



March 18, 2020

## Letter of Intent

Project: BioLife Plasma Services  
4122 E Towne Blvd  
Madison, WI 53074

JCW Development is requesting approval for the alteration of an existing conditional use permit for a site plan and building remodel at 4122 E Towne Blvd. The project will be a low-impact, restorative development. JCW plans to acquire the property, make substantial minor improvements to the site, and complete interior renovations. The property is zoned CC-T (Commercial Corridor -Transitional District) and the proposed BioLife Plasma Services donation center is a permitted use in this district. The existing use is a medical clinic and will remain as such in the proposed condition.

A certified survey map is also being submitted to facilitate the limits of the project. The common lot line is being adjusted between the existing lot 1 and existing lot 2 of the (2) parcels (081028408062, 081028408054).

Proposed site improvements include interior renovations, and minor site improvements to the parking lot. The building interior will be remodeled to meet BioLife's needs and will utilize the existing entrance on the south side and loading doors on the south. The building exterior will generally remain as is with minor improvements as needed for brand standards. Exterior monument signs on the north and south side of the property will be replaced and located in the same location. The existing pavement on site will also be milled and overlaid with the base remaining un-exposed and parking striping re-painted to match existing. Minor improvements to curbed islands will be completed to provide maneuvering area for full-size semi deliveries. Parking space layout has been maximized to achieve as many stalls as possible to try and meet the client's and City's requirements. A ramp system will be provided on the south side of the facility to allow an ADA route to the entrance of the facility. The ramp system is required due to the existing steep grades of the site.

Existing utilities are expected to be used. Traffic patterns on the surrounding streets are expected to remain the same. Landscaping will be updated in the southern parking area with the addition of landscape islands and landscaping to replace what has been removed. Site disturbance will remain below 10% of the lot area. The proposed BioLife facility is compatible with surrounding land uses and the development will result in a safe and attractive property with adequate lighting to ensure safety at night, suitable traffic patterns that promote safe pedestrian and vehicular access and attractive landscaping that will be aesthetically pleasing.

The facility will provide 60 donation beds and at full staff level there will be an anticipated 50-60 employees at this facility. The facility is typically operated Monday through Saturday from 6:00 AM to 8:00 PM and Sundays from 8:00 AM to 5:00 PM. At a maximum, there will be 30 employees in the building at one time. This represents shift overlap and accounts for maximum donor capacity. This is expected for a few hours a day when shifts overlap and donor capacity

is at maximum. Donors are typically at the facility for an hour. This should be considered unlikely and “worst-case”. Deliveries to the facility will take place 1-2 times per week and will be to the current loading area on the south side of the building.