

# CITY OF MADISON

## Proposed Demolition & Conditional Use

Location: 4629 Verona Road

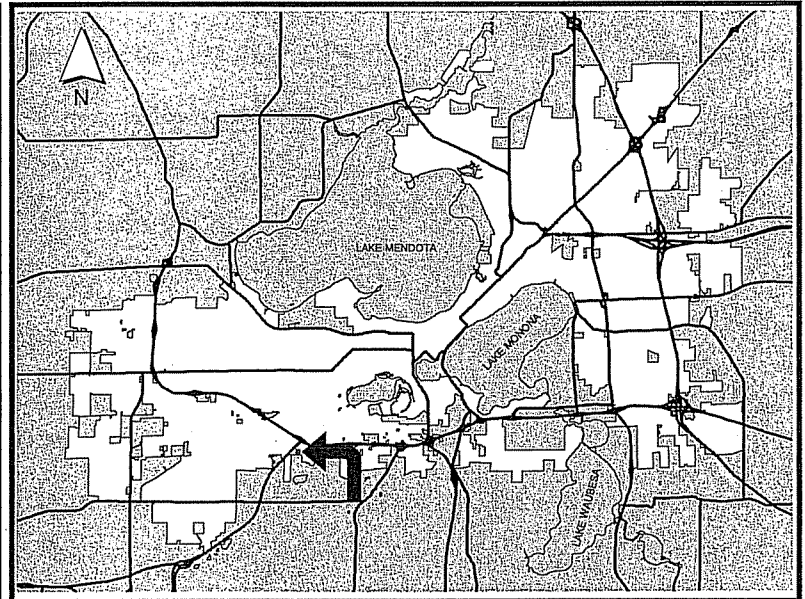
Project Name: Avalon Madison Village  
Apartment Homes

Applicant: Christopher Laurent -  
Gorman & Company

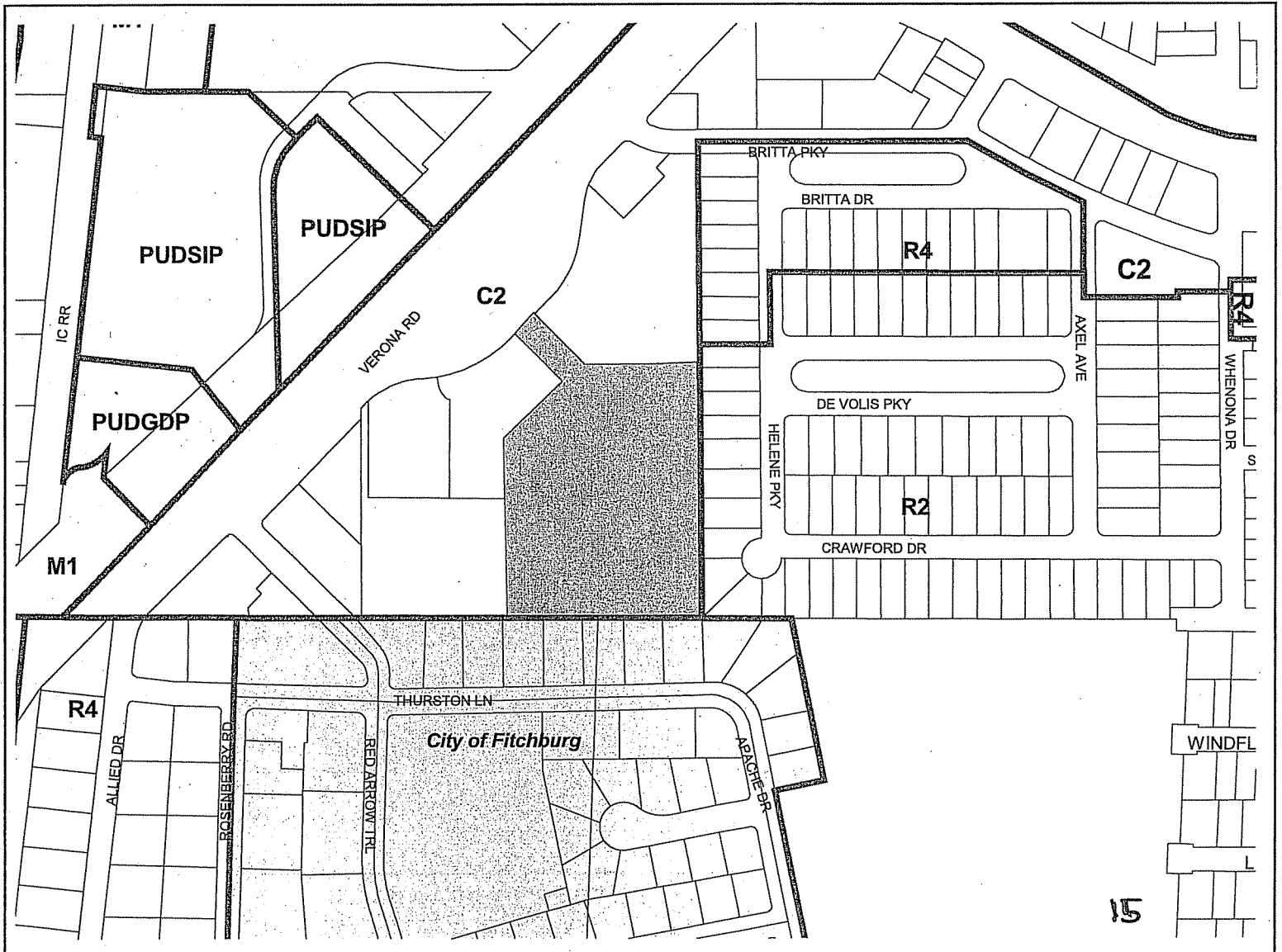
Existing Use: Vacant Retail

Proposed Use: Demolish Commerical Building &  
Build 104 Apartment Units with Community Building

Public Hearing Date:  
Plan Commission 16 May 2005



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

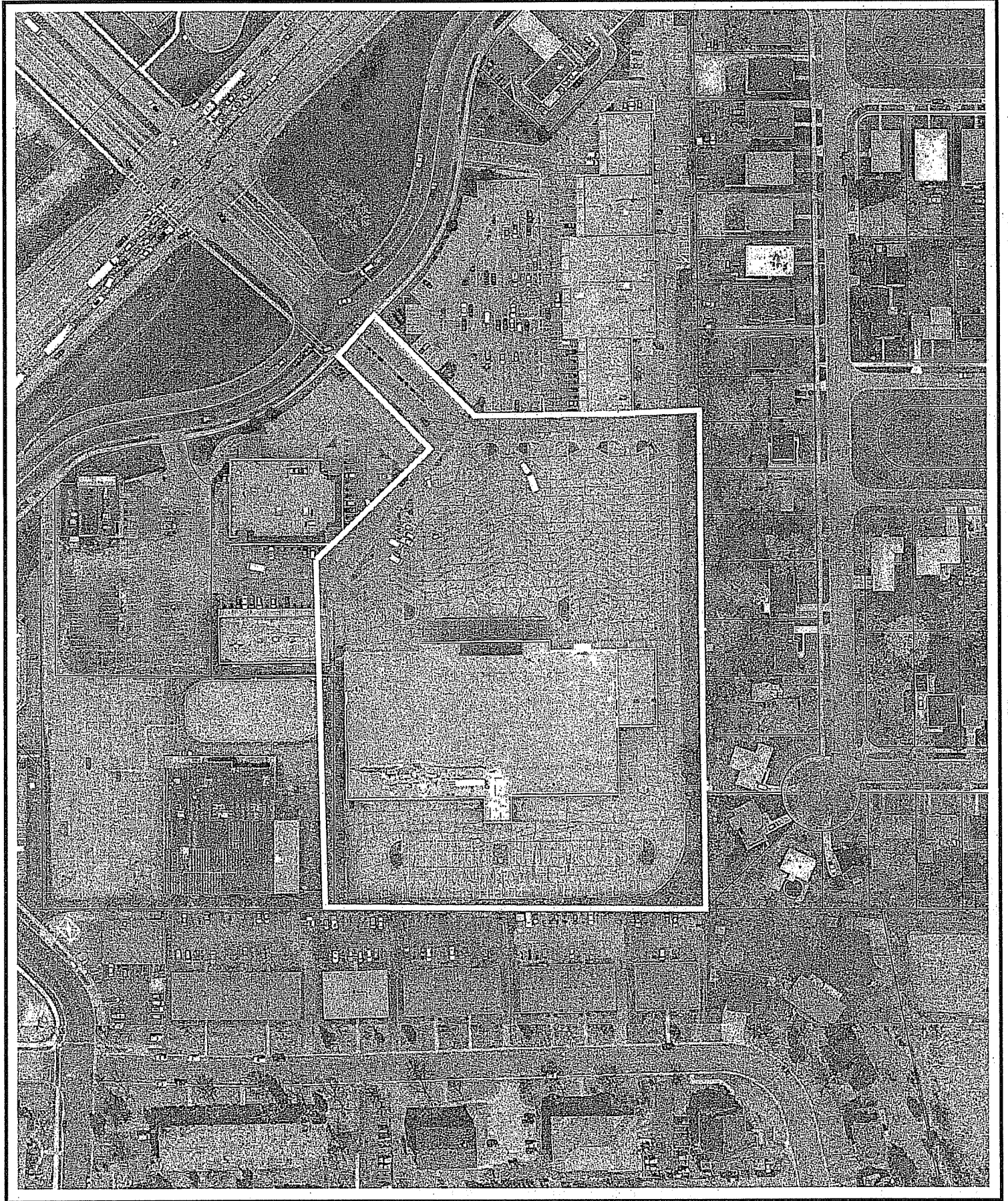


# 4629 Verona Road

0 100 Feet



*Date of Aerial Photography - April 2003*



# 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

## FOR OFFICE USE ONLY:

Amt. Paid 500 - Receipt No. 59843  
Date Received 4/13/05  
Received By DJP  
Parcel No. 0709-323-0090-1  
Aldermanic District 10 - Golden  
GQ Exist CU  
Zoning District C2  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
Plan Sets  Zoning Text \_\_\_\_\_  
Alder Notification  Waiver \_\_\_\_\_  
Ngrbrd. Assn Not.  Waiver \_\_\_\_\_  
Date Sign Issued 4/13/05

1. **Project Address:** 4629 Verona Road **Project Area in Acres:** 5.02

**Project Title (if any):** Avalon Madison Village Apartment Homes

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

<input type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Christopher Laurent Company: Gorman & Company, Inc.  
Street Address: 1244 South Park Street City/State: Madison, WI Zip: 53715  
Telephone: (608) 257-4410 Fax: (608) 257-8797 Email: claurent@gormancompany.com  
Project Contact Person: Same as Above Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
Property Owner (if not applicant): City of Madison  
Street Address: 215 MLK Jr. Blvd City/State: Madison, WI Zip: 53701-2985

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Demolition of an existing vacant grocery store building.

Development Schedule: Commencement July 1, 2005 Completion August 16, 2005

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:** \$ 500.00 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](mailto: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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of N/A 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:  
Ken Golden - Allied/Dunn's Marsh Neighborhood Association - 2/9/05

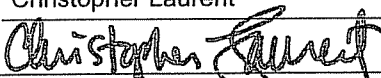
*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

**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 ALL Date 4/12/05 | Zoning Staff Kathy Voeck Date 4/12/05

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

Printed Name Christopher Laurent Date 4/13/05

Signature  Relation to Property Owner Purchaser

Authorizing Signature of Property Owner City of Madison-Attn. Don Marks Date \_\_\_\_\_



# AVALON MADISON VILLAGE

## A Gorman & Company Neighborhood

4629 VERONA ROAD  
MADISON, WI

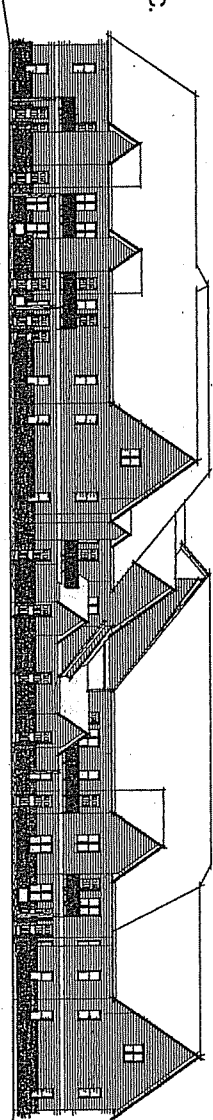
**PROJECT DEVELOPER:**  
GORMAN & COMPANY, INC.  
1244 S. PARK STREET  
MADISON, WISCONSIN 53715

**PROJECT ARCHITECT:**  
MICHAEL JEFFERS, AIA  
GORMAN & COMPANY, INC.  
1244 S. PARK STREET  
MADISON, WI 53715  
(608) 257-4410 EXT. 329  
CELL (608) 219-4842  
FAX (608) 257-8797

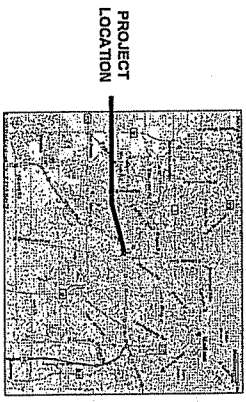
**PROJECT MANAGER:**  
JUDY SULLIVAN  
1244 S. PARK STREET  
MADISON, WI 53715  
CELL (608) 444-8845  
FAX (608) 257-8797

**PROJECT PLAN SIGNOFF:**

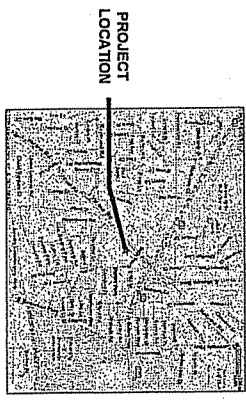
_____	Gay Gorman
_____	Joyce Weidrich
_____	Tom Capp
_____	Bruce Ramos
_____	Pat Mullen
_____	Chris Laurent
_____	Judy Sullivan
_____	Sonia Drosia
_____	Scott Downs
_____	Mike Jeffers



LOCATION MAP



VICINITY MAP



**DRAWING INDEX**

SHEET NUMBER	SHEET TITLE
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**Drawn:** GORDON  
**Checked:** JEFF  
**Date:** 10/15/03

