

Findorff

J.H. FINDORFF & SON INC.

CHARACTER COMMUNITY CRAFTSMANSHIP

LETTER OF INTENT

Findorff Yards Proposed Development

January 22, 2014

To: City of Madison Planning Department and Plan Commission
215 Martin Luther King Jr. Blvd. LL110
Madison, WI 53703

From: Mike Dillis, Vice-President
J. H. Findorff & Son, Inc.

Brad Binkowski, Vice-President
Urban Land Interests

Re: PD/GDP/SIP Application for Findorff Yards Proposed Development
(Proposed Development of Lot 2 of CSM 12051 with a new CSM legal description)

Owner/Developer – J.H. Findorff and Son, Inc. (JHF)

Development Partner and Owner of proposed apartment building– Urban Land Interests (ULI)

Architect – Potter Lawson, Inc.

Project Address

300 South Bedford Street (street address for J. H. Findorff and Son, Inc. existing headquarters office building)

302 Dow Court (vacant)

304 Dow Court (existing single family residential lot, residence to be demolished with this proposed development)

The development team has been in contact with City Engineering, and has requested an address for new apartment building. City Engineering has identified 633 West Wilson and an available address that may be used for the apartment building.

Project Description

J.H. Findorff and Son, Inc. (JHF) and Urban Land Interests (ULI) are together proposing additional development to Lot 2 of CSM 12051. This is the third collaborative partnership between these two business entities at the Findorff Yards Sites, and demonstrates their ongoing ability to deliver successful outcomes for the projects they pursue together.

JHF is proposing an addition and future additions to their existing office building and parking structure. ULI is a project partner, and is proposing a new apartment building which will be located to the west of the JHF office building. The apartment building will be an L shaped five story building located adjacent to the bike path corridor that runs along the west edge of the property in an easement granted to the City.

The proposed apartment building will be owned by ULI and contains approximately 80 apartments, including studio, one bedroom, and two-bedroom units on the four upper floor levels. Grade level is proposed to include enclosed parking and other resident amenities.

The proposed JHF office building addition is a three story addition with a floor plate of approximately 7,850 GSF, designed to be complimentary in its appearance to the existing building, and its intended use is additional office space and a large meeting room.

www.findorff.com

The proposed project also includes additional below grade parking, surface parking, landscape, and site amenities covering the extents of the site.

JHF will retain ownership of the site, and is selling air rights to ULI for the apartment building. JHF and ULI are entering into a Condominium Development Agreement to delineate subjects of real estate ownership and management.

The proposed project also includes General Development Plans for future additions to the JHF office building and the below grade parking structure.

Development Team

Owner/Developer	J.H. Findorff & Son, Inc.	Mike Dillis
Owner/Developer	Urban Land Interests	Brad Binkowski
Architect	Potter Lawson, Inc.	Robert Mangas, Doug Hursh
Structural Engineer	Pierce Engineers	Richard Pierce/Lucas Marshall
Landscape Architect	Ken Saiki Design	Ken Saiki, Abbie Moilien
Civil Engineer	D'Onofrio Kottke	Dan Day, Kevin Pape

Construction Schedule

Construction is anticipated to start as soon as approvals are granted, with an early start construction schedule commencing in early Spring of 2014. The project critical path provides apartment building occupancy prior to August 1, 2015.

Site Development and Zoning History

J.H. Findorff & Son, Inc. is a general contracting construction company that has been in operation in Madison since 1890. Their existing headquarters office building and its associated surface and below grade parking, located at 300 South Bedford Street, were developed per a City approved PUD in 2000. That PUD included plans for the future development of open land to the west of the building as residential development.

In 2006, land directly north of the JHF office building was redeveloped as an office building with below grade parking for the National Conference of Bar Examiners (NCBE) via PUD process. These two office buildings share multiple easements, including a shared storm drainage and access easement off of Bedford Street, an easement for construction across the property line for below grade access to the NCBE parking, and an easement for designated parking rights on NCBE land by JHF employees. These easements will continue with the proposed development.

In 2007, JHF expanded their parking structure by adding an addition, approximately 12,000 GSF floor plate in size, which provides 25 spaces below grade and 20 spaces at grade level. This project was approved through the PUD process.

Also in 2007, a new Certified Survey Map 12051 was recorded for the land owned by JHF for their office building and parking structure. This CSM shows NCBE on Lot 1 and JHF on Lot 2. Lot 2 of CSM 12051 is 134,873 SF, and includes open land to the west of the JHF building. It also includes one existing single family residential building on the west side of existing Dow Court, with the street address 304 Dow Court.

In 2013, the City of Madison adopted a new zoning code. The adopted zoning map designates the eastern portion of Lot 2 as PD, and the western as UMX, which is urban mixed-use zoning district in the adopted zoning code, which allows residential development. The project development team met with City staff, and staff recommended that all of Lot 2 be developed under a new PD/GDP/SIP for this proposed project.

Approvals Requested

This application is for approval of a new PD/GDP/SIP for Lot 2 of CSM 12051, as modified by a new CSM for this parcel.

Approvals requested include:

- Zoning map amendment to re-zone of all of Lot 2 to PD zoning.
- Major amendment to an approved PD-GDP zoning
- Major amendment to approved PD-SIP zoning
- Demolition permit to raze the existing single family residence located at 304 Dow Court.
- Conditional Use Application for development adjacent to public parks (Brittingham Park)

Certified Survey Map

A new legal description for Lot 1 and Lot 2 of CSM 12051 will be recorded with this proposed development.

Proposed revisions to CSM 12051 include lot line revisions due to vacating Dow Court and the reconstruction of the cul-de-sac on West Wilson, and also retirement of existing easements which are no longer required, and a new shared access easement on West Wilson for access to Lot 1 and Lot 2 from that street.

Demolition

The proposed development will require the demolition and recycling of the existing vacant residential single family house located at 304 Dow Court.

The development team submitted the required notice to the City, Alder, and Neighborhood Association in October 2013.

All applicable provisions of the demolition ordinance will be complied with and a reuse and recycling plan will be submitted for approval prior to the issuance of the demolition permit.

Request to Vacate Dow Court

The proposed development requests the City to vacate Dow Court. The project development team has been in contact with the City regarding vacating this street.

The proposed project will comply with City ordinances and all requirements regarding vacating this street.

Proposed Development

This application proposes new development on revised Lot 2 that is consistent with the approved zoning of the original PUD in 2000 for this land, as well as the intent of the 2013 adopted City of Madison zoning code.

The eastern portion of Lot 2 will remain as the JHF office building. An addition to the office building is proposed in the PD-SIP, and future additions to the office building and future expansion of below grade structured parking are proposed in the PD-GDP.

The western portion of Lot 2 will be jointly developed by JHF and ULI. The PD-SIP includes expansion of below grade structured parking, and a new four story apartment building that will include an additional story of enclosed parking at street level which will have direct access from the West Wilson cul-de-sac, and will be assigned exclusively to the apartment building.

JHF and ULI propose to enter into a condo agreement for the shared use of below grade parking, new surface parking, and site amenities proposed in the PD-SIP for this project. This condo agreement will assign air rights such that ULI will own the apartment building above grade level, and JH Findorff will retain ownership of all of the land of Lot 2, including all of the below grade parking structure. JHF will lease parking stalls in the below grade parking structure to ULI on a long term basis. Ownership of grade level improvements above the structural deck of the parking structure will be delineated in the condo agreement.

The existing development on Lot 1 for NCBE will remain unchanged; however, the vacation of existing Dow Court will impact the legal description and easements benefiting this lot. The new CSM will record the changes to the legal description.

Buildings on Lot 1 and Lot 2 of CSM 12051

The entirety of all below grade structured parking on Lot 1 and Lot 2 are constructed or proposed to be constructed as fully sprinkled Type 1A construction per the Wisconsin Building Code, with a 3 HR fire rated horizontal separation at grade level.

Type 1A construction allows unlimited unseparated area, and the 3HR horizontal separation creates distinct and separate buildings above and below the horizontal separation. Thus, from a building code perspective, the parking below grade is considered a single building, where the portion on Lot 1 is owned by NCBE, and the portion on Lot 2 is owned by JHF. Recorded easements allow shared access, construction across the lot line, and designated parking rights of use that benefit both entities. In effect, there is no lot line below grade from a building code standpoint, just a delineation of ownership per the recorded legal description and easements. Below grade parking is accessed off of South Bedford Street and North Shore Drive.

Above the 3 HR separation, multiple separate buildings complying with all of the provisions and requirements of the Wisconsin Building Code are allowed.

In the case of this PD/GDP/SIP application, below grade parking is an unlimited area building, and above grade buildings include:

- The existing NCBE building and site improvements on Lot 1, which will remain as-is. Its address is 302 South Bedford.
- The existing JHF headquarters office building on Lot 2, which holds the street address of 300 South Bedford Street. This office building is proposed to be expanded with a 22,600 GSF addition per the PD-SIP, and future additions are proposed per the PD-GDP.
- The proposed apartment building will be a second, separate building on Lot 2 above grade level. City Engineering has indicated this building will have the street address 633 West Wilson. This is proposed to be a four story residential building with a mix of apartment types, totaling approximately 80 rental units, with enclosed grade level parking, and amenities typical to this building type.

