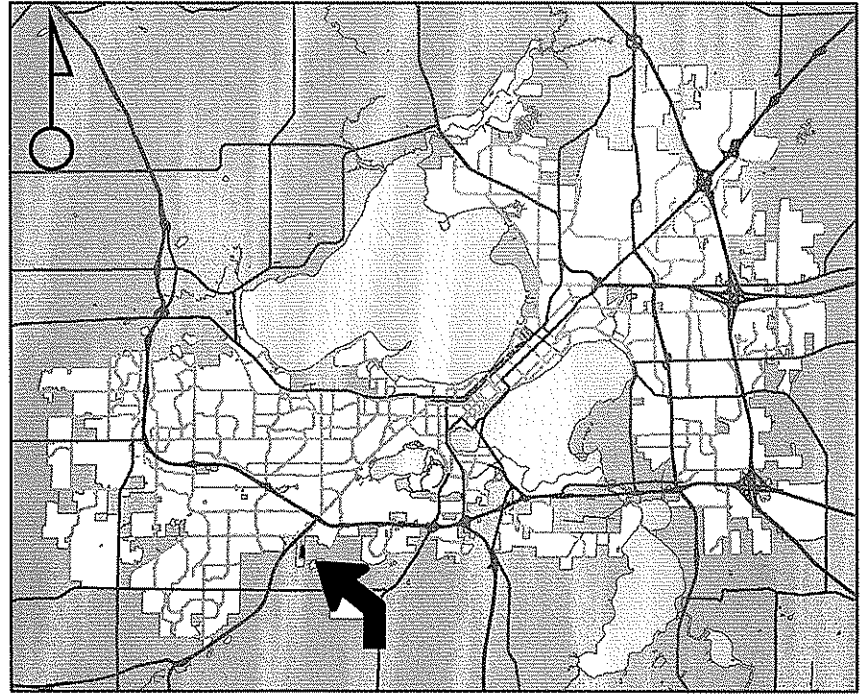


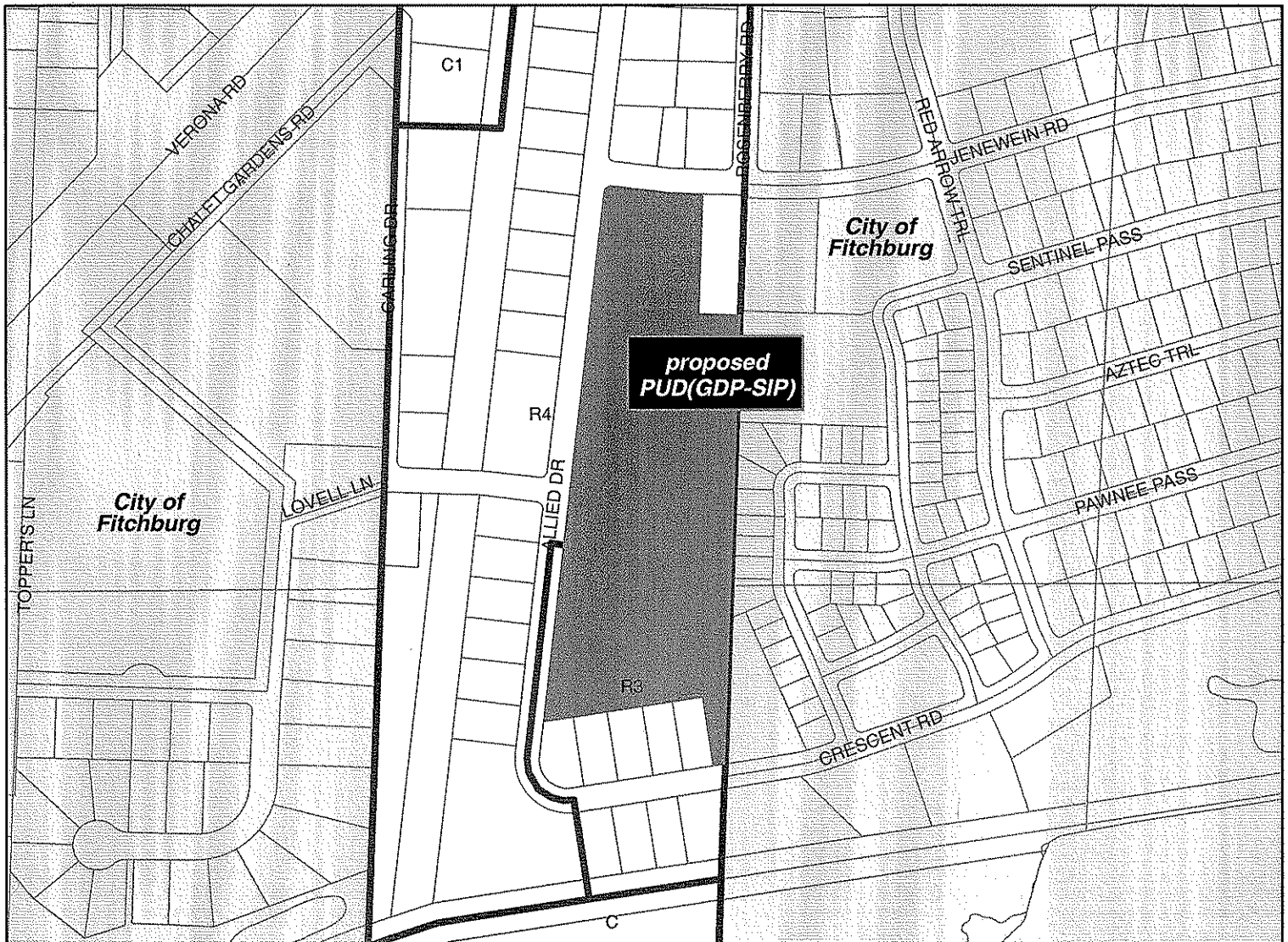


Location
 2317-2423 Allied Drive/4705-4713
 Jenewein Road/4654 Crescent Road
 Applicant
 Mark Olinger – City of Madison
 Community Development Authority
 From: R3 & R4 To: PUD(GDP-SIP)



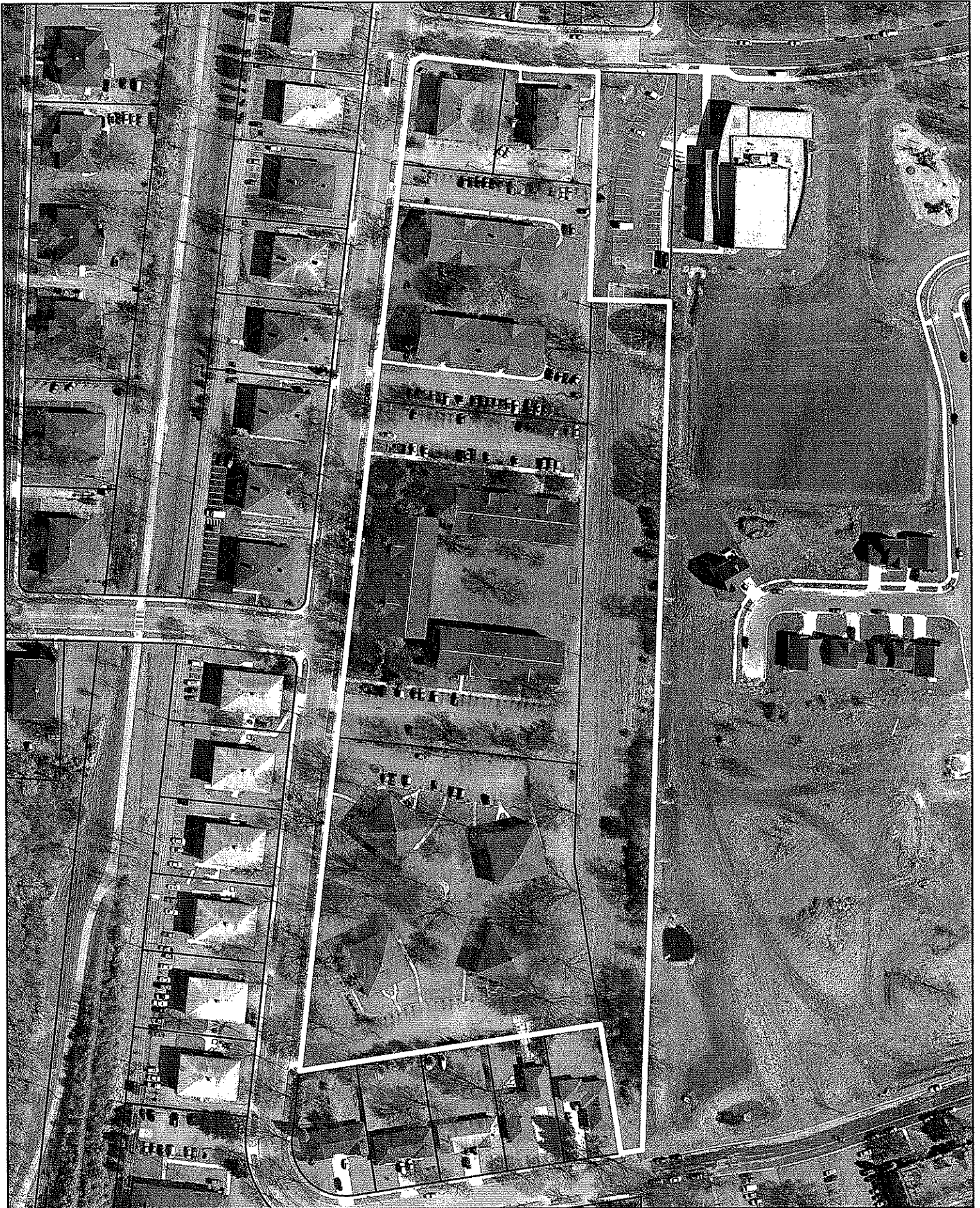
Existing Use
 Multi-Family Residential Units
 Proposed Use
 CDA-Allied Drive Redevelopment
 Plan with 48 Multi-Family Units in
 5 Buildings
 Public Hearing Date
 Plan Commission
 16 June 2008
 Common Council
 01 July 2008

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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 June 2008





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review 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 zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 4705-13 JENEWEIN RD, 2317- 2423 ALLIED DR, 4654 CRESENT RD Project Area in Acres: 11.5

Project Title (if any): ALLIED DRIVE NEIGHBORHOOD DEVELOPMENT

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>R3/R4</u> to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: CITY OF MADISON / COMMUNITY DEV. AUTHORITY Company: _____

Street Address: 215 MLK JR BLVD #318 City/State: MADISON, WI Zip: 53703

Telephone: (1266-4675) Fax: (1267-8739) Email: _____

Project Contact Person: MARK OLINGER Company: COMM. DEVELOPMENT AUTH.

Street Address: 215 MLK JR BLVD, LL-100 City/State: MADISON, WI Zip: 53703

Telephone: (1266-4635) Fax: (1267-8739) Email: molinger@cityofmadison.com

Property Owner (if not applicant): CITY OF MADISON

Street Address: 215 MLK JR BLVD City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMOLISH 11 BLDGS

AND CONSTRUCT 48 UNITS IN 5 BUILDINGS IN PHASE I

PHASE II CALLS FOR 60 OWNER-OCCUPIED DWELLING UNITS

Development Schedule: Commencement JULY 2008 Completion PHS1: END OF 2009

CONTINUE →

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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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ N/A 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 buildings, **photos** of the interior and exterior 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 prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: COMPREHENSIVE Plan, which recommends: MEDIUM-DENSITY RESIDENTIAL for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
ALD. BRIAN SOLOMON; ALLIED COMM ASSOC.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
Planner BRAD MURPHY Date ONGOING | Zoning Staff MATT TURNER Date ONGOING

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

Printed Name STUART D. LEVITAN / WAKA DUNN Date 5-8-08

Signature Stuart Levitan Relation to Property Owner Owner

Authorizing Signature of Property Owner _____ Date _____

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LETTER OF INTENT

ALLIED DRIVE NEIGHBORHOOD REDEVELOPMENT

Phase I & II: PUD-GDP

Phase I: PUD-SIP

May 7, 2008

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Introduction:

The City of Madison Community Development Authority (CDA) is proposing a residential re-development for properties, which the City acquired and is now transferring to the CDA. The site is an eleven and one-half acre site on Madison's Southwest side, bounded by Allied Drive, Jenewein Road, the City of Fitchburg, and one/two-family properties on Crescent Road to the south. The site is an assemblage of 5 parcels containing eleven apartment buildings. These buildings comprise a total of 145 units sub-standard rental-housing units.

Phase I, which will consist of 48 new rental units (plus a resident manager unit) for households with low- and very low-income, is being supported by approximately \$7.5 million in Low Income Housing Tax Credits authorized by the Wisconsin Housing and Economic Development Authority. Phase II will consist of approximately 60 owner-occupied units, designed and constructed by various parties following the issuance of Requests for Proposals (RFP). The Phase II RFP is budgeted for a late Summer 2008 release.

This project has included extensive public participation, including a four-day AIA sponsored design Charrette in 2006, several neighborhood meetings in 2007 and 2008, ongoing meetings with the neighborhood, including the Allied Area Task Force, broader community meetings, and availability of progress drawings on a public website, created for this project. www.alliedpartnership.com

Phase I & II: PUD-GDP

The subject General Development Plan (GDP) is for 2 apartment buildings (32 units), seven town home buildings (47 units), five duplex buildings (10 units), and twenty-four single-family lots, covering the entire 11.5 acres of the site. Of the 113 housing units proposed, 49 are rental units and 64 are for-sale.

With a focus on affordability & sustainability, the designs feature materials & best management practices toward that end. Amenities include a community room with associated plaza, two tot lots, public art, community gardens, and an off-road bike path. The City Arts Commission will contract with an artist to provide a 'brand' for the

proposed neighborhood. This 'brand' will be used to help form a neighborhood identity and sense-of-place.

Phase I: PUD-SIP

The subject Specific Implementation Plan (SIP) is for the 2 apartment buildings (32 units) and 3 town home buildings (17 units) on approximately the northern 3.3 acres designated as Phase I, as well as two/existing apartment buildings intended for use as interim housing during the demolition/construction phases of Phase I. All proposed new units in Phase I are tax credit rental units, with one property manager/rental office unit. The following is a summary of each of the five proposed new buildings, and site amenities for Phase I.

Project Description:

Building A

Building A at Allied Drive will be a three-story affordable apartment building over one-story of underground parking. The total gross area of the building is 32,026 SF. There are 19 units comprised of: six-3BR, six-2BR, six-1BR, and one Studio. There are a total of 42 bedrooms. The parking garage is designed to provide for 19 cars or one car per unit. Access to the underground parking is from the east end where the grade will naturally fall off. The first floor will have a main entry located on the north side adjacent to Jenewein Road. This will provide accessible entry to all floors of the building. All units on the first floor will have direct access from a balcony or patio at grade.

The exterior design aims to create a contemporary feel with flat roofs and simple forms that fit with the context and respond to the building function. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. All of the units will have a balcony next to the living room. The balcony guards are constructed of a framed steel mesh material. The building will have brick masonry along with cement fiberboard and stucco siding.

Building B

Building B at Allied Drive will be a two-story affordable apartment building over one-story of parking and a community room. The total gross area of the building is 23,438 SF. There are 13 units comprised of four-3BR, four-2BR, two-1BR, and three-Studio. There are a total of 25 bedrooms. The parking garage is designed to provide for 13 cars or one car per unit. Access to the parking is through one door on the south elevation. The first floor will have a main entry located on the west side adjacent to Allied Dr. This entry will provide accessible access to all floors of the building. There will be a Community Room along with

a Business Center on the first floor at the north end of the building. The Community room will open onto an exterior courtyard.

Building B will have the following specific design features; the façade along Allied Drive will have “green screen” trellis’s that will add interest to the lower level. The Community Room on the north end will have taller windows so that activities can be seen and will have direct access to the courtyard for outdoor functions. It will also have flat canopy that gives weather protection to those using the courtyard and community room.

Building C

Building C at Allied Drive will be a two-story affordable apartment building containing attached and detached garages. The total gross area of the building is 13,797 SF. There are nine units comprised four-3BR Flats and five-3BR Townhouses. There are a total of 27 bedrooms. The end units will be flat style apartments and will have attached garages that have direct access to the units. The interior units will be three story townhouse style apartments and will have detached garages that will be arranged to create backyards for the townhouse residents. There are nine garages or one car stall per unit. Each unit will have direct access to grade and most will have a covered entry or porch that signifies the entry.

