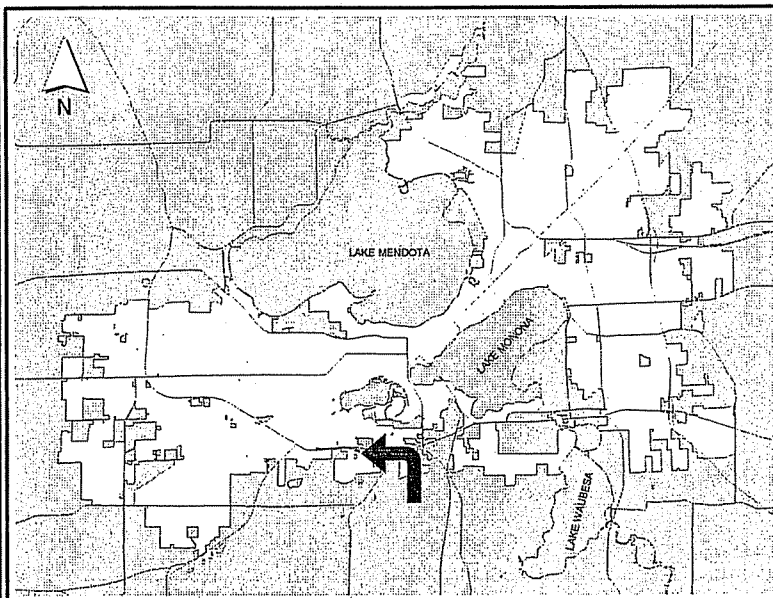


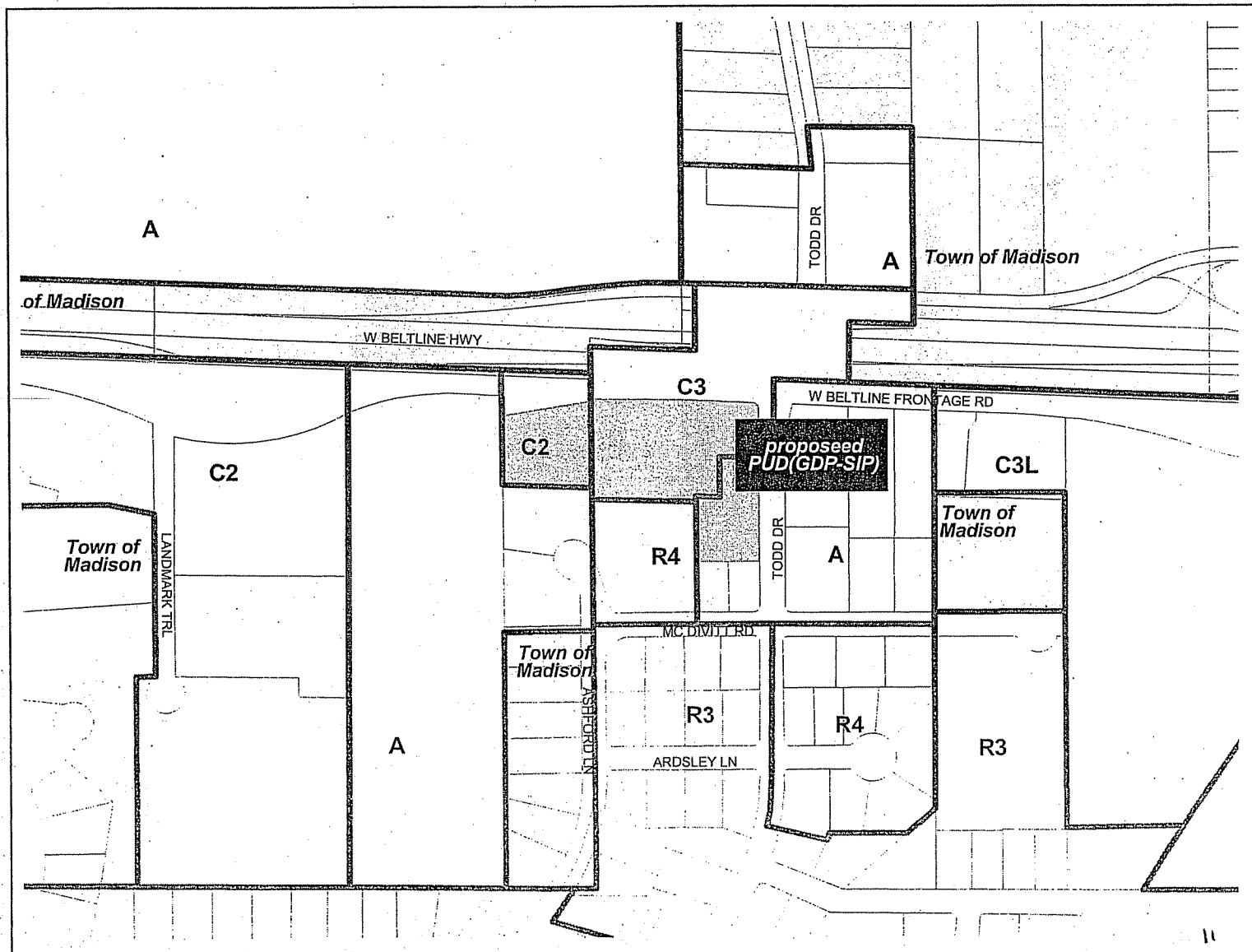
# CITY OF MADISON

# Proposed Demolition & Rezoning

**Location:** 2810-2818 Todd Drive/  
 2703-2805 West Beltline Frontage Road  
**Applicant:** Bradley Hutter - Landmark Gate, LLC/  
 Andrew Inman - Vierbicher Associates, Inc.  
**From** Temp A, C2 and C3 **District(s)**  
**To** PUD (GDP-SIP) **District(s)**  
**Existing Use:** Commercial and Residential Uses  
**Proposed Use:** Demolish 4 Commercial Buildings,  
 1 Apartment Building and 1 Private  
 Clubhouse and Build 4-Story, 91,665 sq  
 Retail and Office Building  
**File No.** \_\_\_\_\_  
**Public Hearing Dates:**  
**Plan Commission** 20 February 2006  
**Common Council** 07 March 2006



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

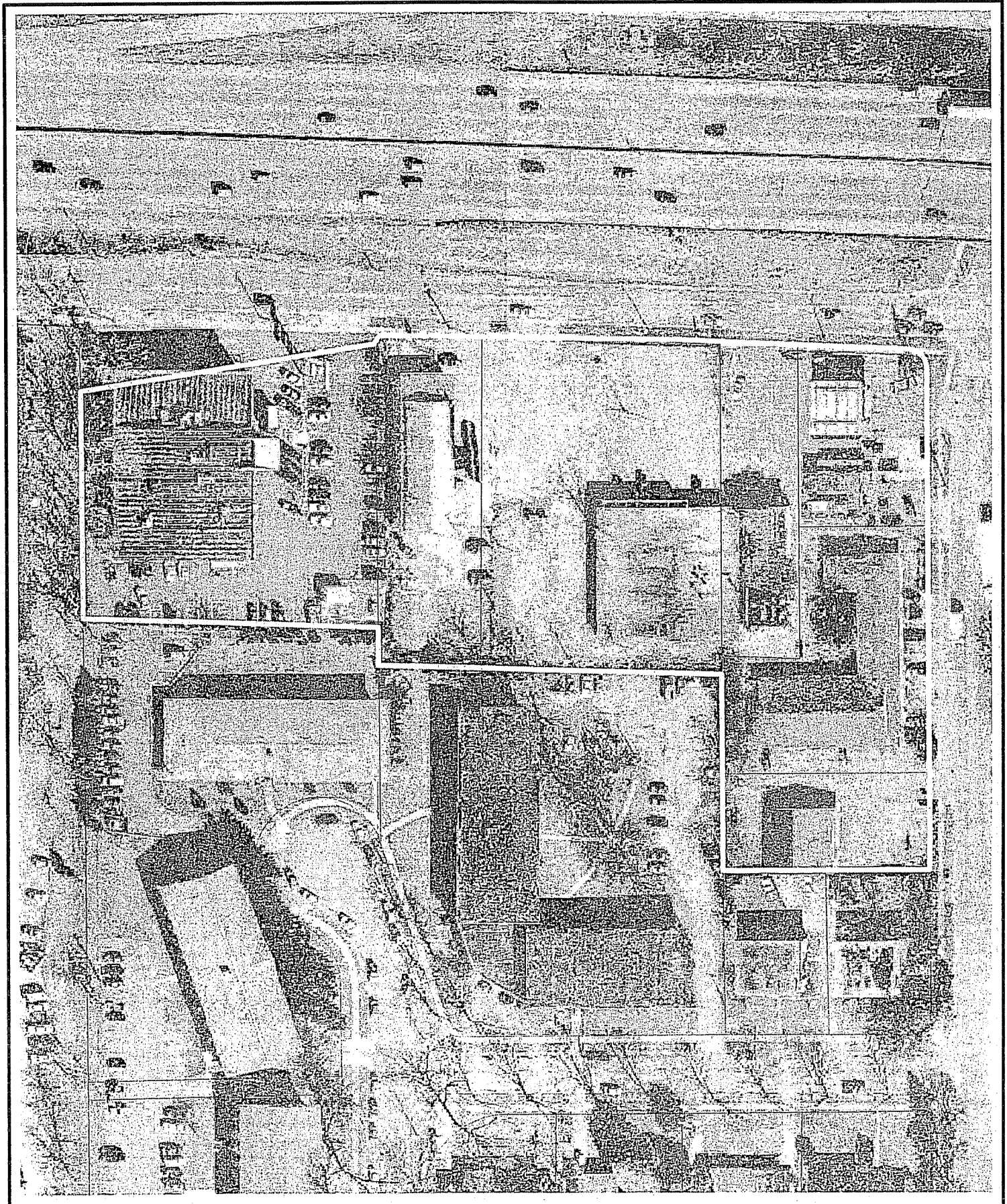


# 2810-2818 Todd Drive/ 2703-2805 West Beltline Frontage Road

0

100 Feet

*Date of Aerial Photography - April 2000*



0709-334-0104-7  
 9418-...-3269-1  
 0709-334-0102-1  
 0709-334-0103-9

# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <sup>\$</sup> <u>2250</u>	Receipt No. <u>66804</u>
Date Received <u>12/6/05</u>	
Received By <u>0801-0</u> <u>0802-8</u> <u>0803-6</u>	
Parcel No. <u>0709-343-0804-4</u>	
Aldermanic District <u>14 - Brewer</u>	
GQ <u>ok</u>	
Zoning District <u>C2, C3</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <u>12/2/05</u>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <u>11/2/05</u>	Waiver <input type="checkbox"/>
Date Sign Issued <u>12/7/05</u>	

1. **Project Address:** 2810-2818 Todd Drive  
2703-2805 W Beltline Frontage Rd. **Project Area in Acres:** 4.16

**Project Title (if any):** Landmark Gate

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>A, C-2, C-3</u> to <u>PUD/PCD-SIP</u>
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests</b> (Specify): _____	

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Bradley Hutter Company: Landmark Gate, LLC  
 Street Address: 3113 W. Beltline Hwy City/State: Madison, WI Zip: 53713  
 Telephone: (608) 288-2858 Fax: ( ) Email: bradley.hutter@mortensoninvestmentgroup.co  
 Project Contact Person: Andrew Inman Company: Vierbicher Associates, Inc.  
 Street Address: 999 Fourier Drive #201 City/State: Madison, WI Zip: 53717  
 Telephone: (608) 826-0532 Fax: (608) 826-0530 Email: ainm@vierbicher.com  
 Property Owner (if not applicant): LG 1, LLC  
 Street Address: 3113 W. Beltline Hwy City/State: Madison, WI Zip: 53713

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: Redevelopment of underutilized site to accommodate a mixed-use retail and office center.

Development Schedule: Commencement April 2006 Completion April 2007

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 1,150.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
  - A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
  - A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.
- FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
 → The site is located within the limits of None Plan, which recommends: \_\_\_\_\_ for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:  
 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Tim Bruer - 11/02/05; Sherry Carter - Arbor Hills Neighborhood Assoc. - 11/02/05  
 If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.  
 Planner Brad Murphy Date \_\_\_\_\_ | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Andrew Inman Date 12/07/07  
 Signature [Handwritten Signature] Relation to Property Owner Consultant

LG1  
 M16  
 CITY

Authorizing Signature of Property Owner Martin A. Ballweg Date 12-6-05  
Bradley K. Harte 12-6-05  
[Handwritten Signature] 1/3/06

December 7, 2005

City of Madison Plan Commission and Common Council  
210 Martin Luther King, Jr. Blvd  
Madison, WI 53710

Re: Letter of Intent for Landmark Gate GDP/SIP

Dear Plan Commission and Common Council Members:

Included in this submittal is the General Development Plan and Specific Implementation Plan for Landmark Gate at the intersection of Todd Drive and the West Beltline Highway Frontage Road in the City of Madison. The project will redevelop six existing underutilized properties to provide retail and office space to the area. The new facility will be called Landmark Gate and will greatly improve the availability of jobs and amenities for other commercial occupants in the area. The Landmark Gate redevelopment project is consistent with the City of Madison's desire to increase density within the Beltline Highway/Todd Drive area. In addition, Mortenson Investment Group and Landmark Gate, LLC have been working cooperatively with the City of Madison and the Department of Transportation to prepare a plan for the West Beltline Frontage Road that will incorporate numerous improvements to ease existing congestion, create a more neighborhood friendly environment, and support redevelopment. Landmark Gate will serve as a catalyst to improvements throughout the South Beltline area and, ultimately, the Park Street Corridor.

**Existing Conditions**

The site is currently occupied by seven individual parcels that will be combined to create the Landmark Gate site. The site includes the existing building at 2805 W. Beltline Highway occupied by Sergenian's Floor Coverings, Deonne Salon & Day Spa, and Members First Credit Union. This existing building will remain. When combined, the single parcel will have a total land area of approximately 181,417 square feet, or roughly 4.16 acres. The site is currently used by a variety of retail tenants including Open Pantry, Grand China, Selective Video, Midwest Billiards (vacated), Ripple Apartments (vacated), the Bridge Club, and 2805 W. Beltline Highway. The existing structures on the site will be demolished, with the exception 2805 parcel. In the redevelopment plan, the total square footage listed above includes the Sergenian's parcel. The 2805 parking lot has been redesigned to be compatible with the new development. Photographs documenting existing conditions and structures are located on pages seven through nine of this document.

**Parties Involved**

The following parties are involved in the redevelopment of Landmark Gate:

- Owner.....LG 1, LLC\*
- Developer.....Mortensen Investment Group
- Builder.....Ideal Builders
- Engineer/Planner/Project Coordinator..... Vierbicher Associates, Inc.
- Architect.....Potter Lawson, Inc.
- Landscape Plan..... Vierbicher Associates, Inc.
- Lighting..... Schultz Electric

(\*Up to three parcels to be acquired by LG 1, LLC through City of Madison Condemnation process.)

**Schedule**

The intention is to substantially complete tenant spaces in Landmark Gate by the beginning of 2007, as depicted in the following schedule:

- Demolition of Existing Buildings.....April 4 - 21, 2006\*
- Site Preparation.....April 24 - May5, 2006
- Structural Concrete.....May 8 - September 1, 2006



Structural Steel..... August 21- September 15, 2006  
 Building Envelope Construction .....September 18 - December 1, 2006  
 Building Enclosed..... December 1, 2006  
 Substantial Completion of Tenant Spaces.....February 15, 2007  
 (\*This start date is dependent on the completion of property acquisition and condemnation process.)

