



0710-072-2832-5
0710-072-2831-7

0710-072-2829-2



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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

308 S BALDWIN
310 S BALDWIN
1246 Williamson Street

1. **Project Address:** 1252 Williamson Street

Project Area in Acres: .55

Project Title (if any): _____

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>C2 & R5 R4</u> to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: <u>C2 & R5 R4</u> to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>C2 & R5 R4</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Scot Lewis Company: CMI Management, Inc.
 Street Address: 106 E. Doty Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 256-4200 Fax: (608) 256-4210 Email: scott@cmimanagement.net

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 Ujiversity Ave., Suite 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Yellow Dog, LLC
 Street Address: 1014 Williamson Street City/State: Madison, WI Zip: 53703

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
A mixed-use development with commercial space, apartments and underground parking

Development Schedule: Commencement Winter 2009-2010 Completion August 2010

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received 9/2/09

Received By _____

Parcel No. 0710-072-2830-9

Aldermanic District 6 - Rummel

GQ HIS-TL; Above NEAR ABOVE GROUND

Zoning District C2 & R4 FUEL STORAGE

For Complete Submittal

Application	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	Zoning Text	<input checked="" type="checkbox"/>
Alder Notification	Waiver	<input checked="" type="checkbox"/>
Nbrhd. Assn Not.	Waiver	<input checked="" type="checkbox"/>
Date Sign Issued	<u>09/02/09</u>	

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1250. See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

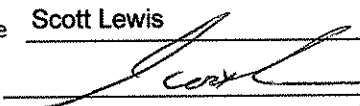
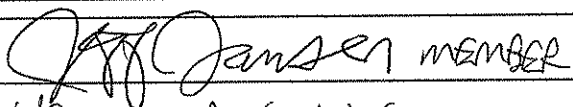
In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Marquette-Schenk-Atwood Neighborhood Plan, which recommends: (CM-X) Neighborhood Commercial & (RM-X) Med-High Density Residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
Alder: Marsha Rummel-District #6, 7-23-09 / Marquette Neighborhood Assoc.: Scott Thornton, 7-23-09
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: Tim Parks Date: 8-10-09 Zoning Staff: DAT MEeting Date: 8-10-09
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Scott Lewis Date 9-2-09
 Signature  Relation to Property Owner _____
 Authorizing Signature of Property Owner  member Date 9/1/09
YELLOW DOG, LLC 11

October 27, 2009

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Rezoning from C-2 & R5 to PUD-GDP-SIP
1252 Williamson Street
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: CMI Management, Inc.
106 E. Doty, Suite 310
Madison, WI 53703
(608) 256-4200
Contact: Scott Lewis
scott@cmimanagement.net

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: J. Randy Bruce
rbruce@knothebruce.com

Engineer: I & S Group, Inc.
2690 Research Park Dr., Suite H
Madison, WI 53711
608-442-9500
608-442-9501 fax
Contact: Dave Glusick
dave.glusick@is-grp.com

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Abbie Moilien
amoilien@ksd-la.com

Introduction:

The proposed site is located on the west corner of Williamson Street and Baldwin Street. It is currently occupied by a non-operating gas station. The properties located at the opposite corners are a Crystal Corner Bar to the north, a St. Vincent De Paul Store to the east and a Schafer Pharmacy and Red Sage Health to the south. Residential uses occupy the sites southwest and northwest of the site.

This project proposes the redevelopment of this underutilized site for a mixed-use development that includes approximately 2,572 square feet of first floor commercial space and 31 apartments with under-building parking. The proposed development is consistent with the Williamson Street Build Plan. The developers have been working with the alderperson and the neighborhood group to realize the suggestions in these plan documents and to create a redevelopment with an active streetscape that respects the neighborhood context.

Williamson Street Build Plan:

The Williamson Street Build Plan outlines the design guidelines for new construction within the plan limits. The site is located within Zone II of the plan which recommends residential use with a maximum three story height and a 1 story bonus for the inclusion of affordable housing. It also identifies several specific design principles and criteria including:

- Define the street edges
- Mend the gaps in the neighborhood fabric
- Integrate, connect and enclose public spaces
- Support a pedestrian / bike-friendly environment
- Open space should be visually connected to the rear yards
- A 16 foot rear yard setback with structured parking
- 70 square feet of open space per bedroom
- Off-street parking for a minimum of .75 stalls/dwelling unit

This redevelopment proposal meets the design standards set out in the Williamson Street Build Plans. Several meetings with neighborhood representatives have been held as well as a larger neighborhood area meeting and general support has been given to the project by the neighborhood steering committee.

Project Description:

The site plan was designed to create an urban, pedestrian-oriented streetscape. The building in the development forms both a street edge and a rear courtyard. The courtyard has both hardscape areas for intensive use and landscaped green space for recreation, plantings and storm water management. The first floor along Williamson Street is for flexible commercial use and continues around the Baldwin Street corner before it transitions into apartments.

The building is well articulated to maintain an appropriate scale and rhythm. The exterior materials are masonry in combination with composite panels and metal panels. The exterior materials will have varied colors for a striking façade and the masonry detailing will add to the substantial appearance.

Vehicular access to the underground parking garage is accommodated on the northwest end of the site. The surface parking area will provide parking for the commercial users during business

hours and allow for residential visitor parking when the commercial parking needs subside. The residential parking will be primarily accommodated at the basement level. Adequate bicycle parking is provided in the parking garage, the courtyard area and along Baldwin Street to accommodate the needs of the public and residents.

Deconstruction:

This proposed development will require the deconstruction of the existing gas station, storage building and the house at 310 Baldwin Street. The developer will provide a Recycling and Re-Use plan for the building materials prior to obtaining a demolition permit.

The neighborhood has targeted this site for redevelopment for many years. This proposal will provide significant reinvestment in the area and implement many of the goals of the Neighborhood Master Plan and proposed Downtown Plan. We believe that when the benefits of this project are considered that the Plan Commission can determine that the demolition standards are met.

