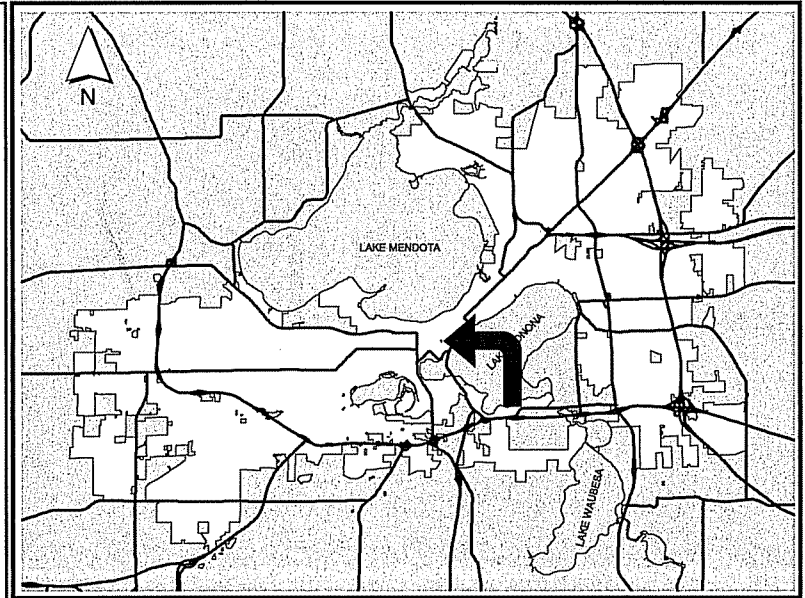


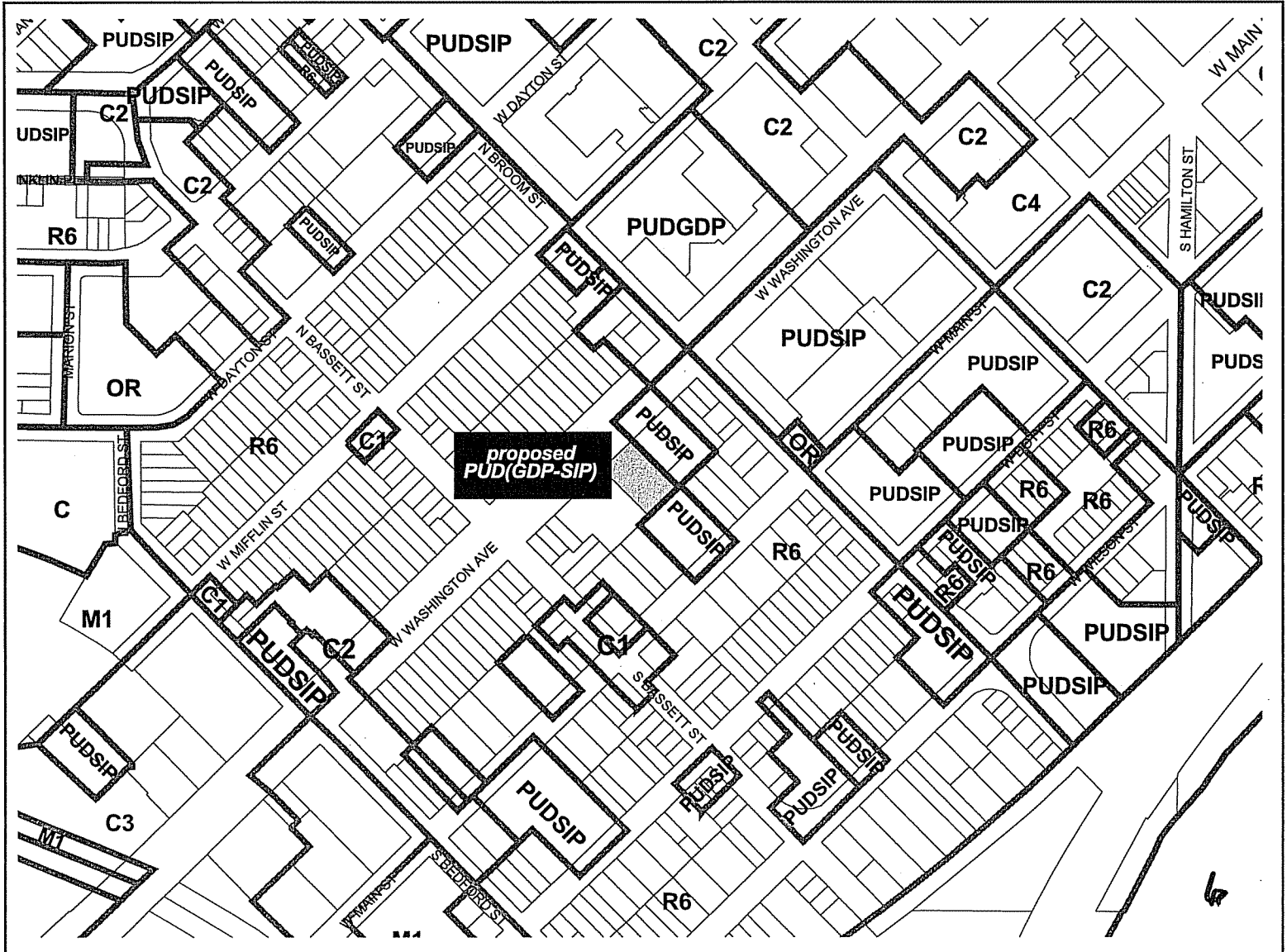
CITY OF MADISON

Proposed Rezoning

Location: 425 West Washington Avenue
 Applicant: Dr John Bonsett-Veal/
 Erik Minton & Lee Christensen - 20/15 LLC
 From R6 District(s)
 To PUD(GDP-SIP) District(s)
 Existing Use: Medical Office
 Proposed Use: Demolish Existing Structure and build
 8-Story, Mixed-Use Building with 40
 Apartments, Fitness Center, 12,000 sf
 Office Space & 2,500 sf Retail Space
 File No. _____
 Public Hearing Dates: _____
 Plan Commission 24 October 2005
 Common Council 08 November 2005



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

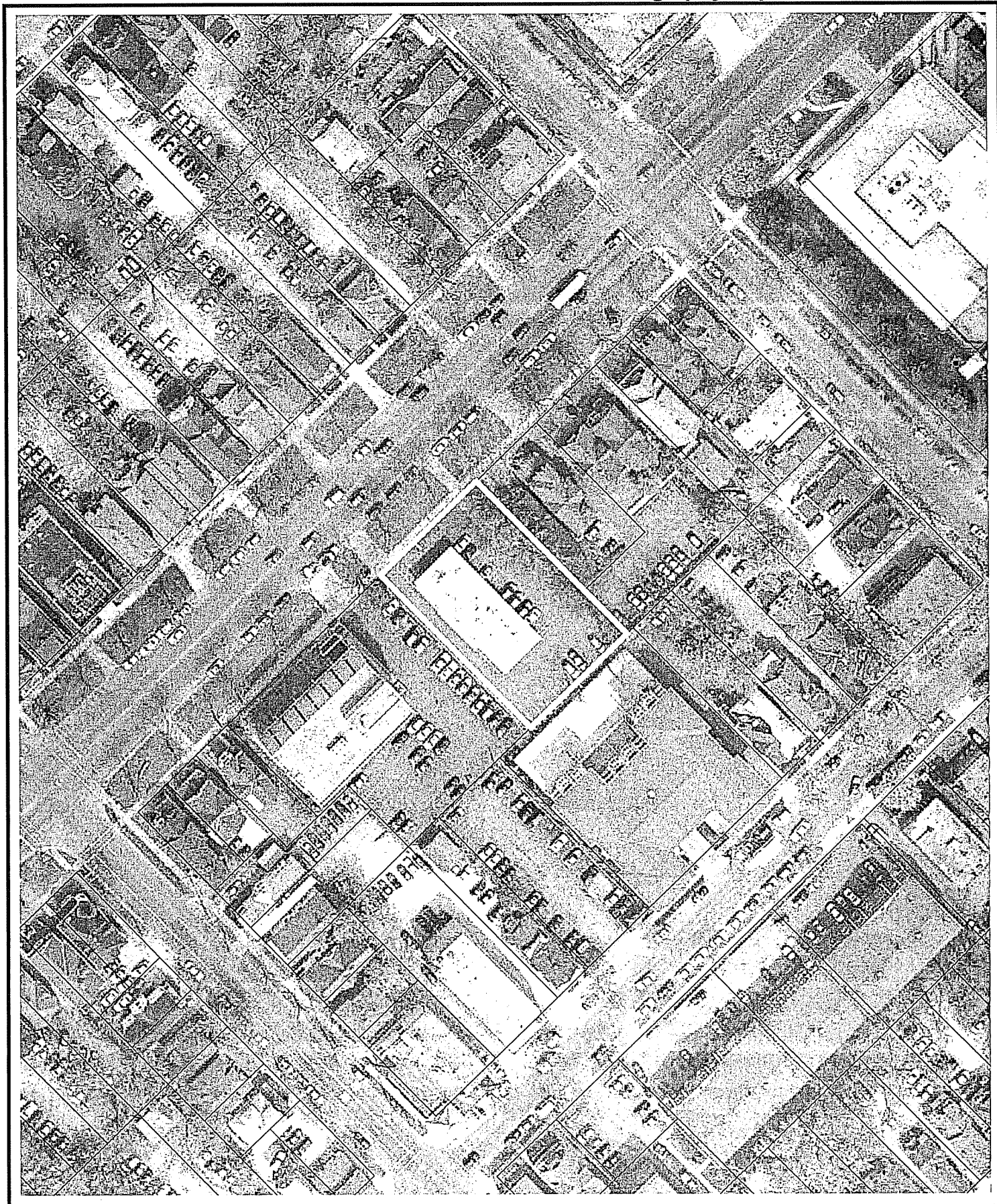


425 West Washington Avenue

0 100 Feet



Date of Aerial Photography - April 2003



6

LAND USE APPLICATION

Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 1750⁰⁰ Receipt No. 63886
 Date Received 8-24-05
 Received By B. Tardie
 Parcel No. 0709-231-2214-0
 Aldermanic District 4 Michael Verveer
 GQ ~~R6~~ Exist. Cond. Use
 Zoning District R6
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Ngrhd. Assn Not. Waiver _____
 Date Sign Issued _____

1. Project Address: 425 W. Washington Ave **Project Area in Acres:** 0.375

Project Title (if any): _____

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

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

Rezoning from _____ to _____

Rezoning from R-6 to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP

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

Conditional Use

Demolition Permit

Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Erik Minton Company: 20/15 LLC
 Street Address: 21 N. Butler St City/State: Madison/WI Zip: 53703
 Telephone: (608) 256-1400 Fax: (608) 256-1428 Email: _____

Project Contact Person: Lee Christensen Company: 20/15 LLC
 Street Address: 21 N. Butler St. City/State: Madison/WI Zip: 53703
 Telephone: (608) 256-1400 Fax: (608) 256-1428 Email: info@butlerplaza.net

Property Owner (if not applicant): Dr. John Bonsett-Veal
 Street Address: 425 W. Washington Ave City/State: Madison/WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Construction of an 8 story mixed use building that will consist of: 34 market rate apartments, 6 affordable apartments, 24,000 square foot fitness facility, 12,000 square feet of commercial office space and 2,500 square feet of ground floor retail.

Development Schedule: Commencement Spring 2006 Completion Summer 2007

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 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

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

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* Bassett Neighborhood Plan *Plan, which recommends:*

Mixed Use Infill development *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:*

Mike Verveer 3/4/2005, Pete Ostlind 3/5/2005

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff, note staff persons and date.

Planner Brad Murphy Date 6/14/05 | Zoning Staff Kathy Voeck Date 8/11/05

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

Printed Name Erik Minton Date 8/24/05

Signature *Erik Minton* Relation to Property Owner Partner

Authorizing Signature of Property Owner *[Signature]* Date 8/24/05

Zoning Text PUD-GDP-SIP
425 W. Washington Ave
Madison, WI 53703

Wednesday, August 24, 2005

Legal Description: Original Plat, Block 44, Lot 5 & SW 1/2 of Lot 6.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use building located at 425 W. Washington Ave which includes:
1. The construction of 40 apartment units
 2. The construction of a 24,000 square foot fitness facility
 3. The construction of 13,000 gsf commercial/retail space located on the first & fourth floors.
 4. The construction of an 89 stall parking garage.
- B. Permitted uses:** Those that are stated as permitted uses in the PUD/SIP Zoning district.
- C. Lot Area: 16,335 square feet:**
- D. Floor Area Ratio:**
1. Maximum floor area ratio permitted shall be as per the approved plans.
 2. Maximum building height shall be as shown on approved plans.
- E. Yard Requirements:** Yard areas will be provided as shown on the approved plans.
- F. Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans.
- H. Lighting:** Site lighting will be provided as shown on approved plans.
- I. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-5 district, or signage will be provided as approved on the recorded plans.
- J. Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances for the R-5 zoning district.
- K. Alterations and Revisions:** 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.

20/15 LLC
21 N. BUTLER ST.
MADISON, WI 53703

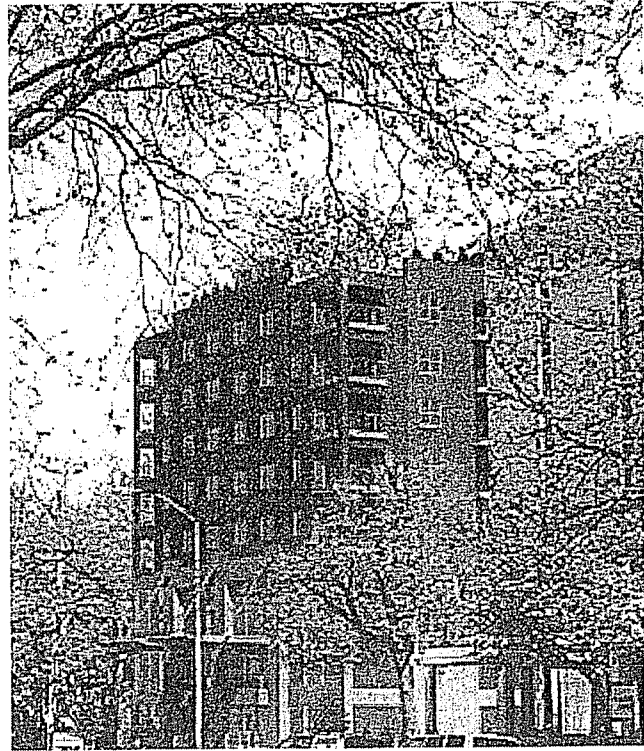
Wednesday, August 24, 2005

Brad Murphy
Director of Planning
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Boulevard
Madison, WI 53701-2985

Re: Letter of Intent
425 W. Washington Ave
Planned Unit Development
General Development Plan
Specific Implementation Plan

Developer (Owner)

20/15 LLC
21 N. Butler St
Madison, WI 53703
Contact: Lee Christensen
608-256-1400 (office)
608-256-1428 (fax)
info@butlerplaza.net



20/15 LLC is the developer/owner which is a partnership between Dr. John Bonsett-Veal, a 49% owner, and Erik Minton, a 51% owner. The goal of 20/15 LLC is to create a quality infill green development that is a lasting addition to downtown Madison and the Bassett Neighborhood.

