



REAL ESTATE INVESTMENTS

103 N. HAMILTON, MADISON WI 53703
608-255-3976/FAX 255-1132
www.mcgrathprojects.com



November 9, 2005

Mr. Al Martin
City of Madison
Department of Planning and Development
215 Martin Luther King, Jr. Boulevard
Madison, WI 53701

RE: UNION CORNERS - UDC SUBMITTAL FOR DECEMBER 7 MEETING

Dear Al,

Enclosed please find our Urban Design Commission Application and supporting information for our Union Corners project. We submitted our General Development Plan (GDP) on October 26 and are scheduled to appear at the Plan Commission on January 9 and the Common Council on January 17.

With this submittal we are requesting both Initial and Final Approval of our GDP and for the exterior remodeling of the front façade of the former Unpainted Furniture building located at 2323 E. Washington Avenue. The existing illuminated sign will also be modified and reused as shown on the attached drawings. This building is a part of the development but will be temporarily used as a project sales and marketing center until the last phase of the project.

Please let me know if any additional information is required.

Sincerely,

McGRATH ASSOCIATES, INC

A handwritten signature in black ink that reads "Lance T. McGrath".

Lance T. McGrath, P.E.
President

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: <u>11/9/05</u>	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>12/7/05</u>	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: Multiple Addresses (See Attached Summary)

ALDERMANIC DISTRICT: 6th - Olson

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

Union Corners, LLC

John Lichtenheld P.E.

Lance McGrath and

Schreiber Anderson Associates

Todd McGrath

CONTACT PERSON: Lance McGrath

Address: 103 N. Hamilton Street
Madison, WI 53703

Phone: 608-255-3976

Fax: 608-255-1132

E-mail address: lmcgrath@mcgrathprojects.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee) **(For temporary sales center at 2323 E. Washington Avenue)**
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)

- Street Graphics Variance* (Fee required)

- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



UNION CORNERS SITE ASSEMBLAGE SUMMARY

#	ADDRESS	TAX PARCEL	BUILDING	OWNERSHIP	ZONING	YEAR ACQUIRED	AREA SF	AREA ACRES
1	2501 E. Washington Ave	071006134234	Vacant Kohls Parking	Union Corners, LLC	C2	2005	4,000	0.09
2	2503 E. Washington Ave	071006134226	Realty Office	* McGrath/Krupp	C2	2004	4,000	0.09
3	2509 E. Washington Ave	071006134276	Ford's Gym	* Brian Briggs	C2	N/A	4,380	0.10
4	2525 E. Washington Ave	071006134200	Vacant Kohls Store	Union Corners, LLC	C2, M1	2005	90,865	2.09
5	2317 Winnebago Street	071006134250	Vacant Rayovac	* Spectrum Brands	M1	N/A	370,695	8.51
6	2401 Winnebago Street	071006135068	Single Family Home	Union Corners, LLC	C2	2004	4,184	0.10
7	2405 Winnebago Street	071006135050	Single Family Home	Union Corners, LLC	C2	2004	4,000	0.09
8	2415 Winnebago Street	071006135034	Vacant Tavern	Union Corners, LLC	C2	2003	18,492	0.42
9	2331 E. Washington Ave	071006422077	AVR Audio	Union Corners, LLC	C2	2005	9,124	0.21
10	2335 E. Washington Ave	071006422069	Buy Sell	Union Corners, LLC	C2	2005	4,076	0.09
11	2337 E. Washington Ave	071006422051	4-Unit Apartment	Union Corners, LLC	C2	2005	2,425	0.06
12	2435 E. Washington Ave	071006422027	Trudy's Parking Lot	Union Corners, LLC	C2	2005	4,088	0.09
13	2441 E. Washington Ave	071006422019	Resource Insurance	Union Corners, LLC	C2	2005	3,942	0.09
14	2422 Winnebago Street	071006422035	Trudy's Restaurant	Union Corners, LLC	C2	2005	2,396	0.06
15	2417 E. Washington Ave	071006422043	Trudy's Vacant Parcel	Union Corners, LLC	C2	2005	3,533	0.08
16	2410 Winnebago Street	071006422176	Commercial Building	Union Corners, LLC	C2	2005	2,100	0.05
17	2313 E. Washington Ave	071006422093	Unpainted Furniture	* Todd R. McGrath	C2	2004	9,920	0.23
18	2318 Winnebago Ave	071006422168	Apt & Office	Union Corners, LLC	C2	2005	1,912	0.04
19	2314 Winnebago Ave	071006422150	3 Unit Apartment	Union Corners, LLC	C2	2005	2,360	0.05
20	2310 Winnebago Street	071006422134	Single Family House	Union Corners, LLC	C2	2005	5,448	0.13
21	2306 Winnebago Street	071006422126	Single Family House	Union Corners, LLC	C2	2005	3,468	0.08
22	11 S. Fifth Street	071006422118	Granny's Catering	Union Corners, LLC	C2	2005	4,888	0.11

