

March 26, 2009

Rebecca Cnare, Urban Design Planner
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

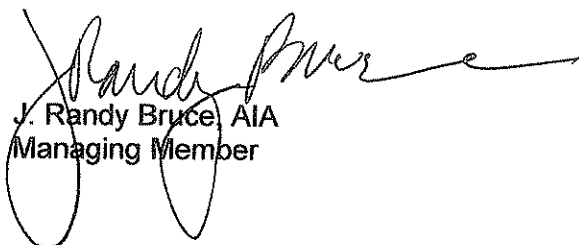
Re: Redevelopment
604-630 E. Johnson Street
309-323 N. Blair Street
609-625 E. Gorham Street

Dear Members of the Landmarks Commission,

Attached please find our proposed redevelopment plan located on the west end of the 600 block of East Johnson/Gorham Streets at the North Blair Street intersection. The site is approximately two acres in size and contains a total of 19 structures plus a garage building. It was formerly under the control of a single developer and the deferred maintenance of the structures is extensive. This project proposes the renovation of the historic homes and yards on the north side of the site while redeveloping the south side of the property for an 85-unit townhome and apartment development.

Thank you for your review and consideration of this matter.

Yours Very Truly,



J. Randy Bruce, AIA
Managing Member

#1820
Site + zoning
PDF'd -

Charles Quagliana
Architect, AIA, NCARB
5018 Holiday Drive
Madison, WI 53711

March 9, 2009

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

Re: Evaluation of properties at 309 and 311 North Blair Street and
604, 606, 610, 612, 614, 618, 620, 626 and 630 E. Johnson Street
Madison, WI

Dear Randy,

The following is my report on these properties.

Purpose

The purpose of the research and observations was to investigate the properties and to provide an opinion on architectural significance and integrity relative to Madison General Ordinance 28.04(22) the standard for demolition or removal of buildings.

Present Use

All of the subject properties are currently multiple tenant student housing.

Background

On-site observations were conducted on March 3 and 4, 2009 by Preservation Architect Charles Quagliana and Structural Engineer Kurt Straus. We were guided by the landlord's representative and gained access to each property and most of the interior rooms. Elements open to view were observed, photographs taken, field notes were recorded.

The location of these buildings is on the western edge of the Tenney-Lapham Neighborhood, part of the original plat of Madison of 1836. Many of these structures are over 100 years old and represent some of the oldest housing stock in the neighborhood. The dates of original construction range from 1869, 1874 and 1899 to 1900, 1921 and 1927. Two structures (311 N. Blair and a garage behind 614 E. Johnson) were built in 1987. The structure at 330 E. Johnson has a rear addition from 1987.

The older properties embody the general vernacular vocabulary of worker housing from the late 1800s and early 1900s. Modest in design, detail and finishes, these relatively small scale homes have been converted to multiple tenant student housing. The majority of key interior and exterior identifying features of these homes have been lost to multiple remodeling campaigns. The newer structures are non-descript low cost buildings serving rental market purposes.

General Observations

Exterior

The exteriors of the older structures retain their primary form but have lost significant portions of the defining elements, details and finishes. Barge boards, decorative shingle patterns, brackets, wood banding, wood trim and surrounds are lost. What does remain is hidden under the applied plywood, vinyl or aluminum siding.

Each of the older structures exhibits significant deferred maintenance issues and serious deficiencies contributing to building deterioration. These include roofs at the end of their useful life, opening in soffits and eaves allowing weather penetration, deteriorated soffits and lack of gutters and downspouts contributing to basement water and foundation settlement issues.

All of the front porches on these older structures have been altered, some to create interior rentable space. Most porches exhibit settlement issues with noticeable deflections, tilting and/or sagging.

Many of the properties have original wood multi-pane windows with storms. These windows lack any weather stripping and are very leaky to air infiltration. Several buildings have had all of the windows replaced with low cost insulating units that are not sympathetic to the original designs.

Every brick chimney on the older buildings are in need of repair or replacement. Many do not meet current codes for height or clearances.

The 1987 structures feature exterior insulation system with synthetic stucco, double pane wood/clad windows, metal entry doors and fiberglass shingle roof.

Overall the exteriors of these older buildings are in fair condition. They require remedial, repair and maintenance work soon to maintain a weather tight exterior enclosure especially related to the roof and the foundation walls.

Interior

The majority of interior spaces of the older structures have been significantly remodeled and modified to accommodate student housing. The floor plans of all first, second and third floors have been modified to accommodate additional bedrooms, kitchens, closets and bathrooms. The majority of this has been additive, some subtractive.

All of the kitchens have some contemporary low budget cabinets, laminate counter tops, vinyl floors and acoustic tile ceilings. The bathrooms of these units are typically in poor to fair condition with leaks present and the need for constant caulking and minor repairs very evident. Water leakage is anticipated to be causing deterioration of adjacent wood framing in every bathroom observed.

It appears that much of any custom detail, built-ins, pocket doors and decorative work have been removed. Many have maple or oak wood floors with some fragments of decorative base and trim remaining. Interior doors are typically four or five panel typical of the period of original construction. Other significant fragments that remain in many buildings are bathroom sinks, tubs and fixtures.

Three buildings, those at 610, 612 and 630 E. Johnson Street, retain enough original or transitional woodwork, surrounds, doors and trim to warrant removal and reuse.

The interiors of these buildings are in fair condition with serviceable materials and finishes. Some level of repair and rehabilitation work is required in each building.

Structural

Given the structural spans and materials used, it is apparent that the floor structure of the older homes was typically under designed by a factor of two. In addition, these older houses have been beaten up, torn apart and significantly modified. The resulting redistribution of floor loads has created significant floor deflections and settlement in 80% of the first floor structures. Cracks in walls parallel to the floor structural system and racked doors are clear evidence of this deflection. This deflection is very evident in almost every building upon entry to the first floor. Some deflection is in excess of two inches.

In addition, the ceiling structure and attic framing of many of these homes were under structured when originally constructed as evidenced by sagging ceilings and multiple consistent cracking of ceilings especially on the upper most floors. Acoustic ceilings have been used to disguise this deflection and cracking on all levels.

All of the basements have water problems. Several had one or two inches of standing water on the days of observation. The majority of foundation walls are leaking due to runoff water and due to apparent high water table levels in this portion of the neighborhood. Mildew, mold and excessive dampness were noted in all basements of the older buildings.

The stone basement walls of the older homes are consistently cracked on the lower one third of their height. Cracks at the corners of these walls indicate arching soil pressure impacting the center sections of these walls causing slight overturning.

The 1980s buildings are in good condition structurally. The older structures are in fair to poor condition with repairs and remedial work necessary very soon to prevent further deterioration of the structural systems, in particular the foundation walls and first floor framing.

Mechanical, electrical and plumbing

The existing mechanical, electrical and plumbing systems are functional and apparently somewhat code compliant. The age and state of maintenance of the equipment indicates upgrades and replacement that are not too far in the future.

Most of the buildings are heated by boilers supplying hot water to perimeter radiators or fin tube enclosures. These are controlled by thermostats, typically on each floor. Several houses have forced air heat.

Most of the structures have a newer electrical service and panel board. However there still exist outdated components such as knob and tube wiring and rotary switches throughout some buildings.

Plumbing waste and supply piping is generally newer and adequate.

Overall the mechanical, electrical and plumbing systems are essentially functional but not fully code compliant and likely have significant maintenance issues and repair frequencies.

Hazardous materials

Hazardous materials are likely present in every older building. There appears to be asbestos containing floor tile and pipe wrap. Given the age of the buildings lead paint is likely present throughout. Some areas of mold were noted in basement areas.

Findings

Historical Significance

A judgment concerning historical significance of the properties (the association with events or lives of persons significant in our past) cannot be determined without intensive research into specific activities and their impact. It should be noted that none of the properties included in this report are included as part of the Tenney-Lapham Neighborhood Historic Walking Tour brochure.

Architectural Significance

The architectural significance of these properties is low. These properties can not easily be associated with the original designer or architect and it likely they were simply builder designed and constructed from pattern books of the period. These houses were originally rather modest residences in a modest neighborhood. They were typical worker housing of the late 1880s and early 1990s possessing some level of craftsmanship and detail but not of a high quantity or quality.

Currently available documentation and field observations indicate major remodeling projects were accomplished in all of the properties. Although the properties retain basic form and some features conveying elements of the original, the houses have lost the majority of their defining distinctive characteristics.

Architectural Integrity

The overall architectural integrity of these properties is very low. Much of the original character defining elements have been removed or covered over. I estimate that less than 25% of the character defining features or elements, interior and exterior, remains intact on any individual older property.

Architectural Context

It is my opinion that the architectural context of these properties is good. For all of their history, these homes have been part of a dense residential area. Originally dominated by single family homes the area has gradually transformed to multi-family, student tenant and some single family uses. These are examples of the kinds of homes that dominated much of this part of Madison around the turn of the 20th century.

Conclusion

The older properties have serious structural deficiencies in the wood framing and foundation structure. In addition, hazardous materials, standing water in basements and mold are visible in some of the buildings. Most of the character defining elements of the architecture have been lost.

Although the context of these properties is good, the properties do not possess a high enough level of architectural significance or integrity to mandate their retention. Given the collective deferred maintenance and significant alterations to the original buildings, the extensive rehabilitation and code related upgrades required to retain these properties would likely be prohibitive.

Preservation Issues

Preservation of Historic Buildings

As a nation, we are much more aware of the importance of our heritage than any time before. We embrace the concepts of historic preservation and protection of cultural resources as a necessity in the course of our continued development of the built environment.

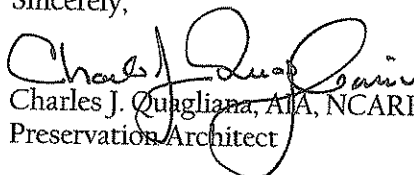
It must be acknowledged that the degree of repair and rehabilitation required on any individual building, since they are in need of significant deferred maintenance and code related upgrades, may not be cost effective. Rehabilitation with suitable compatible uses may not cost effectively extend the service life of these buildings.

