



Location
2607 Monroe Street

Applicant
James Corcoran – J Michael Real Estate/
Randy Bruce – Knothe & Bruce Architects

From: C2 & R5 To: PUD(GDP-SIP)

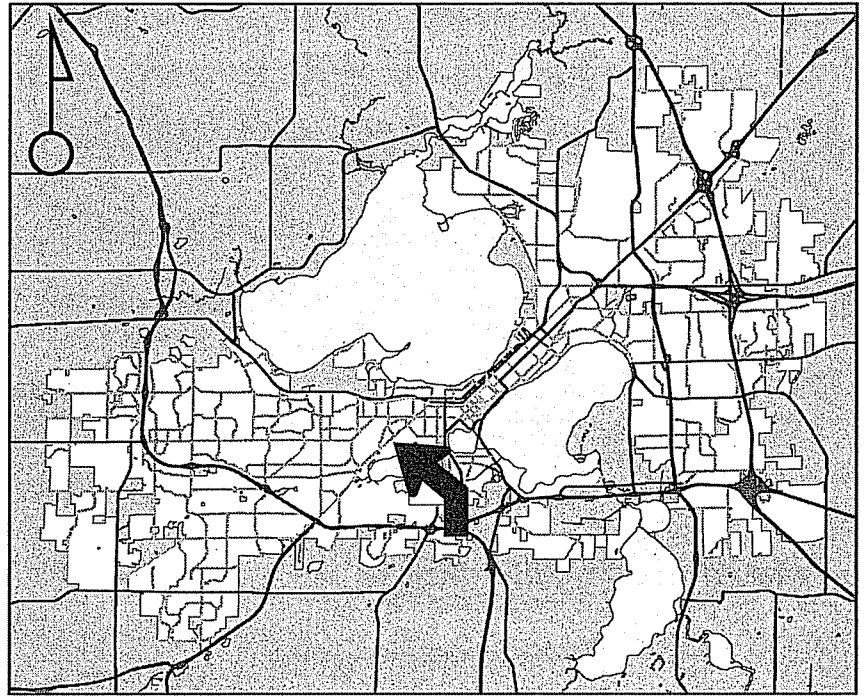
Existing Use
Multi-Family Residential and
Commercial Uses

Proposed Use
Demolish 6 Buildings and Build a 45-Unit
Condo Building and a 4,000 sf
Commercial Building

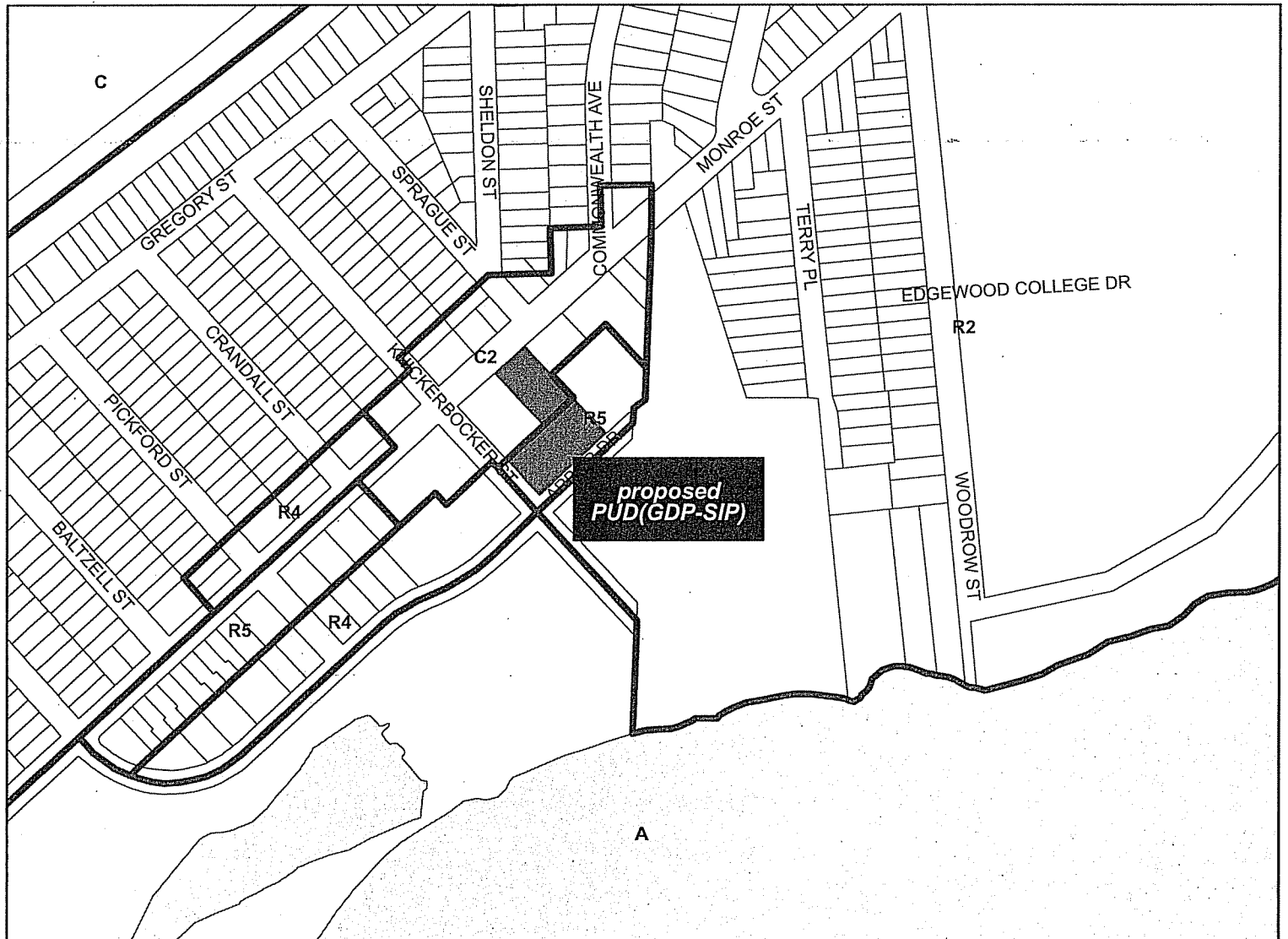
Public Hearing Date

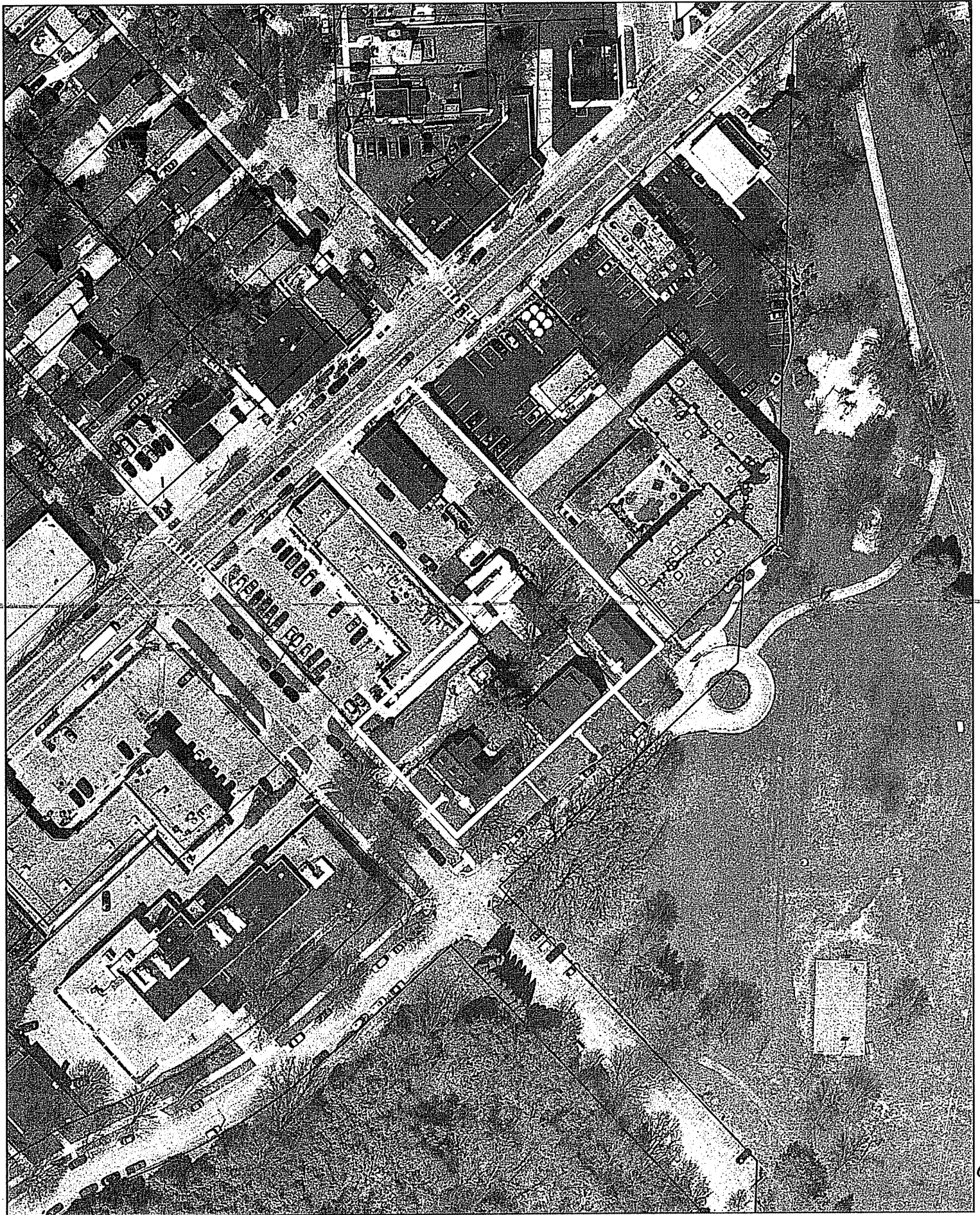
Plan Commission
09 April 2007

Common Council
17 April 2007



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





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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.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid \$ 1450 Receipt No. 78509
 Date Received 02-07-07
 Received By RT
 Parcel No. 0709-281-1505-9
 Aldermanic District 10, Ken Golden
 GQ OK!
 Zoning District C2 R5
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver
 Nbrhd. Assn Not. Waiver
 Date Sign Issued 2-7-07

1. **Project Address:** 2607 Monroe Street **Project Area in Acres:** 1.05

Project Title (if any): 2607 Monroe Street

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

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

Rezoning from _____ to _____ Rezoning from R5/C2 to PUD/PCD-SIP

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

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

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

Applicant's Name: James Corcoran Company: J. Michael Real Estate
 Street Address: 2702 Monroest. City/State: Madison, WI Zip: 53711
 Telephone: (608) 233-4440 Fax: (608) 233-9130 Email: _____

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave, Ste #201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6931 Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: A mixed-use redevelopment with a new 4,000 S.F. commercial building and 45 condominiums. See attached letter of intent

Development Schedule: Commencement Spring 2008 Completion Summer 2009

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:** \$ 1,450.⁰⁰ 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. 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 City of Madison Comprehensive Plan, which recommends:

Neighborhood Mixed-use 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:

#10 Alder Ken Golden, Dudgeon-Monroe Neighborhood Assoc. - December 21, 2006

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 Tim Parks Date 12-14-06 | Zoning Staff Matt Tucker Date 12-14-06

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

Printed Name James Corcoran Date 2/7/07

Signature [Signature] Relation to Property Owner

Authorizing Signature of Property Owner _____ Date _____

February 7, 2007

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

Re: Letter of Intent
R-5 and C-2 to PUD-GDP-SIP
2607 Monroe Street
Madison, Wisconsin

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.

Organizational structure:

Owner: Jim Corcoran
J. Michael Real Estate
2702 Monroe Street
Suite 15
Madison, WI 53711
608-233-4440
608-233-9130 fax
jcorcoran@charterinternet.net

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

Engineer: Burse Surveying & Engineering
1400 E. Washington Ave.
Suite 158
Madison, WI 53703
608-250-9263
608-250-9266fax
Contact: Pete Fortlage
Pfortlage.bursesurveyengr@chorus.net

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

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7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934

Introduction:

The proposed site is located between Monroe Street and Arbor Drive on the northeast side of Knickerbocker Street. The adjacent properties are the Michael's Frozen Custard site and a large apartment building to the northeast, Knickerbocker Place to the southwest, and Wingra Park to the southeast. The site is currently occupied by several smaller apartment and storage buildings and a commercial building on Monroe Street that is the home of Papa Phil's Restaurant.

The developers have been working for the past 18 months, with input from the alderperson and neighborhood, on a redevelopment plan for this under-utilized site. The plan includes renovation of the Papa Phil's façade along with new construction to create a higher density mixed-use development that respects the scale and uses of the surrounding neighborhood.

City of Madison Comprehensive Plan

This proposed development was designed to meet the goals, objectives and standards established in the City of Madison Comprehensive Plan. Recognizing that the City of Madison will need to accommodate a significant share of the future regional population and economic growth, the adopted Comprehensive Plan set the following goals and objectives:

- Reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment and higher densities at locations recommended in the City plans.
- Promote "Smart Growth" that enables the redevelopment of lands with existing infrastructure and services which have relatively low municipal and utility costs. Place a high priority on the reuse and more intensive use of sites within the city where adopted plans recommend redevelopment and infill.
- Redevelopment scale and density should be appropriate to redevelopment objectives and reasonably compatible with established neighborhood character.

The Comprehensive Plan designates this property within a potential redevelopment and infill area and establishes it for Neighborhood Mixed-Use. Within the Neighborhood Mixed-Use district the Plan outlines additional standards and policies which the proposed development was designed to meet:

- General building heights of between two and four stories and residential densities of up to 40 dwelling units per acre.
- Commercial uses should support the surrounding neighborhood.
- Parking should be located primarily behind buildings or underground.
- Provide a pedestrian-oriented "urban" environment.
- Include well-designed buildings placed close to the street or sidewalk.
- Developments should include pedestrian friendly design amenities such as decorative paving, plazas and landscaping.
- Incorporate transit-oriented development standards.

The Dudgeon- Monroe Neighborhood Plan

The Dudgeon-Monroe Neighborhood Plan (D-MN Plan) is currently in draft form and is currently under review by city staff and agencies. The D-MN Plan as drafted contains some conflicts with the adopted Comprehensive Plan and the proposed development does not meet all of the recommendations of the draft D-MN Plan. However, the developer has been working closely with the neighborhood and alderperson to achieve many of the goals set forth in that draft plan.

The D-MN Plan was developed to address many of the growth-related issues of a neighborhood with increasing popularity. The following goals and recommendations are currently within the draft plan which the proposed development is designed to meet:

- Support a diversity of creative housing approaches.
- Encourage pedestrian scale storefront and façade improvements to maintain the character of Monroe Street.
- Preserve, maintain and enhance the character of the commercial district along Monroe Street without encroaching into adjacent residential areas.
- Identify strategic redevelopment sites within the neighborhood.
- Balance the parking needs of the local businesses with on-going traffic concerns.
- Encourage Madison Metro ridership.

Demolition Standards:

This proposed development envisions the removal of several buildings that currently exist on the site. It should be noted that the developer has contracted with the Madison Environmental Group to prepare a recycling and re-use plan for the buildings, starting with all reasonable efforts to relocate any suitable building(s).

These buildings are as follows (photographs are attached to this letter of intent):

- 2605 Monroe Street that was constructed in 1920 and has had many subsequent remodelings and uses over the years. Reported uses include a chicken coup, hardware shop and dentist office. Currently the building has a mix of 6 very small apartments. The building has substantial structural and mechanical deficiencies that cannot be addressed.
- 2609 Monroe Street which was constructed by Jack Wey Builders as a garage and storage building for building operations. The building is a lightly constructed wood-frame building that has significant structural deficiencies.
- 713 Knickerbocker which is a City Water Utility well building that was abandoned in 1988. Functional limitations prevent its reuse although the exterior masonry detailing may be able to be recycled.
- 717 Knickerbocker, 2612 and 2620 Arbor Drive which are three small apartment buildings built by Jack Wey between 1944 and 1953. The buildings contain a total of 14 apartments. The developer is actively seeking sites for the relocation of one or more of these properties.

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

As the plan commission considers the demolition request the following standards are to be considered:

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

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Given the recommendations of the Comprehensive Plan, we believe that the demolition standards have been met.

Housing Affordability and Inclusionary Zoning:

A wide range of housing sizes and prices are proposed for this development. They are designed to meet the needs of the first time home buyer or the single retired person. The smaller condominiums will be relatively more affordable while the larger condominiums with premium locations will be higher priced. A range of income groups can be served by the nature of the buildings design on a market rate basis.

In addition, the developer has submitted an Inclusionary Dwelling Unit Plan. The IDUP will be studied and discussed further with staff, but currently it is the developer's intent to meet the requirements of the inclusionary zoning ordinance without requesting any waivers or financial assistance from the city.