Site Development Data:

Densities:

Lot Area	23,972 S.F.
Acres	.55 AC
Commercial Area	2,572 S.F.
Total Dwelling Units	34 units (31 proposed & 3 existing)
Lot Area/D.U.	705.0 S.F./unit
Density	61.8 units/acre

<u>Dwelling Unit Mix:</u>	<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Total</u>
Studio Apartments	0	4	0	4
One-Bedroom	0	22	0	22
Two-Bedroom	0	5	2	7
Three Bedroom	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total dwelling Units	1	31	2	34

Building Heights (Lot 2): 3 Stories (39'-43')

Floor Area (Lot 2):

New Residential	25,633 S.F.
<u>Commercial</u>	<u>2,572 S.F.</u>
Gross Floor Area	28,205 S.F.
(Excludes Underground parking)	

Floor Area Ratio(Lot 2): 1.5

Vehicle Parking Stalls (Lot 2)

Surface	8
<u>Underground</u>	<u>24</u>
Total	32

Bicycle Parking Stalls(Lot 2)

Surface	10
<u>Underground</u>	<u>25</u>
Total	35

Loading:

One off-street loading zone will be provided for this project located in the drive aisle.

Project Schedule:

It is currently anticipated that construction will begin in Winter of 2009-2010 with construction for the entire project completed by August, 2010.

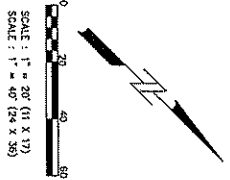
Social & Economic Impacts:

This development will have a positive social and economic impact. It meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The mixed-use redevelopment achieves the goals of the Williamson Street Plan and provides new commercial space for the neighborhood. The proposed development will also provide high-quality rental housing for longer-term residents in a location that will minimize automobile traffic.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA
Managing Member



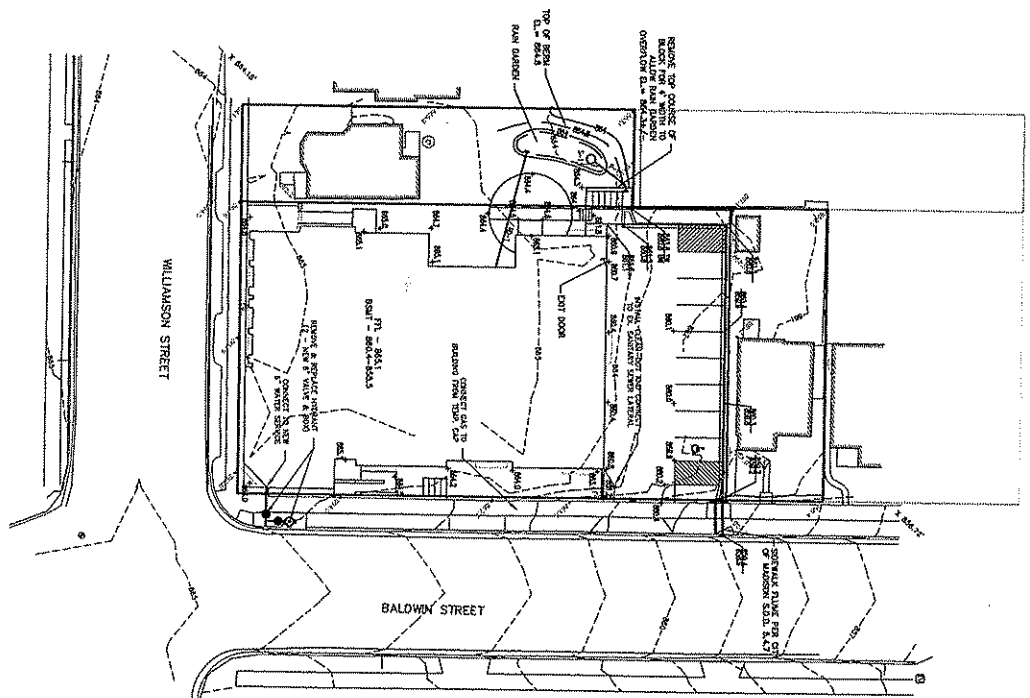
- GENERAL NOTES:**
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
 2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.
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 20. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.

EROSION CONTROL SCHEDULE:

ALL EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT POLLUTION OF ADJACENT WATERSHEDS.

LEGEND:

9000.00 = TOP OF SUBGRADE ELEVATION
 9000.00 = FINISHED ELEVATION
 X 9000.00 = PROPOSED SPOT ELEVATION
 X 9000.00 = EXISTING SPOT ELEVATION



SHEET
C-211



Madison Office
 2650 Riverside Park Drive, Suite H
 Madison, WI 53711
 Tel: 608-442-8500
 Fax: 608-442-6501

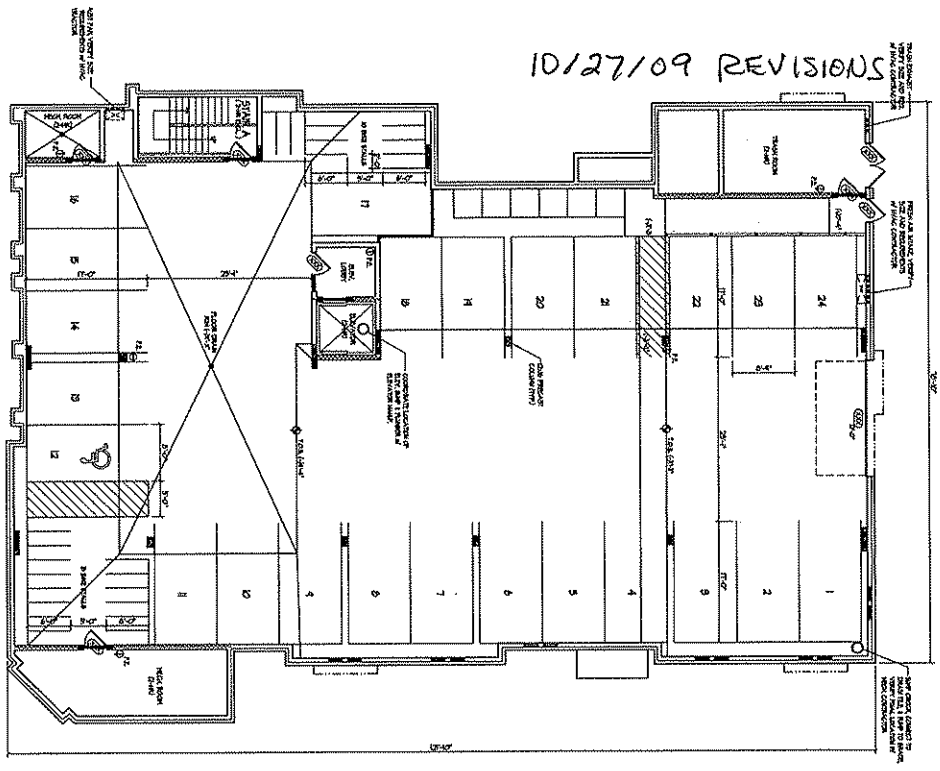
Portland, Minnesota: 507-331-1500
 Honolulu, Minnesota: 507-387-1651
 Web: www.tis-gp.com