Background

The site of the proposed development is located at 425 W. Washington Ave. The current structure at this site is a single story commercial office building that currently houses Dr. Bonsett-Veal's Optometry practice. The current building is surrounded by asphalt parking on three sides and has about 1,300 square feet of planted area. There will be no housing stock lost as part of the demolition.

20/15 LLC is proposing an eight story structure that will feature a 24,000 square foot fitness facility which will include: daycare, a 25 meter lap pool, basketball courts, along with cardio, aerobic and weight equipment. Additionally, 12,000 square feet of office space and 2,500 square feet of street front retail space marketed towards health and well-being industries including Dr. Bonsett-Veal's new space, and 40 apartments that will be marketed towards long term renters.

This building aims to be downtown Madison's greenest structure. With the help of Madison Environmental Group, we will be including building features that will make this building a one

of a kind structure in downtown Madison. In addition to landscaping at the base of the building, we are proposing an intensive green roof that will retain rain water to use for irrigation, feature native plant species, and be a gathering place for all users of this building. The planted rooftop area will bring our total planted area on and around the building to 5,000 square feet or almost four times what is currently on the site.

The building will feature water source heat pumps for all units, a highly efficient heating and cooling system that lowers building heating and cooling costs by up to 75% compared to conventional heating and cooling systems. All of the appliances, light fixtures, and plumbing fixtures will be looked at for their energy efficiency, and we will seek to exceed energy star standards. Residents of the building will also have the opportunity to enroll in the EnAct Wisconsin program, which teaches residents about environmental responsibility and tracks their energy usage.

Additional services like bike to work facilities for the fitness center members, private planting areas for each resident, extensive rooftop planting areas, along with public and private bike parking that exceed the city's standards to make this building a positive contribution to downtown Madison.

Feasibility

With a mix of commercial office space, retail space, and rental housing, this building will be diversified throughout the real estate markets. Current commercial office vacancies are edging downward and with retail vacancy remaining at about 5.00%, the office and retail market looks to remain healthy in downtown Madison. Upon occupancy of this building, the commercial space will be 75% occupied by Capital Fitness and Dr. John Bonsett-Veal.

Residential rental vacancies for the downtown area are at 4.98% for the second quarter of 2005, with the majority of the vacancies in older, run down homes. Occupancy of new apartments in the downtown remains strong and looks to continue to do so for the foreseeable future. Condo quality apartments remain in high demand as the costs of owning homes in the downtown grow increasingly higher and less affordable for most middle income families.

Project Description

The proposed project is located at 425 W. Washington Ave., a major traffic artery that has daily traffic volume of 24,000 vehicles per day. This project is located 4 blocks from the Capitol Square and is located on a bus route. The current block is a mix of mid-rise office, multifamily residential, mixed use residential buildings, rental housing in two and three story homes, and converted homes to offices.

The proposed project occupies approximately 0.375 acres (16,335 s.f.) on W. Washington Ave. The project demolishes 1 existing single story commercial office building. The new building will have two levels of subterranean parking plus approximately 75% of the first floor level will be parking located within the interior of the building providing 86 parking stalls for the building. The first floor of the building will have 2,500 square feet of ground floor retail, the second and third floors of the building will have a 24,000 square foot fitness facility, fourth floor will be commercial office space, and the fifth through eighth floors will be affordable and market rate apartments. There will be 40 apartments: 20 two-bedroom apartments, 16 one-bedroom apartments, and 4 studios. Of the 40 apartments, 6 will be affordable under the city's Inclusionary Zoning ordinance at 60% of Dane County Median Income (3 two-bedrooms, 2 one-

bedrooms, 1 studio). Each apartment will have a minimum 8 foot by 10 foot deck and the corner apartments will have 10 foot by 10 foot decks.

Economic Impacts

Upon completion of this project, this building will increase property tax revenue by approximately \$250,000 annually to all taxing entities. With the completion of a new Capital Fitness, expanded facilities for Dr. Bonsett-Veal, and an additional 9,500 square feet of office/retail space, this building will bring 50 to 60 new jobs to the downtown.

The building will also bring 60 new long term residents to the downtown that will be a diverse mix of younger professionals earning low, moderate and high incomes. No financial assistance is being sought from the city.

The 2,500 square feet of retail space at the ground floor level will bring activity to the street and provides services to the tenants of 425 W. Washington Avenue, along with the residents and workers of the surrounding area.

Capital Fitness and Dr. Bonsett-Veal provide retail and professional services that serve the entire downtown area. Capital Fitness currently has 2,150 members who are a mix of people who live and/or work downtown. With this new facility, Capital Fitness looks to expand on that number and serve a greater number of the downtown residents and workers.

Open Space

The majority of open space on the site will be provided on the rooftop terrace totaling approximately 9,000 square feet, and along the front and sides of the building. Every residential unit will have at least 80 square feet of exterior deck including 14 linear feet of private planter space for each unit. We have a front yard set back of 16.5 feet from the property line, and the terrace is an additional 37 feet, which provides for a generous setback from the street. The street terrace will have grass and trees that will be maintained and improved. The front will have covered bike parking for visitors.

Overall the proposed project provides approximately 11,000 square feet of open space and an additional 4,400 square feet of decks. This is equal to 385 square feet of usable open space per unit.

Parking and Access

We are constructing as many underground parking spaces as this site will allow without adverse structural or maintenance problems due to high ground water. We are providing a total of 86 parking stalls for the project. Of these 86 stalls, 50 stalls will be set aside for resident parking for a ratio of 1.25 stalls per unit. 35-40 stalls will be used for daytime office and retail parking. The remainder of the stalls will be monitored and will be used for fitness center, retail, and office patrons as available.

Management

This building will be owner-managed. There will be an on-site resident manager and a management office open from 8 a.m. to 5 p.m. in the downtown area in addition to limited on-site office hours. The parking and tenant entrances will have security locks.

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Bike Parking

In addition, we are providing over 50 interior covered bike stalls that will be available for use to residents, retail/office tenants, and capital fitness patrons. There will also be covered bike stalls located at the front of the building for visitors to the building.

Current Zoning

The existing zoning is R-6. Below is a comparison of what is provided to what is required.

	actual lot	required
Lot Area:	16,335 s.f.	20,400 s.f.
Floor Area Ratio:	5.9	2.0
Yard Requirement:	16.5' front & 8.5' side 2'/10' rear	10' front 16' side 40' rear
Useable Open Space:	11,960 s.f.	2,800 square feet
Off Street Parking:	86	
Bike stalls	60	
Service Bay	1	1
Height	8 story (84')	

General Design Standards

Architectural Design & Neighborhood Context

The proposed building takes into consideration the surrounding neighborhood through its setback, height, use of materials, and design choices. The building will be set back 16.5 feet from the property line fronting on W. Washington Ave. and will align with the structures on both sides of the building. The face of the building will be set back 53.5 feet from the curb on W. Washington Ave. The main building height of 84 feet was specifically chosen to relate to the AAA building to the west of our property which stands at 82 feet overall height.

The materials and design choices that we have made are meant to lessen the mass of the building; one of the ways we accomplish this is by bringing the balconies of the building out to the corners. The base of the building is intended to relate to the multifamily homes on the east end of the block-face and the material change at the corners is designed to lessen the impact of the size of the width of the building and give it a narrower feel. Street front retail with outdoor seating will bring life to the street and provide pedestrian safety through increased street activity.

Our site is located within the Bassett Neighborhood Plan and meets six of the seven goals of the plan that speak to new real estate developments. The design of the building fits within nearly all of the recommended design guidelines for new construction that are mentioned in the Bassett Neighborhood Plan. We have met with the neighborhood association on multiple occasions and have widespread support for the project.

Utilities

All utility service within the proposed development will be provided underground. All utilities currently run along W. Washington Ave and in the middle of the block. See utility plan.

Storm Drainage

All storm water for the structures will drain to W. Washington Ave. We will collect all roof water with gutters and downspouts. We will retain rain water for irrigation purposes in holding tanks; any excess runoff will drain to the storm sewer.

Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

Site lighting will include wall mount lighting at the parking entrance, wall mount lighting at the main entrance, and wall mount lighting at the first floor deck/patio.

All fixtures will be positioned with care taken to direct light away from windows and street traffic.

Signs

The building will be identified with street numbers on the face of the structure, along with raised letters on the canopy for the building name.

Informational signage will be located on the interior of the entrance to the building. Appropriate site signage will be used for vehicle access from W. Washington Ave., including stop sign and drive lanes.

Signage will be approved by the Urban Design Commission and/or Planning Staff.

Service Area

Trash collection will utilize space within the parking garage. We will have two trash containers, one for garbage and one for recyclables.

The service bay for deliveries and move-ins will enter from W. Washington Ave

Landscaping

Open space areas will be planted with groundcover, shrubs, and trees to complement the site design, architectural character, and neighborhood. All units will have access to their own area for planting as well.

The landscape for this project will incorporate a variety of types and sizes of plant material, providing seasonal interest. Annual floral displays will be used in pedestrian areas and building entrances, including planters at the main entry.

Walkways

All walkways will be constructed of concrete to match existing sidewalks. The existing sidewalk will be replaced along the entire lot

Parking Areas

We will have 86 parking stalls underground. All stalls will be "one size fits all", 8'-10" by 17'-0", with 23'-0" drive aisles.

Project Statistics

Site Size:	0.375 Acres
Gross Square Footage	81,750 Square Feet
Retail/Office Square Footage	37,500 Square Feet
Building Height	84 feet Main Structure 95 feet Penthouse
Number of Stories	8 + Penthouse
Number of Elevators	2 Elevators
Number of Residential Units	40 Units
Studio/Efficiency	4
One Bedrooms	16
Two Bedrooms	20
Inclusionary Zoning Units	6 (1 Studio, 2 One Bdrms, 3 Two Bdrms)
Number of Parking Stalls	86 Stalls
Resident Parking	50 Stalls (1.25 per unit)
Office/Retail Parking	35-40 Stalls
Daytime Flex Stalls	20 of the resident stalls avail 8 am – 5 pm
Fitness Center Morning & Evening	40 Stalls
Fitness Center 8 am – 5 pm	20-25 Stalls
Bicycle Parking	52 Stalls
Indoor	40 Stalls
Outdoor	12 Stalls

Construction Schedule & Management

Deconstruction of the current structure is anticipated to begin in March of 2006 with construction to begin shortly after. Building occupancy will be anticipated in late spring of 2007. The property will have on-site management provided by Butler Plaza, a company with a strong history of managing high quality apartments in downtown Madison for the past 20 years.

From: <EMINTON111@aol.com>
To: <council@ci.madison.wi.us>
Date: 9/17/2005 12:31:48 PM
Subject: Letter to Bassett Distict RE: 425 W. Washington Avenue

September 16, 2005

Dear Alder Verveer, Pete Ostlind, Ledell Zellers,

On March 3rd, 2005, 20/15 LLC, Erik Minton and Dr. John Bonsett-Veal, gave notice of a proposal for a mixed use project at 425 West Washington Avenue.

Since that time we have engaged in an extremely productive neighborhood process including an initial redesign of the building to reflect major neighborhood concerns regarding setbacks, Capitol views, and street face consistency. The steering committee, along with project managers and designers have been successful in adding many details of interest including creating one of the "greenest projects" in the city, with both energy and material efficiencies, an intensive green roof, and groundbreaking energy conservation programs within the building. This project has been met with widespread support by residents and opposition from only two or three neighbors.

Since March 3rd, 2005, this group of interested neighbors has participated in the following meetings:

Three noticed general neighborhood meetings, at the most recent, there was demonstrated verbal and written support for the project with 43 in support and 2 against the project.

Four Steering Committee Meetings, at which a majority of committee members expressed support for this project.

Five public weekly "office hours" discussions held at the Electric Earth Cafe that were scheduled following the general neighborhood meeting of June 23, 2005.

Urban Design Commission for an informational discussion on August 3rd, 2005, and will be presented to UDC for initial approval on October 19th, 2005.

The meetings have been very productive. The fourth Steering Committee Meeting was held on August 30th, 2005 with a final steering committee meeting scheduled for Monday, September 19th, 2005. The development team and interested neighbors have been and are available to engage in an additional general neighborhood meeting anytime from August 30th, 2005, through the scheduled public discussion and presentation to the Planning Commission of this project on October 24th, 2005.

The neighborhood process has brought valuable improvements to this project. Our scheduled September 29th final neighborhood meeting prior to our plan commission date was recently canceled by Pete Ostlind with no apparent explanation. 20/15 LLC is happy to engage in a scheduled general meeting with the

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Bassett District of the Capital Neighborhoods Association should it choose to do so. We now ask the remaining six weeks available for this final neighborhood discussion be used to schedule this meeting and not be used to simply later delay our public presentation and discussion at the October 24th, Planning Commission. It seems reasonable to request that a neighborhood meeting be scheduled within the 7 1/2 weeks that has been available for this meeting.

