



City of Madison

Proposed Rezoning

Location
101-109 North Franklin Street

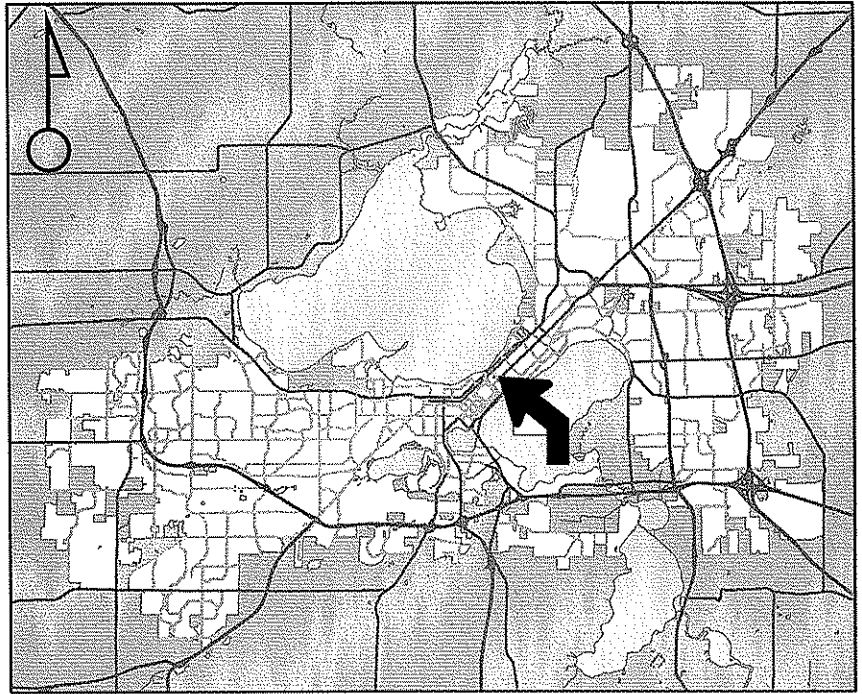
Applicant
Renaissance Property Group, LLC/
J Randy Bruce - Knothe & Bruce Architects

From: R5 To: PUD(GDP-SIP)

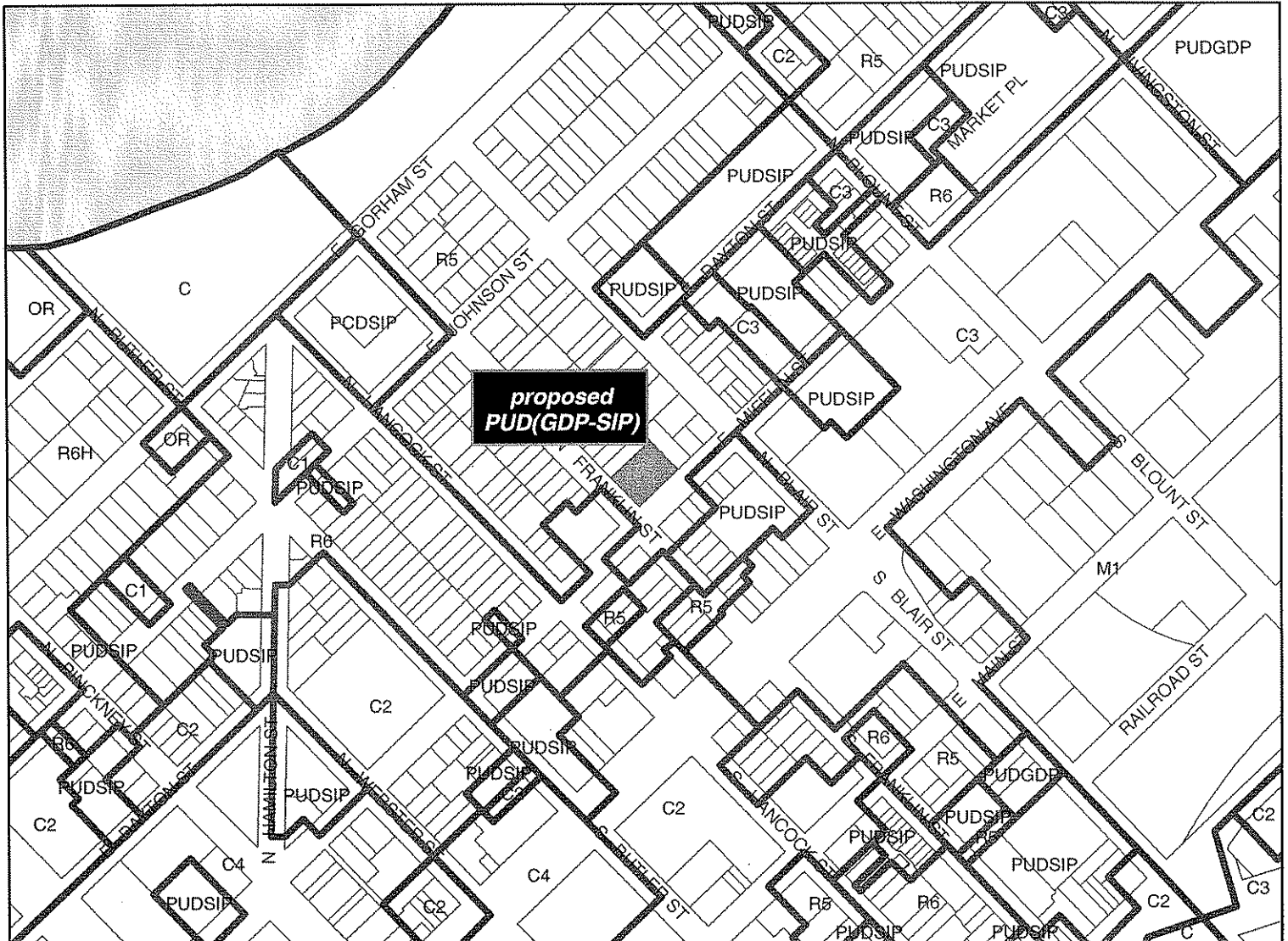
Existing Use
Residential Buildings

Proposed Use
Relocate Multi-Family Residence to
Site with 3 Existing Residential Buildings

Public Hearing Date
Plan Commission
10 March 2008
Common Council
18 March 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 : 26 February 2008



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 <u>\$1250⁰⁰</u>	Receipt No. <u>87789</u>
Date Received <u>12/19/07</u>	
Received By <u>RJT</u>	
Parcel No. <u>0709-133-1431-9</u>	
Aldermanic District <u>2, Brenda Kontal</u>	
GQ <u>ZBA</u>	
Zoning District <u>RS</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification _____	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not. _____	Waiver <input checked="" type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 101-109 N. Franklin St. **Project Area in Acres:** .302 acres

Project Title (if any): Conklin House Relocation

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>R-5</u> to <u>PUD-SIP</u>	<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> 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 S. Pinckney St. Ste. 700 City/Ptate: 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/Ptate: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Renaissance Property Group, LLC
 Street Address: 1 Sherman Terrace, Suite 102 City/Ptate: Madison, WI Zip: 53704-4403

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Three existing residential parcels contain a duplex, single family home and multi-family building. The parcels will be subdivided and combined to create a fourth parcel to the northeast. An existing building currently at 309 N. Mills will be relocated to the newly created parcel.

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 Fourth District - Old Market Place Plan, which recommends: Mixed Residential 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:
Brenda Konkel - Alder (12/6/07). Alderperson & Neighborhood Assoc. have waived the 30-day notice requirement.

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 12/4/07 | Zoning Staff Matt Tucker Date 12/4/07

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

Printed Name JOHN CESA Date 12/13/07
 Signature [Handwritten Signature] Relation to Property Owner Contract Purchaser
 Authorizing Signature of Property Owner [Handwritten Signature] Date 12/17/07

December 17, 2007
Revised: January 23, 2008

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: **The Conklin House Relocation**
Letter of Intent
Rezoning to PUD- SIP
101-109 N. Franklin 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 of approval of a rezoning request to PUD-SIP.

Organizational structure:

Project: The Conklin House Relocation
101-109 N. Franklin Street

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

Owner: Renaissance Property Group, LLC
One Sherman Terrace, Ste 102
Madison, WI 53704
608-301-0000
608-301-0001 fax
Contact: Michael Matty
mmatty@renpropgroup.com

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

Relocation Ten Twenty Two, LLC
Developer: c/o Bill White at Michael Best &
Friedrich, LLP
One South Pinckney Street, Ste 700
Madison, WI 53703
608-257-3501
608-283-2275 fax
Contact: Bill White
wfwhite@michaelbest.com

Landscape Design: Ken Saiki Design
303 S. Paterson Street, Ste 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com
7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Introduction:

This project proposes the renovation and infill development of three lots on the northeast corner of North Franklin and East Mifflin Street. The three properties have recently been purchased by Renaissance Property Group and suffer from an extended period of deferred maintenance.

The 13,171 square foot site is currently zoned R-5 and occupied by three residential structures, two garages and backyard parking for 17 cars. This proposal envisions the removal of the garages and backyard parking and the relocation of the Conklin House to a fourth lot created within the other three lots. The Conklin House is a turn of the century Queen Ann that was extensively remodeled by the firm of Claude & Stark and is currently located at 309 North Mills Street. The current site of the Conklin House is the subject of a development proposal for a higher-density student housing project that is now under consideration by the Plan Commission.

Project Description:

The three existing residential structures that face North Franklin Street were constructed between 1879 and 1918 and represent an eclectic and interesting mix of architecture from the period. The Conklin House will face East Mifflin Street with a raised porch and steps creating an inviting street presence. A new curb cut on Mifflin Street will provide access to a small 3 stall parking area. New and repaired concrete walks will provide pedestrian access to the backyard while a new wood ramp will provide handicap access to the Conklin House. The front, side and back yards are appropriately landscaped to facilitate outdoor recreation.

Project Schedule and Management:

It is anticipated that the relocation will occur in March, 2008 with the renovation of the structures to occur shortly after. Project completion, including landscaping, is scheduled for Summer of 2009. Trash will be collected in private household receptacles and brought to curb by tenants. Snow removal, landscape maintenance, and building maintenance will be provided by the owner.

Social & Economic Impacts:

The development will provide a new in-fill location for The Conklin House, a turn of the century Queen Ann by Claude & Stark Architects. It will also allow for the renovation and improvement of three existing residential structures while reducing backyard parking and increasing green space. The development will modestly increase housing in the central city and promote pedestrian and bicycle circulation while reducing vehicular traffic.

Site Development Data:

<u>Densities:</u>	<u>Existing</u>	<u>Required per R-5</u>	<u>Proposed</u>
Lot area	13,171 SF or .302 acres		same
Lot area / D.U.	2195 SF/unit		1317 SF/unit
Density (units/acre)	.0503		.0302
Usable open space	0 SF 0% of site	4,480 SF 34% of site	2212 SF 17% of site
 <u>Parking Ratios:</u>	 <u>Existing</u>	 <u>Required per R-5</u>	 <u>Proposed</u>
Automobile parking	17 stalls or 2.83 stalls/unit	16 stalls 1.6 stalls/unit	2 stalls or 0.2 stalls/unit
Bicycle parking	5 stalls	10 stalls	10 stalls

Letter of Intent –PUD-SIP
 The Conklin House Relocation
 101-109 N. Franklin Street
 December 18, 2007
 Page 3 of 3

<u>Dwelling Unit Mix (Total Site):</u>	<u>Existing</u>	<u>Proposed</u>
One-Bedroom		1
Two-Bedroom	1	4
Two-Bedroom + Den		1
Three-Bedroom	4	2
Three-Bedroom + Den		1
Five-Bedroom		1
<u>Six-Bedroom</u>	<u>1</u>	
Total Dwelling Units	6 (20 Bedrooms)	10 (25 Bedrooms)

<u>Dwelling Unit Mix – Existing (By Building):</u>	<u>101</u>	<u>103-105</u>	<u>107-109</u>	<u>Conklin House</u>
One-Bedroom				
Two-Bedroom			1	
Two-Bedroom + Den				
Three-Bedroom	1	2	1	
Three-Bedroom + Den				
Five-Bedroom				
<u>Six-Bedroom</u>		<u>1</u>		
Total Dwelling Units	1	3	2	-
Total Bedrooms	3	12	5	-

<u>Dwelling Unit Mix – Proposed (By Building):</u>	<u>101</u>	<u>103-105</u>	<u>107-109</u>	<u>Conklin House</u>
One-Bedroom				1
Two-Bedroom		2	1	1
Two-Bedroom + Den				1
Three-Bedroom	1		1	
Three-Bedroom + Den				1
Five-Bedroom		1		
<u>Six-Bedroom</u>				
Total Dwelling Units	1	3	2	4
Total Bedrooms	3	9	5	8

<u>Conklin House Gross Area (approx.):</u>	
Basement	1971 SF
First Floor	2000 SF
Second Floor	2000 SF
<u>Third Floor</u>	<u>1150 SF</u>
Total Area	7121 SF

Thank you for your time in reviewing our proposal.

