



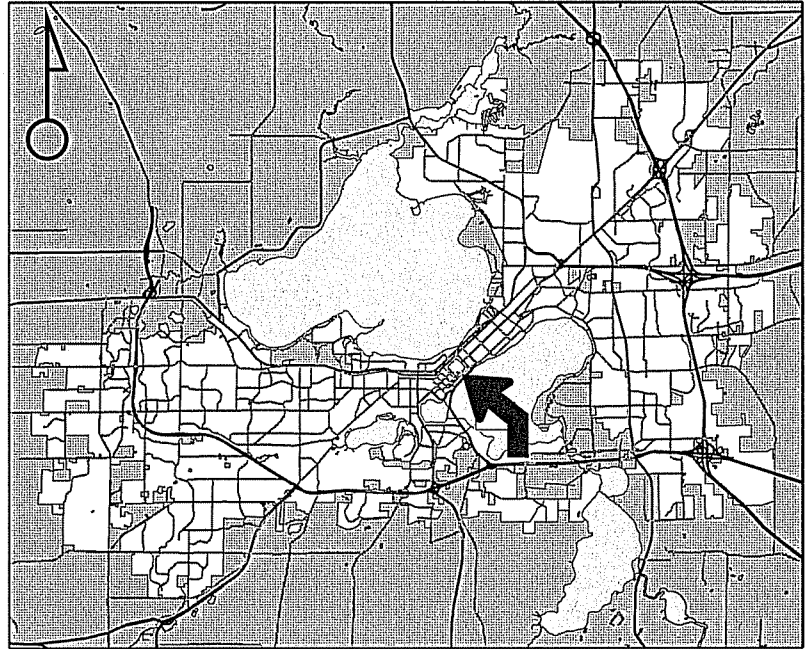
Location  
25 West Main Street

Applicant  
Anchor Bank/  
Brad Binkowski-Urban Land Interests

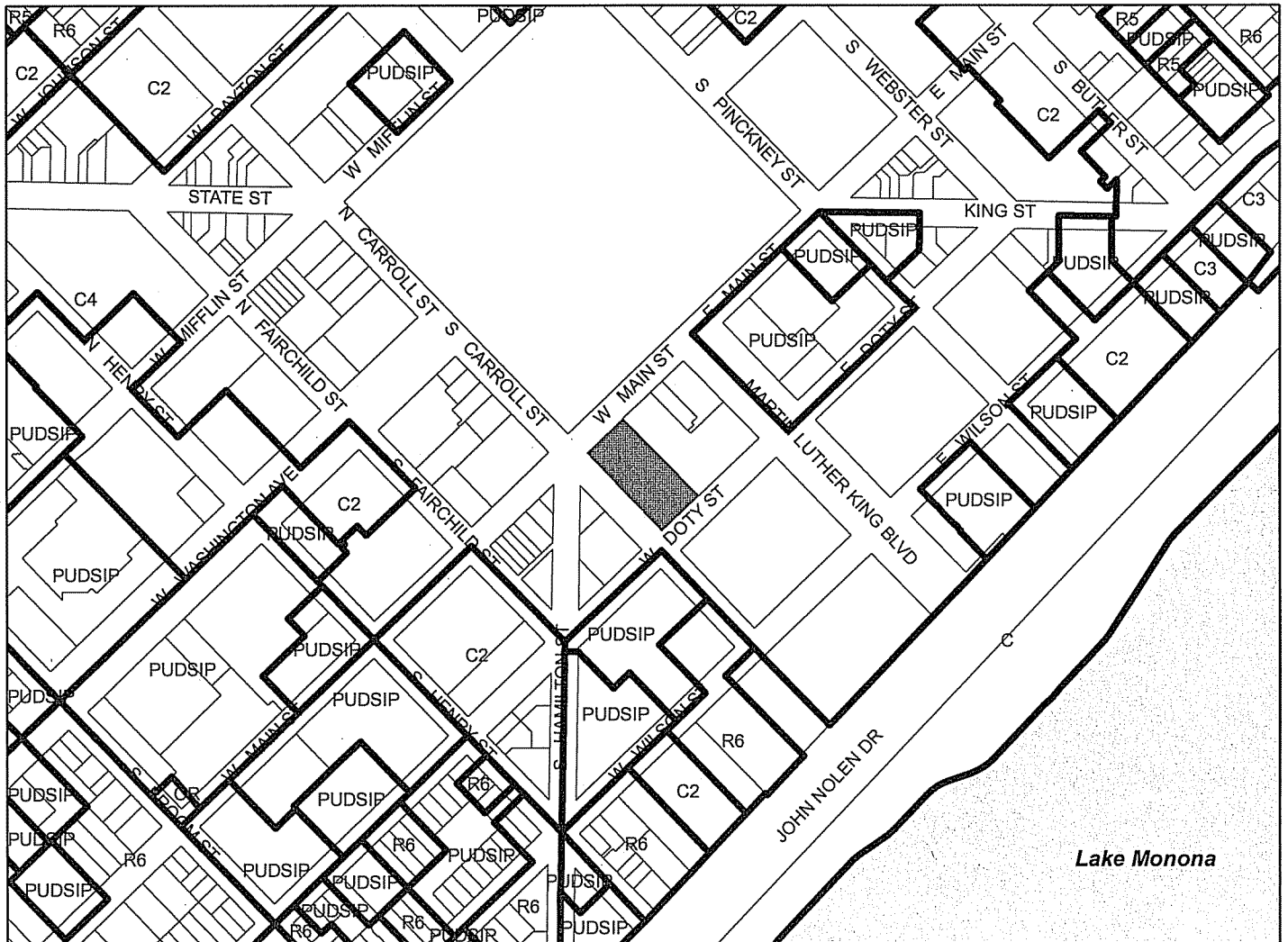
Existing Use  
Anchor Bank builing and  
surface parking lot