**Revisions:**

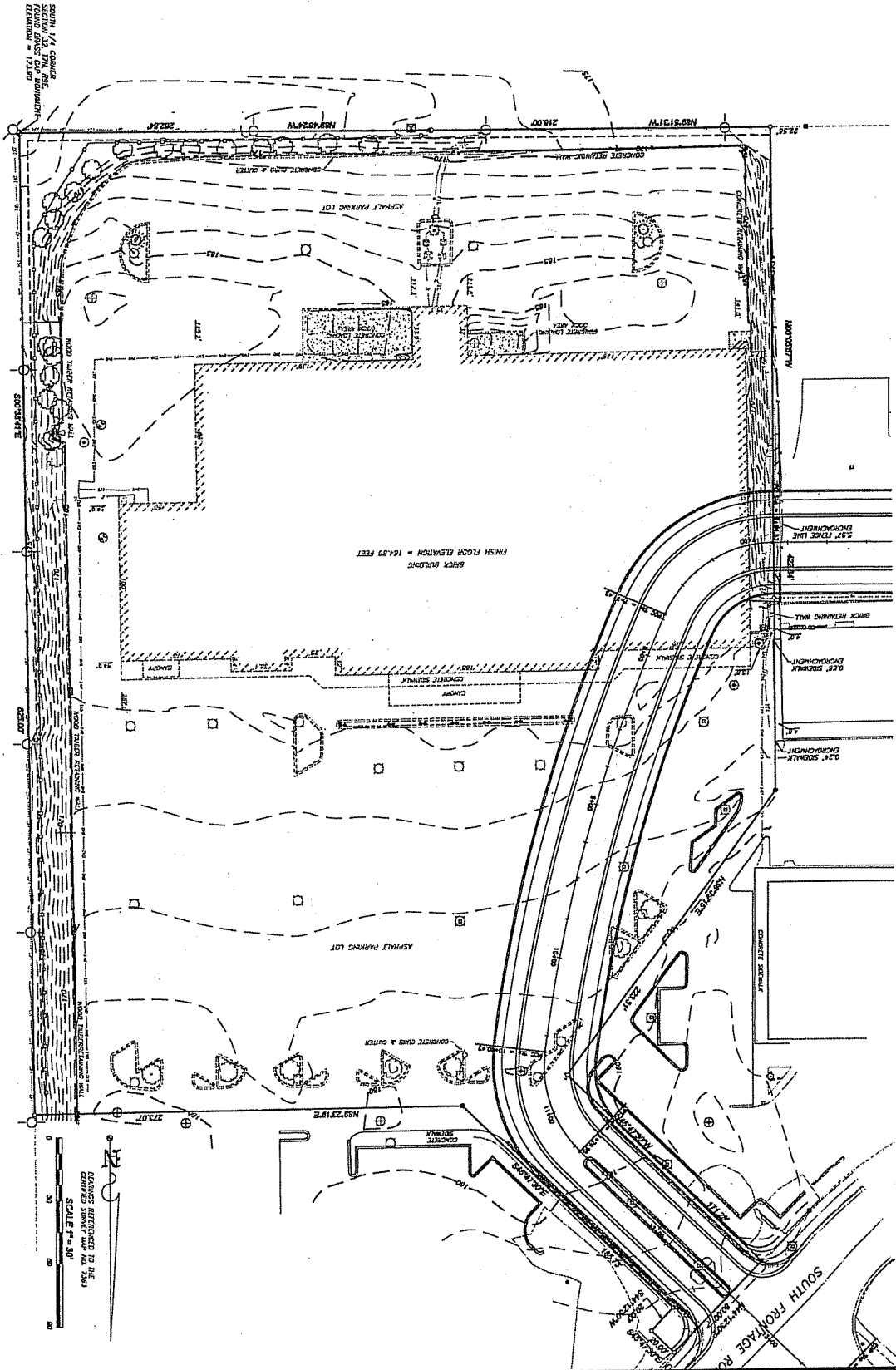

**Project No.:** 2005.02  
**Sheet No.:** 1.00

**AVALON MADISON VILLAGE**  
**A GORMAN & COMPANY NEIGHBORHOOD**  
4629 VERONA ROAD  
MADISON, WI

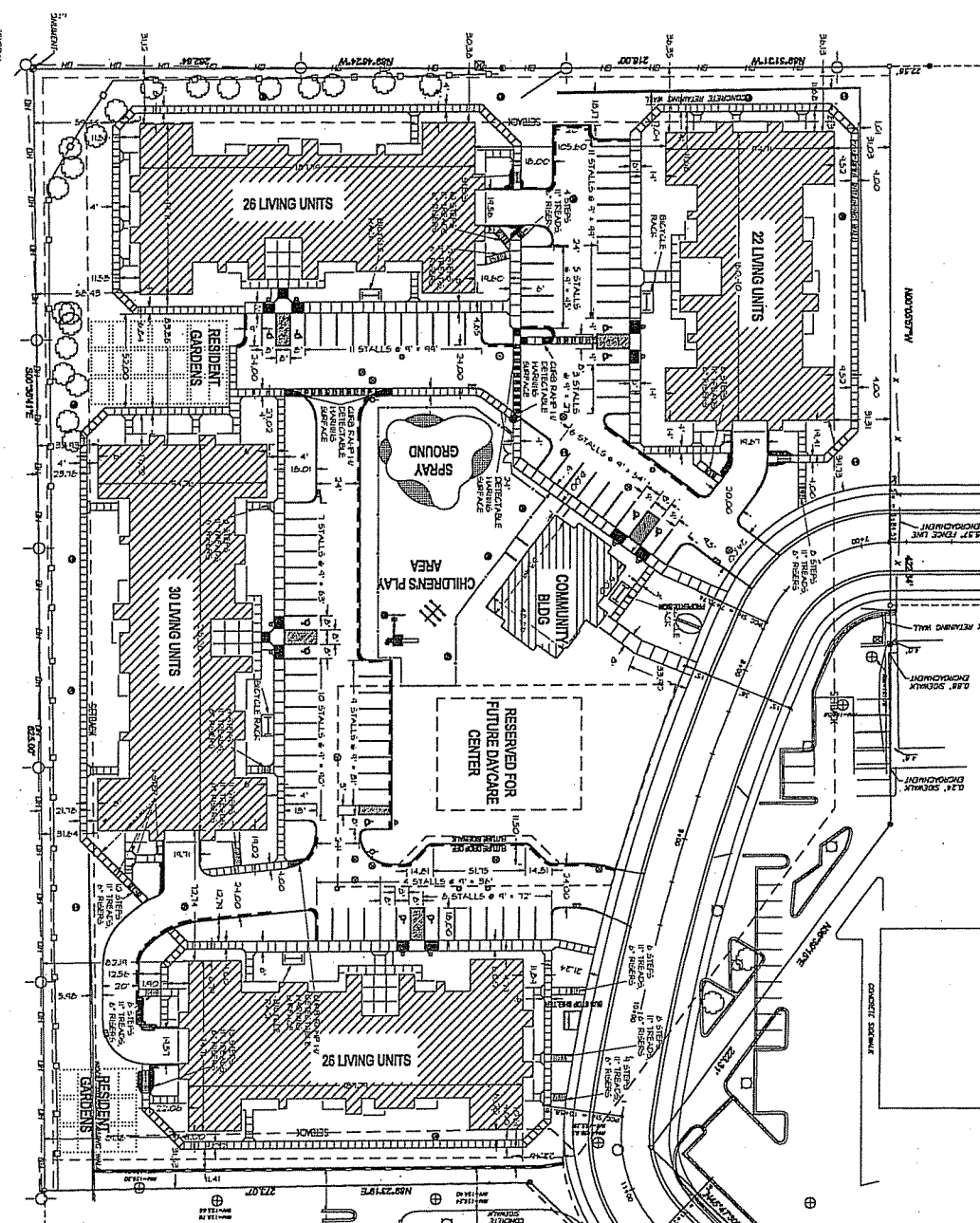
**GORMAN & COMPANY, INC.**  
REAL ESTATE DEVELOPMENT AND MANAGEMENT  
1244 S. PARK ST. MADISON, WI 53715



1 SITE DEMOLITION PLAN  
1" = 30' - 0"



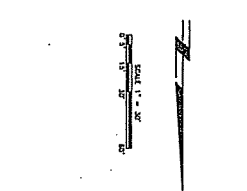
<b>C.00</b>	Project No. 2005.02 Sheet No.	Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<b>AVALON MADISON VILLAGE</b> <b>A GORMAN &amp; COMPANY NEIGHBORHOOD</b> 4629 VERONA ROAD MADISON, WI	<b>GORMAN &amp; COMPANY INC.</b> REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715



- GENERAL**
1. THE LOCATION OF ALL STRUCTURE, UTILITIES AND CONDUITS SHALL BE RESPONSIBLE FOR THE CONTRACTOR. IT SHALL BE ASSURED THAT THE CONTRACTOR HAS BEEN ADVISED OF ALL UTILITIES AND CONDUITS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIVERSED RELATIVE FINISHES ACTIVITIES.
  2. ALL UTILITIES ARE REFERENCED TO THE LOCAL RECORDS.
  3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
  4. ALL CONTRACTORS SHALL HAVE A CURRENTLY VALID AND ACTIVE LICENSE TO CONTRACT FOR THE TYPE OF WORK TO BE PERFORMED ON THE PROJECT.
  5. A FIRE CONSTRUCTION PLAN IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

6. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS AND THE LOCAL HEALTH DEPARTMENT.
7. ALL PERMITS ARE TO BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS AND THE LOCAL HEALTH DEPARTMENT.
9. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS AND THE LOCAL HEALTH DEPARTMENT.

10. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LOCAL RECORDS AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS AND THE LOCAL HEALTH DEPARTMENT.
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13. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS AND THE LOCAL HEALTH DEPARTMENT.



**SITE LAYOUT PLAN**  
1" = 30'-0"

- NOTES**
1. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS AND THE LOCAL HEALTH DEPARTMENT.
  2. PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS AND THE LOCAL HEALTH DEPARTMENT.
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**ARNOLD AND SHEPHERDAN INC.**  
1111 N. MONROE ST.  
MADISON, WI 53703  
TEL: 608.261.1111  
FAX: 608.261.1112

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(Symbol)	100. 564" DIA. CONCRETE PIPES

**ARNOLD AND SHEPHERDAN INC.**  
1111 N. MONROE ST.  
MADISON, WI 53703  
TEL: 608.261.1111  
FAX: 608.261.1112

**AVALON MADISON VILLAGE**  
A GORMAN & COMPANY NEIGHBORHOOD  
4629 VERONA ROAD  
MADISON, WI

**GORMAN & COMPANY INC.**  
REAL ESTATE DEVELOPMENT AND MANAGEMENT  
1244 S. PARK ST. MADISON, WI 53715

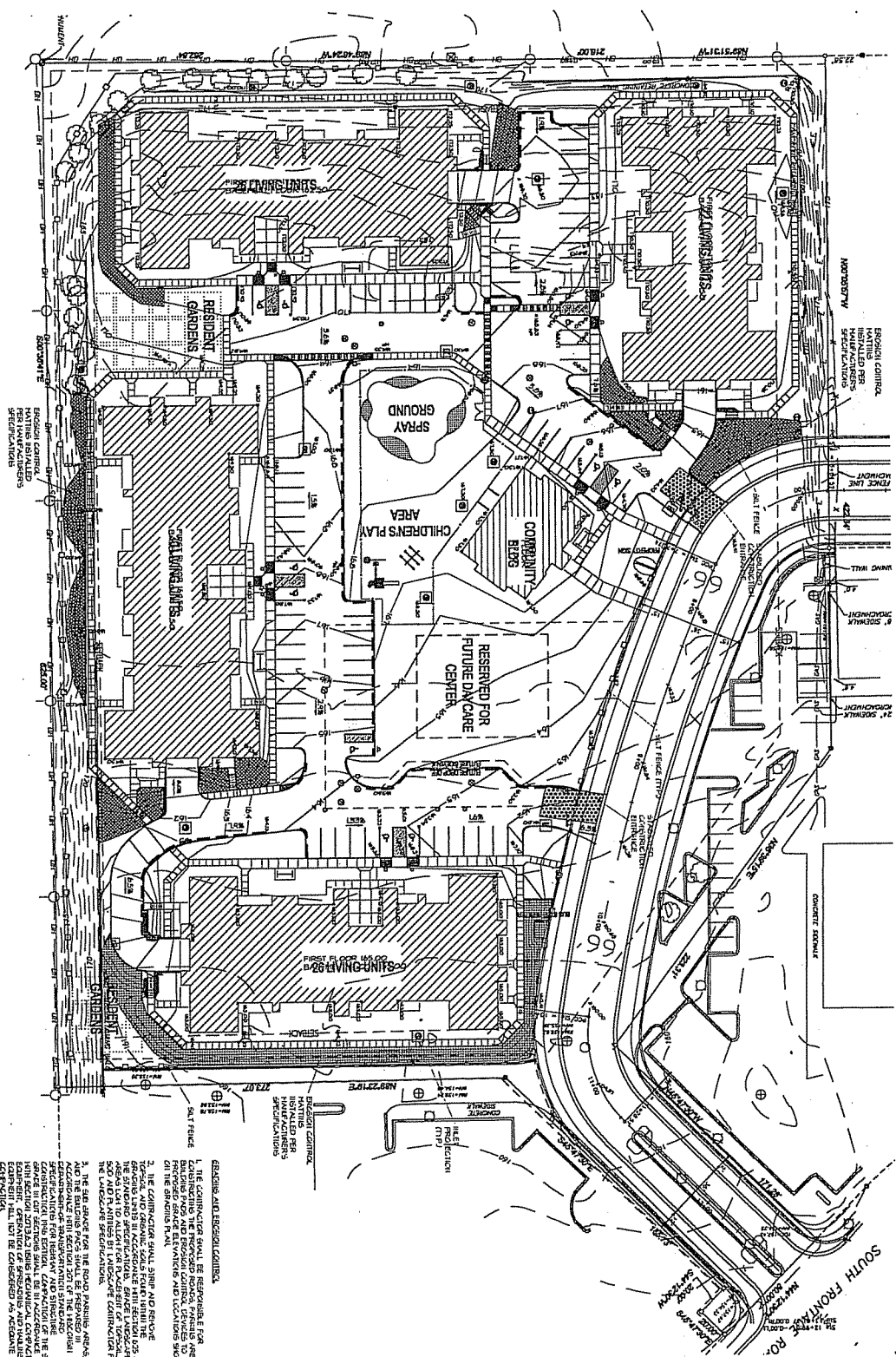
Drawn: GORDON  
Checked: JES  
Date: 01.18.05

Revisions:

No.	Description

Project No. 2005.02  
Sheet No. C1.0





**SITE GRADING AND EROSION CONTROL PLAN**



- GENERAL AND PERSONAL LEGEND**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND EROSION CONTROL OF ALL AREAS SHOWN ON THIS PLAN AND LOCATING SUCH AREAS TO THE PROPERTY.
  2. THE CONTRACTOR SHALL STAKE AND BENCH ALL AREAS TO BE GRADDED AND EROSION CONTROLLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND EROSION CONTROL OF ALL AREAS SHOWN ON THIS PLAN AND LOCATING SUCH AREAS TO THE PROPERTY.
  3. THE GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND EROSION CONTROL OF ALL AREAS SHOWN ON THIS PLAN AND LOCATING SUCH AREAS TO THE PROPERTY.
  4. THE GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND EROSION CONTROL OF ALL AREAS SHOWN ON THIS PLAN AND LOCATING SUCH AREAS TO THE PROPERTY.
  5. GRADING COMPACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND EROSION CONTROL OF ALL AREAS SHOWN ON THIS PLAN AND LOCATING SUCH AREAS TO THE PROPERTY.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND EROSION CONTROL OF ALL AREAS SHOWN ON THIS PLAN AND LOCATING SUCH AREAS TO THE PROPERTY.

