

Company

June 30, 2005

City of Madison
Common Council
Room 201
City-County Building
210 Martin Luther King Jr., Blvd.
Madison, WI 53703



RE: Capitol West aka Block 51
PUD (SIP) Phase I
Amended PUD (SIP)

Dear Council Member:

The Alexander Company, Inc. as the developer of the block bordered by West Washington Avenue, Broom Street, Main Street and Henry Street ("Block 51") is scheduled to appear before you regarding our request for approval of:

- The SIP for Phase I, and
- An Amendment to the GDP to incorporate development of the Broom Street Lofts.

Over the past 18 months we have worked diligently to plan an urban housing development that will reknit the currently underutilized block back into the surrounding community. With the help of; (1) four architectural firms that specialize in urban, infill housing including the AIA national firm of the year in 2003, (2) JJR, an internationally recognized landscape design and civil engineering firm, and (3) the Madison Environmental Group, we have completed the plans for the first phase of this forward looking, environmentally friendly, pedestrian oriented development. Capitol West's unanimous approval at the Urban Design Commission is a testament to the creative work of the architectural team. In addition, the development team and staff have worked diligently to reach agreement regarding staff recommendation on the amount of Tax Incremental Financing and an Inclusionary Zoning Plan. We are very close to making the revitalization of Block 51 a reality.

Phase I SIP for Block 51 includes plans for the:

- Adaptive reuse of the building at 309 W. Washington Avenue into 112 condominium homes and 10,000 gross s.f. of neighborhood retail,
- Construction of a sub grade parking structure for 135 to 147 vehicles,
- Construction of 15 town homes on Capitol Court and Washington Row
- Creation of Washington Row, and
- Construction of 10 town homes on Main Street.

The requested amendment to the GDP provides for a building on Broom Street with the following characteristics:

- 12-foot setback from the Property Line,
- Four-stories with a mezzanine, and
- Creation of 22 condominiums homes.

Many concerns and items of discussion from parties of interest have been addressed. Two outstanding issues remain. We would like you to carefully consider these items.

- Above Grade Encroachments
- The Broom Street Lofts

Above Grade Encroachments

309 West Washington Avenue as proposed incorporates a number of balconies and projecting bays at locations above grade along the West Washington Avenue façade that were designed to add useable open space and visual interest to the building. Neither the face of the building nor the projecting bays cross the property line; however, a number of the balconies cross the property line by 2'6". Note that none of the balconies cross into the zone of the sidewalk and in no case do the balconies block the Capitol view. (See Exhibit A)

The property line along West Washington Avenue on Block 51 is 4' 6" from the edge of the sidewalk. The primary façade of 309 west Washington Avenue is 1' 6" from the Property Line which puts it 6' 0" from the plane of the sidewalk. The proposed balconies encroach into the public right of way by 2'6", but are 2'0" short of the sidewalk zone.

The primary façade of both the WHEDA building and The Loraine, two buildings along West Washington Avenue between Block 51 and The Capitol sit directly on the Property Line

Encroachments have been allowed in many other locations downtown and in some instances the projections actually overhand the sidewalk. Some examples of buildings that project across the property line are Capitol Point, The Loraine, Network 222 and 33 East Main - the newest building at Block 89.

We feel that the balconies add important architectural detail and useable open space while eliminating the feeling of a flat façade or a solid wall of structure. We also believe that the balconies do not harm the public interest and the Capitol view is appropriately preserved.

We respectfully ask you to consider a modification to item # 3 of the Plan Commission conditions of approval.

Suggested language: *That condition #4 of the Planning Unit report be revised to state: "That there be no above grade encroachments into the West Washington Avenue right of*

way except for grade-level entryway access to the buildings as allowed under the minor alteration process and the balconies indicated in the Specific Implementation Plan.

Broom Street

Condition #5 of the Plan Commission's conditions to approval reads: *That, on a motion by Ald. Konkel and seconded by Lanier, a 12-15 foot setback be provided for the lofts along S Broom Street, replacing condition #6 of the Planning Unit report and condition #1 of the Traffic Engineer's report.*

We respectfully request that the Common Council approve the amended GDP with a 12-foot setback for the Broom Street Lofts. Please consider the following:

1. The Broom Street Lofts will provide a "front door" on to Broom Street versus the "back door" to the office structure that currently exists on Broom St. The Lofts will significantly improve the pedestrian nature of Broom Street in the subject block.
2. The original GDP proposal had no setback and a 4 foot green space at grade for the building on Broom Street. As a compromise position, the developer redesigned the building to pull it away from the property line in such a manner to allow for potential future transportation uses outlined by traffic engineering staff and the neighborhood.
3. Potential transportation alternatives for the reserved setback on Broom Street outlined by Traffic Engineering can be accommodated in a 12-foot setback. (See Exhibit B)
4. Building codes require that the subject building (wood frame and fully sprinklered) be a minimum of 10 feet from the open parking structure that exists on the first two floors of the adjacent office building or that the wall of the residential building be a two hour fire wall with no windows. (See Exhibit B)
5. Moving from a 12 ft setback to a 15 ft setback reduces the salable square footage of the Broom Street Lofts and either increases the need for TIF by \$240,000 or increases the need for IZ waivers by 3 units.

Inclusionary Zoning Plan

The developer was asked by staff to suggest three configurations of on-site inclusionary zoning units. The configurations hold the need for Tax Incremental Financing ("TIF") constant at \$4,274,000, the TIF amount currently being recommended for approval by staff. The configurations vary in the number of units provided, the dispersion of units across unit type, and the amount of payment made to the affordable housing trust fund in lieu of providing on-site units. The three configurations are referred to as Scenario A, Scenario B, and Scenario A-2. Staff and the Plan Commission have recommended approval of Scenario A-2.

For those of you who are interested, I have attached summaries of the various configurations and a set of floor plans indicating the location of the IZ units. (Exhibit C)

Capitol West is a large and complex development. I encourage you to call me at 268-8105 if you have questions or concerns.

Sincerely,

THE ALEXANDER COMPANY, INC.

A handwritten signature in cursive script that reads "Natalie Bock".

Natalie Bock
Development Project Manager

Cc: Jean Hoffman
✓Brad Murphy
Randall P. Alexander
Thomas Miller
William White, Esq.

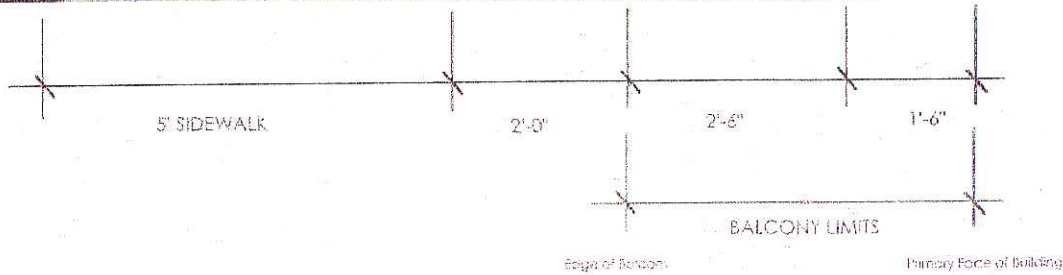
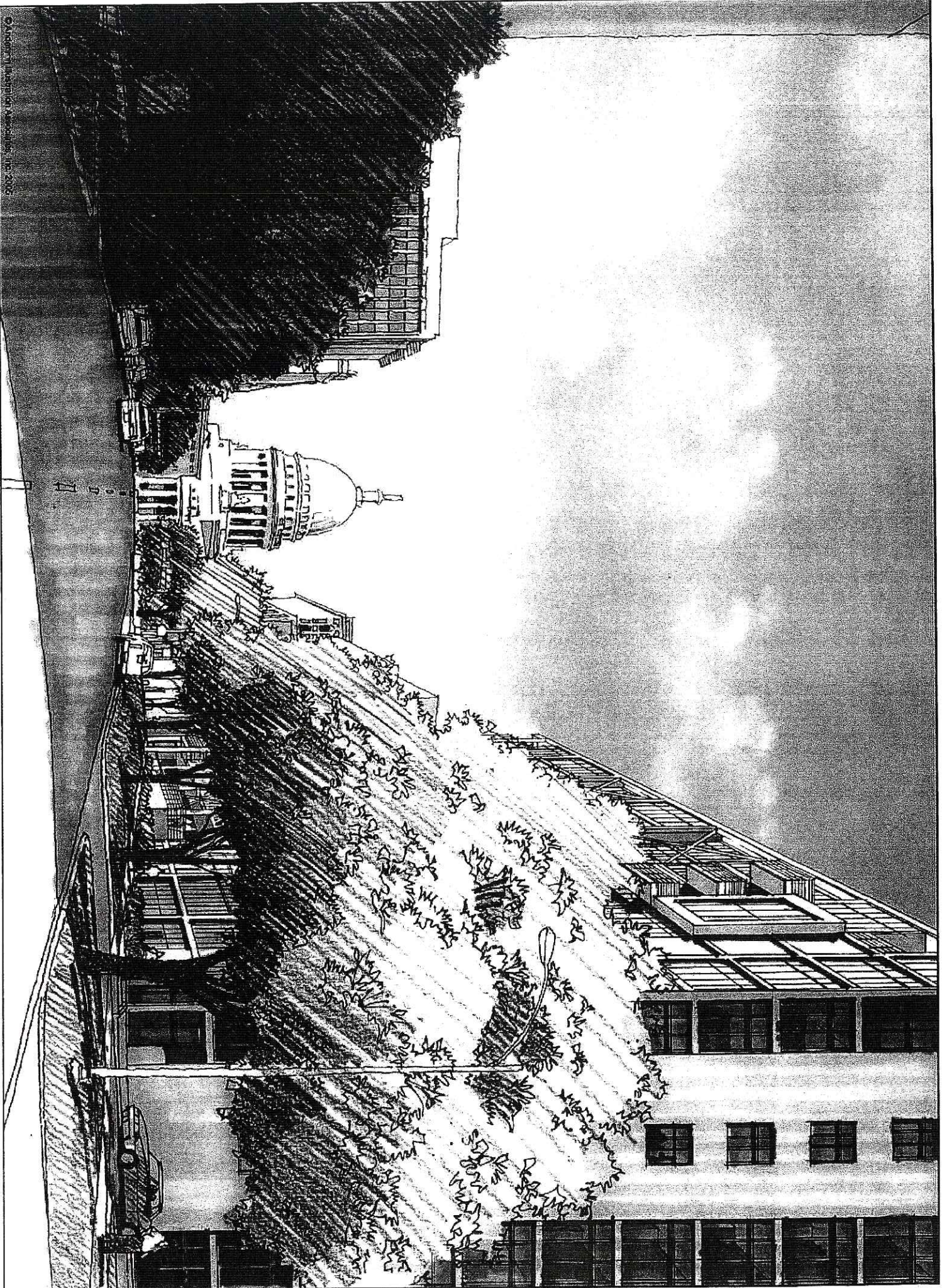