Proposed Uses

Proposed uses of the site are office space for the JHF headquarters with associated parking, and residential use with accessory uses, including underground and surface parking, indoor and outdoor resident amenities as shown on the plans and included in the SIP zoning text.

Compatibility with Approved Master Plans

The proposed development is in keeping with the overall goals, character, and pattern of development generally described in the following:

- Bassett Neighborhood Plan
- City of Madison Comprehensive Plan
- City of Madison Downtown Plan

Neighborhood and City Process

The development team has met with the Bassett Neighborhood Association and the City of Madison Development Assistance Team on multiple occasions, providing planning and design updates starting in the fall of 2013, and they continue. Bassett Neighborhood Meetings occurred on October 14, December 11, and January 6th. The Bassett Neighborhood Association has identified a steering team to serve as agent and communications liaison for the neighborhood. The development team met with this steering team on January 20th. Additional steering team meetings are being scheduled to align with milestone events during the City review process for this proposed development.

The development team met formally with the City DAT on December 12, and has had multiple conversations with individuals and departments of city staff as needed regarding specific planning topics relative to the proposed development.

The proposed development has received good reviews from both the neighborhood and the City for being appropriate to the character and pattern of development envisioned in current master-plan documents.

Site Area

The new CSM for this proposed development lot is approximately 141,934 SF (3.258 Acres). A legal description is attached.

Building Area

Approximate total building areas by use are as listed below:

Above Grade Buildings	Existing GSF	PD-SIP GSF	Future PD-GDP GSF	Total GSF
JHF Office Building	38,272	22,612	45,000	106,000 (rounded)
80 Unit Apartment Building	-	88,000	-	88,000
Enclosed Parking (32 spaces)	-	14,400	-	14,400
Above grade subtotal	38,272	123,012	45,000	206,400
Below Grade Building				
Parking Level	26,189	38,630	32,000	96,900 (rounded)
Combined Total	64,461	161,642	77,000	303,100 (rounded)

Open Space Areas

The PD-SIP proposed development includes approximately 34,500 SF of landscaped space, which is 25% of the total site area. Future PD-GDP development of the JHF office building additions reduces this to 29,000 SF and 20.4% respectively.

Site Access

Vehicular access to the development parcel is provided at three locations. The primary access to the below grade parking level is from South Bedford Street. This is an existing shared access with the NCBE Office Building at 302 South Bedford.

A second access point to the below grade level parking is via North Shore Drive, which is an existing right-turn-in, right-turn-out access point. This is the access to exterior surface Parking Lot 1 as well as the below grade parking. This access relies on maintaining the existing curb cut and drive across Brittingham Park lands. Using this existing access is an idea that has been discussed and endorsed in planning presentations and meetings to date.

The third access point, is from the West Wilson cul-de-sac, and leads directly into the enclosed parking below the apartment building. The overhead entrance door at this location has been recessed from the dominant building façade to reduce light spill.

All entrances into the enclosed parking level areas will be via overhead doors with controlled access.

Parking, Bike Parking and Loading Zones

Proposed passenger vehicle parking is provided by a combination of grade level and below grade enclosed parking, and surface level parking, summarized as follows:

JHF existing below grade	64
JHF existing above grade (NCBE)	13
PD-SIP enclosed below grade	88
PD-SIP enclosed above grade	32
PD-SIP exterior surface Parking Lot 1	20
<u>PD-SIP exterior surface Parking Lot 2</u>	<u>49</u>
	266 total

Parking spaces will be managed by the Condominium Agreement, where the spaces will be assigned as follows:

Apartment building	84 (one per 1 and 2BR unit, 2 per 3BR unit)
JHF office building	182 (remainder of spaces) = 3.02/1000GSF

Accessible parking spaces, both standard and van accessible, are distributed appropriately throughout the proposed development as indicated in the PD-SIP plans to provide the accessible parking required by ICC/ANSI, and are included in the above total number of spaces.

Also, a limited quantity of motorcycle and moped parking spaces will be provided as indicated on the PD-SIP plans.

A total of 104 bike parking stalls are provided as listed below. If demand exceeds the quantity of spaces provided, additional bike parking will be provided.

- JHF office building - 16 stalls provided (1 per 4,000 GSF, distributed locations)
- Apartment building residents - 80 stalls provided (1 per unit, located within enclosed parking levels)
- Apartment building visitors - 8 stalls provided (10% of resident total, located near the building entrances)

A large percentage of the apartment building bike parking stalls are located directly off the bike path, with exceptional access at grade level, in an enclosed bike room, planned as a resident amenity, with a repair station. This area will be along the exterior wall of the building and will include glass for exterior views and daylighting.

Two shared loading zones are provided as indicated on the PD-SIP plans in compliance with Madison zoning requirements.

Trash, Recycling, and Snow Removal

Trash and recycling storage is provided in dedicated spaces inside both buildings as shown on PD-SIP plans. Owners will contract with outside vendors for trash removal, recycling, and snow removal.

Since trash containers are planned to be located inside of the buildings, vendors will be provided access, and will be responsible for opening overhead doors, pulling trash containers out from the building, and returning the containers to their location inside the building. Frequency of service will be determined by demand.

Sustainable Design, Energy Efficiency, and LEED Certification

Sustainable design and energy efficiency are integrated into the design of the proposed development at every level from high efficiency mechanical systems and energy efficient lighting and appliances to water saving plumbing fixtures and low VOC finishes.

Sustainable design practices is also a focus of storm-water management and landscape design approach, as well as construction waste management during construction, and facility operations after occupancy.

JHF is exploring pursuit of LEED Certification for the office building, but has not yet committed to this goal as this time.

Requested City Agreements and Utilities

The proposed development plans include a request for street and curb line modifications in the West Wilson cul-de-sac for a new short term visitor parking area for two or three vehicles, which will be design for accessible passenger loading zone.

The proposed development anticipates working with City Parks to make some minor adjustments and minimal improvements within Brittingham Park, located between the southern property line and North Shore Drive. This includes improvements within the existing easement across the park land to access the proposed development. It also includes landscape repairs along utility routes, and some maintenance and potential modifications to the park's landscape, including trees and vegetation, primarily directly along the shared property line. An example of this type of public/private collaboration occurred between Parks and ULI with the recent, and adjacent, apartment project located at 727 Lorillard Court.

The proposed development anticipates that the bike path along the western lot line of the proposed project will remain open and safe for use by the public during the entire construction period, and that any damage that may occur due to the construction process will be repaired and paid for by the project.

The development team is coordinating with MGE regarding the re-routing of existing gas and electric as required, including some overhead lines that extend through the project site. The project Owners will cover costs associated with this work.

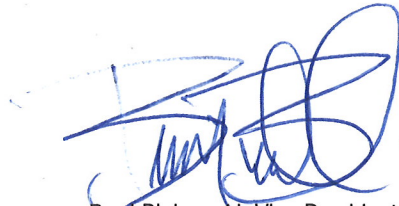
Please refer to the attachments to this letter listed below and the PD/GDP/SIP drawing documents bound separately.

JHF and ULI believe the proposed development project of this PD/GDP/SIP application is consistent with the intent of the previously approved PUD, the intent of the adopted 2013 City of Madison zoning code and master-plan documents, and that the proposed project will contribute to the vitality and quality of the City of Madison.

Respectfully submitted,



Mike Dillis, Vice President
J.H. Findorff & Son, Inc.



Brad Binkowski, Vice President
Urban Land Interests

Attachments:

Proposed SIP Zoning Text
Exhibit A (legal description of parcel)
Project Design Narrative
Memorandum to City of Madison regarding required submission information
Letter from Associated Bank
Construction Schedule
Location Map
Existing CSM 12051 for reference and context showing existing CSM 12051 Lot 1 (NCBE) and recorded easements
Draft Certified Survey Map (Copies of title work and recorded documents available upon request)

Supporting documents in the form of a drawing set dated January 22, 2014 showing the proposed development plans for the PD/GDP/SIP are bound separately and are a part of this letter of intent by reference.

Light fixture cut sheets for the light fixtures indicated on the Site Lighting plan are submitted separately from the drawing set.

SIP Zoning Text
300 South Bedford Street
Madison, Wisconsin

Legal Description

The lands subject to this planned development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose:

This PD zoning district is established to allow for the construction of additional office space and a new residential use building on this parcel, with the associated parking and required amenities required by Madison General Ordinances.

B. Permitted Uses:

1. Office use
2. Multi-family residential uses
3. Uses accessory to permitted uses above, including but not limited to the following:
 - a. Underground and surface parking
 - b. Indoor and outdoor amenity and recreation areas associated with multi-family residential units.
 - c. On-site management office for the management and leasing of the multi-family residential units.
 - d. Home Occupation. A resident may use a portion of his/her dwelling as his/her own personal office for studio space, subject to the provisions of Home Occupations as specified in Section 28.151 of the Madison General Ordinances

C. Lot Area:

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio:

The maximum floor area ratio and the maximum building height will be as shown on the approved plans

E. Yard Requirements:

Yard areas will be provided as shown on approved plans.