The exterior design has a mix of residential elements including flat roofs and gable forms, overhangs etc. that complement the neighborhood context and will have similar materials to Buildings A and B. Some of the units will have roof decks. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. The building will have some brick masonry along with cement fiber and stucco siding. The pitched roofs will have asphalt shingles.

Building E

Building E at Allied Drive will be a two-story affordable apartment building with attached garages. The total gross area of the building is 5,391 SF. There are four units comprised two-2BR, two-3BR. There are a total of 10 bedrooms. The garages are attached and have direct access to the units. There are four garages or one car stall per unit. Each unit will have direct access to grade and most will have a covered entry or porch that defines the entry.

The exterior design has a mix of forms including flat roofs and gable forms, overhangs etc. that complement the neighborhood context and have similar materials to Buildings A and B. Some of the units will have roof decks. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. The building will have brick masonry at

the base with cement fiber and stucco siding. The pitched roofs will have asphalt shingles.

Building F

Building F at Allied Drive will be a two-story affordable apartment building with attached garages. The total gross area of the building is 6,560 SF. There are four-3BR units. There are a total of 12 bedrooms. The garages are attached and have direct access to the units. There are four garages or one car stall per unit. Each unit will have direct access to grade and most will have a covered entry or porch that defines the entry.

The exterior design has a mix of forms including flat roofs and gable forms, overhangs etc. that complement the neighborhood context and have similar materials to Buildings A and B. Some of the units will have roof decks. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. The building will have brick masonry at the base with cement fiber and stucco siding.

Existing Buildings

Two of the three existing Birch Hill Square Apartment buildings will remain as temporary housing for residents of the property who will need to move as a result of the demolition of other buildings on the site. The Birch Hill Square Apartments consist of three (3) buildings with a mix of one-, two-, and three-bedroom units.

Site Amenities

Gateway/Plaza

The southeast corner of the intersection of Allied Drive and Jenewein Road will serve as a gateway into this re-developed neighborhood. Recognizing the value of this opportunity to set the tone for the redevelopment, sustainable, maintainable, functional, safety and aesthetic features have been incorporated into this gateway.

The gateway leads to a neighborhood gathering space, immediately adjacent to the community room. Multiple doors allow for easy passage, creating flexible spaces for a variety of uses. This plaza is constructed of pervious pavers, and landscaped in a low-maintenance palette with year-round interest. Benches, pedestrian-scale lighting, and trash receptacles are complimentary, durable, and 'green', offering a welcoming open space for residents.

Tot Lot

The Tot Lot is situated between buildings E & F. The play equipment and surfacing here will be made of recycled/recyclable materials in muted colors, and will be geared toward activities for 3-6 year olds. Specific equipment will be selected by a neighborhood committee under the guidance of the CDA Allied Development Sub-Committee, and SAA.

Pedestrian Accessibility

From the gateway and through the tot lot area to the Boys and Girls Club, pedestrian access and safety has been considered. Pedestrian scale lighting, open sight lines, strategically placed benches & trash receptacles, handicap accessibility, and porous paving where possible, combine to create the pedestrian experience. Additionally, curb bump-outs, tabletops, and contrasting street trees identify pedestrian/vehicular intersections for increased pedestrian safety.

Landscaping Plan

An extensive landscaping plan has been developed for the Phase 1 development including the tot lot and gateway plaza.

Property Management

The property will be owned by the Community Development Authority who will contract with a management company to manage the property.

Loading Facilities

The project does not propose any on-site loading zones.

Installation and Maintenance of Landscaping

As the owner, the CDA is responsible for installing and maintaining landscaping. Landscaping will be installed within the first growing season after construction is complete.

Demolition

The application includes the demolition of the buildings on the development site. Demolition of nine of the 11 buildings is scheduled to begin following approval by the Plan Commission. The remaining two buildings will continue to be occupied until Phase 1 is completed.

A recycling and reuse plan will be approved by the City's Recycling Coordinator prior to demolition.

Utilities

A sanitary sewer system, water distribution system and storm water system have been designed and will be installed as part of this project. The sanitary sewer system will consist of PVC main pipe with PVC laterals serving each property. The main for this project will feed into an interceptor pipe, which leads to the Madison Metropolitan Sewerage District Plant for treatment.

The water main and lateral distribution system will be installed with ductile iron pipe. Main will be installed in the street and laterals placed to the properties. The main for the site will be looped with existing main in Allied Drive & Jenewein Road.

The storm sewer system will be installed to convey storm water for the site to an on-site bio-retention system at the south end of the property. Inlets, leads and mains will be installed throughout the streets to capture all storm water runoff. Storm water will be routed through the mainline system to the bio-retention system installed downstream. The system will detain runoff, infiltrate runoff and filter it for a significant reduction in suspended solids prior to discharging to the existing main, which eventually discharges into Dunn's marsh.

Schedule

Demolition, street & utility construction is planned to begin no later than August 14, 2008. The contract for Phase 1 will be approximately 100 calendar days. The construction is expected to begin with demolition, and follow with site grading, underground utilities, curb & gutter, sidewalk, street lighting, stone base and a base course of asphalt pavement. The lower layer of asphalt pavement is expected on or around the first week of November 2008. Phase II of this project is not yet scheduled at this time. It is anticipated that this work will be performed in 2009.

Consultants

Schreiber Anderson Associates (SAA) has been retained to provide Project Management, Site Design, and Landscape Architecture services. Eppstein Uhen Architects (EUA), sub-consultant to SAA, has been retained by SAA to provide Architectural Design services. Dimension Development has been retained by the CDA as the CDA financial consultant. The City of Madison Department of Public Works, Engineering Division serves as the Project Engineer.

Zoning Text

PUD-GDP-SIP

CDA – Allied Drive Neighborhood Redevelopment

2317-2423 Allied Drive/ 4705-4713 Jenewein Road/ 4654 Crescent Road

May 7, 2008

Legal Description: All of Lots 97-104 and the southern 935 feet of the Greenway Dedicated to the Public, 1st Addition to Allied Terrace, a subdivision in the City of Madison, Dane County, Wisconsin. Said area contains 11.5 acres.

A. Statement of Purpose:

This zoning district is established to allow for the construction of residential redevelopment with apartments, town houses and single-family residences.

B. Permitted Uses:

1. Single-family, two-family and multi-family residences as shown on approved plans.
2. Accessory off-site parking and recreational facilities for community/recreation centers.
3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including but not limited to 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. Home occupations as permitted in Section 28.04(26), MGO

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 and Loading:

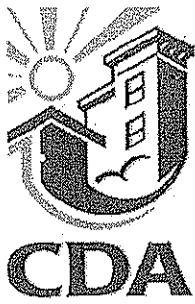
Off-street and surface parking shall be provided as shown on the approved plans.

I. Family Definition: The family definition shall coincide with the definition given in 28.03, MGO for the R4 zoning district.

J. Signage: Signage shall be limited to the maximum permitted in the R4 zoning district and as approved by the Urban Design Commission and Zoning Administrator.

K. Alterations and Revisions:

No alteration or revision of this PUD 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 Director of Planning and Community and Economic Development, and the Alderperson of the District and are compatible with the concept approved by the City Planning Commission.



DEMOLITION RECYCLING AND REUSE PLAN

Contractor hired by the CDA shall complete and submit a Demolition Recycling and Reuse Plan to the City's Recycling Coordinator for approval.

George Dreckman
Recycling Coordinator
1501 West Badger Road
Madison, Wisconsin 53713

FAX: 267-1120

Email: gdreckmann@cityofmadison.com

The recycling and reuse plan should include:

1. **Reuse Plan:** Prior to deconstruction, Habitat for Humanity/Restore will be removing a number of different items from the apartment building (e.g., wood flooring, locks, interior doors, vanities, and cabinet hardware). All of these items will be reused and are considered part of the plan.

List as many items as possible that will be removed for reuse or resale. Include a list of those items with the plan.

2. **Appliance Recycling:** Appliances are banned from the landfill by State law and local ordinance. Contractor must have a plan to recycle any appliances in the facility to be demolished. This includes all HVAC equipment and water heaters. Most area scrap yards will accept appliances for recycling with the exception of appliances containing CFCs (refrigerators, AC units, and dehumidifiers). Appliances containing CFCs can be recycled once a licensed contractor has removed the CFCs. Additional information on CFC removal is available from the City's recycling office.

The recycling plan should include a proposal for appliance recycling and CFC recovery if needed. If Contractor is going to sell or reuse any appliances be sure to reference those plans in submittal.

3. **Mercury Recovery/Recycling:** The recycling plan should include a plan for handling any mercury thermostats and fluorescent light bulbs and/or tubes. These items are banned from the landfill by Federal regulations. If the facility to be demolished has any of these items, the recycling plan must include Contractor's plan to recycle them. There are several options for recycling mercury thermostats and fluorescent lamps. Details are available from the City's recycling office.

4. **Concrete/Asphalt Recycling:** If Contractor is removing a parking lot, driveway or concrete foundation, or if the facility to be demolished has a significant amount of concrete in its construction, the Contractor must include recycling of these items in his/her recycling plan.

Asphalt and concrete can be recycled through Wingra Stone (608-271-5555) or Northwestern Stone (608-836-1701).

5. **Metal Recycling:** The recycling program should divert as much metal as possible from the landfill. Metal that can be recycled from residential projects includes ductwork, rain gutters and downspouts, siding, storm windows and doors. Many scrap dealers will provide a dumpster for collection of scrap metal or collection from the City's Streets Division is also available. Contact Samuels Recycling (608-241-1517) or All Metal Recycling (608-255-0960).

Commercial demolitions may generate additional metal for recycling. Contractor can discuss details on what to recover with City staff prior to filing their plan.

6. **Shingle Recycling:** Contact the Bruce Company at 836-7041.
7. **Drywall Recycling:** Contact the Bruce Company at 836-7041.

CONSTRUCTION WASTE MANAGEMENT

PART 1 GENERAL

1.01 Summary

- A. Provide construction waste management as shown and as specified.
- B. This section specifies administrative and procedural requirements for recycling and disposing of nonhazardous demolition and construction waste.

1.02 Waste Management Goals

- A. Employ processes that ensure the generation of as little waste as possible due to such factors as error, poor planning, breakage, mishandling, and contamination.
- B. Salvage or recycle 50 percent by weight of total waste generated by the work.

1.03 Submittals

- A. Waste Management Plan: Submit prior to starting work at the site.
- B. Waste Reduction Progress Reports: Submit concurrently with each Application for Payment. Include the following information:
 - 1) Material category
 - 2) Generation point of waste
 - 3) Total quantity of waste in tons
 - 4) Quantity of waste salvaged, both estimated and actual in tons
 - 5) Quantity of waste recycled, both estimated and actual in tons

- 6) Total quantity of waste recovered (salvaged plus recycled) in tons
- 7) Total quantity of waste recovered (salvaged plus recycled) as a percentage of total waste
- C. Waste Reduction Calculations: Before request for Substantial Completion, submit calculated end-of-project rates for salvage, recycling, and disposal as a percentage of total waste generated by the work.
- D. Records of Donations: Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax exempt.
- E. Records of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.
- F. Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- G. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

1.04 Quality Assurance

- A. Review methods and procedures related to waste management including:
 - 1) Review and discuss waste management plan including responsibilities of Waste Management Coordinator.
 - 2) Review requirements for documenting quantities of each type of waste and its disposition.
 - 3) Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
 - 4) Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
 - 5) Review waste management requirements for each trade.

1.05 Waste Management Plan

- A. Develop a plan consisting of waste identification and waste reduction plan. Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.
- B. Waste Identification: Indicate anticipated types and quantities of waste generated by the work. Include assumptions for estimates.
- C. Waste Reduction Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.
 - 1) Salvaged Materials: Include list of individuals and organizations to which materials will be donated or sold.
 - 2) Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept.
 - 3) Disposed of Materials: Indicate how and where materials will be disposed of.

- 4) Handling Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location on Project site where materials separation will be located.
- D. Waste Management Coordinator: Identify a waste management coordinator to be responsible for implementing, monitoring, and reporting status of waste management work plan. Coordinator shall be present at project site full time for duration of project.

PART 2 EXECUTION

2.01 Plan Implementation

- A. Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items required to implement waste management plan for the duration of the Contract.
- B. Training: Train employees, subcontractors, and suppliers on waste management procedures. Distribute waste management plan to concerned entities when they begin work on-site. Review procedures and locations established for salvage, recycling, and disposal.
- C. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other in-use facilities. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged, recycled, reused, donated, or sold.

2.02 Recycling

- A. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall accrue to Contractor.
- B. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at project site to the maximum extent practicable.
 - 1) Provide appropriately marked containers or bins for controlling recyclable waste until it is removed from project site. Include list of acceptable and unacceptable materials at each container and bin.
 - 2) Inspect containers and bins for contamination and remove contaminated materials if found.
 - 3) Remove recyclable waste from Owner's property and transport to recycling receiver or processor.
- C. Recycle the following:
 - 1) Site-clearing waste
 - 2) Masonry
 - 3) Lumber
 - 4) Wood sheet materials
 - 5) Wood studs and blocking
 - 6) Metals
 - 7) Rough hardware

- 8) Roofing
- 9) Insulation
- 10) Doors and frames
- 11) Door hardware
- 12) Windows
- 13) Glazing
- 14) Carpet and pad
- 15) Gypsum board
- 16) Acoustical tile and panels
- 17) Piping
- 18) Supports and hangers
- 19) Mechanical equipment
- 20) Ductwork
- 21) Electrical conduit and wiring
- 22) Packaging: Salvage or recycle 100 percent of the following uncontaminated packaging materials:
 - a. Beverage containers used by on-site workers
 - b. Paper
 - c. Cardboard
 - d. Boxes
 - e. Plastic sheet and film
 - f. Polystyrene packaging
 - g. Wood crates
 - h. Plastic pails

2.03 Disposal of Waste

- A. Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Burning: Do not burn waste materials.
- C. Disposal: Transport waste materials from Owner's property and legally dispose of it.

BID ITEMS 90001 THROUGH 90009 – BUILDING DEMOLITION

90001 – 4701/4709 Jenewein Road
90002 – 4713/4717 Jenewein Road
90003 – 2317/2321 Allied Drive
90004 – 2329/2333 Allied Drive
90005 – 2353/2355 Allied Drive
90006 – 2409/2413 Allied Drive
90007 – 2417/2421 Allied Drive
90008 – 2433/2437 Allied Drive
90009 – 2425/2429 Allied Drive

DESCRIPTION

The buildings consist of two-story apartment buildings. Building footprint square footages are included in the plans. An appraiser's description of the buildings is included in Appendix B. The demolition shall include the building and associated fixtures, walkway apron, site sidewalk, asphalt pavement, clearing/grubbing, fencing, regrading, topsoiling, and seeding/mulching.

This work shall be in accordance with Section 203 of the City of Madison Standard Specifications and these Special Provisions.

This work consists of removing the apartment buildings including:

- Furnishing, installing, maintaining and removing safety fencing
- Furnishing, installing, maintaining and removing erosion control (silt fence)
- Removal and off site disposal of the apartment buildings
- Removal and off site disposal of lead paint and any other hazardous material found on site
- Removal and off site disposal of all fixtures and equipment including but not limited to appliances, lighting, furniture and HVAC systems in the buildings
- Reclaiming all A/C and refrigerator Freon per State and DNR regulations
- Removal and off site disposal of the concrete foundation
- Removal and off site disposal of the foundation floor
- Backfilling the foundation with select fill including special compaction
- Removal and off site disposal of site miscellaneous material such as signs, lights, fencing, patios, steps and debris
- Cleaning up of any debris on site
- Clearing and grubbing and off site disposal of shrubs and planters necessary to complete demolition
- Removal and/or abandonment of utilities
- Removal and off site disposal of concrete sidewalk and walkway apron as shown in the plans, excluding mainline public sidewalk along Allied Drive and Jenewein Road
- Removal and off site disposal of asphalt pavement and gravel from site's parking lot as shown in the plans
- Topsoil, seed and mulch all disturbed areas

Building Removals

During demolition the Contractor shall maintain a temporary chain link fence, snow fence or other approved barricade around the site. The City of Madison assumes no responsibility for the condition of the buildings or site and no guarantee is made or implied that the buildings or site will remain in the same condition as the Contractor finds them prior to submitting a bid.