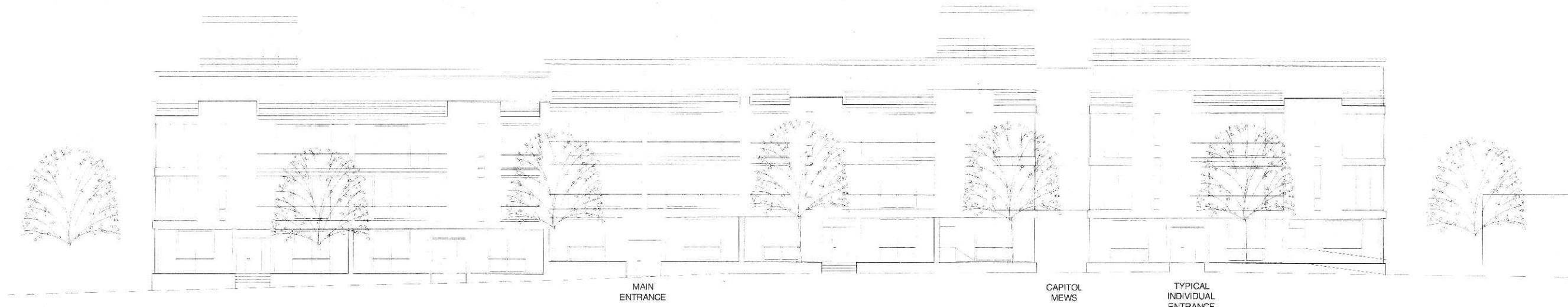




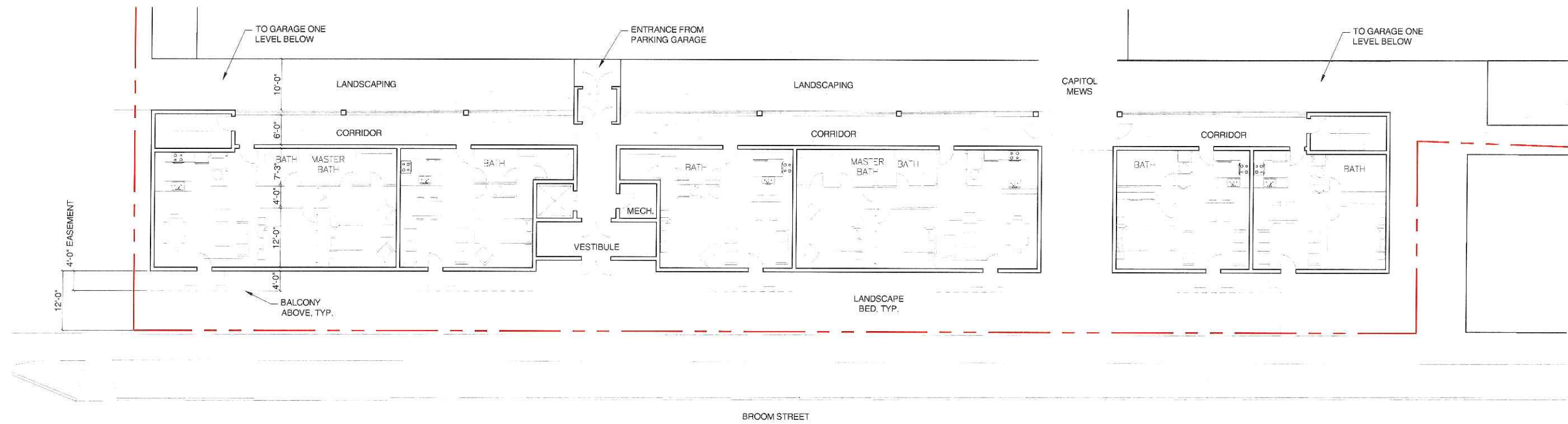
Exhibit A-2



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BROOM STREET ELEVATION



LEVEL ONE: SINGLE LEVEL UNITS

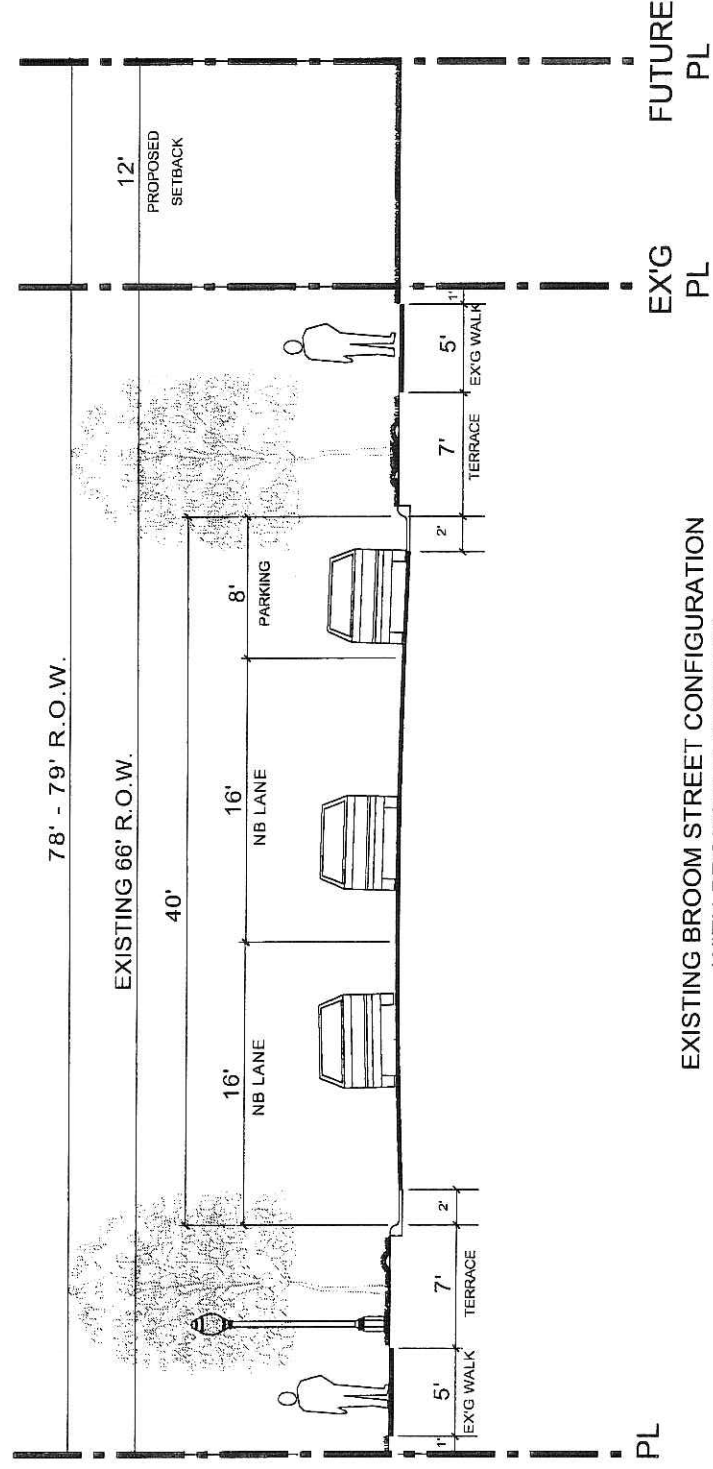
BROOM STREET - OPTION B - 12' SETBACK

4 1/3 STORIES, 22 UNITS

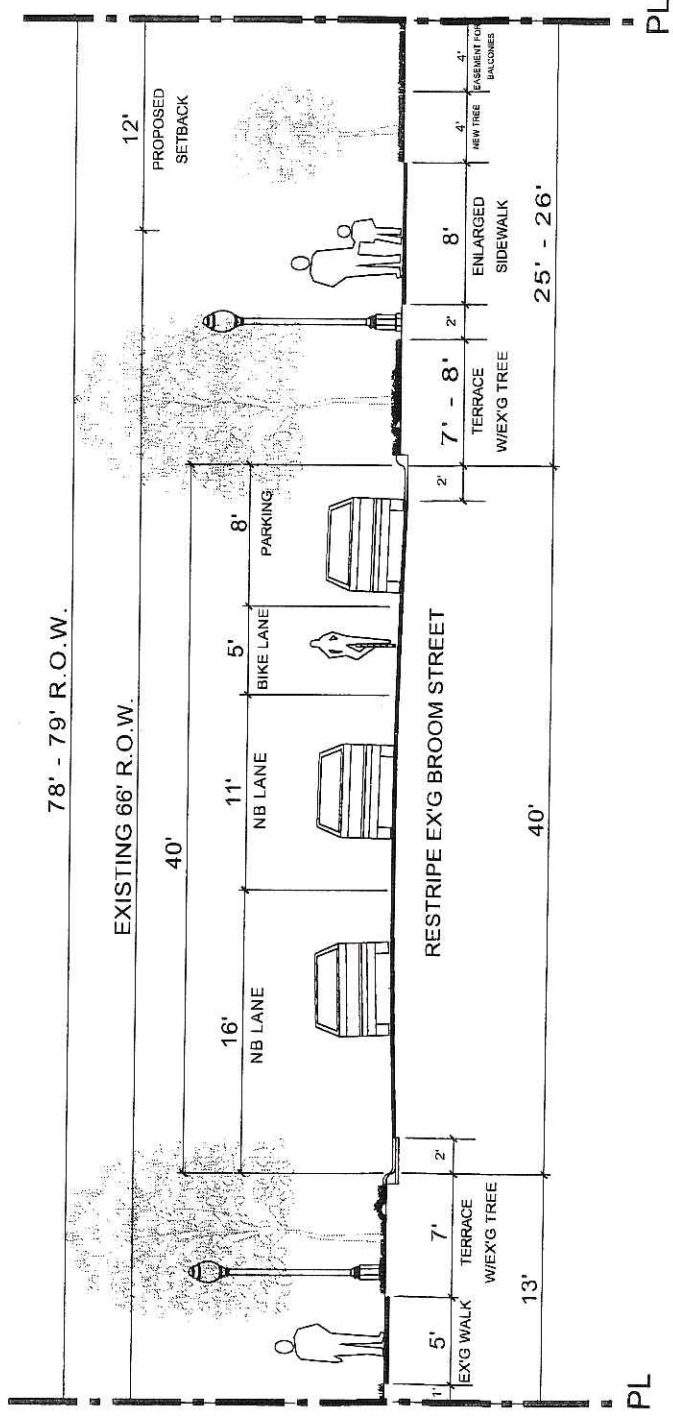
- (10) 1-BEDROOMS AND (12) 2-BEDROOMS
- UNIT TYPE A: (6) 1250 SF 2-BDRMS
- UNIT TYPE B: (2) 750 SF 1-BDRMS
- UNIT TYPE C: (4) 675 SF 1-BDRMS
- UNIT TYPE D: (2) 800 SF 2-BDRMS
- UNIT TYPE E: (4) 800 SF 1-BDRMS
- UNIT TYPE F: (1) 1350 SF 2-BDRM
- UNIT TYPE G: (2) 1670 SF 2-BDRM + DEN
- UNIT TYPE H: (1) 1810 SF 2-BDRM + DEN

TOTAL NET SF:	23,000 SF
BALCONY	1320 SF
GRAND TOTAL NSF:	24,320 NSF
TOTAL GROSS AREA:	30,400 GSF

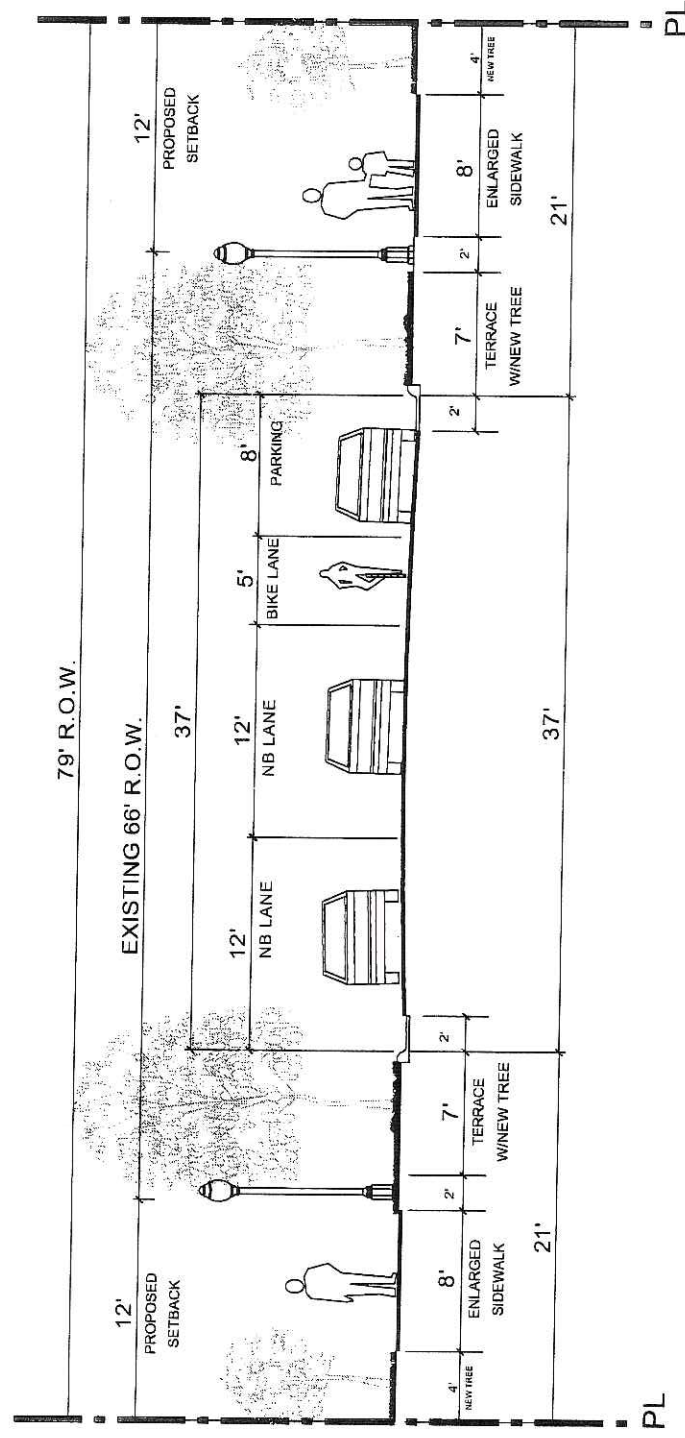
Ethelbert B-A



EXISTING BROOM STREET CONFIGURATION WITH PROPOSED SETBACK



BROOM STREET: OPTION - 1 (MAINTAINS EXISTING STREET TREES)



BROOM STREET: OPTION - 2 (REQUIRES RECONSTRUCTION OF BROOM STREET)

BROOM STREET EASEMENT STUDY

SCALE: 3/16" = 1' - 0"

**Capitol West
Exhibit C-1
Inclusionary Zoning Plan
Scenario A**

	Market Rate Units			Total	Inclusionary Zoning Units			Unit Total
	One	Two	Three		One	Two	Three	
309 W. Washington	54	31	12	97	8	5	2	15
Capitol Court/Wash Row	0	15	0	15	0	0	0	0
Main Street	0	10	0	10	0	0	0	0
Broom Street	9	11	0	20	1	1	0	2
Total	63	67	12	142	9	6	2	17

% by size that are IZ

12.50% 8.22% 14.29% 10.69%

52.94% 35.29% 11.76%

Assumes Waivers

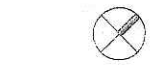
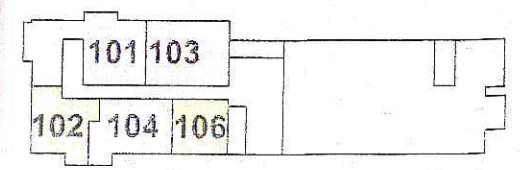
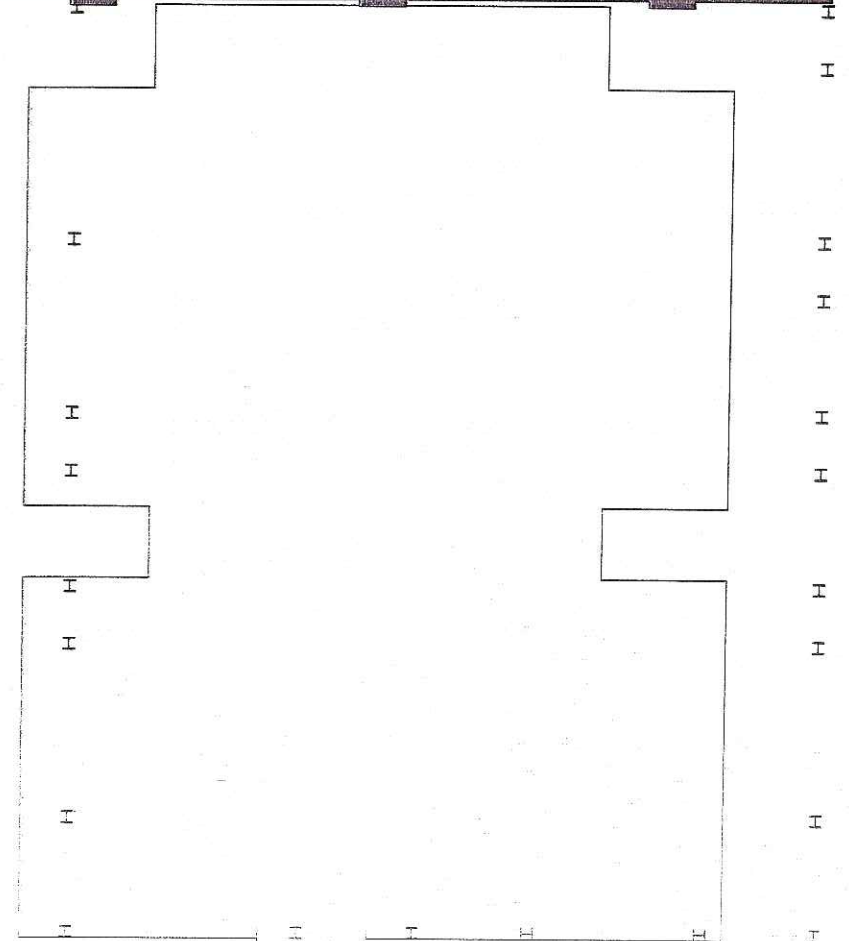
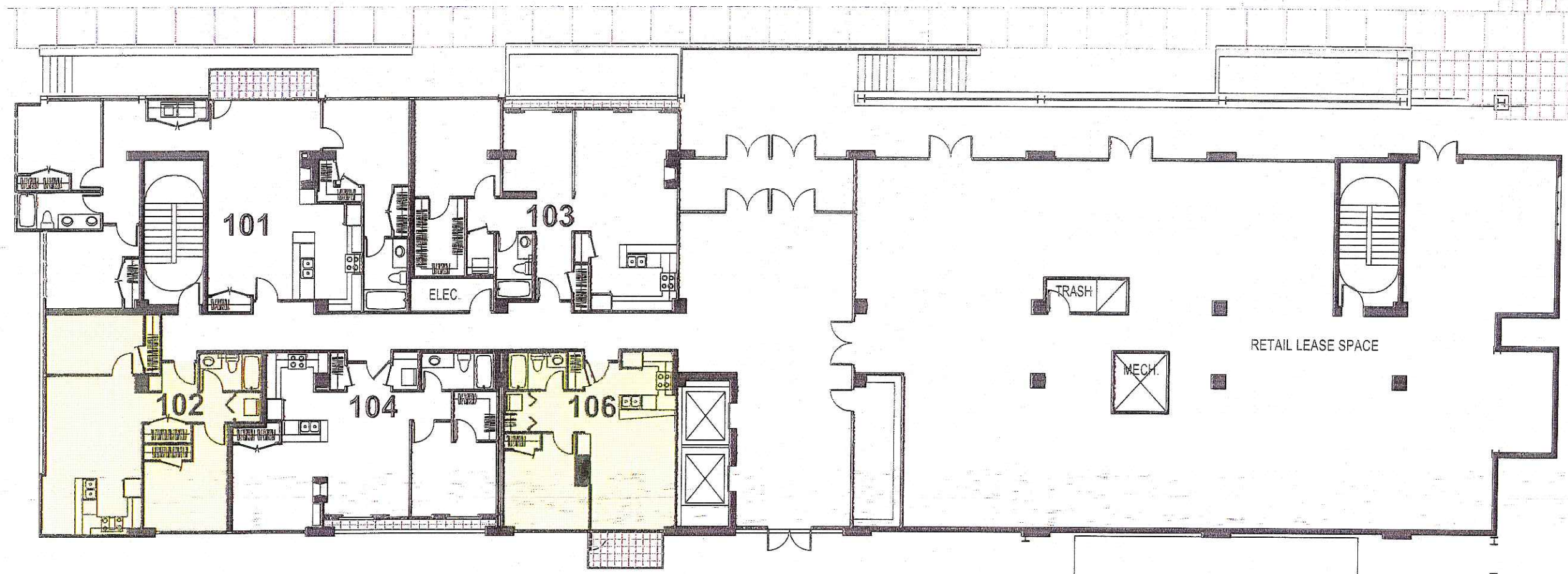
309 W. Washington 2 units
 Capitol Court/Wash Row 2 units
 Main Street 2 units
 Broom Street 1 unit

