



Location

617-619 Mendota Court

Applicant

Patrick Properties/Gary Brink – Gary Brink & Associates, Inc

From: R6

To: PUD-GDP-SIP

Existing Use

2 Apartment Buildings

Proposed Use

Demolish 2 Apartment Buildings to Allow Construction of a 28-Unit Apartment Building

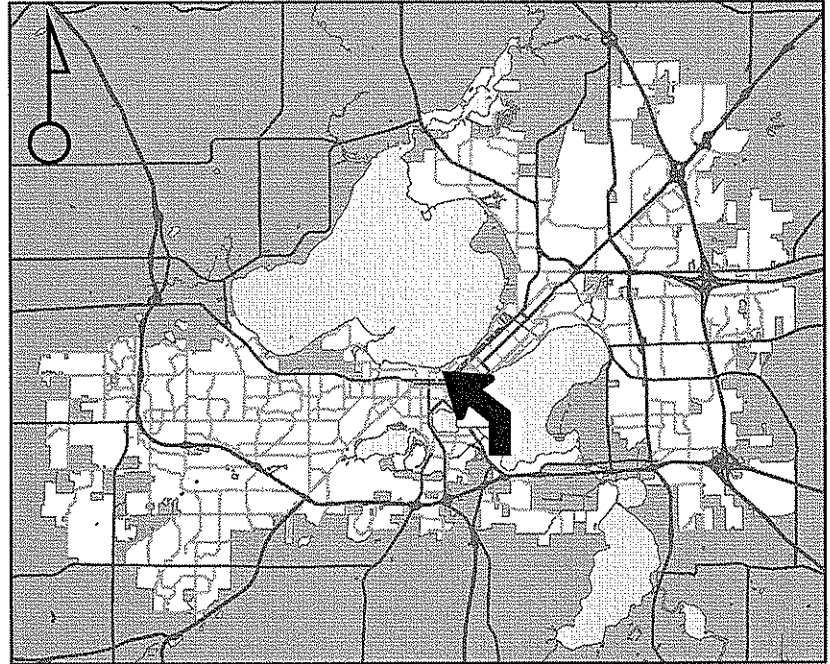
Public Hearing Date

Plan Commission

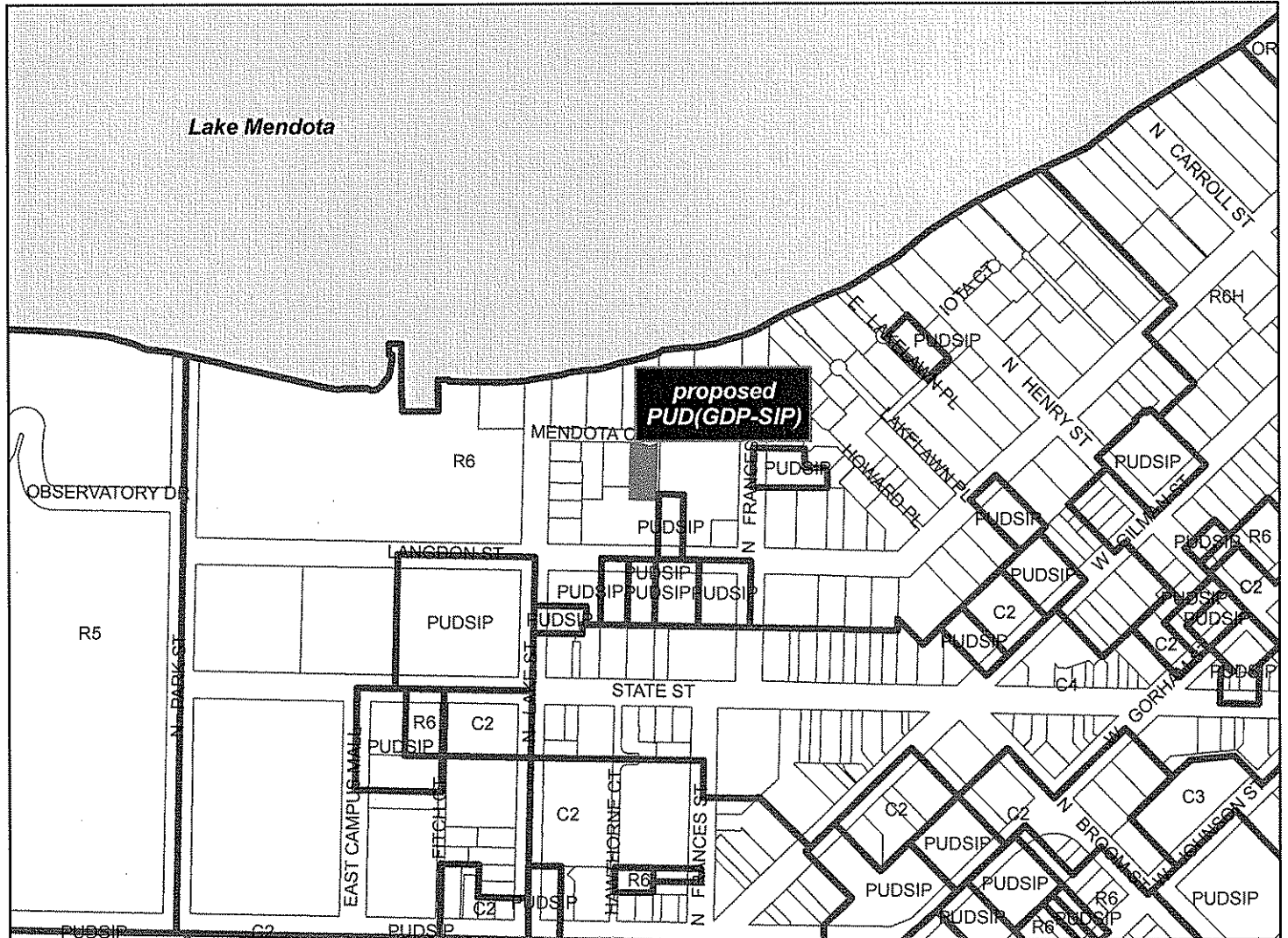
25 January 2010

Common Council

02 February 2010



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 January 2010





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 1750.00 Receipt No. 105760
Date Received	11/23/09
Received By	JLK 070914301050
Parcel No.	0709143011-5
Aldermanic District	8-Bryon Eagon
GO	Nat'l Realist Placos, DDZ3
Zoning District	RP DDZ3
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	11/23/09

1. **Project Address:** 621 Mendota Court (Demo 617 & 619) **Project Area in Acres:** 0.92

Project Title (if any): _____

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input checked="" type="checkbox"/> Other Requests (Specify): <u>R6 to PUD-GDP/SIP</u>	

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

Applicant's Name: Gary Brink Company: Gary Brink & Associates, Inc.
 Street Address: 8401 Excelsior Drive City/State: Madison, WI Zip: 53717
 Telephone: (608) 829-1750 Fax: (608) 829-3056 Email: gary.brink@garybrink.com

Project Contact Person: Gary Brink Company: _____
 Street Address: (same as above) City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Patrick Properties
 Street Address: 2417 University Avenue City/State: Madison, WI Zip: 53726

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
 8 story, 28 apartment building with a total of 104 bedrooms

Development Schedule: Commencement August 16, 2010 Completion August 10, 2011

5

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1750 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

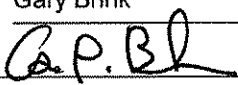
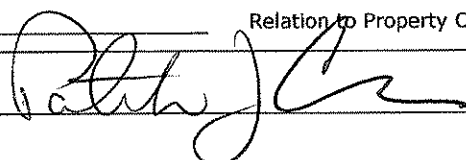
In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Downtown Design Zone 3 Plan, which recommends: no more than 8 stories and FAR not exceeding 5.0 for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
Alder Byron Eagon (9/24/09) and State Langdon Neighborhood Association (9/24/09)
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: See attached Date: attached Zoning Staff: See attached Date: attached
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Gary Brink Date 11/23/09
 Signature  Relation to Property Owner Architect
 Authorizing Signature of Property Owner  Date 11-19-09

January 15, 2010

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: PUD – GDP/SIP
Letter of Intent for 621 Mendota Court
(formerly 617 and 619 Mendota Court)

Dear Matt:

This is our Letter of Intent for the PUD-GDP/SIP at the property located at 621 Mendota Court. This project is located in the Downtown Design Zone 3 District. The owner, Patrick Properties, is planning to develop a new eight story residential building at this location.

To make way for the new development, two existing two-story wood framed residential buildings located at 617 and 619, will be razed. The new structure will house 27 units with a unit mix as indicated below.

Unit size	Qty Units	# of bedrooms
(1) Bedroom	1	1
(2) Bedroom	(3)	8
(3) Bedroom	(9)	30
(4) Bedroom	(9)	36
(6) Bedroom	(5)	30
Total	27 units	100 Bedrooms

The gross area of the new building including the garden level is 39,327 s.f. For the purpose of establishing the FAR (floor area ratio) the garden level is not counted in our calculation, as allowed by City of Madison Ordinance. The lot area is 9,188 s.f., which yields a FAR of 3.86. There are provisions for 3 outdoor bicycle stalls, 27 outdoor moped stalls and 72 indoor bicycle storage spaces. Trash and recyclables storage are contained within the building.

The development schedule calls for demolition of the two existing structures to commence August 16, 2010 and new construction starting mid September 2010 with completion on August 10, 2011.

The people involved in the project are as follows:

Owner:
Patrick Properties
2417 University Avenue
Madison, WI 53726
Phone: 608-663-1778
Fax: 608-663-1557
Contact: Patrick Corcoran
patrickproperties@tds.net

Architect:
Gary Brink & Associates, Inc.
8401 Excelsior Drive
Madison, WI 53717
Phone: 608-829-1750
Fax: 608-829-3056
Contact: Gary Brink
gary.brink@garybrink.com

Contractor:
Landgraf Construction
5964 Executive Drive
Madison, WI 53719
Phone: 608-274-4700
Fax: 608-274-9470
Contact: Mark Landgraf
mark.landgraf@landgrafconstruction.com

Landscape Designer:
The Bruce Company
2830 West Beltline Highway
Middleton, WI 53562
Phone: 608-836-7041
Fax: 608-836-3201
Contact: Chuck Possehl
cpossehl@bruceco.com

Civil Designer:
Quam Engineering
4893 Larson Beach Road
McFarland, WI 53558
Phone: 608-838-7750
Fax: 608-838-7752
Contact: Kevin Parish
kparish@sbcglobal.net

Please refer to the attached Zoning Text and Plans for additional information.

Sincerely,

Gary P. Brink
Principal

621 Mendota Court
Exterior and Interior Design Criteria
01/15/10

Exterior Building Design

1. Massing: The proposed eight story building is in scale with many of the buildings in the surrounding area. It has less stories than The Surfside and The Roundhouse which are directly adjacent. The immediate neighborhood contains several other structures that are similarly sized in both footprint and height.
2. Orientation: The building is oriented towards Mendota Court with the primary entrance logically located on the west corner of the building. Most of the occupants will be arriving from this direction and is consistent with other buildings on the court. Access to the property can also be achieved from the sidewalk that connects to Langdon Street. This area will have a decorative aluminum fence with masonry piers that include lighting for security.
3. Building Components: The exterior design is comprised of a well defined base, body and cap. The base of the building is designed to engage the varied public space that surrounds it with the use of material details, planters, windows, canopies and lighting. The top of the building is clearly defined with the use of appropriately scaled treatments that also function as mechanical screen, while the middle of the building uses masonry and balconies to transition the top and base.
4. Articulation: The façade is articulated through the use of a varied unit size, material module size and texture, strong vertical and horizontal plane changes, balconies, canopies with three dimensional details. The monumental northwest corner accentuates the entrance and anchors the building while providing enlarged openings to lake views. The roof line is broken with the use of raised parapets that grow out of vertical elements that soften the mass of the building. The end result is a design that is befitting of the area with a rich, warm and comfortable character that will enrich the neighborhood.
5. Openings: The size and rhythm of the opening are similar to other buildings in the area and are placed to enhance the vertical and horizontal architectural elements which create an appropriately scaled building. Many of the openings on the upper floors and northwest corner are oversized to maximize views. Lower level openings to lodging units are sized to fit with the base materials and have sills that are a minimum of five feet above grade for security. The entry is composed primarily of full height transparent glass to enhance visibility to the court and landscaping elements which creates an inviting and secure space. The eastern bike entry is oversized for easier access, with full height transparent glass for security. The location to the trash service door is pulled back from the public sightline and will be complimentary to the adjacent materials.

6. Materials: Building and site materials will be rich in appearance with intriguing textural and module characteristics that will be compatible with the site and neighborhood. The high quality, durable materials will be continuous around the building and scaled to reinforce the identifiable base, body and cap.
7. Entry Treatment: The corner monumental entrance provides a visible and clearly defined entry to the building via enlarged building massing, articulation, canopy, differentiation of materials, site treatments, lighting and canopy. The bike entrance on the east side of the property is setback from the façade with a metal canopy and enlarged glass entrance; it will also have lighting and a bench to create a comfortable secondary building entry.
8. Terminal Views: The main approach and most visible view of the building is from Mendota Court via Lake Street. That corner of the building has been designed to be the prominent feature of the façade. The sightlines to the majority of the façade are impeded by adjacent large structures or trees.

Site Design / Function

1. Semi-Public Space: The semi public spaces are being enhanced with a variety of ground treatments, site amenities, raised planters, outdoor cooking area and lighting.
2. Landscaping: Due to the urban site, nature of tenant abuse and use of the semi-public space, landscaping will be limited to varied ground materials, raised planters and plantings.
3. Lighting: Exterior lighting will be designed to meet this criteria and provide addition security to the east sidewalk.

Interior Building Design

1. & 2. Mix of Dwelling Unit Types: The building is intended for student housing and young professionals. A mix of one, two, three, four and six bedrooms are provided.
2. Dwelling Unit Size, Type and Layout: All bedrooms are designed for single occupancy while the living areas are capable of comfortably seating all occupants.
3. Interior Entryway: The primary entry creates an inviting appearance with the use of transparent glass, 13' tall ceilings, canopies, planters and lighting. The lobby is sufficiently sized for deliveries and circulation.
4. Usable Open Space: The total 2,135 s.f. of usable open space is attributed to the back yard and balconies on the front and back of the building.

5. Trash Storage: The trash and recycling storage is located within the building footprint and is accessible to all resident via vertical chutes.
6. Off Street Loading: A 10'x32' loading zone is provided on the west side yard. Additionally, it is the owner's intent that the units will be furnished which will reduce the impact during move in week.
7. Resident Parking: There is no vehicle parking on this project. A total of 102 bike/moped stalls are provided that include 27 (3x6) moped and 3 (2x6) bicycle stalls outside in the secured east side yard. There are 72 (2x6) structured bicycle stalls in the garden level that is accessed directly from the east yard.

PROPOSED ZONING TEXT: PUD-GDP/SIP

621 MENDOTA COURT

MADISON, WI

January 15, 2010

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

All of lot 7 and the East ½ of lot 8, Manufacturing Company's Replat of Lots 1, 2, 3, 4, Block 3 in the City of Madison, also the North 20 feet of the South 132 feet of Lot 4, Block 3, the Original Plat of the City of Madison, Dane County, Wisconsin.

- A. Statement of Purpose:** This Downtown Design Zone 3 District is established to allow for the construction at 621 Mendota Court with the following program:

Total Site Area: 9,188 s.f.

Building Area:

Garden level:	3,913 s.f. (Not counted towards F.A.R.)
1 st Floor:	4,331 s.f.
2 nd Floor:	4,479 s.f.
3 rd Floor:	4,479 s.f.
4 th Floor:	4,425 s.f.
5 th Floor:	4,425 s.f.
6 th Floor:	4,425 s.f.
7 th Floor:	4,425 s.f.
8 th Floor:	<u>4,425 s.f.</u>
Total New Construction:	39,327 s.f.

Apartments: 27

Bedrooms: 100

Auto Parking: None

Bicycle Parking: 102 total stalls

Outdoor Total Site:

3 bicycle

27 Mopeds

Indoor Bicycle Storage Spaces: 72

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above.
3. The Garden Level is not counted as a story per Zoning Code as less than fifty percent (50%) of the front exterior wall is exposed above grade.

C. Lot Area: 9,188 s.f.

D. Floor Area Ratio:

1. Floor area ratios will be 3.86
2. Maximum building height shall be as limited by Design District 3 of the Madison Zoning Code; the height of the structure is identified on submitted architectural plans.

E. Yard Area Requirements: Yard areas will be provided as shown on the submitted site plan and landscape plan and as outlined in the Downtown Design District 3 Zoning Code.

F. Landscaping: Site Landscaping will be provided as shown on final approved landscape plan.

G. Accessory Off-Street Parking & Loading: Accessory off street bicycle and moped parking will be provided as shown on the site plan. A 10'x32' Off Street Loading Zone is located along the western edge of the property.

H. Lighting: Site Lighting is provided as shown on the submitted lighting plan. Light spill at the eastern edge of the property on to the easement is for security.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and/or its Designee (Secretary)

J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District. No more than six unrelated persons can occupy a six bedroom unit.

- K. Alterations and Revisions:** No alteration or revision to this planned unit development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- L. Terrace Improvements:** Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.
- M. Sanitary and Water:** All sanitary and water lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- N. Residential Parking Permits:** No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.
- O. Management/Maintenance Plan:** See attached Management plan.

Management Plan

**621 Mendota Court
Madison, WI 53703**

January 15, 2009

The proposed building at 621 Mendota Court will be managed by Patrick Properties. Patrick Properties is owned and managed by Patrick Corcoran. The Corcoran family has been involved residential income property in downtown Madison for more than forty years. Patrick has more than 20 years of personal experience in the downtown/student housing market as well as commercial real estate. Patrick Properties currently owns/manages 16 buildings in downtown and near west side of Madison. These buildings include the 45 unit Ambassador by the Lake.

621 Mendota Ct Management Plan

621 Mendota Ct doors and locks will be on a “keyless” card system. This will provide management a higher level of security regarding lost “keys” and a change of tenants.

A resident manager will be on site for tenants to contact regarding, maintenance problems, noise complaints, lock outs, emergencies, etc. If the resident manager is unable to resolve a problem he/she will contact Patrick Properties or authorized maintenance/repair services to remedy the problem. A listing of authorized maintenance personal and repair services will be provided to the resident manager.

Brodeur Enterprises LLC, our maintenance contractor’s, office is located at 619 Langdon St. (Approx 175 feet from 621 Mendota Ct)

The resident manager OR Brodeur Enterprises LLC will be responsible for the following on a weekly basis (more frequently if needed):

Keep grounds picked up and free of debris

Vacuum/sweep hallways

Keep common areas free of trash and debris

Maintain trash room

Maintain laundry room-sweep floor, empty trash cans, wipe down laundry machines

Changed burned out light bulbs in common areas

Maintain lobby/entrance

Maintenance staff will inspect all common areas 3 times per week Repairs to common areas will be done immediately upon learning of need.

The building will provide trash chutes and an INTERIOR trash room. The trash room will be equipped with trash a compactor in order to minimize waste pick ups. Pellitteri Waste Systems will pick-up three times per week for trash and twice a week for recyclables.

Trash pick-up vehicles and maintenance staff parking will be handled with a 10' x 32' loading area located on the west side of the property

Snow will be removed from sidewalk, loading zone and exterior bike/moped parking area by noon the day after a snowfall. Snow will be deposited in the west side of the rear yard. Excessive snow will be hauled off site. Ice melt will be applied to these areas as needed.

The residential lease for 621 Mendota Ct will prohibit tenants from:

Loitering/partying in common areas

Having an excessive number of guests in one unit (no more than one guest/tenant)

Hanging clothes, signs or banners from balconies

Placing interior furniture (ie. upholstered chairs, couches, etc.) on balconies

Grilling on balconies

Bicycles on balconies

The outdoor grill area will have a precast concrete receptacle for used coals. This receptacle will be checked during the weekly maintenance inspections. It will be emptied as needed.

Policy and general announcements for residents will be posted in both the Main Lobby and East Lobby.

All interior and exterior common areas and entrances will be monitored by security cameras. Video from these cameras will be reviewed on a regular basis. This will further our ability to provide a safe and secure living environment.

During the move out period a minimum of two maintenance staff will be on site to facilitate with proper trash removal, keeping hallways clear and exterior grounds free of trash and debris. At a scheduled time, office staff will begin the check out process unit by unit and will be immediately followed by maintenance, painting and cleaning. There will be a minimum of 6-8 cleaning staff and 4-6 painters. The maintenance crew will be determined by the repairs needed within the building.

During the move in period a minimum of three office staff, including Patrick Corcoran, will be on site to facilitate incoming tenants. Move in times will be staggered by floor, in order to minimize congestion on Mendota Ct.

621 MENDOTA COURT

(FORMERLY 617-619 MENDOTA COURT)

MADISON, WISCONSIN

PROJECT DESCRIPTION:

8-STORY STUDENT HOUSING PROJECT DESIGN ZONE 3 CONSISTING OF 27 RENTAL UNITS AND 100 BEDROOMS WITH A MIX OF 5 SIX BEDROOM UNITS, 9 FOUR BEDROOM UNITS, 9 THREE BEDROOM UNITS, 3 TWO BEDROOM UNITS & 1 ONE BEDROOM UNIT. THERE IS A TOTAL OF 39,327 S.F. ON A SITE AREA OF 9,188 S.F., RESULTING IN A FLOOR AREA RATIO OF 3.86 (WHICH DOES NOT INCLUDE THE GARDEN LEVEL). OUTDOOR PARKING FOR 27 MOPEDS AND 3 BICYCLE STALLS IS PROVIDED WITH AN ADDITIONAL 72 INDOOR BICYCLE STALLS. THERE IS A TOTAL OF 2,135 S.F. OF USEABLE OPEN SPACE.

PLAN COMMISSION APPROVAL

JANUARY 15, 2010

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04	NEIGHBORHOOD MASS MODELING
05	EXTERIOR RENDERING
06	REFUSE COLLECTION PLAN
C-101	EXISTING SITE/DEMOLITION PLAN
C-102	GRADING AND EROSION CONTROL PLAN
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DEVELOPER:
 2417 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53726
 PHONE: 608-663-1778
 FAX: 608-663-1557

PATRICK PROPERTIES
 PRIMARY CONTACT:
 PATRICK J. CORCORAN
 EMAIL: patrickproperties@tds.net



CONTRACTOR:
 5964 EXECUTIVE DRIVE
 MADISON, WISCONSIN 53719
 PHONE: 608-577-2047
 FAX: 608-274-9470

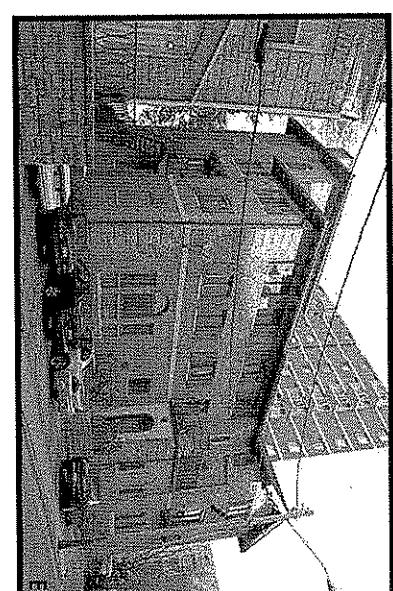
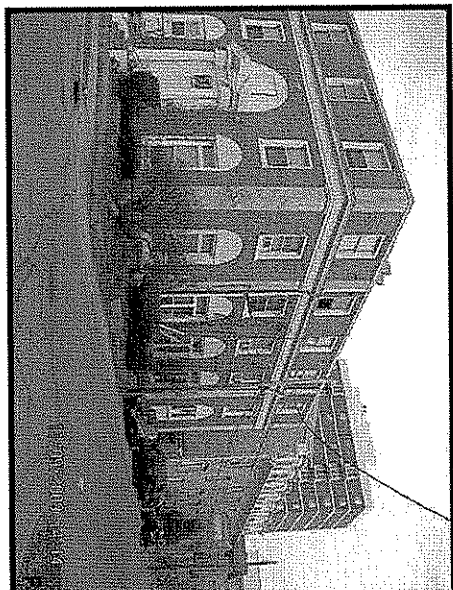
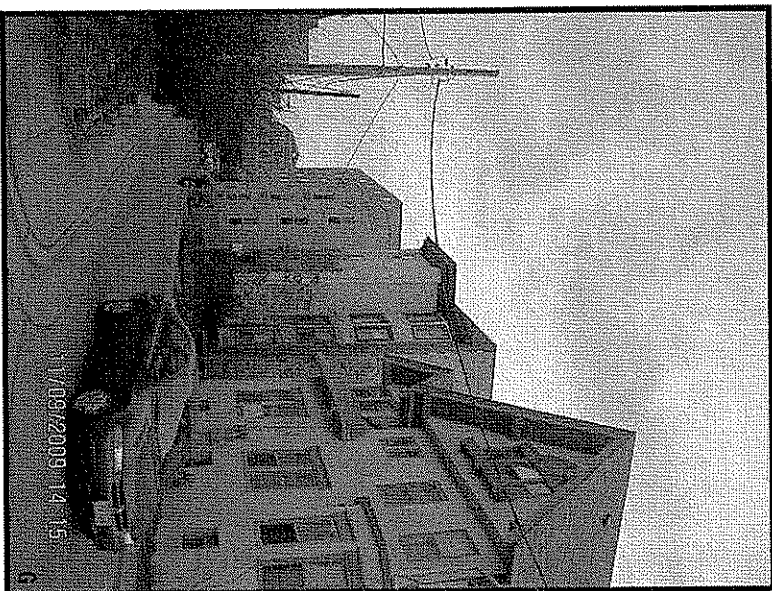
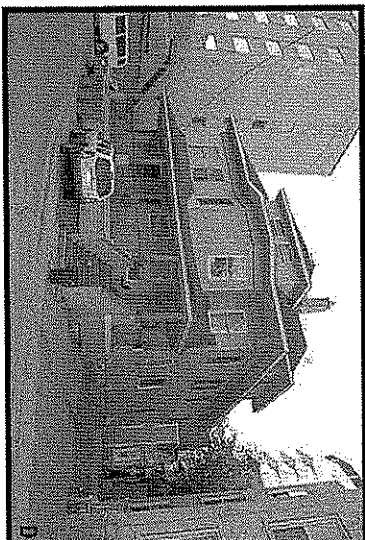
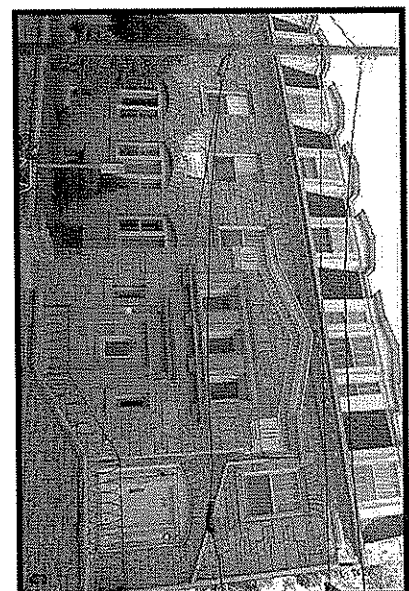
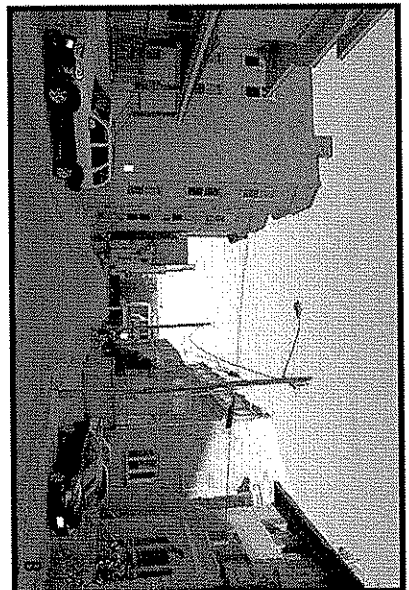
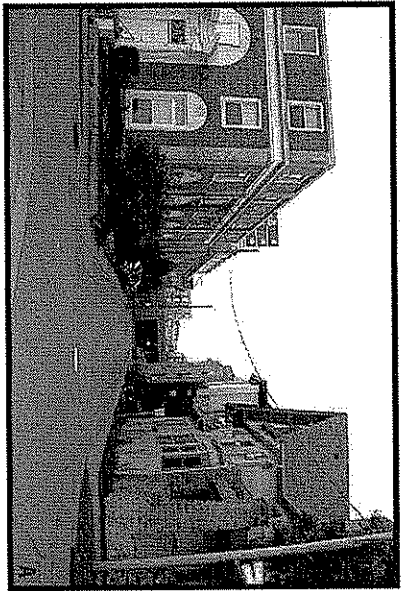
LANDGRAF CONSTRUCTION
 PRIMARY CONTACT:
 MARK LANDGRAF
 EMAIL: mark.landgraf@landgrafconstruction.com



