



City of Madison

Proposed Rezoning

Location
636 West Wilson Street

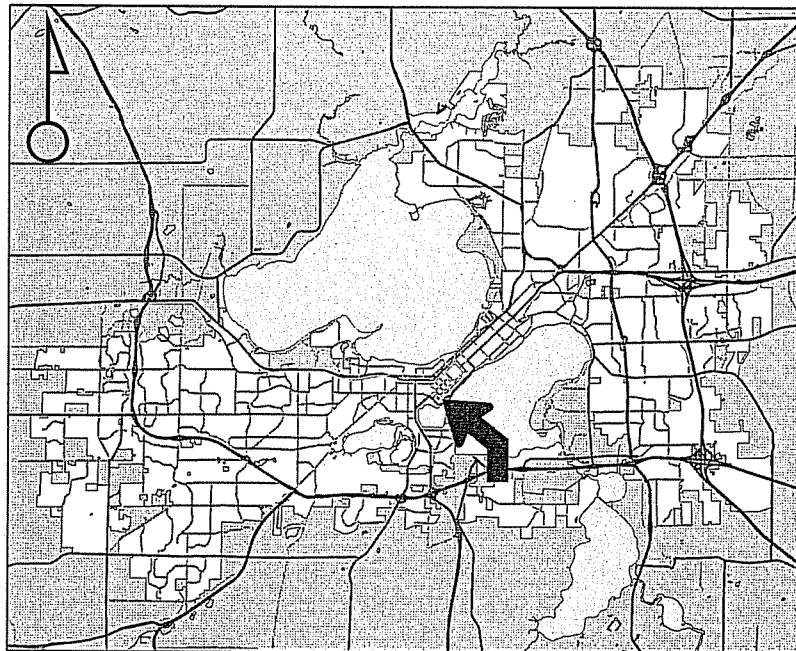
Applicant
Lance T. McGrath – LT McGrath, LLC

From: R4 & M1 To: PUD-GDP-SIP

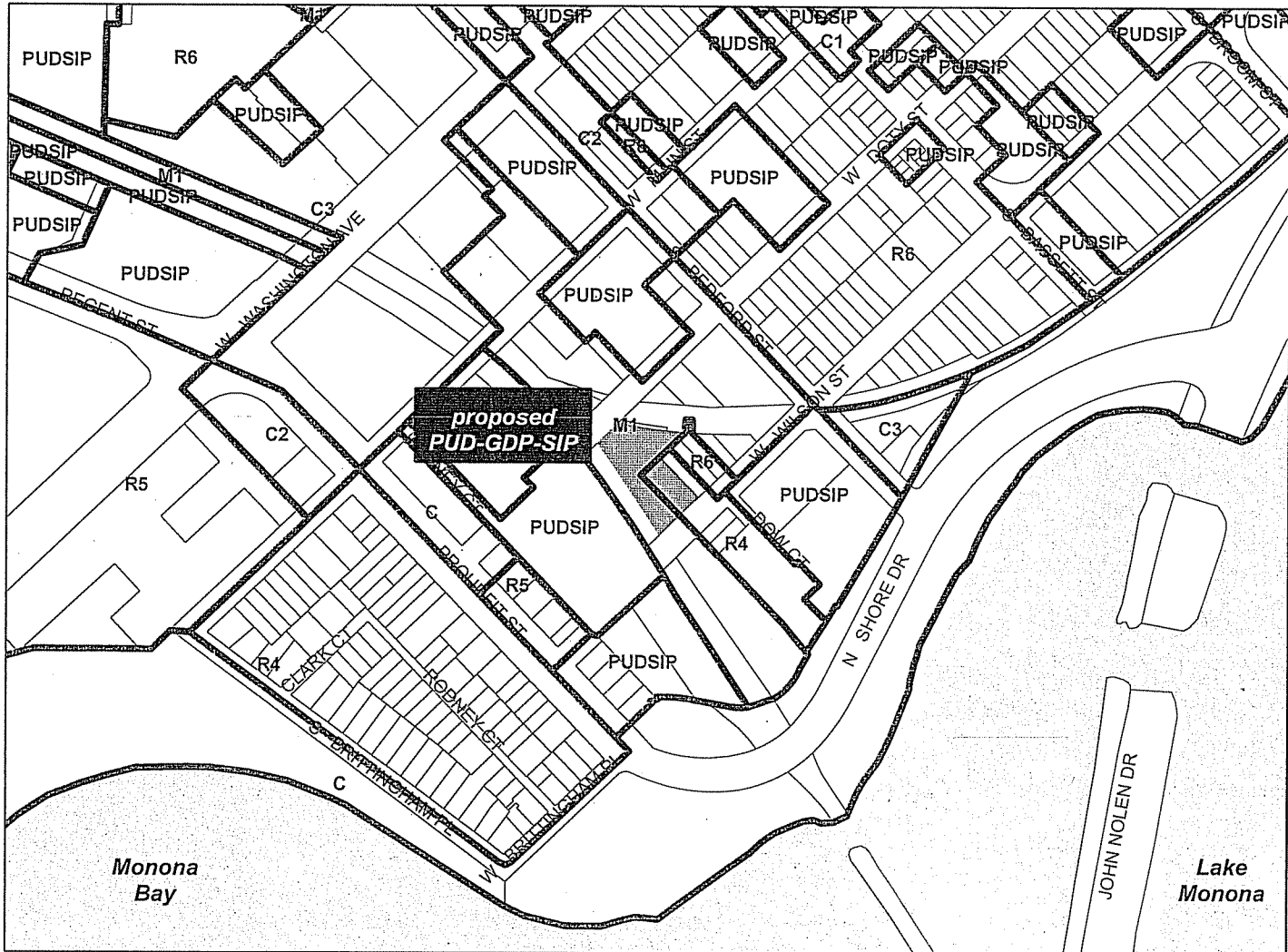
Existing Use
Parking Lot

Proposed Use
Construct 60-unit apartment building on vacant land

Public Hearing Date
Plan Commission
09 April 2012
Common Council
17 April 2012

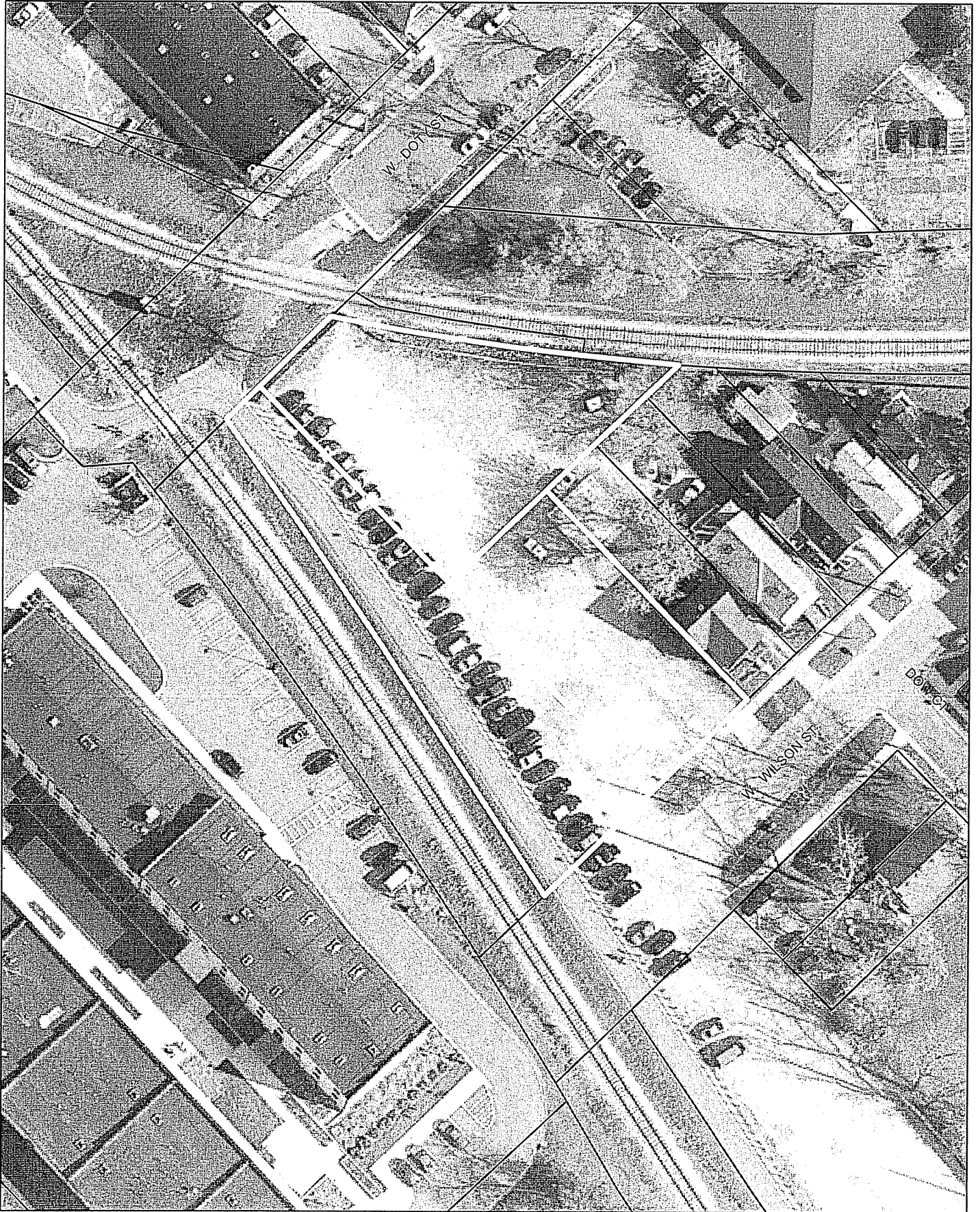


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 March 2012





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: <u>\$1200⁰⁰</u>	Receipt No. <u>128798</u>
Date Received: <u>2/8/12</u>	
Received By: <u>JK</u>	
Parcel No. <u>0709-234-0405-1</u>	
Aldermanic District: <u>4 Michael Verwey</u>	
GQ: <u>existing CU</u>	
Zoning District: <u>R4/M1</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued: <u>2/8/12</u>	

