



Location

301 South Livingston Street

Applicant

Scott Lewis/
John Sutton – Sutton Architecture

From: C2

To: PUD(GDP-SIP)

Existing Use

Vacant Land

Proposed Use

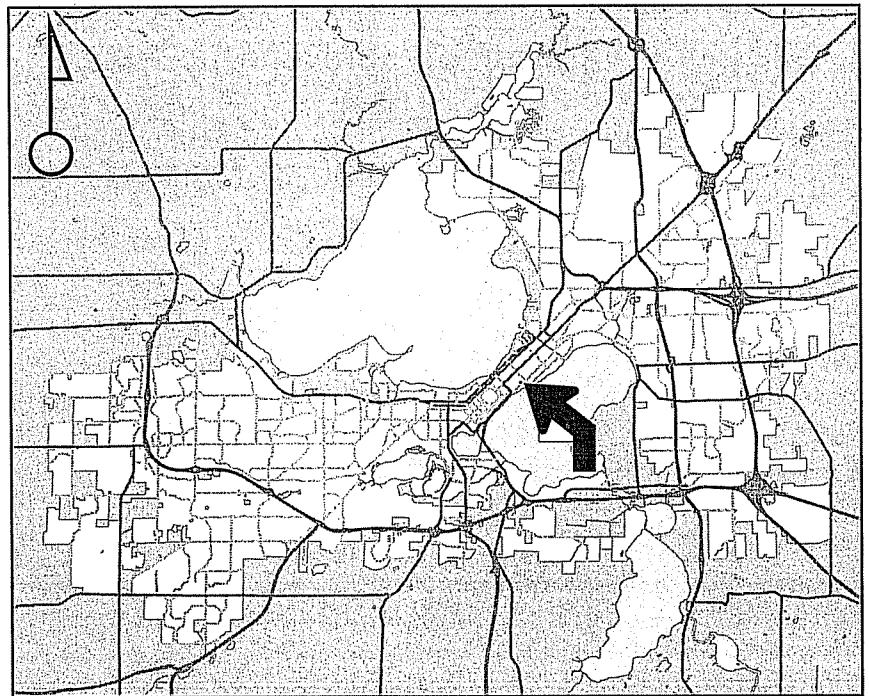
Mixed Use Development with 39
Apartment Units and 6,600 sf Retail
Space

Public Hearing Date

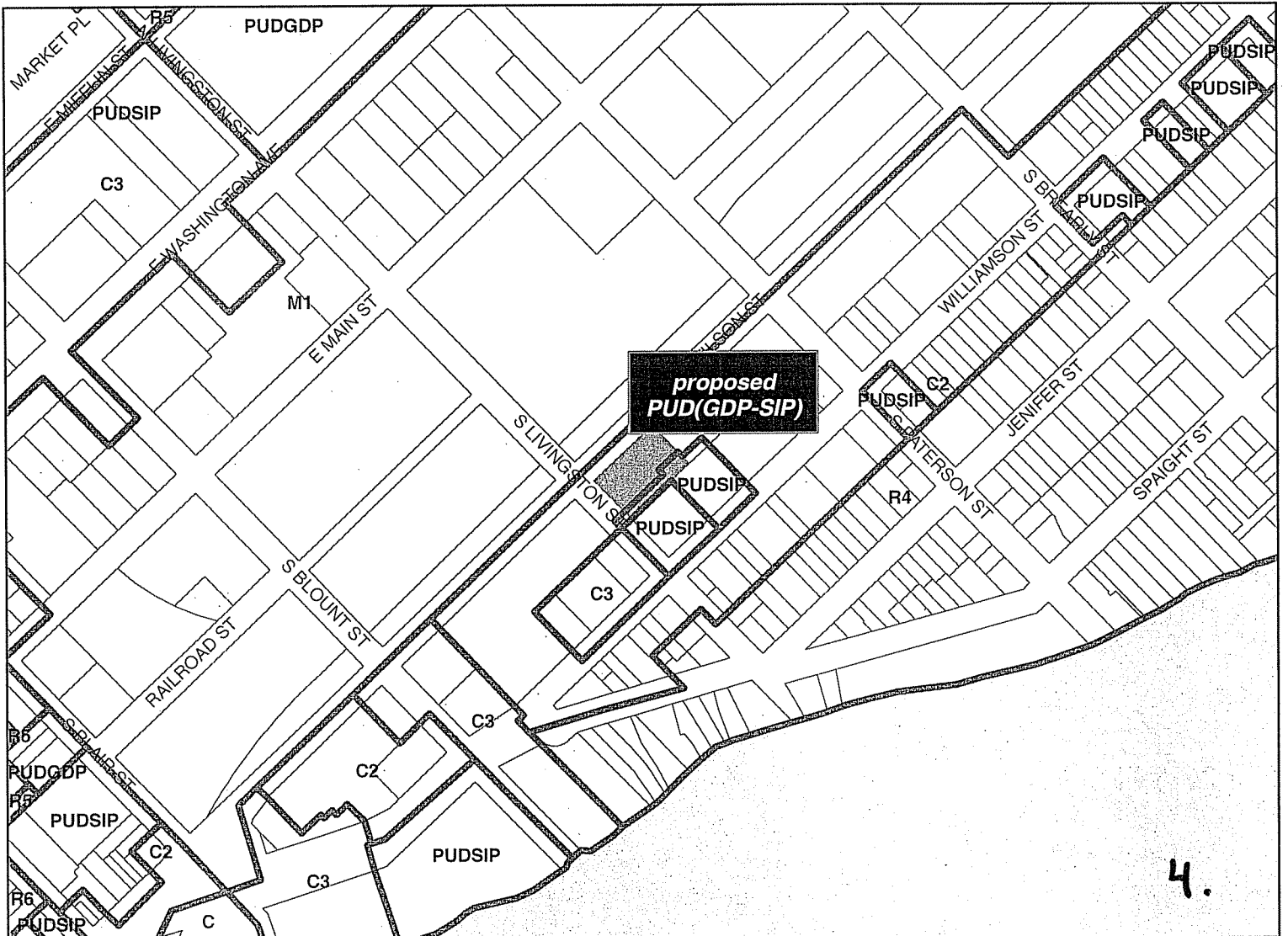
Plan Commission
23 October 2006

Common Council

07 November 2006



For Questions Contact: Michael Waidelich at: 267-8735 or mwaidelich@cityofmadison.com or City Planning at 266-4635



4.



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
- 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.

FOR OFFICE USE ONLY:

7/1 pd 8240 net 73969

Amt. Paid \$1200 Receipt No. 73917
Date Received 8-23-06
Received By Kav
Parcel No. 0709-134-1313-7
Aldermanic District 06-Judy Olson
GQ JSE hold, 3rd Lake Hist Distr.
Zoning District PUD(SIP) + C-2

For Complete Submittal

Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text
Alder Notification Waiver
Ngrbrhd. Assn Not. Waiver
Date Sign Issued 8-23-06

1. Project Address: S. 301 LIVINGSTON STREET Project Area in Acres: .6

Project Title (if any): LIVINGSTON RAILROAD CORRIDOR

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____

Rezoning from _____ to PUD/PCD-GDP

Rezoning from C-2 to PUD/PCD-SIP

Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use

Demolition Permit

Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: SCOTT LEWIS Company: _____
Street Address: 106 EAST DOTY STREET City/State: MADISON Zip: 53703
Telephone: (608) 256-4200 Fax: () _____ Email: CMISCOTT@CHARTERINTERNET.NET

Project Contact Person: JOHN SUTTON Company: SUTTON ARCHITECTURE
Street Address: 104 KING ST. City/State: MADISON Zip: 53703
Telephone: (608) 255-1245 Fax: (608) 255-1764 Email: SUTTONARCH@SBCGLOBAL.NET

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: MIXED USE BUILDING TO INCLUDE 6,600 SF. OF COMMERCIAL/MERCANTILE SPACE WITH 39 APARTMENT UNITS

ADJACENT
Development Schedule: Commencement NOVEMBER 06 Completion JULY 07

CONTINUE → 4.

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 1/2 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: \$1200 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. 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 EAST RAIL CORRIDOR; BUILD II Plan, which recommends:

COMMERCIAL / RESIDENTIAL 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:

Judy Olson 5/06, Marquette Neighborhood Assoc Marsha Rummel 5/06

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 BILL ROBERTS Date 8-8-06 | Zoning Staff KATHY VOECK Date MAY-06

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

Printed Name Scott Lewis Date 8/23/06

Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 8/23/06

LETTER OF INTENT
August 23, 2006

PUD/SIP Submission - THE **Livingston Railroad Corridor**
Residential/Commercial Mixed-use

30 Livingston Street

Proposed by

Scott Lewis
106 East Doty Street
Madison, WI 53703

(608) 256-4200

Prepared by

Sutton Architecture
104 King Street
Madison, WI 53703

(608) 255-1245

KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53703

(608) 255 9202

STATEMENT OF RATIONALE (MARKET)

We are submitting for PUD zoning for this site to allow us to develop the kind of project we feel this location warrants. There is easy access to the Central Business District (CBD) and Williamson Street area from this location, and our marketing studies and all housing studies show the need for higher density in an area this close to the Capitol Square.