ARCHITECT:
 8401 EXCELSIOR DRIVE
 MADISON, WISCONSIN 53717
 PHONE: 608-829-1750
 FAX: 608-829-3056

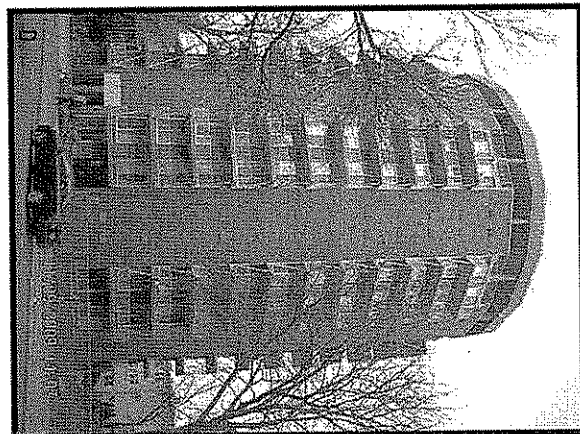
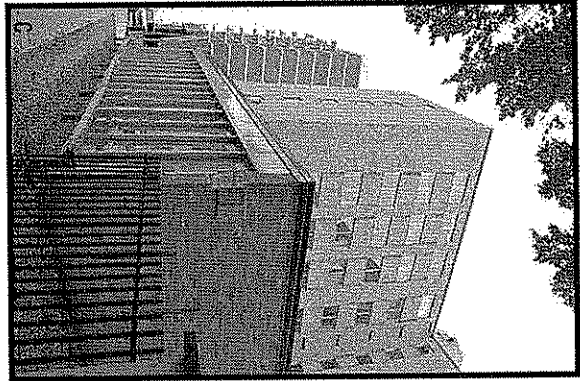
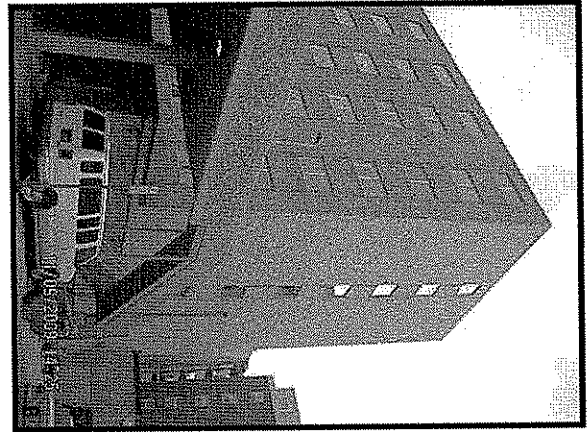
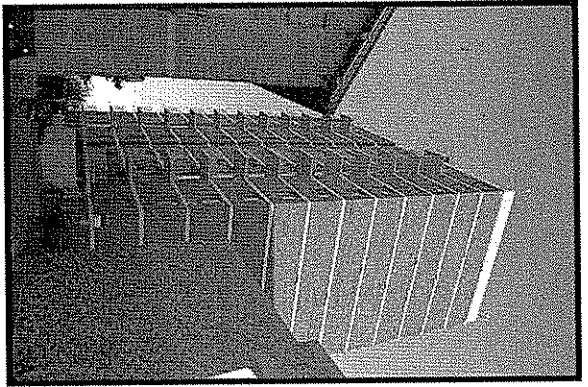
GARY BRINK & ASSOCIATES, INC.
 EMAIL: gary.brink@garybrink.com
 CONTACT: GARY BRINK





Description of images: (clockwise from left)

- A. Mendota Court looking East
- B. Mendota Court looking West
- C. 616 Mendota Court
- D. 617 Mendota Court
- E. Beta House, 622 Mendota Court
- F. North side of Mendota Court
- G. South side of Mendota Court



Description of images: (clockwise from left)
 A. Surfside, 603 Frances Street
 B. Mendota Court looking East to Lowell Hall
 C. Lowell Center
 D. Roundhouse, 626 Langdon
 E. 614 Langdon
 F. Langdon Street looking North

Mendota Court - Surrounding Properties
 621 Mendota Court Madison Wisconsin

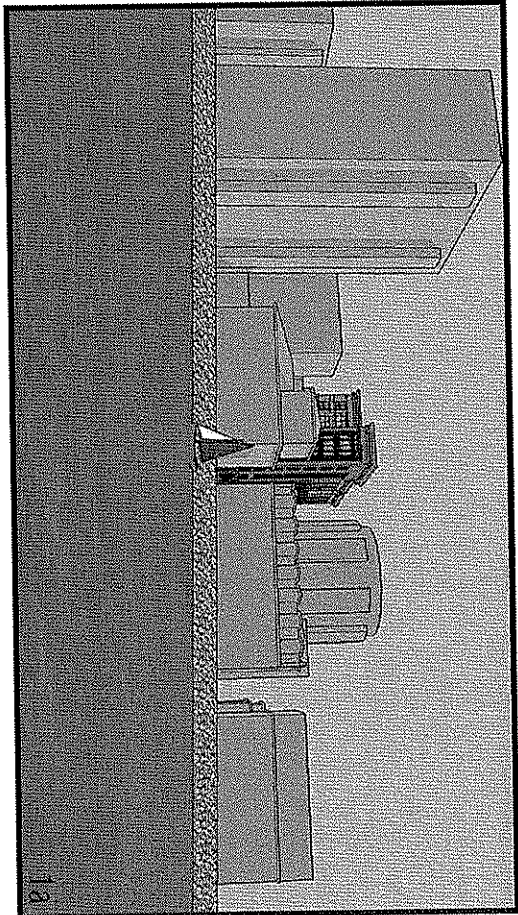
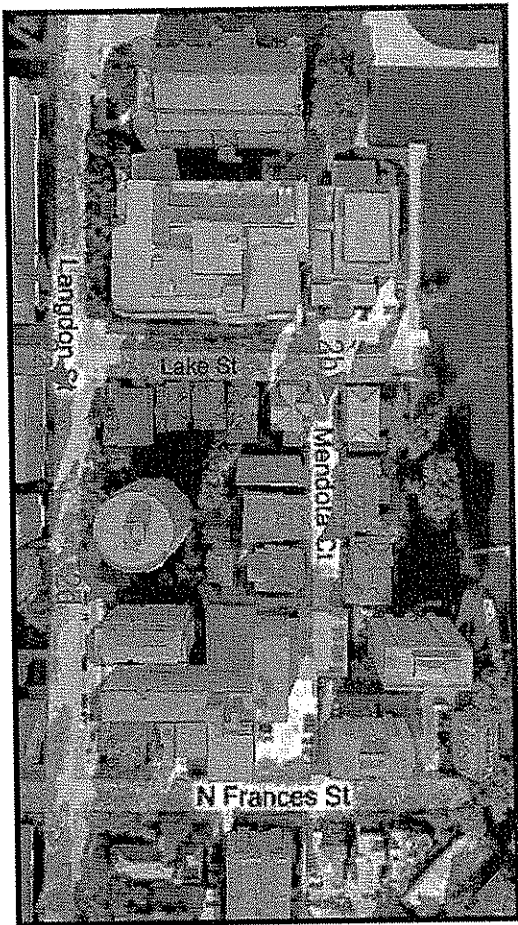
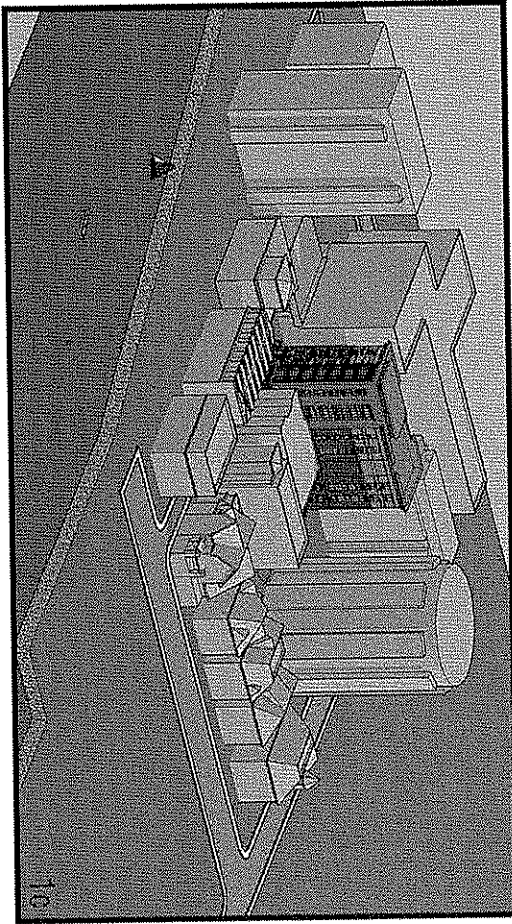
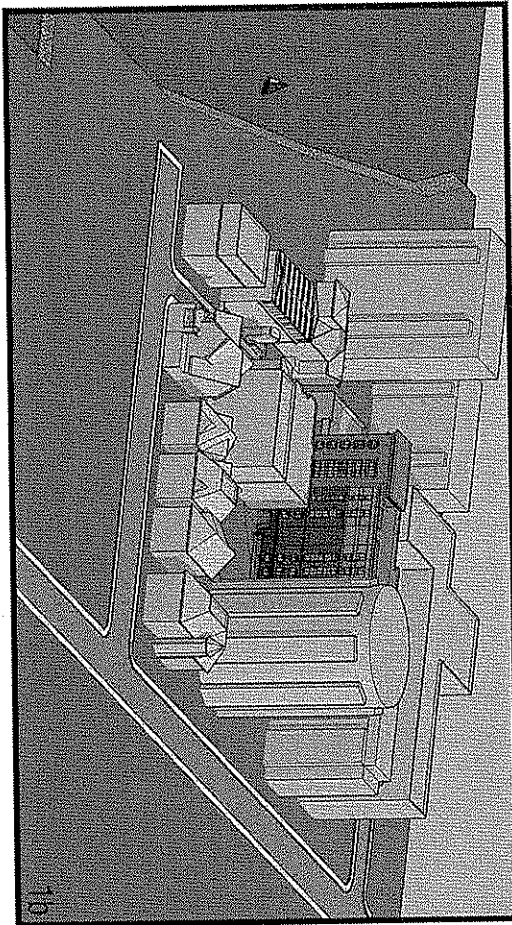
January 15, 2010

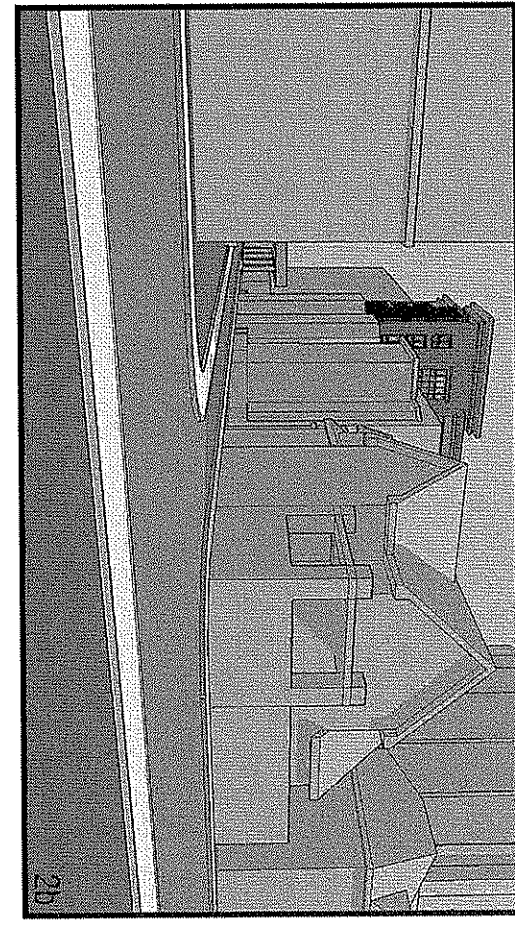
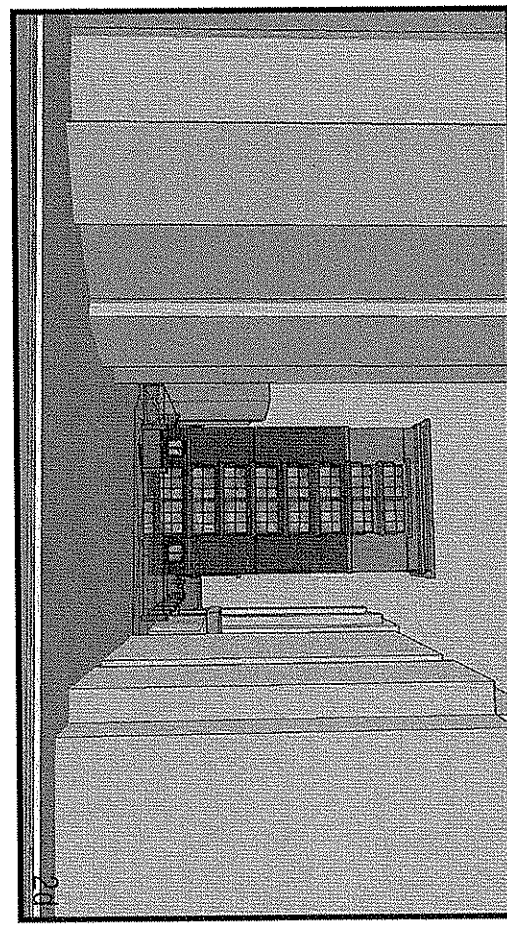
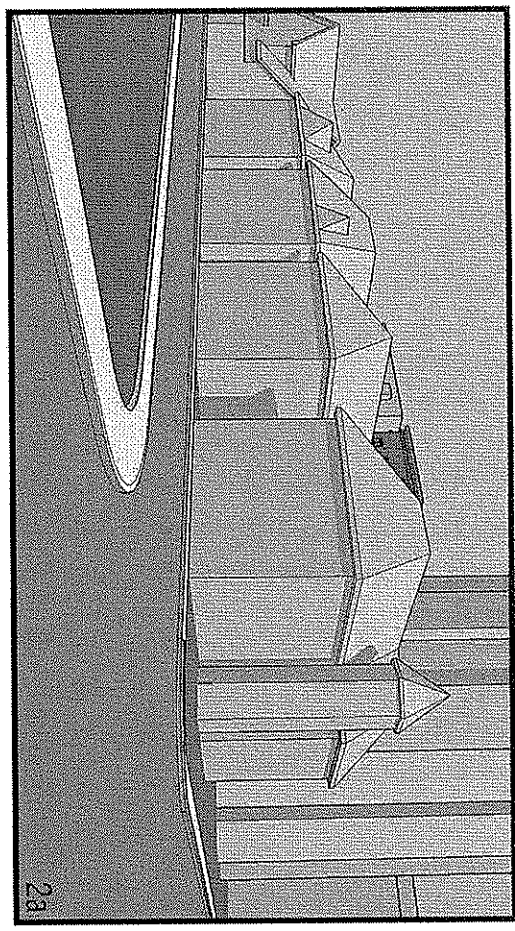
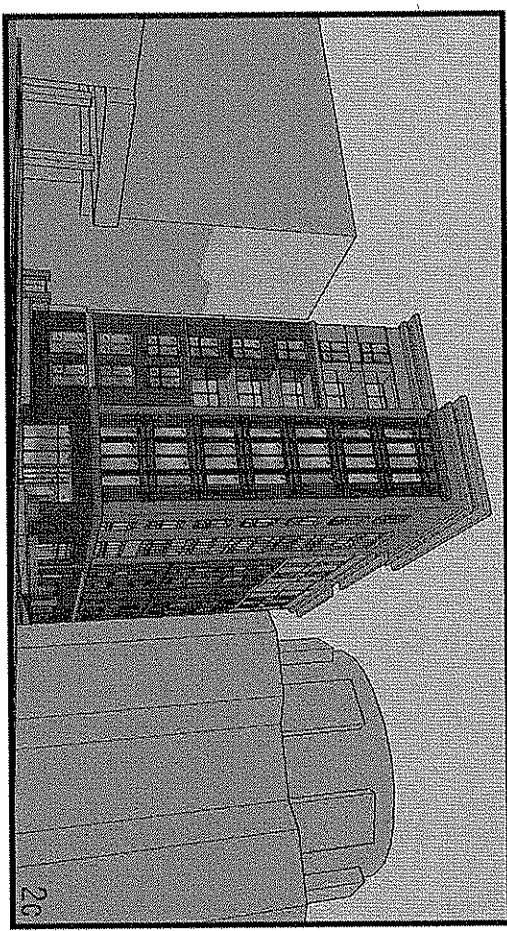
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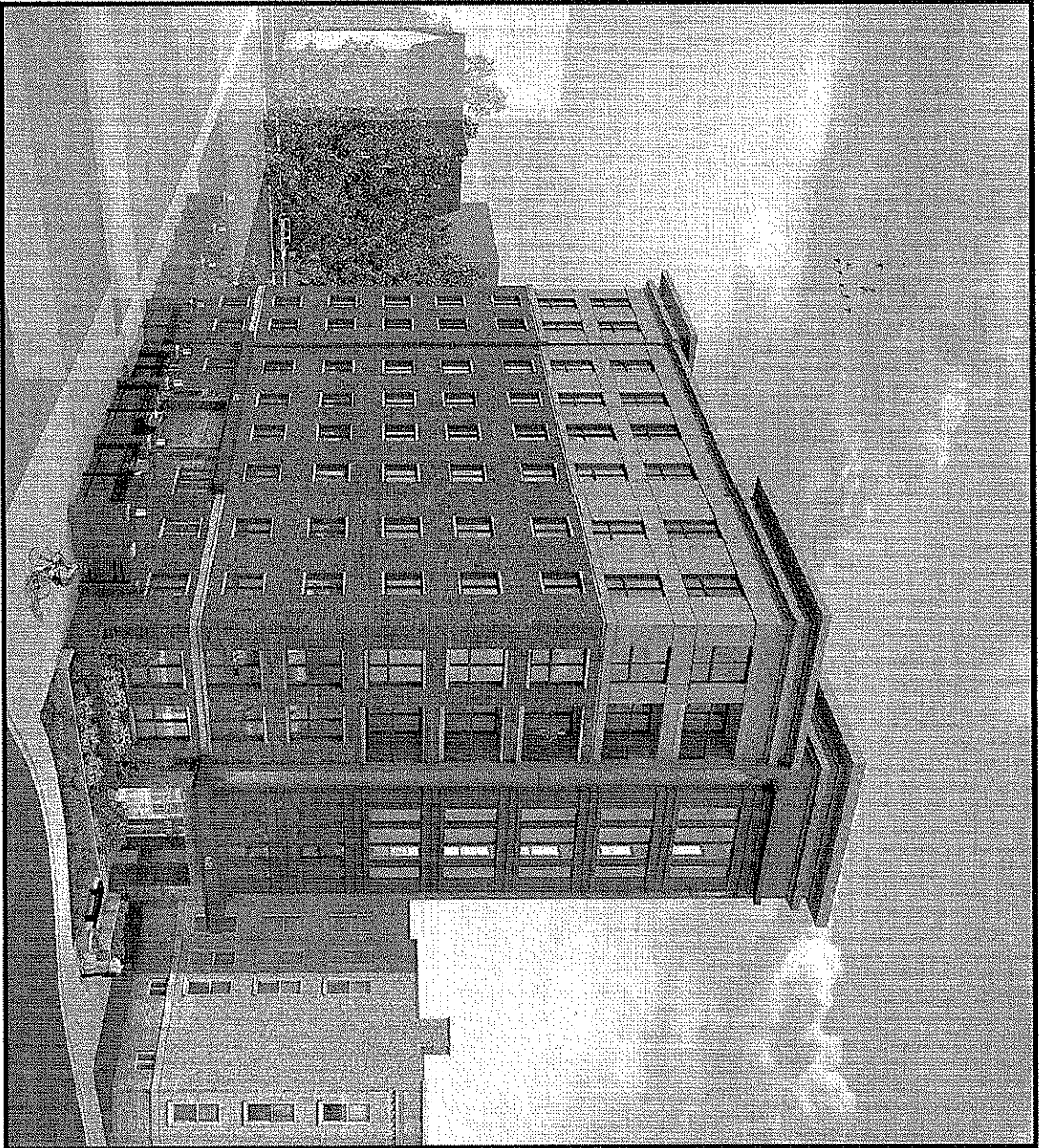


Mendota Court
621 Mendota Court Madison, Wisconsin

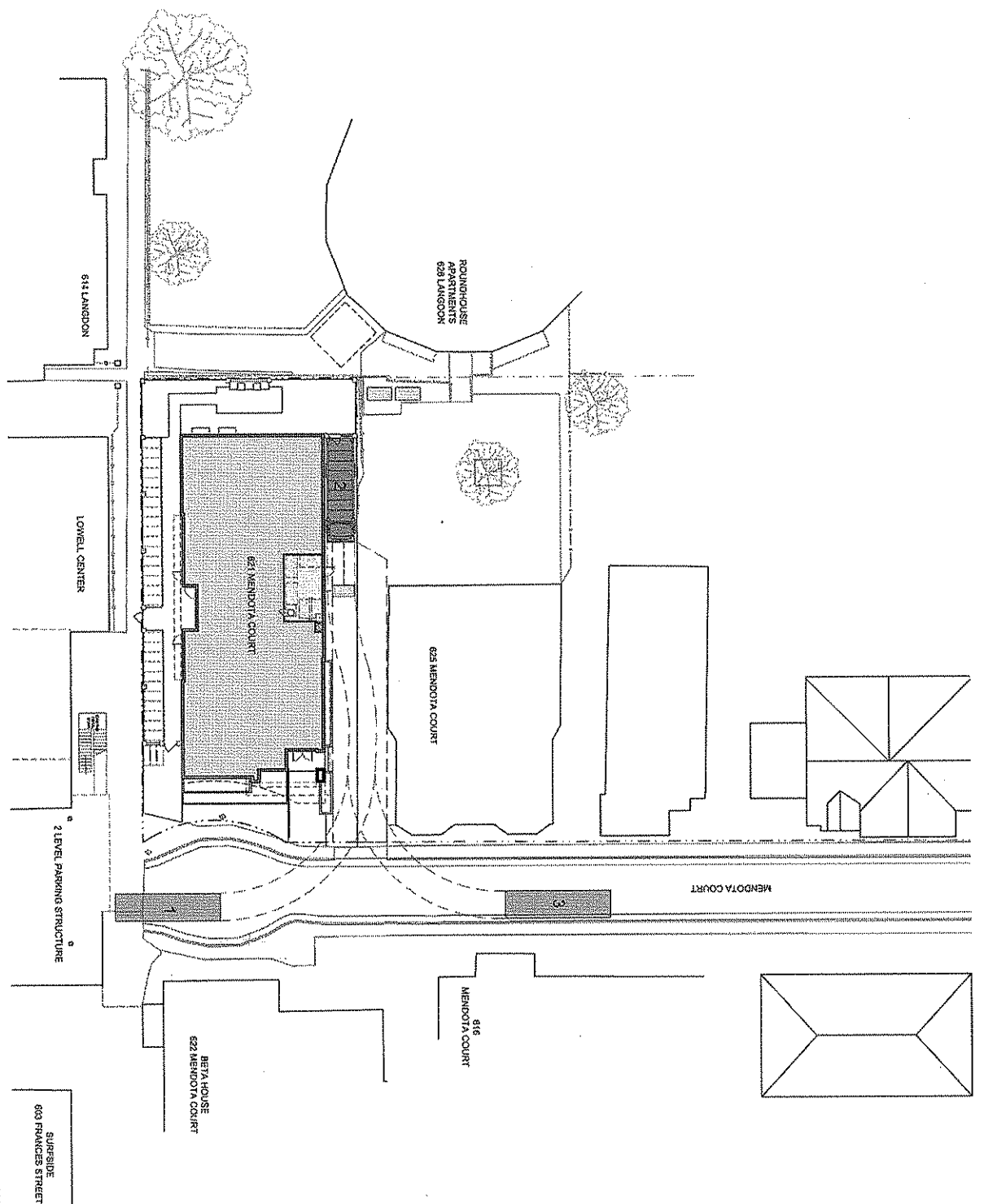
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