**Legal Description**

The Landmark Gate site is currently made up of seven individual parcels. These parcels will be combined to produce a single lot. A Certified Survey Map (CSM) will be submitted to combine the lots and create the parcel that will be zoned as a PUD. The proposed legal description for the single lot is:

**PROPOSED LEGAL DESCRIPTION OF PROPERTY SURVEY – SINGLE PARCEL**

A parcel of land located in the SE ¼ of the SE ¼ of Section 33 and also in the SW ¼ of the SW ¼ of Section 34, all in T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of said Section 34; thence S00°05'50"W, 1420.88 feet along the west line of said SW ¼ of Section 34 to a point on the southerly right-of-way (R/W) line of West Beltline Highway (U.S.H. 12,14,18 & 151), said point being the Point of Beginning; thence S87°20'37"E, 183.94 feet along said West Beltline Highway R/W line to a point of curvature; thence Southeasterly, 22.97 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 87°43'35" and a long chord bearing S43°28'49"E, 20.79 feet to the point of tangency thereof; thence S00°22'58"W, 384.92 feet along the westerly R/W of Todd Drive; thence N89°38'06"W, 158.90 feet along the north lines of Lot 3 and Lot 2 of Arbor Heights; thence N00°22'58"E, 156.42 feet along the east line of Lot 1, Arbor Heights; thence N87°15'35"W, 181.85 feet along the north line of said Lot 1; thence N89°35'53"W, 80.00 feet along said north line; thence N00°23'57"E, 22.67 feet along the east line of Lot 37, First Addition To Arbor Heights; thence N87°16'03"W, 227.69 feet along the south line of Lot 36, First Addition To Arbor Heights; thence N00°18'56"E, 229.19 feet along the west line of said Lot 36; thence S87°20'37"E, 450.51 feet along the southerly R/W line of the West Beltline Highway to the Point of Beginning.

The above-described parcel contains 181,430 square feet, more or less, or 4.17 acres.

The existing legal descriptions for each of the seven individual lots are also provided below.

**LEGAL DESCRIPTION OF PROPERTY SURVEY – PARCEL # 2703**

(As described in Lawyer's Title Insurance Corporation Case No. 225436)

Lot one (1), Certified Survey Map No. 343 recorded in Volume 2 of Certified Survey Maps of Dane County, Wisconsin, pages 104-105, as document number 1266165, in the City of Madison, Dane County, Wisconsin.

**LEGAL DESCRIPTION OF PROPERTY SURVEY – PARCEL # 2705**

(As described in Lawyer's Title Insurance Corporation Case No. 225435)

Lot Two (2) of Certified Survey Map No. 343 recorded in Volume Two (2) of Certified Surveys, pages 104 and 105, inclusive, in the Office of the Dane County Register of Deeds as Document No. 1266165 described as follows:

A part of the Southwest ¼ of the Southwest ¼ of Section 34, Township 7 North, Range 9 East, Town of Madison, Dane County, Wisconsin, to-wit: Commencing at the Southwest corner of said Section 34; thence South 89° 49' 59" East, 33.00 feet; thence North 00° 02' 30" West, 992.68 feet to the point of beginning; thence North 00° 02' 30" West, 240.00 feet; thence South 87° 42' 30" East, 60.05 feet, thence South 00° 02' 30" East, 240.00 feet; thence North 87° 42' 30" West, 60.05 feet to the point of beginning.

Subject to easements as set forth in Notice of Lease recorded in Volume 217 of Records, Page 429, Document Number 1279160 in the Office of the Register of Deeds for Dane County.

**LEGAL DESCRIPTION OF PROPERTY SURVEY – PARCEL # 2709**

(As described in Lawyer's Title Insurance Corporation Case No. 225435)

The Northerly 250 feet of the following described parcel of land: A parcel of land located in the Southwest ¼ of Section 34 and the Southeast ¼ of Section 33, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section 33; thence North 0° 08'



18" West, 701.08 feet to the point of beginning; thence South 89° 51' 42" West, 229.19 feet; thence North 0° 08' 18" West, 288.86 feet; thence North 89° 51' 42" East, 80 feet; thence North 0° 08' 18" West, 250 feet; thence South 87° 48' 18" East, 182.34 feet; thence South 0° 08' 18" East, 531.44 feet; thence South 89° 51' 42" West, 33 feet more or less to the point of beginning.

LEGAL DESCRIPTION OF PROPERTY SURVEY – PARCEL # 2711

(As described in Lawyer's Title Insurance Corporation Case No. 225435)

A parcel of land located in the Southeast ¼ of Section 33, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, to-wit: commencing at the southeast corner of said Section 33; thence North 89° 43' 20" West, 229.20 feet; thence North 0° 20' West, 987.50 feet to the point of beginning; thence continuing North 0° 20' West, 253.26 feet; thence South 88° 00' East, 80.07 feet; thence South 0° 20' East, 250.0 feet; thence South 89° 40' West, 80.0 feet to the point of the beginning.

LEGAL DESCRIPTION OF PROPERTY SURVEY – PARCEL # 2805

(As described in Lawyer's Title Insurance Corporation Case No. 225432)

Lot Thirty-six (36), First Addition to Arbor Heights, in the City of Madison, Dane County, Wisconsin. Also a part of a parcel of land dedicated to the State of Wisconsin (State Highway Commission) for frontage or access road in the plat of First Addition to Arbor Heights, Northerly of and contiguous with Lot 36, said First Addition to Arbor Heights. Said parcel comprises all those lands Southerly of a line 50 feet Southerly of and parallel with the North line of the above subdivision plat, Northerly of Lot 36 of the above subdivision plat, and within the Easterly and Westerly property lines of said Lot 36, extended Northerly.

LEGAL DESCRIPTION OF PROPERTY SURVEY – PARCEL # 2810

(As described in Lawyer's Title Insurance Corporation Case No. 225437)

Lot two (2), Certified Survey Map No. 2498 recorded in Volume 10 of Certified Survey Maps of Dane County, Wisconsin, pages 29-30, as document number 1529657, formerly in the Town of Madison, now in the City of Madison, Dane County, Wisconsin.

LEGAL DESCRIPTION OF PROPERTY SURVEY – PARCEL #2818

(As described in Lawyer's Title Insurance Corporation Case No. 225438)

Lot one (1), Certified Survey Map No. 2498 recorded in Volume 10 of Certified Survey Maps of Dane County, Wisconsin, pages 29-30, as document number 1529657, formerly in the Town of Madison, now in the City of Madison, Dane County, Wisconsin.

**Zoning**

The zoning of Landmark Gate is proposed to be changed PUD-SIP from the existing classification. This zoning classification allows the two buildings on the site (Landmark Gate and 2805) to exist on the same lot and share the parking lot. In addition, this zoning classification is allows the development to establish setbacks deemed appropriate for the site.

The seven existing parcels are currently zoned as outlined below:

- 2810 Todd Drive .....A (Agriculture)
- 2818 Todd Drive .....A (Agriculture)
- 2703 W. Beltline Hwy ..... C-3 (Commercial)
- 2705 W. Beltline Hwy ..... C-3 (Commercial)
- 2709 W. Beltline Hwy ..... C-3 (Commercial)
- 2711 W. Beltline Hwy ..... C-3 (Commercial)
- 2805 W. Beltline Hwy ..... C-2 (Commercial)

**Uses**

The proposed Landmark Gate facility will have 22,650 square feet of ground-floor retail space with three levels of office and service commercial above (69,015 sq. ft.), for a total of 91,665 square feet. In addition, the 2805 building will remain on the site, which has 31,300 square feet. Combined, the site will include approximately 123,000 square feet of building area. This produces a Floor Area Ratio (FAR) on the site of 1.47.



**Parking and Loading**

Landmark Gate will incorporate both surface parking for retail customers and structured parking for office users. There are a total of 429 parking stalls on the site, which is one space per 286 square feet (or 3.48 stalls per 1,000 square feet). The surface parking stalls along a single aisle adjacent to Todd Drive and the 2805 building for a total of 184 spaces for retail customers of Landmark Gate and 2805 W. Beltline Highway. The majority of parking will be hidden below and behind the building in the parking structure. The structured parking provides 245 spaces for office users on two levels of below-grade parking and one level of structured parking behind the building.

Trucks will access the site from Todd Drive and deliveries will be made on the southeast corner of the building. An interior corridor has been designed in the parking structure for deliveries to individual tenants.

**Access**

Access to the site will be provided by three separate drives. One will allow vehicles to access the site off of Todd Drive, while the other two will be accessible via the West Beltline Highway Frontage Road. The west drive from the Frontage Road provides access for deliveries, tenants and customers of the 2805 building. This is a significant reduction relative to the nine access points under existing conditions. Both WisDOT and the City of Madison Traffic Engineering Department concur with the access points.

**Design**

The design includes a brick, metal panel and glass building. The ground floor is dedicated to retail with the possibility of fabric awnings to highlight the retail component. The office lobby and entrance is accentuated with additional glass, which extends to a roof screen that will be used for tenant identification. One row of parking is shown in front of the building to be used by the retail customers. The majority of parking is below and behind the building.

**Signage**

The ground floor of Landmark Gate is reserved for retail services. The individual retail spaces will require proper signage on the façade of the building. Specific tenants have not yet been identified, therefore, signage is currently unknown. A signage packet will be submitted to the City for review as tenants are secured.

**Landscaping**

Site landscaping will be provided as shown on the plans provided in this document. The Developer shall install landscaping when building construction has been completed. Provisions regarding the maintenance of site landscaping is detailed in the covenants provided in Attachment No. 2 of this document.

**Economic Impact**

The economic impact of Landmark Gate was calculated based on the square feet of commercial and retail space incorporated and the estimated cost of construction per square foot. This model estimated that the development will add over 250 jobs to the South Beltline area. These new jobs would average more than five million annually in additional income. The tenants of this building are expected to be a mix of new businesses to the area and existing businesses that were initially seeking locations outside of the City of Madison. There are no residential units incorporated into the development, so there will be no school-age children added to the local district. Also, the impact of Landmark Gate on local police, fire and emergency medical services are minimal.

**Miscellaneous**

Landmark Gate is a mixed-use development with commercial office and retail uses. It is anticipated that the three floors of office space will be utilized primarily during normal business hours between 7:00 a.m. to 6:00 p.m., Monday through Friday. The ground-floor retail is likely to be open later in the evening and on weekends. The retail is anticipated to serve the adjacent neighborhood and office employees.





***Sustainable Design Features***

The redevelopment of this site increases the density on a developed site, and increases the pervious surface area. In addition, the design includes rain infiltration gardens on the site and high-performance glazing on the building. The majority of parking stalls are located in a structured parking facility below grade. Also, the building will have an energy-efficient shell and HVAC system in addition to a narrow footprint that allows for increased day-lighting efficiency and access to exterior views.

***Summary***

The redevelopment of this site will provide the City with a neighborhood center for Arbor Hills and will spur an increase in the number of jobs, amenities, and quality of life in the area. We look forward to working with the City Staff, Plan Commission, and the Council to make Landmark Gate a successful project that will be considered a model for high-quality redevelopment in the City of Madison.

Respectfully Submitted by,



Andrew Inman, P.E.  
VIERBICHER ASSOCIATES, INC.





December 6, 2005

Bradley L. Hutter  
Mortenson Investment Group, LLC  
3113 West Beltline Hwy.  
P.O. Box 8950  
Madison, WI 53708-8950

Re: Creditworthiness of Mortenson Investment Group, LLC ("MIG")  
w/ respect to future development of "The Shops & Offices at Landmark Gate"

Dear Bradley,

US Bank is your company's current primary financier, holding primary security (mortgage) positions on all of your major commercial property holdings.

As of the date above, MIG has never been in material default on any loans or similar extensions of credit, and we consider our banking relationship with MIG to be extremely strong. MIG is an extremely "creditworthy" client of US Bank. We value our partnership with MIG, and believe MIG similarly values the skill, expertise and client responsiveness that US Bank strives to deliver to your company.

Our regular review of MIG's financials indicates that MIG is a highly capitalized company, with enough significant independent net worth / wherewithal to proceed with a development the size of Landmark Gate.


We have first - hand experience financing MIG properties with appraised values in excess of \$50,000,000.00, including a single MIG property with a value in excess of \$30,000,000.00. It is our understanding that the cost of construction for Landmark Gate is currently estimated at approximately \$18,000,000.

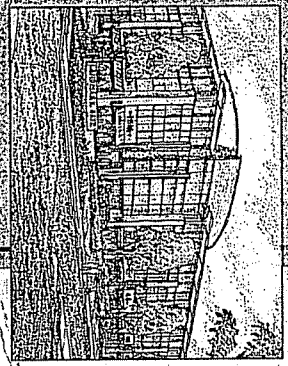
It is our intention at US Bank to pursue both the construction as well as the permanent financing of Landmark Gate with MIG, and we hope that MIG gives our organization all due consideration when selecting a banking relationship for this exciting new Central Beltline Development.

I understand that this letter is being signed in anticipation of its use by the City of Madison in determining the creditworthiness of MIG. All of the representations herein are to the best of my personal knowledge and belief. If you or any other person has any questions related to this letter, please feel free to contact me.

Very truly yours,

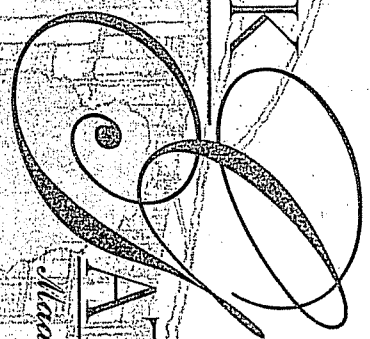
US BANK

  
Shawn Swenson  
Relationship Manager



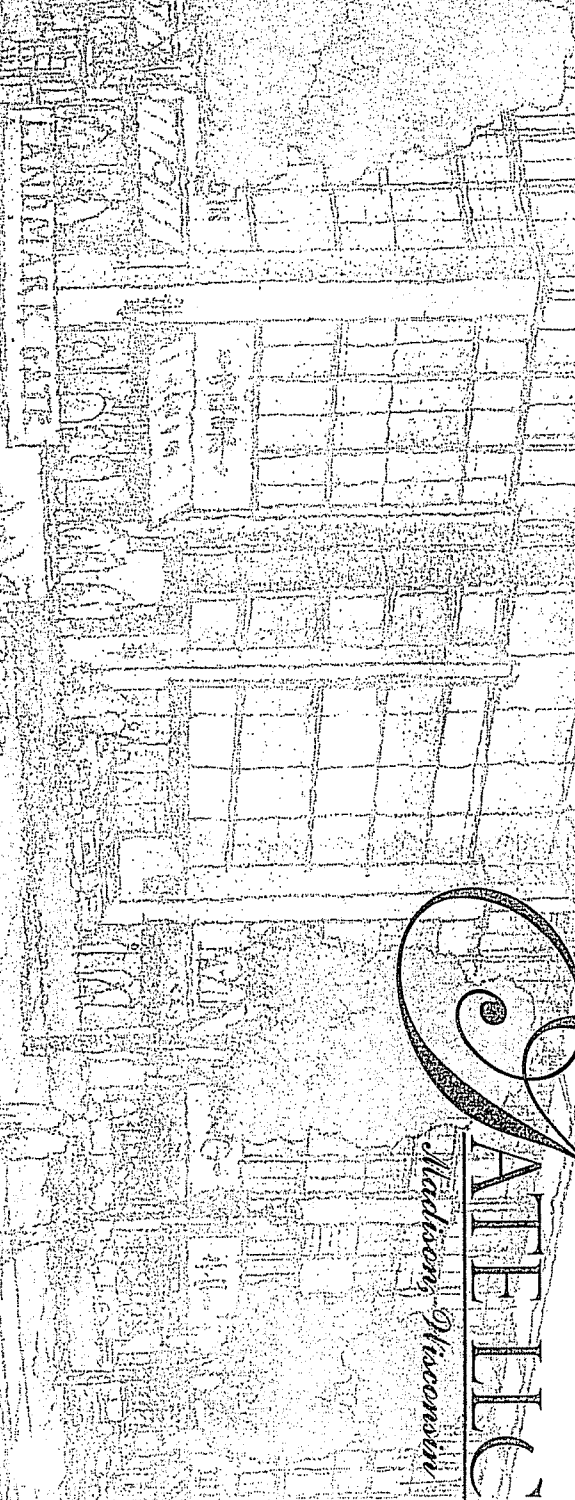
ARCHITECTURAL  
 CONSULTING  
 1015 S. 10TH ST. SUITE 100  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1111  
 FAX: 414.224.1112  
 WWW.MIGARCHITECTS.COM

# LANDMARK



# ATHLETIC

*Madison Wisconsin*



*General Development Plan &  
 Specific Implementation Plan*



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**Developer:**  
Morrison Investment Group  
3113 W. Beltline Hwy  
Madison, WI 53713  
Phone: 608.288.2858



**Builder:**  
Ideal Builders  
1406 Emil Street  
Madison, WI 53713  
Phone: 608.271.8111  
Fax: 608.271.6233



**Architect:**  
Potter Lawson, Inc.  
15 Ellis Potter Court  
Madison, WI 53711  
Phone: (608) 274-2741  
Fax: (608) 274-3674



**Engineer:**  
Vierblicher Associates, Inc.  
999 Fountner Drive, Suite 201  
Madison, WI 53717  
Phone: (608) 826-0532  
Fax: (608) 826-0530

Submitted December 7, 2005  
Last Updated December 6, 2005

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# LETTER OF INTENT

December 7, 2005

City of Madison Plan Commission and Common Council  
 City of Madison  
 210 Martin Luther King, Jr. Blvd  
 Madison, WI 53710

Re: Letter of Intent for Landmark Gate GDRP/SIP

Dear Plan Commission and Common Council Members:

Included in this submittal is the Specific Implementation Plan for Landmark Gate at the intersection of Todd Drive and the West Belline Highway Frontage Road in the City of Madison. The project will redevelop six existing underutilized properties to provide retail and office space to the area. The new facility will be called Landmark Gate and will greatly improve the availability of jobs and amenities for other commercial occupants in the area. The Landmark Gate redevelopment project is consistent with the City of Madison's desire to increase density within the Belline Highway/Todd Drive area. In addition, Mortenson Investment Group and Landmark Gate, LLC have been working cooperatively with the City of Madison and the Department of Transportation to prepare a plan for the West Belline Frontage Road that will incorporate numerous improvements to ease existing congestion, create a more neighborhood friendly environment, and support redevelopment. Landmark Gate will serve as a catalyst to improvements throughout the South Belline area and, ultimately, the Park Street Corridor.