According to our data, obtained from the downtown development groups, all housing projects in this area have strong occupancy and 60% of the units are rented months in advance of completion. The downtown has fewer vacancies than outlying areas. Some development groups are receiving up to 30 calls a week, even without advertising. This is across the board—condos, market apartments, and student units. Apartment buildings on the west side of Madison have a vacancy rate of 11%, while the east side of Madison is 8½%.

There have only been 1,400 apartment units built in the downtown area in the last 10 years, as compared with 12,600 units around the city. This is due more to development capability, not demand. The CBD area is a more complex construction site than the outlying areas. Also, it is more difficult to get approval in this area.

This is still a good time to develop this site as the demand for market rate housing close to the CBD remains strong. There is no doubt that the market is there. All reports written in the last 10 years, along with all of the evidence in housing trends, bears this out. The number of apartment units is clearly less than the current demand. And that demand is stable.

FEASABILITY

We have recently surveyed the apartment market with respect to cost. We surveyed apartment projects with at least 20 units and have placed these into two categories. The first category is taller, higher density units. The second category includes the four story or less, lower density units. We priced studios through 3 bedroom apartments. We found that high density units are priced at \$1.10 - \$1.85 per square foot. Lower density wood frame construction was \$1.15 - \$1.80 per square foot. The target rents for our project fall in the lower to middle part of that range.

All apartment projects in the downtown area have been renting very well. Tenants have had the good fortune to see an interesting mix and type of projects being developed in recent years. Even the restoration of apartments has been doing quite well, showing a strong need.

The feasibility of our project is further enhanced by the size and location of the site. No housing stock is being taken down to make room for this new project

PROJECT DESCRIPTION

The proposed project occupies .6-acre (26,136 s.f.) on Livingston Street. The site has no structures on it and is relatively flat. The new building will have one level of parking with 35 inside stalls (plus 18 on the surface), 2 stories of commercial space off Livingston, and 3 stories of adjacent apartment. They will share parking, a main entry with elevator, and stairs. The commercial space will have 6,600 square feet, while the market rate apartments will have 26,600 square feet. There is an additional 13,000 square feet in the parking garage. The number of apartment units will be 39. The typical floor level will have 13 units. The units will vary from studio units to two-bedrooms. We will have 6 studio units (400 s.f.), 27 one-bedroom units (490-640 s.f.), and 6 two-bedroom units (860-960 s.f.). With 39 units and 45 bedrooms, we average 1.15 bedrooms per apartment.

There will be a laundry room on each floor. The commercial and residential will share a common entrance, two stairs, and the elevator. There will be secured separation between the two uses. This project will total 46,200 square feet with parking. After numerous discussions with planning staff, the alderperson, and neighborhood groups, and incorporating both the Build II Study and Railroad Corridor Study, we reworked the mix of units, massing, and number of structures. This resulted in combining some commercial space with the residential component while making this project viable.

POTENTIAL IMPACTS (AMENITIES)

With the scale of the project we are proposing, amenities are provided that we feel are needed. This includes a service bay, underground parking, bike storage, and a resident manager. We concluded that there were more than sufficient additional services within the area, as you can see below.

Within a 4-block area there are 21 restaurants, 3 coffee shops, 13 retail businesses, 15 services (e.g., dry cleaning, travel agencies, medical), 3 churches, 1 bank, and recreation areas that will serve these tenants. The King Street area is only 5 blocks away. This provides an additional 12 restaurants, 3 coffee shops, 3 retail stores, 14 services, 1 pharmacy, and 5 banks. We do not want to duplicate any of these amenities, but provide more housing as close to the downtown area as possible.

Our site is very near the city bus route for easy access to anywhere in the city. Also, we have a bike path that runs along our north property line. These are great transportation amenities.

We are also proposing terrace improvements on Livingston Street, which will allow for more street parking and minimize potential flooding on the site. This proposal is being pursued in a separate process with city planning and engineering

This development will also be an easy fit for all city services and utilities, not adding to the cost for the city. With a predominantly adult population, there will be no significant increase for local public schools. With new construction, there will be very little demand for city services.

NEIGHBORHOOD CONTEXT (DENSITY)

The proposed development takes into consideration the character of the neighborhood as well as the use. Architectural features draw from the neighborhood. The structure will be similar in height and proportions to the immediate buildings surrounding it along Williamson Street and along the Capitol Corridor

OPEN SPACE

The open space on the site will be predominantly along the south side and will be landscaped. The front will have bike parking for visitors. The street terrace will have trees that will be improved and maintained.

Overall, the proposed project provides approximately 2,400 square feet of open space. This is equal to 62 square feet of open, useable space per unit, 54 square feet per bedroom.

PARKING AND ACCESS

We are constructing as many underground parking spaces as this site will allow without adverse structural or maintenance problems due to high ground water. We feel the scale of this project will be better served in the long run with as many parking stalls as we can get in excess of 1 to 1. To achieve this, we will provide 18 surface parking spaces along with the 35 underground stalls. We will also benefit from the mixed use, where the commercial has more need in the daytime and the residential is in the evenings.

MANAGEMENT

This building will be owner-managed. There will be an on-site apartment manager and a management office open from 8:00 a.m. to 5:00 p.m in the downtown area. The parking and tenant entrances will have security locks.

BIKE PARKING

In addition, we are providing 48 bike stalls and moped stalls. With direct access to a major bike path and a mobile population, it can be assumed that most will have bikes, and we want to provide a reasonable location for their storage outside of the units themselves. An additional 5 stalls will be provided in the front.

CURRENT ZONING

The existing zoning is C-2. Below is the comparison of what is being provided, to what would be required under current zoning.

	provided	required/allowed
Lot Area:	26,126 s.f.	40,800 s.f.
Floor Area Ratio:	1.8	4.0
Yard Requirement:	5 front 5 min. & 45 combined 5 rear	20 front 8 min. & 20 combined 30 rear
Height	35 feet	40 feet
Useable Open Space:	2,400 s.f. 54 s.f. per bdrm	7,200 s.f. 160 s.f. per bdrm
Off Street Parking:	1.0 per unit 3 per 1,000 commercial 3 HDCP (1 underground)	1.0 per unit 3 per 1,000 commercial 1 HDCP
Bike stalls	48	48
Service Bay	1	1

We meet or exceed the intent of the Build II and Railroad Corridor Studies requirements.

GENERAL DESIGN STANDARDS

Architectural Design

The buildings will have elements and materials to blend with and relate to the scale of the neighborhood. The primary exterior material will be brick. Horizontal corrugated metal in a box profile will be the secondary material in keeping with the industrial nature of the site. Most living rooms will have larger glass areas.

We will use durable, quality products, which will add to the longevity of our structure.

The features within the building include higher ceilings in the living room, a central HVAC system, cable, Category 5 phone lines, higher level of finishes, ceramic tile for bath and kitchen, commercial grade hardware, and a laundry room on each floor.

Utilities

All utility service within the proposed development will be provided underground. Water, sanitary sewer, storm sewer, telephone, and cable currently run along Williamson Street. Gas and electric are on Livingston Street. See utility plan.

Storm Drainage

All storm water for the structures will drain with natural grades except the interior garage area and driveway. Only the south side will drain towards the alley that will have a catch basin and storm sewer running back to Livingston Street. We will have a trench drain at the entrance to the parking area, which will limit the amount of water entering the parking-garage.

Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

Site lighting will include soffit lighting at the parking entrance, canopy lighting at the main entrance, and wall mount lighting at the first floor deck/patio.

All fixtures will be positioned with care taken to direct light away from windows and street traffic.

Signs

The building will be identified with street numbers on the face of the structure, along with raised letters on the canopy for the building name. Mercantile spaces will have individual signs affixed to the building.

Informational signage will be located on the interior of the entrance to the building. Appropriate site signage will be used for vehicle access from Livingston Street, including stop sign and drive lanes.

Any signage will be as approved by the Urban Design Commission and/or Planning Staff.

Service Area

Trash collection will utilize interior garage space adjacent to the alley.

We will have a service bay for deliveries and move-ins along the rear entrance using the alley off Livingston Street.

Landscaping

Open space areas will be planted with groundcover, shrubs, and trees to complement the site design, architectural character, and neighborhood.

The landscape for this project will incorporate a variety of types and sizes of plant material, providing seasonal interest. Annual floral displays will be used in pedestrian areas and building entrances, including planters at the main entry.

Walkways

All walkways will be constructed of concrete to match existing sidewalks. The existing front sidewalk will be replaced.

Decks will be constructed with wood and metal railings.

Parking Areas

There are 35 underground parking stalls that include 1 HDCP stall. There will be 18 surface stalls. The typical stall will be "one size fits all," 8'-9" x 17'-0" with a 23'-0" drive aisle. Additional stalls will be provided for mopeds and motorcycles.

