

SG Hill Farms, LLC
889 E. Johnson Street, Fond du Lac, WI 54936

August 1, 2018

Natalie Erdman
City of Madison
Department of Planning and Development
126 South Hamilton Street
Madison, WI 53703

RE: Letter of Intent – Madison Yards at Hill Farms Revised Preliminary Plat, Final Plat, and CSM – 4802 Sheboygan Avenue

Dear Ms. Erdman,

Please consider this letter and the attached preliminary plat, Certified Survey Map (CSM), and final plat applications for the Madison Yards at Hill Farms development at 4802 Sheboygan Avenue.

SG Hill Farms, LLC is currently working with the State of Wisconsin on the construction of a new State Office Building project on the 21-acre, state-owned parcel. The new State Office Building was completed in early 2018. Once the former DOT building is demolished and remaining site work completed, SG Hill Farms will take ownership of approximately 13.7 acres on the eastern portion of the parcel. SG Hill Farms intends to redevelop the site and is working separately with the City of Madison to finalize the May 1, 2018 approval of PD(GDP) zoning for the private redevelopment.

SG Hill Farms and the State are requesting approval of three related subdivision requests:

- A revised preliminary plat to create seven lots from the 21-acre site. Lots 1-6 of the preliminary plat will be developed by a private entity for future redevelopment, with private access and a central green to be located on Lot 6. The State will retain ownership of Lot 7.

- A Certified Survey Map to create two lots. The approximately 7.07-acre Lot 1 will remain owned by the State (west side of the property) and the 13.7-acre Lot 2 will be transferred to a private entity for future redevelopment. The State lot is and will remain zoned SE (Suburban Employment). A small amount of land will also be dedicated along Segoe Road and Sheboygan Avenue at the time of recordation of the CSM as required by the City of Madison Engineering staff.

- A final plat to divide Lot 2 of the CSM into the six lots for private development consistent with the revised preliminary plat and the general development plan zoning approved on May 1, 2018.

Development Team

- Owner:
 - Department of Administration
 - State of Wisconsin
 - 101 E. Wilson Street
 - Madison, WI 53703
 - Attn: John Klenke

- Developer/Contractor:
SG Hill Farms, LLC 889 E.
Johnson Street Fond du
Lac, WI 54936 Attn: Mark
Theder (414) 453-0110

- Master Planner/Civil Engineer/Landscape Architect:
SmithgroupJJR
44 E. Mifflin Street
Suite 500
Madison, WI 53703
Attn: Bill Patek (608)
251-1177

- Traffic Engineer:
Kimley-Horn Engineers
2550 University Avenue West Suite
238N
Saint Paul, MN 55114
Attn: Brian Smalkoski
(651) 645-4197

- Surveyor:
Birrenkott Surveying, Inc.
1677 N. Bristol Street Sun
Prairie, WI 53590 Attn: Dan
Birrenkott (608) 837-7463

Anticipated Schedule

SG Hill Farms will take possession of the 13.7-acre, newly created Lot 2 once demolition and construction on the State project is complete and the Land Division/CSM is approved and recorded (anticipated in October 2018). The State of Wisconsin will maintain ownership of Lot 1 that includes the State office Building and Parking Structure. SG Hill Farms will continue to work with City of Madison on final approvals for the separate rezoning and final plat actions for future development on the newly created Lot 2.

Public Utilities, Streets, Easements and Fire Access

Streets within the parcel will be privately held and maintained, with easements proposed for access and public utilities (water main and sanitary sewer). The Development Team is committed to providing public access easements for the streets to insure long-term public access to the site.

However, we specifically request relief from conditions of the May 1, 2018 preliminary plat approval related to the streets within the development being outlots and becoming public in the future. Condition #20 of the May 8, 2018 approval letter from the City Engineer requires that language be included in the

subdivision that the private streets in the development could be declared as public streets if so ordered by a resolution of the Common Council. It is the intention of the Development Team for the streets within the Madison Yards at Hill Farms development to be privately owned and maintained streets in perpetuity.

The Development Team also does not wish to extend the public access easements required in condition #42 of the approval letter required by the Planning Department west to the Red Cross.

All public utilities will be located within utility easements, primarily located within the private street areas.

Stormwater Management and Green Infrastructure

The stormwater management and conveyance system for the site will be privately held and maintained, in accordance with conversations with City Engineering staff. The site will have a 360,000-gallon underground detention chamber which will be constructed with the state portion of the project. The chamber and other proposed facilities on site have been designed to meet the City of Madison detention volume of 0.06 acre-feet per acre of proposed impervious area within the development, pursuant to Madison Ordinance Chapter 37.09(3)(d)b.

Shared Access and Maintenance

The State of Wisconsin will continue to own Lot 1, with shared access roads and shared private utility infrastructure (e.g. stormwater management facilities) which will require maintenance. All streets within the parcel will be privately held. Cross access easements and shared maintenance agreements between the owners of the privately held lot and State parcel are currently under development and will be shared with City Staff once finalized.

As mentioned above, SG Hill Farms intends to redevelop Lot 2 of the CSM and is working with the City of Madison on separate approvals for general development plan zoning and further subdivision of Lot 2 via final plat following the creation of a separate parcel to remain under the existing zoning and State ownership.

Thank you for your consideration.

Sincerely,



Mark Theder
SG Hill Farms LLC