



Urban Land Interests

LETTER OF INTENT
FINDORFF YARDS OFFICE LOFTS – BUILDING A SIP
April 27, 2009

To: Plan Commission
City of Madison

From: Christopher J. Schramm
Urban Land Interests

Re: Letter of Intent
Findorff Yards Office Lofts – Building A SIP
Madison, Wisconsin

PROJECT NAME

Findorff Yards Office Lofts

PROJECT ADDRESS

The current addresses of the properties within the development site are:

- 701 Lorillard Court
- 737 Lorillard Court
- 159 Proudfit Street
- 163 Proudfit Street
- 167 Proudfit Street
- 171 Proudfit Street

Final building addresses to be determined.

PROJECT DESCRIPTION

Urban Land Interests is planning to develop two office buildings on a primarily vacant site south of the existing Tobacco Lofts apartments in the Bassett Neighborhood. The buildings will be two and three stories tall and will be served by underground and surface parking. Access to the site will be from Lorillard Court, served by a new break in the Proudfit median at Lorillard Court.

This application relates only to the SIP for the smaller of the two buildings (Building A) and the landscaping and other site improvements immediately surrounding it. Building A is a two-story multi-tenant office building containing approximately 14,000 square feet.

The larger of the two buildings (Building B), along with the parking and the majority of the site improvements, have already received the necessary City approvals, as described below.

CURRENT APPROVAL STATUS

On October 28, 2008, Urban Land Interests received City of Madison Common Council conditional approval for the following items:

- Amendment of the Tobacco Row PUD boundaries to include the four residential lots at 159-171 Proudfit Street.
- Amendment of the GDP zoning text to allow up to 70,000 square feet of commercial office space, along with underground and surface parking, as a permitted use for the undeveloped land within the PUD.
- Approval of the SIP for a two- and three-story office building of approximately 43,000 square feet (Building B), along with underground and surface parking and related site improvements, on a portion of the site.
- Approval of the demolition of the three vacant houses at 159, 167 and 171 Proudfit.
- Approval of a left-in only break in the Proudfit Street median to allow left turns into the site at Lorillard Court, along with pedestrian-crossing and traffic-calming improvements in the Proudfit right-of-way.
- Approval of a revised Certified Survey Map that redescribes the entire office development site as two CSM lots.

Staff comments and conditions of approval contained in the October 31, 2008 approval letter from the City are currently being addressed and finalized. The final version of the approved GDP, SIP and CSM are anticipated to be submitted for final staff review and recording in May, 2009.

The median break and other Proudfit Street improvements were subsequently designed by the City of Madison and approved by the Board of Public Works. These improvements will be constructed by the City, and 50% of the cost of these improvements (up to \$57,500) will be assessed to the property within the Findorff Yards Office Lofts GDP.

APPROVALS REQUESTED

The approved GDP and SIP identified the location of the smaller office building along Proudfit Street (Building A), and anticipated the future submittal of an amended SIP to document the details of this building once it was designed. Per the approved GDP, Building A was anticipated to be up to 24,000 square feet and up to 3 stories tall.

As part of this application the following approval is requested:

- Amendment of the approved SIP to include the final design of Building A, a two-story office building of approximately 14,000 square feet, along with the site improvements immediately surrounding the building.

A description of the architectural design and materials of Building A, along with the landscaping and other site improvements immediately surrounding the building, are included in the attached Project Design Narrative and drawing set. Portions of the development that were previously reviewed and approved are not included in this submittal, except where needed for reference.

DEVELOPMENT TEAM

Owner	Urban Land Development, LLC	Brad Binkowski/Tom Neujahr
Developer	Urban Land Interests, LLC	Chris Schramm
Architect	Engberg Anderson Design Partnership	Paul Cuta/Marc Schellpfeffer
Structural Engineer	Pierce Engineers, Inc.	Dick Pierce/Derek Horejsh
Civil Engineer	Ken Saiki Design, Inc.	Steve Whayland
Landscape Architect	Ken Saiki Design, Inc.	Rebecca Flood
Traffic Engineer	HNTB Corp.	Rob Beuthling
Surveyor	D'Onofrio, Kottke & Assoc., Inc.	Wayne Barsness
General Contractor	To Be Determined	

CONSTRUCTION SCHEDULE

Construction of the project is anticipated to begin in summer of 2009. The projected construction duration is approximately 12 months, with completion of the building core and shell and occupancy of the first tenant spaces in summer of 2010. Construction and occupancy of individual tenant spaces will occur as leases are signed.

EXISTING CONDITIONS AND USES

The site has been held for future development since it was purchased in 2004. The majority of the site area is vacant land. It is covered by a combination open grassy areas, trees and heavy scrub brush, gravel, concrete, and stored construction materials.