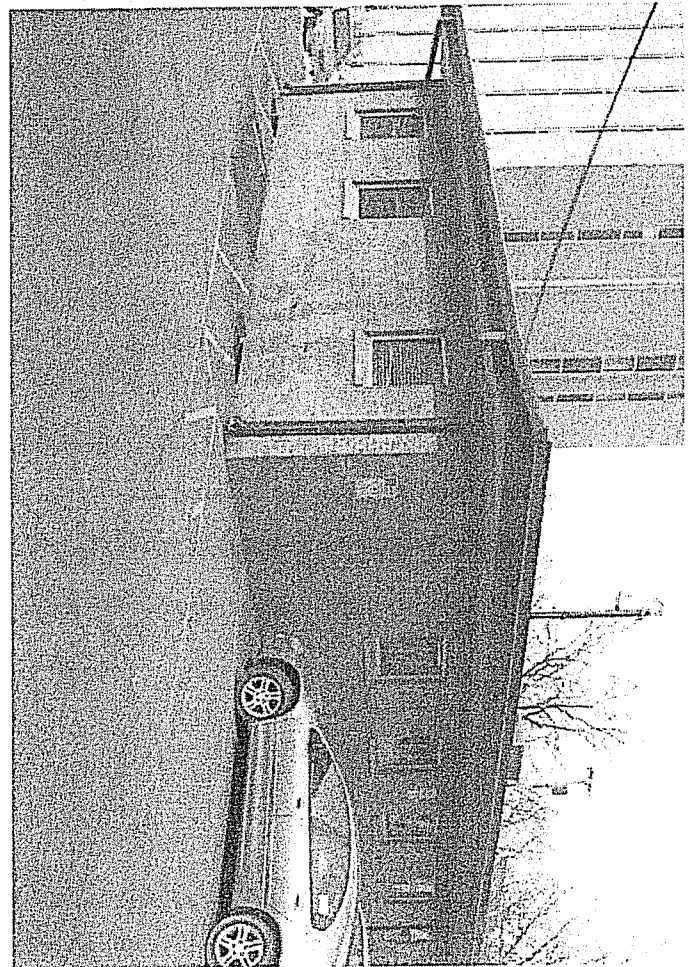
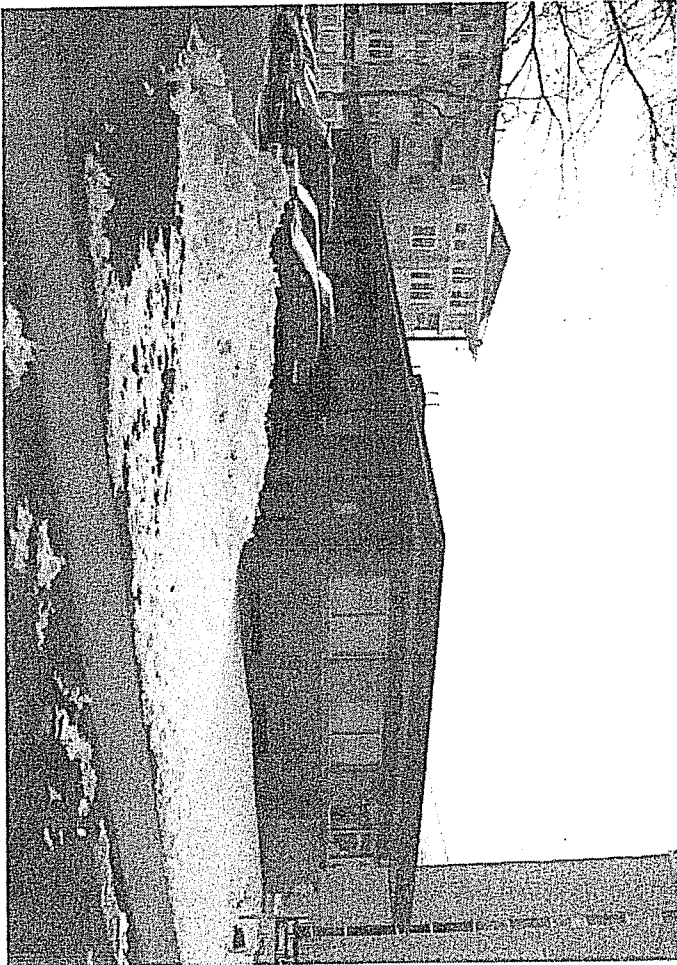
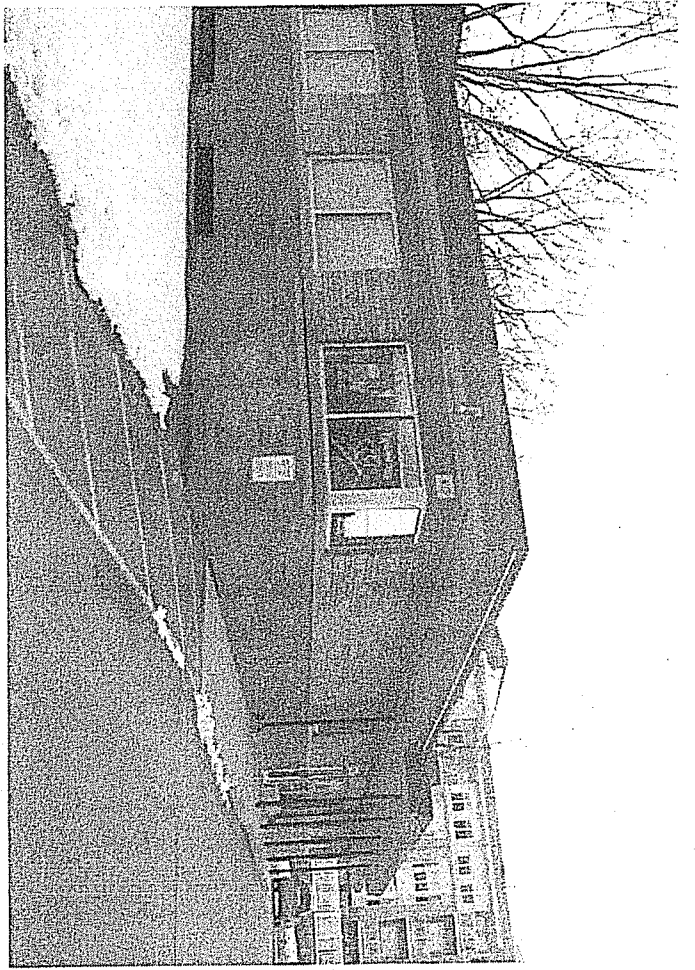
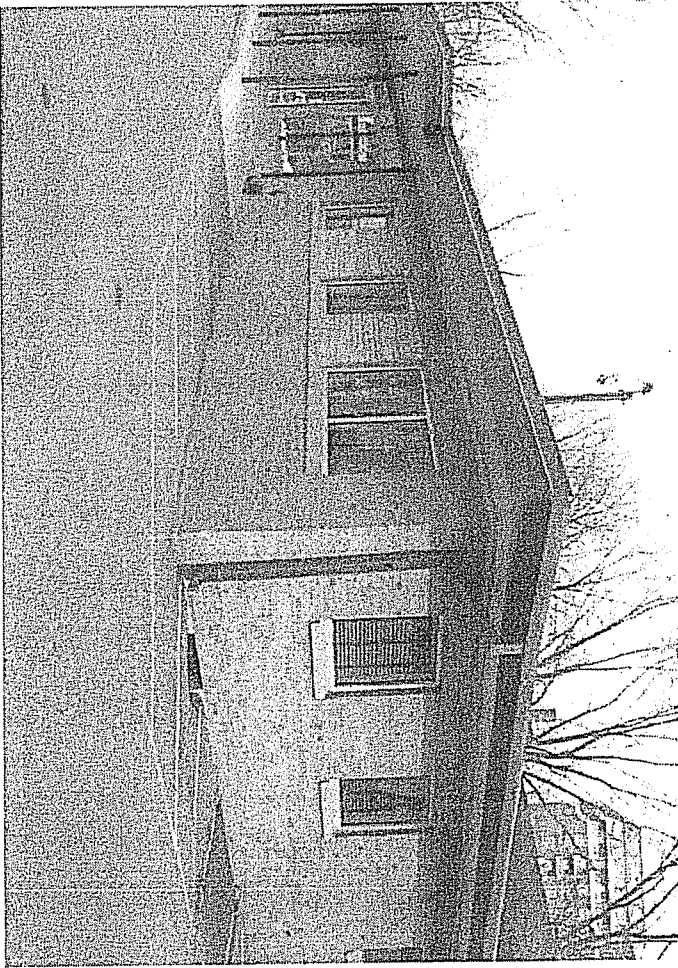
There are still six weeks prior to our October 24, Planning Commission presentation. We do not want the ill intentions or lack of enthusiasm of two or three neighborhood members to disrupt an otherwise productive process while ignoring the enthusiasm from the overwhelming majority. It is only fair and reasonable to this neighborhood process that it now come to a conclusion with a reasonable timeliness and no further delays to the city approval process.

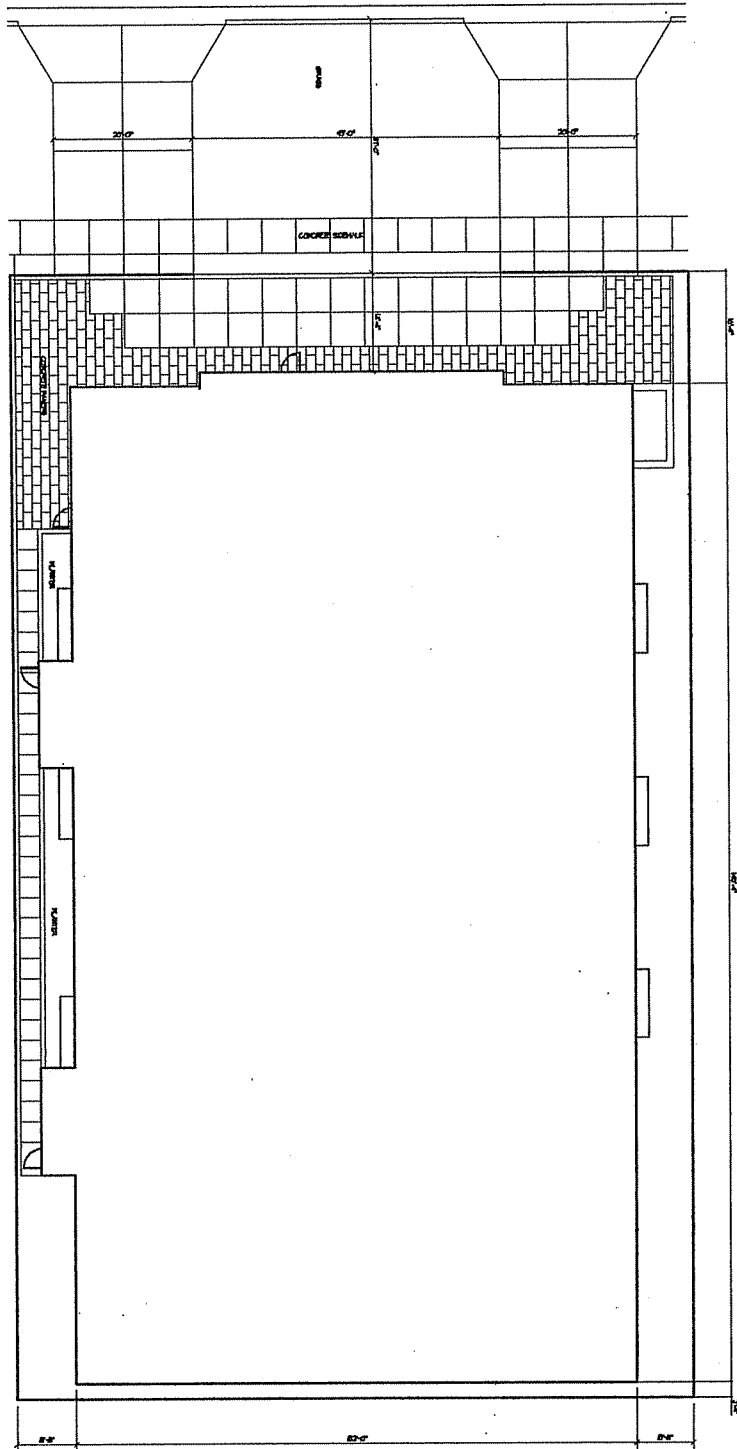
Sincerely,

20/15 LLC

Erik Minton and Dr. John Bonsett-Veal OD

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



SUTTON
 ARCHITECTURE
 501 Big Street
 Madison, WI 53703
 Tel: 608-261-1234 Fax: 608-261-1234

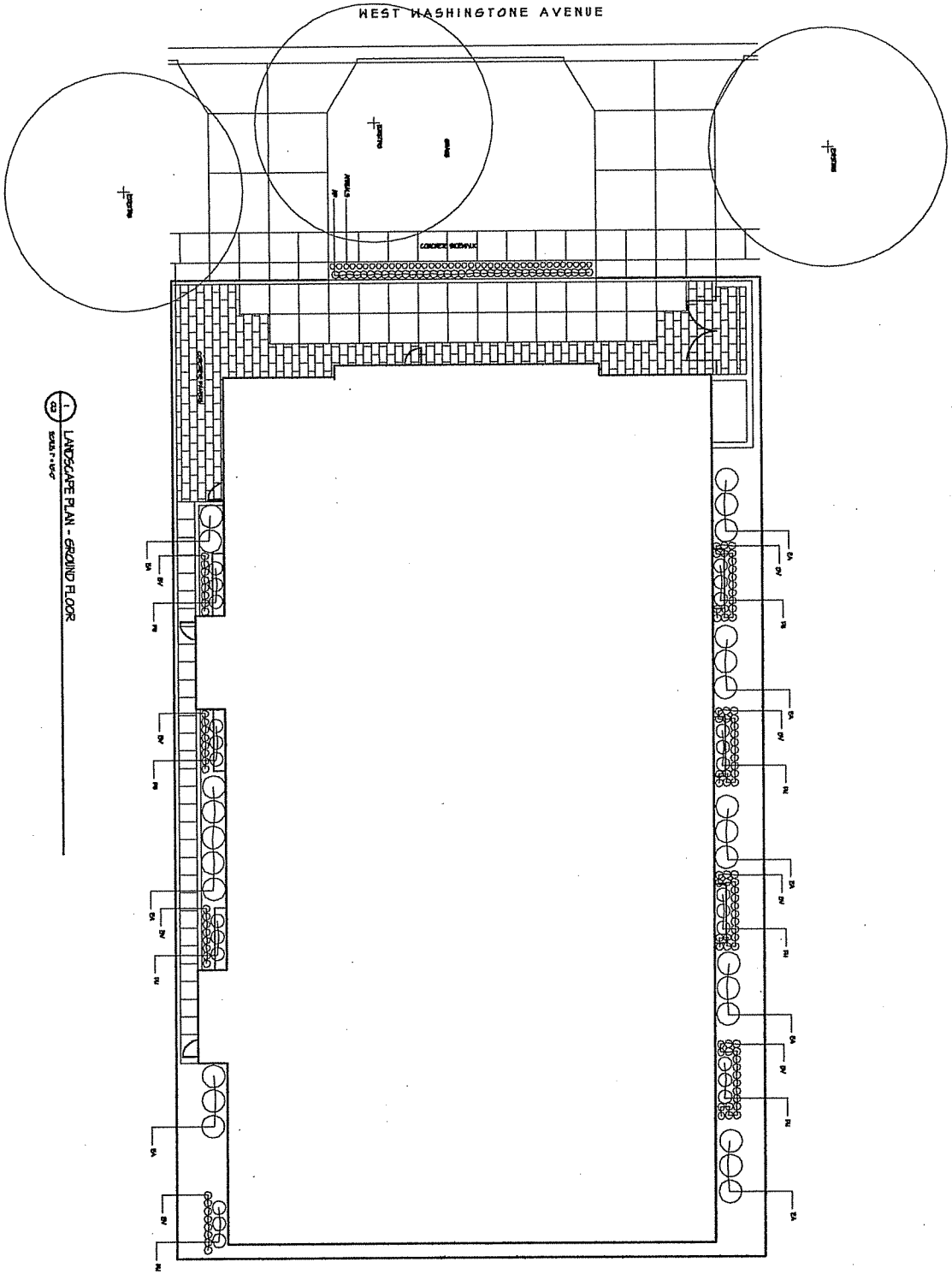
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PROJECT
 Washington Plaza
 Residential/Commercial
 425 W. Washington Avenue
 Madison, Wisconsin

