



Department of Planning & Community & Economic Development

Mark A. Olinger, Director

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~ Sent Via Electronic Transmission ~

February 24, 2010

Mr. Paul Muench
Urban Land Interests
10 East Doty Street
Madison, Wisconsin 53703

Dear Paul,

We have looked at the revised concept ULI prepared for South Pinckney Street by Valerio Dewalt Tran (VDT) and have discussed with other City staff regarding your proposal. Ald. Verveer and the Mayor's Office have also been included in the discussions.

Following our discussion we have prepared a plan that we believe meets your requirements as well as supports the larger Capitol Square Streetscape. The recommendations are shown on the attached drawing and can be described as follows:

1. The existing bus passenger shelter location will be moved from its present location near the new entry to the L'Etoile Restaurant and Gastropub to the north.
2. The new location of the bus passenger shelter will be at the third planter south of East Washington Avenue. From an operational perspective, this works much better for Madison Metro than the second planter south of East Washington.
3. At the entry to the US Bank lobby we are proposing the removal of approximately one-half of the existing planter and one tree. We propose keeping two of the trees. The two trees we propose keeping are healthy, provide an attractive tree canopy, and have been there from the original Capitol Square improvements in 1979. We find no compelling reason to totally remove them as part of the project.
4. As per the plan from VDT, we agree that a new planter reusing existing stone curb and new trees would work well to balance the area flanking the new entry to the L'Etoile Restaurant and Gastropub. A new planter with two trees and associated landscaping, as well as a new tree in a tree grate works well for this area.

The estimate of costs to make all of these improvements is \$105,000, and as I understand, ULI has agreed to pay for these costs as part of the 2010 Capitol Square Improvement Project. Although I believe you already have a copy, I am including the budget estimate for your information.

Mr. Paul Muench
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As you may know timing on this is critical as the Engineering Division wishes to release the project for bid in early March so we need to reach agreement in the very near future.

If you have any questions, please contact me directly at 266-4635.

Regards,

A handwritten signature in black ink, appearing to read 'Mark A. Olinger', with a large, stylized flourish extending to the right.

Mark A. Olinger, Director
Department of Planning & Community & Economic Development

MAO:nap

EXISTING

PROPOSED

EAST WASHINGTON AVENUE

US BANK PLAZA

TENNEY BUILDING

MAIN BUILDING ENTRY

NEW RETAIL ENTRY

SLA ENTRY

EXISTING PLANTER, BENCH, AND (03) TREES TO REMAIN

PROPOSED BUS SHELTER LOCATION

REMOVE EXISTING PLANTER, BENCH, AND (01) TREES

REMOVE PORTIONS OF EXISTING PLANTER & (1) TREE, RECONSTRUCT PLANTER & PRESERVE (2) EXISTING TREES

EXISTING BUS SHELTER LOCATION

(1) NEW TREE & GRATE

NEW PLANTER WITH SEASONAL PLANTINGS AND (02) NEW TREES

● Light / Banner Pole

SOUTH PINCKNEY STREET

Modified Concept for South Pinckney Street
City of Madison - Feb. 23, 2010



SOUTH PINCKNEY STREET

W Main	Quantity	Units	Unit Cost	Extension
Stone Base Course	10.8	ton	\$ 12.00	\$ 129.07
8" Reinforced Exposed Aggregate Concrete	264	sf	\$ 25.00	\$ 6,600.00
Relocate Hose Bib & Irrigation Controller	1	ea	\$ 1,000.00	\$ 1,000.00
Conduit	100	ft	\$ 40.00	\$ 4,000.00
Electrical Wire	100	ft	\$ 2.00	\$ 200.00
Electrical Handhole	1	ea	\$ 400.00	\$ 400.00
Water Pipe Copper 1"	100	ft	\$ 120.00	\$ 12,000.00
Relocate Shelter & Cabinet	1	ea	\$ 10,000.00	\$ 10,000.00
Remove Granite Curb & Foundation	1	ls	\$ 2,500.00	\$ 2,500.00
7" Exposed Aggregate Concrete	160	sf	\$ 20.00	\$ 3,200.00
			Sub Total	\$ 40,029.07
			Cont	\$ 6,004.36
			Total	\$ 46,033.43

S Pinckney	Quantity	Units	Unit Cost	Extension
Stone Base Course	10.8	ton	\$ 12.00	\$ 129.07
8" Reinforced Exposed Aggregate Concrete	264	sf	\$ 25.00	\$ 6,600.00
Relocate Hose Bib & Irrigation Controller	1	ea	\$ 1,000.00	\$ 1,000.00
Conduit	140	ft	\$ 40.00	\$ 5,600.00
Electrical Wire	140	ft	\$ 2.00	\$ 280.00
Electrical Handhole	1	ea	\$ 400.00	\$ 400.00
Water Pipe Copper 1"	140	ft	\$ 120.00	\$ 16,800.00
Relocate Shelter & Cabinet	1	ea	\$ 10,000.00	\$ 10,000.00
Remove Granite Curb & Foundation	1	ls	\$ 2,500.00	\$ 2,500.00
7" Exposed Aggregate Concrete	280	sf	\$ 20.00	\$ 5,600.00
Granite Curb	80	lf	\$ 500.00	\$ 40,000.00
Topsoil	400	sf	\$ 2.50	\$ 1,000.00
Sod	45	sy	\$ 15.00	\$ 675.00
			Sub Total	\$ 90,584.07
			Cont	\$ 13,587.61
			Total	\$ 104,171.68