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AMENDED

January 11, 2013

Nan Fey
Plan Commission Chair
2027 Chadbourne Avenue
Madison, WI 53726

Re: Waterfront Apartments
621 N. Henry Street
Legistar #28414 and 28592

Dear ^{Nan}Ms. Fey :

We work with Palisade Apartments LLC, the owner, manager and is the proposed developer of the above-referenced project. The Waterfront Apartments is proposed to be a 79 unit in-fill redevelopment housing project primarily targeted to the student population. This will include 1-5 bedroom units in the Langdon Street area and will blend the need for modern housing amenities, energy efficient, safe and secure living with consistency with the surrounding Historic District.

The summary of the project is contained in the information sheet attached to this letter. The matter will come before the Plan Commission on Monday evening, January 14, 2013 for consideration and approval of the PUD/GDP/SIP. We would urge your approval at that time.

The negative staff report was received by us at 11:00 on Friday morning. For the first time, staff says it does not have enough information to make a recommendation. We strongly disagree. In addition, the attached letter from Lt. McCaw of the Madison Police Department clearly indicates that this project is in the public interest and the distributed letter from Preservation Architect Charles Quagliana questions the historic integrity of the structures proposed for demolition.

This project has been long time coming and an exciting continuation of the City's successful effort to rebuild and energize its residential base. The Waterfront Apartment project includes the following attributes:

1. In its context, the building will not only upgrade existing housing stock, but blend with the nature and character of the surrounding residential uses. While three contributing structures within the National Historic District will be taken down, there is no jeopardy to that Historic District designation. Additionally, the Halle Steensland House at 150 Langdon Street and CliffDweller Apartments at 140 Iota Court will be fully renovated and improved.
2. The architecture blends and harmonizes the new structure with those of the existing structures. While the Urban Design Commission narrowly voted against the current design, the reasons for that vote were largely unrelated to the actual architecture of the building. This will include 1-5 bedroom units in the Langdon Street area and will blend

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the need for modern housing amenities, energy efficient, safe and secure living with consistency with the surrounding Historic District.

3. Energy efficiency, security and safety of the students will be vastly enhanced through structural integrity. Fire safety and police protection will be vastly improved for our site as well as several adjoining properties because of the ability through this redesigned project to allow public safety equipment to have access to the site. Fire safety will be improved for our site as well as several adjoining properties through enhanced access.
4. The current structures are substandard and have been for many, many decades. The ability of the current owners, as well as prior owners, to upgrade these facilities has met with unmitigated obstacles to efficient adaptive reuse. Clearly, the preferable course of action is to rebuild the residential use in a manner which is both consistent with surrounding uses and not inconsistent with the designation as the National Historic District.
5. Finally, the Waterfront Apartments is consistent with the recent amendment to the Downtown Plan and its zoning code. The site is currently within Height Bonus Area E and is of an allowable size to be compatible with the Planned Unit Development Ordinance.

For the foregoing reasons, we believe this project should be approved as a significant improvement to the status quo, while improving the residential infrastructure of the area and increasing the City's property tax base. If there are any questions prior to Monday evening, please do not hesitate to contact the undersigned at (608) 695-4946 or Carole Schaeffer at (608) 212-5869. We look forward to seeing you on Monday evening.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

cc: Members City of Madison Plan Commission
Mayor Paul R. Soglin
William Fruhling, Acting Director, Department of Planning and Development
Steven R. Cover AICP, Director, Department of Planning & Community & Economic
Timothy Parks, Senior Planner
Amy Scanlon, Preservation Planner
Al Martin
Honorable Richard Wagner, Chair UDC
Stuart D. Levitan, Chair, Landmarks Commission
Palisades Apartment LLC

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Madison Police Department

Noble Wray, Chief of Police

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01-10-13

Jason Batton
Chris Houden
Randy Bruce

Dear Sirs:

Thank you for including the Central district of the Madison Police department in the planning of the Waterfront project. It is very clear that you have the experience of building safe structures as MPD only was able to offer minor suggestions to your plan. To review our concerns that you had already addressed.