* Union Corners, LLC has contract to purchase these properties.

** Area SF is per City Assessor Website



REAL ESTATE INVESTMENTS

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LETTER OF INTENT
UNION CORNERS

McGrath Associates, as the managing member of Union Corners, LLC, proposes a mixed-use redevelopment for the historic Union Corners property, an approximately fifteen-acre site bounded by Winnebago Street, East Washington Avenue, Milwaukee Street and the adjacent Rail Corridor. The site is an assemblage of twenty-two parcels and includes the former Madison Rayovac plant at 2317 Winnebago Street, the vacant Kohl's grocery site at 2525 E. Washington Avenue, and several other underutilized parcels. All of the twenty-two parcels are currently owned or under contract by the developer.

The initial development concept plans for an estimated 450 residential dwelling units consisting of both condominium and rental housing choices; and an estimated 100,000 square feet of commercial space which may include a grocery, pharmacy, hardware, retail financial, restaurant, office and other commercial services to support Union Corners residents and the surrounding neighborhoods. Agents of developer are currently in discussions with potential retail and office users. A range of underground, surface, and street parking will provide an estimated 938 parking stalls for the project. Bicycle parking will be provided for both residential and commercial uses and will be available both underground and at grade. There are also two existing lots at the rear of the site that front Farwell Street which may be used to relocate existing single-family homes or for new single-family construction.

The developer intends to obtain LEED certifications for most if not all of the buildings in this project. The use of solar power will be investigated and green roofs, special storm water management practices, high-efficiency HVAC systems, and other sustainable design practices will be implemented.

An Inclusionary Dwelling Unit Plan Application has been submitted as part of the subject Application. Developer intends to comply with City of Madison Inclusionary Zoning requirements subject to any necessary incentives. Developer partnering with local non-profits who have experience with necessary economic development incentives (i.e., Section 42 Tax Credits) will be the most likely scenario for creating affordable rental units. Developer also intends to apply for Tax Incremental Financing and New Market Tax Credits to assist in writing down the cost of affordable for-sale units targeted for "workforce housing" homebuyers who may be in the 70% to 80% of Dane County Median income range. Typically these prospective homebuyers may also be "starter" homebuyers who will consider smaller spaces provided there are mixed-use neighborhood amenities and alternatives that are currently unavailable in the marketplace, such as "sweat equity lofts", etc.

Following an eight-month City and neighborhood sponsored planning process that concluded in May 2004, developer continued to meet with City staff, neighborhood residents, and design consultants to advance the current plan. Several additional neighborhood meetings and site tours

were held in September 2005. Developer proposes that the City of Madison create a Redevelopment District and a Tax Incremental Financing District to facilitate project implementation in 2006.

As part of the Purchase agreement with McGrath Associates, Rayovac Corporation has completed remediation of their property in cooperation with the Wisconsin DNR and the VPLE (Voluntary Party Liability Exemption) program that will provide developer with a certificate of completion to residential standards. We anticipate receiving the certificate of completion by year end 2005. Prior to commencing the remedial work mandated by the WDNR, demolition of a portion of the existing site improvements must be completed.