1. Project Address: 636 W. Wilson & 633/639 W. Doty St. **Project Area in Acres:** 0.69
Project Title (if any): 640 West Apartments

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): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R-4 and M-1</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Lance T. McGrath Company: LT McGrath, LLC
 Street Address: 3849 Caribou Rd City/State: Verona/WI Zip: WI
 Telephone: (608) 345-3975 Fax: () Email: ltmcgrathllc@gmail.com
 Project Contact Person: Same Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): Findorff Development Corp.
 Street Address: P.O. Box 1647 City/State: Madison/WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Construction of a new 60-unit apartment building consisting of 4 levels of residential over 2 levels of parking.
 Development Schedule: Commencement June 1, 2012 Completion June 1, 2013

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 ½ 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:** \$ 1,200 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 Draft Downtown Plan Plan, which recommends: Residential use and 5 story maximum height 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 Verveer, Davey Mayer (CNI Chair), Pete Ostlind (Bassett Neighborhood Chair) all on 11/6/11
 - 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: Parks & Fruhling Date: 11/10/11 Zoning Staff: _____ Date: _____
- 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 LANCE T. McGRATH Date 2-7-12
 Signature Lance T. Myer Relation to Property Owner CONTRACT OWNER
 Authorizing Signature of Property Owner Lance T. Myer Date 2-7-12

LT McGRATH, LLC

3849 Caribou Rd
Verona, WI 53593
608-345-3975

ltmcgrathllc@gmail.com

February 8, 2012

Mr. Brad Murphy
Director of Planning
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

**RE: LETTER OF INTENT – 640 WEST APARTMENTS
REZONING FROM R-4 and M-1 TO PUD-SIP**

Dear Mr. Murphy:

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

Project: 640 West Apartments
640 W. Wilson St. Madison, WI 53703

Owner/Developer: LT McGrath, LLC
c/o Lance T. McGrath, P.E.
3849 Caribou Rd.
Verona, WI 53593
1-608-345-3975
ltmcgrathllc@gmail.com

Architect: Engberg Anderson, Inc
1 North Pinckney St.
Madison, WI 53703
Contacts: Marc Schellpfeffer
marcs@engberganderson.com
Paul Cuta
paulc@engberganderson.com
1-608-250-0100

**Landscape Architect/
Civil Eng.** SAA Design Group
717 John Nolen Drive
Madison, WI 53703
Contact: Patrick Hannon
phannon@saa-madison.com
1-608-255-0800

LOCATION:

The project is located on a 29,844 sf site that is located where W. Doty and W. Wilson Streets dead-end at the bicycle path. The site includes an 18-foot wide easement for the bicycle path so the net useable space is approximately 21,900 sf. The site consists of three different parcels - a Certified Survey Map (CSM) will be prepared to combine these into one lot. The current street addresses are 636 W. Wilson and 633/639 W. Doty St. As part of this application we are requesting that the new address for the combined site be changed to 640 W. Wilson St. The site is relatively flat and is currently used as a gravel parking lot. There are no structures currently on the site. Vehicular access to the site is from the end of W. Wilson St.

PROJECT:

640 West Apartments will consist of 4 residential levels over 2 levels of parking. The lower level of parking will be below grade and the upper level will be at grade - so in effect it is a 5 story building. A total of 60 residential units will be created, consisting of 1 and 2 Bedroom units. 72 parking stalls will be created providing a parking ratio of 1.2 stalls per unit. The proposed use is consistent with the "Draft Downtown Plan" which calls out this site as a residential use and 5 story building height. There are several buildings of similar scale in close proximity to the proposed project (4th Ward Lofts, Findorff Office Headquarters, National Conference of Bar Examiners, etc...).

NEIGHBORHOOD INPUT:

The project is located in the Bassett Neighborhood District. The Alder and Neighborhood leaders have been notified of the project. A steering committee has been formed and to date several meetings have been held including one large public notice meeting.

ARCHITECTURE:**Site**

The building site is significant in many respects as it marks the boundary of the City grid and Bassett Neighborhood as it meets the edge of the once active rail corridor, now energized as an active bicycle/pedestrian arterial. The building is taking advantage of its location along the bike path to provide access by bicycle to the building at both the north and south ends of the site. Within the grade level and lower levels of the building there are 90 bike parking stalls. The building establishes a "front door" condition on West Wilson Street but recognizes the through block condition requiring consideration of a pedestrian scale and character along West Doty Street.

Massing/Form

The building massing aligns itself with the predominant geometry of the rail corridor as one would expect with buildings of significant scale along a rail corridor in an urban setting. Elements of the mass are then either eroded to provide additional scale elements and character to the overall form or are projected to reinforce the predominant façade of Wilson Street in one instance and the bend of the rail corridor in the other condition. The Wilson Street condition is represented with a significant colored plane that is intended to signify the terminus of West Wilson Street as one approaches from the East while also reinforcing the buildings identity in the larger context. The colored plate form turns its edge to cap the building massing along the rail corridor, delineating a strong edge to the building against the city sky. This edge reinforces the interest and energy of the building and city edge as it meets the corridor boundary and is viewed from both Proudfit Street to the South and West Washington Avenue to the North. The articulation of the Basset Neighborhood side of the building is intended to be much more subdued and utilizes projected bays on levels 2-4 to reduce the scale of the long elevation and reference elements of the neighborhood vernacular. The north end of the building steps down to a two story form to further reduce the scale as the building abuts West Doty Street and the existing bike/pedestrian connection. Each unit has exterior space in the form of exterior porches and balconies. These elements vary in scale and are both projected and carved into the mass to further provide human scale, visual interest and identity for residents.

Materials

The building is proposed as predominantly masonry that is eroded to expose nested planes and solids rendered in either lap seam clapboard siding or standing seam metal panel. These materials are chosen both for their contextual reference to the neighborhood but also to what was historically consistent with significant buildings along rail corridors in an urban context. The materials are intended to be referential yet fresh or of today's vernacular while reinforcing scale, texture, light and shadow. The masonry proposed is a dark brick ranging from deep browns and grays to rich purple tones and vibrancy of iron spot. This dark color is compatible, complementary and sympathetic to the other more recent buildings on the East side of the rail corridor without being excessively homogeneous. The standing seam panel is proposed as a warm light gray with some modeling consistent with a galvalume finish. The seams are proposed in a vertical alignment to reinforce the vertical forms and assist in the juxtaposition of form in the predominantly horizontal massing of the overall structure. The colored elements of the building are proposed as a vibrant orange to copper color that introduces energy to the building while remaining compatible with adjacent building materials and forms. Clapboard siding is proposed as a dark warm grey cement board panel that is monochromatic with the primary building palette and is recessive in nature.

LANDSCAPE/SITE DESIGN:

The southeast portion of the site contains an entry plaza area that doubles as a fire access lane and loading area. Scored and colored concrete pavement, broken by planting areas, tie in with the planter wall and site walls near the building's main entry. An informal stone path provides access to the open space on the eastern portion of the site for residents without creating a "cut through" between Doty Street and Wilson Street.

A series of bands, composed of plant material and river stone, carry the rhythm started in the plaza through to the open space on the east side of the building. A band of river stone, shaded by an informal grouping of trees, conveys the building's roof water to a bio filtration area.

A combination of native and introduced varieties of plant material are used throughout the site and were chosen for adaptability, seasonal interest and a variety of textures to compliment the building and adjacent properties.

SUSTAINABILITY AND ENERGY EFFICIENCY:

Sustainability is synonymous with infill development. Infill projects like 640 West create high quality housing opportunities close to work/educational centers and promote the use of mass-transit, pedestrian and bicycle transportation. This dramatically lessens sprawl and the impact on our infrastructure and municipal services.

Another project goal is to make this a very energy efficient building. We have been working with Focus on Energy to realize this goal. We will incorporate many energy star features and the mechanical/electrical/plumbing systems will be designed to meet a high level of energy efficiency not typically seen in apartment projects.

TRASH AND SNOW REMOVAL:

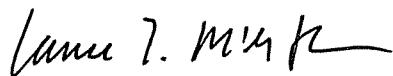
Trash and snow removal from the building will be privately contracted. A separate trash collection room with garbage and recycling containers will be located in the upper parking level directly adjacent to the garage entrance door for residents to dispose of their trash and recycling. The trash removal contractor will be able to collect these containers without impeding the flow of traffic.