The City of Madison has had an Asbestos Identification Survey completed for this site. Asbestos containing materials were found to be present in the structure. The City of Madison will have completed the required asbestos removal and abatement work by July 14, 2008.

All lead paint and hazardous materials shall be removed and disposed of in compliance with current local, state and federal guidelines. Removal of hazardous materials shall be performed by qualified and licensed Contractors only.

The removal of the building, materials and fixtures of the building shall be performed in a safe manner and in compliance with the requirements of the Wisconsin Department of Workforce Development, applicable City of Madison Codes and the Wisconsin Department of Natural Resources, particularly those regulating the handling and disposal of lead paint and other hazardous substances. Where hazardous conditions are created incidental to contract operations, the Contractor shall furnish, erect, and maintain suitable barricades to protect and safeguard the public.

All material removed shall become the property of the Contractor and disposed of at the Contractor's expense and in a method and at a site acceptable to the City of Madison and in compliance with all appropriate regulations. All material shall be removed from the site each day.

The Contractor shall obtain all necessary utility plugging and street opening permits and pay all required fees. The Contractor shall obtain all necessary demolition permits and pay all required fees.

Site Removals

Silt fence shall be required, at a minimum, on the perimeter of the site.

Before backfilling the foundation, all debris shall be removed.

The Contractor shall remove and crush (to 3" minus material) all concrete basements, concrete sidewalks, asphalt parking lots, and stone base as shown in the plans. This material shall be stored on site and used as select fill for roadway fill as needed.

The curb and gutter on Allied Drive and Jenewein Road shall remain in place.

The Contractor shall clear and grub all trees, shrubs and planters to be removed as shown on the plans.

The Contractor shall remove signs, lighting, patios, steps, and debris, incidentals and dispose of off site.

The foundation excavation shall be brought to grade with select fill material and disturbed areas topped with four inches of topsoil. The site shall be graded to drain to the streets. All select fill material shall be supplied, hauled, placed and special compacted in accordance with the City of Madison Standard Specifications.

The site shall be fine graded, seeded and mulched per City of Madison Standard Specifications. The Contractor shall be responsible for supplying, hauling and placing the topsoil, seed, sod and mulch.

The Contractor shall be responsible for leaving the site in an attractive and orderly condition.

METHOD OF MEASUREMENT

Building Demolition, as described, shall be measured by the unit lump sum.

DOCUMENTATION

The Contractor shall submit documents showing compliance with the recycling and reuse plan within sixty (60) days of completion of the demolition.

General Development Plan / Specific Implementation Plan

Allied Drive Neighborhood Redevelopment

Allied Drive
Madison, WI 53711

May 12, 2008

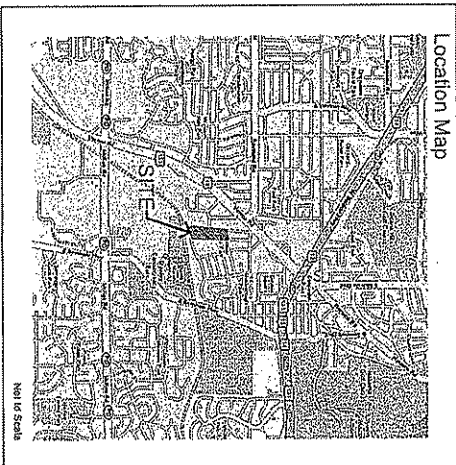
Sheet Index

Sheet No.	Sheet Title
-	TITLE SHEET
S.1	EXISTING CONDITIONS PLAN
S.2	PHASE I & II GDP SITE PLAN
S.3	OVERALL SITE GRADING PLAN
S.4	PHASE ONE SITE PLAN
S.5	PHASE ONE GRADING PLAN
S.6	PLAZA BLOW UP
S.7	TOT LOT BLOW UP
S.8	LIGHTING AND SIGNAGE PLAN
A.110	BUILDING 'A' FLOOR PLAN
A.120	BUILDING 'B' FLOOR PLAN
A.130	BUILDING 'C' FLOOR PLAN
A.140	BUILDING 'E' FLOOR PLAN
A.150	BUILDING 'F' FLOOR PLAN
A.210	BUILDING 'A' ELEVATIONS
A.220	BUILDING 'B' ELEVATIONS
A.230	BUILDING 'C' ELEVATIONS
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A.250	BUILDING 'F' ELEVATIONS
L.1	LANDSCAPE KEY
L.2	OVERALL STREET TREE PLAN
L.3	OVERALL PHASE I LANDSCAPE PLAN
L.4	GATEWAY/PLAZA LANDSCAPE PLAN
L.5	BUILDING 'A' LANDSCAPE PLAN
L.6	BUILDING 'B' LANDSCAPE PLAN
L.7	BUILDING 'C' LANDSCAPE PLAN
L.8	BUILDING 'E, TOT LOT, AND BUILDING 'F' LANDSCAPE PLAN
L.9	(FUTURE SHEET TO BE CREATED)
L.10	PLANT LEGEND AND LANDSCAPE DETAILS
L.11	EQUIPMENT DETAILS

NOTE:

For all related Civil Engineering drawings, please see the City website at <http://www.cityofmadison.com/business/PW/contracts/documents/6212plans.pdf>

Location Map



SITE AREA: +/- 3.77 AC.

REVISIONS:
05-19-08
05-27-08

Owner / Applicant



Community Development Authority
215 Martin Luther King Jr #318
Madison, WI 53703
608.266.4675

Project Management



Schreiber/Anderson Associates
717 John Nolen Drive
Madison, WI 53713
Phone 608.255.0800
Fax 608.255.7150

Architect



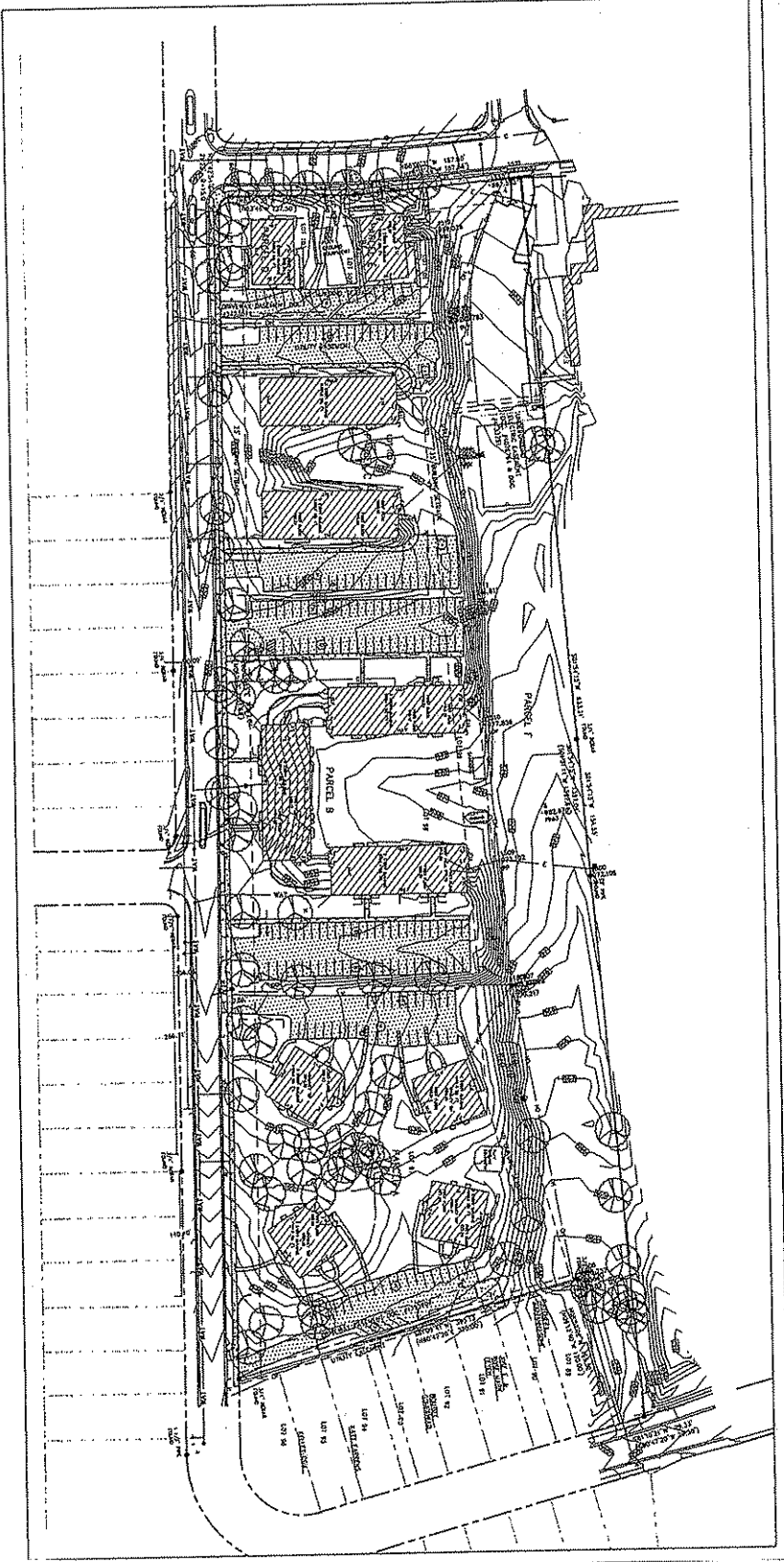
epstein uhen : architects
222 West Washington Avenue
Suite 630
Madison, WI 53703
608.442.5350

Engineer



City of Madison
215 Martin Luther King Jr #403
Madison, WI 53703
608.266.4675

SAA Project No 2296.01



ARNOLD AND O'SHERIDAN, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 1000 W. MICHIGAN AVE., SUITE 1000
 ANN ARBOR, MI 48106-1500
 PH: 734.769.1000 FAX: 734.769.1001
 WWW.AOINC.COM

Original ALTA/ACSM Survey by Arnold and O'Sheridan Inc., 8/13/06.

SVA
 SCOTTISH & YANDELL ASSOCIATES, INC.
 1415 EAST WASHINGTON ST.
 ANN ARBOR, MI 48106
 PH: 734.769.1000 FAX: 734.769.1001
 WWW.SVA-INC.COM

NO.	DATE	DESCRIPTION
1	08/12/06	ISSUED



City of Madison
 Madison, WI

Drawn By: _____
 Checked By: _____
 Fnk: _____
 Issued For: Review
 Issue Date: 05/07/08
 Project No. 2298.01

EXISTING Conditions Plan

Scale: 1" = 20'

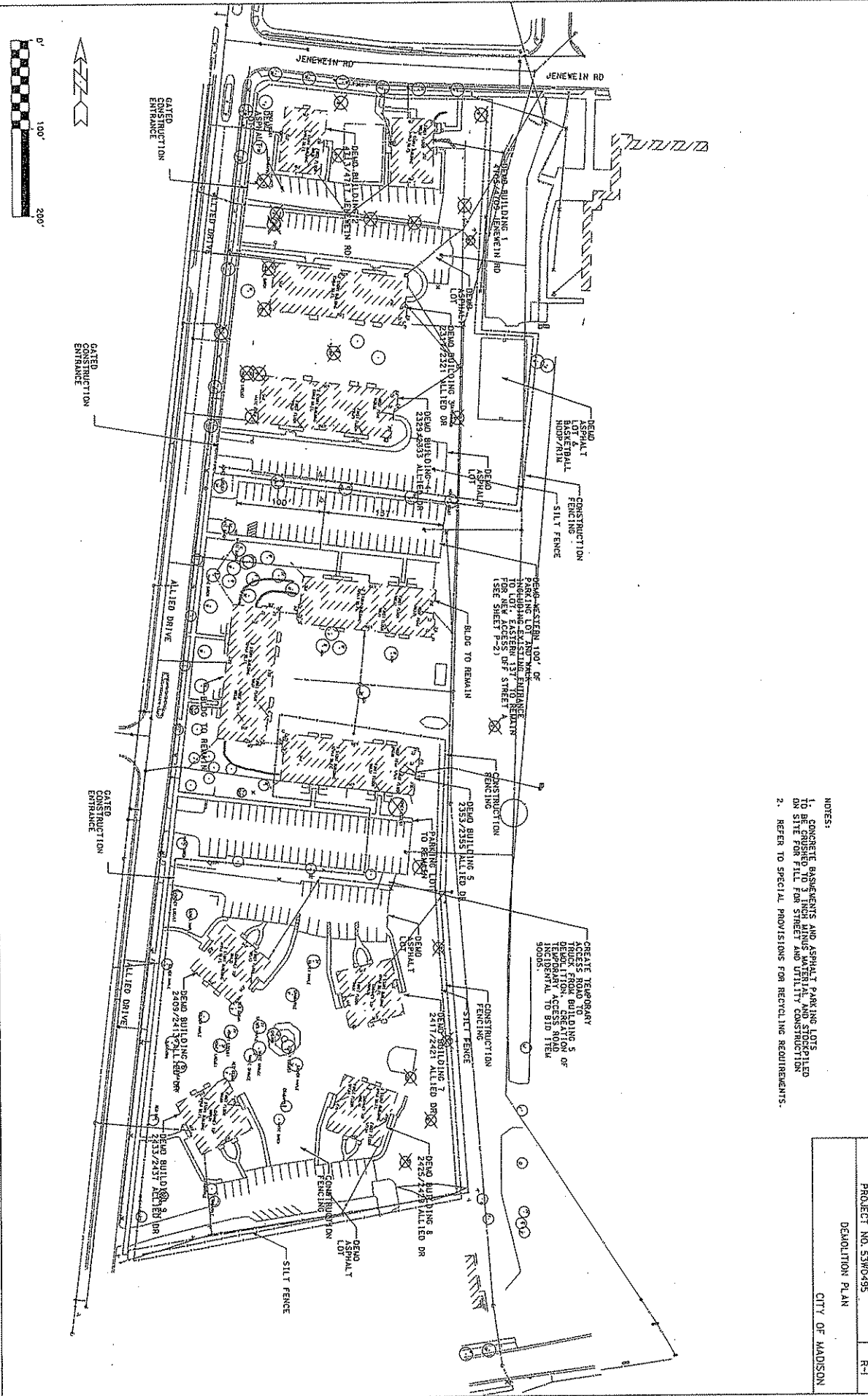
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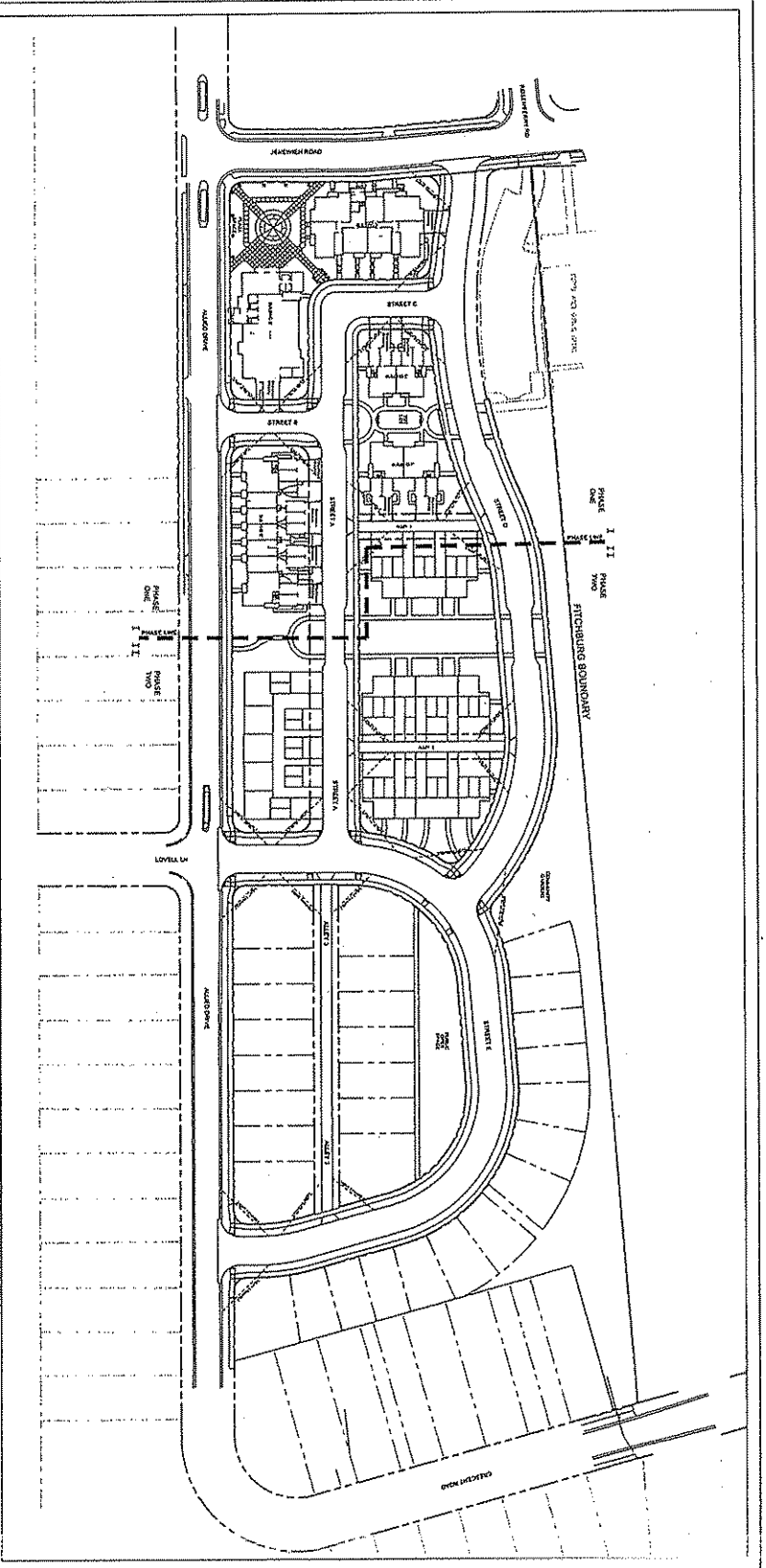
DATE: 5/6/2008

SCALE: 1:100



- NOTES:
1. CONCRETE BASEMENTS AND ASPHALT PARKING LOTS TO BE CRUSHED TO 3 INCH SIZES MATERIAL AND STOCKPILED ON SITE FOR FILL FOR STREET AND UTILITY CONSTRUCTION.
 2. REFER TO SPECIAL PROVISIONS FOR RECYCLING REQUIREMENTS.

