



City of Madison

Proposed Rezoning & Demolition

Location
1022 West Johnson Street

Applicant
John Leja - Ten Twenty-Two, LLC/
J Randy Bruce - Knothe & Bruce Architects

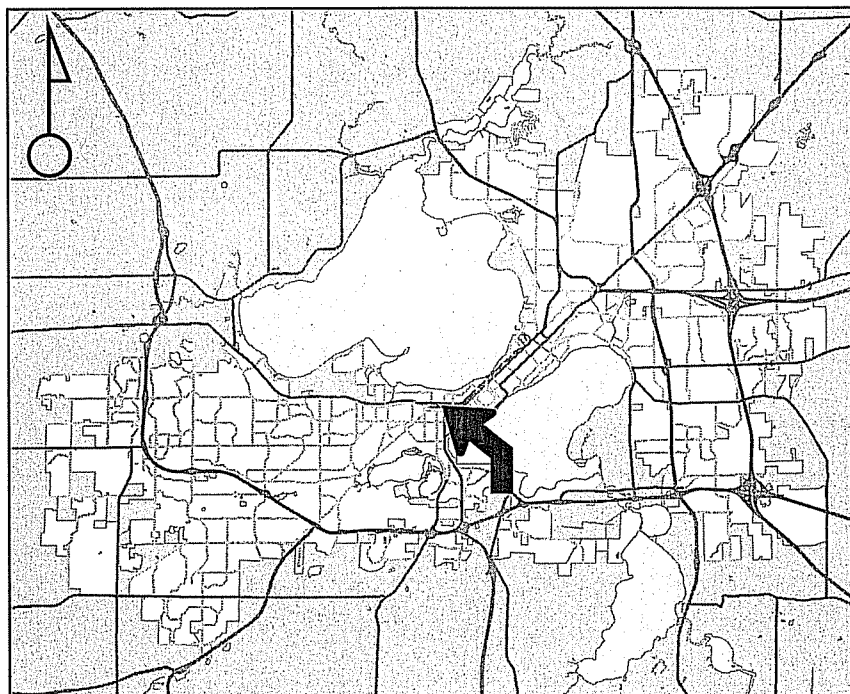
From: R6 To: PUD(GDP-SIP)

Existing Use
Surface Parking Lot and Two Houses

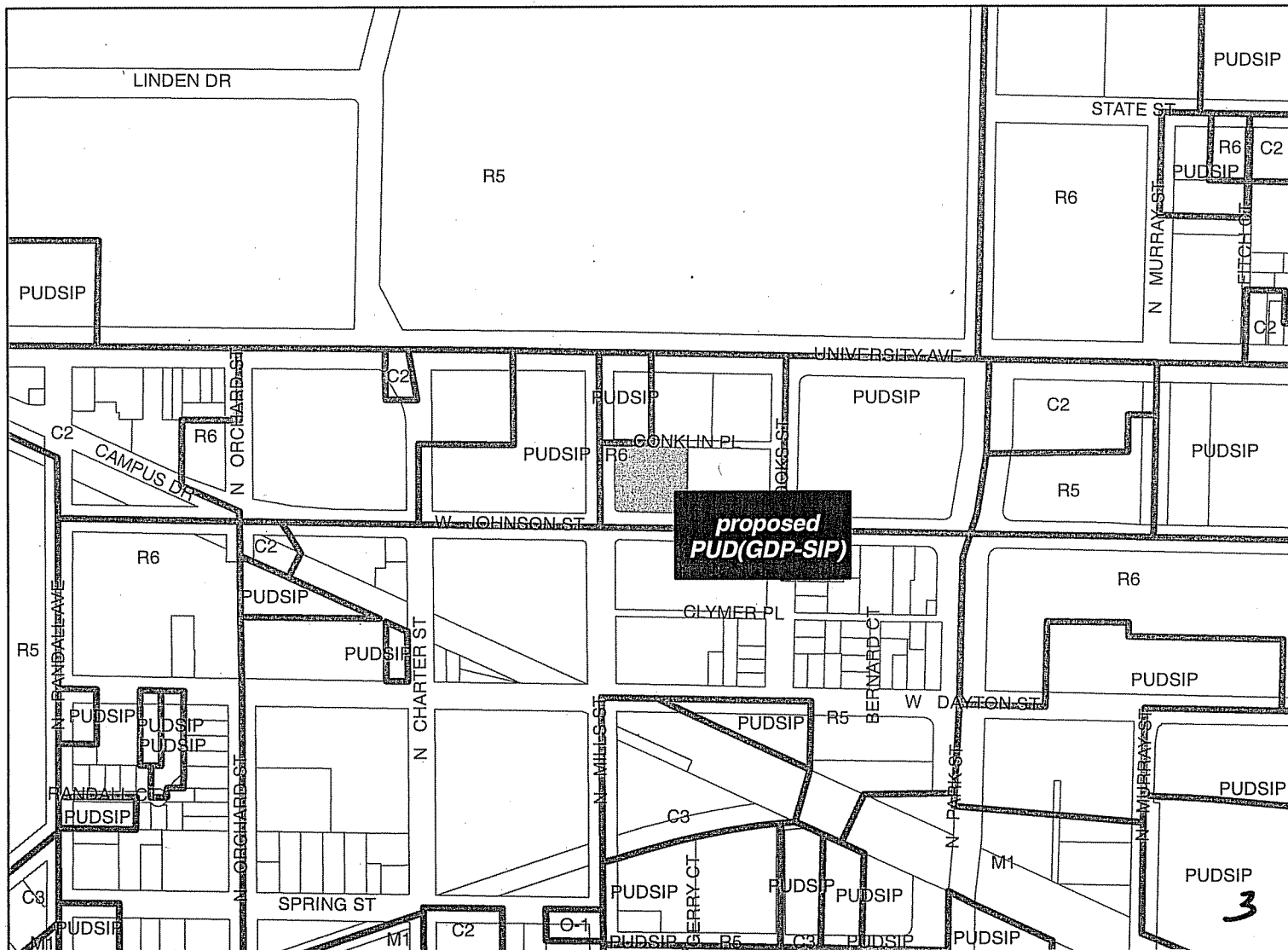
Proposed Use
Demolish 2 Houses to Construct a
14-Story, 162-Unit Apartment Building

Public Hearing Date
Plan Commission
03 December 2007

Common Council
08 January 2008

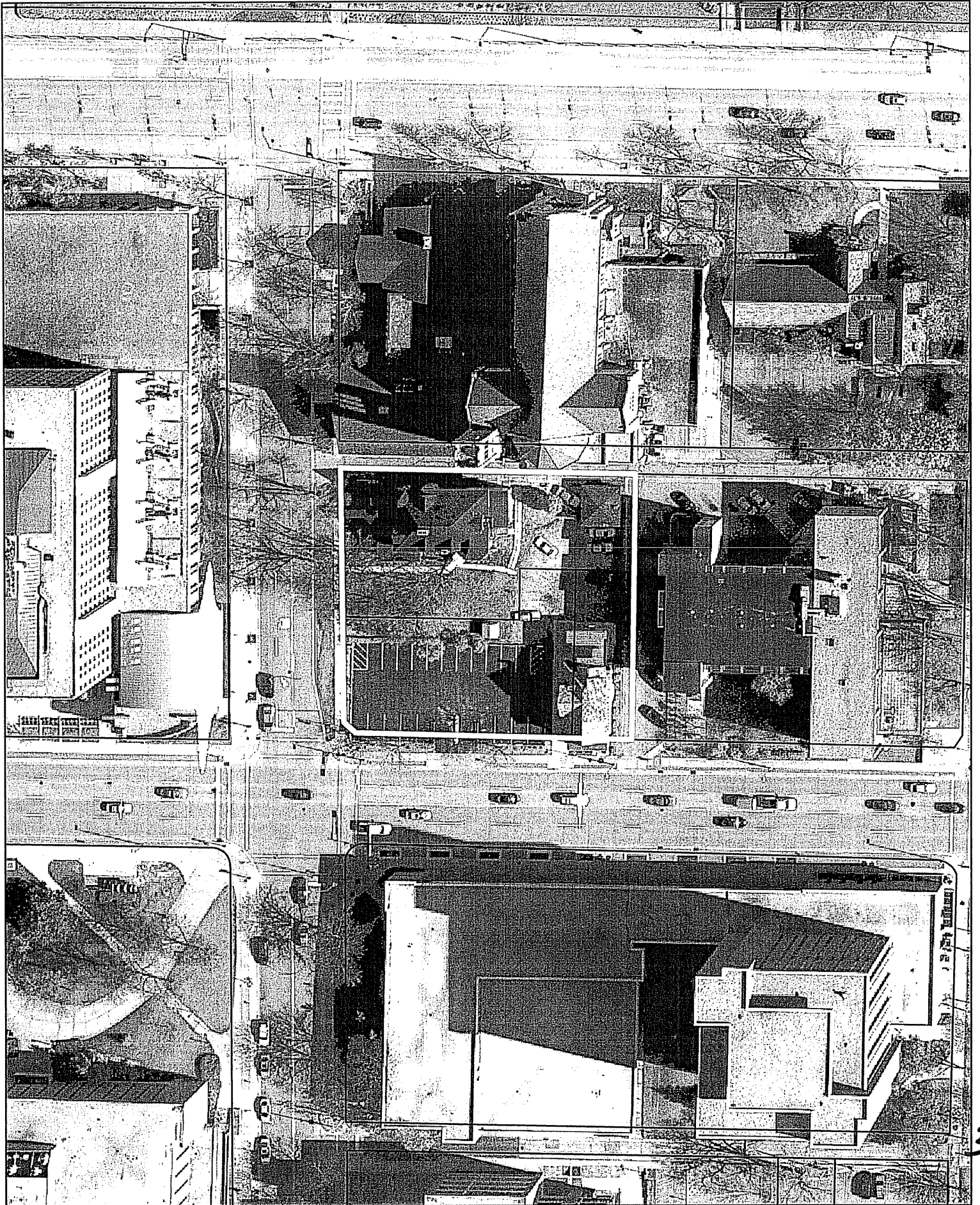


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 November 2007



3

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 1250 Receipt No. 85426
 Date Received 9-19-07
 Received By RT
 Parcel No. 0709-232-0612-6
 Aldermanic District 8, Eli B. Vudge
 GQ OK!
 Zoning District R6
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: 1022 West Johnson Street **Project Area in Acres:** .66 acres
Project Title (if any): Ten Twenty-Two Building

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from R-6 to PUD-SIP Rezoning from _____ to PUD/PCD-SIP
 Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests (Specify):** _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: John Leja Company: Ten Twenty-Two, LLC
c/o Bill White of Michael, Best + Friedrich, LLP
 Street Address: One South Pinckney Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 257-3501 Fax: (608) 283-2275 Email: wfwhite@michaelbest.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave. Suite 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Luther Memorial Evangelical Lutheran Church of Madison + Francis Wayland Foundation
 Street Address: 1021 University Ave City/State: Madison Zip: 53715
1127 University Ave.

4. Project Information:

Provide a general description of the project and all proposed uses of the site: A 162-unit apartment building with underground parking.

Development Schedule: Commencement Spring 2008 Completion Summer 2009

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 1,250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Eli Judge - Alder (8/21/07)

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Brad Murphy Date 7/31/07 | Zoning Staff Dev Assistance meeting Date Aug 2007

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name JOHN LEJA MANAGING member Date 9-18-2007

Signature [Signature] Relation to Property Owner 1022 LLC CONTRACT PURCHASER

Authorizing Signature of Property Owner [Signature] Date 9/19/07

for Francis Wayland Foundation

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
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- Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

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Planner Brad Murphy Date 7/31/07 | Zoning Staff Dev Assistance meeting Date Aug 2007

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name JOHN LEISA MANAGING MEMBER IDZZ LLC Date 9-18-2007
 Signature [Handwritten Signature] Relation to Property Owner CONTRACT PURCHASER
 Authorizing Signature of Property Owner [Handwritten Signature] Date 9-18-2007

September 19, 2007

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
R-6 to PUD-GDP
1022 West Johnson Street
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration and approval.

Organizational structure:

Project: 1022 West Johnson
Madison, WI

Owner: Ten Twenty Two, LLC
John Leja, Managing Member
c/o Michael Best & Friedrich, LLP
1 S. Pinckney St. Ste 700
(608) 257-3501
(608) 283-2275 fax
Contact: Bill White
WFWhite@michaelbest.com

Architects: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: J. Randy Bruce
rbruce@knothebruce.com

Develop- Housing Resource Group, LLC
ment 448 W. Washington Ste 100
Assistance: Madison, WI 53703
(608) 258-8289
(608) 255-5005
Contact: Steve Silverberg
ssilver@chorus.net

Landscape Ken Saiki Design
Design: 303 S. Paterson St. Ste 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

Historic Preservation Consultant: Isthmus Architecture, Inc.
616 Williamson St.
Madison, WI 53703
(608) 294-0206
Contact: Charlie Quagliana
quagliana@is-arch.com

Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick
dglusick@calkinsengineering.com

Introduction:

This project proposes the redevelopment of six lots on the northeast corner of West Johnson and North Mills Street. The properties have been owned for many decades by two religious organizations, Luther Memorial and the Francis Wayland Foundation, who are looking to sell their property in order to reinvest in their core ministries. As part of this proposal, a CSM will be submitted to create the appropriate development parcel.

The 28,000 square foot site is currently zoned R-6 and occupied by a surface parking lot on the street corner and two houses at 1022 W. Johnson Street and 309 N. Mills Street. Both houses were constructed near the turn of the century and have been operated as UW student rooming houses by the non-profit Francis Wayland Foundation since the 1950's as part of their Christian ministry.

The site is well located on the southern edge of the UW-Madison campus and presents an excellent opportunity for infill redevelopment. The development proposal envisions new, higher density housing that will complement the University's development plans, including the new Discovery Center, while enhancing the emerging West Johnson Street Corridor. Redevelopment of the property helps the religious organizations and augments their ability to continue serving the downtown/campus community.

Project Description:

The redevelopment plans for a 14-story residential building with a total of 162 units in a range of apartment sizes. Residents for the building could include students, graduate assistants, university staff and researchers associated with the Discovery Center.

The building integrates into its urban context with a strong presence on the street corner. A generous landscaped plaza and associated commons area activate the street corner. Appropriate building setbacks and a comprehensive landscape and street terrace plan substantially improve the pedestrian streetscape on this corner of campus. Pedestrian access is clearly articulated off the corner and plaza space.