The four residential lots along Proudfit Street (containing three houses) were purchased from J.H. Findorff & Son as additional development land under the same purchase agreement as the former tobacco warehouses and the other land within the existing GDP. The houses were vacant at the time of purchase by the current owner and have remained vacant since that time.

DEMOLITION

The demolition and recycling of the three vacant houses located at 159, 167 and 171 Proudfit Street was approved as part of the previously approved GDP and SIP for the site.

A reuse and recycling plan will be submitted for approval prior to the issuance of the demolition permit, as required.

PROPOSED USES

Proposed uses of the site are commercial office space (with uses consistent with the permitted uses in the O-2 zoning classification of the current City of Madison zoning code) and accessory uses, as outlined in the proposed SIP Zoning Text included with this submittal.

COMPATIBILITY WITH APPROVED MASTER PLANS

The proposed office development, including the scale and form of the proposed buildings, was found to be compatible with the intent of the 2006 City of Madison Comprehensive Plan and the 1997 Bassett Neighborhood Master Plan at the time the GDP was approved.

The SIP for Building A is consistent with the approved GDP. The final design of Building A is one story lower and approximately 10,000 square feet smaller than the maximums allowed under the approved GDP.

The scale and character of the building has been carefully developed to act as an appropriate transition from the taller and larger Building B and the historic Tobacco Lofts warehouses to the Proudfit streetscape and

the adjacent residential neighborhood. The Proudfit side of the building addresses the street frontage with an active elevation that includes a main building entry accessed directly from the public sidewalk.

NEIGHBORHOOD AND CITY PROCESS

The Building A conceptual design was presented at the monthly Bassett Neighborhood meeting on March 9, 2009. Since that time, the development team has discussed the proposed Building A SIP with Alders Verveer and Kerr (Proudfit Street is the dividing line between Districts 4 and 13), and the neighborhood steering committee that previously reviewed the project was re-formed (again including representatives from both the Bassett and Monona Bay neighborhoods). It has met twice to review the Building A design, and a presentation by the development team to the neighborhood is being coordinated through the steering committee.

The development team has also reviewed the proposed SIP amendment with various members of City staff from a number of departments, including a meeting with the Development Assistance Team. A preliminary Landmarks Commission presentation was made on March 23, 2009 (due to the project's location adjacent to the historic Tobacco Lofts warehouse buildings), and an informational Urban Design Commission presentation was made on April 1, 2009.

A 30-day notice letter, a copy of which is attached to this submittal, was sent to the required parties on March 27, 2009. Feedback on the scale and design of the building has been positive throughout the initial neighborhood and City review process.

SITE AREA

The site area for Building A includes a part of the undeveloped portion of the Tobacco Row PUD (Lots 2 and 3 of CSM 11210) along with the four residential lots at 159-171 Proudfit Street (which now include the adjacent previously-vacated portion of Feeney Court).

The overall site contains approximately 73,130 square feet (1.679 Acres). The boundaries of the site are identified on the survey and legal description included with this application.

The site area under consideration as part of the requested Building A SIP approval is approximately 17,100 square feet. This square footage includes the site improvements immediately surrounding Building A, as well as the first bay of parking east of Building A due to a relocated accessible parking stall (as described in the Parking and Loading section below).

BUILDING AREA

West Building (Building A)

First Floor	7,172 Gross SF	7,172 Rentable SF
Second Floor	7,125 Gross SF	7,125 Rentable SF
Total Area	14,297 Gross SF	14,297 Rentable SF

A portion of the total area will be dedicated to building service and mechanical areas. Lobbies, corridors and other building common areas may be constructed as needed to serve multiple tenants.

PARKING AND LOADING

The below grade and surface parking that serves this development has been approved as part the SIP for the East Building (Building B) and will be constructed along with that building.

As anticipated in the previously approved GDP and SIP, one of the three accessible surface stalls will be relocated to the west side of the surface parking lot to serve Building A now that the entry configuration of

the building is known. Four additional bike stalls are being added immediately adjacent to Building A, bringing the total for the project to 25 (more than double the number required). These changes are shown on the attached Building A SIP drawings.

With these modifications, the overall parking and loading serving the two buildings is as follows:

Surface Parking	58 Stalls	(3 accessible stalls, including 1 van accessible stall)
Below Grade Parking	45 Stalls	(2 accessible stalls, including 1 van accessible stall)
Total Parking	103 Stalls	(5 accessible stalls, including 2 van accessible stalls)
Moped Parking	0 Required	2 Provided (Below Grade)
Bike Parking	11 Required	25 Provided (16 Exterior/9 Below Grade)
Loading	A 10' x 36' loading space is centrally located in the surface parking lot to serve both buildings.	

