

## **Letter Of Intent**

### **6225 University Avenue, Madison, Wisconsin 3-Story multi-tenant office building with underground parking Apex Enterprises, Inc.      Developers**

Apex Properties, Inc proposes to redevelop the site at 6225 University Avenue. The site is presently occupied by a single-story multi-tenant office building with a partial exposed basement and a total gross area of 18, 140 square feet. The existing building was constructed in the early 1960's and is typical of wood-framed buildings of its era with low ceiling heights, little window area and no energy saving features. The building is a "Y" configuration with wing widths of only 42 feet making it very difficult to divide the space for multiple tenants and maintain exiting.

The site is zoned C-1, is accessed off University Avenue and the building is served by surface parking. Drainage is from the rear (south end) of the site to the front along University Avenue. The existing basement has perpetual water problems because of how the grades were initially set. The adjacent neighbors include St. Dunstons Church to the east, 8-unit apartment buildings to the west, and single-family residences to the south. Across the street to the north are commercial structures and to the west just past the apartments is extensive commercial development along University Avenue in Middleton.

This site was not included in part of a neighborhood plan that was done several years ago for the area and is capable of handling significantly greater development density than its current use. The proposal calls for demolishing the existing building and replacing it with a new multi-tenant office building with underground parking. The proposed building is 3 stories and will provide 36,706 leasable square feet of Class A office space in a state-of-the-art energy efficient building. Because the current zoning limits new buildings at 10,000 gsf, the development proposal calls for re-zoning the site to a PUD.

Because the building site straddles the line between a busy commercial transportation link to the north and a quiet residential neighborhood to the south, the architectural intent is to utilize materials and forms that are compatible with both. Exterior materials include horizontal metal panels which are cost-effective and environmentally respectful while providing a contemporary and attractive face to the street. Horizontal fiber-cement board siding at the projecting bays provides a little residential touch to the upper floors while brick pilasters soften the length of the facades. Finally, porcelain tiles in a travertine pattern provide the neutral element infill between the other materials.

This project is conveniently located on a bus line in a zone roughly halfway between suburban residential areas to the west and downtown making it an ideal place to locate a business. The businesses will most likely be service-type or professional office with occasional customer contact. The development is not intended nor is it well suited for retail development. With the Allen Boulevard link to the north, it will also offer convenient access to commuters from the north.

Apex Enterprises has reviewed this proposal with surrounding neighbors and it has been well received. They have accommodated requests and concerns that have been raised by surrounding property owners and enjoy the support from the Alderperson, Mark Clear.