IZ Waiver Payment

\$184,255

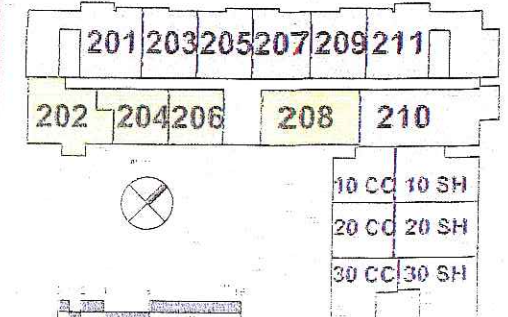
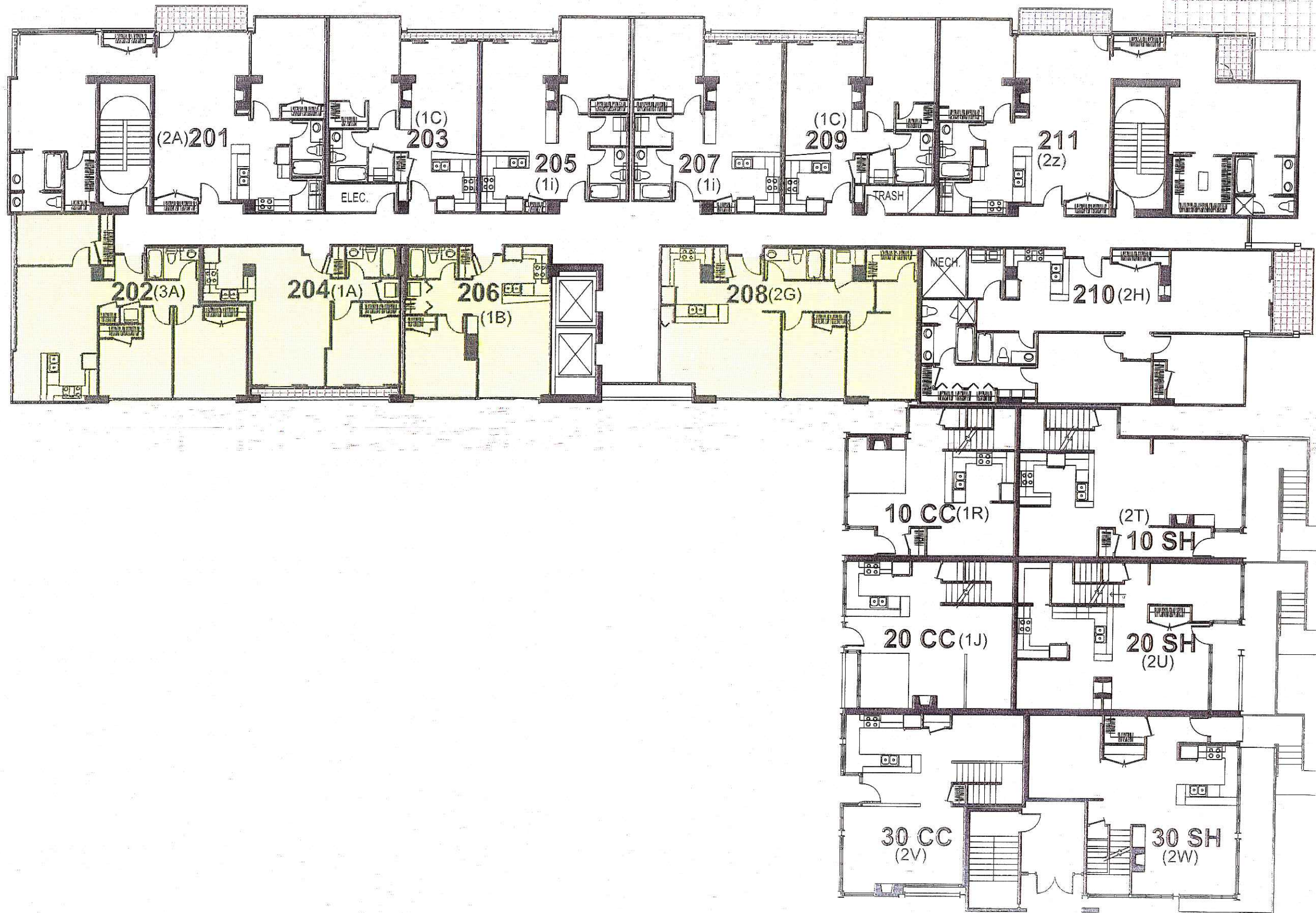
Scenario A

309 W. WASHINGTON AVE.
1ST FLOOR



All plans and specifications are subject to revisions deemed advisable by builder or architect or required by law.

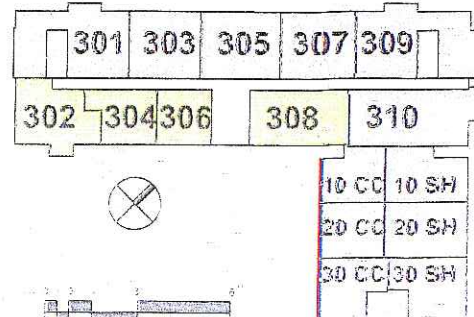
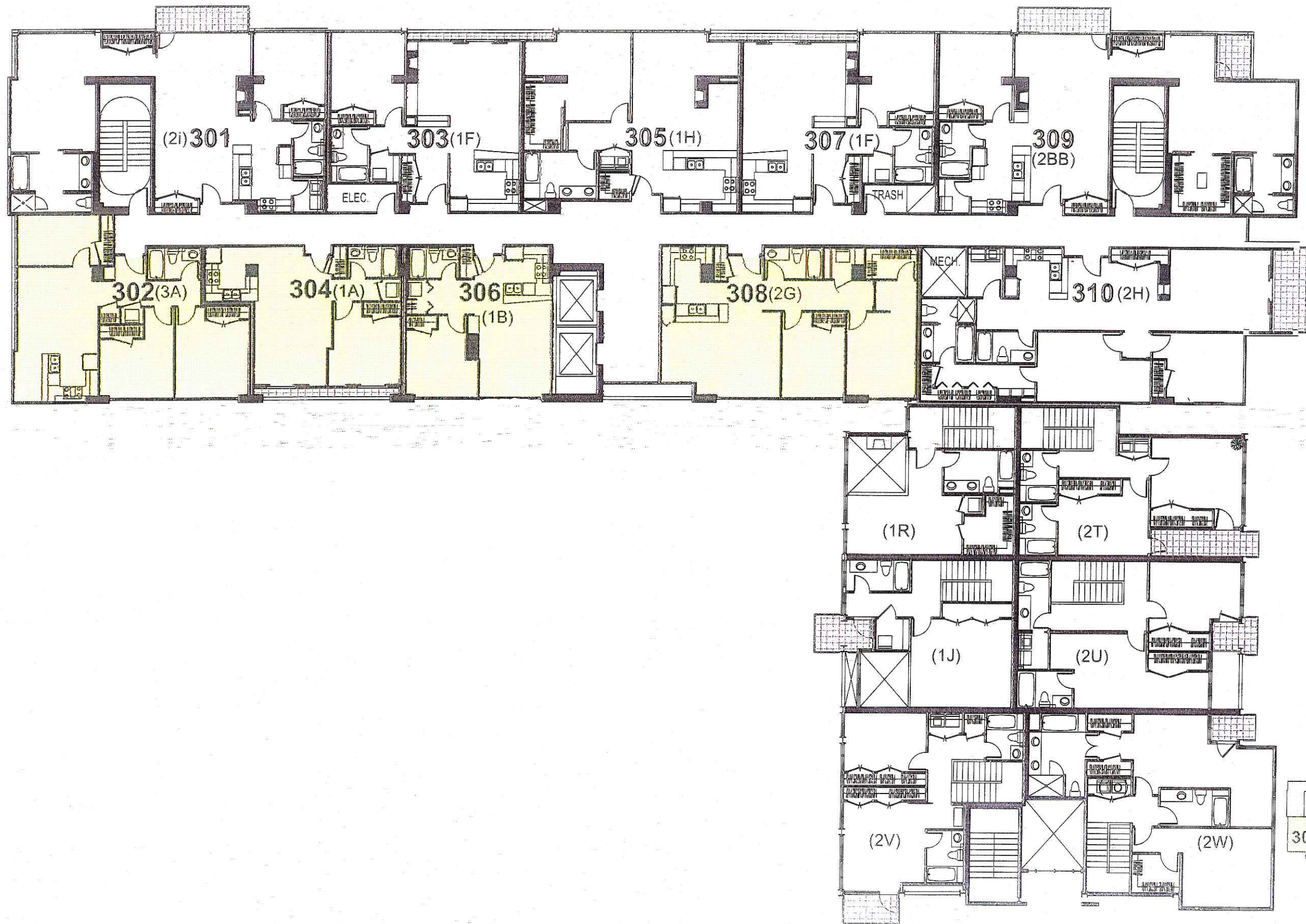
309 W. WASHINGTON AVE.
2ND FLOOR



All plans and specifications are subject to revisions deemed advisable by builder or architect, or required by law.

309 W. WASHINGTON AVE.

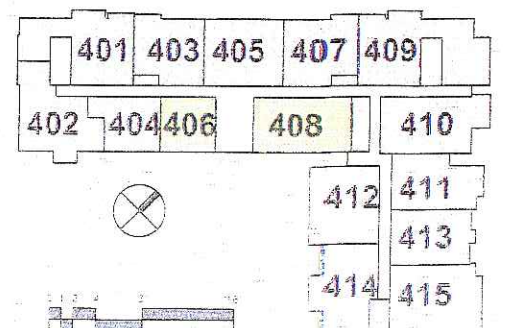
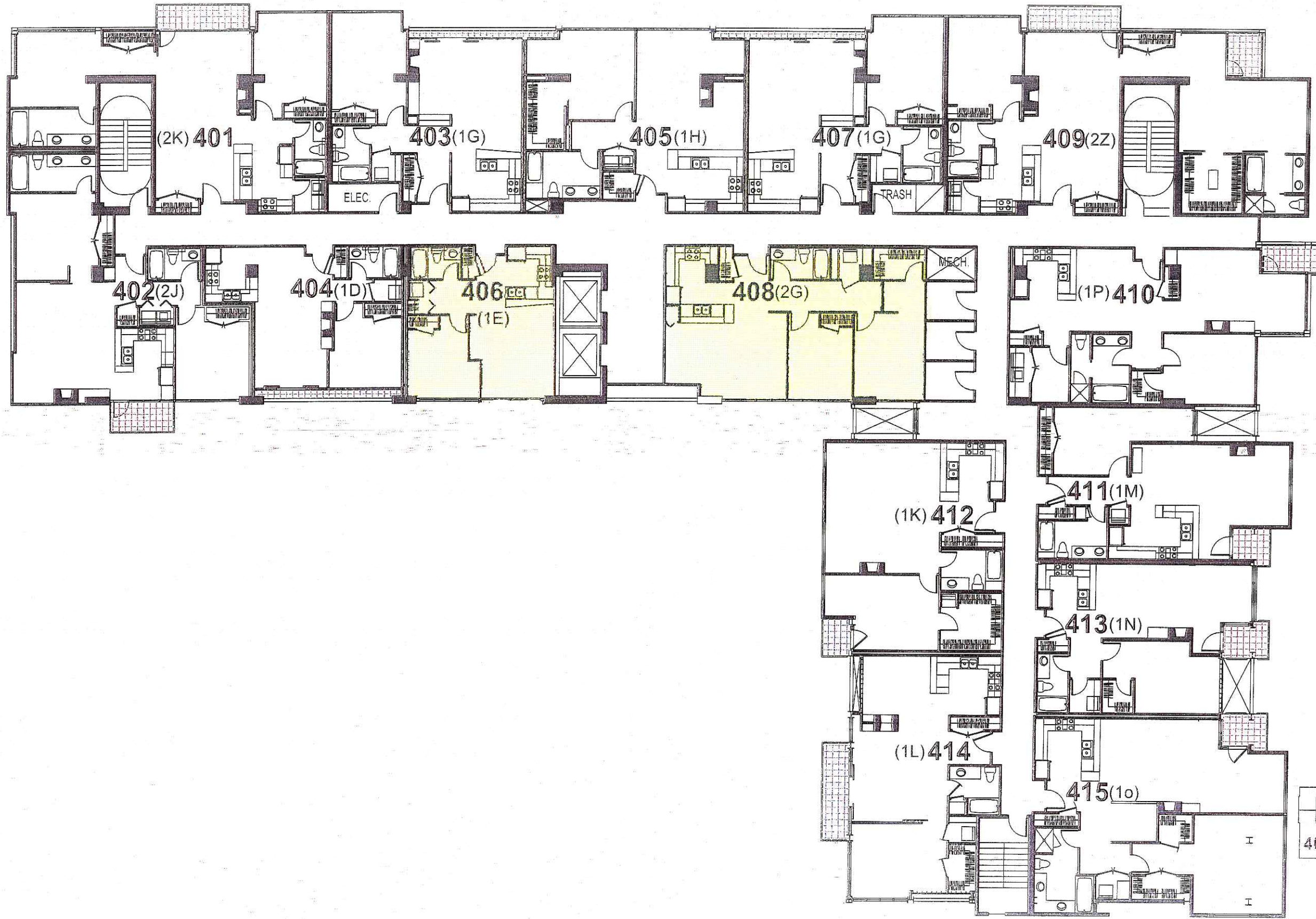
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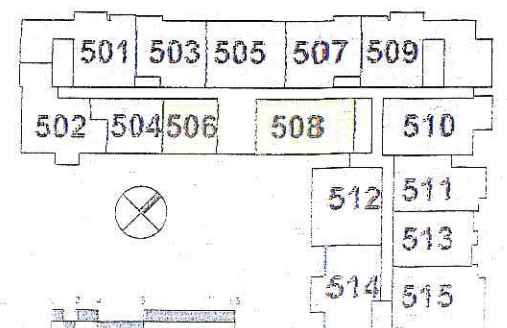
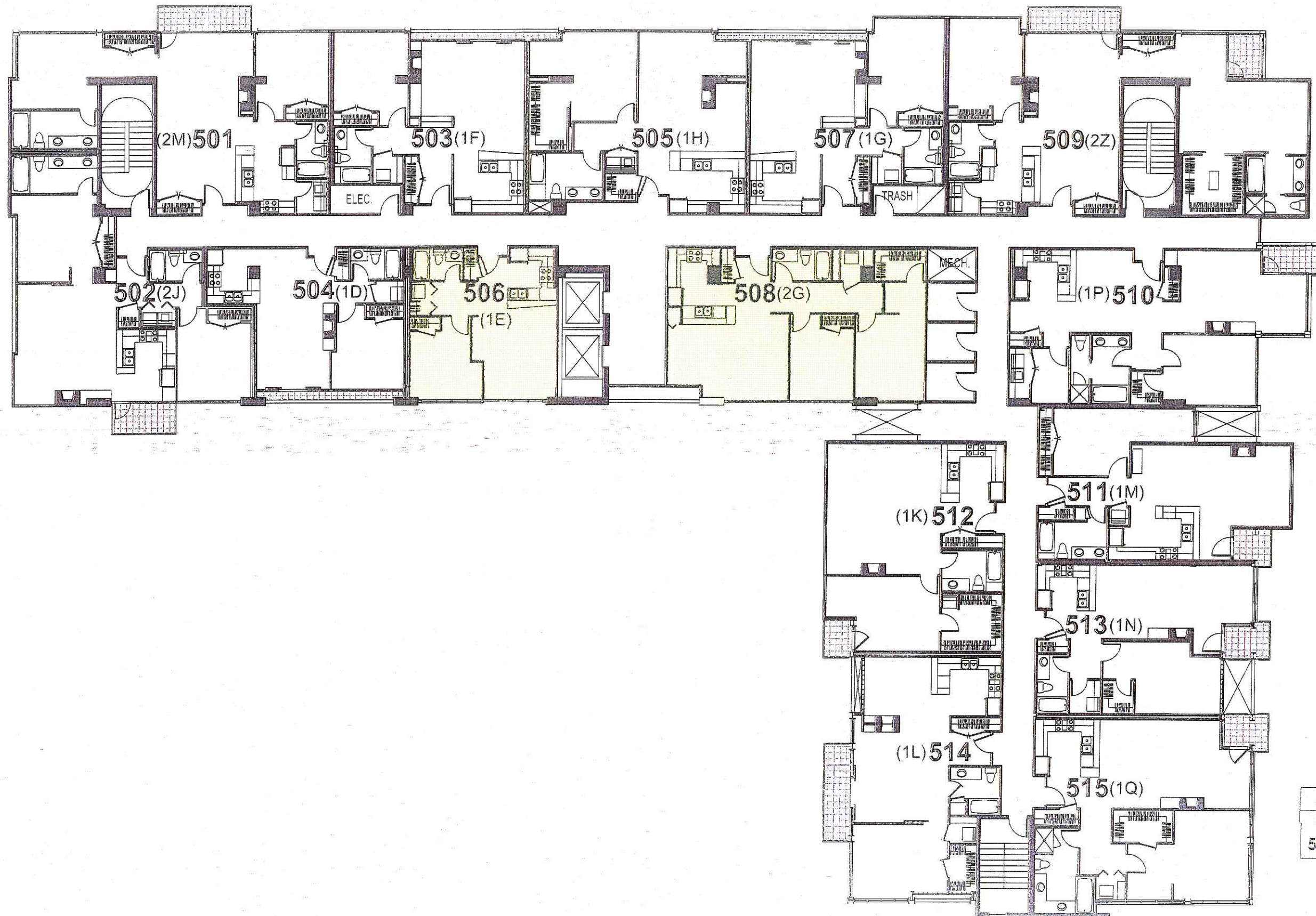
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4TH FLOOR