Project Description:

As discussed earlier, the project was designed to meet the Comprehensive and D-MN Plans. The Monroe Street frontage is improved by the façade renovations to the Papa Phil's building. Stone and masonry details from some of the better buildings on the block are incorporated into the front parapet of the Papa Phils building. In addition, new signage and awnings will be incorporated to update the streetscape. The one story building next to Papa Phil's will be replaced by a new two-story commercial building with an adjacent plaza and outdoor seating area. Along Arbor Drive and Knickerbocker a new 45 unit condominium building with underground parking is proposed. The building is primarily 4 stories, stepping down to 3 stories at the street sides. Individual porches and entries connect the building to the streets and the architectural detailing and materials combine to create a pedestrian friendly street appearance.

A direct pedestrian link will run along the northeast boundary of the site, connecting Monroe Street and the new plaza to Arbor Drive and Wingra Park. The primary vehicular access is provided for off Knickerbocker with secondary access off of Monroe Street. The Monroe Street access will be limited to in-bound traffic only to minimize traffic conflicts. The residential parking will be primarily accommodated at the basement level of the building. An internal shared parking facility will be provided includes a 21 stall parking area located under part of the second floor of the residential building and an additional 10 parking stalls on the surface. The shared parking facility will be managed to provide daytime and early evening parking to the business uses while providing parking to the residential uses when commercial parking needs subside. Bicycle parking will be provided both underground and on surface to accommodate the needs of the public and residents.

The buildings are designed to fit within the architectural fabric of the neighborhood. Traditional storefront masonry buildings front Monroe Street and a historically-inspired Tudor architecture is used for the residential building. The residential building is well articulated to maintain a proper scale and rhythm. A flat roof is used to minimize the apparent building height. The exterior materials are masonry in combination with fiber-cement board panels and siding. The deeper siding colors and the stone and brick detailing add to the substantial appearance.

Site Development Data:

Commercial Space

Existing Papa Phil's Space	2,000 sf
New Construction	4,000 sf

Dwelling Unit Mix:

Existing apartments	2
One-Bedroom	3
One-Bedroom + Den	8
Two-Bedroom	22
Two-Bedroom + Den	6
Three-Bedroom	<u>6</u>
Total dwelling Units	47

Densities:

Lot Area	45,732 SF or 1.05 acres
Lot Area / D.U.	973 SF/unit
Density	45 units/acre

Building Heights:

2, 3 and 4 Stories

Floor Area Ratio:

Total Floor Area (excluding parking)	67,800 S.F. Residential <u>6,000 S.F. Commercial</u> 71,800 S.F. Total
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Floor Area Ratio	1.65
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Required Parking Standards (R-5)

Commercial Area (1/300 sf)	20 spaces
One Bedrooms (3 X 1.25 /unit)	3.75 spaces
One Bedroom + Den (8 X 1.5/unit)	12 spaces
Two Bedrooms (22 X 1.50 /unit)	33 spaces
Two Bedroom + Den (6 X 1.75/unit)	10.5 spaces
Three Bedrooms (6 X 1.75/unit)	<u>10.5 spaces</u>
Total Required Parking	89.75 spaces

Bicycle parking	
Residential (1 space/unit)	47 spaces

Provided Parking and Ratios:

Vehicular parking (underground)	57 stalls	or	1.26 stalls/unit
Vehicular parking (surface)	<u>31 stalls</u>	or	<u>.66 stalls/unit</u>
Total Vehicular Parking	88 stalls	or	1.92 stalls/unit
Bicycle parking (underground)	25 stalls	or	.5 stalls/unit
Bicycle parking (surface)	<u>22 stalls</u>	or	<u>.5 stalls/unit</u>
Total Bicycle Parking	47 stalls	or	1.0 stalls/unit

Loading:

Off-street loading will be provided for this project in the plaza between the two buildings.

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Letter of Intent
Monroe Street
February 7, 2007
Page 6 of 6

Project Schedule:

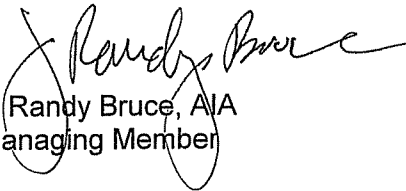
It is anticipated that construction will begin in December of 2007. Although the construction activity is planned to be continuous, the construction of the residential building on Arbor Drive will precede the construction of the commercial building on Monroe Street. The condominiums should be available for occupancy by the end of 2008 and the commercial building ready for occupancy in April of 2008.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The project is a transit-oriented redevelopment that achieves the goals of Madison's adopted Comprehensive Plan and invigorates the Monroe Street business corridor. A creative housing choice will be provided to the neighborhood and give a choice to long-term residents of the neighborhood that are wishing to down-size their current home.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

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

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with 45 dwelling units and 4,000 square feet of commercial space and the renovation of the existing building façade at 2611 Monroe Street.
- 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. Commercial uses as allowed in the C-2 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 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-2 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.

Inclusionary Dwelling Unit Plan
Multi-Family Condominium Building
2607 Monroe Street
February 7, 2007

- I. Project Narrative:
- A. General Character of the Intended Development: This project proposes the redevelopment of the property located at 2607 Monroe Street and 2612 Arbor Drive. The property is currently zoned C2 and R5 and is used as apartments and a store. The site is approximately 45,929 square feet in area and is located in the Dudgeon-Monroe Neighborhood. The redevelopment proposal envisions a new owner-occupied condominium with a variety of unit sizes and types designed to appeal to a wide range of buyers. The proposed 45-unit condominium building would be 3-4 stories.
- B. Owner, Developer and Future Owner Identification:
1. Owner & Developer: James Corcoran
2702 Monroe Street
Madison, WI 53711
(608) 233-4440
 2. Future: Owner Occupied
- C. Construction Schedule: Following approval, we expect to begin the development of the site in Spring, 2008 with completion of the building for occupancy beginning in Spring, 2009.
- II. Plans: A copy of the preliminary plan is attached hereto as Exhibit A, which shows the location and distribution of the Inclusionary Dwelling Units throughout the building. Additionally, Exhibit B, attached hereto, identifies the unit type and distribution of IDUs per floor throughout the building.
- III. Additional Information: See the attached letter of intent.
- IV Marketing Plan: The marketing plan for the IDUs will consist of the following: Listing the IDUs in the multiple listing service, which makes them available to all realtors in the South Central Wisconsin area. The IDUs will also be advertised in the Isthmus, as well as the Wisconsin State Journal and Capital Times. We will also notify the City of Madison so that it can be put on the appropriate web pages. We will be constructing a web page for the project under which the IDUs will be made available. There will be a project sign on site advertising general information about the project. We will have regular open houses on site or at the real estate broker's.

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat 2607 Monroe Street

Project Address: 2607 Monroe Street Project Area (in acres): 1.05

Developer: J. Michael Real Estate Representative: James Corcoran

Street Address: 2702 Monroe Street City/State: Madison, WI Zip: 53711

Telephone: 608-233-4440 Fax: 608-233-9130 Email: _____

Agent, if Any: Randy Bruce Company: Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave, Ste 201 City/State: Middleton, WI Zip: 53562

Telephone: 608-836-3690 Fax: 608-836-6934 Email: kbruce@knothebruce.com

PART 2 - PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family	38	2	7*	-	47	1.05
TOTAL	38	2	7	-	47	1.05

PART 3 - AFFORDABLE HOUSING DATA:

OR AS REQUIRED BY COST ANALYSIS

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI						7	7
Anticipated Sale Price						PER CITY REQUIREMENTS	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:							1	4	2	
Minimum Floor Area:										
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input checked="" type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will <u>not</u> comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	X		
Proportion of attached and detached IDU units is similar to Market rate.	X		
Mix of IDUs by bedroom size is similar to market rate.	X		

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	X		
IDUs are to be built in phasing similar to market rate.	X		
Pricing fits within Ordinance standards	X		
Developer offers security during construction phase in form of deed restriction.	X		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	X		
Developer describes marketing plan for IDUs.	X		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	X		
Terms of sale or rent.	X		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		X	
Developer has requested waiver for off-site or cash payment.		X	
Developer has requested waiver for reduction of number of units.		X	WILL BE BASED ON FINANCIAL
Other:			ANALYSIS OF COST/BENEFIT OF 12 UNITS

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → _____
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → 12.21.06
- The applicant notified Alderperson GOLDEN of District 10 of this development proposal in writing on: → 12.21.06
- The applicant also notified AUDREY HILBTON of the DUDMAN MONTPE neighborhood in writing on: → 12.21.06
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature Randy Bruce Date 2.07.07
Printed Name RANDY BRUCE Phone 608.836.3696

Exhibit B

IDU plan for 2607 Monroe Street- 45 unit Condominium Project

Overall development plan

revised 2/07/2007

	All units	IDU's count	Market units	Size range for all units	I.Z. Sale Price	Percentage of type
1 bedroom	7	1	6	600 - 848 s.f.	\$132,392	14.29%
2 bedroom	28	4	24	786 - 1505 s.f.	\$158,841	14.29%
3 bedroom	10	2	8	944- 2106 s.f.	\$183,556	20.00%
Totals	45	7	38			

Inclusionary dwelling unit information

	Total units	# of IDU's
1st Floor	7	2
2nd Floor	14	2
3rd Floor	14	2
4th Floor	10	1
Totals	45	7

Unit Number	IDU type	IDU s.f.	% AMI	Sale Price
106	3 bdrm	944	80%	183,556
107	3 bdrm	952	80%	183,556
207	2 bdrm	796	80%	158,841
209	2 bdrm	786	80%	158,841
307	2 bdrm	796	80%	158,841
309	2 bdrm	786	80%	158,841
404	1 bdrm	656	80%	132,392

note: The sale price will change with interest rates and a fluctuation addition of the condo fee into the equation in the condo fee. A condo fee of \$15 is currently budgeted

KNOTHE & BRUCE ARCHITECTS

7001 Liberty Avenue, Suite 20
Madison, Wisconsin 53705
608-833-3180 Fax 608-493-1870

Customer

Name

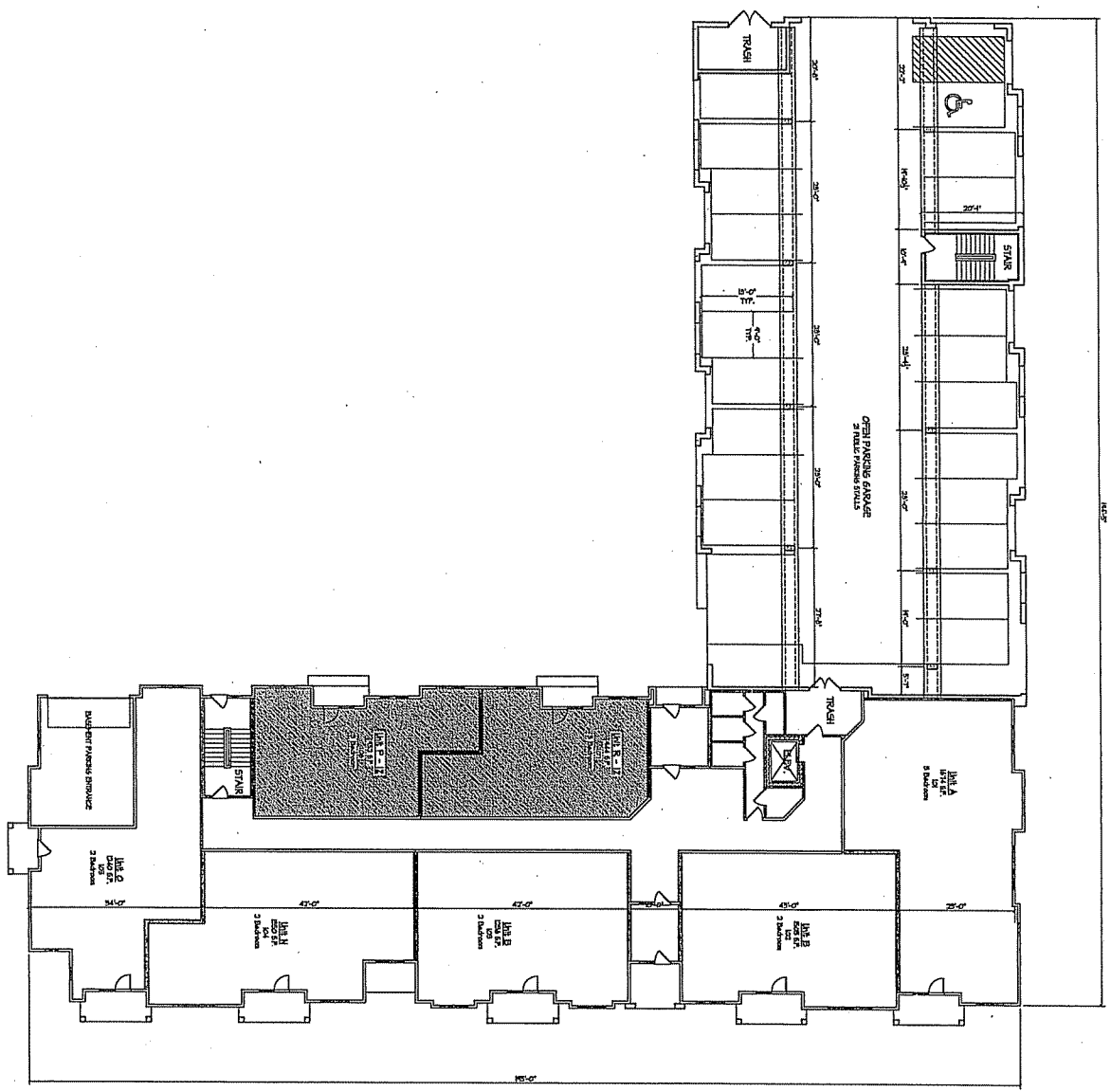
Project No. 0522
Site Address - February 7, 2007

Project Title
2607 Monroe Street

Drawing Title
First Floor Plan

Project No. 0522

Drawing No. A-1.1



FIRST FLOOR PLAN

28

KNOTHE & BRUCE ARCHITECTS

7201 University Avenue, Suite 21
Madison, Wisconsin 53762
608-232-3350 Fax 608-232-3353

Consultant

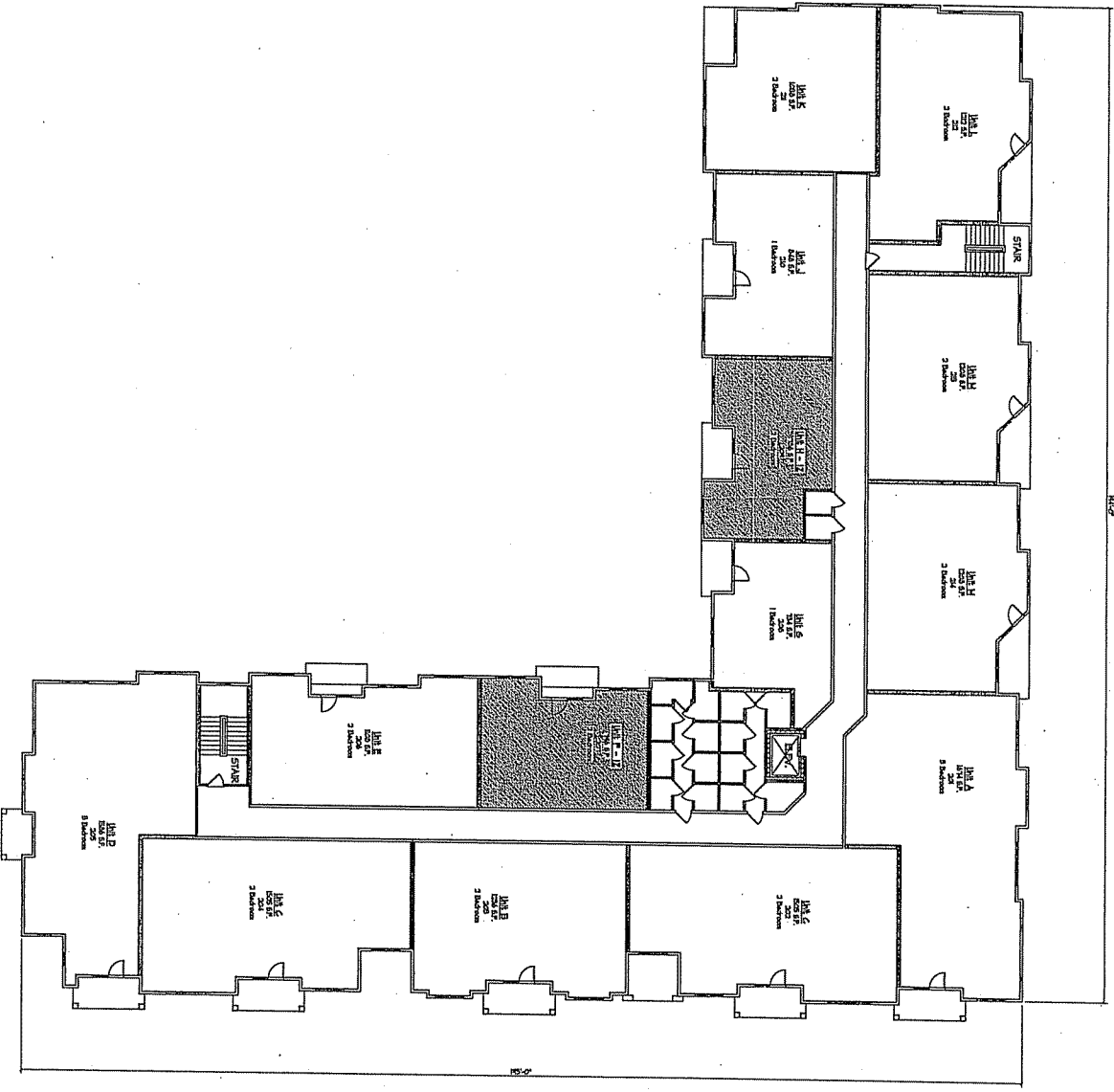
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Revision
SIP Schedule - February 1, 2007