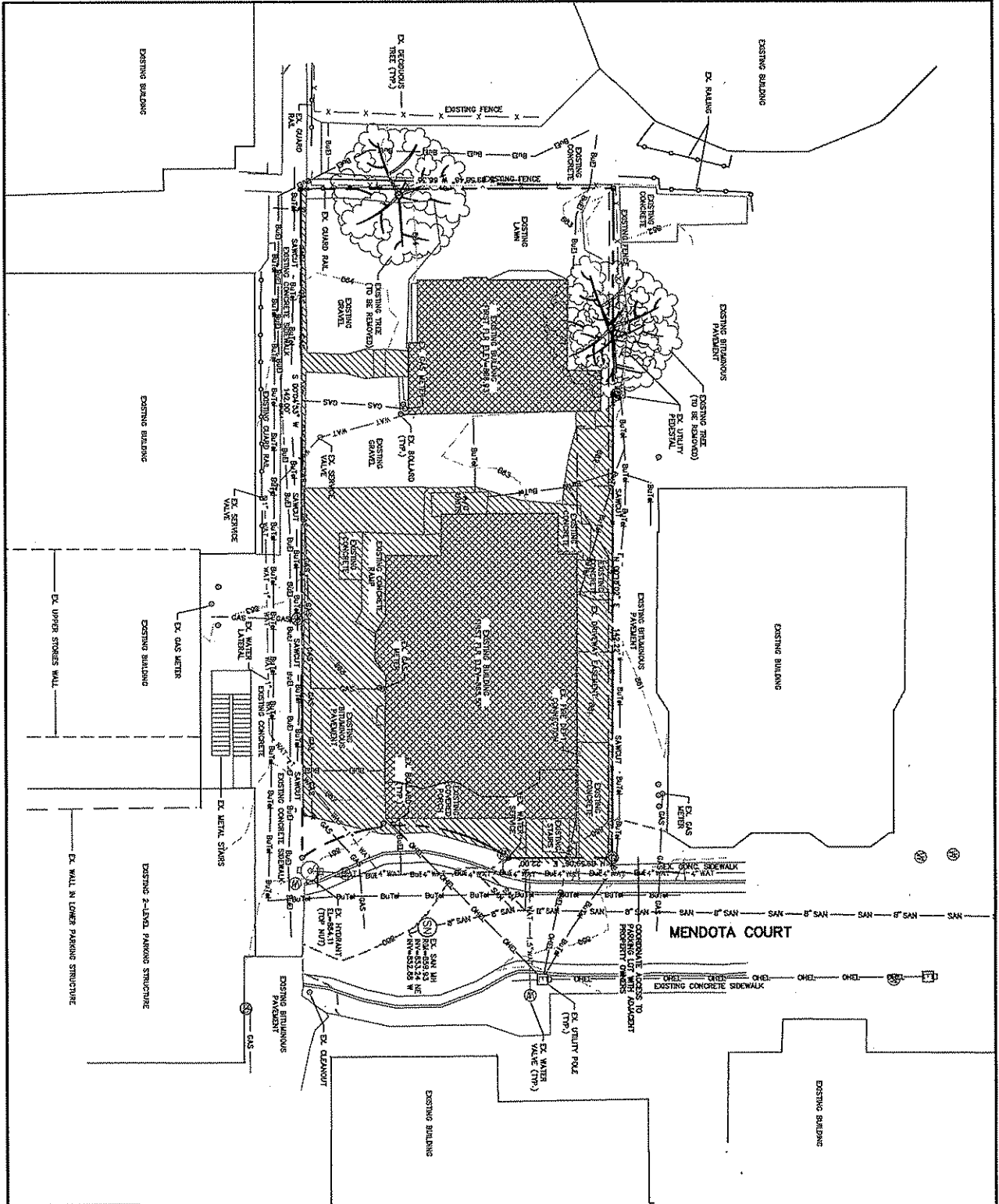


Mendota Court - Exterior Rendering
621 Mendota Court Madison Wisconsin



#	GRAPHIC	REFUSE COLLECTION KEY
1		SPRING, 2010 COLLECTION
2		SPRING, 2011 COLLECTION
3		SPRING, 2012 COLLECTION

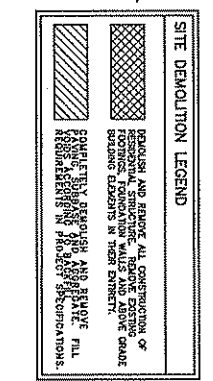
5



621 MENDOTA COURT
 EXISTING SITE/DEMOLITION PLAN
 DATED: JANUARY 15, 2010
C-101

QUAM ENGINEERING, LLC
 Wisconsin's Premier Site Design/Construction Firm
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone (608) 838-7750, Fax (608) 838-7752

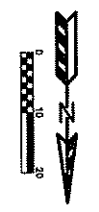
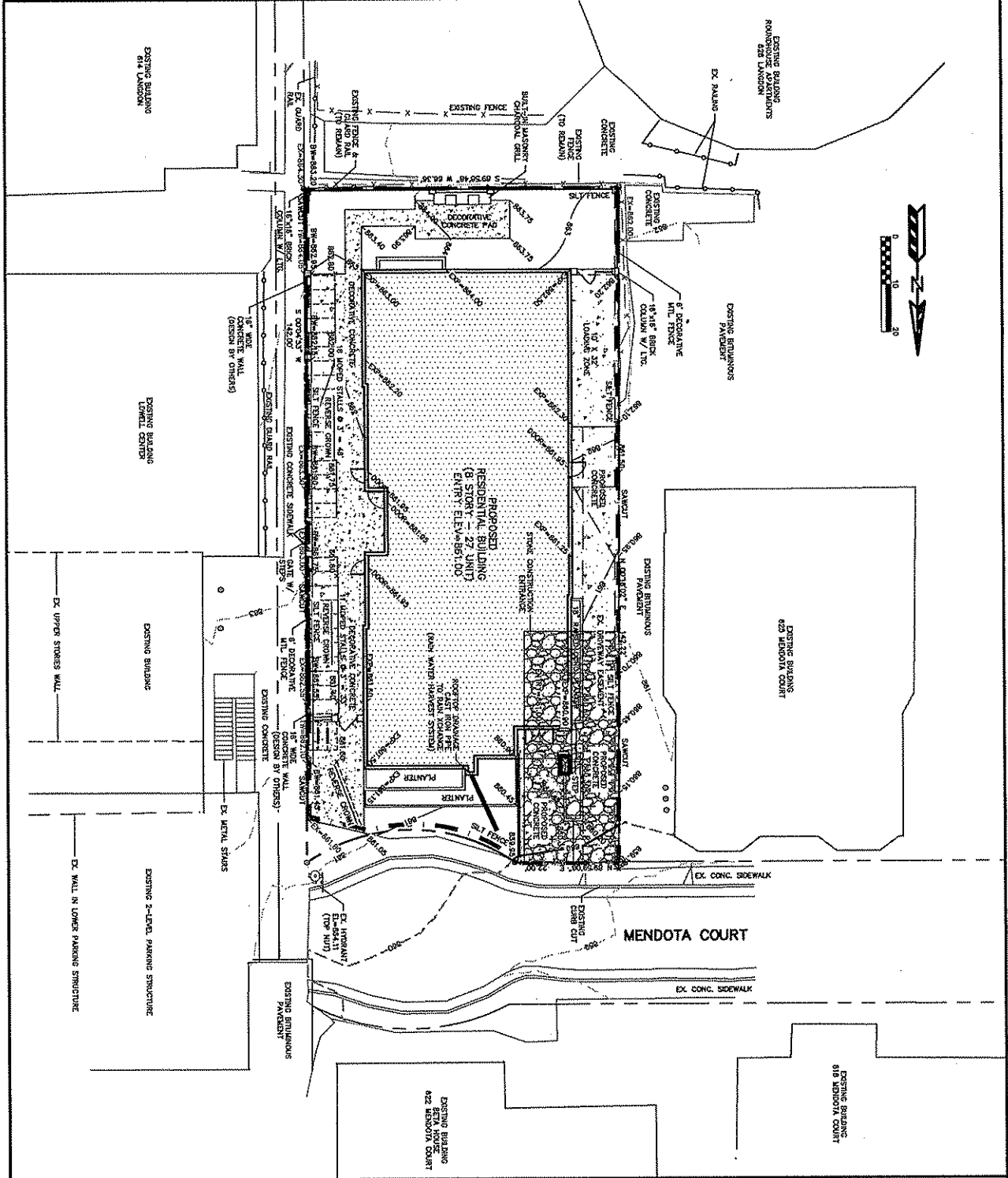
NOTES:
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DEMOLITION GENERAL NOTES

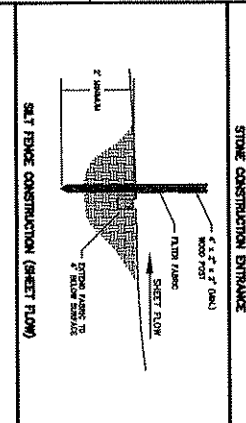
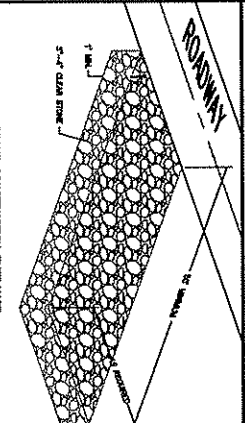
1. REFER TO SUPPLEMENTARY SHEETS FOR GENERAL CONDITIONS OF CONTRACT AND SPECIFICATIONS FOR DEMOLITION.
2. ALL EXISTING UTILITIES SHALL BE REMOVED AND REINSTALLED AT THE LOCATION AND DEPTH SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
3. EXISTING UTILITIES SHALL BE REMOVED AND REINSTALLED AT THE LOCATION AND DEPTH SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE REMOVED AND REINSTALLED AT THE LOCATION AND DEPTH SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
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9. ALL EXISTING UTILITIES SHALL BE REMOVED AND REINSTALLED AT THE LOCATION AND DEPTH SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
10. ALL EXISTING UTILITIES SHALL BE REMOVED AND REINSTALLED AT THE LOCATION AND DEPTH SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.





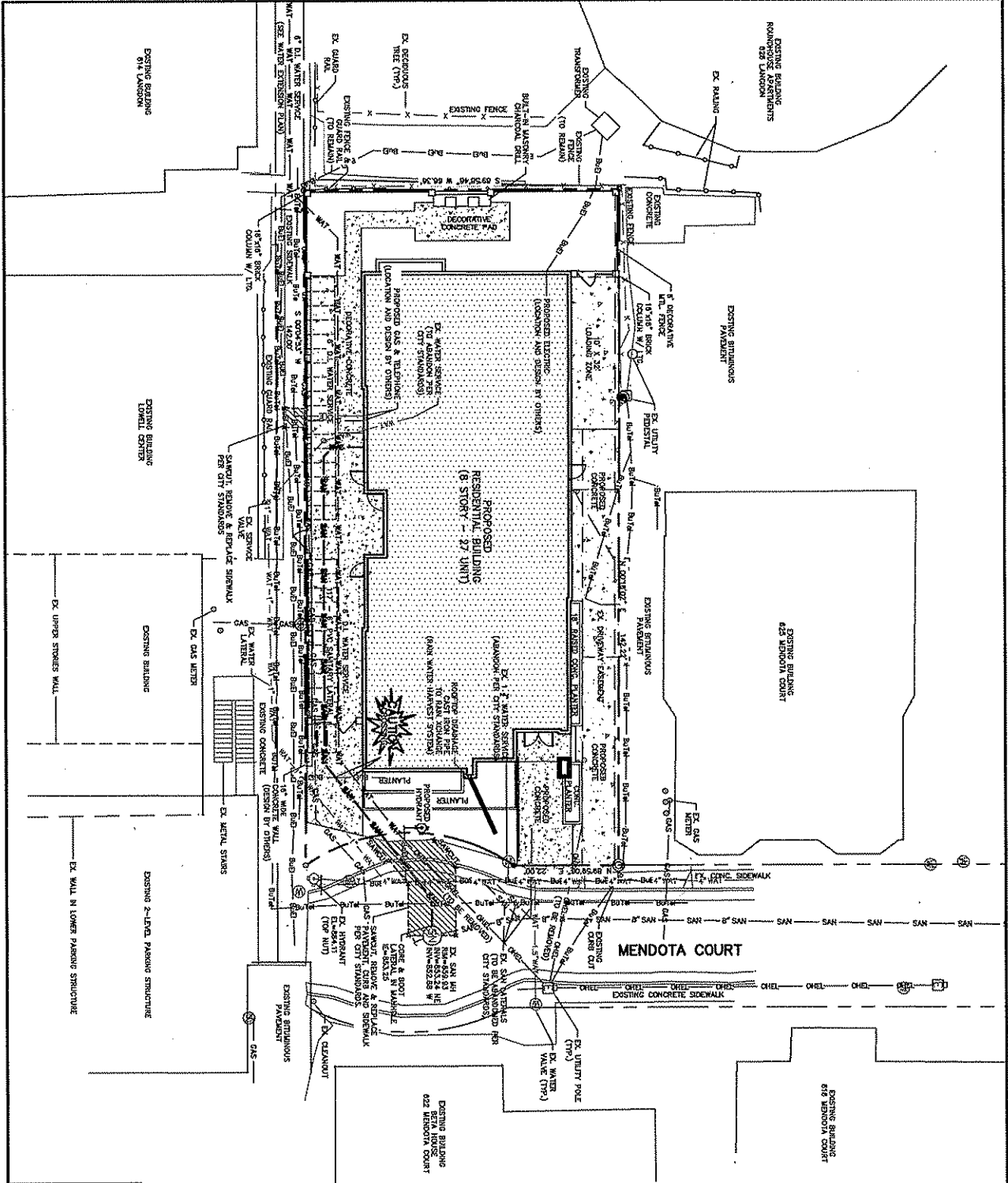
EROSION NOTES:
 THE SOILS CONTAINED HEREIN ARE CLASSIFIED AS "A" AND "B" SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

THE SCHEDULE:
 ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE SCHEDULE. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE SCHEDULE. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE SCHEDULE. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE SCHEDULE.



CALL DORGER HOTLINE
 1-800-368-5858
 TOLL FREE
 1-800-368-5858

821 MENDOTA COURT
 GRADING AND EROSION CONTROL PLAN
 DATED: JANUARY 15, 2010
C-102
QUAM ENGINEERING, LLC
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone: (608) 838-7750 Fax: (608) 838-7752



621 MENDOTA COURT
 UTILITY PLAN
 DATED: JANUARY 15, 2010

QUAM ENGINEERING, LLC
 QUAM ENGINEERING, LLC
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone: (608) 838-7750 Fax: (608) 838-7752

C-103

GENERAL NOTES:

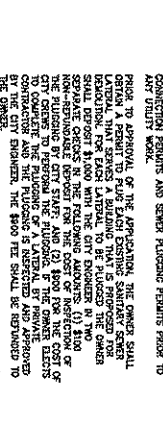
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- ANY DAMAGE TO THE PAVEMENT ON MENDOTA COURT SHALL BE REPAIRED IN ACCORDANCE WITH THE CITY'S PAVING SPECIFIC.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MENDOTA.
- BEFORE APPROVAL OF THE APPLICATION, THE OWNER SHALL OBTAIN A PERMIT TO PLACE EARTH EXISTING SANITARY SERVICE LATERALS FROM A PUBLIC UTILITY TO THE PROPOSED BUILDING. THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$500 OF THE FILING FEE TO BE PAID TO THE CITY ENGINEER AND (2) \$500 FOR THE COST OF THE CONTRACTOR'S INSURANCE. THE OWNER'S CHECKS TO THE CONTRACTOR SHALL BE INSPECTED AND APPROVED BY THE CITY ENGINEER. THE \$500 FEE SHALL BE REFUNDED TO THE CONTRACTOR UPON COMPLETION OF THE WORK.

UTILITY NOTES:

- ALL SANITARY SERVICE AND WATER MAIN CONNECTIONS SHALL BE MADE TO THE CITY MAINS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN DIMENSIONS. ALL WATER MAIN SHALL BE GRADED TO A DEPTH OF 4.5 FEET OR DEEPER AS DETERMINED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN A PROTECTIVE DISTANCE BETWEEN PUBLIC SANITARY SERVICE WATER MAIN AND OTHER SERVICE LATERALS. THE MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SERVICE WATER MAIN AND OTHER SERVICE LATERALS SHALL BE MAINTAINED AT ALL TIMES.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SERVICES MAINS AND WATER SERVICE LATERALS MUST BE PROTECTED WITH FRACAS WIRE WITH IDENTIFIERS OF STATE STANDARDS.
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- THE PROPOSED SANITARY LATERAL START SHALL BE DETERMINED BY THE PLUMBER IN CONFORMANCE WITH WISCONSIN JAWBOURNSHIP 9349 CHAPTER OSM 82.24.

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NOTES:

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ROUNDHOUSE
APARTMENTS
626 LANGDON

625 MENDOTA COURT

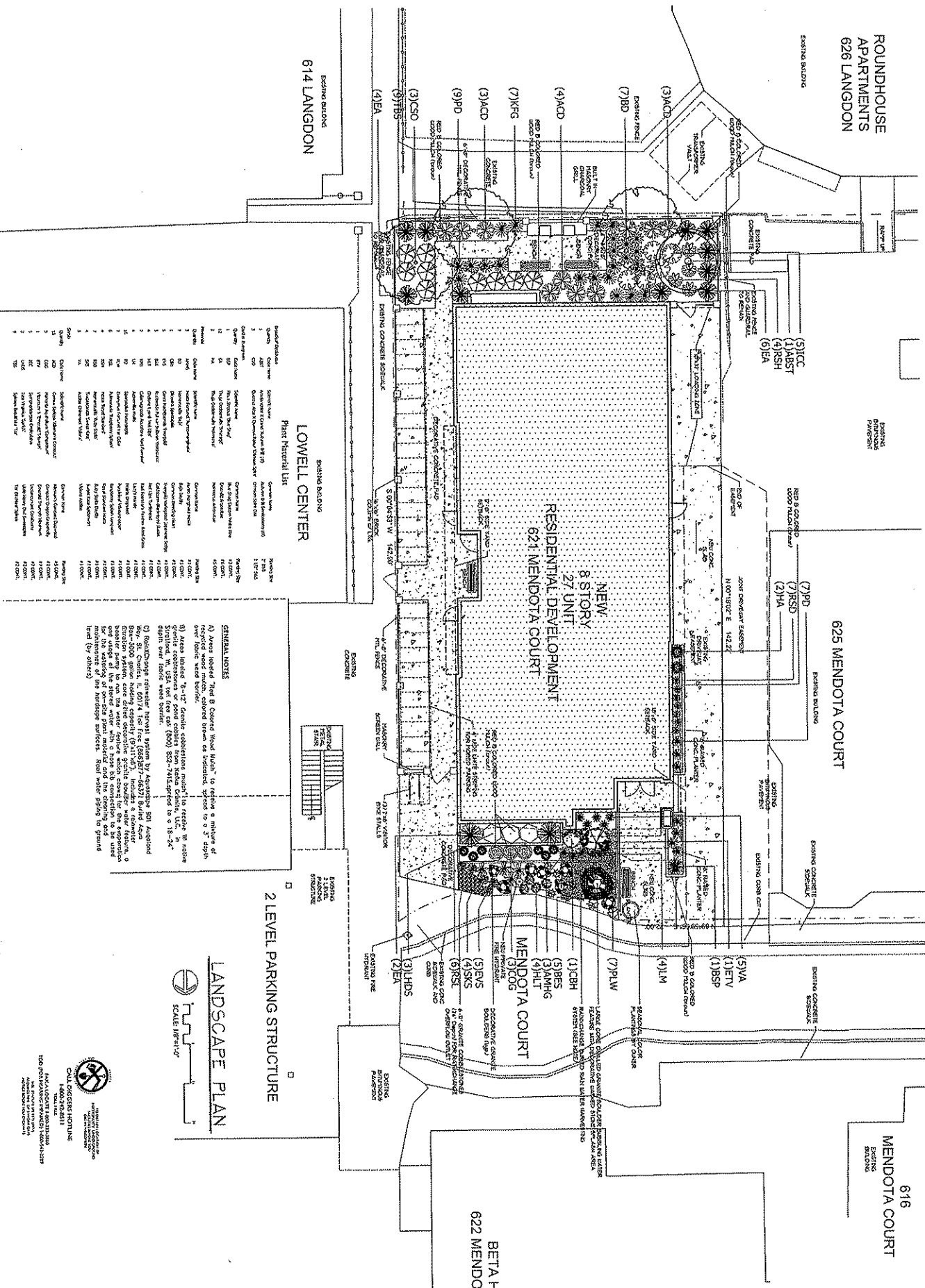
616
MENDOTA COURT

BETA HO
622 MENDOT

614 LANGDON

LOWELL CENTER

NEW
8 STORY
27 UNIT
RESIDENTIAL DEVELOPMENT
621 MENDOTA COURT



Plant Material List

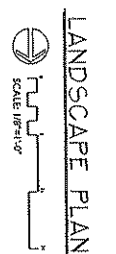
Plant Material	Quantity	Notes
1. 4" x 4" x 8" Redwood Decking	1000	See Notes
2. 2" x 4" x 8" Redwood Decking	500	See Notes
3. 2" x 6" x 8" Redwood Decking	500	See Notes
4. 2" x 8" x 8" Redwood Decking	500	See Notes
5. 2" x 10" x 8" Redwood Decking	500	See Notes
6. 2" x 12" x 8" Redwood Decking	500	See Notes
7. 2" x 14" x 8" Redwood Decking	500	See Notes
8. 2" x 16" x 8" Redwood Decking	500	See Notes
9. 2" x 18" x 8" Redwood Decking	500	See Notes
10. 2" x 20" x 8" Redwood Decking	500	See Notes
11. 2" x 22" x 8" Redwood Decking	500	See Notes
12. 2" x 24" x 8" Redwood Decking	500	See Notes
13. 2" x 26" x 8" Redwood Decking	500	See Notes
14. 2" x 28" x 8" Redwood Decking	500	See Notes
15. 2" x 30" x 8" Redwood Decking	500	See Notes
16. 2" x 32" x 8" Redwood Decking	500	See Notes
17. 2" x 34" x 8" Redwood Decking	500	See Notes
18. 2" x 36" x 8" Redwood Decking	500	See Notes
19. 2" x 38" x 8" Redwood Decking	500	See Notes
20. 2" x 40" x 8" Redwood Decking	500	See Notes

GENERAL NOTES

A) Areas labeled "Red B Covered Wood Deck" to receive a minimum of 2" of concrete over compacted subgrade. All deck areas shall be finished with a 1/2" x 1/2" x 1/2" concrete finish.

B) Areas labeled "2"-12" Granite cobblestone finish" to receive a minimum of 2" of concrete over compacted subgrade. All deck areas shall be finished with a 1/2" x 1/2" x 1/2" concrete finish.

C) Redwood composite decking system by Accoya Inc. Accoya is a 100% kiln-dried, preservative-treated, and UV-stabilized wood. It is a natural wood product that has been treated with a proprietary process to create a wood that is resistant to rot, decay, and insect damage. It is also resistant to UV radiation and will not warp, crack, or split. It is a sustainable product that is made from renewable resources.