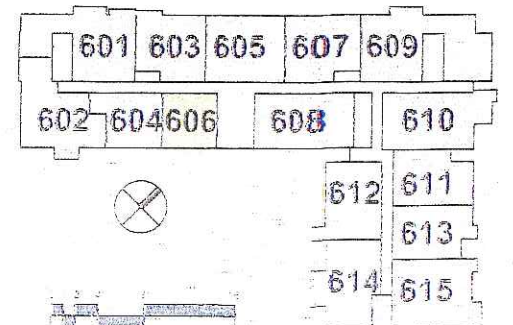
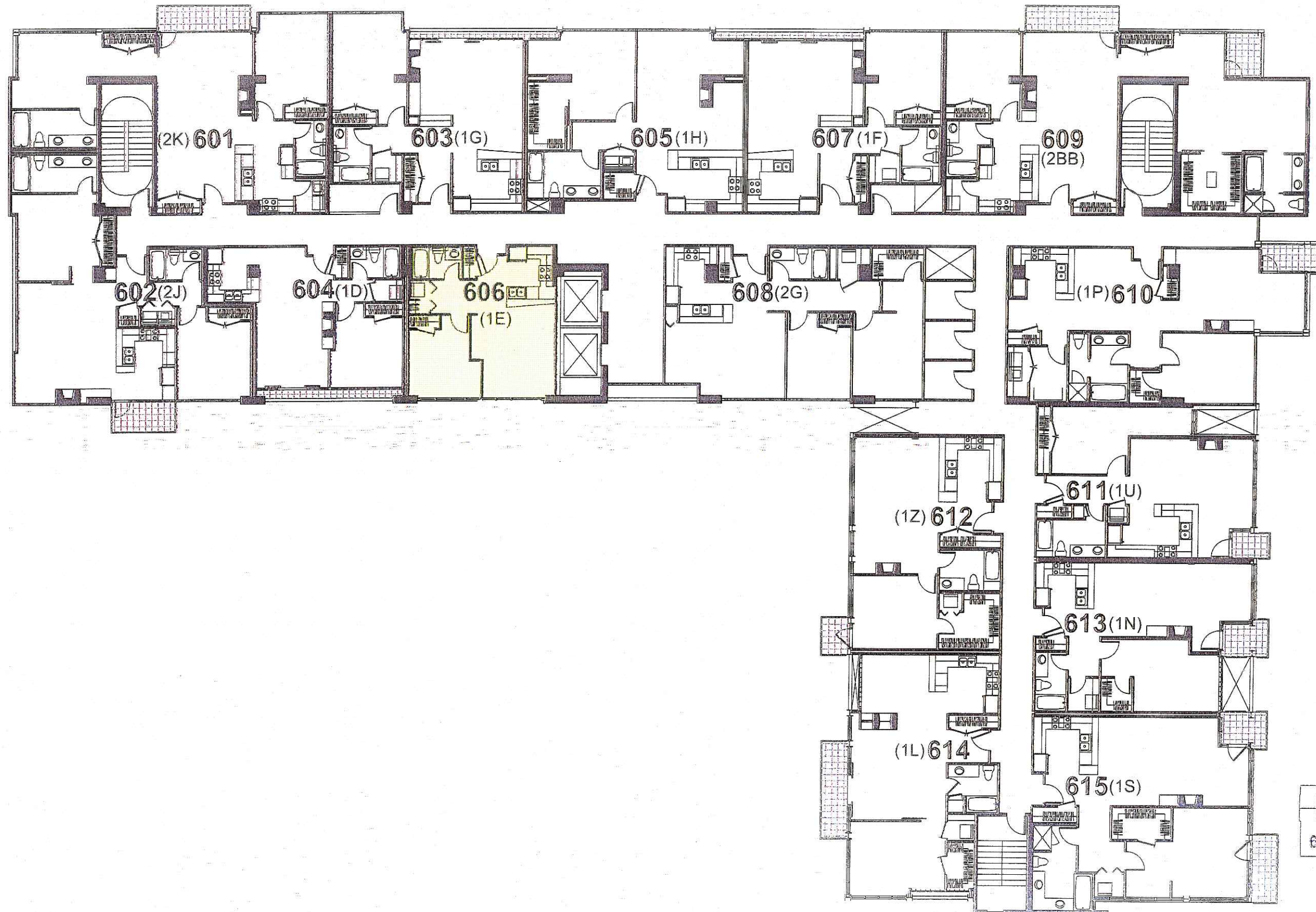
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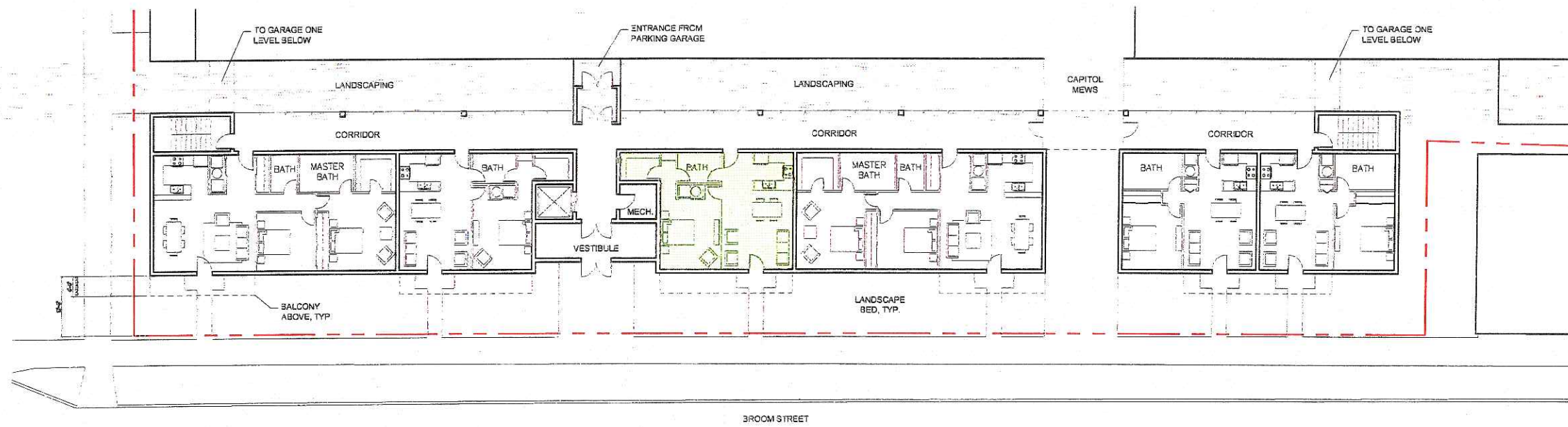
5TH FLOOR



309 W. WASHINGTON AVE.

6TH FLOOR





LEVEL ONE: SINGLE LEVEL UNITS
SCALE: 1/4"=10'-0"

BROOM STREET - OPTION B - 12' SETBACK

4 1/3 STORIES, 22 UNITS

(10) 1-BEDROOMS AND (12) 2-BEDROOMS

UNIT TYPE A:	(8) 1250 SF 2-BDRMS
UNIT TYPE B:	(2) 750 SF 1-BDRMS
UNIT TYPE C:	(4) 675 SF 1-BDRMS
UNIT TYPE D:	(2) 900 SF 2-BDRMS
UNIT TYPE E:	(4) 800 SF 1-BDRMS
UNIT TYPE F:	(1) 1350 SF 2-BDRM
UNIT TYPE G:	(2) 1870 SF 2-BDRM + DEN
UNIT TYPE H:	(1) 1810 SF 2-BDRM + DEN

TOTAL NET SF	23,000 SF
BALCONY	1320 SF
GRAND TOTAL NSF:	24,320 NSF
TOTAL GROSS AREA	30,400 GSF

**Capitol West
Exhibit C-2
Inclusionary Zoning Plan
Scenario A-2**

	Market Rate Units			Total	Inclusionary Zoning Units			Unit Total
	One	Two	Three		One	Two	Three	
309 W. Washington	52	32	12	96	8	5	3	112
Capitol Court/Wash Row	0	15	0	15	0	0	0	15
Main Street	0	10	0	10	0	0	0	10
Broom Street	9	11	0	20	1	1	0	22
Total	61	68	12	141	9	6	3	159

% by size that are IZ

12.86%

% by Size of Market or IZ

50.00%

Assumes Waivers

8.11%

309 W. Washington

33.33%

Capitol Court/Wash Row

20.00%

Main Street

16.67%

Broom Street

11.32%

IZ Waiver Payment

\$157,932

Units

6

309 W. Washington

1

Capitol Court/Wash Row

2

Main Street

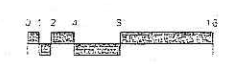
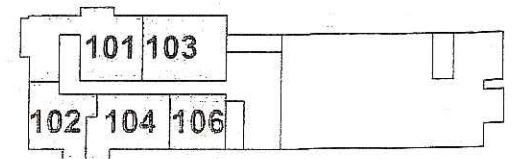
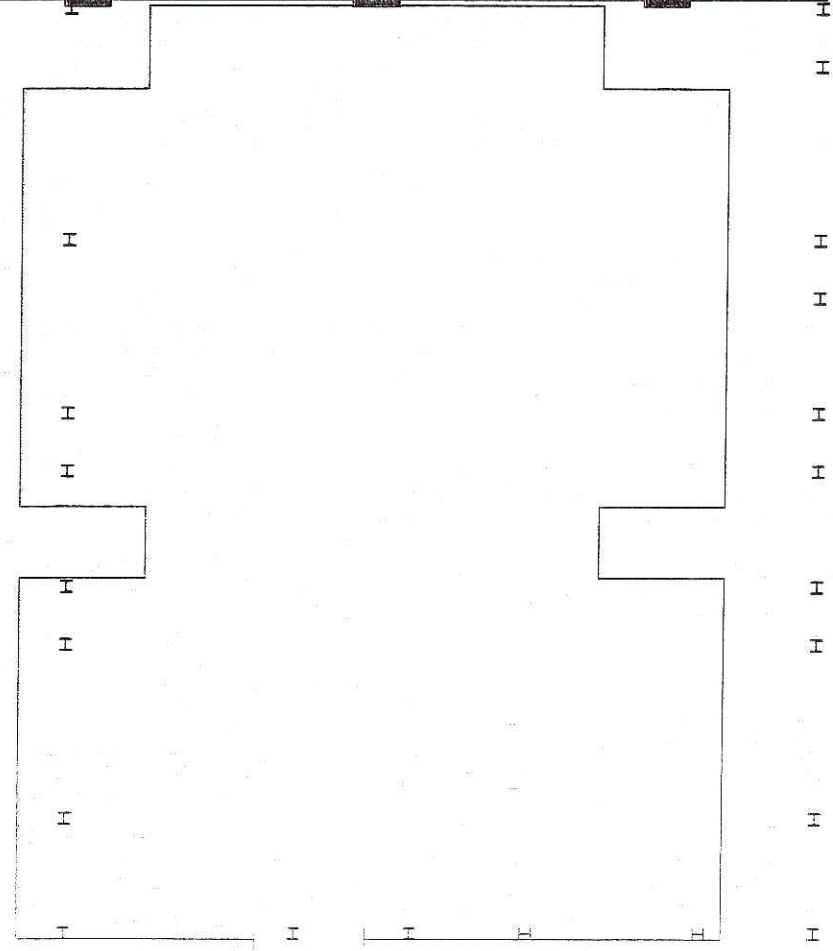
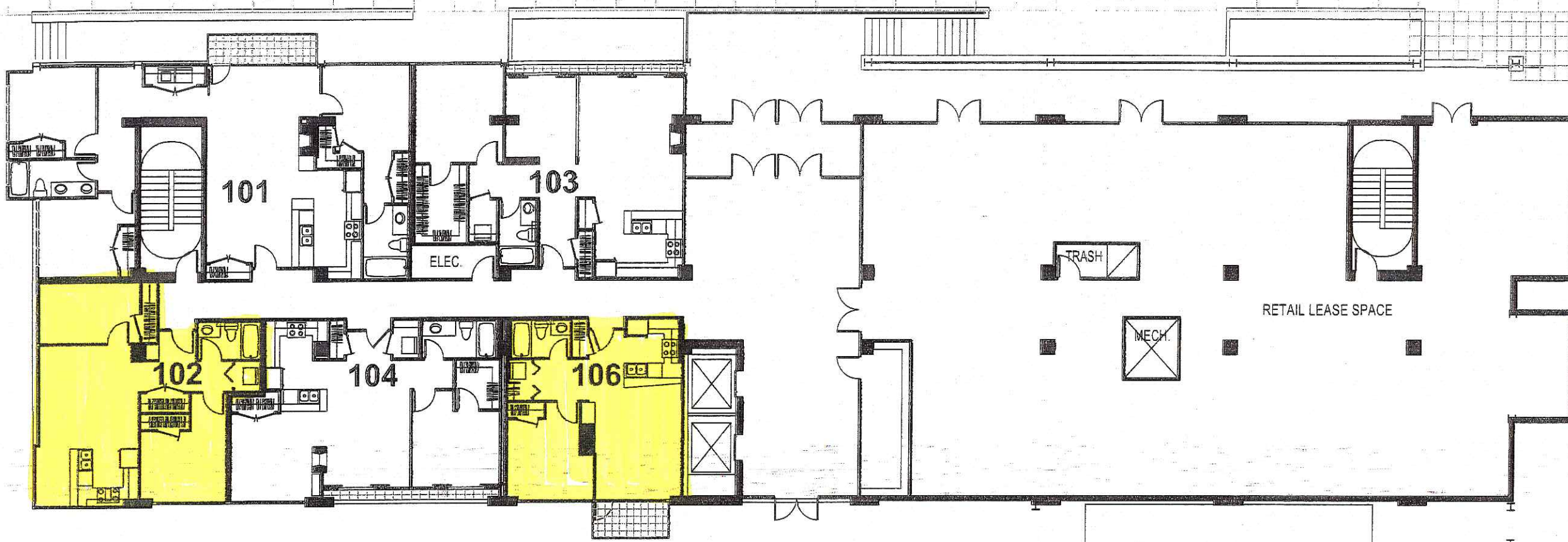
2