ZONING TEXT PUD(GDP-SIP)

The Livingston Railroad Corridor – Residential/Commercial

300 Livingston Street

Madison, WI 53703

Legal Description: The lands subject to this Planned Unit Development shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose: This zoning district is established for the construction of 39 apartments with 45 total bedrooms.

B. Permitted Uses:

1. Those that are stated as permitted uses in the R-6 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot Area: As stated on Exhibit A, attached hereto.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 3.0.
2. Maximum building height shall be three (3) stories or as shown on approved plans.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: The landscaping will be provided as shown on approved plans.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, or signage will be provided as approved on the recorded plans.

J. Family Definition: The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.

K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept by the city Plan Commission.

PROJECT (PUD- GDP/ SIP)

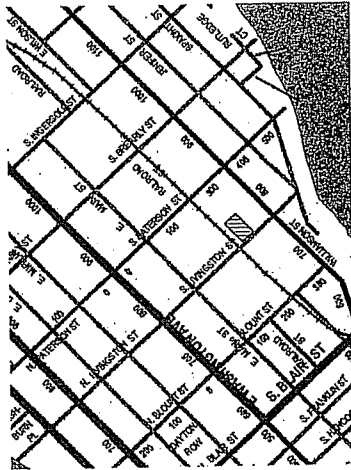
Livingston Railroad Corridor

Residential/Commercial Mixed-use

300 Livingston Street

Madison, Wisconsin 53703

LOCATION MAP



OWNER

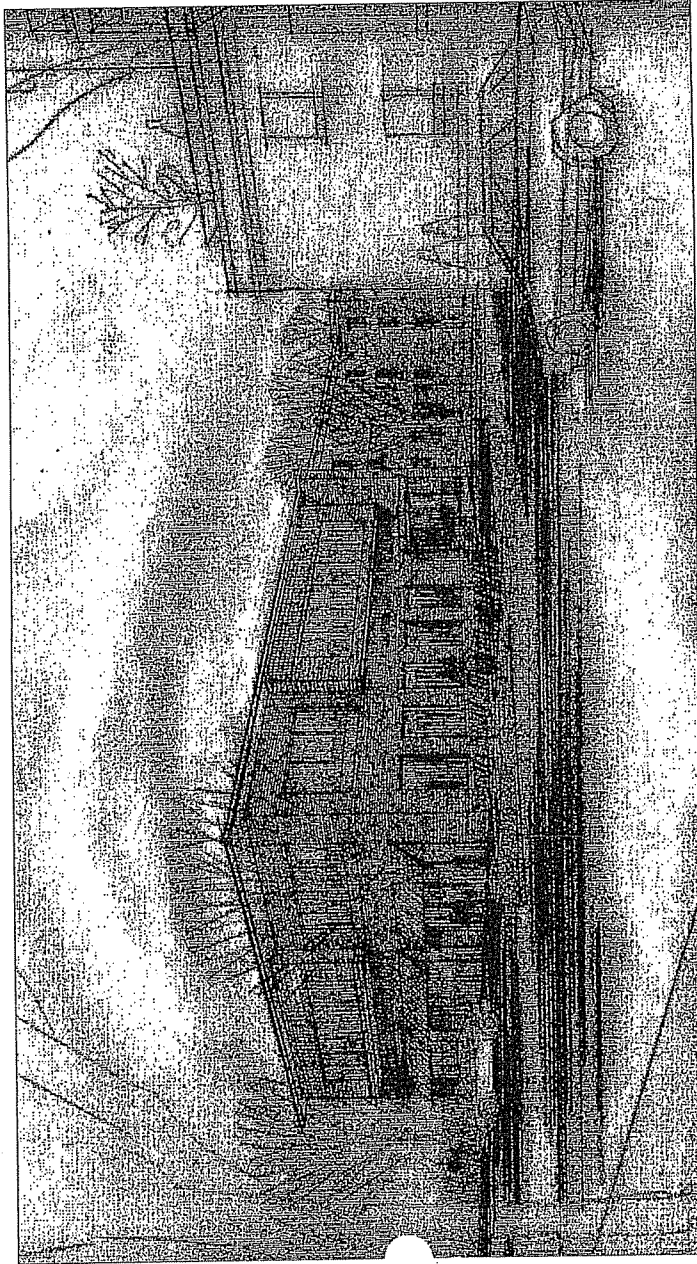
Scott Lewis
108 East Dohy Street
Madison, Wisconsin 53703
(608) 258-4200

INDEX

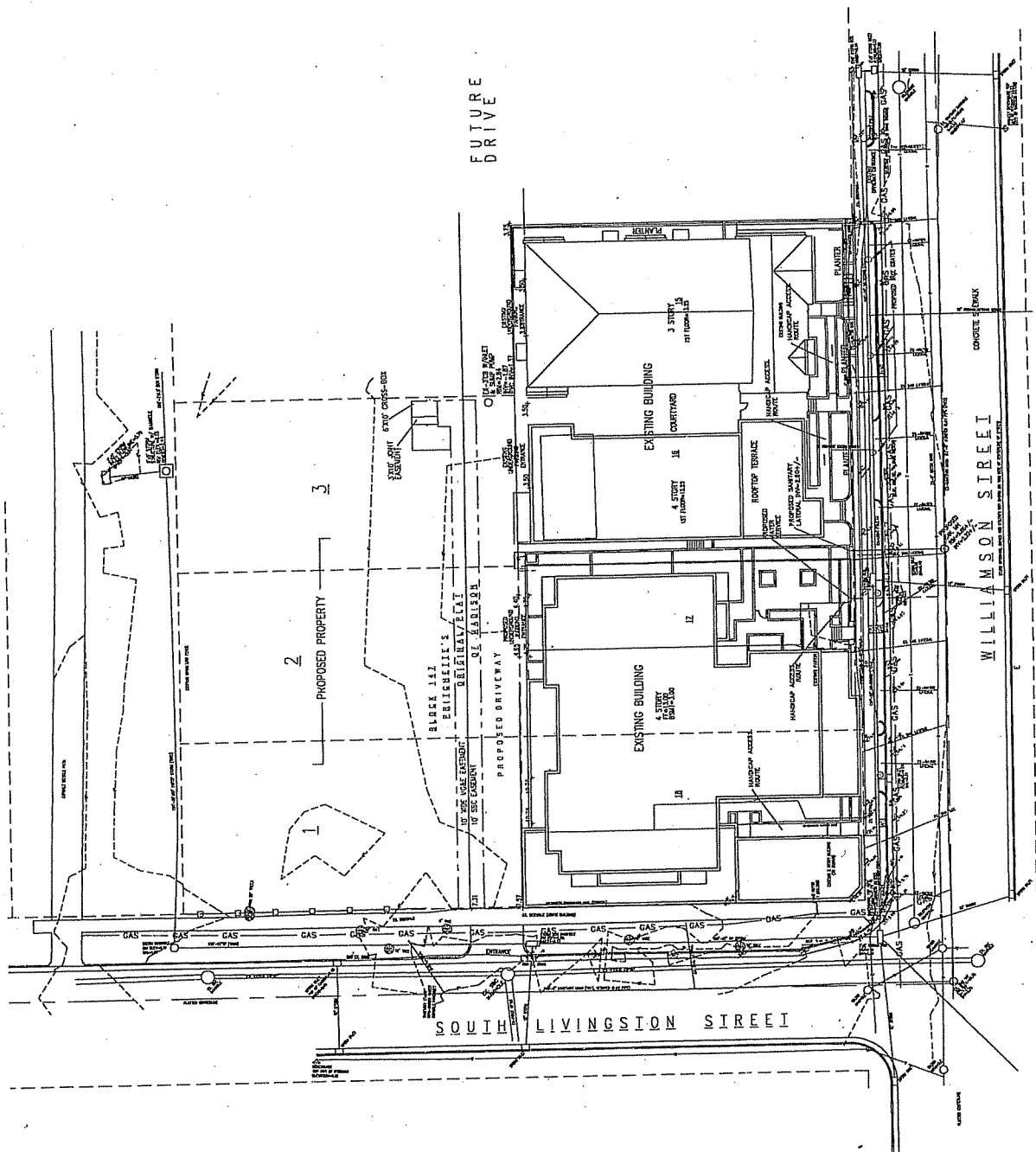
- T1 TITLE SHEET
- C1 EXISTING SURVEY
- C2 SITE/GRADING
- C3 UTILITY PLAN
- C4 LANDSCAPING PLAN
- A1 PARKING PLANS
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 THIRD FLOOR PLAN
- A5 ELEVATIONS

SITE DATA

LOT SIZE	26,125 SQUARE FEET
BUILDING FOOTPRINT	19,000 SQUARE FEET
COMMERCIAL (2 FLOORS)	6,594 SQUARE FEET
APARTMENTS (3 FLOORS)	26,641 SQUARE FEET
STUDIO UNITS	6
ONE BDRM UNITS	21
TWO BDRM	6
TOTAL UNITS	34
TOTAL BDRMS	45
USABLE OPEN SPACE DECKS	1,175 SQUARE FEET
	660 SQUARE FEET



