



Urban Land Interests

SUPPLEMENTAL LETTER OF INTENT 1720 Monroe Street and 625 South Spooner Street

February 7, 2018

To: City of Madison Planning Department and Plan Commission
126 S. Hamilton Street
Madison, Wisconsin 53701-2985

From: Anne Neujahr Morrison
Urban Land Interests

Re: PD/GDP/SIP Application for 1720 Monroe Street and 625 South Spooner Street
(Proposed Development of Lot 1, Certified Survey Map Number 2643 and Lot 4, Block 29, First Addition to West Lawn, to be combined in a new CSM)

Re: PD/GDP/SIP Application for 1720 Monroe Street and 625 South Spooner Street

Dear Commissioners:

Thank you for the comments we received from you on January 22 concerning our 1720 Monroe Street project. We appreciate the opportunity to address those comments with a revised proposal. What we heard from the Plan Commission is that there are many things you like about the project, but there were areas where you wanted modifications. Some of you indicated you would prefer a lower building or a smaller 5th floor; others were concerned about the relationship with the adjacent house on Stockton Court. There were questions regarding bike parking.

Based on your input, we the following changes to the project that when taken together have a substantial impact on the project:

- **Stepping back the north corner of our building at Stockton Court**
 - o To provide greater separation of our building from the adjacent house on Stockton Court, we have cut out roughly a square of space (21'-4" x 23') from each of floors 2 through 5. This removes approximately 490 square feet per floor. This occurs at the north corner of our building, across Stockton from the Clarendon Apartments. This has been done in a way that respects the exterior architectural symmetry of our building.
- **Reduced height of the entire building**
 - o By using post-tensioned concrete for the first and second floor slabs, and by fully undergrounding the parking, our previous proposal was already considerably shorter than other 5-story buildings that have used pre-cast concrete and did not put their parking fully

Urban Land Interests

below grade. In our revisions, we have shortened our building by another 2'-8", primarily by reducing the first floor ceiling height.

- **Reduced extent of the Fifth Floor**

- o The fifth floor has been set back further, primarily at the Stockton Court and Spooner Street ends. The fifth floor setback from Spooner has increased from 3'-4" to 9'-0". As a result, we have lost 1,710 square feet (10.7 percent) of our fifth floor residential space.

- **Added bike parking**

- o The bike parking to serve the first floor commercial establishments has been moved from Spooner Street to Monroe Street, within our property line, to provide better access to commercial entries.

Over the past ten months, we have worked with neighbors, retailers and prospective tenants who are eager to see this property put to good use to meet our community's housing needs and to strengthen the retail hub. The design has generally been well received by the neighborhood and was approved unanimously at UDC. We have heard from a small group of neighbors who have voiced concerns—in response, we have repeatedly downsized the building, eliminating some of the proposed housing and making additional investments to ensure that traffic, noise and other impacts are minimized. We remain engaged with surrounding neighbors.

For additional details regarding the design and goals for the project, please see our initial Letter of Intent. Our aim remains to create a safe, welcoming and exceptionally high-quality project that is appropriate for the site, reflects the goals of the Monroe Street Commercial District Plan, strengthens the retail shopping district and adds much needed housing at the location where people want to be.

Kind Regards,



Anne Neujahr Morrison