

LETTER OF INTENT

The Society of Saint Vincent de Paul is the contract Owner of 6313 Odana Road and is making application to rezone 6313 Odana Road (described as Lot 2 of CSM 1578) from SE to CC zoning and to make application to obtain a Permit for Demolition to all existing improvements currently located on 6313 Odana Road. The existing improvements at 6313 Odana Road are a two story wood frame with a partial basement that is currently used as a retail sales (Leather Furniture) and office building.

The purpose of acquiring 6313 Odana Road is to expand the current Saint Vincent de Paul (SVDP) retail store located at 6301 Odana Road (described as Lots 3 & 4 of CSM 1578). The current SVDP retail location is currently zoned CC and is immediately east and adjoins the 6313 Odana Road property.

The addition of the 6313 Odana Road property containing 28,750 sf, will allow the existing SVDP retail facility to expand by 11,276 sf from 7,873 sf to 19,149 sf with a total of 64 parking stalls and a Bio-Retention system of 2,200 sf. The sales floor will increase by 150% from 5,860 sf to 14,605 sf. Additional features of the building expansion are the construction of a semi-truck loading dock, and enclosed Donation unloading/customer loading area, along with a store room of 1,100 sf connecting the semi-dock and the Donation unloading /customer loading area.

Project Team

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Existing Conditions

The existing improvements/conditions are that SVDP has outgrown its 7,873 sf single story metal frame building and desires to improve its operating efficiency with the addition of a truck dock and Donation unloading/Customer loading area. The exterior of the existing building is nearing the end of its useful life and is to be replaced with a variety of metal panel surfaces. The parking lot is going to be replaced with emphasis on a new customer entrance located at the northwest corner of the expanded facility.

Schedule

Demolition and new construction is scheduled to begin June 1, 2014. The facility is projected to operate during the expansion project, with a scheduled completion of October 2014

Proposed Uses

There is no change of use proposed. SVDP will continue retail sales and collection of donations at the combined site. Retail sales of leather furniture (currently conducted on 6313 Odana Road) will be discontinued on or about July 31, 2014.

Hours of Operation

Monday-Saturday 9:00 am to 9:00 pm
Sunday 11:00 am to 6:00 pm

Building Size and Parking Statistics

Retail sales floor area is increasing from 5,860 sf to 14,605 sf. The size of the building is increasing from 7,873 sf to 19,149 sf with a total of 64 parking spaces including 4 handicapped stalls. 9 bicycle-parking places are proposed.

Lot Coverage

Lot Size:	81,022 sf
Building:	19,149sf
Bio Retention	2,200 sf
Parking/walks	37,125 sf
Open Space	22,548 sf

Value of Land

Land to be acquired \$350,000.00

Estimate of Project Cost

\$850,000.00

Employment

Number of Construction Jobs
22 full time equivalent positions

Number of Full Time equivalent positions
15 Full Time

Public Subsidy

None.