### Existing Conditions

The site is currently occupied by seven individual parcels that will be combined to create the Landmark Gate site. The site includes the existing building at 2805 W. Belline Highway occupied by Sergeant's Flor, Convergins, Deonne Salon & Day Spa, and Members First Credit Union. This existing building will remain. When combined, the single parcel will have a total land area of approximately 181,417 square feet, or roughly 4.16 acres. The site is currently used by a variety of retail tenants including Open Partry, Grand China, Selective Video, Midwest Billiards (vacated), Ripple Apartments (vacated), the Bridge Club, and 2805 W. Belline Highway. The existing structures on the site will be demolished, with the exception 2805 parcel. In the redevelopment plan, the total square footage listed above includes the Sergeant's parcel. The 2805 parking lot has been redesigned to be compatible with the new development. Photographs documenting existing conditions and structures are located on pages seven through nine of this document.

### Parties Involved

The following parties are involved in the redevelopment of Landmark Gate:

Owner.....	IG 1, LLC
Developer.....	Mortenson Investment Group
Builder.....	Ideal Builders
Engineer/Planner/Project Coordinator.....	Vetelcher Associates, Inc.
Architect.....	Porter Lawson, Inc.
Landscaping Plan.....	Vetelcher Associates, Inc.
Lighting.....	Schultz Electric

(*UP to three parcels to be acquired by IG 1, LLC through City of Madison condemnation process.*)

### Schedule

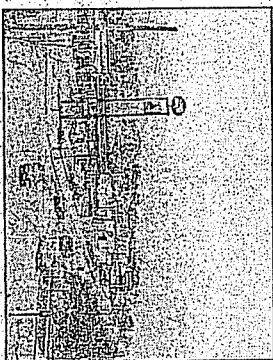
The intention is to substantially complete tenant spaces in Landmark Gate by the beginning of 2007, as depicted in the following schedule:

Demolition of Existing Building.....	April 4 - 21, 2006*
Site Preparation.....	May 8 - September 1, 2006
Structural Concrete.....	August 21 - September 15, 2006
Structural Steel.....	September 15 - 2006
Building Envelope Construction.....	September 18 - December 1, 2006
Building Enclosed.....	December 1, 2006
Substantial Completion of Tenant Spaces.....	February 15, 2007

(\*This start date is dependent on the completion of property acquisition and condemnation process.)

### Legal Description

The Landmark Gate site is currently made up of seven individual parcels. These parcels will be combined to produce a single lot. A Certified Survey Map (CSM) will be submitted to combine the lots and create the parcel that will be zoned as a PUD. The proposed legal description for the single lot is:



**PROPOSED LEGAL DESCRIPTION OF PROPERTY SURVEY - SINGLE PARCEL**  
 A parcel of land located in the SE ¼ of the SE ¼ of Section 33 and also in the SW ¼ of the SW ¼ of Section 34, all in T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of said Section 34, thence S00°05'50"W, 1420.88 feet along the west line of said SW ¼ of Section 34 to a point on the southerly right-of-way (R/W) line of West Belline Highway (U.S.H. 121418 & 151), said point being the Point of Beginning; thence S87°20'37"E, 183.94 feet along said West Belline Highway R/W line to a point of curvature; thence Southwesterly, 22.97 feet along the arc of a curve to the right having a radius of 15.00 feet, a central angle of 87°49'35" and a long chord bearing S45°28'49"E, 20.79 feet to the point of tangency thereof; thence S00°22'58"W, 384.92 feet along the westerly R/W of Todd Drive; thence N89°36'06"W, 158.90 feet along the north line of Lot 3 and Lot 2 of Arbor Heights; thence N00°22'58"E, 156.42 feet along the east line of Lot 1, Arbor Heights; thence N87°15'35"W, 181.85 feet along the north line of said Lot 1; thence N89°35'53"W, 80.00 feet along said north line; thence N00°23'57"E, 22.67 feet along the east line of Lot 37, First Addition To Arbor Heights; thence N87°16'03"W, 227.69 feet along the south line of Lot 36, First Addition To Arbor Heights; thence N00°18'56"E, 229.19 feet along the west line of said Lot 36; thence S87°20'45"51 feet along the southerly R/W line of the West Belline Highway to the Point of Beginning.

The above-described parcel contains 181,430 square feet, more or less, or 4.17 acres.

The existing legal descriptions for each of the seven individual lots are also provided below.

**LEGAL DESCRIPTION OF PROPERTY SURVEY - PARCEL # 2703**  
 (As described in Lawyer's Title Insurance Corporation Case No. 225435)

Lot one (1), Certified Survey Map No. 343 recorded in Volume 2 of Certified Survey Maps of Dane County, Wisconsin, pages 104-105, as document number 1266165, in the City of Madison, Dane County, Wisconsin.

**LEGAL DESCRIPTION OF PROPERTY SURVEY - PARCEL # 2705**  
 (As described in Lawyer's Title Insurance Corporation Case No. 225435)

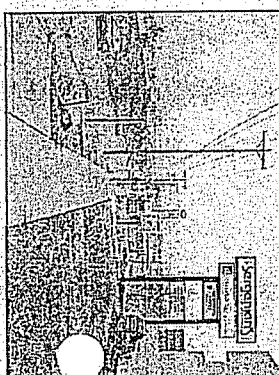
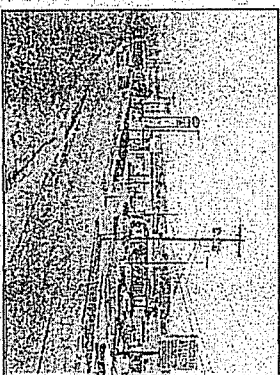
Lot Two (2) of Certified Survey Map No. 343 recorded in Volume Two (2) of Certified Surveys, pages 104 and 105, inclusive, in the Office of the Dane County Register of Deeds as Document No. 1266165 described as follows:

A part of the Southwest ¼ of the Southwest ¼ of Section 34, Township 7 North, Range 9 East, Town of Madison, Dane County, Wisconsin, to-wit: Commencing at the Southwest corner of said Section 34; thence South 89° 49' 59" East, 33.00 feet; thence North 00° 02' 30" West, 992.68 feet to the point of beginning; thence North 00° 02' 30" West, 240.00 feet; thence South 87° 42' 30" East, 60.05 feet; thence South 00° 02' 30" East, 240.00 feet; thence North 87° 42' 30" West, 60.05 feet to the point of beginning.

Subject to assessments as set forth in Notice of Lease recorded in Volume 217 of Records, Page 429, Document Number 1279160 in the Office of the Register of Deeds for Dane County.

**LEGAL DESCRIPTION OF PROPERTY SURVEY - PARCEL # 2709**  
 (As described in Lawyer's Title Insurance Corporation Case No. 225435)

The Northerly 250 feet of the following described parcel of land: A parcel of land located in the Southwest ¼ of Section 34 and the Southeast ¼ of Section 33, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section 33; thence North 0° 08' 18" West, 701.08 feet to the point of beginning; thence South 89° 51' 42" West, 229.19 feet; thence North 0° 08' 18" West, 288.86 feet; thence North 89° 51' 42" East, 80 feet; thence North 0° 08' 18" West, 250 feet; thence South 87° 48' 18" East, 182.34 feet; thence South 0° 08' 18" East, 531.44 feet; thence South 89° 51' 42" West, 33 feet more or less to the point of beginning.



# LETTER OF INTENT

## LEGAL DESCRIPTION OF PROPERTY SURVEY - PARCEL # 2111 (As described in Lawyer's Title Insurance Corporation Case No. 225435)

A parcel of land located in the Southeast 1/4 of Section 33, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, to-wit: commencing at the southeast corner of said Section 33; thence North 89° 43' 20" West, 229.20 feet; thence North 20° West, 987.50 feet to the point of beginning; thence containing North 0° 20' West, 253.26 feet; thence South 89° 00' East, 800.07 feet; thence South 0° 20' East, 290.0 feet; thence South 89° 40' West, 800.0 feet to the point of the beginning.

## LEGAL DESCRIPTION OF PROPERTY SURVEY - PARCEL # 2805 (As described in Lawyer's Title Insurance Corporation Case No. 225432)

Lot Thirty-six (36), First Addition to Arbor Heights, in the City of Madison, Dane County, Wisconsin. Also a part of a parcel of land dedicated to the State of Wisconsin (State Highway Commission) for frontage or access road in the plat of First Addition to Arbor Heights, Northernly of and contiguous with Lot 36, said First Addition to Arbor Heights. Said parcel comprises all those lands southerly of a line 50 feet southerly of and parallel with the North line of the above subdivision plat, Northernly of Lot 36 of the above subdivision plat, and within the Easternly and Westernly property lines of said Lot 36, extended Northernly.

## LEGAL DESCRIPTION OF PROPERTY SURVEY - PARCEL # 2810 (As described in Lawyer's Title Insurance Corporation Case No. 225437)

Lot two (2), Certified Survey Map No. 2498 recorded in Volume 10 of Certified Survey Maps of Dane County, Wisconsin, pages 29-30, as document number 1529657, formerly in the Town of Madison, now in the City of Madison, Dane County, Wisconsin.

## LEGAL DESCRIPTION OF PROPERTY SURVEY - PARCEL #2818 (As described in Lawyer's Title Insurance Corporation Case No. 225438)

Lot one (1), Certified Survey Map No. 2498 recorded in Volume 10 of Certified Survey Maps of Dane County, Wisconsin, pages 29-30, as document number 1529657, formerly in the Town of Madison, now in the City of Madison, Dane County, Wisconsin.

### Zoning

The zoning of Landmark Gate is proposed to be changed PUD-SIP from the existing classification. This zoning classification allows the two buildings on the site (Landmark Gate and 2805) to exist on the same lot and share the parking lot. In addition, this zoning classification allows the development to establish setbacks deemed appropriate for the site. The seven existing parcels are currently zoned as outlined below:

2818 Todd Drive.....	A (Agriculture)
2810 Todd Drive.....	C-3 (Commercial)
2703 W. Belline Hwy.....	C-3 (Commercial)
2705 W. Belline Hwy.....	C-3 (Commercial)
2709 W. Belline Hwy.....	C-3 (Commercial)
2711 W. Belline Hwy.....	C-2 (Commercial)
2805 W. Belline Hwy.....	C-2 (Commercial)

### Uses

The proposed Landmark Gate facility will have 22,650 square feet of ground-floor retail space with three levels of office and service commercial above (69,015 sq. ft.), for a total of 91,665 square feet. In addition, the 2805 building will remain on the site, which has 31,300 square feet. Combined, the site will include approximately 123,000 square feet of building area. This produces a Floor Area Ratio (FAR) on the site of 1.47.

### Parking and Loading

Landmark Gate will incorporate both surface parking for retail customers and structured parking for office users. There are a total of 429 parking stalls on the site, which is one space per 286 square feet (or 3.48 stalls per 1,000 square feet). The surface parking stalls along a single aisle adjacent to Todd Drive and the 2805 building for a total of 184 spaces for retail customers of Landmark Gate and 2805 W. Belline Highway. The majority of parking will be hidden below and behind the building in the parking structure. The structured parking provides 245 spaces for office users on two levels of below-grade parking and one level of structured parking behind the building.

Trucks will access the site from Todd Drive and deliveries will be made on the southeast corner of the building. An interior corridor has been designed in the parking structure for deliveries to individual tenants.

**Access**  
Access to the site will be provided by three separate drives. One will allow vehicles to access the site off of Todd Drive, while the other two will be accessible via the West Belline Highway frontage Road. The west drive from the Frontage Road provides access for deliveries, tenants and customers of the 2805 building. This is a significant reduction relative to the nine access points under existing conditions. Both WISDOT and the City of Madison Traffic Engineering Department concur with the access points.

**Design**  
The design includes a brick, metal panel and glass building. The ground floor is dedicated to retail with the possibility of fabric awnings to highlight the retail component. The office lobby and entrance is accented with additional glass, which extends to a roof screen that will be used for tenant identification. One row of parking is shown in front of the building to be used by the retail customers. The majority of parking is below and behind the building.

**Signage**  
The ground floor of Landmark Gate is reserved for retail services. The individual retail spaces will require proper signage. The facade of the building. Specific tenants have not yet been identified, therefore, signage is currently unknown. A signage packet will be submitted to the City for review as tenants are secured.

**Landscaping**  
Landscaping will be provided as shown on the plans provided in this document. The Developer shall install landscaping site landscaping when building construction has been completed. Provisions regarding the maintenance of site landscaping is detailed in the covenants provided in Attachment No. 2 of this document.

### Economic Impact

The economic impact of Landmark Gate was calculated based on the square feet of commercial and retail space incorporated and the estimated cost of construction per square foot. This model estimated that the development will add over 250 jobs to the South Belline area. These new jobs would average more than five million annually in additional income. The tenants of this building are expected to be a mix of new businesses to the area and existing businesses that were initially seeking locations outside of the City of Madison. There are no residential units incorporated into the development, so there will be no school-age children added to the local district. Also, the impact of Landmark Gate on local police, fire and emergency medical services are minimal.

### Miscellaneous

Landmark Gate is a mixed-use development with commercial office and retail uses. It is anticipated that the three floors of office space will be utilized primarily during normal business hours between 7:00 a.m. to 6:00 p.m., Monday through Friday. The ground-floor retail is likely to be open later in the evening and on weekends. The retail is anticipated to serve the adjacent neighborhood and office employees.

### Sustainable Design Features

The redevelopment of this site increases the density on a developed site, and increases the pervious surface area. In addition, the design includes rain infiltration gardens on the site and high-performance glazing on the building. The majority of parking stalls are located in a structured parking facility below grade. Also, the building will have an energy-efficient and HVAC system in addition to a narrow footprint that allows for increased day-lighting efficiency and access to views.