Vehicular access is provided from a shared driveway along the east side of the site. The driveway will improve an existing one-way drive, which will be widened to provide two-way access between West Johnson Street and Conklin Place for residents and emergency vehicles. Parking for 160 cars is provided in an underground parking garage. Convenient bicycle and moped parking is provided both on-site and within the underground parking structure

Site Development Data:

Dwelling Unit Mix:

Efficiency	21
One-Bedroom	33
Two-Bedroom	37
Three-Bedroom	27
Four-Bedroom	35
<u>Four-Bedroom+ Den</u>	<u>9</u>
Total dwelling Units	162

Densities:

Lot Area	27,933 SF or .64 acres
Lot Area / D.U.	172 SF/unit
Density	253 units/acre

Building Height:

14 Stories

Floor Area Ratio:

Total Floor Area (floors 1-14)	175,810 SF
Floor Area Ratio	6.29

Parking Ratios:

Automobile parking (underground)	160 stalls	1.0 spaces/unit
Moped parking (surface)	21 stalls	.13 spaces/unit
Bicycle parking (underground)	69 stalls	.42 spaces/unit
Bicycle parking (surface)	37 stalls	.23 spaces/unit

Comprehensive Plan and UW-Madison Campus Master Plan:

Neither of the major land-use plans directly addresses the subject site. The City of Madison Comprehensive Plan defers to the UW-Madison Campus Master Plan, while the Master Plan does not include the site within its scope. In meetings with University officials they have reiterated that the property is not in their current or future plans for growth. Although the site is not directly within the City of Madison Comprehensive Plan, the development proposal does meet many of the objectives of the plan:

- It promotes land-use diversification and increases in development densities in the downtown/campus area.
- It increases the amount of housing available to the University population within walking distance to campus and downtown.
- It decreases rental housing demand in residential neighborhoods bordering campus, encouraging the increase in single family and campus/downtown worker home ownership.
- It supports the University as an employment generator by complementing the proposed Discovery Center.
- It does not result in extensive demolition of quality existing housing that is valuable to the neighborhood.

Downtown Design Standards:

Although this site is not in a downtown design district, the architectural requirements of the Downtown Design Zone 2 are worthy of review and comparison to this proposal. The following is a discussion of the project design as outlined in the Zone 2 guidelines:

Building Height

Height: The building height is consistent with the buildings in the immediate surroundings. It has a total of 14 stories with multiple step-backs and exceptional building design.

Floor Area Ratio: The FAR is 6.29.

Exterior Building Design

Massing: The building massing has been defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The building is composed of twelve stories of glass and masonry architecture that steps back at the thirteenth floor to a lighter glass and precast concrete expression. Additional step-backs and architectural differentiation is provided to create a four story street presence as the building meets the adjoining parcels. The window composition and precast concrete from the upper levels is also used at lower elevations to enhance the scale, composition and consistency of the entire architecture.

Orientation: The building is directly oriented to the public sidewalk and street corner. At the lower level the building façade opens into an arcade that provides a transition between the building interior and the more public plaza space.

Building Components: The building has a clear base, body and cap, which are consistently reinforced in the four story, twelve story and fourteen story elements. The two-story base, while contemporary, is a derivative of the historic campus architecture on the north side of University Avenue with a highly detailed masonry and glass architecture. The mechanical equipment is screened within the penthouse.

Articulation: The building is well articulated with vertical modulation, horizontal step-backs and finely composed window patterns. The articulation is achieved by incorporating a variety of floor plans, unit sizes and types and is reinforced with the use of exterior materials.

Openings: The size and rhythm of the window openings within the body of the building express a traditional residential architecture. At the base, the building becomes more transparent and the larger openings are reflective of the urban context. The garage and service areas are screened from street view.

Materials: A variety of materials are used to reinforce the building articulation and to provide visual interest. Traditional brick and glass materials are used in conjunction with more contemporary glass and precast concrete panels for a durable building shell. The materials are used in a consistent manner across all the building facades.

Entry treatment: The building has a clearly defined pedestrian entry on the corner, which opens to the plaza and public sidewalk.

Terminal Views and High Visibility Corners: The building site is located at a street corner and the architecture has been designed to respond to its location. A strong architectural element is defined at the corner, which references the bell tower of the adjacent Luther Memorial church.

Site Design / Function

Semi-Public Spaces: The street-side setback has been devoted to a thoughtfully designed semi-public plaza space. A landscaped plaza with raised planters at the perimeter provides an area for the building and its occupants to interact with the street. The Commons area within the building opens to the plaza and integrating the interior and exterior spaces of the building.

Landscaping: A detailed and comprehensive landscape and hardscape plan has been prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained. Raised planters, scored concrete patios and terraces, and crushed stone are used to enhance the architecture and define interesting private, public and semi-public spaces.

Lighting: Exterior lighting will be limited to the lower floor levels and will be used to provide appropriate lighting at the entry and terrace areas and to highlight the awnings along the streetscape. The ambient lighting from within the building will light the upper levels of the building without producing excessive light pollution.

Interior Building Design

Mix of Dwelling Unit Types: A wide variety of unit sizes and types are available within the building from studio apartments to four bedroom apartments.

Dwelling Unit Size, Type and Layout: The unit sizes are larger than typical student housing to provide living areas that are sufficient for proper furniture placement and to meet the social needs of the occupants. Some of the bedrooms in the apartments are sized to allow for double-occupancy, however, the bedrooms in the larger apartments are sized to discourage multiple occupants and limit occupancies to no more than five unrelated individuals.

Interior Entryway: The entryway has a transparent vestibule leading to an inviting commons area and elevator lobby.

Usable Open Space: Both private and public open spaces are provided. The street level plaza provides a public space at the corner of Johnson and Mills, while a south facing roof terrace above the twelfth floor becomes a space for semi-public social gatherings. Private balconies and patios provide private outdoor spaces to each apartment and exceed the 4 feet by 8 feet suggested minimum size.

Trash Storage: A centrally located trash chute will be located on each floor for the convenience of the residents. The trash is then collected in the basement level of the building and compacted. The refuse management company will have easy access to the basement trash room from the overhead garage door.

Off-Street Loading: An off-street loading zone is provided off of Conklin Place allowing for convenient resident pick-up and drop-off area and incidental deliveries to the building.

Resident Parking for Vehicles, Bicycles and Mopeds: A significant number of parking spaces are provided in the multilevel underground parking garage. Based on the applicants experience the level of parking provided should exceed the immediate needs of the residents but will allow for future needs and market conditions. Adequate and convenient bicycle and moped parking is also provided both on-site and in the parking garage. The on-site bicycle parking is conveniently located near the building entry.

Building Security and Management: The building will be professionally managed and an on-site management office on the first floor of the building will provide a continuous management presence. The building will have security entrances and surveillance cameras in the public areas to promote the safety and well-being of the residents. A management plan will be supplied for city staff and plan commission review.

Existing Structures:

The site contains two houses at 1022 E. Johnson Street and 309 N. Mills Street that will be relocated or removed. The structure at 1022 E. Johnson Street is a typical “worker” home of the era. The structure at 309 N. Mills is of more complex history. Originally designed by others, it was extensively remodeled by Claude and Stark Architects in 1905. Many of its former elements have been lost or removed over time.

The developers have retained a local independent architectural historian to examine the houses. An objective review of the houses revealed neither has the appropriate combination of criteria qualifying them for City of Madison Landmark Status. These characteristics include the context, integrity and significance of the structures, as well as their current economic viability. Most significantly the context of these two structures is absent within the larger University buildings.

The developer intends to take all practical steps to move the houses to better residential locations and will work with an independent firm to assist them in this effort. In the event this relocation effort is not successful, the developer will take steps necessary to create and follow a sensitive materials reuse and recycling plan associated with the removal of the houses. The developer would intend, under this latter scenario, to remove and appropriately incorporate the few preserved interior elements of 309 N. Mills into the new building’s common area lounge/reading room.

Demolition Standards:

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the Plan Commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the Plan Commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

Given consideration of the context of the structures, the objectives and goals of the Comprehensive Plan and the efforts to relocate the buildings, we believe that the demolition standards can be met.

Project Schedule:

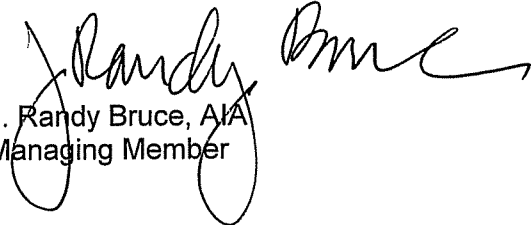
It is anticipated that construction will start in April of 2008 and be completed by August of 2009.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the city. New higher-density housing in the central city reduces vehicular traffic and promotes mass-transit, pedestrian and bicycle circulation. It also promotes the relocation of student residents from existing rental houses in the surrounding older neighborhoods so that those homes may transition back to owner occupancy.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a student housing development with 162 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as allowed in the R-6 zoning district.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-6 zoning district.
- J. **Signage:** Signage will be allowed as per the R-6 zoning district or as provided in the approved plans or as a minor alteration to the approved PUD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit 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 Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

I S T H M U S
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
isthmus@is-arch.com
Phone 608.294.0206
Fax 608.294.0207

September 17, 2007

Mr. J. Randy Bruce
Knothe & Bruce Architects, LLC.
7601 University Avenue
Middleton, WI 53562

Re: Evaluation of properties at 309 N. Mills Street and 1022 W. Johnson
Street
Madison, WI

Dear Randy,

The following is my report on properties at 309 N. Mills Street and 1022 W.
Johnson Street, Madison, WI

Purpose

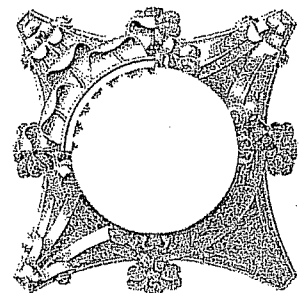
The purpose of the research and observations was to investigate the properties at
309 N. Mills Street and 1022 W. Johnson Street, Madison, WI and to provide an
impartial opinion on their architectural value and significance.

Research

Research indicates that the original house at 309 North Mills was constructed in
1887 with a substantial remodeling in 1905. The house at 1022 West Johnson
was built about 1905.

Isthmus Architecture, Inc. staff conducted research at the Wisconsin Historical
Society archives on August 23, 2007. This included viewing historic Sandborn-
Ferris maps of Madison and reviewing historic photographs in the "Place File".
Although the Sandborn maps yielded little information, several aerial view
photographs were located that showed both houses.

Image WHi (D478)6185, 1924 aerial view of the lower UW campus, shows both
houses as viewed from the east. Although the images are small, it was possible to
compare several historic details of 309 N. Mills house to existing conditions. It
was noted that a chimney on the north side of the building is no longer extant,
there was a previous rear (east) exterior covered stair from second floor to
ground that no longer exists and the south side of the front porch appears to
have a different roof line in 1924 than it does now.



The 1022 W. Johnson house appears much as it is today. The exception is the large addition to the north side sometime after the 1924 photo was taken.

A similar 1947 image (without a WHI number identification) also shows both houses but the details are obscured by deep shadows.

Other sources for historic photographs were investigated but no relevant images were located.

On August 24th Isthmus Architecture, Inc. staff viewed the exterior of 309 N. Mills with Architectural Historian James Draeger of the Wisconsin Historical Society. Probable changes to the exterior, as compared to original or 1905 remodeling, were discussed and are noted in our field notes.

Isthmus Architecture, Inc. staff contacted Ms. Kitty Rankin, Preservation Planner with the City of Madison concerning both properties. Ms. Rankin provided historical information related to owners, architects and building style. Ms. Rankin is also in possession of several black and white contact sheets from an intensive survey completed in 1978. These sheets do have images of the 309 North Mills Street home before the aluminum siding was installed.

Observations

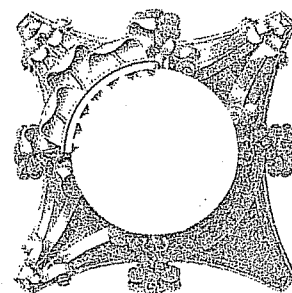
On-site observations were conducted on August 21st, 24th and 28th and September 10th, 2007 by staff of Isthmus Architecture, Inc. Elements open to view were observed, photographs taken, field notes were recorded.

309 N. Mills Street

Exterior

The property embodies the general form of Queen Anne Style. The identifying features include; step pitched roofs, tower, wrap around porch and asymmetrical facades. It is not know if these features are from the original 1887 structure or a result of the 1905 remodeling.

The property, however, lacks the extensive details and decoration associated with Queen Anne Style. These details include: differing wall textures, spindle work, patterned shingles, decorative trim, overhang brackets/trim and frieze decoration. Although this is a somewhat restrained version of a Queen Anne Style home, such detail would have been very three dimensional, projecting significantly from the main surface of the exterior walls. The relatively flat appearance of the aluminum siding leads to the conclusion that at least some of this detail has likely been lost.



Interior

The majority of interior spaces have been somewhat remodeled and modified to accommodate student housing. The floor plans of the second and third floors have been slightly modified to accommodate corridors, closets and bathrooms. Some of this has been additive, some subtractive. Remnants of 1887 vintage doors and trim are apparent.

On the first floor it appears much of the expected custom detail, built-ins and decorative work (likely from the 1905 remodeling) have been removed. One very curious fact is that the large south side chimney has no fireplaces currently associated with it.

Three fairly intact spaces, apparently from the 1905 work, remain. These are the man's den, main stair and the dining room. All retain a high degree of significant fabric. Other significant fragments that remain are two pair of pocket doors on the first floor and two fireplaces (of modest design), one the on second floor and one on the first floor. The central hall shows signs of several other remodeling campaigns with a mix of door types, hardware styles and trim types found adjacent to each other. The living room fireplace also seems to post date the 1905 remodeling.

1022 W. Johnson Street

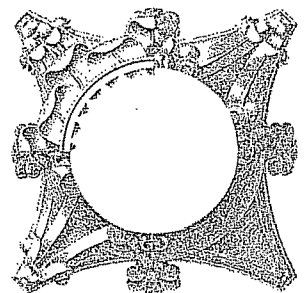
Exterior

This is a vernacular early 1900's residence. I would describe it further as a worker vernacular with classical influence. Those influences are apparent in the Palladian windows and general porch design. Other details and decorative elements that likely embellished the eaves, bays and gable ends are lost or hidden under the aluminum siding.

Interior

The interior of second and third floors has been remodeled to accommodate student housing. The floor plan has been modified to create more usable rooms.

The main spaces of the first floor are fairly intact. This includes the dining room, parlor, entry and stair. All of these spaces still possess what appears to be original woodwork, built-ins and detailing. Much of this is stock components readily available at the time of construction, but assembled and detailed quite well.



Architectural Evaluation

309 N. Mills Street

Historical Significance

A judgment concerning historical significance of the property (the association with events or lives of persons significant in our past) cannot be determined without intensive research into specific activities and their impact.

Architectural Significance

The Architectural significance of this property can not easily be associated with the original designer or the architects that designed the remodeling in 1905. It is unknown what the original structure looked like. Currently available documentation indicates a major remodeling project was accomplished on the property in 1905. The scope of this work, other than it was substantial, is not know. A best guess at this time is that the previous structure was likely substantially altered to the current building footprint and general massing, but there is not sufficient hard evidence to prove this.

Although the property retains basic features conveying massing elements of the Queen Anne configuration or shape, it likely never possessed extensive details and decoration associated with Queen Anne Style. Many of the distinctive exterior characteristics or features that may have existed have been removed. This includes barge boards, belt courses and other trim.