ALLIED DRIVE REDEVELOPMENT PROJECT NO. S5W0495	SHEET NO. R-1
DEMOLITION PLAN	
CITY OF MADISON	



Allied Drive Architectural Data

Station	Speed	Number of Lanes
A	3	19
B	3	15
C	3	9
D	25	12
E	2	4
F	2	4
G	2	4
H	2	4
I	2	4
J	2	4
K	2	4
L	2	4
M	2	4
N	2	4
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P	2	4
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5-4



Professional Seal

DATE	REVISION
05/12/08	05/12/08

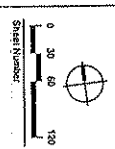
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 GDR/SIP



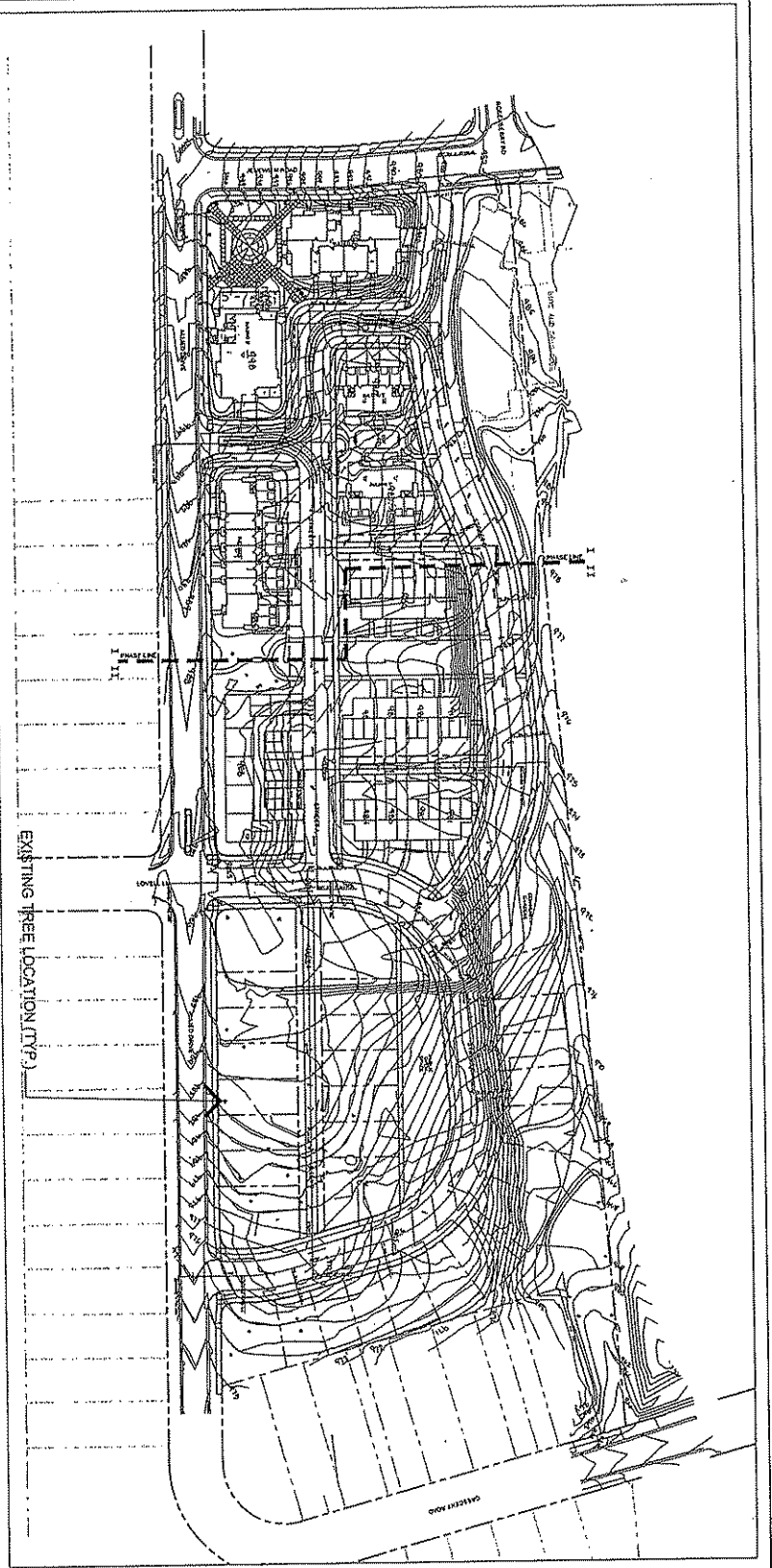
Community Development Authority
 City of Madison
 Madison, WI

Drawn By: jpb
 Checked By: KS
 File: Review
 Issue Date: 05/07/08
 Project No. 2286.01

Sheet Title: Overall Site Grading Plan



S-3



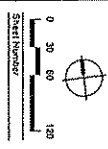
EXISTING TREE LOCATION (TYP.)

SVA
 SCHWENK VANDERKAM
 ARCHITECTS
 1415 Park Street
 Madison, WI 53706
 Phone: 608.261.1100
 Fax: 608.261.1101
 www.svaarchitects.com

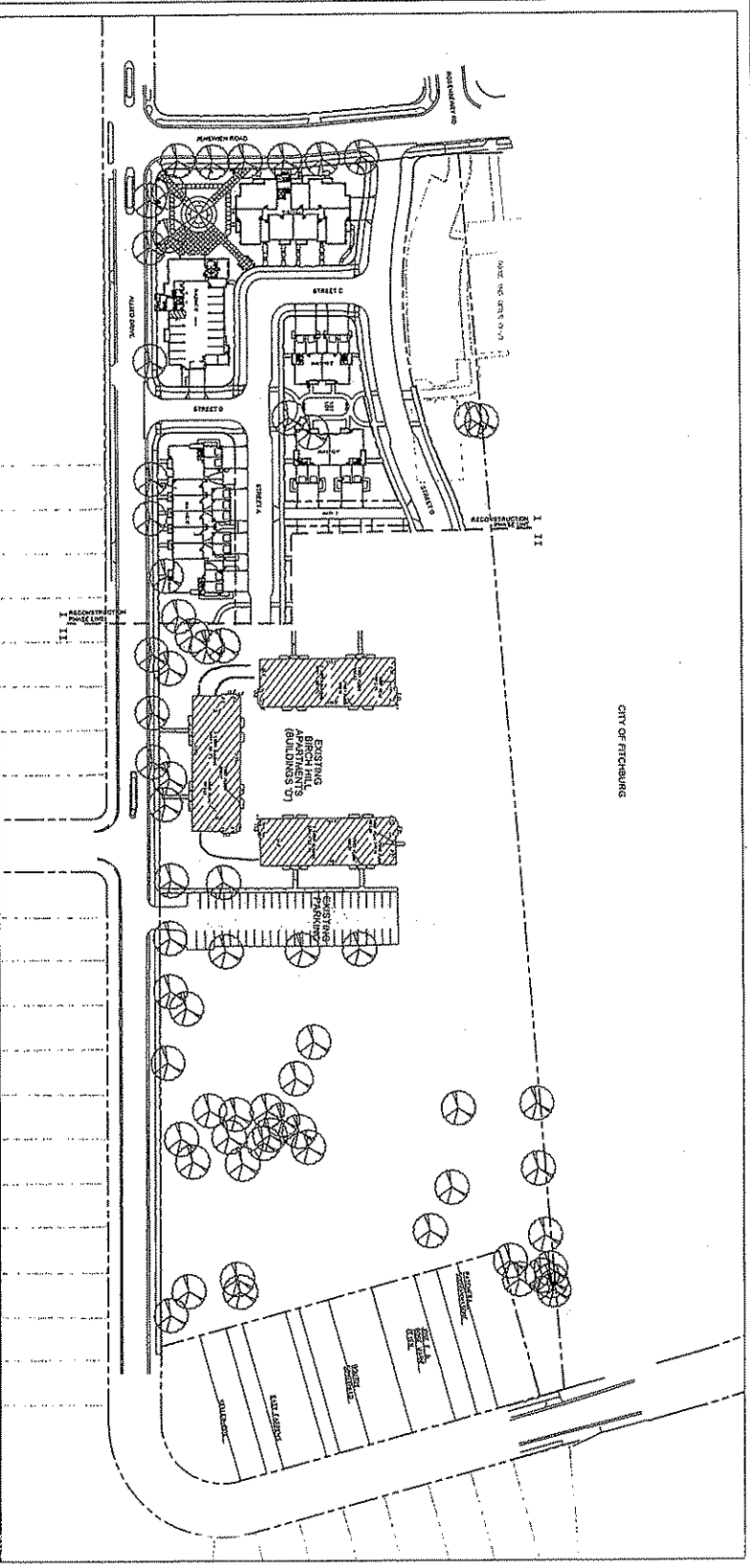
Revision: 05/17/05
 Date: 05/17/05
 Project Name: Allied Drive
 Neighborhood Redevelopment
 GPP/SIP

City of Madison
 Community Development Authority
 CDA
 City of Madison
 Madison, WI

Drawn By: JP
 Checked By: K3
 Issue Date: 05/30/05
 Project No: 2298.01
 Sheet Title: Phase One Site Plan
 SIP



S-4

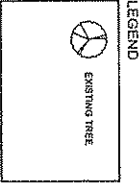


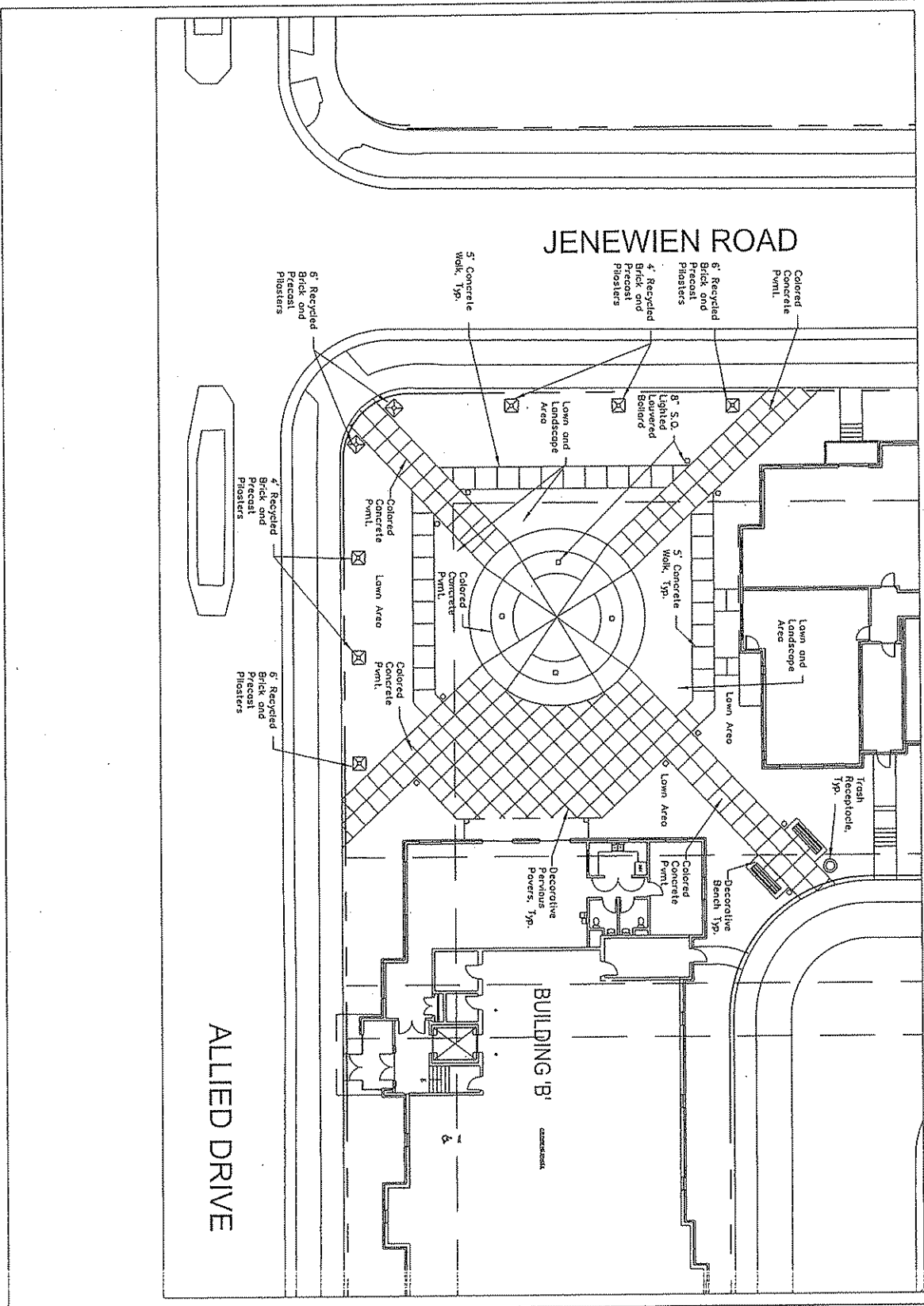
Allied Drive Phase One - Unit Parking Matrix

Building	Total Units	Parking Required	Parking Provided	Additional Spaces (On-Street) Req'd
A	(9) 2 BR, (9) 2 BR, (9) 1 BR, (3) Studio	25	19 Garage Spaces (Including 1 Accession Unit)	6
B	(4) 2 BR, (2) 2 BR, (2) 1 BR, (3) Studio	15	15 Garage Spaces	0
C	(9) 3 BR	14	9 Garage Spaces	5
D	74	0/0	54 Surface Spaces	0
E	(2) 3 BR, (2) 2 BR	6	4 Garage Spaces	2
F	(4) 3 BR	8	4 Garage Spaces	4

Allied Drive Phase One - Usable Open Space (UOS)

Building	Symbol	Number of Units	UOS Required	UOS Provided
A	3	18 Dwelling Units x 70.0 sq. ft.	1,260 sq. ft.	2,228 sq. ft.
B	3	11 Dwelling Units x 70.0 sq. ft.	770 sq. ft.	6,228 sq. ft.
C	3	26 Dwelling Units x 70.0 sq. ft.	1,820 sq. ft.	6,228 sq. ft.
E	2	4 Dwelling Units x 70.0 sq. ft.	280 sq. ft.	2,228 sq. ft.
F	2	4 Dwelling Units x 70.0 sq. ft.	280 sq. ft.	4,915 sq. ft.