### Summary

The redevelopment of this site will provide the City with a neighborhood center for Arbor Hills and will spur an increase in the number of jobs, amenities, and quality of life in the area. We look forward to working with the City Staff, Plan Commission, and the Council to make Landmark Gate a successful project that will be considered a model for high-quality redevelopment in the City of Madison.

Respectfully Submitted by,

Andrew Imman, P.E.  
VIERBICHER ASSOCIATES, INC.

# ZONING TEXT

Planned Unit Development / Specific Implementation Plan

Zoning Text  
for  
LANDMARK GATE

This Planned Unit Development/Specific Implementation Plan (hereafter "PUD/SIP") ZONING TEXT (hereafter "Text") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by IG 1, LLC, in its capacity as owner of the real estate described below.

WITNESSETH:

WHEREAS IG 1, LLC, is the owner of the real estate with a legal description of A parcel of land located in the SE ¼ of the SE ¼ of Section 33 and also in the SW ¼ of the SW ¼ of Section 34, all in T1N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of said Section 34; thence S00°05'50"W, 1420.88 feet along the west line of said SW ¼ of Section 34 to a point on the southerly right-of-way (R/W) line of West Bellhine Highway (U.S.H. 121, 148 & 151), said point being the Point of Beginning; thence S87°20'37"E, 183.94 feet along said West Bellhine Highway R/W line to a point of curvature; thence southeasterly, 22.37 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 67°43'35" and a long chord bearing S43°28'49"E, 20.79 feet to the point of tangency thereof; thence S00°22'58"W, 384.32 feet along the westerly R/W of Todd Drive; thence N89°38'06"W, 158.50 feet along the north line of Lot 3 and Lot 2 of Arbor Heights; thence N00°22'58"E, 156.42 feet along the east line of Lot 1, Arbor Heights; thence N87°15'35"W, 181.85 feet along the north line of said Lot 1; thence N89°35'53"W, 80.00 feet along said north line; thence N00°23'57"E, 22.67 feet along the east line of Lot 37, First Addition To Arbor Heights; thence N87°16'03"W, 227.69 feet along the south line of Lot 36; First Addition To Arbor Heights; thence N00°18'56"E, 229.19 feet along the west line of said Lot 36; thence S87°20'37"E, 450.51 feet along the southerly R/W line of the West Bellhine Highway to the Point of Beginning; City of Madison, Dane County, Wisconsin, and depicted on the attached Exhibit A; and

WHEREAS IG 1, LLC, intends to develop or cause the development of that real estate described above as "PUD" in accordance with the City of Madison Zoning Code Section 28.07(6):

NOW, THEREFORE, IG 1, LLC, hereby declares that the real estate described above is and shall be held, improved, developed, transferred, sold, conveyed, leased, subleased, and otherwise utilized and occupied subject to and in compliance with this Zoning and the terms and provisions of this Text.

### I. PROPERTY SUBJECT TO THIS TEXT

The real property located in the City of Madison, Dane County, Wisconsin, described above and depicted on the attached Exhibit A.

### II. STATEMENT OF PURPOSE

This Text has been created to establish and protect a quality character and living environment within the development hereafter referred to as "Landmark Gate".

### III. PERMITTED USES

A. The permitted uses in this PUD (SIP) District are limited to the following:  
1. Those that are stated as permitted uses in the C2 and O2 zoning districts. Such leasable spaces can be rented or owner-occupied.

### B. Accessory Uses

1. Temporary structures used for job/office and storage of materials and equipment used during the period of construction.
2. Off-street parking for employees, visitors, and project management.
3. Signage will be permitted as shown in the forthcoming Landmark Gate Signage packet, which will include the following:
  - a. Permanent project signs.
  - b. Temporary signs associated with construction of the project.
  - c. Building identification signs.
  - d. Tenant identification signs.
  - e. Permanent traffic control and unit identification signs.
  - f. Real estate leasing, management and maintenance office identification signs.
4. Bicycle storage structures and open air locking devices.
5. Dumpster enclosures and dumpsters.

6. Services and uses necessary to serve and meet the particular needs of the elderly or handicapped.

### IV. FLOOR AREA RATIO

1. Maximum floor area ratio permitted is 2.0.
2. Buildings or structures shall not exceed four (4) stories or seventy (70) feet in height, or as shown on the Landmark Gate Elevations. The measurement shall be from first floor elevation to the rooftop. Antennae and decorative features shall be excluded from the height limitation.

### V. LOT SIZE

As stated in the Landmark Gate Site Plan, attached hereto.

### VI. SETBACKS

Setbacks will be permitted as shown on the Landmark Gate Site Plan.

### VII. LOADING

Small-parcel delivery will be allowed to utilize available surface parking spaces. Freight and large-parcel delivery is required to utilize the designated loading area as shown on approved plans.

### VIII. LANDSCAPING

Site landscaping will be provided as shown on the approved plans. Installation and maintenance of all landscaping will be the responsibility of the property owner. All landscaping on the site will be installed upon completion of building construction.

### IX. LIGHTING

Site lighting will be provided as shown on the Landmark Gate Site Plan.

### IX. OFF-STREET PARKING

Off-street parking shall be provided as follows:  
a. All parking shall be provided within this PUD/SIP District.  
b. Parking is permitted only in the designated parking areas.

### X. MODIFICATION TO THIS PUD/SIP ZONING CODE

No modifications to this PUD/SIP zoning code are permitted except as provided for in City of Madison Zoning Code Section 28.07(4), except that the City of Madison Zoning Administrator may issue variances for minor alterations that comply with the overall intent and concept of this PUD/SIP Zoning Code.

IN WITNESS OF ALL THE ABOVE, IG 1, LLC, has executed this Text on and as of the date of recording with the Register of Deeds, Dane County, Wisconsin.

IG 1, LLC

By \_\_\_\_\_ )  
President  
STATE OF WISCONSIN )  
 ) ss.  
DANE COUNTY

On this \_\_\_\_\_ day of \_\_\_\_\_, the above named \_\_\_\_\_, known to me to be a person and officer who executed the foregoing instrument, came personally before me and acknowledged that he executed said instrument as such officer, by its authority, for the purposes contained therein.

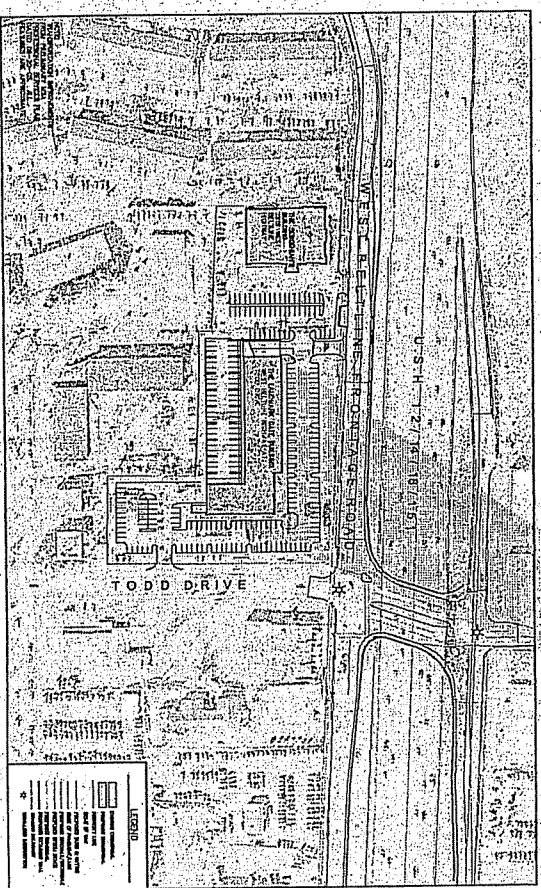
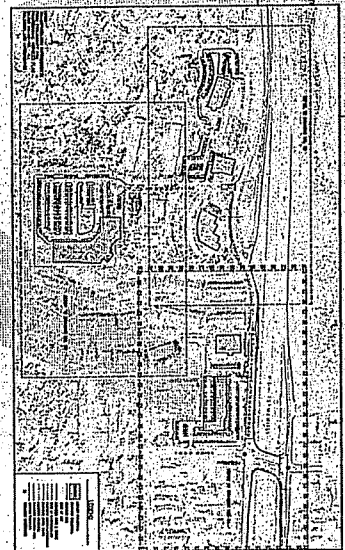
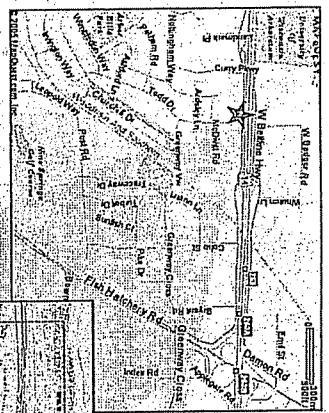
Notary Public, Dane County, Wisconsin  
My commission expires: \_\_\_\_\_

# LOCATION & SITE INFORMATION

The Landmark Gate site consists of 4.16 acres located at the intersection of Todd Drive and the West Ballline Highway Frontage Road in the City of Madison. The Landmark Gate project team has been working with the City of Madison and the Wisconsin Department of Transportation for over three years to plan for corridor improvements in this area.

The site is currently comprised of seven individual parcels, which will be combined through a CSM to create a single Landmark Gate development site. The existing uses on the site include retail services, several of which have been vacated. The retailers currently located there include Open Pantry, Grant China, Selective Video, Midwest Billiards, the Bridge Club, Deanne's Salon & Day Spa, Members First Credit Union and Sengenian's Floor Coverings. The Ripple Apartments also provided multi-family residential dwelling units on the site, however, those units have been vacated.

The parcels surrounding the site contain a mix of commercial, retail and residential uses. Directly to the west of the 2805 buildings, which will remain on the site, are multi-family apartment buildings. Further west is the remainder of Mortenson Investment Group's central ballline campus. Multi-family units are located adjacent to the site to the south, and the Ballline Highway travels immediately to the north. Todd Drive is contiguous with the east property line. The land use of the parcels east of Todd Drive is currently retail. This area is also being considered for redevelopment.