Very Truly Yours,

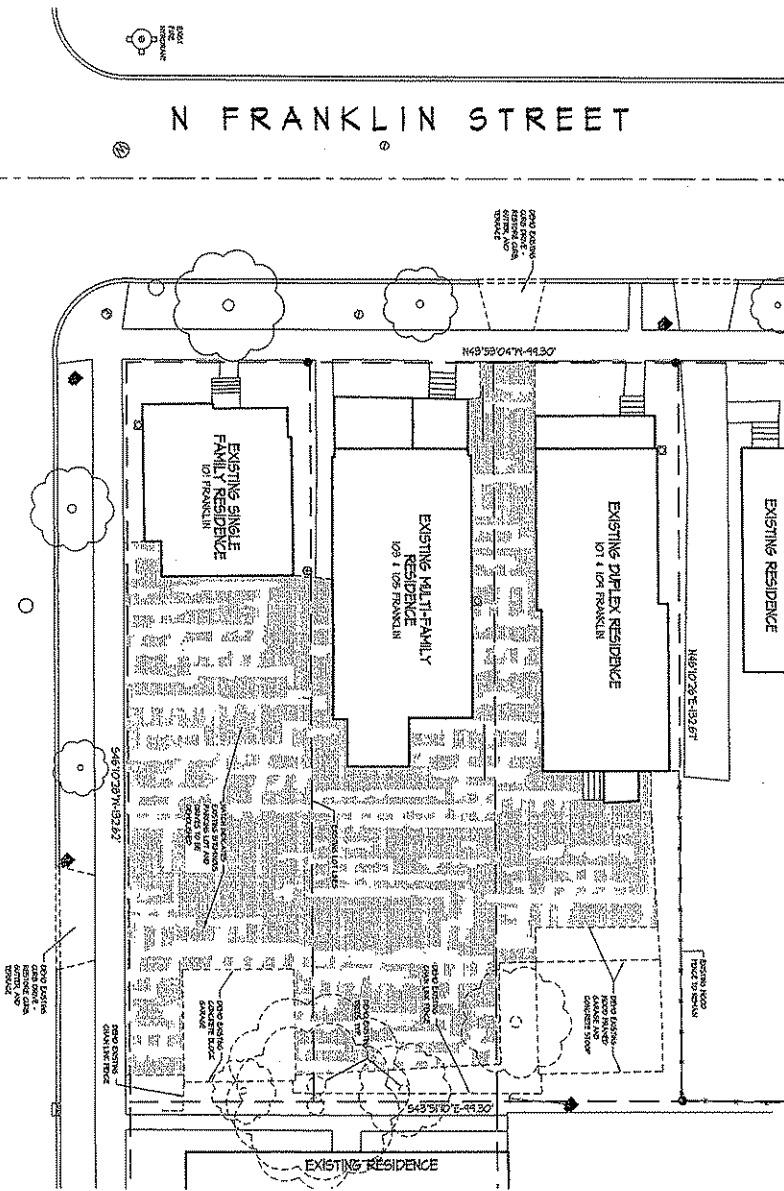
J. Randy Bruce, AIA
 Managing Member

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 relocation of The Conklin House and the renovation of three existing structures with a combined total of 11 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as allowed in the R-5 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-5 zoning district.
- J. **Signage:** Signage will be allowed as per the R-5 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.

N FRANKLIN STREET

E MIFFLIN STREET

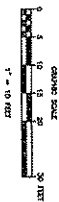


DEMOLITION SITE PLAN

KNOTHE & BRUCE ARCHITECTS
 2701 University Avenue Suite 201
 Philadelphia, Wisconsin 53102
 414-252-2400 fax: 414-252-2170

Project: _____
 Date: _____

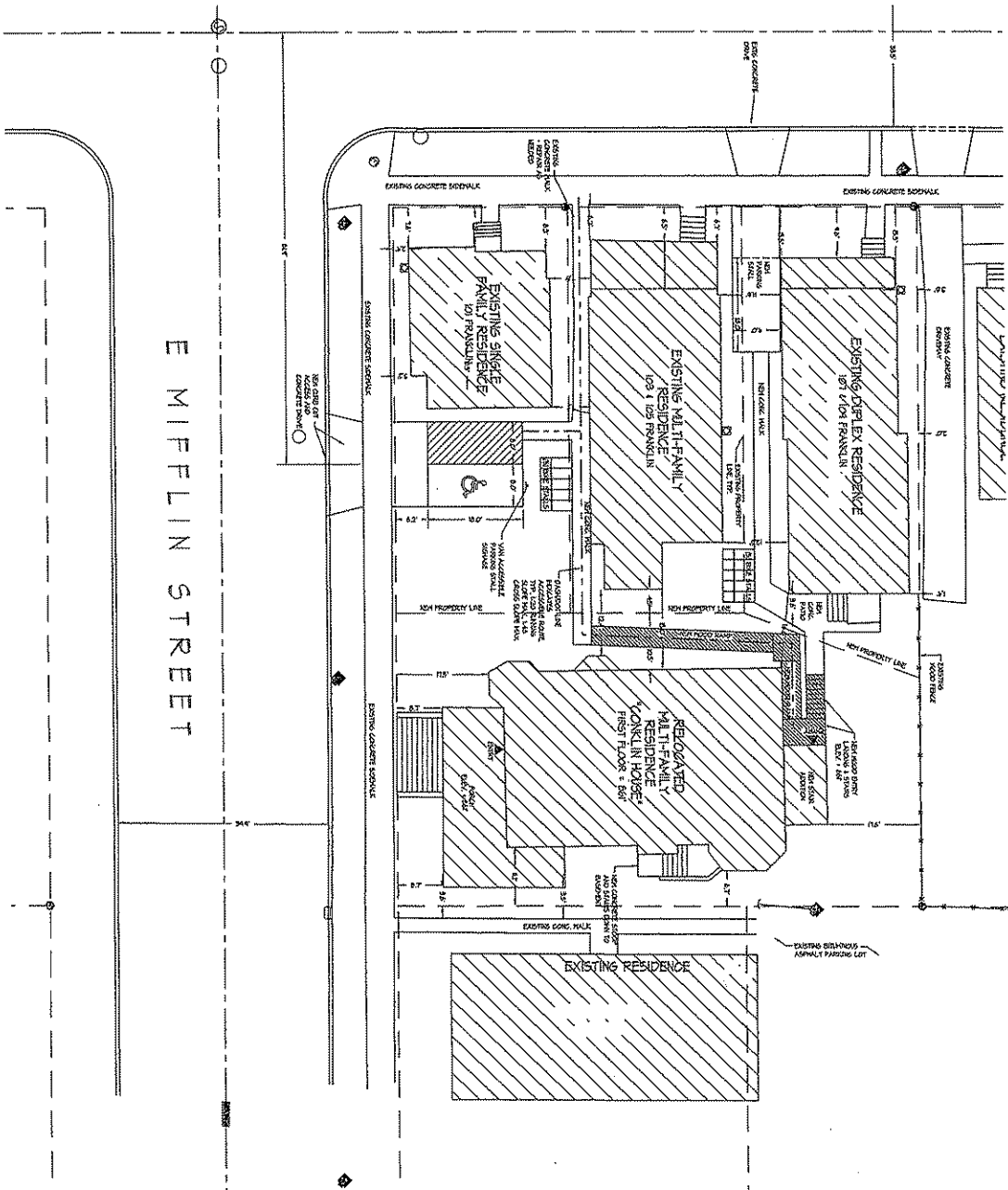
Revised: _____
 P&G Standards - December 11, 2001
 P&G 100 Standards - January 2, 2009



Project No. _____
 Conklin House
 Relocation

101 - 109 N. Franklin St.
 Demolition Site Plan
 Project No. 0622-4H Drawing No. C-10





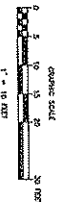
SITE PLAN
1:1000

DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	1	sq ft	100	100
CONCRETE	1	sq ft	200	200
ROOFING	1	sq ft	150	150
MECHANICAL	1	sq ft	100	100
ELECTRICAL	1	sq ft	100	100
PLUMBING	1	sq ft	100	100
PAINT	1	sq ft	100	100
LANDSCAPE	1	sq ft	100	100
PERMITS	1	sq ft	100	100
CONSTRUCTION	1	sq ft	100	100
PROFESSIONAL	1	sq ft	100	100
TOTAL				1000

KNUTHE & BRUCE ARCHITECTS
 700 University Avenue, Suite 200
 Madison, Wisconsin 53706
 608.255.3000 Fax 608.255.3001

NOTES:
 1. ALL MATERIALS SHALL BE AS SPECIFIED IN THE DRAWINGS.
 2. ALL DIMENSIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.

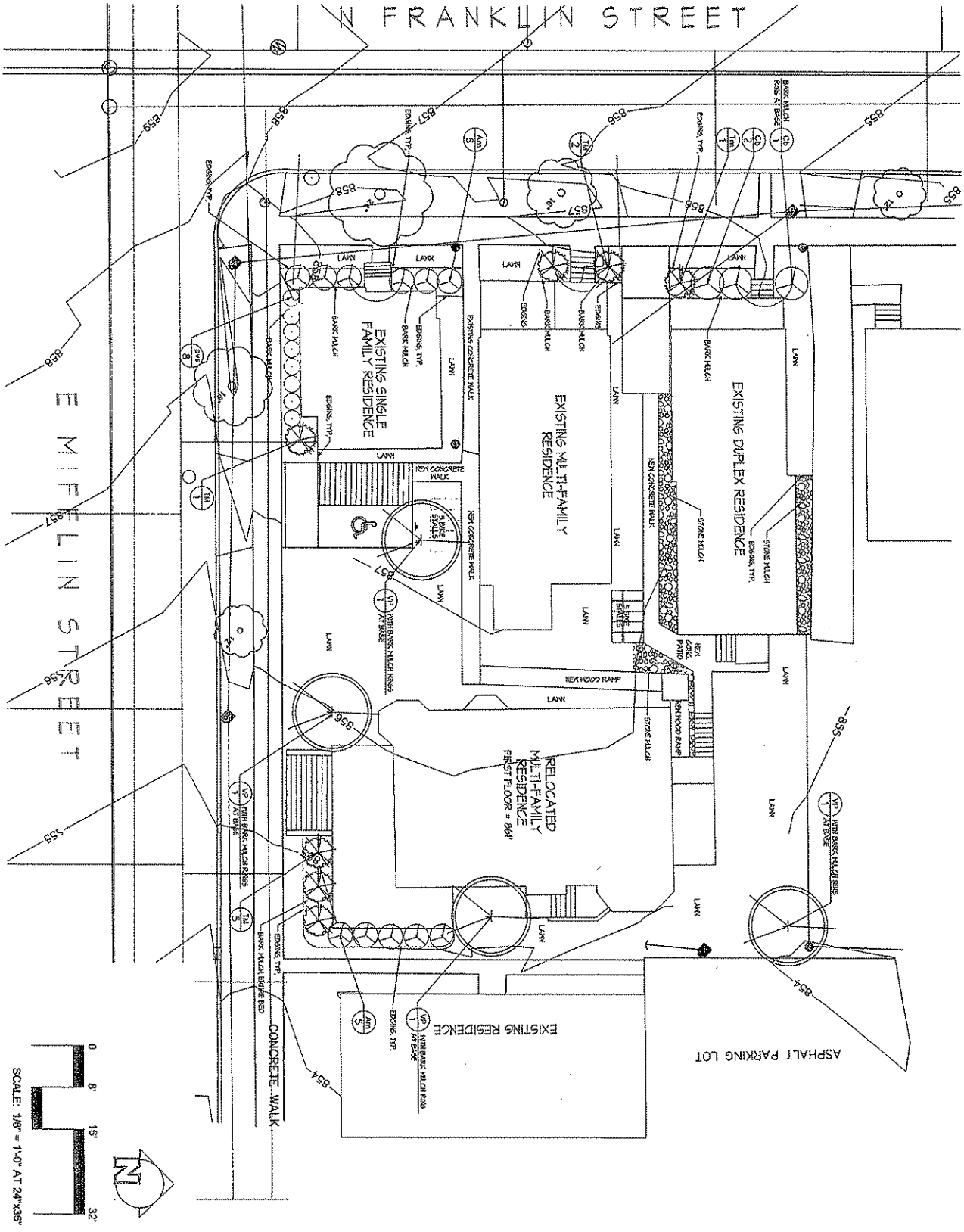
REVISIONS
 R10 Schedule - December 11, 2009
 R11 Schedule - December 11, 2009
 Final BDC Schedule - February 5, 2009



PROJECT:
 Konklin House
 Relocation

OWNER:
 101 - 109 N. Franklin St.
 Madison, WI 53706

PROJECT NO.: 0622-H
DATE: C-11



SEE U2 FOR DETAILS,
PLANT SCHEDULE, AND
PLANTING NOTES



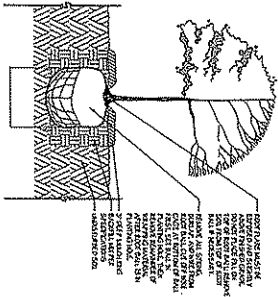
KNOTHE & BRUCE ARCHITECTS
7511 Edmond Avenue Suite 102
Baltimore, MD 21208
410.524.1200 Fax: 410.524.1204

