

## Arbor Gate

**2501 And 2601 W. Beltline**

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Construction began in September on Arbor Gate, a \$48 million office and retail project south of the Beltline and east of Todd Drive that will replace a strip of aging retail buildings that have been torn down.

The 215,000-square-foot project includes two six-story office and retail towers on six acres. A future phase of the project is planned for another part of the property.

The ground floor will have shops and restaurants, and there will be office space above. The upper floors will have views of the UW Arboretum, the UW-Madison campus and the Isthmus.

The concept of Arbor Gate was conceived over a cup of coffee about 4 1 / 2 years ago. That meeting at Kayser Ford brought together Loren Mortenson, of Mortenson Investment Group, and Pat Baxter, owner of Kayser Ford. The Baxters, including son Sean, and the Mortensons, including son-in-law Brad Hutter, decided to team up to redevelop the area along the Beltline.

Developer: Arbor Gate Development LLC, 3001 W. Beltline\ General Contractor: Ideal Builders, 1406 Emil St.

Sub-contractors: Vierbicher Associates, 999 Fourier Drive Schultz Electric, 8491 Murphy Drive, Middleton Monona Plumbing and Fire Protection, 3126 Watford Way General Heating and Air Conditioning, 2920 Perry St. Ahern Fire Protection, 4247 Argosy Court\ Architect: Doug Hursh, Potter Lawson, 15 Ellis Potter Court\ Construction Start: September 4, 2007\ Completion Date: September 15, 2008\ Height: Six stories; 90 feet\ Area: 215,000 square feet in twin mixed-use buildings on 6-acre site\ Usage: 190,500 square feet for office; 24,500 square feet for service, retail and restaurant\ Total Development Cost: \$48 million\ Public funding: \$2.7 million in tax incremental financing and \$15 million in Federal New Market Tax Credits through M&I Bank and Johnson Bank\ Parking: About 875 private stalls (625 in secured, multi-level ramp and 250 in surface parking)