SCHEDULE:

Our PUD-SIP application is being submitted on February 8, 2012 which will have us before City Council On April 17, 2012. We intend to start construction around June 1, 2012 with the intent of having the building ready for occupancy on June 1, 2013.

Please feel free to contact me if additional information is needed.

Sincerely,



Lance T. McGrath, P.E.
LT McGrath, LLC

640 West Apartments

SIP ZONING TEXT **PLANNED UNIT DEVELOPMENT DISTRICT**

February 8, 2012

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

I. Statement of Purpose

This Planned Unit Development District is established to allow for the construction of a 60-unit residential apartment building on four levels over two levels of structured parking on a 29,844 sq. ft. site, located in the Bassett Neighborhood - immediately west of the Capitol Square business district.

II. Permitted Uses

- A. Multi-family residential uses as shown on the approved plans;
- B. Professional offices in the home;
- C. Accessory uses directly associated with those permitted uses;

III. Lot Area

- A. 29,844 sq. ft., as stated in Exhibit A, attached hereto.

IV. Height, Yard, Usable Open Space and Landscaping Requirements

- A. As provided on the approved PUD plans.

V. Accessory Off-Street Parking & Loading

- A. Accessory off-street parking and loading zone will be provided as shown on the approved plans.
- B. No residential parking permits shall be issued for this property.

VI. Lighting

- A. Site lighting will be provided as shown on the approved plans.

VII. Signage

- A. Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, and a comprehensive signage package shall be approved by the Urban Design Commission.
- B. Temporary Construction/Marketing Signage that does not conform with the Chapter 31 of the Madison General Ordinances will be allowed on the building during construction to promote the project, developer and contractors. This signage will be removed upon receipt of a certificate of occupancy, with the exception of leasing signage which will be removed within 6 months of receipt of a certificate of occupancy.

VIII. Family Definition

- A. For the purposes of this Planned Unit Development the family will be as defined in Chapter 28.03(2) of Madison General Ordinances for the R-6 District.

IX. Family Professional Office in a Home Definition

- A. A professional office in a home shall mean the office or studio in the residence of a person engaged in a recognized professional specialty and including the fields of religion, architecture, engineering, law, medicine, personal health services and practice and instruction in the liberal or fine arts, provided that such use shall comply with all the conditions of a home occupation in MGO Section 28.04(26) except as otherwise noted herein. Mechanical equipment customarily appurtenant to said profession may be used provided no external manifestations thereof are apparent at the property line.

X. Railroad

- A. This building is located adjacent to an existing railroad corridor and may experience noise and vibration from the operation of existing railroad traffic and future commuter rail services.

XI. Alterations and Revisions

- A. No alteration or revision of 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.

640 WEST APARTMENTS

640 West Wilson St.
Madison, WI 53703

URBAN DESIGN COMMISSION AND PLAN COMMISSION SUBMITTAL NOT FOR CONSTRUCTION

Civil/Landscape

Architectural

Structural

- SAAs Design Group, Inc.**
2777 John Mohr Drive
Madison, Wisconsin 53713
Ph: 608-255-9100
Ft: 608-255-7293
- Engberg Anderson**
11 North Fisher Street
Madison, Wisconsin 53703
Ph: 608-256-0100
Ft: 608-256-0200
- Pierce Engineers, Inc.**
10 West Fifth Street
Suite 205
Madison, Wisconsin 53703
Ph: 608-256-7304
Ft: 608-256-7306
- Drawings:**
C101 - Site Survey (by client)
C201 - Demolition and Erection Control Plan
C301 - Grading and Utility Plan
C401 - Site Plan
C501 - Landscape Plan
C601 - Site Details
C701 - Site Details
C801 - Site Details
C901 - Site Details
C902 - Site Details
C903 - Site Details
C904 - Site Details
C905 - Site Details
C906 - Site Details
C907 - Site Details
C908 - Site Details
C909 - Site Details
C910 - Site Details
C911 - Site Details
C912 - Site Details
C913 - Site Details
C914 - Site Details
C915 - Site Details
C916 - Site Details
C917 - Site Details
C918 - Site Details
C919 - Site Details
C920 - Site Details
C921 - Site Details
C922 - Site Details
C923 - Site Details
C924 - Site Details
C925 - Site Details
C926 - Site Details
C927 - Site Details
C928 - Site Details
C929 - Site Details
C930 - Site Details
C931 - Site Details
C932 - Site Details
C933 - Site Details
C934 - Site Details
C935 - Site Details
C936 - Site Details
C937 - Site Details
C938 - Site Details
C939 - Site Details
C940 - Site Details
C941 - Site Details
C942 - Site Details
C943 - Site Details
C944 - Site Details
C945 - Site Details
C946 - Site Details
C947 - Site Details
C948 - Site Details
C949 - Site Details
C950 - Site Details
C951 - Site Details
C952 - Site Details
C953 - Site Details
C954 - Site Details
C955 - Site Details
C956 - Site Details
C957 - Site Details
C958 - Site Details
C959 - Site Details
C960 - Site Details
C961 - Site Details
C962 - Site Details
C963 - Site Details
C964 - Site Details
C965 - Site Details
C966 - Site Details
C967 - Site Details
C968 - Site Details
C969 - Site Details
C970 - Site Details
C971 - Site Details
C972 - Site Details
C973 - Site Details
C974 - Site Details
C975 - Site Details
C976 - Site Details
C977 - Site Details
C978 - Site Details
C979 - Site Details
C980 - Site Details
C981 - Site Details
C982 - Site Details
C983 - Site Details
C984 - Site Details
C985 - Site Details
C986 - Site Details
C987 - Site Details
C988 - Site Details
C989 - Site Details
C990 - Site Details
C991 - Site Details
C992 - Site Details
C993 - Site Details
C994 - Site Details
C995 - Site Details
C996 - Site Details
C997 - Site Details
C998 - Site Details
C999 - Site Details
C1000 - Site Details

SITE LOCATION MAP

Engberg
Anderson
ARCHITECTS

MILWAUKEE • MADISON • DECATUR

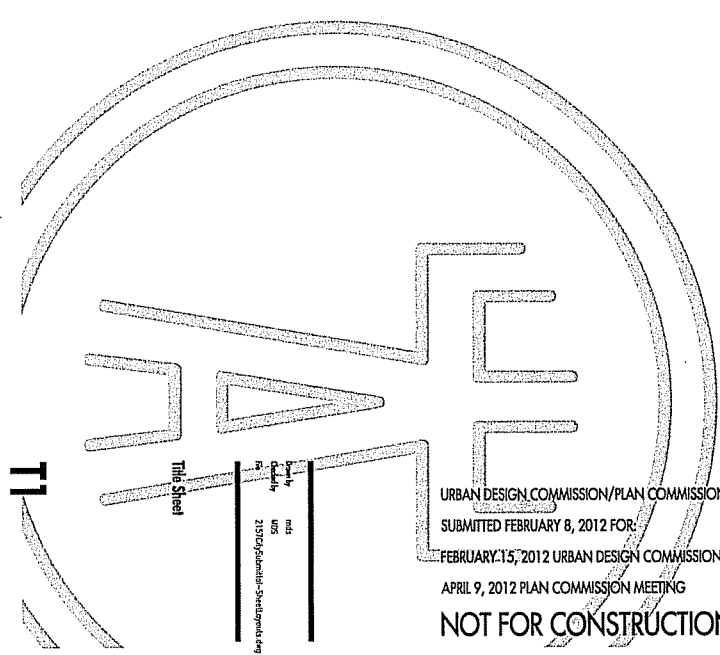
SAAs DESIGN GROUP

640 WEST APARTMENTS
640 West Wilson St.
Madison, WI 53703
Phone: 608-256-7304

BLDG INC
2070 Oakdale
West, WI 53703
Phone: 608-256-7304

Madison, WI
11/03/2012

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
SUBMITTED FEBRUARY 8, 2012 FOR:
FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
APRIL 9, 2012 PLAN COMMISSION MEETING
NOT FOR CONSTRUCTION



Thine Street
T1

Architectural Survey

Legal Description Provided:

PARCEL I: Part of Lots Three (3) and Sixteen (16), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the monument locating the center of Section 23, Township 7 North, Range 9 East; thence South 70° 57' 55" East, 493.07 feet; thence South 43° 59' 31" East, 331.26 feet to the point of beginning of this description; thence South 44° 08' 31" East, 263.25 feet; thence South 45° 58' 41" West, 53.68 feet; thence North 33° 10' 35" West, 118.47 feet; thence North 34° 47' 43" West, 95.30 feet; thence Northwesterly 52.84 feet along the arc of a curve to the left having a radius of 2184.66 feet and a long chord bearing North 41° 48' 23" West 52.84 feet; thence North 45° 49' 36" East, 13.51 feet to the point of beginning.