PROJECT
Conklin House
Relocation

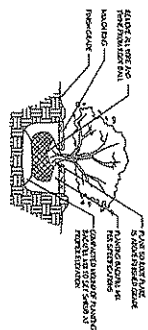
DATE
10/1 - 10/9 N. Franklin St.
DESIGNED BY
Site Planting Plan

PROJECT NO.
0622-H
DATE
L11

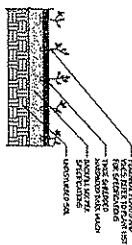
SCALE
1/8" = 1'-0" AT 24"x36"



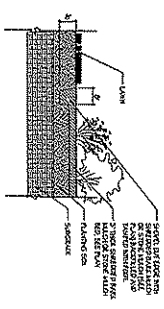
1 TREE PLANTING
DETAIL
NOT TO SCALE



2 SHRUB PLANTING
DETAIL
NOT TO SCALE



3 PERENNIAL PLANTING
DETAIL
NOT TO SCALE



4 SHOVEL CUT EDGE
DETAIL
NOT TO SCALE

Key Botanical Name	Common Name	Qty.	Size	Comments
Deciduous Trees				
<i>Viburnum prunifolium</i>	Blackhaw Viburnum	4	2.5' CAL/BB	Tree Form, match specimens
Evergreen Trees				
<i>Taxus x media 'Hicks'</i>	Hick's Yew	7	48" H./Cont.	Well-developed plants
Deciduous Shrubs				
<i>Azota malincolora 'Autumn Magic'</i>	Autumn Magic Azonia	11	36" H./Cont.	Match specimens
<i>Cornus barneyi</i>	Bailey Red Twigged Dogwood	3	36" H./Cont.	Well-developed plants
Grasses				
<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switchgrass	8	1 Gall. Cont.	Space per plant, match specimens

PLANTING NOTES

1. If existing soil conditions are unsuitable for planting, seeding, or sodding, topsoil is to be applied. Topsoil shall be clean, sieved, 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.
 2. Remove all rocks, stones, and litter from the site and a depth of 2'-4" to planting depth. Provide minimum of 4" of topsoil to areas where existing soil conditions are unsuitable for sodding and seeding.
 3. Do not apply topsoil to saturated or frozen substrates.
 4. 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 discing.
 5. Provide suitable amended soil for all planters on site.
- PLANTS**
1. All plant material shall conform to the American Standards of Nursery Stock 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...

3. Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungi, knots, abrasions, or cut limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.
4. Trees and shrubs shall have healthy, well-developed root systems, free from rot, decay, or other defects.
5. Plants shall conform to the measurements specified within the contract documents.
6. During transportation, no plant shall be bound with rope or wire in a manner that damages trunks or breaks branches. Plants are not to be dragged, lifted, or pulled by the trunk, branches or foliage. Plants are not to be thrown out of a truck or loader.
7. 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.
8. 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 in the plant's lifetime, it shall be in a healthy and flourishing condition as determined by the Landscape Architect.
9. 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...

10. Organic mulch is to be shredded bark, free of material detrimental to healthy plant growth. Shredded bark mulch shall be 1/8" nominal thickness, with at least 60% having an area of not less than 1 sq. inch, with no piece having an area of less than 1/2 sq. inch.
11. Sites all planting at north Digger's Hollow (1-800-242-8811) to verify location of underground utilities prior to excavation.
12. The planting pit for containerized and balled and burlapped plants shall be at least 2.5 to 3 times the diameter of the soil ball. The soil beyond the edges is to be loosened. The soil at the base of the pit is to remain undisturbed.
13. The depth of the planting pit shall correspond to the distance from the bottom of the soil ball to the root line, or slightly less.
14. Plant material set too low will need to be re-set by the contractor pending the Landscape Architect's instructions. This shall be satisfied with excavated soil so long as it is not muddy or frozen.
15. Root balled plants shall have rope/wire, and burlap or other wrapping material cut away and removed completely from the root ball and hole after the plant has been set in the hole.
16. The soil in the hole shall be firm and have. All plants shall be mulched within 2" of the top of finished grade immediately after planting. Mulch is to pull back no less than 3" and no more than 6" from trunks.
17. Thoroughly water plants immediately after planting and before mulching.
18. Remove all wires and labels and pins any dead or broken branches after planting.

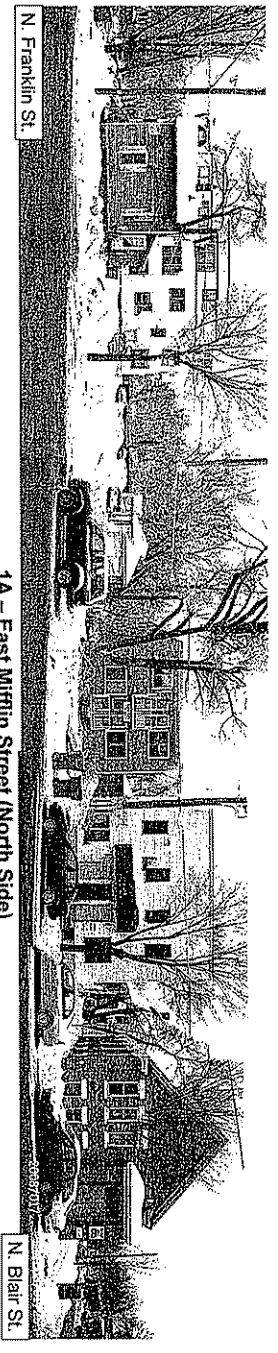
PLANTS CONT...

13. Maintenance for plant material shall be 30 days. Plants shall be watered, staked, if needed, and pruned during this time period.
- ACCESSORIES**
1. Shovel cut edge shall be used to separate bank mulch planting areas from lawn areas. See detail. This steel "American Heritage" brand or other similar. Install stone mulch over finer fabric 18" x 18".

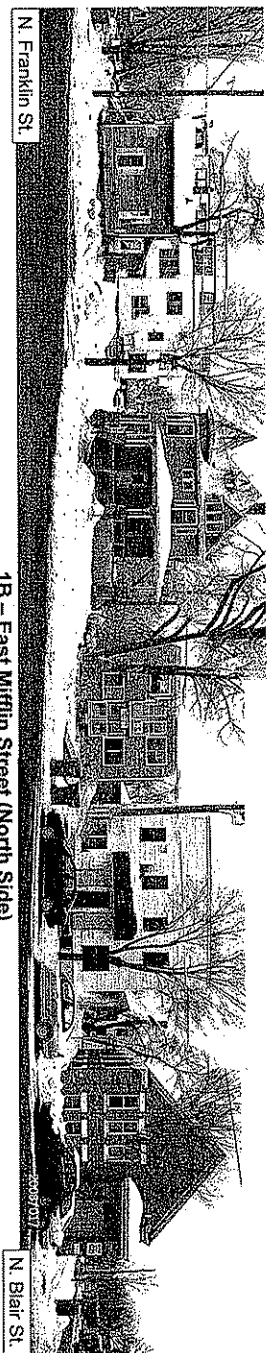
Project: 101 - 107 N. Franklin St.
 Drawing No: Plant Schedule / Details
 Date: 06/22/14
 Designer: L 112

KNOTHE & BRUCE ARCHITECTS
 7611 Edmond Avenue Suite 102
 Madison, Wisconsin 53711
 608.261.1111 Fax 608.261.1112

Prepared For: Conklin House Relocation
 Date: 06/22/14
 Designer: L 112



1A - East Mifflin Street (North Side)
Existing



1B - East Mifflin Street (North Side)
Proposed Conklin House Location

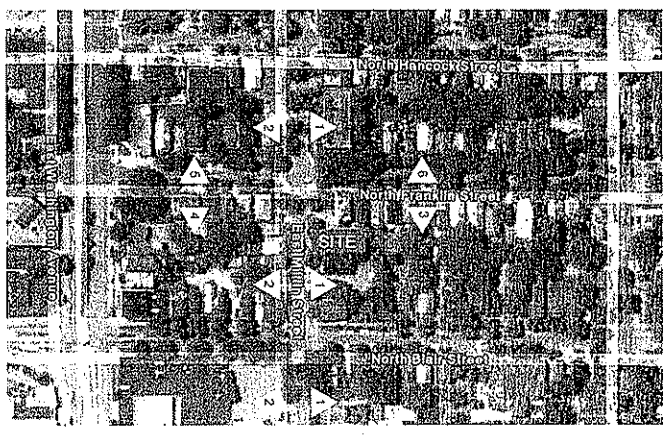
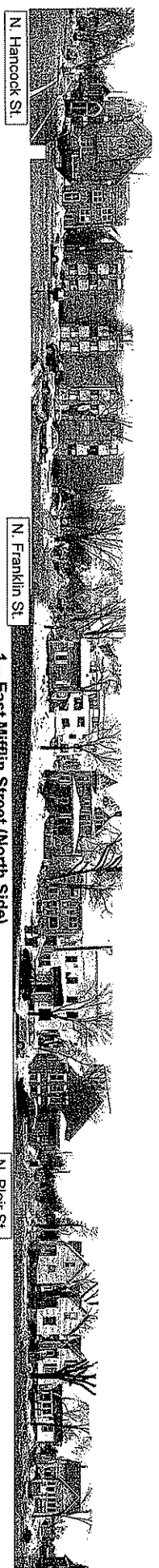


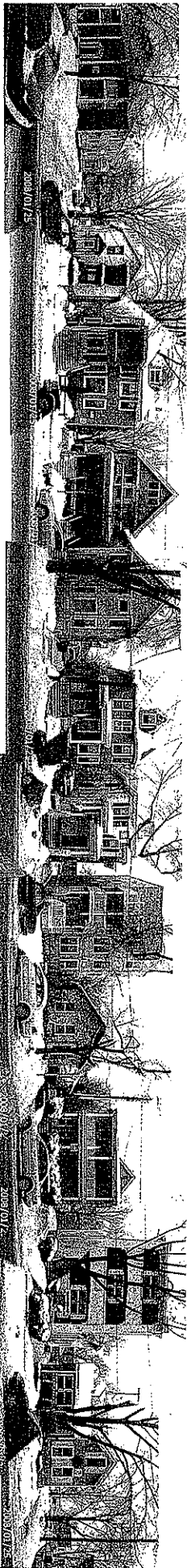
Photo Elevation Key



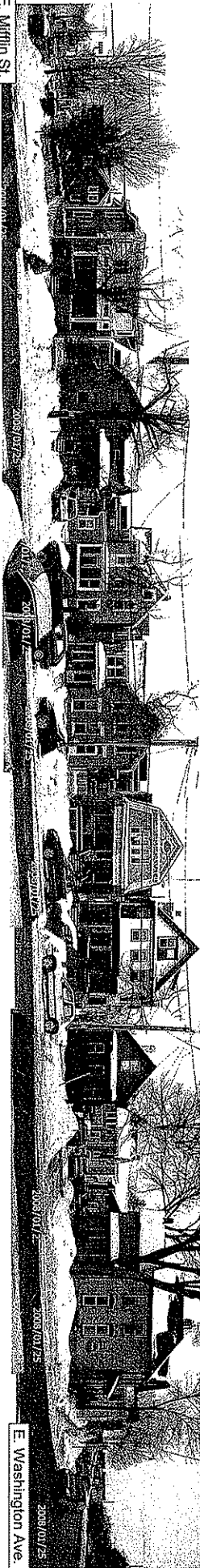
1 - East Mifflin Street (North Side)



2 - East Mifflin Street (South Side)



3 - North Franklin Street (East Side)