Demolition of the remaining buildings on the site will be completed with a goal of recycling and reusing as much of the demolition waste as possible. Prior to demolition, salvage crews will be allowed access to remove useable products, appliances, trim and other equipment. The demolition contractor will be required to segregate and recycle concrete, asphalt, masonry, and metals to the greatest extent feasible. A Recycling and Reuse Plan is included with this application. The exterior envelope of the three-story French Carbon and Battery building will be reconstructed per the original construction drawings – which are in our possession and will use brick and other masonry pieces that will be salvaged from the building during the demolition. We have already saved approximately 170 pallets of brick from the 2004 demolition of the adjacent two-story building.

A key element of this project is vacation and dedication of several streets and new below grade utilities. As shown on the attached GDP plans, the Winnebago “merge lane” will be terminated at 5th Street to create a new street right-of-way into the project. The developer will grant the City the necessary easements for public use of Winnebago Street during phasing of the project. Other new access points into the site will include a signalized intersection at 6th Street and East Washington Avenue, a parking structure access drive, a one-way “right-in” and a one-way “right-out” also on East Washington Avenue and a new access point on Milwaukee Street. In addition to the Winnebago Street vacation mentioned above, Florence and Sullivan Streets will also be vacated. Through a separate City initiated project, the City has agreed to vacate Division Street from Lafollette Street to Winnebago Street and to acquire the property at 2305 Winnebago Street through a relocation order for Public Works improvements.

First phase of construction is estimated to begin in late 2006. Build-out of this project will take place in phases during a three to four year period. Phases are subject to market demand and the future SIP. It is anticipated that Phase I will encompass demolition, site infrastructure work, rebuilding of the French Battery Building, and supporting housing and retail space. Commercial tenants will be selected to support Union Corners residents and surrounding neighborhoods. Total project cost is estimated at \$100 million. Schreiber Anderson Associates, Eppstein Uhen Architects, Engberg Anderson Design Partnership, SGNA, and Ken Saiki Design have been engaged to provide site planning and different architectural character studies. The development team has prepared preliminary site plans and a conceptual buildout and massing plan for the development.

Union Corners LLC has been created as the development entity for the project. McGrath Associates will be the managing member responsible for development and marketing services for the project. The developer will use the building located at 2323 East Washington Avenue as a temporary sales office and project marketing center.



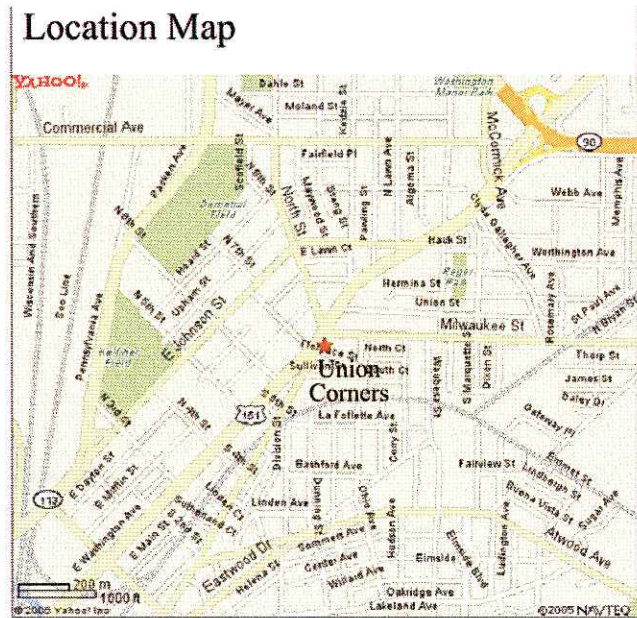
2525 East Washington Avenue
Madison, WI 53704

Initial and Final Approval
Urban Design Commission Submittal
December 7, 2005



Sheet Index	
Exhibit No.	Sheet Title
-	Sheet Index
1	Site Plan
2	Grading Plan / Stormwater Plan
3	Lighting Plan
4	Landscape Plan
5	Conceptual Aerial Site View

Site Statistics	
Lot Area	14.6 ac
Below Grade Parking Stalls	700 stalls
Surface Parking Stalls	238 stalls
Total Parking Stalls	938 stalls
Office / Commercial	100,000 sf
Residential	450 units
Existing ISR	0.95
Proposed ISR	0.55
Landscape Requirements*	
Canopy Trees Required	14 trees
Canopy Trees Proposed	14 trees
Landscape Points Required	816 points
Landscape Points Proposed	1,050 points
*Based on 195 off-street parking stalls	