Broom Street

1

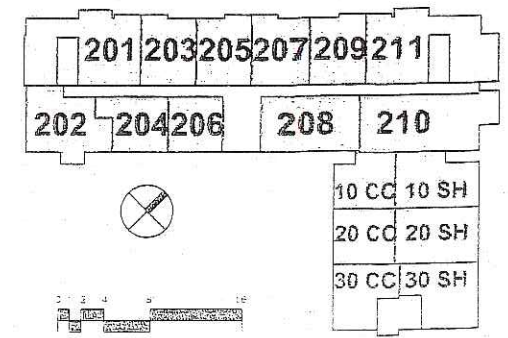
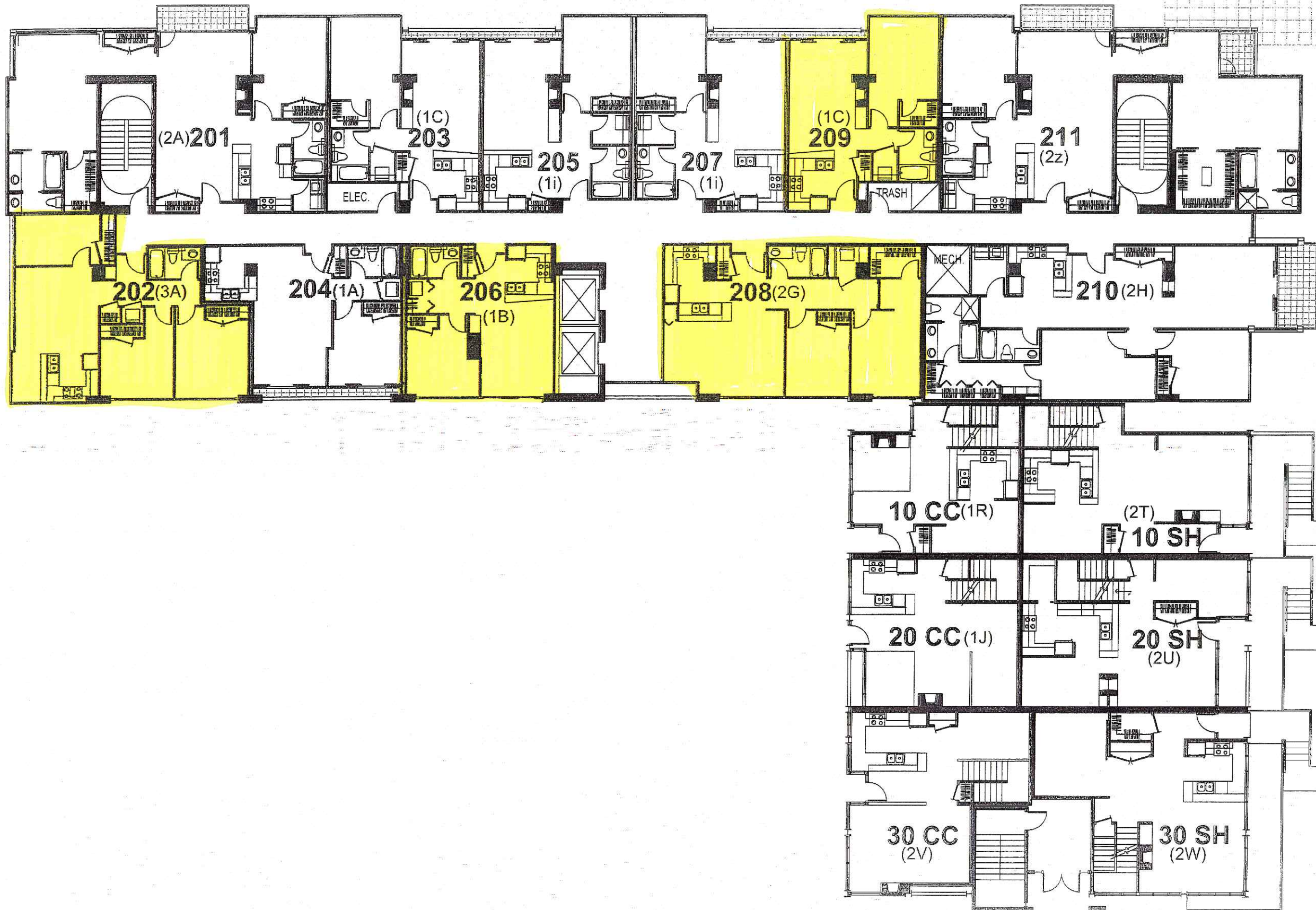
Scenario A-2
NOTE: # of BEDROOMS
SHOWN MAY NOT
BE ACCURATE

309 W. WASHINGTON AVE.
1ST FLOOR



309 W. WASHINGTON AVE.

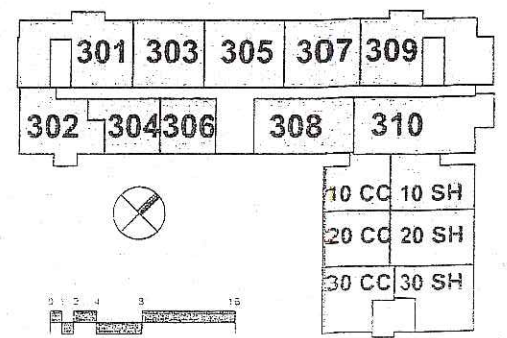
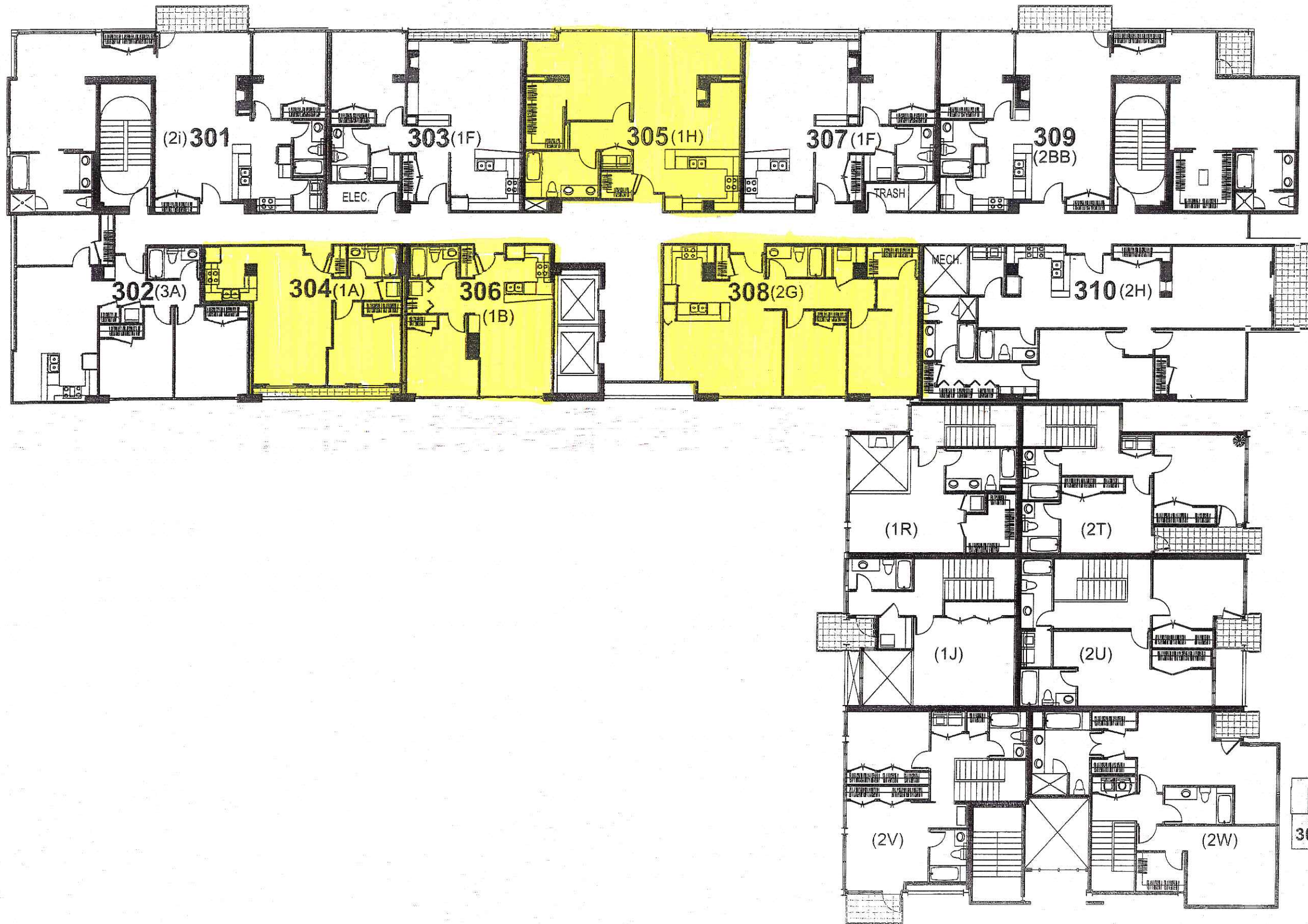
2ND FLOOR



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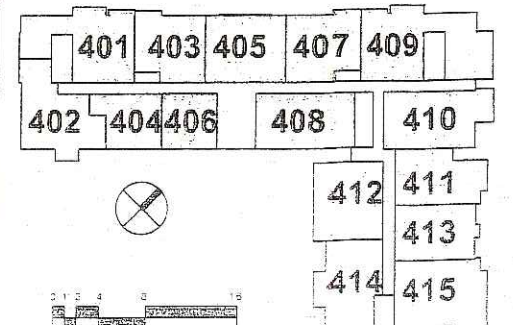
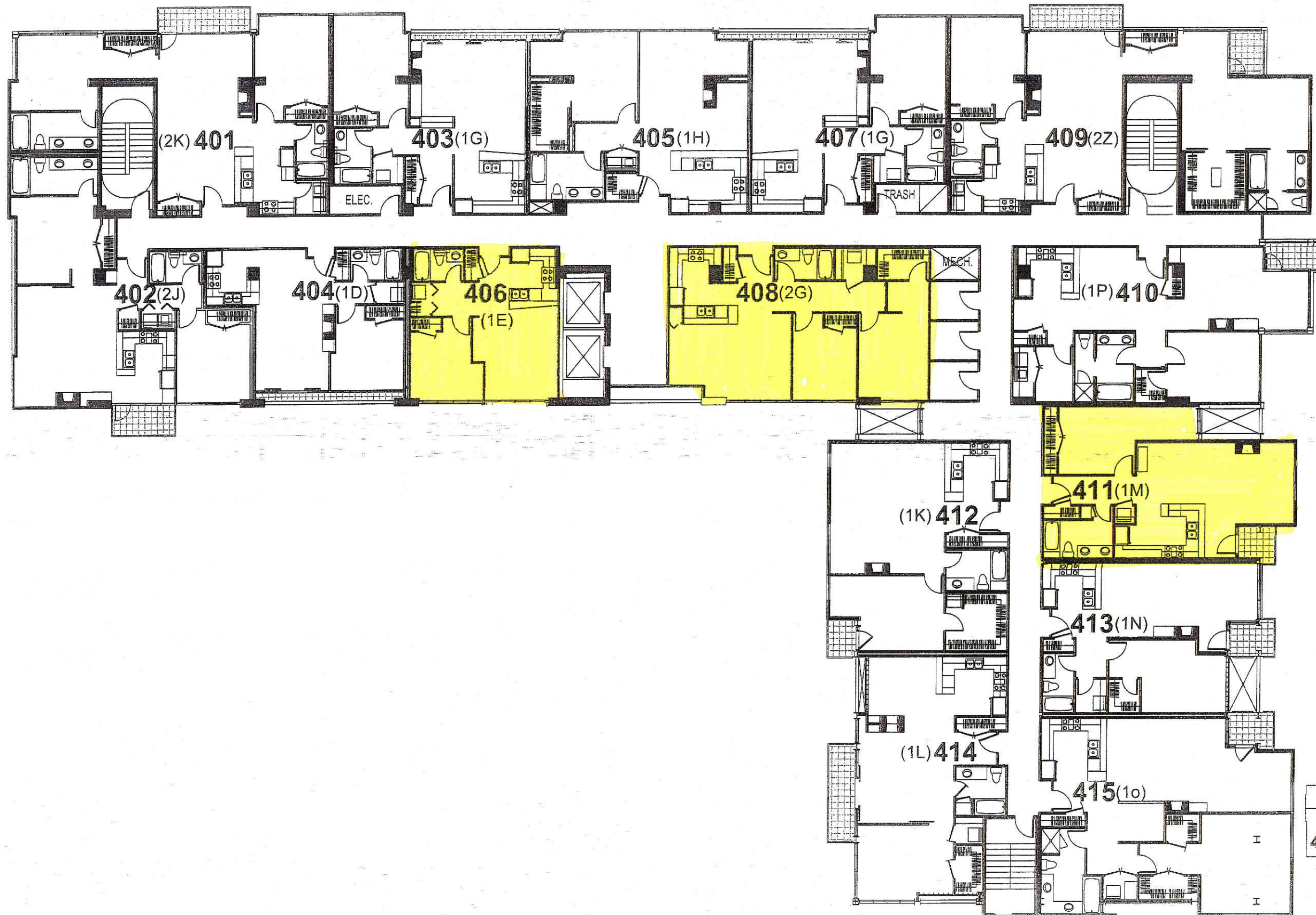
309 W. WASHINGTON AVE.

3RD FLOOR



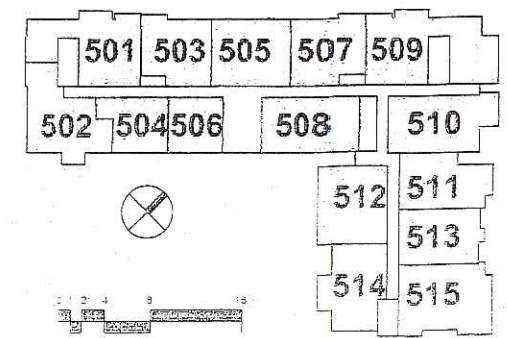
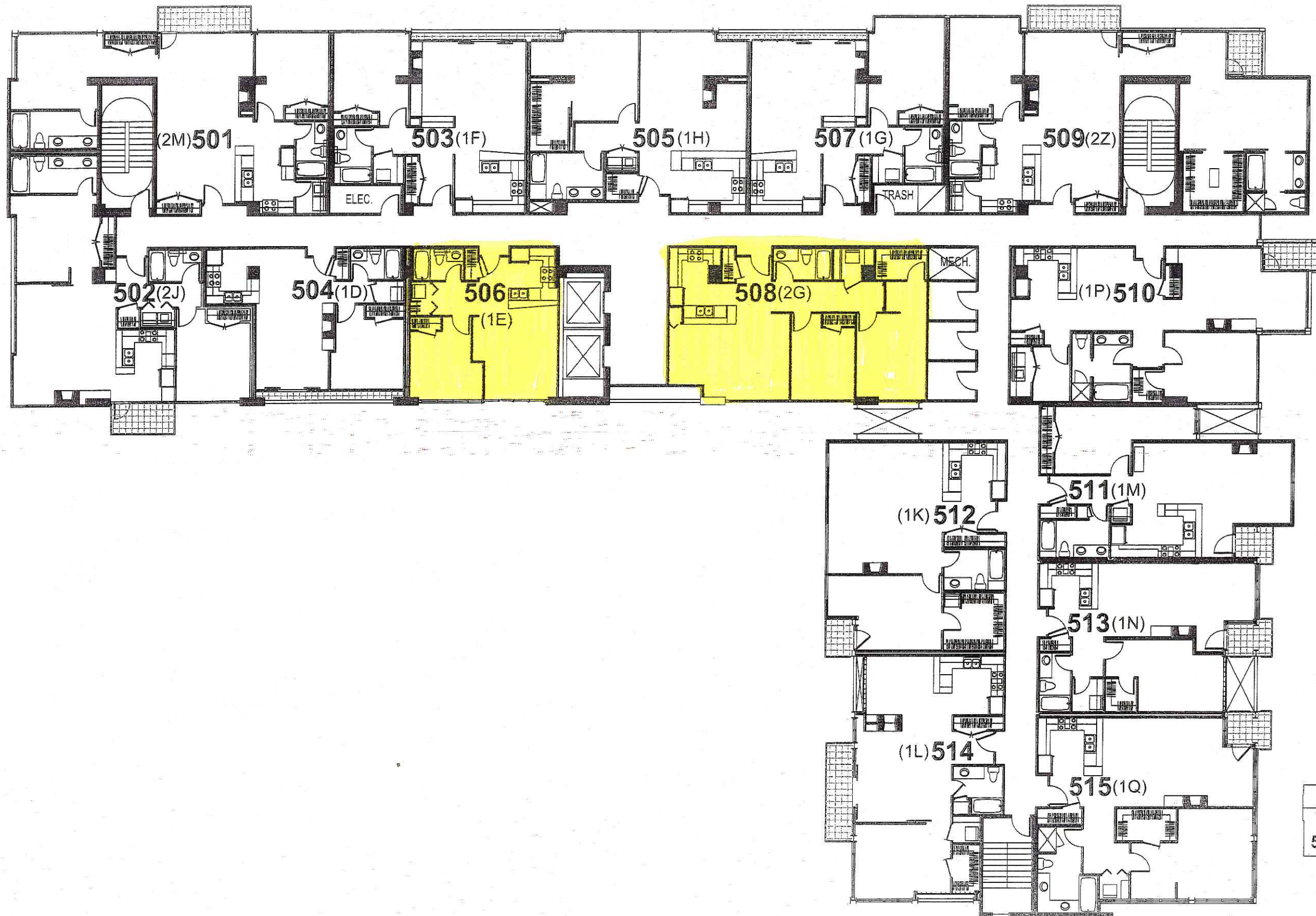
309 W. WASHINGTON AVE.