DRAWING
 SHEET 1

DATE
 Project: 2000
 Drawing: 10/03
 Drawn by: JAL

C1



1 LANDSCAPE PLAN - GROUND FLOOR
Scale: 1/8"

PROJECT

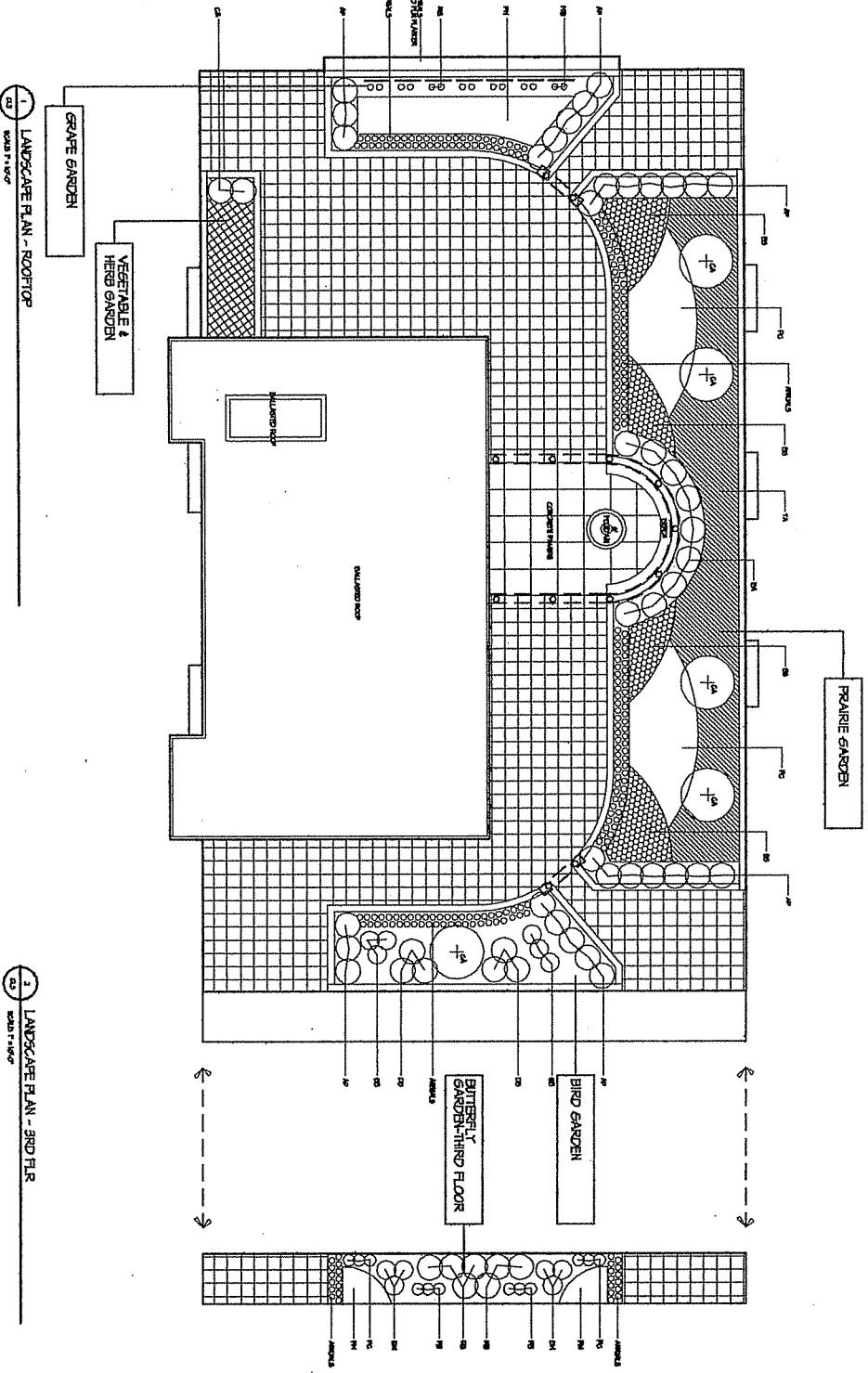
Washington Plaza
Residential/Commercial
425 W. Washington Avenue
Madison, Wisconsin

DRAWING

LANDSCAPE PLAN - GROUND FLOOR

DATA

Project # 20021
Date 02/05/05
Drawn by J.M.



1 LANDSCAPE PLAN - ROOFTOP
 SCALE 1" = 10'-0"

2 LANDSCAPE PLAN - 3RD FLR
 SCALE 1" = 10'-0"

PROJECT	
Washington Plaza	Residential/Commercial
425 W. Washington Avenue	
Madison Wisconsin	
DRAWING	
LANDSCAPE PLAN -	
ROOF TERRACE	
DATA	
Project #	0208
Date	02/01/12
Drawn by	JAL

FIRE HYDRANT
ON CORNER

FIRE HYDRANT

6" WATER

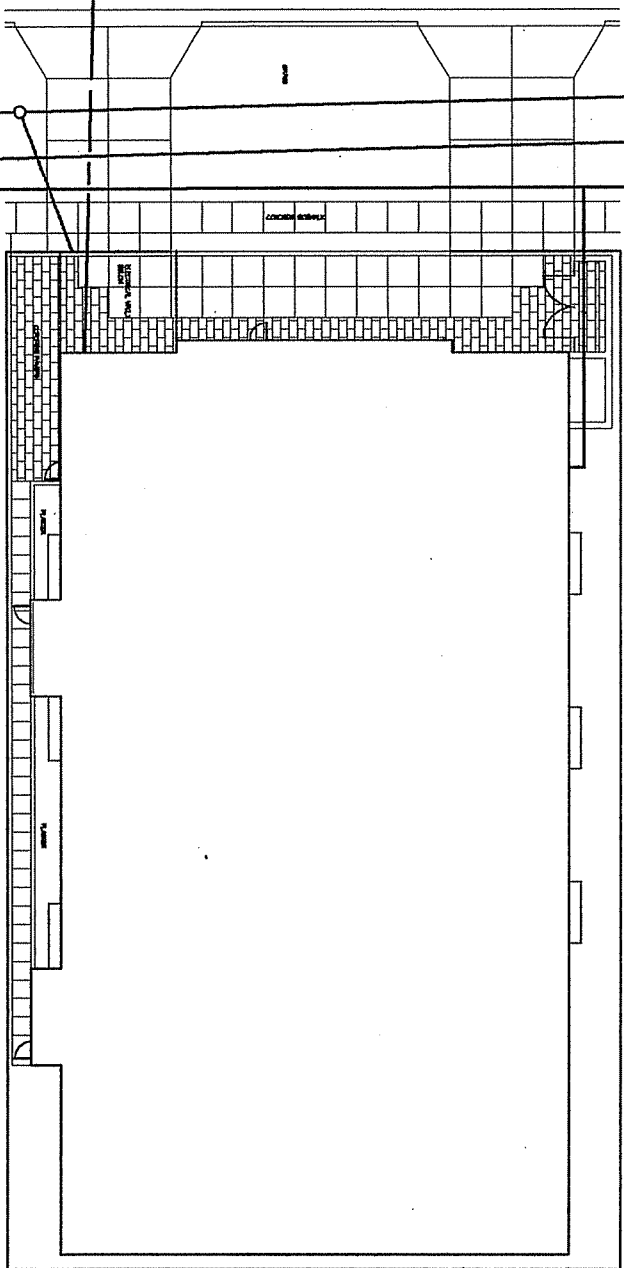
WEST WASHINGTON AVENUE

ELECTRICAL

SANITARY SEWER

GAS

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



SUTTON
ARCHITECTURE
3100 Grand
Avenue, Suite 200
Madison, WI 53706
TEL: 608.261.1111 FAX: 608.261.1112

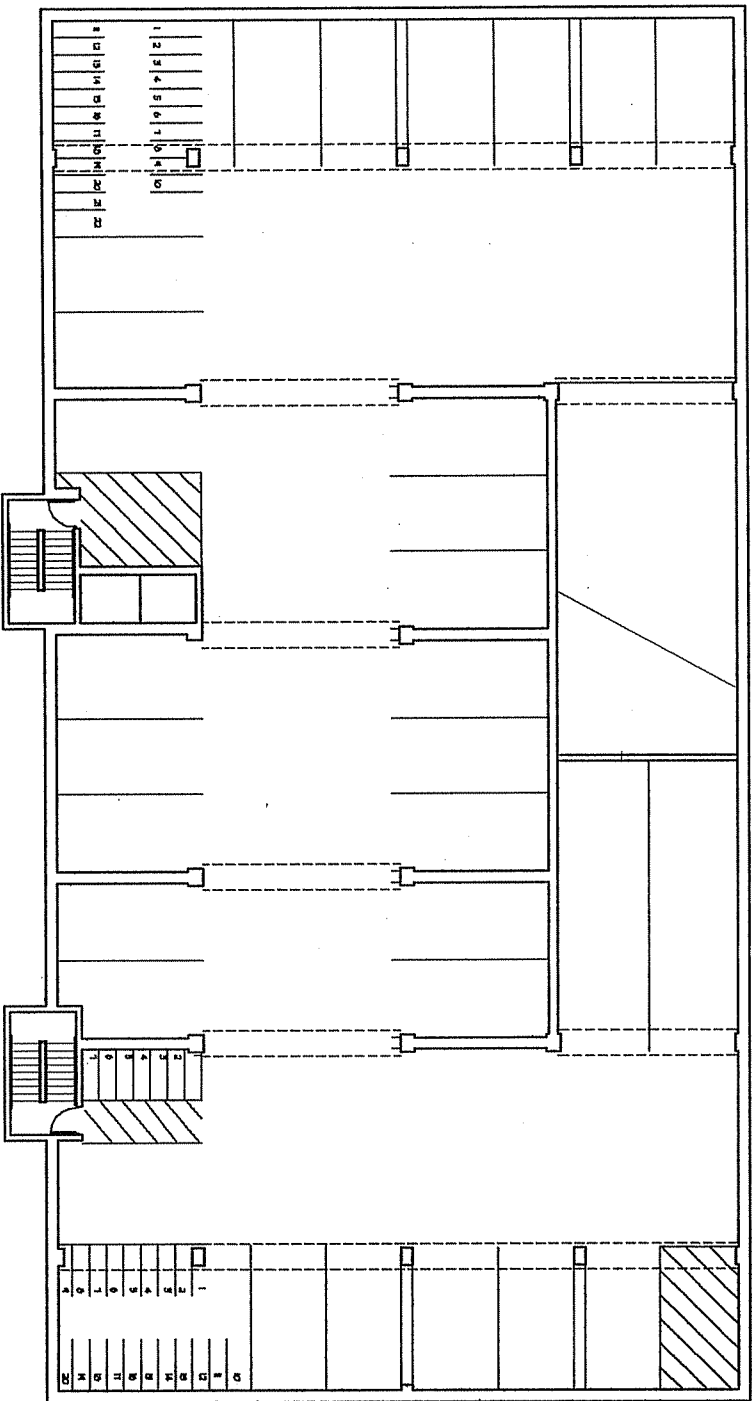
PROJECT
Washington Plaza
Residential/Commercial
425 W. Washington Avenue
Madison Wisconsin