Owner
MCGRATH
Associates
103 North Hamilton Street
Madison, WI 53703
608-255-3976

Architect

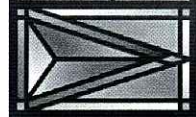


Engberg Anderson Design Partnership, Inc.
MILWAUKEE • MADISON
One North Pinckney Street
Madison, WI 53703
Phone 608-250-0100

Landscape Architect /
Civil Engineer



Schreiber/Anderson Associates
717 John Nolen Drive
Madison, WI 53713
Phone 608-255-0800
Fax 608-255-7750
Project No 1899.02



SITE PLAN

McGrath Associates • Schreiber/Anderson Associates, Inc. • Engberg Anderson Design Partnership, Inc.

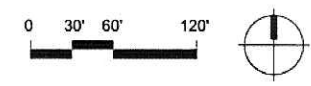
DECEMBER 7, 2005

Exhibit 1

Building Legend

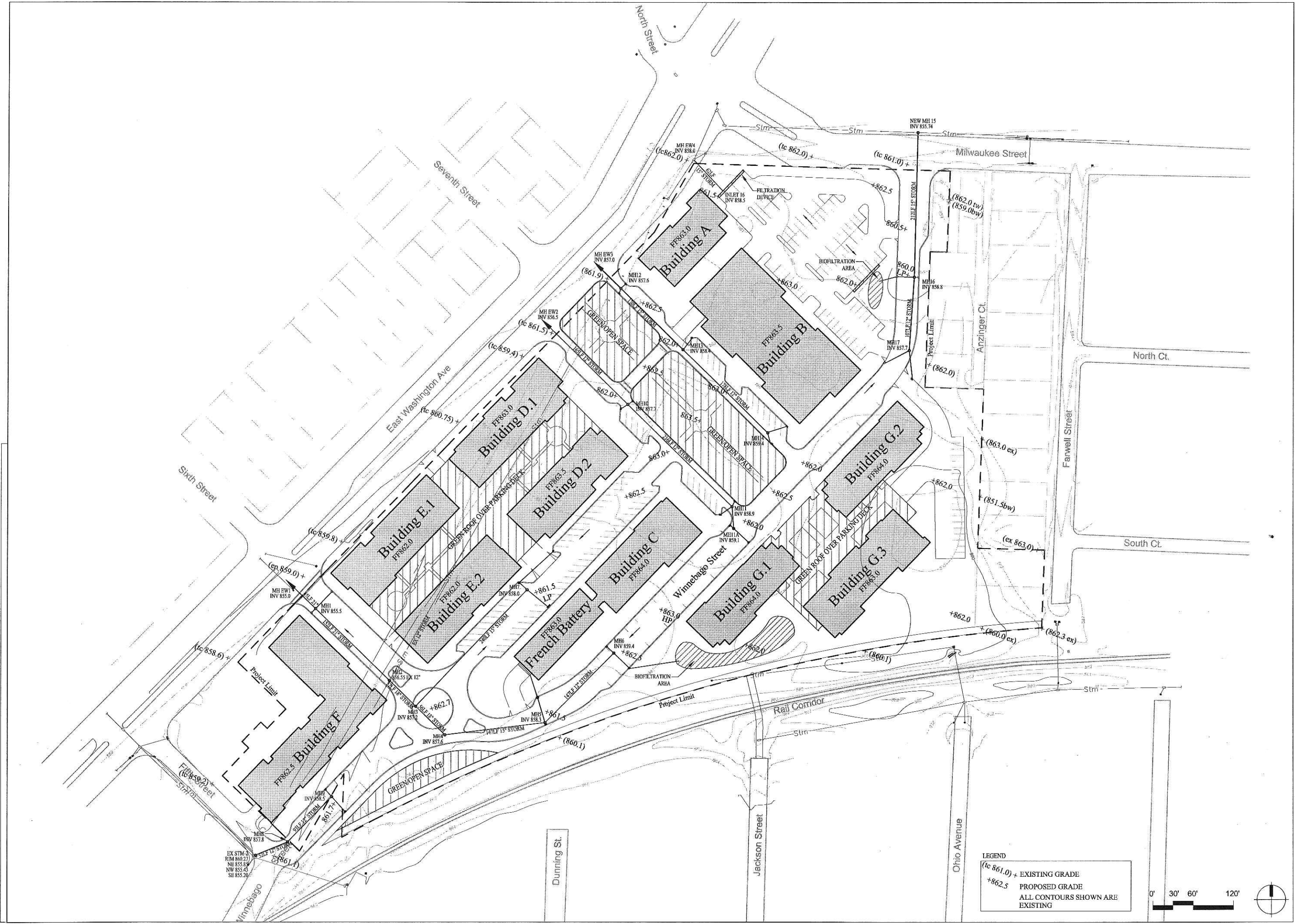
- Building A - 3 story commercial building
- Building B - 3 story residential on grade level commercial
- Building C - 4 story residential on grade level commercial
- French Battery - 2 story residential on grade level commercial
- Building D.1 - 7 story residential on grade level commercial
- Building D.2 - 4 story residential on grade level commercial
- Building E.1 - 7 story residential on grade level commercial
- Building E.2 - 4 story residential on grade level commercial
- Future Building F - 3 story residential
- Building G.1 - 5 story residential
- Building G.2 - 5 story residential
- Building G.3 - 4 story residential

