



A CAPITOL GATEWAY COMMUNITY

March 14, 2007

To: City of Madison Common Council
and
City of Madison Plan Commission



RE: UNION CORNERS REDEVELOPMENT

Dear Council Members and Commissioners:

The final land use plan for the first phase of our Union Corners redevelopment in the form of a Specific Implementation Plan ("SIP") will come before the City of Madison Plan Commission on Monday, March 19, 2007 and the SIP along with the tax incremental financing ("TIF") package will come before the Common Council the following night on March 20, 2007. We urge acceptance and approval of both the land use plan and the financing arrangements at that time.

The project has been in the preparation stages for four years now. To remind us all how we began, the site in question is on East Washington Avenue at the intersection of Winnebago and Milwaukee Streets and is approximately 15 acres in size. Historically, this area has been a transportation crossroads and commercial center known as Union Corners. The development proposed by McGrath Associates will maintain the name of "Union Corners" representing the rebirth of a mixed use residential and commercial development at a transportation crossroads on the east side of the City of Madison. For over 100 years, much of the site was owned by the French Battery Company, then Rayovac (now Spectrum Brands). In 2003, Rayovac decided to close the facility and to sell the land which contained large amounts of battery waste. McGrath Associates was the successful bidder on the project and began the process of assembling twenty-three (23) separate parcels adjacent to the site to allow for this dramatic large scale revitalization.

The battery waste was removed and the site returned to a residential building standard under WDNR's Voluntary Party Liability Exemption ("VPLE") program. Rayovac worked cooperatively with McGrath Associates in achieving this return to residential standards.

A General Development Plan (GDP) for the project was submitted in 2005 and approved in January 2006. The first phase SIP of the development calls for the creation of 140 condominium units, 63 rental apartment units and approximately 101,000 square feet of commercial space. The Inclusionary Zoning plan for Phase 1 of the project calls for the creation of twenty (20) IZ units with a waiver for two (2) units requested and approved by the City's Community Development Block Grant Administrator.

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The City's Board of Estimates unanimously approved the revised TIF Resolution at its meeting held March 12, 2007. The revised Resolution recognizes the changed circumstances and standards which have evolved over the past 12 to 18 months that this project has been under City review. The resulting compromise, we believe, adequately meets the needs of all parties concerned.

Union Corners is a very important project for the East side and for the continued revitalization of East Washington Avenue. We ask that the project be approved as submitted, and that the Plan Commission and the Common Council approve this long-awaited project at respective meetings on March 19 and March 20. In the meantime, if you have any questions, please do not hesitate to contact me on my cell phone at 345-3975. We look forward to seeing you both Monday and Tuesday evenings.

Sincerely,



Lance T. McGrath, P.E.

cc: Mayor David Cieslewicz
Jeanne Hoffman
Bradley A. Murphy
Timothy M. Parks
Hickory Hurie
Don Marx
Joseph Gromacki
Dan Melton
William F. White