CALL CENTER NUMBER
1-800-368-8811

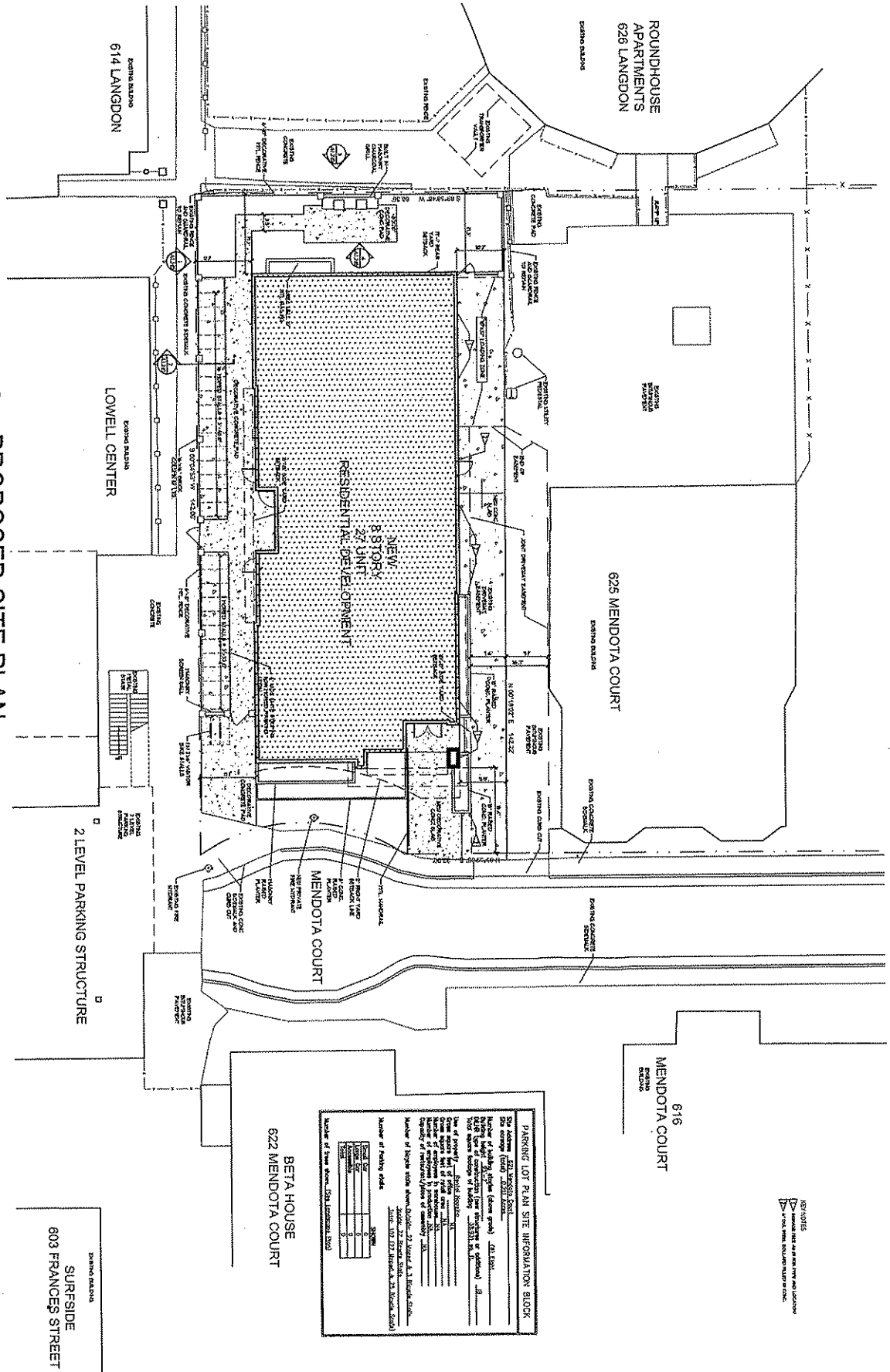
MENDOTA COURT
Owner: PATRICK PROPERTIES
621 MENDOTA COURT
MADISON, WISCONSIN

Checked By: CP
Designed By: CP
Drawn By: CP
Scale: 1/8" = 1'-0"

DATE: 01/15/18
PROJECT: MENDOTA COURT
SHEET: L1

LANDSCAPE ARCHITECTS
PATRICK PROPERTIES
1000 W. MENDOTA AVENUE
MADISON, WI 53703
TEL: 608.261.1111
WWW.PATRICKPROPERTIES.COM

PROPOSED SITE PLAN
 1" = 20'
 10' X 32' LOADING ZONE



PARKING LOT PLAN SITE INFORMATION BLOCK

24 Address: 622 Mendota Court
 25 Address: 622 Mendota Court
 26 Address: 622 Mendota Court
 27 Address: 622 Mendota Court
 28 Address: 622 Mendota Court
 29 Address: 622 Mendota Court
 30 Address: 622 Mendota Court
 31 Address: 622 Mendota Court
 32 Address: 622 Mendota Court
 33 Address: 622 Mendota Court
 34 Address: 622 Mendota Court
 35 Address: 622 Mendota Court
 36 Address: 622 Mendota Court
 37 Address: 622 Mendota Court
 38 Address: 622 Mendota Court
 39 Address: 622 Mendota Court
 40 Address: 622 Mendota Court

PROJECT: MENDOTA COURT
 621 MENDOTA COURT
 MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
 6411 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

DATE: 7/20/09
 SCALE: AS NOTED
 DRAWN BY: JAS NOTED
 CHECKED BY: JAS NOTED
 DATE: 7/20/09
 SCALE: AS NOTED

REVISIONS:
 1. REVISED PER CITY COMMENTS
 2. REVISED PER CITY COMMENTS

DATE: 7/20/09
SCALE: AS NOTED

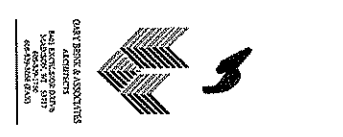
PROJECT: MENDOTA COURT
 621 MENDOTA COURT
 MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
 6411 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

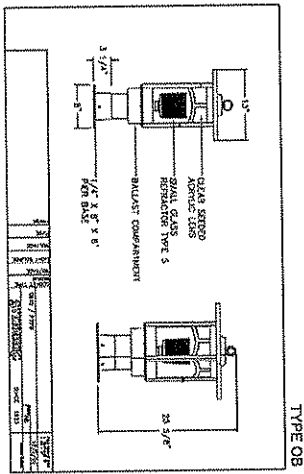
DATE: 7/20/09
SCALE: AS NOTED

REVISIONS:
 1. REVISED PER CITY COMMENTS
 2. REVISED PER CITY COMMENTS

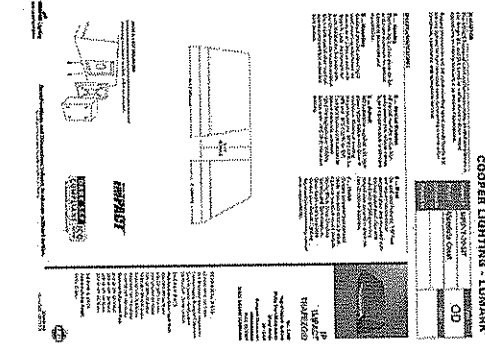
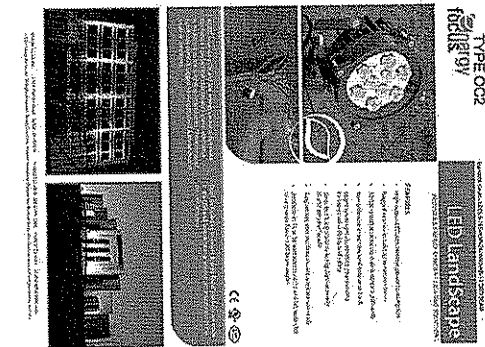
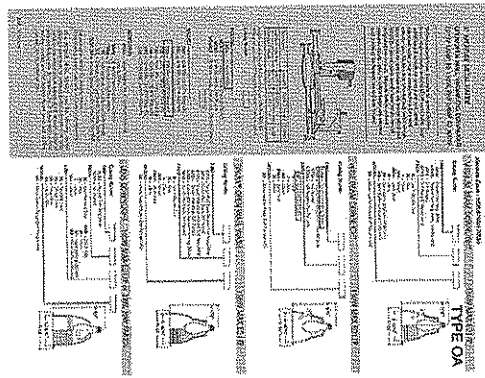
DATE: 7/20/09
SCALE: AS NOTED

SITE PLAN
A1.01

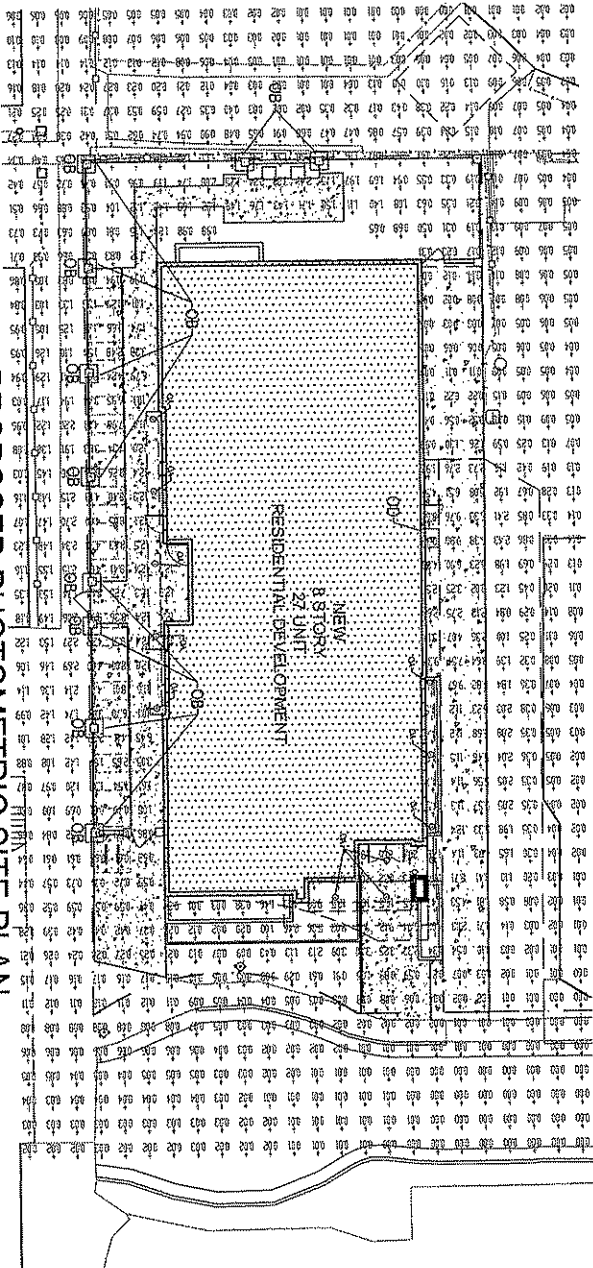




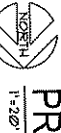
TYPE OB



Quantity	Manufacturer	Model	Notes	Beam Spread	Height
1	OSRAM	OSRAM 1-70W	OSRAM 1-70W	15°	10 FT
2	OSRAM	OSRAM 1-70W	OSRAM 1-70W	30°	10 FT
7	OSRAM	OSRAM 1-70W	OSRAM 1-70W	45°	10 FT
1	OSRAM	OSRAM 1-70W	OSRAM 1-70W	60°	10 FT



PROPOSED PHOTOMETRIC SITE PLAN



1" = 20'

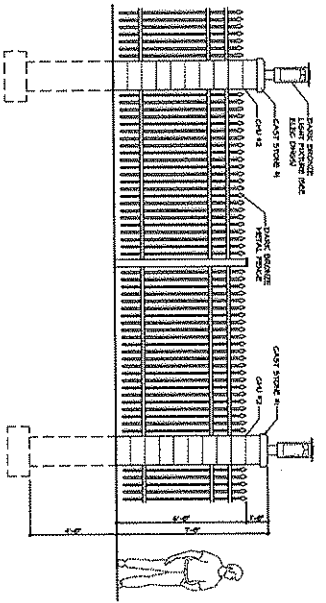
A1.02

PHOTOMETRIC SITE PLAN

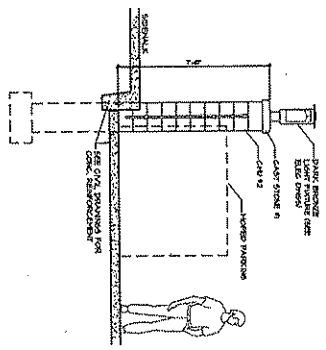
PROJECT: MENDOTA COURT
 621 MENDOTA COURT
 MADISON, WISCONSIN 53703
 DEVELOPER: PATRICK PROPERTIES
 6417 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

DATE: 01/20/20
 DRAWN BY: AS
 CHECKED BY: AS
 DATE: 01/20/20

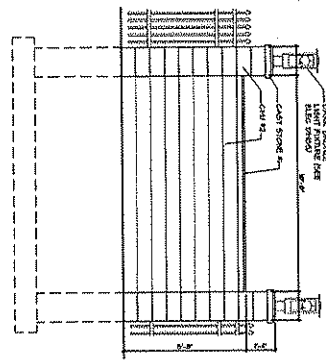
DAY BINE & ASSOCIATES
 1000 UNIVERSITY AVENUE, SUITE 100
 MADISON, WISCONSIN 53706
 608.261.1111



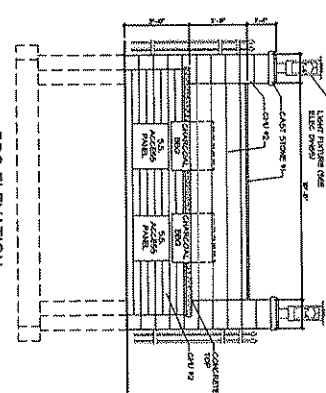
1 TYPICAL PERIR FENCE ELEVATION
3/8" = 1'-0"



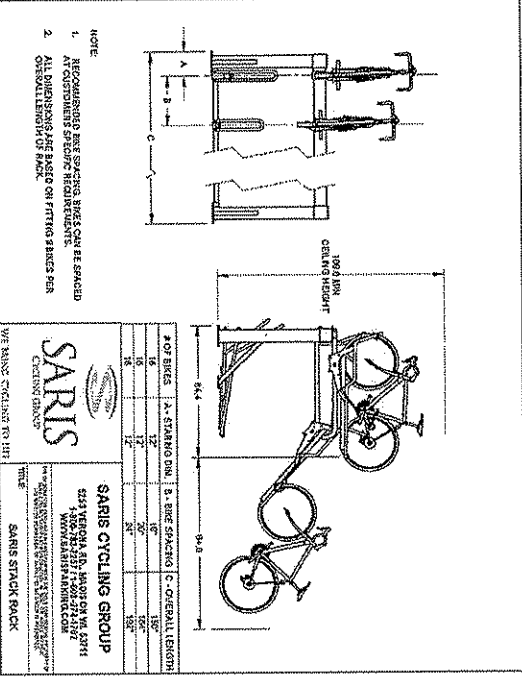
2 TYPICAL PERIR FENCE SECTION
3/8" = 1'-0"



3 BBQ ELEVATION
3/8" = 1'-0"



4 BBQ ELEVATION
3/8" = 1'-0"



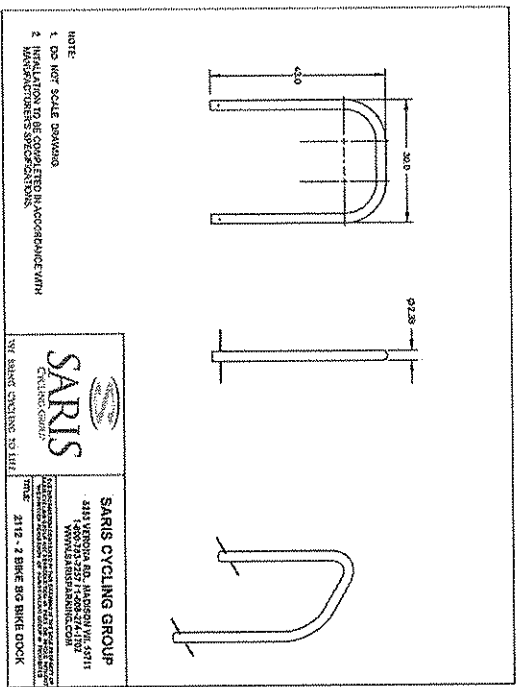
# OF BIKES	A - STABILIZING DIAL	B - BIKE SPACING	C - OVERALL LENGTH
16	12"	16"	130"
12	12"	16"	100"
8	12"	16"	66"

- NOTE:
1. RECOMMENDED BIKE SPACING BIKES CAN BE SPACED AT YOUR OWNERS DISCRETION.
 2. ALL DIMENSIONS ARE BASED ON FITTING BIKES PER MANUFACTURERS SPECIFICATIONS.

SARIS CYCLING GROUP
 5434 VERBENA RD., MADISON, WI, 53711
 608.278.3377 / 800.421.4112
 WWW.SARISBICYCLES.COM

WE MAKE CYCLING TO LIFE

STRUCTURED BICYCLE RACK

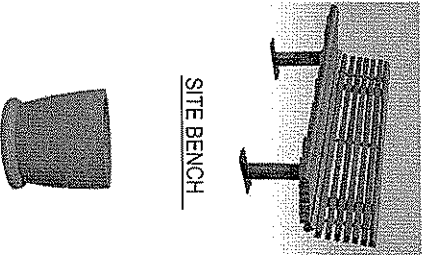


SARIS CYCLING GROUP
 5434 VERBENA RD., MADISON, WI, 53711
 608.278.3377 / 800.421.4112
 WWW.SARISBICYCLES.COM

WE MAKE CYCLING TO LIFE

- NOTE:
1. DO NOT SCALE DRAWING.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

STANDARD BICYCLE RACK



SARIS CYCLING GROUP
 5434 VERBENA RD., MADISON, WI, 53711
 608.278.3377 / 800.421.4112
 WWW.SARISBICYCLES.COM

WE MAKE CYCLING TO LIFE

TYPICAL PLANTER

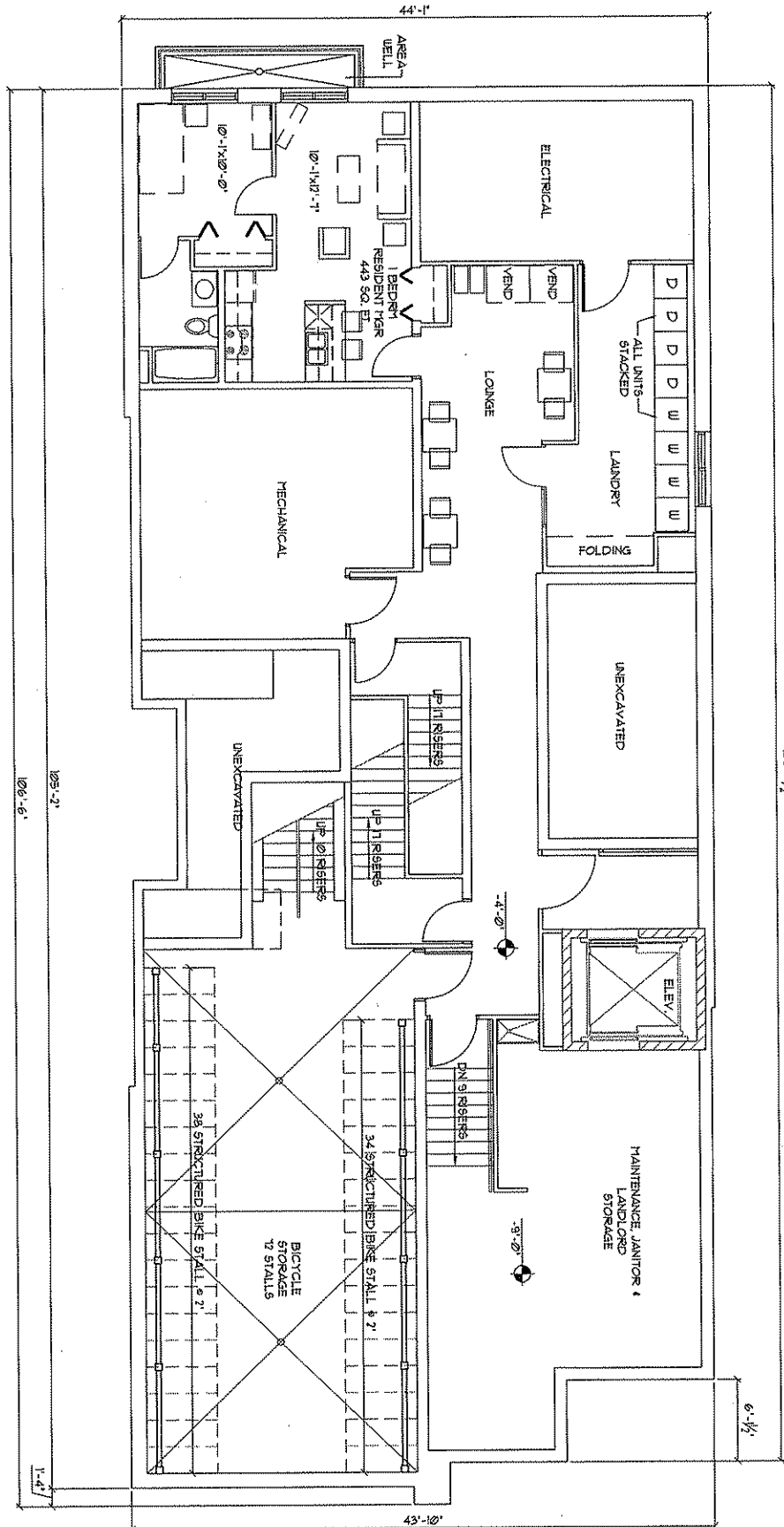
SITE DETAILS
 A1.20

PROJECT: MENDOTA COURT
 621 MENDOTA COURT
 MADISON, WISCONSIN 53703
 DEVELOPER: PATRICK PROPERTIES
 6417 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

DATE: 02/24/20
 SCALE: AS NOTED
 DRAWN BY: JAS

DAVE BINK & ASSOCIATES
 ARCHITECTS
 1401 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706
 (608) 263-1111





GARDEN LEVEL
1/8" = 1'-0"

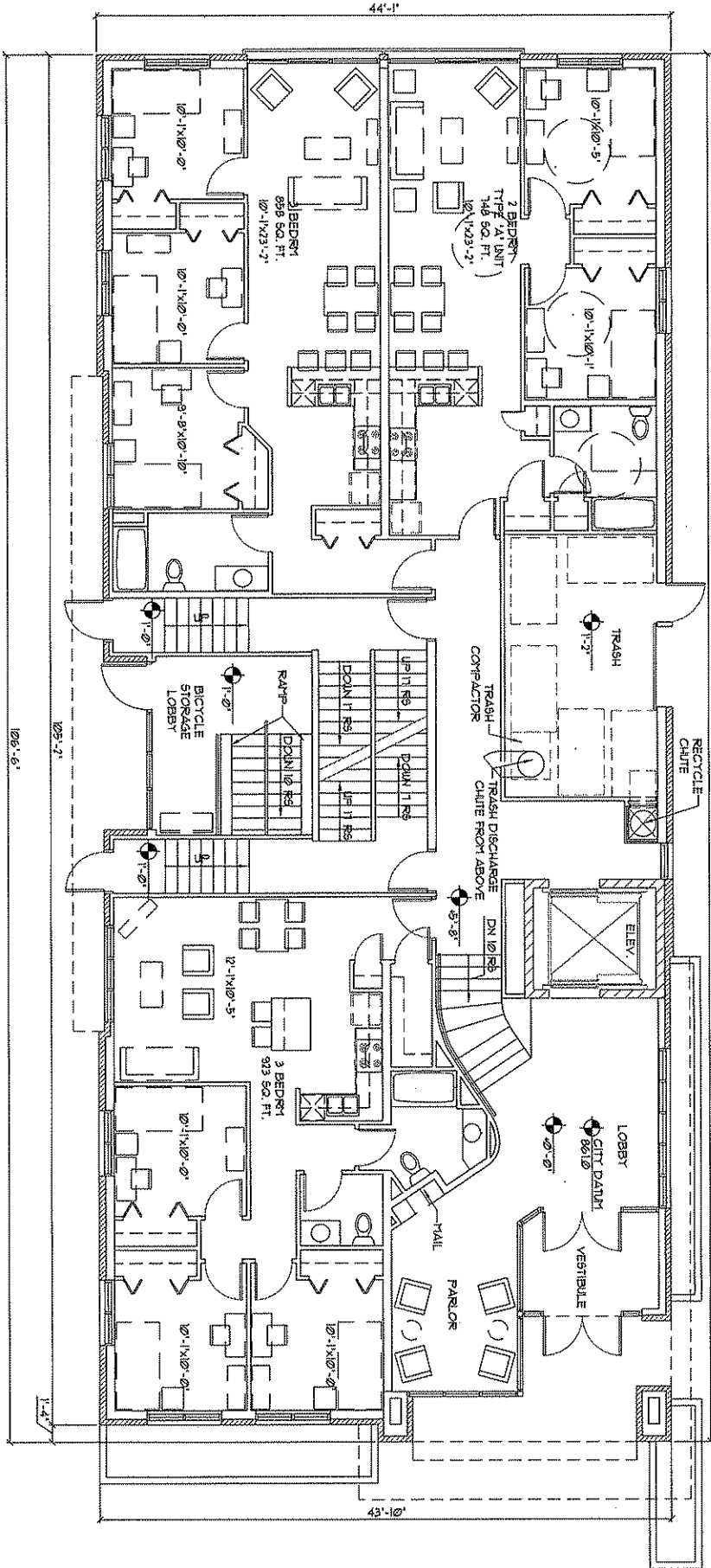
GARDEN LEVEL
FLOOR PLAN
A2.00

PROJECT: MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
5417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

DATE: 02/19/00
SCALE: AS NOTED
DRAWN BY: JMM
CHECKED BY: JMM
DATE: 02/19/00
SCALE: AS NOTED
DRAWN BY: JMM
CHECKED BY: JMM

DAVE BINK & ASSOCIATES
ARCHITECTS
300 SOUTH MONROE STREET
MADISON, WISCONSIN 53703
608.261.1800







LEVEL ONE

 1/8" = 1'-0"