PARCEL II: Lot Four (4), Block Twenty-seven (27) Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, EXCEPT that part used for railroad purposes. and That part of Lot Five (5), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County

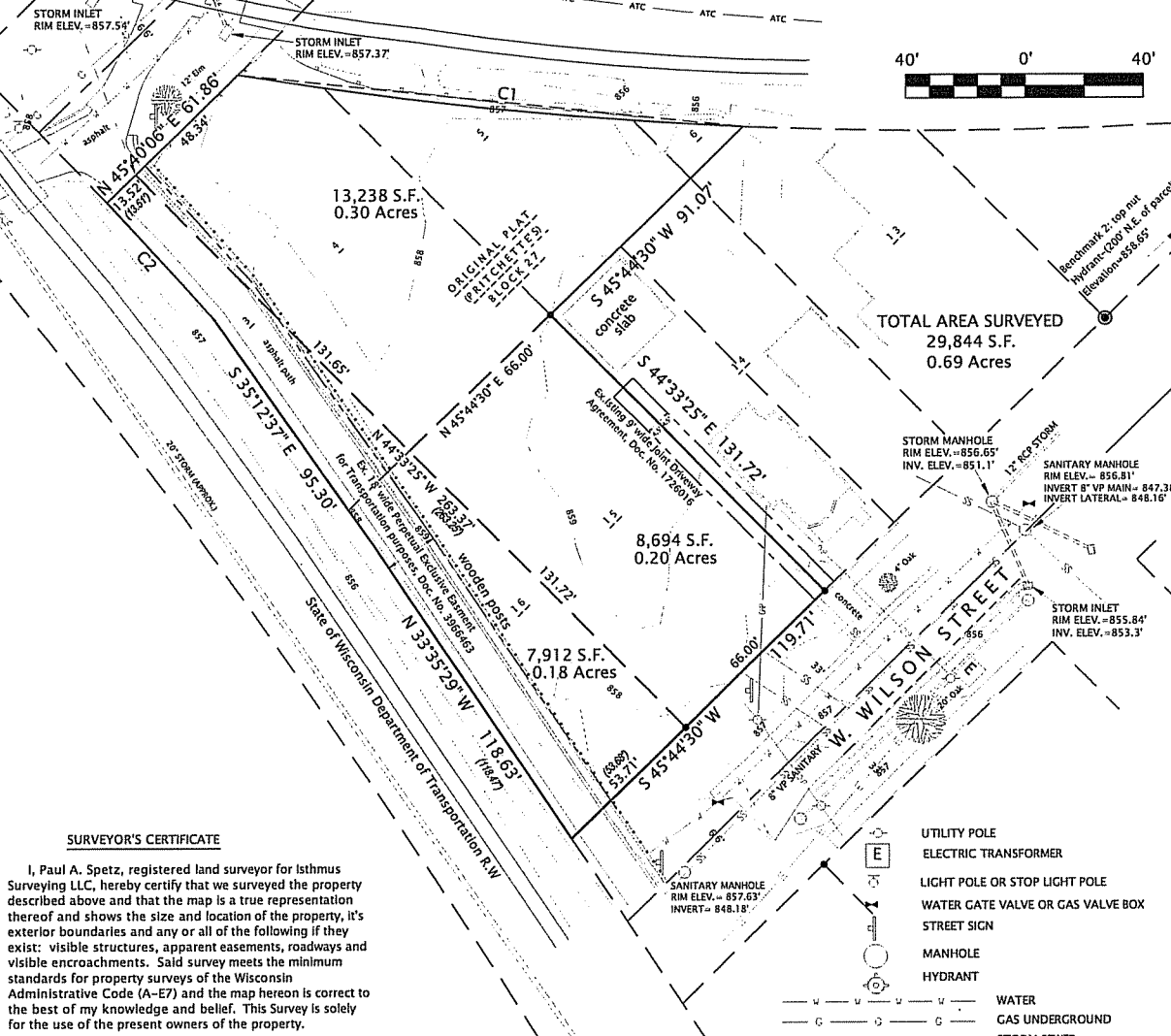
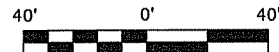
PARCEL III: Lot Fifteen (15), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

Center of Section 17
City of Madison
Brass Cap in Concrete

Point of Beginning
Parcel I

Match Point

Benchmark 1: top nut
Hydrant-N.E. of parcel
Elevation=860.65'



TOTAL AREA SURVEYED
29,844 S.F.
0.69 Acres

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries and any or all of the following if they exist: visible structures, apparent easements, roadways and visible encroachments. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property.

Dated this 30th Day of January, 2011: Paul A. Spetz, S 2525

NOTES:

- Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.
- Project Benchmark is the Brass Cap Monument, marking the Center of Section 23, T7N, R9E, USGS NAVD 88 Datum, Monument Published Elevation=859.48'; Site Benchmark 1 is the top nut of a Hydrant Northeast of parcel, on the SE side of W. Doty Street, Elevation=860.65'; Site Benchmark 2, is the top nut of a Hydrant, NE. of parcel located on the N.W. side of W. Wilson Street, Elevation 858.65'.

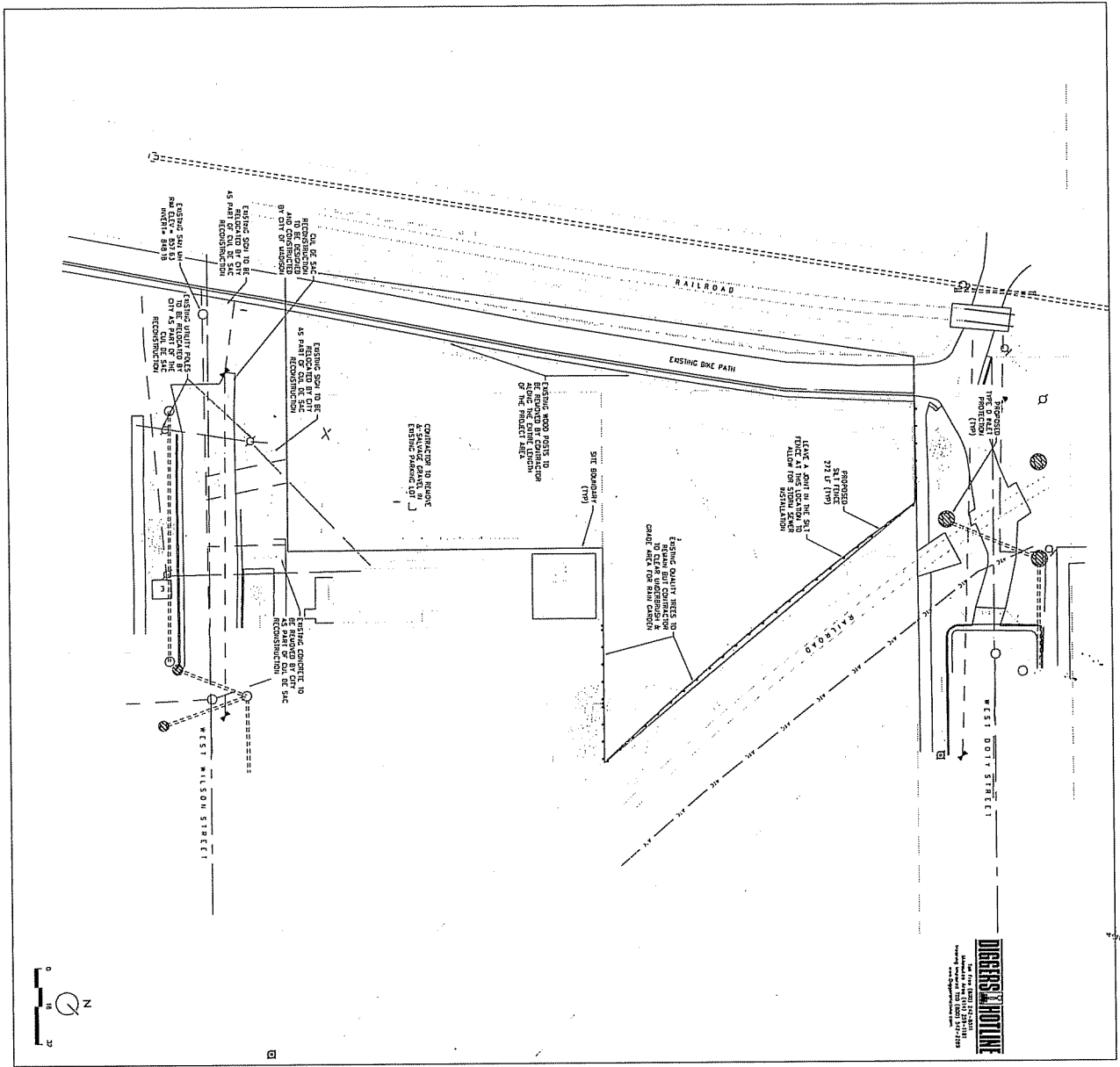
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	171.33'	1452.39'	N 83°58'31" W	171.23'	06°45'32"
C2	52.69'	2184.66'	N 42°13'10" W	52.69' (52.84)	01°22'55"

- UTILITY POLE
- ELECTRIC TRANSFORMER
- LIGHT POLE OR STOP LIGHT POLE
- WATER GATE VALVE OR GAS VALVE BOX
- STREET SIGN
- MANHOLE
- HYDRANT
- WATER
- GAS UNDERGROUND
- STORM SEWER
- FIBER OPTIC
- SANITARY SEWER
- ATC UNDERGROUND
- ELECTRIC UNDERGROUND
- OVERHEAD WIRES