F. Landscaping:

Site landscaping will be provided as shown on approved plans.

G. Accessory Off-Street Parking & Loading:

Accessory off-street parking and loading will be provided as shown on approved plans.

H. Lighting:

Site lighting will be provided as shown on the approved plans.

I. Signage:

Permanent signage will meet the requirements of Chapter 31 of the Madison General Ordinances and will be permitted as shown on the approved plans.

Permitted temporary signage will include project construction signs and signs associated with the marketing of the multi-family residential units within this project.

J. Alterations and Revisions:

No alteration or revision of this Planned Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for the minor alterations of additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 12051, Part of Lot 1 and Lot 2, Block 2, Dow Replat and a portion of vacated Dow Court located in the NW1/4 of the SE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the East 1/4 Corner of Section 23 which lies S00°54'03"W, 521.60 feet from the North Meander Corner of said East 1/4 corner; thence N89°15'06"W along the North line of said SE1/4, 1315.07 feet; thence S00°44'54"W, 442.91 feet to the most Northerly corner of Lot 1, Certified Survey Map No. 12051 also being on the Southwesterly right-of-way line of South Bedford Street and the point of beginning; thence S43°51'01"E along said Southwesterly right-of-way line, 156.24 feet; thence S31°20'28"W, 273.07 feet; thence N43°51'01"W, 3.39 feet; thence S32°9'38"W, 135.56 feet; thence S43°51'01"E, 7.42 feet; thence S31°20'28"W, 40.00 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 155.00 feet and a chord which bears S41°56'00"W, 99.51 feet to a point on the Northeasterly right-of-way line of a Wisconsin Department of Transportation right-of-way; thence N34°32'49"W along said Northeasterly right-of-way, 317.59 feet; thence N33°00'12"W along said Northeasterly right-of-way, 101.40 feet to a point on the Southeasterly right-of-way line of West Wilson Street; thence N46°08'19"E along said Southeasterly right-of-way line, 31.71 feet to a point of curve; thence continuing along said Southeasterly right-of-way Northeasterly along a curve to the left which has a radius 45.00 feet and a chord which bears N51°46'05"E, 74.97 feet to a point of reverse curve; thence continuing along said Southeasterly right-of-way line Northeasterly along a curve the the right which has a radius of 20.00 feet and a chord which bears N20°44'53"E, 17.15 feet; thence N46°08'19"E along said Southeasterly right-of-way, 71.17 feet to a point on the centerline of vacated Dow Court; thence S43°51'01"E along the centerline of said Dow Court, 66.14 feet; thence N46°08'19"E, 20.00 feet to a point on the Southwestern line of Lot 1, Certified Survey Map No. 12051; thence S43°51'01"E along said Southwestern line, 65.70 feet to the most Southerly corner of said Lot 1; thence N46°46'55"E along the Southeastern line of said Lot 1, 248.52 feet to the point of beginning. Containing 141,934 square feet (3.258 acres).

PROJECT DESIGN NARRATIVE

Findorff Yards Development

January 22, 2014

Development within Downtown Core (DC) and Urban Mixed-Use District

The development team referenced the new City of Madison Zoning Code adopted in 2013 often during the conceptual design process for this proposed development to insure design consistency with the intent and purpose of the applicable portions of the zoning code, especially the goals stated in Section 28.002, and the more detailed requirements included in Subchapter 28E: Downtown and Urban Districts and Subchapter 28K: Building Form Standards.

Building Design Description

The buildings are located on the perimeter of the site defining the public streets and paths while enclosing a central courtyard for visitor parking and loading areas. The scale of the buildings relate to the existing buildings in the neighborhood with the Findorff Building at three office stories and the apartment building at five residential stories. The height of the apartment building is similar to the NCBE building as well as the 727 Lorillard Street apartments.

Findorff Addition

The massing of the Findorff building addition follows the structure of the underground parking that was added in 2006. The original Findorff building was conceived as a contemporary loft building with exposed structural elements to represent the construction company within. The addition to the building follows this same design vocabulary and utilizes like details. The final composition of the building will read as one cohesive design rather than an addition. The southern façade of the addition will have less glass than the existing southern façade creating a strong anchoring element for the building. An outdoor patio space is provided at the corner of the building adjacent to the new break room space. A large green space is left on the site to allow for the flexibility of future expansion of the Findorff office building along with expansion of the parking below.

Apartment Building

The apartment building is a contemporary interpretation of the tobacco warehouse buildings. The long rectangular wing runs parallel the bike trail and is kept as a simple brick volume with large punched window openings and cantilevered steel balconies. The smaller brick volume is placed to define the public street edge and houses the building common areas; an exercise room, office and mailboxes. Both brick masses are connected with a more transparent element that houses the street pedestrian entrance on the first floor. The entrance allows views through from the street into the courtyard and to the lake beyond. Located within the courtyard near the entrance lobby, a small outdoor common space is sheltered between the two wings and defined with raised planters and outdoor seating. Parking is located on the first floor of the longer building raising the living units to the second floor with views over the courtyard parking area. Bike parking is located directly inside the building at grade level, where a unique amenity is planned to provide self-serve repair and a direct connection to the bike path.

A cream colored brick was chosen to provide a relationship to the Tobacco Warehouses nearby. The upper floors cantilever over the first floor creating a base for the building, which is clad in a gray masonry. Galvanized steel is used to highlight the glass corners and balconies. An appropriate type of panel in-fill is used within the galvanized steel frames to modulate the window openings and add a sense of warmth to the palette.



J.H. FINDORFF & SON INC.

CHARACTER COMMUNITY CRAFTSMANSHIP

To: City of Madison

Date: January 22, 2014

Project: Findorff Yards Parking Development and J.H. Findorff Headquarters Office Addition

Project Address: 300 South Bedford Street, Madison, WI 53703

Required Submittal Information:

1. **Joint agreement between JHF and ULI:** J.H. Findorff & Son, Inc. (JHF) has had an outstanding working relationship with Urban Land Interests (ULI) for nearly three decades. During that time our two companies have successfully collaborated to build projects of all sizes and complexity. JHF and ULI have chosen to team again working to put this exciting project together. To that end a joint agreement is in the process of being developed. Preliminary work has been put into the agreement but as of this writing it has not been finalized.
2. **Proof of financial capabilities:** Please see attached letter from Associated Bank.
3. **Economic impact analysis:** The Findorff Yards Parking Development and J.H. Findorff Headquarters Office Addition projects are anticipated to generate opportunities for approximately 150 construction workers on the project site. Beyond the project site, the supply of building materials will directly impact many local firms who will be contracted to locally produce and deliver concrete, asphalt, metal ductwork and other related products.

Once completed the JHF Office Building Addition will provide office space for as many as 70 future employees, and the property value increase will generate additional property tax revenue to the City in excess of \$55,000.

The apartment building provides a mix of 80 new units which provides living space for approximately 90 residents. It is anticipated that more than 50% of these residents will be moving into the Madison Downtown Core district from other locations. Additional annual property tax revenue from these units will be approximately \$176,000 based on an average of \$2,200 per unit.

4. **Construction schedule:** Please see attached project schedule.



January 16, 2014

The City of Madison

RE: J.H. Findorff & Son Inc

Findorff Yards Parking Development & J.H. Findorff Office Building Addition

To Whom It May Concern,

J.H. Findorff & Son Inc. is an important client of Associated Bank. The company conducts business in a professional and reliable manner which is on time and accurate. The company maintains depository accounts and has a working capital line of credit with the bank. Findorff has a reputation and a history of delivering on multi-million dollar projects and has the financial capacity to do so. Associated Bank is honored to be a banking partner with Findorff.

If you have any questions, please contact me directly at 608-259-3688.

Sincerely,

A handwritten signature in black ink that reads "Troy R. Mitchell".