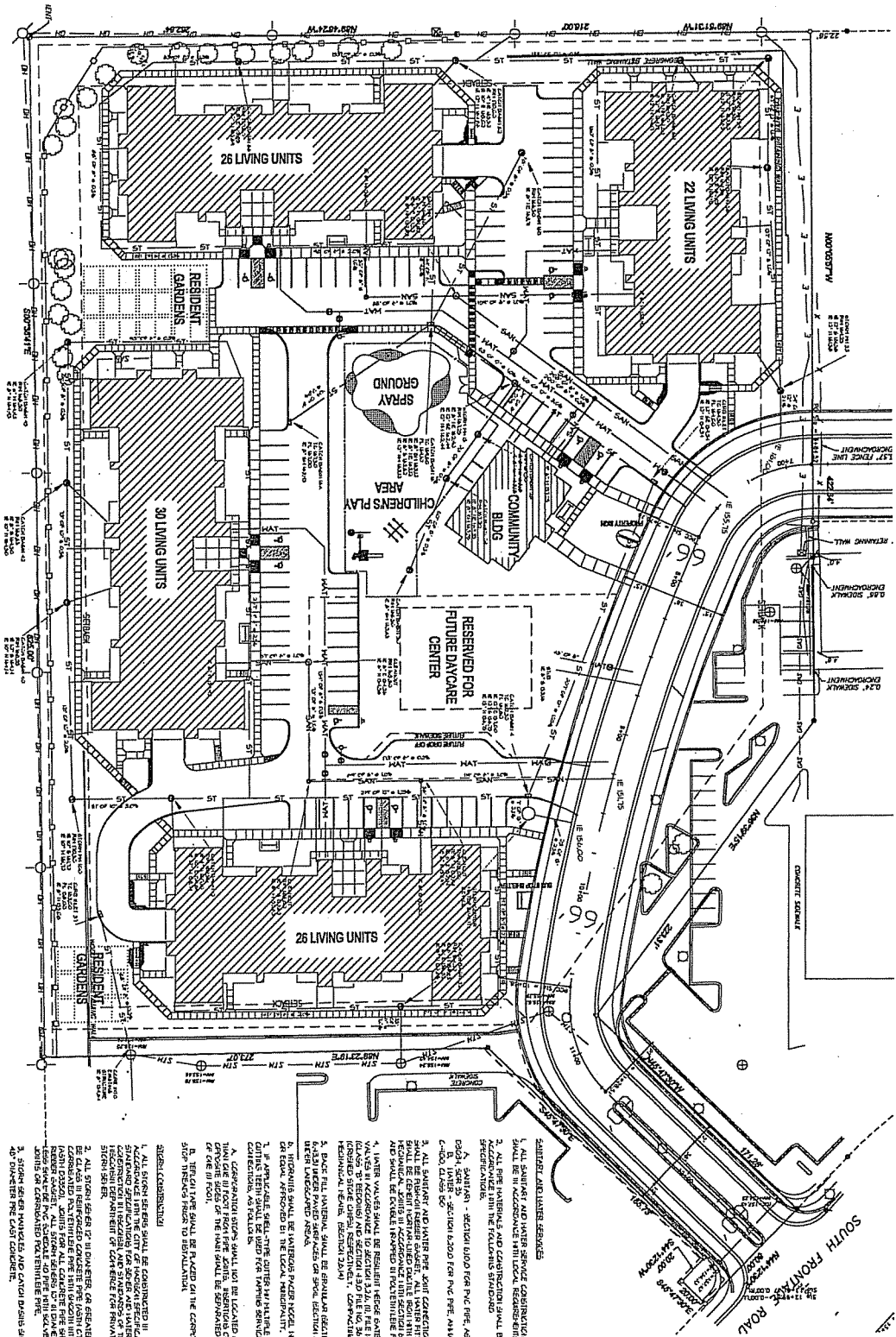
**ARNOLD AND SHERIDAN INC.**  
 ENGINEERS  
 1200 W. WISCONSIN ST.  
 MADISON, WI 53703  
 TEL: 608/278-1111  
 FAX: 608/278-1112

Project No. **2005.02**  
 Sheet No. **C2.0**

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**AVALON MADISON VILLAGE**  
 A GORMAN & COMPANY NEIGHBORHOOD  
 4629 VERONA ROAD  
 MADISON, WI

**GORMAN & COMPANY INC.**  
 REAL ESTATE DEVELOPMENT AND MANAGEMENT  
 1244 S. PARK ST. MADISON, WI 53715



**SITE UTILITY PLAN**  
SCALE: 1" = 30'-0"

- LEGEND**
- 1. 30" SINK
  - 2. 30" SINK
  - 3. 30" SINK
  - 4. 30" SINK
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  - 50. 30" SINK

**ARNOLD AND OSHERDAN INC.**  
ENGINEERS AND ARCHITECTS

**GORMAN & COMPANY INC.**  
REAL ESTATE DEVELOPMENT AND MANAGEMENT

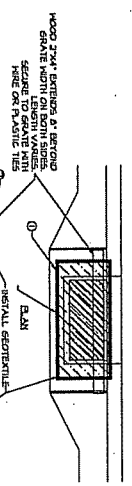
**AVALON MADISON VILLAGE**  
A GORMAN & COMPANY NEIGHBORHOOD  
4629 VERONA ROAD  
MADISON, WI

Drawn: CASBOLD  
Checked: JHE  
Date: 03.15.05

Revisions:  
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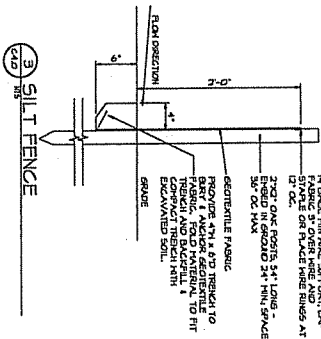
Project No. 2005.02  
Sheet No. C3.0

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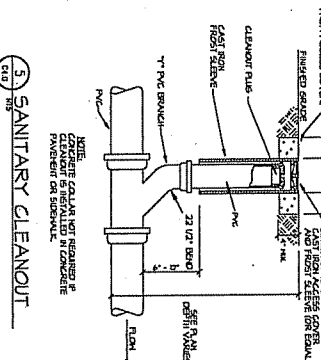


1. Filter fabric at inlet. The filter fabric shall be installed in accordance with the manufacturer's instructions. The filter fabric shall be secured to the curb with a 1/2 inch gap between the curb and the filter fabric.
2. The curb shall be installed in accordance with the manufacturer's instructions. The curb shall be secured to the filter fabric with a 1/2 inch gap between the curb and the filter fabric.
3. The curb shall be installed in accordance with the manufacturer's instructions. The curb shall be secured to the filter fabric with a 1/2 inch gap between the curb and the filter fabric.

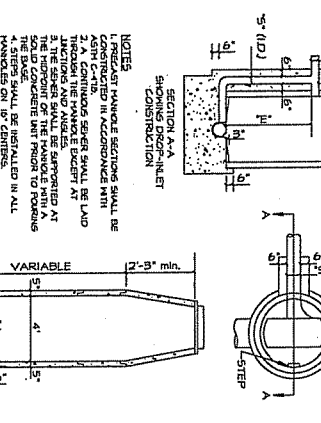
1 FILTER FABRIC AT INLET



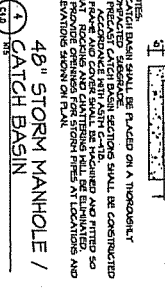
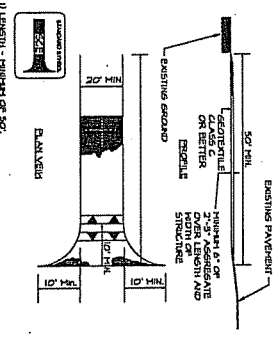
3 SILT FENCE



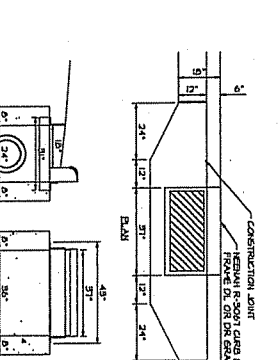
5 SANITARY CLEANOUT



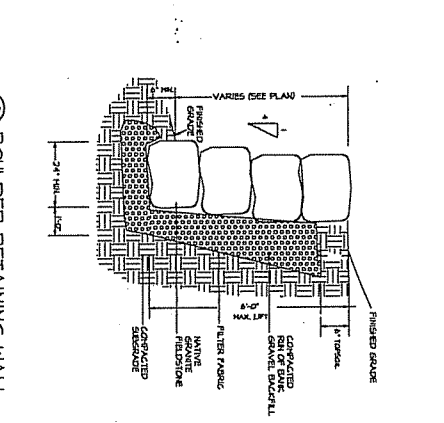
7 SANITARY MANHOLE



4 48" STORM MANHOLE / CATCH BASIN



6 CURB INLET



8 BOULDER RETAINING WALL

2 STABILIZED CONST. ENTRANCE

3 SILT FENCE

5 SANITARY CLEANOUT

7 SANITARY MANHOLE

8 BOULDER RETAINING WALL

SITE DETAILS

ARNOLD AND  
SHERIDAN INC.

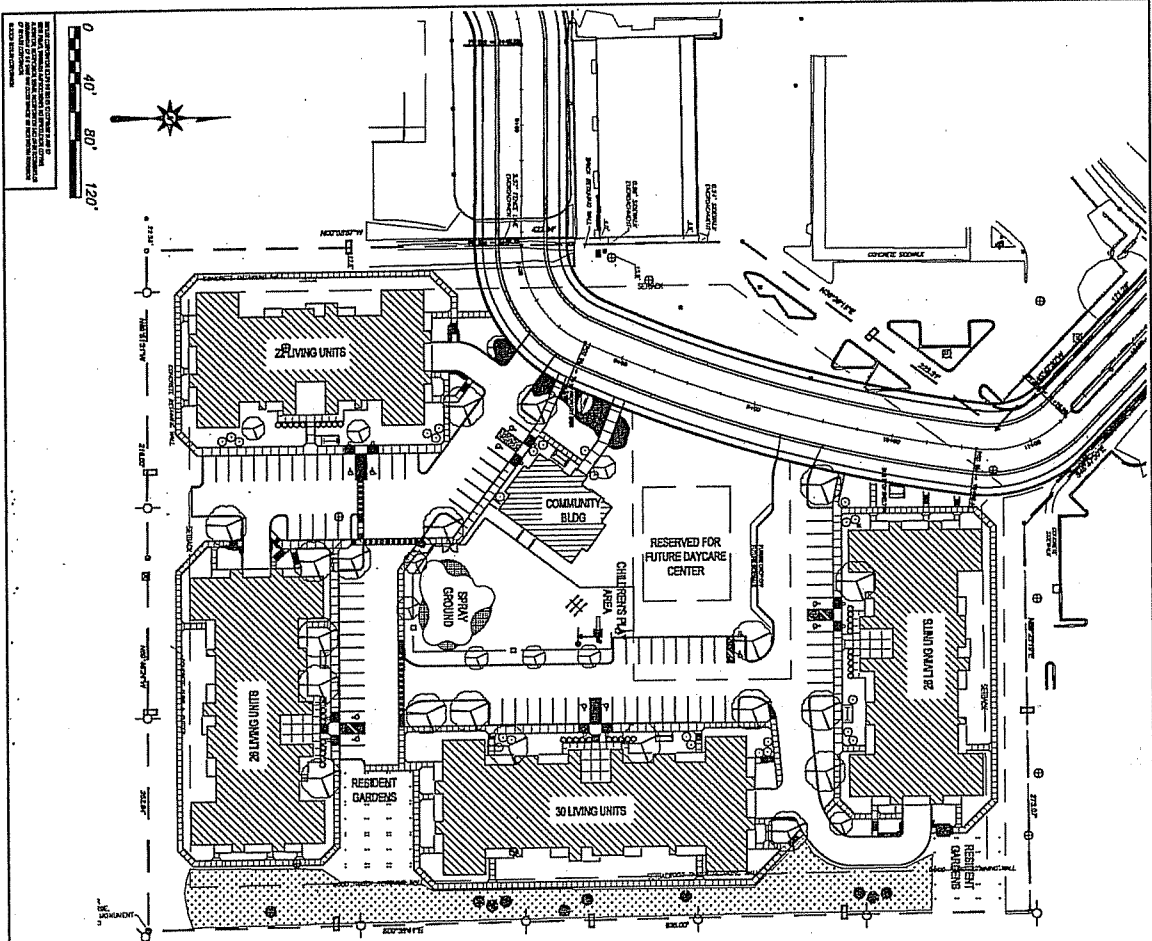
C4.0

REVISIONS	DATE	BY

Drawn: CSM/DA  
Checked: JEB  
Date: 03/15/05

AVALON MADISON VILLAGE  
A GORMAN & COMPANY NEIGHBORHOOD  
4629 VERONA ROAD  
MADISON, WI

GORMAN & COMPANY  
REAL ESTATE DEVELOPMENT AND MANAGEMENT  
1244 S. PARK ST. MADISON, WI 53715



**GENERAL NOTES**

1. SEE PLANTING MANUAL FOR ALL PROPOSED TREES TO BE SHOWN AS PART OF THE BASE BID.
2. ALL PLANTING SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR LANDSCAPE ARCHITECT BEFORE CONSTRUCTION.
3. UNLESS OTHERWISE NOTED, ALL LANDSCAPE BEDS SHALL HAVE PROFESSIONAL GRADE WITH DRAINAGE AND WEED BARRIER INSTALLED.
4. ALL TREES SHALL BE PLANTED TO HAVE 2" OF 1/2" WOUND STONE INSTALLED.
5. ALL NEW & EXISTING TREES IN THIS AREA SHALL HAVE A 3" DIAMETER CIRCLE OR 3" DEPTH HOLOGRAPHIC BAR-JULIET CROWNED BY A 1/2" WOUND STONE.
6. ALL TREES & PLANTING MATERIALS SHALL BE CHECKED BY THE ARCHITECT BEFORE CONSTRUCTION.
7. ALL GENERAL LANDSCAPE NOTES SHALL HAVE A MINIMUM OF 10% PLANTING OF TOPSOIL.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING MANUAL AND REQUIREMENTS FOR PLANTING SHOWN ON THESE DRAWINGS.