Proposed Use  
Construct addition to and major exterior  
alteration of existing office building in C4  
(DC) zoning with outdoor eating area for  
future restaurant tenant

Public Hearing Date  
Plan Commission  
04 February 2013



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 January 2013



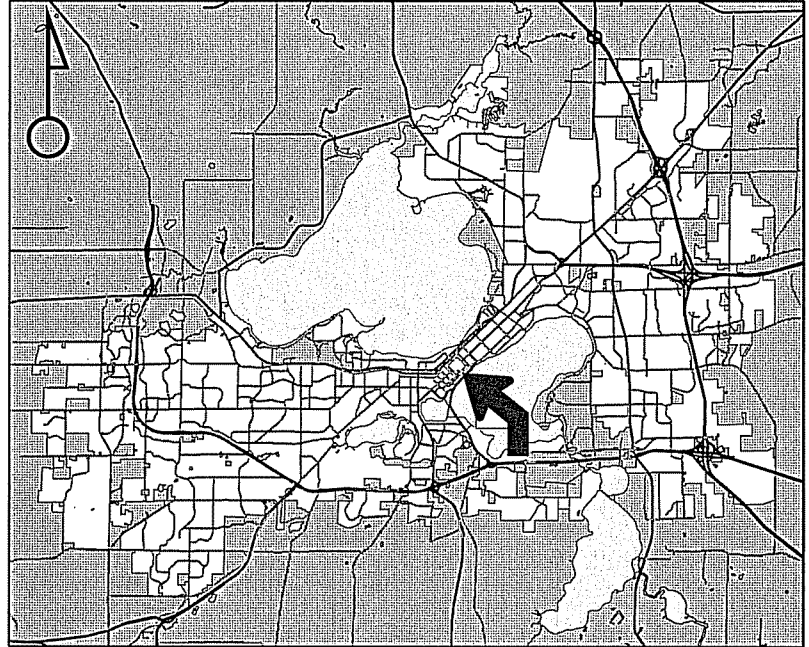
Location  