1252 WILLIAMSON STREET
 GRADING & EROSION CONTROL PLAN

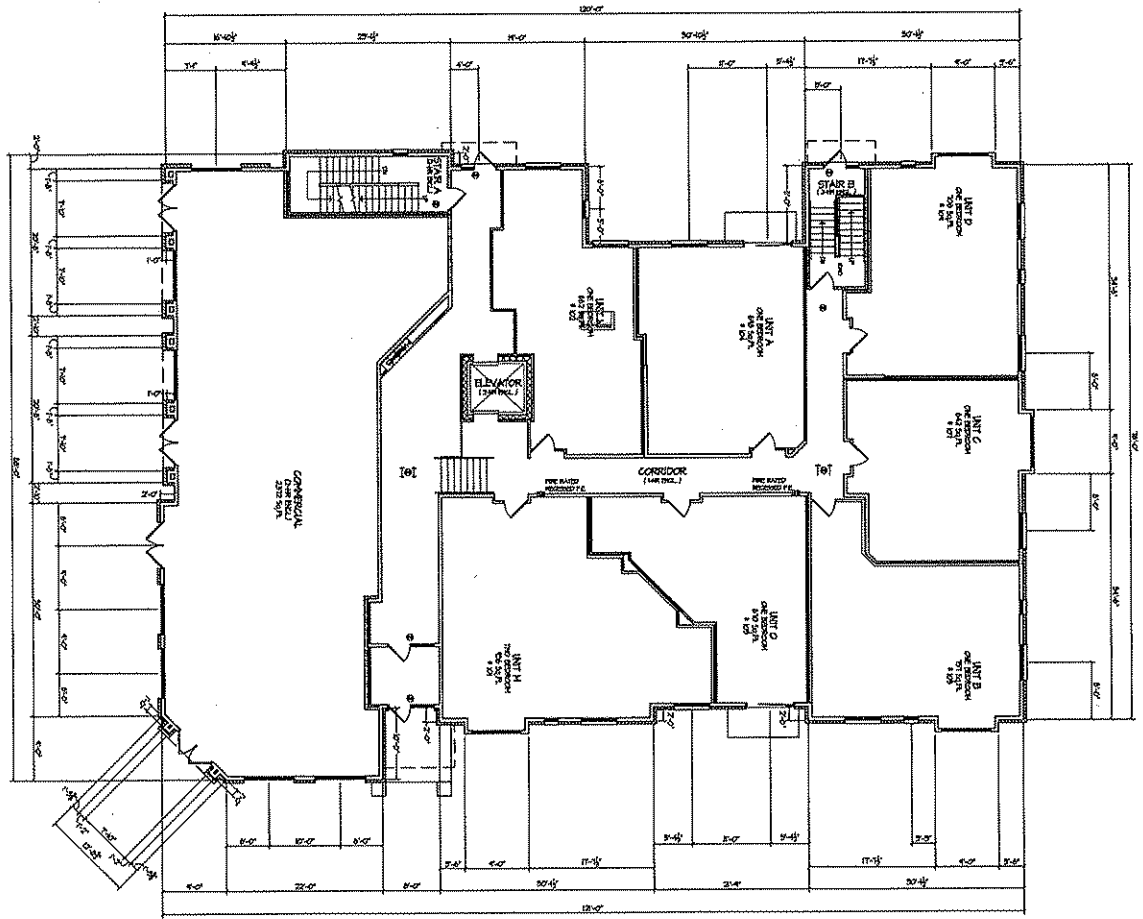
DATE: 08-27-09
 REVISIONS:
 CARS 09-22-09