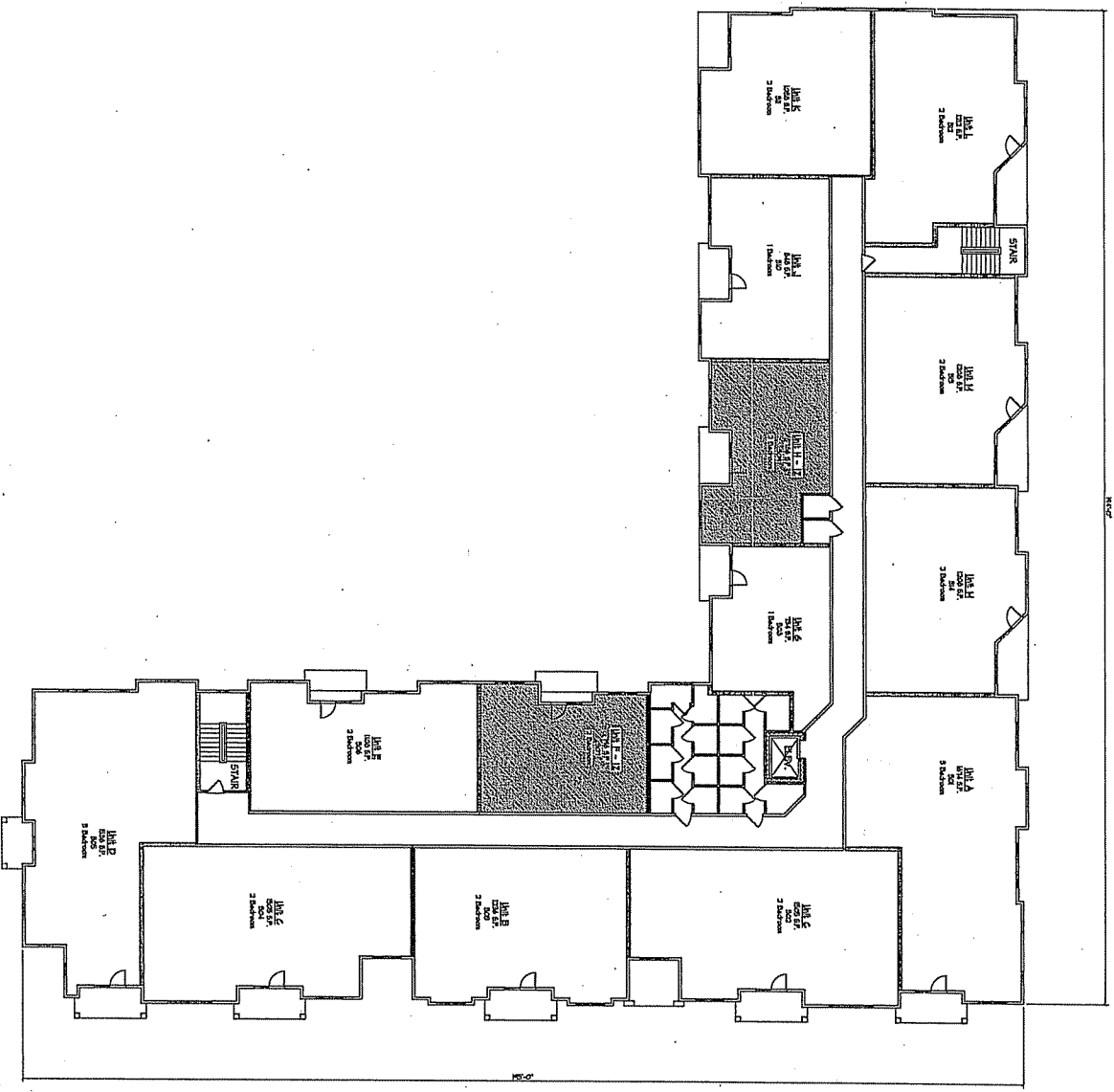
Project File
2607 Monroe Street

Drawing Title
Second Floor Plan

Project No. 0522
Drawing No. A-12



SECOND FLOOR PLAN



THIRD FLOOR PLAN

KNOTHE & BRUCE ARCHITECTS

100 University Avenue - Suite 200
 Madison, Wisconsin 53706
 608-831-3100 Fax: 608-491-9191

Contractor

Name

Project
 2607 Monroeville - February 1, 2007

Project Title
 2607 Monroeville Street

Third Floor Plan

Project No. 0522
 Drawing No. A-13

2

KNOTHE & BRUCE ARCHITECTS
7601 University Avenue Suite 200
Kirkland, Washington 98033
425-835-1895 Fax 425-835-1894

Contract

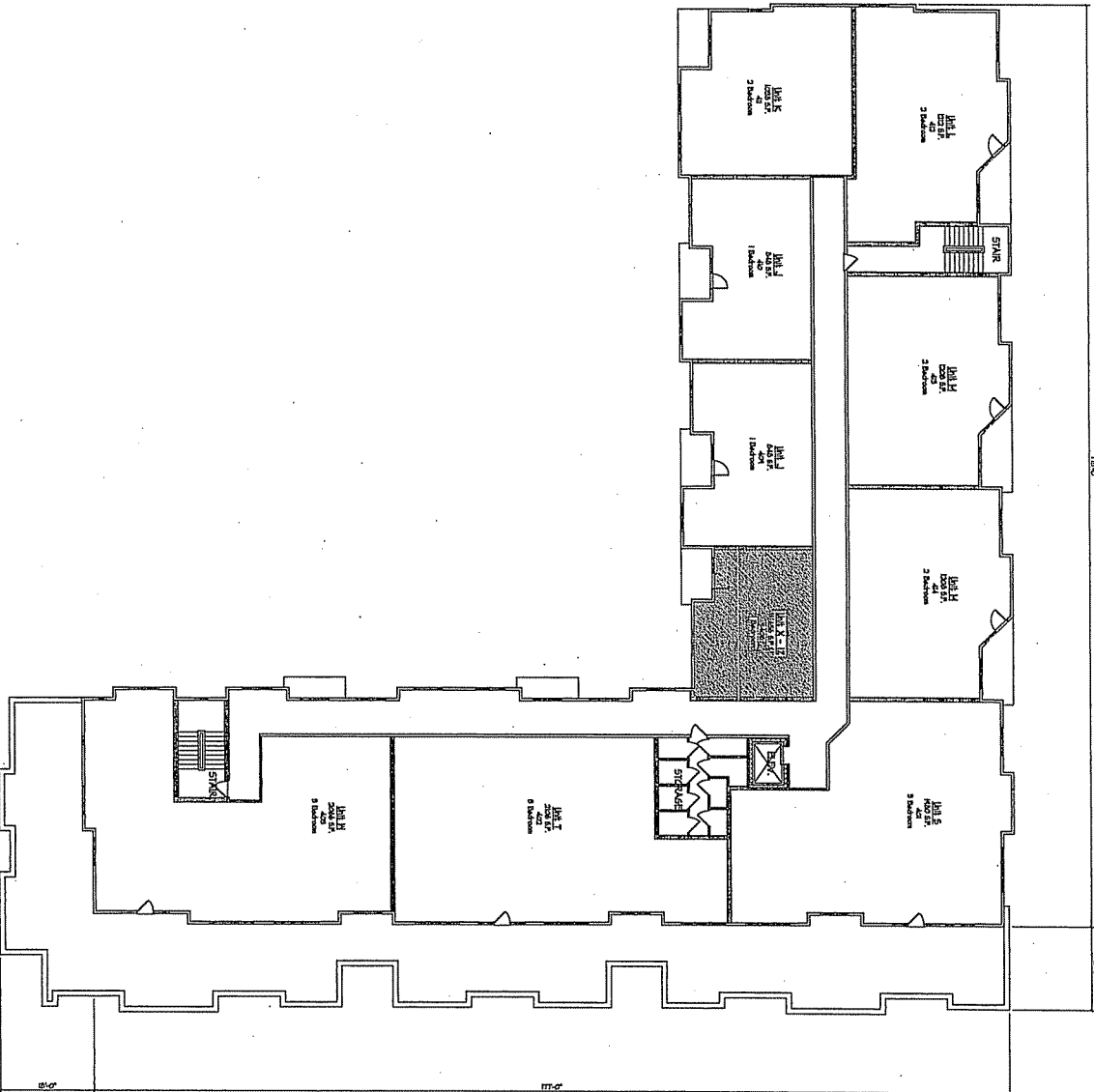
Name

Revision
SIP Submitted - February 1, 2007

Project Title
2607 Monroe Street

Drawing Title
Fourth Floor Plan

Project No.
0522
Drawing No.
A-1.4



FOURTH FLOOR PLAN





Madison Environmental Group, Inc.
25 North Pinckney
P.O. Box 1607
Madison, WI 53703
608.280.0800 phone
608.280.8108 fax
meg@madisonenvironmental.com

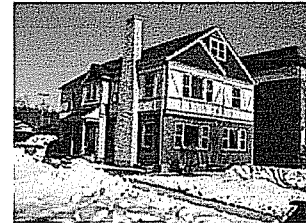
Deconstruction Reuse and Recycling Plan

March 2007

Client: J. Michael Real Estate
Project: Arbor Drive Redevelopment
Location: Monroe Street, Knickerbocker Street, and Arbor Drive, Madison, Wisconsin

Executive Summary

Madison Environmental Group conducted a site visit on March 5, 2007 to the multi-unit apartments on Knickerbocker Street and Arbor Drive, the multi-unit apartment building on Monroe Street, and the garage and utility pump house, assessing reusable and recyclable materials. This plan outlines an approach for getting the reusable and recyclable materials out of the buildings and to qualified reuse and recycling markets, thus diverting material from the landfill.



The Deconstruction Reuse and Recycling Plan includes three sections, coordinated with the project timeline:



- I. **Reuse Phase:** This section recommends an approach for extracting reusable items for donation or sale prior to any deconstruction activities. The approach is based on Madison Environmental Group's site visit and on our experience with reuse markets. Items of reuse value found in the six buildings include hardwood flooring, fixtures, doors, and appliances.
- II. **Pre-Deconstruction Phase Recycling:** This section identifies which regulated materials must be removed for recycling prior to full deconstruction. The items at this site that qualify for recycling at this stage of the process include refrigerants, appliances, light bulbs, lamp ballasts, and thermostats.
- III. **Deconstruction Phase Recycling:** This section identifies materials that can be recycled during building deconstruction and where they can be recycled. This includes metal, concrete, block, brick, asphalt, carpet, cardboard, paper, cans, bottles, wood, and shingles.

Madison Environmental Group's services have been retained to serve as the project's Recycling Manager with responsibility to coordinate reuse activities and provide oversight and support to pre-deconstruction and deconstruction recycling.

Contact

David Waisman (608) 280-0800 david.waisman@madisonenvironmental.com

Project: Arbor Drive Redevelopment

I. Reuse Phase

To reuse something is to use something again in its original form for the same or different purpose. Reusing an item is the most environmentally friendly form of recycling. However, it takes time to identify markets for donation or resale. Therefore it is critical to focus on the highest value items for reuse.

One reuse option that may be considered on this project is moving an existing structure from Arbor Drive to a new site, if it is technically and economically feasible. Madison Environmental Group has provided guidance to help J. Michael Real Estate assess feasibility, identify a buyer, and coordinate the moving logistics. Details of this guidance can be found in the separate document titled, "House Moving Guidance."

In addition to the potential of moving an existing structure, there is an opportunity to reuse many individual items throughout the six structures. Madison Environmental Group inventoried potentially reusable items at the site. See Attachment A for sample photographs. The most notable and desired item of high reuse value is the hardwood flooring, which is abundant throughout the three multi-unit apartment buildings on Knickerbocker Street and Arbor Drive.

<p><i>Key to Inventoried Buildings:</i> A. 717 Knickerbocker Street B. 2620 Arbor Drive C. 2612 Arbor Drive D. 2605/2607 Monroe Street E. Garage F. Pump House</p>
--

Madison Environmental Group walked through several representative units in the buildings with Frank Byrne, Deconstruction Manager from Habitat ReStore, (608-712-0731, www.restore dane.org) and Roxanne Seeliger of Deconstruction, Inc., (608-244-8759) to get an idea of what types of materials they would take from these buildings.

For most items, Deconstruction, Inc. pays the building owner cash in order to remove them and has stated that they will pay approximately \$500 to \$1,500 to remove items in buildings A, B, and C. Habitat ReStore gives a tax-deductible donation to the building owner depending on the value of the items salvaged for reuse. Madison Environmental Group estimates that there is approximately \$10,000 of donation value in the building.

Both Habitat ReStore and Deconstruction, Inc. are interested in salvaging the hardwood floors, as well as items such as fixtures, doors, and cabinets. There are items that each entity will take that the other will not take. Therefore, using both organizations will achieve the highest quantity of reuse. This reuse approach is detailed below.

Madison Environmental Group has identified the following items for reuse:

Interior Materials

- *Site Materials:*
 - Hardwood flooring, buildings A-D * +
 - Attic flooring, buildings B and C *
 - Radiators *
 - Panel doors * +
 - Older light fixtures and ceiling fans *

Project: Arbor Drive Redevelopment

- Older sinks *
- Toilets (only low-flow toilets should be reused) *
- Fireplace mantels *
- Exterior light fixtures *
- Hollow-core doors +
- Newer light fixtures and ceiling fans +
- Newer bathroom sinks +
- Some kitchen cabinets +
- Built-in cabinets and storage cabinets in apartments (if they are easily removed) +
- Mirrors and medicine cabinets +
- Mail boxes +

*Deconstruction Inc. is interested in these items

+Habitat ReStore is interested in these items

- *Reuse Plan:* Madison Environmental Group will oversee the removal and reuse of these interior items. During the spring of 2008, Madison Environmental Group will work with J. Michael Real Estate to determine the best combination of using Habitat ReStore and Deconstruction Inc. The final plan will balance the material needs and worker availability of Deconstruction Inc. and Habitat ReStore, J. Michael Real Estate's timeline for demolition, and the economic value for J. Michael Real Estate.

Appliances and Heating Equipment

- *Site Materials:*
 - Stoves
 - Refrigerators
 - Microwaves
 - Washers and dryers in the basements
 - Furnaces, buildings A and C
- *Reuse Plan:* J. Michael Real Estate will reuse appliances that are less than 2 or 3 years old. Madison Environmental Group will assess the appliances that are left and determine whether it is financially advantageous to conduct a reuse sale. Alternatively, Madison Environmental Group will coordinate the donation of these appliances to Saint Vincent de Paul (608-278-2920). St. Vincent de Paul will take appliances that are less than 10 years old and in good working condition. St. Vincent de Paul requires a 2-3 day lead time for pickup, and will remove only appliances only on the first and second floors. They will offer a donation value. Any appliances not able to be reused will be recycled as described in Section II – Pre-Deconstruction Recycling.

For the two boilers in better condition, Madison Environmental Group will attempt to sell them by posting them for sale on CraigsList and contacting Nodemart (www.nodemart.com).

Project: Arbor Drive RedevelopmentLandscape Elements

- *Site Materials:*
 - Stone block retaining wall
 - Shrubs
 - Flower Bulbs
- *Reuse Plan:* Madison Environmental Group will coordinate the sale of the stone block of the retaining wall, and make shrubs and bulbs available for free.

Building Façade

- *Site Materials:*
 - Stone, buildings A, B, and C
 - Yellow brick, building F
- *Reuse Plan:* The stonework on the chimneys and around the entrances of buildings A, B, and C can be reused, and a couple of parties have expressed preliminary interest. Additionally, there may be a reuse market for the yellow brick on building F. Madison Environmental Group will advertise the availability of the yellow brick and stone. All brick and stone can be recycled if a reuse market cannot be found

Structural Components

- *Site Materials:*
 - The trusses in building C are constructed out of old rough-cut beams. They are non-standard dimensions, but are approximately 2 inches x 6 inches, and over 15 feet long.
 - The dimensional lumber in the attic of building B is not as unique as building C, but could be valuable.
- *Reuse Plan:* The structural wood can only be salvaged during the deconstruction process. The deconstruction contractor will need to assess the salvage feasibility. Deconstruction Inc. has expressed interest in working with the deconstruction contractor to reclaim these materials, if possible. If these materials cannot be reused, they have recycling potential.

II. Pre-Deconstruction Phase Recycling

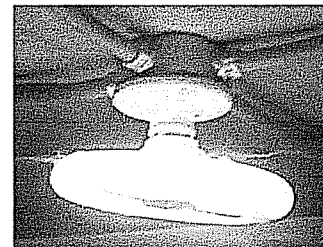
State hazardous waste regulations provide guidance for what to recycle after the reuse phase is complete and prior to building deconstruction.