Architectural Integrity

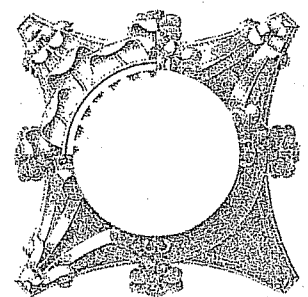
The overall architectural integrity of this property is low. I estimate that less than 40% of the character defining features or elements, interior and exterior, remain intact in this property.

Architectural Context

It is my opinion that the architectural context of this property has been severely compromised. For much of its history, this home was part of a dense residential area with homes occupying almost every lot south of University Avenue. Today this is one of a very few residential structures remaining in the University Avenue area. It is an isolated example of the kinds of homes that dominated much of this part of Madison in the early 20th Century.

Summary

Although presenting the general characteristics of a restrained Queen Anne style home, the property does not possess a high enough level of integrity or context to mandate retention.



1022 W. Johnson Street

Historical Significance

A judgment concerning historical significance of the property (the association with events or lives of persons significant in our past) cannot be determined without intensive research into specific activities and their impact.

Architectural Significance

The Architectural significance of this property is relatively low. This is a typical vernacular style worker home that was very common in the neighborhood in the early 1900's.

Architectural integrity

The overall architectural integrity of this property is low to moderate. Probably less than 50% of original integrity remains.

Architectural Context

As with the 309 N. Mills Street property, the architectural context of this property has been severely compromised.

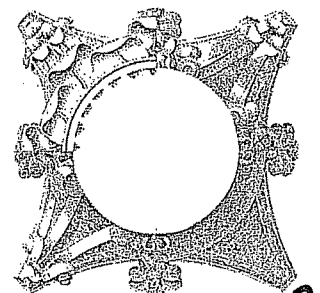
Summary

The property does not possess a high enough level of significance, integrity or context to mandate the retention of the home.

Comments

Based upon the findings to date, the following comments are offered.

- If a viable reuse could be found to warrant substantial investment in these properties, they could be restored or rehabilitated with adequate research into original and transitional conditions. A significant budget would be necessary to replicate lost features and details and provide for code and accessibility upgrades.
- If a viable reuse is not an alternative, relocate the main portion of both homes (not including the additions) to other sites. Rehabilitate and reuse the buildings. The inherent difficulty in finding suitable new sites is recognized.
- If removal of the homes is the alternative selected, deconstruction should be the preferred method of removal. Deconstruction involves carefully removing materials, elements and components that can be reused and recycled. Several rooms or components in the 309 North Mills house could perhaps find a home in another existing or new building.

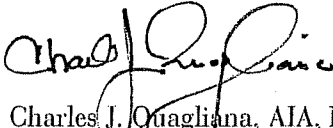


- As a prelude to the deconstruction, appropriate documentation, as negotiated with the City Preservation Planner, should be completed. This may include documentation with Historic American Building Survey quality black and white photography, ultimately donated to the Wisconsin Historical Society.
- If deconstruction is the selected option, a comprehensive reuse and recycling plan, meeting City of Madison requirements, will be necessary to obtain a demolition permit.

If you have any questions or comments concerning these observations and findings, please contact me at (608) 294-0206, ext. 227 or quagliana@is-arch.com

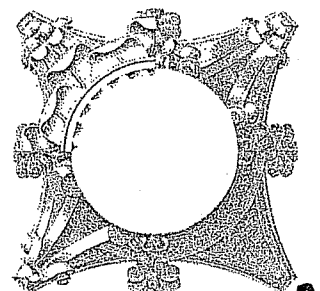
Sincerely,

ISTHMUS ARCHITECTURE, INC.

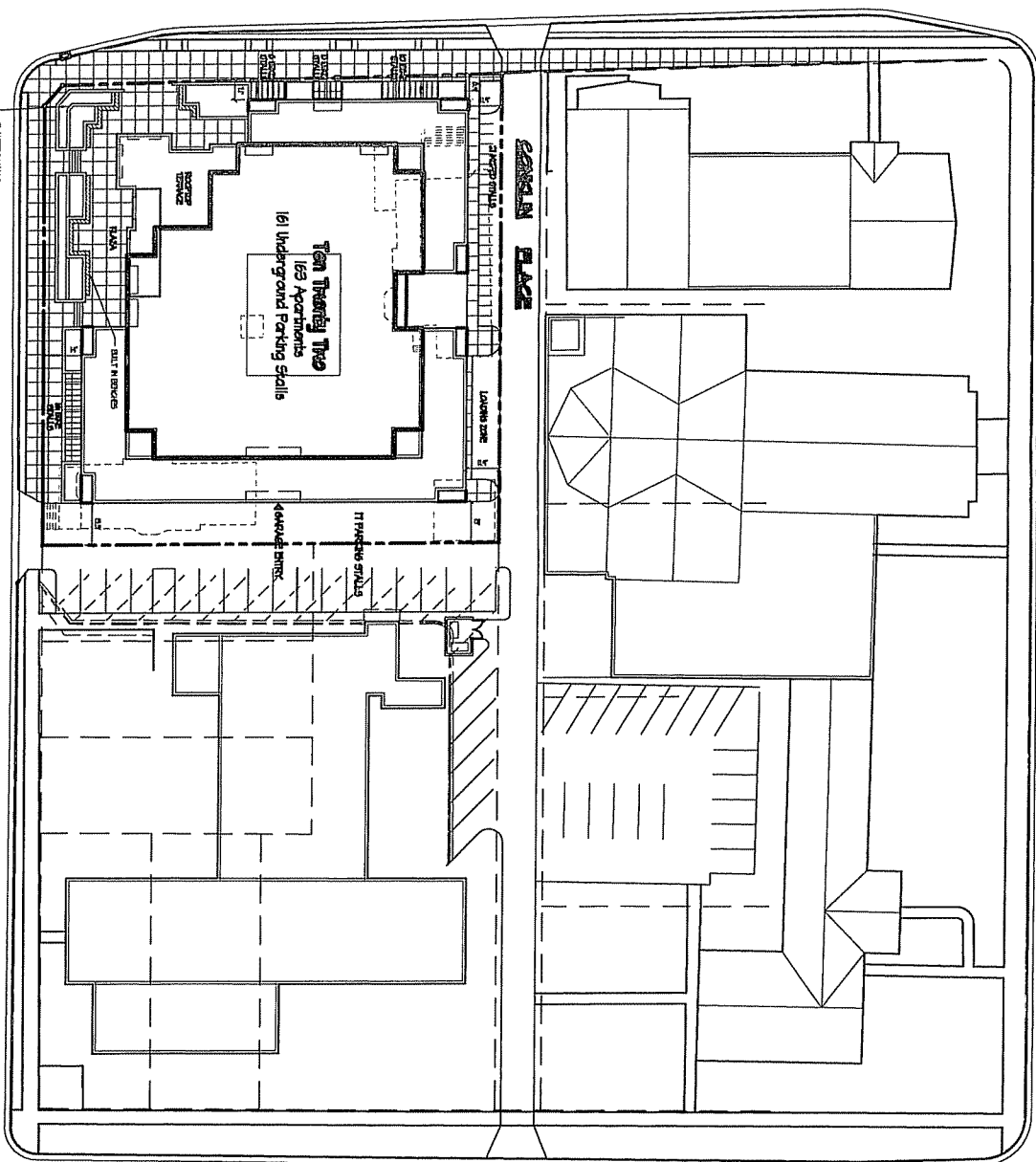


Charles J. Quagliana, AIA, NCARB
Senior Preservation Architect

Field notes attached



UNIVERSITY AVENUE



TEN TWENTIETH STREET

TEN TWENTIETH STREET

UNIVERSITY AVENUE

PLUMBING WALLS

CONKLIN PLACE

Ten Twentieth Two
161 Underground Parking Stairs

TWENTY STAIRS

UNDERGROUND

Project Title
Ten Twentieth Two

10221 K. Jordan Street
Drawing Title
Site Plan

0622

C-11

- SHEET INDEX**
- C-11 SITE PLAN
 - C-12 SITE SURVEY
 - C-13 GRADING & UTILITY PLAN
 - L-11 SITE PLANTING PLAN
 - L-12 PLANT SCHEDULE/DETAILS
 - A-11 PARKING LEVEL - THREE
 - A-12 PARKING LEVEL - TWO
 - A-13 PARKING LEVEL - ONE
 - A-14 FIRST FLOOR PLAN
 - A-15 SECOND FLOOR PLAN
 - A-16 THIRD & FOURTH FLOOR PLAN
 - A-17 FIFTH - TWELFTH FLOOR PLAN
 - A-18 THIRTEENTH & FOURTEENTH FLOOR
 - A-21 ELEVATION ALONG N. JOHNSON
 - A-22 ELEVATION ALONG N. HILLS STREET
 - A-23 ELEVATION ALONG CONKLIN PLACE
 - A-24 EAST ELEVATION

KNOTHE & BRUCE ARCHITECTS
7801 University Avenue, Suite 70
Portland, Oregon 97205
Phone: 503-253-1100 Fax: 503-253-1101

Notes

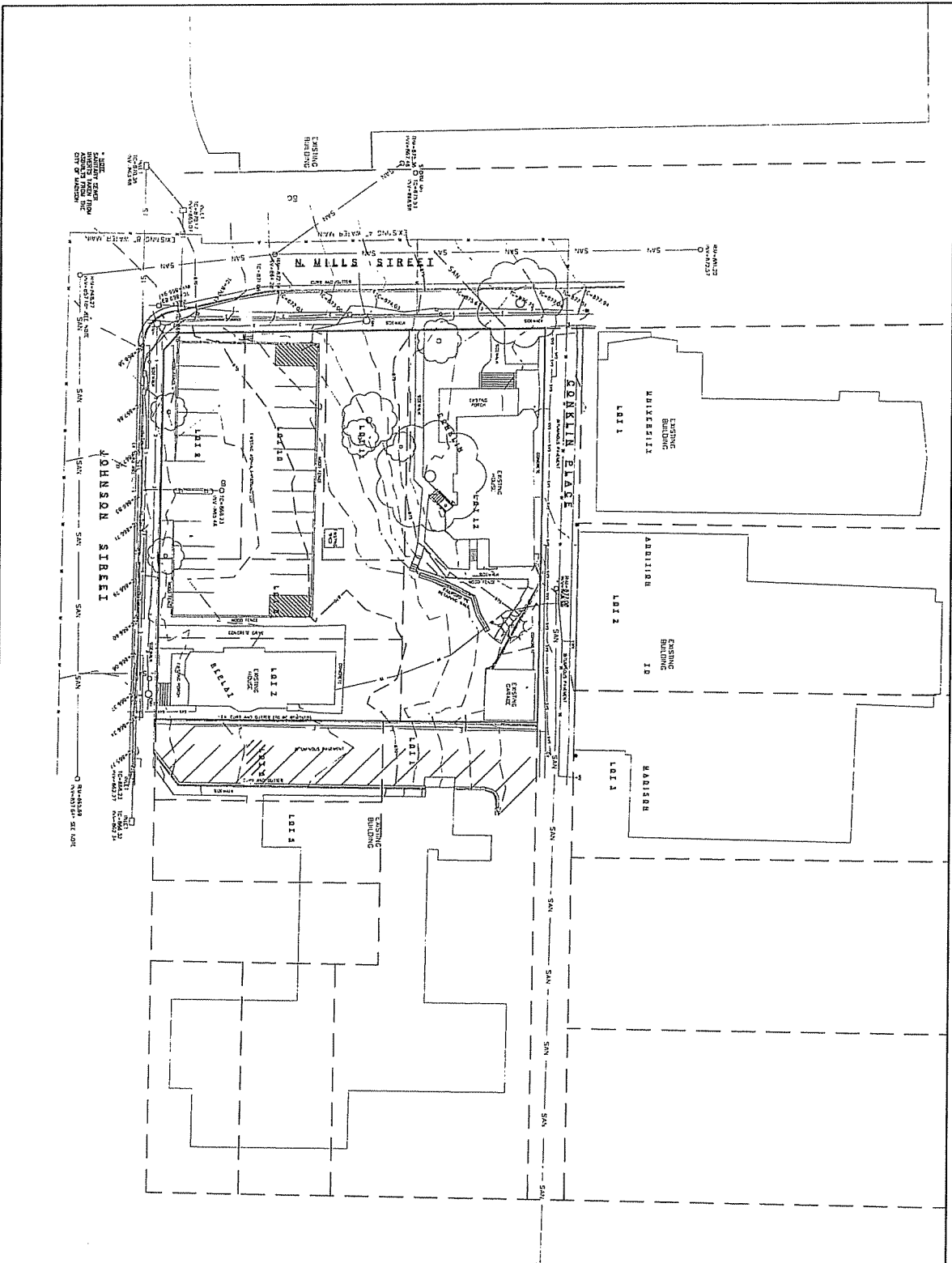
Revised
Issued by Planning - Sept. 13, 2007

Site Plan
1" = 30'



Report No.
0622

Drawing No.
C-11



SCALE:
 11X17: 1" = 40'
 24X36: 1" = 20'

LEGEND

- C-41716 - EXISTING SHIP QUAYS
- C-41717 - EXISTING DUESSES
- S-41718 - EXISTING SWAMPY QUAYS
- S-41719 - EXISTING WATER
- S-41720 - EXISTING WAREHOUSE
- S-41721 - EXISTING DUESSES
- S-41722 - EXISTING DUESSES
- S-41723 - EXISTING DUESSES
- S-41724 - EXISTING DUESSES
- S-41725 - EXISTING DUESSES
- S-41726 - EXISTING DUESSES
- S-41727 - EXISTING DUESSES
- S-41728 - EXISTING DUESSES
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- S-41735 - EXISTING DUESSES
- S-41736 - EXISTING DUESSES
- S-41737 - EXISTING DUESSES
- S-41738 - EXISTING DUESSES
- S-41739 - EXISTING DUESSES
- S-41740 - EXISTING DUESSES