TREE-DECIDUOUS (Diameter Breast Height)

- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - IRON PIPE FOUND (1" Dia. unless noted)
 - 3/4"x18" SOLID IRON ROD SET 1.50LBS./LINEAL FOOT.
 - () INDICATES RECORDED AS
 - DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83 (01)
GRID NORTH



DIERBERG HOLLAND
 ARCHITECTS
 1000 WEST 12TH AVENUE
 SUITE 200
 DENVER, CO 80202-1212
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.DIERBERGHOLLAND.COM

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING OR EXISTING

640 WEST APARTMENTS

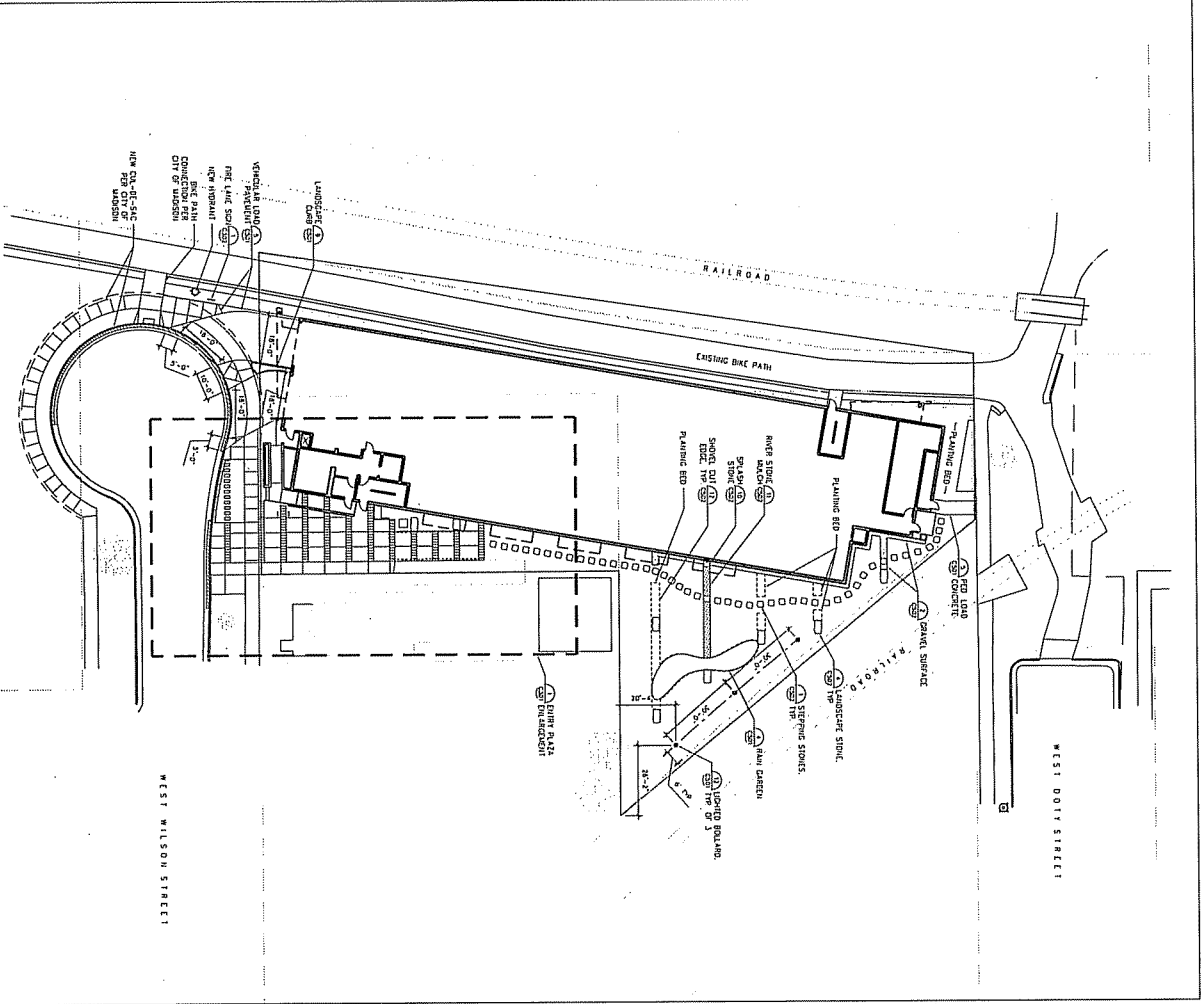
11/14/12
 11/15/12
 11/16/12
 11/17/12
 11/18/12
 11/19/12
 11/20/12
 11/21/12
 11/22/12
 11/23/12
 11/24/12
 11/25/12
 11/26/12
 11/27/12
 11/28/12
 11/29/12
 11/30/12
 12/1/12
 12/2/12
 12/3/12
 12/4/12
 12/5/12
 12/6/12
 12/7/12
 12/8/12
 12/9/12
 12/10/12
 12/11/12
 12/12/12
 12/13/12
 12/14/12
 12/15/12
 12/16/12
 12/17/12
 12/18/12
 12/19/12
 12/20/12
 12/21/12
 12/22/12
 12/23/12
 12/24/12
 12/25/12
 12/26/12
 12/27/12
 12/28/12
 12/29/12
 12/30/12
 12/31/12



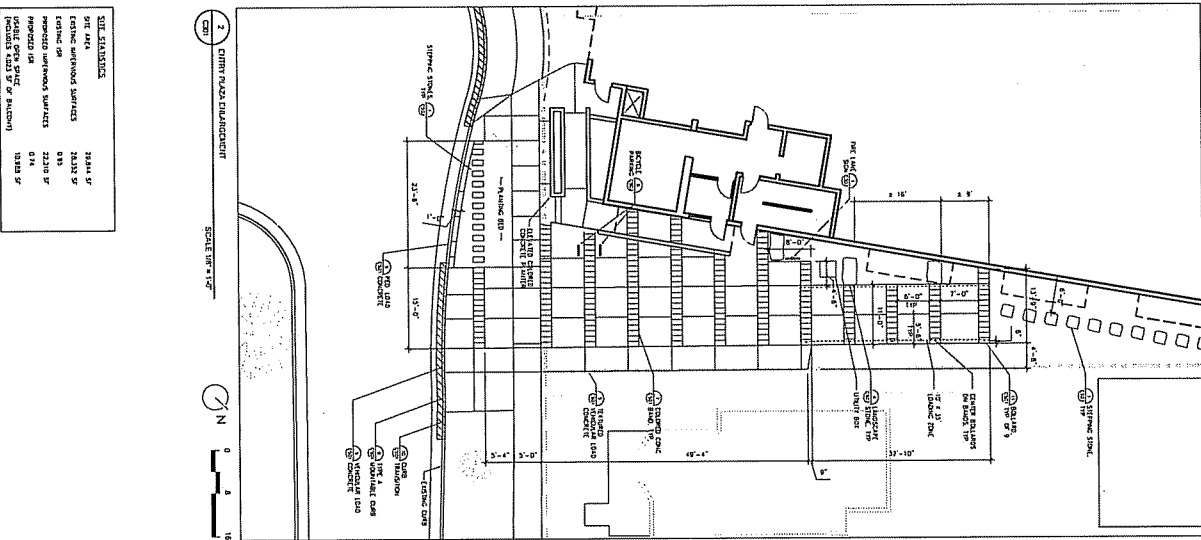
URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
 SUBMITTED FEBRUARY 8, 2012 FOR:
 FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 APRIL 9, 2012 PLAN COMMISSION MEETING

Denise J. Zeh
 Daniel J. Hill
 P-000445
 Denison and Eaton
 Control Plan
 C101

1 SITE PLAN
SCALE 1/8" = 1'-0"



2 NORTH
SCALE 1/8" = 1'-0"



2 NORTH
SCALE 1/8" = 1'-0"

3 SITE STATISTICS

SITE AREA	12,841 SF
EXISTING IMPAVED SURFACES	28,218 SF
EXISTING GRASS	843 SF
PROPOSED IMPAVED SURFACES	22,218 SF
PROPOSED GRASS	814 SF
TOTAL (EXISTING + PROPOSED)	12,841 SF

Site Plan

C301

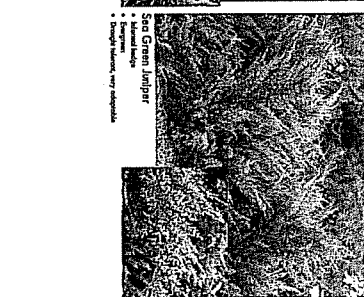
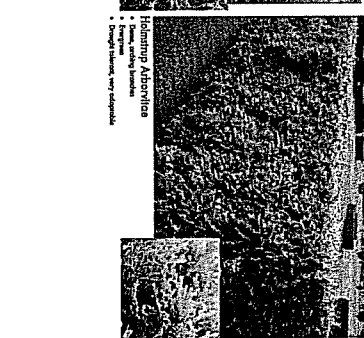
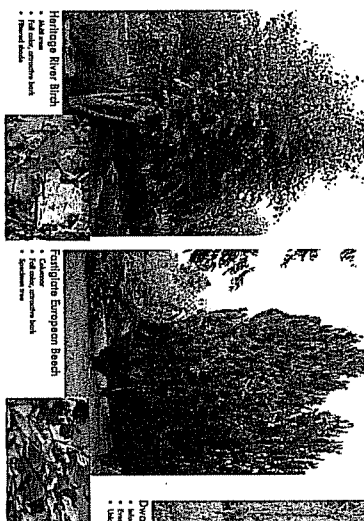
URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
 SUBMITTED FEBRUARY 8, 2012 FOR:
 FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 APRIL 9, 2012 PLAN COMMISSION MEETING