It's the Law		
The following materials are banned from landfills in the state of Wisconsin:		
▪ Office paper	▪ Steel containers	▪ Computers
▪ Magazines	▪ Lead acid batteries	▪ Fluorescent bulbs
▪ Newspapers	▪ Used oil	▪ Paint
▪ Aluminum containers	▪ Tires	▪ Cardboard
▪ Glass containers	▪ Yard waste	
▪ Plastic containers #1 and #2	▪ Major appliances	
▪ Hazardous/Infectious materials or their containers	▪ Bi-metal steel/aluminum	

For all materials recycled during the pre-deconstruction phase, the responsible contractor must provide evidence of proper handling. Receipts or other proof of recycling should include the date(s), material, quantity or weight, and recycling company contact information. Copies of all records should be issued to Madison Environmental Group.

Light Bulbs and Ballasts

- *Site Materials:* There are several ring and spiral compact fluorescent bulbs (containing mercury), fluorescent lamp ballasts (potentially containing polychlorinated biphenyls – PCBs), and many incandescent bulbs (containing lead) in the six buildings A, B, C, D, E, and F. State hazardous waste regulations require recycling bulbs and ballasts containing mercury, lead, and PCBs. Fluorescent lamp ballasts manufactured after 1979 with a “NO PCBs” label can be landfilled. However, we recommend recycling all types of bulbs and fluorescent lamp ballasts to reduce future liability.
- *Recyclers:* Bulbs and ballasts can be collected directly by recyclers or by consolidators that transport them to recyclers. The consolidator and recycler must be licensed, and in compliance with applicable environmental regulations. Locally, PKK Lighting (608-836-7821) is a consolidator, and Midwest Lamp Recycling (608-275-6760) is a recycler. Both offer barrels and boxes to consolidate materials on site, and transportation to their facilities. A complete list of consolidators and recyclers is available on the Wisconsin Department of Natural Resources (DNR) website, <http://www.dnr.state.wi.us/markets/matsearch.asp>.



Refrigerants, Appliances, and HVAC

- *Site Materials:* Functional refrigerators, washers, dryers, stove and oven units, dishwashers, and other appliances exist in all of the currently occupied apartment units, with some in better quality than others.

Project: Arbor Drive Redevelopment

Boilers and other furnace units, as well as water heaters, do exist in the basements of all buildings A, B, C, and D, and if not removed and reused, can be scrapped for their metal recycling value.

Any appliances left that are not reused are required by law to be recycled and may be recycled for their metal scrap value. Any capacitors or electrical ballasts must be removed first. Motors and other electrical equipment can remain with the appliance. Refrigerators utilizing refrigerants (aka Freon or coolant) are regulated by State and Federal law. All refrigerants and coolants must be removed and recycled prior to scrapping the air conditioning and refrigerator equipment at a metals recycler.



- *Recyclers:* The entity recovering the refrigerants and coolants must be registered with the DNR. If the demolition contractor is not registered to perform refrigerant recovery, local appliance salvagers or HVAC companies that are registered with the DNR should be used. A complete list of entities registered through the Wisconsin DNR can be found at <http://www.dnr.state.wi.us/org/aw/air/reg/refrig/registeredsalvagers.pdf>.

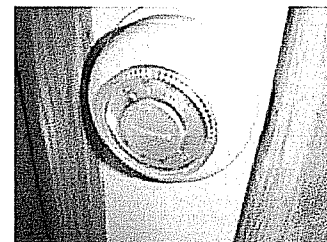
Paints, Stains, and Other Chemicals

- *Site Materials:* Paints, stains, sealers, and various cleaning agents are present in the basements of buildings A, B, C, D, and E. Latex-based paints can be properly hardened and disposed of in the trash, if the can is less than half full. See Attachment C for directions on proper disposal of latex-based paint.

Recyclers: Oil-based paints, products containing organic solvents, and latex paints (if can is more than half full) must be delivered to Dane County Clean Sweep (2302 Fish Hatchery Road) for recycling. Dane County Clean Sweep is open for drop-offs from May – October. Call Dave Radisewitz at 608-294-5358 ahead of time to schedule a drop-off appointment. More information on Clean Sweep can be found at <http://www.danecountycleansweep.com/>.

Thermostats Containing Mercury

- *Site Materials:* Madison Environmental Group located several thermostats containing mercury in the apartment buildings. These thermostats must be recycled. Mercury-containing thermostats hold mercury equivalent to the amount in 200-300 fluorescent bulbs. Mercury is a hazardous waste, but the Universal Waste Rules allow thermostats to be recycled without going through hazardous waste permitting processes.



- *Recyclers:* Mercury containing thermostats can be recycled by taking them to Dane County Clean Sweep (2302 Fish Hatchery Road), to public drop-off locations listed in Attachment D, or to the HVAC contractor on the project. Dane County Clean Sweep is open for drop-offs from May – October. Call Dave Radisewitz at 608-294-5358 ahead of time to schedule a drop-off appointment. More information can be found at <http://www.danecountycleansweep.com>.

Project: Arbor Drive Redevelopment

III. Deconstruction Phase Recycling

The bulk of recyclable material on deconstruction projects resides in the structural and exterior components of the building. For the six buildings on this site, concrete, concrete block, stone, brick, wood, and metal are the highest volume recyclable components. All painted concrete surfaces were tested for lead by Richard Horan of Assurance Inspection Services LLC using an X-Ray Fluorescence (XRF) Analyzer. All painted surfaces in the basements of buildings A, B, C, and D tested negative to levels of lead over the admissible level, and can be recycled. Painted surfaces in the basement of building F tested positive for higher than admissible levels of lead and cannot be recycled. See Attachment F for the results of the lead testing.

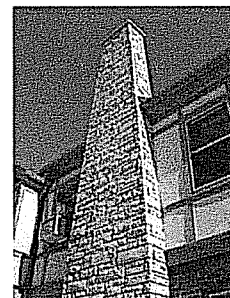
Metal present in the building's electrical conduit, ductwork, piping, and HVAC equipment is of high recycling value.

For all trash and recycled materials, the deconstruction contractor must provide "receipts" for each haul documenting the date(s), material, quantity or weight, and recycling company or landfill contact information. Copies of all records should be provided to Madison Environmental Group.

Clean Concrete, Concrete Block, Asphalt, Brick, and Stone

■ *Site Materials:*

- Foundations: The foundations of buildings A, B, C, and D are composed largely of concrete block and brick, which can be recycled.
- Parking lot: The parking lot adjacent to the parking garage and behind the Arbor Drive buildings is composed of asphalt which can be recycled.
- Walkways: The walkways and sidewalks between, in front of, and leading up to all of the six buildings are composed of concrete which can be recycled.
- Brick Structure: Buildings A, B, C, and D are composed largely of brick which can be recycled.



- Chimneys: The chimneys of buildings on A, B, and C are composed of stone block which can be recycled, if not reused. Clean concrete, block, and brick may be crushed and used as fill, aggregate in road beds, or to be recycled into new concrete. "Clean" means concrete, block, stone, or brick that is free of dirt, clay, wood, and lead-bearing paint. If lead-bearing paint over the admissible level is present, then it must be disposed of at an approved construction and demolition landfill or an approved municipal solid waste landfill. Painted concrete surfaces on the foundations of buildings A, B, C, and D tested negative for high levels of lead and can be recycled. The foundation of building F tested positive for higher than admissible levels of lead. See Attachment F for the full description and results of the lead test.



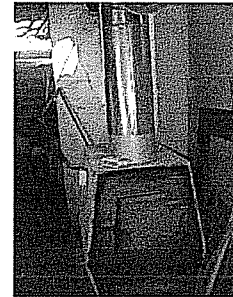
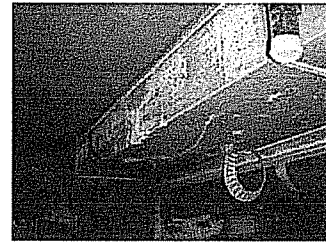
- *Recyclers:* Wingra Stone (608-271-5555) will accept clean concrete, concrete block, stone, and brick for recycling. These materials should be hauled to their site in a dump truck for dumping. At the time of this plan, the cost to recycle concrete or brick is \$1.50/ton

Project: Arbor Drive Redevelopment

(versus \$36/ton to landfill). Clean asphalt free of concrete, dirt, and other materials can be recycled at Payne and Dolan (608-845-8900) or Hammersly Stone Co., Inc. (608-845-7804) free of charge. Call ahead to schedule delivery to the quarry to Payne and Dollan, which is open after the middle of April. Hammersly Stone can quote a price on asphalt removal, and their quarry is open for delivery year-round. A complete list of recyclers in Dane County can be found in Attachment E.

Metal

- *Site Materials:* Metal exists in the six buildings in the form of furnaces, copper piping, copper wiring, hot air registers, electrical conduit, duct work, steel and copper pipes, and aluminum gutters and downspouts. Radiators, if not salvaged for reuse, can be scrapped for their metal value. Though not required by law, we recommend that all metals be recycled. Painted metal, even if it is lead bearing paint, is typically recyclable. For the highest redemption value, we recommend the metal be sorted into copper, copper wiring, and a mix of all other metals.
- *Recyclers:* Metal can be hauled to a metal salvage company such as All Metals Recycling, LLC (608-255-0960) or Samuels Recycling (608-241-1571) for processing. At the time of this plan, the market price on Recycle.net is \$122/ton for mixed scrap iron and steel, \$3,000/ton for copper, \$1,100/ton for insulated copper wire, and \$500/ton for painted aluminum. To receive the best prices, contract with a processor that specializes in metals. Copper can also be donated to “Copper for Kids,” a fundraising program for the construction of the new Family Children’s Hospital. Ask Madison Environmental Group for more information.

Cardboard, Paper, Cans, and Bottles

- *Site Materials:* Excluding those belonging to residents, there are no cardboard boxes, cans, on site. However, all cardboard, paper, cans, and bottles found or generated by work crews during deconstruction must be recycled according to Wisconsin law.
- *Recyclers:* Cardboard, paper, cans, and bottles can be processed by various waste haulers in the Madison area, including Waste Management (608-273-2500), Pellitteri Waste Systems (608-257-4285), Royal Container Service (608-221-1919), and Green Valley Disposal (608-849-8778).

Carpet

- *Site Materials:* Carpet exists in limited amounts in the six buildings. There is limited carpet on the third floor of building A and building D. All carpet and carpet padding can be recycled.
- *Recyclers:* Reynolds Urethane Recycling accepts carpets and carpet pads for free recycling (contact Paul Reynolds at 608-831-4244). Carpet and pads should be rolled separately and tied when hardwood is removed. Carpet should be left in a dry place before recycling. Carpet must be free of contaminants such as nails, plaster, or garbage, and must be dry. Carpet and pads can be dropped off at Reynolds warehouse site at 8417 Murphy Drive, Monday – Friday 8:00 am – 3:30 pm. Be sure to call first.

Asphalt Shingles

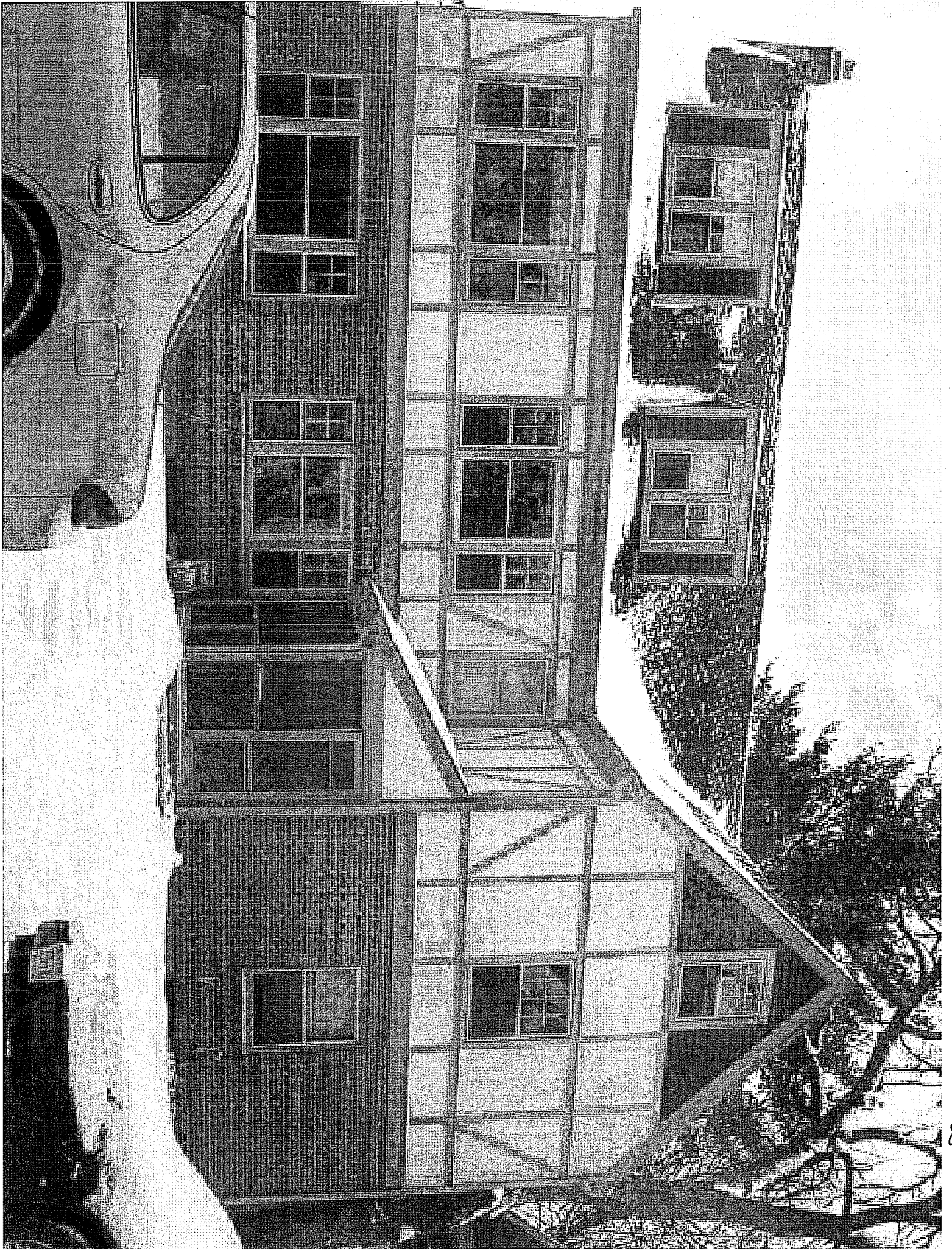
- *Site Materials:* Asphalt shingles were identified on the roof tops of the buildings A, B, C, and D. If there has been a complete tear-off of old shingles since 1977, the shingles are recyclable. Shingles are recycled by grinding them up to be used as asphalt road base. Shingles with nails are acceptable for recycling.
- *Recyclers:* The Bruce Company (contact James Altweis at 608-358-3036) currently accepts asphalt shingles free of asbestos (those made after 1977) to recycle into road base for their nursery facilities. The Bruce Company charges \$25-\$28.50/ton depending on the hauler. They have pre-arranged hauling agreements in place with Green Valley Disposal, Pellitteri Waste Systems, and Royal Container Service.