C1.2

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

1022 W. JOHNSON STREET
 SITE SURVEY

DATE: 09-18-07

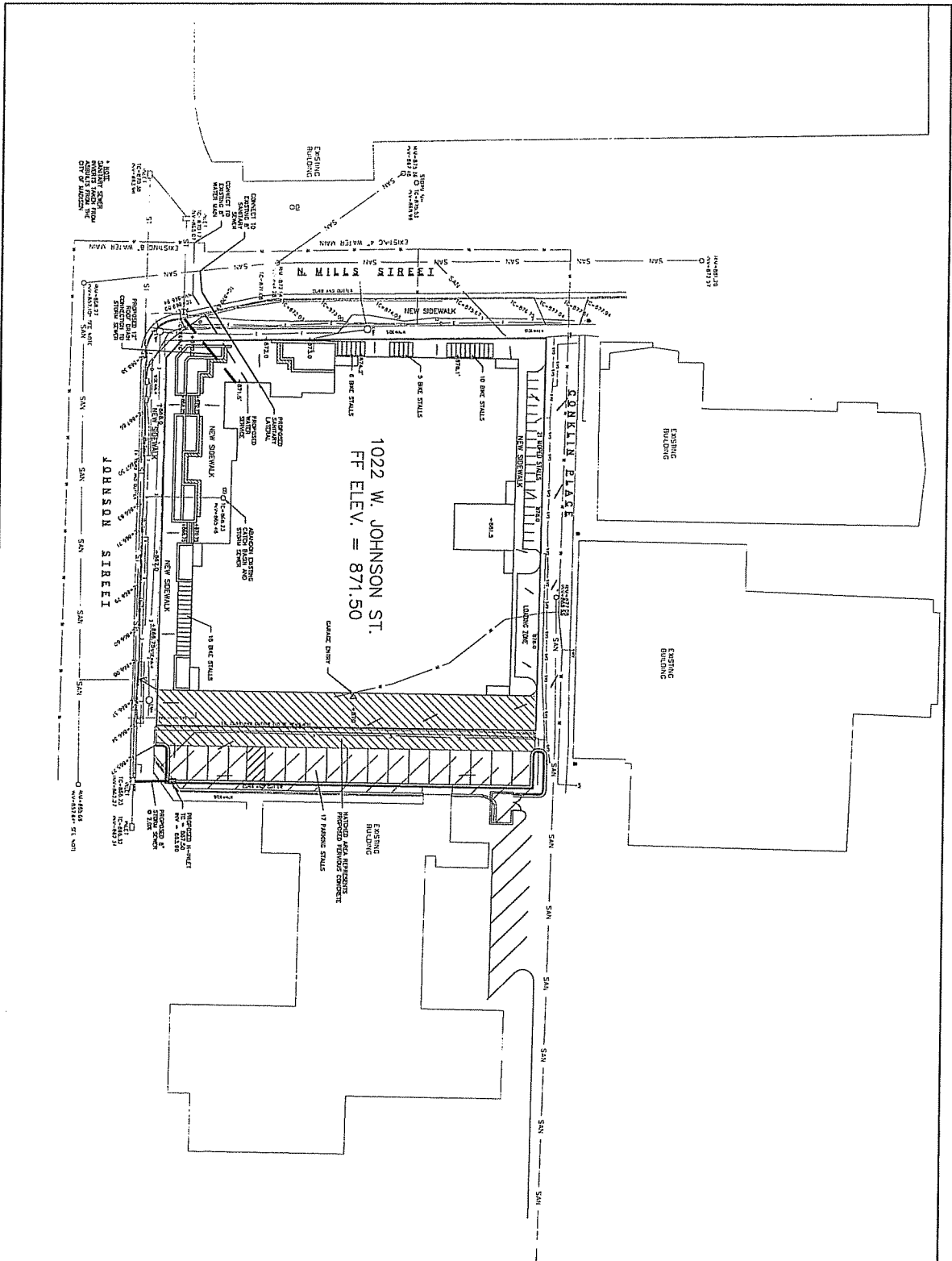
REVISION:

FILE: LEAD

DRAWING MADE: P:\LEAD\1022WJ\1022WJ-01-BASE.DWG

Calkins Engineering, LLC
 5010 Vogel Road
 Madison, WI 53718
 (608) 838-0444

3



1022 W. JOHNSON ST.
FF ELEV. = 871.50

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.

2. ALL CHANGES TO THE ORIGINAL PLAN SHALL BE MADE BY A CITY ENGINEER'S OFFICIAL RECORD.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

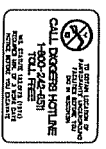
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

LEGEND:

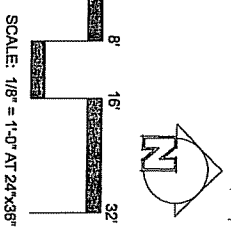
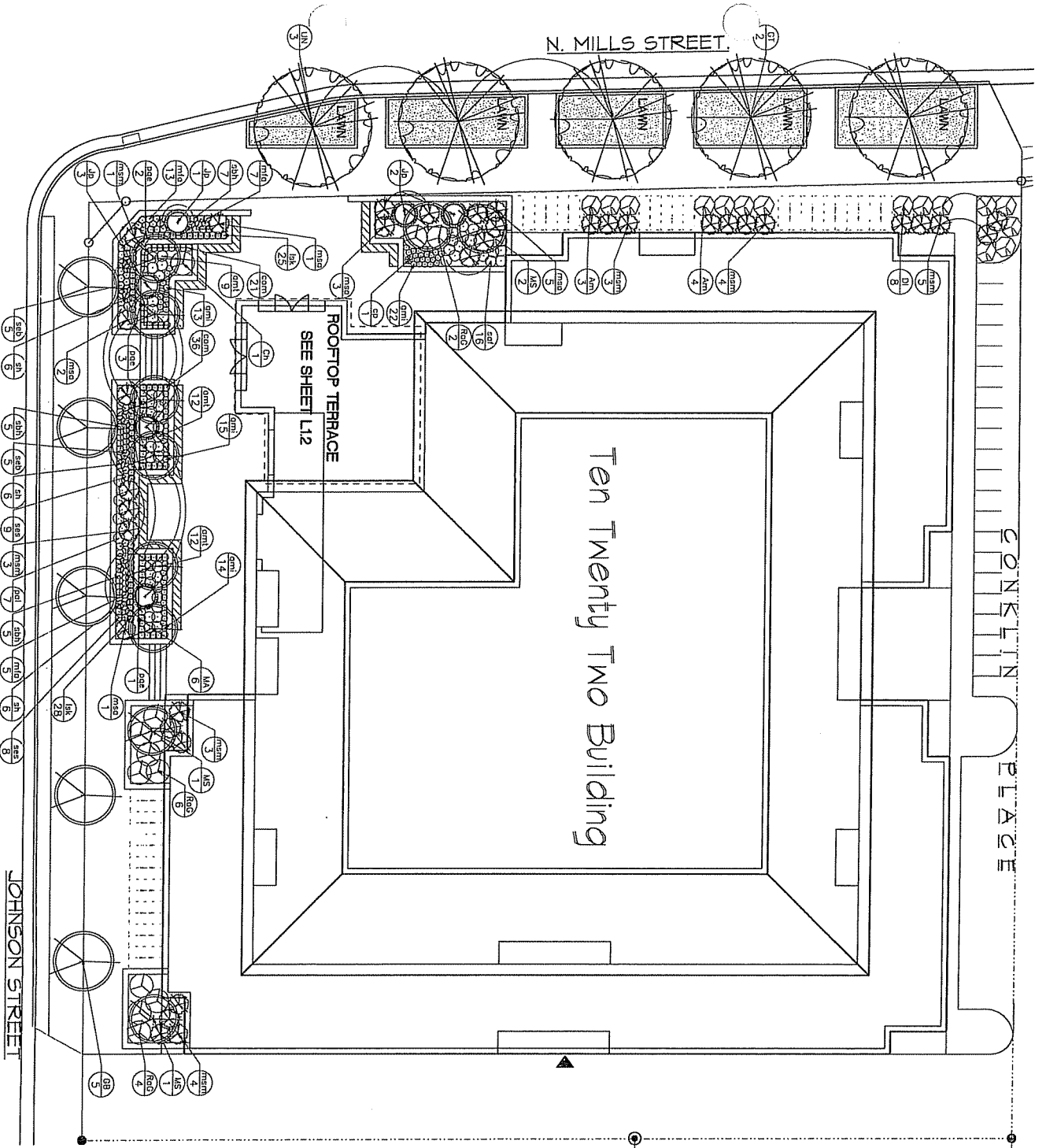
- = EXISTING SIDEWALK
- X = EXISTING SIDEWALK
- + = EXISTING SIDEWALK
- = EXISTING SIDEWALK
- X = EXISTING SIDEWALK
- + = EXISTING SIDEWALK



11X17: 1" = 40'
24X36: 1" = 20'

SCALE:

11X17: 1" = 40'
24X36: 1" = 20'



PROJECT
 1022 W. Johnson Street
 Madison, Wisconsin

DRAWING TITLE
 Site Planting Plan

PROJECT NO.
 0622

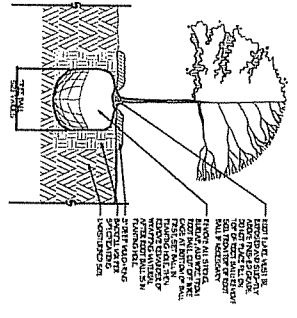
DRAWING NO.
 L 11

DATE
 September 14, 2007

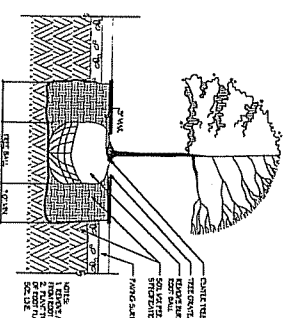
SEE L12 FOR DETAILS,
 PLANT SCHEDULE, AND
 PLANTING NOTES

KNOTHE & BRUCE ARCHITECTS
 7811 Elmwood Avenue, Suite 102
 Madison, Wisconsin 53705
 608-261-9800 Fax 608-261-9804

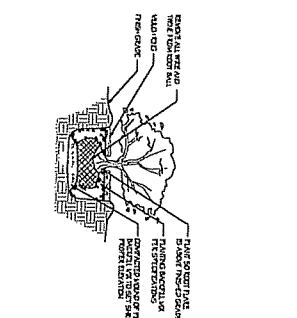
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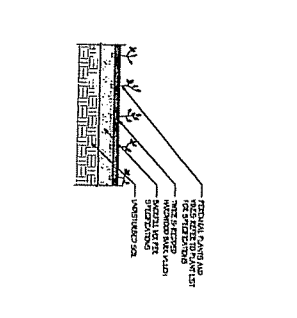
1 TREE PLANTING
L12 DETAIL



2 TREE PLANTING IN GRATE
L12 DETAIL



3 SHRUB PLANTING
L12 DETAIL



4 PERENNIAL PLANTING
L12 DETAIL

Botanical Name	Common Name	Qty.	Size	Comments
<i>Deciduous Trees</i>				
GB <i>Ginkgo biloba Principis Securit'</i>	Princeton Sentry Ginkgo	3	3' Gal. BB	Match specimens, single straight leader
GT <i>Gleditsia inaequalis var. inermis Skilling'</i>	Skirting Homestead	2	1 Gal. BB	Match specimens, single straight leader
MA <i>Moroneja americana</i>	Aurora Marabou	6	4" HI. BB	Match specimens, single straight leader
MS <i>Morus nigra L.</i>	Spotted Strawberry	2	4" HI. BB	Match specimens, single straight leader
SN <i>Sorbus domestica L.</i>	New Horizon Elm	3	2 1/2" Gal. BB	Match specimens, single straight leader
<i>Deciduous Shrubs</i>				
Am <i>Amorpha canescens Nutt.</i>	Aurora Magic Amora	7	3/4" HI. Gal. Can.	Match specimens
Co <i>Cotoneaster horizontalis</i>	Rock spray cotoneaster	1	1 1/2" HI. Gal. Can.	Specimen form and size
DI <i>Dryas octopetala</i>	Dwarf Purple Honeysuckle	8	24" HI. Gal. Can.	Match specimens
SG <i>Syringa emarginata 'Robroy'</i>	Robroy Fragrant Syringa	12	1 1/2" HI. Gal. Can.	Match specimens
<i>Evergreen Shrubs</i>				
Lb <i>Lambertia monocarpa 'Maret'</i>	Lamberton Juniper	6	1 1/2" HI. Gal. Can.	Specimen form, min. 3 canes
<i>Perennials</i>				
Am <i>Aster multiflorus 'Winter'</i>	Winter Lady's Mantle	33	1 Qt. Pot.	Match per plant
Am <i>Asperula tomentosa 'Inversary'</i>	Woodruff	75	1 Qt. Pot.	Match per plant
Am <i>Asperula tomentosa 'Inversary'</i>	Cyreneum	64	1 Qt. Pot.	Match per plant
Lk <i>Lithospermum 'Inversary'</i>	Winter Anemone	53	1 Gal. Can.	Match per plant
Ma <i>Mandarin Anemone 'Jules'</i>	Lille Spa Russian Sage	30	1 Gal. Can.	Match per plant
Pt <i>Proterocladia 'Lilla Spar'</i>	Black-eyed Susan	8	1 Gal. Can.	Match per plant
Sp <i>Spectum 'Hydra' 'Zack Jack'</i>	Black Jack Sedum	24	1 Gal. Can.	Match per plant
Sp <i>Spectum 'Hydra' 'Zack Jack'</i>	Hydrangea 'Sedum'	16	1 Gal. Can.	Match per plant
Sp <i>Spectum 'Hydra' 'Zack Jack'</i>	Big Blue Sedum	17	1 Qt. Pot.	Match per plant
Sp <i>Spectum 'Hydra' 'Zack Jack'</i>	Big Blue Sedum	45	1 Qt. Pot.	Match per plant
<i>Grasses</i>				
Mm <i>Miscanthus sinensis 'Vladko'</i>	Adagio Maiden Grass	13	1 Gal. Can.	Match per plant, match specimens
Mm <i>Miscanthus sinensis 'Vladko'</i>	Primo Light Maiden Grass	23	1 Gal. Can.	Match per plant, match specimens
Sh <i>Schizanthus 'Inversary'</i>	Primo Doreweed	18	1 Gal. Can.	Match per plant, match specimens
<i>Groundcover/Vines</i>				
Gr <i>Gaura parviflora</i>	Sweet Autumn Clematis	1	1 Gal. Can.	Match per plant, match specimens
Gr <i>Gaura parviflora</i>	Empanada's Virginia Creeper	6	1 Gal. Can.	Match per plant, match specimens

PLANTING NOTES

SOIL

- Existing soil conditions are suitable for planting, seeding, or sodding. Topsoil is to be applied. Topsoil shall be clean salvaged or imported material capable of passing the # 1 sieve and meeting the requirements of Section 625.2(1) of the Standard Specifications for Highway Construction. The material shall be free of rocks, gravel, wood, debris, and of noxious weeds and their seeds.
- Remove all rocks, debris, and their from the site and all planting/seeding/sodding areas. Till or else the subsoil to a depth of 4"-6" to allow aeration. Provide a minimum of 4" of topsoil in areas where existing soil conditions are unsuitable for seeding and sodding.
- Do not apply topsoil to saturated or frozen subgrades.
- Provide organic soil amendments and lime as recommended by soil analysis. If topsoil has been determined acceptable by a soil test, no amendments are needed. Uniformly apply any organic soil amendments and incorporate into the top 4-6" of soil by tilling or disking.
- Provide suitable amended soil for all planters on site.

PLANTS

- All plant material shall conform to the American Standards of Nursery Stock.
- All plant material shall be true to the species and variety/hybrid/cultivar specified, and nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. Nursery-dug material shall be freshly dug and properly prepared for planting. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.

PLANTS CONT...

