

January 4, 2021

Ms. Heather Stouder  
Director, Planning Division  
City of Madison Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, WI 53703

**RE: Letter of Intent**

Land Use Application – Certified Survey Map  
Silicon Prairie Parkway – Self Storage Facility  
**(JSD Project #: 20-10025)**

Ms. Heather Stouder,

On behalf of Silicon Prairie Storage, LLC, the following is submitted together with plans and application for staff and Planning Commission's review and consideration.

**Team Structure:**

**Owner:** Silicon Prairie Storage, LLC  
c/o Welton Enterprises, LLC  
Attn: Paul Molinaro, VP  
702 N Blackhawk Avenue, #109  
Madison, WI 53705

**Survey & Engineer:** JSD Professional Services, Inc.  
Attn: Jessica Vaughn, AICP  
161 Horizon Drive, Suite 101  
Verona, WI 53593

**Project Overview:**

A Conditional Use Permit was recently approved by the City of Madison Plan Commission for the Silicon Prairie Parkway Self Storage Facility with ancillary sales. The facility will be a three-story, climate controlled, indoor self-storage facility that will be located at the northeast corner of Silicon Prairie Parkway and Yard Drive. The project site is currently comprised of two parcels addressed 9801 Silicon Prairie Parkway and 310 Yard Drive and both lots totaling roughly 3.5 acres. Based on the proposed development, the existing property lines need to be eliminated and the project site size adjusted to better allocate remaining lands under common ownership. As part of the Conditional Use Permit conditions of approval, a Certified Survey Map was required to create the project site for the facility.

The enclosed Certified Survey Map (CSM) is being submitted to satisfy the condition of approval.

The proposed CSM will redistribute the lands comprising three lots, Lots 12-14, Silicon Prairie Business Park, and divide them into two lots. Lot 13, Silicon Prairie Business Park will effectively be eliminated and its lands will be divided amongst current Lot 12 (proposed Lot 1) and Lot 14 (proposed Lot 2). The resulting Lot 1, is anticipated to be roughly 2.74 acres and the new Lot 2, 2.5 acres.

Today, the project site is vacant. Minimal infrastructure exists on site with the exception of the stormwater management and sanitary sewer easements located along the southwest property line. The site has more than ten feet of grade change from the northeast corner of the site to the southwest corner, which lends itself to siting a stepped building with exposure on the south side of the site.

The site is located in close proximity to multiple residential subdivisions and within the Silicon Prairie Business Park, for which the facility is intended to provide an amenity.

**Proposed Uses.** The proposed development includes a self-storage facility with ancillary sales and management office. As part of the self-storage principle 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. The lease 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.

**Development Summary**

- Site Area: 2.74 Acres
- Building Coverage: 43,298 SF
- Building Gross Square Footage: 124,014 SF
- Existing Impervious Area: N/A, vacant site
- Existing Pervious Area: N/A, vacant site
- Existing Impervious Coverage N/A, vacant site
- Proposed Impervious Area: 75,116 SF
- Proposed Pervious Area: 44,045SF
- Proposed Impervious Coverage: 0.63
- Building Height: 2-3 stories
- Northeast Corner: 30' 6"
- Southwest Corner: 42' 6"
- FAR: 1.039

**Parking**

- Surface spaces (includes a one ADA) 13
- Short Term Bike Parking 2

**Number of Employees:** One full-time and one part-time.

**Hours of operation:** While subject to change based on demand, 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 Spring of 2021 with completion in Spring of 2022.

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,



Jessica Vaughn, AICP  
Senior Planner