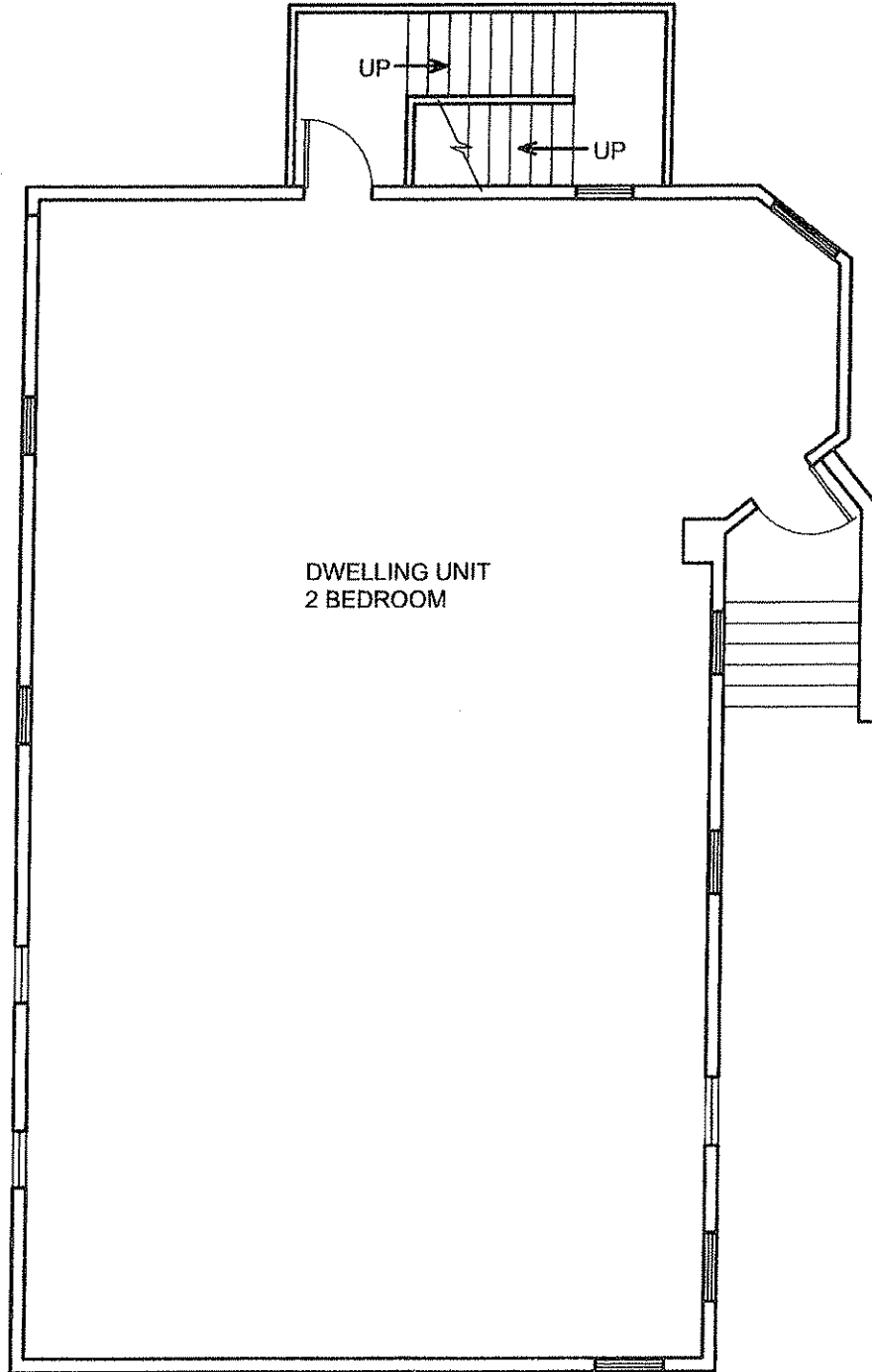
4 - North Franklin Street (East Side)



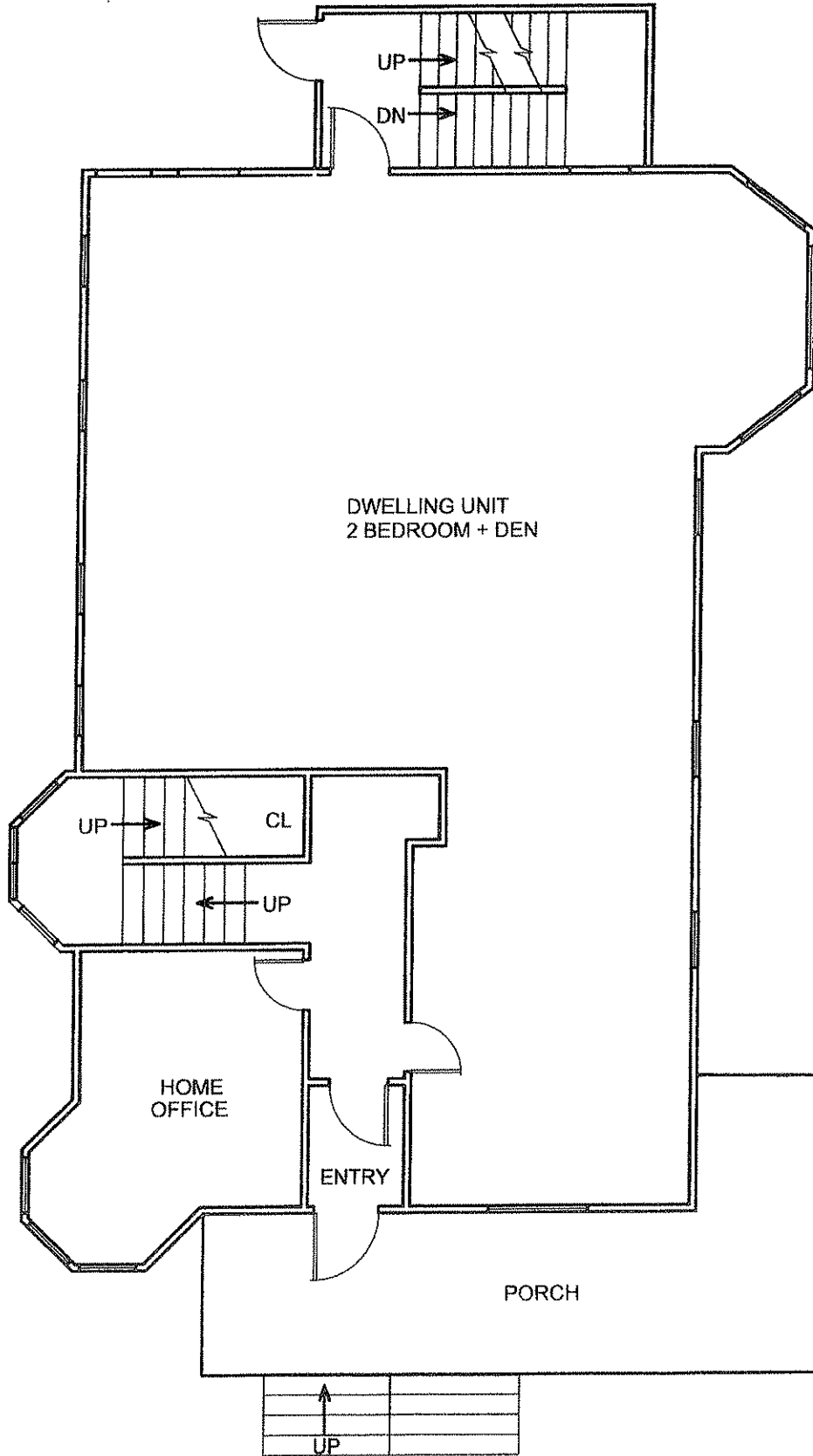
5 - North Franklin Street (West Side)



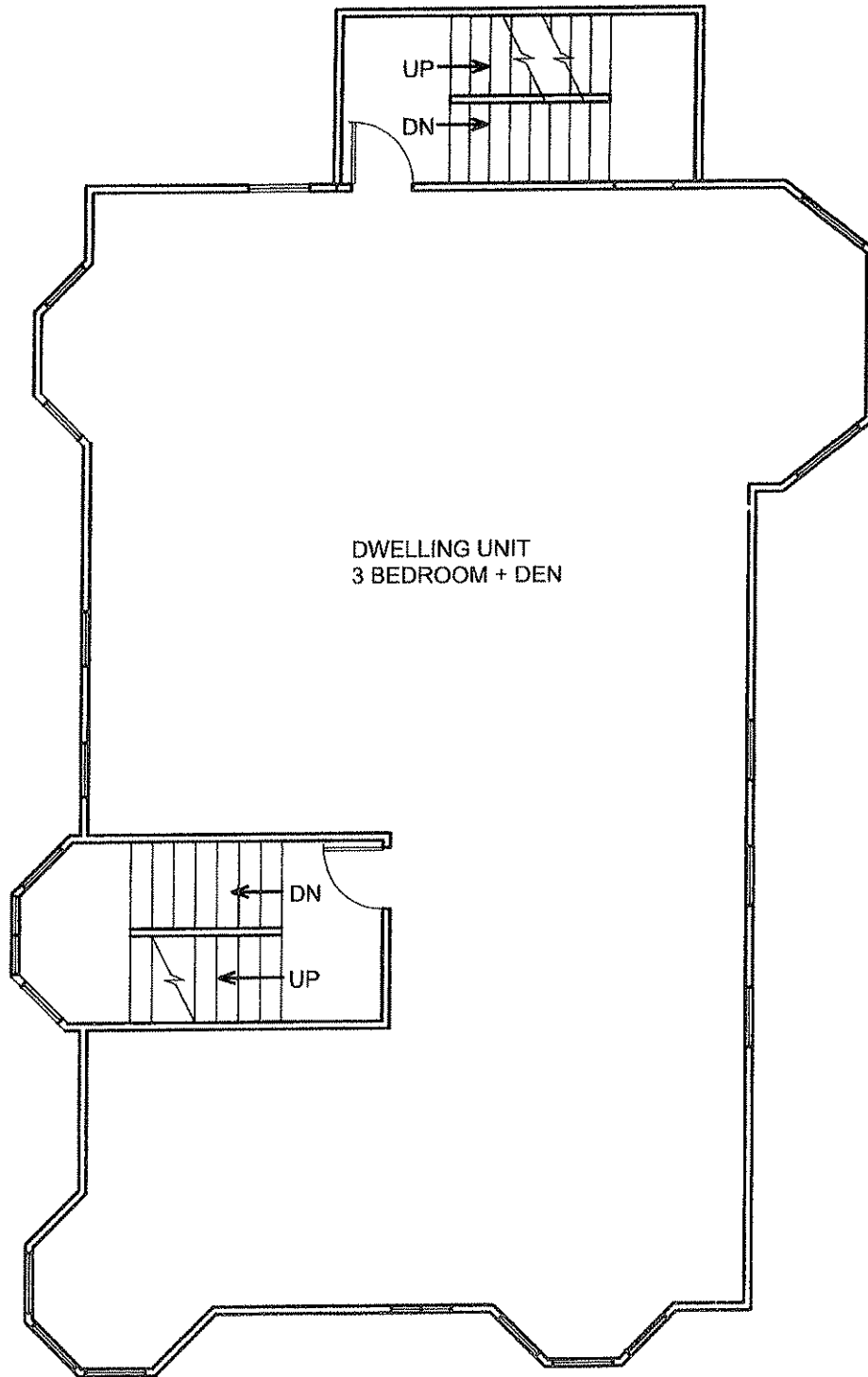
6 - North Franklin Street (West Side)



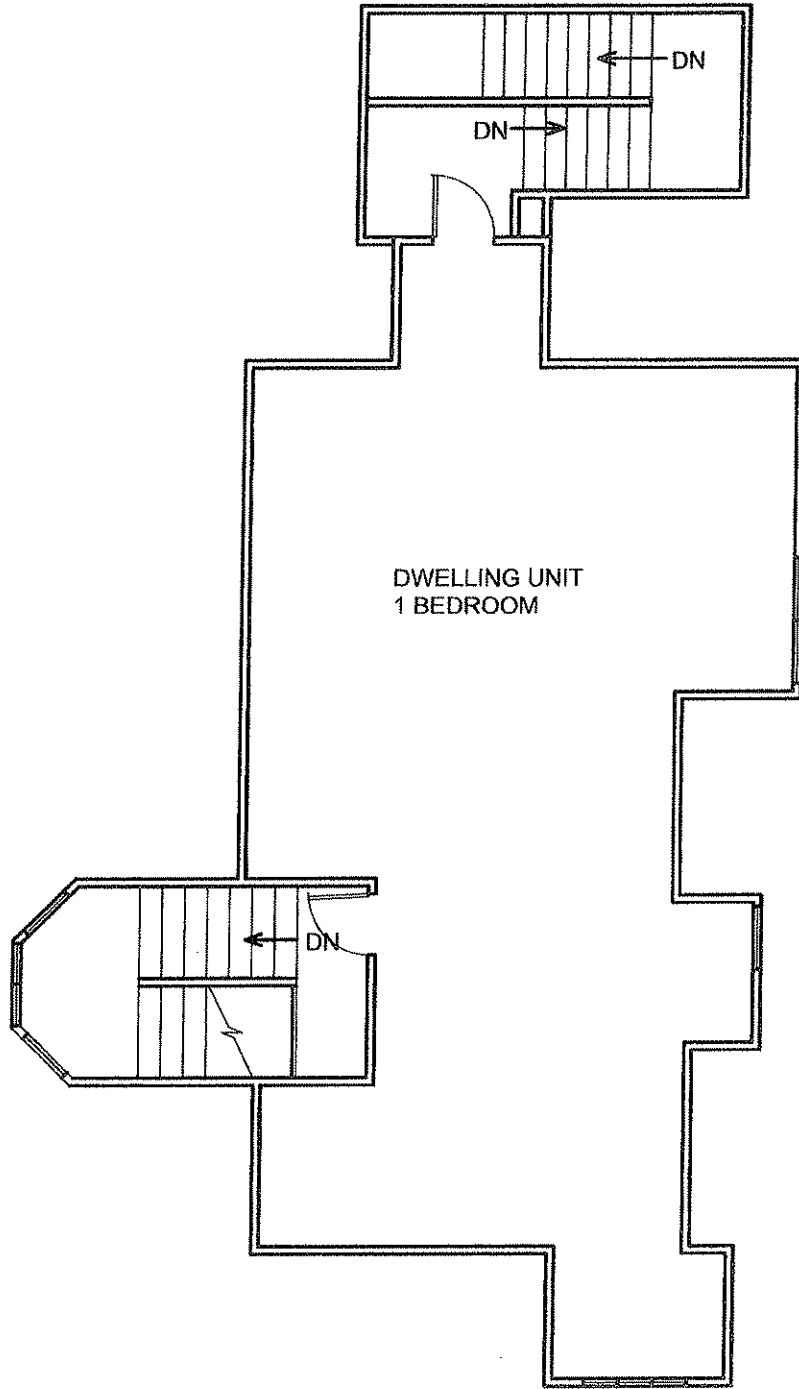
CONKLIN HOUSE - BASEMENT FLOOR PLAN
1/8"=1'-0"