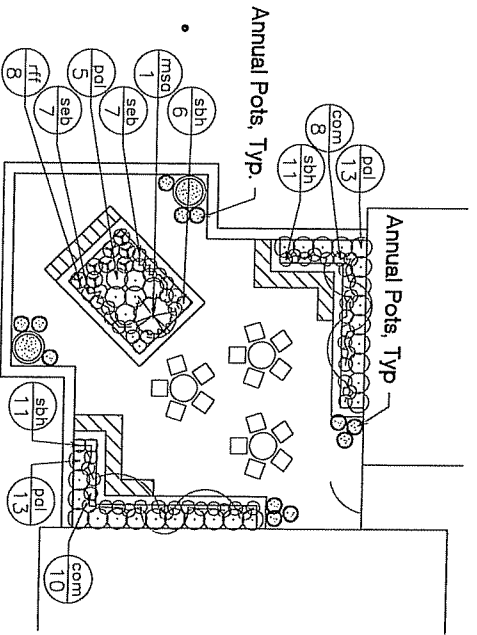
- Threat and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, anomalies, or cut limbs of stems and trees with multiple leaders, unless specified otherwise, will be rejected.
- Threat and shrubs shall have healthy, well-developed root systems, free from physical damage.
- Plants shall conform to the measurements specified within the contract documents.
- During transportation, no plant shall be bound with rope or wire in a manner that damages trunks or breaks branches or foliage. Plants are not to be thrown off or pulled or headed.
- Prior to installation, plants must be protected from sun and drying winds, kept in shaded areas, and kept well-watered. Install all plants within three days of delivery to site.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season. The guarantee does not cover damage from vandalism, animals, freezing rain, or winds over 50 mph. During any time of the guarantee period, the Contractor shall remove or replace, without cost to the owner, all plants not in a healthy and flourishing condition as determined by the Landscape Architect.
- All plant material shall be guaranteed for one (1) year from time of installation. Only one replacement per plant shall need to be made.

PLANTS CONT...

- Organic Mulch is to be shredded bark, free of material detrimental to healthy plant growth. Shredded bark mulch shall be 3/8" nominal thickness, with at least 50% having an area of not less than 1 sq. inch, and no pieces having an area of more than 4 sq. inches.
- Show all planting and install Digger's Hotline (1-800-242-8511) to verify location of all underground utilities prior to excavation.
- The planting pit for containerized and balled and burtopped plants shall be at least 2.5 times the diameter of the soil ball. The soil beyond the edges of the planting pit shall be loose, and the soil at the base of the pit is to remain undisturbed.
- The depth of the planting pit shall correspond to the distance from the bottom of the soil ball to the root flare, or slightly less.
- Plant material set too low will need to be re-set by the contractor pending the Landscape Architect's instructions. This shall be backfilled with excavated soil so long as it is not muddy or frozen.
- Root balled plants shall have ropeless, wire, and burlap or other wrapping removed, and removed completely from the root ball and hole after the plant has been set in place.
- No soil is to cover the top of the hole. All plants shall be mulched with a 3" layer of granular mulch immediately after planting. Mulch is to be pulled back no less than 2" and no more than 6" from the plant.
- Thoroughly water plants immediately after planting and before mulching.
- Remove all wire and labels and prune any dead or broken branches after planting.

PLANTS CONT...

- Material for plant material shall be 30 days. Plants shall be watered, shaded, protected, desiccated, and planting beds shall be weeded during this time period.



5 FOOTTOP PATIO (RESTRICTED ACCESS FROM 18TH FLOOR)
L12 DETAIL

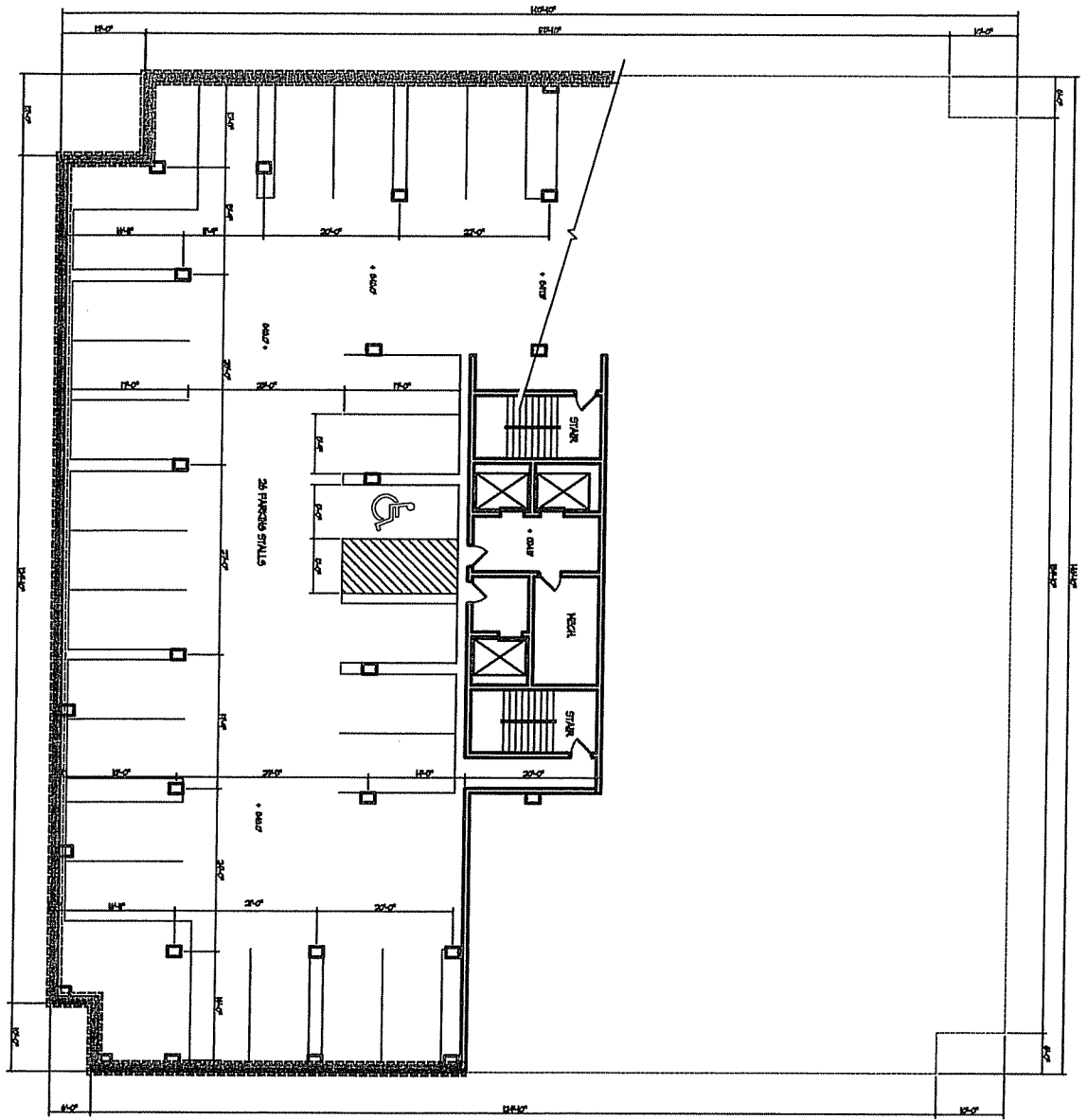
Design by
Plant Schemde / Details
Project No.
0622
Drawing No.
L12

Project No.
1022 N. Johnson Street
Madison, Wisconsin

Revision
09-26-2011, September 14, 2011

KNOTHE & BRUCE ARCHITECTS
1811 Edmund Avenue, Suite 102
Madison, Wisconsin 53702
608-431-3390 Fax: 608-654-3834

3



○ Parking Level - Three

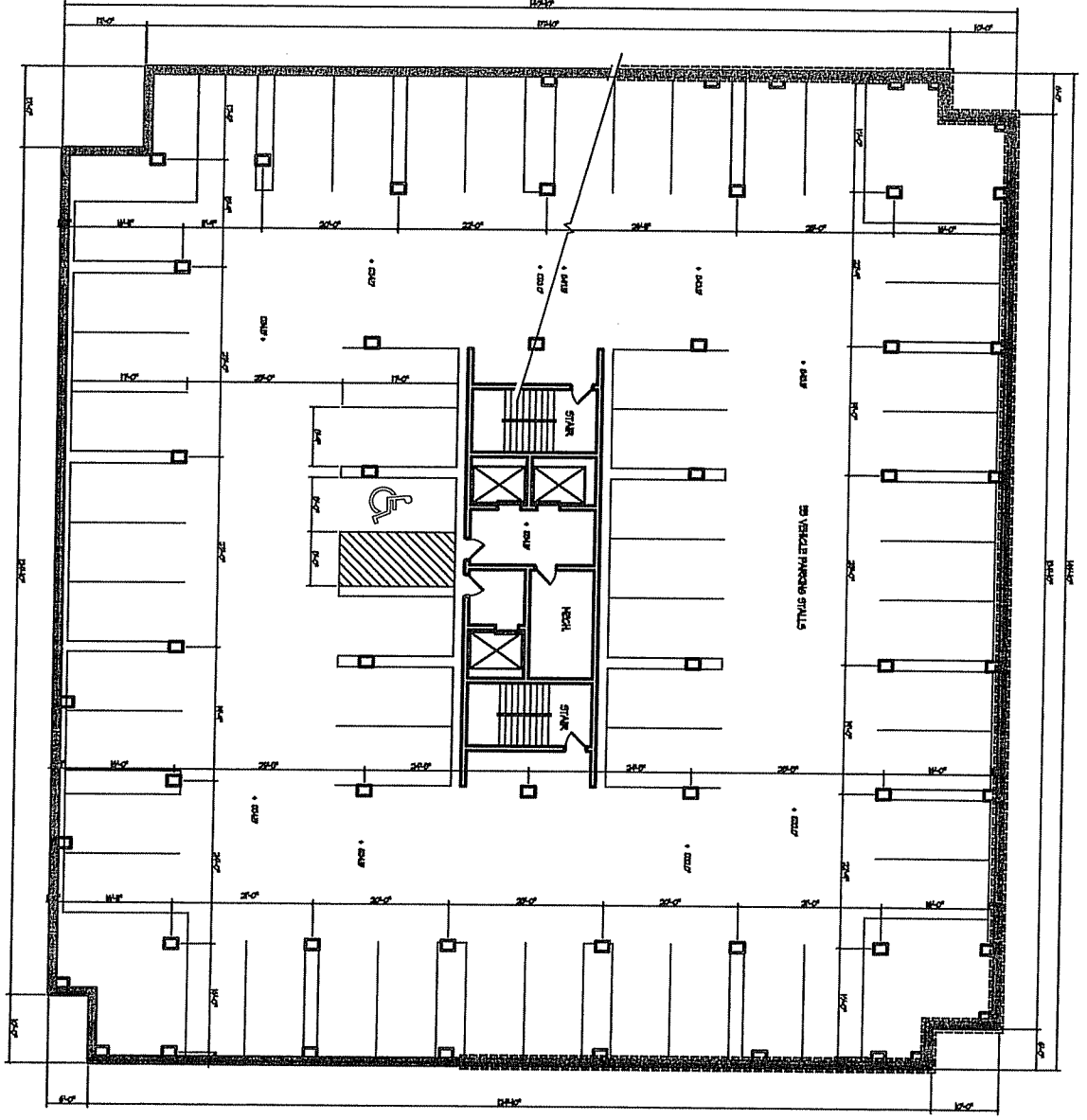
KNOTHE & BRUCE ARCHITECTS
 7001 University Avenue Suite 201
 Middleton, Wisconsin 53562
 (608) 253-8100 Fax (608) 651-3134

DATE: 12/22/07

DESIGNED BY: Tom Tierney - Scale: 1/4" = 1'-0"

PROJECT: Tom Tierney

0222 M. Johnson
 Director
 Parking Level - Three
 0822 AMI
 Designer



○ Parking Level - This

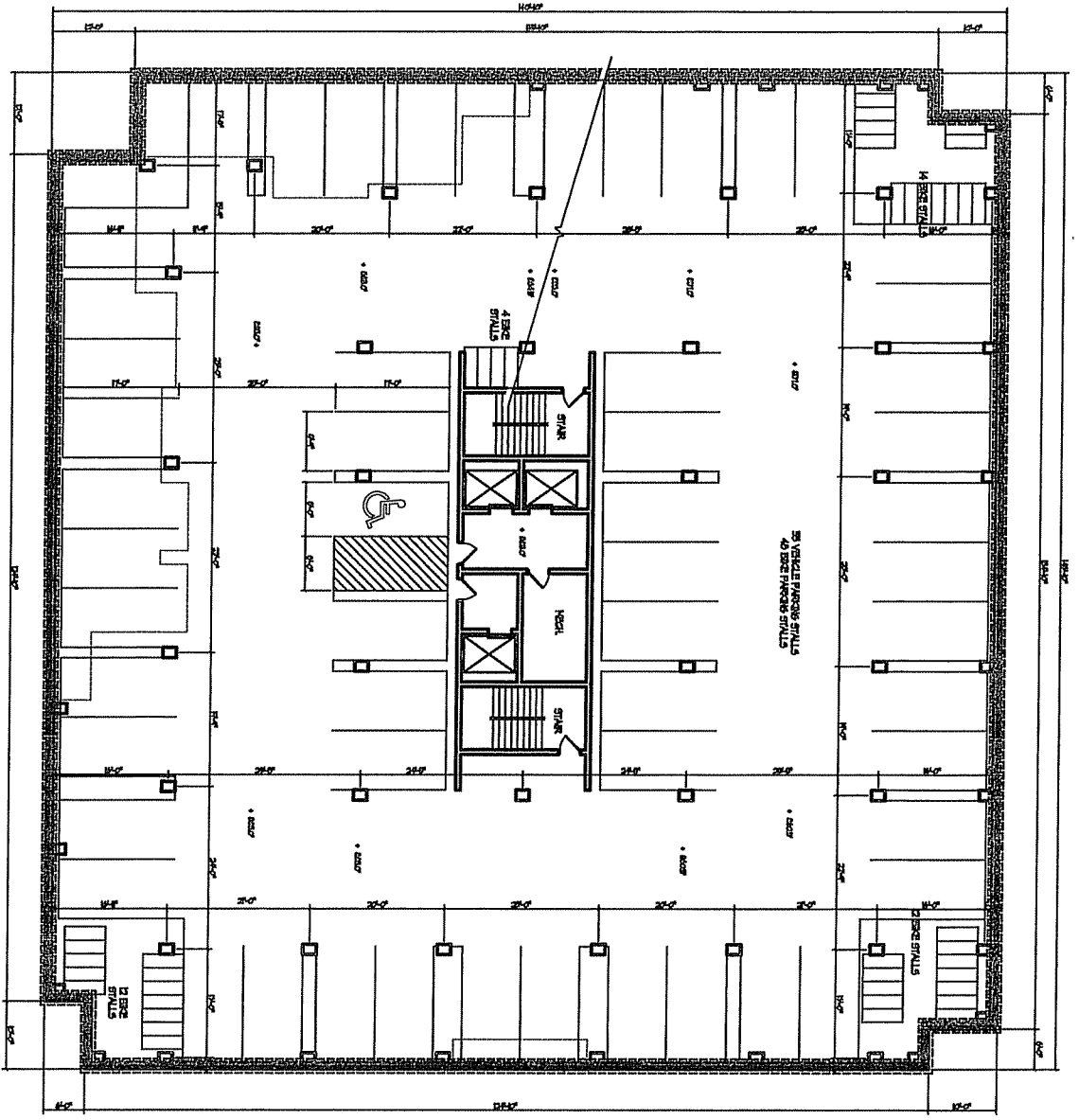
KNOTHE & BRUCE ARCHITECTS
 700 University Avenue, Suite 20
 Middleton, Wisconsin 53520
 608-835-3160 Fax 608-835-4934

