



Urban Land Interests

December 5, 2012

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

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

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

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

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