CONKLIN HOUSE - FIRST FLOOR PLAN
1/8" = 1'-0"

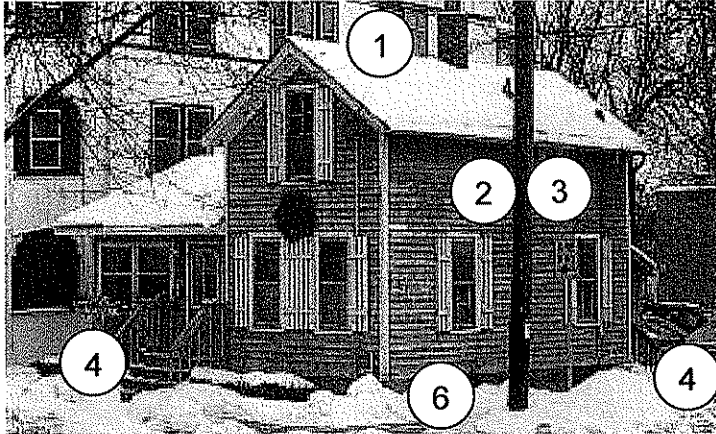


CONKLIN HOUSE - SECOND FLOOR PLAN
1/8"=1'-0"

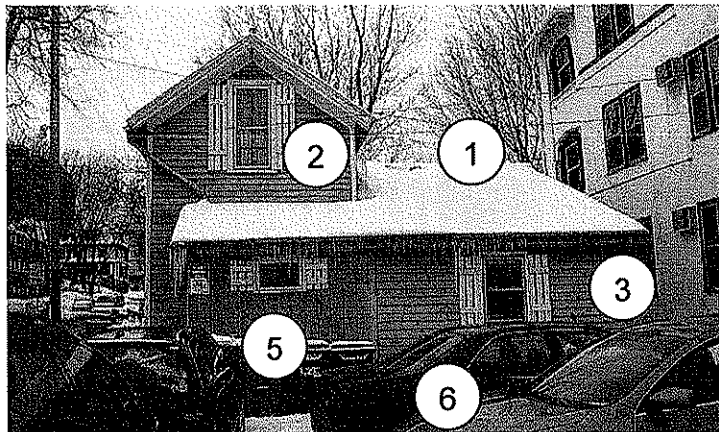


CONKLIN HOUSE - THIRD FLOOR PLAN
1/8"=1'-0"

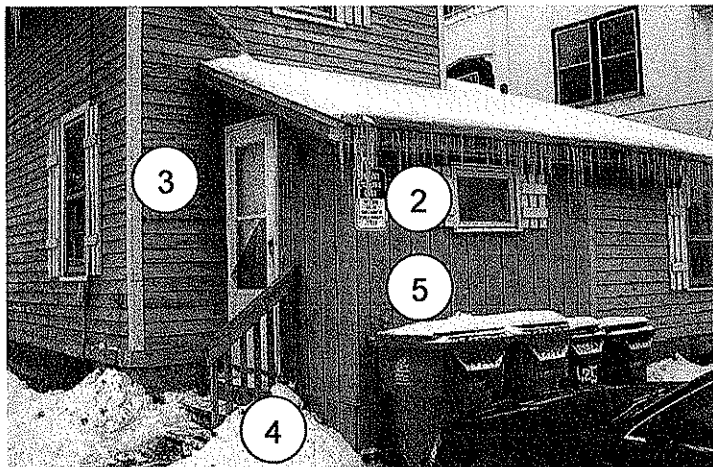
101 N. Franklin St.
Single Family Residence
(3) Bedrooms Total



Southwest and Southeast Elevations (Front)



Northeast Elevation (Back)



Close-up of Back Corner.

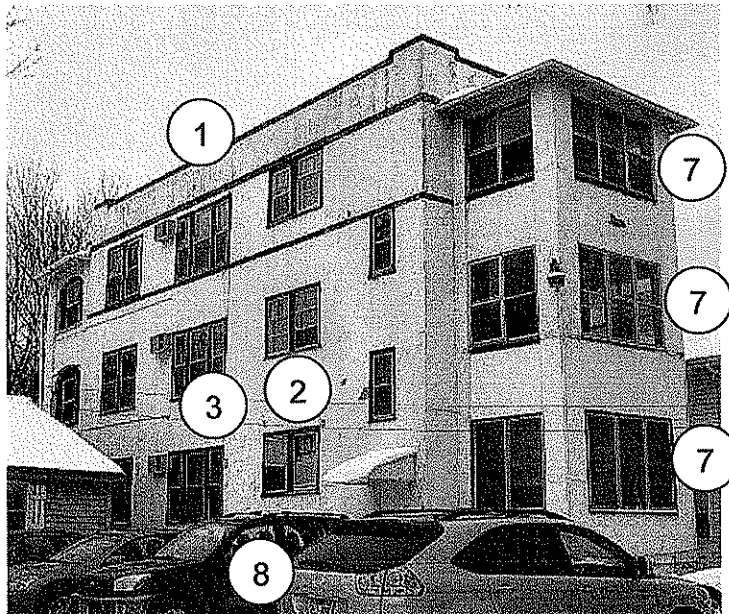
Proposed Improvements:

1. Install new asphalt shingle roof and gutters.
2. Install new windows throughout.
3. Prepare and paint all wood siding.
4. Repair and paint front and back stairs and railings.
5. Replace existing vertical wood siding at back corner with horizontal wood siding to match rest of exterior.
6. Install new landscaping per landscaping plan.
7. Remove or replace wood shutters.

103 & 105 N. Franklin St.
(3) Unit Multi-Family
(9) Bedrooms Total



Northwest and Southwest Elevations (Front)



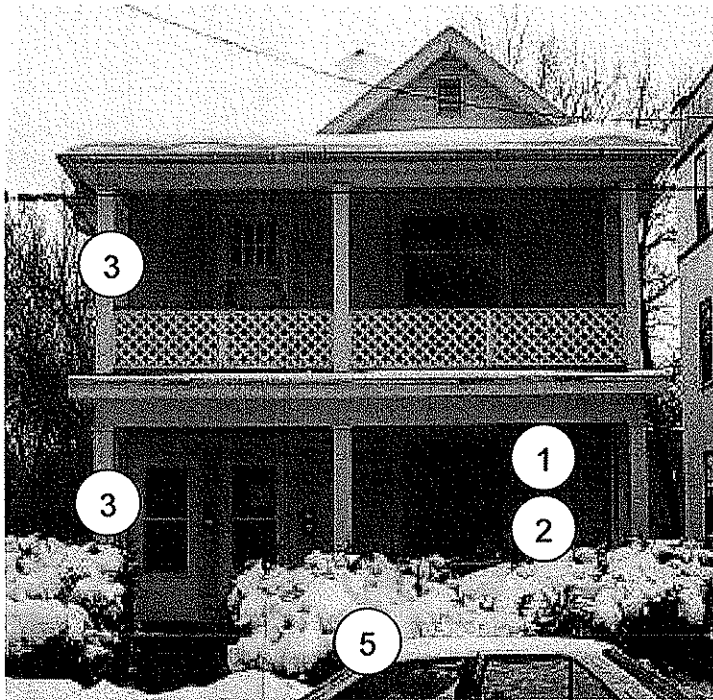
Northeast and Southeast Elevations (Back)

Proposed Improvements:

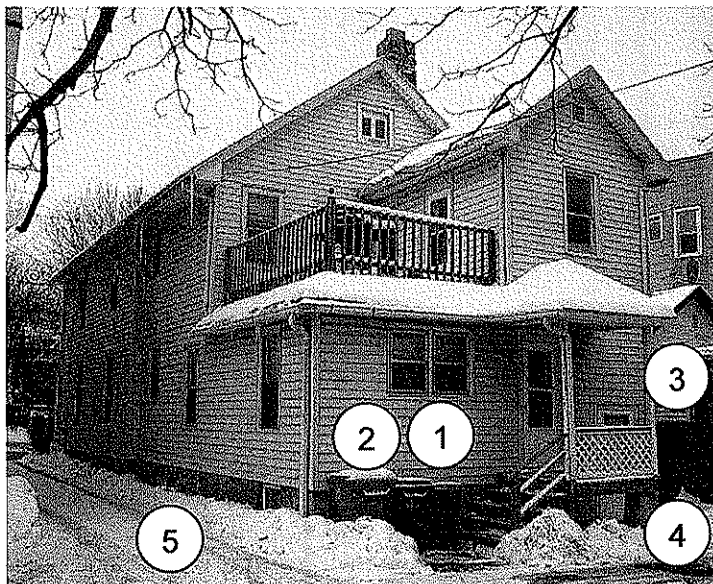
1. Replace flat roof and parapet with new low-slope hipped roof, to match existing roofs over front and back porch elements.
2. Repair and paint stucco finish.
3. Install new windows throughout.
4. Remove infill areas around front bedrooms to restore open porches.
5. Front porches to receive new stairs, railings, decking, and ceilings.
6. Shore up foundation and modify structure at front porches as required to bring porches back to plumb.
7. Remove windows at enclosed back porches and restore open screened porches. Refurbish interior finishes including flooring. Replace or add scuppers as necessary.
8. Install new landscaping per landscaping plan.

107 & 109 N. Franklin St.

(2) Unit Duplex
(5) Bedrooms Total



Southwest Elevation (Front)

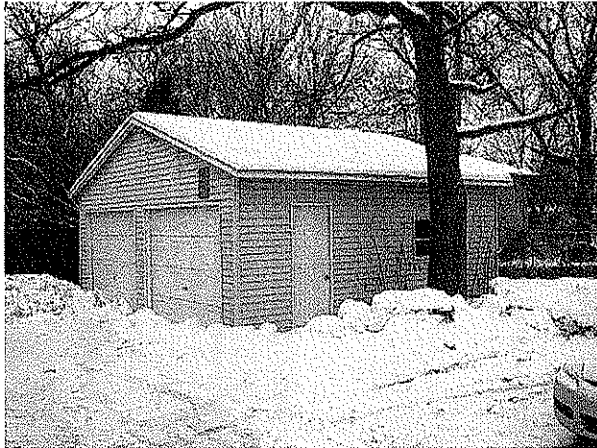


Northeast and Southeast Elevations (Back)

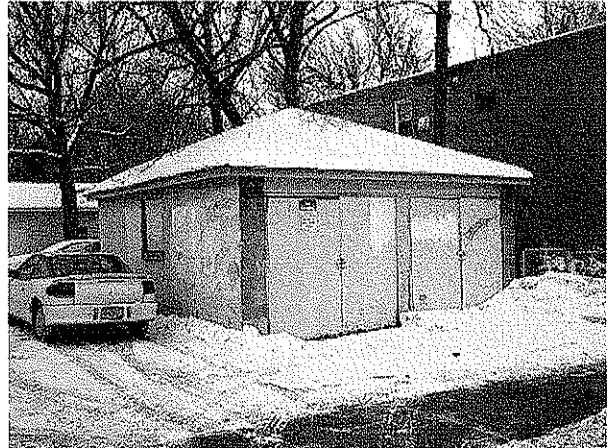
Proposed Improvements:

1. Inspect windows. Repair or replace as required.
2. Repair damaged areas of vinyl siding.
3. Front and back porches to receive new stairs, railings, decking, and ceilings.
4. Shore up foundation and modify structure at back porch.
5. Install new landscaping per landscaping plan.