25 West Main Street

Applicant  
Anchor Bank/  
Brad Binkowski-Urban Land Interests

Existing Use  
Anchor Bank building and  
surface parking lot

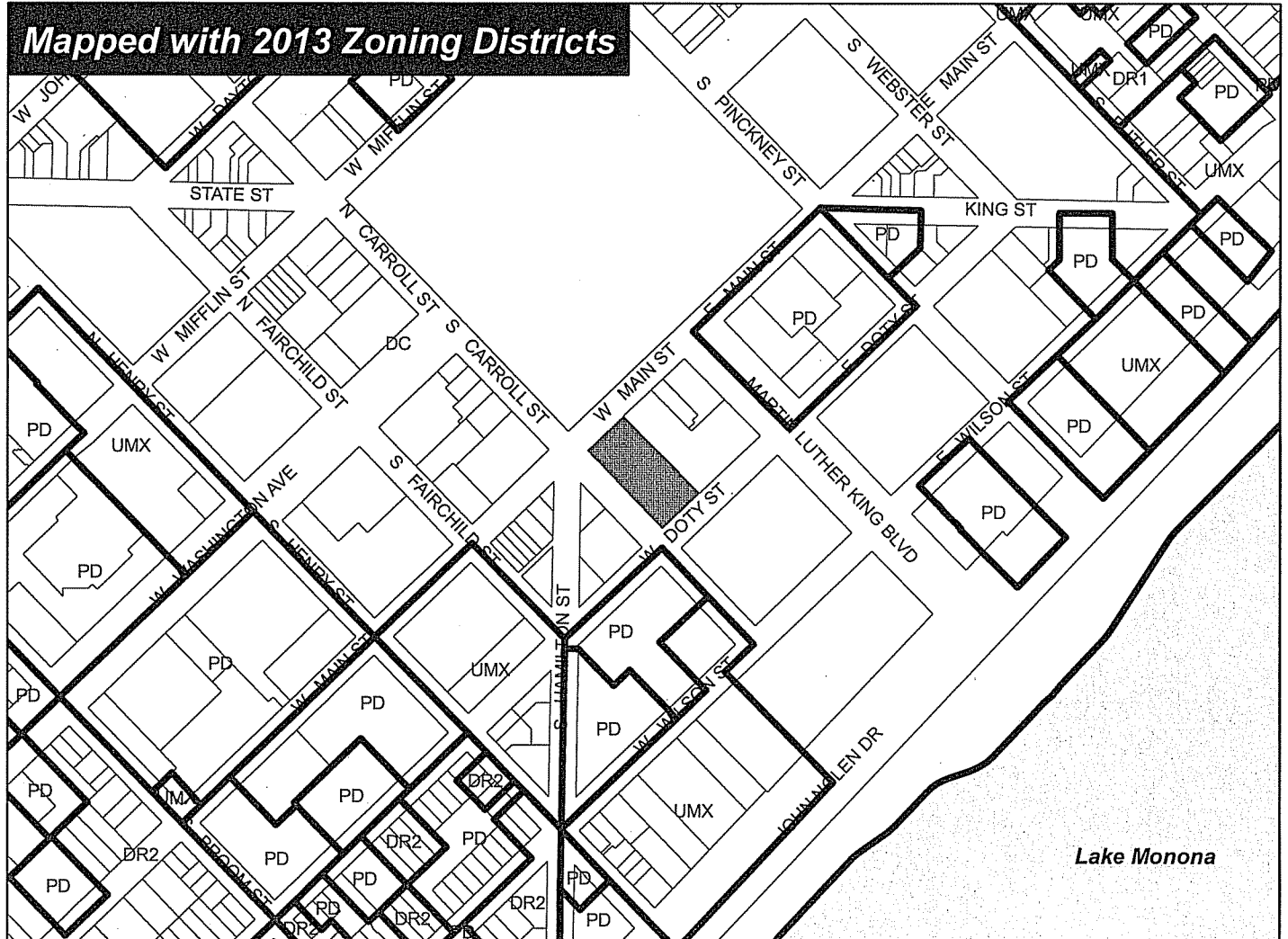
Proposed Use  
Construct addition to and major exterior  
alteration of existing office building in C4  
(DC) zoning with outdoor eating area for  
future restaurant tenant