PROJECT	Livingston Railroad Corridor
	Residential / Commercial
	300 Livingston Street
	Madison, Wisconsin
DRAWING	
TITLE PAGE	
DATA	
Project	04.13.08
Date	
Drawn by	Jm
	T1



1 SURVEY
2 SCALE 1" = 20'-0"

SITE INFORMATION:

SITE AREA	26,129 S.F.
TOTAL BLD GROSS SQFT	41,971 S.F.
COMMERCIAL	6,589 S.F.
RESIDENTIAL	35,382 S.F.
PARKING	2,000 S.F.
FLOOR AREA RATIO	1.6
TOTAL RESIDENTIAL UNITS	24
PARKING SPACES	16
HANDICAPPED SPACES	1
HANDICAPPED UNITS BLD	24
HANDICAPPED UNITS BLD (SEE SCHEDULE)	1
TOTAL	25 SPACES

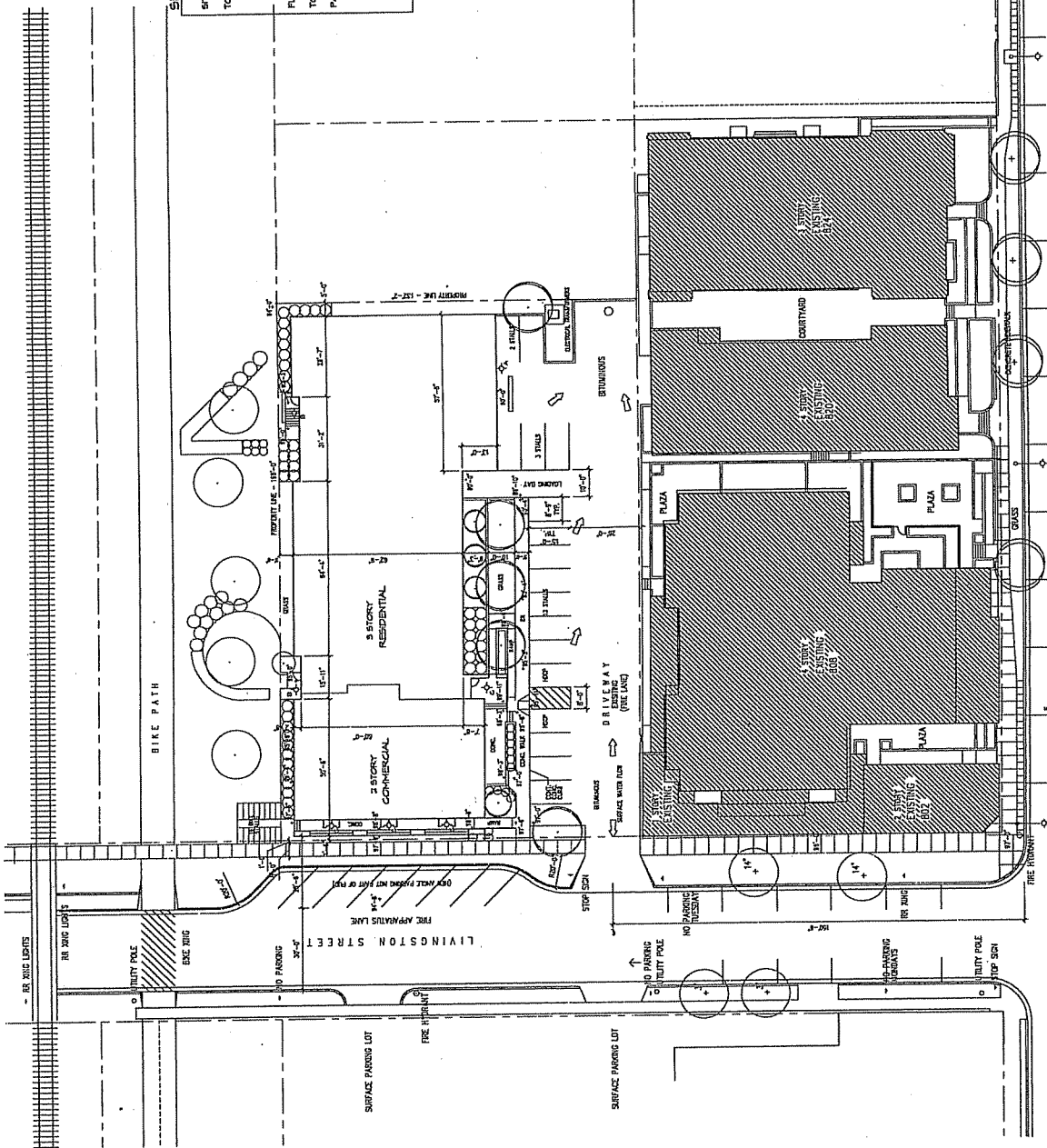
ELEVATION 100'-0" = 12'-6" ON CITY DATA

EROSION CONTROL NOTES:

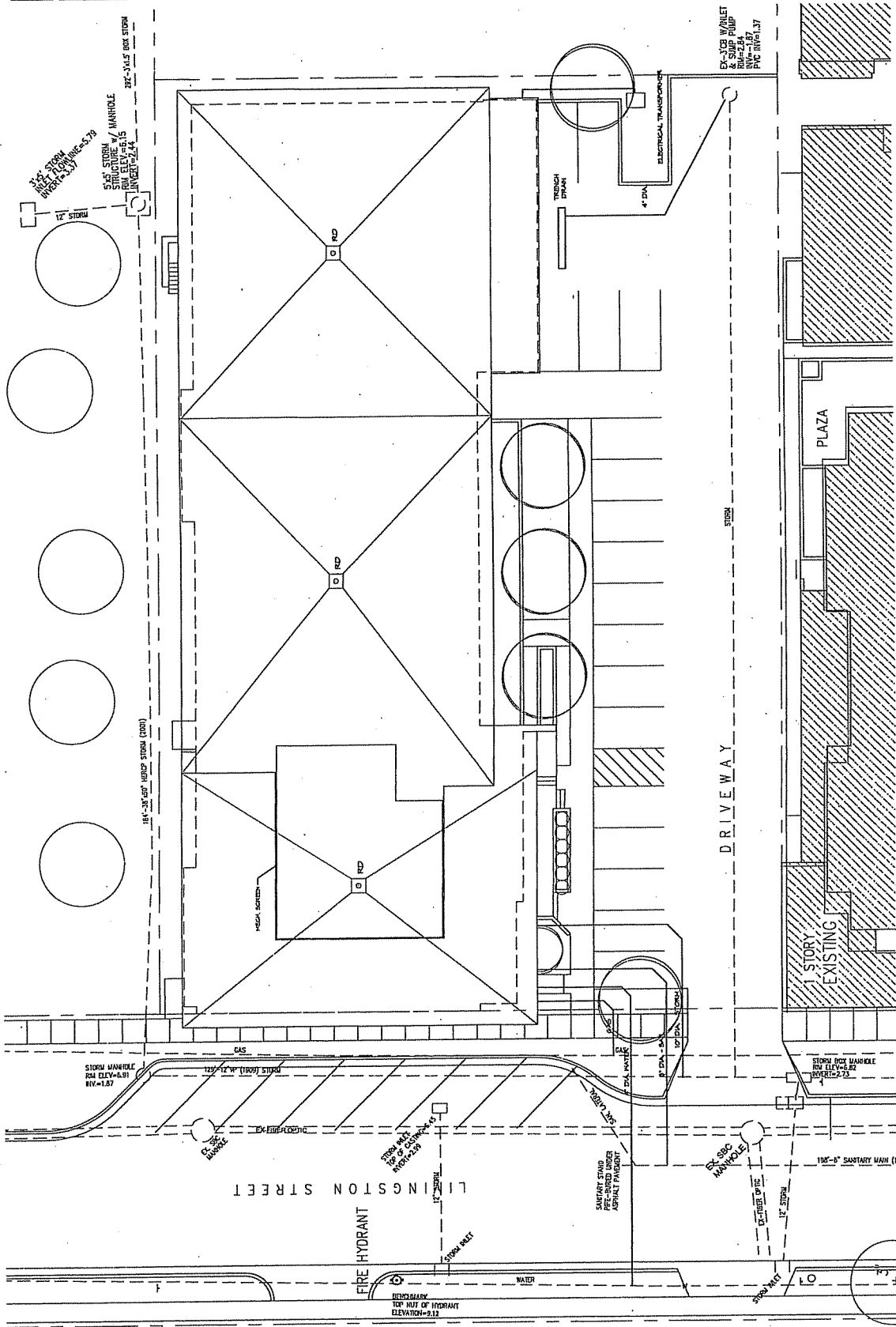
1. PERFORM EROSION CONTROL MEASURES ALONG PERMITS NORTH EDGE OF PROPERTY
2. INSTALL FILTERS AT ALL STORM INLETS
3. PROVIDE GRADE TRAPPING MAT AT PERIMTRY
4. MAINTAIN SCHEDULED FOR DURATION OF CONSTRUCTION