LEVEL ONE
 FLOOR PLAN
A2.01

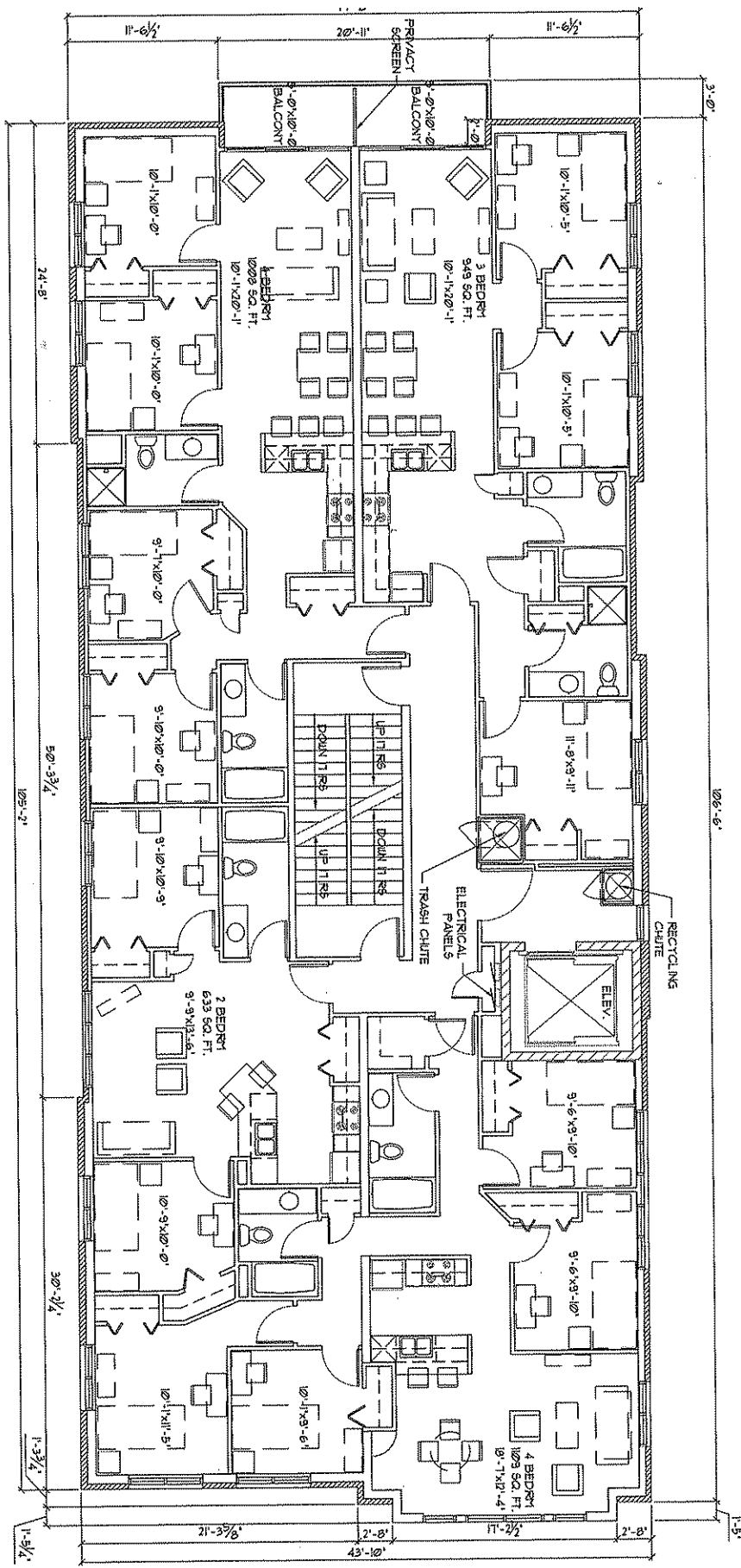
PROJECT:
MENDOTA COURT
 621 MENDOTA COURT
 MADISON, WISCONSIN 53705
 DEVELOPER:
PATRICK PROPERTIES
 6417 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

CONTRACTOR:
 MARY PATRICK ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706
 ARCHITECT:
 MARY PATRICK ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

PROJECT NO.: 200207
 DRAWING NO.: 4120.00
 SCALE: AS NOTED
 DATE: 08/09
 REVISIONS: 13/09
 DATE: 1/09
 BY: S/MSK
 CHECKED: S/MSK

QUARTERS & ASSOCIATES
 2401 EXTENSION DRIVE
 MADISON, WI 53713
 608.278.0200





LEVELS TWO THRU THREE

LEVELS 2 & 3
FLOOR PLAN
A2.02

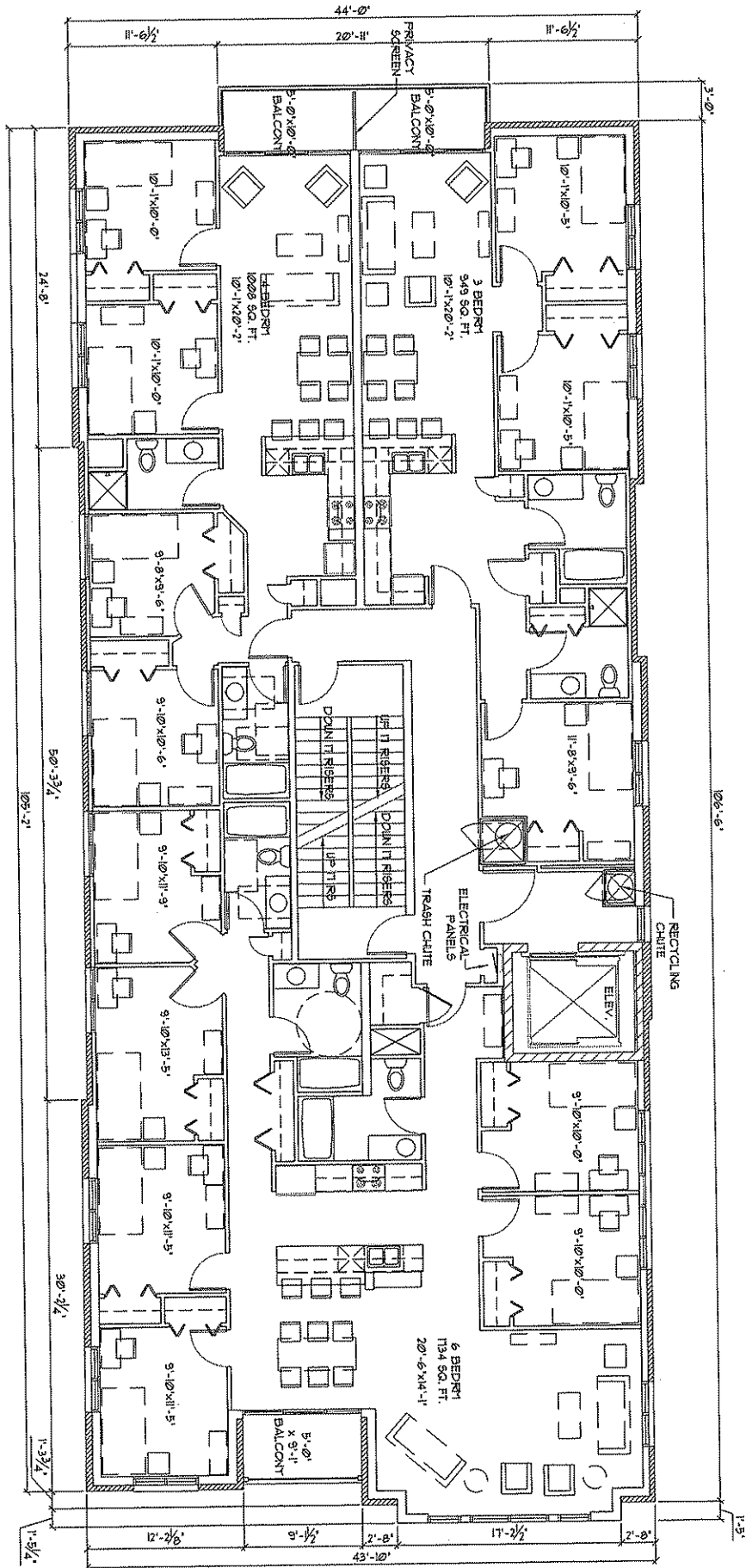
PROJECT: MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DESIGNER: PATRICK PROPERTIES
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

DATE: 02/20/00
SCALE: AS NOTED
DRAWN BY: J. B. BROWN
PROJECT NO: 200001

REVISIONS:
NO. DATE BY DESCRIPTION

DAVE BIRN & ASSOCIATES
ARCHITECTS
1401 CONGRESS STREET
MADISON, WISCONSIN
53702-1300
(608) 261-1111





LEVELS FOUR THRU SIX

1/8" = 1' - 0"

LEVELS FOUR
THRU SIX
FLOOR PLAN
A2.03

PROJECT: MENDOTA COURT
 421 MENDOTA COURT
 MADISON, WISCONSIN 53705
 DEVELOPER: PATRICK PROPERTIES
 5417 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53705

DATE: 02/20/06
 SCALE: AS NOTED
 DRAWN BY: C/2/06
 CHECKED BY: J/2/06
 PROJECT NO.: 300352

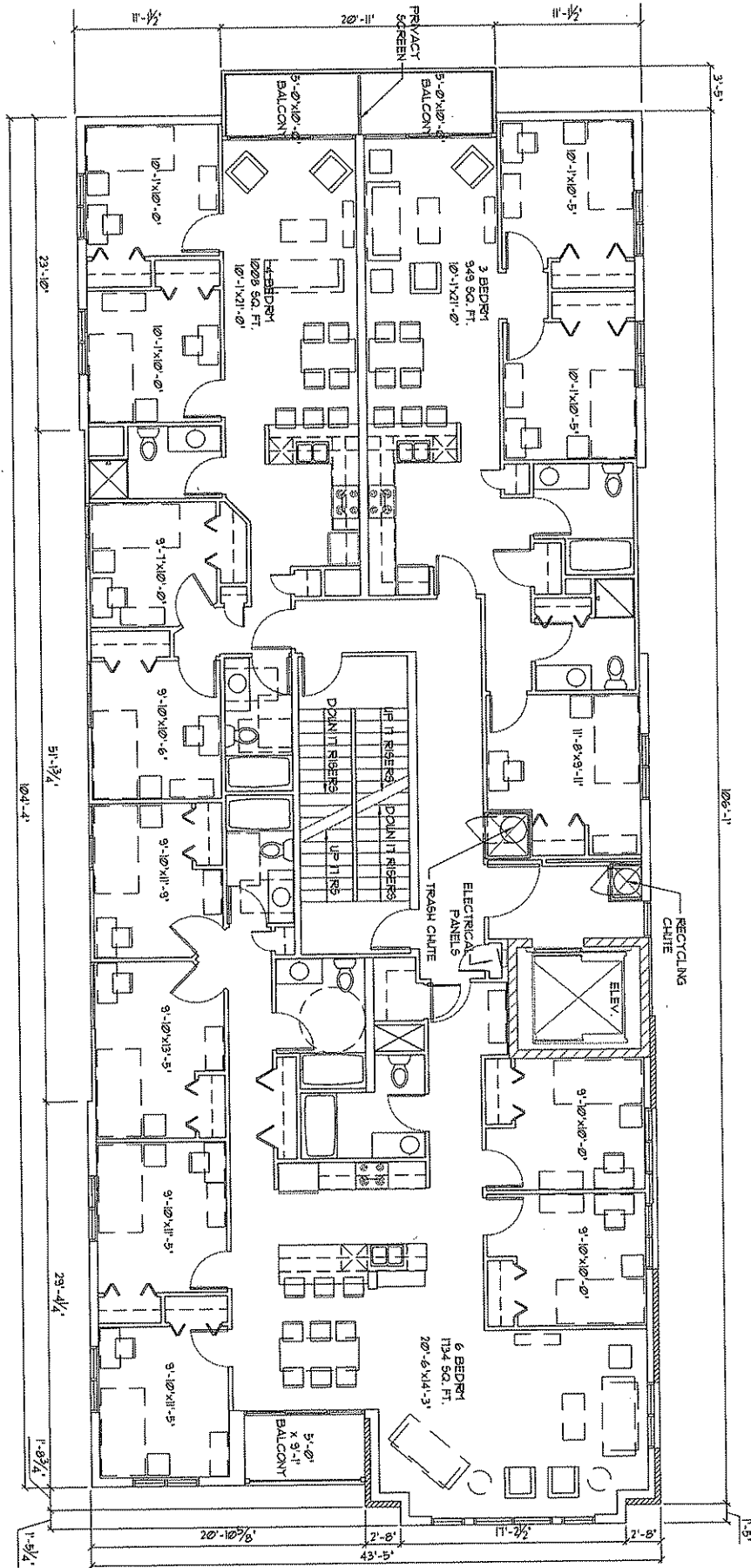
DAYBURN & ASSOCIATES
 ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WI 53706
 608 255 0000
 608 255 0001 FAX



LEVEL SEVEN



1/8" = 1' - 0"



LEVEL SEVEN
FLOOR PLAN
A2.04

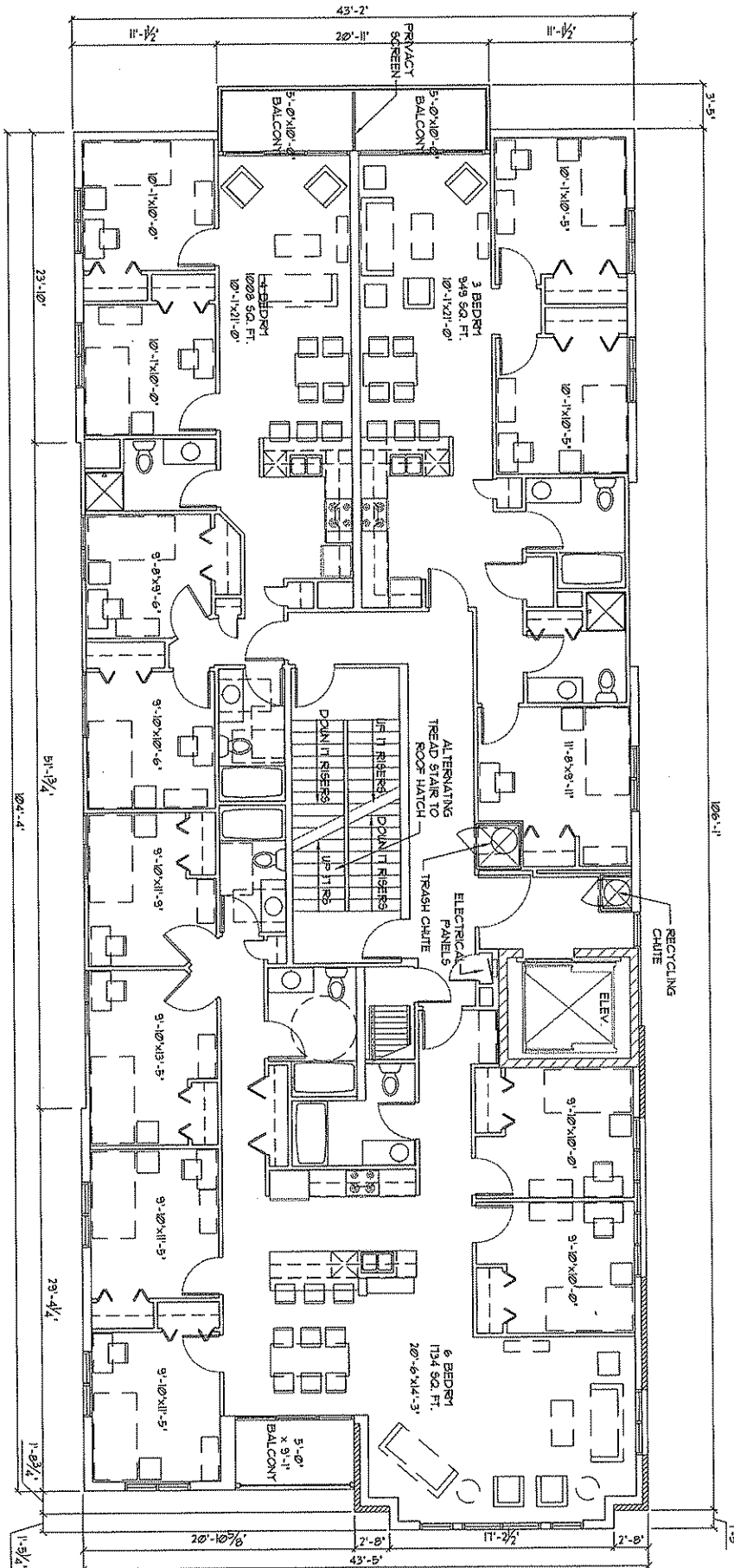
PROJECT:
MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53708
RENDERED BY:
PATRICK PROPERTIES
647 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

DATE: 02/28/20
SCALE: AS NOTED
DRAWN BY: AS NOTED
CHECKED BY: AS NOTED
DESIGNED BY: AS NOTED
PROJECT MANAGER: AS NOTED
ARCHITECT: AS NOTED
DATE: AS NOTED
SCALE: AS NOTED
PROJECT NO: AS NOTED

OLAFSEN & ASSOCIATES
ARCHITECTS
1000 UNIVERSITY AVENUE
MADISON, WI 53707
(608) 261-0000

5

LEVEL EIGHT
1/8" = 1'-0"



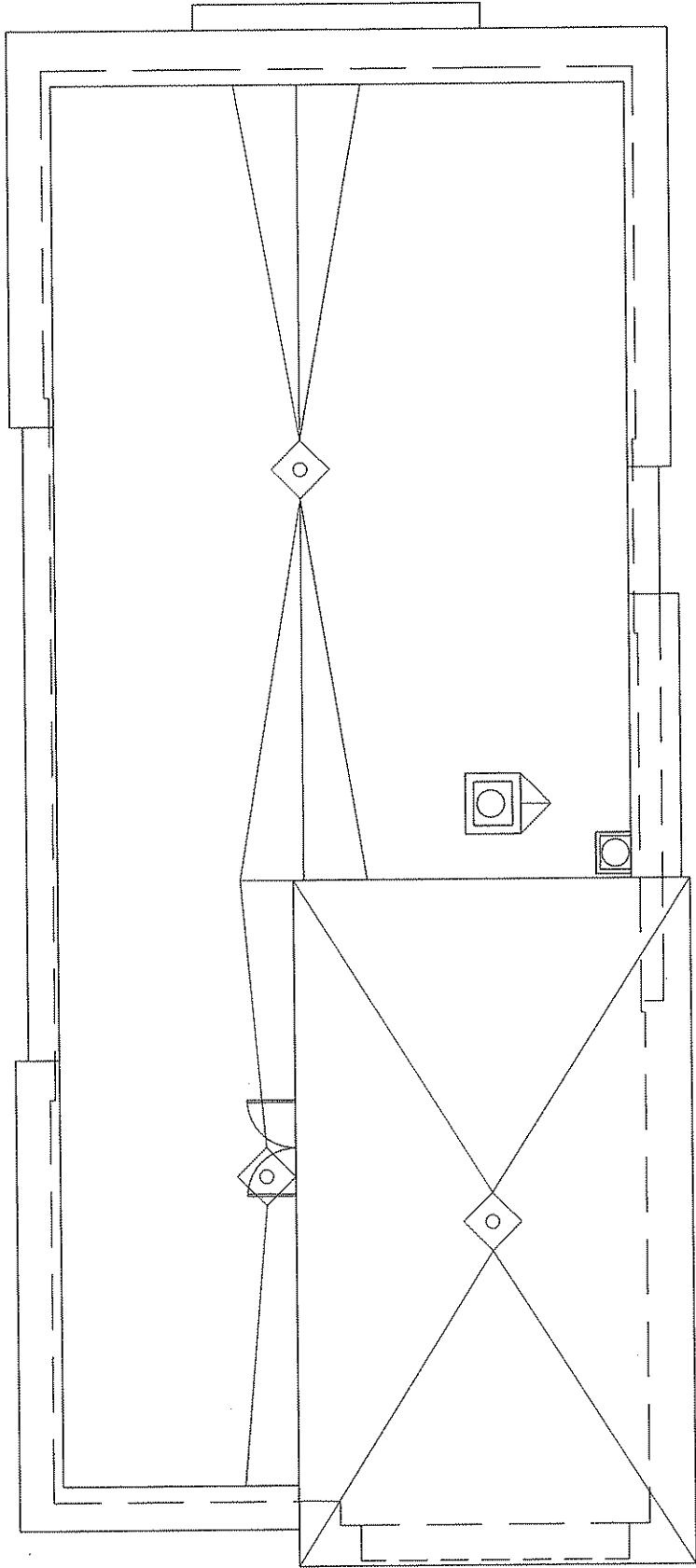
PROJECT: MENDOTA COURT
 811 MENDOTA COURT
 MADISON, WISCONSIN 53703
 DEVELOPER: PATRICK PROPERTIES
 5417 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

DATE: 02/20/05
 SCALE: AS NOTED
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 IN CHARGE: [unintelligible]

LEVEL EIGHT
 FLOOR PLAN
 A2.05

DAVID BARKER & ASSOCIATES
 ARCHITECTS
 1414 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706
 (608) 263-1111






ROOF PLAN
 1/8" = 1'-0"

A2.06

ROOF PLAN

PROJECT: **MENDOTA COURT**
 624 WISCONSIN COUNTY
 MADISON, WISCONSIN 53703
 DEVELOPER: **PATRICK PROPERTIES**
 5477 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

DRAWN BY: **AB NOTED**
 PROJECT: **200710**
 DATE: **05/20/09**

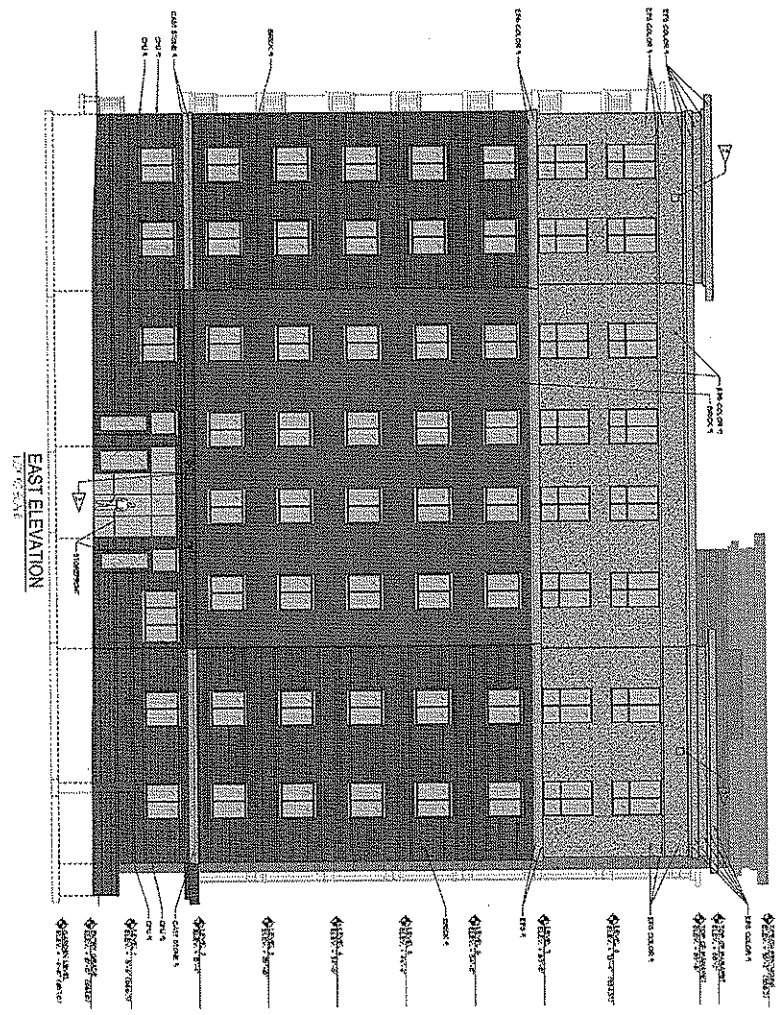
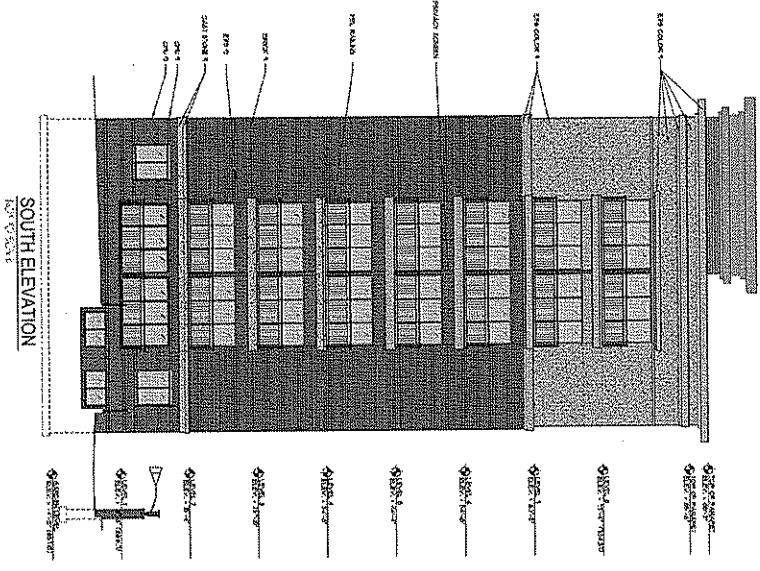
SCALE: **AS NOTED**

SHEET NO. **06** OF **06**

GARY BERRY ASSOCIATES
 ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706



5



EXTERIOR
ELEVATIONS
A6.02

PROJECT:
MENDOTA COURT
521 MENDOTA COURT
MADISON, WISCONSIN
DEVELOPER:
PATRICK PROPERTIES
5417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

ARCHITECT:
GARY BERK & ASSOCIATES
1000 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706
DATE: 05/20/17
DRAWN BY: JMS
CHECKED BY: JMS
SCALE: AS SHOWN
SHEET NO: 5000
DATE: 05/20/17
BY: GBA