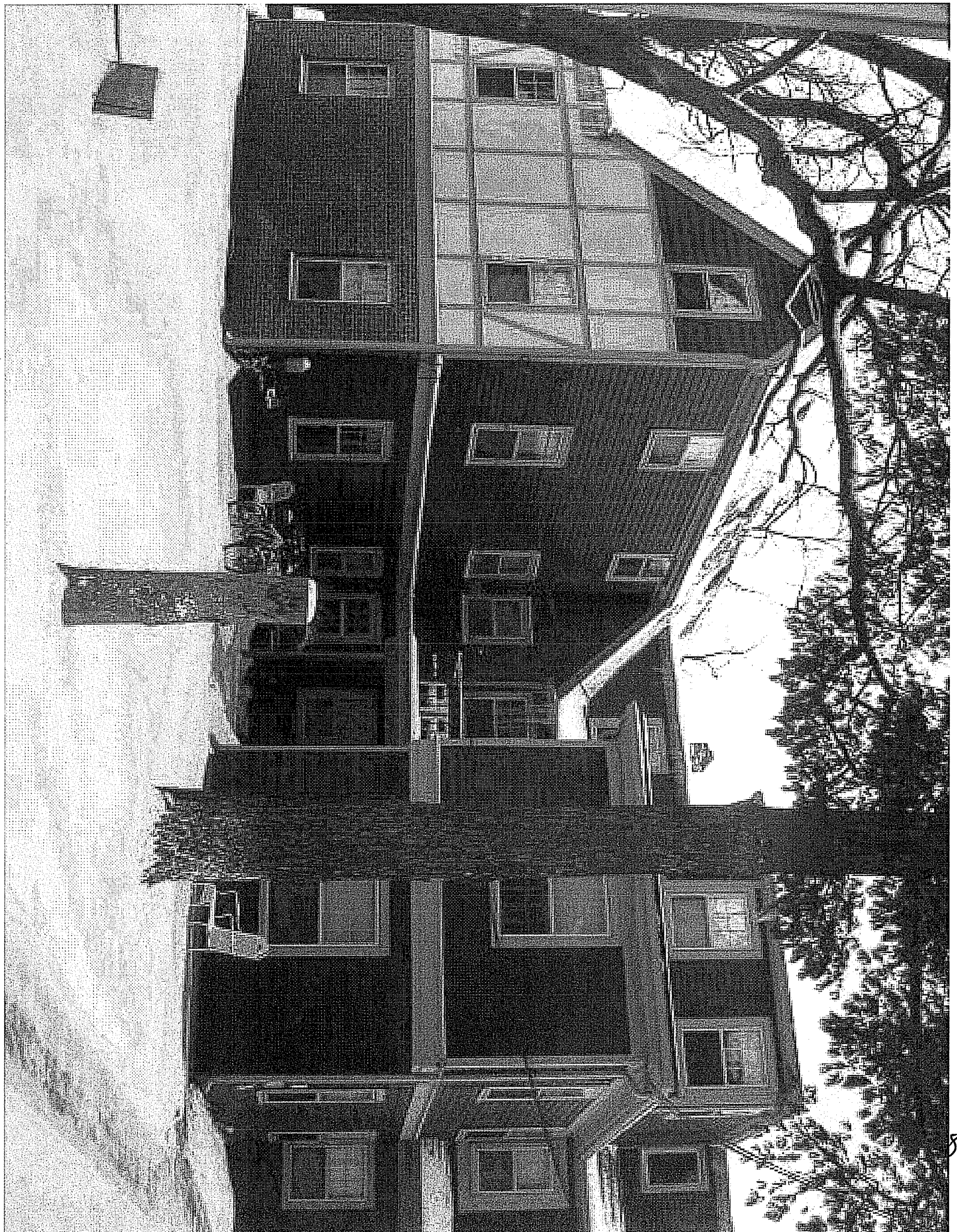


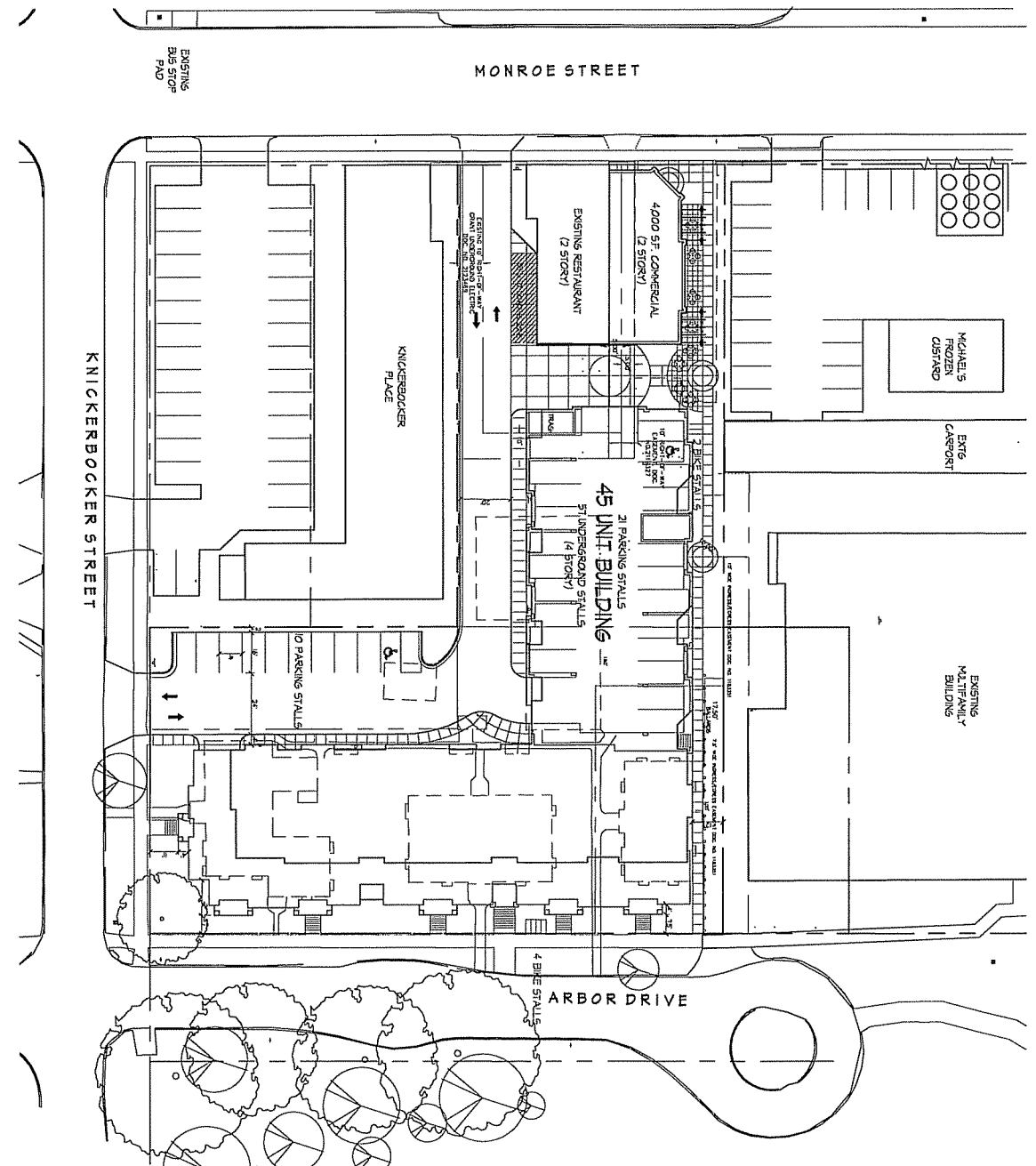
Wood

- *Site Materials:* A large quantity of structural wood in the form of roof and floor joists exists in buildings A, B, and C. This wood can be salvaged for reuse during deconstruction. If not reclaimed for reuse, it is recyclable. Any unpainted and untreated structural wood and wood siding of the parking garage is also recyclable. If possible, the demolition contractor should collect unpainted and untreated dimensional lumber and engineered lumber, such as oriented strand board (OSB), plywood, and particleboard, for recycling. All unpainted and untreated lumber should be free of physical contaminants, such as plaster, metal, and plastic.
- *Recyclers:* Wood can be hauled and shredded by Royal Container Service (608-221-1919) for \$85 per pull. Bins of 10, 20, and 30 cubic yards are available for consolidating wood. Wood recycling is also available through Pellitteri Waste Systems (608-257-4285).









SITE PLAN
1" = 20'

SHEET INDEX

- C-11 SITE PLAN
- C-12 FIRE DEPT ACCESS PLAN
- C-21 GRADING & UTILITY PLAN
- L-11 LANDSCAPE PLAN
- A-10 BASEMENT PLAN
- A-11 FIRST FLOOR PLAN
- A-12 SECOND & THIRD FLOOR PLAN
- A-13 FOURTH FLOOR PLAN
- A-14 COMMERCIAL BUILDING
- A-21 ELEVATIONS
- A-22 ELEVATIONS

KNOTHE & BRUCE ARCHITECTS
 780 University Avenue, Suite 200
 Madison, WI 53706
 608-261-3100 Fax 608-439-9494

Title: _____

Site Development Data

Existing area plus site	2,000 sf
Commercial zones	4,000 sf
Dwelling Unit, etc.	
Existing apartments	3
One-bedroom + bath	8
Two-bedroom + bath	22
Three-bedroom	6
Total Dwelling Units	47
Lot Area - D.U.	
Density	45.732 SF or 105 units
46 residences	
2, 3 and 4 stories	

Existing Buildings

Existing Restaurant	67,800 S.F. Residential
Existing Commercial	6,000 S.F. Commercial
Total Existing Buildings	73,800 S.F. Total
	1.55

Proposed Building

One Bedroom	1,312 sq ft	20 spaces
Two Bedrooms	1,211 sq ft	13 spaces
Three Bedrooms	1,528 sq ft	10 spaces
Four Bedrooms	1,728 sq ft	8 spaces
Total Proposed Building	5,780 sq ft	51 spaces
Proposed parking		
Residential (1 space/unit)		47 spaces

Proposed Parking and Bicycles

Vehicle parking (underground)	57 stalls or 126 equivalent
Vehicle parking (surface)	88 stalls or 182 equivalent
Total Vehicle Parking	145 stalls or 308 equivalent
Bicycle parking (underground)	25 stalls or 5 equivalent
Bicycle parking (surface)	47 stalls or 47 equivalent
Total Bicycle Parking	72 stalls or 100 equivalent

Project Title: **2607 Monroe Street**

Project No: **0522**

Drawn By: **C-11**

KNOTHE & BRUCE ARCHITECTS
 7101 University Avenue, Ste. 201
 Middleton, Wisconsin 53522
 608.838.3190 Fax 608.838.4934

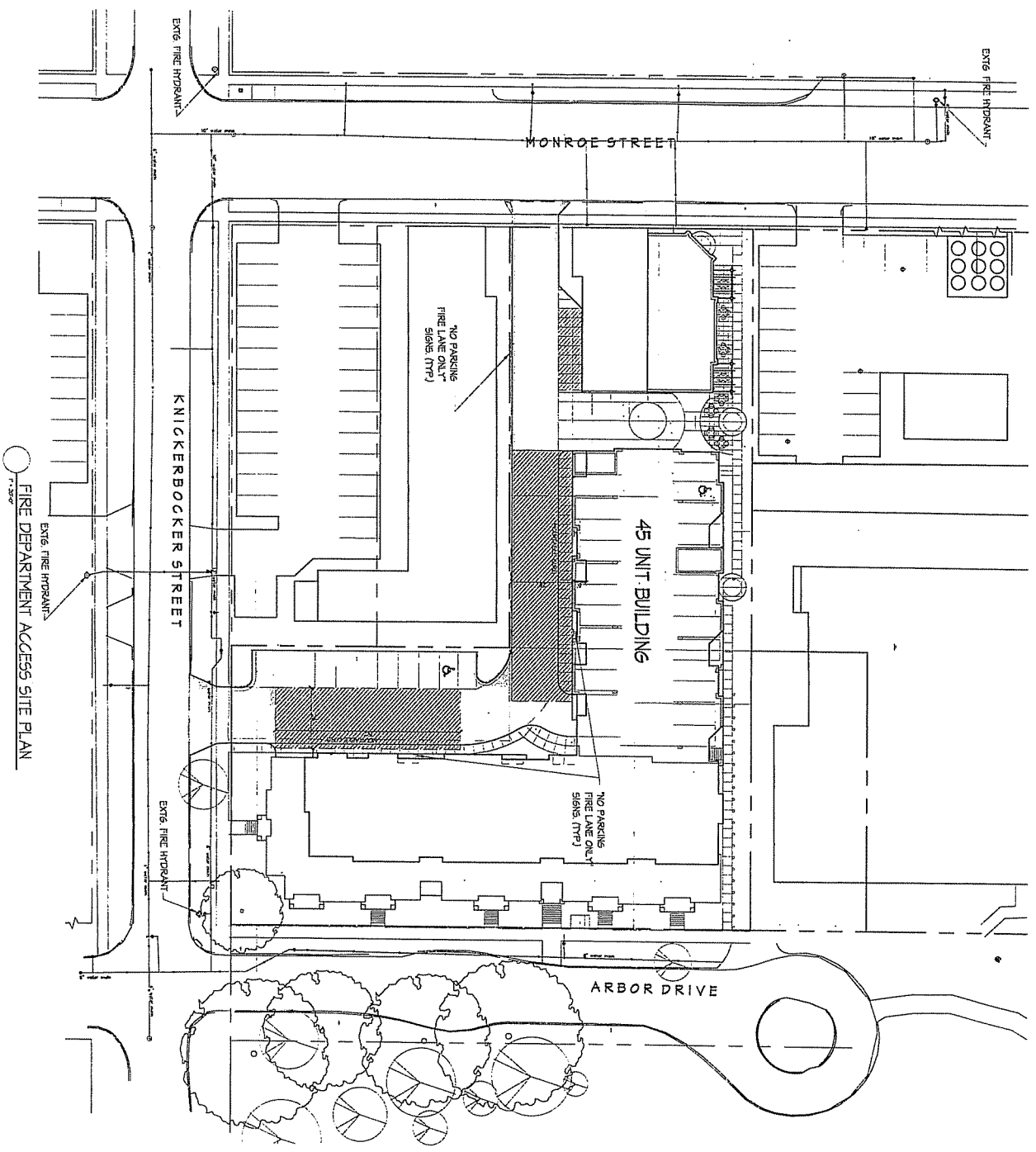
Legend

- 1. 20' WIDE ADJACENT FIRE LANE PARALLEL TO ONE DRIVE SIDE OF HIGHWAY AND FRONT OF LOT (SEE PLAN FOR ADJACENT DRIVE)
- 2. 20' TO 30' WIDE FIRE LANE (SEE PLAN FOR ADJACENT DRIVE)

Revised
 07/26/2017 - TREVOR OF 10/2017

Project No.
 2607 Monroe Street

Drawn By
 Fire Dept. Access
Site Plan
 0522
Checked By
 C-12



KNOTHE & BRUCE ARCHITECTS
7101 University Avenue Suite 201
Fredericks, Virginia 22630
409-939-9399 Fax 409-939-9371

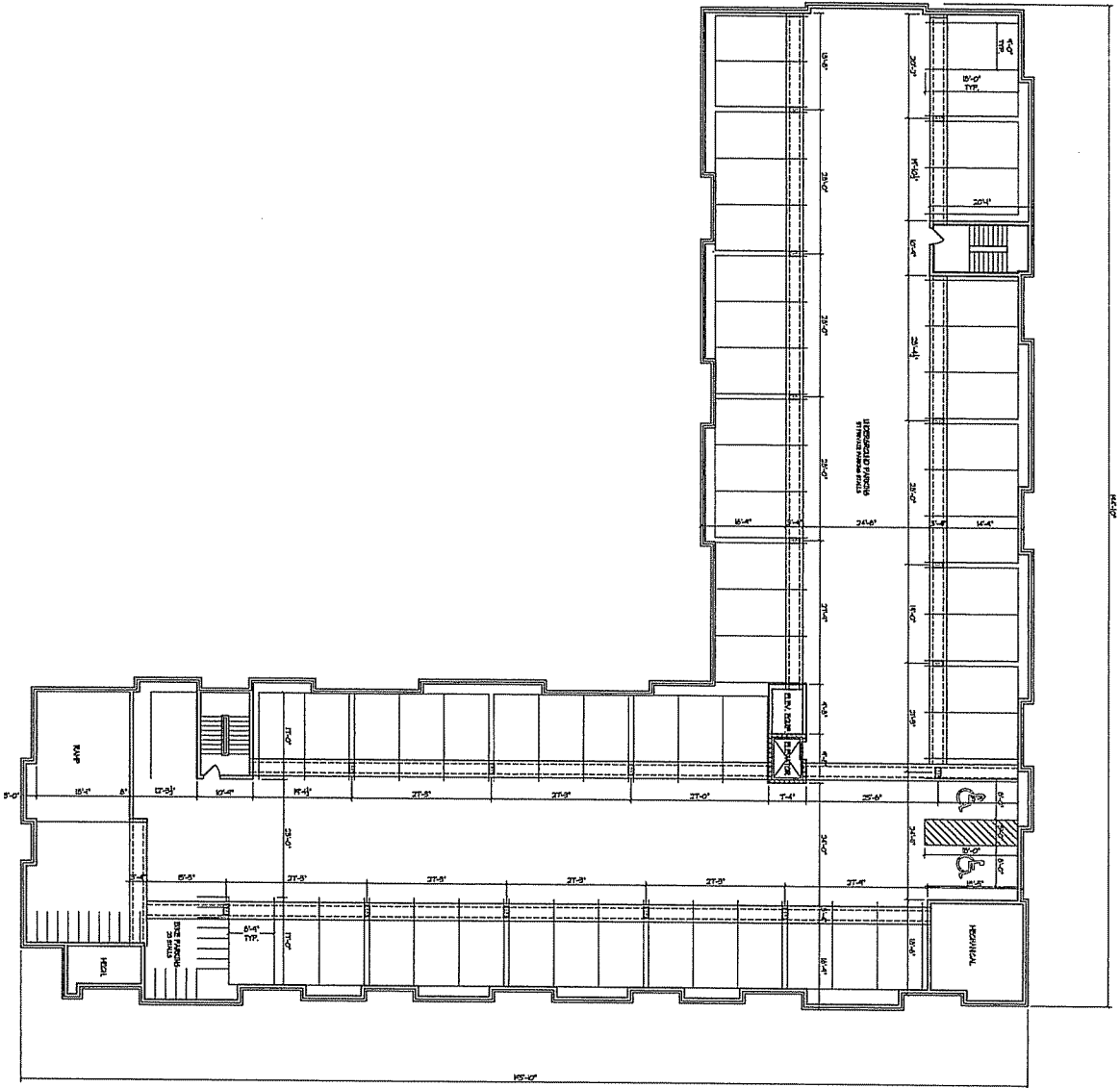
Contract:
Notes:

Project Title:
Basement Plan

Revision:
SIP details - February 7, 2007

Project Title:
2607 Monroe Street

Drawn By:
Project No.: 0522
Date: A-1/0



BASEMENT PLAN

8

KNOTHE & BRUCE ARCHITECTS
7601 University Avenue Suite 201
Middleton, Wisconsin 53122
608-835-3900 Fax 608-835-9794

