



## Urban Land Interests

February 22, 2012

Madison Plan Commission  
215 Martin Luther King Jr. Blvd; Room LL-100  
City-County Building  
Madison WI 53703-3345

Re: Demolition Permit for 12 North Webster Street

Urban Land Interests (“ULI”) would like to raze the former Blied Printing warehouse structure at 12 North Webster Street. The two-story, 6,732 square foot warehouse building was purchased by Brad Binkowski and Tom Neujahr in 1993 as part of a larger parcel that included the historic American Exchange Bank building. The Blied warehouse occupies a central portion of the site of a major future mixed use project and is not intended to be incorporated into the redevelopment. For many years, the building was used only for occasional storage. It no longer functions as a storage facility due to its physical condition. Since the warehouse is not part of the long term plan for this site, and since the cost to make repairs would far exceed its value as a storage facility, ULI wishes to remove the structure. This warehouse was built in 1929 but does not reside in a historic overlay district. Neither is it separately listed as a landmark. The Landmarks Commission concluded at its January 9 meeting that there is “no known historic interest in the building.”

The warehouse parcel is currently zoned as C2 Commercial. The structure sits at the back corner of a 36-stall surface parking lot, owned by One North Pinckney Associates Limited Partnership, owner of the American Exchange Bank building. ULI is seeking the approval to demolish the existing Blied warehouse structure in order to expand the surface parking lot by six stalls (to 42) to better serve its growing tenant base in neighboring buildings. One North Pinckney Associates purchased the building at 7 North Pinckney Street on February 15, 2012. The number one complaint of tenants in 7 North Pinckney is that they have no parking. The six additional parking spaces that can be created on the Blied warehouse footprint (2,244 square feet) would be directly accessible through the back door of 7 North Pinckney. In addition, Urban Land Interests has entered into a contract to purchase the Capitol Hill Apartments property located at 24 North Webster Street, which recently suffered a catastrophic fire. ULI intends to restore the building to contain 23 rental apartments and approximately 4,000 square feet of ground floor retail space. This building likewise has no parking to support its tenants. Increasing the surface parking available in the American Exchange parking lot will have an important and positive impact on the redevelopment potential of 24 North Webster and on leasing the space that is currently available in 7 North Pinckney.

An asbestos inspection of the Blied warehouse was completed by A & A Environmental, Inc. on January 27, 2012. Contingent upon city approval, ULI intends to contract with Robinson Brothers to demolish the structure following asbestos abatement and to backfill the basement prior to the installation of parking

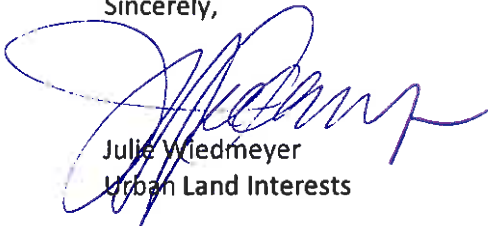
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by others. Robinson Brothers estimates project completion five weeks after permit issuance. Ken Saiki Design has been hired to design the new parking layout and landscape plan. Pending final approval, ULI estimates project completion by the end of May, 2012, weather permitting.

Included in this submittal are site and aerial photos of the building and parking lot. These photos demonstrate how heavily screened the parking lot is with mature trees and other landscaping. ULI has carefully considered the Department of Planning suggestion that it add a small green space in place of the warehouse. ULI's tenants already enjoy the abundant green space of the Capitol Square. Any landscaping of the Blied site would scarcely be noticeable from either North Webster Street or East Washington Avenue. Ken Saiki's proposed site plan incorporates a bio-swale to manage storm water and provides additional screening along the alley. There is a real and compelling need for additional parking in this block. The proposed bio-swale will dramatically improve the storm water management at the west corner of the lot.

The current surface parking lot and the proposed additional six spaces created by this demolition would be an important short term parking accommodation until a comprehensive redevelopment plan for the southeast end of this block becomes feasible. Removing this vacant structure and providing more parking, as proposed by this application, would have an immediate positive effect on neighboring businesses and residents.

Sincerely,



Julie Wiedmeyer  
Urban Land Interests