LIGHTING SCHEDULE:

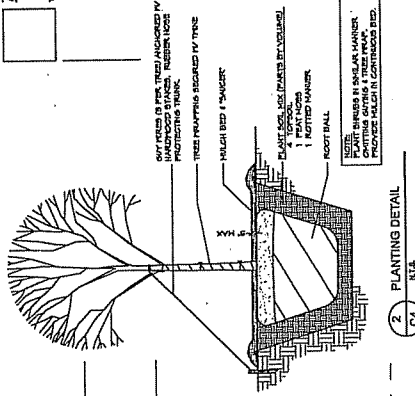
KEY	TYPE	SIZE
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B	POLL	35
C	CEILING	35



1 SITE/GRADING PLAN
2 SCALE: 1" = 20'-0"



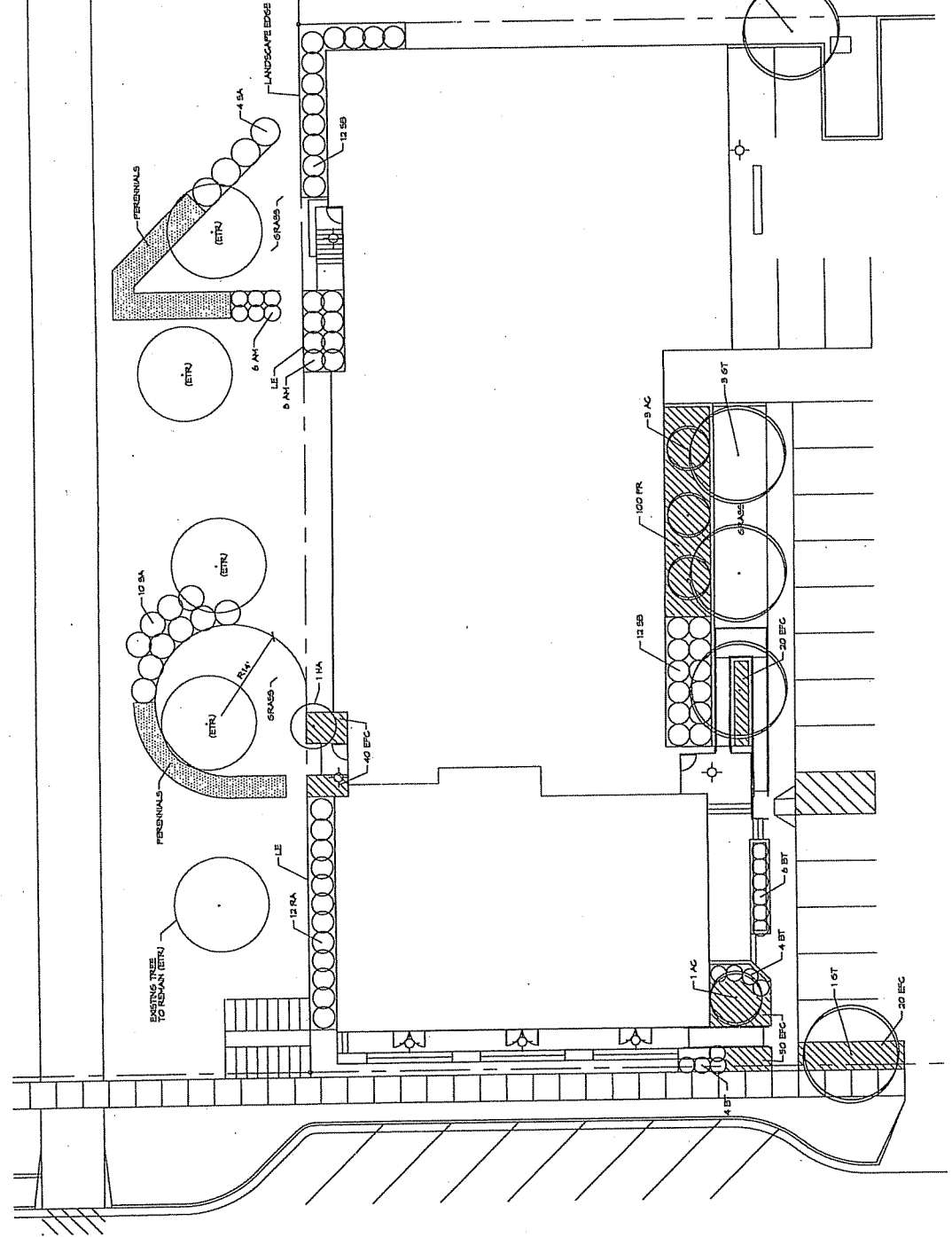
1. UTILITY PLAN
SCALE: 1/8" = 1'-0"



Plant List

Symbol	Quant.	Botanical Name	Common Name	Size	Remarks
AC	4	Amelanchier canadensis	10'-0" Red-Jobel		
AM	14	Aronia melanocarpa	Banberry	6-8'	
BT	14	Berberis thunbergii	"Aucubusure Nana"	6-10"	Red-Jobel
EFC	130	Euphyasia fortunei	"Lobelia"	4" PDB	
GT	8	Quercus prinus	"Bur Oak"	2 1/2" cal	
HA	1	Hemerocallis fulva	Common Daylily	4'-0"	
PR	100	Polypodium virginicum	Common Polypody	6-8"	
RA	12	Rhus typhina	Coccoloba	6-8"	
SA	14	Saxifraga oppositifolia	"Saxifrage"	3-4"	
SB	24	Sedum spectabile	"Autumn Joy"	3-4"	
		Gordonia spines		3-4"	

- NOTES:**
1. SETP ALL FINISHED GRADES & DRAINAGE AREAS WITH 1" SAND. FERRY SETS PERITE.
 2. PROTECT EXISTING TREES TO REMAIN AND DURING CONSTRUCTION.



North

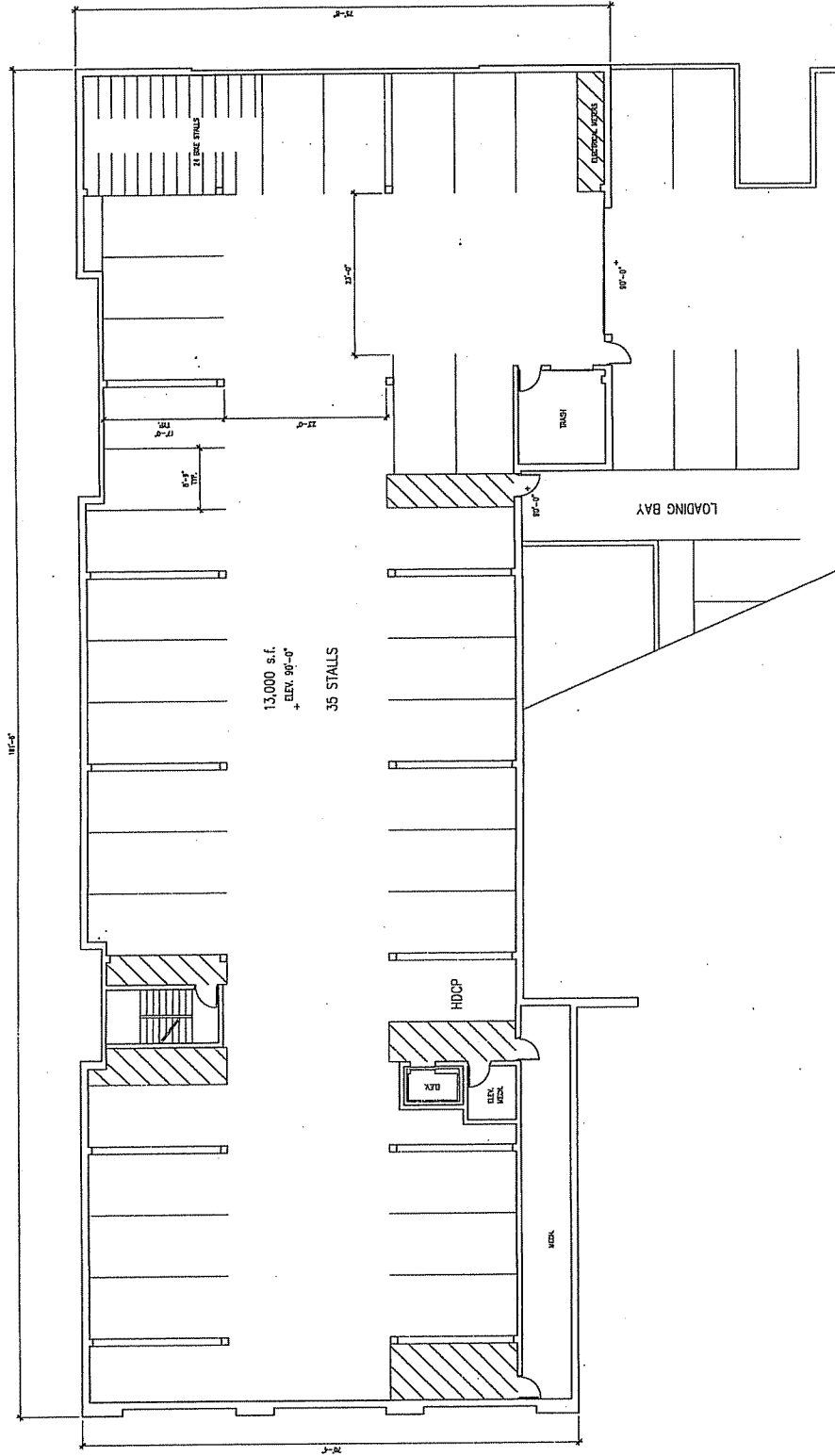
1. LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