DRAWING
UTILITY PLAN

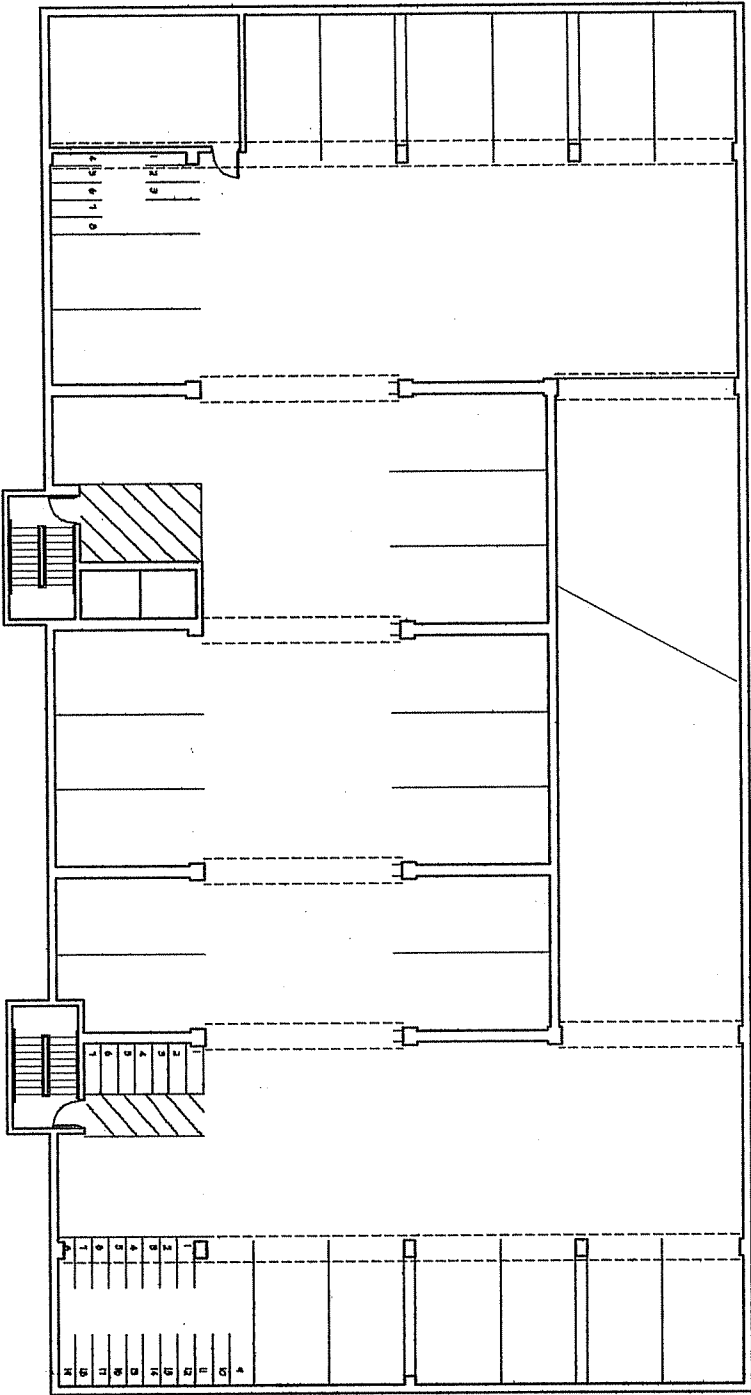
DATA
DATE: 08/20/08
DRAWN BY: JTB
CHECKED BY: JTB
DATE: 08/20/08
DRAWN BY: JTB

C4

6



1 PARKING LEVEL B PLAN (32 STALLS)
 SCALE: 1/8" = 1'-0"



1
 A2
 PARKING LEVEL A PLAN (29 STALLS)
 SCALE: 1/8" = 1'-0"

SUTTON
 ARCHITECTURE
 541 King Street
 Madison, WI 53703
 Tel: 608-255-7777 Fax: 608-255-7778

6

PROJECT

Washington Plaza
 Residential/Commercial
 425 W. Washington Avenue
 Madison, Wisconsin

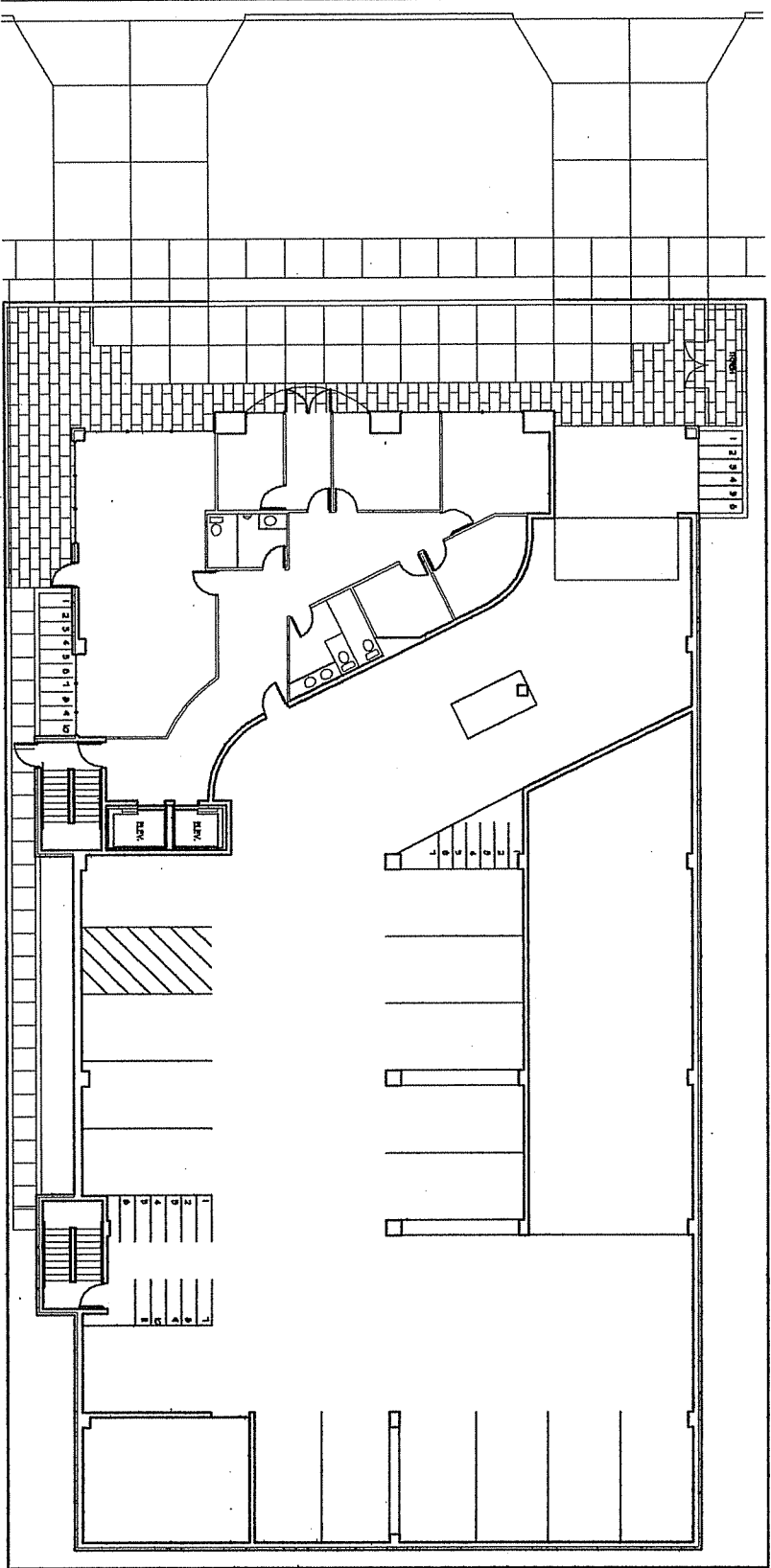
DRAWING

PARKING LEVEL A

DATA

Project: 0020
 Drawn by: JSA

A2



1
A3 FIRST FLOOR SITE PLAN (16 STALLS)
SCALE: 1/8" = 1'-0"

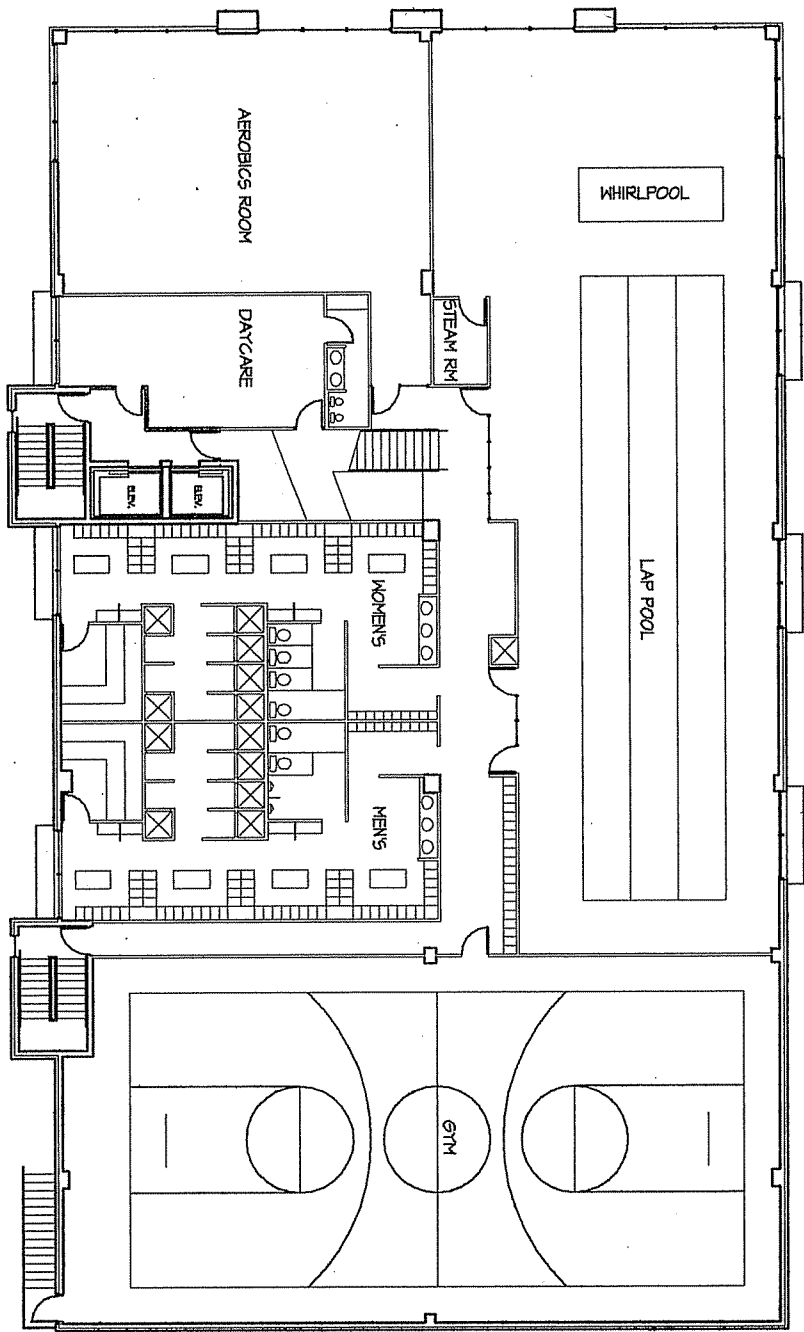
SUTTON
ARCHITECTURE
941 First Street
Madison, WI 53702
TEL: 608/255-1200 FAX: 608/255-1201

PROJECT
Washington Plaza
Residential/Commercial
429 N. Washington Avenue
Madison Wisconsin
DRAWING
FIRST FLOOR PLAN

DATA
Sheet: 0100
Project: 0100
Drawing: 0100
Date: 1/15/01
Scale: 1/8" = 1'-0"

A3

9



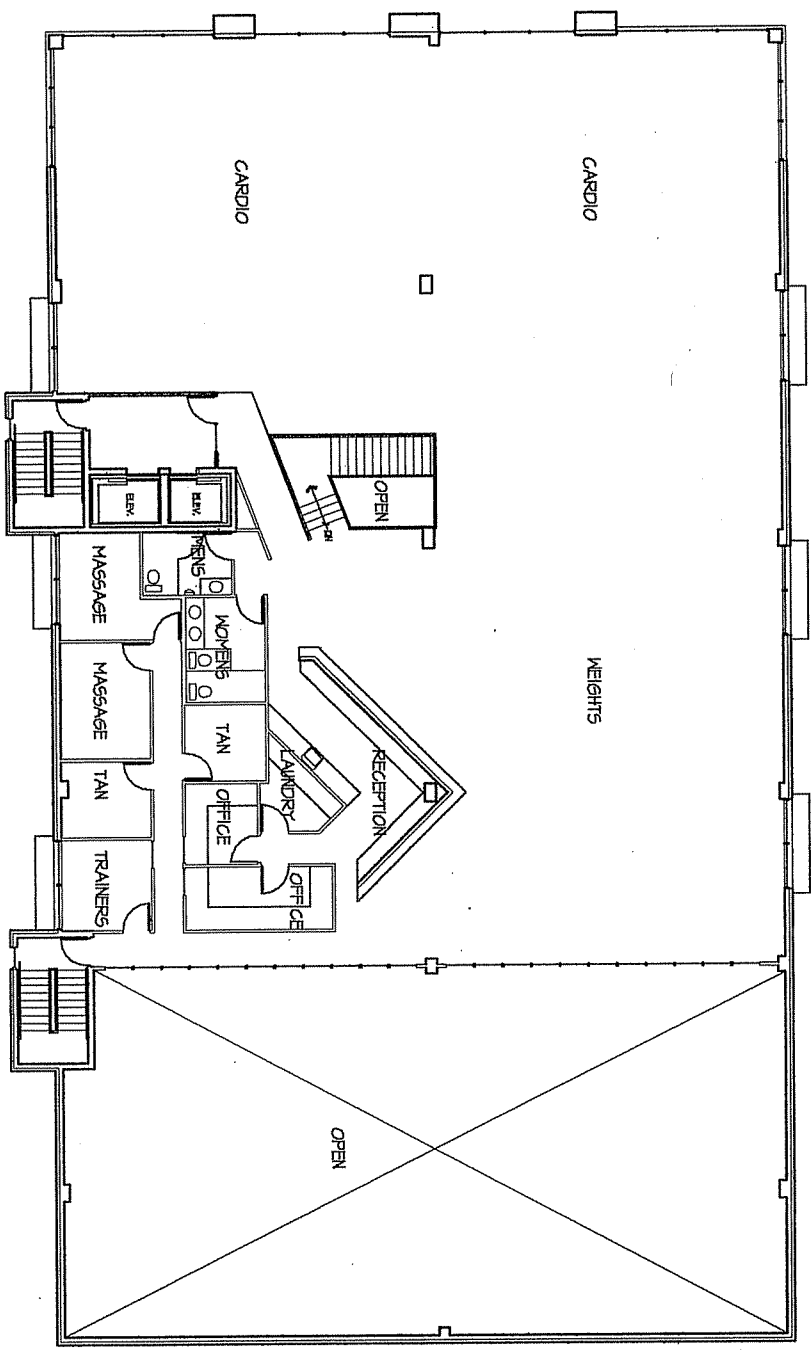
1 SECOND FLOOR PLAN
 A4
 SCALE: 1/8" = 1'-0"

PROJECT
 Washington Plaza
 Residential/Commercial
 425 W. Washington Avenue
 Madison Wisconsin