Troy Mitchell
Senior Vice President
Commercial Banking Team Leader



Findorff Yards Project



ID	Task Name	Start	Finish	Duration	October 2013				May 2014				December 2014					
					September 21		January 1		April 11		July 21		November 1		February 11		May 21	
					10/13	12/1	1/19	3/9	4/27	6/15	8/3	9/21	11/9	12/28	2/15	4/5	5/24	7/12
1	Project Start	Mon 1/6/14	Mon 1/6/14	0 days														
2	Preconstruction	Wed 1/8/14	Thu 5/15/14	92 days														
3	GDP SIP Sign-Off	Tue 1/21/14	Tue 1/21/14	1 day														
4	Urban Design Commission	Wed 1/8/14	Wed 3/19/14	51 days														
5	Plan Commission Meeting	Mon 3/24/14	Mon 3/24/14	1 day														
6	Common Council Hearing	Tue 4/8/14	Tue 4/8/14	1 day														
7	Submit Revised Plans	Tue 4/8/14	Thu 5/1/14	18 days														
8	City Land Use Approval	Tue 4/8/14	Thu 5/1/14	18 days														
9	Building Plan Review	Thu 5/1/14	Wed 5/7/14	5 days														
10	Building Permit	Thu 5/15/14	Thu 5/15/14	1 day														
11	Plan Commission/Common Council Approval/Sign-Off	Wed 5/14/14	Wed 5/14/14	1 day														
12	Parking Structure	Fri 5/2/14	Fri 12/26/14	166 days														
13	Construction Documents	Fri 5/2/14	Fri 5/2/14	1 day														
14	Bidding	Mon 5/5/14	Tue 5/27/14	16 days														
15	Award Subcontracts	Wed 5/28/14	Tue 6/24/14	20 days														
16	Procurement	Wed 5/28/14	Wed 7/16/14	35 days														
23	Demo Existing House	Thu 5/15/14	Wed 5/21/14	5 days														
24	Utility Work/Clearing/Grubbing	Thu 5/22/14	Thu 6/5/14	10 days														
25	Excavation/Earth Retention	Fri 6/6/14	Mon 6/16/14	7 days														
26	Foundation and PT Decks	Tue 6/17/14	Wed 9/3/14	55 days														
27	SOG Prep/Underslab	Thu 9/4/14	Wed 10/1/14	20 days														
28	SOG	Thu 10/2/14	Wed 10/15/14	10 days														
29	Interiors	Thu 10/16/14	Fri 12/26/14	50 days														
30	ULI Apartment Building	Fri 5/2/14	Fri 6/26/15	294 days														
31	Construction Documents	Fri 5/2/14	Fri 5/2/14	1 day														
32	Bidding	Mon 5/5/14	Tue 5/27/14	16 days														
33	Award Subcontracts	Wed 5/28/14	Tue 6/24/14	20 days														

Project: Findorff Yards Project
 Revised On 1/21/2014



J.H Findorff & Son Inc.
 300 S. Bedford St. Madison, WI 53703
 Phone 608/257-5321 Fax 608/257-5306
 www.findorff.com



Findorff Yards Project



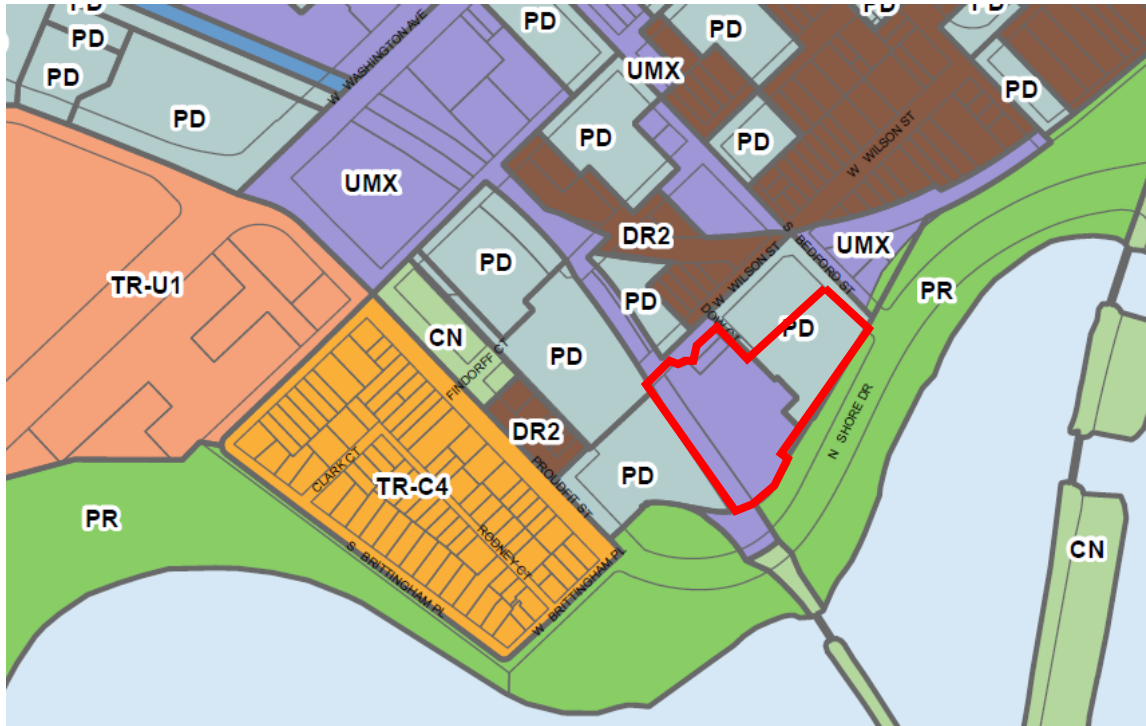
ID	Task Name	Start	Finish	Duration	October 2013		May 2014				December 2014						
					September 21		January 1		April 11		July 21		November 1		February 11		May 21
					10/13	12/1	1/19	3/9	4/27	6/15	8/3	9/21	11/9	12/28	2/15	4/5	5/24
34	Procurement	Wed 6/25/14	Thu 9/4/14	50 days													
35	Construction	Thu 9/4/14	Thu 6/25/15	207 days													
36	Structural Framing	Thu 9/4/14	Fri 12/26/14	80 days													
37	Roofing	Mon 12/29/14	Mon 1/12/15	10 days													
38	Exterior Skin	Mon 12/29/14	Mon 4/20/15	80 days													
39	Mechanical Rough-Ins	Mon 12/29/14	Mon 3/23/15	60 days													
40	Finishes	Thu 3/5/15	Thu 6/25/15	80 days													
41	Turnover	Fri 6/26/15	Fri 6/26/15	1 day													
42	Findorff Office Addition	Fri 5/23/14	Fri 6/26/15	279 days													
43	Construction Documents	Fri 5/23/14	Fri 5/23/14	1 day													
44	Bidding	Tue 5/27/14	Tue 6/17/14	16 days													
45	Award Subcontracts	Wed 6/18/14	Wed 7/16/14	20 days													
46	Procurement	Wed 6/18/14	Thu 9/18/14	65 days													
53	Construction	Thu 9/4/14	Fri 6/26/15	208 days													
54	Structural Framing	Thu 9/4/14	Fri 12/26/14	80 days													
55	Roofing	Mon 12/29/14	Mon 1/12/15	10 days													
56	Exterior Skin	Mon 12/29/14	Mon 4/20/15	80 days													
57	Mechanical Rough-Ins	Mon 12/29/14	Mon 3/23/15	60 days													
58	Finishes	Thu 3/5/15	Thu 6/25/15	80 days													
59	Substantial Completion/Occupancy	Fri 6/26/15	Fri 6/26/15	1 day													
60	Site Work	Tue 4/21/15	Tue 6/30/15	50 days													