PROJECT
Livingston Railroad Corridor
Residential / Commercial
300 Livingston Street
Madison, Wisconsin

DRAWING
PARKING PLAN

DATA
Project# 080220
Drawn by JMK

A1



1" = 8'-0"
SCALE
PARKING PLAN

PROJECT

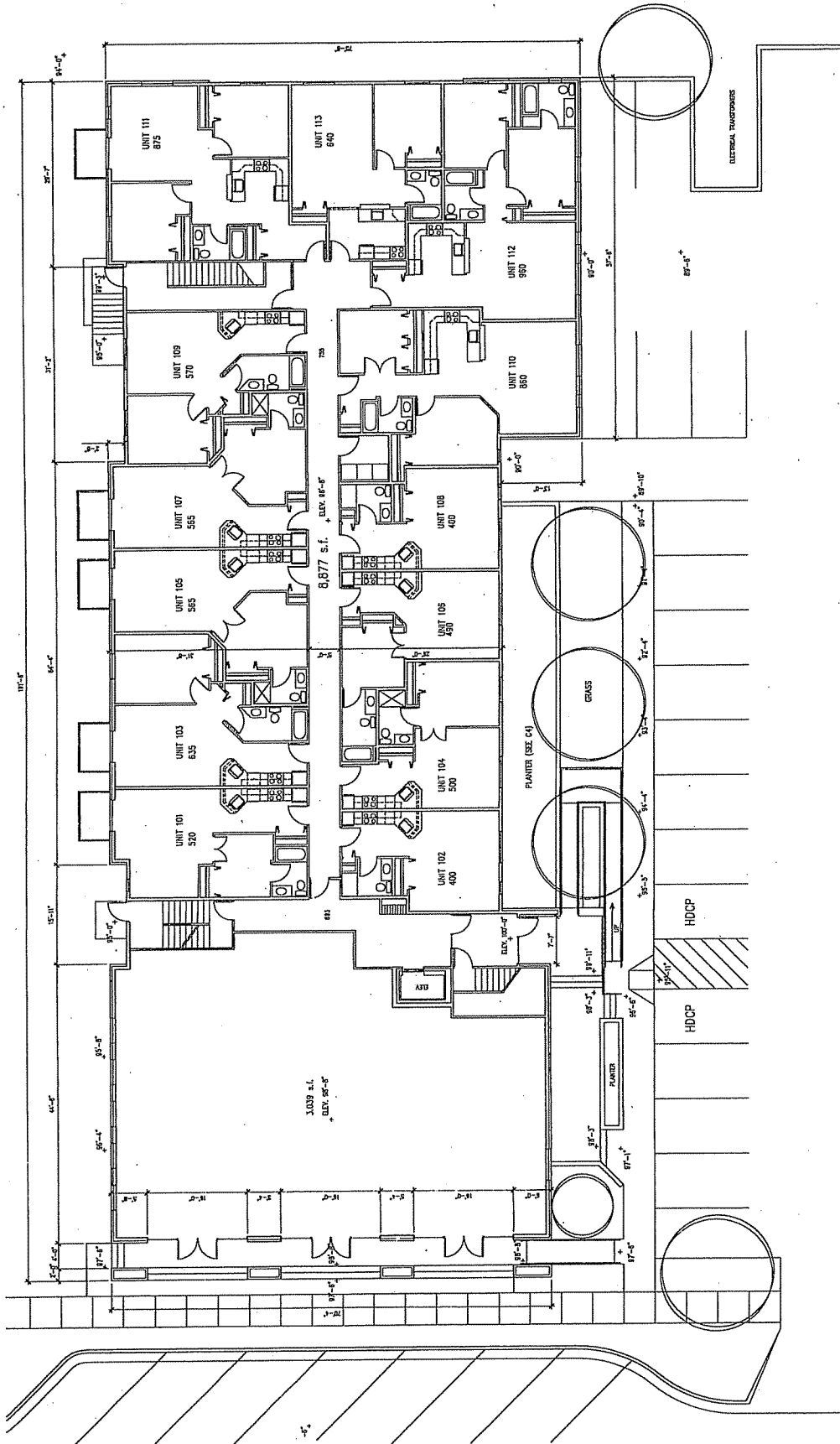
Livingston Railroad Corridor
Residential / Commercial
300 Livingston Street
Madison, Wisconsin

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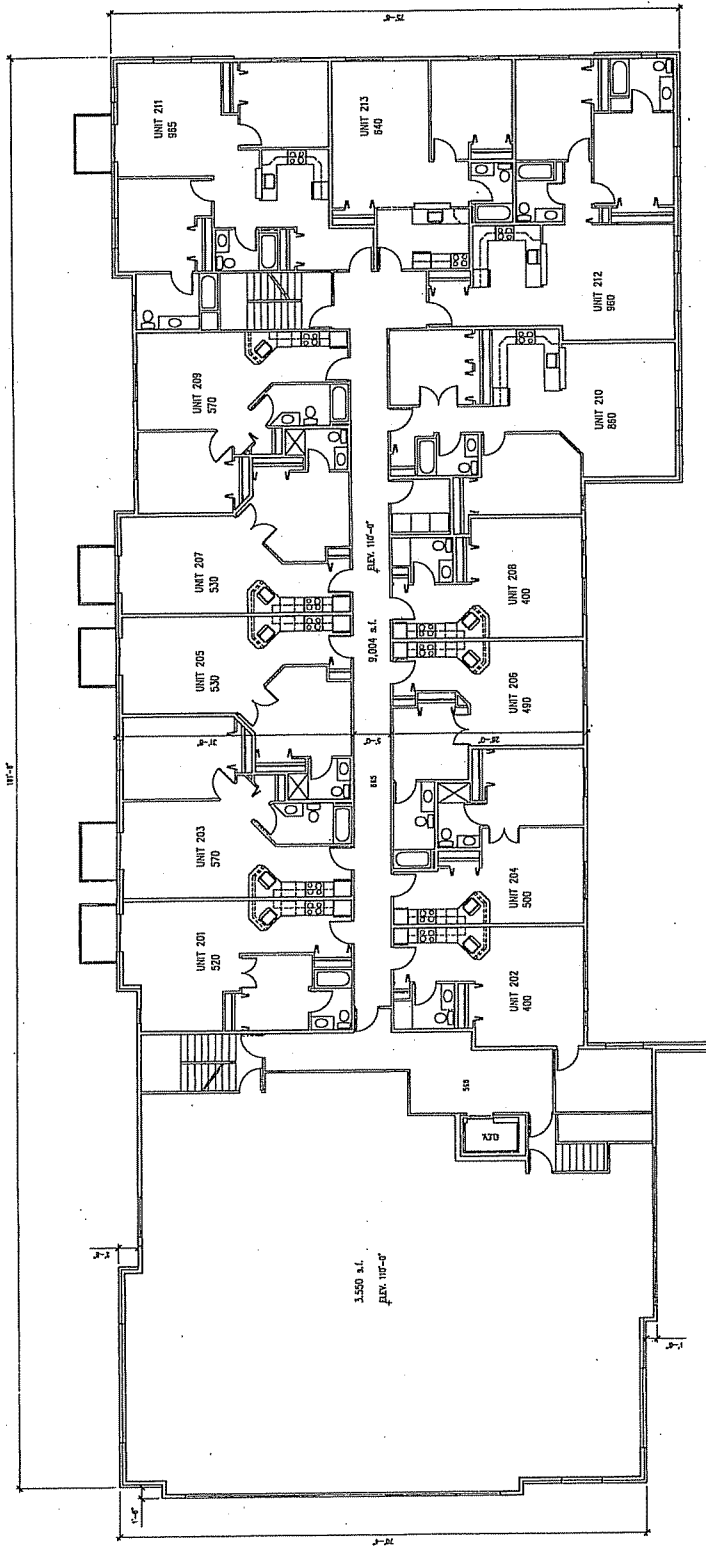
FIRST FLOOR PLAN

