

City of Madison Plan Commission & Common Council
215 Martin Luther King Jr. Boulevard - Room LL100
Madison, Wisconsin 53701

Plan Commission & Council Members -

As owners of 202 & 206 North Brooks Street, it is our intent to redevelop our properties to provide a high quality residential building to serve the University and the greater Downtown Area as a whole. This project would involve removing the existing buildings, combining the two parcels, and constructing a single new building. We anticipate that this project would be a 2.5 million dollar re-investment in the area.

The site's existing buildings, built around 1905, are three stories tall with three apartment units in each building. Each building contains (2) three-bedroom units and (1) two-bedroom unit. Both buildings are wood framed, with pitched gable roofs and wood & vinyl siding.

The proposed new apartment building would be a contemporary five-story structure - with a partial loft level in the fifth floor apartments. It would contain 14 total units comprised of (4) two-bedroom units, (4) three-bedroom units, (5) four-bedroom units and (1) five-bedroom unit. In the lower level there will be storage, mechanical equipment, and parking for bikes and/or motorized scooters. It will be a masonry & wood-framed building with a combination of masonry veneer and metal or fiber cement cladding.

Because of the site's location, we anticipate that the potential residents of the proposed building will likely be students from the University, as are the residents of the two existing buildings.

We have owned 202 & 206 North Brooks for some time. The rest of the block is primarily owned by the State of Wisconsin, with only one other private land owner on the block.

It may seem to make sense for the State/University to purchase these parcels for future University development- however, after multiple discussions & opportunities for them to do so, no offers have ever been made. The University had a ten-year 'option to purchase' on the property, but allowed it to expire in 2006. In talks with the University, ten years ago and again this past summer, it was determined that due to a lack of financial resources, no offer to purchase these parcels could be made now, or in the next 5 years, as this site is not in the University's 'Five Year Plan'.

We cannot keep waiting for the University to take action on this site and believe that it is now time for us to re-invest in this neighborhood, and this site specifically, by redeveloping the site and replacing the aging structures with modern, energy-efficient, high-quality, privately owned, student housing.

Thank you, in advance, for your consideration.

Sincerely,

Joe McCormick & Dennis Catterson
Owners of 202 and 206 North Brooks Street