SAA
 SCHMIDT ASSOCIATES
 ASSOCIATES, INC.
 1415 W. MICHIGAN AVE. SUITE 200
 ANN ARBOR, MI 48106-1500
 TEL: 734.769.1100
 FAX: 734.769.1101

Project Name: **Allied Drive Neighborhood Redevelopment GDP/SIP**

Revision: **06/17/2005**

Drawn By: **JS**
 Checked By: **KS**
 Date: **06/17/05**
 Issue Date: **06/17/05**
 Project No.: **2286.01**

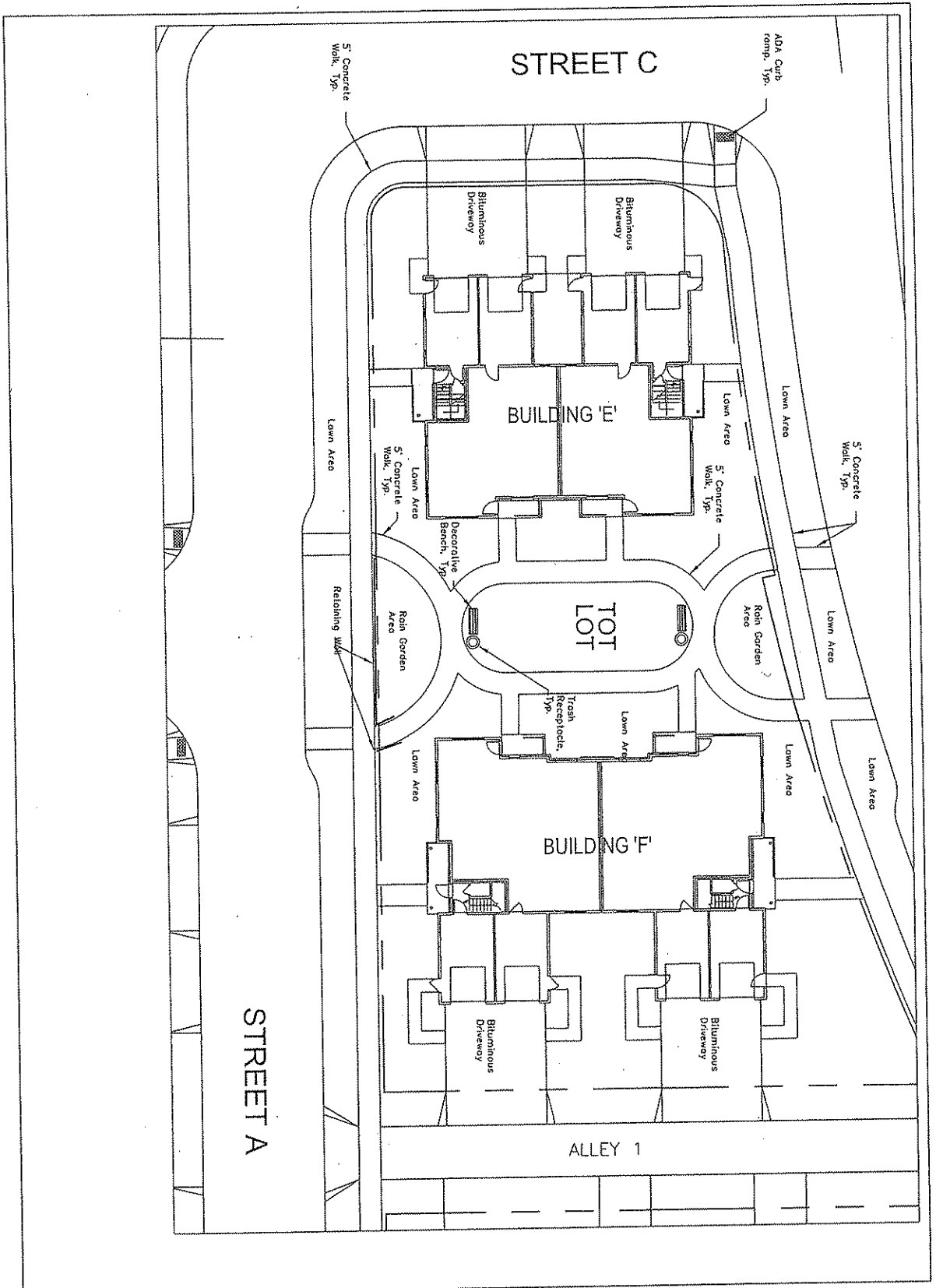
City of Madison
 Madison, WI

CDA
 Community Development Authority

Sheet Title: **Plaza Blow Up**

Scale: **1" = 20'**

Sheet Number: **S-6**

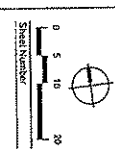


SVA
 SCOTT VANDERKAM ASSOCIATES
 1000 UNIVERSITY AVENUE
 SUITE 200
 MADISON, WI 53706
 (608) 261-1111
 www.sva.com

Professional Seal
 Date: 05/17/08
 Project Name: Allied Drive Neighborhood Redevelopment
 GDP/SIP

CDA
 Community Development Authority
 City of Madison
 Madison, WI

Drawn By: JB
 Checked By: KS
 Filed: Review
 Issued For: 05/07/08
 Project No. 2296.01
 Sheet Title: Tot Lot Blow Up
 Tot Lot Blow Up

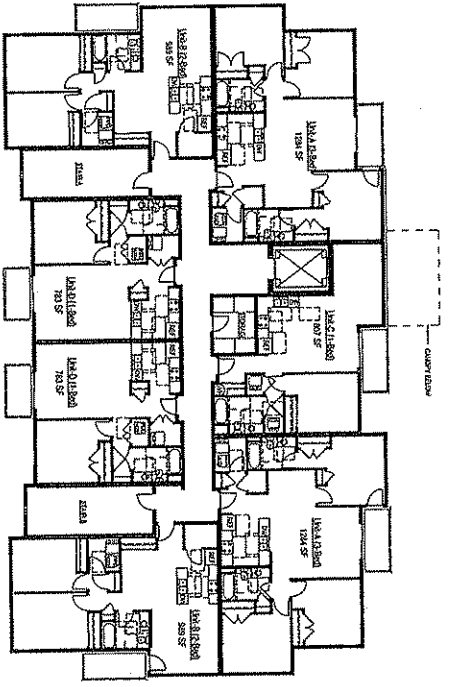


S-7

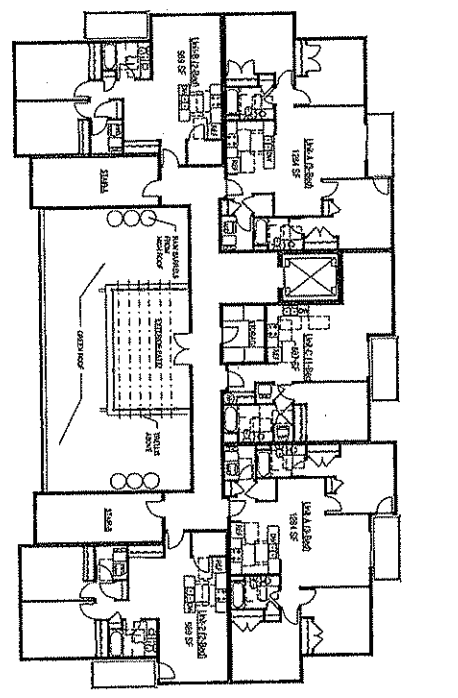
9-0

epstein urban architects
 515 EAST WYOMING STREET
 SUITE 200
 MADISON, WISCONSIN 53703
 TEL: 608.261.1111
 FAX: 608.261.1112
 WWW.EPSTEINURBAN.COM

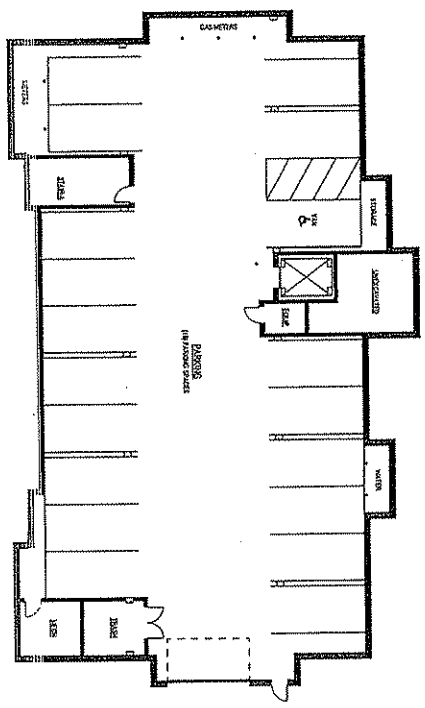
PROJECT INFORMATION
 ALLIED DRIVE
 APARTMENTS -
 BUILDING A
 NORTH ALLIED
 DRIVE
 MADISON, WI



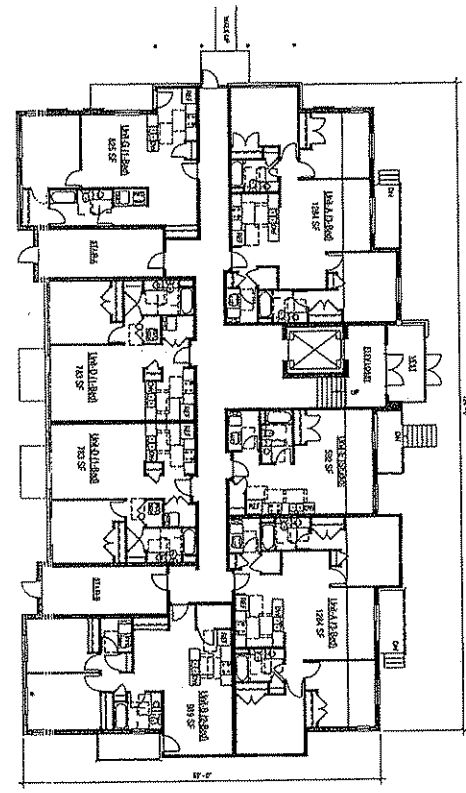
C SECOND FLOOR PLAN



C4 THIRD FLOOR



A PARKING LEVEL





epstein uhen : architects
 5315 EAST CLAYTON STREET
 MADISON, WI 53704
 TEL: 608.261.1111
 FAX: 608.261.1112
 WWW.EUHEN.COM

PROJECT INFORMATION
 ALLIED DRIVE
 APARTMENTS -
 BUILDING B
 NORTH ALLIED
 DRIVE
 MADISON, WI

SOURCE AND REVISIONS
 SD PROGRESS SET

REVISIONS

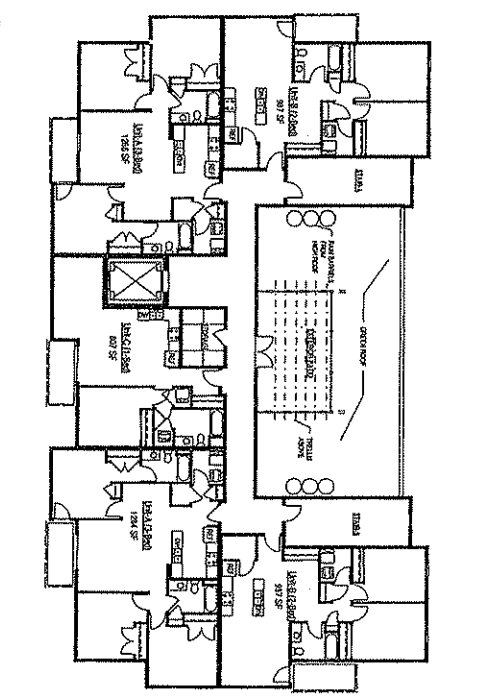
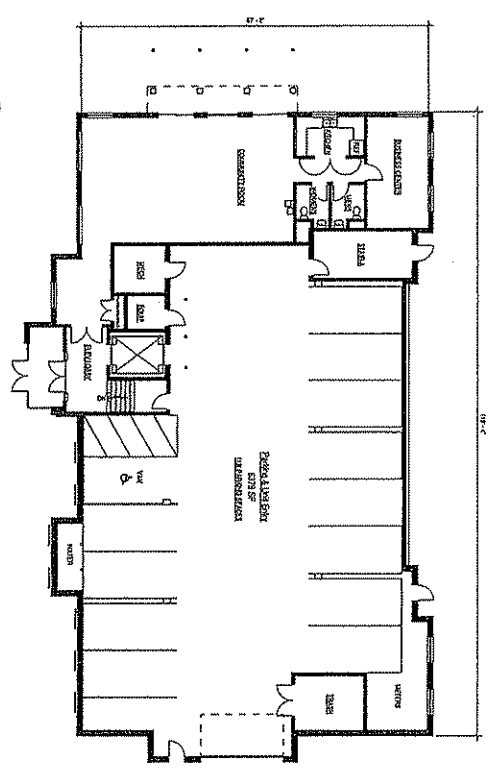
NO.	DATE	DESCRIPTION
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SHEET INFORMATION

PROJECT INFORMATION
PROJECT OWNER
PROJECT NUMBER
DATE

PROJECT MANAGER
 J.K.
DATE
 MAY 21, 2012

1 2 3 4 5 6



FLOOR PLANS
A120



epstein uhen : architects
 113 EAST CENTER AVENUE
 MADISON, WISCONSIN 53703
 608.261.1111
 272 South Middleton Ave. 5th Fl. 2nd
 Madison, WI 53706
 608.261.1111

PROJECT INFORMATION
 ALLIED DRIVE
 APARTMENTS
 BUILDING C
 MADISON, WI

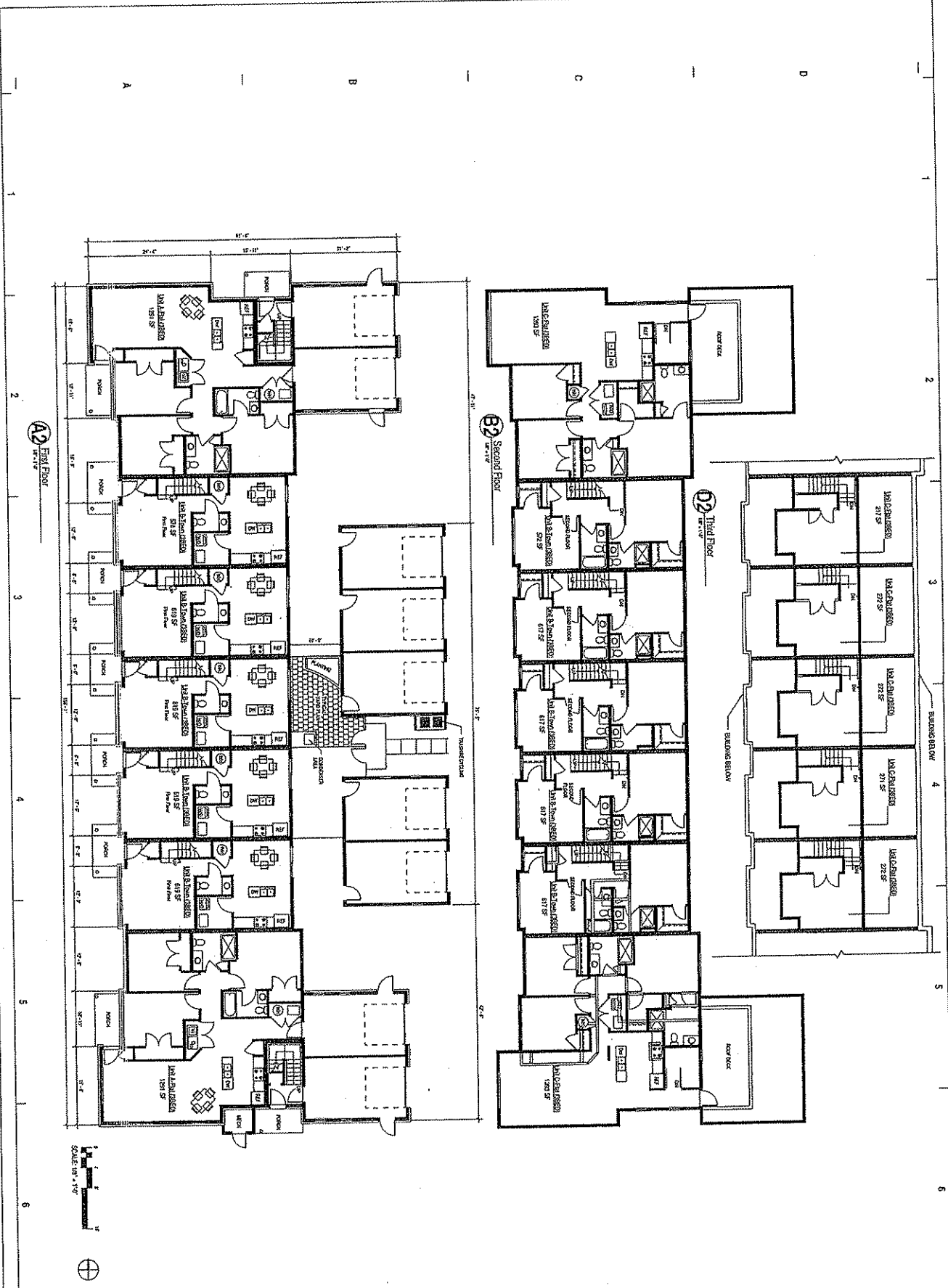
ISSUANCE AND REVISIONS
 SD PROGRESS SET

REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFORMATION
 PROJECT NUMBER: 00230-02
 PROJECT NAME: 109/21-002
 DATE: 10/27/2008

