings, LLC
0709-184-1407-3 .....	5105 University Avenue	Erdman Future, LLC and University Avenue Properties, LLC
0709-184-1406-5 .....	5101 University Avenue	Erdman Future, LLC and University Avenue Properties, LLC
0709-184-1405-7 .....	5063 University Avenue	Erdman Future, LLC and University Avenue Properties, LLC
0709-184-1403-1 .....	702 N. Whitney Way	Erdman Future, LLC and University Avenue Properties, LLC

**Existing Land Use**

Office, restaurant (vacant), convenience retail (vacant), motel (vacant), warehousing (vacant)

**Existing Zoning**

C3 Highway Commercial

WP-14 Wellhead Protection

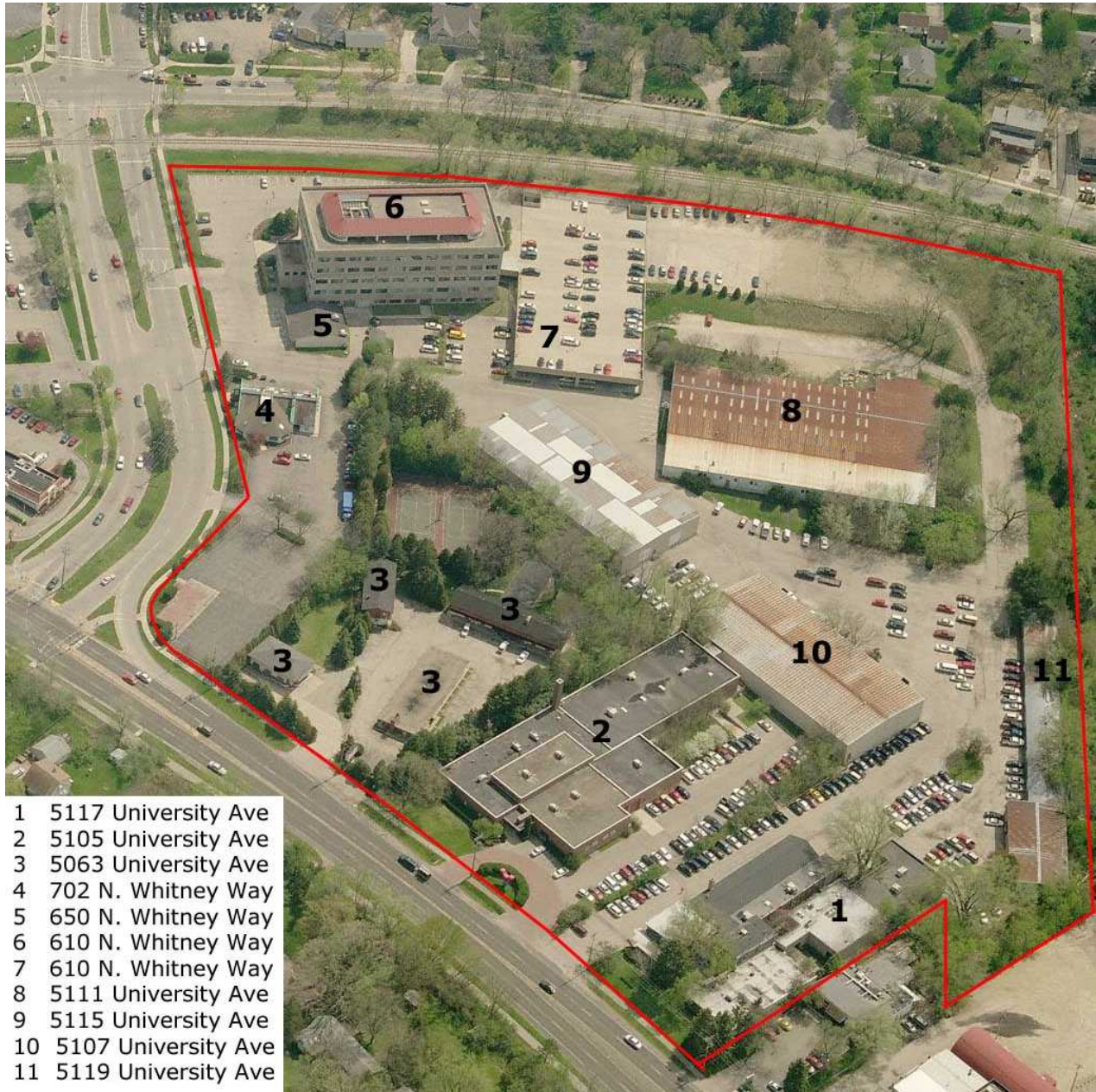


### Existing Conditions:

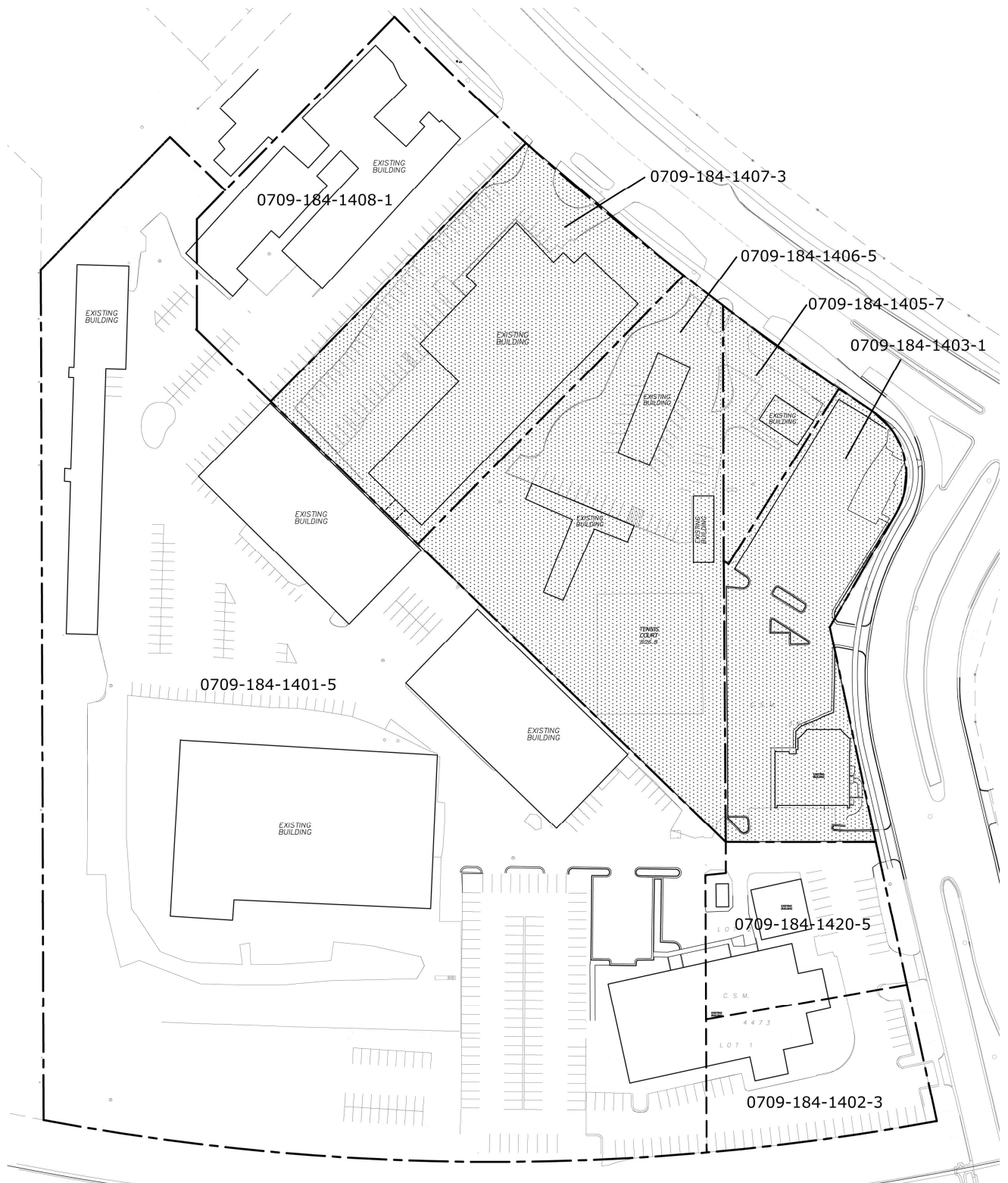
The primary uses located onsite include approximately 160,000 square feet of office space in multiple buildings, a 36 room motel building (vacant), a 5000 s.f. restaurant building (vacant), a 2000 s.f. convenience store building (vacant), 90,000 s.f of warehouse space (vacant), a 200 car 2-level parking ramp, and surface parking for 838 cars.

