

January 10th, 2022

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
5426 Fen Oak Drive
Madison, WI 53701

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 5426 Fen Oak Drive in the City of Madison, Wisconsin. The project site is located on the east side of Walton Commons Lane, and to the north of Fen Oak Drive. The site is currently zoned as Suburban Employment (SE) District and consists of undeveloped grassland. This proposal requests a conditional use approval for a development intended to be used as a combined office, warehouse, and garage space. A Certified Survey Map will be submitted to split the current lot into the parcel shown on the site plans attached with this submittal.

The total building development area proposed is 32,566 square feet with an additional 48,690 square feet of pavement for driveways, vehicle parking, and truck access. The building layout consists of offices within the central and western sides of the building, a warehouse sorting floor and work area at the center, and a drive-through garage along the east. The facility will accommodate approximately 55 full-time employees. The entrance to the site will be from Walton Commons Lane. Primary employee parking

will be along the south side of the site, with an access drive for trucks around the east side of the building. To the north of the building, a truck turnaround and access driveway will lead to a loading dock area.

City/Neighborhood Notification Requirements

The district Alderperson for the proposed development was notified of the project development via email on August 27th, 2021. The proposed development location does not fall within any neighborhood or business association areas.

30-foot Grading Easement Request

A request for a 30-foot easement along the north property line of the site will be submitted to accommodate site grading necessary for the construction of the north truck access area and stormwater controls.

Site Development Data

Total Lot Square Footage:	179,615 S.F.
Building Coverage:	32,566 S.F.
Parking Lot Coverage:	48,690 S.F.
Sidewalk Coverage:	3,076 S.F.
Total Impervious:	84,717 S.F.
Impervious Area %:	47.2%
Pervious Area %:	52.8%
Building Height:	1 Story with Warehouse & Garage (Approx. 28 feet)

Vehicular Off-Road Parking Stalls:	67
EV Parking Stalls:	1
EV-Ready Parking Stalls:	7
Bicycle Parking Stalls:	13

Project Schedule

Construction Start:	June 2022
Building Enclosure:	December 2022
Substantial Completion	March 2023
Move-in:	May 2023

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