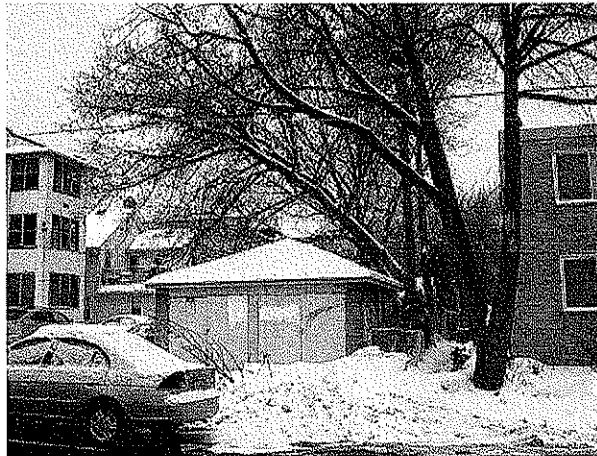
Site Features to be Removed



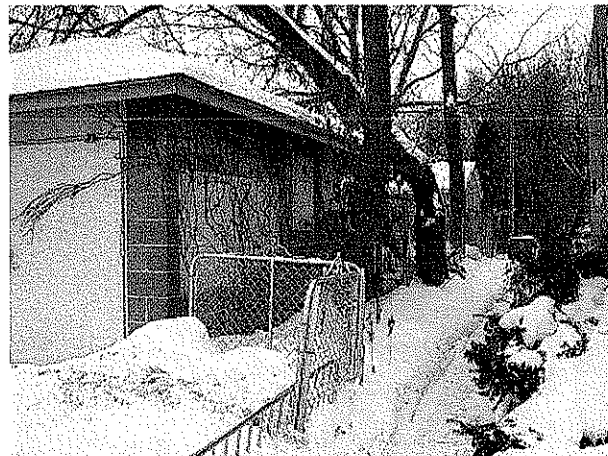
Wood-framed garage on 107/109 N. Franklin Lot to be dismantled and stored off-site for future use.



Masonry garage on 101 N. Franklin Lot to be demolished.

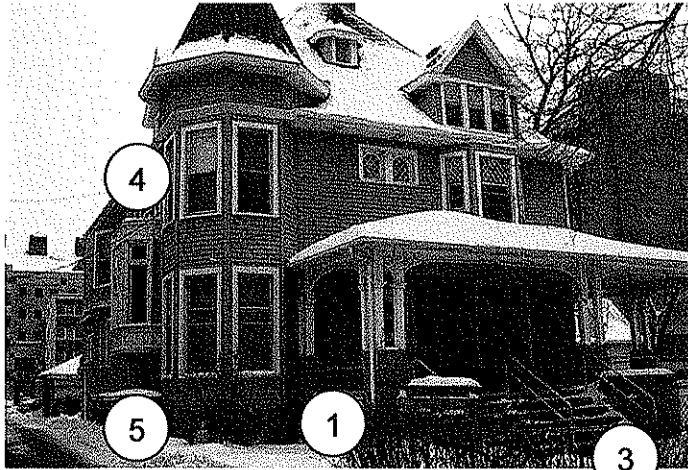


Chain-link fence and trees along property line to be removed – far view.

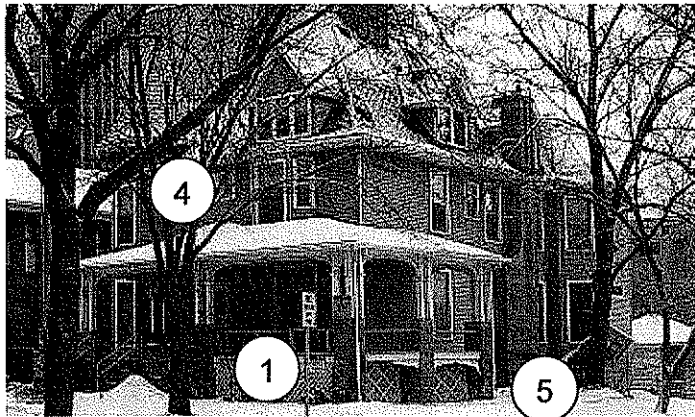


Chain-link fence and trees along property line to be removed – close-up view.

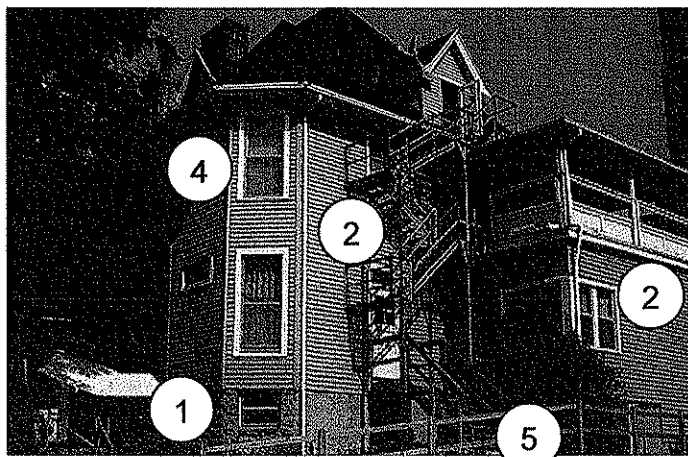
Conklin House
 (4) Unit Multi-Family
 (8) Bedrooms Total



Front Elevation



Front and Side Elevations



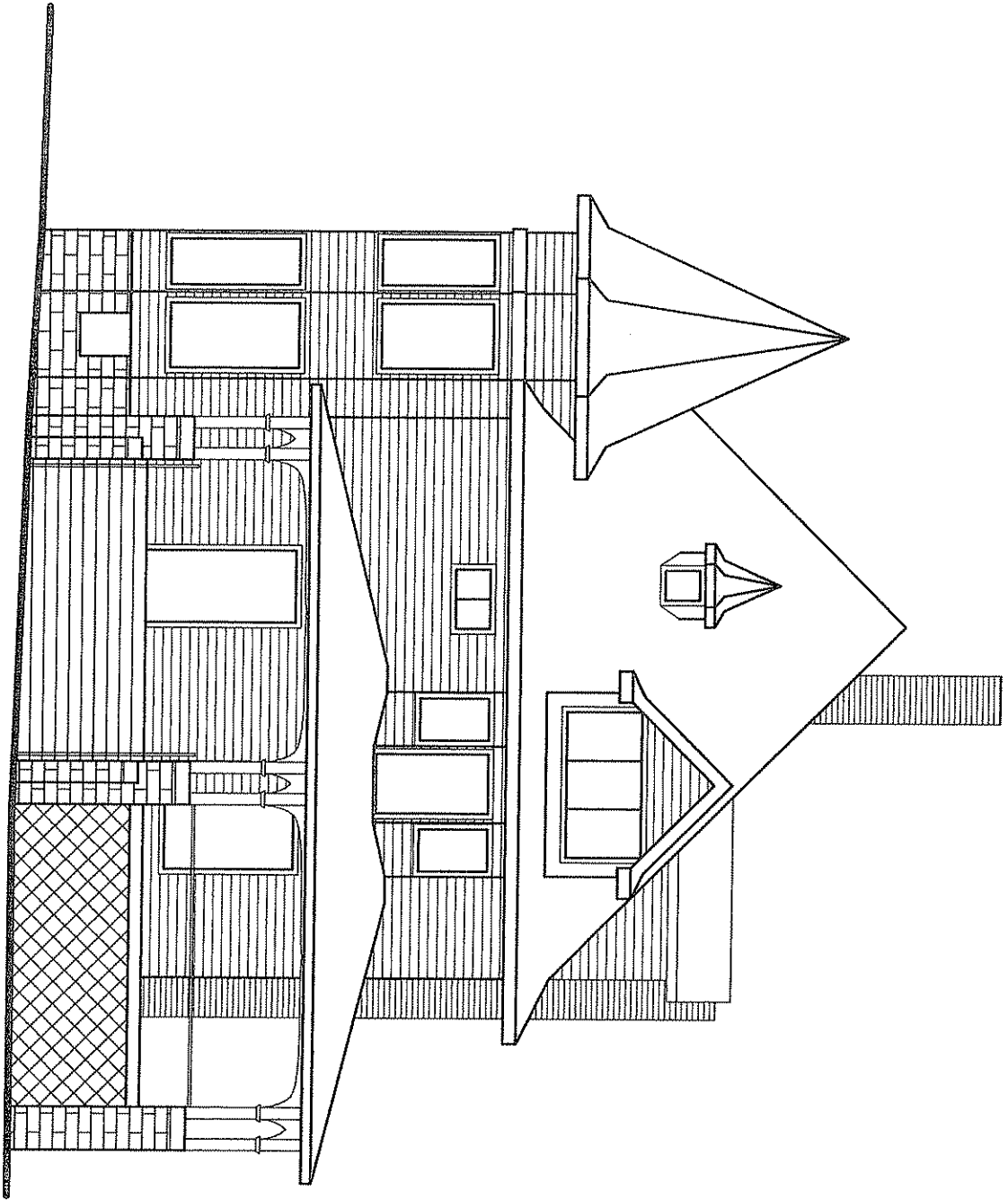
Left Side of Back Elevation

Proposed Improvements:

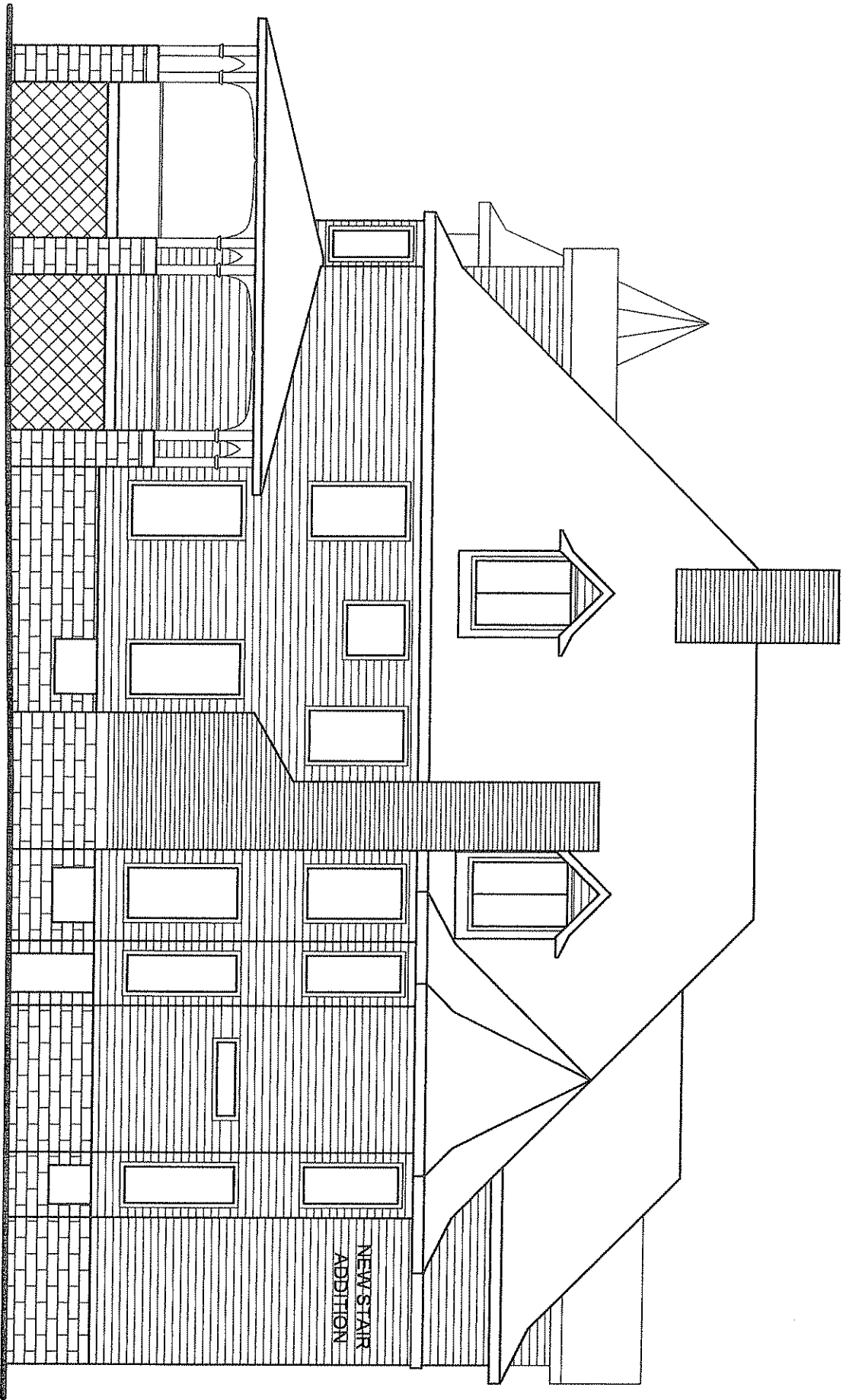
1. Relocate existing building and front porch to new site. Pour new foundation to accept existing structure and reuse sandstone base. Existing foundation windows to remain. Additional windows and window wells may be added as required to accommodate basement unit.
2. Remove back addition and exterior stairs. Replace with new enclosed stair to provide secondary means of egress for each dwelling unit.
3. Front porch to receive new wood stairs and railings.
4. Install new windows throughout.
5. Install new landscaping per landscaping plan.