4TH FLOOR



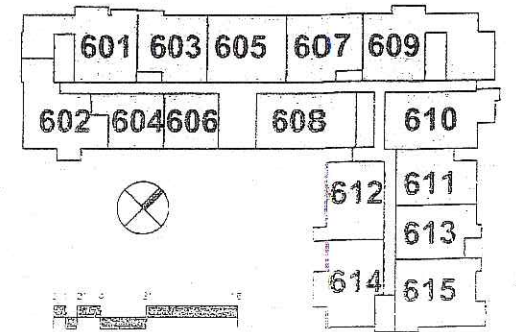
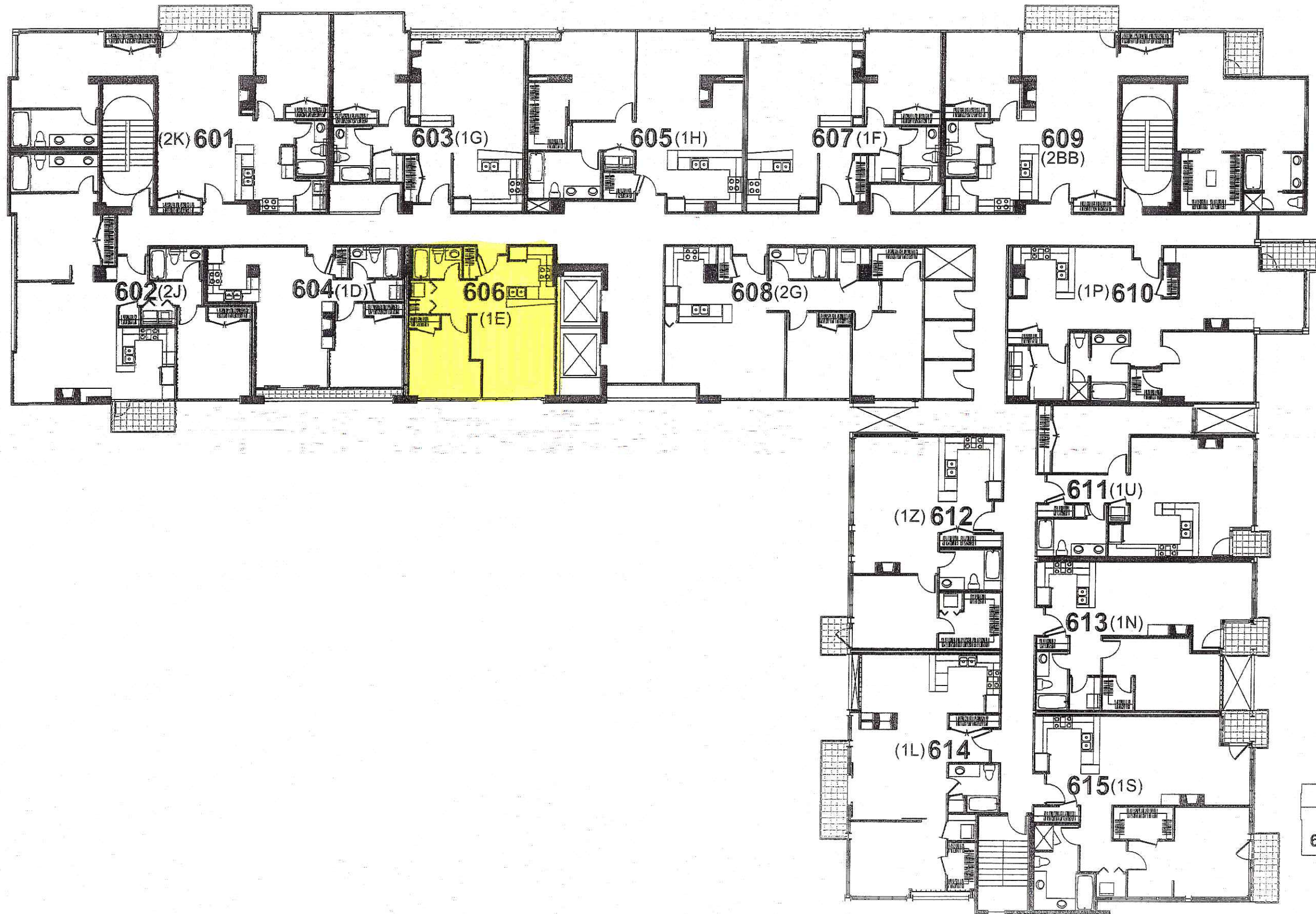
309 W. WASHINGTON AVE.

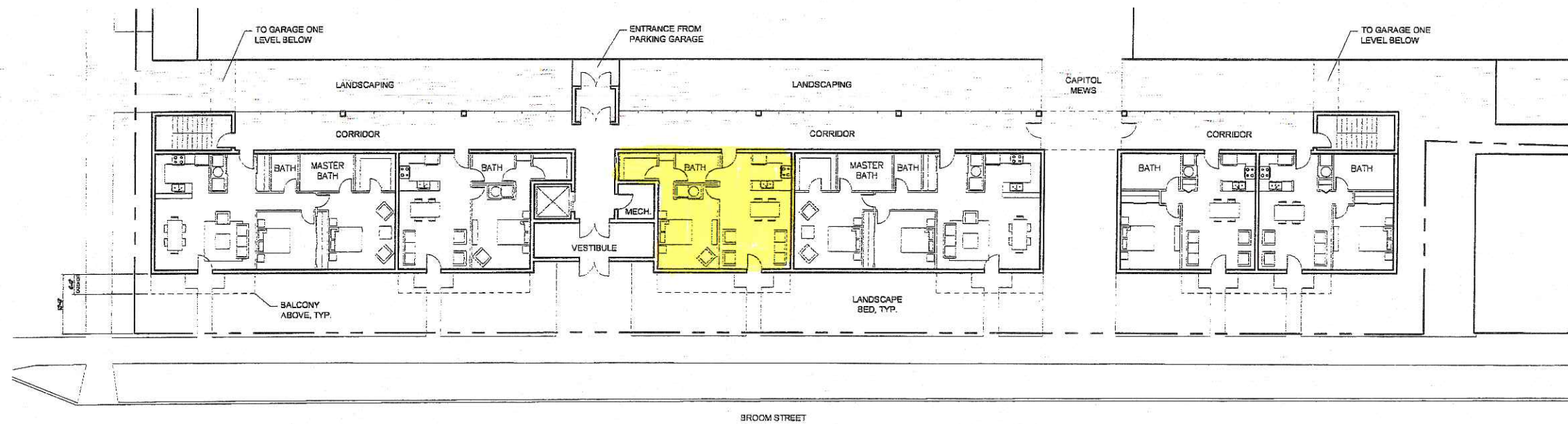
5TH FLOOR



309 W. WASHINGTON AVE.

6TH FLOOR





LEVEL ONE: SINGLE LEVEL UNITS
SCALE: 1/8"=10'-0"

BROOM STREET - OPTION B - 12' SETBACK
4 1/3 STORIES, 22 UNITS

- (10) 1-BEDROOMS AND (12) 2-BEDROOMS
- UNIT TYPE A: (6) 1250 SF 2-BDRMS
- UNIT TYPE B: (2) 750 SF 1-BDRMS
- UNIT TYPE C: (4) 675 SF 1-BDRMS
- UNIT TYPE D: (2) 800 SF 2-BDRMS
- UNIT TYPE E: (4) 800 SF 1-BDRMS
- UNIT TYPE F: (1) 1350 SF 2-BDRM
- UNIT TYPE G: (2) 1670 SF 2-BDRM + DEN
- UNIT TYPE H: (1) 1810 SF 2-BDRM + DEN

TOTAL NET SF	23,000 SF
BALCONY	1320 SF
GRAND TOTAL NSF	24,320 NSF
TOTAL GROSS AREA	30,400 GSF

**Capitol West
Exhibit C-3
Inclusionary Zoning Plan
Scenario B**

	Market Rate Units			Total	Inclusionary Zoning Units			Unit Total
	One	Two	Three		One	Two	Three	
309 W. Washington	56	32	13	101	6	5	0	11
Capitol Court/Wash Row	0	14	0	14	0	1	1	2
Main Street	0	9	0	9	0	0	1	1
Broom Street	9	11	0	20	1	1	0	2
Total	65	66	13	144	7	7	2	16
% of IZ by Size	45.14%	45.83%	9.03%		9.72%	9.59%	13.33%	10.00%
% by Bedroom Size					43.75%	43.75%	12.50%	

Assumes Waivers

309 W. Washington
Capitol Court/Wash Row
Main Street
Broom Street

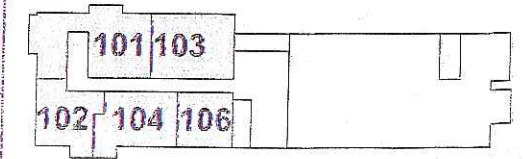
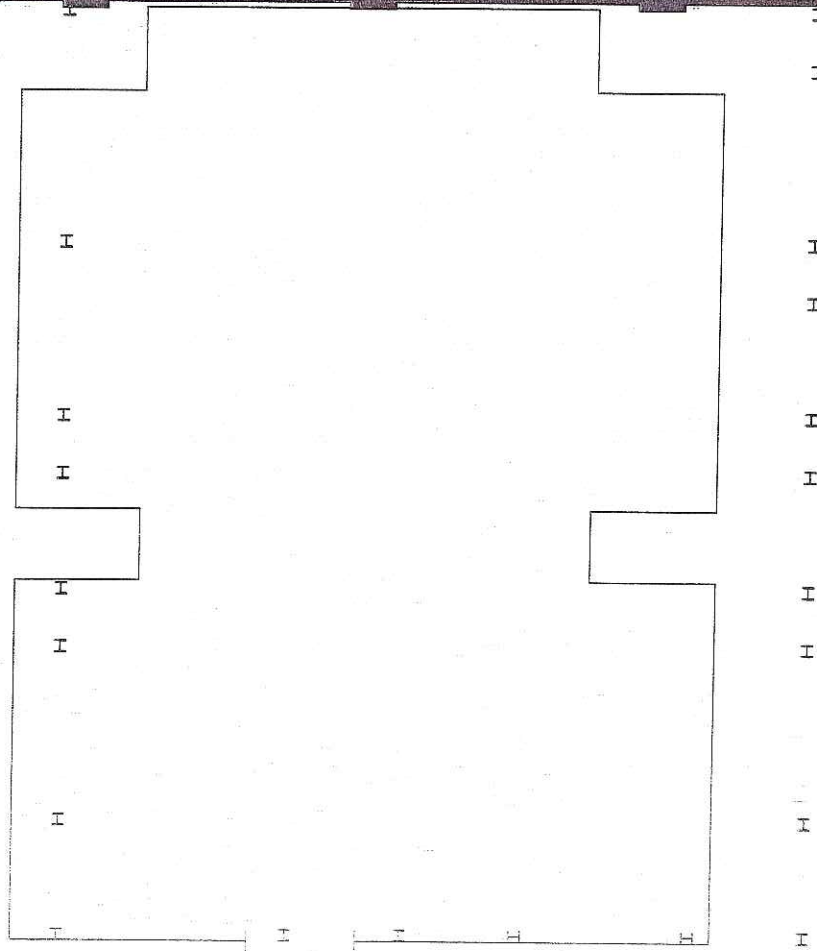
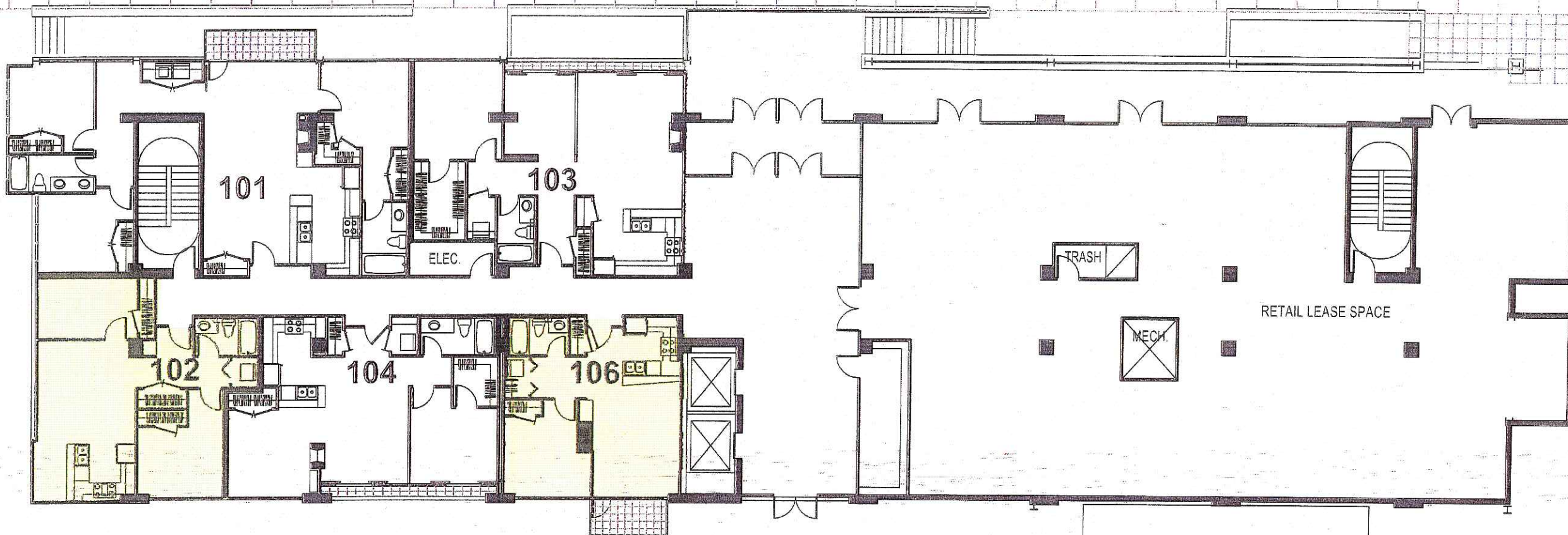
6 units
0 units
1 units
1 units

IZ Waiver Payment Due

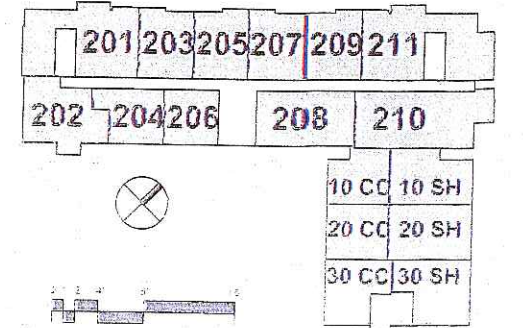
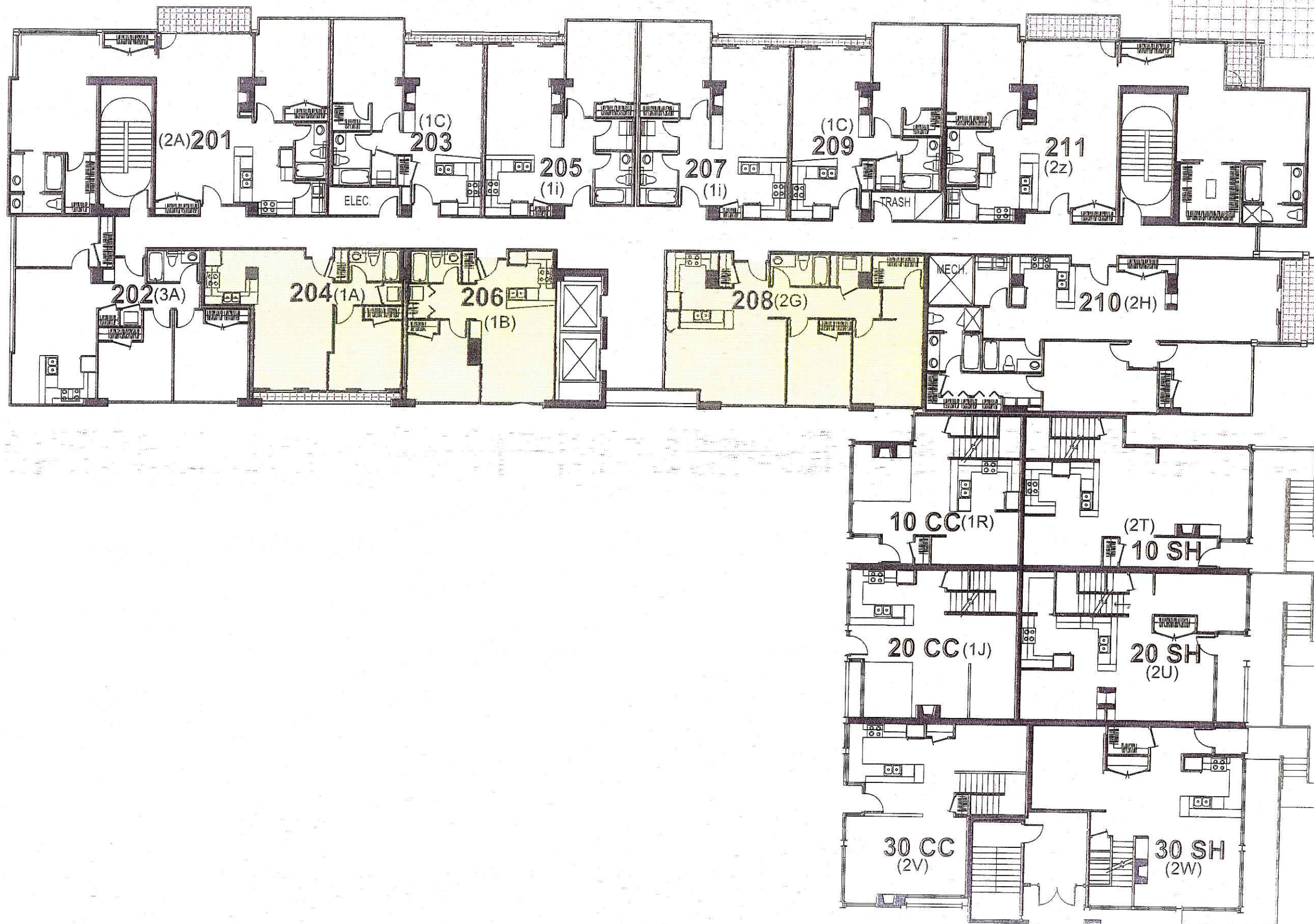
\$0