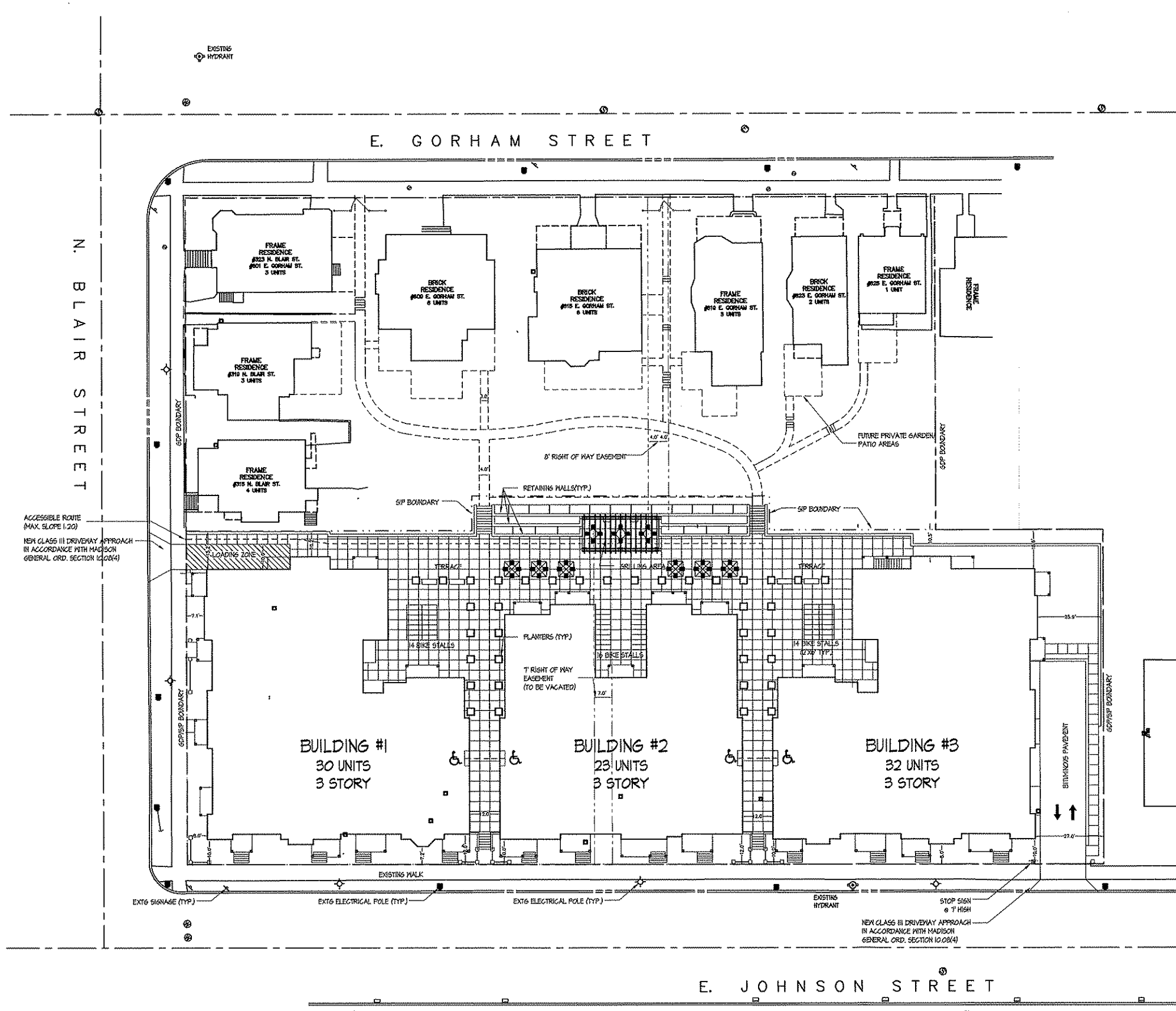
The preservation of the best buildings within the urban environment is an inherently sustainable activity with the reuse of the building, building components and materials and the embodied energy they represent. Preservation and reuse of the buildings embraces our nations growing concerns about a post war culture of temporary and disposable as opposed to a new vision of sustainability, reuse and recycling. Preservation represents a green approach through use of recycled materials, day lighting and improved energy efficient that can be achieved through rehabilitation.

If removal of the homes is selected, deconstruction should be the preferred method of removal. Deconstruction involves carefully removing materials, elements and components that can be reused and recycled. A comprehensive reuse and recycling plan, meeting City of Madison requirements, will be necessary to obtain a demolition permit.

As a prelude to the deconstruction, appropriate documentation, as negotiated with the City Preservation Planner, should be completed.

Sincerely,


Charles J. Quagliana, AIA, NCARB
Preservation Architect



SHEET INDEX:

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C-1.2	SITE SURVEY
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C-2.1	SITE GRADING & EROSION CONTROL PLAN
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L-1.1	LANDSCAPE PLAN
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A-1.1	FIRST FLOOR PLANS
A-1.2	SECOND FLOOR PLANS
A-1.3	THIRD FLOOR PLANS
A-2.1	ELEVATIONS

SITE DEVELOPMENT DATA:

	SIP	SDP	
DENSITIES:			
Lot Area	49,658 S.F. or 1.18 Acres	87,251 or 2.0 Acres	
Dwelling Units	85 Units	118 Units	
Lot Area / D.U.	585.3 S.F./Unit	772.1 S.F./Unit	
Density	77.2 not D.U./Acro	56.5 D.U./Acro	
Usable Open Space	11,896 S.F.	34,002 S.F.	
Usable Open Space/D.U.	134 S.F./D.U.	300.9 S.F./D.U.	
UNIT MIX			
Apartments	Bldg. #1	Bldg. #2	Bldg. #3
Efficiency	3	2	2
Studio Loft	3	0	3
One Bed	10	6	13
One Bed+Den	0	0	1
One Bed+Loft	2	2	2
Two Bed	1	2	1
Lofted Two Bedroom	2	3	2
2 Bedroom Townhouse	0	4	0
3 Bedroom Townhouse	3	4	3
Total	30	23	32
Total S.F.	28,326 S.F.	28,766 S.F.	28,366 S.F. = 80,478 S.F.
Floor Area Ratio	61		
Building Height	33'	33'	33'
VEHICLE PARKING			
Underground	116 Stalls		
Ratio	1.36 Stalls/D.U.		
BIKE PARKING			
Surface	44		
Underground	23		
Total	67		
	(50 + 3(33)=66 required)		

- Notes**
- Date
1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
 2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
 3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
 4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
 5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 6. COM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
 7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, (SEE SUBSECTIONS (B)(6) AND (B)(12a)) USE THE "BIKE HITCH" STYLE FOR ALL SURFACE PARKING, USE THE SQUARE "U" RACK FOR THE 2' X 6" TYPICAL UNDERGROUND BIKE PARKING.

Revisions

Plan Commission Schedule - February 18, 2009
Revised SDP unit count - February 11, 2009

Project Title
City Row Townhouse Apartments

604-630 East Johnson St.
309-323 E. Blair Street
609-625 E. Gorham Street

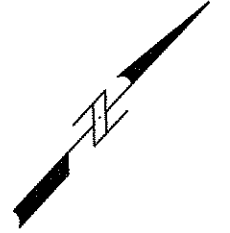
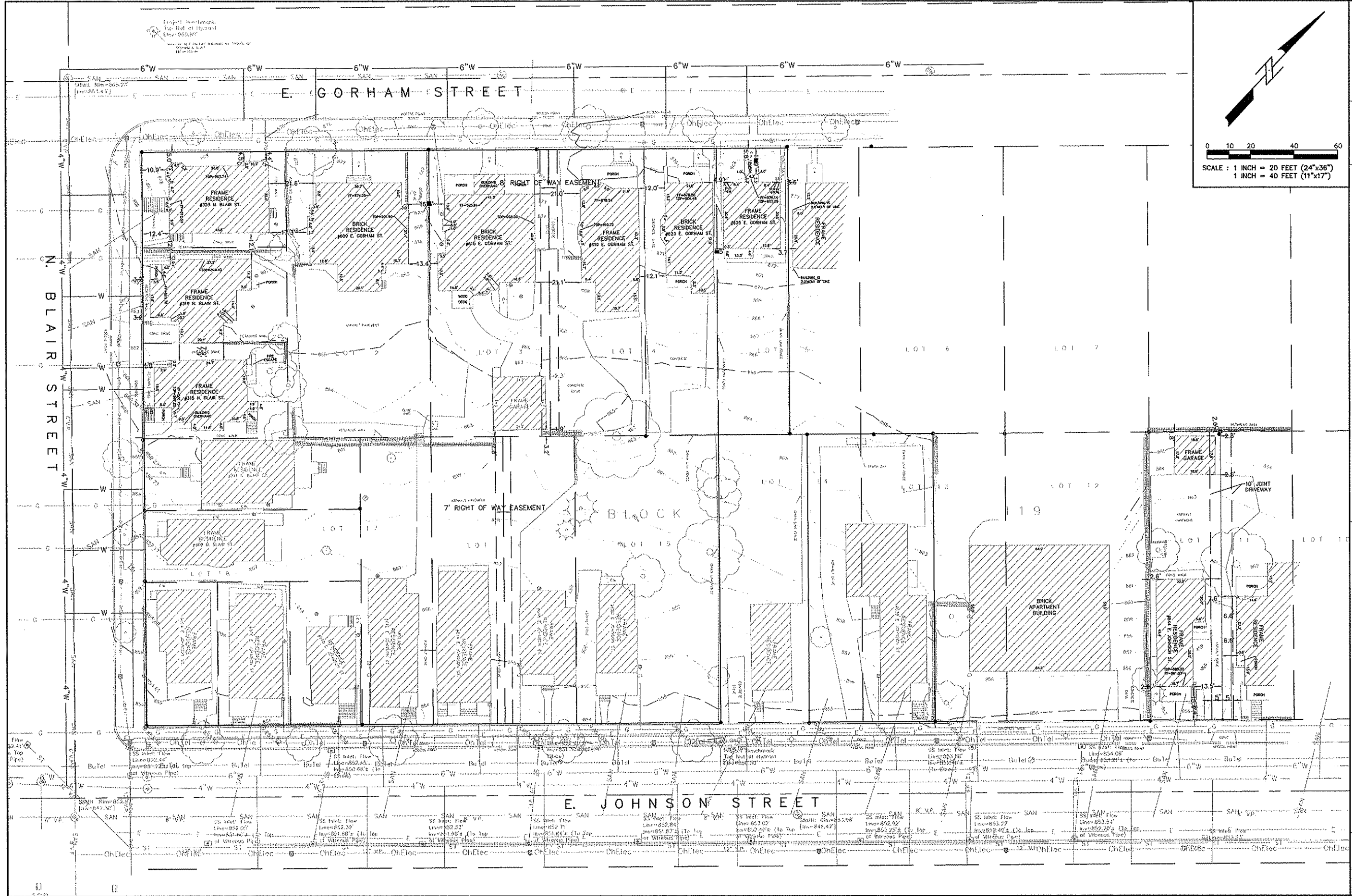
Drawing Title
Site Plan