Notes
 1. See

Revised
 Issued To Parking - Sept. 14, 2007

Project
 Team Tuesday This

1222 N. Johnson
 Parking Level - This
 Project No. 0822
 Drawing No. A13



○ Parking Level - One

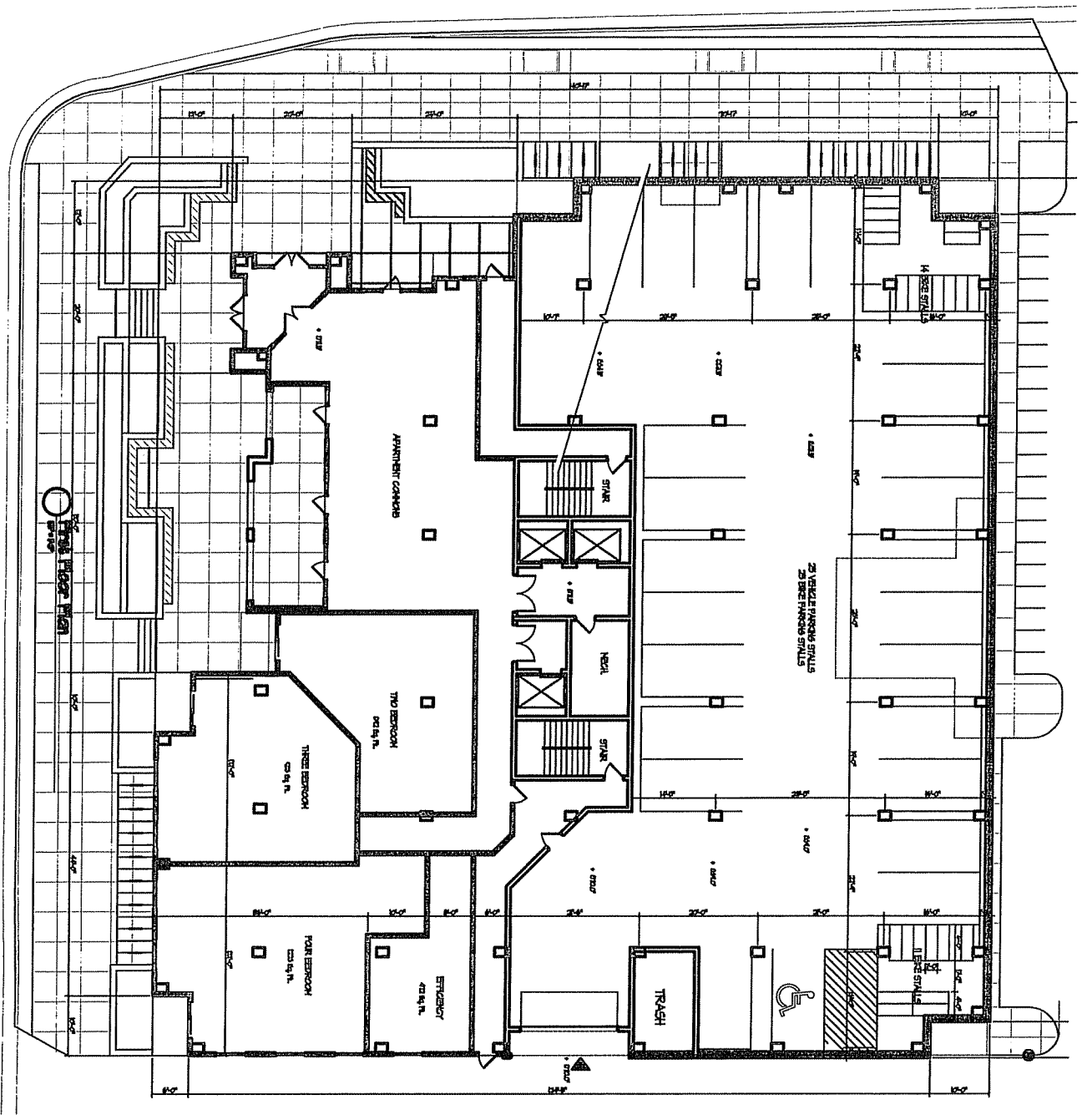
KNOTHE & BRUCE ARCHITECTS
 7001 University Avenue Suite 201
 Dallas, Texas 75205
 972.352.3300 Fax 972.352.3300

Notes
 D&S

Revision
 Issued To Planning - Sept. 14, 2007

Project No.
 Ten Twenty Three

0222 M. Johnson
 Drawing Title
 Parking Level - One
 Project No.
 0622
 Drawing No.
 A19



Final Floor Plan

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Suite 201
 Madison, Wisconsin 53762
 608-263-3370 Fax 608-263-3374

Scale: 1/8" = 1'-0"

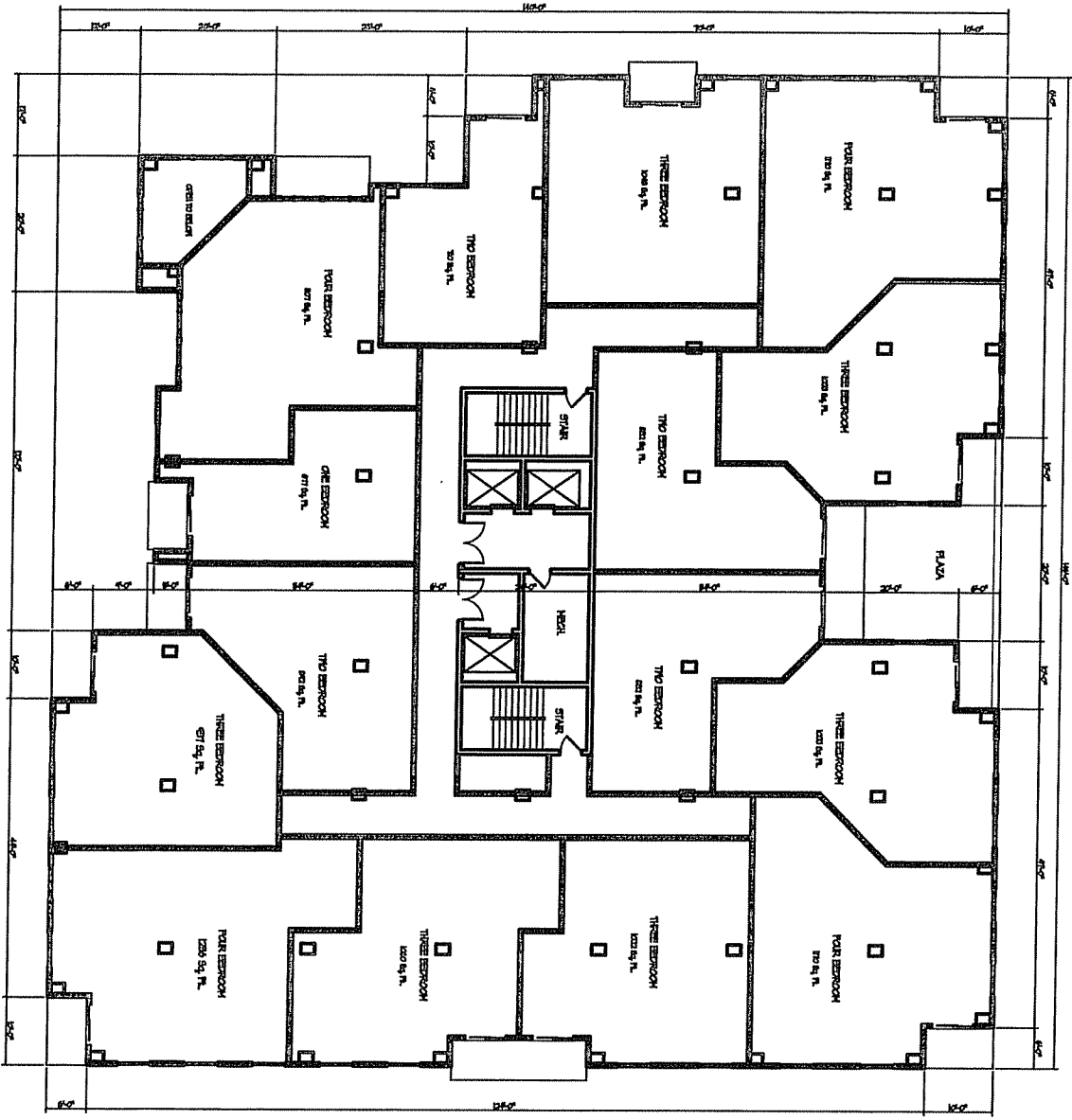
Project: 1000
 Located in Hamlet - Sept. 14, 2007

Project Title: Ten Twenty Two

0222 M. Johnson
 Project Title: Ten Twenty Two

0222 A-14

3



Second Floor Plan

KNOTHE & BRUCE ARCHITECTS
 7201 University Avenue, Suite 201
 Middleton, Wisconsin 53562
 608-536-1390 Fax 608-536-0734