**REPRESENTATIVE SPECIES**

SYMBOL	KEY	COMMON NAME	COMMON NAME	SPEC.	SIZE
AP	Asier perfoliata	Hoopwood	BAB	CONT	2' col
AR	Asier rubrum	Midland Rose	BAB	CONT	2 1/2' col
AO	Asier obovatum	Asier obovatum	BAB	CONT	2' col
BR	Betula nigra	Black Birch	BAB	CONT	2 1/2' col
CC	Carya cordata	European Beech	BAB	CONT	2' col
FS	Fagus sylvatica	European Beech	BAB	CONT	2 1/2' col
UP	Ulmus parviflorus	European Elm	BAB	CONT	2' col
PT	Populus tremuloides	Quaking Aspen	BAB	CONT	2 1/2' col
QR	Quercus rubra	Red Oak	BAB	CONT	2 1/2' col
SRI	Syringa reticulata	Japanese Tree Lilac	BAB	CONT	2' col
AV	Aster virginicus	Eastern Aster	BAB	CONT	3' H
PP	Panicum purpureum	Green Hairgrass	BAB	CONT	3' H
FR	Fragaria virginiana	Wild Strawberry	BAB	CONT	3' H
PM	Pseudotsuga canadensis	Blue Spruce	BAB	CONT	3' H
TDL	Thuja occidentalis	American Arborvitae	BAB	CONT	3' H
AC	Asier canadense	Asier canadense	BAB	CONT	18"
CS	Cornus stolonifera	Hardy Dogwood	BAB	CONT	18"
HA	Hamamelis virginica	Smooth Hydrangea	BAB	CONT	18"
IV	Ilex verticillata	Virginia Sweetspire	BAB	CONT	18"
RIH	Rosa rugosa	Hardy Rose	BAB	CONT	18"
VC	Viburnum cerasifolium	Korean Spice Viburnum	BAB	CONT	18"
EMERSON TREES					
BA	Bassia microphylla	Little Bluestem	BAB	CONT	18"
ASD	Asier strigosus	See Green Aster	BAB	CONT	18"
UP	Ulmus americana	Boysenberry	BAB	CONT	18"
PAK	Parthenocissus vitacea	PAK	BAB	CONT	18"
PERENNIALS/GRASSES					
AO	Asier obovatum	Little Bluestem	BAB	CONT	18"
CO	Colocynthis x coultiana	New England Aster	BAB	CONT	18"
CM	Carex morrowii	Fedder's Sedum	BAB	CONT	18"
EP	Echinacea purpurea	Violet-flowered Coneflower	BAB	CONT	18"
LA	Liatris scariosa	Shobonka Iris	BAB	CONT	18"
LM	Liatris muscivora	Lily Turf	BAB	CONT	18"
PR	Persea virginiana	Sweet Grass	BAB	CONT	18"
RF	Rudbeckia hirta	Black-eyed Susan	BAB	CONT	18"
W	Veronica virginiana	Chickweed	BAB	CONT	18"

NO-LAWN ESCAPE SEED WITH SEASONAL RALES

**THE GORMAN COMPANY**  
AVALON MADISON VILLAGE

MADISON, WISCONSIN

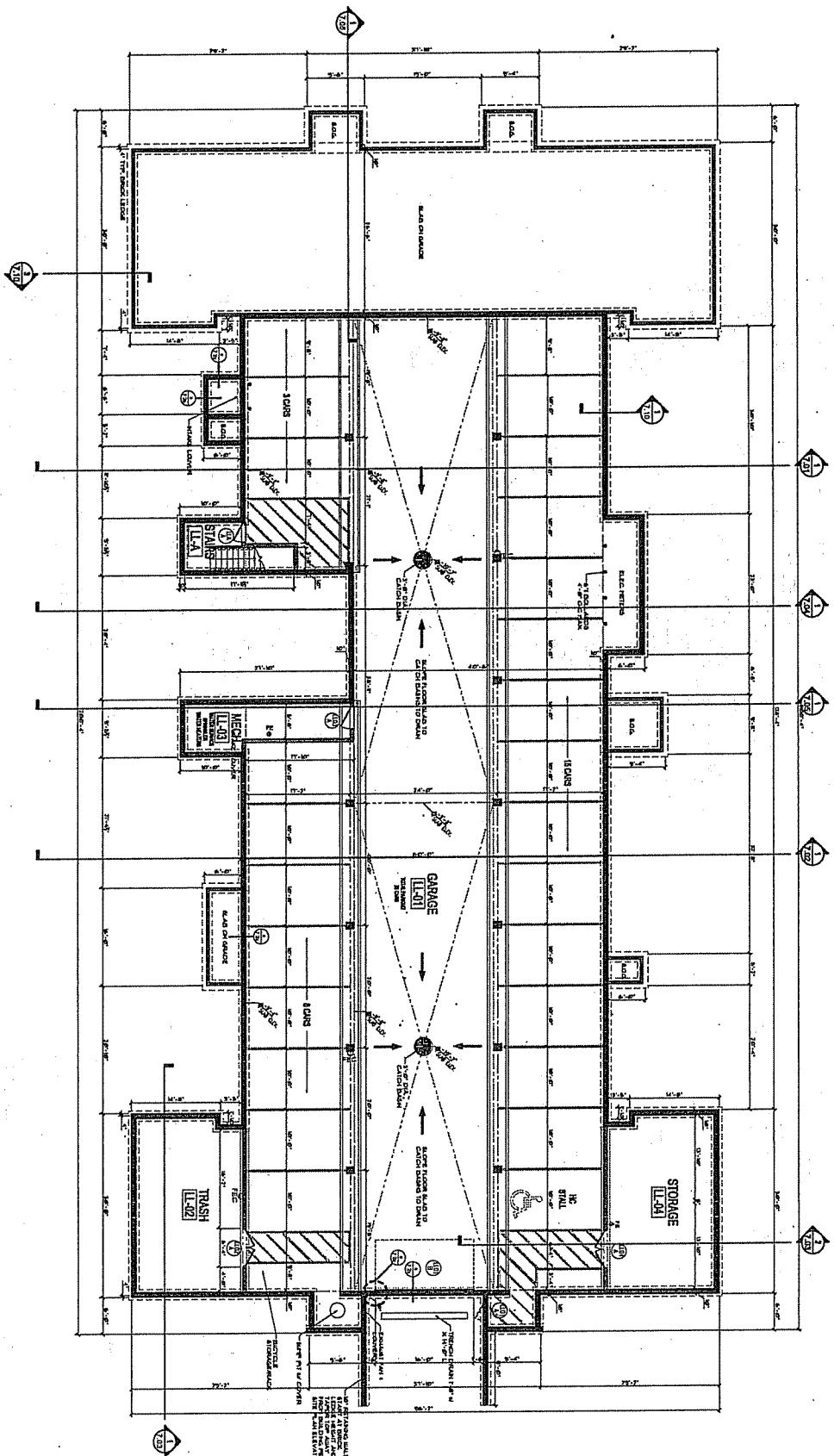
**SITE REDEVELOPMENT PROJECT**

**LANDSCAPE PLAN**

**RR**  
Reiter Corporation

1000 W. MONROE STREET, SUITE 200, MADISON, WI 53703  
TEL: 608-261-1111 FAX: 608-261-1112

DATE	DESCRIPTION
10/1/01	LANDSCAPE ARCHITECTURE
10/1/01	CONSTRUCTION ADMINISTRATION
10/1/01	LANDSCAPE ARCHITECTURE
10/1/01	CONSTRUCTION ADMINISTRATION
10/1/01	LANDSCAPE ARCHITECTURE
10/1/01	CONSTRUCTION ADMINISTRATION

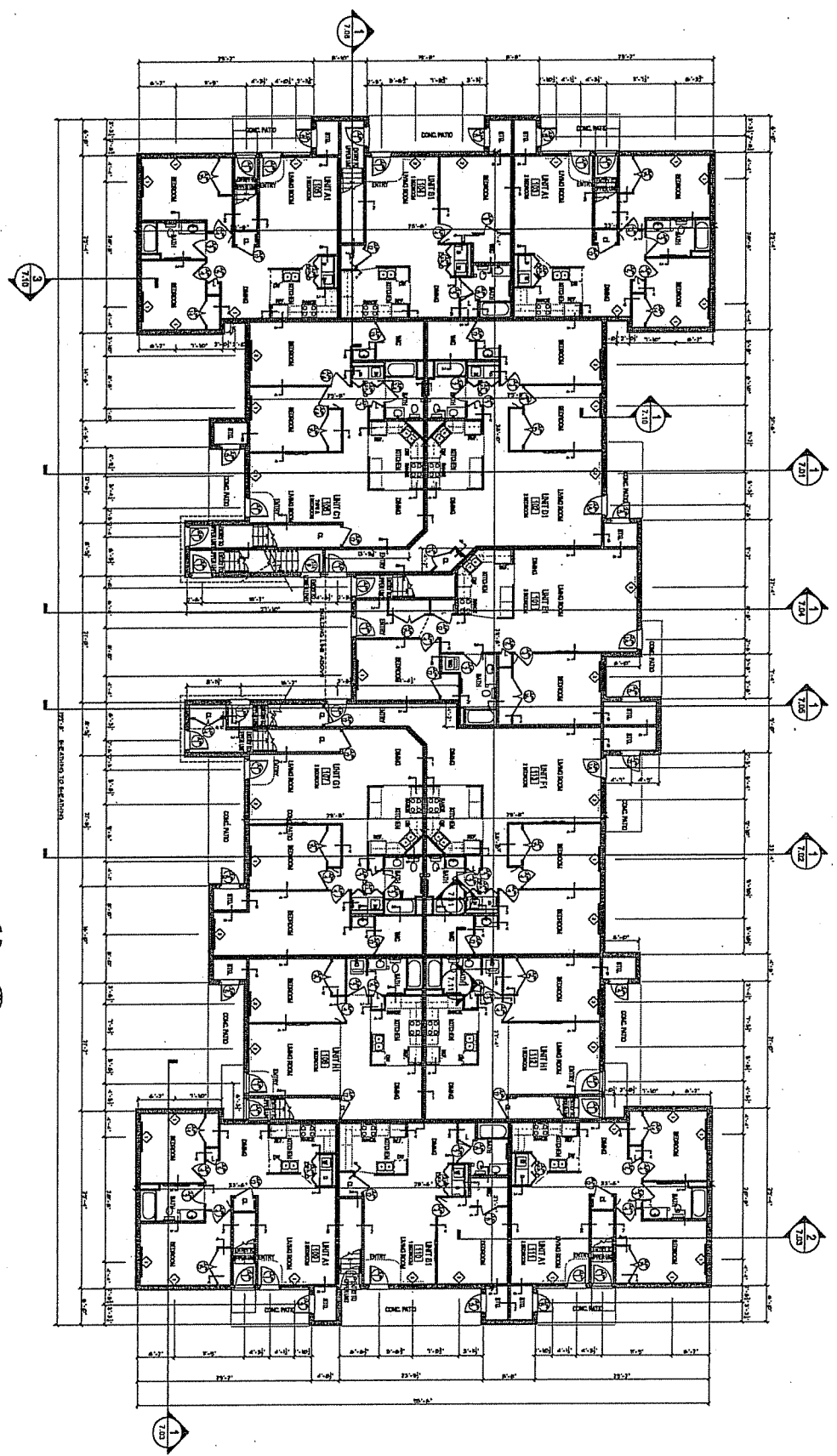


1 LOWER LEVEL GARAGE PLAN - 26 UNIT - BLDG 2&4



<b>4.10</b>	Project No. 2005.02 Sheet No.	Drawn: CEB/DA Checked: JHE Date: 11.15.13	<b>AVALON MADISON VILLAGE</b> <b>A GORMAN &amp; COMPANY NEIGHBORHOOD</b> 4629 VERONA ROAD MADISON, WI	 REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715										
Revisions:														
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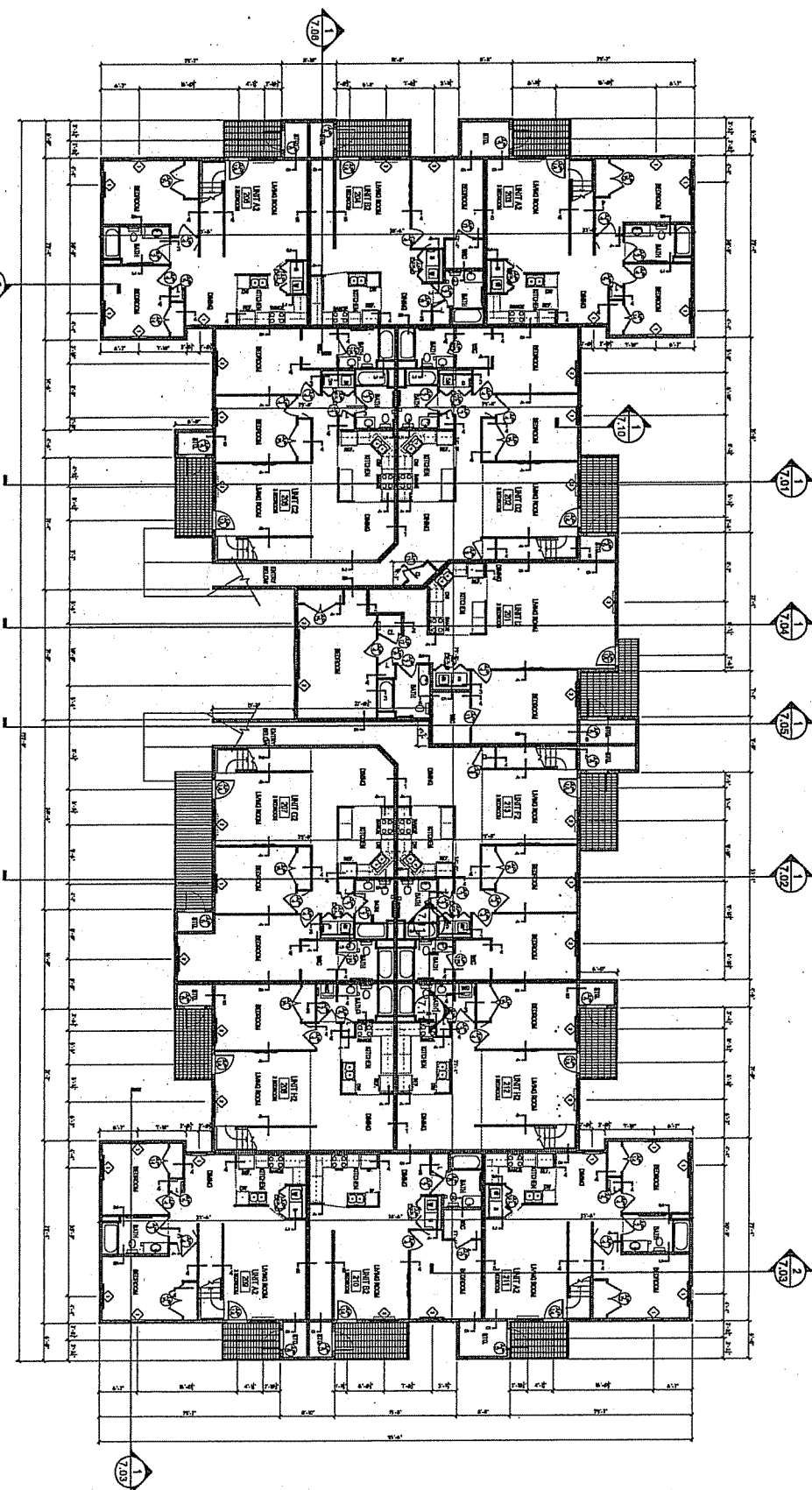