PROJECT LOCATION

Findorff Yards Development

January 22, 2014

Proposed Development Site and Surrounding Context



Zoning Districts Map - January 2013



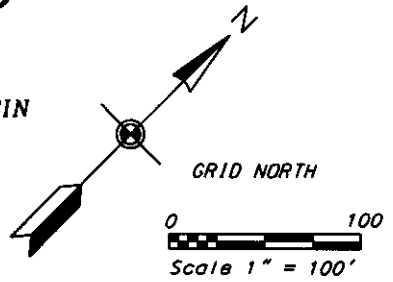
Aerial View

CERTIFIED SURVEY MAP

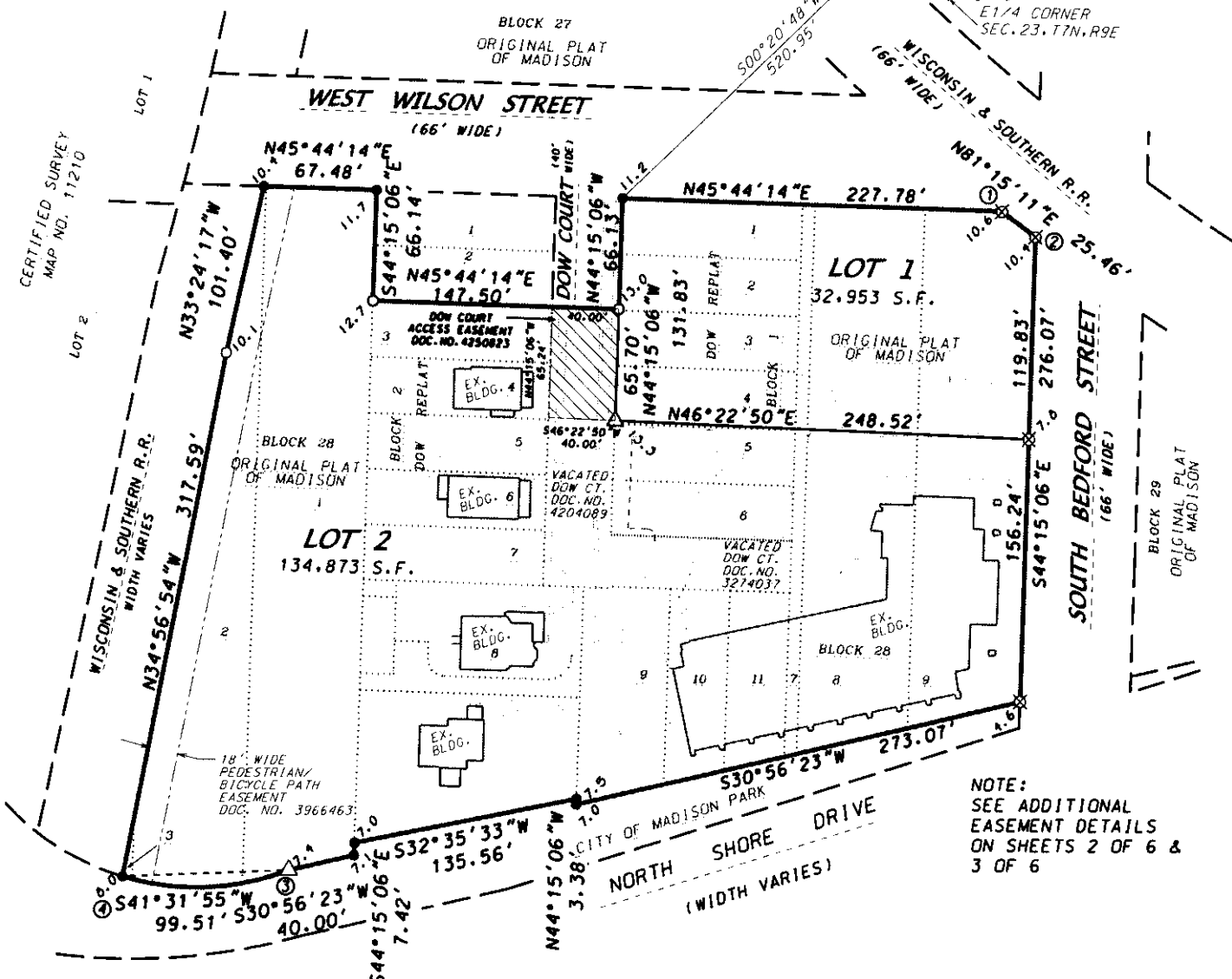
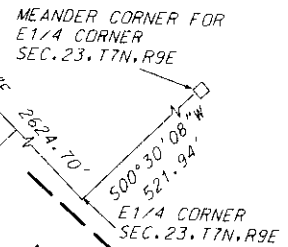
LOCATED IN THE NW1/4 OF THE SE1/4
OF SECTION 23, T7N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- PLACED 3/4" SOLID ROUND IRON STAKE
- △ PK NAIL
- ⊠ CHISELED "X"
- CONCRETE MONUMENT W/ BRASS CAP
- - - EXISTING EDGE OF PAVEMENT
- 1.9 LOT CORNER ELEVATION



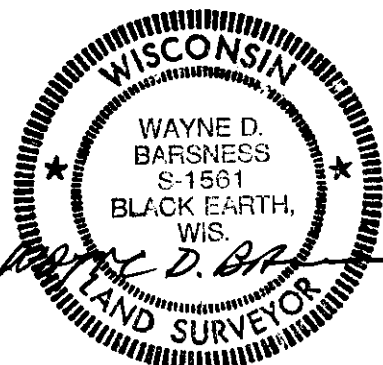
Published Coordinates
(NAD 27)
N 389,672.18
E 2,161,926.59
CENTER OF
SEC. 23, T7N, R9E



NOTE:
SEE ADDITIONAL
EASEMENT DETAILS
ON SHEETS 2 OF 6 &
3 OF 6

CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	1452.39	25.46	25.46	N81°15'11"E	001°00'16"	1-N80°45'03"E 2-N81°45'19"E
3-4	155.00	99.51	101.30	S41°31'55"W	037°26'42"	3-S22°48'34"W 4-S60°15'16"W



- Rev: 1-19-07
- REV.: 12-29-06
- REV.: 11-7-06
- REV.: 9-18-06
- REV.: 9-5-06

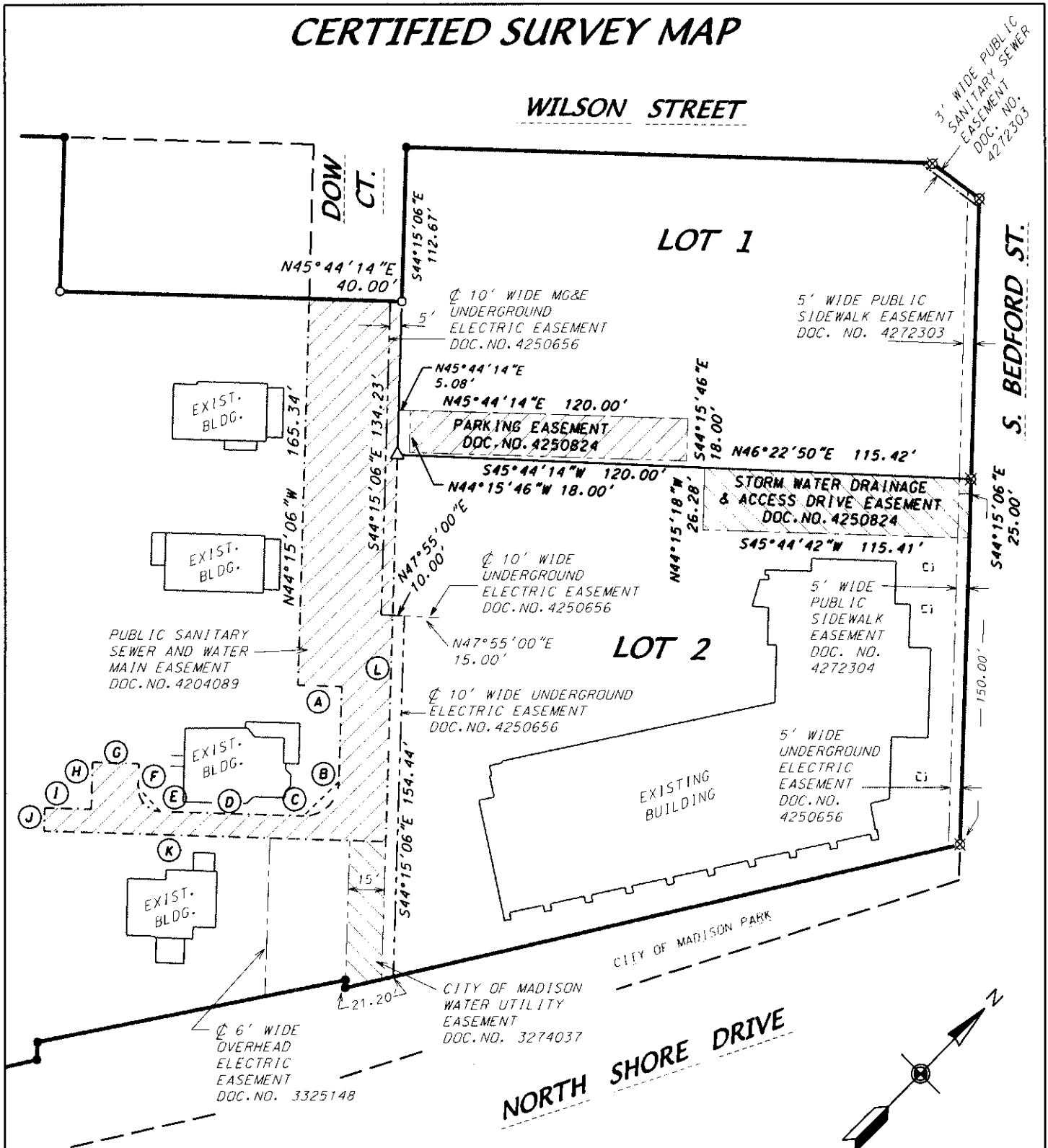
DATE: AUGUST 22, 2006
F.N.: 05-07-129
C.S.M. NO. 12051
DOC. NO. 4272940
VOL. 74 SHEET 156

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

6/21

CERTIFIED SURVEY MAP

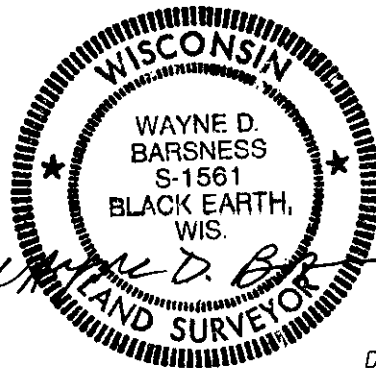


EASEMENT TABLE

- (A) S45°44'14"W. 19.00'
- (B) N44°15'06"W. 41.00'
- (C) N00°44'34"E. 21.22'. R=15.00'
- (D) N45°44'14"E. 61.50'
- (E) S89°15'26"E. 14.14'. R=10.00'
- (F) S44°15'06"E. 10.00'
- (G) N45°44'14"E. 20.00'
- (H) N44°15'06"W. 20.00'
- (I) N45°44'14"E. 20.00'
- (J) N44°15'06"W. 10.00'
- (K) S45°44'14"W. 147.50'
- (L) S44°15'06"E. 231.34'