Right Side of Back Elevation

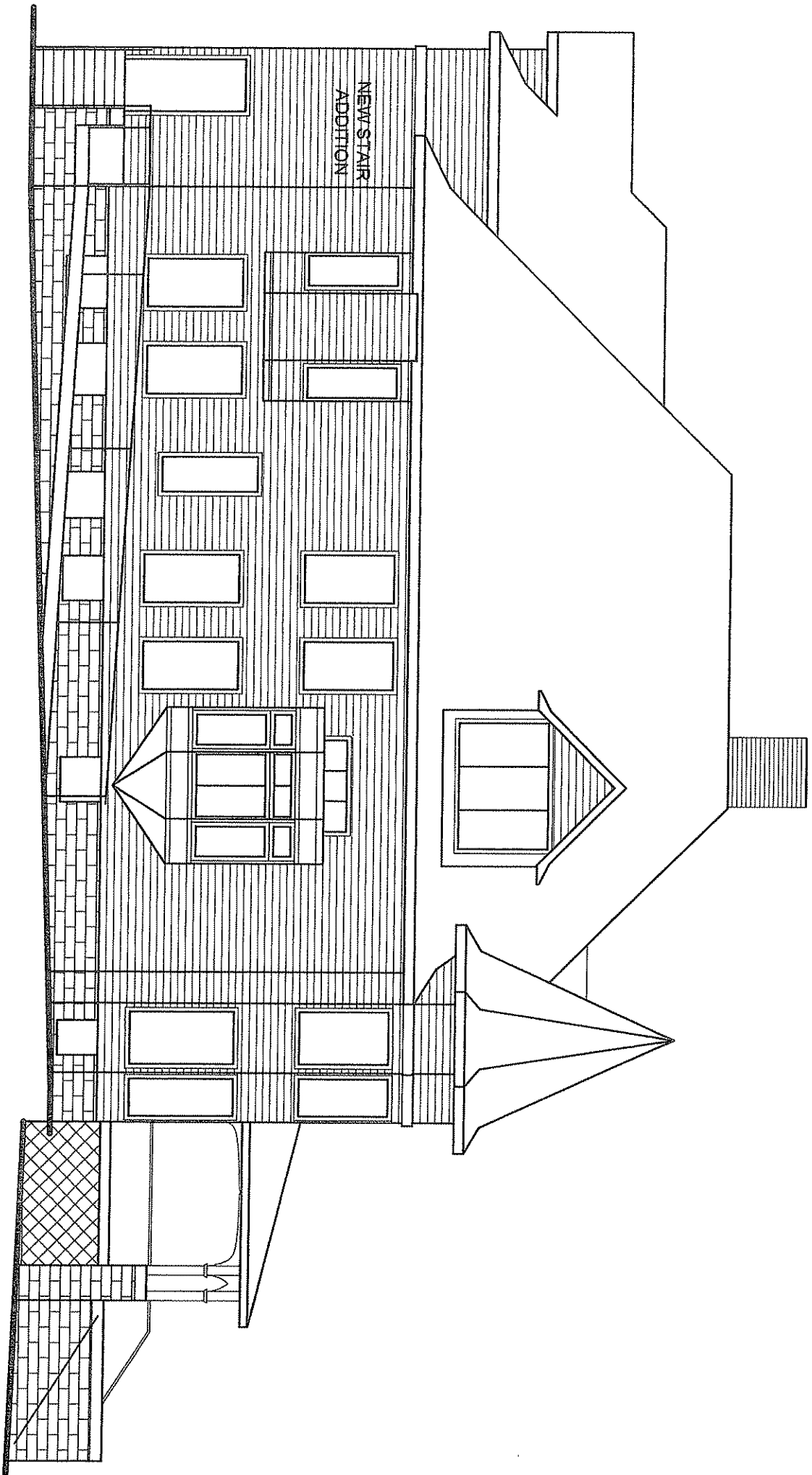


CONKLIN HOUSE - FRONT ELEVATION
1/8" = 1'-0"

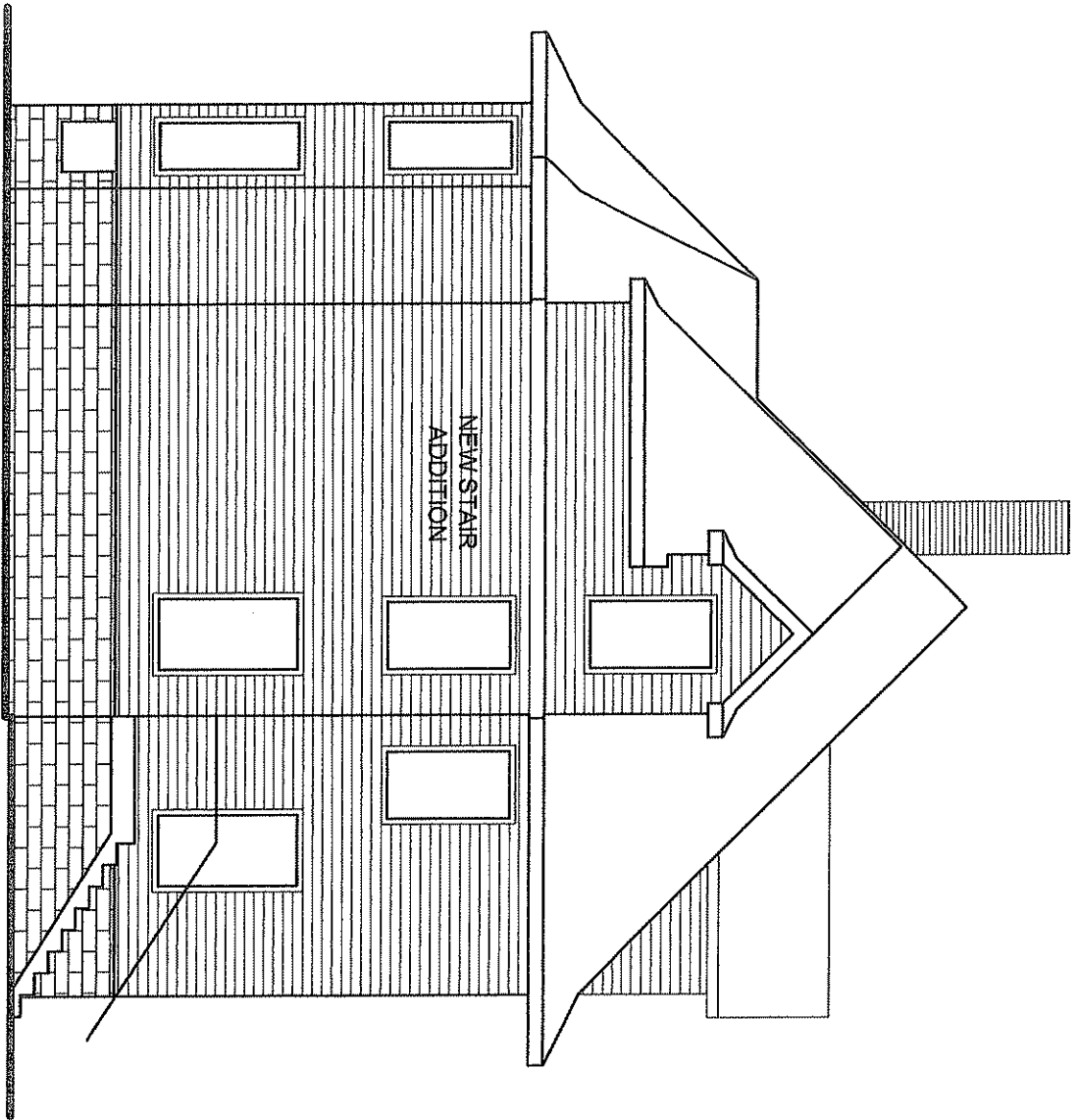


NEW STAIR
ADDITION

CONKLIN HOUSE - SIDE ELEVATION
1/8" = 1'-0"



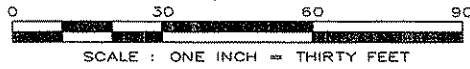
CONKLIN HOUSE - SIDE ELEVATION
1/8" = 1'-0"



CONKLIN HOUSE - BACK ELEVATION
1/8"=1'-0"

CERTIFIED SURVEY MAP

LOT 9 AND THE SOUTHEAST ONE-HALF (1/2) OF LOT 8, BLOCK 118, ORIGINAL PLAT OF MADISON, ALSO LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE NAD 83 (97) COORDINATE SYSTEM, WISCONSIN SOUTH ZONE, THE SOUTH LINE OF THE SW 1/4 OF SEC. 13, T13-07-09 MEASURED AS BEARING S 89°16'38" E

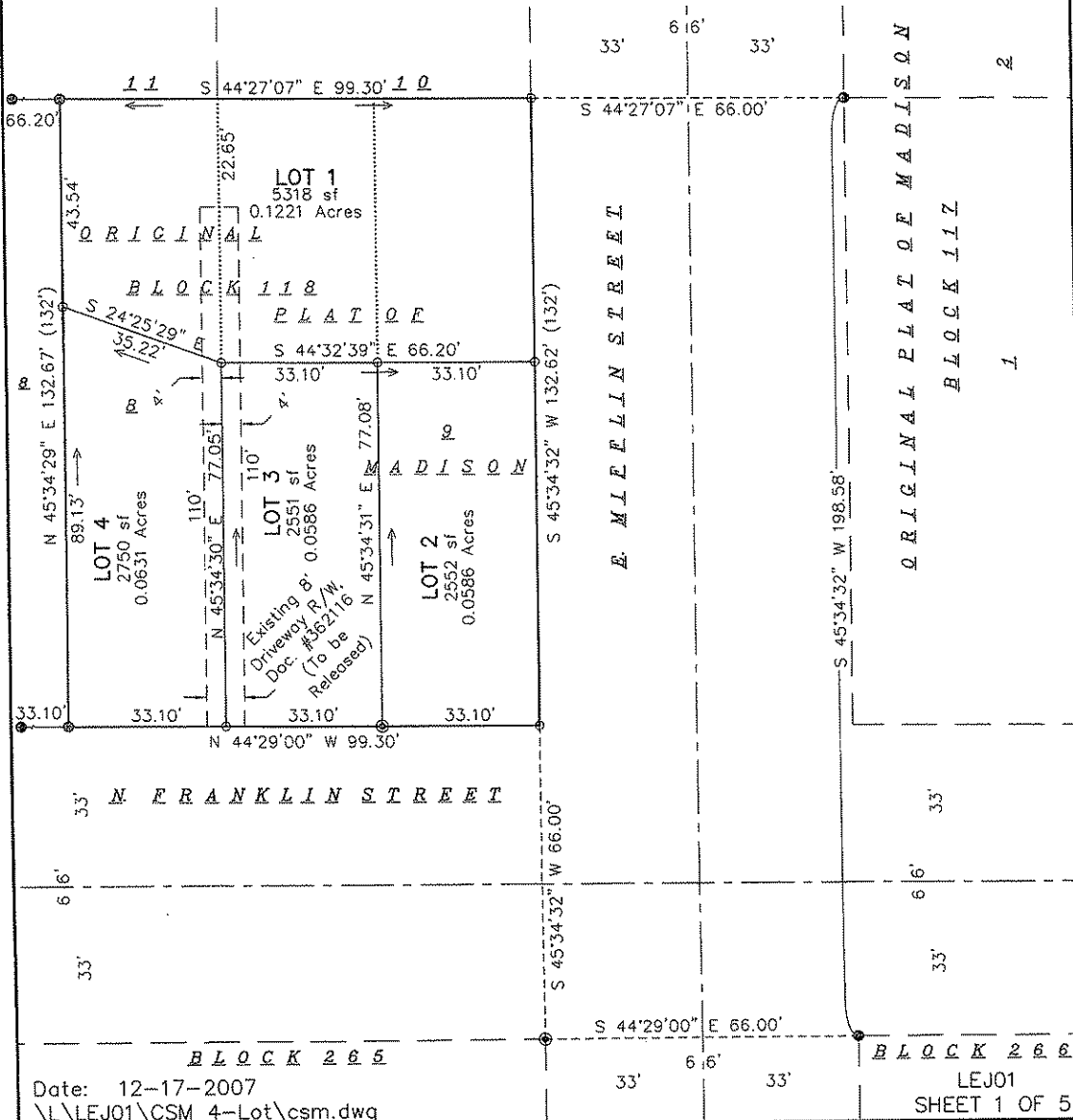
NOTES:

1. See sheet 2 for existing structures and private sanitary sewer easement detail.
2. See sheet 3 for private pedestrian access and parking lot easement detail.
3. See sheet 4 for section ties detail, legend, and additional notes.

