

May 8, 2013

Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: **Letter of Intent**
6698 Odana Road
Madison WI

To Whom It May Concern:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: SJR Odana, LLC
4518 Monona Drive
Madison WI 53716
608-222-6060
608-222-6546 fax
Contact: Richard Klink

Architect: TJK Design Build Inc
634 West Main Street
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbieno@tjkdesignbuild.com

Engineer: JSD Professional Services Inc.
161 Horizon Dr., Suite 101
Verona, WI 53593
608-848-5060
608-848-2255 fax
Contact: Wade Wyse, P.E.

Landscape
Design: Richard Slayton, ASLA

Introduction:

The site is located on the North East corner of the intersection of Grand Canyon Drive and Odana Road. The site is approximately 30,232 SF in size and the former branch location for a bank with a drive-up. It is under the control of a single developer. The property has busy roads on two sides. On the other two sides of the property are an established retail facility. The developments that surround this lot has been established for approximately 20 – 30 years. This lot has covenants put on it by Park Town Development.

Deconstruction:

This proposed development envisions the deconstruction of the existing branch facility as well as the drive-thru. This would also include the associated sidewalk and paved areas. Inspections of these properties have been made by the development team. It's been concluded that the structures are beyond the capacity of any reasonable rehabilitation for our type of use. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the building and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures, the zoning codes purpose also includes promoting the general welfare of the City, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the Plan Commission can determine that the demolition standards are met.

Project Description:

The site under consideration is located along the busy thoroughfare on the West Side of Madison. The intersection at Grand Canyon Drive and Odana Road is a lighted intersection and is surrounded by projects ranging from large retail developments to small branch bank facilities, retail facilities, restaurants, car dealerships and hotels. We are proposing to remove the existing branch bank and drive-thru facility on this property and replace it with a four sided multi-tenant slab on grade development with a product pick-up window. The building has been pushed as close to the intersection as the covenants will allow. However, this is not compliant with the existing zoning requirements for this property. Parking will be along the Eastern side of the lot behind the building which acts as a screen from the West as well as Landscaping screening and building screening from the South. Entry and exit entry into the property will be off of curb cuts on Grand Canyon Drive and Odana Road. This is a reduction from the existing three curb cuts. Bike and pedestrian access is compliant with the zoning requirements and has been integrated into the design of the facility. We have also met the zoning design standards for glazing and an entry on the main façade. Landscaping has been introduced to enhance the architecture of the building as well as offer some shading and screening of the parking lot. Accent lights have been incorporated into the façade of the building. These accent lights also offer the necessary level lighting for the sidewalk between the building and the parking lot. The parking lot itself will be lit by a single pole fixture. The accent lights will continue to the other facades as well. There is no cross access requirement between this property and the neighboring property to the North and East. The building façade will be a combination of masonry elements with a sign band of synthetic stucco. Large punched openings going down to the finished floor can be found on all four facades of the building. Window frame colors have been chosen to accent the masonry itself. Fabric awnings act as a relief for the elevations of the building as well as bringing in another complimentary color to the façade. Mechanicals will be on the roof and screened with the incorporation of a corrugated metal mechanical roof screen.

Project Schedule:

It is anticipated that construction will start in the spring of 2013 and will be completed in the fall of 2013.

Social and Economic Impact:

This development will have a positive social and economic impact. The development will potentially increase the city's tax base with minimal if any increased cost to the city. The redevelopment will provide new work opportunities while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA
TJK Design Build Inc