EASEMENT DETAILS

SCALE: 1" = 60'



- REV.: 1-19-07
- REV.: 12-29-06
- REV.: 11-7-06
- REV.: 9-18-06
- REV.: 9-5-06

DATE: AUGUST 22, 2006

F.N.: 05-07-129

C.S.M. NO. 12051

DOC. NO. 4272940

VOL. 74 SHEET 157

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

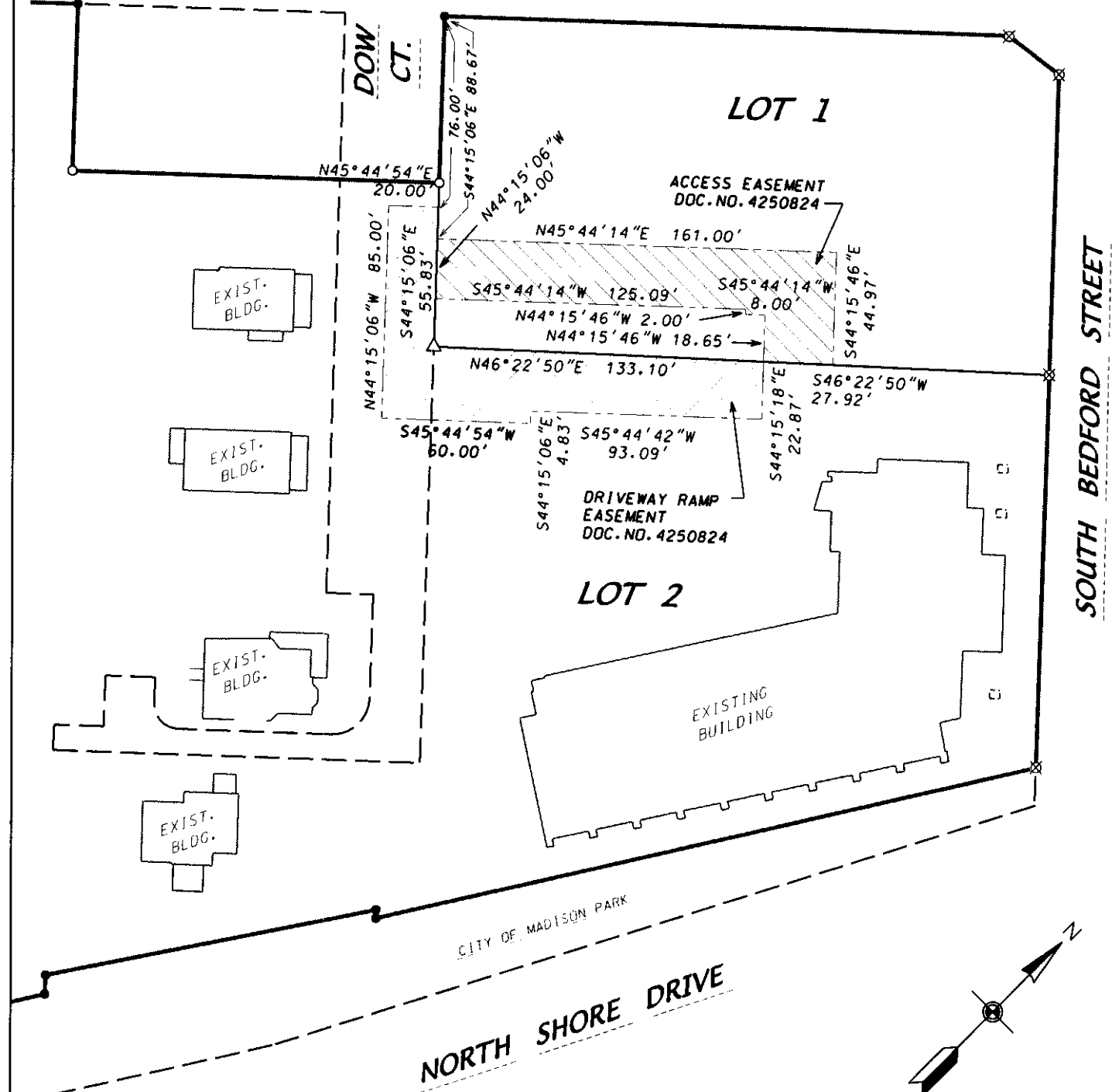
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

WILSON STREET

LOT 1



SOUTH BEDFORD STREET

LOT 2

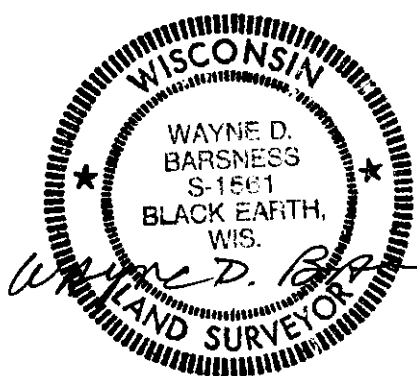
EXISTING BUILDING

NORTH SHORE DRIVE

CITY OF MADISON PARK

EASEMENT DETAILS

SCALE: 1" = 60'



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REV.: 1-19-07
 REV.: 12-29-06
 REV.: 11-7-06
 REV.: 9-18-06
 REV.: 9-5-06

DATE: AUGUST 22, 2006
 F.N.: 05-07-129
 C.S.M. NO. 12051
 DOC. NO. 4272940
 VOL. 74 SHEET 158

CERTIFIED SURVEY MAPLEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5 & 6 Block 1, Lots 3, 4, 5, 6, 7, 8, 9, 10 & 11 Block 2 and vacated portions of Dow Court, Dow Replat recorded in Volume 7 of Plats, Page 3, Dane County Registry and part of lots 1, 2, 3, 7, 8 & 9, Block 28, Original Plat of the City of Madison, recorded in Volume A of Plats, Page 1, all located in the NW1/4 of the SE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the center of said Section 23; thence S89°39'12"E, along the north line of said SE1/4, 1037.78 feet; thence S00°20'48"W, 520.95 feet to the most westerly corner of said Lot 1, Block 1, Dow Replat and the point of beginning; thence N45°44'14"E, 227.78 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 1452.39 feet and a chord which bears N81°15'11"E, 25.46 feet; thence S44°15'06"E, 276.07 feet; thence S30°56'23"W, 273.07 feet; thence N44°15'06"W, 3.38 feet; thence S32°35'33"W, 135.56 feet; thence S44°15'06"E, 7.42 feet; thence S30°56'23"W, 40.00 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 155.00 feet and a chord which bears S41°31'55"W, 99.51 feet; thence N34°56'54"W, 317.59 feet; thence N33°24'17"W, 101.40 feet; thence N45°44'14"E, 67.48 feet; thence S44°15'06"E, 66.14 feet; thence N45°44'14"E, 147.50 feet; thence N44°15'06"W, 66.13 feet to the point of beginning. Containing 167,826 square feet.

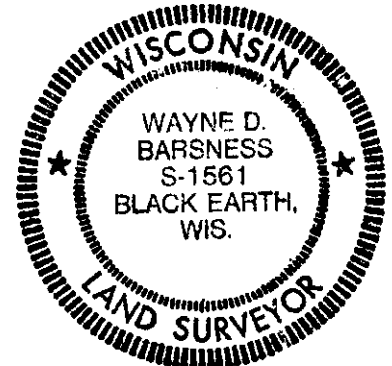
SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor, S-1561, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 3rd day of MARCH, 2006.

Wayne D. Barsness

Wayne D. Barsness, Registered Land Surveyor, S-1561

NOTES:

1. This Certified Survey Map is subject to the following recorded instruments:
 - a. Terms and Conditions contained in the (PUD-GDP-SIP) recorded as Document No. 3274041.
 - b. Easement Agreement recorded as Document No. 4129287 for cross access and parking, amended in Document No. 4250824.
 - c. Storm Water Drainage Easement recorded as Document No. 4244771.
 - d. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Document No. 4247179.
 - e. Easement Agreement recorded as Document No. 4250823.
 - f. Terms and Conditions contained in the (PUD-GDP-SIP) recorded as Document No. 4257484.
2. Lot 1 is subject to Terms and Conditions contained in Permanent Limited Easements for public sidewalk and public sanitary sewer purposes recorded as Document No. 4272303.
3. Lot 2 is subject to Terms and Conditions contained in a Permanent Limited Easement for public sidewalk purposes recorded as Document No. 4272304.
4. Part of the lands within Lot 2 of this CSM lying southerly and westerly of the underlying Block 2 of the Dow Replat were involved in an environmental contamination case closed out by the Wisconsin Department of Natural Resources. However, certain notices and conditions continue and run with the land. Refer to Document Nos. 2719568, 3138248 and 3289954.