Public Hearing Date  
Plan Commission  
04 February 2013



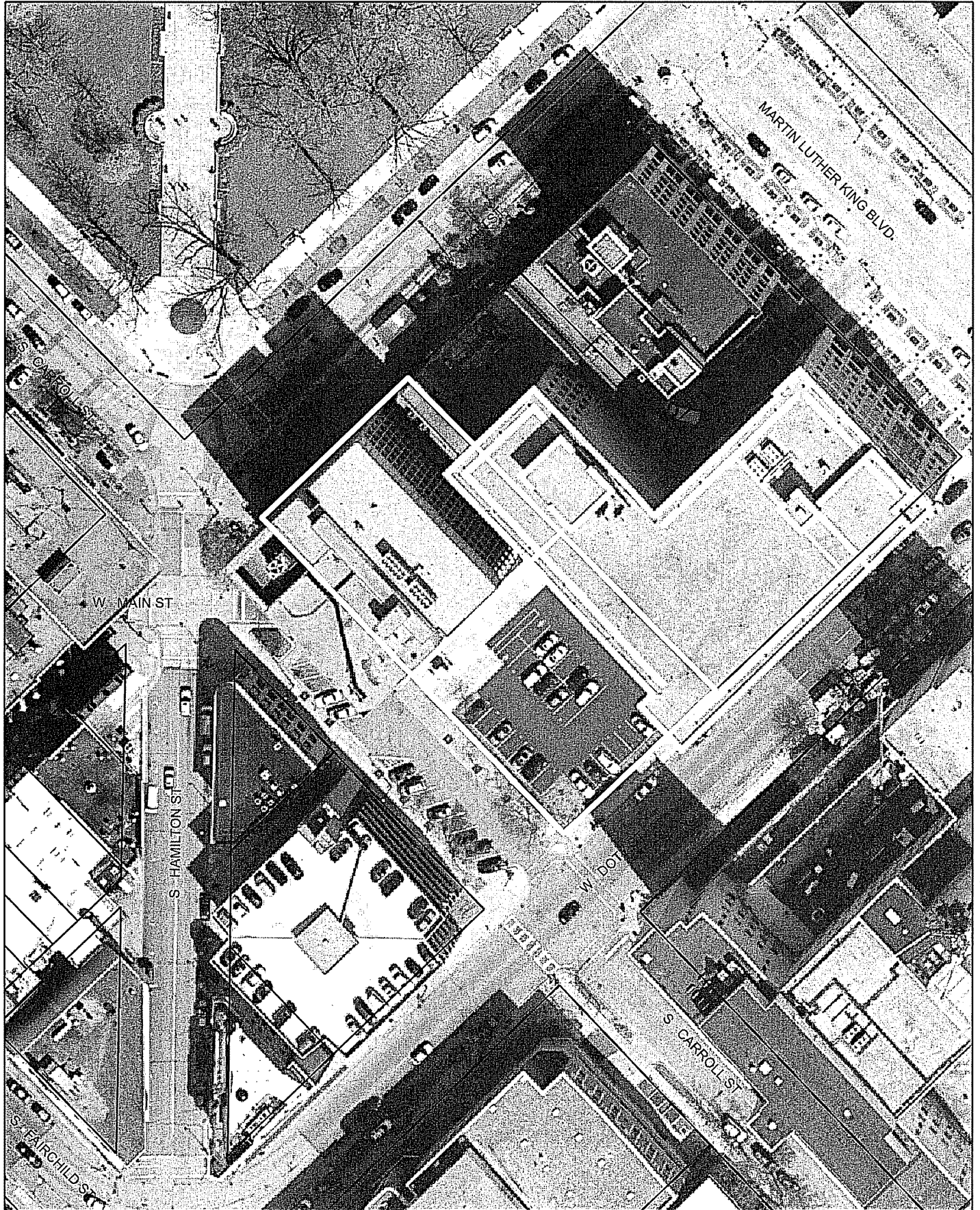
For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635

### Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 January 2013



Date of Aerial Photography : Spring 2010

this is a resubmitt of documents for



# 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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid <u>previously paid</u>	Receipt No. _____
Date Received <u>1/16/14 JK</u>	Received By <u>JK</u>
Parcel No. <u>0709-242-0607-6</u>	Aldermanic District <u>4-Michael Verwey</u>
GQ <u>C4 Capfire Dist</u>	Zoning District <u>C4</u>
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
Photos _____	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets _____	Zoning Text <u>NA</u>
Alder Notification _____	Waiver _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued <u>yes</u>	