Consultants

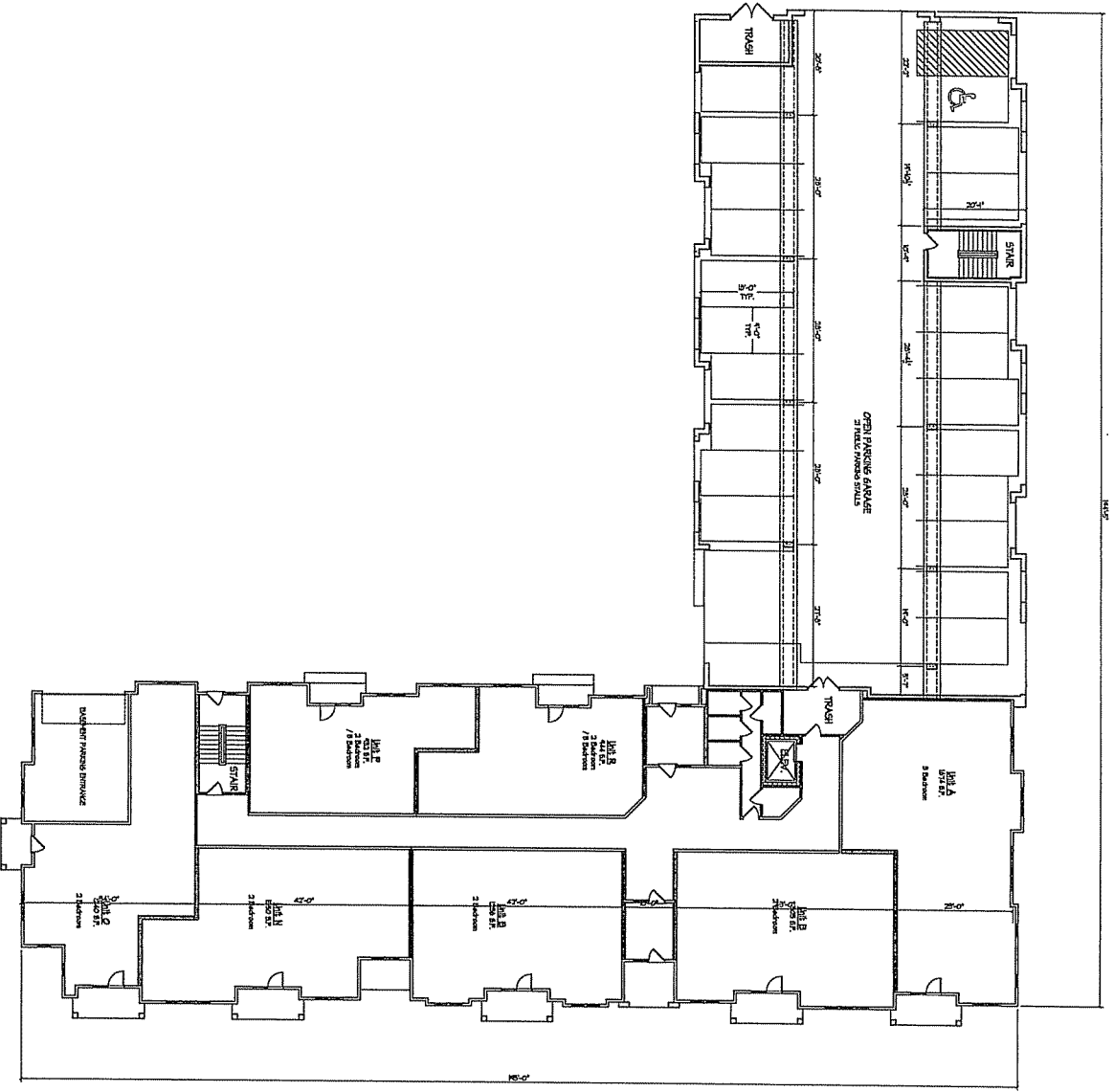
Notes

Revision
SIP Schedule - February 1, 2007

Project Title
2601 Monroe Street

Drawing Title
First Floor Plan

Project No.
0522
Design No.
A-11



FIRST FLOOR PLAN

8

KNOTHE & BRUCE ARCHITECTS
740 University Avenue Suite 201
Ann Arbor, MI 48106-1395
Tel: 734.763.1334 Fax: 734.763.1334

Client: **REDACTED**

Project: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**

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Revision: **REDACTED**

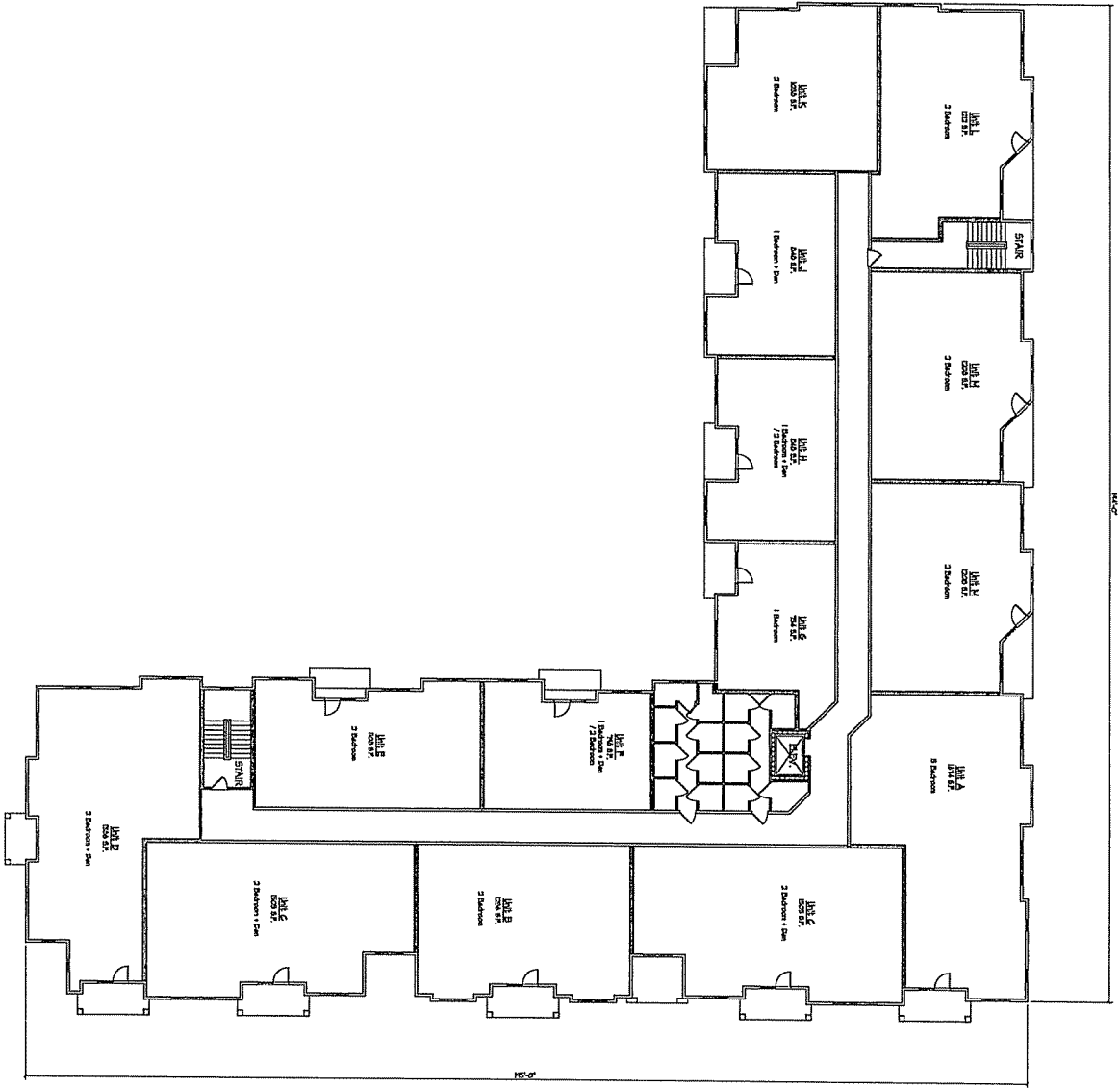
Revision: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**

Revision: **REDACTED**



SECOND & THIRD FLOOR PLANS

Project: **REDACTED**
2607 Monroe Street
Ann Arbor, MI 48106-1395
Tel: 734.763.1334 Fax: 734.763.1334

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Madison, Wisconsin 53706
 608.263.9199 Fax 608.442.9191

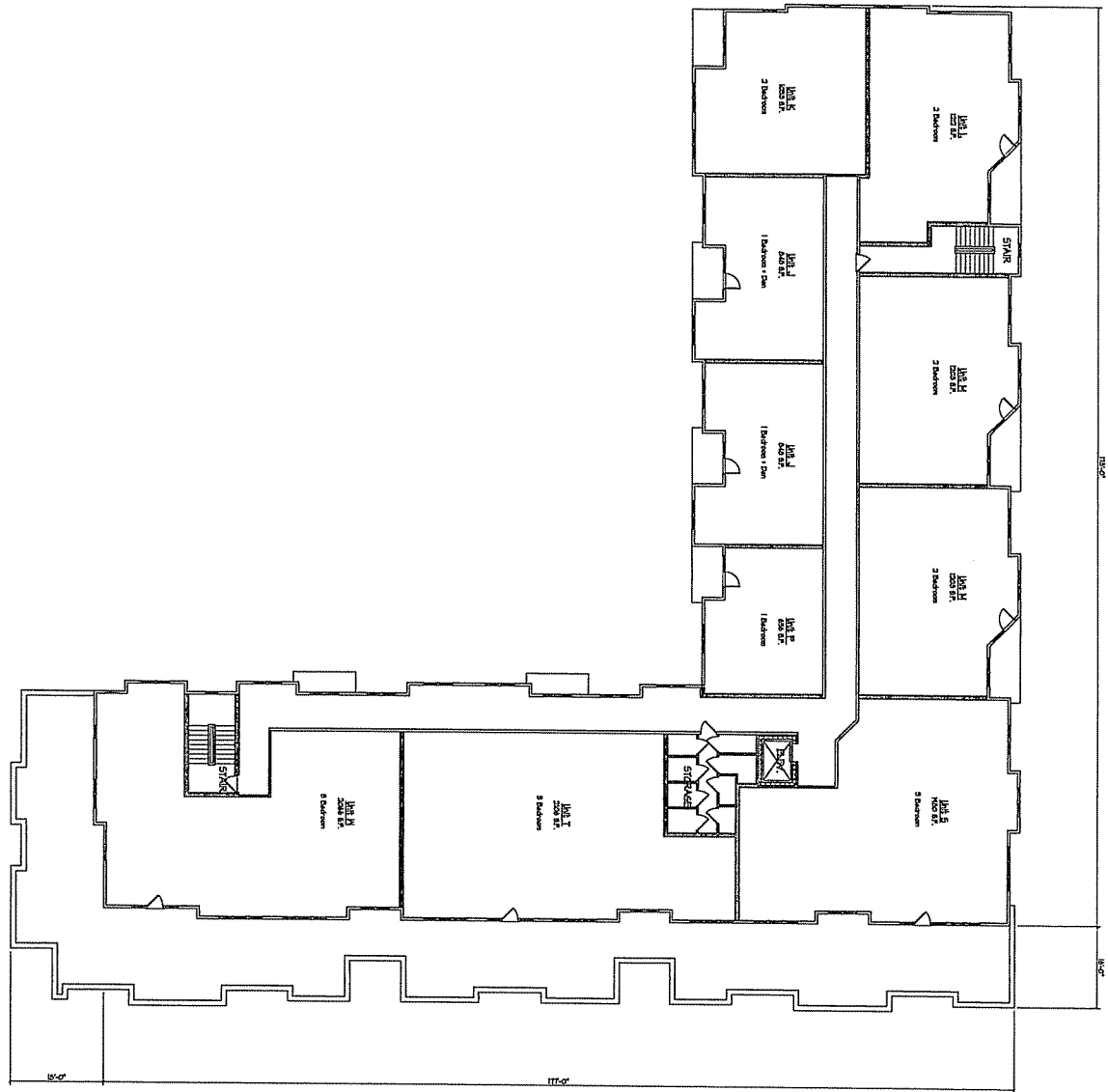
Contract: _____
 Name: _____

Revision:
 SH - Details - February 1, 2007

Report Title:
 2607 Monroe Street

Drawn By:
 Fourth Floor Plan

Project No.: 0522
 Drawing No.: A-13



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

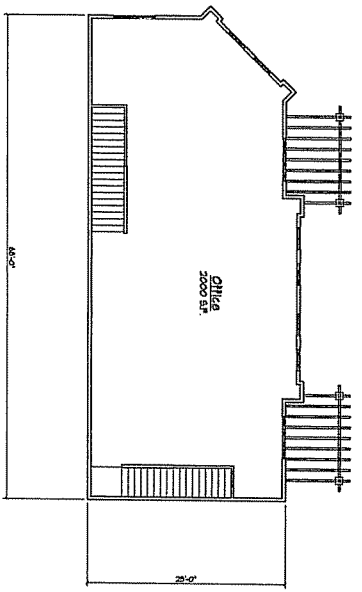
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**KNOTHE
& BRUCE
ARCHITECTS**

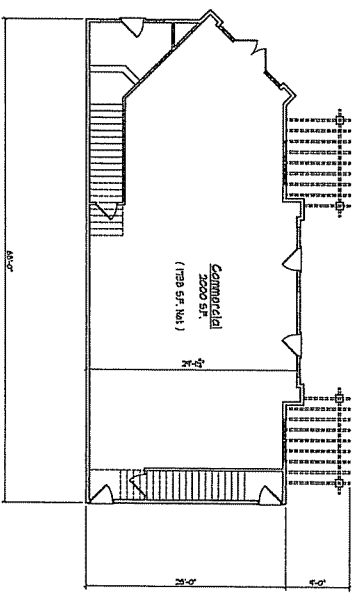
7481 University Avenue Suite 201
Berkeley, California 94704
415.833.1450 Fax 415.833.4914

Contract

Name



○ SECOND FLOOR PLAN
1/8" = 1'-0"



○ FIRST FLOOR PLAN
1/8" = 1'-0"

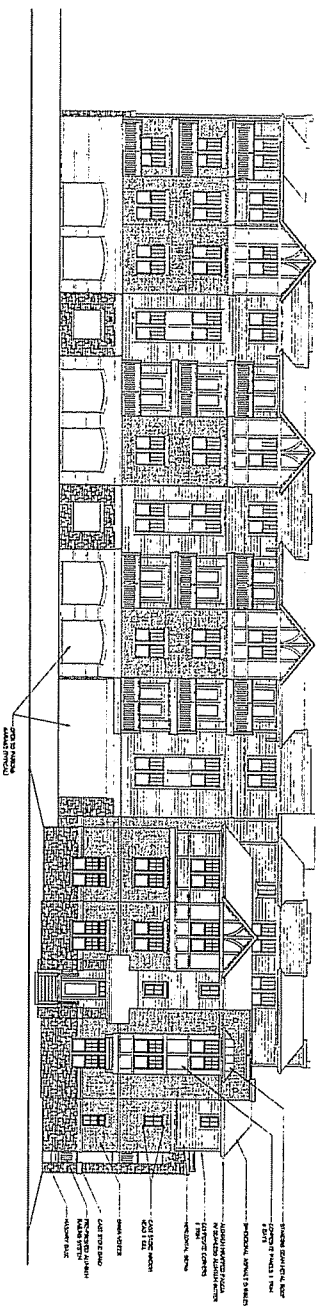
Project
2607 Monroe - February 1, 2007

Project Title
2607 Monroe Street

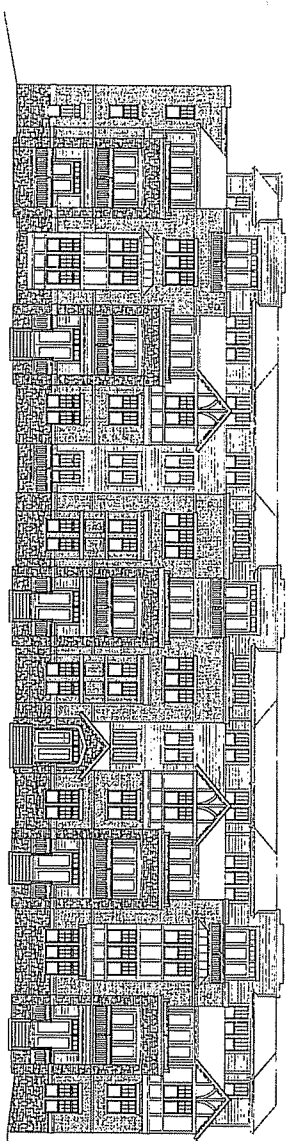
Project Title
Commercial Building

Project No.
0522
Drawing No.
A-1.4

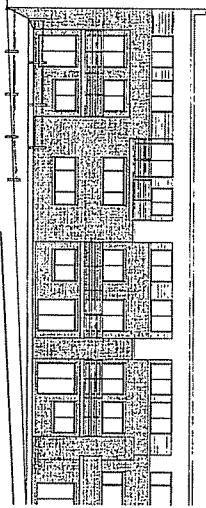
Scale
1/8" = 1'-0"



○ SOUTHWEST ELEVATION (KNICKERBOCKER ST.)
 0' 0" = 1' 0"