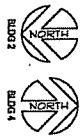
1 1ST FLOOR PLAN - 26 UNIT - BLDG 284  
 4.11 1/8" = 1'-0"



<b>4.11</b> Sheet No.	Project No. 2005.02	Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											Drawn: CSD/ALD Checked: JEB Date: 04.18.04	<p><b>AVALON MADISON VILLAGE</b>          A GORMAN &amp; COMPANY NEIGHBORHOOD          4629 VERONA ROAD          MADISON, WI</p>	<p><b>GORMAN &amp; COMPANY INC.</b>          REAL ESTATE DEVELOPMENT AND MANAGEMENT          1244 S. PARK ST. MADISON, WI 53715</p>



1 2ND FLOOR PLAN - 28 UNIT - BLDG 2&4  
 4.12 1/8" = 1'-0"



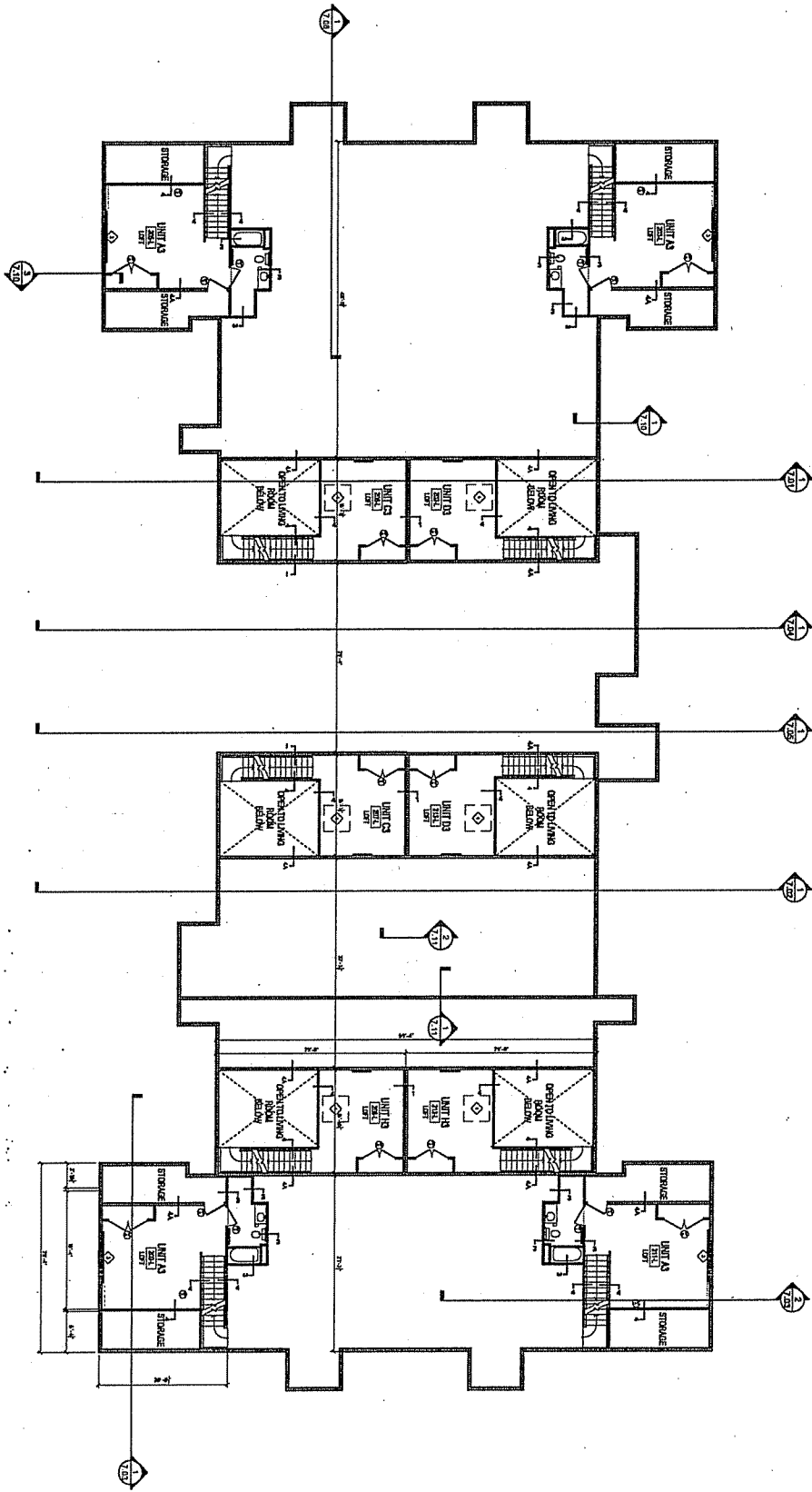
NO.	REVISIONS

Drawn: GERMIA  
 Checked: JEB  
 Date: 04.15.03

Project No. 2005.02  
 Sheet No. 4.12

**AVALON MADISON VILLAGE**  
**A GORMAN & COMPANY NEIGHBORHOOD**  
 4629 VERONA ROAD  
 MADISON, WI

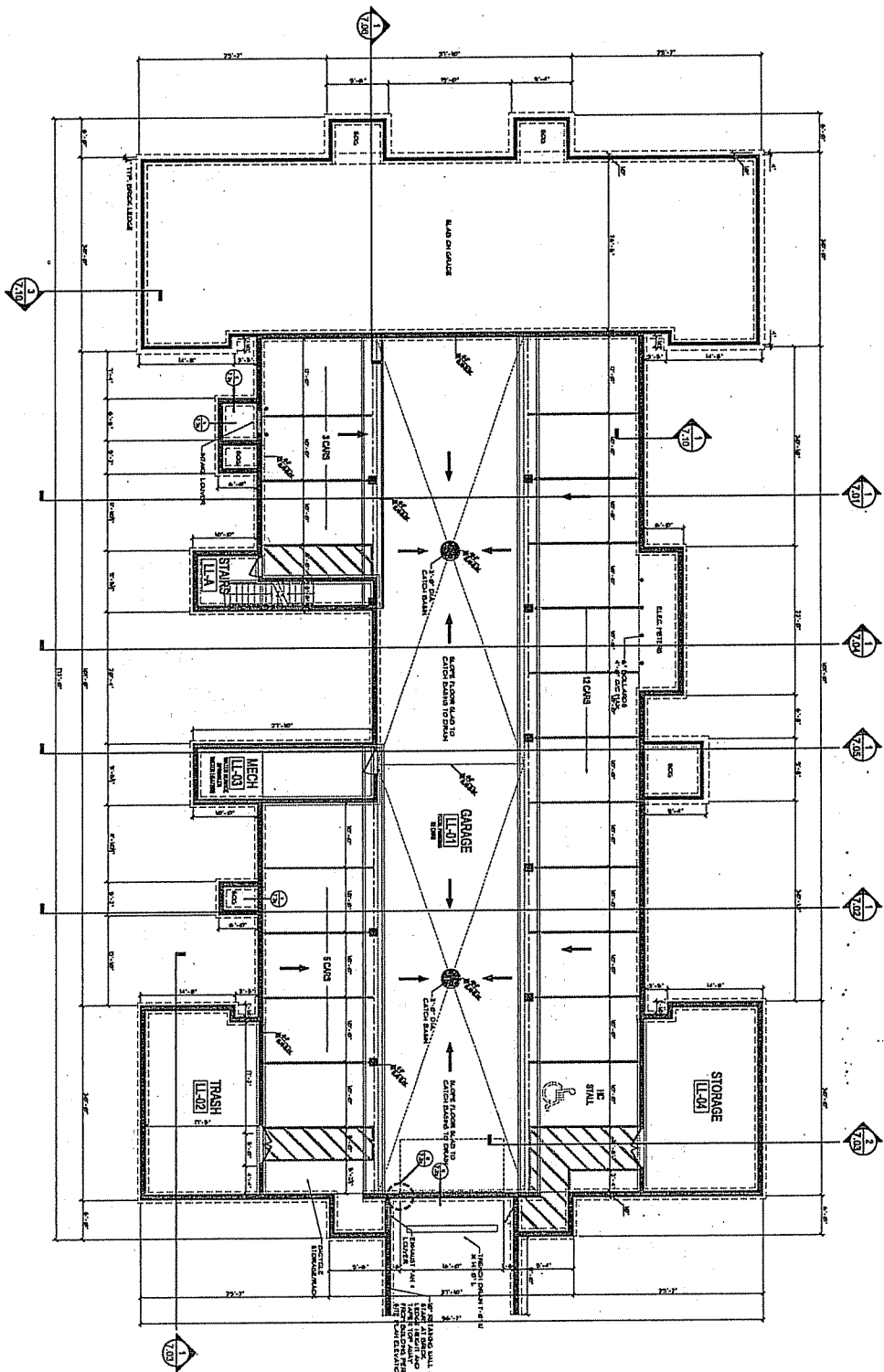
**GORMAN & COMPANY INC.**  
 REAL ESTATE DEVELOPMENT AND MANAGEMENT  
 1244 S. PARK ST. MADISON, WI 53715



1 LOFT LEVEL PLAN - 28 UNIT - BLDG 284  
 1/8" = 1'-0"



<b>4.13</b>	Project No. 2005.02 Sheet No.	Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>												<b>AVALON MADISON VILLAGE</b> <b>A GORMAN &amp; COMPANY NEIGHBORHOOD</b> 4629 VERONA ROAD MADISON, WI	<b>GORMAN &amp; COMPANY, INC.</b> REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715

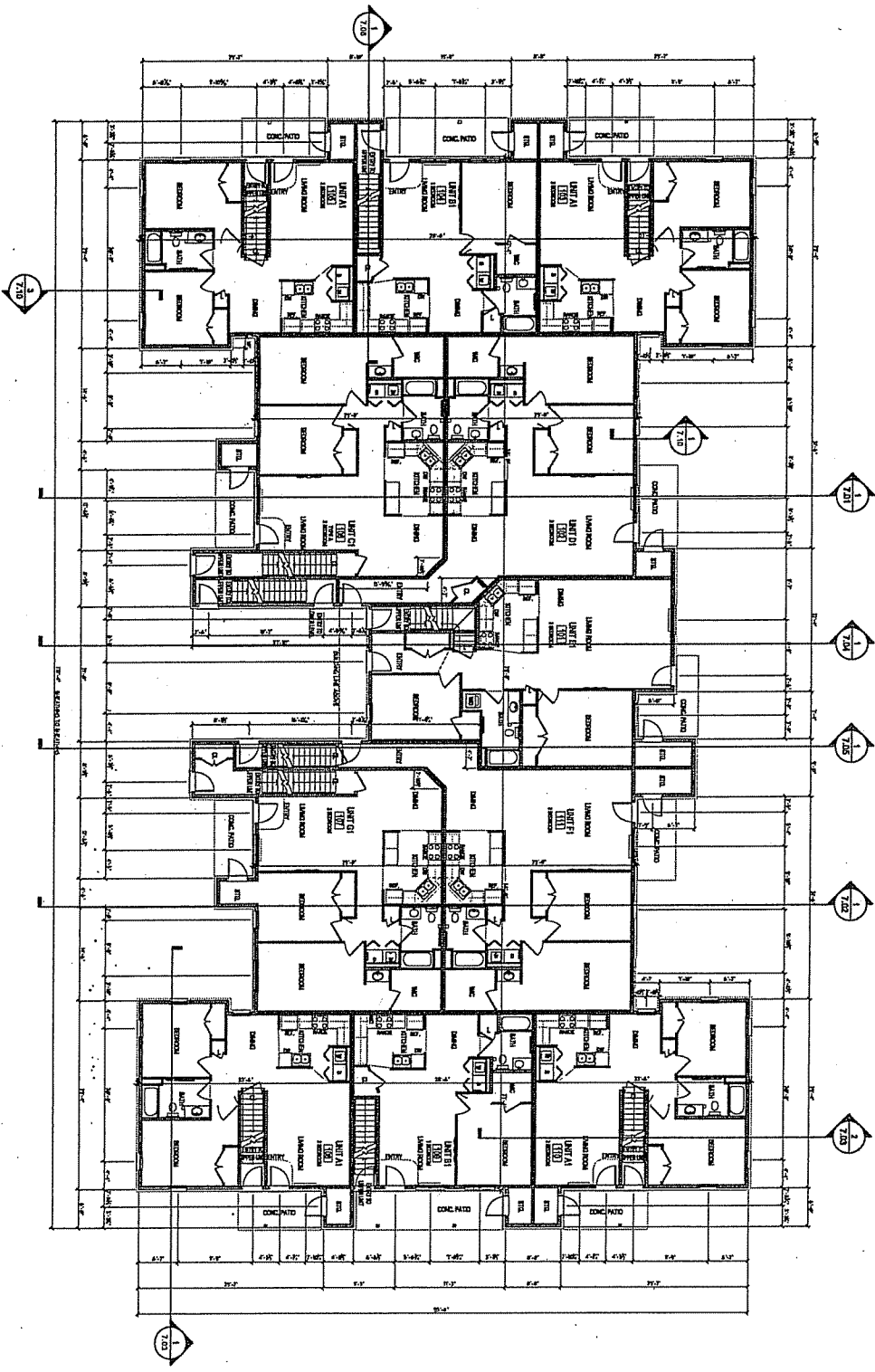


1 LOWER LEVEL PLAN - 22 UNIT - BLDG 1  
 1/8" = 1'-0"

Project No.	2005.02
Sheet No.	4.20
Drawn:	CSB/LC
Checked:	JEB
Date:	04.15.03
Revisions:	