Project No. Drawing No.

0820 C-1.1

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SITE PLAN
1" = 20'



0 10 20 40 60
 SCALE : 1 INCH = 20 FEET (24"x36")
 1 INCH = 40 FEET (11"x17")

Calkins Engineering, LLC
 5010 Vogels Road
 Madison, WI 53718
 (800) 838-0444

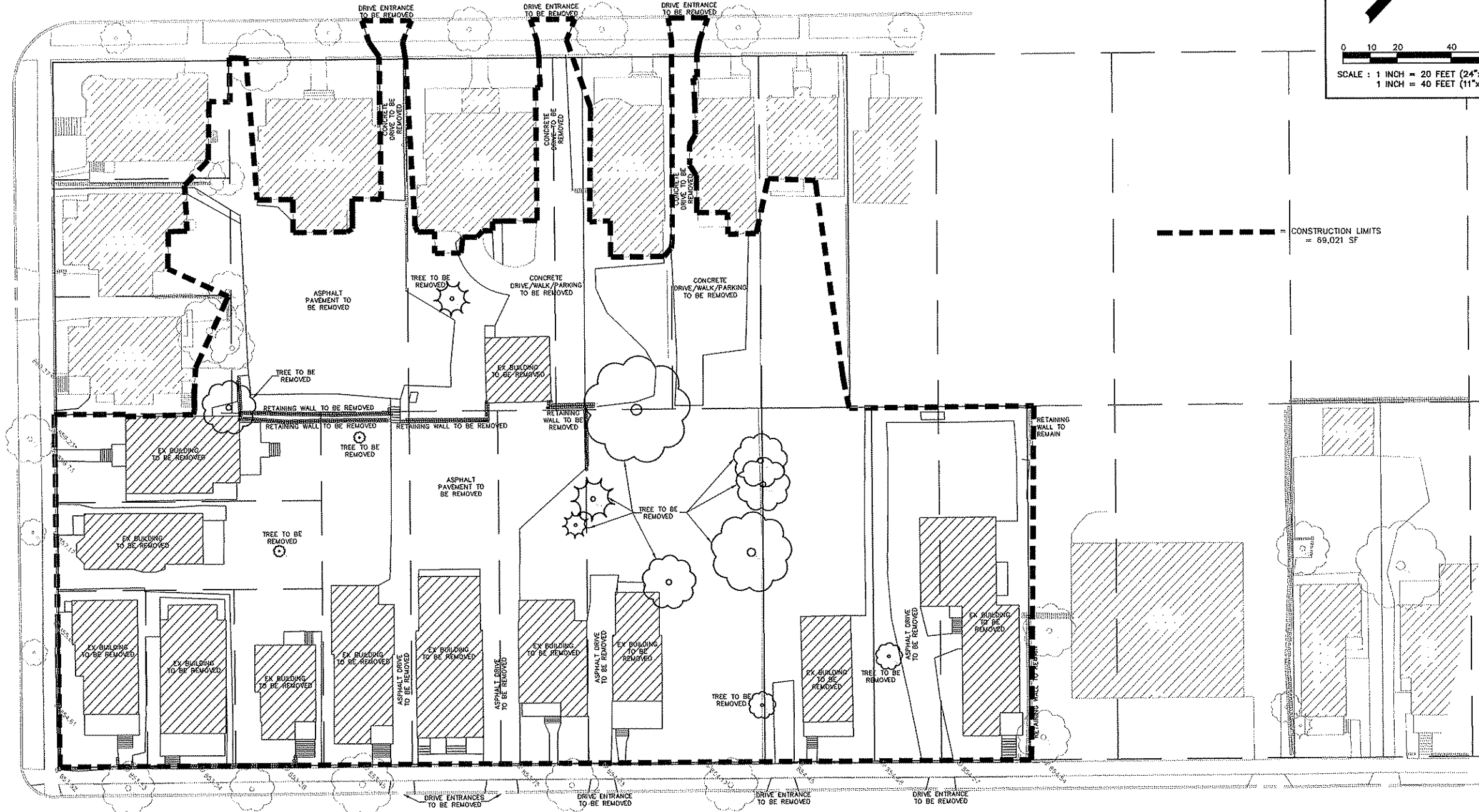
DATE:	02-11-09
REVISIONS:	

604-630 E. JOHNSON ST. & 309-323 N. BLAIR ST.
 609-625 E. GORHAM ST.
 CITY ROW TOWNHOUSE APARTMENTS - SITE SURVEY
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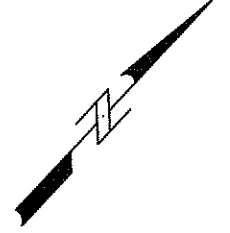
Calkins Engineering,
 Civil Engineers & Land Surveyors

N. BLAIR STREET

E. GORHAM STREET



0 10 20 40 60
 SCALE : 1 INCH = 20 FEET (24"x36")
 1 INCH = 40 FEET (11"x17")



DATE: 02-17-09
 REVISIONS:
 604-630 E. JOHNSON ST. & 309-323 N. BLAIR ST.
 609-625 E. GORHAM ST.
 CITY ROW TOWNHOUSE APTS. - DEMOLITION PLAN
 DRAWING NAME: P:\PROJECTS\513001\DESIGN\513001-BASE.DWG
 FN: 513001



Calkins Engineering, LLC
 Madison, WI 53718
 (608) 638-0444

Calkins Engineering,
 Civil Engineers & Land Surveyors

E. JOHNSON STREET

Consultant

Notes

-  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
-  = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)