○ SOUTHEAST ELEVATION (ARBOR DR.)
 0' 0" = 1' 0"



○ SOUTH ELEVATION

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue Suite 201
 Middleton, Wisconsin 53552
 608-836-9399 Fax 608-836-9394

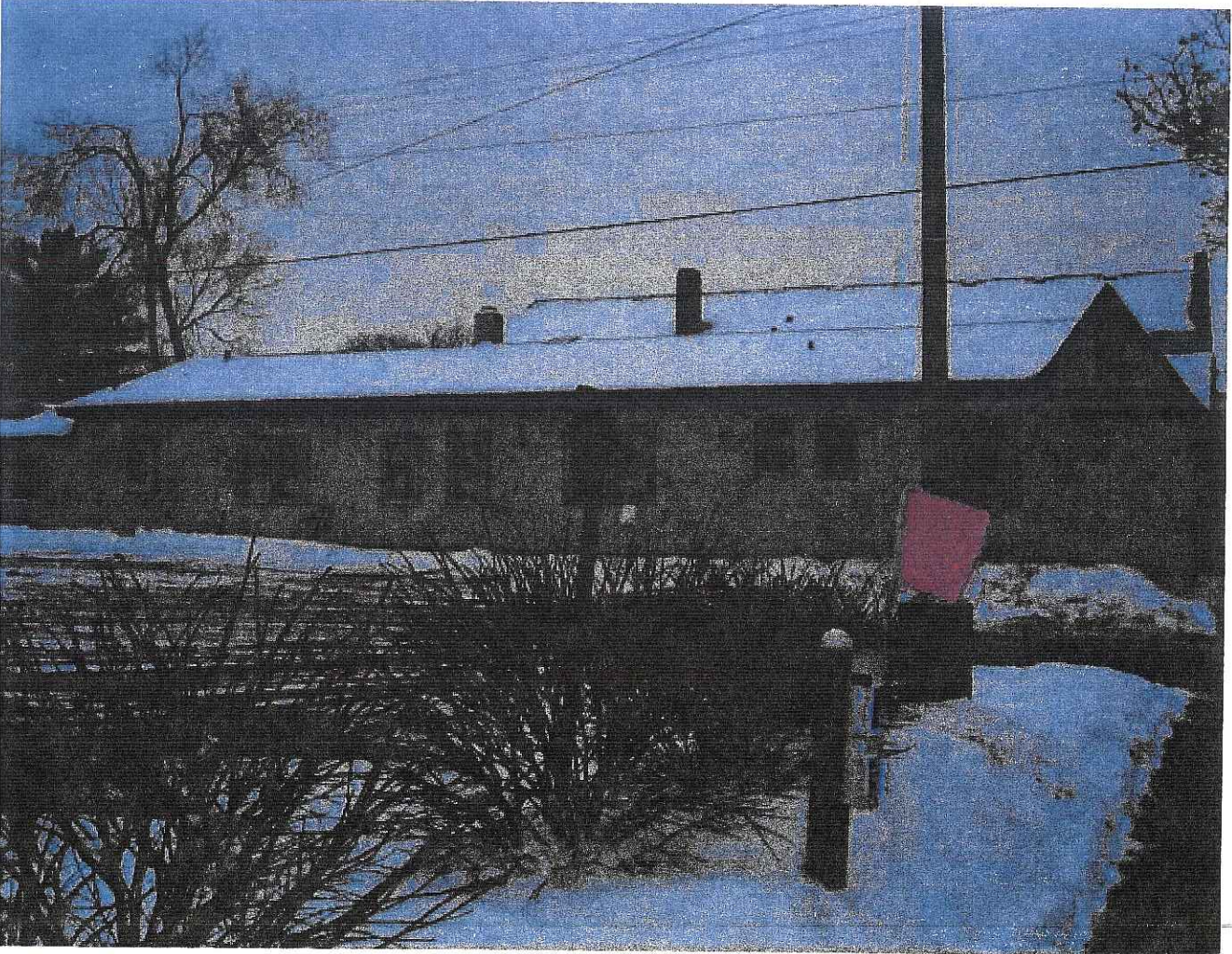
Notes

Revision
 Preliminary - February 1, 2007

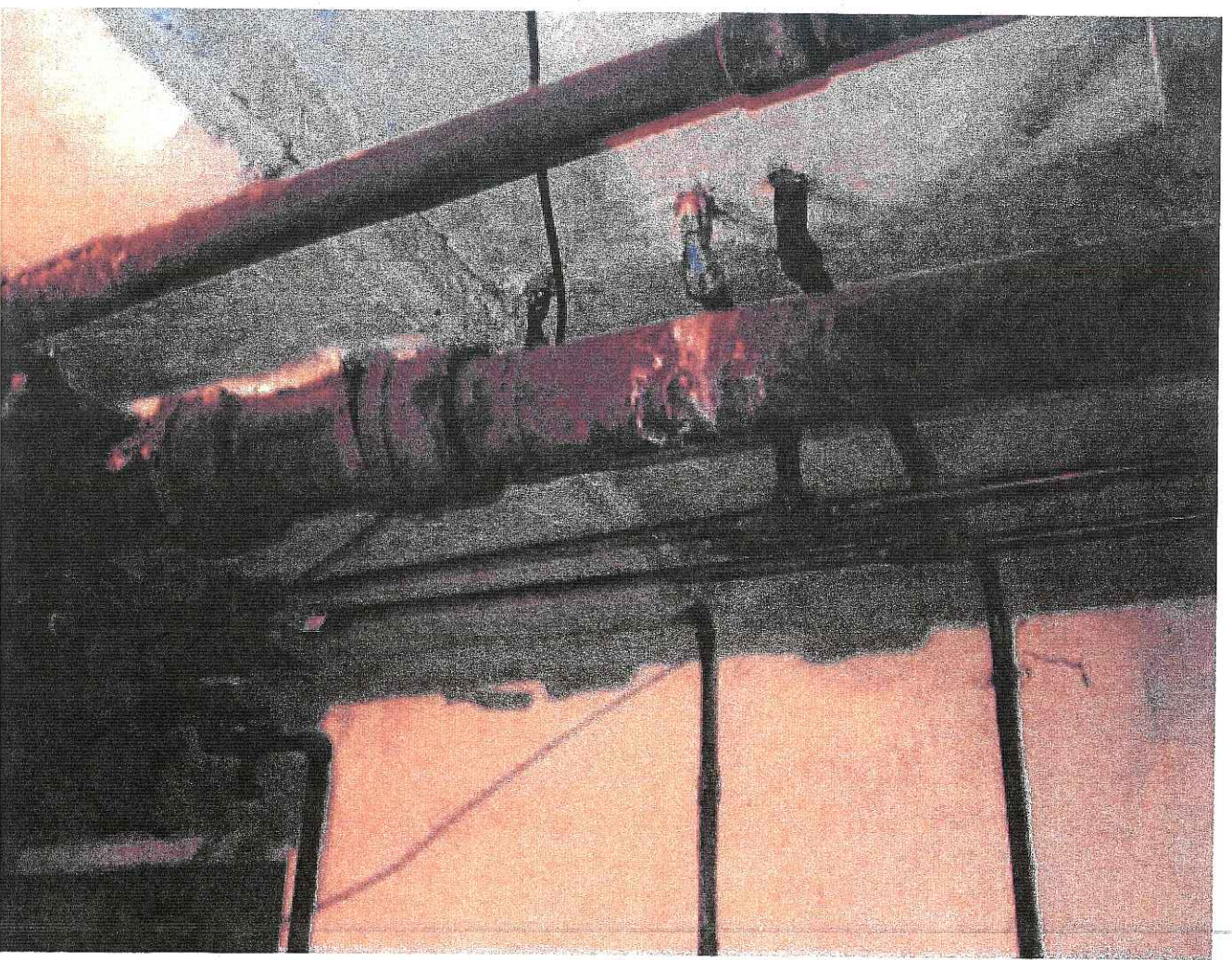
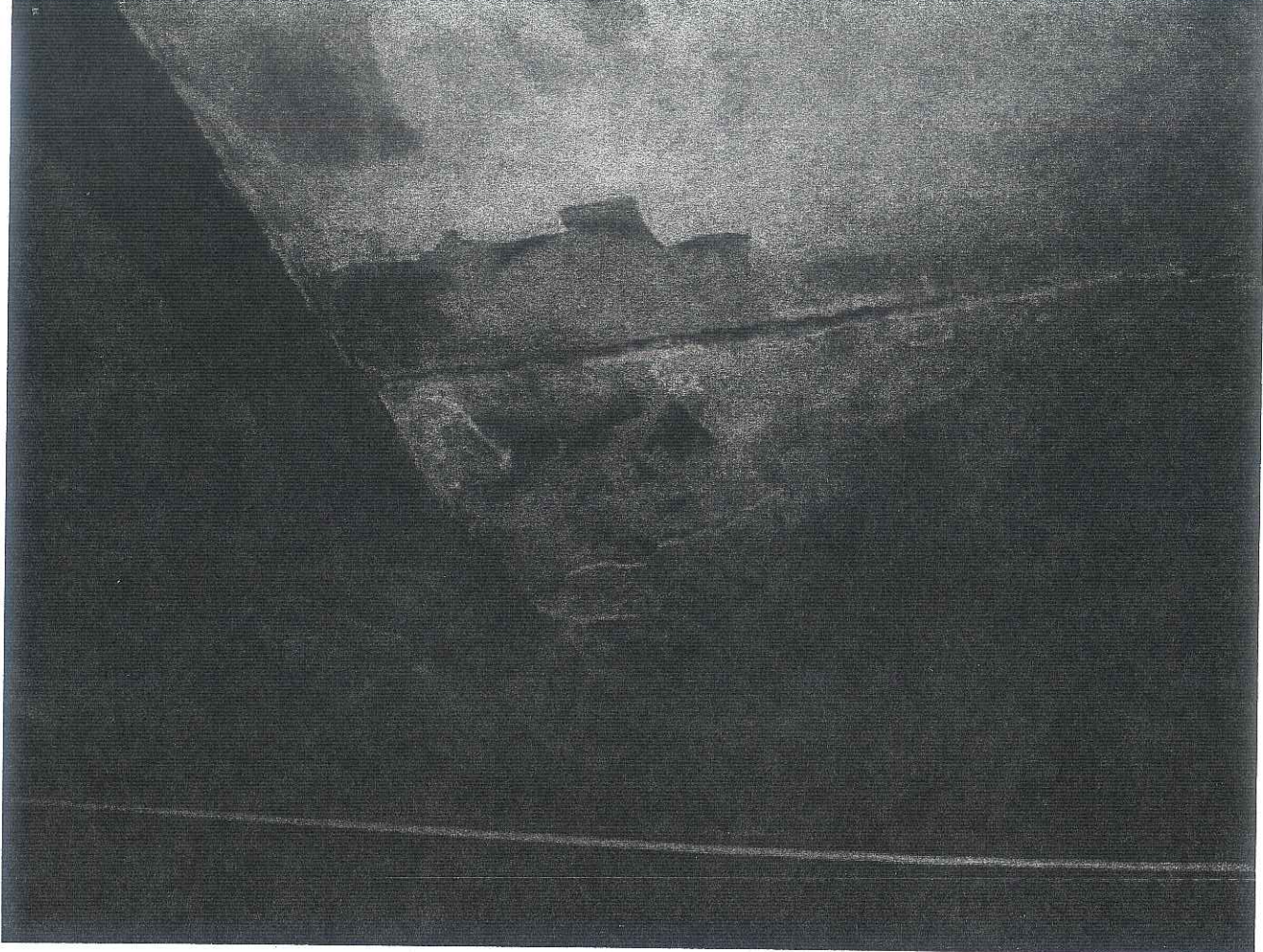
Project Title
 2601 Monroe Street

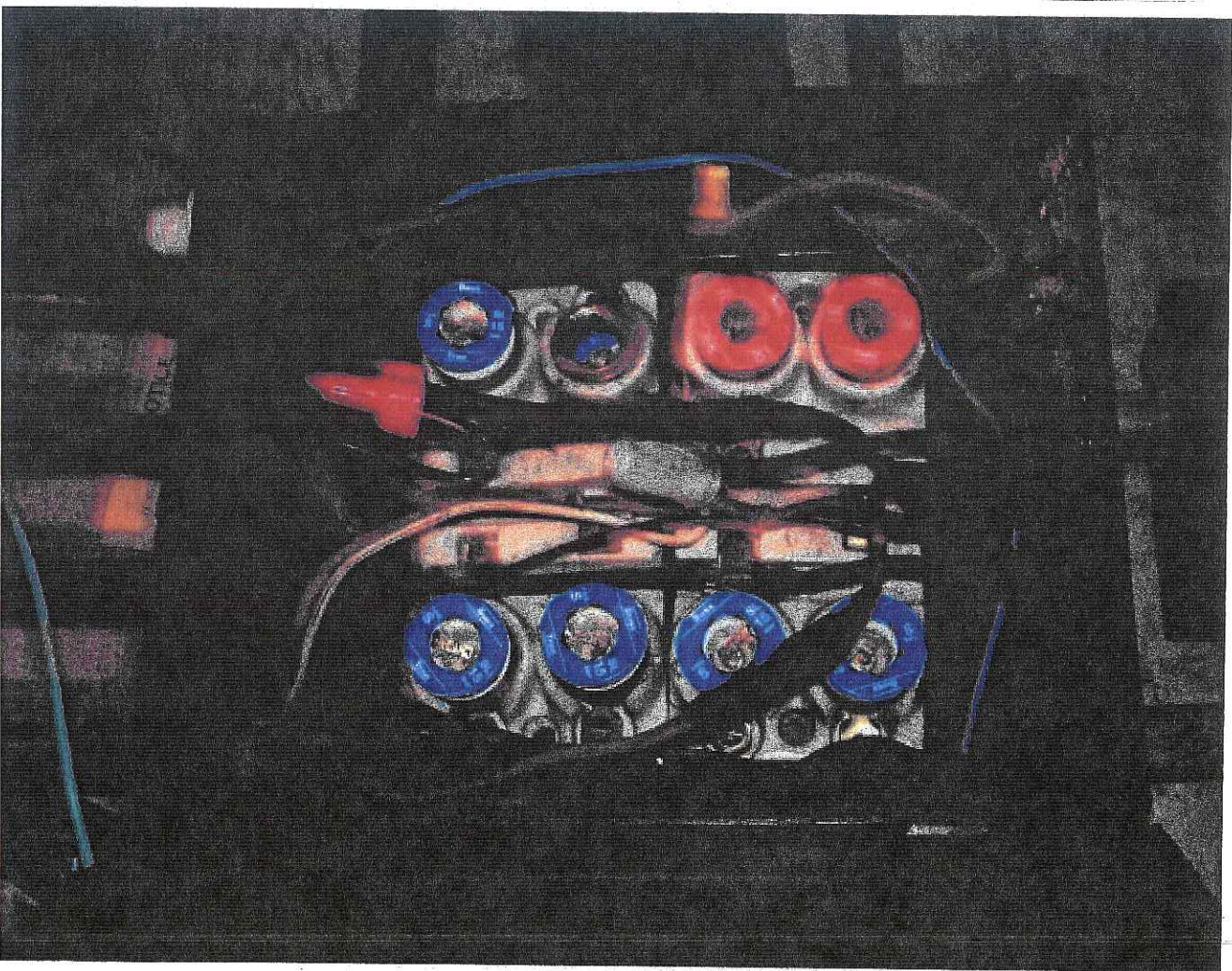
Drawing Title
 Elevations
 Project No. 0522
 Drawing No. A-22