125243 WILLIAMSON STREET-BALDWIN STREET\12243 CIVL-SURVEY\12243 BASE.DGN

10/27/09 REVISIONS



Basement Floor Plan

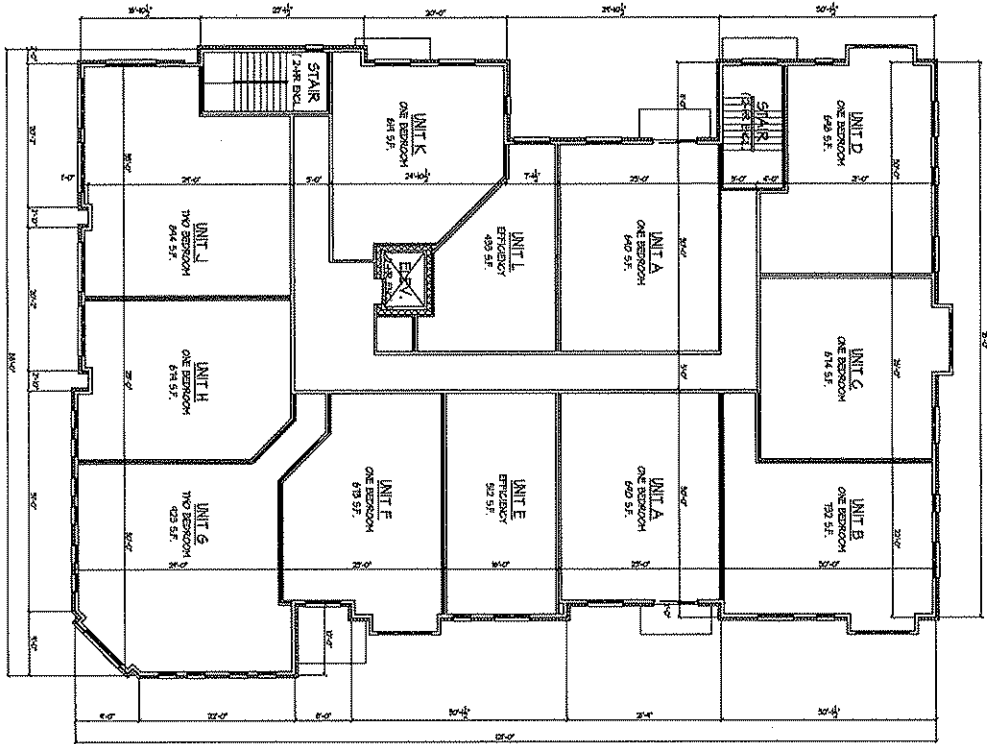


First Floor Plan

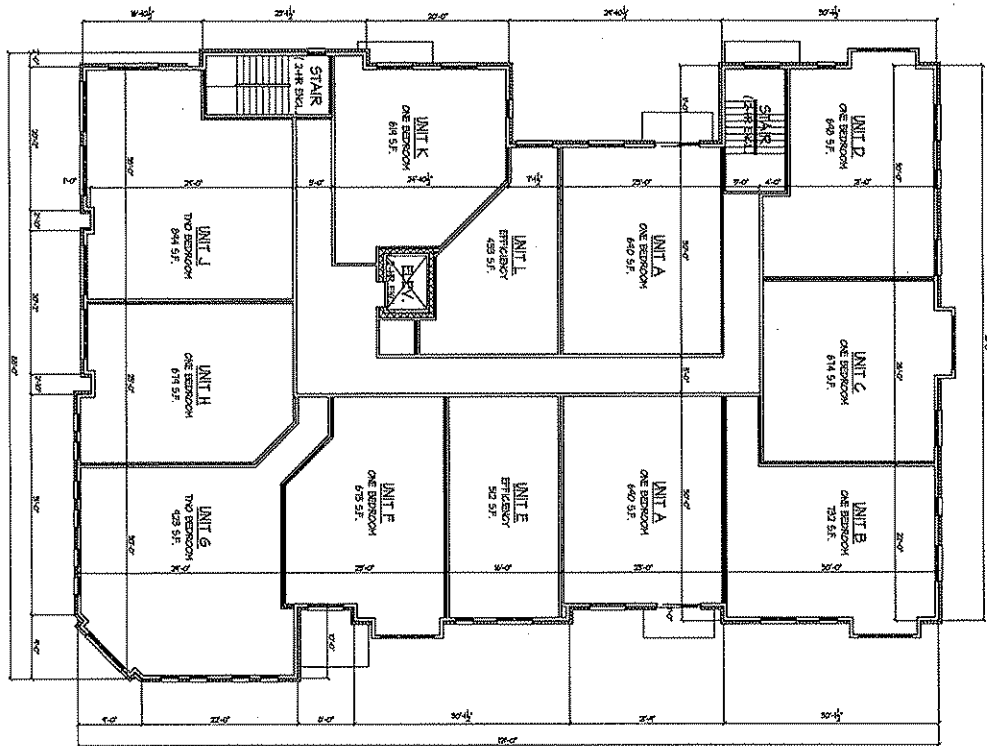
KNOTHE & BRUCE ARCHITECTS
 1601 University Avenue, Suite 203
 Middleton, Wisconsin 53542
 608-831-1100 Fax 608-831-9334

Project Title: 1257 Williamson Street
 21 Dwelling Units + Retail
 Drawing Title: Basement Floor Plan
 Project No: 0916
 Date: 10/27/09

10/27/09 REVISIONS



⊗ SECOND FLOOR PLAN



⊗ THIRD FLOOR PLAN

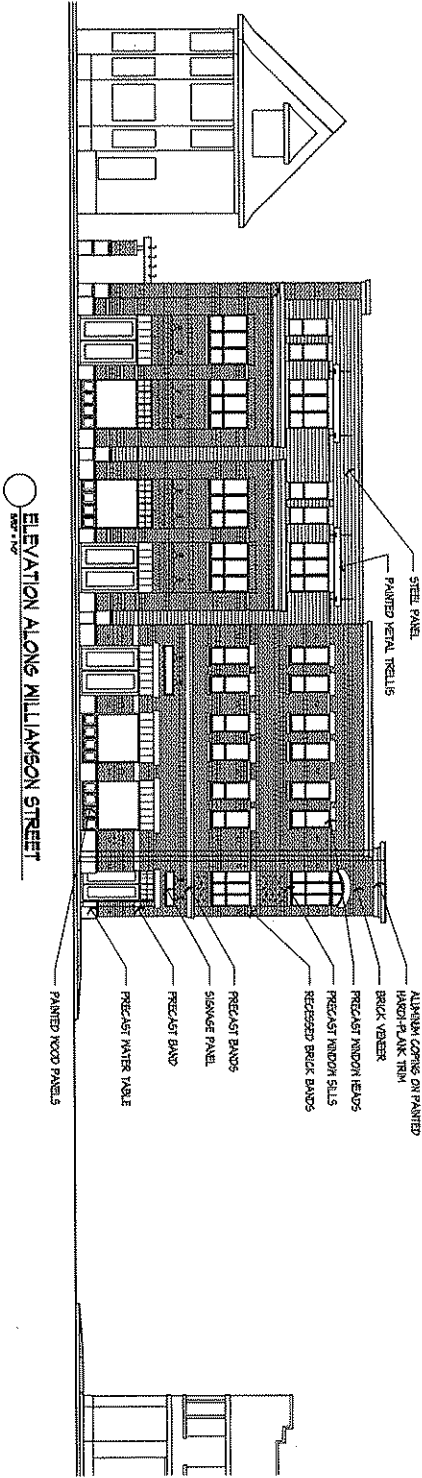
KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Suite 201
 Madison, Wisconsin 53742
 608.835.1800 Fax 608.835.0334