*All buildings will have below grade structured parking



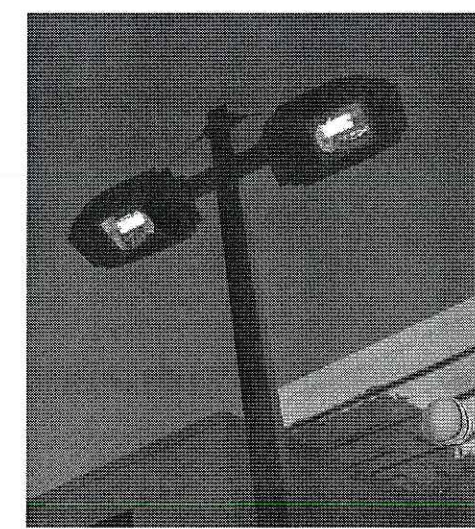
GRADING AND STORMWATER PLAN

McGrath Associates • Schreiber/Anderson Associates, Inc. • Engberg Anderson Design Partnership, Inc.





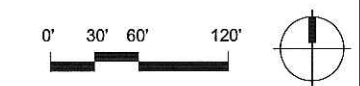
Pedestrian Light - Invue Flite



Street Light - Invue Vision Site

CALCULATION SUMMARY								
AREA NAME	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Layout	4080	20.00	<=>	0.24	5.40	0.00	N/A	N/A