Prepared by:
 SAA DESIGN GROUP
 1000 West 10th Street, Suite 200
 Portland, OR 97208
 Phone: 503.222.1122

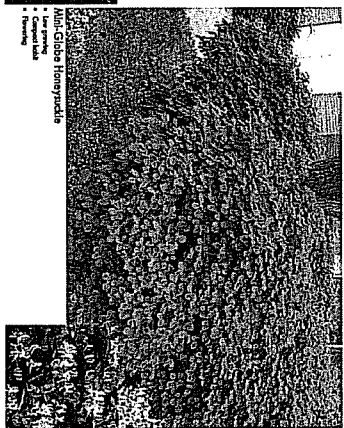
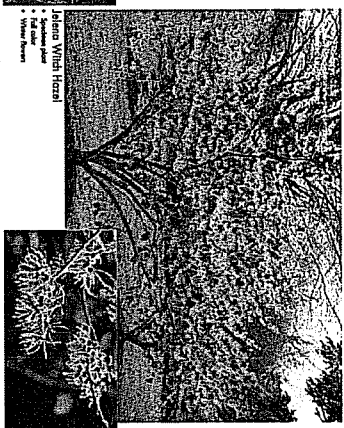
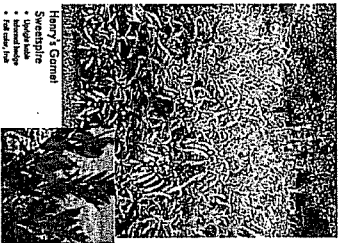
Prepared for:
 640 WEST APARTMENTS
 640 West 10th Street
 Portland, OR 97208

Prepared by:
 Engberg
 Anderson
 ARCHITECTS
 1000 West 10th Street, Suite 200
 Portland, OR 97208
 Phone: 503.222.1122

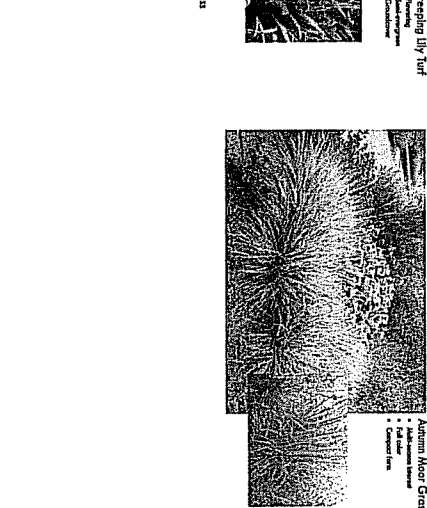
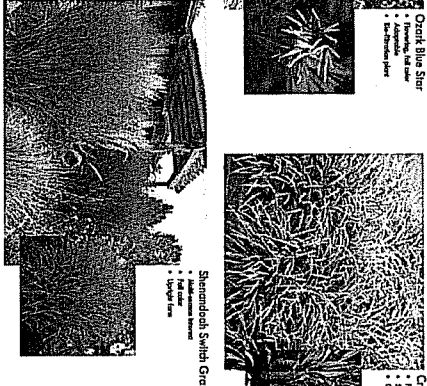
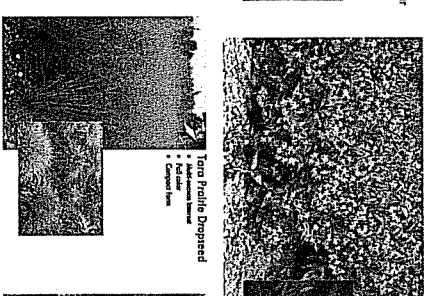
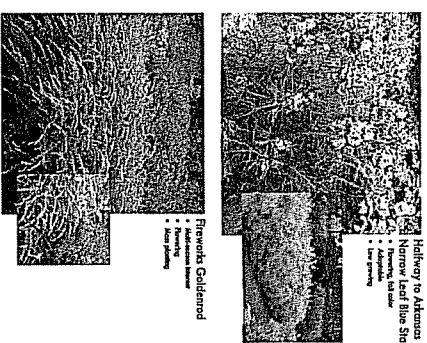
Deciduous Trees



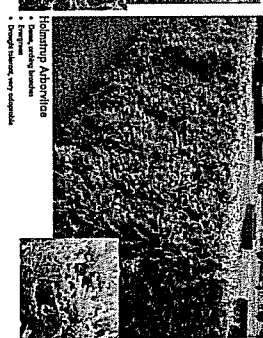
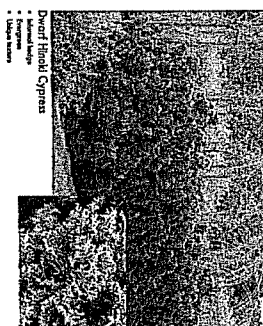
Deciduous Shrubs



Grasses and Perennials



Evergreen Shrubs



**Engberg
Anderson**

ARCHITECT • LANDSCAPE • DESIGN



**SAA DESIGN
GROUP**

3000 N. 10th Street
Suite 200
Phoenix, AZ 85016
Phone: 602.955.1100
Fax: 602.955.1101

640 WEST APARTMENTS

Phoenix, AZ 85003

17444th St
East Phoenix
3242 Central
Phoenix, AZ 85018
Phone: 602.955.1100

Lead by
S. Anderson
S. Anderson

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
SUBMITTED FEBRUARY 8, 2012 FOR:
FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
APRIL 9, 2012 PLAN COMMISSION MEETING

Design by	PAI
Checked by	AL
IN	P-C/ENR

Landscape Plan

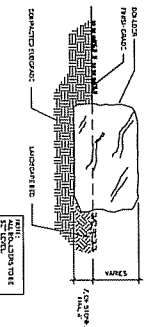
C402



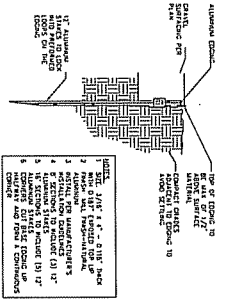
640 WEST APARTMENTS
 640 WEST 10TH AVENUE
 DENVER, CO 80202
 303.733.1111

Architect
 ENGEBERG ANDERSON
 1700 EAST 17TH AVENUE
 DENVER, CO 80202
 303.733.1111

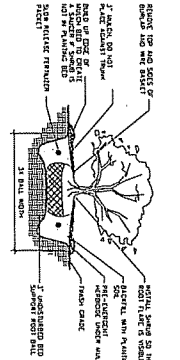
Scale: 1" = 1'-0"



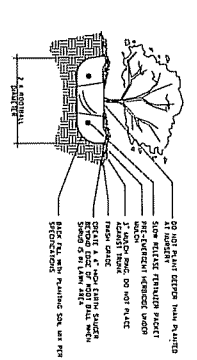
1 LANDSCAPE PROFILE
 HFS



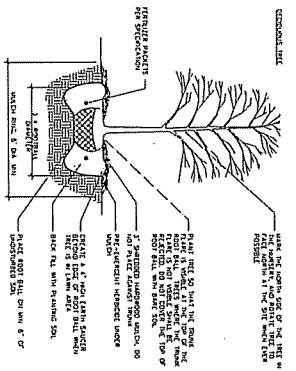
2 ALTERNATIVE DECKING
 HFS



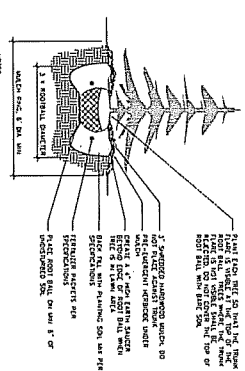
3 RAIN SHINGLES BY RAINWING DETAIL
 HFS



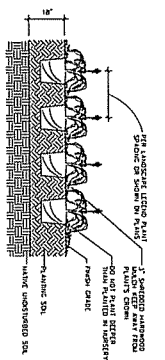
4 CONTRASTING PAVERS PLANTING DETAIL
 HFS



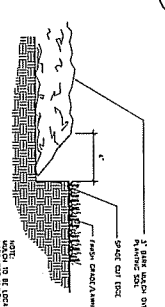
5 RAINWING PRODUCT
 HFS



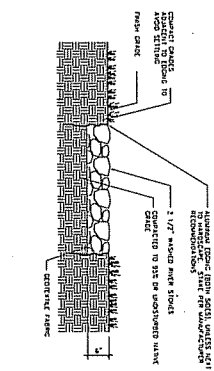
6 RAINWING PRODUCT
 HFS



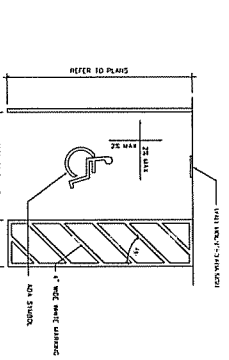
7 INTERLOCKING PAVERS AND RAINWING DETAIL
 HFS