FLOOR PLANS
A130



5-6



oppslein lhan architects
 ARCHITECTS
 214 EAST WISCONSIN STREET
 MADISON, WISCONSIN 53703
 TEL: 608.261.1234 FAX: 608.261.1235
 WWW.OPPSLEINLHAN.COM

PROJECT INFORMATION
 ALLIED DRIVE
 APARTMENTS
 BUILDING E
 MADISON, WI

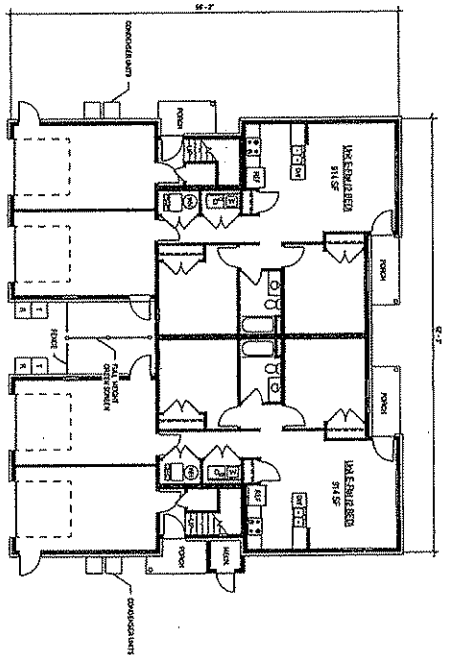
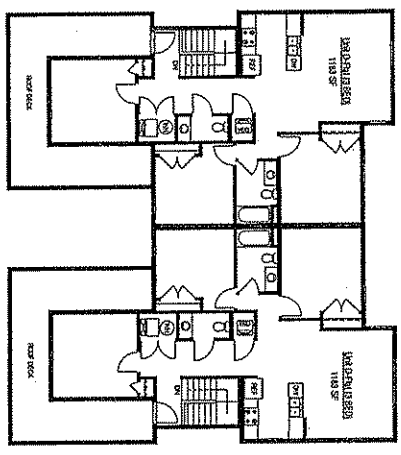
ISSUANCE AND REVISIONS
 SD PROGRESS SET

B

NO.	DATE	DESCRIPTION
1		

A

PROJECT NUMBER	0833000
PROJECT NAME	ALLIED DRIVE APARTMENTS BUILDING E
DATE	MAY 21, 2008



FLOOR PLANS
A140

epstein ahern architects
 713 EAST SHAWNEE STREET
 MADISON, WI 53703
 TEL: 608.261.1200 FAX: 608.261.1209
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PROJECT INFORMATION
**ALLIED DRIVE
 APARTMENTS
 BUILDING F**
 MADISON, WI

SOURCE AND REVISIONS
SD PROGRESS SET

REVISIONS

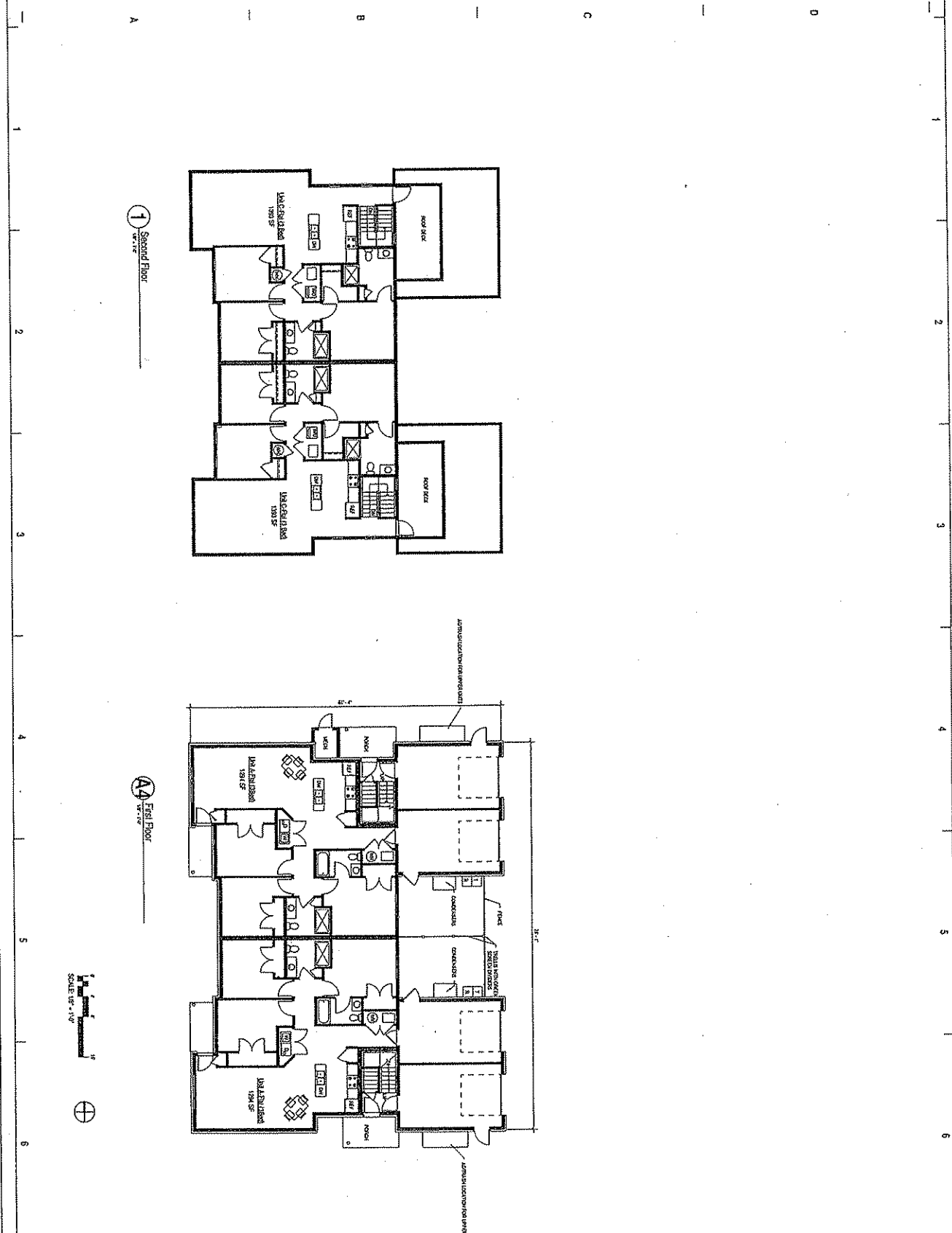
NO.	DATE	DESCRIPTION

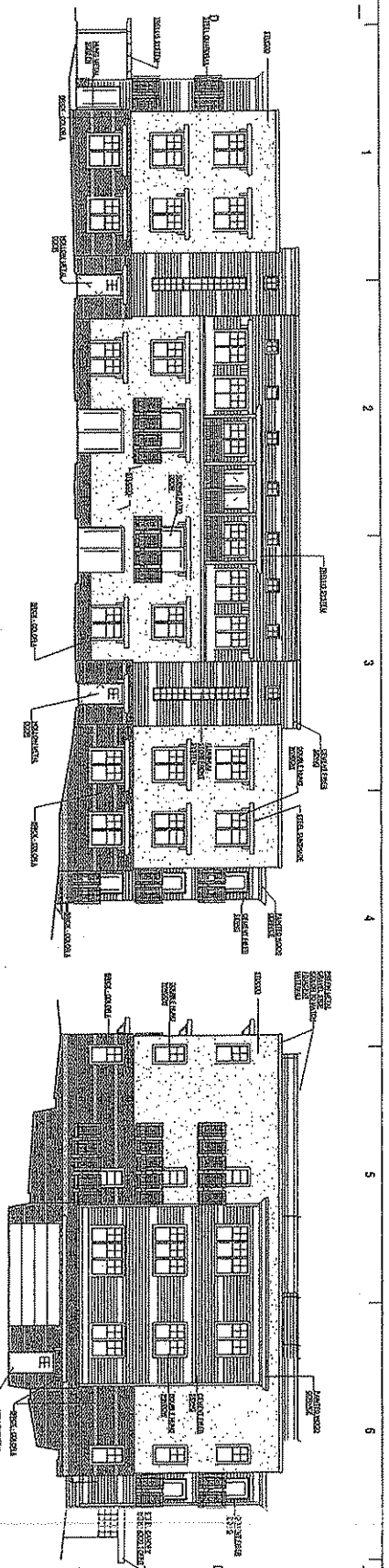
SHEET INFORMATION
PROGRESS DOCUMENTS
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PROJECT NUMBER: 087903C
 PROJECT NAME: ALLIED DRIVE
 DATE: MAY 27, 2008

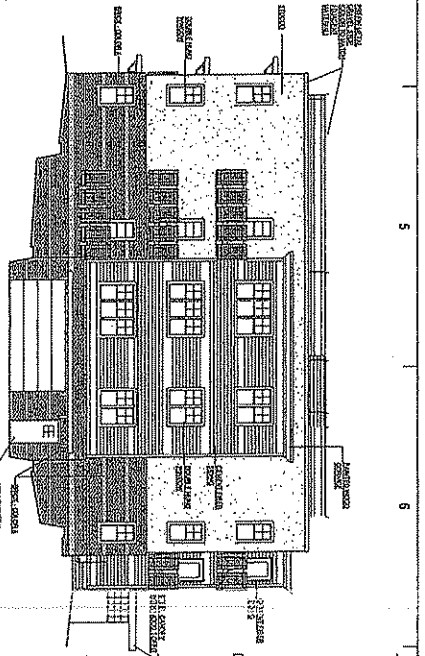
FLOOR PLANS
A150

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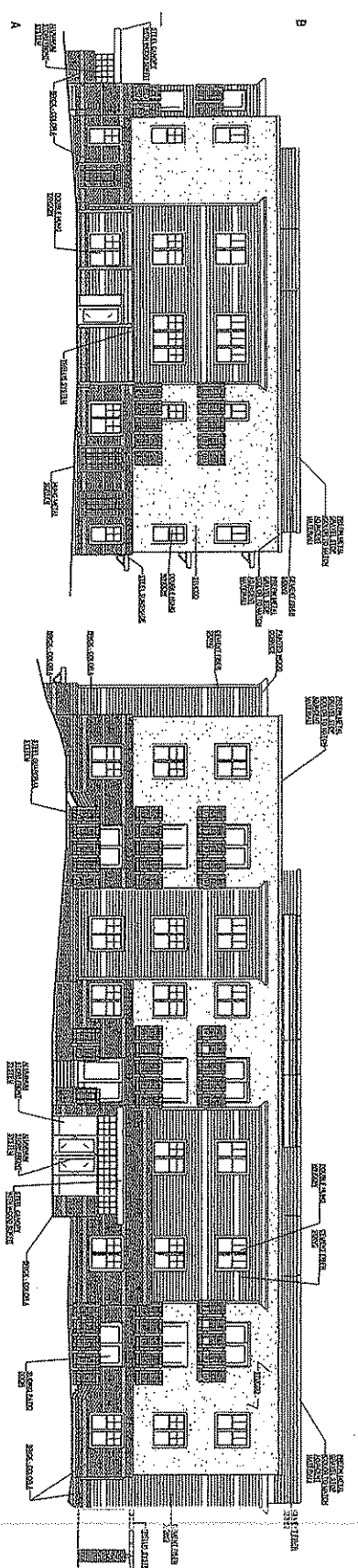




01 SOUTH ELEVATION
1/4" = 1'-0"



02 EAST ELEVATION
1/4" = 1'-0"



03 WEST ELEVATION
1/4" = 1'-0"

04 NORTH ELEVATION
1/4" = 1'-0"

ewa
appstein ibrahim architects
architects
514 N. LEXINGTON AVENUE, SUITE 1000
MADISON, WISCONSIN 53703
TEL: 608.261.1111 FAX: 608.261.1112
WWW.EWA-ARCHITECTS.COM

PROJECT INFORMATION
ALLIED DRIVE
APARTMENTS -
BUILDING A
NORTH ALLIED
DRIVE
MADISON, WI

ISSUANCE AND REVISIONS
SD PROGRESS SET

REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFORMATION
PROGRESS DOCUMENTS
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PROJECT MANAGER
DATE: MAY 21, 2008

ELEVATIONS
A210

56



agustin then - architects
 2121 W. WISCONSIN AVENUE
 MADISON, WISCONSIN 53706
 PHONE: 608.261.2112
 FAX: 608.261.2113