**AVALON MADISON VILLAGE**  
 A GORMAN & COMPANY NEIGHBORHOOD  
 4629 VERONA ROAD  
 MADISON, WI

**GORMAN & COMPANY, INC.**  
 REAL ESTATE DEVELOPMENT AND MANAGEMENT  
 1244 S. PARK ST. MADISON, WI 53715



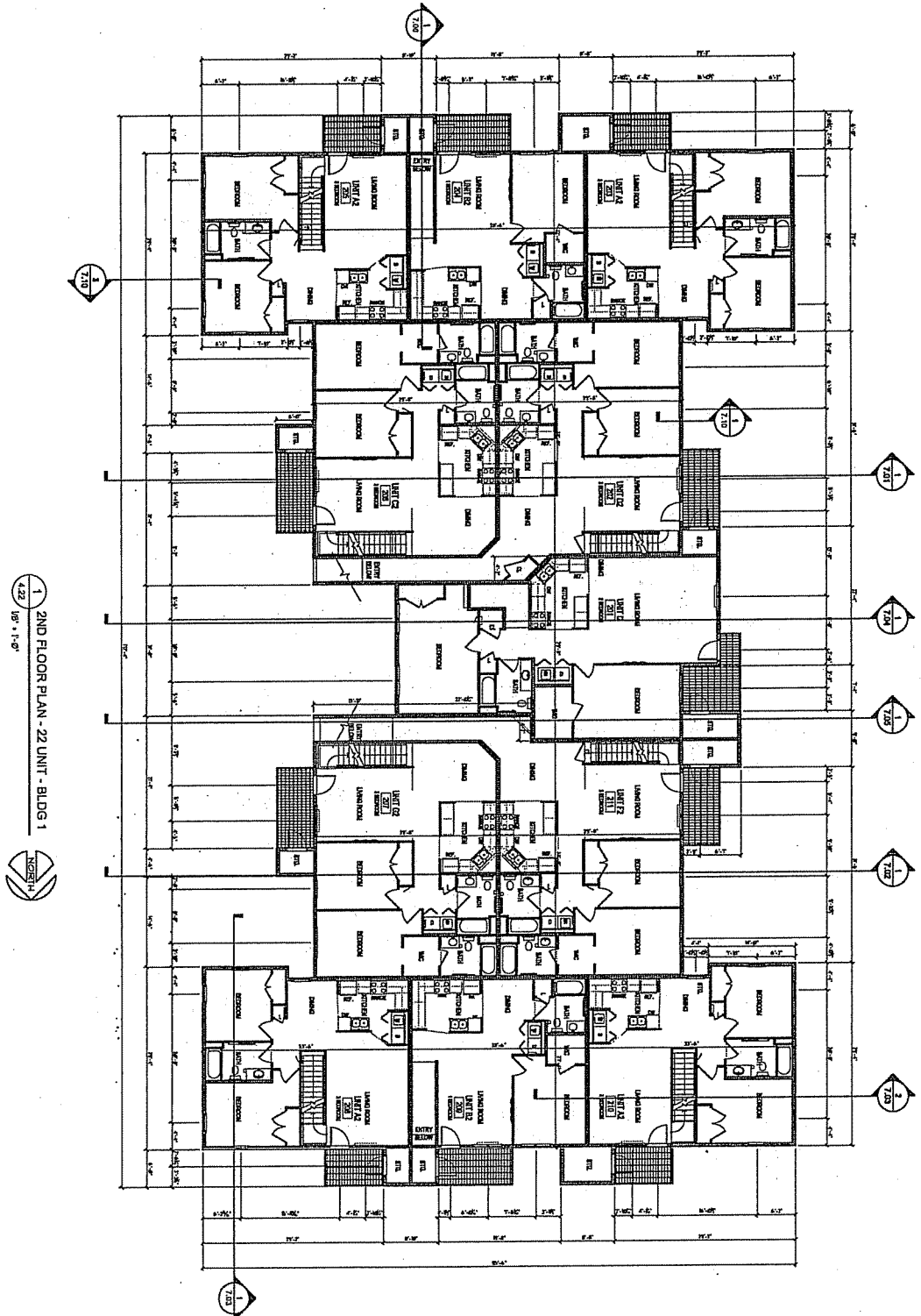
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1ST FLOOR PLAN - 22 UNIT - BLDG 1

Project No.	2005.02
Sheet No.	4.21
Drawn: CBR/DA	
Checked: JEB	
Date: 04.15.03	
REVISIONS:	

**AVALON MADISON VILLAGE**  
**A GORMAN & COMPANY NEIGHBORHOOD**  
 4629 VERONA ROAD  
 MADISON, WI

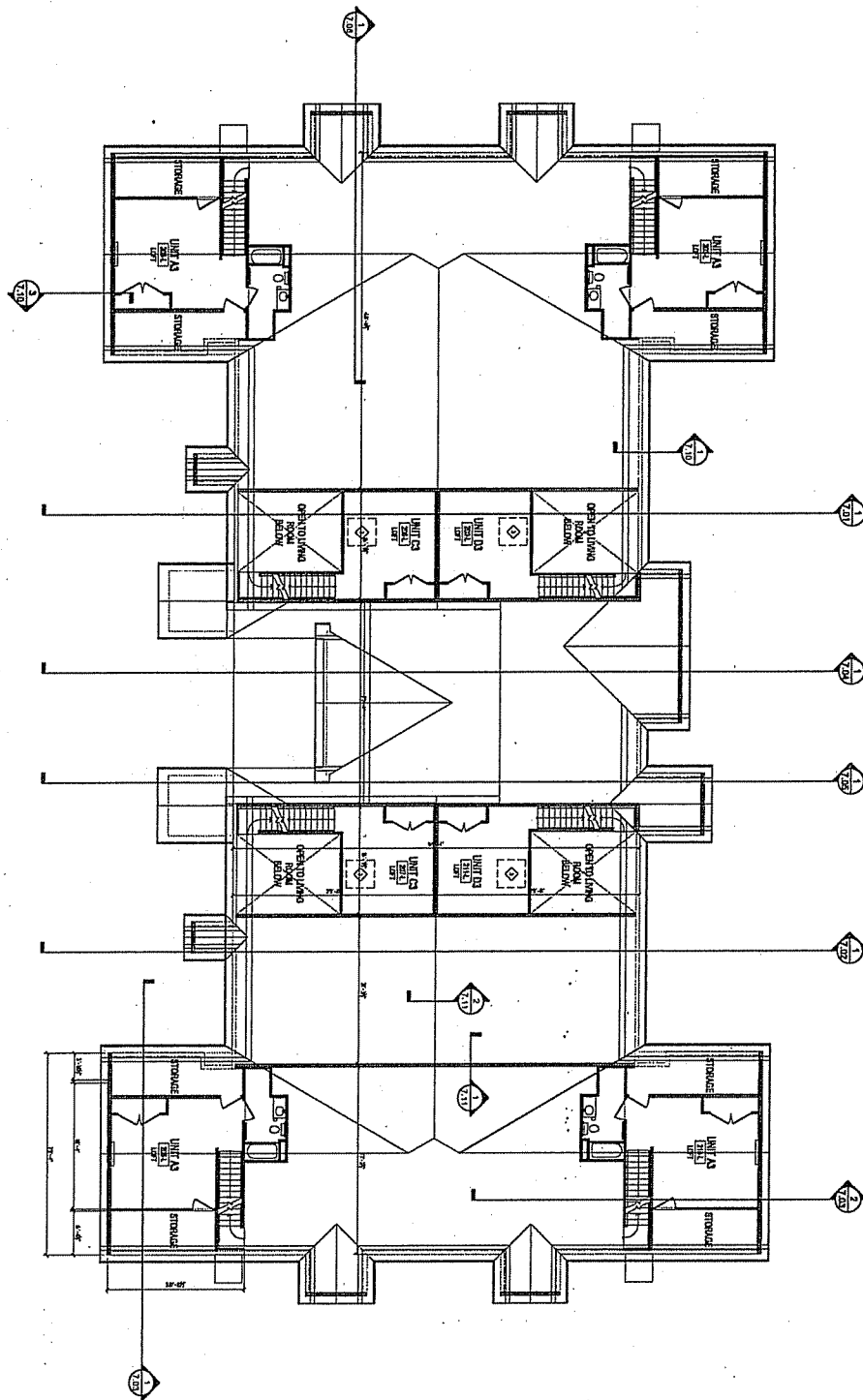
**GORMAN & COMPANY, INC.**  
 REAL ESTATE DEVELOPMENT AND MANAGEMENT  
 1244 S. PARK ST. MADISON, WI 53715





1 2ND FLOOR PLAN - 22 UNIT - BLDG 1  
 4.22 1/8" = 1'-0"

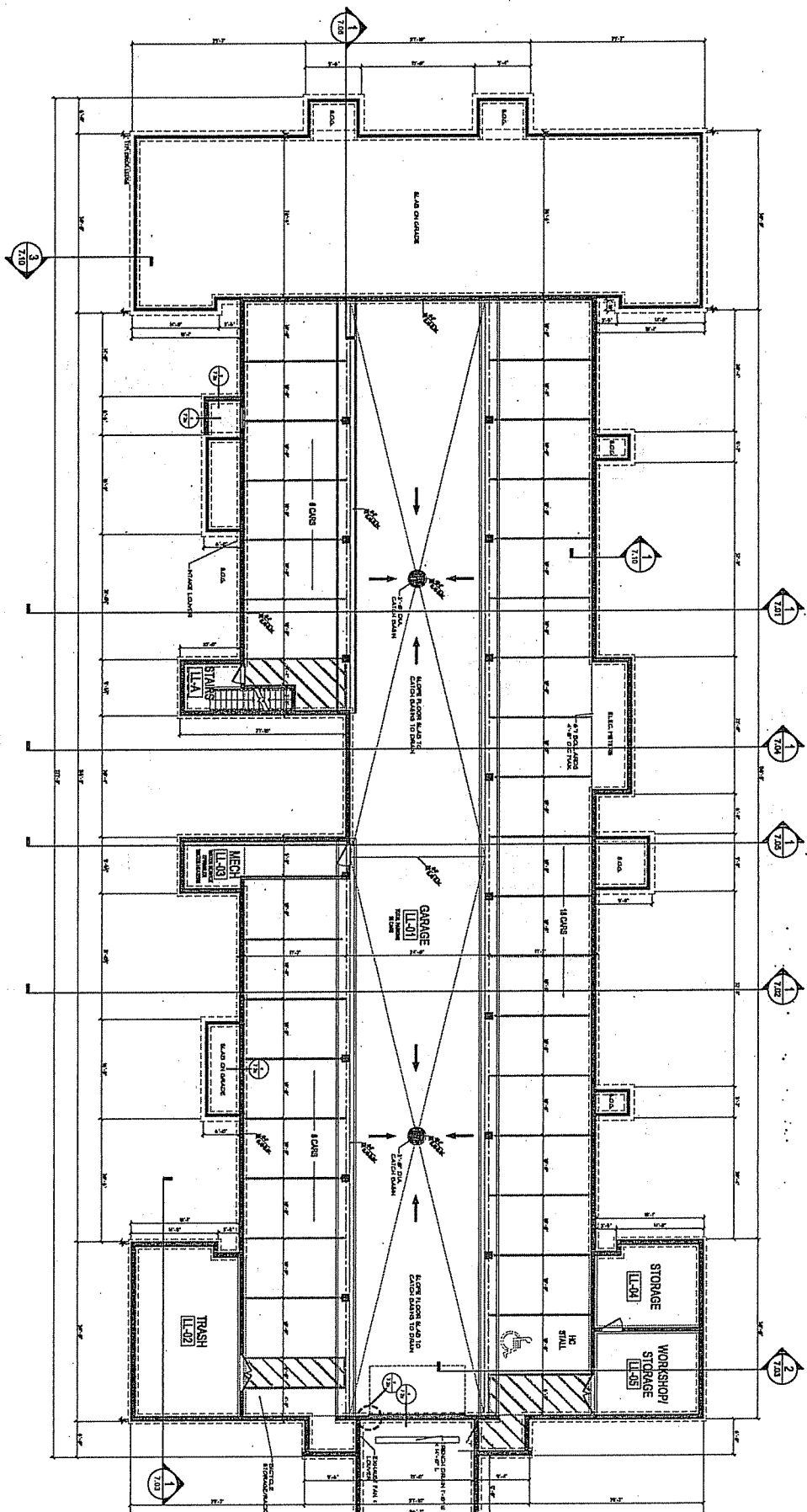
<b>4.22</b>	Project No. 2005.02 Sheet No.	Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>															<b>AVALON MADISON VILLAGE</b> <b>A GORMAN &amp; COMPANY NEIGHBORHOOD</b> 4629 VERONA ROAD MADISON, WI	 REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715



1 LOFT FLOOR PLAN - 22 UNITS - BLDG 1  
 4.23 05.11.02

<b>4.23</b>	Sheet No. 4.23 Project No. 2005.02	Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											Drawn: GBD/LIC Checked: JEB Date: 04.15.03	<b>AVALON MADISON VILLAGE</b> <b>A GORMAN &amp; COMPANY NEIGHBORHOOD</b> 4629 VERONA ROAD MADISON, WI	<b>GORMAN &amp; COMPANY INC.</b> REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715