Revisions:
 No-gar. Stairwell - Sept. 2, 2009
 No-gar. Stairwell - Sept. 14, 2009
 UCC Prod. Stairwell - Oct. 14, 2009

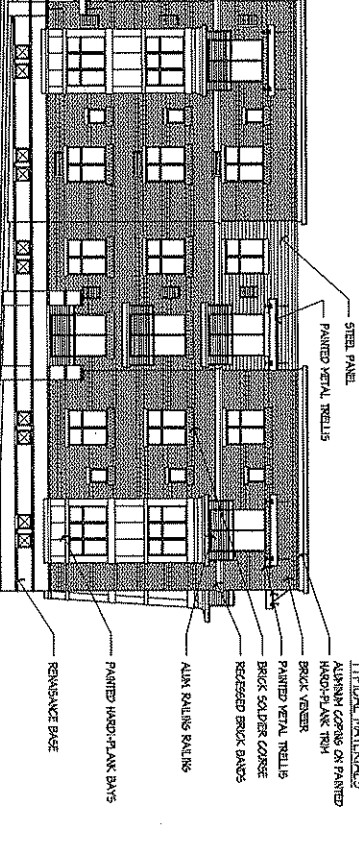
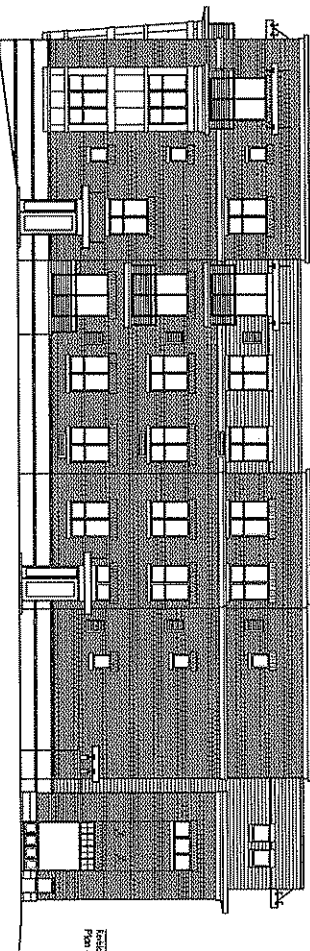
Project No:
 1252 Williamson Street

Drawing Title:
 Second and Third
 Floor Plan
 Revision:
 0416
 Date:
 03/27/10
 2

10/27/09 REVISIONS



○ ELEVATION ALONG WILLIAMSON STREET



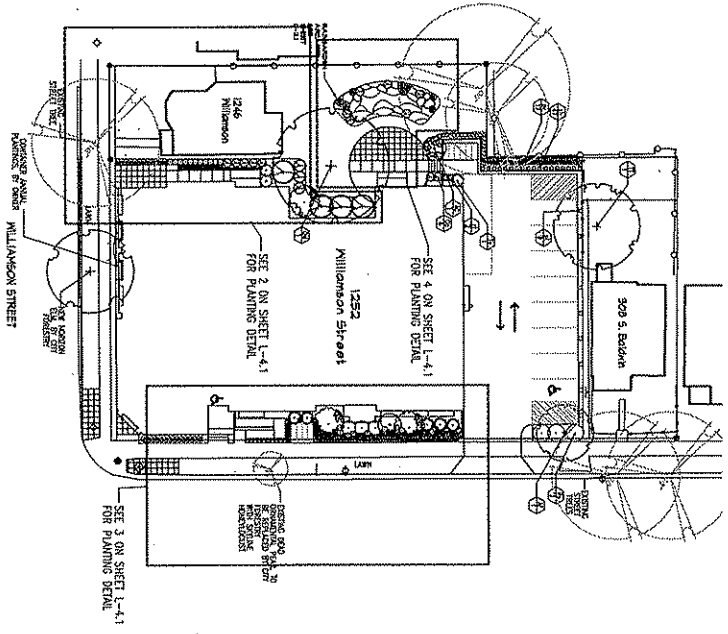
○ ELEVATION ALONG S. BALDWIN

KNOTHE & BRUCE ARCHITECTS
 7801 University Avenue Suite 201
 Madison, Wisconsin 53746
 608-263-1200 Fax 608-263-1201

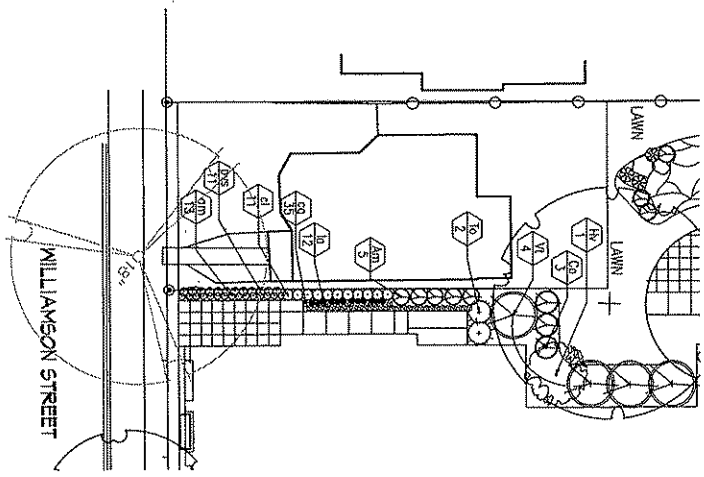
Project No. 1252
 1252 Williamson Street