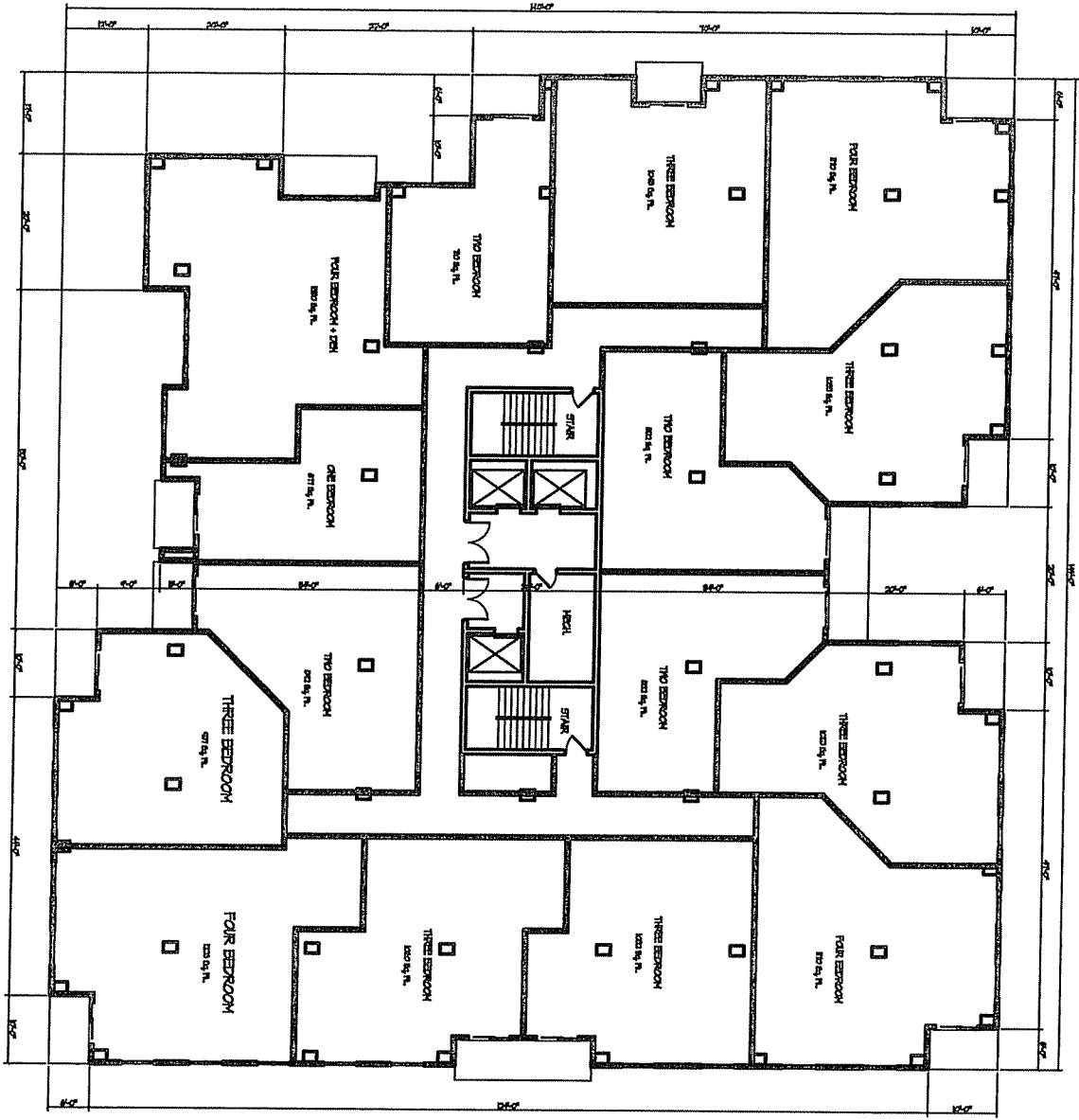
Project No. _____
 Date _____

Author: _____
 Issued To: Planning - Sept. 14, 2007

Project No. _____
 Ten Twenty Three

1022 J.R. Johnson
 Director of Design
Second Floor Plan
 Project No. _____
 Drawing No. **A-13**
 Date: **0822**

9



Third & Fourth Floor Plan

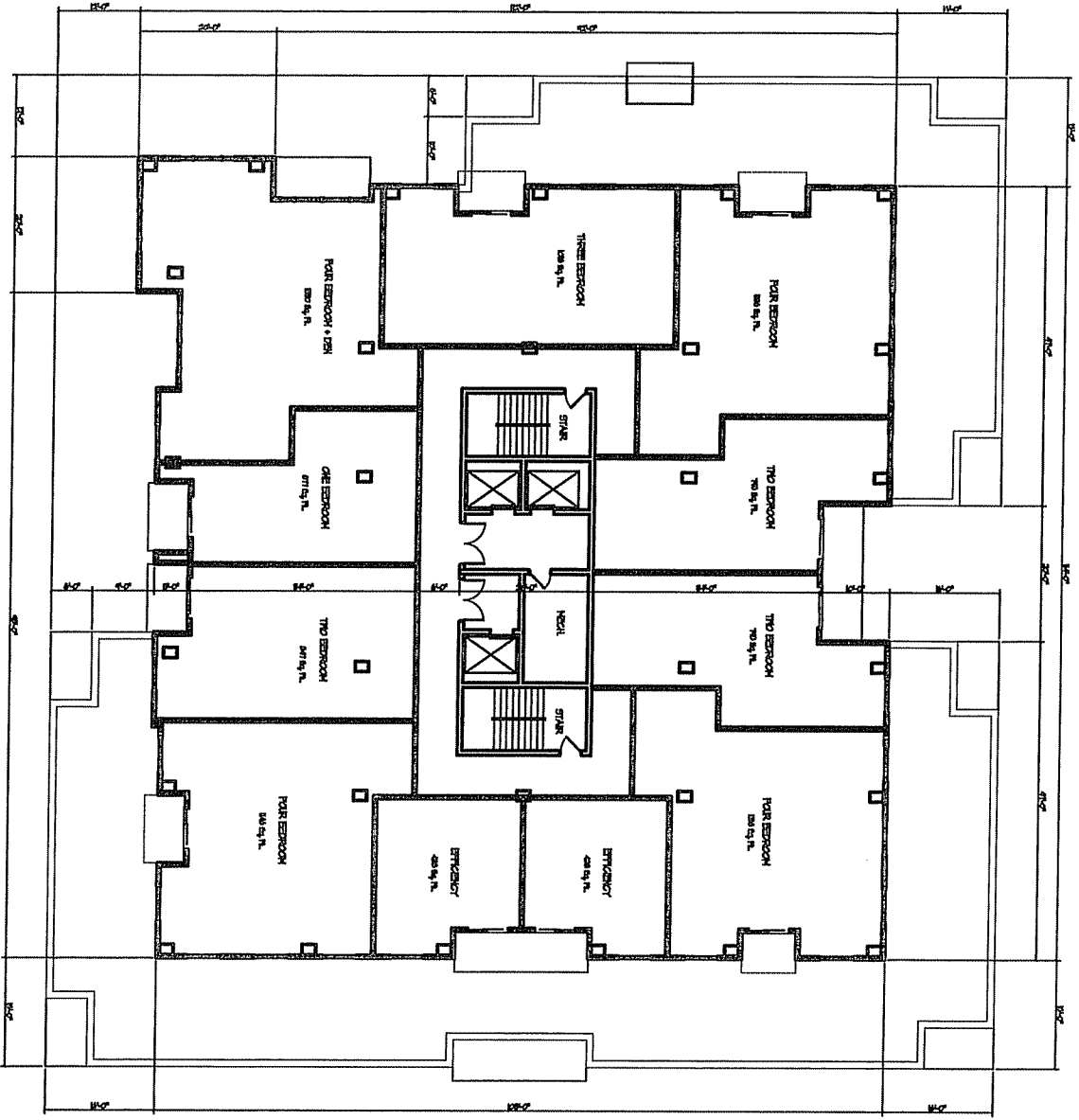
KNOTHE & BRUCE ARCHITECTS
 7001 University Avenue, Suite 201
 Middleton, Wisconsin 53520
 608-335-3300 Fax: 608-335-6934

Date: 10/20/07
 Drawn by: PLS

Revision:
 Record 10 Planning - Sept. 14, 2007

Project No:
 Ten Twenty Two

1022 K. Johnson
 Project No:
 Third & Fourth
 Floor Plan
 0022
 AH6



○ **Ten-Twenty Floor Plan**

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53522
 608-836-3760 Fax 608-836-8934

North
 Date

Author
 Revised 10 February - Sept. 14, 2007

Project Title
Ten Twenty Two

1022 J. Johnson
 Director
Ferris-Thalheim
 Floor Plan
 Project
 Drawing No.
0822 A-17

17

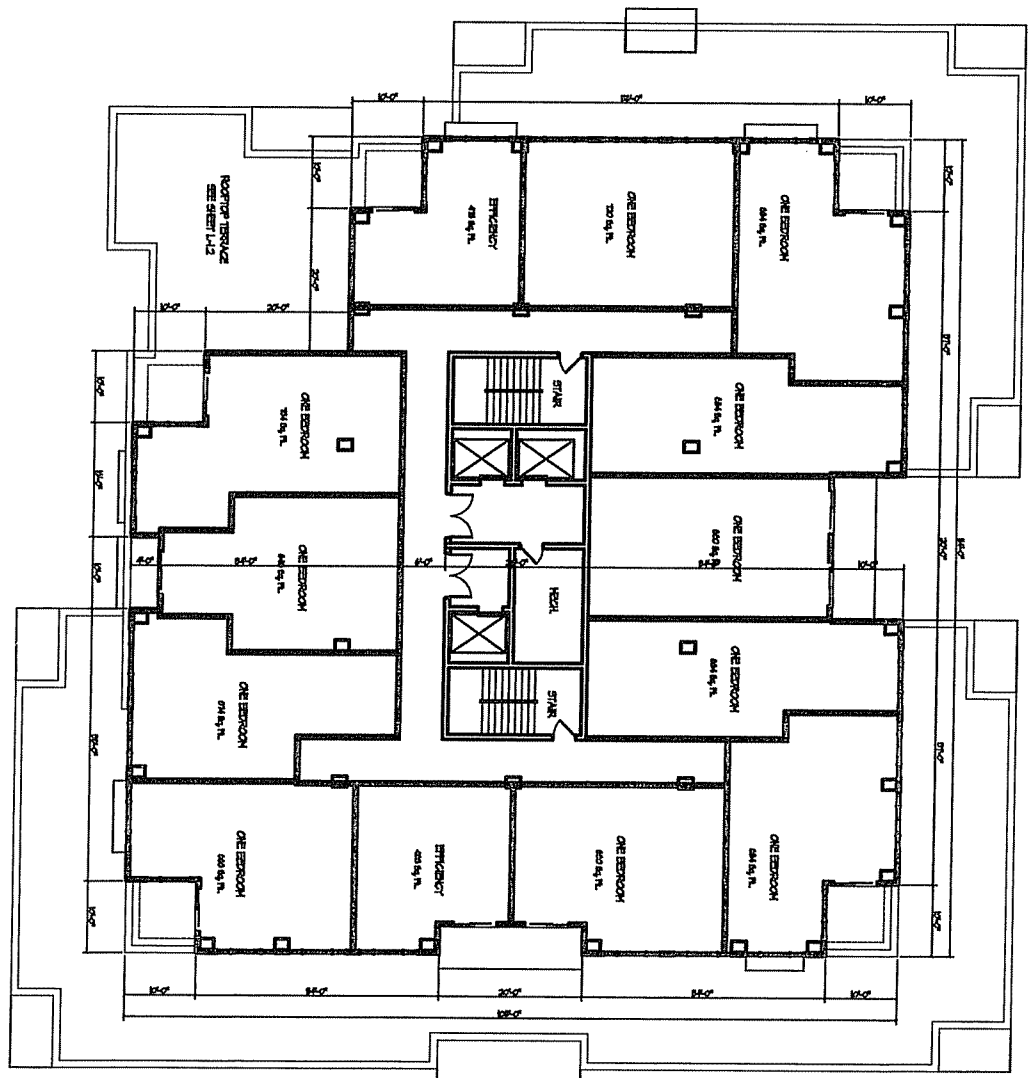
KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608-835-1800 Fax 608-835-9334

Notes
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Revised
 Issued to Planning - Sept. 14, 2007

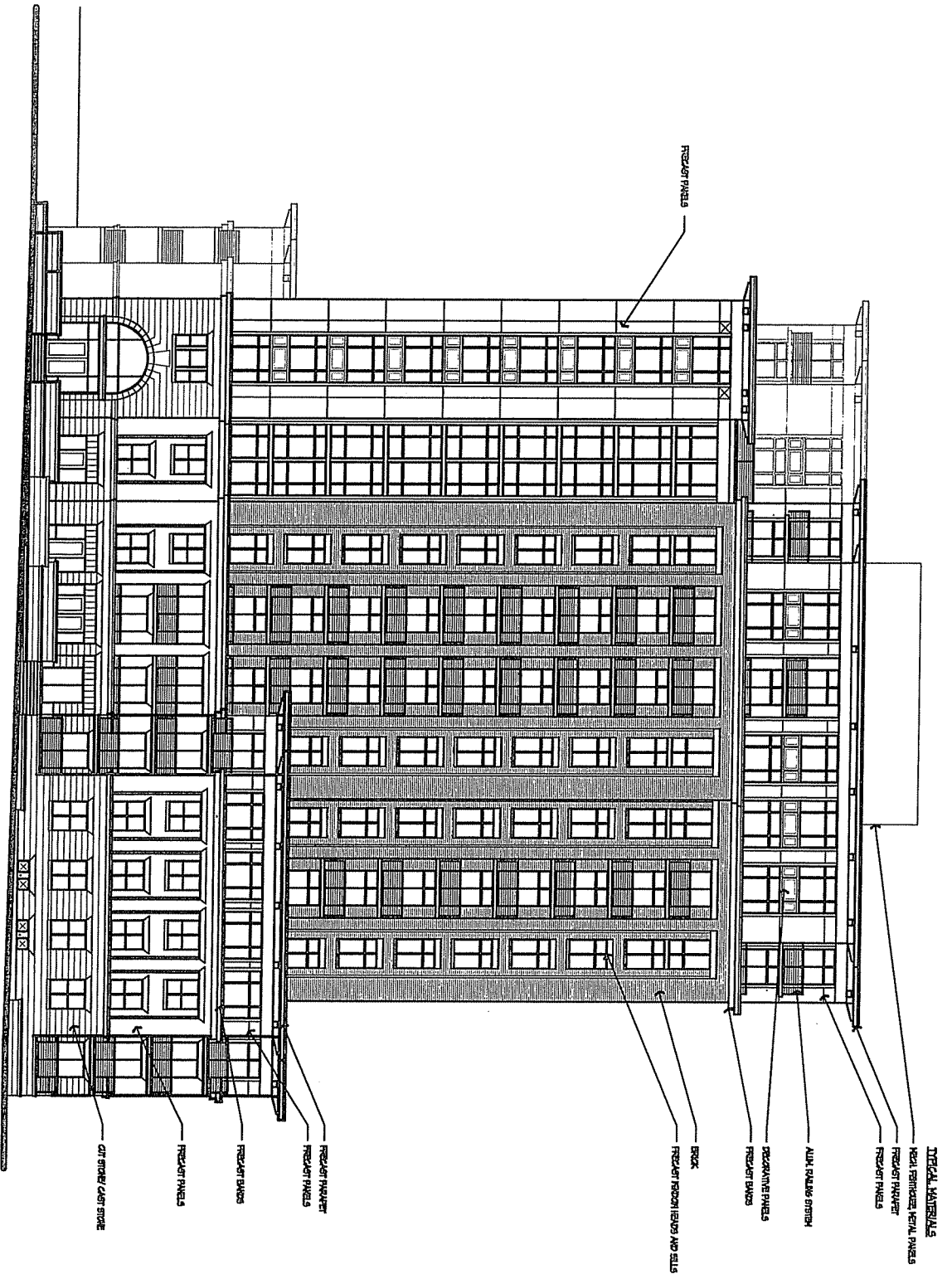
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Ten Thesby Two

1222 N. Johnson
 Design Firm
Thiesensh & Petersen
 Floor Plan
 Project No. 0622
 Drawing No. A-19



○ Thiesensh & Petersen Floor Plan

3



KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 201
 Middleton, Wisconsin 53562
 608.835.3300 Fax 608.835.9794
 Website: www.knobleandbruce.com

Project Name
 Date

Project Name
 Issue Date
 August 15, 2007

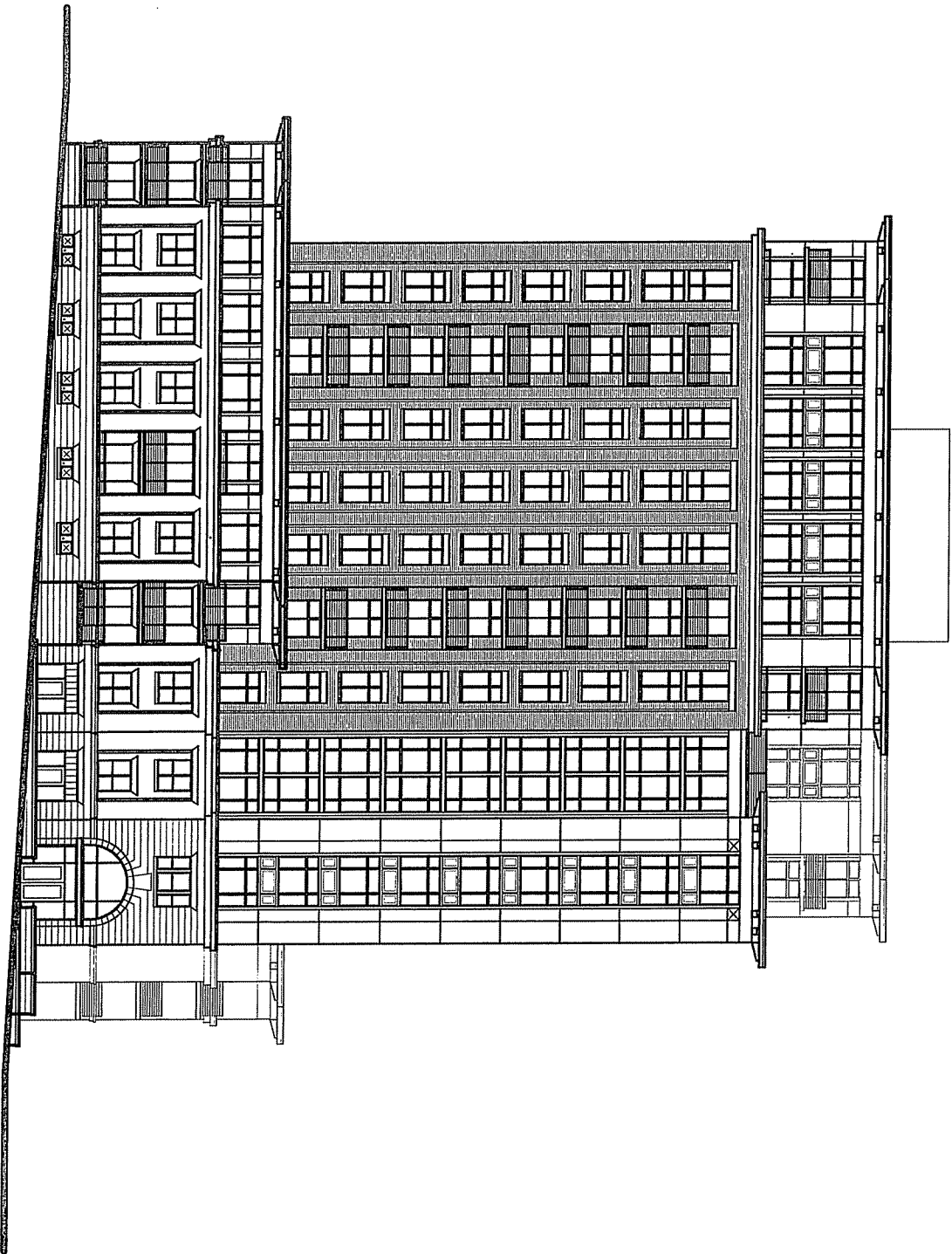
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 Issue Date
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© Elevation Along N. Johnson
 Street

0222 N. Johnson
 Street
 Middleton, WI
 Project No.
 0622
 Drawing No.
 A-21

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○ Elevation Along N. Mills Street



