

February 8th, 2023

Heather Stouder, Director
Department of Planning
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

Re: Letter of Intent
South Central Library, Madison
1650 Pankratz Street
Madison, WI 53704

Ms. Heather Stouder,

The following is submitted together with the site plans and land use application for the Department of Planning's consideration.

Project Team

Applicant:	South Central Library System Attention: Martha Van Pelt 4610 S Biltmore Ln Suite 101 Madison, WI 53718 (608) 246-7975 mvanpelt@scls.info	Civil Engineer:	Ruekert & Mielke Attention: Colin Meisel 4001 Nakoosa Trail, Suite 200, Madison, WI 53714 (920) 876-6382 cmeisel@ruekert-mielke.com
Land Owner:	City of Madison PO Box 2983 Madison, WI 53701	Architect:	Gries Architectural Group, Inc. 500 N. Commercial St. Neenah, WI 54956 (920) 722-2445
Project Manager:	Keller, Inc. Attention: Devin Flanigan N216 WI-55 Kaukauna, WI 53718 (920) 427-4426 dflanigan@kellerbuilds.com	Landscape Design:	Blue Stem Design, Inc. Attention: Peter Vargulich, RLA 503 S. 16 th Street St. Charles, IL 60174 (630) 618-8316 petervargulich@comcast.net

Project Introduction & Description

The South Central Library Project is located at 1650 Pankratz Street in the City of Madison, Wisconsin. The project site is located on the east side of Packers Avenue, and to the west of Pankratz Street. The site is currently zoned as Suburban Employment (SE) District and consists of an existing building, parking lot and landscaping. This proposal requests a conditional use approval for a development intended to be used as a combined office, warehouse, and garage space.

The total building development area proposed is adding 14,089 square feet to the existing building with an additional 17,236 square feet of pavement for driveways and vehicle parking. The building layout consists of offices within the northwestern corner of the building, a warehouse sorting floor and work area at the center, loading docks to the south and a drive-through garage at the northeast corner of the proposed building. The entrance to the site will be from Pankratz Street. Primary employee parking will be

along the south and the east side of the site. To the south of the building an access driveway will lead to a loading dock area.

The proposed building will have a projected number of 40 employees that will use this facility with 25% of that number working remotely. The facility has shared parking to the south with Lots 1502 and 1402 and is estimated to use with the maximum possible of 13 overflow stalls and this is only if the garage would be unusable.

City/Neighborhood Notification Requirements

The district Alderperson for the proposed development was notified of the project development via email. The proposed development location falls within the Sherman, Carpenter Ridgeway and Northside Business Association areas.

Site Development Data

Total Lot Square Footage:	83,490 S.F.
Building Coverage:	29,038 S.F.
Parking Lot Coverage:	21,074 S.F.
Sidewalk Coverage:	3,050 S.F.
Total Impervious:	58,370 S.F.
Impervious Area %:	69.9%
Pervious Area %:	30.1%
Building Height:	1 Story with Warehouse & Garage (21' 4" Height)

Existing Vehicular Off-Road Parking Stalls	79
Vehicular Off-Road Parking Stalls Removed	39
Vehicular Off-Road Parking Stalls Post-Addition:	40
Existing Bicycle Parking Stalls:	33
Bicycle Parking Stalls Post-Addition:	22
Post-Addition Interior Bicycle Parking Stalls:	11

Project Schedule

Construction Start:	May 2023
Building Enclosure:	August 2023
Substantial Completion	December 2023
Move-in:	January 2024

Please reach out to the project team if any additional information is required at this time. Thank you for your consideration.

Sincerely,



Colin Meisel, PE