- Lighting in the area is very poor. The darkness and blind spots created by the buildings are a safety hazard. Criminals tend to want to apply their trade in this sort of environment. The shadows make it a hazardous place to walk through.
- Walking in the area is a challenge due the layered building projects. A wider side walk that is well illuminated would be a great improvement to the area.
- The connection of Iota Court with Langdon lane will allow Police officers to drive through the area. This will allow officers to respond closer and quicker to calls for service.
- The use of video cameras will deter crime and help police solve crimes. Cameras inside and outside of the building bring technology to the area.
- Key fobs that monitor the entrances are another security boost. The use of these on all doors including the garage door will add to the security of residents.
- The attention to architecture as it relates to safety was very thoughtful. The design of the balconies and windows are going to reduce the amount of burglaries and damage to property.

The concerns of the historical value of the current buildings are issues that MPD are sensitive to. The Police will bow out of that discussion as it is matter for the community to discuss. The Police are able to report that this plan will help resolve safety issues that did not exist when the current buildings were designed.

The Central District considers your company to be a leading stake holder in our community. Our relationship has been based on mutual trust and cooperation. We consider your request for our input on this project as another symbol the mutual respect.

Sincerely,
Lt David McCaw
Madison Police Department



Developing a new quality of life in the tradition of the Langdon area

Project Information Sheet

- Address:** 621 N Henry St, Madison WI 53703
- Architect:** Randy Bruce, Knothe Bruce
- Alder:** Bridget Maniaci
- Developer/Owner:** Palisade Apartments, LLC and its owners have owned and managed real estate in Madison since 1976. Ten years ago, the developer built Palisade Apartments. The developer purchased this property over the past 25 years for this intended use.
- Awards:** November 2012: ASM named Palisade Apartments as the #2 landlord in the campus area.
- Project Summary:** The Waterfront Apartments is a 84-unit infill re-development student housing project including 1-5 bedroom units located in the Langdon Street area. This residential project is designed to blend the best of modern housing with the character and massing of the surrounding area.
- Construction Date:** August 2013 through August 2014
- Amenities:** The Waterfront will include underground parking for cars, a Community Car, bikes, and mopeds, laundry, a fitness facility, multiple rooftop sundecks, community rooms, onsite management office, package delivery, access to Lake Mendota, and much more.
- Site Enhancements:** This project includes enhancements to the streetscapes along Henry Street, Iota Court and Langdon Lane, green space, benches and better security lighting in all locations, widened sidewalks. Exterior dumpsters will be eliminated.
- Safety & Security:** The Waterfront project includes better security lighting in all locations, widened sidewalks, key fob building access, common area video surveillance inside and out and enhanced fire/police/emergency access resulting from connection of Iota Court and Langdon Lane. This project also eliminates the multiple "dark and dangerous alleyways" that currently exist.
- Environmental Benefits:** This project includes the restoration / rehabilitation of 150 Langdon Street and CliffDweller Apartments, upgrades to Langdon Lane to include permeable pavement and filtration basins. It also removes surface parking lots; storm water runoff into Lake Mendota will be curtailed. There will be significant energy efficiency upgrades for all buildings and green roof systems. Underground move-in/move-out will reduce street congestion.
- Context:** This project is in conformance with the recent changes to Madison's Downtown Plan and Zoning Code. This site is located within Height Bonus Area E. The upgrades to Langdon Lane would connect it to Iota Court, providing better access to the entire neighborhood for fire/police/emergency and related safety issues. Currently, the streets do not connect and there is often no access between the two streets. This project restores the contributing Halle Steensland House (featured on the front of a walking tour brochure published by the City of Madison in 1986) and CliffDweller Apartments, a non-contributing building. It removes 3 contributing buildings without descriptions in the Historic District application.

View down Henry Street, from Langdon St



View down Langdon Lane, CliffDwellers at end of Langdon Lane



Height Bonus Area E Boundary

