

Letter of Intent
BARTILLON DRIVE MIXED-USE
1902 Bartillon Drive
Dimension IV Project No. 17143
July 17, 2018

1. Project Team

Applicant: Daylily Corporation
Attention: Robert Caspersen
705 Stokely Drive
DeForest, Wisconsin 53532
Phone: 608.692.8197
Email: bobbycas19@gmail.com

Land Owner: Daylily Corporation
Attention: Robert Caspersen
705 Stokely Drive
DeForest, Wisconsin 53532
Phone: 608.692.8197
Email: bobbycas19@gmail.com

Architect: Dimension IV Madison Design Group
Jerry Bourquin
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
Phone: 608.829.4452
Email: jbouquin@dimensionivmadison.com

Civil Engineer/Site Design: Quam Engineering LLC
Attention: Aaron Falkosky
4604 Siggelkow Road, Suite A
McFarland, Wisconsin 53558
Phone: 608.838.7750
Email: afalkosky@quamengineering.com

Landscape Architect: Olson Toon Landscaping
Attention: Richard J. Carlson
4387 Schwartz Road
Middleton, Wisconsin 53562
Phone: 608.827.9401
Email: linfo@olsontoon.com

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

2. Existing Conditions

The site is an existing commercial building housing the Sports Pub with a surface parking lot.

3. Project Schedule

Upon securing agency and financing approvals, the project is scheduled to start construction in fall/winter of 2018 with occupancy in 2019.

4. Proposed Uses

The project is mixed-use with 86 units/88,498 square feet (86,593 square feet of housing and common areas, 1,905 square feet of commercial space), with 100 vehicle parking stalls and 159 protected bicycle stalls.

5. Hours of Operation

The housing is rental apartments that will have access 24 hours a day, 7 days a week to the tenants.

The commercial tenant space hours will vary depending on the tenant use. Tenants have not been selected at this time. Anticipated hours are 6:00 a.m. to 9:00 p.m. There will be an outdoor dining patio with 40 seats; it will be open from 6:00 a.m. to 9:00 p.m.

6. Building Square Footage

First Level:	23,110 square feet
Second Level:	21,796 square feet
Third Level:	21,796 square feet
Fourth Level	<u>21,796 square feet</u>
TOTAL	88,498 square feet

7. Number of Dwelling Units

1 Bedroom:	3
2 Bedroom:	24
3 Bedroom	<u>59</u>
Total	86

8. Auto and Bike Parking Stalls

	Covered	Surface	Total
Bicycle	159	0	159
Auto	0	100	100

9. Lot Data

Zoning: CC Commercial Center District

Lot Size: 92,325 square feet / 2.12 acres

Lot Coverage

Building 23,110 square feet / 25.0 %
 Impervious Area 45,301 square feet / 49.1 %
 Pervious Area 23,914 square feet / 25.9 %
 Total 92,325 square feet / 100%

10. Usable Open Space

Required Open Area: 27,040 square feet

Required Open Area			
# Bedrooms	Number of Units	Required Area/Unit	Square Footage
3 Bedrooms	59	320/SF	18,880
2 Bedrooms	23	320/SF	7,360
1 Bedroom	4	160/SF	640
TOTAL			26,880

Provided Open Area: 26,890 square feet /100%

11. Land Value: \$330,000

12. Estimated Project Cost: \$12,500,000

13. Number of Construction or Full Time Equivalent Jobs Created:

Two to three (2-3) employees to run the property. Five to 10 employees commercial spaces. Construction workforce between 120-200 throughout the project. Maximum of 85 at any one time.

14. Public Subsidy Requested: None