Drawing Title	Elevations
Project No.	0416
Sheet No.	3

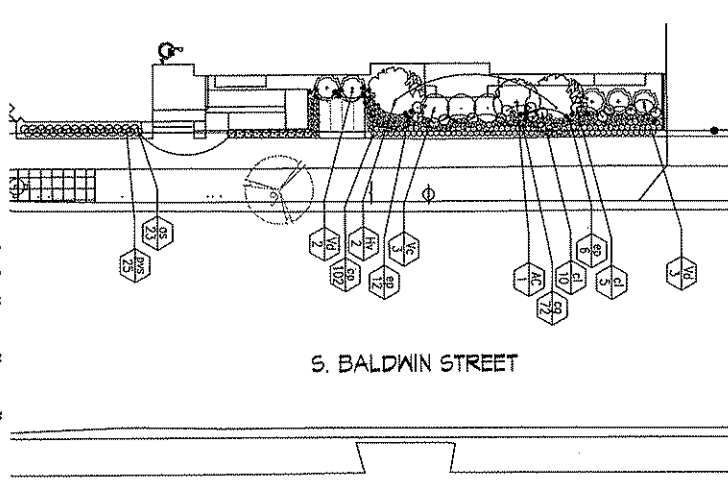
10/27/09 REVISIONS



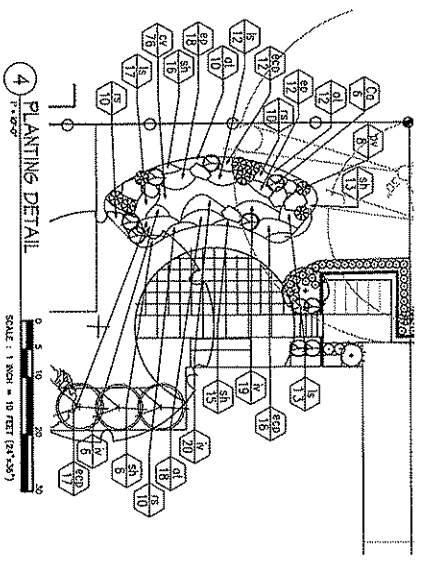
1 PLANTING PLAN
SCALE: 1/8" = 10 FEET (24.387)



2 PLANTING DETAIL
SCALE: 1/8" = 10 FEET (24.387)



3 PLANTING DETAIL
SCALE: 1/8" = 10 FEET (24.387)



4 PLANTING DETAIL
SCALE: 1/8" = 10 FEET (24.387)

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	PLANTING PLAN	1	SHEET	100.00	100.00
2	PLANTING DETAIL	1	SHEET	100.00	100.00
3	PLANTING DETAIL	1	SHEET	100.00	100.00
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48	PLANTING DETAIL	1	SHEET	100.00	100.00
49	PLANTING DETAIL	1	SHEET	100.00	100.00
50	PLANTING DETAIL	1	SHEET	100.00	100.00

NOT FOR BIDDING OR CONSTRUCTION



KNOTHE & BRUCE ARCHITECTS
 7101 Union Park Avenue, Suite 201
 Madison, Wisconsin 53602
 608.450.3800 Fax 608.450.3834

KENSANKI DESIGN INC.
 LANDSCAPE ARCHITECTS
 203 S. ANGELO
 MADISON, WISCONSIN
 PHONE: 608.551.5555
 WWW.KENSANKI.COM

NOT FOR BIDDING OR CONSTRUCTION

Project No: 1252 Williamson Street
 Drawing No: L-4.1
 Date: 10/27/09

Project # 0916
Color Selections
Approved by UDC for Final

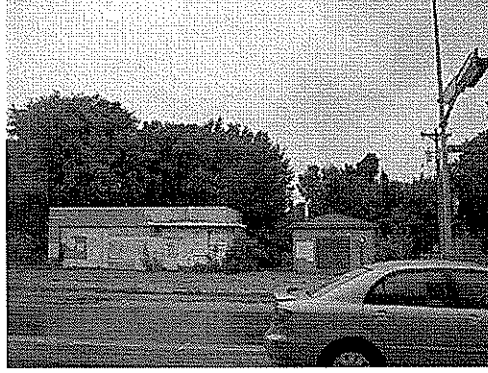
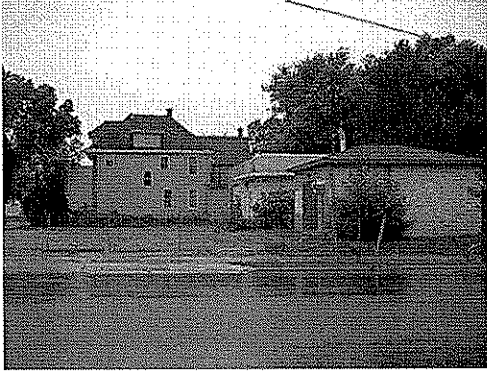
1252 Williamson Street

October 21, 2009

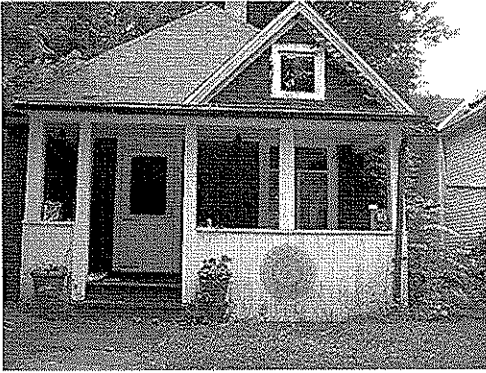
<u>Material</u>	<u>Brand</u>	<u>Colors</u>
Windows	Kolbe	Black
Alum. Storefront #1	Kawneer	Brandwine
Alum. Storefront #2,3	Kawneer	Black
Metal Panels	McElroy	Charcoal
Metal Railings & Metal Trim	T.B.D.	Black
All Buildings		
Hardi-Plank Bays	T.B.D.	Charcoal
Precast #1,2	Arriscraft	Wheat
Precast #3	Arriscraft	Olive
Brick #1	Robinson Brick	Basilica
Brick #2	Cloud Ceramics	Kansas Gold
Accent Brick #2	Cloud Ceramics	Ebony
Brick #3	Kansas Brick & Tile	530 Dark