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGE _____

SURVEYED FOR:
 TEN TWENTY-TWO, LLC
 ONE SOUTH PINCKNEY ST.
 MADISON, WI 53703

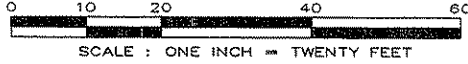
SURVEYED BY:
 CALKINS ENGINEERING, LLC
 5010 VOGES ROAD
 MADISON, WI 53718
 (608) 838-0444



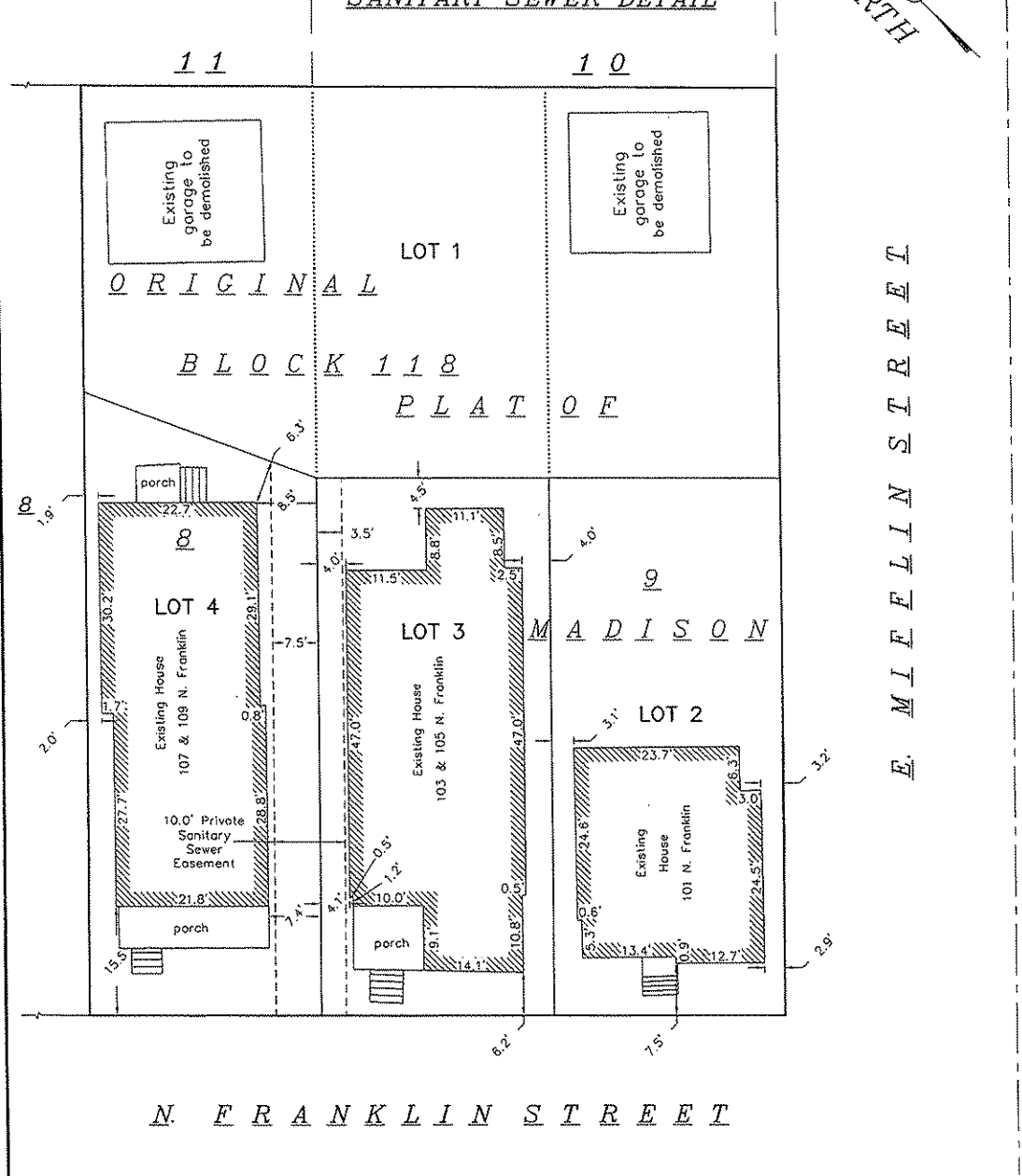
7

CERTIFIED SURVEY MAP

LOT 9 AND THE SOUTHEAST ONE-HALF (1/2) OF LOT 8, BLOCK 118, ORIGINAL PLAT OF MADISON, ALSO LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



EXISTING STRUCTURES & PRIVATE SANITARY SEWER DETAIL



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 SHEET 2 OF 5

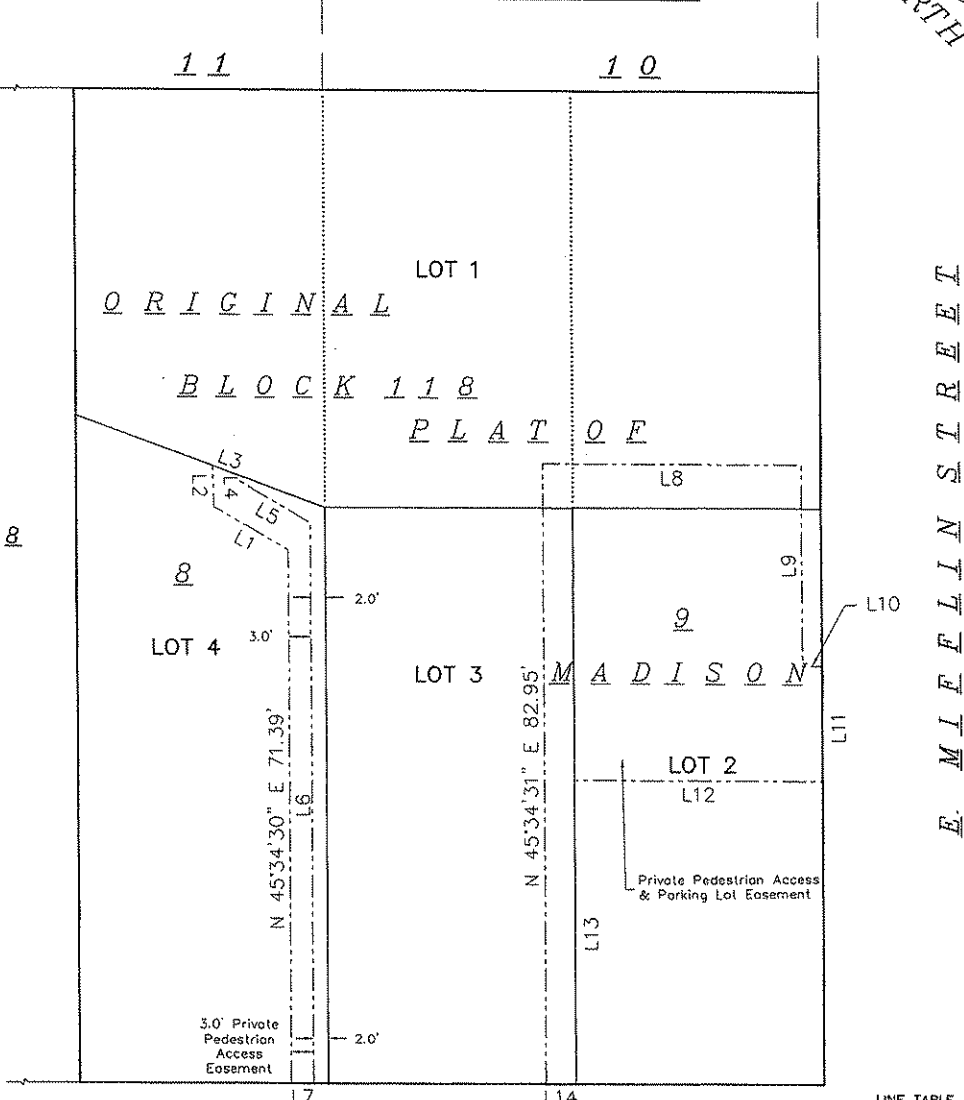
CERTIFIED SURVEY MAP

LOT 9 AND THE SOUTHEAST ONE-HALF (1/2) OF LOT 8, BLOCK 118, ORIGINAL PLAT OF MADISON, ALSO LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = TWENTY FEET

PRIVATE PEDESTRIAN ACCESS & PARKING LOT EASEMENT DETAIL



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 14°25'29" W	11.41'
L2	N 44°43'47" E	5.41'
L3	S 24°25'29" E	3.75'
L4	S 44°43'47" W	0.73'
L5	S 14°25'29" E	10.89'
L6	S 45°34'30" W	75.04'
L7	N 44°29'00" W	3.00'
L8	S 44°25'29" E	34.50'
L9	S 45°34'30" W	26.72'
L10	S 44°25'29" E	2.60'
L11	S 45°34'32" W	15.28'
L12	N 44°25'29" W	33.10'
L13	S 45°34'31" W	40.95'
L14	N 44°29'00" W	4.00'

N F R A N K L I N S T R E E T

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VOLUME _____ PAGE _____

Date: 12-17-2007
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LEJ01
SHEET 3 OF 5

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CERTIFIED SURVEY MAP

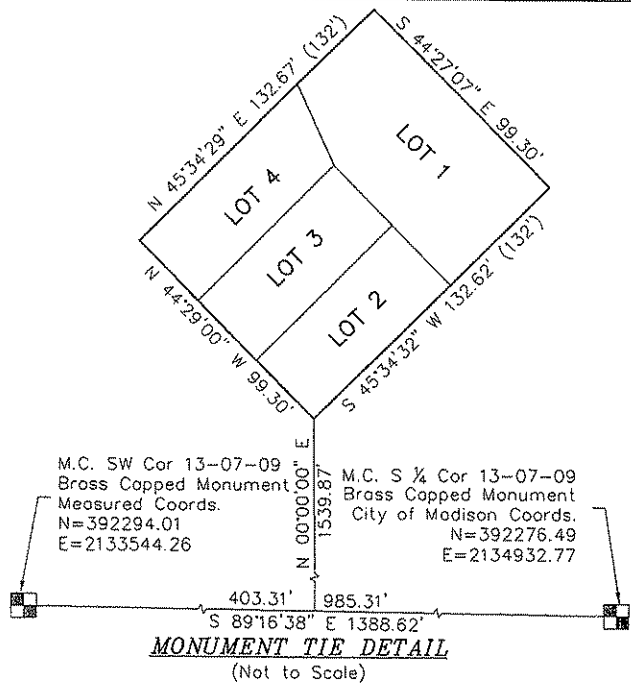
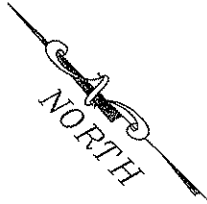
LOT 9 AND THE SOUTHEAST ONE-HALF (1/2) OF LOT 8, BLOCK 118, ORIGINAL PLAT OF MADISON, ALSO LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be maintained by the lot owner unless modified with the approval of the city engineer.
2. Elevations given on sheet 1 are for property corners of ground level and shall be maintained by the lot owner.

LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" OUTSIDE DIAMETER IRON PIPE FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ← DRAINAGE ARROW, SEE NOTE BELOW



MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 200____, 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 ____ day of _____, 200____.

Signed: _____
 Maribeth Witzel-Beht, City Clerk, City of Madison
 Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

By: _____
 Mark A. Olinger, Secretary, Madison
 Plan Commission

REGISTER OF DEEDS CERTIFICATE:

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGE _____

Received for recording on this ____ day of _____, 200____, at ____ o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages _____.

CERTIFIED SURVEY MAP

LOT 9 AND THE SOUTHEAST ONE-HALF (1/2) OF LOT 8, BLOCK 118, ORIGINAL PLAT OF MADISON, ALSO LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Ten Twenty-Two, LLC., as owner, does hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, said Ten Twenty-Two, LLC., has caused these presents to be signed by _____ its _____ at _____ Wisconsin, this ___ day of _____, 200__

State of Wisconsin)
)ss
County of Dane)

Personally come before me this ___ day of _____, 200__, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____ My Commission expires/is permanent: _____

CONSENT OF MORTGAGEE:

_____ a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____ its _____ at _____ Wisconsin, this ___ day of _____, 200__

State of Wisconsin)
)ss
County of Dane)

Personally come before me this ___ day of _____, 200__, _____ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officer of the deed of said banking association.

Notary Public: _____ My Commission expires/is permanent: _____

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Registered Land Surveyor No. 2452, hereby certify that under the direction of Ten Twenty-Two, LLC., owner of said land, I have surveyed, divided, and mapped Lot 9 and the Southeast one-half (1/2) of Lot 8, Block 118, ORIGINAL PLAT OF MADISON, located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 13, Township 07 North, Range 09 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Meander Corner for the Southwest corner of said Section 13; thence South 89 degrees 16 minutes 38 seconds East along the South line of said Southwest Quarter (1/4) of Section 13, 403.31 feet; thence North 00 degrees 00 minutes 00 seconds East, 1539.87 feet to the southerly most corner of aforementioned Block 118 and the point of beginning; thence North 44 degrees 29 minutes 00 seconds West along the southwesterly line of said Block 118, 99.30 feet to the northwesterly line of the southeasterly one-half (1/2) of aforementioned Lot 8; thence North 45 degrees 34 minutes 29 seconds East along said northwesterly line, 132.67 feet to the northeasterly line of said Lot 8; thence South 44 degrees 27 minutes 07 seconds East along said northeasterly line, 99.30 feet to the southeasterly line of aforementioned Block 118; thence South 45 degrees 34 minutes 32 seconds West along said southeasterly line, 132.62 feet to the point of beginning. Said description contains 13,171 square feet or 0.3024 acres.

I further certify that the map on sheet one is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this ___ day of _____, 200__

Signed: _____
Michael S. Marty, R.L.S. No. 2452

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

Date: 12-17-2007
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