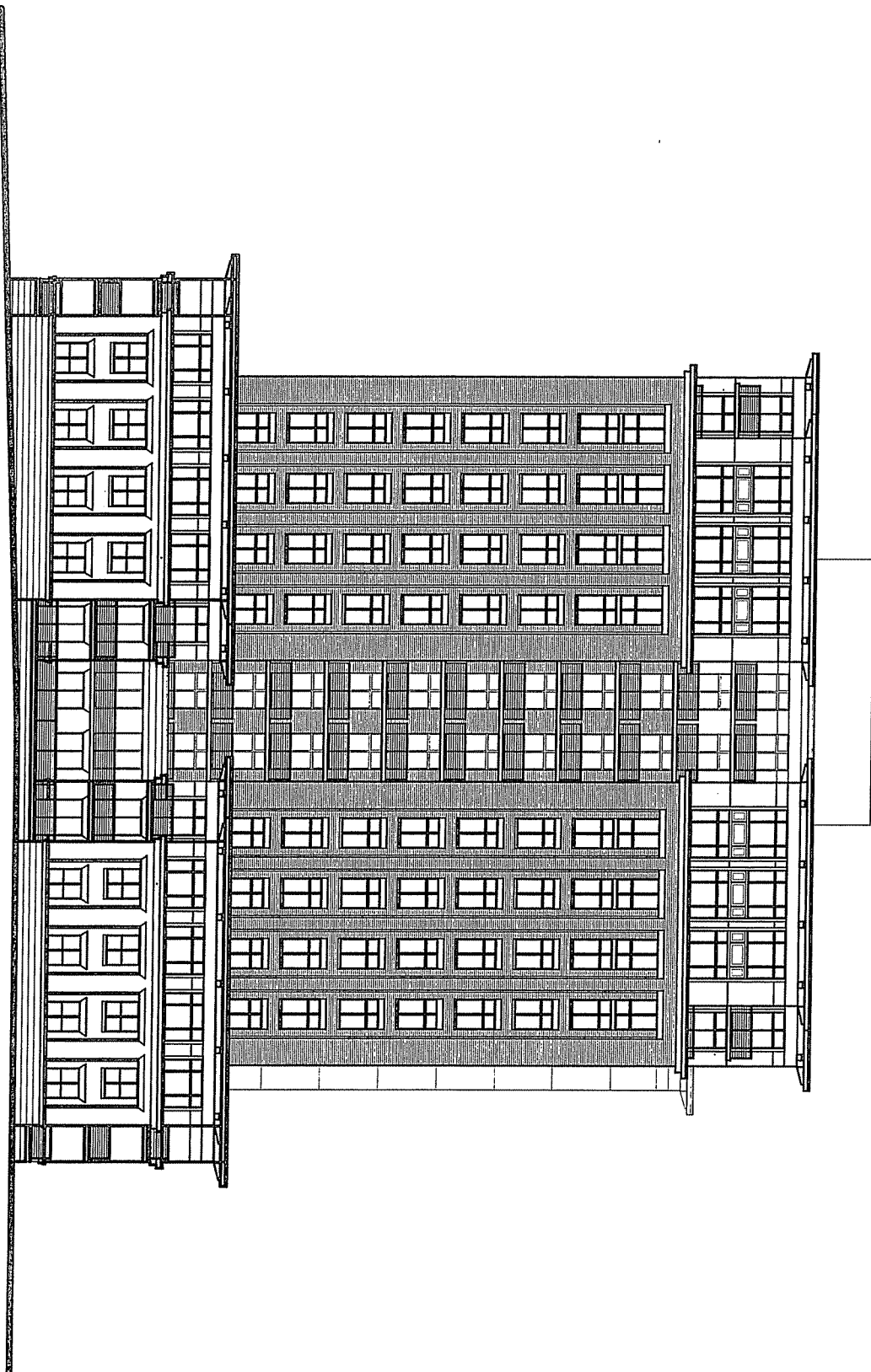
**KNOTHE
& BRUCE
ARCHITECTS**
2621 University Avenue Suite 201
Berkeley, CA 94704
415.841.3100 Fax 415.841.3104

Client: _____
Date: _____

Project Title: _____
Issued To: Fleming - Sept. 14, 2007

Project Title: _____
Ten Twenty Three

0222 N. Johnson
Drawing Title: Elevation Along N. Mills Street
06/22
A-23
Drawing No.



○ Elevation Along Carlinh Place

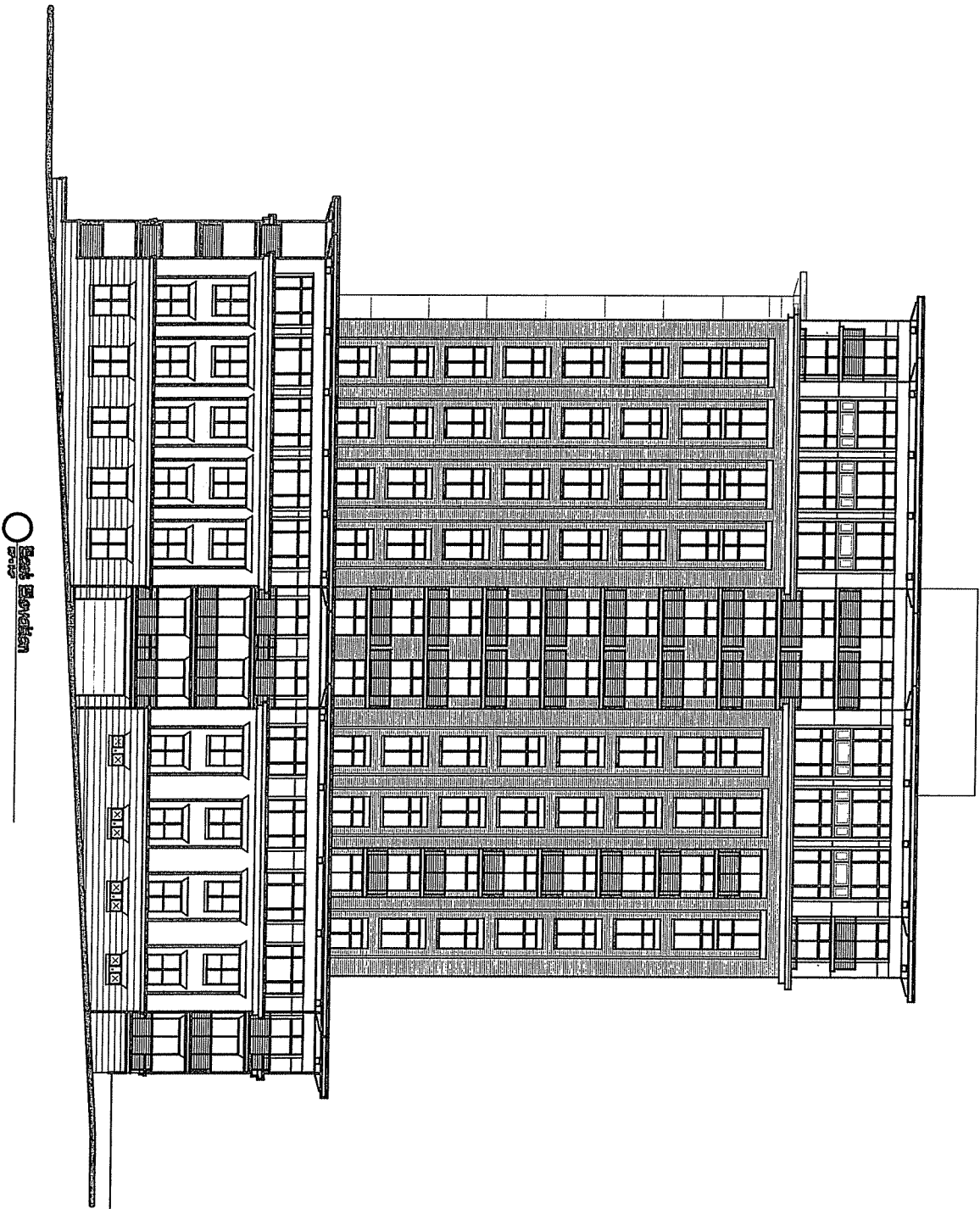
KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608-835-3190 Fax 608-834-6934

Drawn: [Name]
 Date: [Date]

Project: [Name]
 License: [Number]

Project: [Name]
 Title: [Title]

1222 N. Johnson
 Middleton, WI 53521
 Elevation Along Carlinh Place
 Project No. 0922
 Drawing No. A-29



○ East Elevation

**KNOTHE
& BRUCE
ARCHITECTS**
7401 University Avenue Suite 201
Madison, Wisconsin 53724
608.263.8900 Fax 608.69734

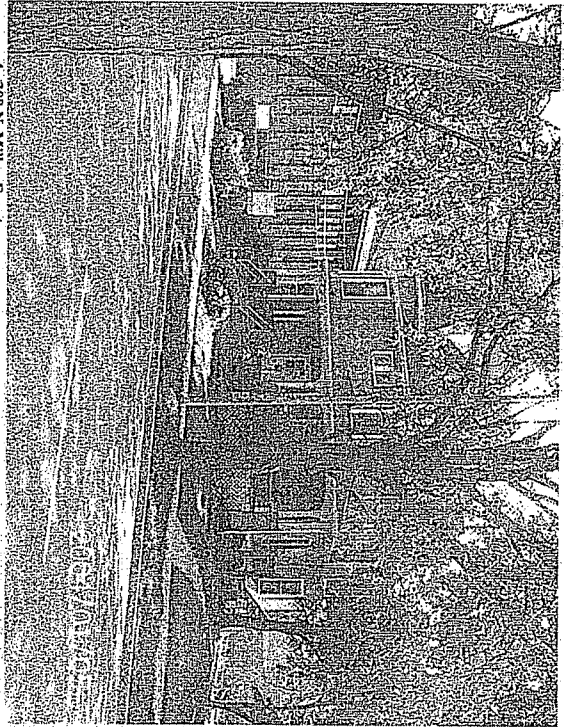
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Checked To Framing - Sept. 14, 2007

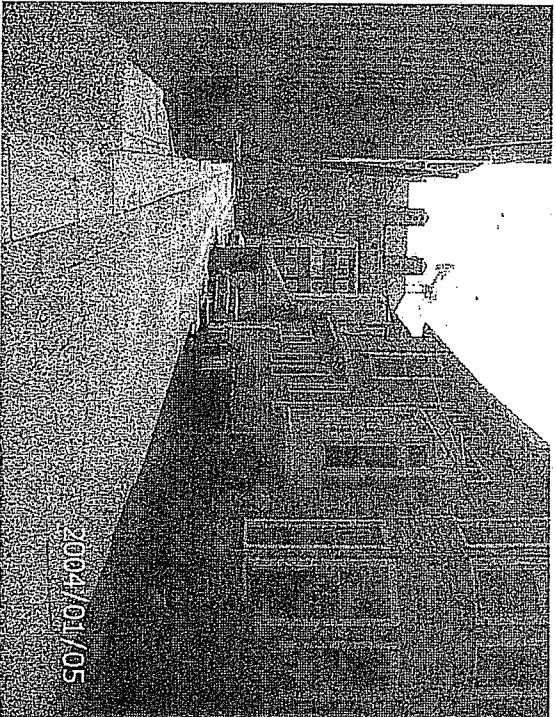
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Town Therapy Two

1022 N. Johnson
Drawing Title
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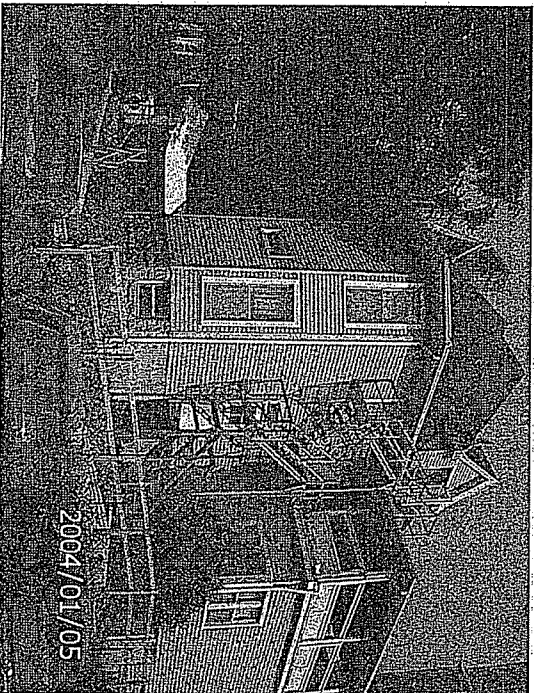
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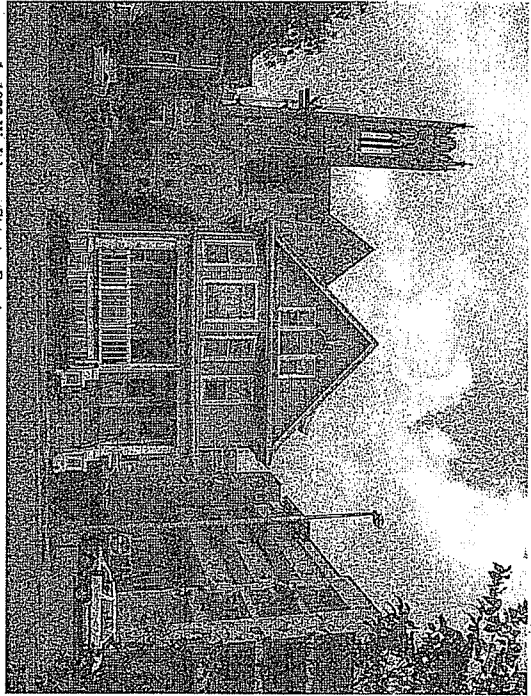
4. 309 N. Mills - Front



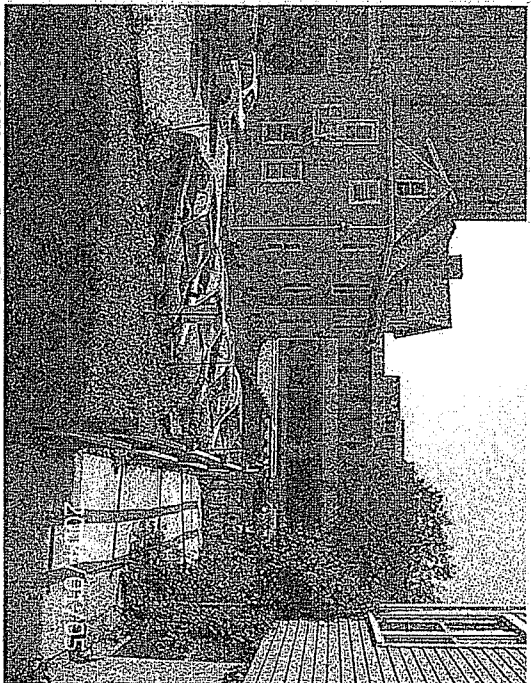
5. 309 N. Mills - Side alley



6. 309 N. Mills - Rear



1. 1022 W. Johnson Street - Front



2. 1022 W. Johnson Street - Rear



3. 1022 W. Johnson Street – Side alley