Nov 5 10-22-09 Passant

1252 Williamson Redevelopment



1252 Williamson Street (removed & recycled)



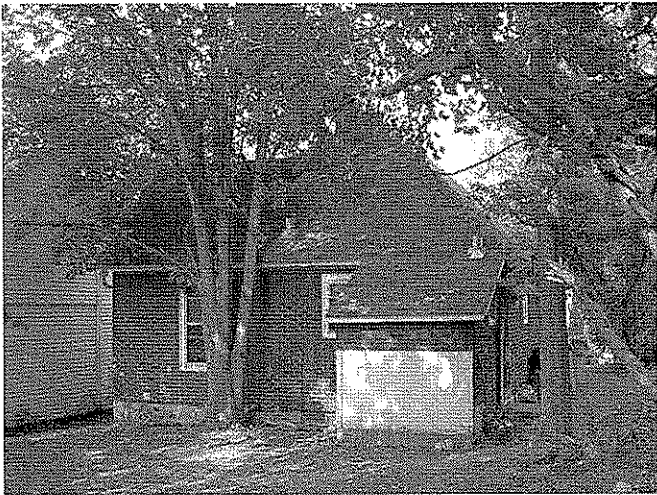
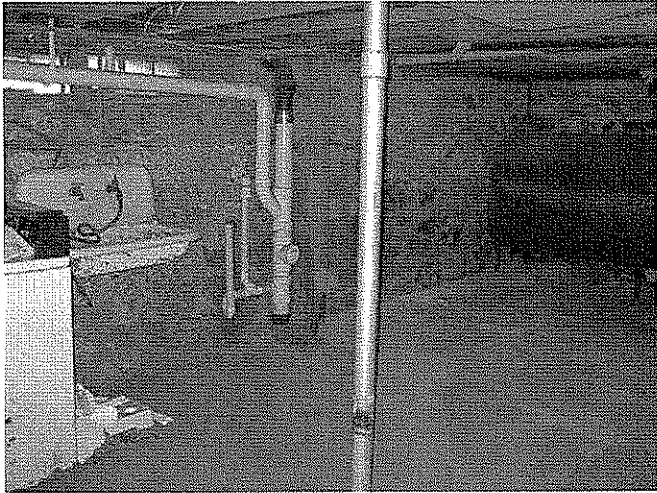
310 S. Baldwin St.(removed & recycled)



310 Baldwin St, Madison

2 Bedroom house, asphalt
shingle siding resembles brick.







1252 Williamson St
Former gas station,
unoccupied for 10+ years



Stouder, Heather

From: Randy Bruce [RBruce@knothebruce.com]
Sent: Wednesday, October 28, 2009 4:08 PM
To: Stouder, Heather
Cc: Scott Lewis
Subject: Willie Street Unit Mix

Heather,

I wanted to answer your question of why we cannot include more 2 bedroom units into the development.

First, we understand that there is a desire for a mix of unit types for projects and neighborhoods in general. Our project includes (5) two bedroom apartments in the new building plus (1) three bedroom and (2) two bedroom apartments in the two existing houses. These two existing houses give you a good representation of what you have up and down Williamson St. and all throughout the neighborhood. These flats more often than not have 2,3 or 4 bedroom units and as a result, there truly is a mix of unit sizes and types in the immediate neighborhood.

Second, CMI Management, Inc. believes that there is a demand for more new one bedroom units in the neighborhood. They own and operate the Williamson Place project on the 800 block of Williamson Street and they have a good barometer of which unit types will be most successful in this location. The smaller unit sizes provide an attractive and relatively affordable housing option for those people in the downtown and near east side workforce.

Third, in order to add a two bedroom unit we would have to eliminate two units. This would change the project economics and the risk. The project is getting no subsidy, tax credits etc. and will operate on a fairly thin margin.

J. Randy Bruce, AIA
Managing Member
Knothe & Bruce Architects, LLC
7602 University Avenue, Ste 201
Middleton, WI 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

Stouder, Heather

From: Randy Bruce [RBruce@knothebruce.com]
Sent: Wednesday, October 28, 2009 4:35 PM
To: Stouder, Heather
Cc: Scott Lewis
Subject: Willie Street
Attachments: _1028163037_001.pdf

Heather,

Answering a couple other questions that you had relative to your project review:

The floor plans and elevations do not fully coordinate at this time. We have been making revisions to address UDC comments and other design inputs but have not fully updated the floor plans. The elevations are accurate in regards to the decks that occur on the building. Many of the apartments purposely do not have decks. We wanted the building to have a distinct urban appearance and the addition of larger decks often conflicts with this. We added small balconies to some of the apartments (as shown on the elevations) as we went through the design phase.

Attached is a summary of how we view the usable open space. Just to clarify, each of these three lots will stand on its own. The open space behind Lot 2 and 3 is a visually shared open space but is not meant to have an easement over it for cross-access and use.