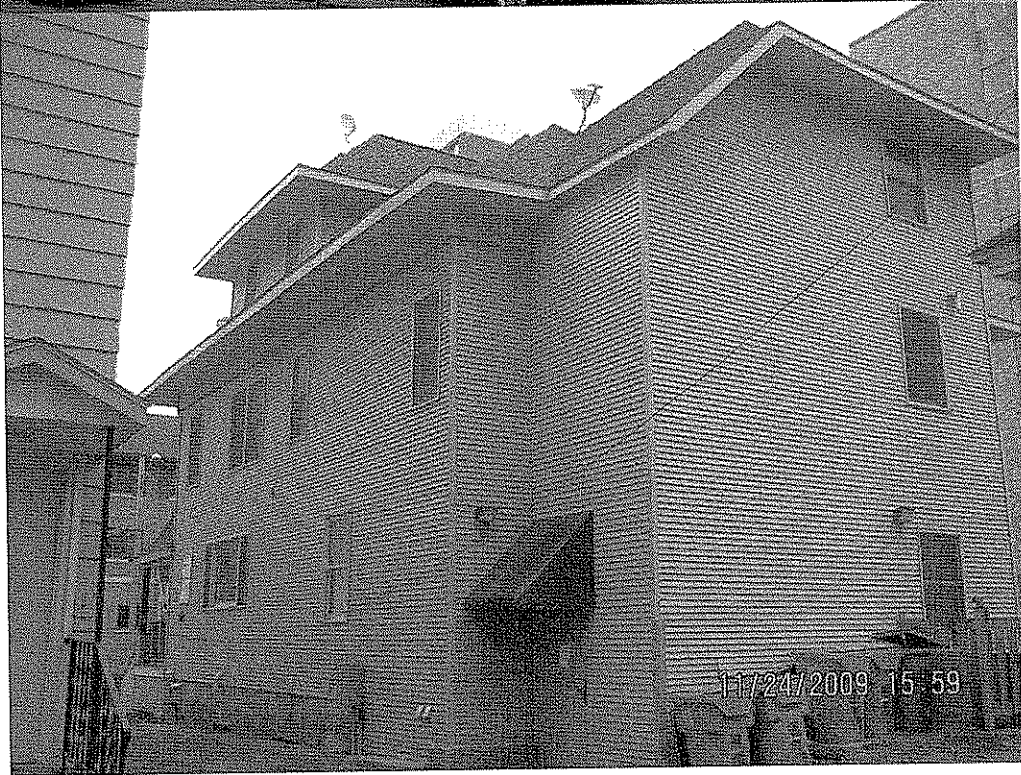
GARY BERK & ASSOCIATES
ARCHITECTS
1000 UNIVERSITY AVENUE
MADISON, WI 53706
608.263.0133

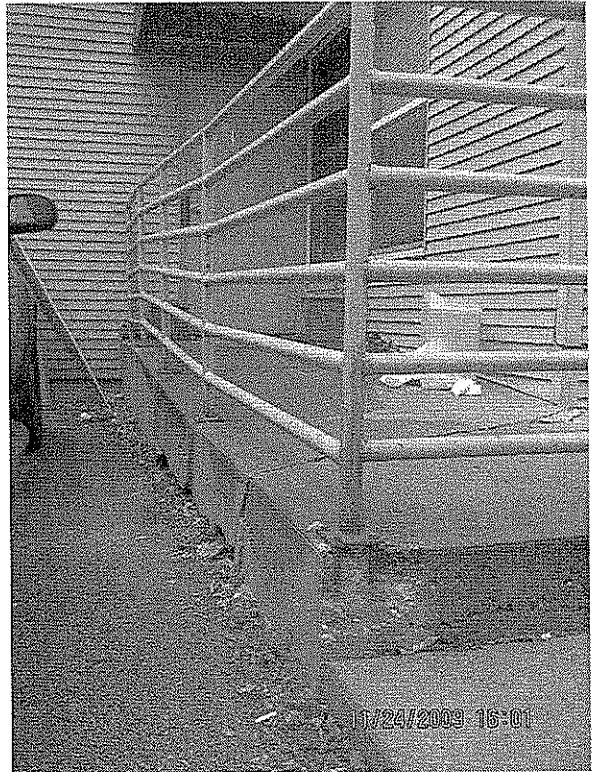
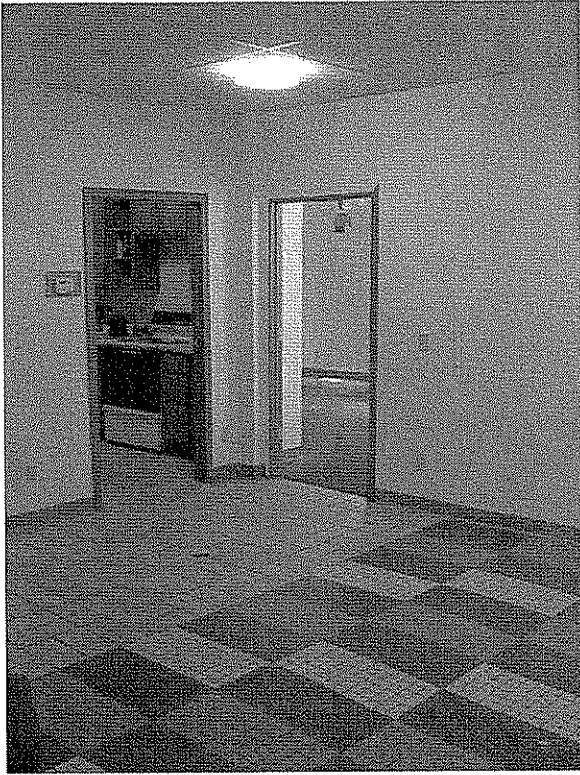
621 Mendota Court
Existing Structure Photos
12/10/09

619 Mendota Court

This two story wood framed multi-family structure was originally constructed in the 1890's. In the mid 1990's this building's interior was remodeled so it could house a fraternity. After 15 or so years of use as a fraternity/rooming house, the building is showing a great amount of wear. The exterior also has noticeable damage due to vehicles and mopeds nunning into the side, large numbers of people using the front porch and fraternity signage having been put up and taken down over the years. In summary, the building has reached its life expectancy and is in poor condition.



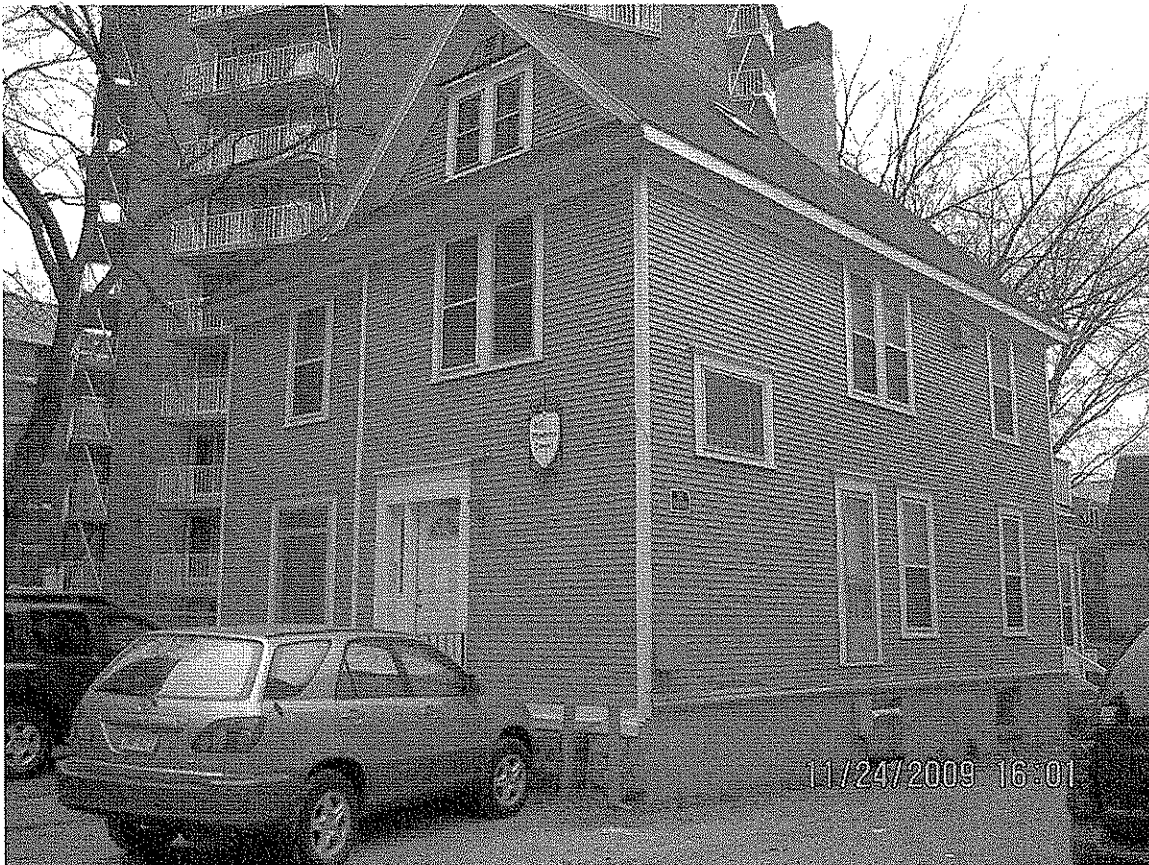


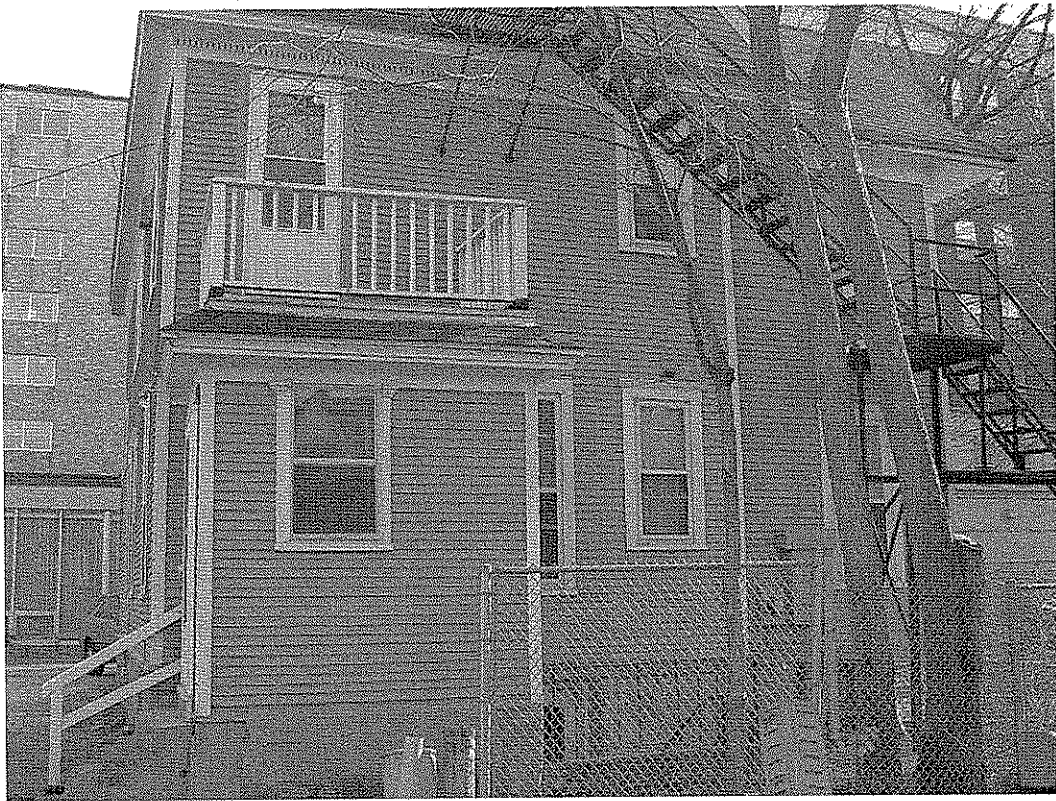


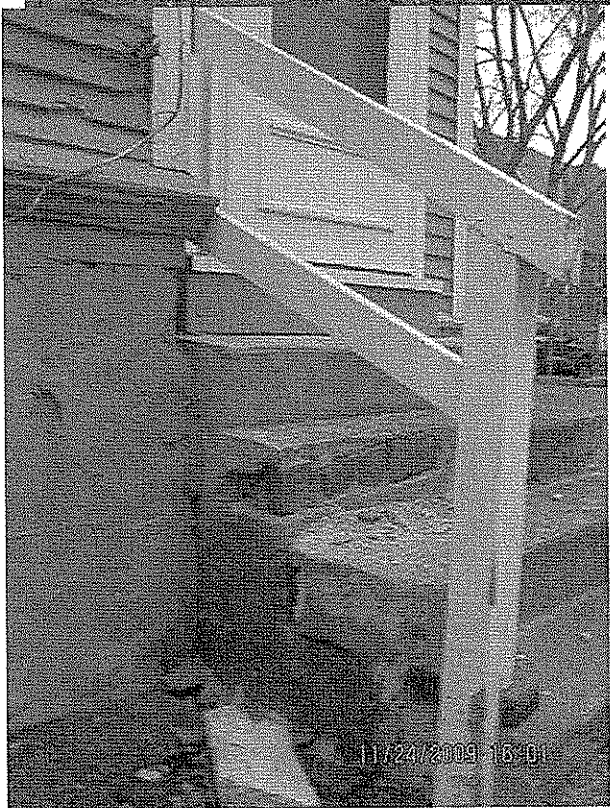
621 Mendota Court
Existing Structure Photos
12/10/09

617 Mendota Court

This two story wood framed multi-family structure was originally constructed in the 1890's. Sometime in the 1960's or 70's it was converted to a five unit apartment building. It now is in poor condition with a cracked foundation, wood siding has deteriorated beyond repair, roof should be completely torn off and replaced. The interior walls were coated with stucco decades ago and is now failing and should be removed. Several of the baths do not comply with current building codes.







12/15/2009

Patrick Corcoran
Patrick Properties
RE: 621 Mendota Court
Madison, WI

Dear Patrick:

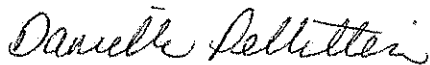
Per our conversations and recent meeting we agree to park in Mendota Court and manually move our dumpsters from 621 Mendota Ct (the address of the proposed building) to the back area of the easement where existing dumpsters are already located.

Our service professional and truck will then proceed to empty the dumpsters in the same manner and at the same location as the present dumpsters, located at 626 Langdon Street, which are already being serviced and emptied by a different waste disposal company.

We can guarantee pickup service for trash before 9am at least 3 mornings a week, if needed, provided there are no weather or truck concerns. We can also guarantee pickup service for recycling before 9am at least 2 mornings a week, if needed, provided there are no weather or truck concerns.

If there is anything else we can do to help with your proposed new property please let us know.

Warmly,



Danielle Pellitteri

Pellitteri Waste Systems, Inc.
7035 Raywood Rd
Madison, WI 53713

5



Estate
"THE TREE CARE SPECIALISTS"

A division of Buckley - "The Tree Care Specialists"



www.buckleytree.com

202 Hemlock Street • Sauk City, WI 53583 • (608) 643-6891
 1700 South Johnson Road • New Berlin, WI 53146 • (262) 547-4732
 10351 North Cedarburg Road • Mequon, WI 53092 • (262) 242-2040

January 18, 2010

Proposal

Page 1

Proposal #: 32285

Proposal Date: 01/18/2010

Customer #: 32890

Mr Chuck Possehl
 The Bruce Company
 P.O.Box 620330
 Middleton, WI 53562-0330

Mr Patrick J Corcoran
 Patrick Properties
 2417 University Ave.
 Madison, WI 53726

Site: 617 Mendota Ct, Madison, WI 53703

75.00

- 1 Appraisal/Consultation
 Professional appraisal/consultation

The American elm located at the south side of the house beside the chain-link fence is 24" in diameter and approximately 17' from the foundation. The area immediately to the south of the elm is paved and the area immediately to the north is a gravel parking space. This tree seems to have adapted but this is a fairly tough site for a tree to live. To preserve a tree during the construction process, a tree protection barrier needs to be installed to protect the tree above and below ground. Ideally the barrier is placed around the drip line of the tree. I don't believe there is enough space at this site to put up an effective barrier. Soil compaction and root loss will likely cause substantial stress that may lead to decline and/or death. Damage to the roots can also increase the potential of the tree falling over. Another consideration is that all American elms are susceptible to Dutch elm disease. Stress from construction will be an open invitation to Dutch elm disease. If you decide to keep this tree and it survives, preventative treatment for Dutch elm disease should be done once every three years. Treatment for this tree would probably be in the \$400.00 to \$500.00 range. Under different circumstances I would recommend pruning and treatments for this tree, however, given the plan for the site I think you may be better off taking down the tree and perhaps replanting later.

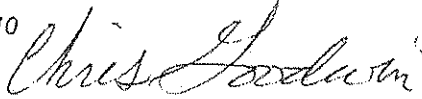
The two American elms located inside the fence at the west side of the building are 18" and 12" in diameter and are within 8' of the foundation. There basically is no space to install a tree protection barrier. Both trees are growing in a very restricted space and the 18" tree has a crack in the trunk. I think you will be better off removing both trees prior to construction.

For your convenience, you will find enclosed a self-addressed card, which you may complete and return to us or call. The proposed prices are subject to any County tax and the 5% State sales tax. All work shall be done in accordance with ANSI A300 pruning standards. As always, if there are any problems or questions, please feel free to call me.

Sincerely,

5

January 18, 2010



Proposal

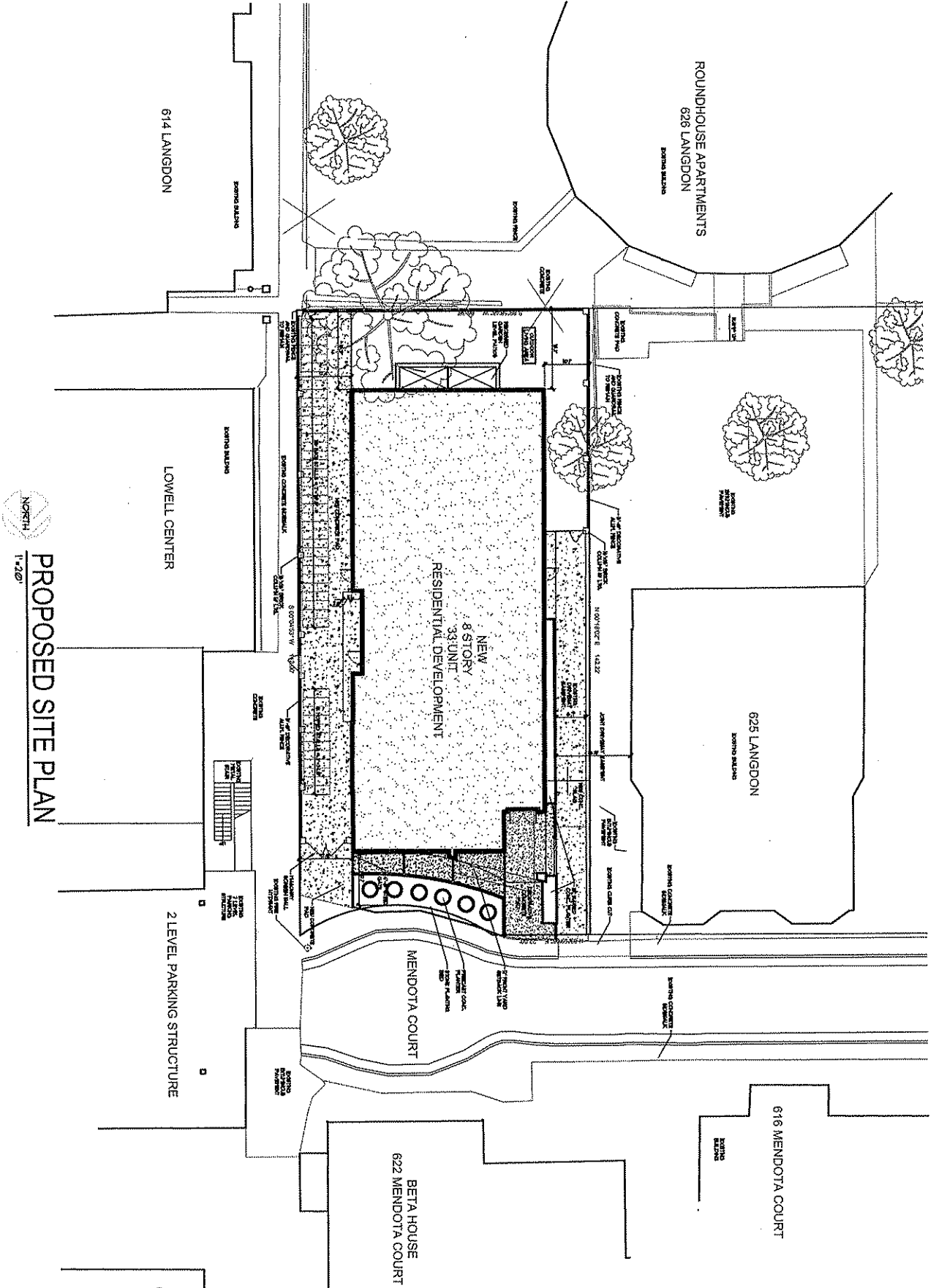
Page 2

Proposal #: 32285

Chris Goodwin
ISA Certified Arborist WI-0180A
chris@buckleytree.com

Note: Wisconsin legislation gives our clients the right to any information regarding our use of pesticides. If you would have any concerns about the pesticides we use, please call.

10/28/09 Concept Presented at Landmarks (FOR REFERENCE)



PROPOSED SITE PLAN
1"=20'

80

PROJECT: MENDOTA COURT
617-619 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
8417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

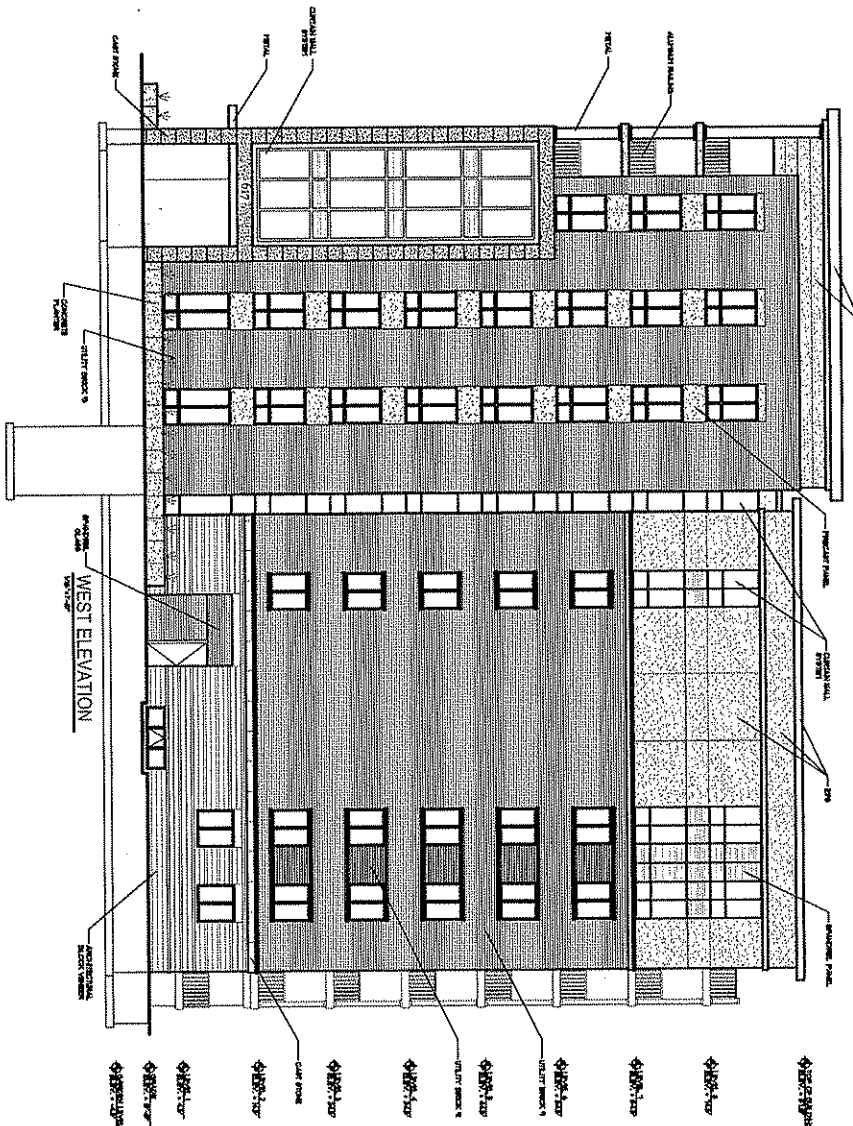
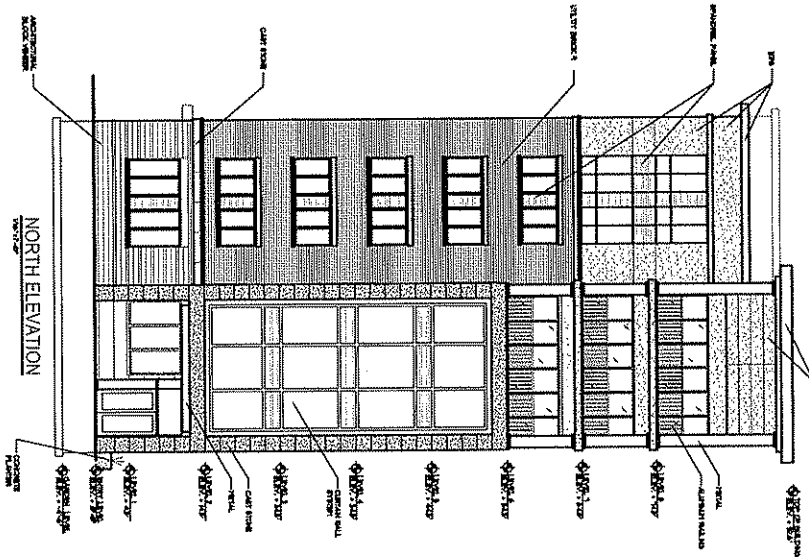
DRAWN BY: J. B. HARRIS
CHECKED BY: J. B. HARRIS
DATE: 10/28/09
SCALE: AS SHOWN

