



STRANG

July 13, 2005

City of Madison Plan Commission
Conditional Use Application

Letter of Intent:

Project: Wisconsin Automobile and Truck Dealers Association
610 John Nolen Drive
Madison, Wisconsin

The building being proposed for the Wisconsin Automobile and Truck Dealers Association located on a 2.67 acre site at 610 John Nolen Drive is a three story, slab on grade, approximately 65,000 gross square foot office building. 160 exterior parking stalls are provided with an additional 21 interior stalls for a total of 181 stalls on the site. Anticipated building façade is to be a combination of brick, architectural precast concrete, storefront and curtainwall framing and architectural metal panels. Some EIFS may be utilized for the underside of soffits. The ground floor incorporates parking stalls, a future training room with a small lunch area, tenant space and future training rooms. The second floor will be occupied primarily by WATDA and the third floor will be tenant space.

It is anticipated that site preparation and construction of the building will begin in September of 2005 with completion of the project in October of 2006.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

The existing site is currently a vacant previously developed site with some remnants of previous structures. Portions of lots previously owned by the Wisconsin Department of Transportation and Texaco Refining & Marketing make up the new lot. Some soil contamination is present on the site due to activities of these prior owners.

Legal description of property: *Lot 2 of certified survey map no. 10491, volume 62 of certified survey maps, pages 79-83, doc. No. 3522347, located in the northeast ¼ of the southwest ¼, the southeast ¼ of the southwest ¼ and the southwest ¼ of the southeast ¼ section 25, town 7 north, range 9 east, city of Madison, Dane County, Wisconsin.*

Wisconsin Automobile and Truck Dealers Association has hired Strang, Inc. to provide architecture, engineering and interior design services for the project. J.H. Findorff & Sons will be the general contractor. Survey work is being performed by Moore Surveying, LLC. Schreiber Anderson Associates is performing landscape design. BT2 will be responsible for civil engineering including stormwater management and erosion control plans, utility and grading plans. Much of this site work has been completed and previously approved as part of the site development coordination with the adjacent landowner.

WATDA is a non-profit association providing services to licensed car and truck dealers in Wisconsin. Other professional service type tenants are being sought



for the remainder of available space on the first and third floors. Anticipated hours of operation for the building will be 7:00 a.m. to 6:00 p.m.

Trash and recyclables will be collected within a room inside the building directly adjacent to the loading dock.

plan comm app narrative.doc