Access to the site is limited to three driveway cuts on University Avenue, and three driveway cuts on Whitney Way. The Wisconsin and Southern railroad defines the south edge of the property, and the Trillium condominiums about the western property line, eliminating any street connections. Bus service is available on University Avenue, with pedestrian access supplied by sidewalks on University Ave. and Whitney Way.

### Existing Conditions Aerial Photo



## Existing Conditions Plat





## Existing Conditions Photos

5117 University Avenue, "building 1"



5105 University Avenue, "Building 2"



5063 University Avenue, "Merrill Springs Inn"



5063 University Avenue, "Merrill Springs Inn"



5119 University Avenue, "Quonset Hut"



5107 University Avenue, "Lower Warehouse".





5115 University Avenue, "Upper Warehouse"



702 N. Whitney Way, "Irish Waters"



610 N. Whitney Way, "Open Pantry".



610 N. Whitney Way, "PSC Building"



610 N. Whitney Way, "PSC Parking Ramp"



Easement, "AT+T Utility Shed"





## Adjacent Land Uses

**South:** Wisconsin and Southern Railroad  
Glen Oak Hills Neighborhood  
Single Family Residential  
Multi-Family Residential  
Office  
Commercial

**West:** Spring Harbor Neighborhood  
Trillium condominiums  
Spring Harbor Animal Hospital

**North:** University Avenue.  
Spring Harbor Neighborhood  
Single Family Residential

**East:** Whitney Way  
Office  
Commercial/Retail

## 1.3 Comprehensive Plan Designation

The City of Madison Comprehensive Plan designates this site for Employment (E) and Neighborhood Mixed Use (NMU). The southeast corner of the site is also designated as a Transit Oriented Design (TOD) overlay located at the intersection of Whitney Way and Old Middleton Road.

## 1.4 Legal Description

Lots 1 and 2 Certified Survey Map No. 4473, recorded in Volume 19 of Certified Survey Maps on Pages 181 and 182 as Document No. 1850622 and a parcel of land located in the SE1/4 and SW1/4 of the SE1/4 of Section 18 and in the NE1/4 and NW1/4 of the NE1/4 of Section 19, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north quarter corner of said Section 19; thence N88°39'15"E along the north line of said NE1/4, 662.06 feet to the point of beginning; thence N00°11'21"W, 486.39 feet; thence N44°18'07"E, 182.13 feet; thence S43°38'23"E, 74.49 feet; thence N44°17'58"E, 237.90 feet to the southerly right-of-way line of University Avenue and a point of curve; thence southeasterly, along said southerly right-of-way line, on a curve to the left which has a radius of 2,925.00 feet and a chord which bears S50°25'02"E, 601.56 feet to a point of reverse curve; thence continuing along said southerly right-of-way line and westerly right-of-way line of Whitney Way, on a curve to the right which has a radius of 75.00 feet and a chord which bears S13°47'28"E, 105.21 feet; thence S30°19'22"W along said westerly right-of-way line, 127.18 feet; thence S12°03'20"E along said westerly right-of-way line, 215.17 feet; thence S12°19'04"E along said westerly right-of-way line, 278.60 feet to the north right-of-way line of the Wisconsin and Southern Railroad and a point of curve; thence northwesterly along said north right-of-way line on a curve to the right which has a radius of 2,406.20 feet and a chord which bears N89°56'19"W, 870.90 feet; thence N00°11'21"W, 343.86 feet to the point of beginning. Containing 761,459 square feet (17.48 acres).