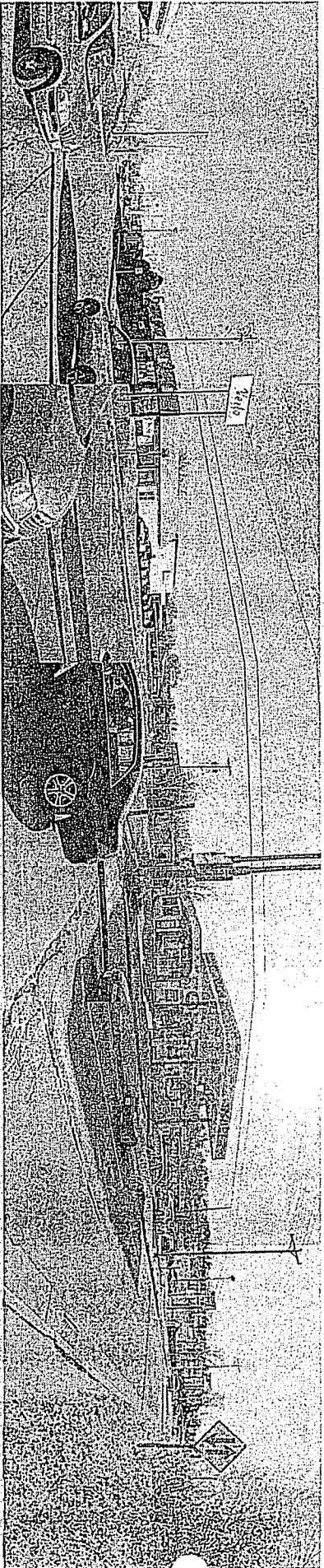


LANDMARK GATE DEVELOPMENT SITE INFORMATION PLAN



# EXISTING CONDITIONS

Todd Drive/ West Beltline Highway Frontage Road Intersection

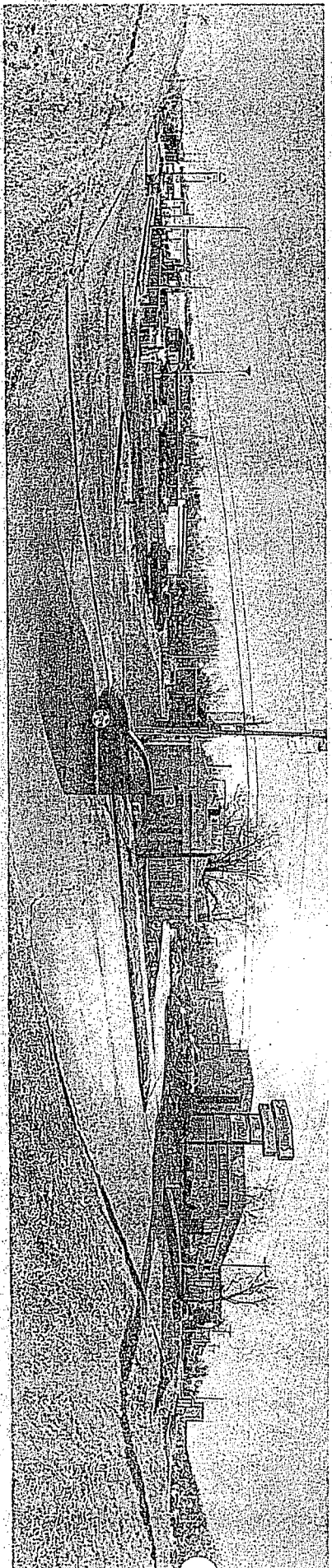


East

South

West

West Beltline Highway Frontage Road at Landmark Gate Site



East

South

West

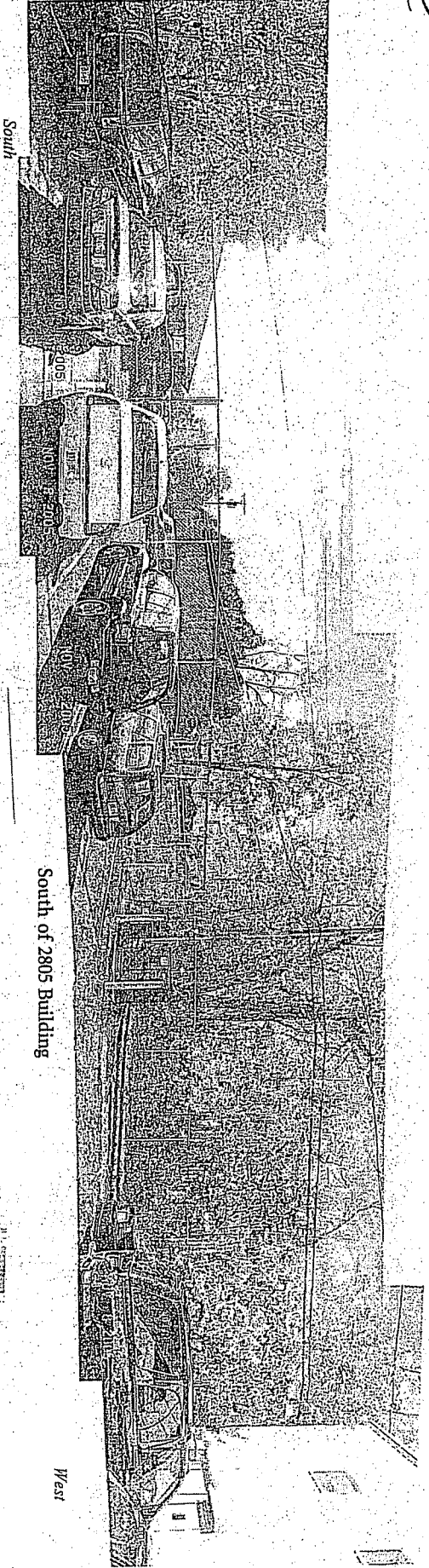
## Landmark Gate

## Site Photos

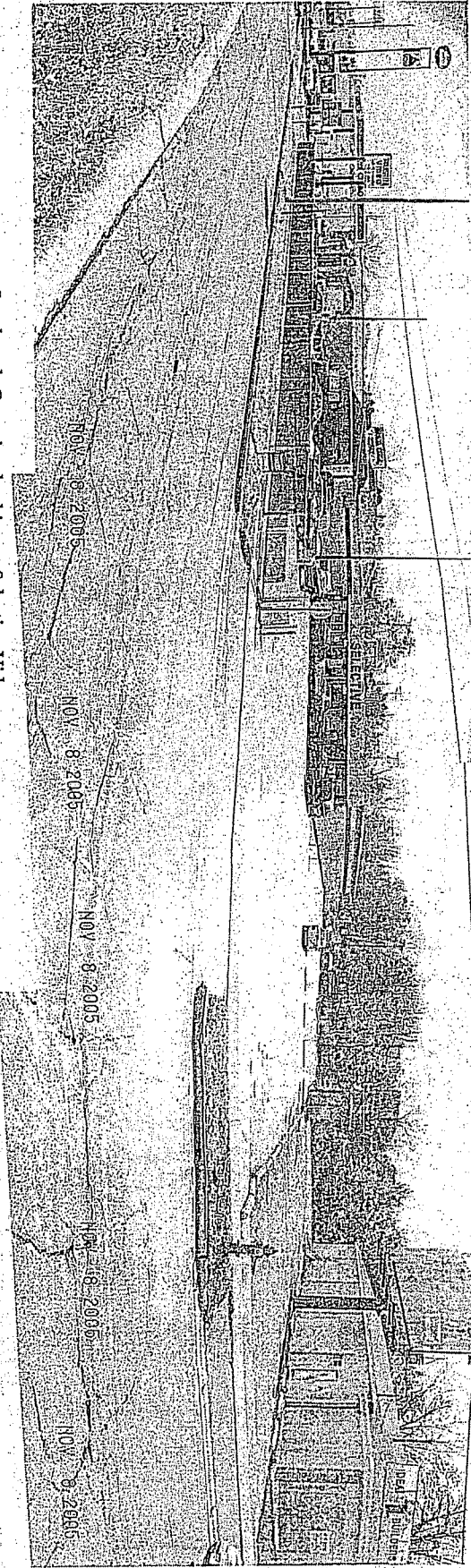
© POTTER LAWSON, INC. 11/22/05

PLANNING & DESIGN SERVICES, INC. GREENEVALE DRIVE WILSONVILLE, OREGON 97158

# EXISTING CONDITIONS



South of 2805 Building



Landmark Gate site, looking at Selective Video

Landmark Gate

Todd Drive and W. Bellline Highway Frontage Road

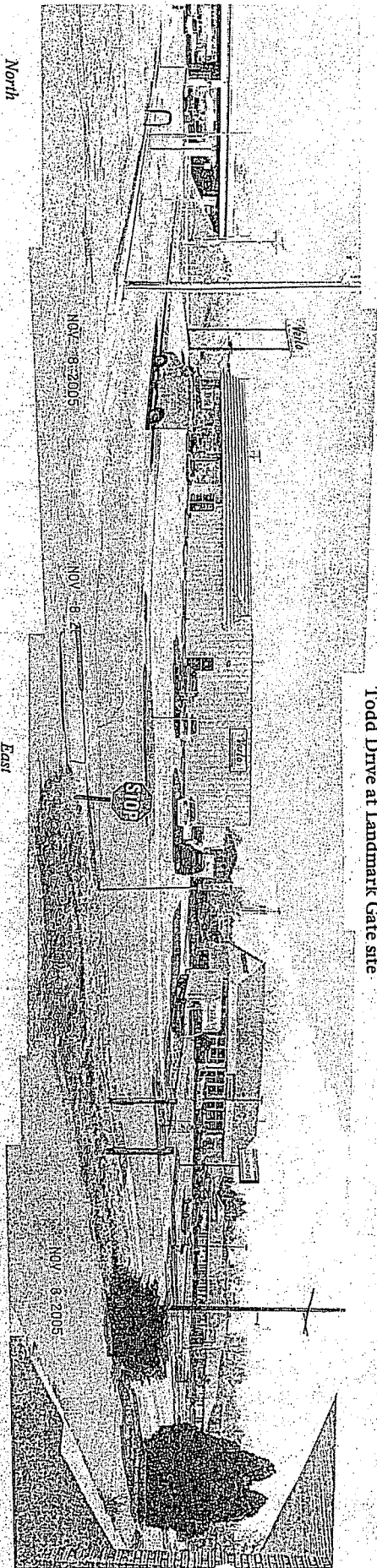
Potter Lawson, Inc.

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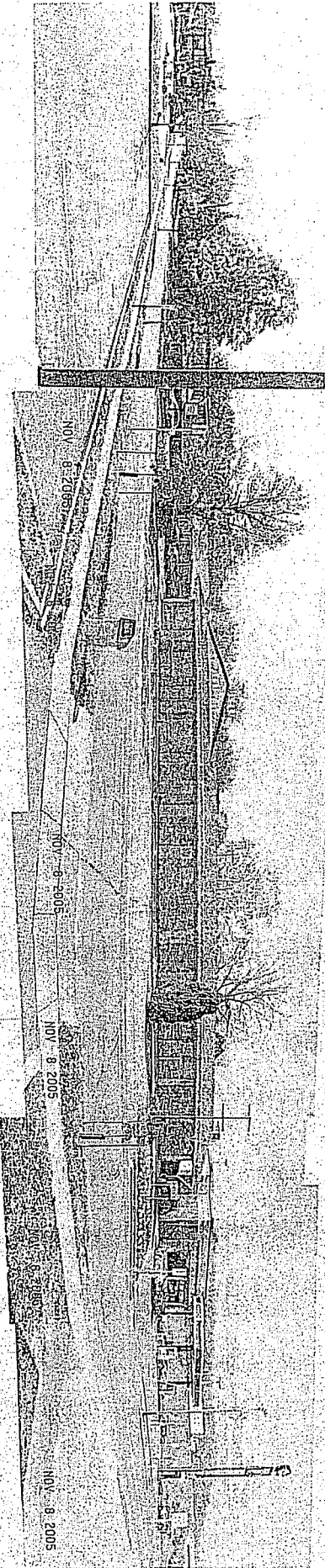


# EXISTING CONDITIONS

Todd Drive at Landmark Gate site



Landmark Gate site



Landmark Gate

Todd Drive and W. Beltline Highway Frontage Road

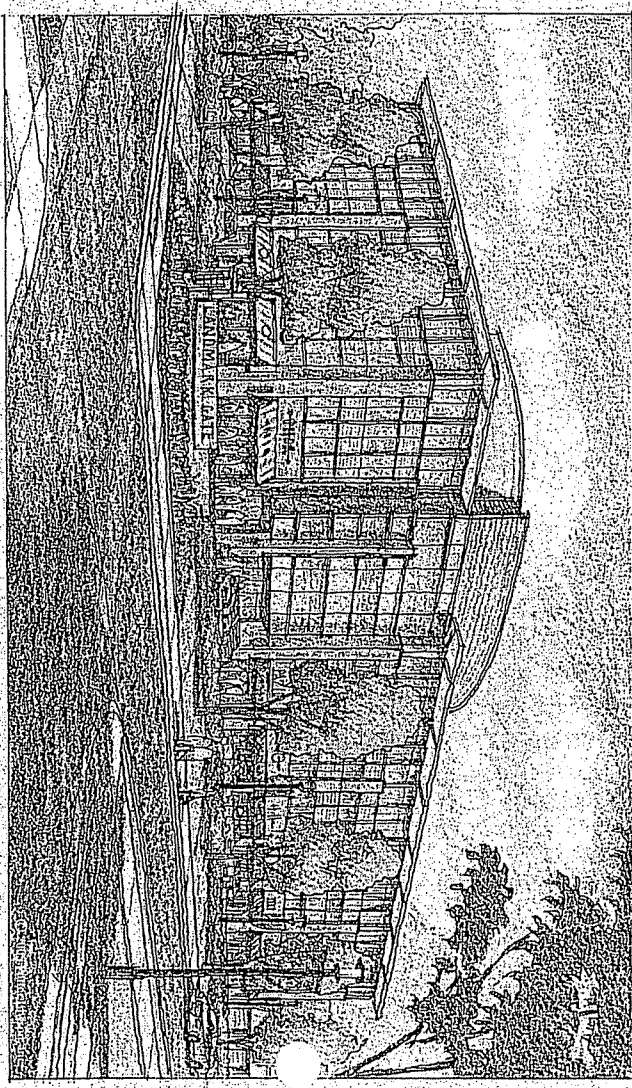
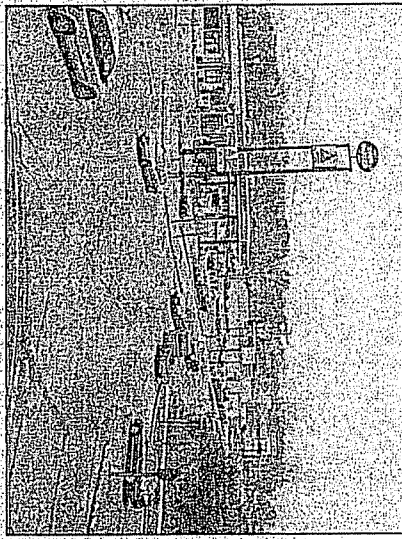
Potter Lawson, Inc.  
11.09.05



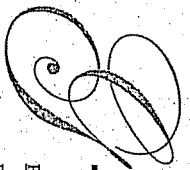
# DEED RESTRICTIONS & COVENANTS

The general purpose of the these controls are to help ensure that the site will become and remain an attractive element in the community; to ensure the most appropriate and highest quality development, improvement and maintenance of the parcel, including construction and retention of an attractive and harmonious site.

See Attachment No. 2 for the Deed Restrictions and Covenants for Landmark Gate



Landmark Gate



# GENERAL SITE PLAN

## Pedestrian / Bicycle Access

Public sidewalks are currently located along Todd Drive and will be installed along the West Bellline Highway Frontage Road when the Wisconsin Department of Transportation makes infrastructure improvements to the area. The improvements will provide better pedestrian and bicycle access to the west and south. Paving and landscaping patterns on the site will help to accommodate pedestrians and bicyclists internally, as shown in the landscaping and site plans. There are four bicycle racks provided throughout the site for the retail areas, as shown in the landscaping plan. Additional secure bicycle storage is provided in the underground parking structure for the office employees.

## Utilities

All storm sewer, sanitary sewer and water laterals are designed to accommodate the needs of the facility. The laterals will connect to the existing utilities located in the public right-of-way. These connections have been coordinated with the City of Madison and the Wisconsin Department of Transportation.

## Illuminated Areas

The surface parking area surrounding the north and east sides of the building will be illuminated for safety and identification with lighting as shown in the lighting plans. Larger fixtures will be utilized on the exterior sides of the parking, while a smaller pedestrian-scale lighting system will be used along the sidewalk adjacent to the building.

## Buffering and Screening

Multi-family housing occupies the site to the south of Landmark Gate. In order to minimize the impact of the structure on this residential neighborhood, a fence and landscaping will be located along the southern boundary of the parcel. A rain garden will be located between the parking structure and the south property line, not only for stormwater purposes, but also to act as a small buffer between the structure and the neighbors to the south.

Within the location of the Bellline Highway adjacent to the site, there was initial concern that the noise from daily traffic would have a significant impact on the office occupants of the building. To help comply with the Wisconsin Department of Transportation and the City of Madison noise requirements, the building has been set back from the elevated Bellline Highway.

## Parking and Loading

Landmark Gate will incorporate both surface parking for retail customers and structured parking for office users. There are a total of 429 parking stalls on the site, which is one space per 286 square feet (or 3.48 stalls per 1,000 square feet). The surface parking stalls along a single aisle adjacent to Todd Drive and the 2805 building for a total of 184 spaces for retail customers of Landmark Gate and 2805 W. Bellline Highway. The majority of parking will be hidden below and behind the building in the parking structure. The structured parking provides 245 spaces for office users on one level of below-grade parking and two levels of at-grade and structured parking behind the building.

Trucks will access the site from Todd Drive and deliveries will be made on the southeast corner of the building. An interior corridor has been designed in the parking structure for deliveries to individual tenants.

## Public Areas

The ground-floor retail areas will be accessible to the public during operating hours; however, the entire site will be privately owned and maintained.

## Trash & Snow Removal and Storage

Solid waste will be removed from the site by a private company, hired by the property owner. Space for solid waste storage has been allocated in the southeastern corner of the building near the loading area. Snow removal will also be con-

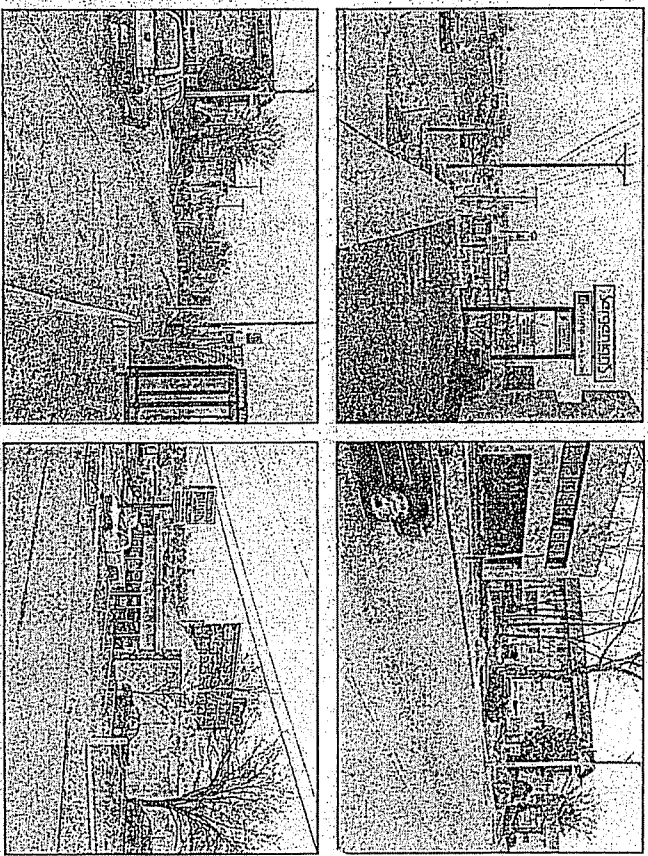
ducted privately. Snow will be stored in the islands and medians. If excessive snowfall exceeds the site's storage capacity, it will be trucked off-site.

## Setbacks

The currently zoning requires a thirty foot rear-yard setback. The building envelope of Landmark Gate meets these requirements on the entire southern portion of the site. However, the structured parking is located to the rear of the building and encroaches upon this setback. The distance of the parking structure from the rear lot line varies between 15 and 22 feet across most of the structure. The southwestern-most corner of the parking structure is located near an interior corner of the site, and is approximately seven feet from the closest lot line. The PUD zoning would allow this setback on the site in order to accommodate a higher density than currently exists.

## Sustainability

The redevelopment of this site increases the overall density, but through design previous surface area is also increased. In addition, the design includes rain infiltration gardens on the site and high-performance glazing on the building. The majority of parking stalls are located in a structured parking facility below grade. Also, the building will have an energy-efficient shell and HVAC system in addition to a narrow footprint that allows for increased day-lighting efficiency and access to exterior views.