Due to the narrow width of Building A allowed by the site configuration, this building cannot accommodate below grade parking. However, underground parking spaces below Building B may be made available to tenants of either building.

The adjacent Tobacco Lofts apartments, developed by Urban Land Interests and owned by a related entity, include 49 surface and 45 covered parking spaces serving the 61 apartment units. Many of the parking spaces at this property are unused during weekday hours when residents of the apartments are at work. In order to take advantage of the complementary weekday parking demands of the adjacent office and residential uses, a shared parking agreement between the two ownership entities will be put in place at the time Building A is constructed to allow the daytime parking demand of the fully developed office site to be met. The exact number and location of spaces to be shared will be determined when the final tenant requirements are determined. However, only 13 shared spaces (116 total spaces) would be needed to maintain a parking ratio of 2.0 spaces per 1,000 GSF for the two office buildings.

HOURS OF OPERATION

Typical office building hours of operation are 7:00 am to 6:00 pm Monday-Friday. Hours of operation for individual tenants may vary. After-hours tenant access to the office buildings will be provided by a card-access building security system.

TRASH REMOVAL AND STORAGE / SNOW REMOVAL

Trash and recycling storage is located in a dedicated room in the underground parking area of the East Building (Building B). This trash room is also intended to serve the West Building (Building A).

The owner will contract with outside vendors for trash removal, recycling and snow removal.

PROVISIONS FOR SEPARATE FUTURE OWNERSHIP

It is possible that at some point in the future, the East Building (Building B) and the West Building (future Building A) may have separate ownership. The revised Certified Survey Map creates CSM lots that are compatible with the ownership of the buildings by separate entities. At the time any such transfer takes place, reciprocal agreements and/or easements will be executed and recorded, providing for the continued use and maintenance of shared surface and underground parking, access and circulation routes, site drainage and stormwater management facilities and site utilities.

REQUIRED EASEMENT MODIFICATIONS

In 2004, a 15' wide storm sewer easement was imposed on the perimeter of the development site inside of the Proudfit Street sidewalk. Based on concerns raised by ULI about the impact of this easement on the buildable area of the site, the storm sewer pipe was offset from the centerline of the easement toward the sidewalk during construction, and the possibility of modifying or encroaching into this easement was left open by the City.

As part of the previously approved GDP and SIP submittal a number of potential encroachments were requested to allow for flexibility in the design and construction of the West Building (Building A). Now that the design of Building A has been fully developed, the actual type and location of the encroachments have been identified.

In addition to landscaping as shown on the attached SIP plans, it is requested that a roof overhang, a pedestrian access stair and ADA required access ramp, a building egress sidewalk and a project identification sign be allowed to encroach within the easement, subject to specific provisions acceptable to the City. Final design of drainage improvements in this area will be coordinated with the City. The footprint of the building remains outside of the easement area.

Previous correspondence with the City of Madison Engineering Division regarding the proposed encroachments to be allowed within this 15' easement area, along with drawings highlighting the actual encroachments being requested, are attached to this application.

These encroachments are necessary in order to construct Building A per the SIP submitted for approval in this application. It is believed that these encroachments will not preclude the City from accessing and maintaining the storm sewer line in the future. Appropriate precautions will be taken to protect the storm sewer during any construction within the easement area. The owner acknowledges the possibility of damage to any private improvements constructed within the easement area as a result of the City's maintenance of the storm sewer, and that the repair of any such damage will be the owner's responsibility. An amendment to the existing easement, allowing for encroachments consistent with the exhibits attached to this application, will be submitted to the City for review, approval and recording.

The project identification monument sign that was previously approved as part of the GDP and SIP has been relocated slightly south of the original location at the corner of Lorillard Court and Proudfit Street. This change is due to the request by the City (as one of the requirements in the October 31, 2008 approval letter) that the owner dedicate a 14' strip of land along the southern edge of the current Lorillard Court right-of-way to the City. Compliance with this dedication request will result in the sign being located on City-owned right-of-way, so the sign has been moved to remain on private property. Both the previously approved location and the new location are within the boundaries of the 15' storm sewer easement. The height of this sign has been reduced to 5'6" per the request of the original steering committee and the conditions of approval by the Common Council.

Attachments:

Project Design Narrative
Proposed SIP Zoning Text
March 27, 2009 Notice of Intent Letter
Legal Description
15' Storm Sewer Easement Encroachment Information

Note: Copies of all recorded documents related to this property, including easements, covenants and restrictions, were provided as part of the application for the approved GDP and are not duplicated in this submittal. The GDP, SIP and CSM that were approved in October, 2008 have not been recorded at the time of this application.