



Urban Land Interests

February 20, 2013

Plan Commission
210 Martin Luther King Jr. Blvd; Room 201
City-County Building
Madison WI 53703-3345

Re: Demolition Permit for 151 Proudfit Street Letter of Intent

Dear Commission Members and Staff:

Urban Land Interests ("ULI") proposes to raze the house located at 151 Proudfit Street (the "Structure"). The Structure is a two-story, 1,087 square foot single family home that was acquired by Urban Land Interests in 2003 and has not been in active use since 2004. The Structure does not reside in a historic overlay district, nor is it separately listed as a landmark.

ULI has made significant investments in the properties neighboring the Structure. The Structure is adjacent to ULI's Tobacco Loft Apartments, an adaptive reuse project involving two historic Tobacco Warehouses that were preserved by ULI. The Structure also borders ULI's new 727 Lorillard development (the SEVEN27 Apartments) which is currently under construction.

The Structure, however, has outlived its useful purpose and is not suitable for occupancy. There are overwhelming challenges to achieving occupancy including but not limited to accessibility, lead-based paint and asbestos. ULI has sought potential buyers for the Structure, but has not had success.

ULI proposes to raze the Structure and replace it with attractive landscaping that will be an amenity to the neighborhood. Proposed planting is a mix of native prairie species, deciduous shrubs and perennial massing. Two mature trees currently within the lot boundaries will be incorporated into the new landscape design. In addition, board-formed concrete wall complimentary to the Tobacco Loft Apartments landscaping will provide dimension and variation in the freshly landscaped site. Finally, through the incorporation of a rain garden, the landscaping contributes to efforts to improve water quality in nearby bodies of water.

The design will offer passing car, bike, and pedestrian traffic pleasant views, but not provide opportunities for loitering. Should ULI decide to pursue the development of a new building on this site at a later date, ULI will seek the appropriate approvals at that time. Contingent upon city approval, ULI intends to demolish the structure and to backfill the basement prior to the installation of landscaping materials. ULI estimates project completion within three weeks of permit issuance. Ken Saiki Design has been hired to design the landscape plan. Pending final approval, ULI estimates project completion by the end of April, 2013.

Kind Regards,

Anne Neujahr Morrison
Urban Land Interests