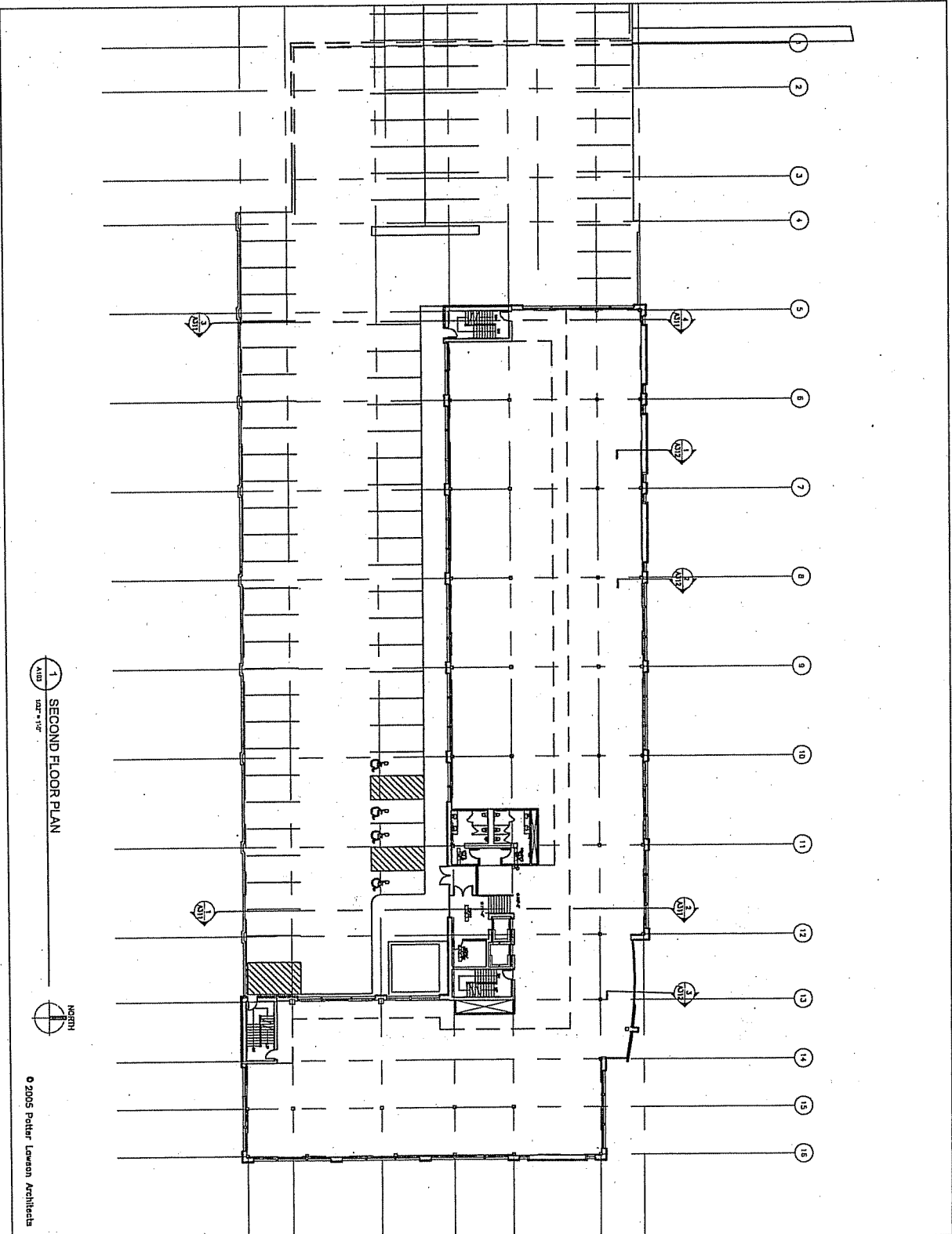












1 SECOND FLOOR PLAN  
 1/8" = 1'-0"



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**IDEAL BUILDERS**

**PERENCE ENGINEERS, Inc.**

**VERBICHER**  
 CONSULTING ENGINEERS  
 1000 W. WISCONSIN AVENUE, SUITE 100  
 MADISON, WISCONSIN 53706  
 TEL: 608.261.1234 FAX: 608.261.1235

Notes:

Date	Revisions/Proposals	Symbol
10/12/05	Rebuilding	

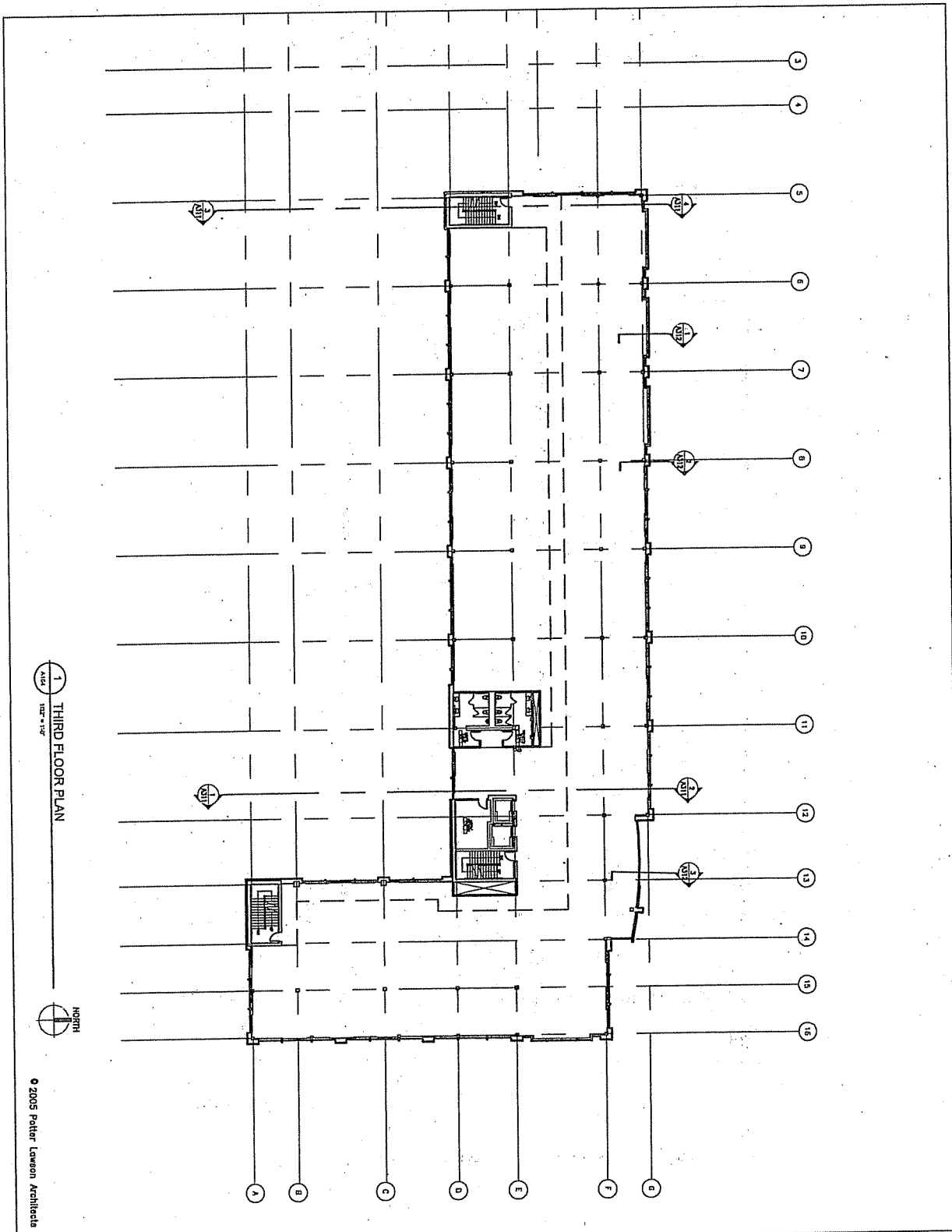
**LANDMARK GATE**  
 TODD DRIVE AND THE BELTLINE  
 MADISON, WISCONSIN  
**LANDMARK GATE, LLC**

Drawing Title:  
**SECOND FLOOR PLAN**

PII Project Number:  
 2004.05.00

Drawing No.  
**A103**

Drawn By:

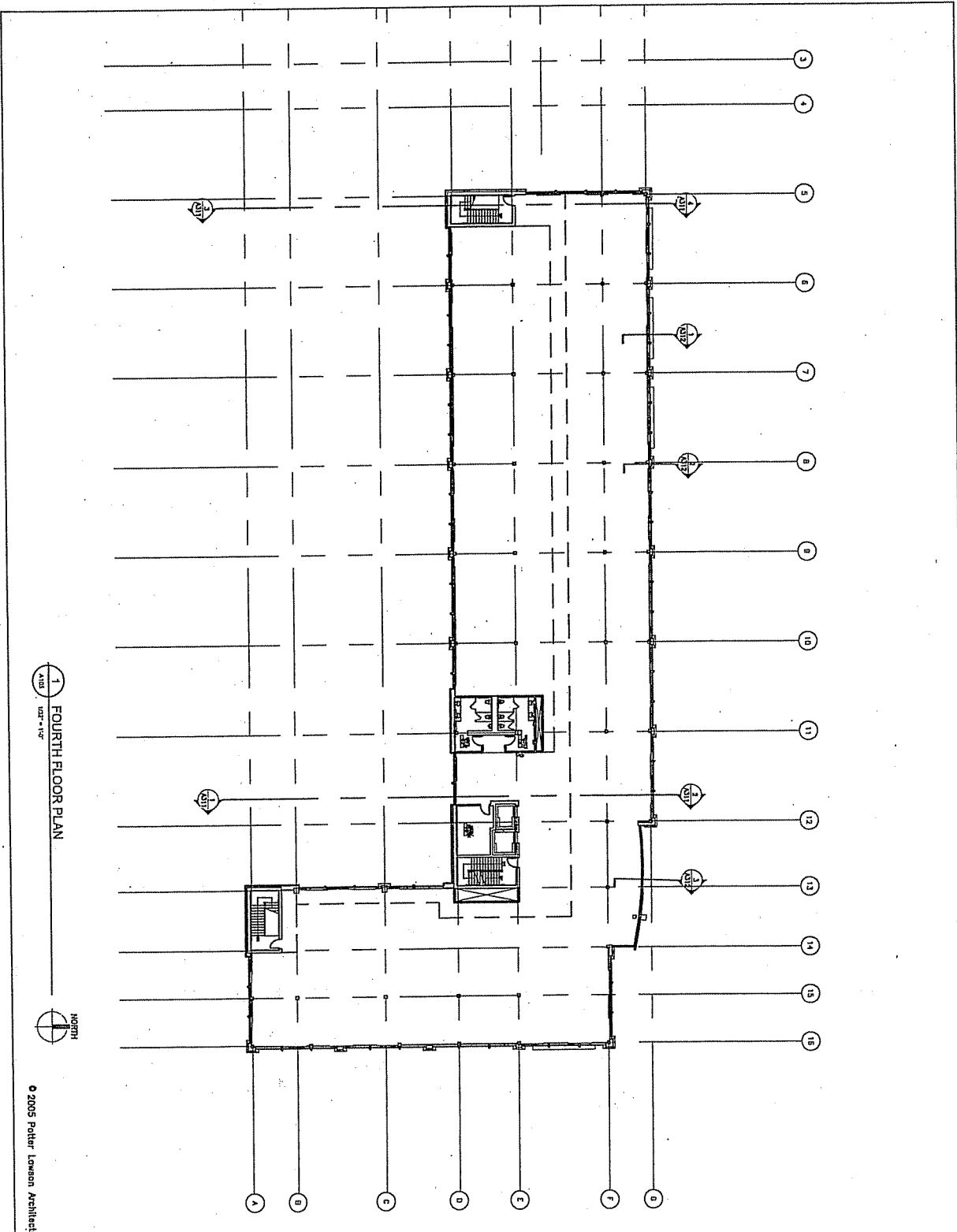


1 THIRD FLOOR PLAN  
AS SHOWN



© 2005 Potter Lawson Architects

<p style="text-align: center;"><b>Potter Lawson</b></p> <p style="text-align: center;"><b>IDEAL BUILDERS</b></p>																															
<p style="text-align: center;"><small>CONSULTANTS:</small></p> <p style="text-align: center;"><b>P</b> PIERCE ENGINEERS, Inc.  <b>YERBICHER</b>  <small>Architects</small>  <small>1000 University Ave., Suite 200          Madison, WI 53706          Phone: 608.785.1234 Fax: 608.785.1235</small></p>																															
<p style="text-align: center;"><small>NOTES:</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">10/12/05 Issued for</th> <th style="width: 50%;">Issued/Revised</th> <th style="width: 50%;">Symbol</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		10/12/05 Issued for	Issued/Revised	Symbol																											
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<p style="text-align: center;"><small>Drawn By:</small></p>																															



1 FOURTH FLOOR PLAN  
1/8" = 1'-0"



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IDEAL BUILDERS

Consultants:  
**P** PIERCE  
ENGINEERS, Inc.

**V** VERBICHER  
ARCHITECTS  
A PROFESSIONAL CORPORATION  
1000 N. UNIVERSITY AVENUE, SUITE 200  
MILWAUKEE, WISCONSIN 53233  
TEL: 414.224.2200 FAX: 414.224.2201  
WWW.VVERBICHER.COM

Notes:

Date	Issuance/Revisions	Special
10/17/05	Issued for Bidding	

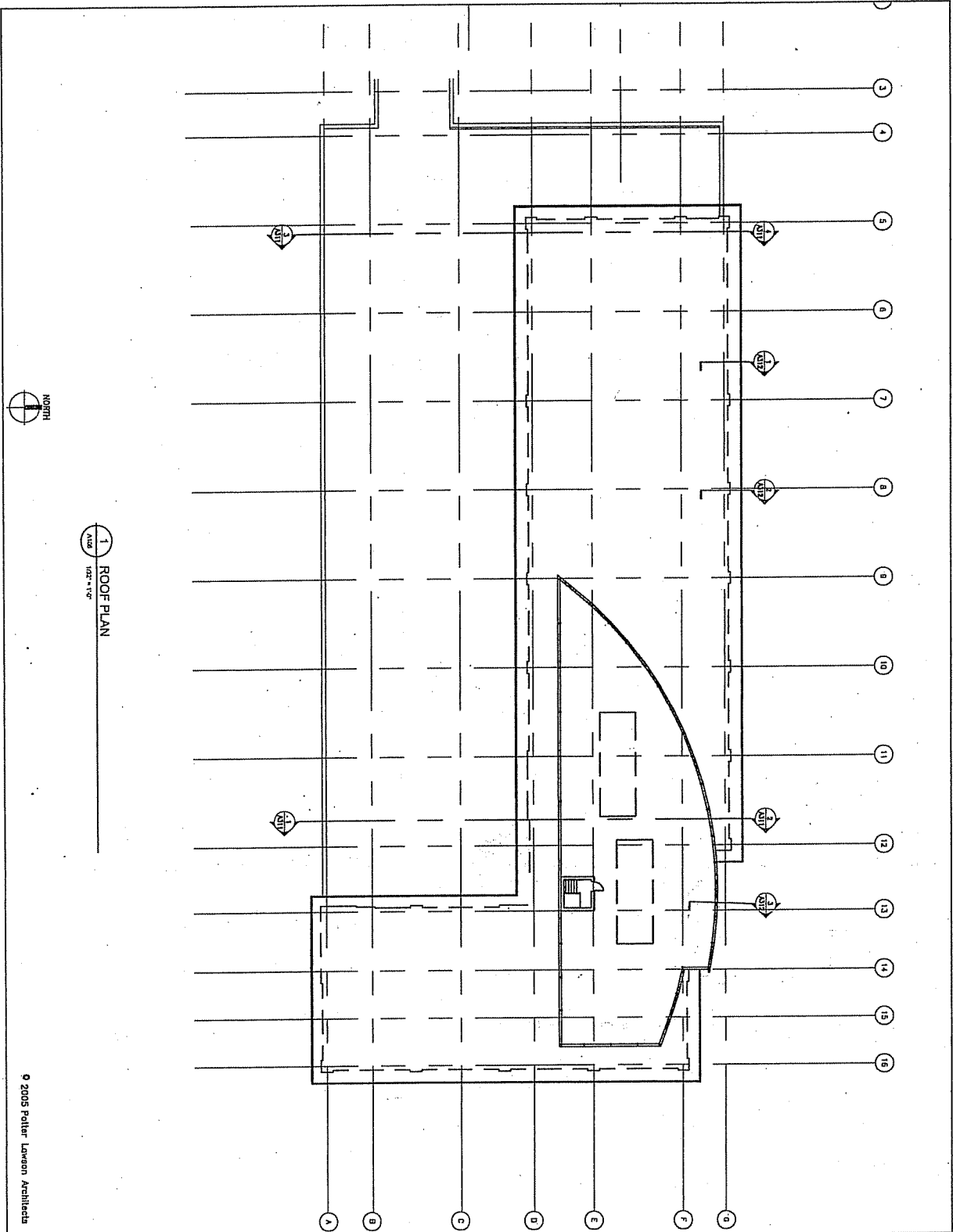
**LANDMARK GATE**  
TODD DRIVE AND THE BELTLINE  
MADISON, WISCONSIN  
LANDMARK GATE, LLC