Revisions

Plan Commission Submittal - February 18, 2004

Project Title

City Row Townhouse Apartments

604-630 East Johnson St.
309-323 E. Blair Street
604-625 E. Gorham Street

Drawing Title

Fire Dept Access Plan

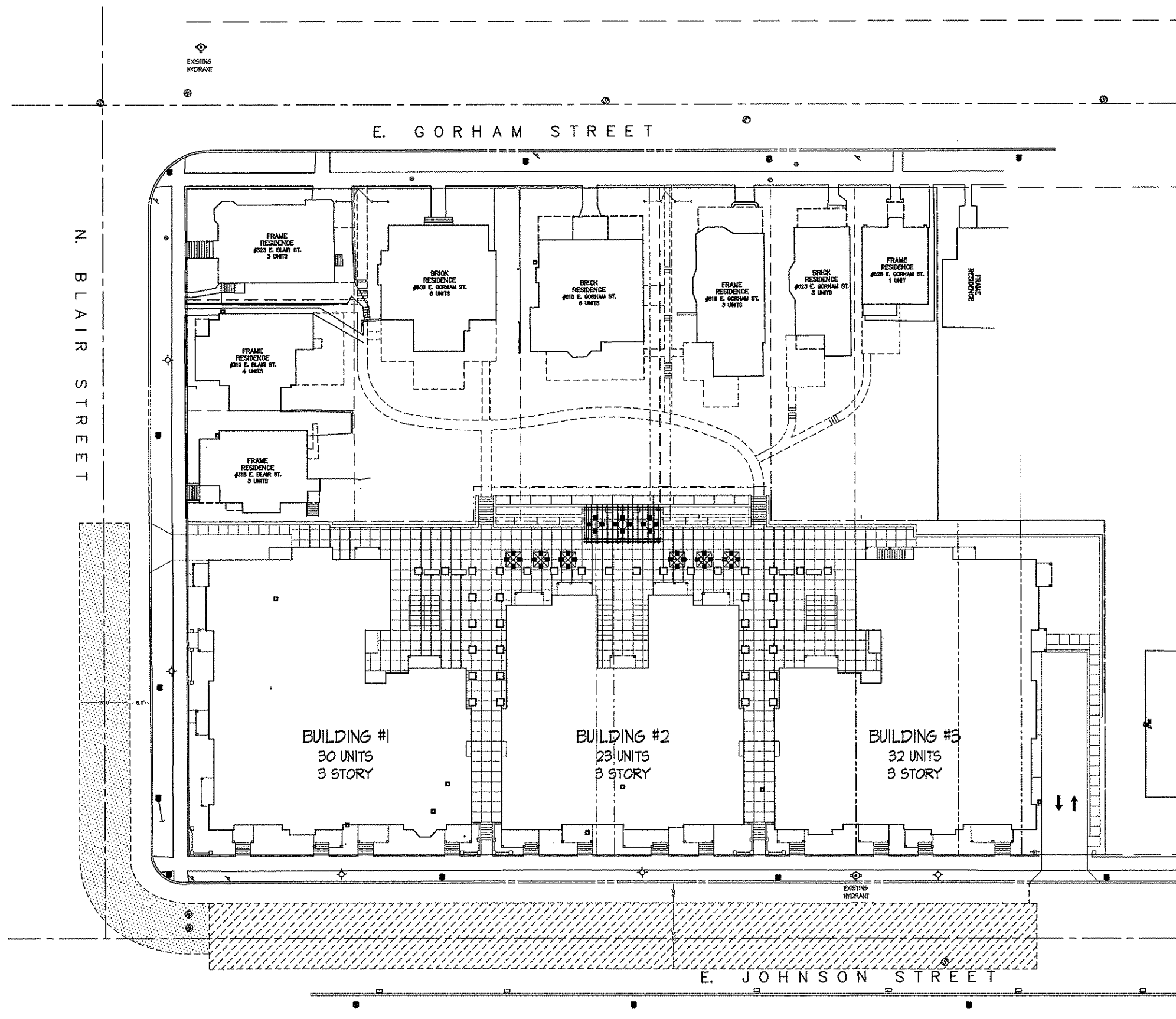
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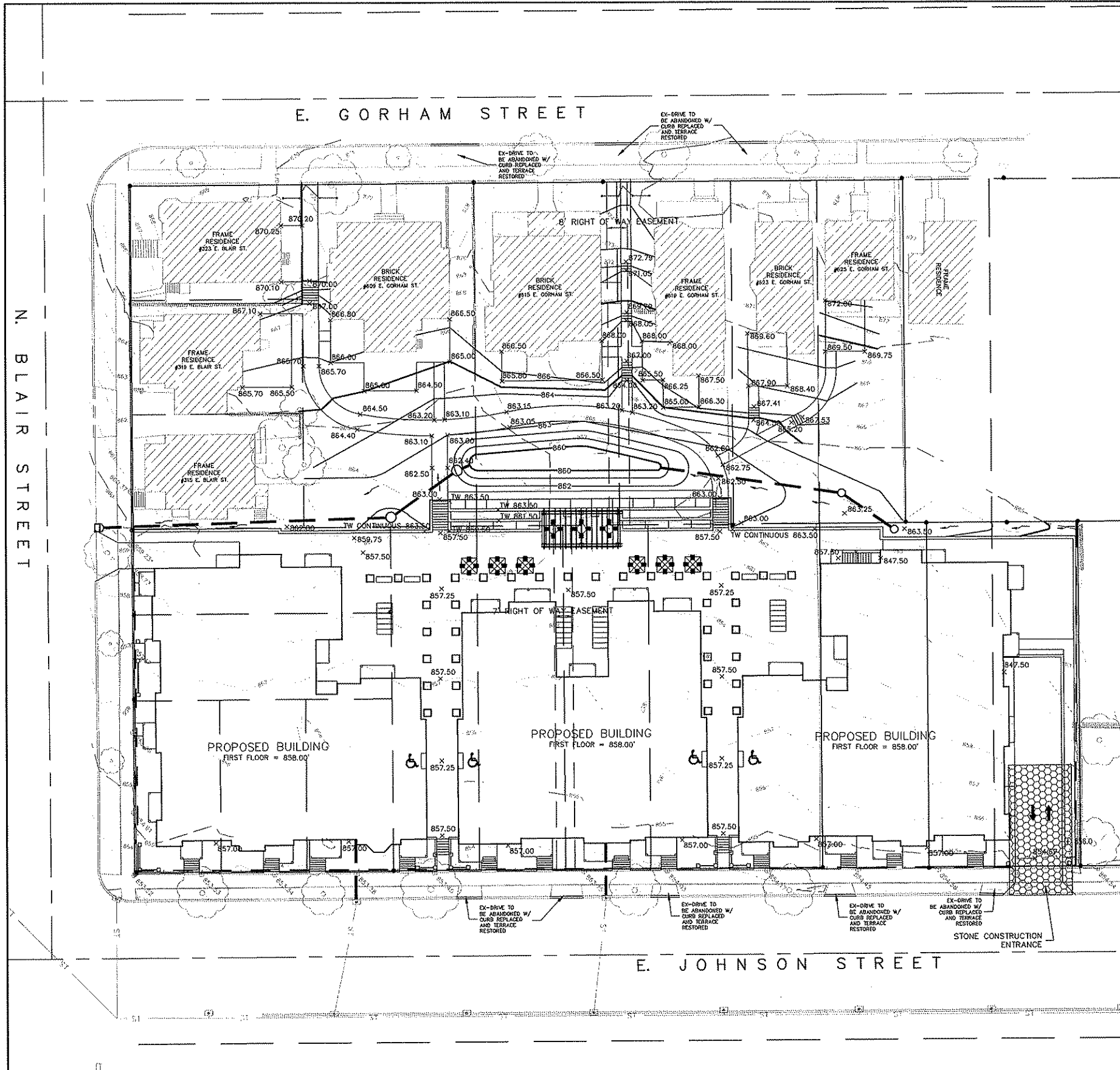
Drawing No.

C-1.4

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FIRE DEPARTMENT ACCESS PLAN
1" = 20'



EROSION CONTROL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.

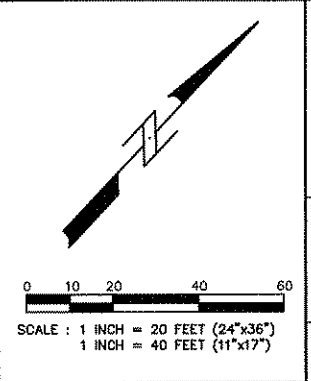
PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER A 0.5 INCH OR GREATER RAINFALL EVENT. ALL NECESSARY MAINTENANCE SHALL FOLLOW WITHIN 24 HOURS OF THE INSPECTION.

EROSION CONTROL SCHEDULE:

INSTALL EROSION CONTROL MEASURES:
 BEGIN CONSTRUCTION:
 GRAVEL BASE COURSE INSTALLATION COMPLETED:

NOTE: AN EROSION CONTROL PERMIT EXTENSION SHALL BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO THE GRAVEL BASE COURSE INSTALLATION DATE INDICATED ABOVE IF THIS DATE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.



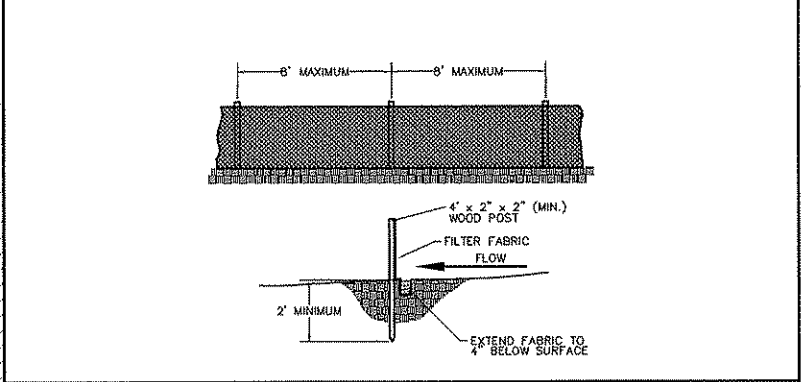
- LEGEND:**
- = DRAINAGE ARROW
 - = EXISTING SPOT GRADE
 - = PROPOSED SPOT GRADE
 - = STONE CONSTRUCTION ENTRANCE
 - = PROPOSED SILT FENCE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

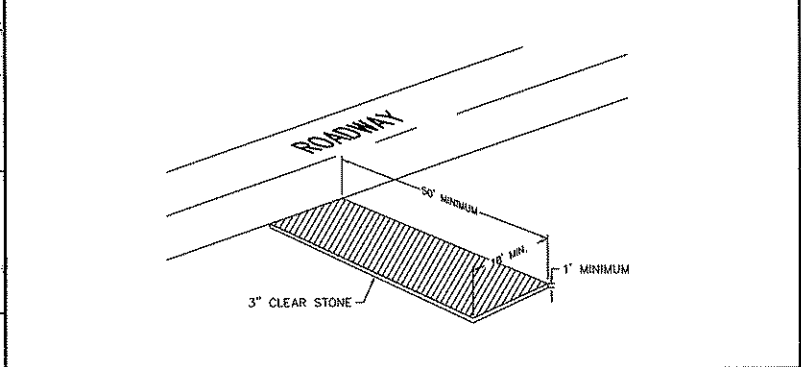
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

SILT FENCE CONSTRUCTION



STONE CONSTRUCTION ENTRANCE



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

DATE: 02-17-09

604-630 E. JOHNSON ST. & 309-323 N. BLAIR ST.
 609-625 E. GORHAM ST.
 GRADING & EROSION CONTROL PLAN
 CITY ROW TOWNHOUSE APARTMENTS

DRAWING NAME: P:\PROJECTS\CityRow\CD001-9-08.dwg

FN: SH001

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

C2.1

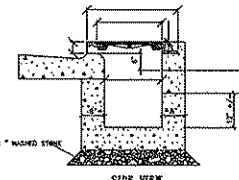
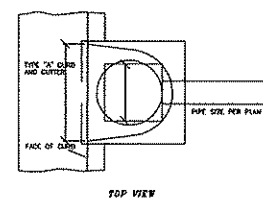
STORM SEWER PIPE SCHEDULE

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH (FT)	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE (%)	DIAMETER OF PIPE (IN)
P-1	S-2	S-1	109	859.26	857.00	2.07	12
P-2	S-3	S-2	27	860.00	859.26	2.74	12
P-3	S-4	S-3	4	860.00	860.00	0.00	12
P-4	S-6	S-5	69	860.35	860.00	0.51	8
P-5	S-7	S-6	22	860.57	860.35	1.00	8
P-6	S-9	S-8	23	850.91	850.68	1.00	12
P-7	S-11	S-10	20	851.50	851.30	1.00	12