309 W. WASHINGTON AVE.

1ST FLOOR

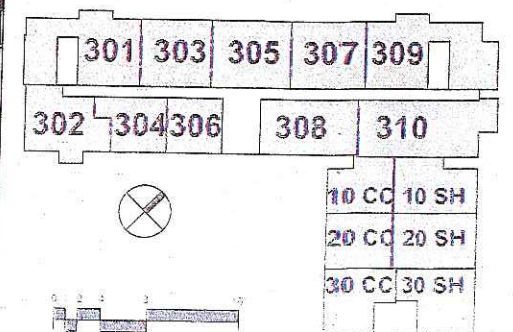
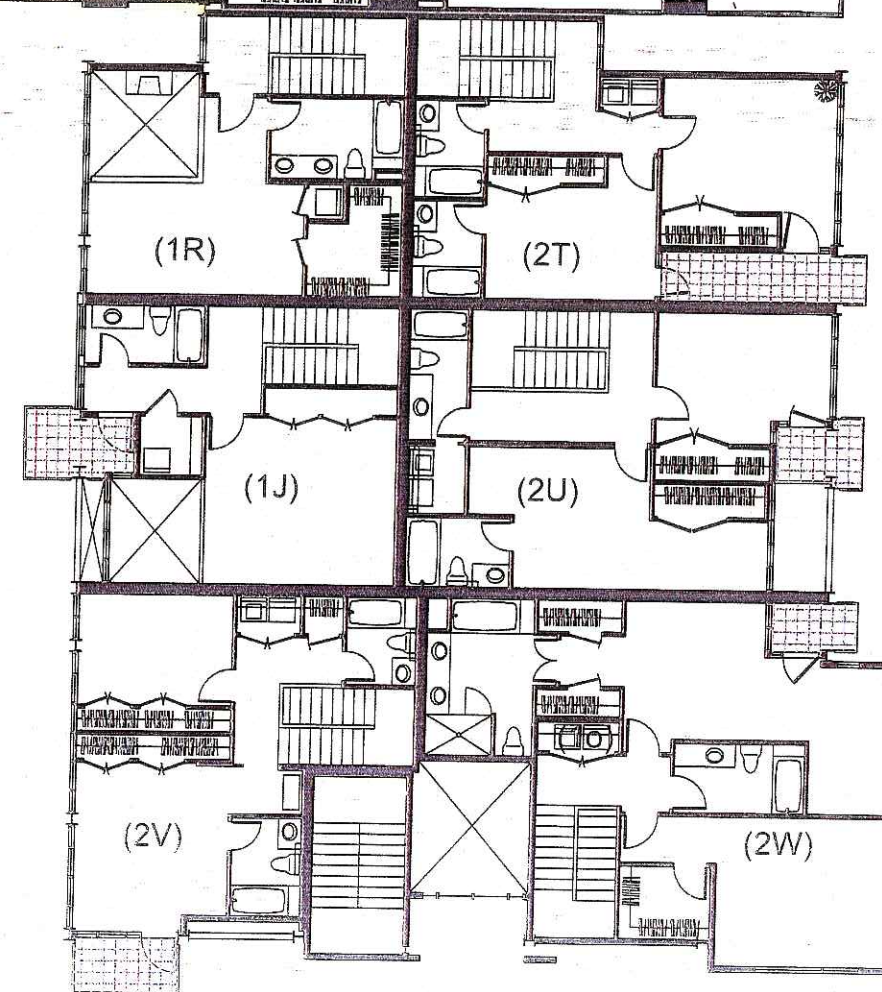
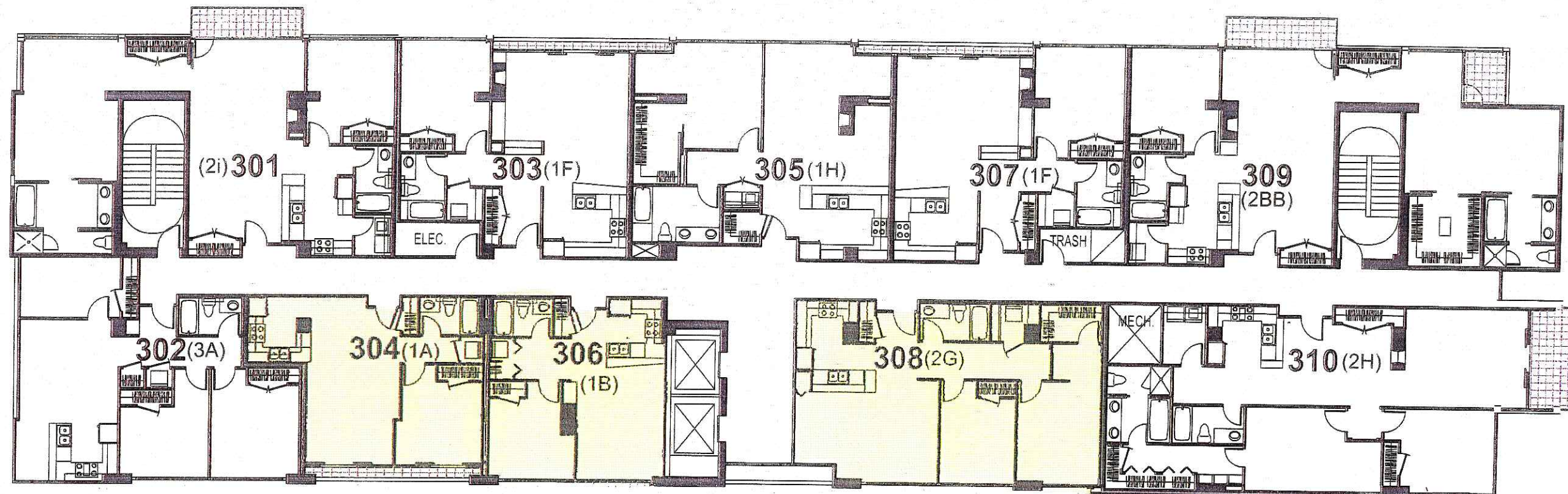


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2ND FLOOR



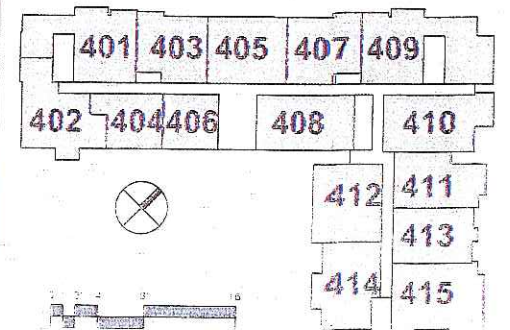
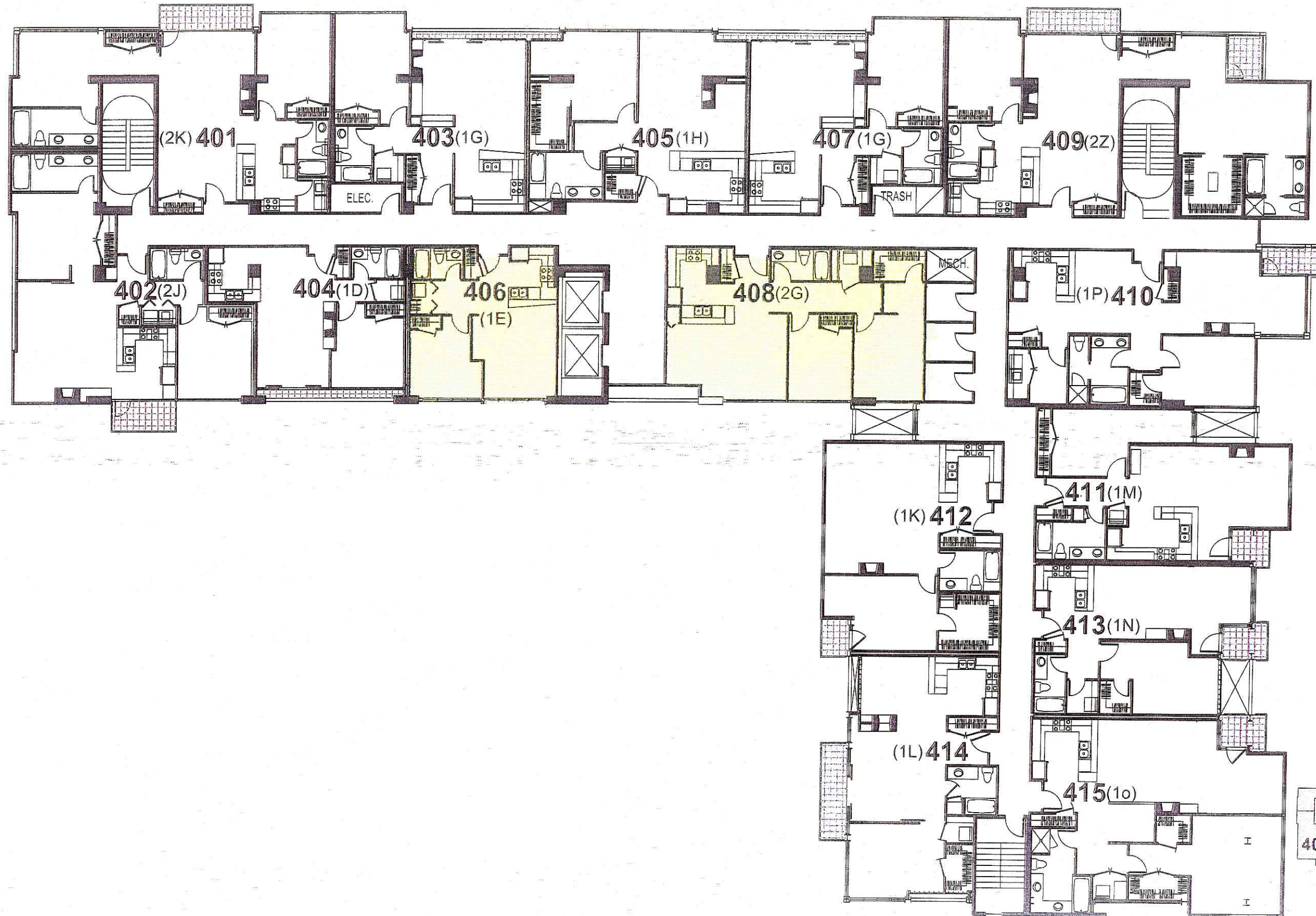
309 W. WASHINGTON AVE.

3RD FLOOR

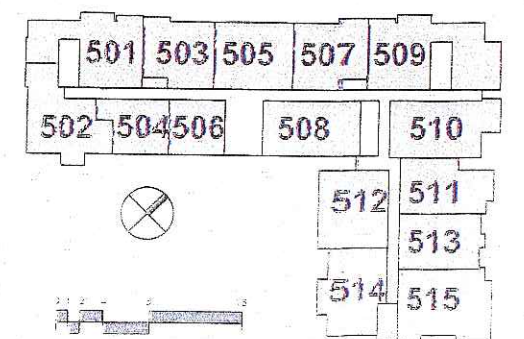
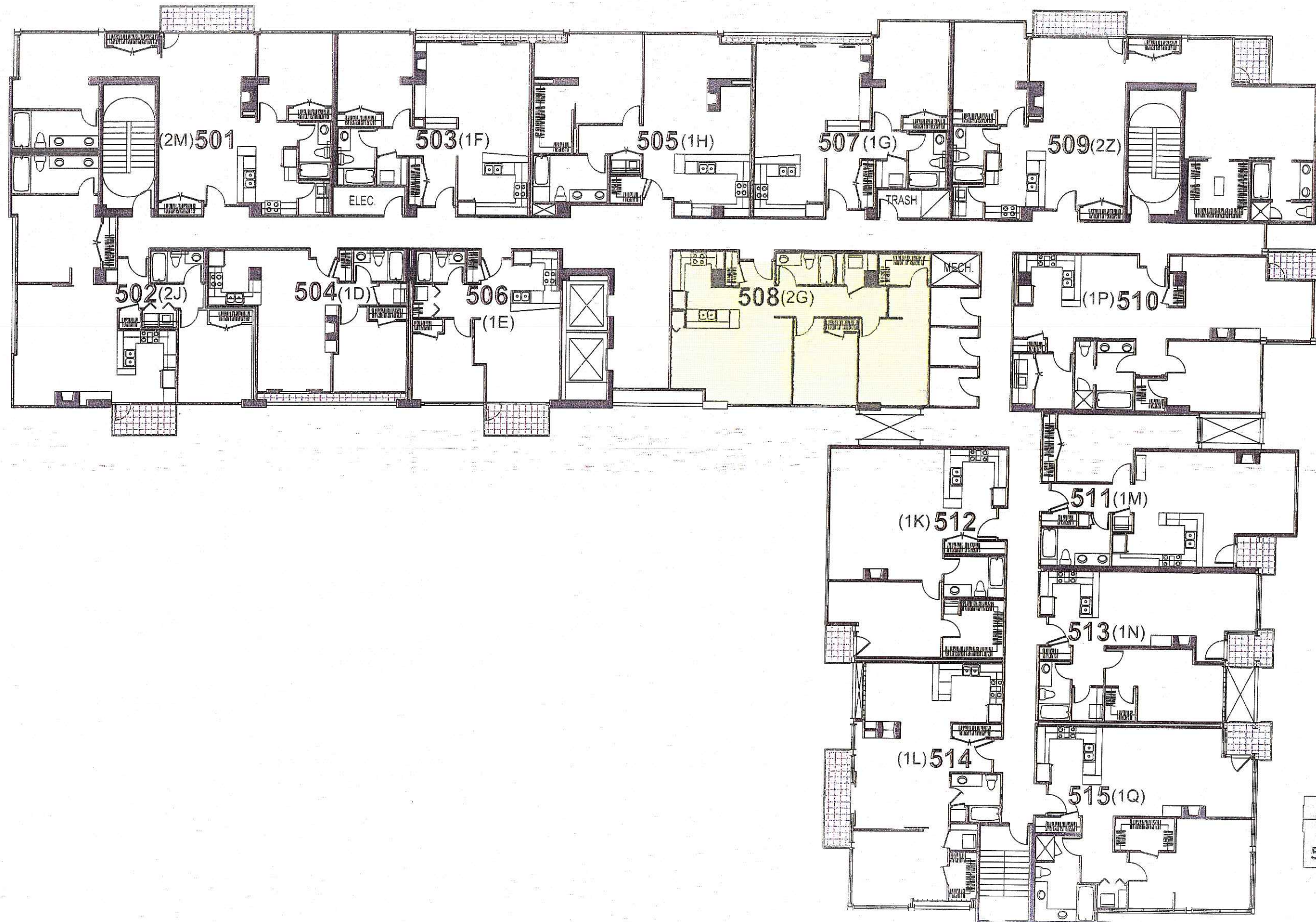


