

To: ZONING ADMINISTRATOR

Re: Site Improvements for 3009 University/3118 Harvey St. Properties  
Madison Wisconsin; Rocky Bluff Neighborhood.

This Letter of Intent is provided as support to the submittal documents for the Site Improvement project mentioned above. A gated fire lane for emergency use will be built across 3118 Harvey Street leading to 3009 University Avenue (no through access but fire trucks and snow clearing), a Conditional Use approval for 3009 (a mixed-use building) and a site alteration (reconstruction of surface parking at 3009 instead of the previously-planned carports). The project will require Conditional Use to the driveway and the parking lot for 3009. We are making a request to rezone the portion of the land between 3009 and 3118 from CC-T back to TR-U1 in order to keep the detached garage that was to be demolished behind 3118. The project basically is an undo of the CSM and rezoning but allows for a new fire lane access to 3009, which Madison Fire and the owner want. Said another way, we are seeking a Conditional Use Permit to construct a driveway across the 3118 Harvey Street property for a fire lane to serve 3009 University Avenue. The remainder of our application seeks to return the lot line and zoning to the properties' pre-2012 condition. This requires bringing the existing garage at the rear of 3009 University Avenue back to within the property boundaries of 3118 Harvey Street and to rezoning the land upon which the garage sits in order to match the rest of the zoning on the 3118 Harvey Street parcel.

More specifically, the approvals we seek are as follows:

- Rezoning and Certified Survey Map
- Conditional Use approval to construct "driveway" on side piece of land split off 3118 Harvey Street to serve as "fire lane" for 3009 University Avenue, a mixed-use property.

Each item on the City of Madison, "Land Use Application" is addressed in the order as listed on page two of the referenced form.

**Project Team:** The project is a single owner/designer based project.

- Owner: Duke Dykstra of Shorewood House, LLC
- Michelle L. Burse P.E., P.L.S., Burse Surveying and Engineering, Inc.
- Surveyor: Quam Engineering, LLC

**Existing Conditions:** The 3009 University Ave. property is currently a 40,471 SF site with an existing 6 story mixed-use occupancy; There is a vacant commercial space where the Madison Second Language School previously existed on the first floor. Attempts to rent the commercial space for similar use is ongoing. Residential apartments occupy the second thru sixth floors.

The 3118 Harvey St. property is currently a 16,398 SF site with an existing two-story 5 unit apartment building.

**Project Schedule:** The general project construction schedule places the construction of the fire lane as soon as approvals are obtained, hopefully in the spring of 2019. Re-surfacing of the Shorewood House parking lot is scheduled to begin as soon as approvals are obtained in 2019.

**Proposed Uses:** Uses of the two properties is not scheduled to change.

**Hours of Operation:** The hours of operation for both properties is not scheduled to change. Both buildings are accessible 24 hours/day with proper security credentials.

**Building Square Footage:** No new building square footage is proposed. The fire lane will result in approximately 33245 sf of new impervious surface.

**Number of Dwelling Units:** The number of dwelling units is not scheduled to change.

**Auto and Bike Parking Stalls:** No need for new automobile or bicycle parking is being created

**Lot Coverage & Usable Open Space Calculations:** The proposed lot size for 3009 University Ave 43,399 SF. The total, "under roof area" will be 24,312 SF leaving a total open area of 19,027 SF.

The proposed lot size for 3118 Harvey St. will be 13,770 SF. The total, "under roof area" will be 2,853 SF leaving a total open area of 5,873 SF.

**Estimated Project Cost:** The anticipated construction costs are currently budgeted at \$125,000 for the fire lane and parking lot work.

**Value of Land:** The 3118 Harvey St. property is currently assessed at \$\_\_\_\_504,600\_\_\_\_ and the 3009 University Ave. property is currently assessed at \$\_\_\_\_4,720,000\_\_\_\_\_.

**Number of Construction & Full-Time Jobs Created:** No permanent full-time jobs will be created once construction is complete. The construction process should temporarily employ 8-10 workers per week for the 12 week construction window.

**Public Subsidy Requested:** There is no Public Subsidy requested for this project.

**Exterior Lighting:** No changes.

Respectfully Submitted by Duke Dykstra