DRAWING
 SECOND FLOOR PLAN

DATA
 Project: 02004
 Date: 02/04/04
 Designer: JAC

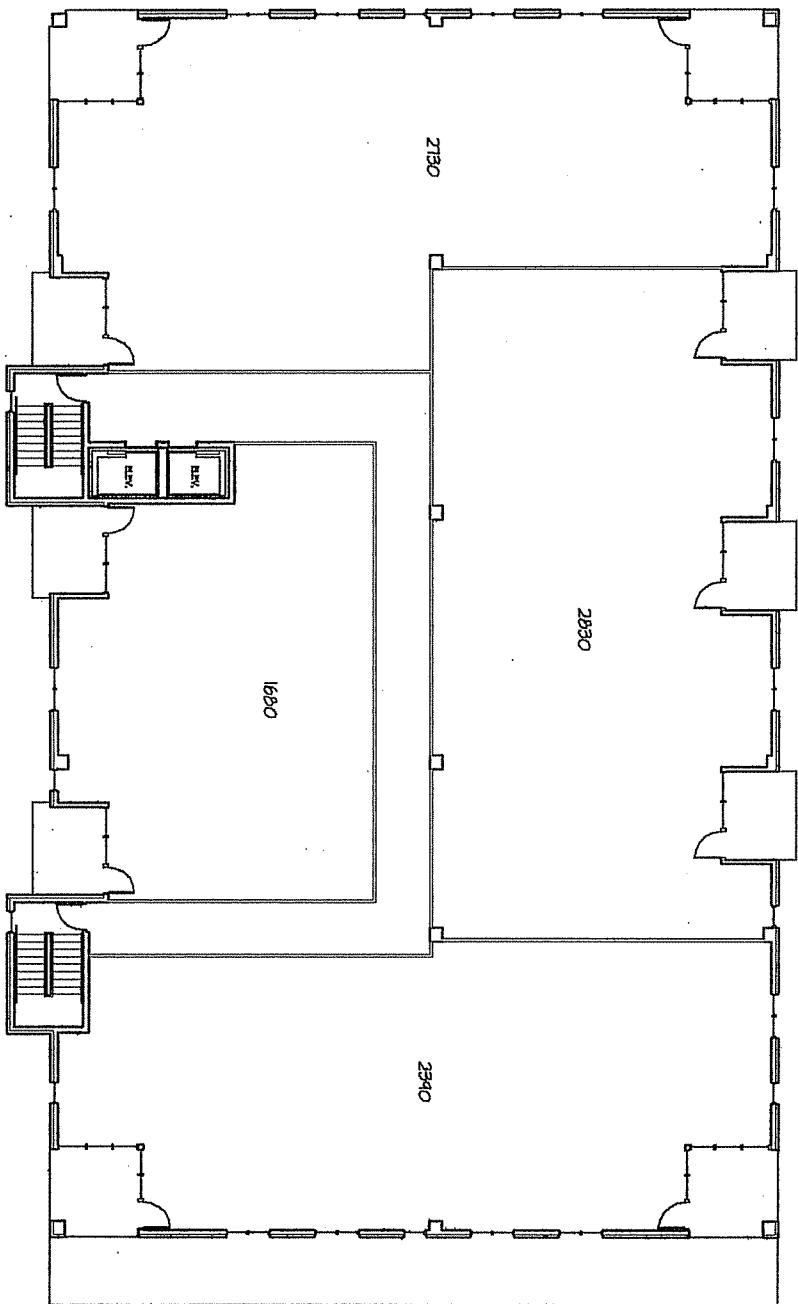
A4



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

PROJECT	
Washington Plaza	Residential/Commercial
425 W. Washington Avenue	Madison, Wisconsin
DRAWING	
THIRD FLOOR PLAN	
DATA	
Project #	20001
Sheet #	AS
Created by	JSM

6



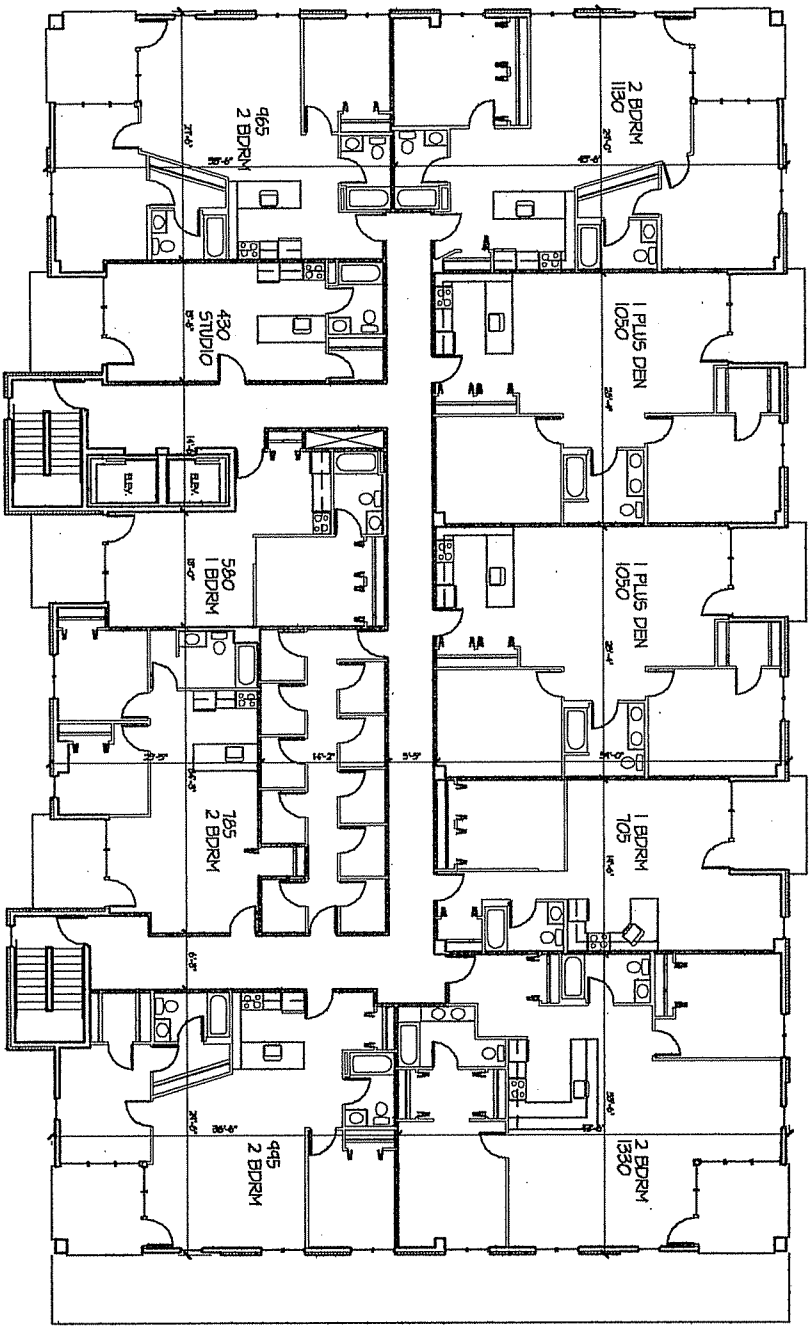
1
 4th
 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT
 Washington Plaza
 Residential/Commercial
 425 W. Washington Avenue
 Madison Wisconsin

DRAWING
 FOURTH FLOOR PLAN

DATA
 Project # 200203
 Date 02/01/03
 Designer JAL

A6



1 FIFTH EIGHTH FLOOR PLAN
 SCALE 1/8" = 1'-0"

PROJECT

Washington Plaza
 Residential/Commercial
 425 W. Washington Avenue
 Madison, Wisconsin

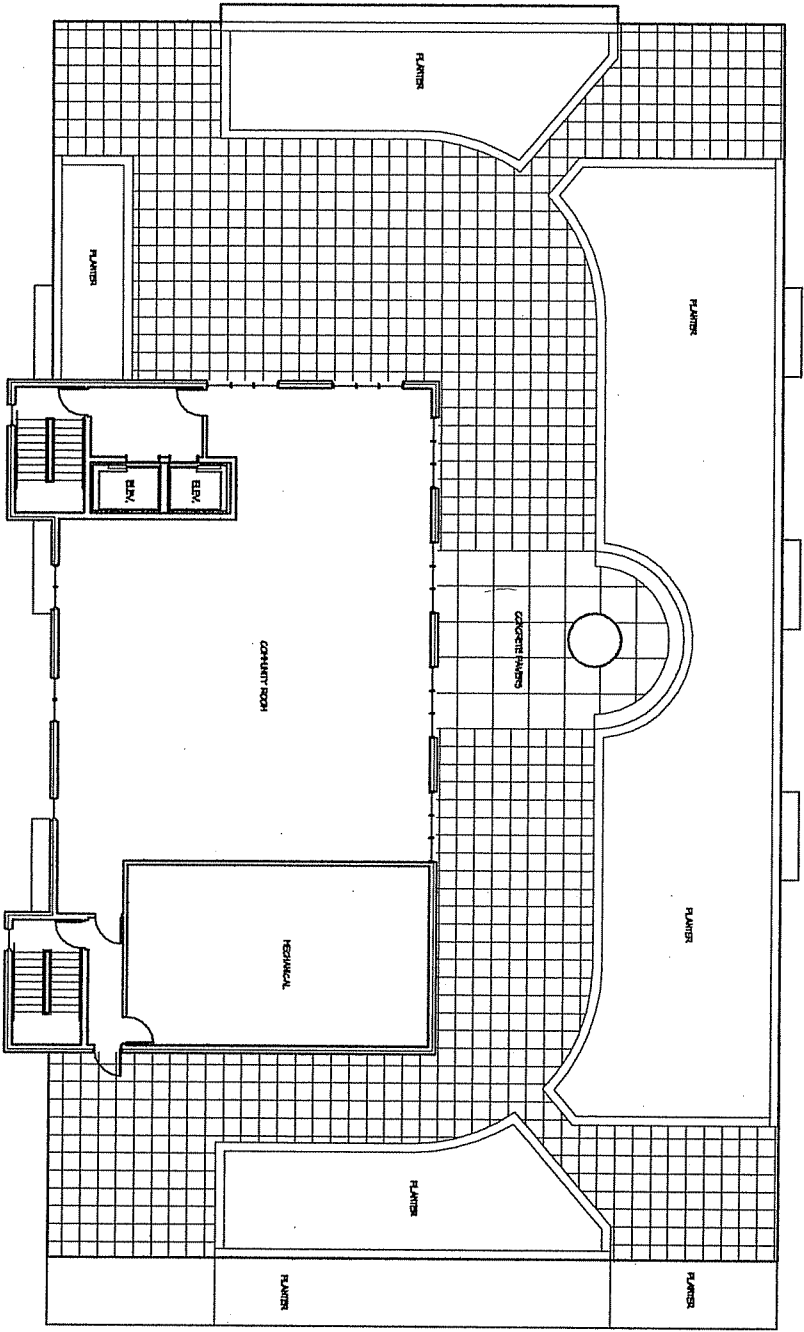
DRAWING

FIFTH EIGHTH FLOOR PLAN

DATA

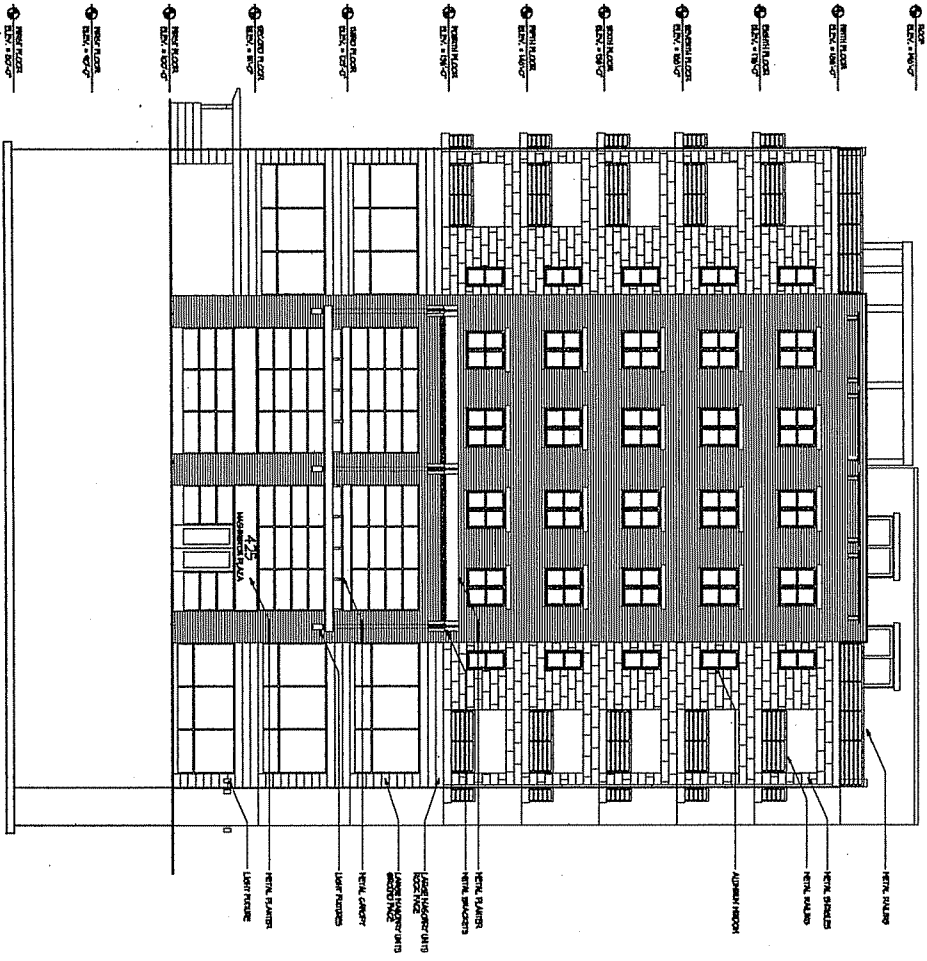
Project # 2002
 Date 02/20/03
 Drawn by JAL