1. Project Address: 25 West Main Street Project Area in Acres: <1.0

Project Title (if any): Anchor Bank Building

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

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

Applicant's Name: Mark Timmerman & Brad Binkowski Company: Anchor Bank & Urban Land Interests  
 Street Address: 25 West Main Street City/State: Madison/WI Zip: 53703  
 Telephone: (608) 252-8784 Fax: ( ) Email: mtimmerman@anchorbank.com

Project Contact Person: Brad Binkowski Company: Urban Land Interests  
 Street Address: 10 East Doty Street, Suite 300 City/State: Madison/WI Zip: 53703  
 Telephone: (608) 251-0706 Fax: (608) 251-5572 Email: bbinkowski@ull.com

Property Owner (if not applicant): Anchor Bank  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: See attached application to Urban Design Commission

Development Schedule: Commencement February 2013 Completion Spring 2014

Effective August 31, 2012

CONTINUE →

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED I – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the Urban Design Commission, provide **twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

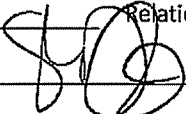
**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the \_\_\_\_\_ Plan, which recommends \_\_\_\_\_ 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 and business associations in writing no later than **30 days** prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
See attached letter dated December 5, 2012, Verveer granted waiver
- If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Al Martin Date: Nov. 2012 Zoning Staff: Heather Stouder Date: Nov. 2012

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Anchor Bank Relation to Property Owner Owner  
Authorizing Signature of Property Owner  Date 12/18/12



# Urban Land Interests

December 5, 2012

Mike Verveer  
Common Council - District 4  
210 Martin Luther King, Jr. Blvd, Room 417  
Madison, WI 53703

Peter Ostlind  
Chair, Bassett District  
533 W. Main Street, Ste. 302  
Madison, WI 53703

Davy Mayer  
President, Capitol Neighborhoods, Inc.  
533 W. Main Street, Suite 302  
Madison, WI 53703

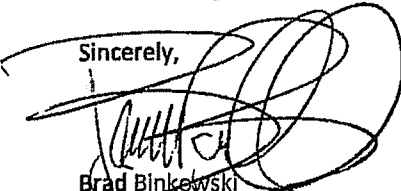
Susan Schmitz  
President, Downtown Madison, Inc.  
122 W. Washington Avenue, Suite 250  
Madison, WI 53703


Mary Carbine, Executive Director  
Madison's Central Business Improvement District  
122 W. Washington Ave., Ste. 250  
Madison, WI 53703

Ladies and Gentlemen:

Urban Land Interests and Anchor Bank are proposing a comprehensive renovation and expansion of the existing Anchor Bank building located at 25 West Main Street. This modification would include the addition of a 5 level underground parking ramp containing approximately 170 parking stalls that will be constructed on the adjacent surface parking lot, expansion of the existing building above the parking, removing the existing precast concrete beams and columns on the building and the installation of a new, high performance, energy efficient curtain wall. Upon completion, the total rentable area in the building will increase from 109,715 square feet to more than 157,000 square feet. Urban Land Interests and Anchor Bank will be requesting a Conditional Use Approval in the C-4 Zoning District for this project. The preliminary plans have been presented on an informational basis to the Urban Design Commission and to the Bassett Neighborhood Association. The reaction to both presentations has been positive.

This letter requests a waiver to the required 30 day notification to the Alderperson, neighborhood association and business association of our intent to file an application for a Conditional Use Approval for the proposed redevelopment of the Anchor Bank Building at 25 West Main Street. We are requesting a waiver for a shortened notification period to permit this project to come before the Urban Design Commission at the December 19, 2012 meeting.

Sincerely,  
  
Brad Binkowski  
Urban Land Interests

  
Mark D. Timmerman  
Anchor Bank

Cc: Brad Murphy, Director of the Planning Division  
Department of Planning and Community and Economic Development, City of Madison