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green bay : 124 N Broadway	920.336.9929
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September 12, 2022

Plan Commission
City of Madison, Planning Division
215 Martin Luther King Blvd. #017
Madison, WI 53701-2985

*Re: Centro Hispano of Dane County
Letter of Intent – Project Description
EUA Project No.: 721259-01*

Contacts:

Owner: Centro Hispano of Dane County
810 West Badger Road
Madison WI 53713
Contact: Elizabeth Garcia Hall
elizabethgh@micentro.org
(608) 419-8973

Civil Engineer: Wyser Engineering
312 Main Street
Mount Horeb, WI 53572
Contact: Wade P. Wyse, P.E.
wade.wyse@wyserengineering.com
(608) 437-1980

Landscape Design: Saiki Design
1110 S. Park Street
Madison, WI 53715
Contact: Ken Saiki
Ksaiki@saiki.design
(608) 405-8148

Architect: EUA
309 W. Johnson Street #202
Madison, WI 53703
Contact: Colleen O'Meara
colleeno@eua.com
(608) 442-5350

Dear Commission Members:

The proposed project includes providing a new facility for Centro that serve their needs in the community for years to come. Centro has outgrown its current facility on Badger Road and is working with city staff complete a "land

swap” of their facility to the new location on Cypress Way by combining 3 individual city owned parcels into one new site for Centro Hispano.

The new two-story community facility will include:

13,400 SF of underground parking for 23 cars for Centro staff use.

25,000 SF of collaboration, classroom, and office space to accommodate Centro’s growing programmatic needs for the community.

- 3-4 classroom and flex spaces on both the first and second floors to serve the community from early childhood programs to continuing education classes for adults.
- Office and conference spaces for Centro’s growing staff.
- An indoor and outdoor plaza space is included to accommodate Centro’s needs for gatherings and events.
- A large kitchen space to serve the needs of the plaza spaces is planned.

The building will be constructed with a combination of post tensioned concrete systems and steel structure. The building will be fully sprinklered. To accommodate the storm water management requirements, the new outdoor plaza is planned for pervious paver system and a combination of storm water bio retention areas and underground water retention is included.

The current zoning for the 3 parcels is SR-V1 (Suburban Residential- Varied). To accommodate the new facility on this new combined site, we are asking that the new combined site be re-zoned to CC-T (Commercial Corridor - Transitional). Their current facility on the south side of this block is currently zoned CC-T.

A conditional use permit is being requested to waive the district boundary screening requirements along south border between the Burr Oaks Senior apartments and the sidewalk access to Centro’s outdoor plaza. It is Centro’s intention to be a vibrant part of the neighborhood landscape and would like their plaza to appear open and visible to the neighbors. Screening will be provided around the new parking area and along the eastern most edge of the property between the South District police station and Centro’s new property in accordance with 28.142(8). The conditional use waiver would apply to the south property boundary only.