

April 24, 2019

Heather Stouder
Planning Commission
City of Madison
210 Martin Luther King Jr. Blvd
Madison, WI 53703

RE: 4501 Vernon Blvd. / Demolition Permit

Dear Ms. Glaeser,

Letter of Intent

The Applicant, Vernon Price LLC, proposes to demolish the existing BMO Harris Branch at 4501 Vernon Boulevard in order to construct a new consolidated BMO Harris Bank branch and office at this location. The existing on-site facilities consist of an approximate one-story 2,715 square-foot building (bank branch), six (6) lane 1,810 square-foot drive-thru canopy with teller window, and seven (7) parking spaces inclusive of one (1) ADA parking space which will be demolished as part of this application. The existing site is accessed via separate right-in only and right-out only driveways along Vernon Boulevard, and an extended width egress-only driveway along Price Place.

The proposed development will consist of a two-story 9,400 square-foot building (bank branch and office), three (3) lane drive-thru canopy with teller window, thirty-seven (37) parking spaces inclusive of two (2) ADA spaces, stormwater improvements, and landscaping and lighting enhancements. Access will be consolidated to a right-in/right-out driveway along Vernon Boulevard, and full movement driveway along Price Place. The facility has been designed in accordance with the Suburban Employment District (SE) standards, and in character with the University Hill Farms Neighborhood Plan and City of Madison Comprehensive Plan.

We are working closely with BMO Harris as we begin the process of consolidating their operations to a single facility, and want to ensure the community that throughout construction, they will remain local and operational. We continue to seek opportunities to further improve the City of Madison and believe the proposed development will have a positive impact on the University Hill Farms Neighborhood.

Sincerely,



Louis C. Masiello
Senior Vice President of Development
For: Vernon Price LLC
By: WS Asset Management, Inc., its property manager

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Existing Conditions:

Existing Zoning: SE (Suburban Employment District)
Address: 4501 Vernon Boulevard
Parcel Identification Number: 0709-201-1904-1
Aldermanic District: District 11
Alder Arvina Martin
Neighborhood Association: Hill Farms Neighborhood Association
Notifications: Alder
Legal Description: Refer to Enclosures
Lot Area: 33,494 SF (0.77 AC)

Project Team:APPLICANT:

Vernon Price LLC
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LANDSCAPE ARCHITECT:

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CIVIL ENGINEER:

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PLANNING:

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Legal Description:

Lot 1 and Lot 6, Block 36, University Hill Farms - Commercial Reserve Addition, lying in section 20, T07N, R09E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the Northwestern corner of said lot 6;

Thence on a curve to the right having a radius of 580.00 feet and a chord bearing S 70°47'42" E, 120.14 feet along the southerly right of way of Vernon Road;

Thence continuing along said Southerly right of way on a curve to the left having a radius of 700.00 feet and chord bearing S 68°15'40" E, 83.30 feet;

Thence continuing along said Southerly right of way on a curve to the right having a radius of 15.00 feet and chord bearing S 35°55'34" E, 17.60 feet to the westerly right of way of Price Place;

Thence S 00°02'25" W, 41.05 feet along said Westerly right of way;

Thence continuing along said Westerly right of way on a curve to the right having a radius of 300.00 feet and a chord bearing S 09°35'58" W, 100.86 feet to the Southerly line of Lot 6, University Hill Farms - Commercial Reserve Addition;

Thence N 68°07'57" W, 103.82 feet along said Southerly line to the Northwestern corner of Lot 2, University Hill Farms - Commercial Reserve Addition;

Thence continuing N 68°07'57" W, 105.12 feet along said southerly line of said lot 6;

Thence continuing along said southerly line N 75°42'37" W, 26.66 feet to the westerly line of lot 6;

Thence N 14°08'00" E, 145.13 feet along said westerly line to the point of beginning of this description.

Said Parcels contain 33,494 square feet or 0.77 acres.

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