

LETTER OF INTENT FOR LAND USE APPLICATION

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984

Re: Zoning Map Amendment for Planned Development (PD) Zoning
Letter of Intent
Graduate Madison
601 Langdon St.

Dear Matt:

We are pleased to submit the Zoning Map Amendment application for Planned Development Zoning to Amended Planned Development Zoning for Graduate Madison, located at 601 Langdon Street.

The Graduate Madison currently operates as a 72-room hotel with rooftop restaurant and bar and a ground floor restaurant. The zoning change incorporates rooftop HVAC and HVAC screening, as well as a walk-up service window for the ground floor restaurant.

To the best of our knowledge, the HVAC system plans changed to relocate the HVAC to the roof at some point during construction and, due to an unfortunate oversight, revised approvals were not obtained. The individual overseeing the renovation for the building owner has since left the company, so exact details regarding the approval oversight are unknown.

Further details about the zoning change are as follows:

Name of Project

Graduate Madison/601 Langdon St., Madison, WI 53703

Project Team

Property Owner: Graduate Madison Owner LLC
c/o AJ Capital Partners
133 N. Jefferson St., 4th Floor
Chicago, IL 60661

Architect: Dimension IV Madison Design Group
6515 Grand Teton Plaza, Suite 120
Madison, WI 53719
Attn: Amy McNally
Telephone: 608- 829-4460

General Contractor: KSW Construction Corporation
807 Liberty Drive, Suite 106
Verona, WI 53593
Attn: Dan Crow
Telephone: 608-845-2290

Attorney: Reinhart Boerner Van Deuren s.c.
22 E. Mifflin Street, Suite 600
Madison, WI 53703
Attn: Melanie Lee/Nathan Wautier/Maya Zahn Rhine
Telephone: 608-229-2212

Description of Existing Conditions

The property currently operates as Graduate Madison, a 7-story, 72-room hotel with a rooftop restaurant and bar (The Madison Blind) and ground floor restaurant (Portage Pi). The lot comprising the hotel parcel totals approximately 12,173 square feet or 0.2794 acres, with the building comprising 50,109 square feet. The parcel includes 37 underground parking stalls, 1 stall on grade, and 4 bike parking stalls.

Project Schedule

Construction schedule would include begin upon receipt of City approvals, with anticipated completion in Summer 2016.

Proposed Uses of All Areas

The hotel and restaurants are currently operational. We are seeking a zoning change to a Planned Development to incorporate rooftop HVAC and HVAC screening and a walk-up window for the ground floor restaurant (Portage Pi), along with a conditional use permit for food and beverage service through the walk-up window. There will be no changes to building square footage or parking.

Hours of Operation

The hours of operation are as follows:

- Hotel: 24 hours a day/365 days a year.
- The Madison Blind: Monday through Thursday 4:30 p.m. – 12:00 a.m.; Friday 3:00 p.m. – 2:00 a.m.; Saturday 11:00 a.m. – 2:00 a.m.; Sunday 11:00 a.m. – 12:00 a.m.
- Portage Pi: Daily 6:30 a.m. – 8:00 p.m.
 - Walk-up window service: Daily 6:30 a.m. – 8:00 p.m.

Lot Coverage and Usable Open Space Calculations

N/A – Existing Planned Development.

Number of Employees/Construction Jobs

N/A.

Value of Land/Estimated Project Cost

The current value of the land and building according to City of Madison tax records is \$6,910,000.00. The cost of HVAC screening and walk-up window installation is under development.

Public Subsidy Requested

None.

Signage

Any signage depicted on the enclosed plans is for informational purposes. A separate Alteration to an Approved & Recorded Specific Implementation Plan related to the signage was recorded March 2, 2016, with the Dane County Register of Deeds as Document No. 5218061.

Zoning Text

Legal Description: Lot Seven (7), and the East 25 feet of Lot Six (6), Block Seven (7), Original Plat of the City of Madison, Dane County, Wisconsin.

Parcel No. 60-0709-143-0201-6

Common Address: 601 Langdon Street, Madison, WI 53703

Statement of Purpose: This zoning district is established to stabilize and protect the essential characteristics of an existing high density residential area located in the central part of the City of Madison, and to promote and encourage, insofar as compatible with the intensity of land uses, a suitable environmental for a predominantly adult population, and in those central areas located in close proximity to the central campus of the University of Wisconsin, to promote and encourage a suitable environmental for uses complimentary to University of Wisconsin functions.

Permitted Uses:

1. Those that are stated as permitted in the [NMX] District. **[NOTE: CONFIRM. Current zoning text references R6 zoning designation.]**
2. Uses accessory to those permitted uses listed above.
3. Hotel, inn, motel.
4. Restaurants and bars integral to hotels.
5. Roof-top restaurant and terrace.

Conditional Uses: Accessory outdoor eating areas for accessory restaurants or restaurant-taverns. Walk-up window food and beverage service related to ground floor restaurant.

Lot Area: As shown on the approved plans.

Height Regulations: As shown on the approved plans.

Yard Regulations: As shown on the approved plans.

Landscaping: Site landscaping shall be provided as shown on the approved plans.

Useable Open Space Requirements: Usable open space shall be provided as shown on the approved plans.

Parking & Loading: Off-street parking and loading shall be provided as shown on the approved plans.

Lighting: Site lighting shall be provided as shown on the approved plans.

Signage: Signage shall be allowed as provided by M.G.O. and as approved by the Urban Design Commission and Zoning Administrator.

Family Definition: The family definition shall coincide with the definition given by M.G.O. for the [NMX] District.

Alterations and Revisions: No alterations or revisions to this Planned Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.