REV.: 1-19-07
REV.: 12-29-06
REV.: 11-7-06
REV.: 9-18-06
REV.: 9-5-06

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: AUGUST 22, 2006

F.N.: 05-07-129

C.S.M. NO. 12051

DOC. NO. 4272940

VOL. 74 SHEET 159

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

J.H. Findorff & Son, Inc., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify the said corporation caused the lands described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, said J.H. Findorff & Son, Inc., has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin this 18th day of SEPTEMBER, 2006.

J.H. FINDORFF & SON, INC.
Daniel L. Petersen
Daniel L. Petersen, Vice President

State of Wisconsin)
County of Dane) S.S.

Personally came before me this 18th day of September, 2006, the above named Daniel L. Petersen, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires 4-13-08 Mary J. Bels
Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

The National Conference of Bar Examiners, as owner, does hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

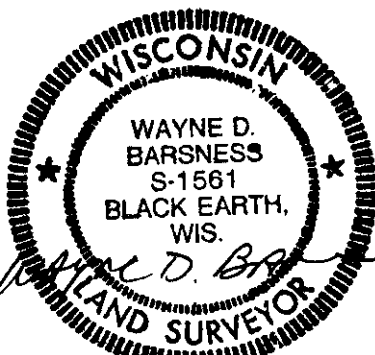
IN WITNESS WHEREOF, said National Conference of Bar Examiners, has caused these presents to be signed by its officer listed below at Madison, Wisconsin this 19th day of SEPTEMBER, 2006.

THE NATIONAL CONFERENCE OF BAR EXAMINERS
Erica Moeser
Erica Moeser, President

State of Wisconsin)
County of Dane) S.S.

Personally came before me this 19th day of September, 2006, the above named Erica Moeser, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires 8/1/10 Marya A. Hajny
Notary Public, Dane County, Wisconsin

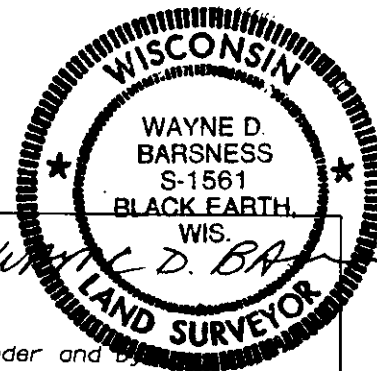


Rev.: 1-19-07
Rev.: 12-29-06
Rev.: 11-7-06
REV.: 9-18-06
REV.: 9-5-06

DATE: AUGUST 22, 2006
F.N.: 05-07-129
C.S.M. NO. 12051
DOC. NO. 4272940
VOL. 74 SHEET 160

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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

001254



CERTIFIED SURVEY MAP

MORTGAGEE CERTIFICATE

M&I Marshall & Ilsley Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described in this Certified Survey Map.

IN WITNESS WHEREOF, said M&I Marshall & Ilsley Bank has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this 18th day of September, 2006.

M&I MARSHALL & ILSLEY BANK

Randy A. Paulson, V.P.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 18th day of September, 2006, the above named corporate officer(s), to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires 4-13-08

Notary Public, Dane County, Wisconsin

MADISON COMMON COUNCIL CERTIFICATE

"Resolved that this Certified Survey Map, located in the City of Madison, was hereby approved by Enactment Number RES-06-00321, File ID Number 03309, adopted on the 4th day of April, 2006, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this 19th day of January, 2007.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per City of Madison Plan Commission Secretary.

Dated this 19th day of JANUARY, 2007.

Mark A. Olinger, Secretary, City of Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this 19th day of January, 2007, at 2:28 o'clock

P .M. and recorded in Volume 74 of Certified Survey Maps on Pages 156-161 as Document No. 4272940.

Jane Licht, Dane County Register of Deeds
Kristi Chlebowsky

Rev.: 1-19-07
Rev.: 12-29-06
Rev.: 11-07-06
REV.: 9-18-06
REV.: 9-5-06

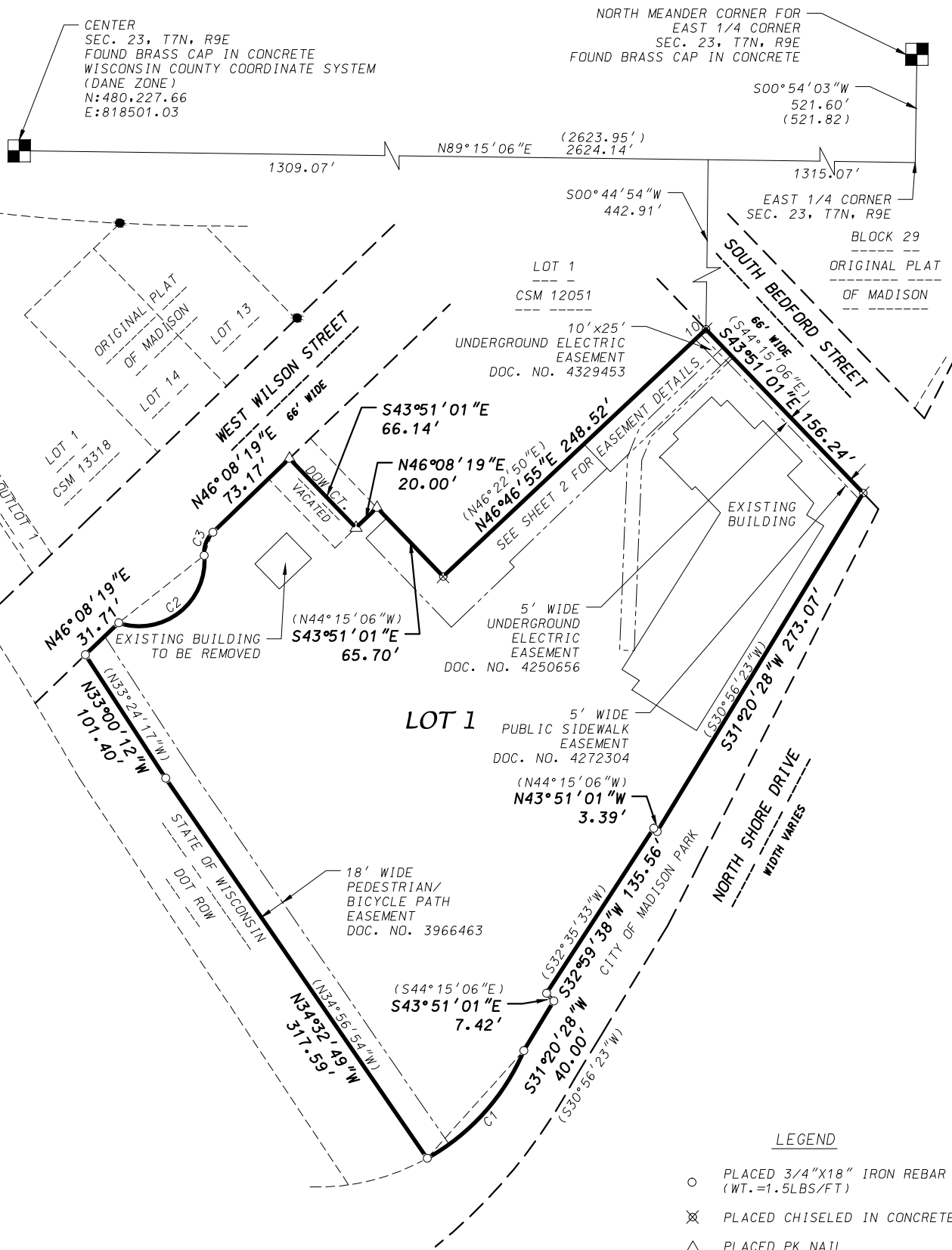
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: AUGUST 22, 2006
F.N.: 05-07-129
C.S.M. NO. 12051
DOC. NO. 4272940
VOL. 74 SHEET 161

CERTIFIED SURVEY MAP

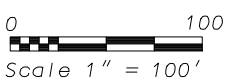
LOCATED IN THE NW1/4 OF THE SE1/4 OF
SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- PLACED 3/4"X18" IRON REBAR (WT.=1.5LBS/FT)
 - ⊗ PLACED CHISELED IN CONCRETE
 - △ PLACED PK NAIL
 - FOUND 3/4" IRON REBAR
 - () RECORDED AS INFORMATION