Drawing Title:  
FOURTH FLOOR PLAN

PU Project Number:  
2004.08.00

Drawing No.  
**A105**

Drawn By:



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<p><b>Potter Lawson</b> IDEAL BUILDERS</p> <p><b>VERBRICHER</b> PENGERT ENGINEERS, Inc.</p> <p><b>PERCE</b> ENGINEERS, Inc.</p> <p><b>YERBRICHER</b> Consulting Engineers, Inc. 1000 N. University Avenue, Suite 200 Madison, WI 53706 Phone: (608) 261-1100 Fax: (608) 261-1101</p>	<p><b>LANDMARK GATE</b></p> <p>TODD DRIVE AND THE BELTLINE</p> <p>MADISON, WISCONSIN</p> <p>LANDMARK GATE, LLC</p>	<p>Drawing Title: ROOF PLAN</p> <p>PU Project Number: 2004-08.00</p> <p>Drawn By: MKK</p>	<p>Drawing No. <b>A106</b></p>
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**Potter Lawson**  
**IDEAL BUILDERS**

**PERENCE ENGINEERS, Inc.**

**VERBICHER**  
 Consulting & Architectural Services, Inc.  
 1000 S. 10th St., Suite 200  
 Madison, WI 53703  
 Tel: (608) 259-2200 Fax: (608) 259-2201

Notes:

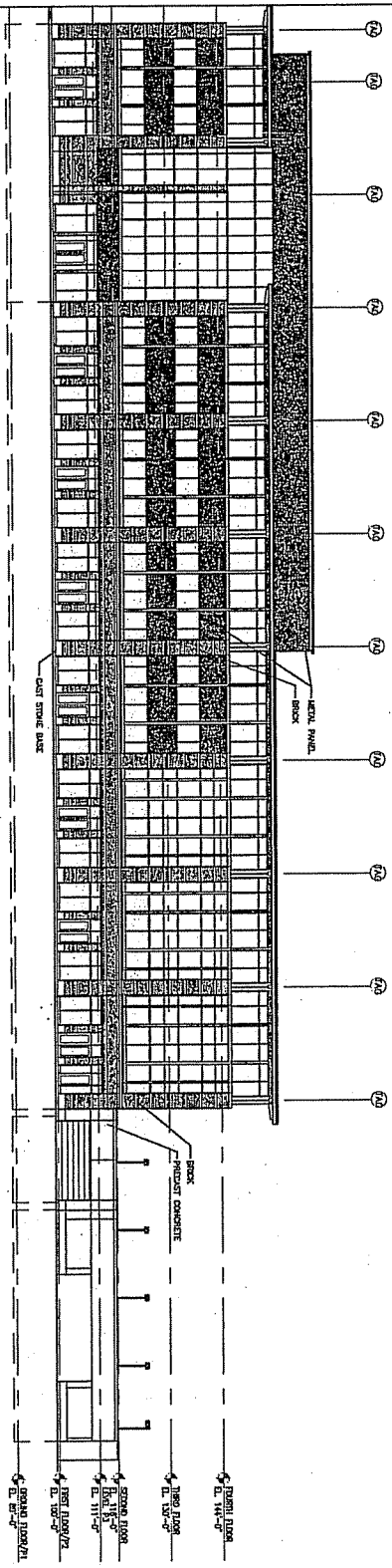
Date	Revision/Description	Symbol
10/12/05	Issued for	

**LANDMARK GATE**  
 TODD DRIVE AND THE BELTLINE  
 MADISON, WISCONSIN  
 LANDMARK GATE, LLC

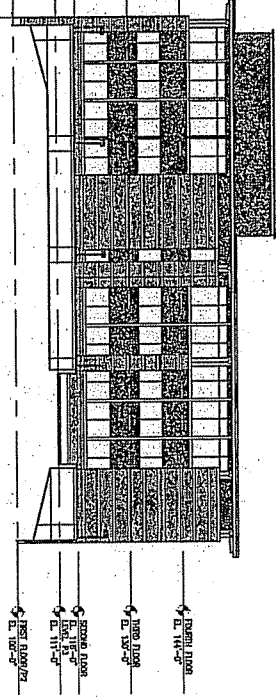
Drawing Title:  
 BUILDING ELEVATIONS

PIU Project Number:  
 2004.06.00  
 Drawing No.  
**A201**

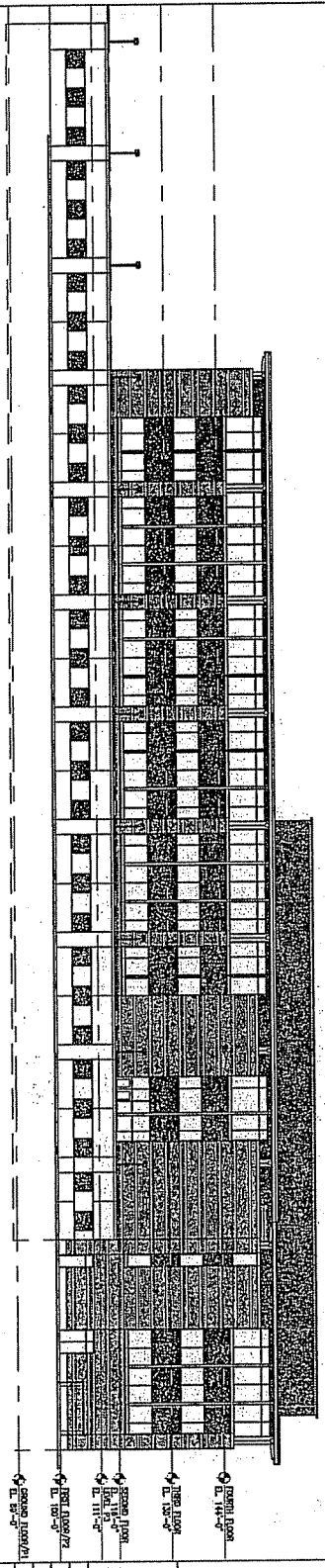
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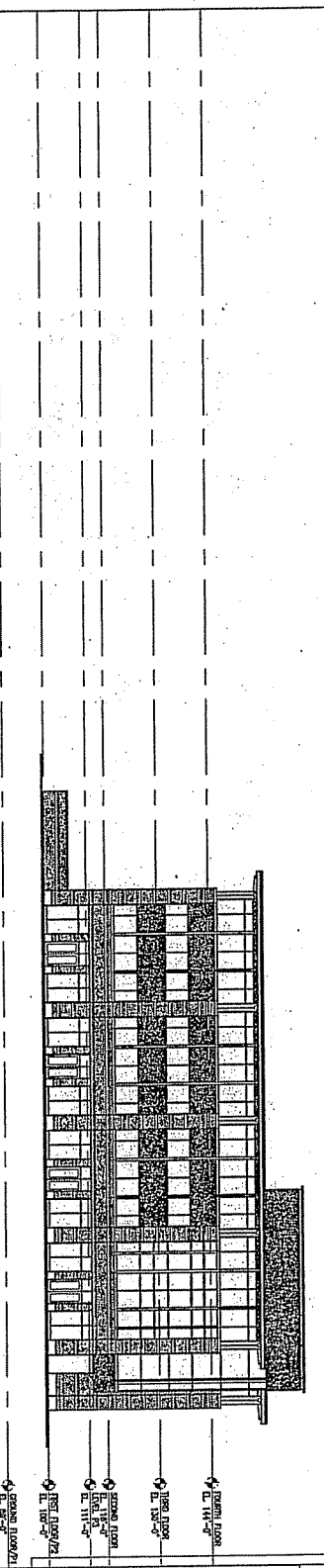
1 NORTH ELEVATION  
 1/8" = 1'-0"



2 WEST ELEVATION  
 1/8" = 1'-0"



3 SOUTH ELEVATION  
ASB 1/2" = 1'-0"



4 EAST ELEVATION  
ASB 1/2" = 1'-0"

- ROOF FLOOR
- FL. 14'-0"
- 13TH FLOOR
- FL. 13'-0"
- 12TH FLOOR
- FL. 11'-0"
- 11TH FLOOR
- FL. 10'-0"
- 10TH FLOOR
- FL. 9'-0"
- 9TH FLOOR
- FL. 8'-0"
- 8TH FLOOR
- FL. 7'-0"
- 7TH FLOOR
- FL. 6'-0"
- 6TH FLOOR
- FL. 5'-0"
- 5TH FLOOR
- FL. 4'-0"
- 4TH FLOOR
- FL. 3'-0"
- 3RD FLOOR
- FL. 2'-0"
- 2ND FLOOR
- FL. 1'-0"
- FIRST FLOOR
- FL. 0'-0"
- GRADE FINISH
- FL. 0'-0"

**Potter Lawson**  
IDEAL BUILDERS

**P** PIERCE  
ENGINEERS, Inc.

**V** VERRICHER  
ARCHITECTS  
1000 W. WISCONSIN ST. SUITE 1000  
MILWAUKEE, WI 53233  
TEL: 414-332-1100  
FAX: 414-332-1101

Notes:

Date	Revised/Revisions	Symbol
10/12/03	Issued for Bidding	

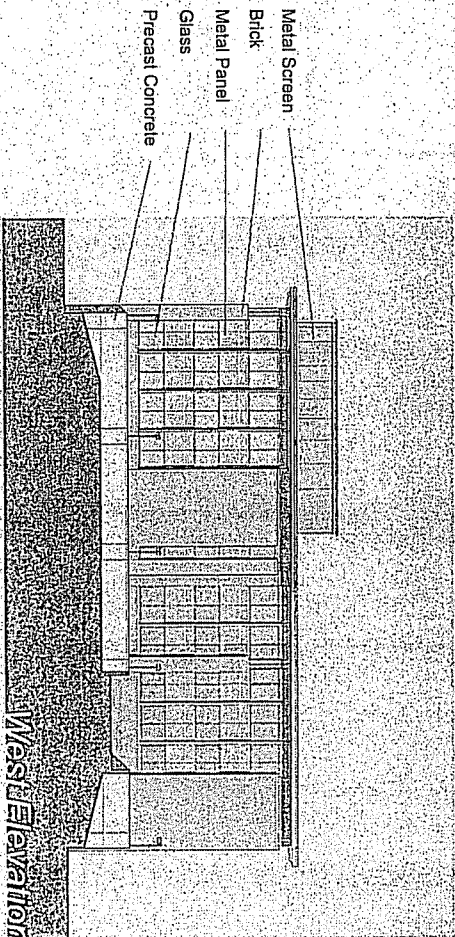
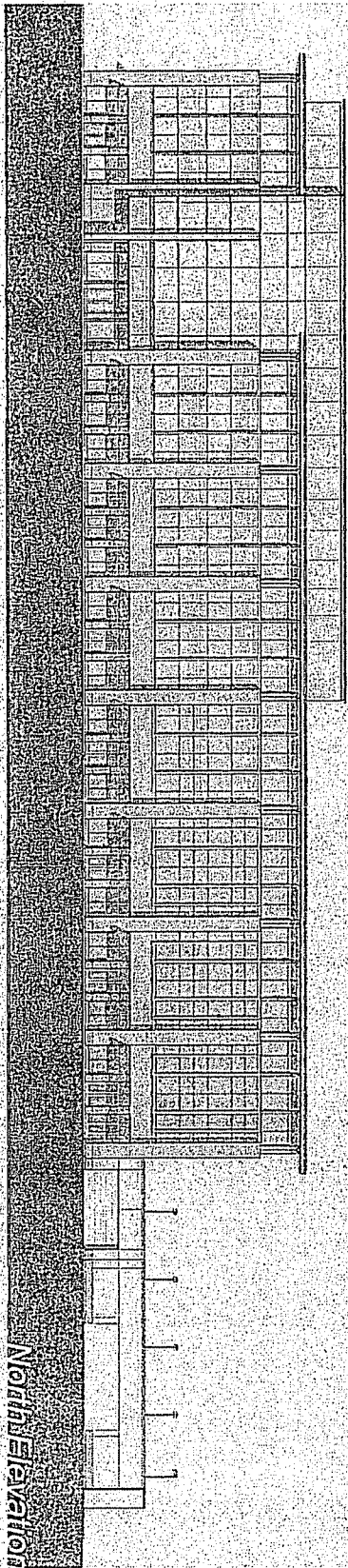
LANDMARK GATE  
TODD DRIVE AND THE BELTLINE  
MADISON, WISCONSIN

Drawing Title:  
BUILDING ELEVATIONS

PI Project Number  
2004.05.00  
Drawing No.  
A202

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# BUILDING FLOOR PLAN & ELEVATIONS



Landmark Gate

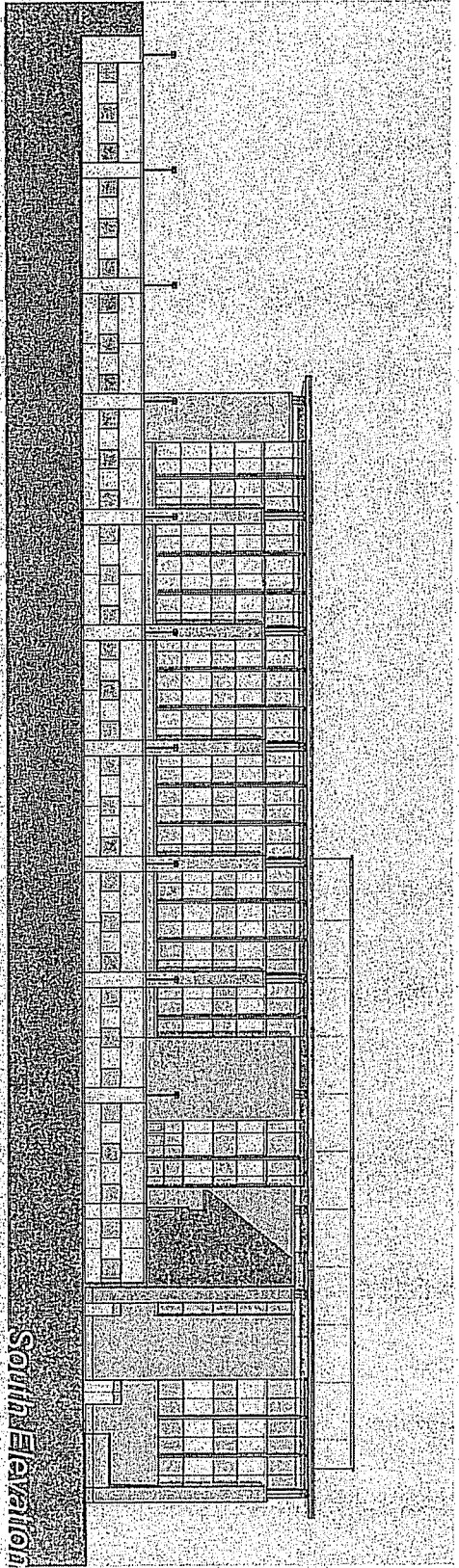
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Elevations