DATA	
Sheet #	05.21.09
Drawn by:	JM

A2



⊗ NORTH
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



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

SUTTON
ARCHITECTURE

148 Pine Street
Madison, WI 53703
Tel: 608.255.1100 Fax: 608.255.1104

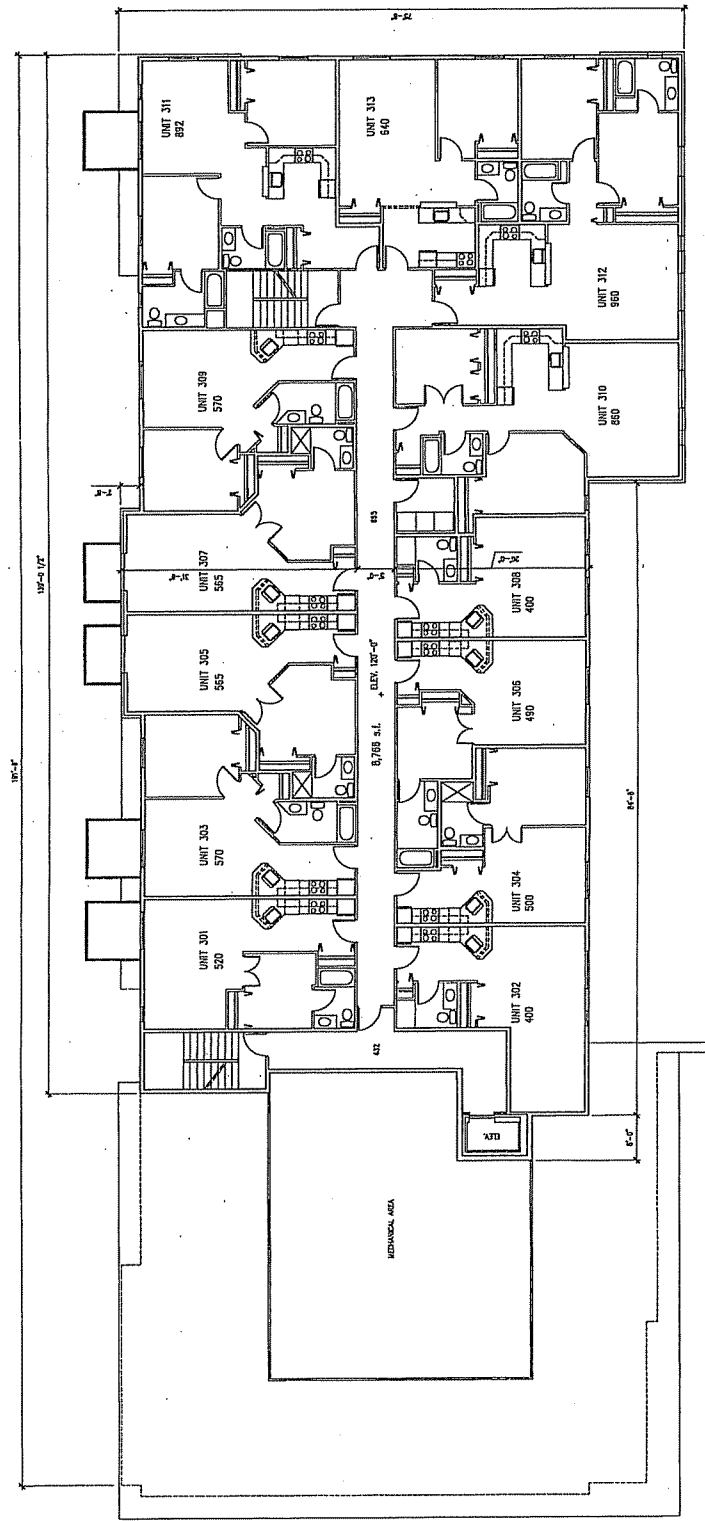


PROJECT
Livingston Railroad Corridor
Residential / Commercial
300 Livingston Street
Madison, Wisconsin

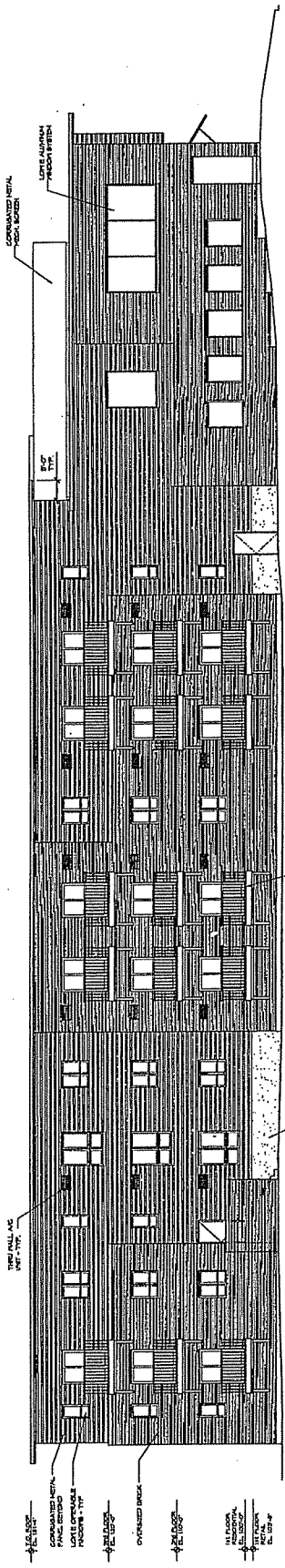
DRAWING
THIRD FLOOR PLAN

DATA
Project: 042106
Date: 04/21/06
Drawn by: jw

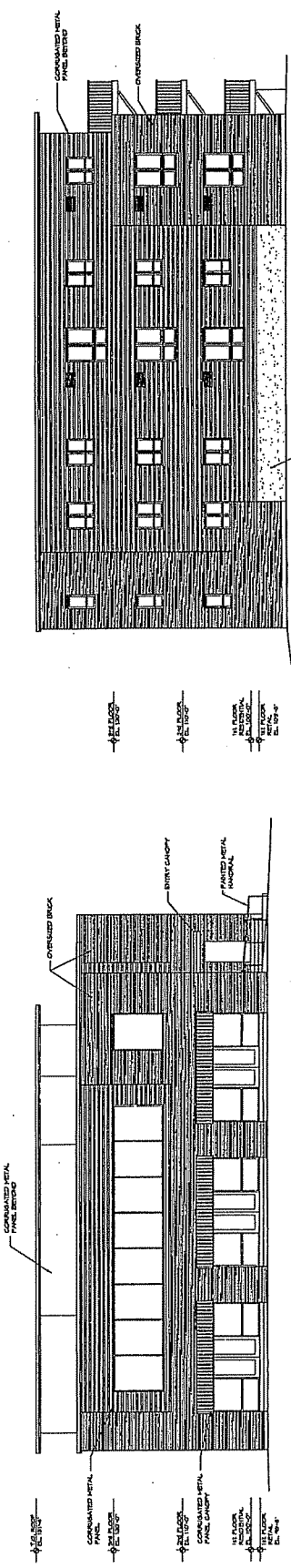
A4



THIRD FLOOR PLAN

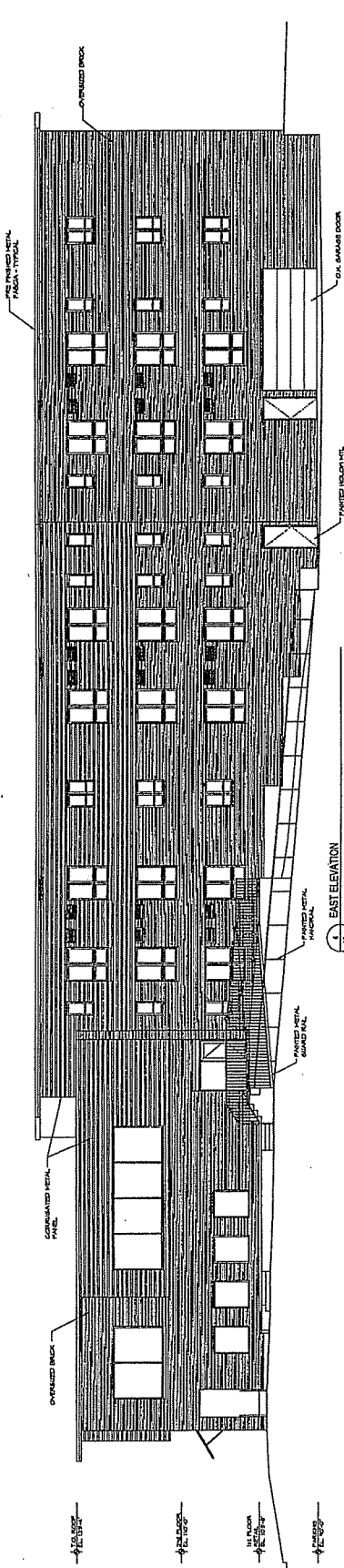


WEST ELEVATION
SCALE 1/8"



SOUTH ELEVATION
SCALE 1/8"

NORTH ELEVATION
SCALE 1/8"



EAST ELEVATION
SCALE 1/8"



106 E. Doty St, Ste 310
Madison, WI 53703
Phone (608) 256-4200
Fax (608) 256-4210
www.cmimanagement.net

August 29, 2006

Mr. Bill Roberts
City of Madison Planning Department
215 Martin Luther King Jr., Blvd
Madison WI 53703

Dear Mr. Roberts,

I am writing in order to express our views as to why the 301 Livingston mixed-use project is the most appropriate land use for this site. The project includes approximately 6,600 square feet of commercial space and 39 apartment units, provides underground parking, and integrates perfectly with two earlier phases of development on this 800 block of Williamson St to form a very cohesive mixed use development.