A7

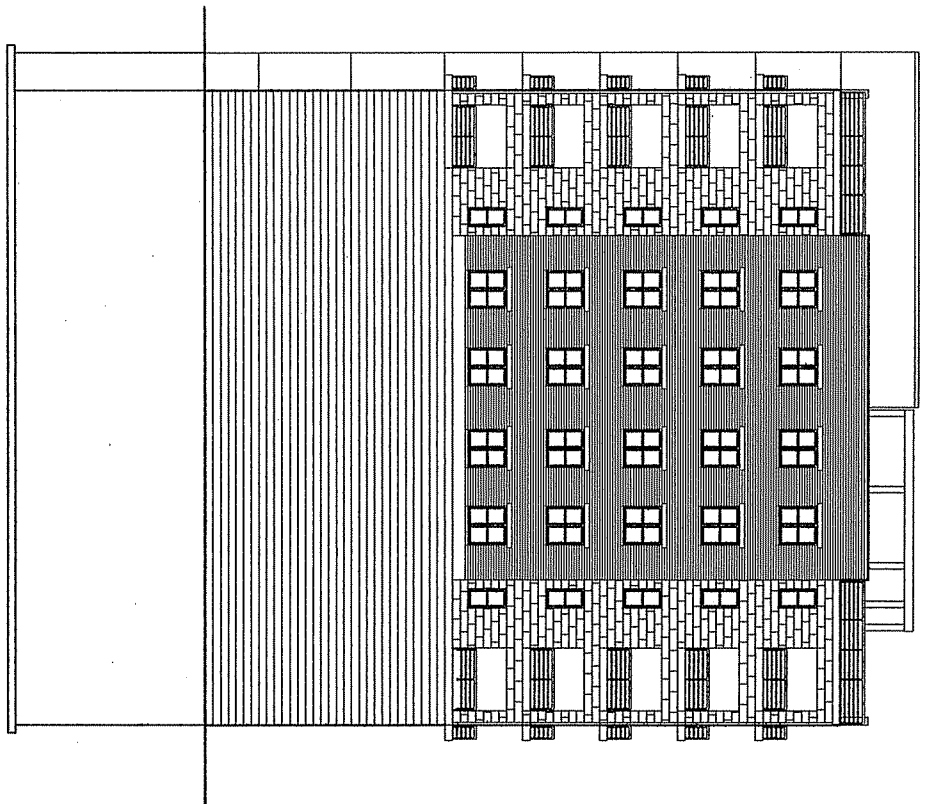


1
 ROOF PLAN
 SCALE: 1/8" = 1'-0"

PROJECT	
Washington Plaza	Residential/Commercial
425 W. Washington Avenue	Madison, Wisconsin
DRAWING	
REINFORCEMENT TERRACE	
DATA	
Project #	5000
Client	Quadrus
Designer	JAA



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

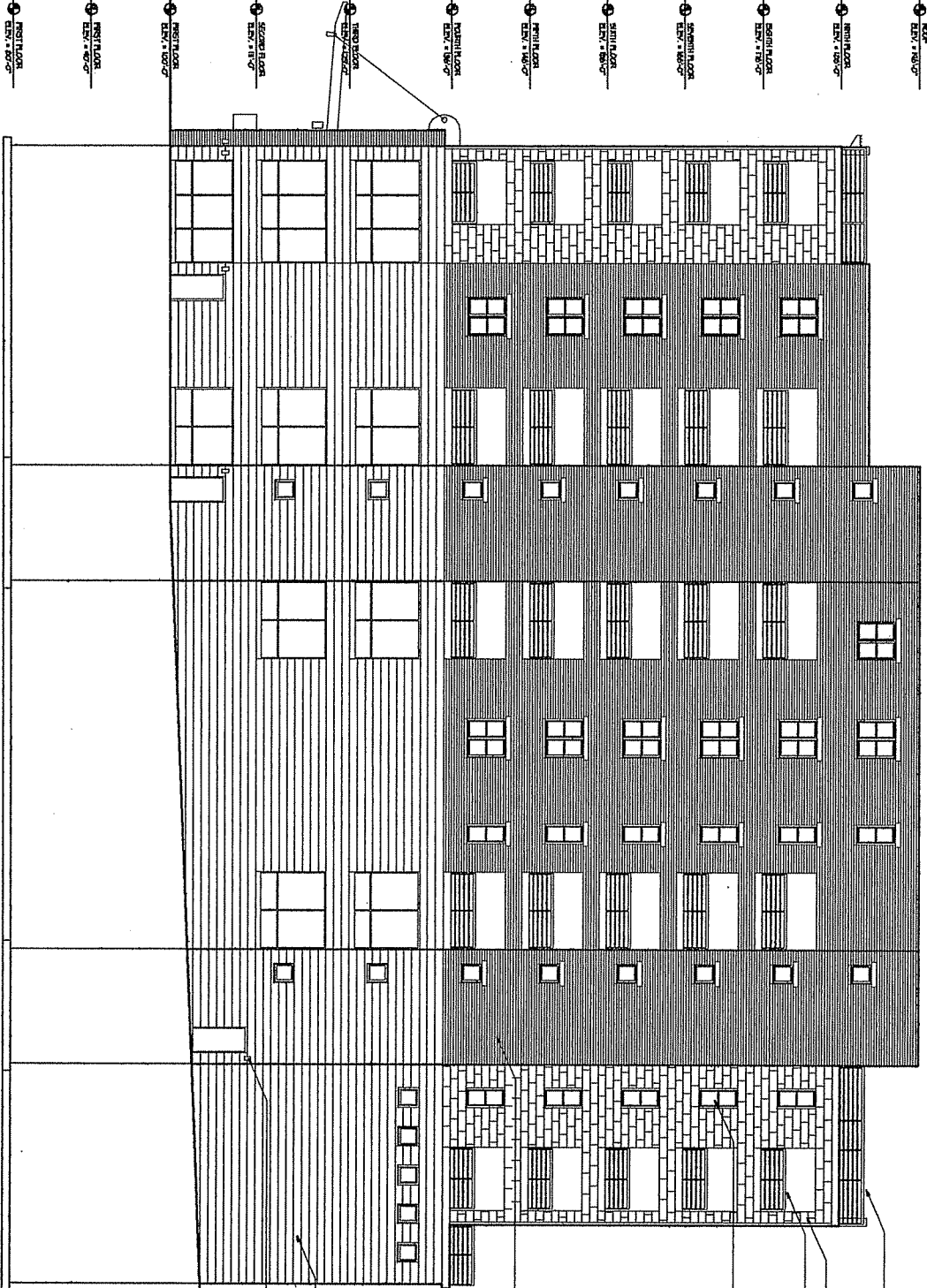


2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

PROJECT
 Washington Plaza
 Mixed Use
 425 West Washington Avenue
 Madison, Wisconsin 53703

DRAWING
 NORTH/SOUTH ELEVATIONS

DATA
 Project: 2008
 Date: 06/20/08
 Drawn by: JML



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

METAL CLADDING
 METAL SIMULAS
 METAL CLADDING
 ALUMINUM FINISH
 BRICK FINISH
 LANGEI WINDOW FINISH
 LIGHT FINISH

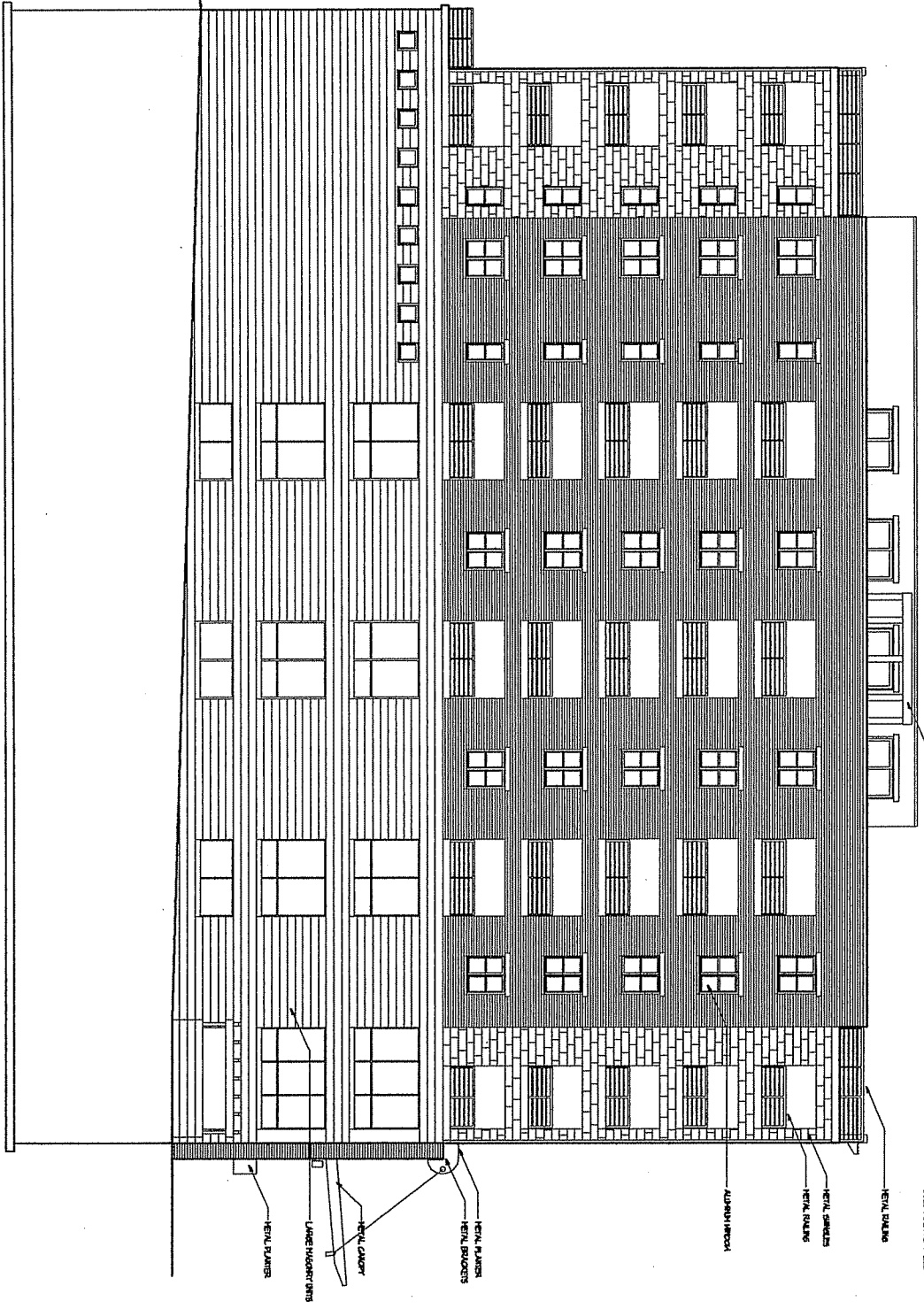
SUTTON
 ARCHITECTURE
 504 First Street
 Madison, WI 53702
 TEL: 608-255-1111 FAX: 608-255-1112

PROJECT
 Washington Plaza
 Mixed Use
 425 West Washington Avenue
 Madison, Wisconsin 53703

DRAWING
 WEST ELEVATION

DATA
 Project: 0000
 Date: 04/10/01
 Drawn by: JAM

A10



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

- ROOF ELEV. 118'-0"
- 11TH FLOOR ELEV. 115'-0"
- 10TH FLOOR ELEV. 112'-0"
- 9TH FLOOR ELEV. 109'-0"
- 8TH FLOOR ELEV. 106'-0"
- 7TH FLOOR ELEV. 103'-0"
- 6TH FLOOR ELEV. 100'-0"
- 5TH FLOOR ELEV. 97'-0"
- 4TH FLOOR ELEV. 94'-0"
- 3RD FLOOR ELEV. 91'-0"
- 2ND FLOOR ELEV. 88'-0"
- 1ST FLOOR ELEV. 85'-0"

PROJECT
Washington Plaza
Mixed Use
425 West Washington Avenue
Madison, Wisconsin 53703

DRAWING
EAST ELEVATION

DATA
Project # 20000
Date 02/20/05
Drawn by JAL

ATT



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

Deconstruction Recycling and Reuse Plan

August 2005

Project: 20/15, LLC Reuse and Recycling Plan

Location: 425 W. Washington Ave., Madison, WI

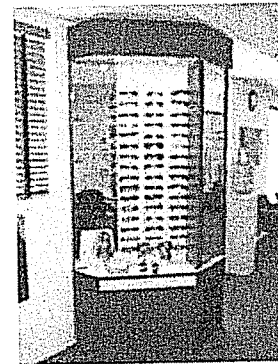
Project Managers: Rebecca Thorman and Kevin White, Madison Environmental Group, Inc.

Background and Purpose

Madison Environmental Group has been hired by 20/15, LLC to review and provide recommendations on the 425 W. Washington site plan, develop Deconstruction and Construction Recycling and Reuse Plans, recommend environmentally preferred materials where/when appropriate and monitor and document these activities. This document specifically addresses the deconstruction phase of the project.

Madison Environmental Group will produce a Deconstruction Reuse and Recycling plan that addresses recycling and reuse throughout the pre-demolition and demolition phases of the 20/15, LLC 425 W. Washington project. The purpose of the plan is to prevent waste by creating processes that move materials to identified recycling and reuse markets instead of the landfill. The plan specifically:

- identifies recycling markets for building materials.
- catalogs potentially hazardous materials, such as mercury, and recommends the preferred method(s) of handling.
- inventories reusable items in the current building, including fixtures, furniture, etc. The plan also details the approach for finding markets amongst small businesses, non profits, and individuals for these items. All reusable items that do not find a market will be evaluated for recyclability.



425 W. Washington is currently an occupied optometry office, shown here, that will be deconstructed to make room for the new 20/15, LLC mixed use development.

To date, 20/15, LLC and Madison Environmental Group have conducted multiple site visits to the property located on the site of the future mixed use development. Attached is the written inventory compiled from these visits. The remainder of the Deconstruction Recycling and Reuse Plan, including recommendations, markets and the corresponding photographic inventory will be available for the city approval meeting.

The removal of reusable and recyclable items will be coordinated by Madison Environmental Group. The majority of the materials in the existing building at 425 W. Washington will be reused by the owners of the building to recreate Dr. Bonsett Veal's office in a neighboring building. Other materials will be marketed to organizations, non profits and individuals and appropriately disposed of or recycled as required by law.

6

Potential materials to be reused include:

- 30+ Doors
- 25+ Cabinets
- 50+ Chairs
- 15+ Tables

Potential materials to be recycled include:

- Fluorescent Bulbs
- Coolants and Refrigerants
- Computer Equipment
- Ceiling Tile
- Carpet
- Wood

The complete written inventory of items is detailed on the following pages.