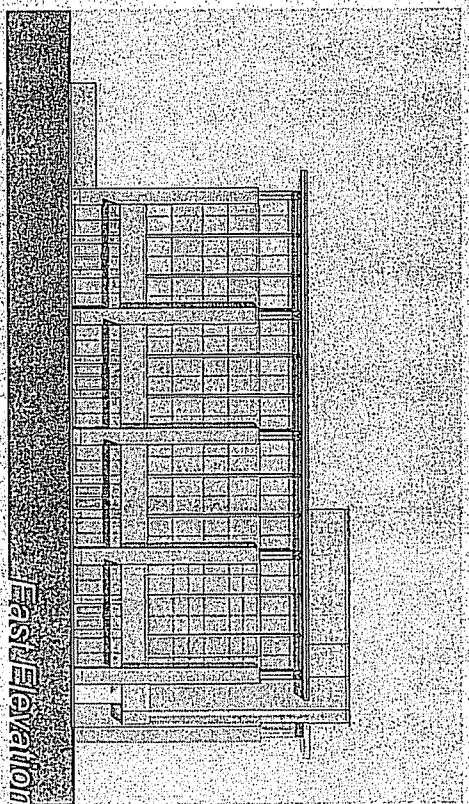
NOT TO SCALE

LANDMARK GATE 11/22/05 POTTER LAWSON ARCHITECTS P.C. 11/22/05

# Building Floor Plan & Elevations



South Elevation



East Elevation

## Landmark Gate

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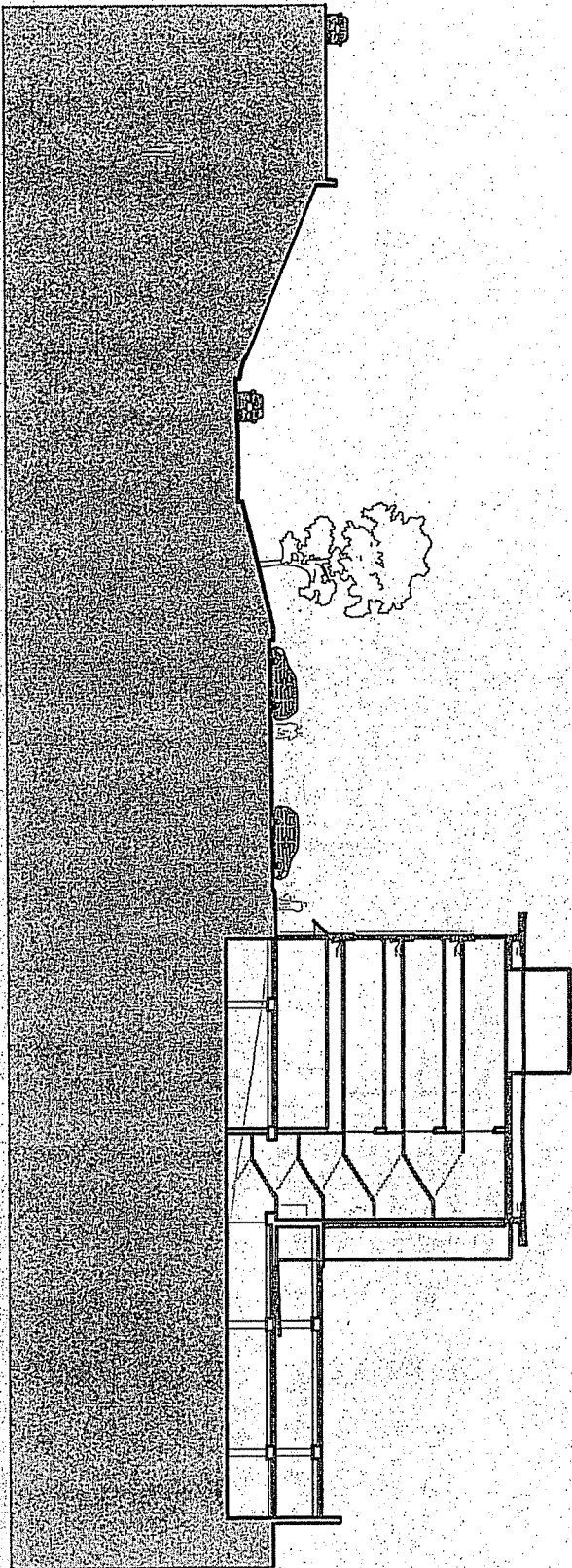
## Elevations

NOT TO SCALE





# BUILDING SECTION

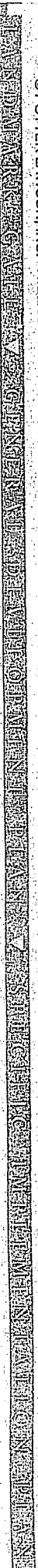


- CIRCULAR ROOM  
EL. 144'-0"
- THIRD FLOOR  
EL. 138'-0"
- SECOND FLOOR  
EL. 132'-0"
- FIRST FLOOR  
EL. 126'-0"
- GARAGE FLOOR  
EL. 89'-0"
- ROOF  
EL. 114'-0"
- ROOF TOP  
EL. 51'-0"

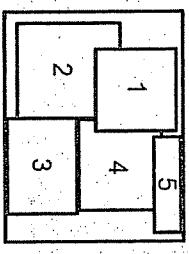
Landmark Gate

© POTTER LAWSON, INC. 11/22/05

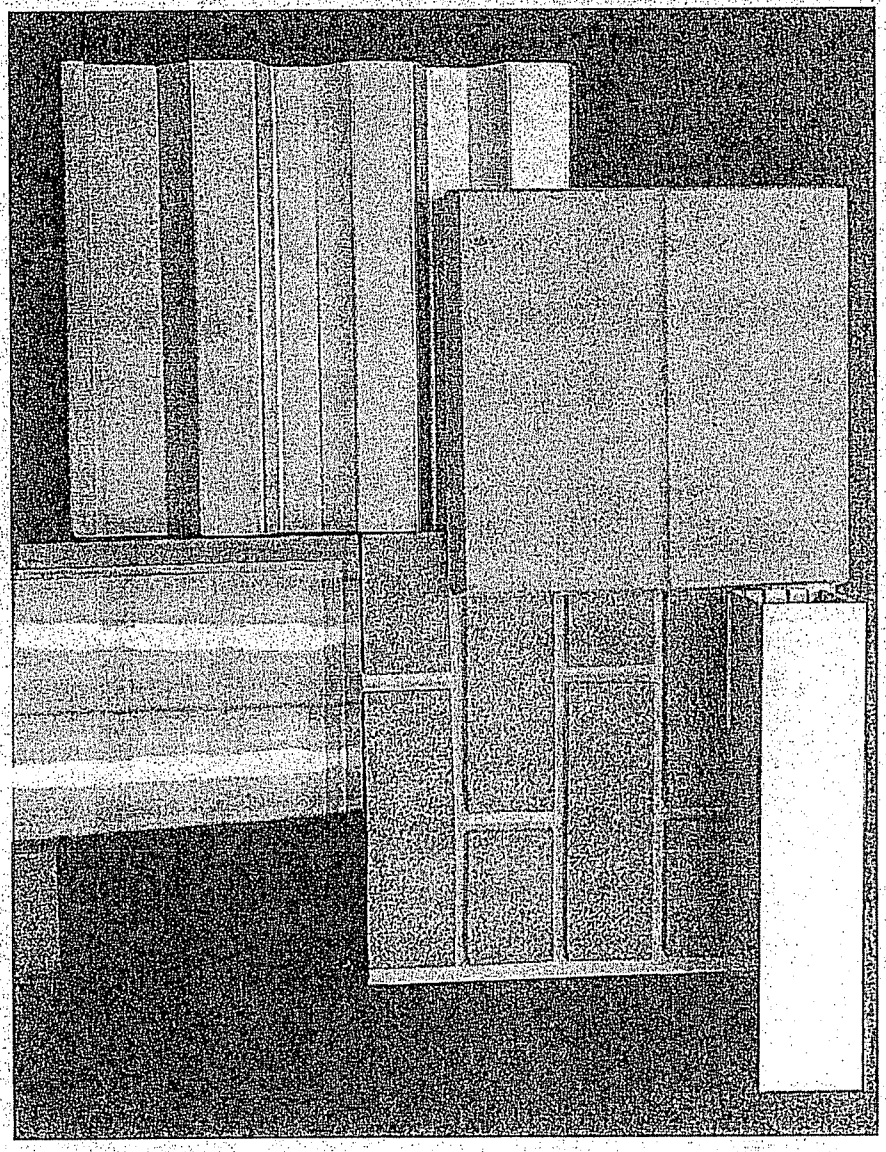
Site Section



# BUILDING MATERIALS



1. Tinted precast concrete for parking garage panels.
2. Horizontal ribbed metal wall panel
3. Low-E tinted glass.
4. Locally manufactured brick
5. Clear anodized aluminum window and curtain wall framing



Landmark Gate

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Material Palette



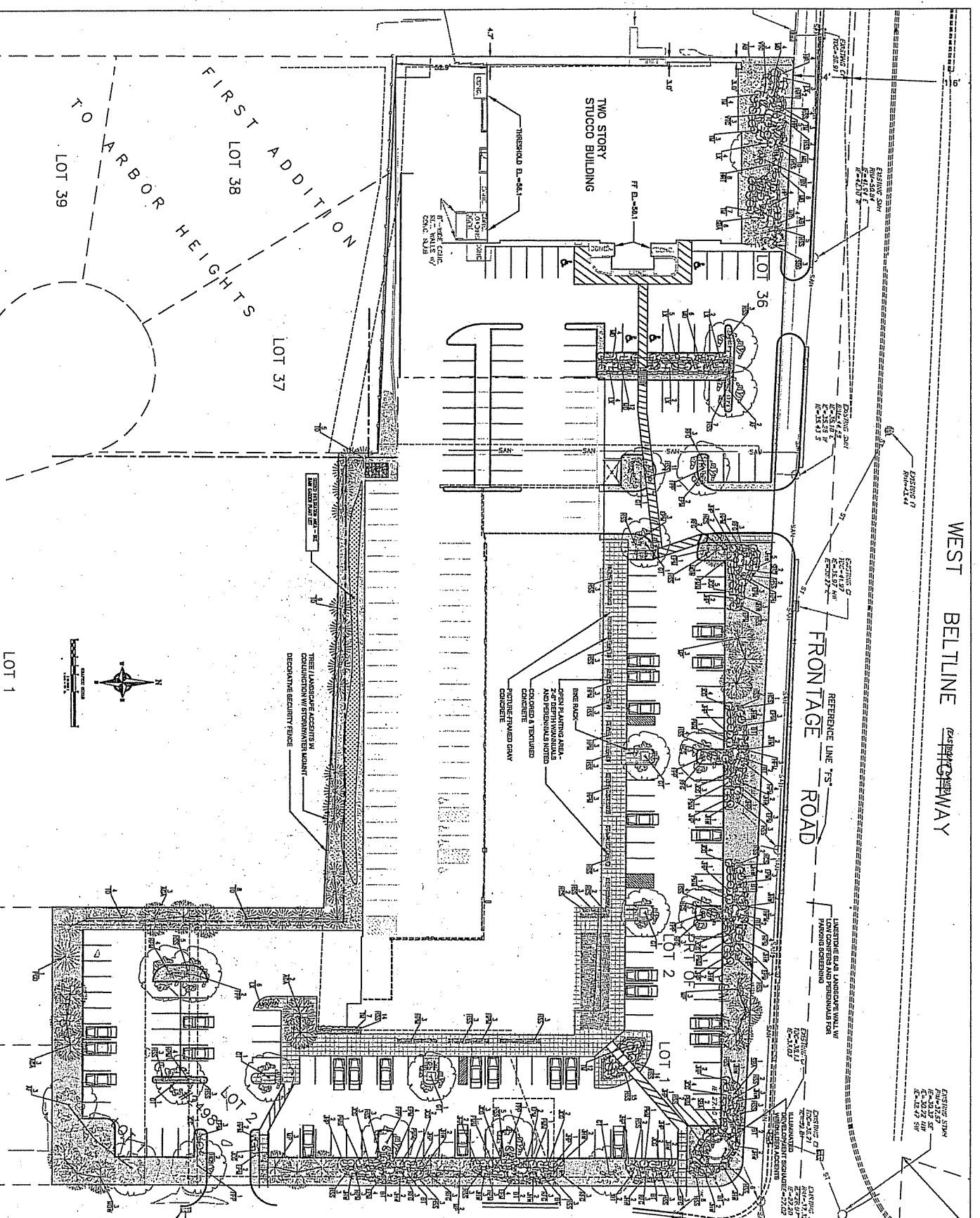
WEST BELTLINE  
FRONTAGE ROAD

Potter Lawson  
IDEAL BUILDERS

Consultants:  
P HERR  
ENGINEERS, INC.

VERBICHER  
LANDSCAPE ARCHITECTS

Notes:



FIRST ADDITION  
ARBOR HEIGHTS

LOT 39

FIRST ADDITION  
ARBOR HEIGHTS

LOT 37

LOT 1



NO.	REVISIONS	DATE

LANDMARK  
GATE

TOP DRIVE AND THE INCLUDE  
MADISON, WISCONSIN

LANDMARK GATE, LLC  
LANDSCAPE PLANTING  
PLAN





# NOTIFICATION TO ALDER AND NEIGHBORHOOD ASSOCIATION

The following letters were sent to Mr. Tim Buer, Alderman, and Sherry Carter, Arbor Hills Neighborhood Association president in the City of Madison, Wisconsin on November 2, 2005 as notification of intent to apply for a Planned Unit Development on December 7, 2005.



November 2, 2005

Sherry Carter  
President  
Arbor Hills Neighborhood Association  
3099 Ashford Lane  
Madison, WI 53719

Dear Ms. Carter,

As you already know, Mortenson Investment Group is planning to develop Landmark Gale, a multi-tenant, mixed-use building on the corner of the West Belline Highway and Todd Drive. Pursuant to requirements set forth by the City of Madison Planning and Urban Design Committee, Mortenson Investment Group, LLC is required to inform you of our intent to apply to the City for this project's design approval.

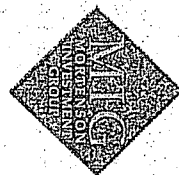
This letter is to formally notify you and the Arbor Hills Neighborhood Association of the significant positive changes that will occur to your neighborhood should our application be accepted and approved. The Landmark Gale project is tentatively scheduled to break ground in late Spring of 2006. Mortenson Investment Group, LLC and Landmark Gale, LLC are excited to begin this project as we feel it will aesthetically and financially enhance the community. We welcome your feedback and look forward to working with you.

Sincerely,

Timothy P. Ganser  
Facilities Manager

3113 West Belline Highway • P.O. Box 6950 • Madison, WI 53703 • TEL: (608) 288-2558 • FAX: (608) 283-2695  
www.mortensoninvestmentgroup.com

Designed to Investment with Integrity in Dane County Business, Commercial Real Estate, Tenant Relationships, and Through Service for our Community



November 2, 2005

Tim Buer  
Alderman, 14<sup>th</sup> District  
Energy Services, Inc.  
1225 South Park Street  
Madison, WI 53715

Dear Alderman Buer,

As you already know, Mortenson Investment Group is planning to develop Landmark Gale, a multi-tenant, mixed-use building on the corner of the West Belline Highway and Todd Drive. Pursuant to requirements as published by the City of Madison Planning and Urban Design Committee, Mortenson Investment Group, LLC is required to inform you of our intent to apply to the City for this project's design approval.

This letter is to formally notify you of the significant positive changes that will occur to the neighborhood you represent should our application be accepted and approved. The Landmark Gale project is tentatively scheduled to break ground in late Spring of 2006. Mortenson Investment Group, LLC and Landmark Gale, LLC are excited to begin this project as we feel it will aesthetically and financially enhance the community. We welcome your feedback and look forward to working with you.

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