QUARTER & ASSOCIATES
1400 UNIVERSITY DRIVE
MADISON, WI 53707
(608) 263-0300



6

10/28/09 Concept Presented at Landmarks (FOR REFERENCE)



EXTERIOR
ELEVATIONS
A6.01

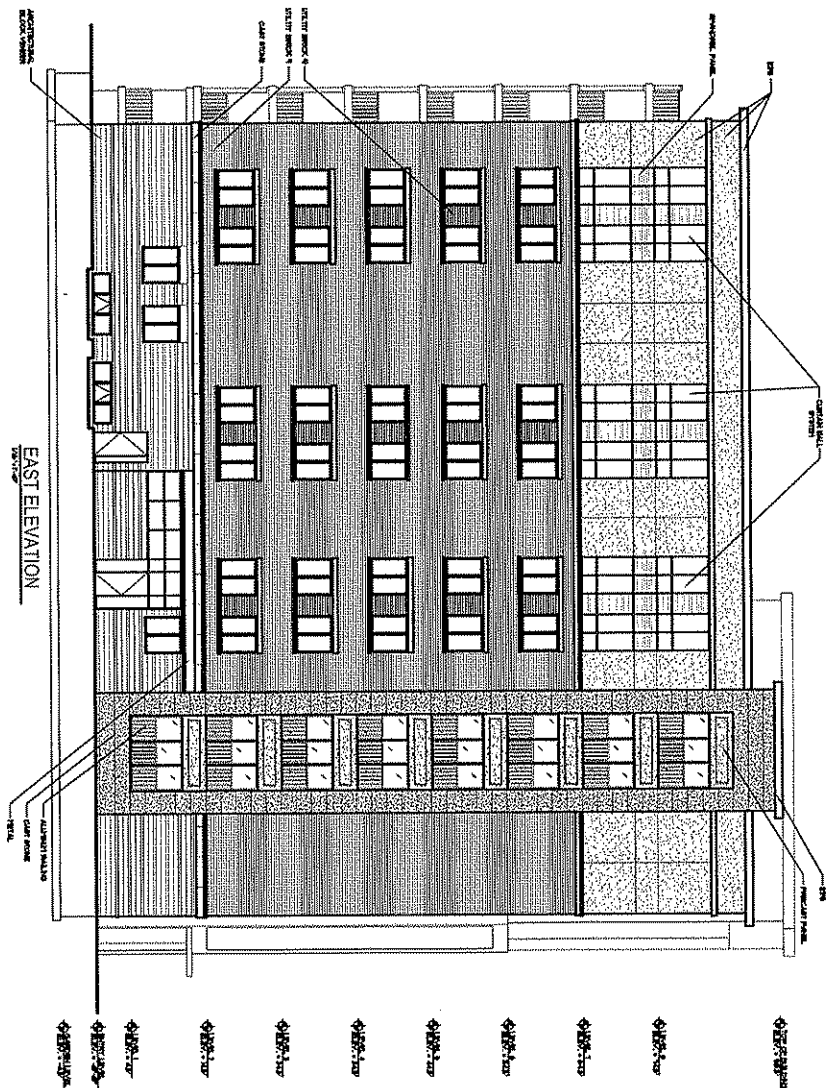
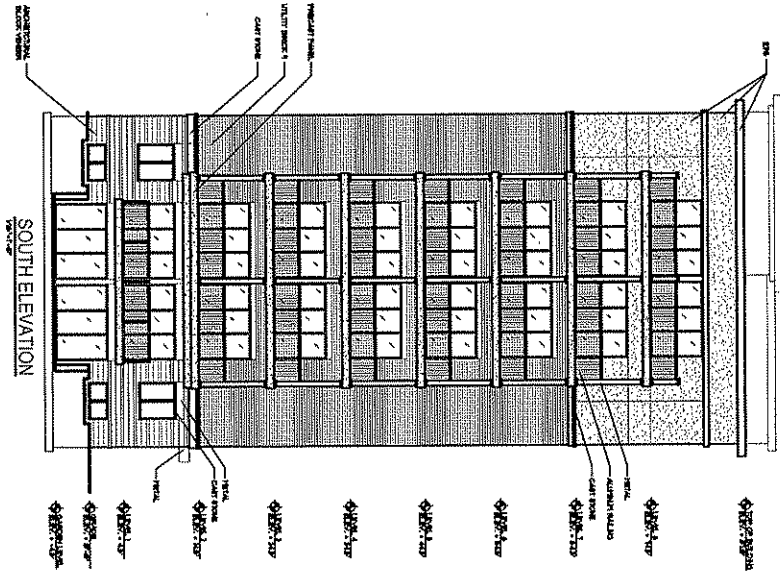
PROJECT:
MENDOTA COURT
61717 MENDOTA COURT
MADISON, WISCONSIN 53705
DEVELOPER:
PATRICK PROPERTIES
8417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

DATE: 10/28/09
DRAWN BY: JAS
CHECKED BY: JAS
SCALE: AS SHOWN
SHEET: A6.01

GLATT FERRIS & ASSOCIATES
ARCHITECTS
2401 KENNEDY BLVD
MADISON, WI 53704
608.261.2200



10/28/09 Concept Presented at Landmarks (FOR REFERENCE)



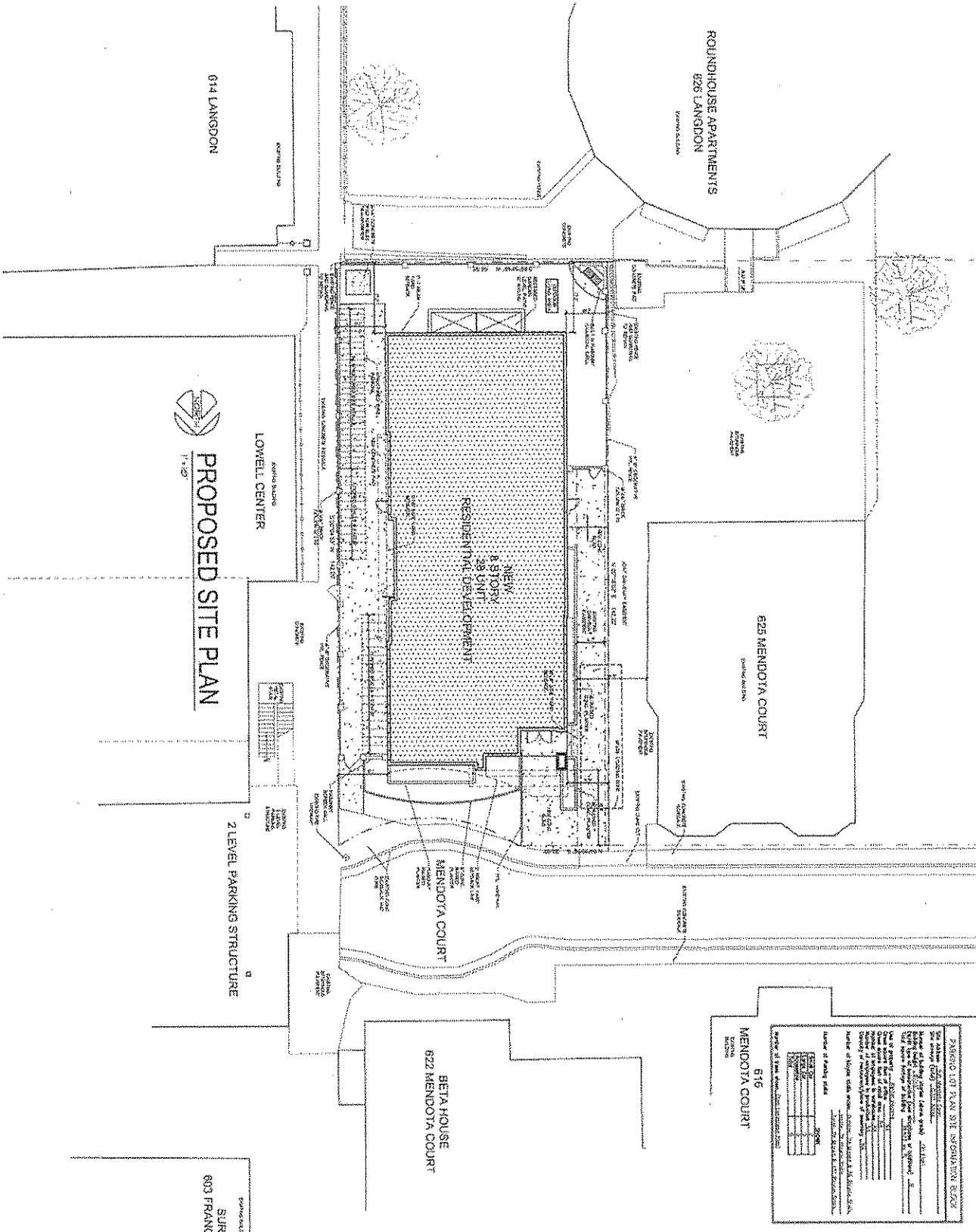
PROJECT:
MENDOTA COURT
 617-619 MENDOTA COURT
 MADISON, WISCONSIN 53703
 DEVELOPER:
PATRICK PROPERTIES
 5417 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

EXTERIOR
 ELEVATIONS
 A6.02

OAKBANK & ASSOCIATES
 ARCHITECTS
 5401 CONVENT ROAD, SUITE 200
 MADISON, WISCONSIN 53705
 (608) 261-1234



11/23/09 Submittal (FOR REFERENCE)



PROPOSED SITE PLAN
1"=10'

PANORAMIC LOT PLAN SITE INFORMATION BLOCK

Lot Number	616
Block Number	628
Section Number	1
Map of Block	(Diagram showing lot location)
Number of Lots in Block	1
Number of Lots in Section	1
Number of Lots in Block	1
Number of Lots in Section	1
Number of Lots in Block	1
Number of Lots in Section	1
Number of Lots in Block	1
Number of Lots in Section	1

603 FRANCES STREET
SUNFISH
FRANCIS STREET

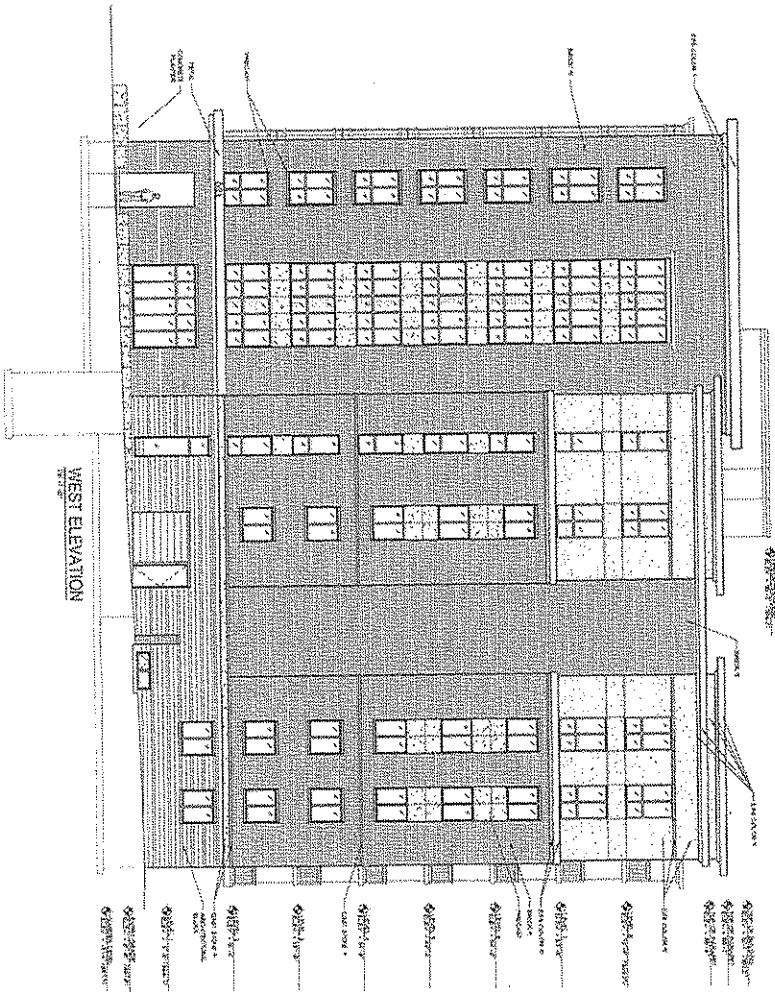
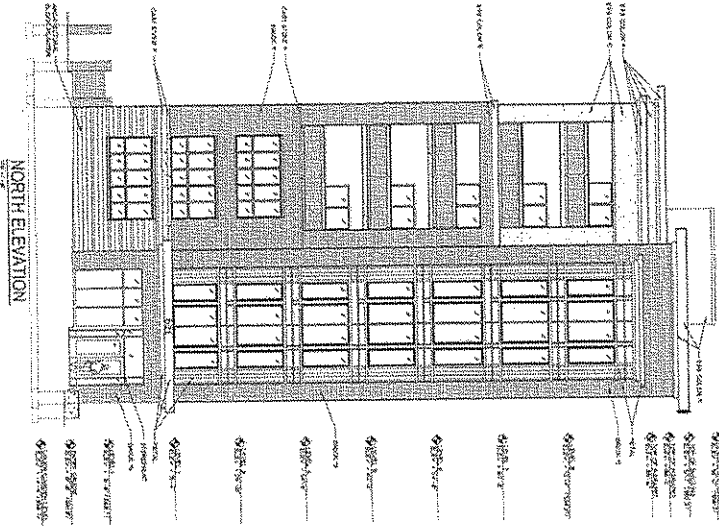
MENDOTA COURT
616 MENDOTA COURT
MENDOTA COURT
DEVELOPER
PATRICK PROPERTIES
341 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706



SITE PLAN
A1.01

5

11/23/09 Submittal (FOR REFERENCE)



PROJECT
MENDOTA COURT
 811 KNOXIA COURT
 MADISON, WISCONSIN
 DEVELOPER
PATRICK PROPERTIES
 815 UNIVERSITY AVENUE
 MADISON, WISCONSIN

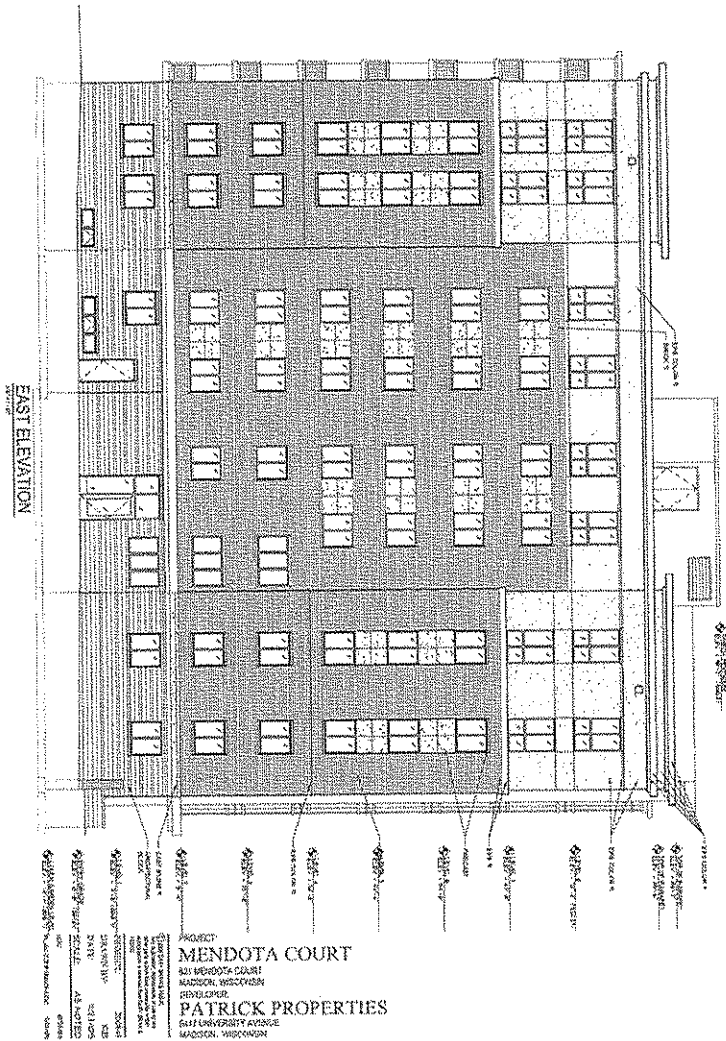
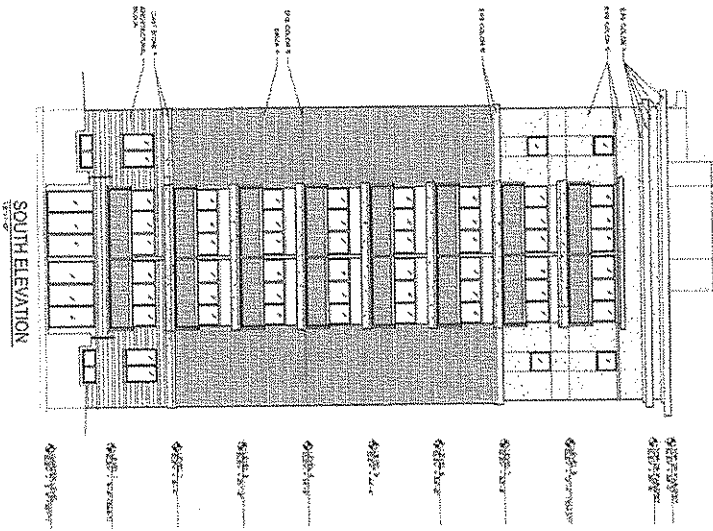
DATE: 11/23/09
 DRAWN BY: JESSE
 CHECKED BY: JESSE
 SCALE: AS SHOWN
 SIZE: 11x17
 DATE PLOTTED: 11/23/09
 PLOT BY: JESSE

601
 EXTERIOR
 ELEVATIONS

JANISSEN & ASSOCIATES
 ARCHITECTS
 1000 UNIVERSITY AVENUE
 SUITE 200
 MADISON, WISCONSIN 53706
 608.261.1234
 www.janisssen.com



11/23/09 Submittal (FOR REFERENCE)



PROJECT
MENDOTA COURT
 401 W MENDOTA COURT
 MADISON, WISCONSIN
 DEVELOPER
PATRICK PROPERTIES
 641 UNIVERSITY AVENUE
 MADISON, WISCONSIN

DATE: 11/23/09
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO. 10 OF 10

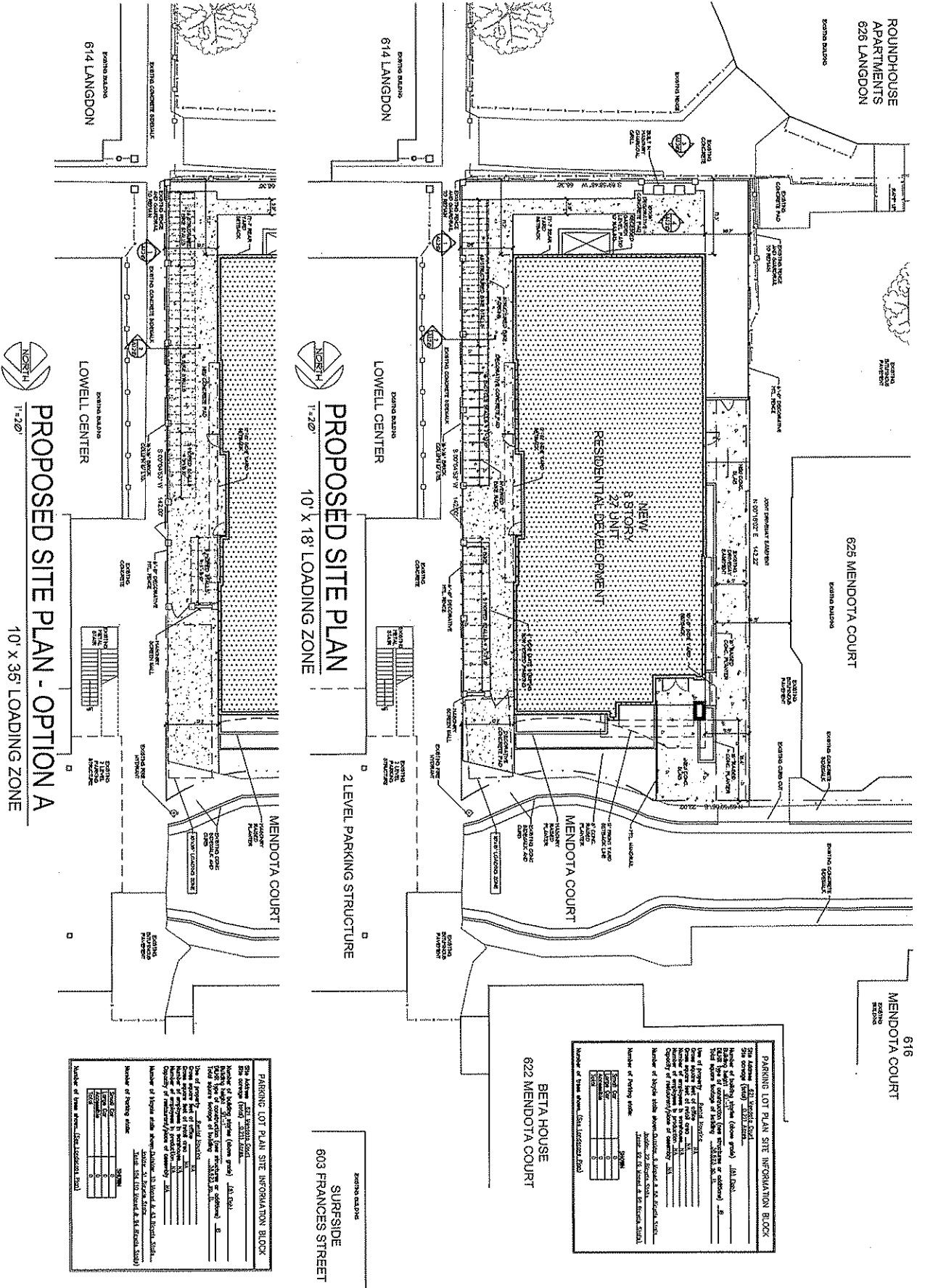


GIBBS RENT & SERVICE
 1000 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706
 608.261.1111

EXTERIOR
 ELEVATIONS
 A.6.02

5

12/10/09 Revisions



PROPOSED SITE PLAN - OPTION A
1" = 20'
10' x 35' LOADING ZONE

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Name: Mendota Court
 Site Address: 622 Mendota Court
 City: Madison, WI 53706
 Project No.: 09-001
 Date: 12/10/09

Number of parking spaces: 3000

Number of parking spaces	3000
Number of parking spaces (with 15' x 30' stalls)	2000
Number of parking spaces (with 12' x 20' stalls)	1000
Number of parking spaces (with 10' x 20' stalls)	0
Number of parking spaces (with 8' x 20' stalls)	0
Number of parking spaces (with 6' x 20' stalls)	0
Number of parking spaces (with 4' x 20' stalls)	0
Number of parking spaces (with 2' x 20' stalls)	0
Number of parking spaces (with 1' x 20' stalls)	0
Number of parking spaces (with 0' x 20' stalls)	0

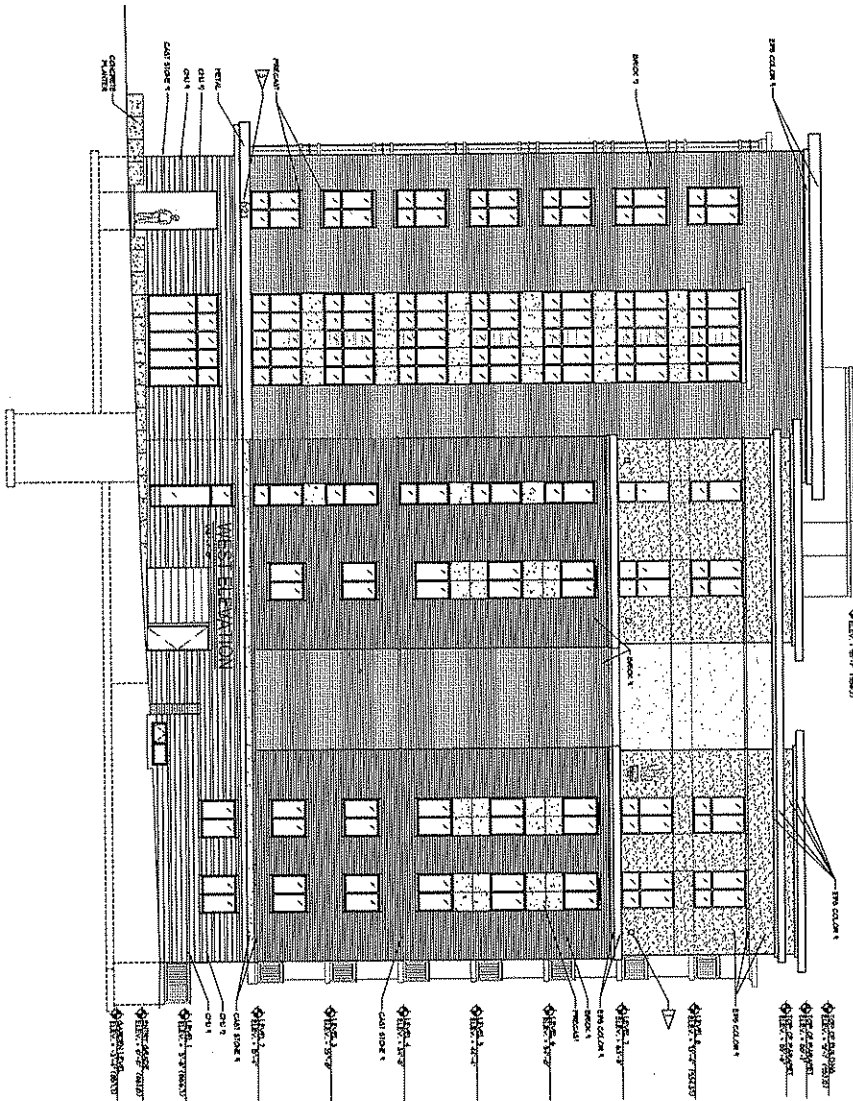
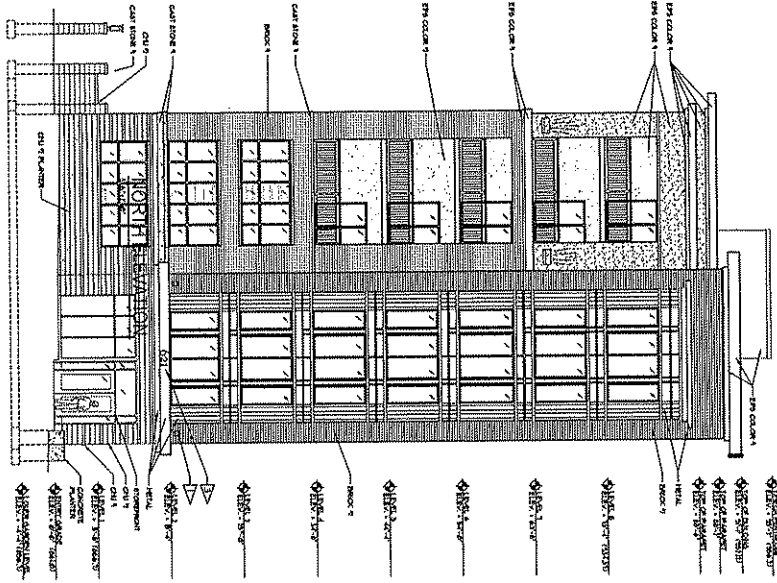
PARKING LOT PLAN SITE INFORMATION BLOCK