Recently, there have been two different land use studies, which overlap this site. The Build II design study that dealt specifically with the 600-1100 blocks of Williamson St recommends that the 800 block be developed primarily for housing. The East Rail Corridor plan recommends employment center use on this portion of the 800 block. The ERCP does recommend housing on the 900 block. We believe that the ERCP plan recommendations are very good with the exception of this half block.

We believe that it is important that this site is developed as an integrated mixed-use development that extends through the block to Williamson St. East Wilson Street is closed (It is a 66' bike path corridor) throughout the 800 block; therefore, creating a parcel that is 80% landlocked. This along with the absence of any public parking facilities in this area creates a parcel with a complete lack of access to parking unless it is provided on site.

These projects must mesh together because of the lack of street frontage and access to the site. The mixed-use plan is the most effective way to deal with parking and traffic circulation requirements. Commercial use and housing each have parking needs, which are more prevalent at different times of the day and therefore when blended together can offer an efficiency that cannot be achieved without this concept. In addition, the North side of the existing apartment buildings, which face the E. Wilson St bike path is commonly referred to as the quiet side of our project by existing tenants. Of course the Williamson St side with its traffic and activities can be somewhat noisy as is expected in an urban setting, such as this.

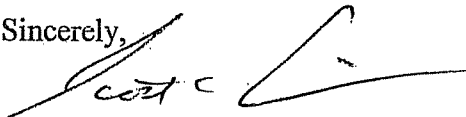
We believe that the primary reason that housing was not recommended for this particular site was because of the concerns that MG&E had with the project's proximity to their power generation plant. We have worked diligently along with MG&E to develop a plan that is appropriate for this site. We sincerely appreciate MG&E's commitment to this neighborhood and their participation and support in neighborhood projects. Our final plan is one which all parties are comfortable with. Providing several commercial business opportunities as well as increasing residential density on vacant property with easy access to the East Wilson St bike path is an ideal land use. It is far superior to designating a small isolated parcel with poor access for solely commercial uses that cannot make economic or logistical sense.

We worked on several concept plans that included only commercial, but because of the need to create all of the parking on site we could not get any one of them to work economically. A one story-parking garage would only support one level of office space. This is not economically feasible. A design that entailed a small 7,900 square foot commercial center with surface parking could have worked with a subsidy of several hundred thousand dollars. City economic development staff felt the project was too small to warrant TIF consideration. Now our current plan includes nearly as much commercial space along with an excellent housing opportunity and requires no economic subsidy.

The ERC plan states the strong need to incorporate housing affordability. This project will offer rental affordability that far exceeds the standards that were set with inclusionary zoning. We expect that over 70% of the units will be affordable to tenants earning 60% or less of the county median income.

I ask that you give this project a favorable recommendation, as it seems to match very well with the current objectives for growth downtown as well as in the Marquette neighborhood. Thank you for your consideration.

Sincerely,



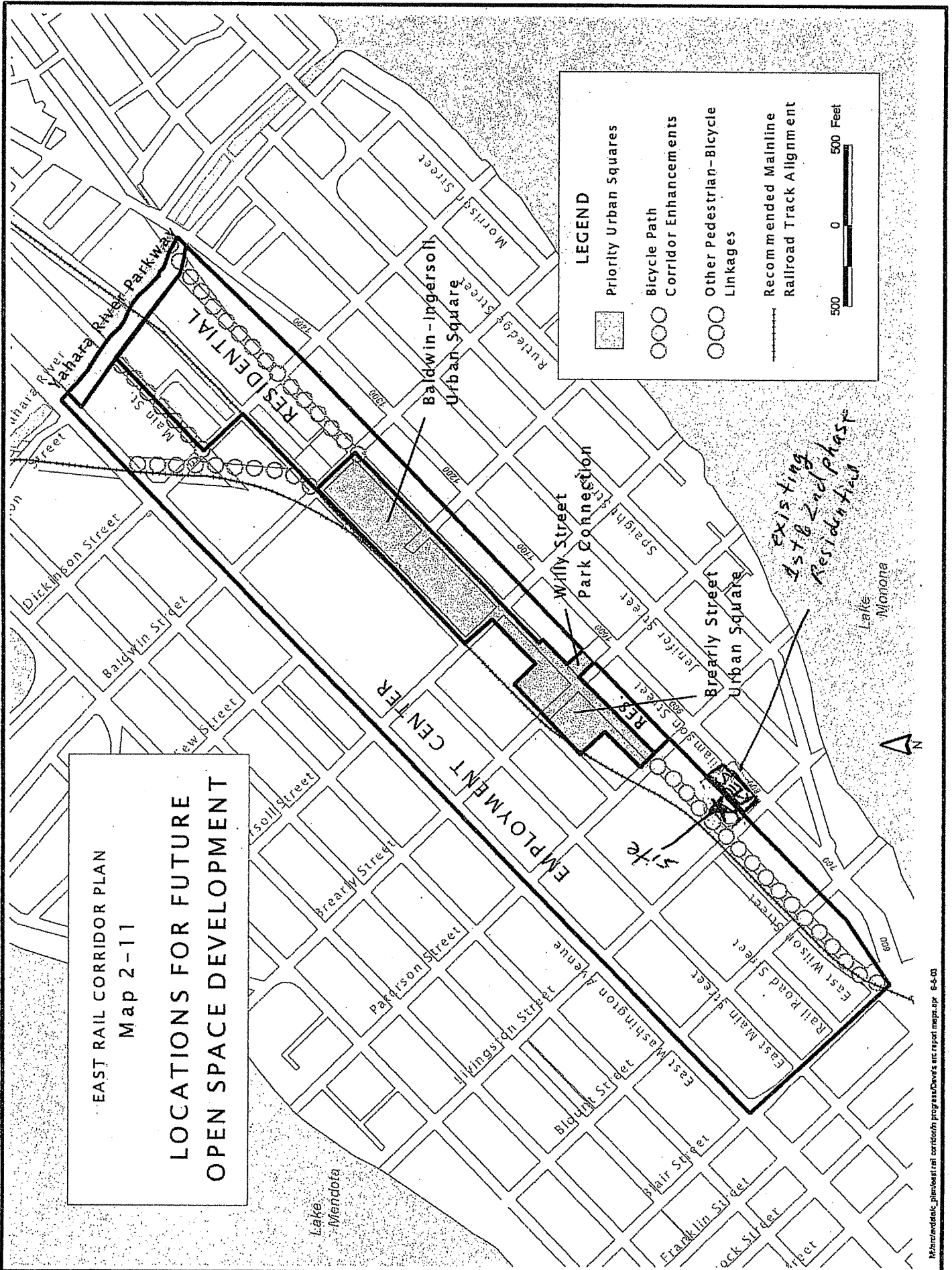
Scott Lewis

CC: Michael Waidelich
Brad Murphy
Lynn Hobbie, MGE
Alder Judy Olson
Mayor Dave Cieslewicz
Marsha Rummel, MNA President

EAST RAIL CORRIDOR PLAN

Map 2-11

LOCATIONS FOR FUTURE
OPEN SPACE DEVELOPMENT



LEGEND

- Priority Urban Squares
- Bicycle Path Corridor Enhancements
- Other Pedestrian-Bicycle Linkages
- Recommended Mainline Railroad Track Alignment





Madison Gas and Electric Company
P.O. Box 1231
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608-252-7000

Lynn K. Hobbie
Senior Vice President
608-252-4760

your community energy company

COPY

September 22, 2006

William Roberts, Planner
City of Madison, Dept. of
Planning and Development
215 Martin Luther King, Jr. Blvd., Rm. G-100
Madison, WI 53703

Dear Mr. Roberts:

Please accept this letter in support of the mixed-use development for 301 South Livingston Street which is proposed by Renaissance Properties, LLC. Renaissance Properties and Madison Gas & Electric have worked very diligently together for over a year to create an appropriate development concept for this property.

Our objectives were to find a project that would:

1. Be cost-effective for this site;
2. Provide a mixed-use project which would be more compatible with MGE's nearby power plant generation and industrial uses than the initial proposal of exclusively residential development; and
3. Support mixed-use, higher-density, urban redevelopment in the East Isthmus.

We believe that the new Renaissance Properties' proposal achieves these results. We urge your support for the project and thank you for your consideration.

Sincerely,

Senior Vice President

LKH/kjl

- cc: Alder Judy Olson
 Mayor Dave Cieslewicz
 Michael Waidelich, City of Madison ✓
 Brad Murphy, City of Madison
 Scott Lewis, Renaissance Properties, LLC
 Marsha Rummel, Marquette Neighborhood Association
 Phyllis Wilhelm, Madison Gas & Electric Company
 William F. White, Esq.

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