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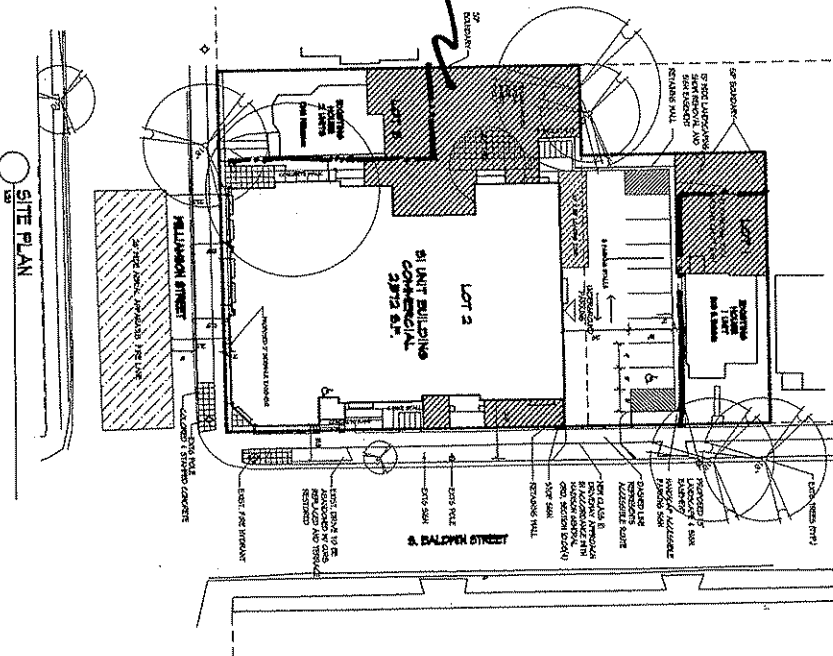
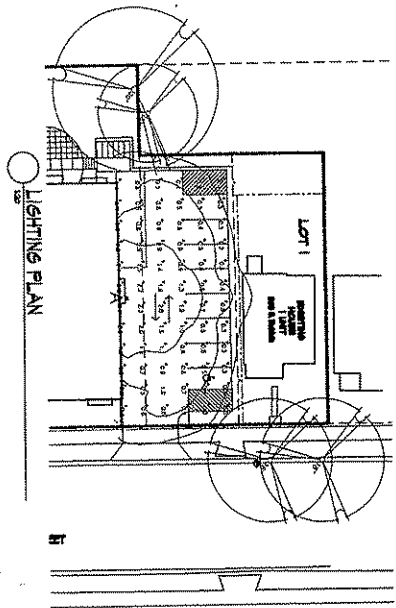
OPEN SPACE

LOT 1. 970 #

LOT 2. 3500 #

LOT 3. 650 #

Open space is cross-hatched



LIGHTING SCHEDULE

Symbol	Lighting Fixture	Quantity	Notes
□	Recessed	1	Basement & First Floor Plan
△	Recessed	1	Basement & First Floor Plan

LIGHTING STATISTICS

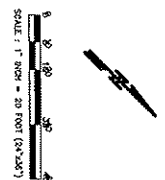
Category	Area (sq ft)	Footcandle	Wattage
Basement	1,000	10	100
First Floor	3,500	10	350
Total	4,500	10	450

SITE NOTES

1. SEE THE GENERAL AND FIRST FLOOR PLANS FOR LIGHTING FIXTURE LOCATIONS.
2. ALL RECESSED LIGHT FIXTURES SHALL BE INSTALLED IN THE CEILING.
3. ALL RECESSED LIGHT FIXTURES SHALL BE INSTALLED IN THE CEILING.

GENERAL NOTES

Item	Description	Quantity	Notes
1	Basement & First Floor Plan	1	See notes for details
2	Basement & First Floor Plan	1	See notes for details



Report No. 0416
 Project No. 0416
 Drawing No. C-11

1252 Williamson St.

KNOTHE & BRUCE ARCHITECTS
 408 E. 1st St., Suite 200
 Portland, Oregon 97201
 Phone: 503.464.1111 Fax: 503.464.1112

NOTES

1. SEE THE GENERAL AND FIRST FLOOR PLANS FOR LIGHTING FIXTURE LOCATIONS.
2. ALL RECESSED LIGHT FIXTURES SHALL BE INSTALLED IN THE CEILING.
3. ALL RECESSED LIGHT FIXTURES SHALL BE INSTALLED IN THE CEILING.
4. ALL RECESSED LIGHT FIXTURES SHALL BE INSTALLED IN THE CEILING.
5. ALL RECESSED LIGHT FIXTURES SHALL BE INSTALLED IN THE CEILING.

Denise Salimes

From: Lindsey Lee [groundzerocoffee@yahoo.com]
Sent: Thursday, July 23, 2009 2:21 PM
To: 'Marsha Rummel'; 'scott thornnton'; Scott Lewis
Cc: Randy Bruce; peter wolff; fdremock@gmail.com; John Coleman; 'Michael Jacob'; 'john martens'; 'Nicholas Schroeder'; 'anne walker'; stevesc@tds.net; Johanna; gtipler@tds.net; groundzerocoffee@yahoo.com
Subject: Re: neighborhood meeting for Williamson Baldwin project

On behalf of the P&D group of which I acted as the facilitator for I would like to echo Scott's description of our meetings being "very productive." Thank you Scott and Randy for your high degree of professionalism.

It was our judgment that this is a great looking project that will truly enhance the Willy/Balwin corner in particular and will be a great addition to the neighborhood in general. Scott and Randy should be proud of their work. We all appreciated the strong design.

If there is anything that the P&D committee can do please let us know.

Lindsey

--- On Thu, 7/23/09, Scott Lewis <scott@cmimanagement.net> wrote:

> From: Scott Lewis <scott@cmimanagement.net>
> Subject: neighborhood meeting for Williamson Baldwin project
> To: "'Marsha Rummel'" <marsha@rainbowbookstore.org>, "'scott thornnton'" <sbthornton@goochpages.com>
> Cc: "'Lindsey Lee'" <groundzerocoffee@yahoo.com>, "'Randy Bruce'" <RBruce@knothebruce.com>
> Date: Thursday, July 23, 2009, 12:19 PM
>
> Hi Marsha and
> Scott,
>
>
> We have had four
> very productive meetings with the
> neighborhood Preservation and Development committee on the proposed
> project at the Williamson Baldwin corner. The consensus at our
> meeting this morning was that we should move forward to a full
> neighborhood meeting.
> We would like to get this scheduled as soon as possible. The
> preferable dates would be August 4, 5 or 6. If that does not work,
> the following week could work as well. Could you check your calendars
> and let us know what works for you and how to proceed from here?
>
>
>
> Thank
> you
>
> Scott
> Lewis
>
>
>
>