Site Name: Mendota Court
 Site Address: 622 Mendota Court
 City: Madison, WI 53706
 Project No.: 09-001
 Date: 12/10/09

Number of parking spaces: 3000

Number of parking spaces	3000
Number of parking spaces (with 15' x 30' stalls)	2000
Number of parking spaces (with 12' x 20' stalls)	1000
Number of parking spaces (with 10' x 20' stalls)	0
Number of parking spaces (with 8' x 20' stalls)	0
Number of parking spaces (with 6' x 20' stalls)	0
Number of parking spaces (with 4' x 20' stalls)	0
Number of parking spaces (with 2' x 20' stalls)	0
Number of parking spaces (with 1' x 20' stalls)	0
Number of parking spaces (with 0' x 20' stalls)	0

12/10/09 REVISIONS (FOR REFERENCE)



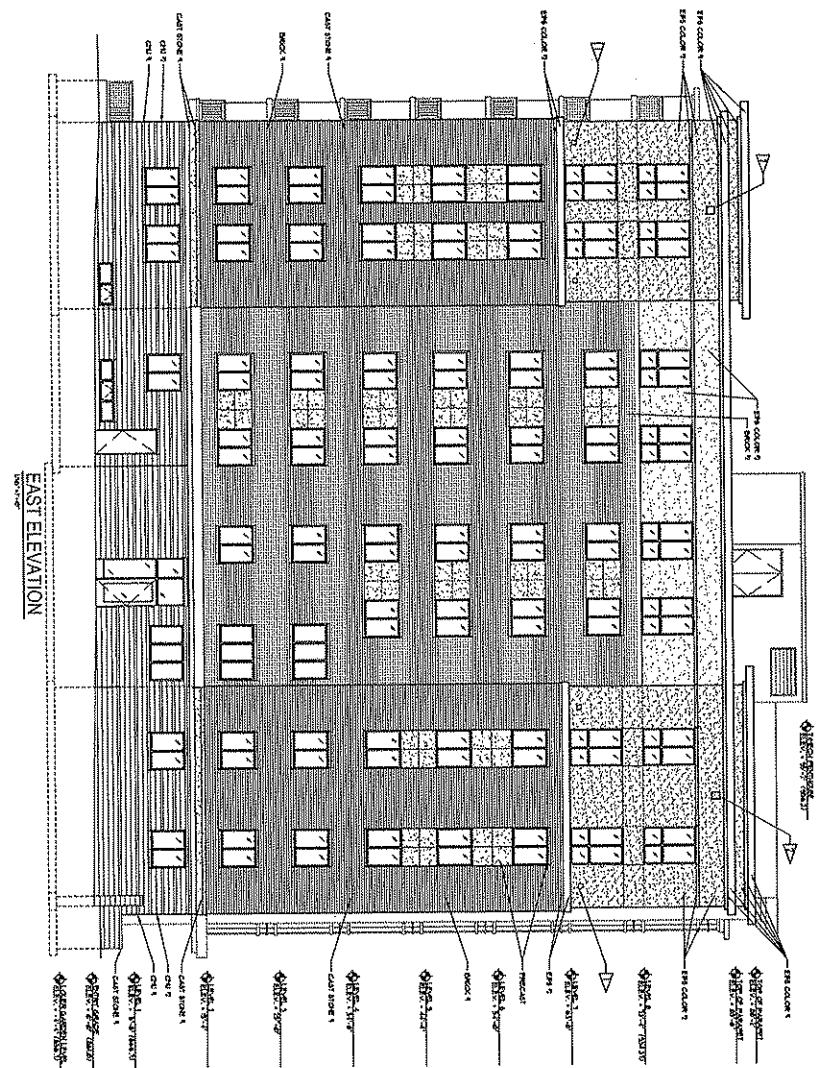
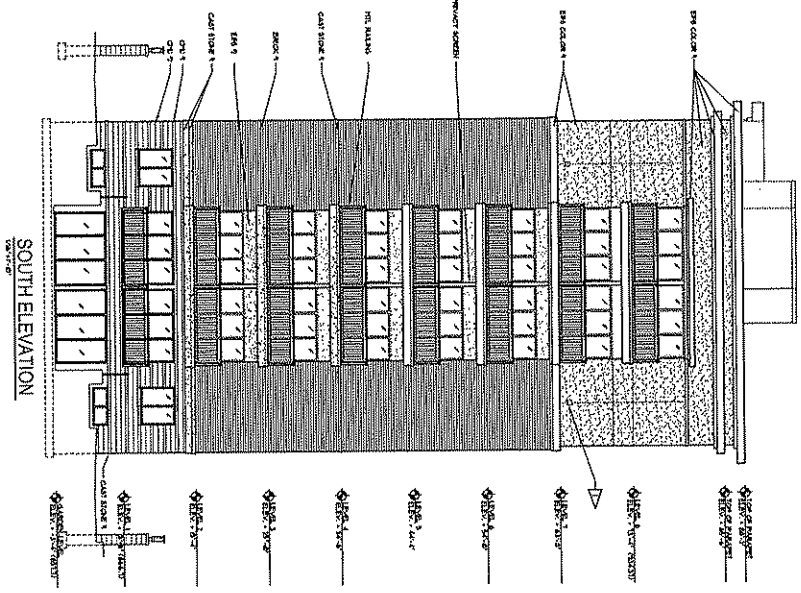
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EXTERIOR ELEVATIONS
A6.01

PROJECT: MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
541 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706



12/10/09 Revisions (FOR REFERENCE)



PROJECT: MENDOTA COURT
 621 MENDOTA COURT
 MADISON, WISCONSIN 53703
 DEVELOPER: PATRICK PROPERTIES
 547 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706

DATE: 02/01/09
 DRAWN BY: AD/STP
 CHECKED BY: AD/STP
 PROJECT NO: 200803
 SHEET NO: A6.02

EXTERIOR ELEVATIONS
 A6.02

DAVE BRONK & ASSOCIATES
 ARCHITECTS
 1141 MADISON ST. 10TH FLOOR
 MADISON, WI 53703
 608.261.0700
 608.261.0701



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December 4, 2009

City of Madison Plan Commission

215 Martin Luther King Jr. Blvd., Room LL-100

Madison, WI 53703-2985



Re: 621 Mendota Court

Dear Commission Members:

On Thursday, December 3, 2009, Patrick Corcoran with his Architect, Gary Brink, of Gary Brink and Associates, and Contractor, Mark Landgraf, of Landgraf Construction, met with the State-Langdon Neighborhood Association and presented the proposed project at 621 Mendota Court. Upon review by the neighborhood, we hereby give our support for the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Resnick'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott Resnick

President

State-Langdon Neighborhood Association



December 11, 2009

Harvey L. Temkin, Esq.
Direct Dial: 608-229-2210
hstemkin@reinhartlaw.com

Urban Design Commission
c/o Mr. Brad Murphy, Plan Division Director
c/o Mr. Al Martin, Secretary to Urban Design Commission
215 Martin Luther King Boulevard, Suite LL100
Madison, Wisconsin 53703

Dear Commission Members: Re: 617-619 Mendota Court
Patrick Properties

We represent the owners of the properties located at 626 Langdon Street and 616 and 625 Mendota Court. The properties located at 626 Langdon Street and at 625 Mendota Court are the only immediately adjacent properties to 621 Mendota Court, where we understand you are considering a proposal for an 8-story student housing project.

My clients became aware of the proposed project approximately two weeks ago. We immediately called Gary Brink, who is the project architect. As a result of that call, the parties met about a week and a half ago to discuss my clients' concerns with the project. Since then, the parties have discussed proposed resolution of those concerns, but agreement has not yet been reached.

The following represents my clients' concerns:

1. The plans that my clients have been shown indicate that there is a loading dock which would violate the current easement agreement between my clients and the owners of the property being developed. We understand that there has been discussion of moving the loading dock to the east side of the building. Depending on resolution of other issues, this would be viewed favorably by my clients.
2. The project's contractor has requested a six-foot staging area to be located in the ingress/egress easement. While we understand and appreciate the request due to logistic and safety concerns, the most recent weather situation

emphasizes that allowing a six-foot staging area would not permit room for the needed traffic to pass.

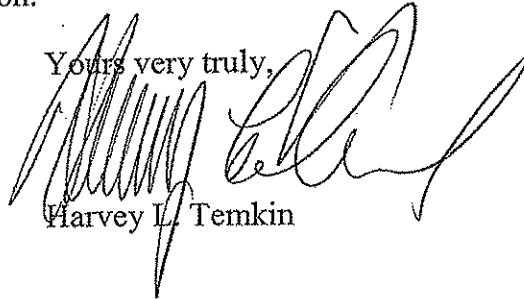
3. If the parties agreed on having the loading dock moved to the east side of the building, my clients want to be sure that the trash pickup will be run through the loading dock so as not to in any manner interfere with ingress and egress on the west side.

4. Finally, we believe that, with the amount of density this project will create, the entry to the building should be on the northeasterly rather than the northwesterly side of the building.

I will be out of the country on Wednesday and unable to appear in person at the hearing. We intend to have Arlan Kay, an architect with whom my clients have been consulting, appear on my clients' behalf. He will be able to more fully describe my clients' concerns. We suggest that, if all of these concerns cannot be resolved prior to or at the meeting, action on the project be referred to a later time so that the architects can meet together and try to resolve the issues between themselves.

Thank you for your consideration.

Yours very truly,

A handwritten signature in black ink, appearing to read "Harvey L. Temkin". The signature is stylized and somewhat cursive, with a large, sweeping flourish at the end.

Harvey L. Temkin

REINHART3028045HLT:JBS

cc Arlan Kay
Mark Landgraf
Karl Green, Esq.
Patrick Corcoran



architecture network, inc.

116 E. Dayton St.
Madison, WI 53703
608.251.7515
608.251.7566 fax
www.architecture-network.net

23 December 2009

Urban Design Commission
Plan Commission
C/o Mr. Brad Murphy, Plan Division Director
C/o Mr. Al Martin, Secretary to Urban Design Commission
215 Martin Luther King Jr. Boulevard, Suite LL100
Madison, WI 53703

RE 617-619 MENDOTA COURT PROPOSED APARTMENT BUILDING.
DESIGN CONCERNS AND POSSIBILITIES

Dear Commission members,

We have been retained by the owners of the properties at 626 Langdon Street, 616 and 625 Mendota Court to work with the architect for the apartment building proposed for 617-619 Mendota Court to address serious design concerns that affect their adjacent properties.

DESIGN ISSUES

Loading Zone

The latest design shows an undersized loading zone on the East side of the property. This needs to be the required 10'x35' with the appropriate room for moving service vehicles. This would include trash removal, moving trucks and service vehicles.

It is important that this loading zone be used for trash pick up. We have looked into design options that place the trash room on the East side of the building, hence immediately adjacent to the required loading zone. Our design option shows this can be done without loss of apartments or bedrooms and give a better access to the indoor bicycle and moped storage.

Outdoor Grille

The large outdoor charcoal grille in the corner of the rear yard is less than 15' from a series of balconies on 626 Langdon. We object to this location, as the smoke from the grilles will limit the usability of the balconies and the opportunity to obtain ventilation for the units in Round House. If the outdoor grill is important it can be moved to the center of the back yard where it would back onto the large open green space of 626 Langdon.

It is also adjacent to our dumpsters. There has previously been a dumpster fire in this location caused by somebody dumping hot charcoal into the dumpster. The developer is resistant to installing a gas grille as it may be left on creating another hazard and cost.

Outdoor Recreational Space

The rear and West side yards are narrow strips of land, along with the charcoal grille, that have been designated as recreational space. These are only about 10' wide. This space will likely be used heavily. The courts for the garden apartments become a curious design element as they are recessed into the ground cutting into the usable space of the rear yard. This type of space becomes a high maintenance open-air trash receptacle. It also affords little privacy to the occupants.

We endorse the basic design premise of having the first living space a half level above grade, which give more privacy and security to the apartments on the first floor. This is not so for the garden apartments. We request the garden apartments be eliminated and the space be used for other necessary amenities for the residents.

Bicycle and Moped Parking

If large and denser development is being encouraged in this area through the PUD process, we feel it is important to require protected year round parking sufficient to serve the occupants of this building.

Car parking is not provided, so it is all the more important to provide sufficient indoor and outdoor parking for the bicycles and mopeds. The proposed indoor parking is very awkward to get to and is not large enough to provide one space per bedroom. It is possible to meet this goal.

The space assigned to the garden apartments would be more useful for indoor bicycle and moped parking. A design we have developed for the trash room on the East side also includes an entry for bicycles that has a direct access to the basement level and larger parking areas.

Construction

During the construction of the building, the developers have proposed a construction fence that will encroach 6 feet into the existing access easement. Enclosed are pictures of the current driveway showing how tight it is for a standard garbage truck to maneuver into our service court. This is not an acceptable option.

Trash is removed at least 4 times a week. The service court also provides access to the central office parking lot for service vehicles and staff of the Round House. Staff is constantly driving in and out to show and service other apartments from this central office.

The past few weeks has shown the typical problems with snow, which is compounded by the very narrow Mendota Court. (19 feet from curb to curb)

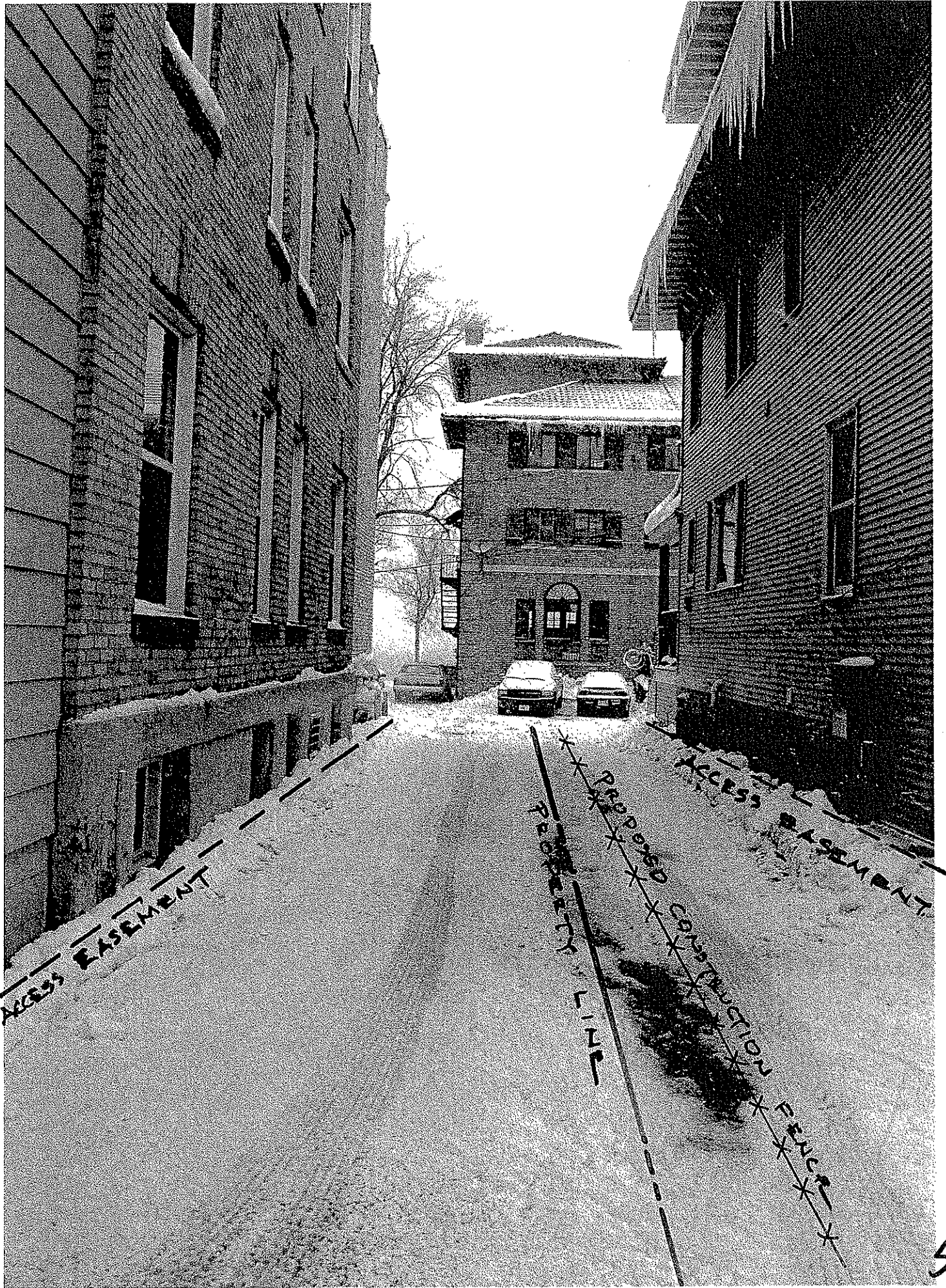
We appreciate the Urban Design Commission's considerations of these issues. We would be happy to provide any further information that the UDC might consider helpful. We will also be available at the January 6th meeting where we understand that this project will once again be considered.

Arlan Kay, AIA
Architect

K0901.22

Cc Gary Brink, AIA
Harvey Temkin, Esq.
Jim Korb

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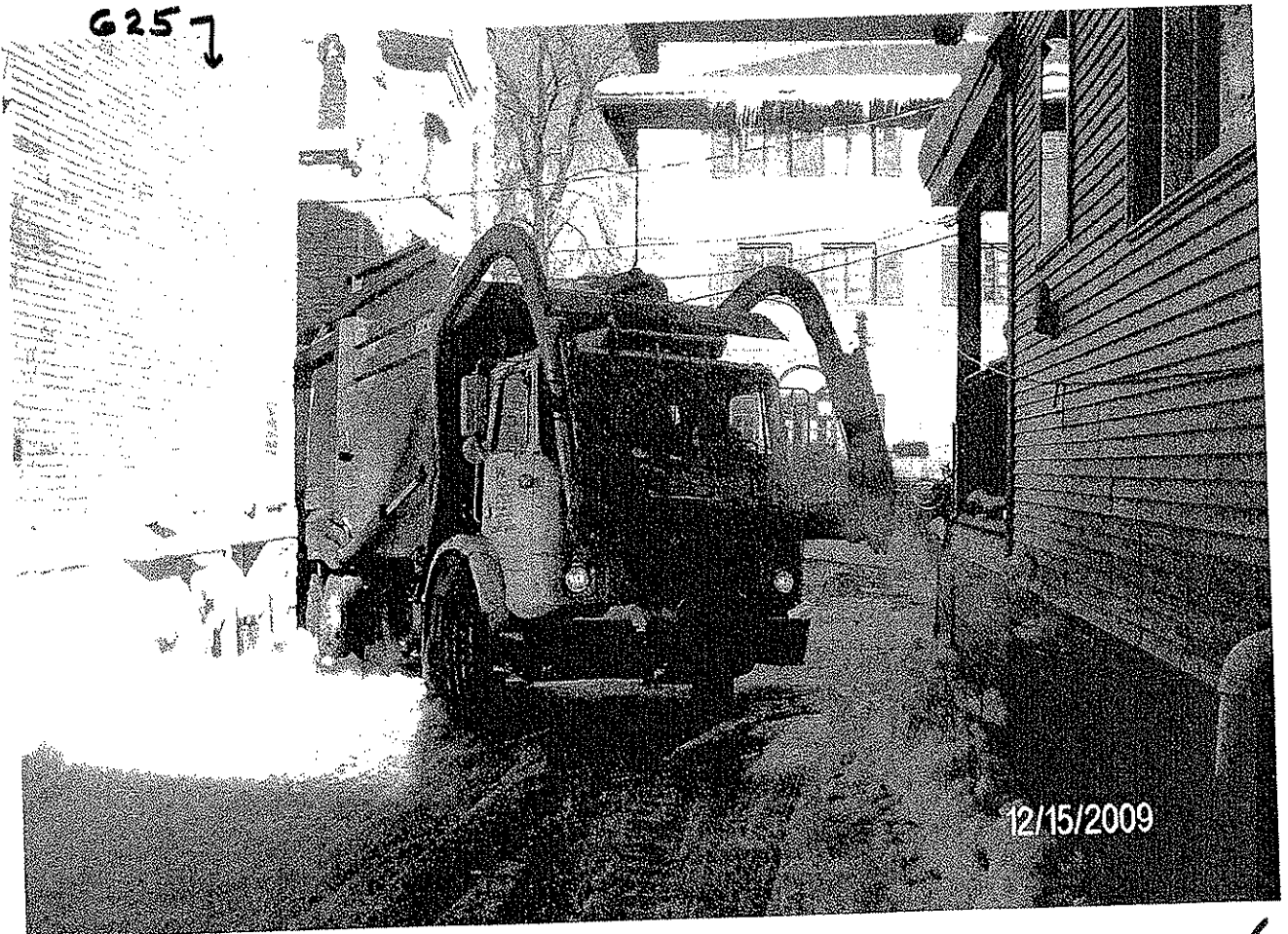






GARBAGE TRUCK

MENDOTA COURT ↗



12/15/2009



↖ LG25 MENDOTA CT



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Madison, WI 53701-1806
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William F. White
Direct 608.283.2246
Email wfwhite@michaelbest.com

January 22, 2010

Nan Fey, Chair
City of Madison Plan Commission
c/o City of Madison Department of Planning and Development
Room G100
Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: 621 Mendota Court, Legistar No. 16452

Dear Chair Fey and Plan Commission Members:

We represent Patrick J. Corcoran, the owner of land at 617-619 Mendota Court, who proposes to demolish two substandard and non-landmarkable structures, combine two lots on site and construct a 27-unit apartment building. This matter has been approved: by the State-Langdon Neighborhood Association; by Alder Bryon Eagon; by the Landmarks Commission; by the Urban Design Commission (initial approval); and has received a favorable staff report from the City of Madison, Planning Division. This will come before the City of Madison Plan Commission for consideration of a demolition permit and a GDP/PUD/SIP on Monday evening, January 25, 2010. We urge approval at that time.

This proposed residential building is within Downtown Design Zone District #3 and conforms to the standards of that district. It is located away from the line of architecturally-distinctive buildings on Lake Mendota and the building orients its narrow end towards the lake. The units will be fully furnished, thus, minimizing any impacts on the August 15th traditional move-in date for the anticipated student residents of the building. It is architecturally distinctive, energy efficient and moves the living situation away from a car oriented status to a pedestrian/bicycle orientation. Approximately 72 bicycle spaces will be provided onsite and 27 stalls for mopeds. The pedestrian walkway to the west of the building will be fully lighted and will vastly improve the safety of the building's residents and the surrounding area.

The owner of an adjacent 14 story building believes this 8 story building will create density in this area. We will show on Monday evening how this project mitigates any such potential impacts.

Mr. Corcoran has a long and solid track record of building management in this area and will construct a new fire hydrant and fire protection system, which will not only benefit the proposed building, but also benefit the entire area. In short, this is a wonderful project, deserving of approval.

MICHAEL BEST

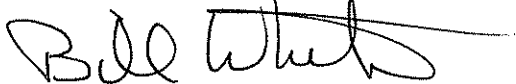
& FRIEDRICH LLP

Nan Fay, Chair
January 22, 2010
Page 2

After reviewing the materials related to the requested rezoning and demolition permit, if you have any questions, please do not hesitate to contact me over the weekend at 695-4946 and we will provide the information you need. In the meantime, we wish you a great weekend and thank you for your service on the Plan Commission.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

WFW:cmm

cc: Alder Bryon Eagon
Scott Resnick, State-Langdon Neighborhood Association President
Bradley J. Murphy
Heather Stouder
Patrick J. Corcoran
Gary Brink
Mark J. Landgraf
Attorney Harvey L. Temkin

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