



City of Madison

Proposed Demolition & Rezoning

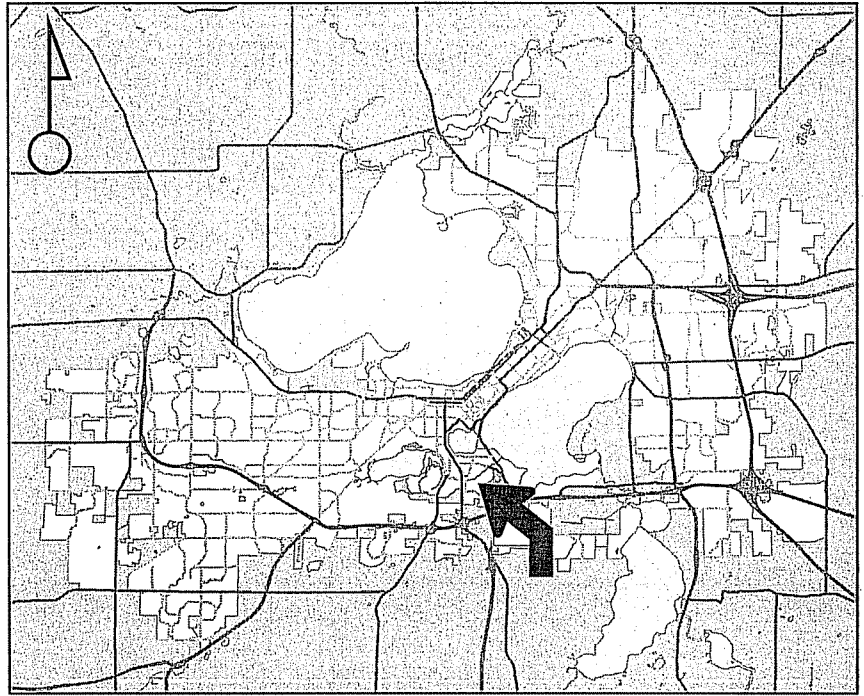
Location
1610 Gilson Street

Applicant
Clarence Brown -
BESHM Investment Group
From: C3 To: PUD(GDP-SIP)

Existing Use
Residential and Commercial Uses

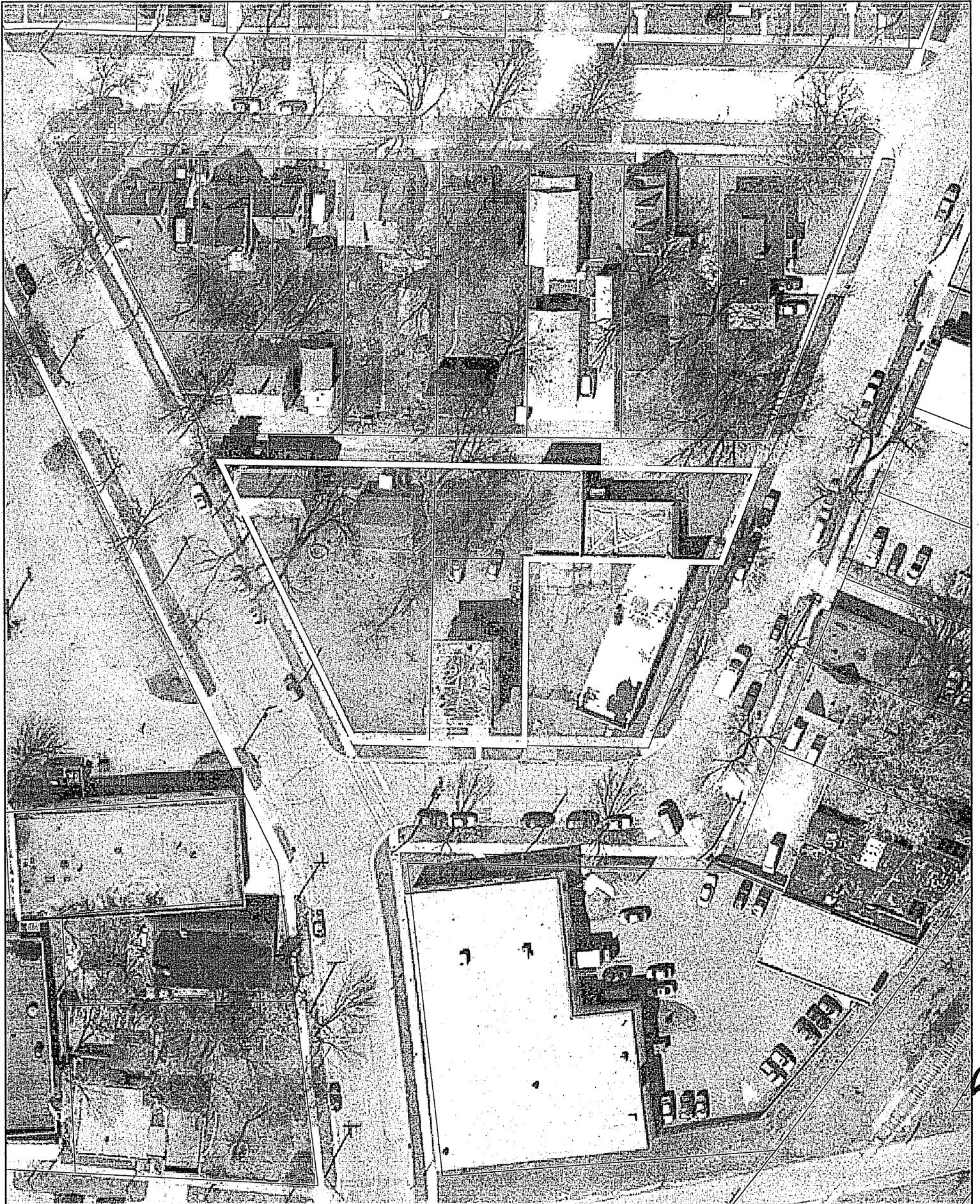
Proposed Use
Demolish 4 Structures & Build Mixed Use
Development with 13 Apartment Units,
5,243 sf Commercial & Retail Space

