

February 27, 2023

Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, WI 53703

RE: Letter of Intent - Land Use Application – Conditional Use & Demolition Permits

Planning Staff,

700 Cottage Grove Road, LLC's development team outlined below is pleased to submit the following letter of intent together with plans and applications for staff, Planning Commission and Common Council's review and consideration.

Owner & Developer: 700 Cottage Grove Road, LLC
Attn: Max Jacobson
3840 Leflore Court
Verona, WI 53593

Architect: Angus-Young
Attn: Jeff Davis, AIA
316 W. Washington Ave, Suite 800
Madison, WI 53703

Survey & Engineer: JSD Professional Services, Inc.
Attn: Matt Haase PE
161 Horizon Drive, Suite 101
Verona, WI 53593

Landscape Design: Olson Toon Landscaping
Attn: Aaron Olson, Owner
3570 Pioneer Road
Verona, WI 53593

Project Overview

The proposed project is a vertical self-storage facility consisting of four-stories of climate controlled indoor self-storage on approximately 1.2 acres of land at 700 Cottage Grove Road, Madison, WI.

The project site, most recently occupied by a cab company, is currently vacant and is comprised of multiple existing buildings that will be demolished. The site is currently serviced by all necessary utilities.

The site is near multiple existing and proposed residential developments and the downtown urban core. This project meets a market demand in a more sustainable manner than traditional self-storage. By building up rather than out and selecting an urban location, the land use can be maximized to provide storage solutions for many residents in a more locationally conscious manner. With the nearby bus service this project will also be well positioned to service customers that rely on public transit.

Proposed Use

The proposed use is a modern climate controlled self-storage facility with ancillary sales and a management office. As part of the self-storage principal use, the storage of personal items, including household items (kitchen wares, furniture, family heirlooms, etc.), personal recreation items (i.e., kayaks, canoes, bicycles, etc.), and office and business off-site storage materials (records, etc.) are anticipated. Customer leases will restrict items that are not allowed to be stored in the facility including, but not limited to, any hazardous or toxic materials or any inherently dangerous or flammable substance. The ancillary sales will include the sale of boxes, tape, packing materials, moving supplies, etc.

Architectural Intent

The proposed building consists of a contemporary urban design with transparent corner elements consisting of both vision and spandrel glass, variations (style & color) in high-quality insulated metal panels and masonry. To activate the street the building is fronted on Cottage Grove Road with a minimal setback and an entrance that is delineated with a tower element, a metal awning and storefront window system. The building design also incorporates architectural elements and material variations to breakdown the scale of walls along each facade. The building will have branding/signage elements from

the selected management company and the signage package will be submitted at a later date. The building will be accessed by a partially enclosed loading area as shown on the included site plan, is planned as steel framing with concrete floor slab floors and is equipped with a full NFPA 13 sprinkler system and necessary fire separation as required by IBC.

Site Circulation

The site will be served by one point of access from Cottage Grove Road with a two-way access drive that has been incorporated into the site design to provide fire and vehicular access.

Development Summary

- Site Area: 1.21 Acres (52,689 SF)
- Building Coverage: 20,213 SF
- Building Gross Square Footage: 84,852 SF
- Existing Impervious Area: 46,425
- Existing Pervious Area: 6,624
- Existing Impervious Surface Area Ratio: 0.88
- Proposed Impervious Area: 35,763 SF
- Proposed Pervious Area: 16,926 SF
- Proposed Impervious Surface Area Ratio: 0.67
- Building Height: 4 stories, 48-52'
- FAR: 1.61

Parking

- Surface Spaces (includes one ADA) 5
- Short Term Bike Parking 6
- EV Parking Exempt

Number of Employees

One full-time and one part-time, subject to change.

Hours of Operation

While subject to change based on customer needs, the access hours for customers of this facility are currently planned for 7 days a week from 6 am to 10 pm. Office hours with on-site staff are currently planned for Monday-Friday from 9:30 am to 6 pm and Saturday from 9 am to 5:30 pm.

Project Schedule

Construction is expected to commence in summer/fall 2023 with completion in summer/fall 2024.

Thank you for your time and consideration in review of this development proposal. Please do not hesitate to contact me regarding this matter or otherwise.

Respectfully submitted,



Max Jacobson
700 Cottage Grove Road, LLC
Manager

The Land is described as follows:

That part of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 7 North, Range 10 East of the Fourth Principal Meridian, in the City of Madison, Dane County, Wisconsin, bounded and described as follows: Beginning at a point on the South line of the Northeast 1/4 of said Section 9, distant 230 feet East of, as measured along the South line of said quarter section from the center of said Section 9; thence East along the South line of said quarter section, a distance of 150 feet; thence North along a line parallel with the West line of said quarter section, a distance of 358 feet; thence West along a line parallel with the South line of said quarter section, a distance of 150 feet; thence South along a line parallel with the West line of said quarter section a distance of 358 feet to the point of beginning; EXCEPT that part conveyed to the City of Madison by Quit Claim Deed recorded in Vol. 811 of Deeds, page 68, as #1149604.

AND

Part of Lot 1 of Certified Survey Map No. 5244 recorded in the Dane County Register of Deeds Office in Vol. 24 of Certified Survey Maps, page 12, as #2021193, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the East quarter corner of Section 9, Township 7 North, Range 10 East; thence South 87° 31' 20" West, 2276.64 feet, along the South line of said Northeast 1/4, to a point North 87° 31' 20" East, 380 feet from the Southwest corner of said Northeast 1/4; thence North 1° 22' 33" West, 358 feet; thence South 87° 31' 20" West, 50 feet to the point of beginning of this description; thence continuing South 87° 31' 20" West, 100 feet; thence North 1° 22' 33" West, 50 feet, parallel with the West line of said Northeast 1/4; thence North 87° 31' 20" East, 100 feet; thence South 1° 22' 33" East, 50 feet to the point of beginning of this description.