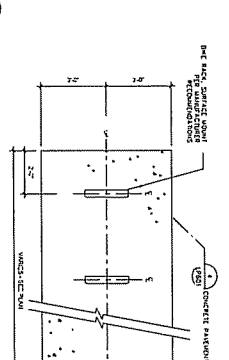
8 SHORT CUTTINGS
 HFS



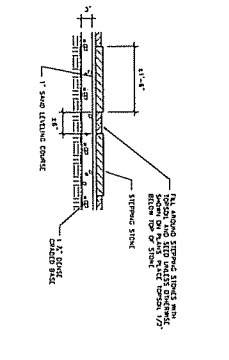
9 RECYCLED PAVING
 HFS



10 HANDCRAFTED PAVING
 HFS



11 RECYCLED PAVING
 HFS



12 STEPPING STONES
 HFS

13 SPARKSHIELD
 SCALE 1" = 1'-0"

14 REPAIR STONE MATCH
 HFS

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
 SUBMITTED FEBRUARY 8, 2012 FOR:
 FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 APRIL 9, 2012 PLAN COMMISSION MEETING

C502

Site Details

Date:	2/8
Drawn:	JLL
Checked:	JLL
File:	P-845

**EXHIBIT A
LEGAL DESCRIPTION**

Legal Description Provided:

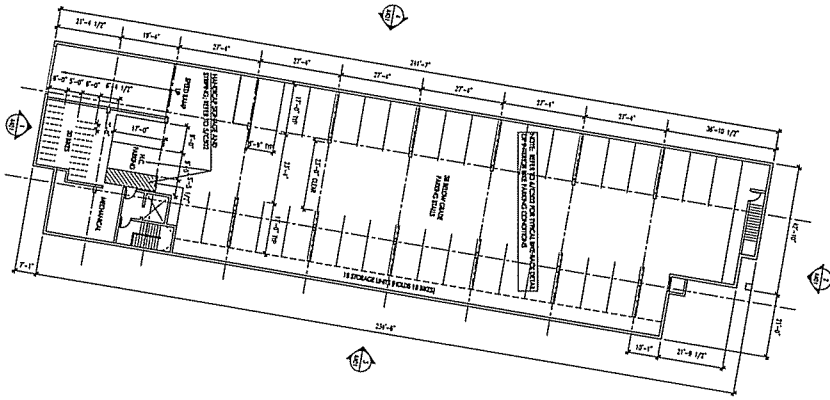
PARCEL I: Part of Lots Three (3) and Sixteen (16), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the monument locating the center of Section 23, Township 7 North, Range 9 East; thence South 70° 57' 55" East, 493.07 feet; thence South 43° 59' 52" East, 331.26 feet to the point of beginning of this description; thence South 44° 08' 31" East, 263.25 feet; thence South 45° 58' 41" West, 53.68 feet; thence North 33° 10' 35" West, 118.47 feet; thence North 34° 47' 43" West, 95.30 feet; thence Northwesterly 52.84 feet along the arc of a curve to the left having a radius of 2184.66 feet and a long chord bearing North 41° 48' 23" West 52.84 feet; thence North 45° 49' 36" East, 13.51 feet to the point of beginning.

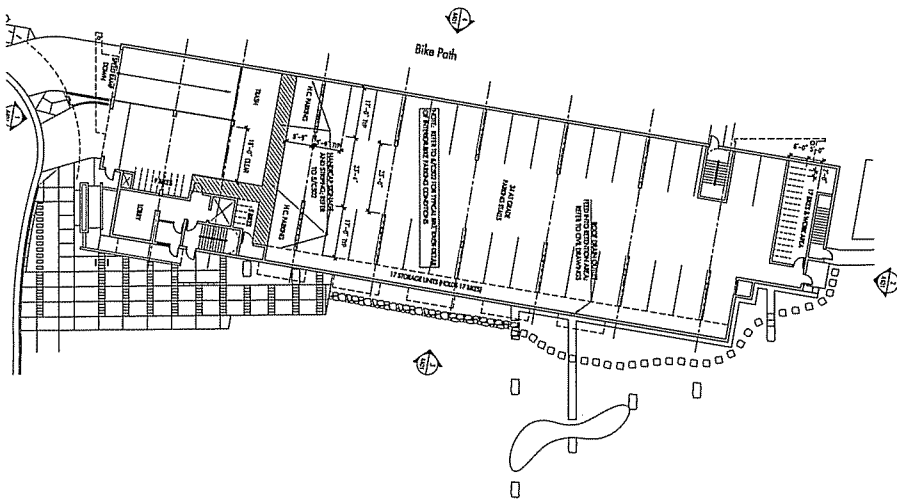
PARCEL II: Lot Four (4), Block Twenty-seven (27) Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, EXCEPT that part used for railroad purposes. and That part of Lot Five (5), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County

PARCEL III: Lot Fifteen (15), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

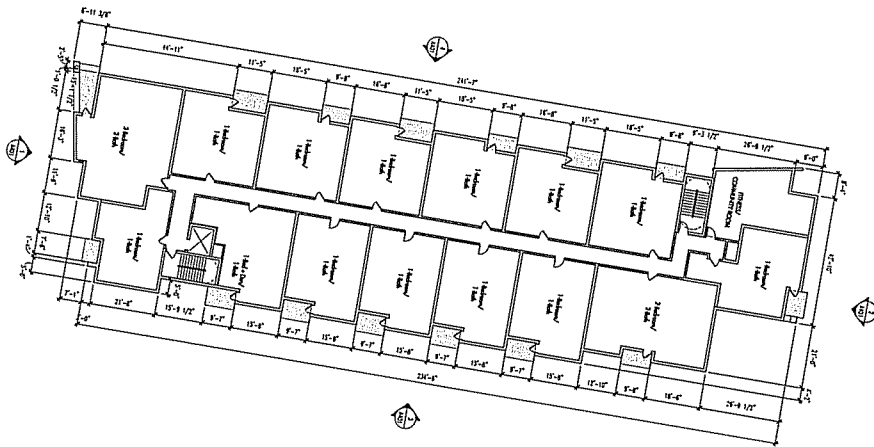
Ⓜ BASEMENT LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



Ⓝ GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



Ⓞ SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



A101

Basement, Grade, and Second
Level Plans

Scale: 1/8" = 1'-0"
Date: 04/15/12
File: 212705planfile-SecondLevel.dwg

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
SUBMITTED FEBRUARY 8, 2012 FOR:
FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
APRIL 9, 2012 PLAN COMMISSION MEETING
NOT FOR CONSTRUCTION

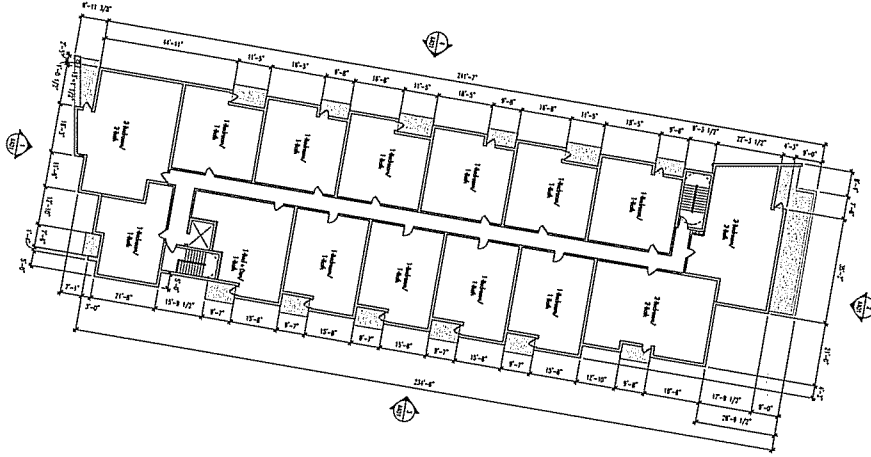
Head of Project: [Signature]
Date: 04/15/12

PROJECT NO: 20110000000000000000
WORK NUMBER: 11212100

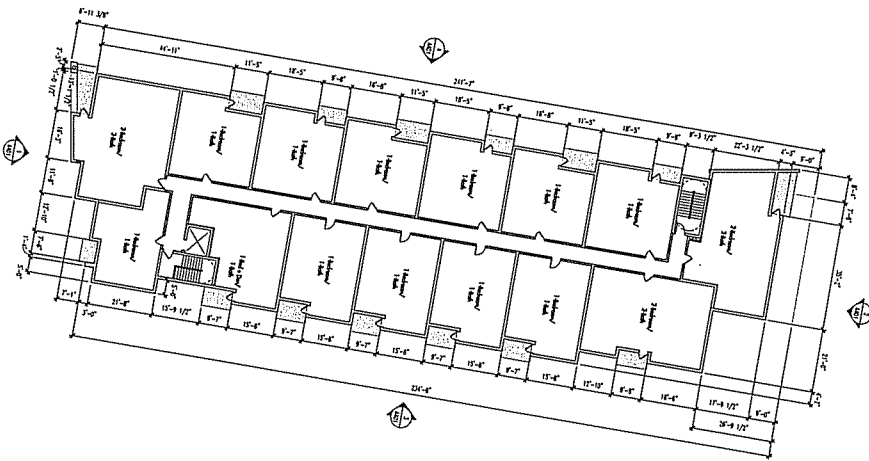
640 WEST APARTMENTS
601 West, Room 51
Pasadena, W 93703