PROJECT INFORMATION
 ALLIED DRIVE
 APARTMENTS
 BUILDING F
 MADISON, WI

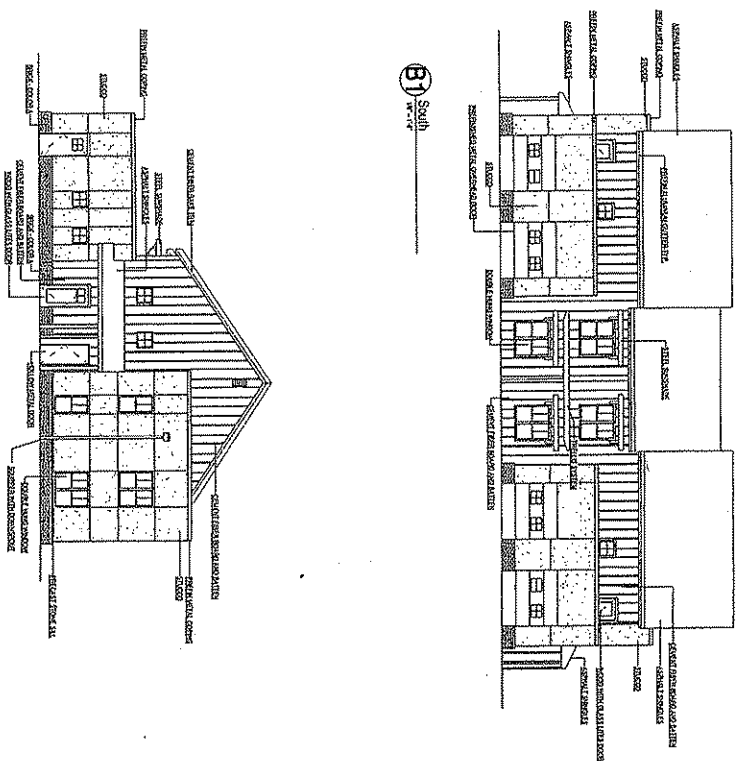
ISSUANCE AND REVISIONS
 SD PROGRESS SET

REVISIONS

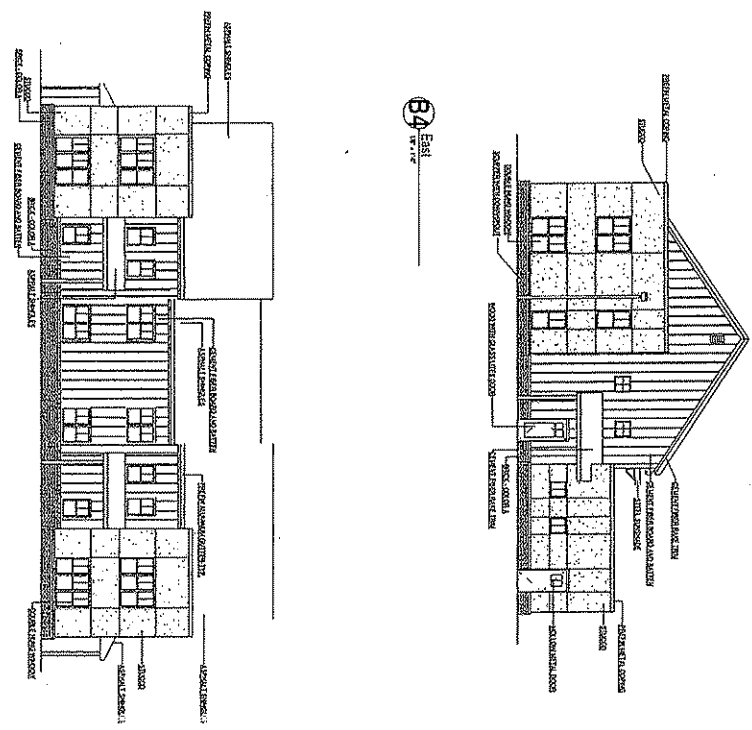
NO.	DATE	DESCRIPTION

SHEET INFORMATION
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 PROJECT MANAGER: J. K.
 DATE: MAY 27, 2008

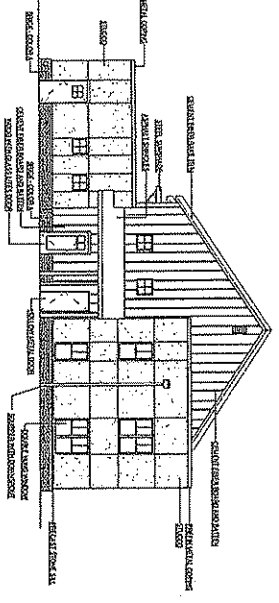
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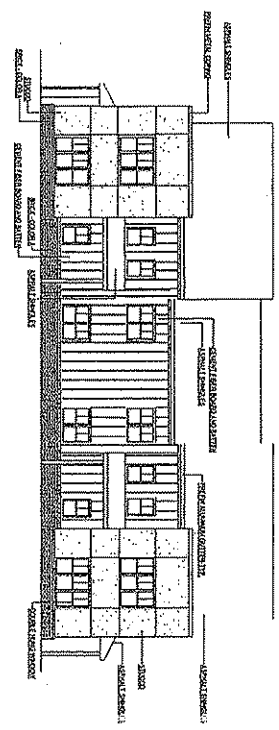
B1 South



B4 East



A1 West



A4 North

SCALE: 1/8" = 1'-0"



ELEVATIONS
 A250

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Professional Seal

Revision: _____ Date: _____
 05/19/08

Project Name

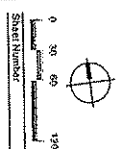
Allied Drive
 Neighborhood
 Redevelopment
 GDP/SIP



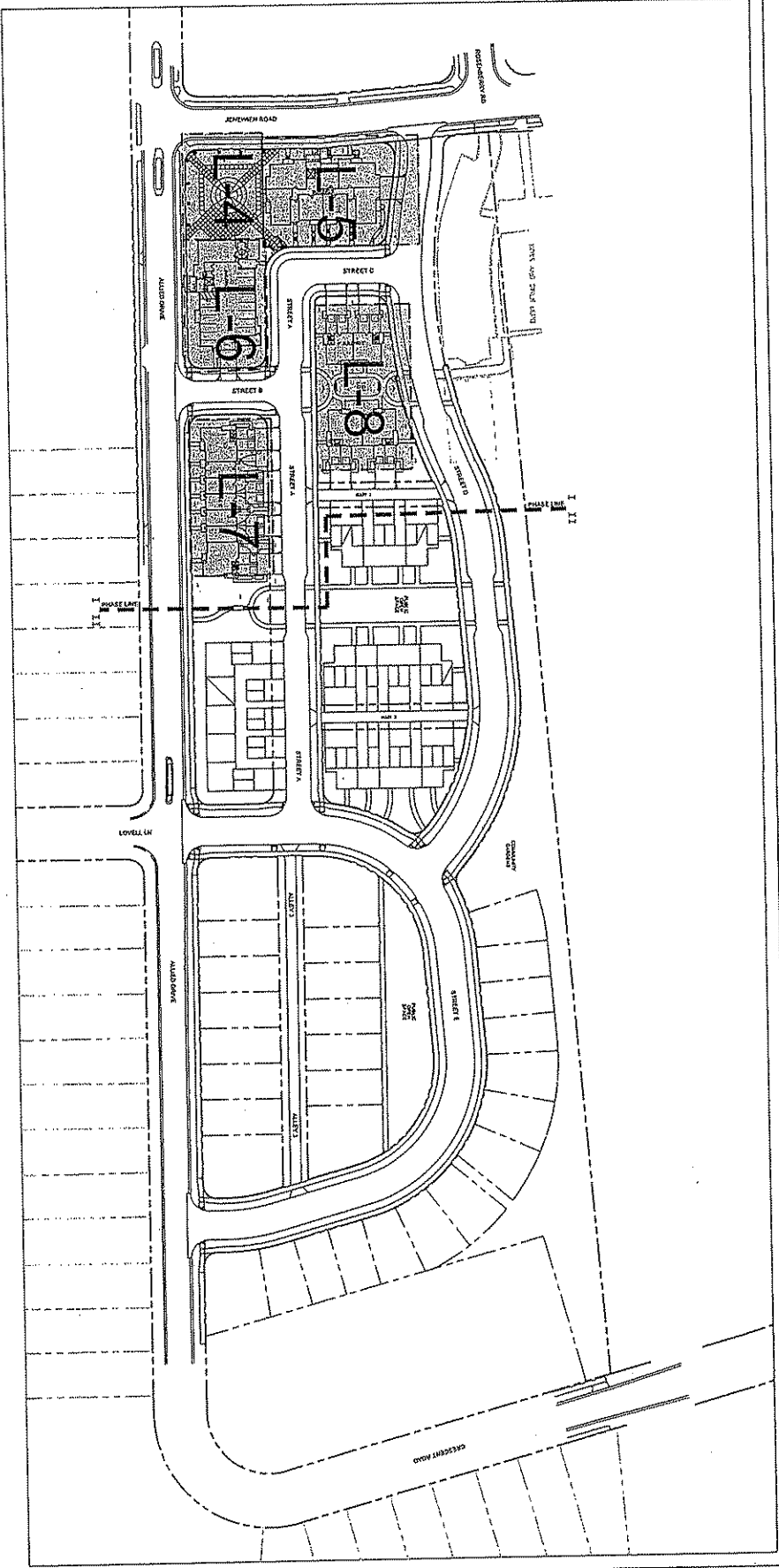
CDA
 Community
 Development
 Authority
 City of Madison
 Madison, WI

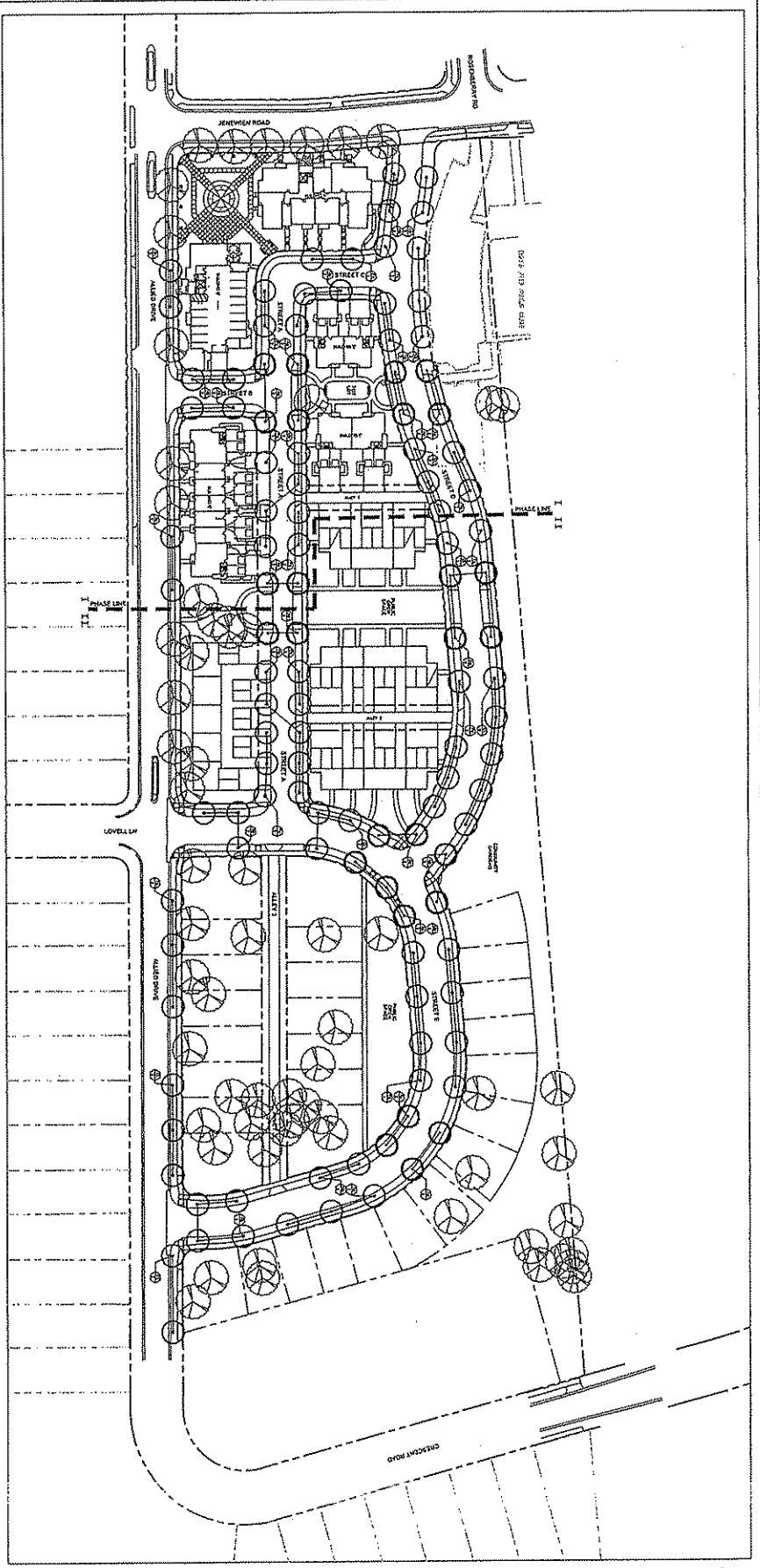
Drawn By: jps
 Checked By: KS
 File: _____
 Issued For: Review
 Issue Date: 05/10/08
 Project No. 2295.01

Sheet Title:
 Landscape Key



L-1





NOTE: PLANT MATERIAL SHOWN ON THIS PLAN FOR PHASE I IS ONLY FOR REFERENCE. ONLY THE MATERIAL SHOWN ON THE PLAN FOR PHASE II PLANT MATERIAL IS SHOWN FOR REFERENCE ONLY.

SAA
 SCOTT & ANDERSON
 ASSOCIATES, P.C.
 151 East Main Street
 Madison, WI 53703
 Phone: 608.261.1000
 Fax: 608.261.1002
 www.scottanderson.com

Professional Seal

Revision	Date
05/19/08	
05/27/08	

Project Name
 Allied Drive
 Neighborhood
 Redevelopment
 GDP/SIP

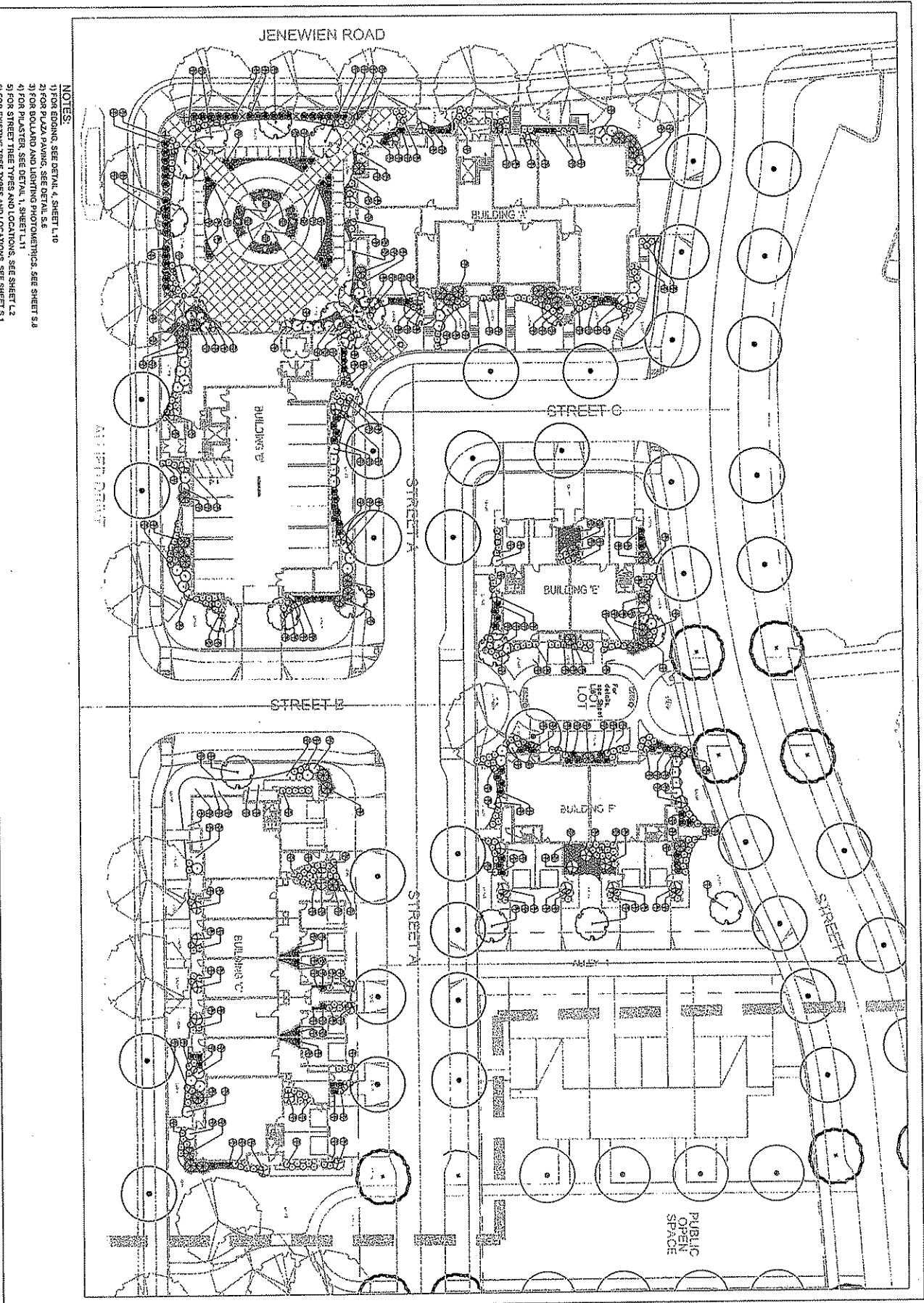
CDA
 Community
 Development
 Authority
 City of Madison
 Madison, WI

Drawn By: jps
 Checked By: KS
 Filer: KS
 Issued For: Review
 Issue Date: 05/07/08
 Project No.: 2298.01