2607
Monroe
Street

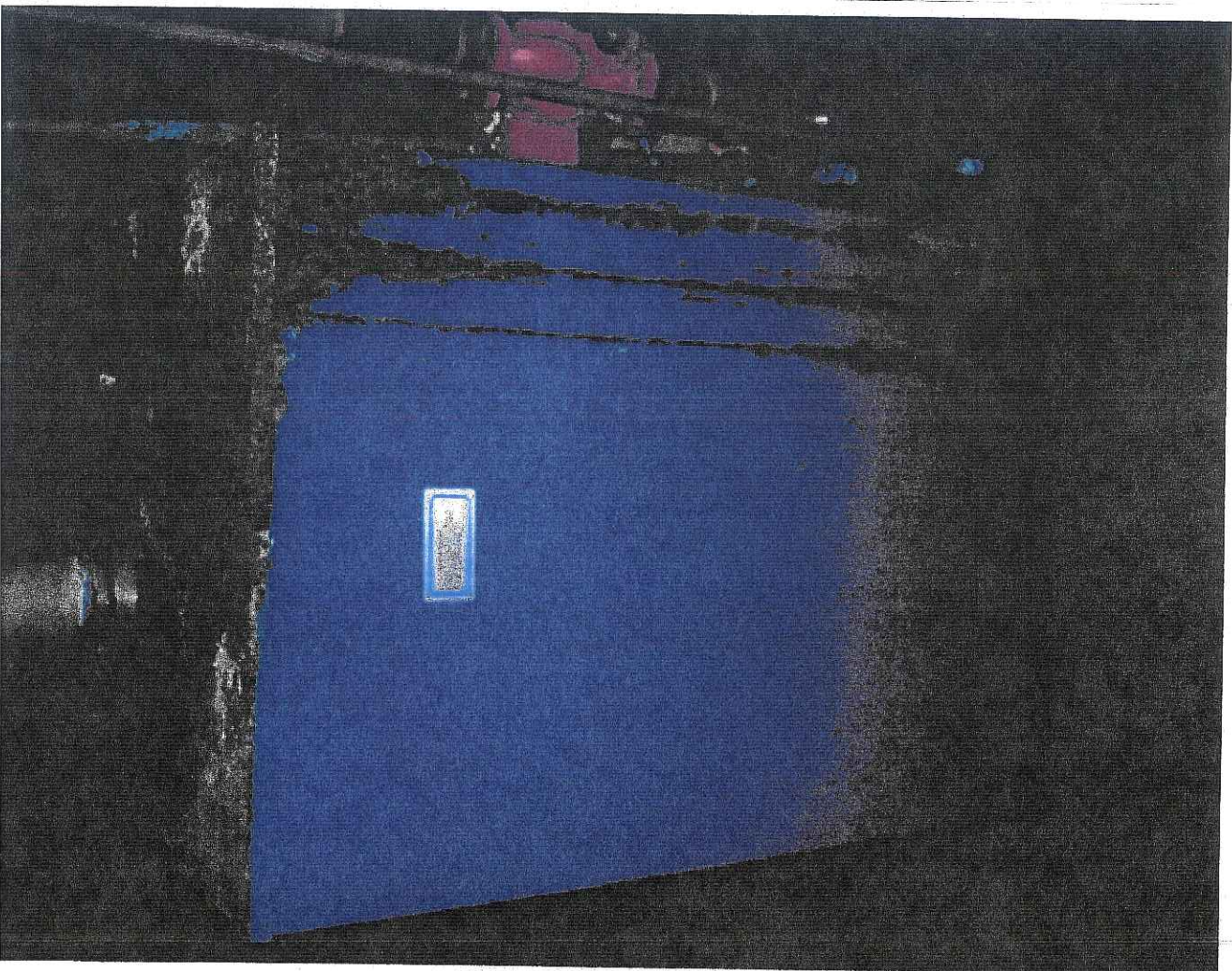


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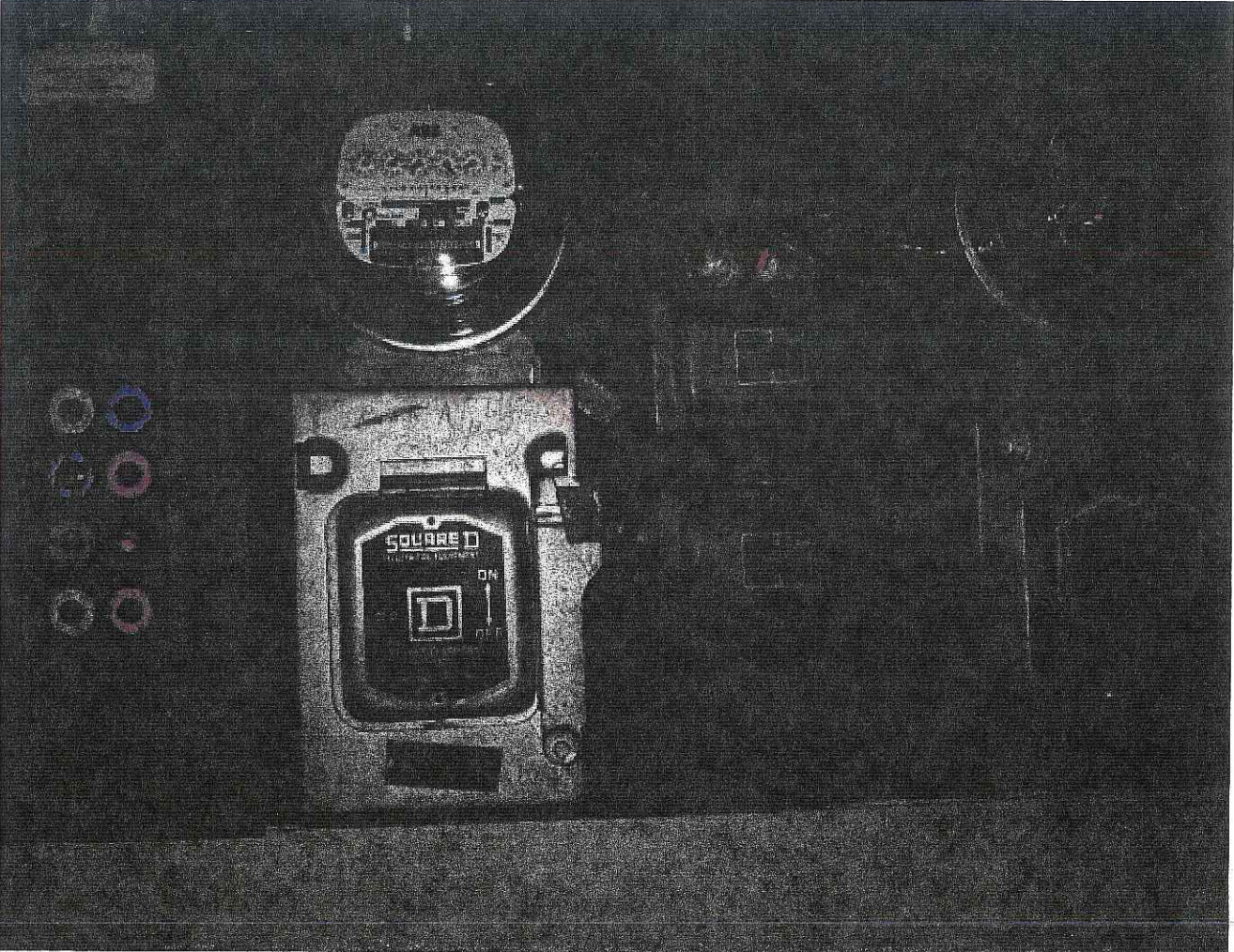




2612
Arbor
Drive



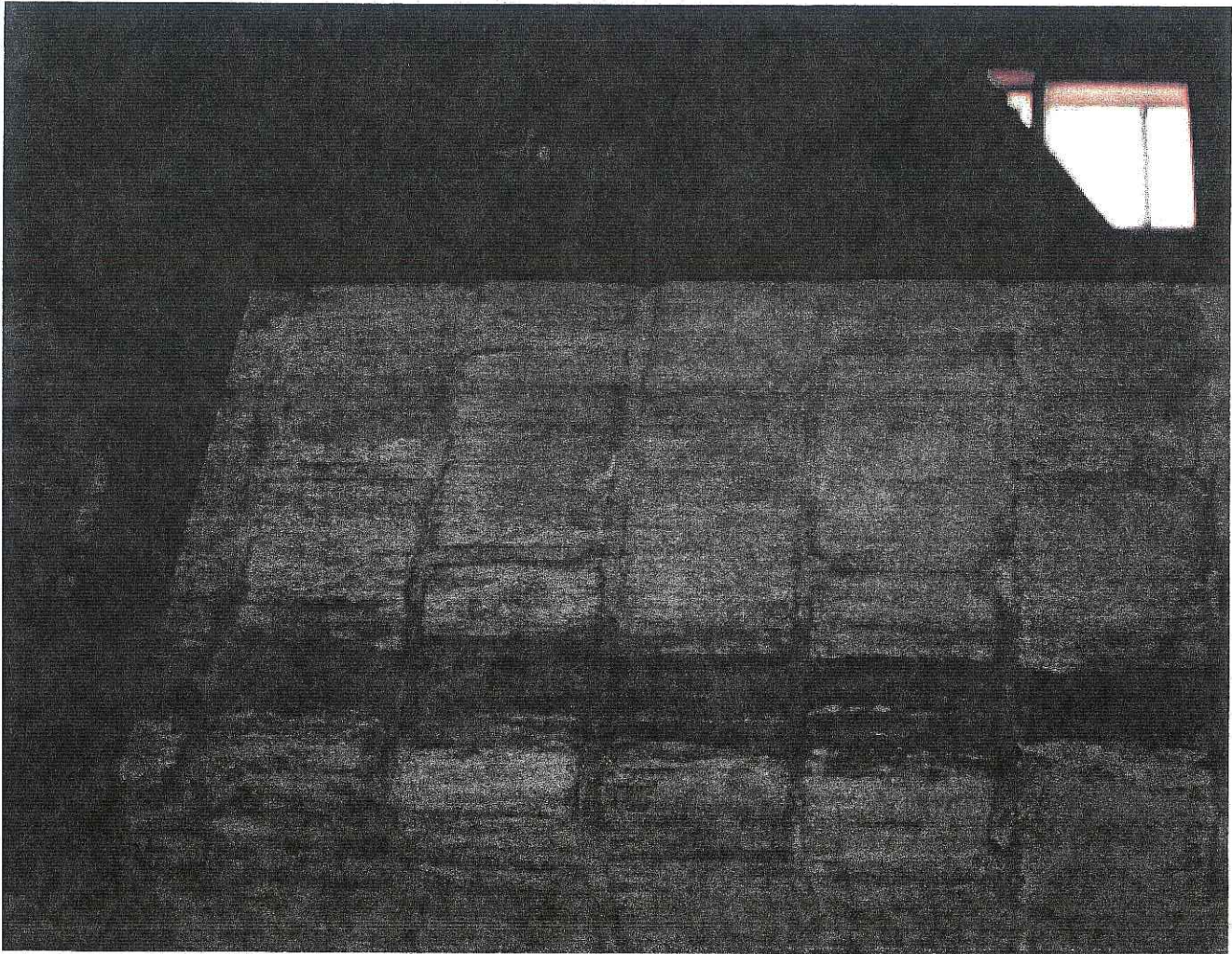




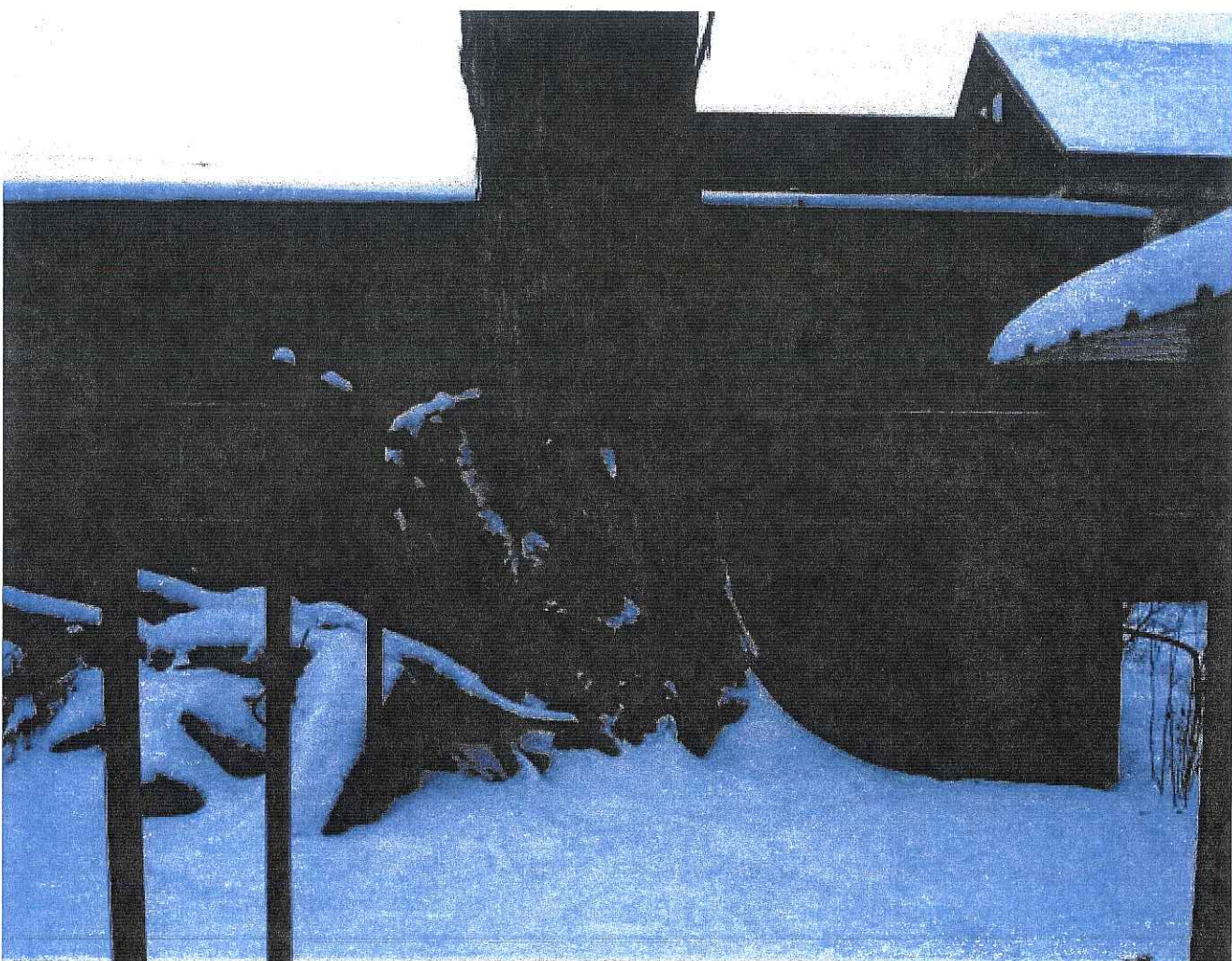
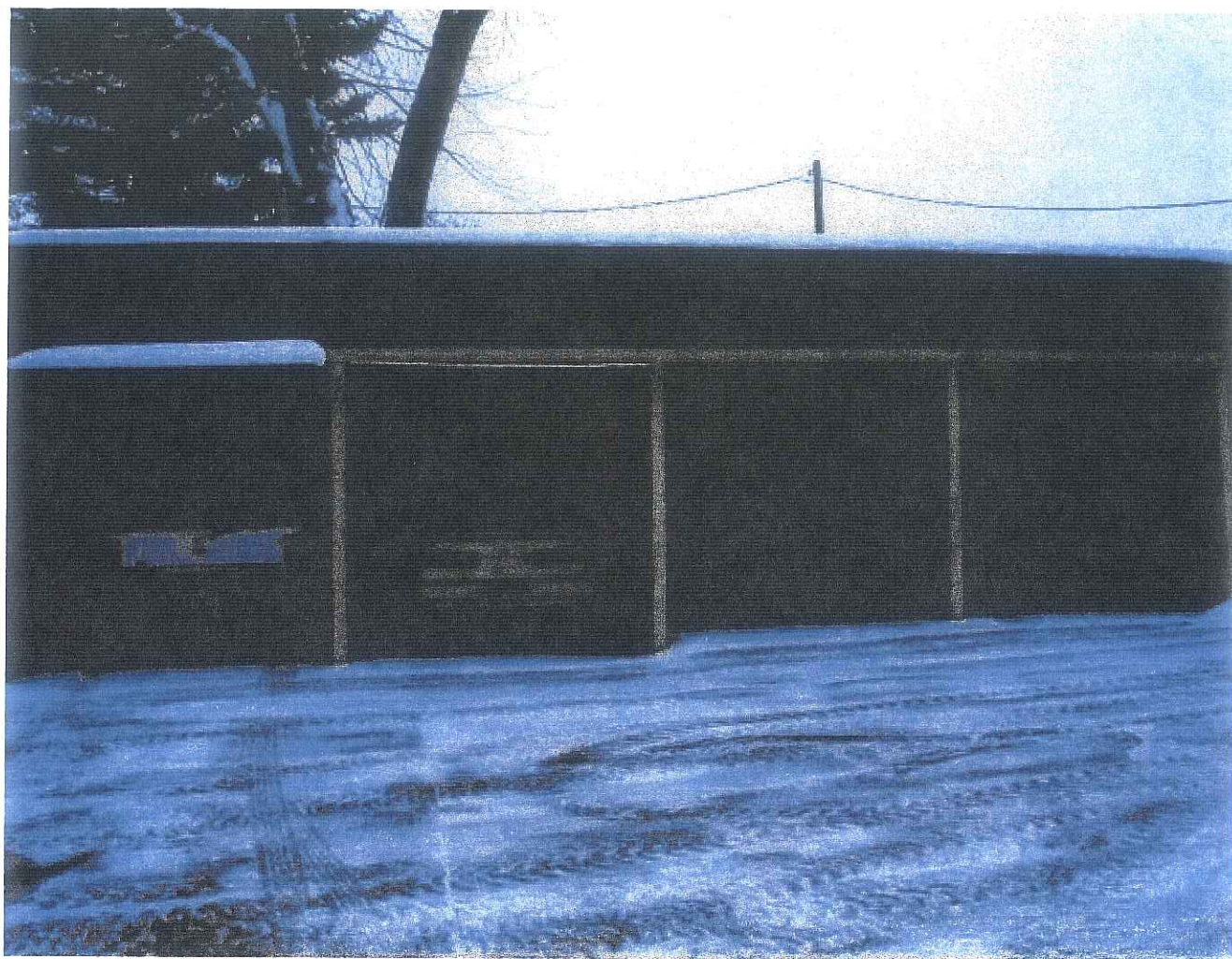
2620
Arbor
Drive







2609
Monroe
Street







717
Knicker
bocker
Street