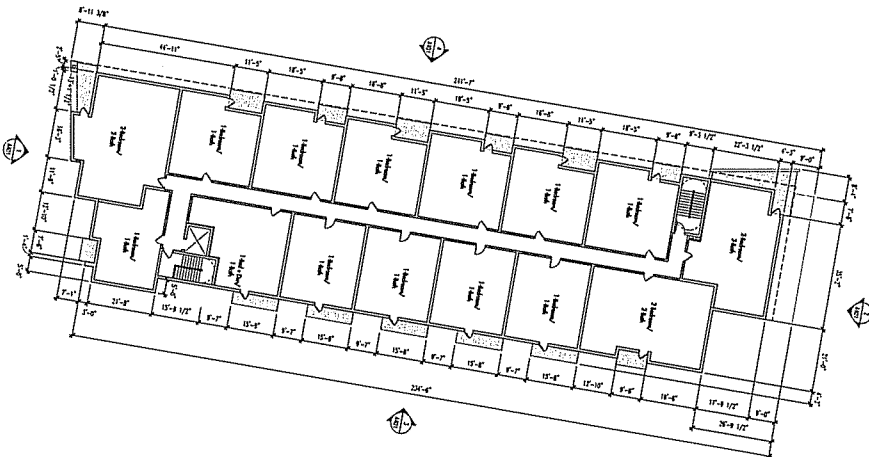
100 THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



101 FOURTH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



102 FIFTH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



A102

Third - Fifth Level Plans

Drawn by	ms
Checked by	UPS
Date	2/15/12
File	2157056\plan\third-fifth-level.dwg

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
 SUBMITTED FEBRUARY 8, 2012 FOR:
 FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 APRIL 9, 2012 PLAN COMMISSION MEETING
NOT FOR CONSTRUCTION

Author: [illegible]
 Title: [illegible]
 Date: [illegible]

PROJECT NO.
 2007056
 ADDRESS: [illegible]
 PHONE: [illegible]

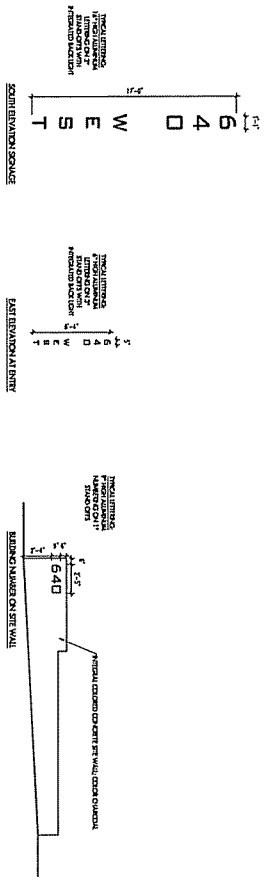
640 WEST APARTMENTS
 640 West Adams St.
 Chicago, IL 60607

SAA DESIGN GROUP

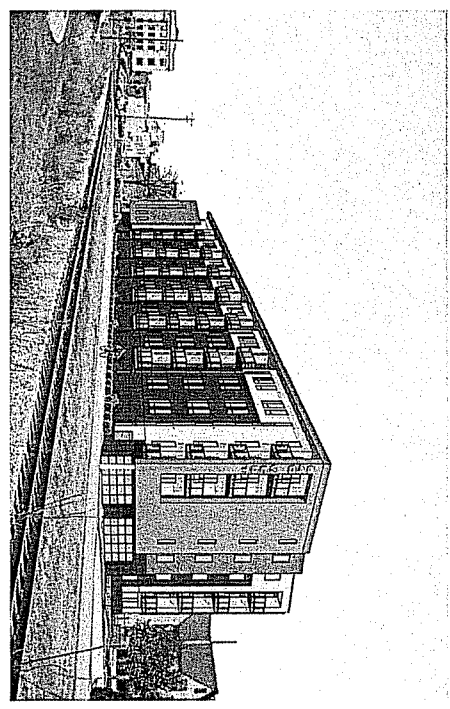
Engberg
 Anderson
 MILWAUKEE • MADISON • JUNCTION



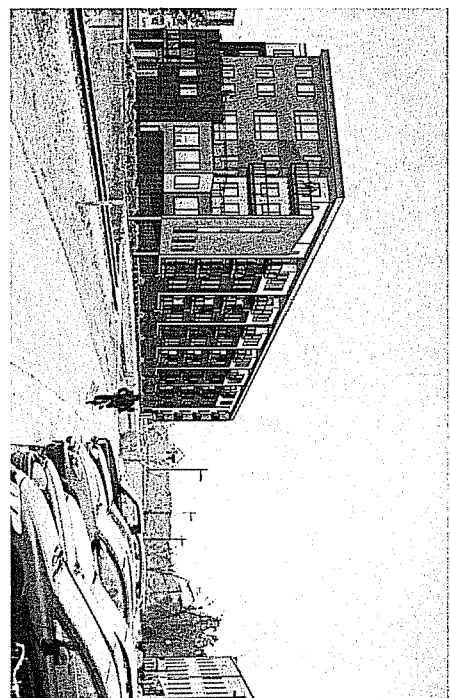
10



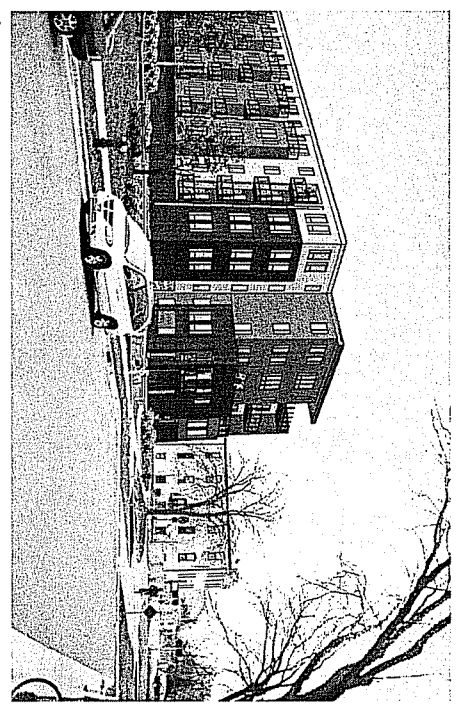
200 BUILDING SPACING DIMENSIONS
SCALE: 1/8" = 1'-0"



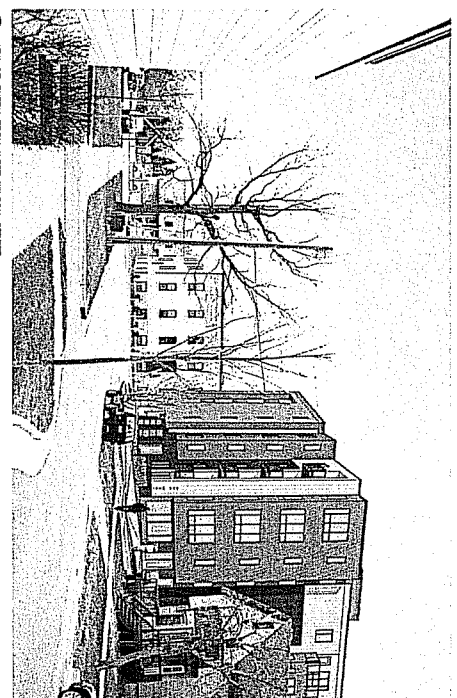
201 VIEW FROM SOUTH ALONG BREE BAY
SCALE: 1/8" = 1'-0"



202 VIEW FROM NORTH ALONG BREE BAY
SCALE: 1/8" = 1'-0"



203 VIEW FROM END OF DOTY STREET
SCALE: 1/8" = 1'-0"



204 VIEW OF ENTRY FROM WEST WILSON STREET
SCALE: 1/8" = 1'-0"

Engberg Anderson
MILWAUKEE • MADISON • TUCSON

SAA DESIGN GROUP

640 WEST APARTMENTS
640 West Mason St.
MILWAUKEE, WI 53201

DRINKA LLC
3401 Oakdale
Weston, WI 53090
Phone: 1129100

Head of Project: Dr. David J. Drinka
Project Manager: St. 177 Milwaukee Avenue
Scale: 1/8" = 1'-0"

URBAN DESIGN COMMISSION/PLAN COMMISSION SUBMITTAL
SUBMITTED FEBRUARY 8, 2012 FOR:
FEBRUARY 15, 2012 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
APRIL 9, 2012 PLAN COMMISSION MEETING

NOT FOR CONSTRUCTION

Drawn by: mls
Checked by: ufs
Date: 2/15/12/foh/ah/ah-studio@saagroup.com

Signage Diagrams and
Photo Mockups

A402