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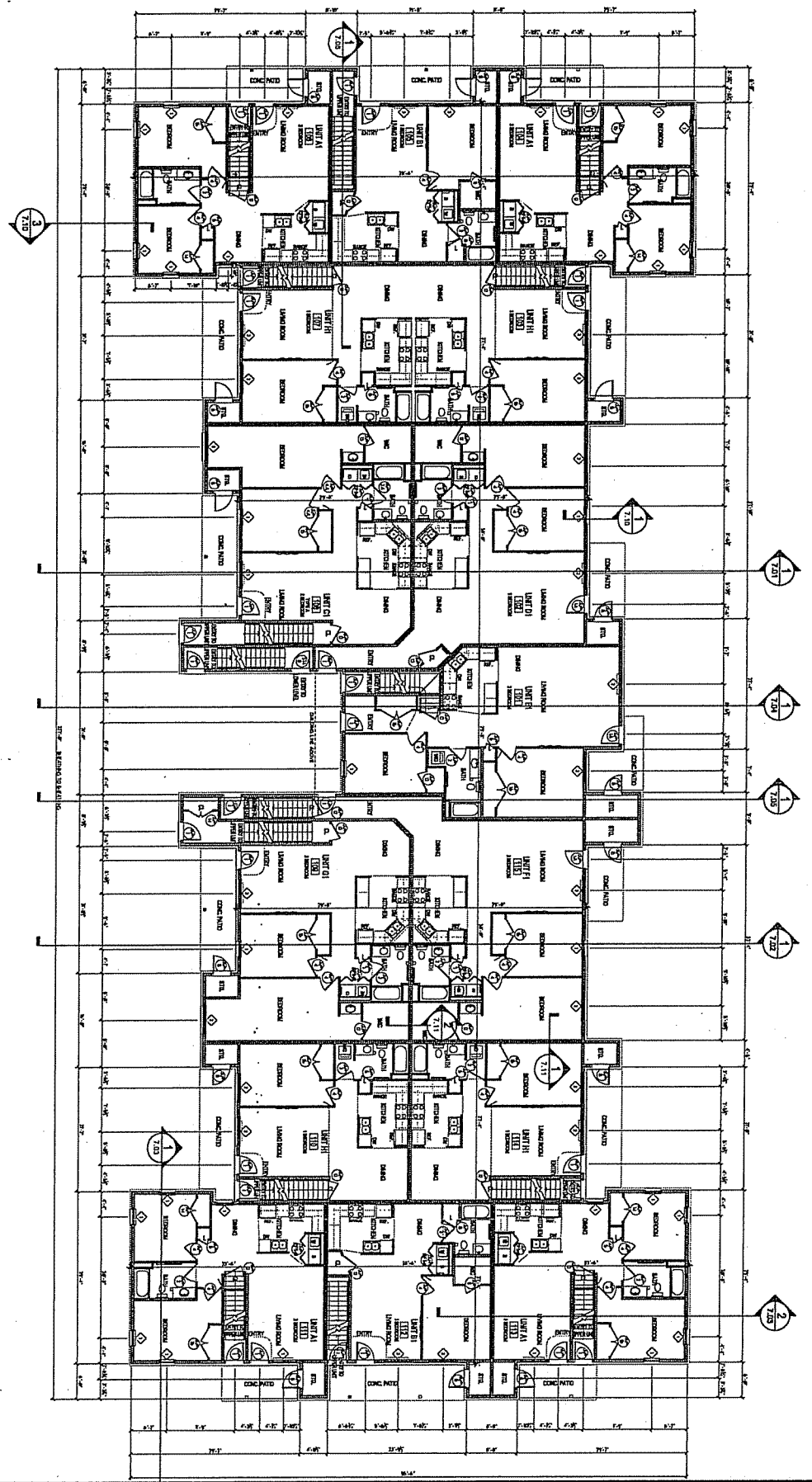


1 LOWER LEVEL PLAN - 30 UNIT - BLDG. 3



<b>4.30</b>	Project No. 2005.02 Sheet No. 	Drawn: GSC/LLD Checked: JEB Date: 04.15.03	<b>AVALON MADISON VILLAGE</b> <b>A GORMAN &amp; COMPANY NEIGHBORHOOD</b> 4629 VERONA ROAD MADISON, WI	 REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715
Revisions:				

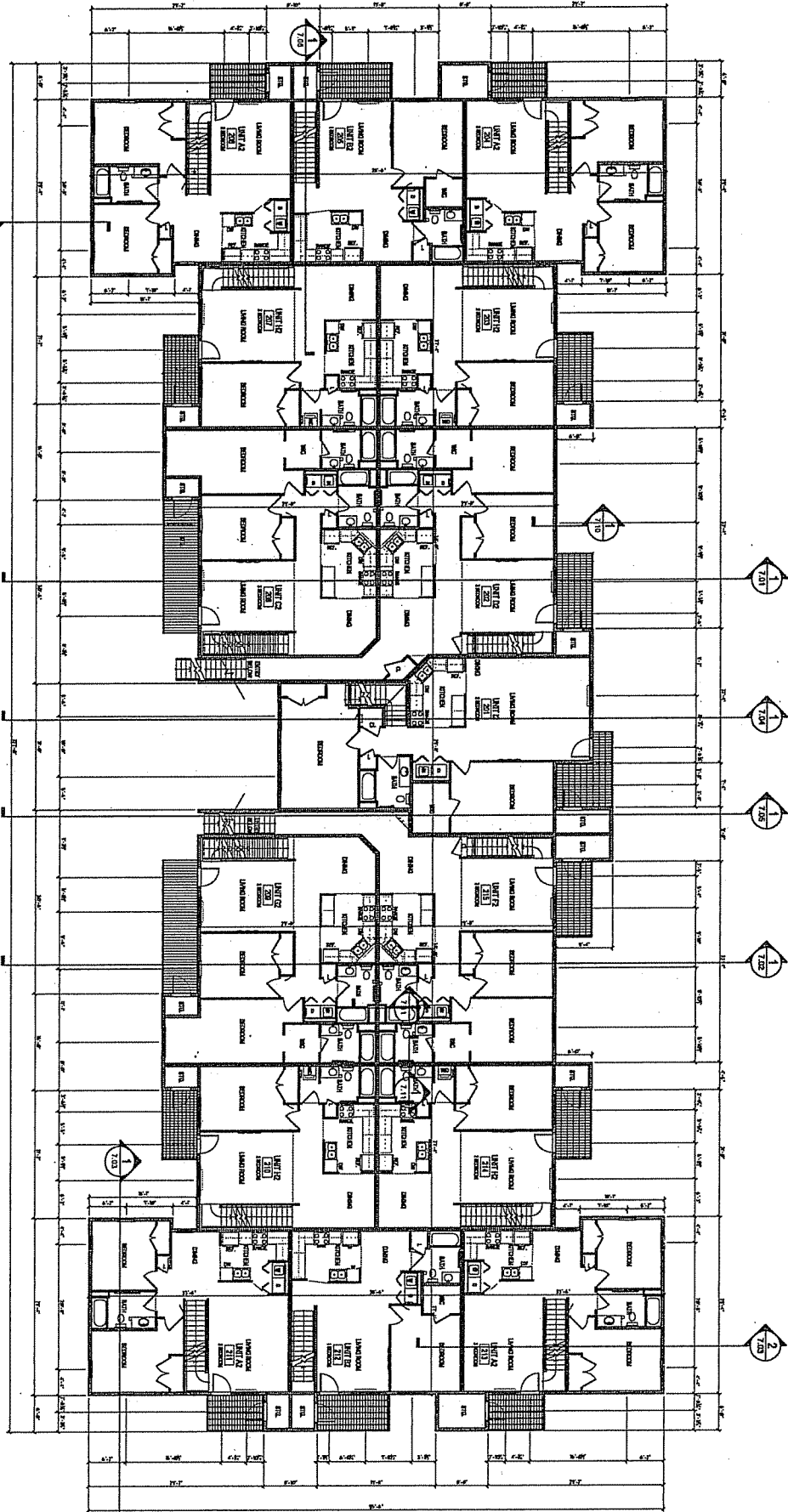
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1 1ST FLOOR PLAN-30 UNIT-BLDG 3

<b>4.31</b>	Project No. 2005.02 Street No.	Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<b>AVALON MADISON VILLAGE</b> <b>A GORMAN &amp; COMPANY NEIGHBORHOOD</b> 4629 VERONA ROAD MADISON, WI	<b>GORMAN &amp; COMPANY INC.</b> REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715

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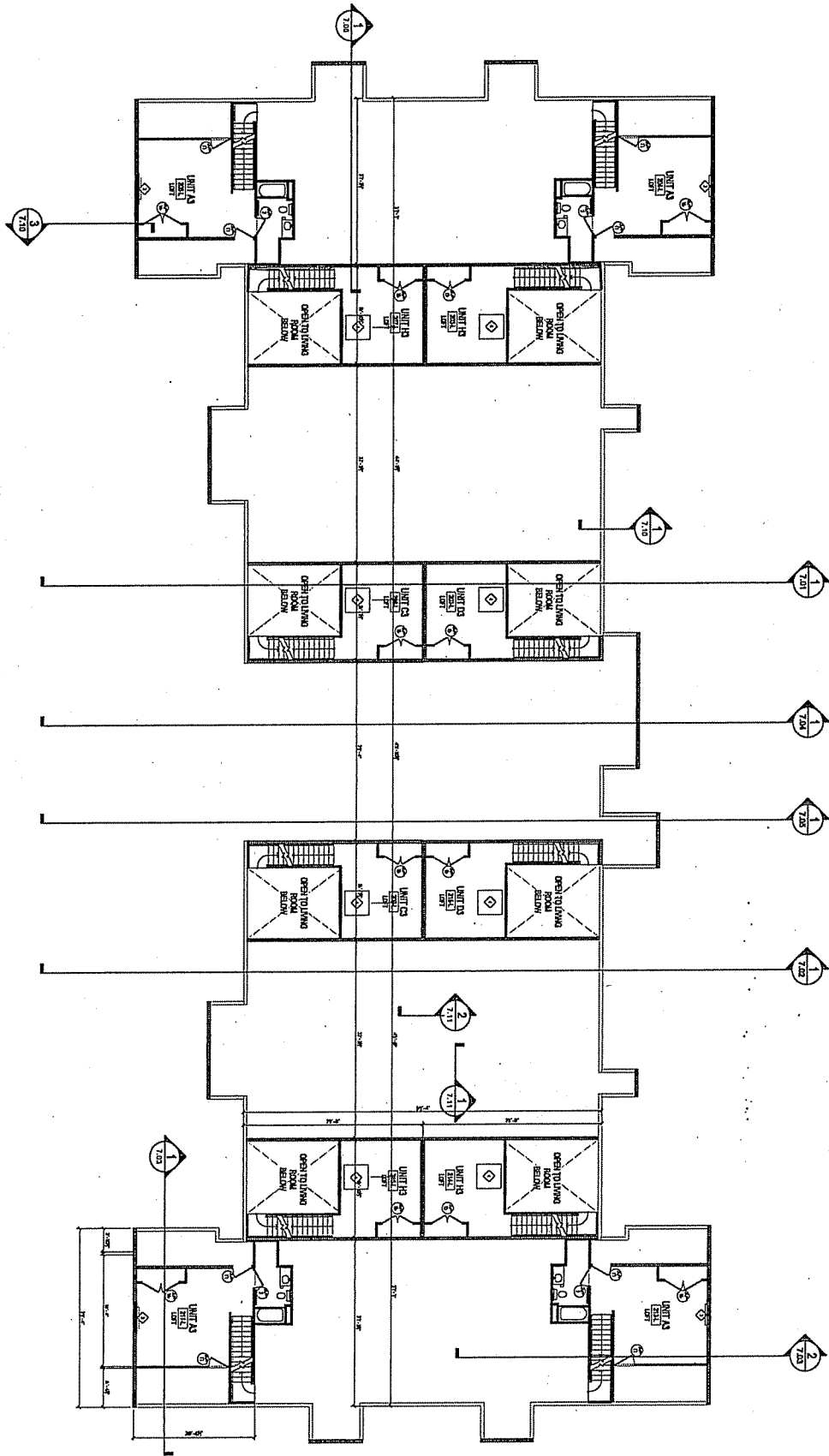


1 2ND FLOOR PLAN - 30 UNIT - BLDG 3



<b>4.32</b>	Project No. 2005.02 Street No.	Drawn: CEBALD Checked: JEB Date: 04.15.03	<b>AVALON MADISON VILLAGE</b> <b>A GORMAN &amp; COMPANY NEIGHBORHOOD</b> 4629 VERONA ROAD MADISON, WI	 REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715
Revisions:				