STORM SEWER STRUCTURE SCHEDULE

STRUCTURE NUMBER	TYPE	GRATE/LID TYPES	TOP OF CASTING	INVERT	DEPTH (FT)
S-1	CURB OUTLET STRUCTURE	R-3331	859.00	857.00	2.00
S-2	3' CB W/INLET	R-1550	863.15	859.26	3.89
S-3	3' CB W/INLET	R-2560-E2	862.00	860.00	2.00
S-4	3" ORIFICE	N/A	N/A	860.00	N/A
S-5	END OF 8" PIPE	N/A	N/A	860.00	N/A
S-6	3' CB W/INLET	R-2501	863.50	860.35	3.15
S-7	3' CB W/INLET	R-2501	863.45	860.57	2.78
S-8	EXISTING INLET	N/A	N/A	850.68	N/A
S-9	CONNECTION TO BUILDING	N/A	N/A	850.91	N/A
S-10	EXISTING INLET	N/A	N/A	851.30	N/A
S-11	CONNECTION TO BUILDING	N/A	N/A	851.50	N/A

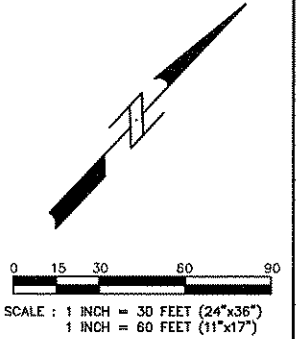
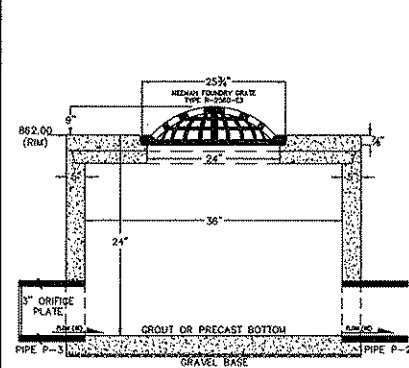
S-1 DETAIL



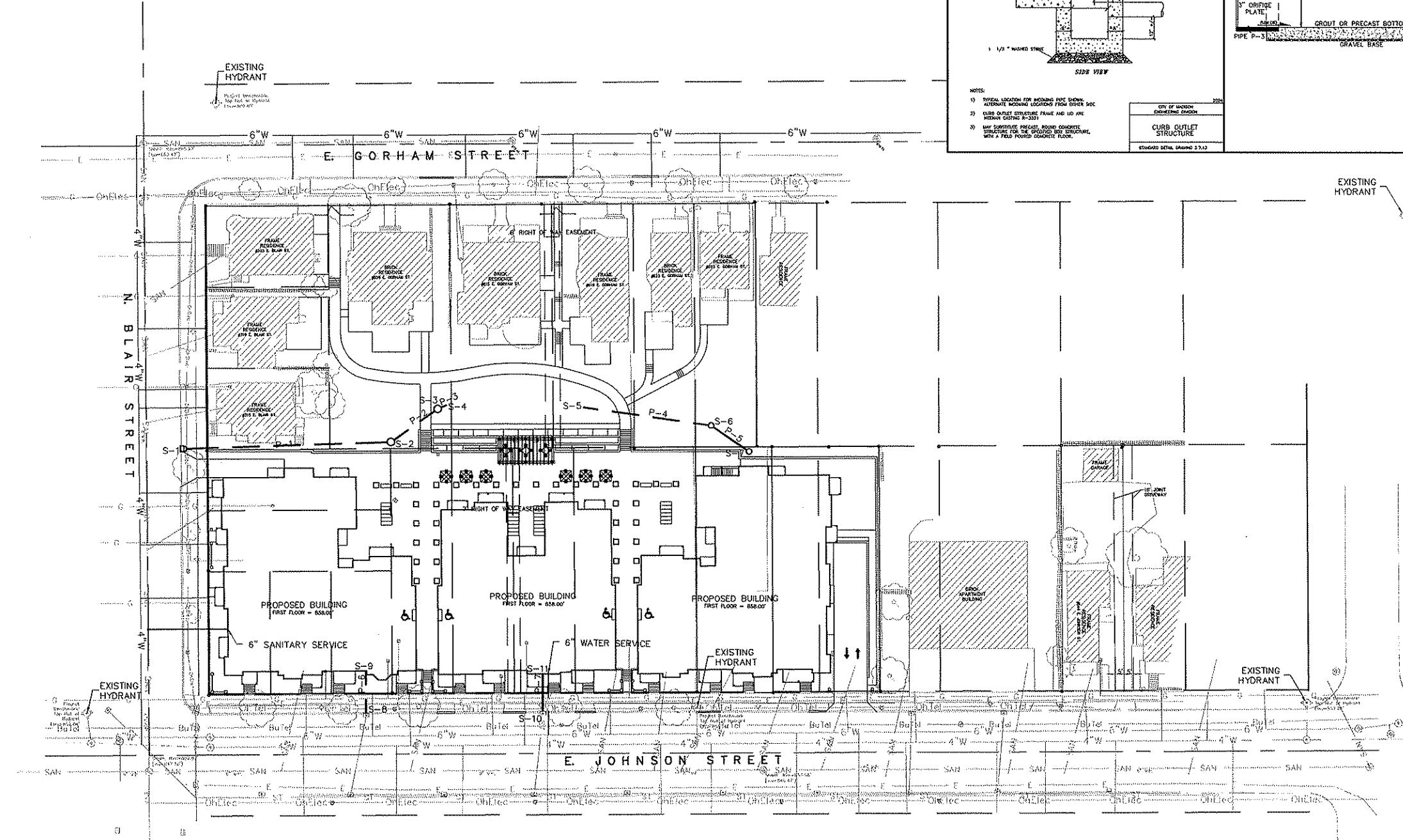
- NOTES:
- TYPICAL LOCATION FOR MARKING EYE SHOWN. ALTERNATE MARKING LOCATIONS FROM EITHER SIDE.
 - CURB OUTLET STRUCTURE FRAME AND LID ARE MEDIAN CASTING R-3331.
 - LID SUBSTITUTE PRECAST PAVING CONCRETE STRUCTURE FOR THE GRATED TOP STRUCTURE WITH A FIELD POURED CONCRETE FLOOR.

CITY OF MADISON
ENGINEERING DIVISION
CURB OUTLET STRUCTURE
STANDARD DETAIL, DRAWING 23.13

S-3 DETAIL



- LEGEND**
- PROPOSED STORM SEWER
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - EX. BURIED ELECTRIC
 - EX. OVERHEAD TELEPHONE
 - EX. BURIED GAS LINE
 - EX. WATER MAIN
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. BURIED FIBER OPTIC LINE
 - EX. BURIED TELEPHONE
 - ⊙ STORM MANHOLE
 - ⊙ LIGHT POLE
 - ⊙ WATER VALVE
 - ⊙ HYDRANT
 - ⊙ STORM "H" INLET
 - ⊙ SIGN
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE



GENERAL NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY CONNECTION, PLUGGING, AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ALL GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPARTMENT OF COMMERCE GUIDELINES.
- PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.
- UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL ROOF STORM WATER RUNOFF SHALL BE COLLECTED AND DISCHARGED INTO GRAVITY DRAIN STORM SEWER AT THE FRONT OF THE BUILDING.
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- ALL SIDEWALK AND CURB & GUTTER DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
- STORM SEWER SHALL BE PVC (ASTM D3034 - SDR 35).
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).
- BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.

Calkins Engineering, LLC
1000 W. Johnson St.
Madison, WI 53716
(608) 838-0444

DATE: 02-17-09
REVISIONS:

604-630 E. JOHNSON ST. & 309-323 N. BLAIR ST.
609-625 E. GORHAM ST.
UTILITY PLAN
CITY ROW TOWNHOUSE APARTMENTS
DRAWING NAME: P:\PROJECTS\151001\DESIGN\SH01-BASE.DWG
FN: SH01