Questions

Rebecca Thorman at (608) 280-0800
or via email at rebecca.thorman@madisonenvironmental.com

Kevin White at (608) 280-0800
or via email at kevin.white@madisonenvironmental.com

Survey Results of Capitol Neighborhoods Meeting

On the Proposed 425 W. Washington Ave Project, October 10th, 2005

FN	LN	Address	Neighborhood	Quality of Design	Design Compatibility	Quality of Materials	Height and Mass	Shadowing Impact	Building Use	Sufficient Green Space	Quality of Landscaping	Pedestrian Friendly	Noise and Light Impact	Quality of Life for Residents	Overall Quality	Yes -Support Project?	No -Support Project?	Notes	
Joseph	Polansky	521 W Doty	Bassett	9	8	10	5	5	10	10	8	5	9	9	10	1			
David	Baskerville	121 S Hamilton	Bassett	8	10	10	10	9	10	10	10	10	9	10	10	1			
Inez	Baskerville	121 S Hamilton	Bassett	10	10	9	9	9	10	8	8	9	8	10	10	1			
Jay	Hazen	413 W. Washington	Bassett	10	10	10	8	8	10	10	10	10	10	10	10	1			
Chet	Drossler	324 W. Wilson	Bassett	10	10	10	10	10	10	10	10	10	10	10	10	1			
Steve	Manion	123 W. Washington #309	Bassett	9	8	9	8	8	10	10	10	8	9	10	10	1			
David	Knuti	615 W. Main #301	Bassett	9	5	9	1	3	10	7	8	9	8	5	9		1		
Victor	Villacrez	307 W. William St	Bassett	8	8	8	7	7	10	10	9	8	8	10	9	1			
Jim	Eisenmann	413 W. Wilson	Bassett	10	7	10	7	10	10	10	9	10	10	10	9	1			
Audrey	Walsh	333 W. Main	Bassett	5			5		10	10	10	5	5	10	10	1			
Meilissa	Mueller	324 W. Wilson	Bassett	10	10	10	10	10	10	10	10	10	10	10	10	1			
Jill	Geier	123 W. Washington	Bassett	8	9	9	8		10	10	10	8	8	10	8	1			
Jim	Ostrand	533 W. Main #202	Bassett	7	6	8	6	6	8	8	7	8	7	9	9	1			
Tom	Geier	123 W. Washington #1006	Bassett	8	9	9	8		10	10	10	8	8	10	8	1			
Pat	DiBiase	533 W. Main #112	Bassett	3	1	8	1	1	5	2	5	2	1				1		
Dermise	Delong	530 W. Doty #103	Bassett	5	1	5	1	1	1	1	5	5	1	5	5		1		
Stefanie	Moritz	530 W. Doty #103	Bassett	4	1		1	1	3	3	5	4	1		2		1		
Vince	Jenkins	530 W. Doty #104	Bassett		1	5	1	1	5	3	2	2	1	6	4		1		
Bassett District				Average	7.8	6.7	8.7	6.1	6.1	8.4	8.1	8.2	7.5	7.1	9	8.2	13	5	72% For 28% Against
The five members of Bassett Steering Committee were not counted in the survey																			

FIRST DATASET PROVIDED TO STAFF

6

Capitol Neighborhood Residents

Stacy	Harbaugh	106 S. Hancock #102	Capitol	5		10	8		10	10	10	10	10	10			9	1	
Christina	Rose	360 W. Washington P212	Capitol	1	1												1	1	1
Davy	Mayer	220 Slate	Capitol	4	1	8	1	1	7	7	6	7	6	4	3				1
Jessica	Viselman	20 N Blair	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
George	Mulcahy	125 N Hamilton #1106	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
Dennis	Deppisah	125 N Hamilton #1106	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
Reese	Fischer	107 N Hancock	Capitol	9	10	10	7	6	9	10	9	9	9	9	9				
Amy	Johnson	20 N Blair #405	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
Phil	Hees	12 N Butler #607	Capitol	10	9	8	8	8	10	9	10	8	8	10	9				
Tiffany	Geier	12 N Butler #607	Capitol	10	9	10	10	10	10	10	9	10	10	10	10				
Joey	Malak	18 N Butler	Capitol	10	8	8	10	10	10	8	10	9	8	9	10				
Ashley	Seffens	18 N Butler	Capitol	10	8	8	10	10	9	8	10	9	8	9	9				
Lindsay	Geier	12 N Butler #406	Capitol	8	9	9	8		10	10	9	10	10	10	10				
Vicki	Mussehl	100 Wisconsin #800	Capitol	10	10	10	10	10	10	9	10	10	9	10	10				
Stold	Carr	125 N Hamilton #1204	Capitol	9	9	9	9	9	9	9	9	9	9	9	9				
Jeff	Mack	12 N Butler #507	Capitol	10	10	9	9	10	10	9	10	9	8	10	10				
Cliff	Fischer	107 N Hancock	Capitol	8	9	9	8	8	8	10	10	10	8	8	8				
Rob	Gallo	21 N Butler	Capitol	8	8	10	8	8	9	8	7	7	8	10	8				
Brian	Schudach	20 N Butler	Capitol	8	9	10	10	8	9	8	8	9	10	10	10				
Rebecca	Wiedmeyer	21 N Butler	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
Debby	Dines	155 E Wilson #201	Capitol	8	8	8	9	8	10	10	10	10	8	10	10				
Robert	Bergeman	12 N Butler	Capitol	10	8	10	9	8	10	10	10	10	10	8	10				
Jimmi	Hammerhill	27 N Butler #306	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
Lisa	McGinis	311 N Hancock #107	Capitol		10		5	9	10		10	10	10	10	10				
Michael	McGinis	311 N Hancock #107	Capitol																
Rebecca	Laskin	20 N Butler	Capitol	8	8	9	8	8	9	8	9	8	9	8	9				
Rebecca	Munnen	12 N Butler #407	Capitol	8	8	8	9	9	10	9	10	9	10	10	10				
Tammy	Schmudbac	20 N Butler	Capitol	10	9	10	9	8	10	10	10	10	10	10	10				
Max	Kozian	626 Langdon #607	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
Solomen	Hirnzol	27 N Butler #206	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
Gregg	Rapp	404 E. Wilson #306	Capitol	10	9	8	9	9	9	9	10	10	8	8	10				
Mayco	Hernandez	27 N Butler #306	Capitol	10	10	10	10	9	10	10	10	10	10	10	10				
Olesya	Milton	21 N Butler	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
Mark	Schlei	618 E Mifflin	Capitol	10	8	10	10	9	10	10	10	10	8	10	10				
Kari	Ruscetti	302 E Washington	Capitol	8	8	8	8	8	8	8	8	8	8	8	10				
Anne	Glynn	302 E Washington	Capitol	10	10	10	10	10	10	10	10	10	10	10	10				
Mrs.	Reddeman	360 W. Washington P207	Capitol	8	8		8	5	10	10	10	10	5	6	9				

Survey Results of Capitol Neighborhoods Meeting

On the Proposed 425 W. Washington Ave Project, October 10th, 2005

9

FN	LN	Address	Neighborhood	Quality of Design	Design Compatibility	Quality of Materials	Height and Mass	Shadowing Impact	Building Use	Sufficient Green Space	Quality of Landscaping	Pedestrian Friendly	Noise and Light Impact	Quality of Life for Residents	Overall Quality	Yes -Support Project?	No -Support Project?	Notes	
Other Districts in Capitol Neighborhoods				Average	8.7	8.5	9.3	8.7	8.5	9.5	9.3	9.5	9.3	8.9	9.2	9.1	36	3	72% For 28% Against 92% For 8% Against
Capitol Neighborhoods total				Average	8.4	7.9	9.1	7.8	7.7	9.1	8.8	9.1	8.7	9.1	8.9	50	8	86% For 14% Against	
Other Neighborhoods				Average	8.4	7.7	9.2	7.9	8.2	9.8	9.3	9.3	9.5	8.9	9.6	9.0	18	2	90% For 10% Against
Overall Totals from Attendees:																			
67 10 87% For 13% Against																			

Joseph	Polansky	521 W Doty	Bassett	9	8	10	10	5	5	10	10	8	5	9	9	10	10	1	
David	Baskerville	121 S Hamilton	Bassett	8	10	10	10	10	9	10	10	10	9	10	10	10	10	1	
Inez	Baskerville	121 S Hamilton	Bassett	10	10	9	9	9	10	8	8	9	8	10	10	10	10	1	
Jay	Hazen	413 W. Washington	Bassett	10	10	10	8	8	10	10	10	10	10	10	10	10	10	1	
Chet	Drossler	324 W. Wilson	Bassett	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	
Steve	Manion	123 W. Washington #309	Bassett	9	8	9	8	8	10	10	10	8	9	10	10	10	10	1	
David	Knuti	615 W. Main #301	Bassett	9	5	9	1	3	10	7	8	9	8	5	9	9	1		
Victor	Villacrez	307 W. William St	Bassett	8	8	8	7	7	10	10	9	8	8	10	9	9	1		
Jim	Eisenmann	413 W. Wilson	Bassett	10	7	10	7	10	10	10	9	10	10	10	9	9	1		
Audrey	Walsh	333 W. Main	Bassett	5			5		10	10	10	5	5	10	10	10	1		
Melissa	Mueller	324 W. Wilson	Bassett	10	10	10	10	10	10	10	10	10	10	10	10	10	1		
Jill	Geler	123 W. Washington	Bassett	8	9	9	8	6	8	8	7	8	7	9	9	9	1		
Jim	Ostrander	533 W. Main #202	Bassett	7	6	8	6	6	8	8	7	8	7	9	9	9	1		
Tom	Geler	123 W Washington #1006	Bassett	8	9	9	8		10	10	10	8	8	10	8	8	1		
Pat	DIBiase	533 W. Main #112	Bassett	3	1	8	1	1	5	2	5	2	1				1		
Denise	Delong	530 W. Doty #103	Bassett	5	1	5	1	1	1	1	5	5	1	5	5		1		
Stefanie	Moritz	530 W. Doty #103	Bassett	4	1		1	1	3	3	5	4	1		2		1		
Vince	Jenkins	530 W. Doty #104	Bassett		1	5	1	1	5	3	2	2	1	6	4		1		
Bill	Ellickson Jr	423 W. Washington	Other	8	7	8	8	7	10	10	10	9	7	10	9	9	1		
WP	Ellickson	423 W. Washington	Other	8	8	10	8	8	8	9	9	9	8	9	9	9	1		
Pete	Ostlind	533 W. Main	Bassett	5	1	5	1	1	4	7	4	7	5	7	2		1		

SECOND DATASET

Capitol Neighborhood Residents not in Bassett District

Stacy	Harbaugh	106 S. Hancock #102	Capitol	5		10	8		10	10	10	10						9		1		
Christina	Rose	360 W. Washington P212	Capitol	1	1													1			1	
Davy	Mayer	220 State	Capitol	4	1	8	1	1	7	7	6	7					1	4	3		1	
Jessica	Viselman	20 N Blair	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	
George	Mulcary	125 N Hamilton #1106	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	
Dennis	Deppisah	125 N Hamilton #1106	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	
Reese	Fischer	107 N Hancock	Capitol	9	10	10	7	6	9	10	10	9	9	9	9	9	9	9	9	9	1	
Amy	Johnson	20 N Blair #405	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	
Phil	Hees	12 N Butler #607	Capitol	10	9	8	8	8	10	9	10	8	10	9	8	10	9	10	9	1	1	
Tiffany	Geier	12 N Butler #607	Capitol	10	9	10	10	10	10	10	10	9	10	10	10	10	10	10	10	10	1	
Joey	Malak	18 N Butler	Capitol	10	8	8	10	10	10	8	10	9	8	9	10	10	9	10	10	1	1	
Ashley	Seffens	18 N Butler	Capitol	10	8	8	10	10	9	8	10	9	8	9	9	8	9	9	9	1	1	
Lindsay	Geier	12 N Butler #406	Capitol	8	9	9	8		10	10	10	9	10	10	10	10	10	10	10	1	1	
Vicki	Mussehl	100 Wisconsin #800	Capitol	10	10	10	10	9	10	9	10	10	9	10	9	10	10	10	10	1	1	
Stold	Carr	125 N Hamilton #1204	Capitol	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	1	1	
Jeff	Mack	12 N Butler #507	Capitol	10	10	9	9	10	10	9	10	9	10	10	10	10	10	10	10	1	1	
Cliff	Fischer	107 N Hancock	Capitol	8	9	9	8	8	8	10	10	10	8	8	8	8	8	8	8	8	1	1
Rob	Gallo	21 N Butler	Capitol	8	8	10	8	8	9	8	7	7	8	10	8	10	8	8	8	1	1	
Brian	Schudach	20 N Butler	Capitol	8	9	10	10	8	9	8	8	9	10	10	10	10	10	10	10	1	1	
Rebecca	Wiedmeyer	21 N Butler	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	1	
Debbly	Dines	155 E Wilson #201	Capitol	8	8	8	9	8	10	10	10	10	10	8	10	10	10	10	10	1	1	
Robert	Bergeman	12 N Butler	Capitol	10	8	10	9	8	10	10	10	10	10	8	10	10	10	10	10	1	1	
Jimmi	Hammerhill	27 N Butler #306	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	1	
Lisa	McGinis	311 N Hancock #107	Capitol		10		5	9	10			10	10	10	10	10	10	10	10	1	1	
Michael	McGinis	311 N Hancock #107	Capitol																	1	1	
Rebecca	Laskin	20 N Butler	Capitol	8	8	9	8	8	9	8	9	9	8	9	8	9	9	9	9	1	1	
Rebecca	Munnen	12 N Butler #407	Capitol	8	8	8	9	9	10	9	10	10	10	10	10	10	10	10	10	1	1	
Tammy	Schmudbac	20 N Butler	Capitol	10	9	10	9	8	10	10	10	10	10	10	10	10	10	10	10	1	1	
Max	Kozian	626 Langdon #607	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	1	
Solomen	Hirnzol	27 N Butler #206	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	1	
Gregg	Rapp	404 E. Wilson #306	Capitol	10	9	8	9	9	9	9	10	10	8	8	10	10	10	10	10	1	1	
Mayco	Herrandez	27 N Butler #306	Capitol	10	10	10	10	9	10	10	10	10	10	10	10	10	10	10	10	1	1	
Olesya	Minton	21 N Butler	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	1	
Mark	Schlei	618 E Miffin	Capitol	10	8	10	10	9	10	10	10	10	10	8	10	10	10	10	10	1	1	
Karl	Ruscetill	302 E Washington	Capitol	8	8	8	8	8	9	8	8	9	8	10	9	8	10	9	9	1	1	
Anne	Glynn	302 E Washington	Capitol	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	1	
Mrs.	Reddeman	360 W. Washinton P207	Capitol	8	8		8	5	10	10	10	10	6	9	9	9	9	9	9	1	1	
Bob	Holloway	360 W. Washinton P212	Capitol	4	3	7	1	1	5	10	10	5	6	9	6	9	4	4	4	1	1	
Justin	Harder	2960 Triverton Pk	Other	8	8	10	10	10	10	10	10	10	10	10	10	10	10	10	10	1	1	
Daniel	Guerra	132 E Wilson	Capitol	9	8	8	8	8	8	8	10	10	10	10	10	10	8	8	9	1	1	