309 W. WASHINGTON AVE.

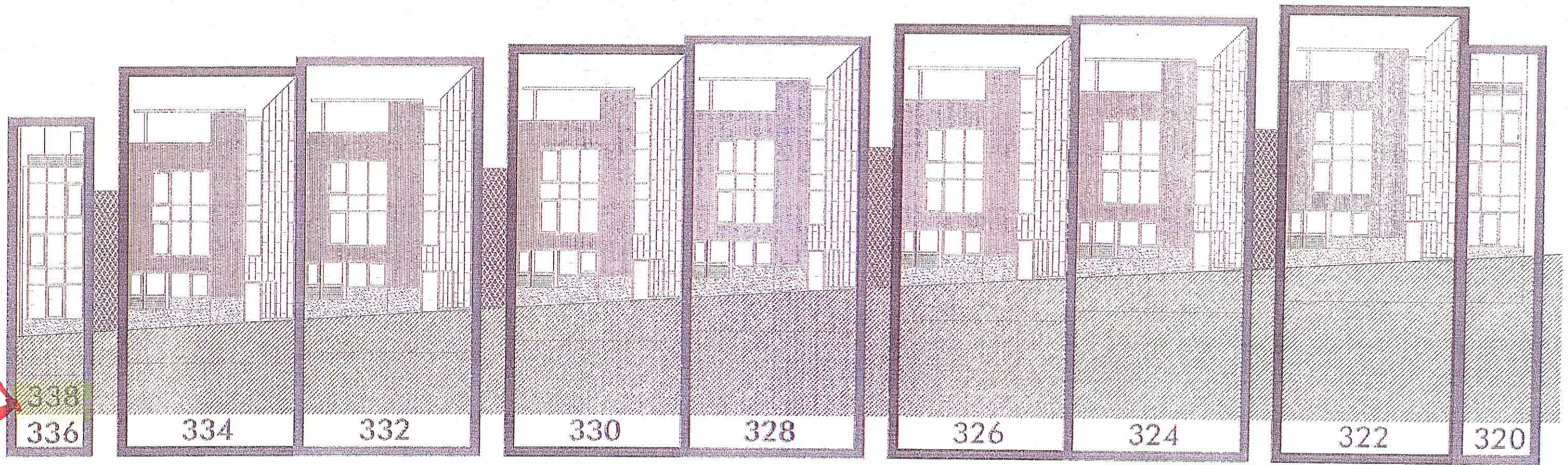
4TH FLOOR



309 W. WASHINGTON AVE.
5TH FLOOR



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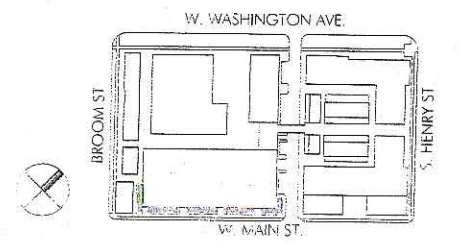
UNIT BEYOND



MAIN STREET

MAIN STREET TOWNHOMES ELEVATION

1. 3 BDRM 1 1/2 UNIT

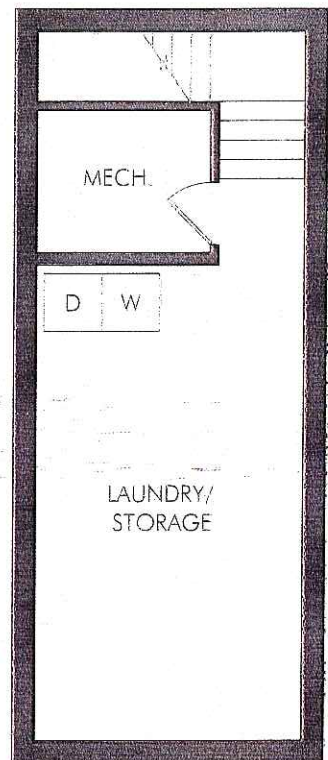


MAIN STREET TOWNHOMES

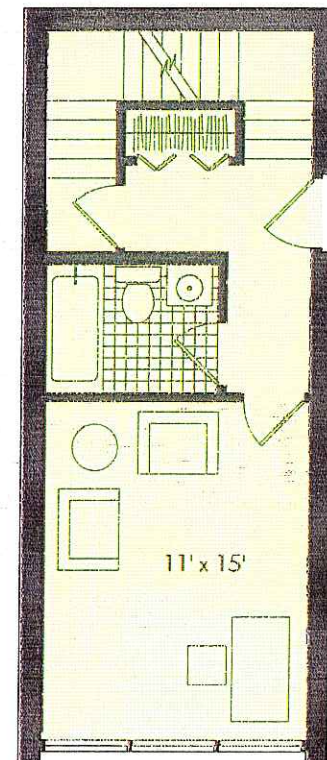
338 W. MAIN STREET

2 BEDROOM
2 BATH
1 STUDY

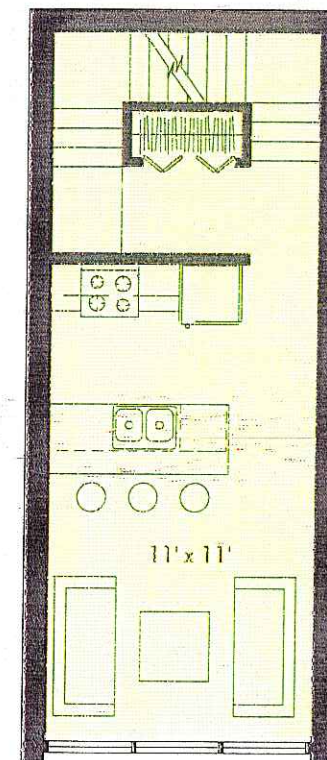
INDOOR	1917 SF
ROOF TERRACE	215 SF



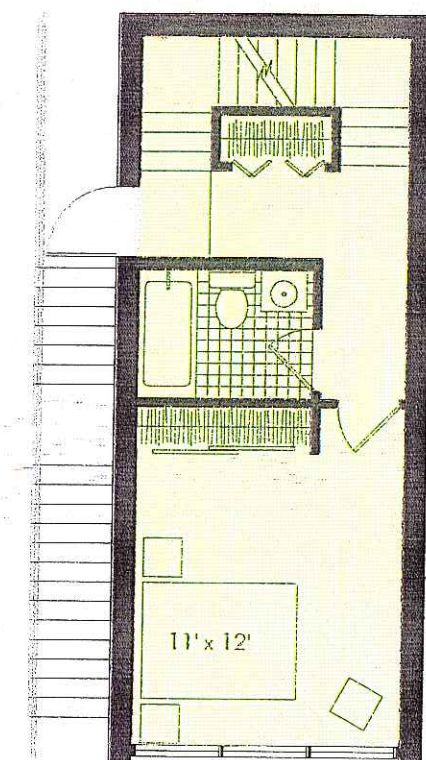
BASEMENT LEVEL
(OPTIONAL)



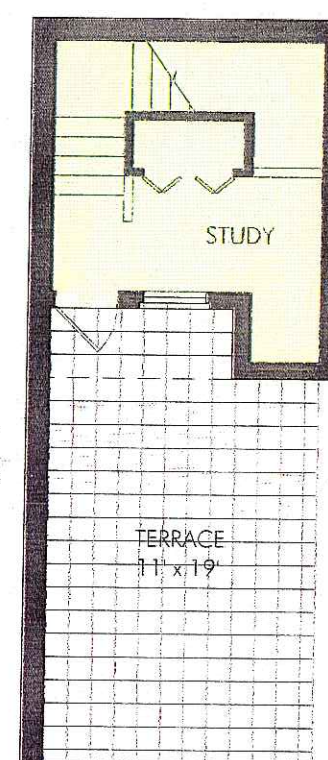
FIRST LEVEL



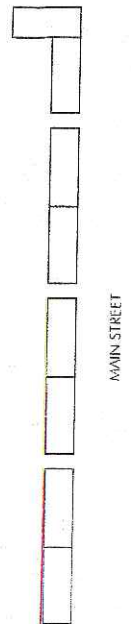
SECOND LEVEL



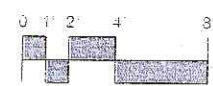
THIRD LEVEL



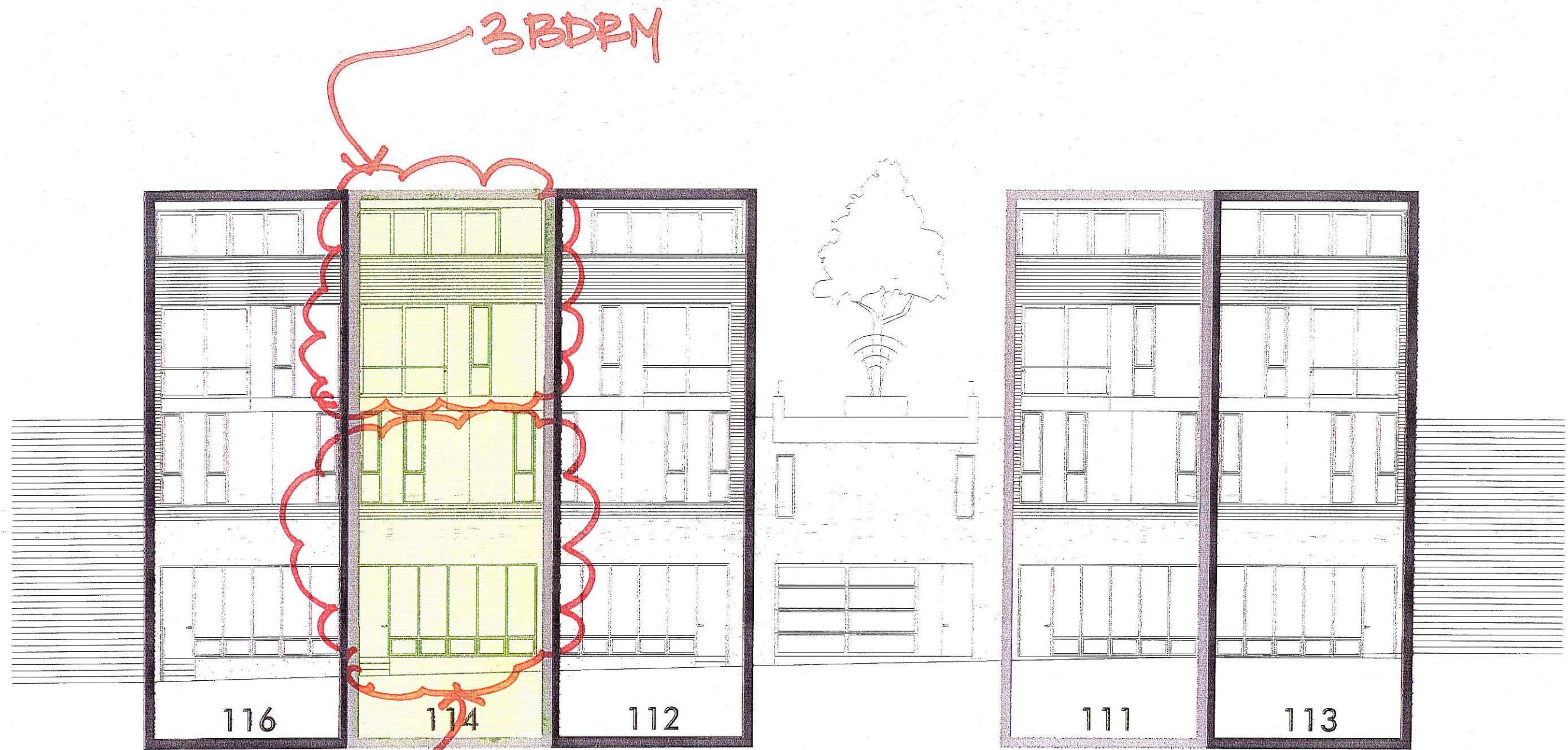
FOURTH LEVEL



MAIN STREET



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2 BDRM

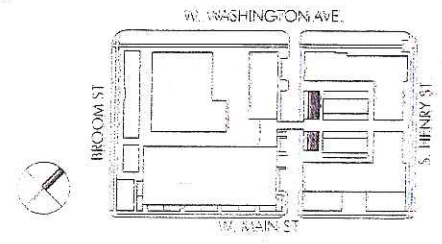
3 BDRM



WASHINGTON ROW

WASHINGTON ROWHOUSES ELEVATION

1 2 BDRM 12 UNIT
 1 3 BDRM 12 UNIT



WASHINGTON ROWHOUSES

114 CAPITOL COURT

2 BEDROOM

2 BATH

1 STUDY

OPTIONAL GARAGE OR OFFICE

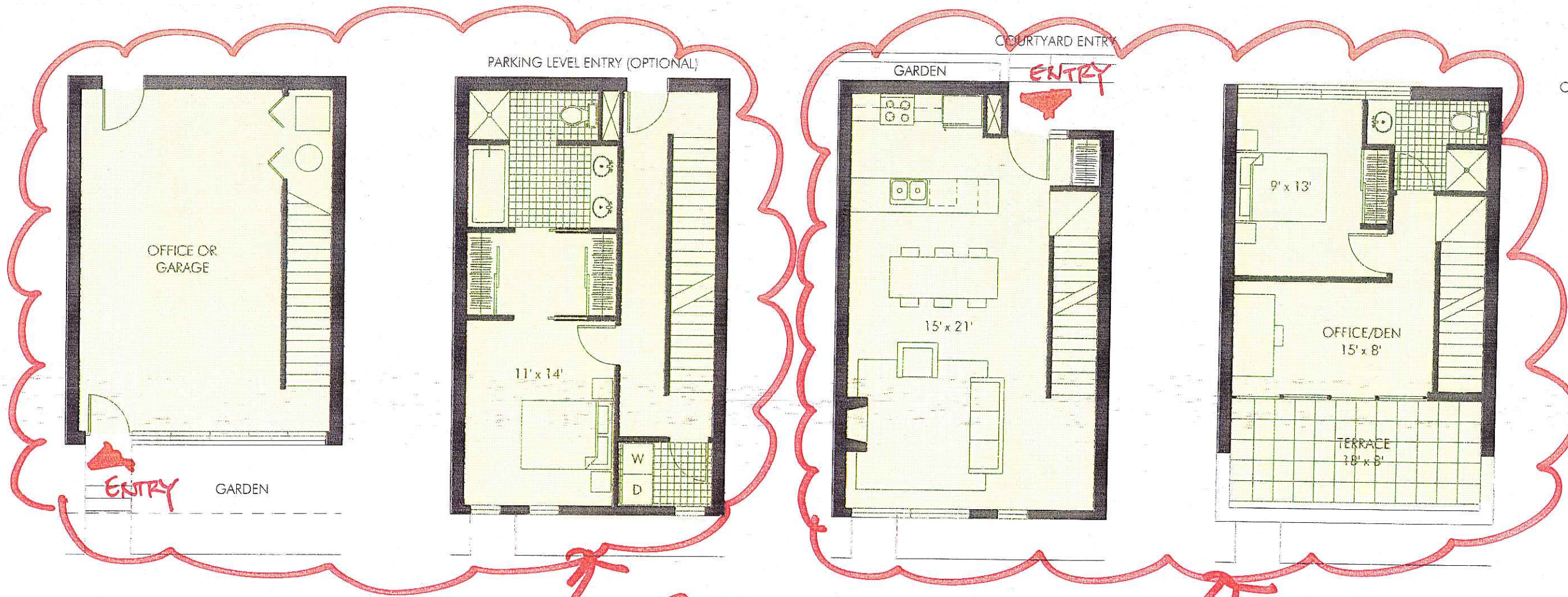
INDOOR 2152 SF

INDOOR w/garage 1841 SF

TERRACE 151 SF

GARDEN 160 SF

ENTRY PORCH 24 SF



2. BDRM 12 UNIT

3 BDRM 12 UNIT

WASHINGTON ROW ENTRY LEVEL

SECOND LEVEL (TO BE REDESIGNED) THIRD LEVEL

(TO BE REDESIGNED) FOURTH LEVEL

VETTER DENK ARCHITECTS

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