Calkins Engineering,
Civil Engineers & Land Surveyors

Consultant

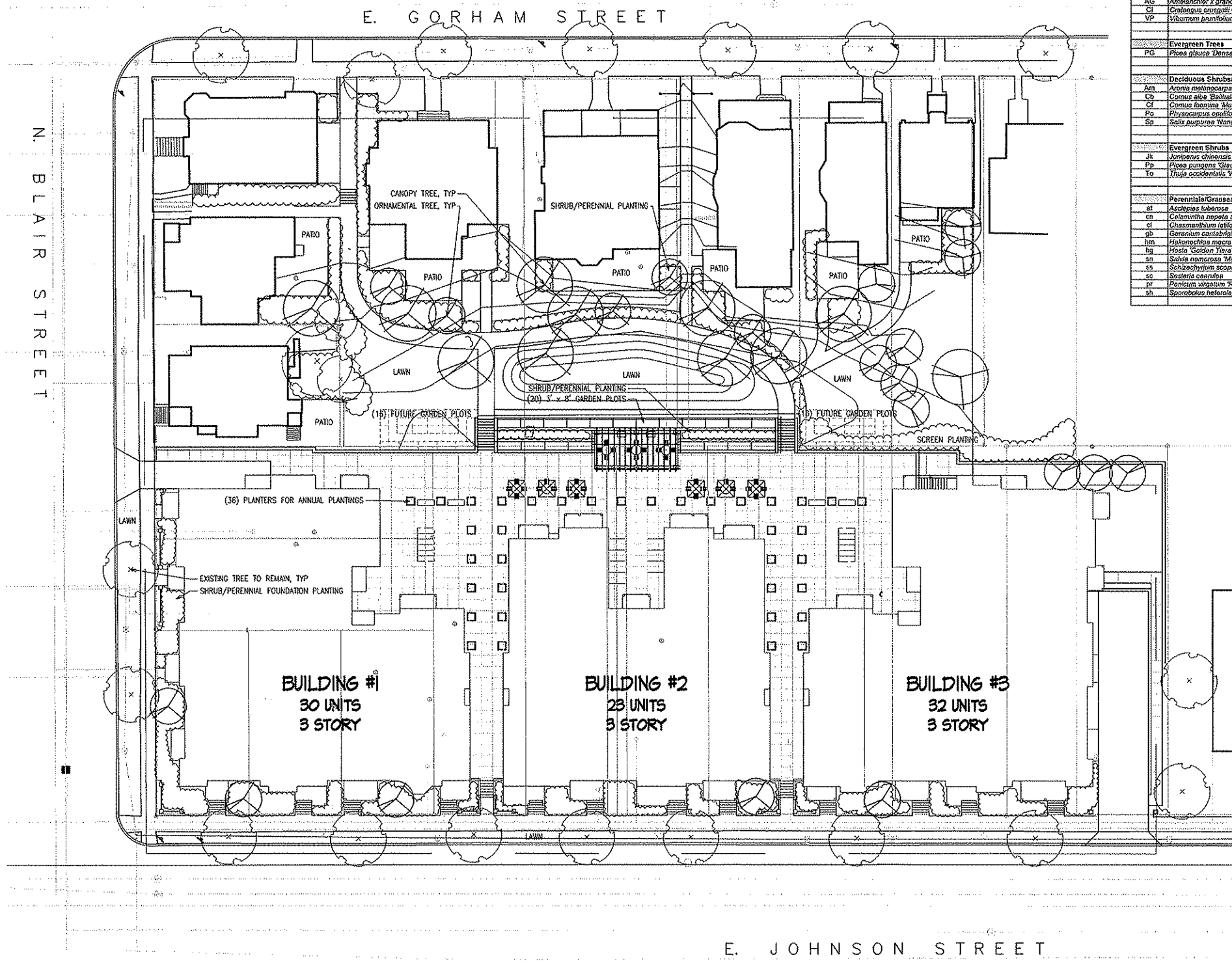
Notes
Date
February 18, 2004

KEN SAIKI
DESIGN INC

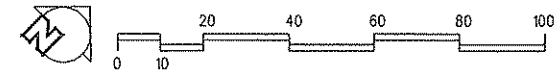
LANDSCAPE ARCHITECTS

303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 951-3600
Fax: 608 951-8330
www.ksd-la.com

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
CC	<i>Corylus caroliniana</i>	Muscrowood		1.5" cal	B&B	
CO	<i>Carya ovata</i>	Shagbark Hickory		3" cal	B&B	
GD	<i>Quercus douglasii</i> 'Espresso'	Espresso Kentucky Coffeetree		3" cal	B&B	
QM	<i>Quercus muhlenbergii</i>	Chinkapin Oak		2" cal	B&B	
QR	<i>Quercus rubra</i>	Red Oak		3" cal	B&B	
	TOTAL		0			
Ornamental Trees						
AG	<i>Amelanchier x grandiflora</i> 'Cole'	Cole's Select Serviceberry		6" ht	B&B	multi-stem
CI	<i>Crotaegus crusgalli</i> var. <i>intermis</i>	Thornless Cockspur Hawthorn		1.5" cal	B&B	
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum		6" ht	B&B	multi-stem
	TOTAL		0			
Evergreen Trees						
PG	<i>Picea alata</i> 'Densata'	Black Hills Spruce		6" ht	B&B	
	TOTAL		0			
Deciduous Shrubs/Vines						
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry		2" ht	cont.	
Cy	<i>Cornus alba</i> 'Balthus'	Ivory Halo Dogwood		3" ht	cont.	
Cl	<i>Cornus foeniculina</i> 'Haskinsian'	Maskingum Gray Dogwood		18" ht	cont.	
Po	<i>Physocarpus opulifolius</i> 'Soviet'	Summer Wine Eastern Ninebark		2" ht	cont.	
Sp	<i>Salix purpurea</i> 'Nana'	Arctic Blue Leaf Willow		18" ht	cont.	
	TOTAL		0			
Evergreen Shrubs						
JK	<i>Juniperus chinensis</i> 'Kallay'	Kallays Compact Pfitzer Juniper		18" spd	cont.	
Pp	<i>Picea pungens</i> 'Glauca Globosa'	Globe Blue Colorado Blue Spruce		2" ht	cont.	
To	<i>Thuja occidentalis</i> 'Woodwards'	Woodward Globe Arborvitae		24" ht	cont.	
	TOTAL		0			
Perennials/Grasses/Groundcovers						
at	<i>Asclepias tuberosa</i>	Butterfly Weed		1 qt.	cont.	
cn	<i>Calamagrostis sp.</i> 'Nepola'	Nepola Calamint		1 qt.	cont.	
st	<i>Chaenactis leucostachya</i>	Northern Sea Oats		1 qt.	cont.	
gp	<i>Geranium cantabrigiae</i> 'Blokaver'	Blacktop Geranium		1 qt.	cont.	
hm	<i>Hakonechloa macra</i>	Japanese Forest Grass		1 qt.	cont.	
hq	<i>Hosta 'Golden Tiara'</i>	Golden Tiara Hosta		1 qt.	cont.	
sn	<i>Salvia nemorosa</i> 'May Night'	May Night Salvia		1 qt.	cont.	
ls	<i>Schizanthus lanceolatus</i>	Little Bluebell		1 qt.	cont.	
sc	<i>Scirpus caeruleus</i>	Blue Moor Grass		1 qt.	cont.	
pr	<i>Penstemon virgatus</i> 'Rotschreibusch'	Red Switch Grass		1 qt.	cont.	
sh	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed		1 qt.	cont.	
	TOTAL		0			



Landscape Plan
1" = 20'-0"



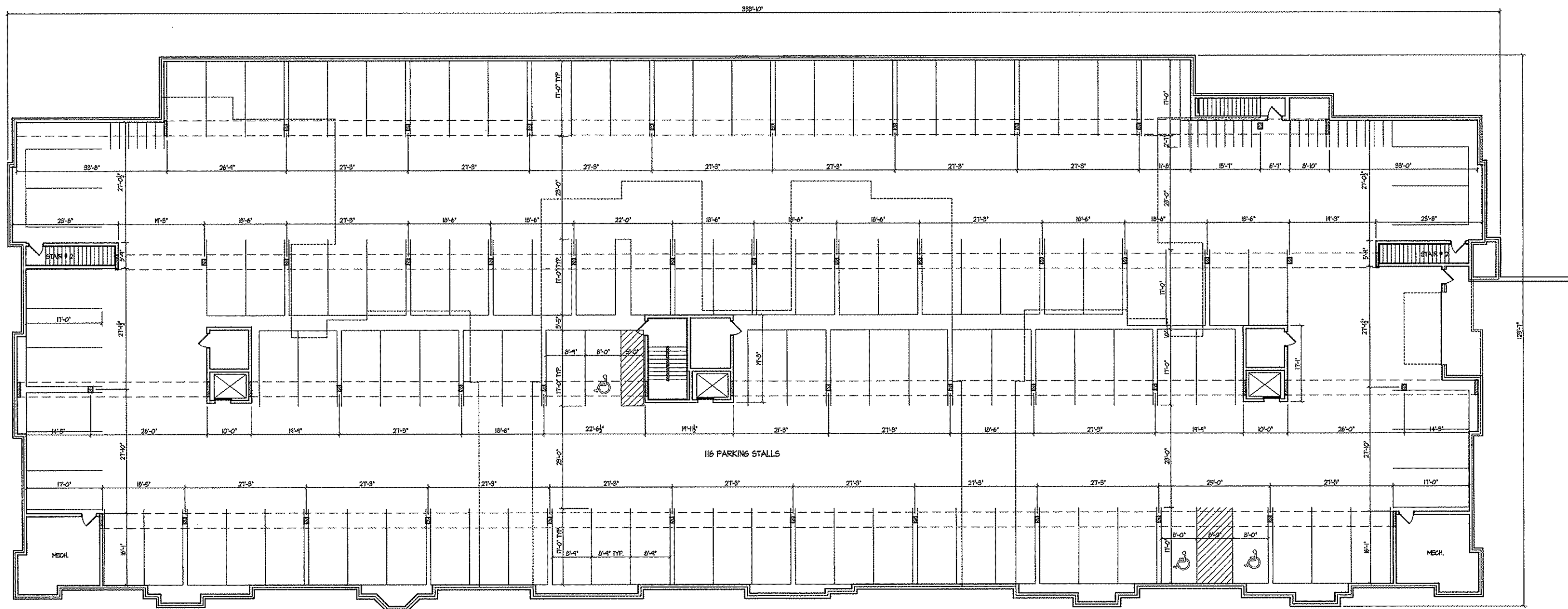
Revisions
Plan Commission Submittal - February 18, 2004

Project Title
City Row Townhouse
Apartments

604-630 East Johnson St.
304-323 E. Blair St.
604-625 E. Gorham St.
Drawing Title
Landscape Plan