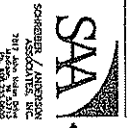
Street Type
 Overall Street Tree
 Plan

0 30 60 120
 Feet
 Street Number

L-2



- NOTES:
- 1) FOR FINISHES SEE DETAIL 4, SHEET L-10
 - 2) FOR FINISHES SEE DETAIL 5, SHEET L-11
 - 3) FOR FINISHES SEE DETAIL 6, SHEET L-12
 - 4) FOR FINISHES SEE DETAIL 7, SHEET L-13
 - 5) FOR FINISHES SEE DETAIL 8, SHEET L-14
 - 6) FOR FINISHES SEE DETAIL 9, SHEET L-15



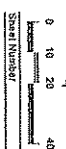
SCHROEDER & ASSOCIATES
 2817 Apple Valley Drive
 Madison, WI 53713
 Phone: 608.261.5222
 Fax: 608.261.5223
 Professional Seal

Revision	Date
05/19/08	05/27/08
05/27/08	
Project Name	Allied Drive Neighborhood Redevelopment GDP/SIP

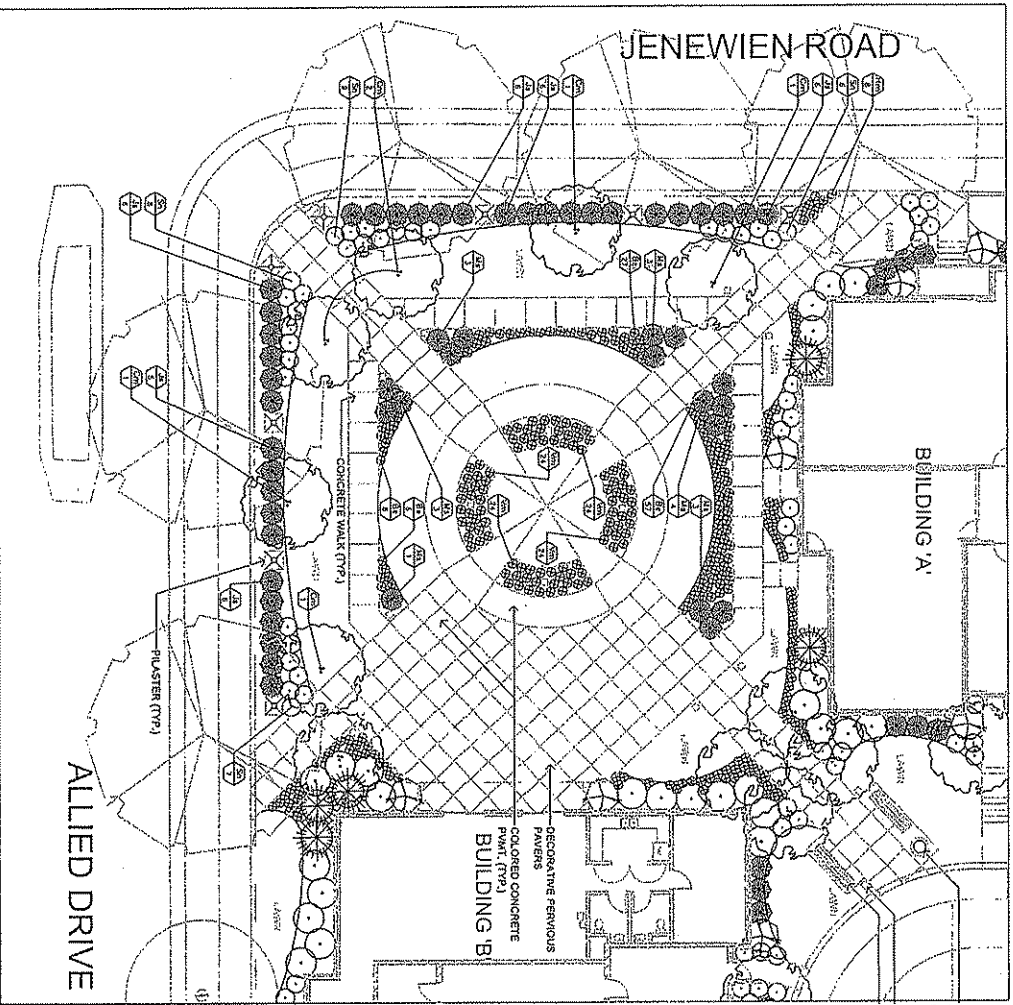


City of Madison
 Madison, WI
 Community Development Authority

Drawn By:	JB
Checked By:	KS
Issue Date:	05/07/08
Project No.:	2295.01
Sheet Title:	Overall Phase 1 Landscape Plan



L-3



SURFACE MOUNT
PLANT RECEPTACLE
ON CONCRETE (TYPE 1)
BOLLARD LIGHT (TYPE 2)
BENCH (TYPE 2)

- NOTES:**
- 1) FOR EROSION, SEE DETAIL 4, SHEET L-10
 - 2) FOR POOL PAVERS, SEE DETAIL 3/8
 - 3) FOR BOLLARD AND LIGHTING PHOTO METRICS, SEE SHEET 3/9
 - 4) FOR PLASTER, SEE DETAIL 1, SHEET L-10
 - 5) FOR PLASTER, SEE DETAIL 1, SHEET L-10
 - 6) FOR PLASTER, SEE DETAIL 1, SHEET L-10
 - 7) FOR EXISTING TREE TYPES AND LOCATIONS, SEE SHEET 6/1

SAA
SCARBOROUGH / ANDERSON
ASSOCIATES, INC.
245 JAMES EARL RAY BLVD
SUITE 200
MADISON, WI 53703
TEL: 608.278.7000
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Professional Seal

Revision: 02/17/08
02/27/08
03/27/08

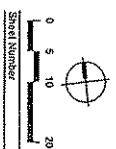
Project Name:
Allied Drive
Neighborhood
Redevelopment
GDP/SIP



City of Madison
Madison, WI

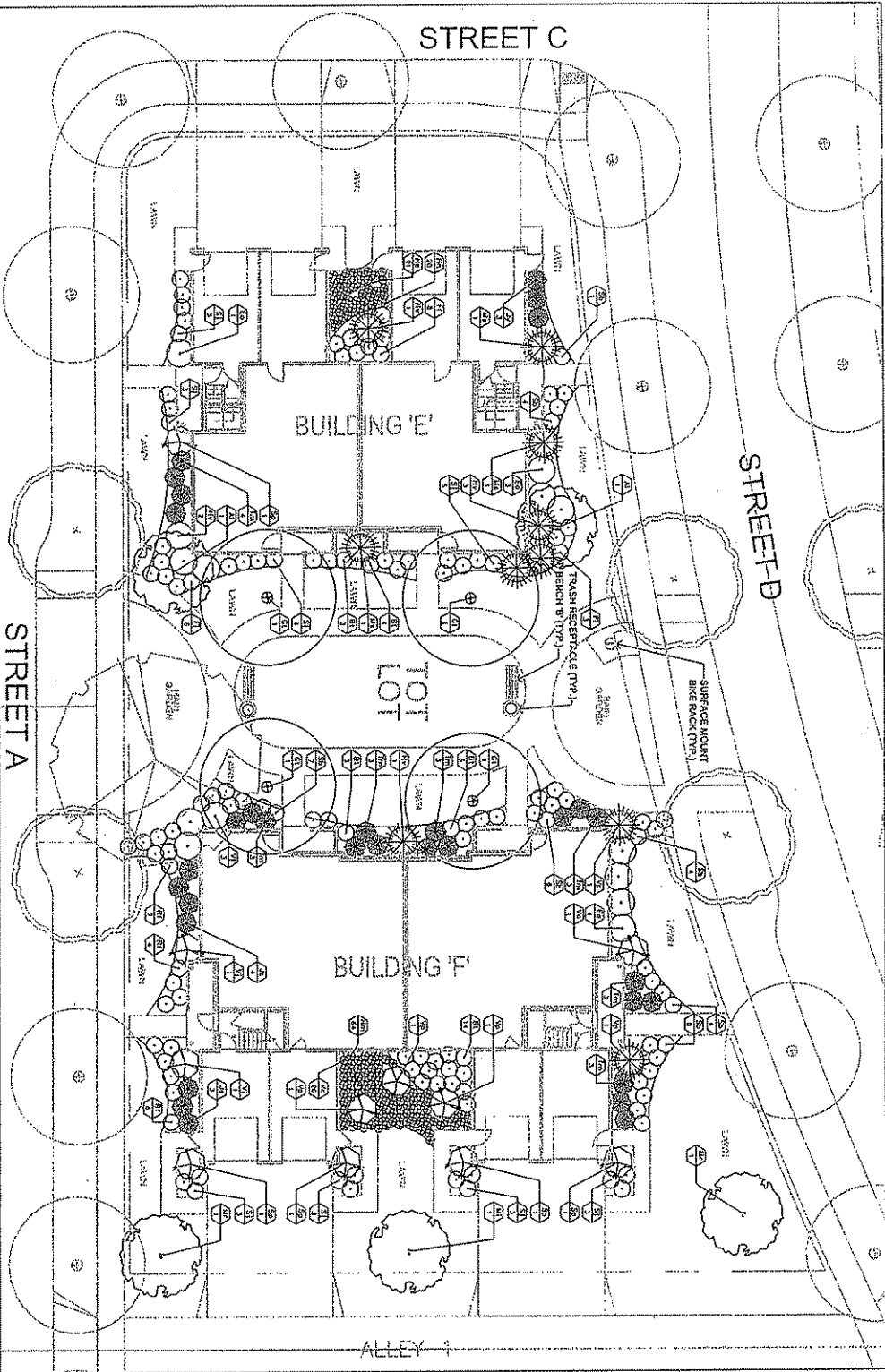
Drawn By: JB
Checked By: KS
File: Review
Issue Date: 05/07/08
Project No.: 2295.01

Street Title:
Gateway/Piazza
Landscape Plan



L-4

5-6



- NOTES:
- 1) FOR EDGING, SEE DETAIL 4, SHEET L.10
 - 2) FOR PLAZA PAVING, SEE DETAIL 5.8
 - 3) FOR BOLLARD AND LIGHTING PHOTOGRAPHICS, SEE SHEET 5.8
 - 4) FOR PLASTER, SEE DETAIL 1, SHEET L.11
 - 5) FOR STREET TREE TYPES AND LOCATIONS, SEE SHEET L.2
 - 6) FOR EXISTING TREE TYPES AND LOCATIONS, SEE SHEETS 5.1
 - 7) FOR BUILDINGS E AND F FLOOR PLANS, SEE SHEETS A.10 & A.19
 - 8) FOR BENCH 'B' DETAILS, SEE DETAIL 5.1.11
 - 9) FOR TRASH RECEPTACLE DETAILS, SEE DETAIL 3, SHEET L.11
 - 10) FOR PAW CAGES DETAIL 5, SEE SHEET L.3
 - 11) FOR TOT LOT EQUIPMENT AND SURFACING, SEE LETTER OF INVENT
 - 12) PLANTS TO BE PURCHASED 50% MINIMUM 4 VARIETIES

5-6

SAA
 SCOTT & ANDERSON
 ASSOCIATES, INC.
 747 East North Street
 Madison, WI 53703
 Tel: 608.261.1222
 Fax: 608.261.1223
 www.scottanderson.com

Professional Seal

REVISION	DATE
02/12/05	
05/27/05	

Project Name: Allied Drive Neighborhood Redevelopment GDP/SIP

City of Madison
 Madison, WI

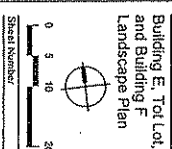
Community Development Authority

CDA

Drawn By: JN
 Checked By: KS
 File:

Issue For: Review
 Issue Date: 05/07/05
 Project No. 2256.01

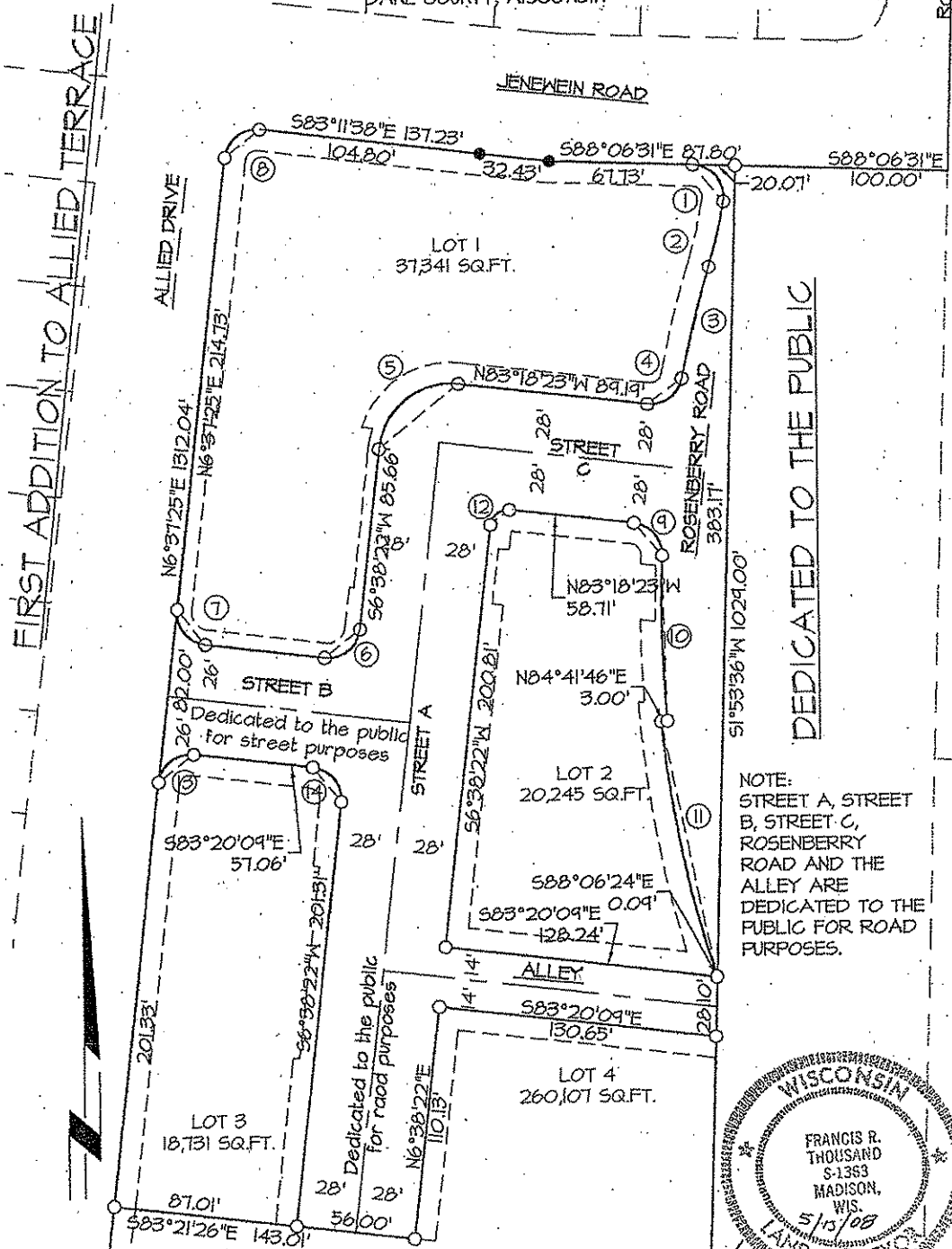
Sheet Title: Building E, Tot Lot, and Building F Landscape Plan



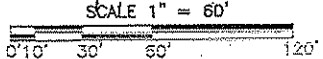
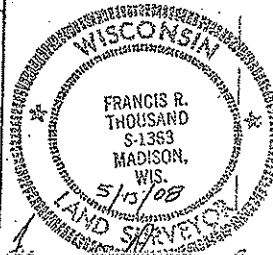
L-8

CERTIFIED SURVEY MAP

LOTS 97, 98, 99, 100, 101, 102, 103, AND 104, FIRST ADDITION TO ALLIED TERRACE BEING PART OF THE NE1/4, NW1/4, SW1/4 AND SE1/4 OF THE NW1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTE:
STREET A, STREET B, STREET C, ROSENBERY ROAD AND THE ALLEY ARE DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.



ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE ZONE.

SURVEYED FOR:
CITY OF MADISON
ENGINEERING DIVISION
210 MARTIN LUTHER KING JR BLVD
MADISON, WI 53703

DATE APRIL 9, 2008
JOB # 080113
SHEET 2 OF 7

THIS INSTRUMENT WAS DRAFTED BY FRANCIS THOUSAND