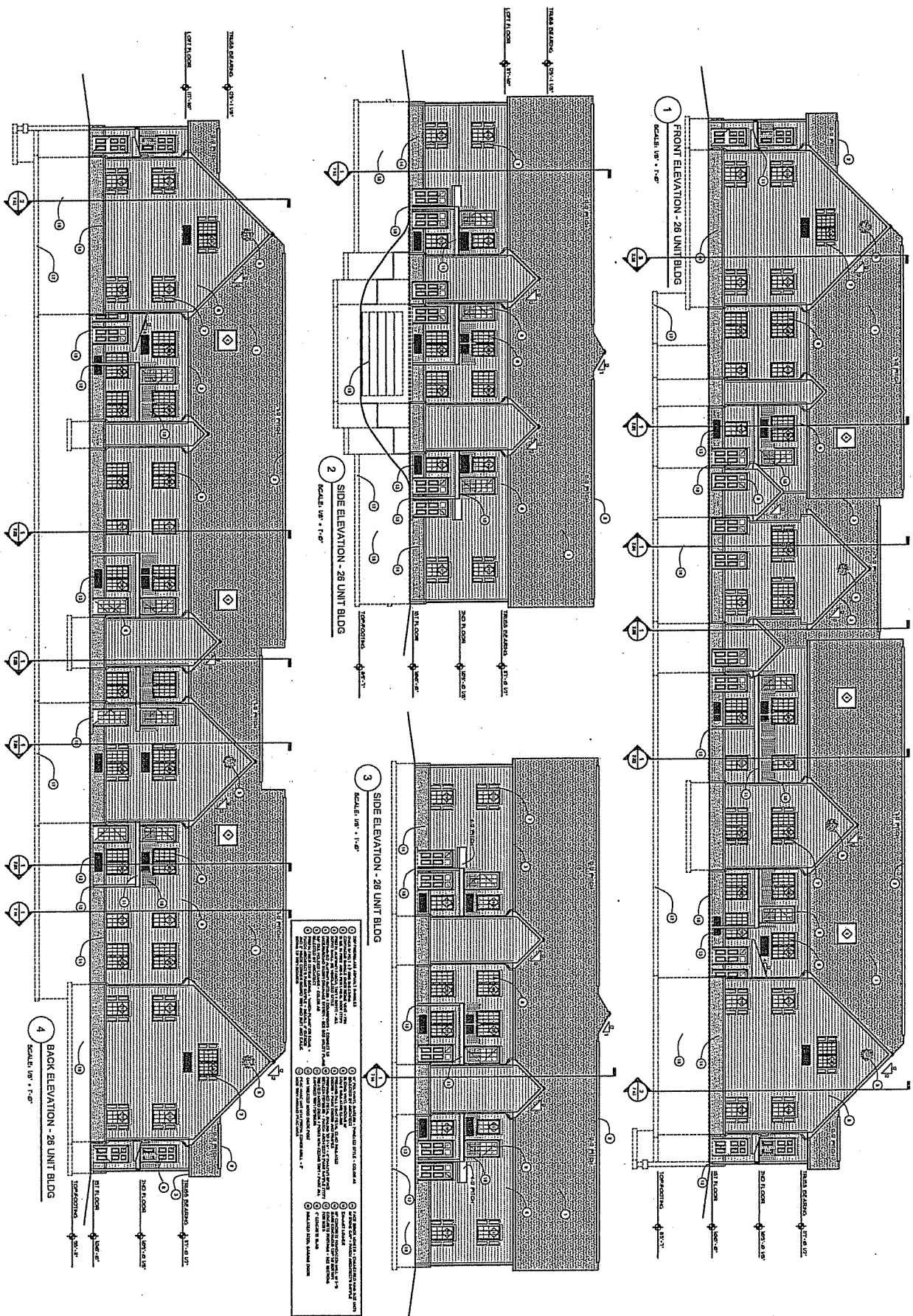




1-1 1ST FLOOR PLAN - 30 UNIT - BLDG 3

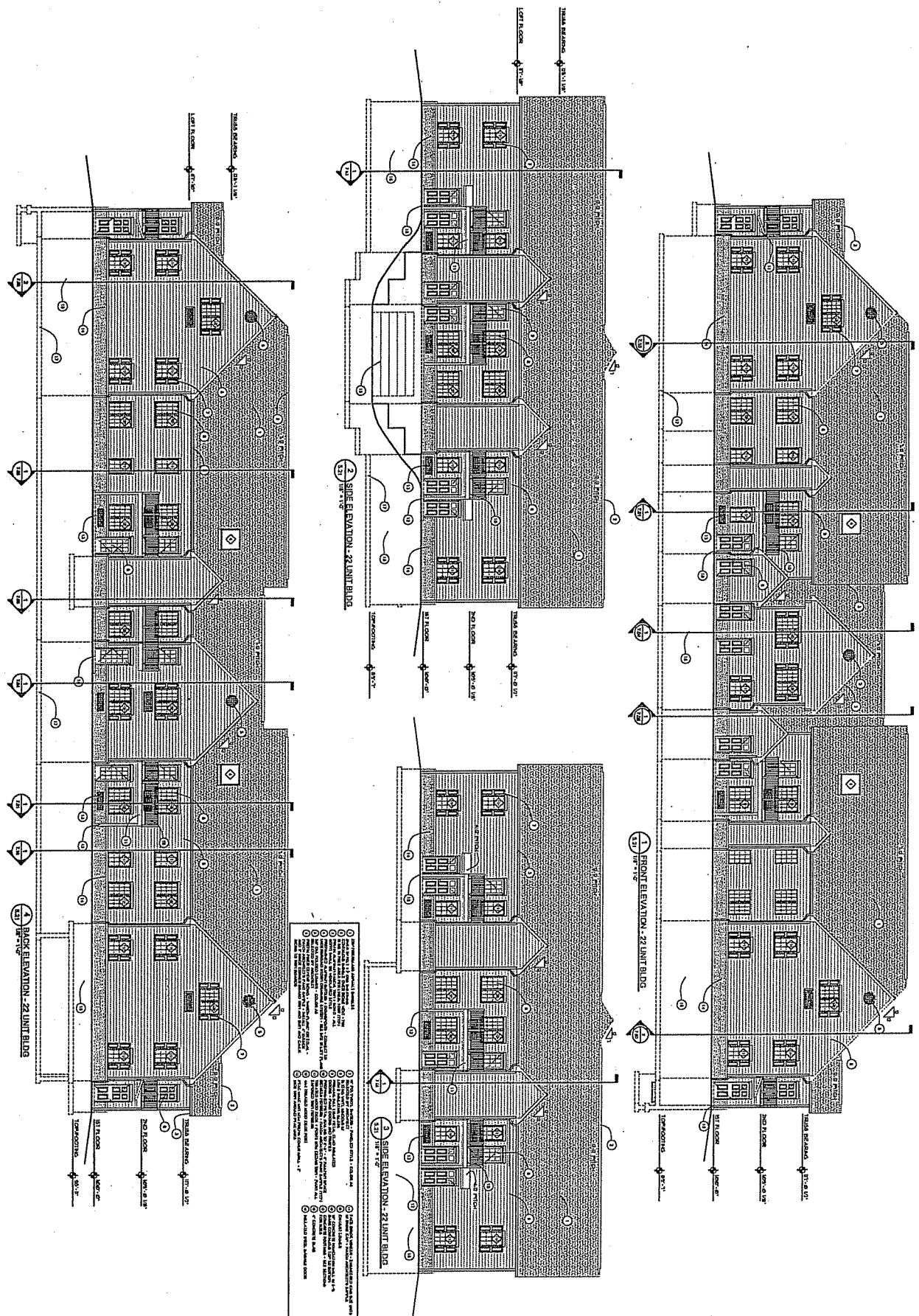
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<b>4.33</b>	Project No. 2005.02 Sheet No.	Drawn: <i>caszld</i> Checked: <i>zsj</i> Date: 04.15.03	<b>AVALON MADISON VILLAGE</b> <b>A GORMAN &amp; COMPANY NEIGHBORHOOD</b> 4629 VERONA ROAD MADISON, WI	 REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715										
Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>														



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<p><b>5.11</b></p>	<p>Project No. 2005.02</p>	<p>Sheet No.</p>	<p>Revisions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>Drawn: <b>CAROL</b> Checked: <b>JES</b> Date: <b>04.15.03</b></p>	<p><b>AVALON MADISON VILLAGE</b> A GORMAN &amp; COMPANY NEIGHBORHOOD 4629 VERONA ROAD MADISON, WI</p>	<p><b>GORMAN &amp; COMPANY INC.</b> REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715</p>

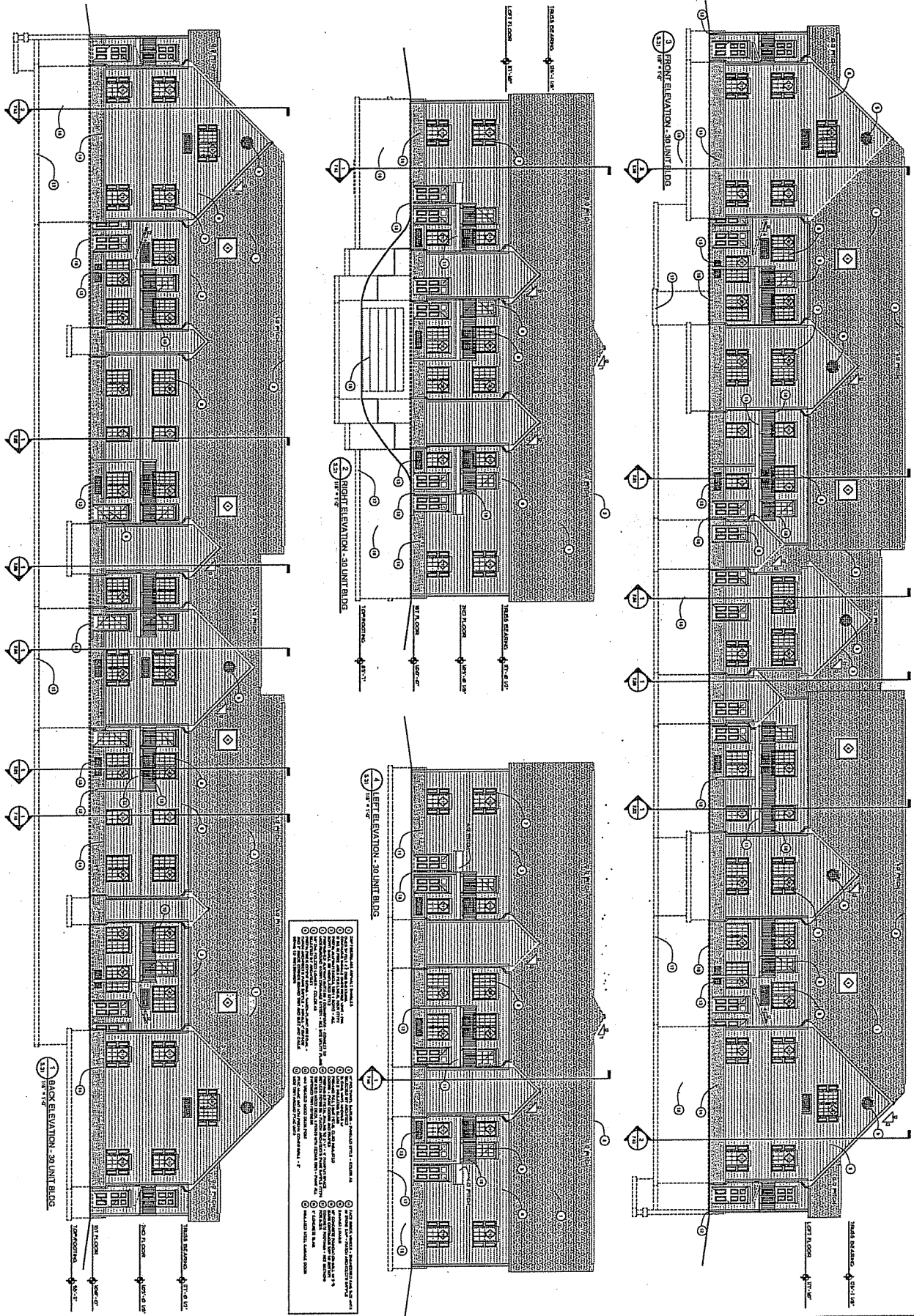


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Project No.	2005.02
Sheet No.	5.24
Drawn: CEB/ALD	
Checked: JEB	
Date: 08.15.03	
Revisions:	

**AVALON MADISON VILLAGE**  
**A GORMAN & COMPANY NEIGHBORHOOD**  
 4629 VERONA ROAD  
 MADISON, WI

**GORMAN & COMPANY INC.**  
 REAL ESTATE DEVELOPMENT AND MANAGEMENT  
 1244 S. PARK ST. MADISON, WI 53715



Project No. 2005.02  
 Sheet No. 5.31  
 Revisions:  
 Drawn: CSD/LA  
 Checked: JES  
 Date: 04.15.03

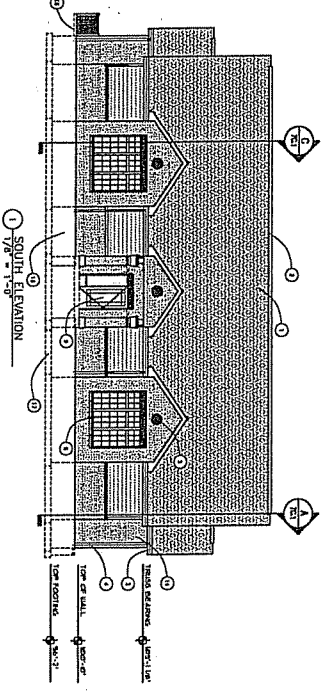
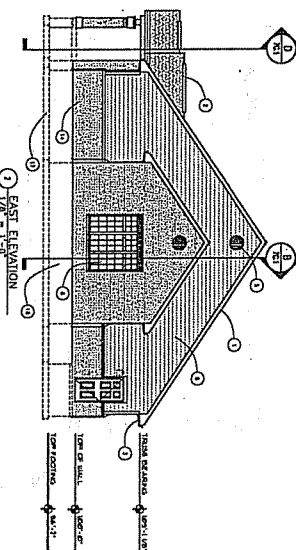
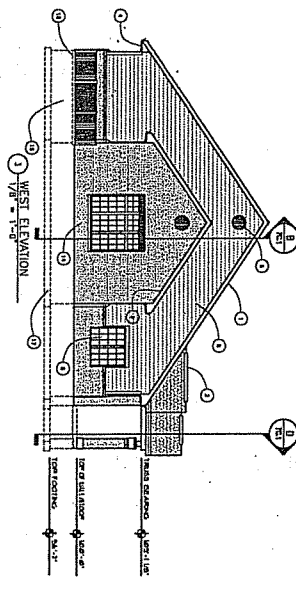
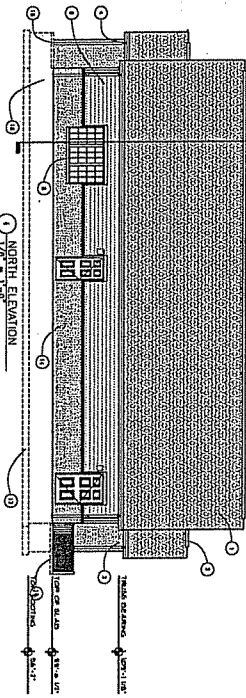
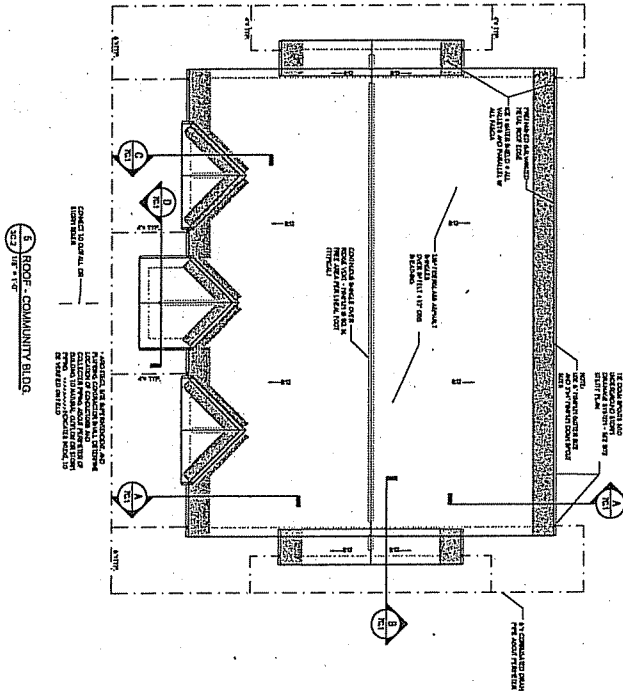
**AVALON MADISON VILLAGE**  
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 4629 VERONA ROAD  
 MADISON, WI


**GORMAN & COMPANY INC.**  
 REAL ESTATE DEVELOPMENT AND MANAGEMENT  
 1244 S. PARK ST. MADISON, WI 53715





- 1. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 2. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 3. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 4. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 5. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 6. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 7. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 8. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 9. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 10. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 11. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 12. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 13. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 14. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 15. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 16. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 17. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 18. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 19. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 20. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 21. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 22. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 23. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 24. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 25. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 26. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 27. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 28. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 29. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 30. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 31. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 32. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 33. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 34. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 35. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 36. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 37. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
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- 39. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 40. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 41. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
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- 49. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.
- 50. EXTERIOR WALLS - 12" CMU WITH 1/2" GYPSUM BOARD ON INSIDE FACE.



<b>6C.1</b> <small>10/10/05 11:30 AM</small>	Project No. <b>2005.02C</b> Sheet No.	Drawn: <b>CSE/LIA</b> Checked: <b>JHE/L</b> Date: <b>10.01.05</b>	<b>COMMUNITY CENTER</b> <b>AVALON MADISON VILLAGE</b> T.B.D. MADISON, WI	 REAL ESTATE DEVELOPMENT AND MANAGEMENT 1244 S. PARK ST. MADISON, WI 53715
Revisions:				