

January 24, 2022

Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: **Letter of Intent**
413 West Washington Ave
Madison WI

To Whom It May Concern:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner:	Olympia Building Wisconsin LLC 5419 North Sheridan Road Chicago IL 60640	Architect:	TJK Design Build Inc 612 West Main Street Madison WI 53703 608-257-1090 608-257-1092 fax
		Contact:	John J Bieno

Landscape
Design: Richard Slayton, ASLA

Introduction:

The site is located on the Southeast corner of the intersection of Dairy Drive and Agriculture Drive. The site is approximately 109,499 SF in size and the former Madison Media building. It is under the control of a single developer. The property has busy roads on two sides. The developments that surround this lot has been established for approximately 30 – 35 years.

Deconstruction:

There is minimal deconstruction to the exiting building and site. Only that what is needed to add overhead doors and a drive access path to them.

Project Description:

The site under consideration is located along the busy thoroughfare on the East side of Madison. The property is surrounded by projects ranging from office buildings to multi-tenant flex buildings and contractor supply facilities. We are proposing to maintain the majority of the existing shell building and site. The only exterior work will be that needed for an outdoor, enclosed storage area for vehicles, new water supply, and work associated with adding overhead doors. Existing parking and drive aisles will be maintained. Additional landscaping will be added to bring the site into compliance. Entry and exit entry into the property will be off of existing curb cuts. Bike and pedestrian access is compliant with the zoning requirements and has been integrated into the design of the facility. Wall mounted lights have been incorporated into the area around the overhead doors. The parking lot will be lit by existing light fixtures Existing mechanicals will be kept and are located behind a masonry screen wall that ties into the existing architecture. The anchor tenant will be Precision Diagnostics. They are a company that specializes in working on vehicle electronics and associated requirements. The remainder of the building will be set up as a multi-tenant office. The intention is for the additional space to be companies with a symbiotic tie to Precision Diagnostics. It will also serve as future expansion as the company continues to grow. Hours of operation are intended to be 6am-10pm.

Project Schedule:

It is anticipated that construction will start in the spring of 2022 and will be completed in the fall of 2022.

Social and Economic Impact:

This development will have a positive social and economic impact. The development will potentially increase the city's tax base with minimal if any increased cost to the city. The redevelopment will provide new work opportunities while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA
TJK Design Build

From: [David Baehr](#)
To: [Parks, Timothy](#)
Subject: 2702 Agriculture Drive
Date: Wednesday, July 21, 2021 12:38:30 PM
Attachments: 06-06-2021 2702 Agriculture Drive Spec Sheet.pdf

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Tim,

I hope all is well with you! I have a client that would like to purchase the building at 2702 Agriculture Drive, the former Madison Media Institute building. They own Precision Diagnostics. Precision Diagnostics provides calibration and programming services for onboard automotive systems including radars, cameras, and sensors. Late model vehicles are being produced with a higher degree of ADAS (advanced driver assistance system) features and require specialized calibration and/or programming after completion of a collision repair. The core focus of Precision Diagnostics is to provide a single point of resolution for these types of services. As we do not encounter the vehicle until the end of the collision repair cycle, the vehicles that we service are drivable and fully assembled when we perform our services. This is literally the last stage of the process before the collision shop cleans and performs a final quality check. There is no noise or waste generated from calibration equipment. Their services are clean and leave no footprint. Radar and laser calibrations also require an extremely clean working area.

Hours of operation will be M-F 7:30- 5:30. Here is their website:

<https://www.precisiondiagnosticsco.com/>

I understand the zoning is Suburban Employment and an Auto Repair facility will require a Conditional Use Permit. Would you be able to tell me how this request would be received and the approximate time frame required to complete this approval?

I have attached the marketing material for the property, on page 7 I have indicated the location that my client would like to install overhead doors.

Thanks,

David Baehr
Broker, ABR, RRS
Baehr Inc.

Direct: 608-213-6686
Office: 608-834-2613
Fax: 608-834-2620

www.BaehrInc.com

American, Realtors
130 N Bristol Street
Sun Prairie, WI 53590