Project No. 0820 Drawing No. L-1.1

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

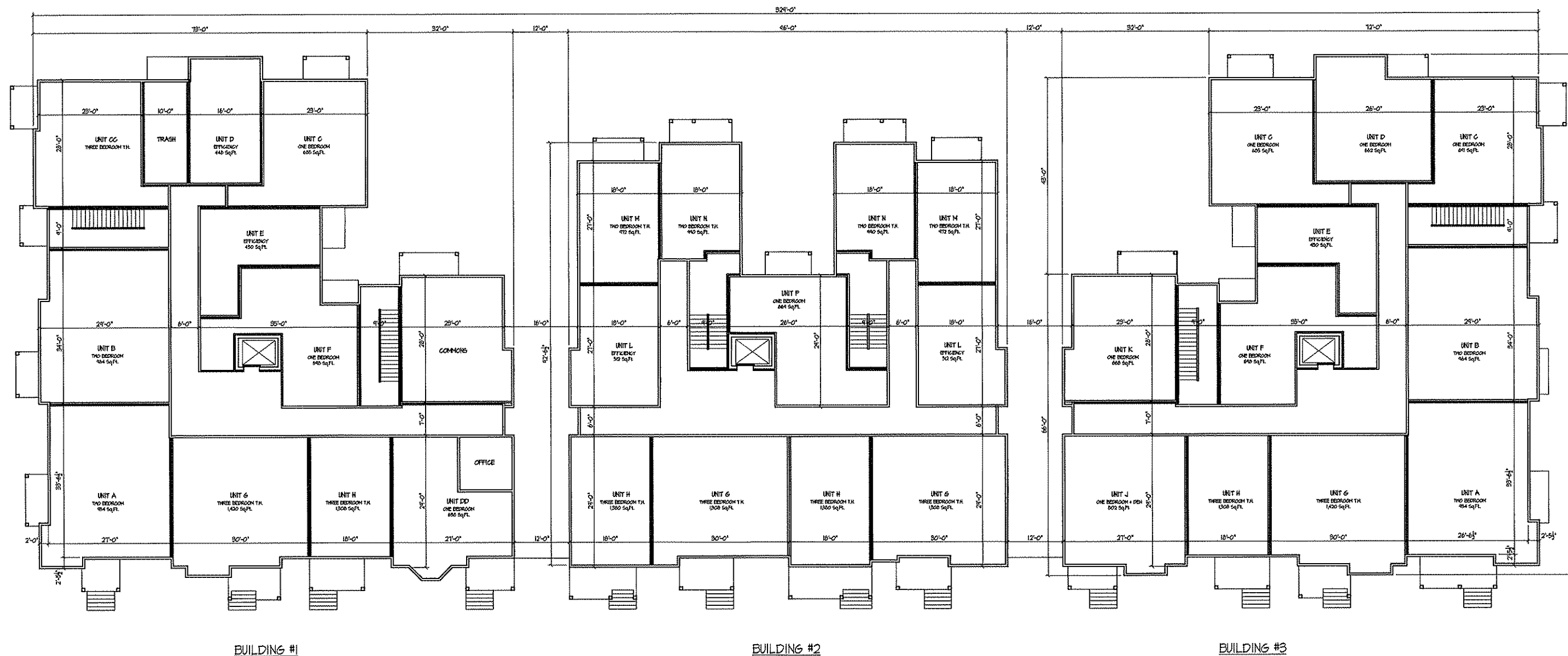
Project Title
**City Row Townhouse
 Apartments**

604-630 E. Johnson Street &
 309-323 N. Blair Street
 609-625 E. Gorham Street

Drawing Title
Basement Floor Plan

Project No. **0820** Drawing No. **A-1.0**

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FIRST FLOOR PLAN
382' x 110'

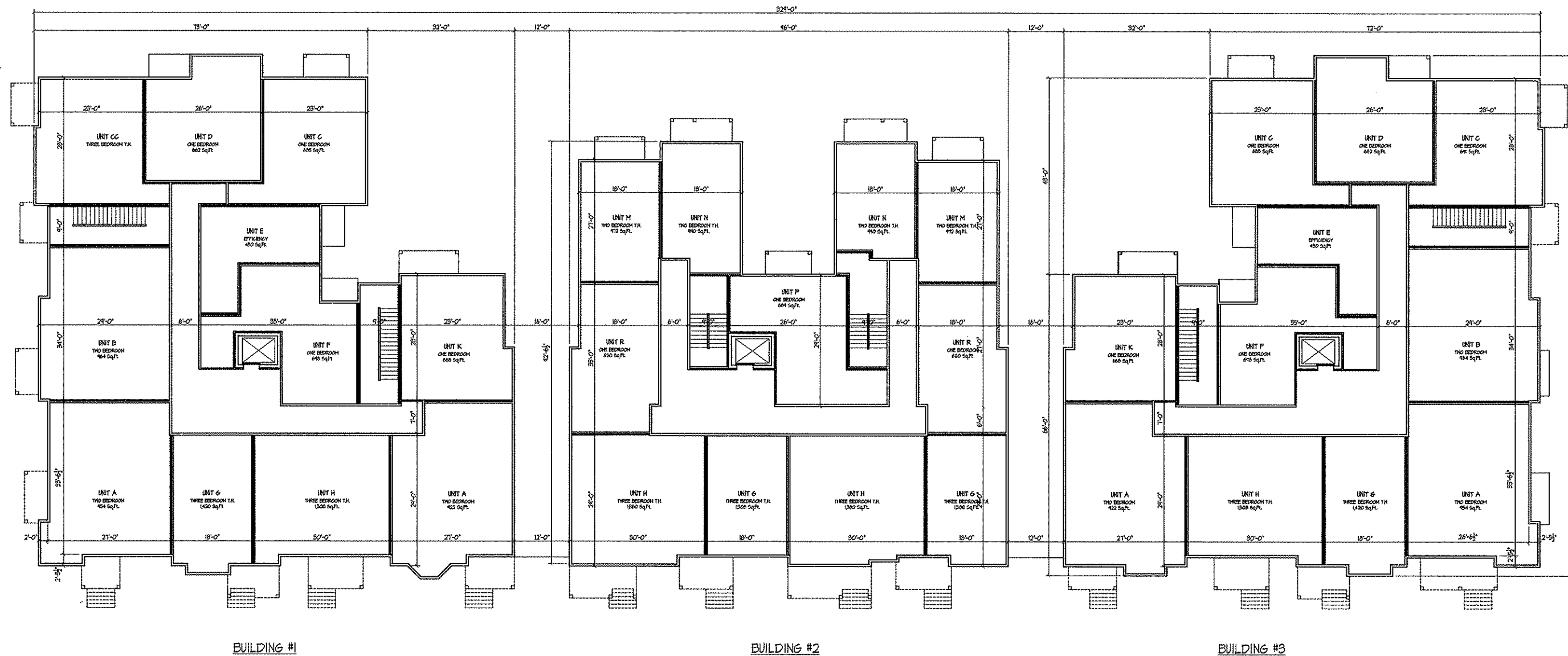
Project Title
**City Row Townhouse
Apartments**

604-630 E. Johnson Street &
309-323 N. Blair Street
609-625 E. Gorham Street

Drawing Title
First Floor Plan

Project No. **0820** Drawing No. **A-1.1**

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SECOND FLOOR PLAN
3/82' x 11'-0"

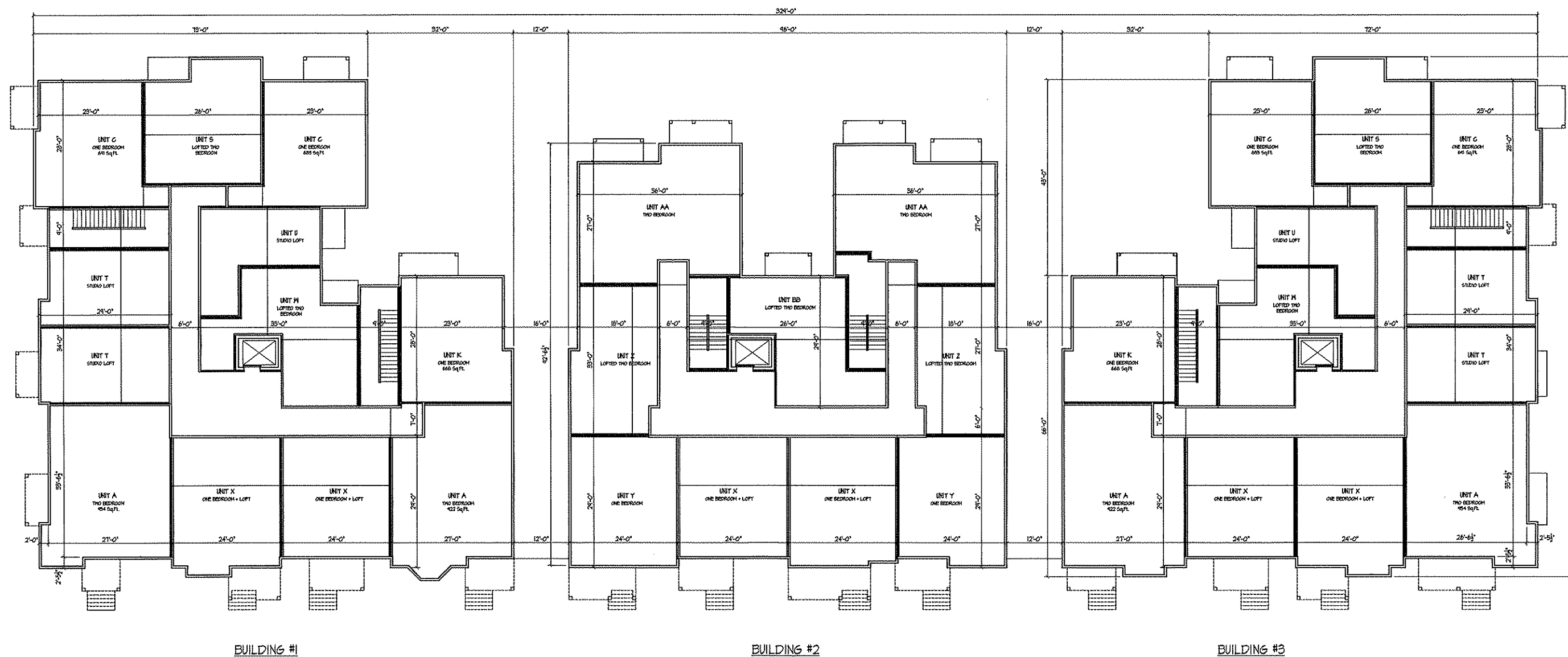
Project Title
City Row Townhouse Apartments

