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04 September 2013

Zoning Administrator – Madison Plan Commission  
Representatives - Urban Design Commission  
City of Madison  
215 Martin Luther King Jr. Boulevard  
Room LL-100  
Madison, WI 53701-2985

Re: Project Name: 900 Nolen Residences at 900 John Nolen Drive, Madison, WI  
PRA Project No. 130153-01

ZONING ADMINISTRATOR & UDC REPRESENTATIVES, This Letter of Intent is provided as support to the submittal documents for the 900 Nolen Residences. Each item listed on the City of Madison “Land Use Application” is presented below in the order as listed on page two of the referenced form.

This mixed use project is being developed as the replacement for the professional office building that previously occupied the site and was destroyed by fire. This previous low density suburban style office building will be rebuilt as a mixed use development that allows many of the former commercial tenants to return and also provide up to eighty apartments with excellent access to-and-from both work and recreational sites while also providing most units with exceptional views of the City skyline and Lake Monona. Located adjacent to the upcoming redevelopment planned for the entire Coliseum/Alliant Energy Center complex the new 900 Nolen Residences project supports the intent of creating a higher density mixed-use area along his main corridor into the Madison Central Business district.

Specific site benefits to the mixed used development of 900 John Nolen Drive include:

- Building in a section of the City that is adjacent to both an established residential area and a wide variety of commercial and social activities
- Direct access to the established bike trail and adjacent park lands. The development proposes to build on this ‘green’ base by providing both a second story roof top terrace and an accessible green roof for use by all tenants
- Ready vehicle access to both the City center and South Beltline Highway
- By providing up to 80 parking stalls below grade the ability to achieve cross usage of parking stalls between the commercial and residential users helps to free up open green space above.

*Project Team:* The project is a joint development between Causeway Office Center Unit Association, Inc. and 900 Nolen Residences, LLC.

- Architecture: Plunkett Raysich Architects, LLP
- Structural Engineering: Oneida Total Integrated Enterprises (OTIE)

Partners: Michael P. Brush, Martin P. Choren, D. Scott Davis, Gregg R. Golden, Kim D. Hassell, Mark C. Herr, John J. Holz, Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak



- Civil Engineering: Vierbicher Associates, Inc.
- Landscape Architecture: The Bruce Company of Wisconsin Inc.
- General Contractor and Design Build MEP lead: Encore Construction, Inc.

*Existing Conditions:* The approximately 1.8 acre site is currently vacant. The previous office structure was destroyed by fire. Photos of the existing site and the immediate surrounding area are provided in the submittal documents.

*Project Schedule:* The general project construction schedule places a ground breaking in late February of 2014. Construction on all portions of the project will proceed as a single project. Occupancy of both the commercial office and residences is intended for the spring of 2015.

*Proposed Uses:* Mixed use development of approximately 1.8 acres consists of several distinct occupancy components.

- Lower Level Parking: – Approximately 28,925 Gross Square Feet (GSF)
- First Floor: - Approximately 20,075 GSF. Approximately 18,000 GSF is provided for professional commercial office space for returning and new tenants. Approximately 2,075 GSF will serve as support components for the residential units, including:
  1. Lobby lounge with stair and elevator access
  2. Community room
  3. Exercise room
  4. Bike storage
  5. Trash room
- Second Floor: - Approximately 20,075 GSF. Approximately 20 apartment units. Roof top terrace with access to developed open yard green space adjacent to Lake Monona.
- Third and Fourth Floors: - Approximately 20,075 GSF per level. Approximately 20 apartment units on each level.
- Fifth Floor: - Approximately 20,075 GSF. Approximately 20 apartment units. Apartments facing primarily west and south will include individual stairs to access mezzanine ‘bonus’ room at the roof top level and private balcony space at the roof level.
- Roof Level: - Approximately 20,075 GSF. Multiple amenities are provided at the roof level, including:
  1. Complete accessible access by two stairs and an elevator
  2. “Green” roof with activity and open spaces
  3. Mezzanine rooms and private balconies as previously listed under the Fifth Floor

*Hours of Operation:* This mixed use development will have overlapping hours of operation between the commercial and residential functions. This allows for a cross use of both amenities on the property and a percentage of both the enclosed and on-site parking. The commercial office space will follow traditional business hours of operation from approximately 8:00 to 5:00. The residential occupancy is intended for twenty-four hour occupancy.

*Building Square Footage:* - The below grade development is approximately 28,925 GSF. The developed above grade area of this five story building is approximately 108,375 GSF.

*Number of Dwelling Units:* - Approximately 80.

*Auto and Bike Parking Stalls:* - Vehicle parking will be provided both at grade and beneath the building. Below grade parking accommodates approximately 80 vehicles. On grade parking provides 47 full size parking stalls.

Bike parking will be provided in several locations and is intended to meet or exceed the numbers required for this mixed use development. Bicycle parking for the residences is listed as 90% of the total units, or approximately 72 bike stalls. It is our intent to provide enclosed bike parking for 100%, or at least 80 bike stalls. Approximately 50% of these bike stalls will be provided on the Lower level and in a bike room on the First floor.

The development is located on a major urban bike corridor and the design team will be designing visitor bike parking in excess of required minimums.

1. Commercial office space visitor bike parking will be provided adjacent to the main entry.
2. Residential bike parking will be provided adjacent to the main entry to the apartment Lobby
3. A bike maintenance station is proposed by the development team on City property at the bike path. The construction and maintenance of this amenity will the 900 Nolen residence responsibility

*Lot Coverage & Usable Open Space Calculations:* - The development is proposed to have a lot coverage of 39,412 square feet. The lot has an area of 78,313 square feet, which equates to a lot coverage of 50%. The usable open space, which includes landscaped areas, second floor terrace (75% credit), green roof, and balcony (75% credit), consists of 38,901 square feet.

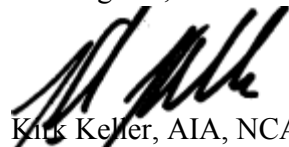
*Value of Land:* - The land value is \$1,200,000.

*Estimated Project Cost:* - The estimated cost of the project is \$16,300,000.

*Number of Construction & Full-Time Equivalent Jobs Created:* - Approximately 240 full time jobs will be created that will last varying lengths of time. During any particular week of this twelve month project there will be between 15 and 70 full time construction staff on site. Within these estimated figures it is the General Contractor's intention to draw up to 85% of the total labor force from the local building trades.

Public Subsidy Requested: - There is no Public Subsidy requested for this project.

Best regards,



Kirk Keller, AIA, NCARB  
Project Manager

Enclosure