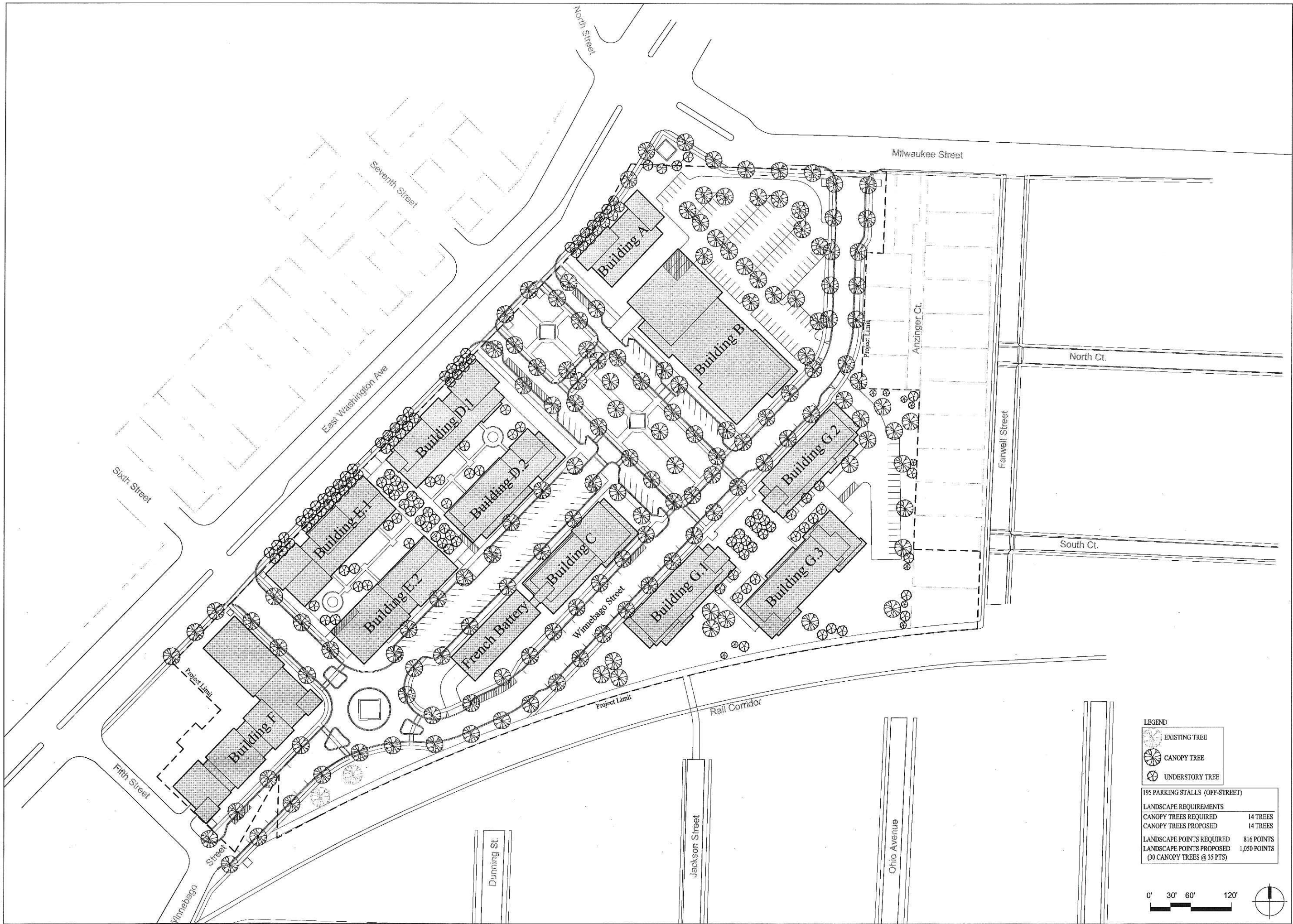
Union Corners LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING HT	LLF	QTY
3S28	⊙	COOPER LIGHTING (1) "1783" VXM-170-MH-XX-3S	(1)	15000	28 ft	0.80	21
4D28	⊙	COOPER LIGHTING (2) "1784" VXM-175-MH-XX-4S	(2)	15000	28 ft	0.80	3
PF14	⊙	COOPER LIGHTING (1) "F103" FLS-100-MH-XX-3S	(1)	8500	14 ft	0.80	30



**UNION
CORNERS**

LIGHTING PLAN

McGrath Associates • Schreiber/Anderson Associates, Inc. • Engberg Anderson Design Partnership, Inc.

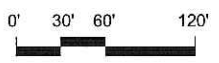


LEGEND

- EXISTING TREE
- CANOPY TREE
- UNDERSTORY TREE

195 PARKING STALLS (OFF-STREET)

LANDSCAPE REQUIREMENTS	
CANOPY TREES REQUIRED	14 TREES
CANOPY TREES PROPOSED	14 TREES
LANDSCAPE POINTS REQUIRED	816 POINTS
LANDSCAPE POINTS PROPOSED	1,050 POINTS (30 CANOPY TREES @ 35 PTS)





**UNION
CORNERS**

CONCEPTUAL AERIAL SITE VIEW

McGrath Associates • Schreiber/Anderson Associates, Inc. • Engberg Anderson Design Partnership, Inc.

DECEMBER 7, 2005

Exhibit 5



Existing East Washington Elevation and Signage



Proposed Signage Concept - Temporary



1 Proposed East Washington Elevation
1/8" = 1'-0"



Union Corners Show Room
2323 East Washington Avenue