604-630 E. Johnson Street &
309-323 N. Blair Street
604-625 E. Gorham Street

Drawing Title
Second Floor Plan

Project No. **0820** Drawing No. **A-1.2**

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THIRD FLOOR PLAN
 3/8" = 1'-0"

Project Title
City Row Townhouse Apartments

604-630 E. Johnson Street &
 309-323 N. Blair Street
 609-625 E. Gorham Street

Drawing Title
Third Floor Plan

Project No. **0820** Drawing No. **A-1.3**

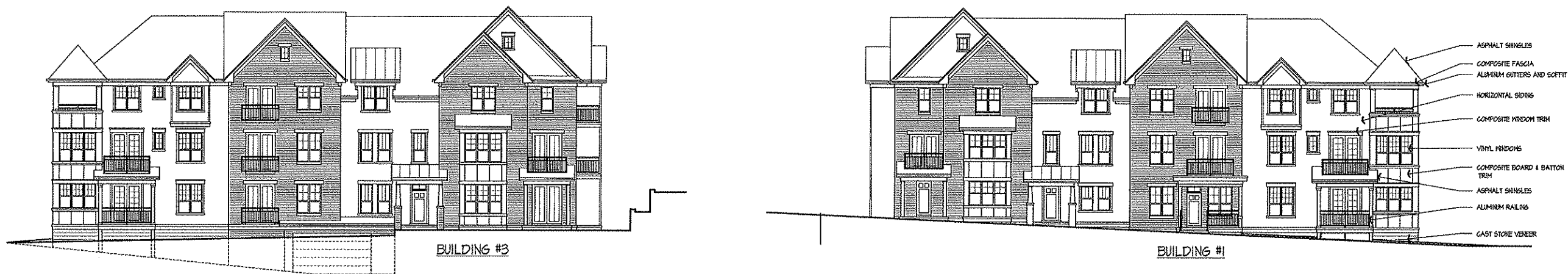
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SOUTHEAST ELEVATION (E. JOHNSON STREET)
0.82" = 1'-0"



NORTHWEST ELEVATION (E. GORHAM STREET)
0.82" = 1'-0"



NORTHEAST ELEVATION
0.82" = 1'-0"

SOUTHWEST ELEVATION (N. BLAIR STREET)
0.82" = 1'-0"

Project Title
City Row Townhouse Apartments

604-630 E. Johnson Street &
309-323 N. Blair Street
609-625 E. Gorham Street

Drawing Title
Building Elevations

Project No. **0820** Drawing No. **A-2.1**

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Existing Buildings to be Preserved

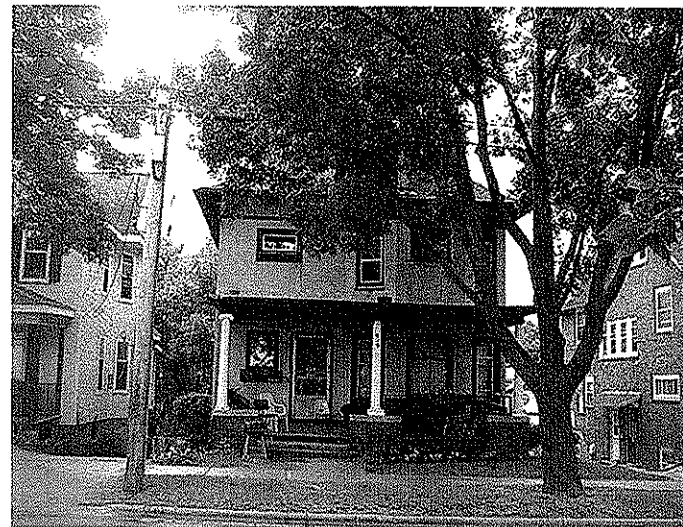
March 26, 2009



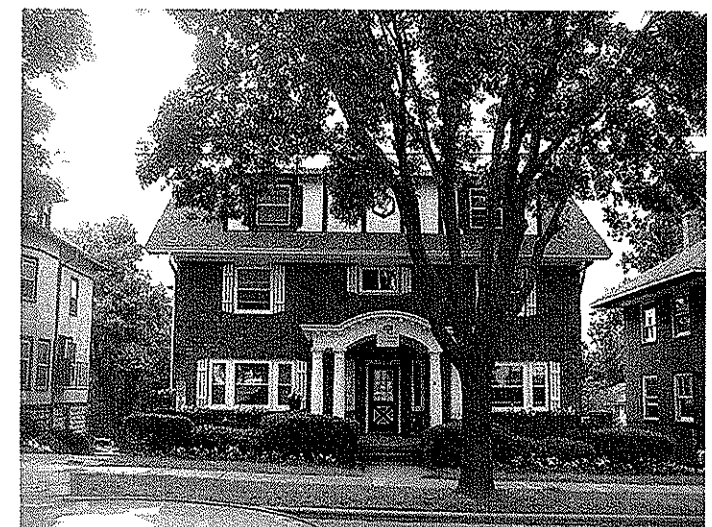
625 E. Gorham Street



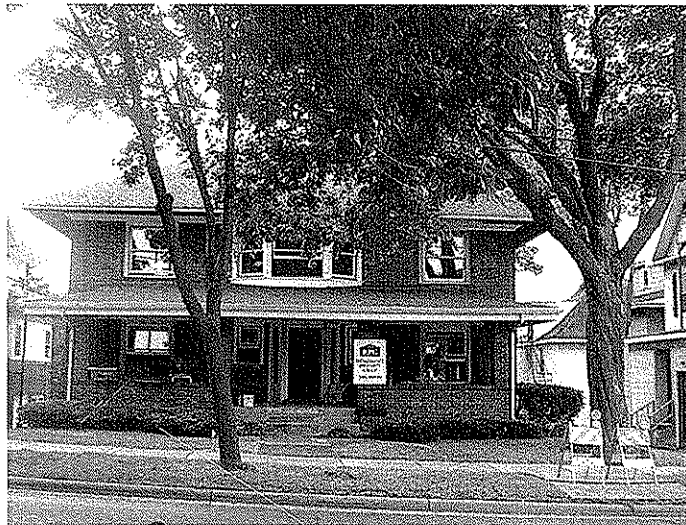
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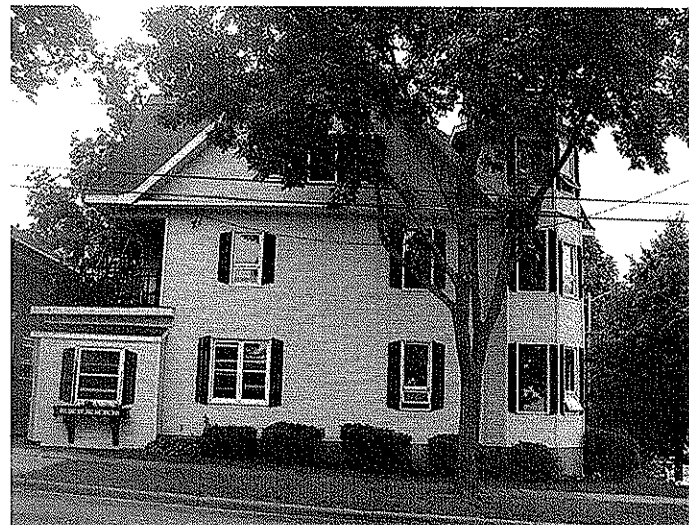
619



615



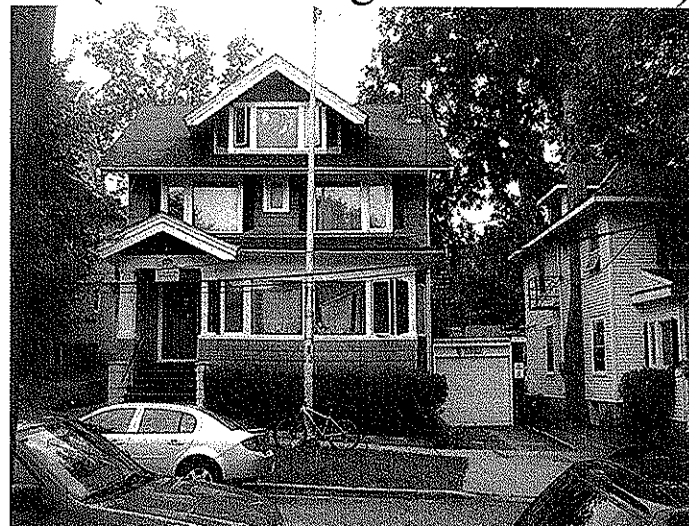
609 E. Gorham Street



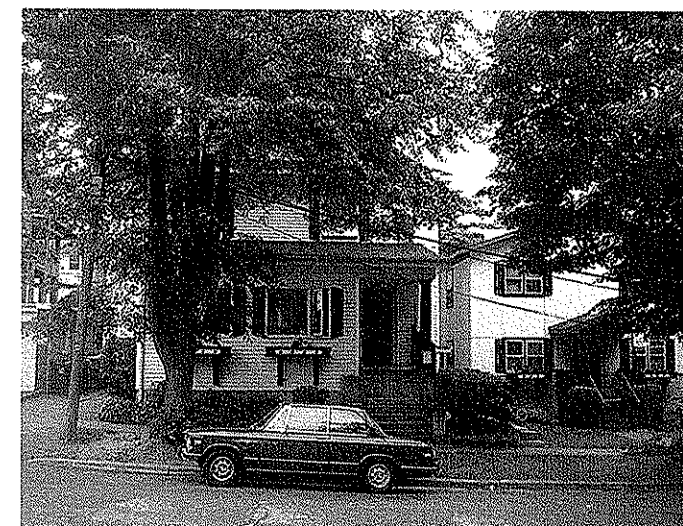
601(same building as 323 N. Blair)



323 N. Blair Street



319



315