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE



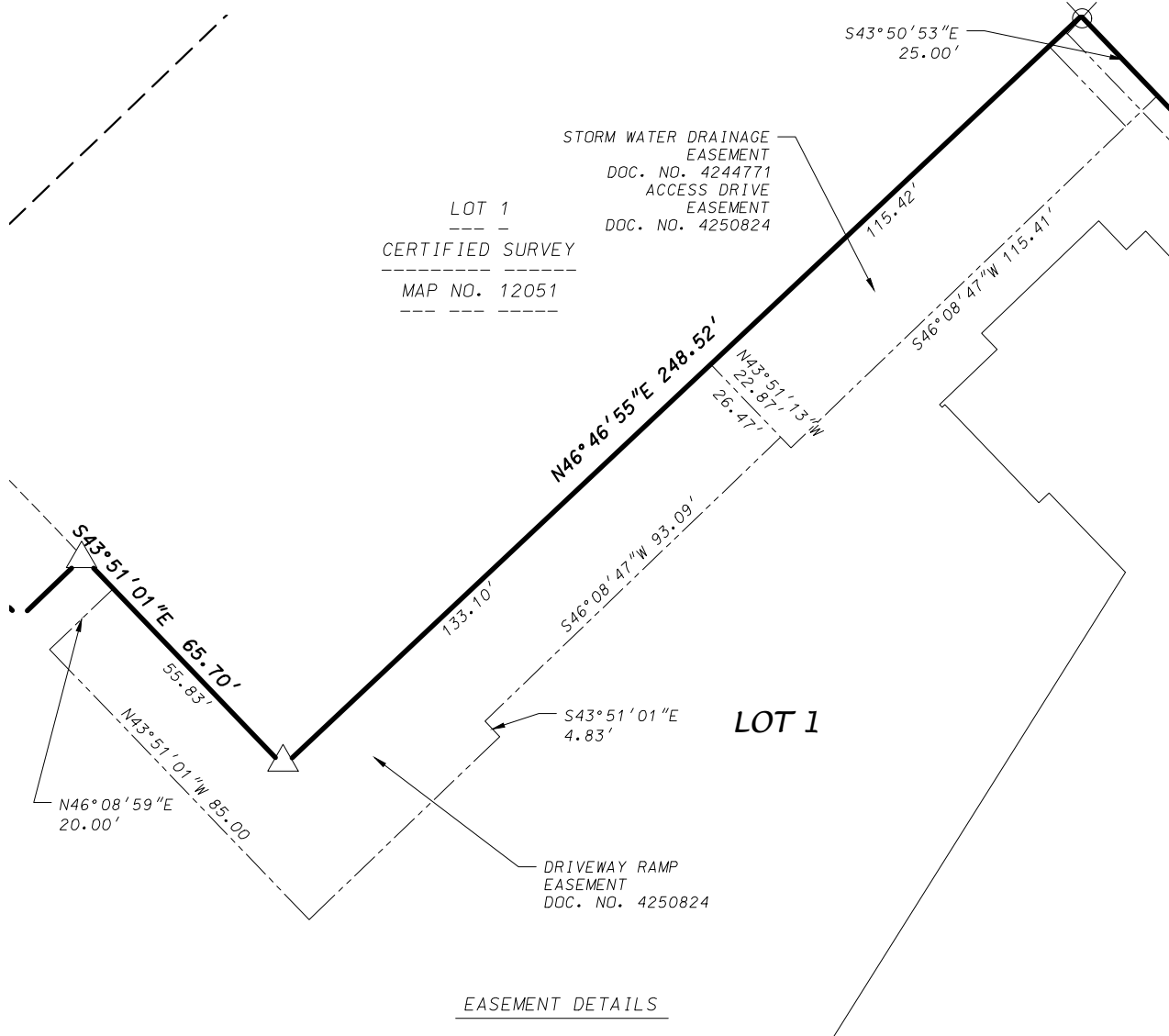
SHEET 1 OF 6

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: January 22, 2014
F.N.: 14-07-100
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE SE1/4 OF
SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LOT 1

CERTIFIED SURVEY

MAP NO. 12051

LOT 1

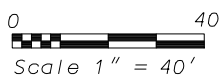
EASEMENT DETAILS

NOTES

1. This Certified Survey Map is subject to the following instruments:
 - a. Terms and Conditions contained in PUD-GDP-SIP recorded as Document No. 3274041.
 - b. Easement Agreement recorded as Document No. 4129287 for cross access and parking, amended as Document No. 4250824.
 - c. Storm Water Drainage Easement recorded as Document No. 4244771.
 - d. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Document No. 4312106.
 - e. Declaration of Conditions, Covenants and Restrictions recorded as Document Nos. 4323128 and 4323129.
 - f. Alteration to an approved and recorded Specific Implementation Plan recorded as Document No. 4274020.
 - g. Terms and conditions contained in Permanent Limited Easement for public sidewalk recorded as Document No. 4272304.
 - h. Part of the lands within Lot 1 of this Certified Survey Map lying southerly and westerly of the underlying Block 2 of the Dow Replat were involved in an environmental contamination case closed out by the Wisconsin Department of Natural Resources. However, certain notices and conditions continue and run with the land. Refer to Document Nos. 2719568, 3138248 and 3289954.



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE



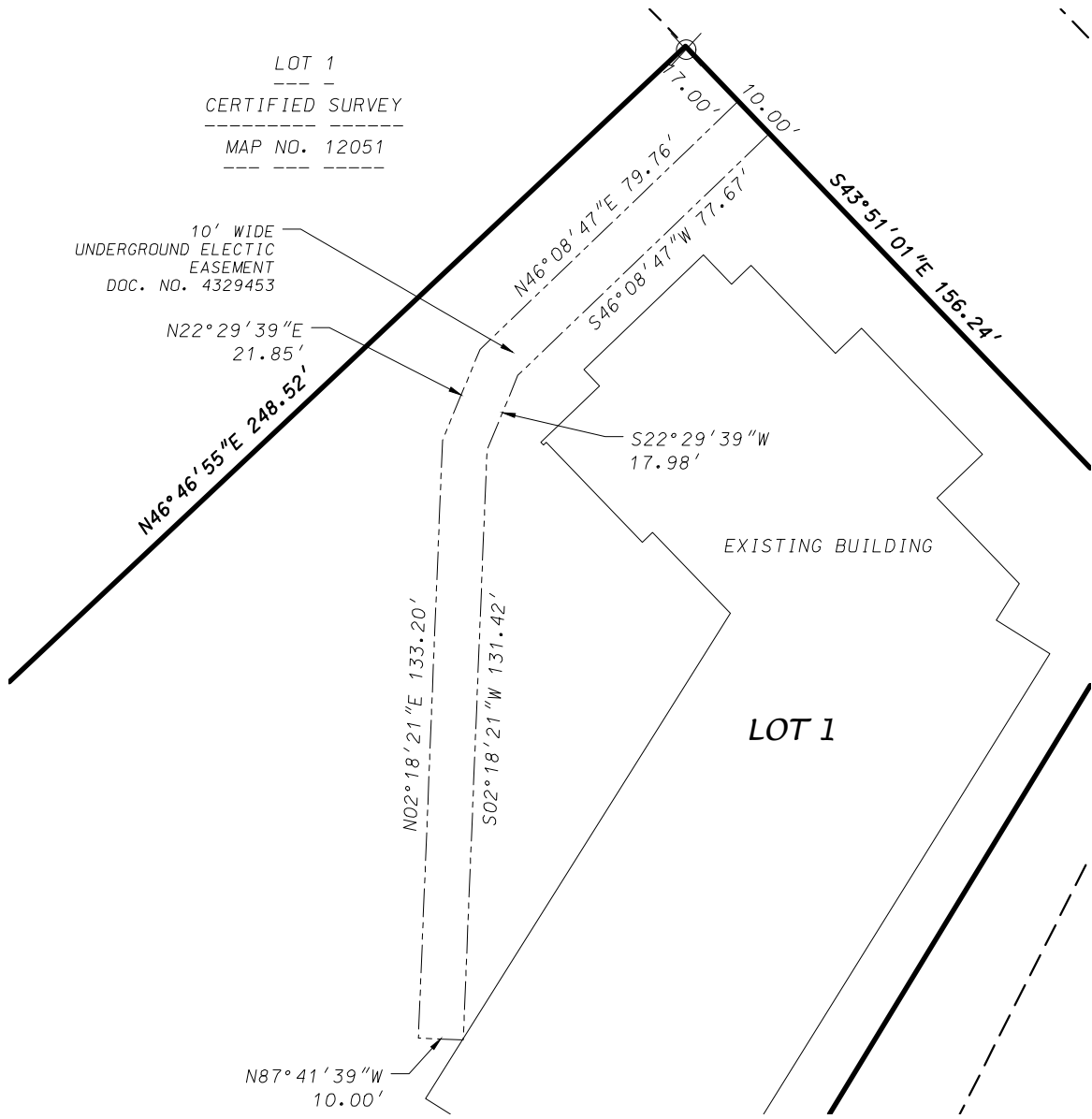
SHEET 2 OF 6

DATE: January 22, 2014
 F.N.: 14-07-100
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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 7530 Westward Way, Madison, WI 53717
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CERTIFIED SURVEY MAP

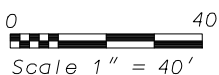
LOCATED IN THE NW1/4 OF THE SE1/4 OF
SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



EASEMENT DETAILS



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE



SHEET 2 OF 6

DATE: January 22, 2014
 F.N.: 14-07-100
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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