Public Hearing Date
Plan Commission
06 November 2006
Common Council
21 November 2006



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





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 \$ 1200 Receipt No. 74274
 Date Received 9-6-06
 Received By KAV
 Parcel No. 0709-264-0711-9
 Aldermanic District 13-Isadore Knox
 GQ ok
 Zoning District C-3
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 9-6-06

1. Project Address: 1610 Gilson street, Madison, WI 53715 Project Area in Acres: .577
 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 _____ to PUD/PCD-GDP

Rezoning from C-3 to PUD/PCD-SIP ^{GDP-SIP}

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: CLARENCE BROWN Company: BESH INVESTMENT GROUP LLC
 Street Address: 1610 GILSON ST City/State: MADISON, WI Zip: 53715
 Telephone: (608) 250-0099 ^{CELL} Fax: (608) 239-0030 Email: banks.development@yahoo.com
 Project Contact Person: ED BANKS Company: SAME
 Street Address: SAME City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): SAME
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMO EXIST STRUCTURES & REPLACE W/ 13 APARTMENT DWELLING UNITS & 5,243 300 FT COMMERCIAL / RETAIL SPACE
 Development Schedule: Commencement Nov 2000 Completion Nov 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. *see site plan SW1*

Filing Fee: \$ 1,200 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 BAY CREEK NEIGHBORHOOD Plan, which recommends:

SOUTH MADISON NEIGHBORHOOD PLAN 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:

ISADORE KNOX, BAY CREEK NEIGHBORHOOD ASSOC, APRIL 2000

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 GROUP MTA Date 4-20-06 | Zoning Staff GROUP MTA Date 3-2-06

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

Printed Name ROBERT R. BARRIL Date 9.10.06

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner C. Brown Date 9-6-06

**Letter of Intent – Gilson Street Redevelopment
Presented by BESHM Investment Group, LLC
September 6, 2006**

The proposed project will occupy that portion of the site as indicated on plans and as bounded by Gilson and Beld streets on the South side of Madison. The development will include the following uses.

11 two-bedroom rental units ranging in size from 1,089 sq. ft. to 1,302 sq. ft. and 2 one-bedroom units 846 sq. ft. located on both first and second floors. Each unit will have an outdoor balcony or patio. The apartment units will be detailed with high quality finishes and amenities and be targeted toward young professionals, singles, and senior citizens. All units are designed to meet ADA requirements and current codes.

988 sq. ft. of workout room space on the second floor, available for use by rental tenants and retail tenants.

813 sq. ft. of meeting room space that will be made available to the tenants and public for gatherings, social functions and community meetings.

2,395 sq. ft. of commercial/retail space at the corner to be targeted toward a coffee shop/ bakery /sandwich shop.

2,848 sq. ft. of barber/beauty salon with a retail boutique offering hair care and related products. Several individual cubicles will be available for rental to self-employed hair stylists and manicurists. The salon will replace the existing barber shop that has been operating since 1960.

21 stalls of underground tenant parking and 7 stalls of covered parking to serve the retail space, accessed from the back alley.

2,400 sq. ft. of green space and lawns in a courtyard for outdoor use.

The building is designed to maintain the scale of the one and two-story homes and businesses in the existing neighborhood. Stylistically it will utilize traditional elements and incorporate metal awnings at the retail end of the building. It will be clad in brick, sculpted cast stone, composite board siding and touches of stucco. Several blank panels are provided for exterior signage at the commercial end. The corner is anchored by a distinguishing tower element.

Several existing buildings will be demolished as a requirement of the project. An existing 2-story house that is being used as a barber shop will be removed. It is currently in an advanced state of disrepair. An existing 2-story house (circa 1920's) that is being rented out, a free standing single stall garage and a concrete block storage shed will all be removed. The owner and his employees will salvage all usable materials prior to demolition.

This urban infill project is good for the neighborhood. It provides high-quality rental units, an expanded salon with more services and a neighborhood coffee shop in a location just a block off Park Street. The owner is a long established business in the neighborhood and is committed to the project for the long term.

**Zoning Text – Gilson Street Redevelopment
Presented by BESHM Investment Group, LLC
September 6, 2006**

A Statement of Purpose

The zoning district is established to allow for the construction of a mixed use development of medium density rental units and residential neighborhood-friendly commercial retail space.

B Permitted Uses

Permitted uses in the zoning district shall be:

one and two bedroom rental units

barber/beauty salon and retail hair products boutique

workout room/health club facility

meeting room

small scale commercial/retail establishments offering coffee, breads, sandwiches, bakery or similar such establishments

C Lot Area

25,137 sq. ft.

D Floor Area Ratio

Shall not exceed 1.61 for newly constructed building.

E Yard Requirements

See submitted plans.

F Landscaping

See submitted plans.

G Accessory Off-street Parking and Loading

See submitted plans.

H Lighting

See submitted plans.

I Signage

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to similar PUD districts, or signage will be provided as approved on the final recorded plans.

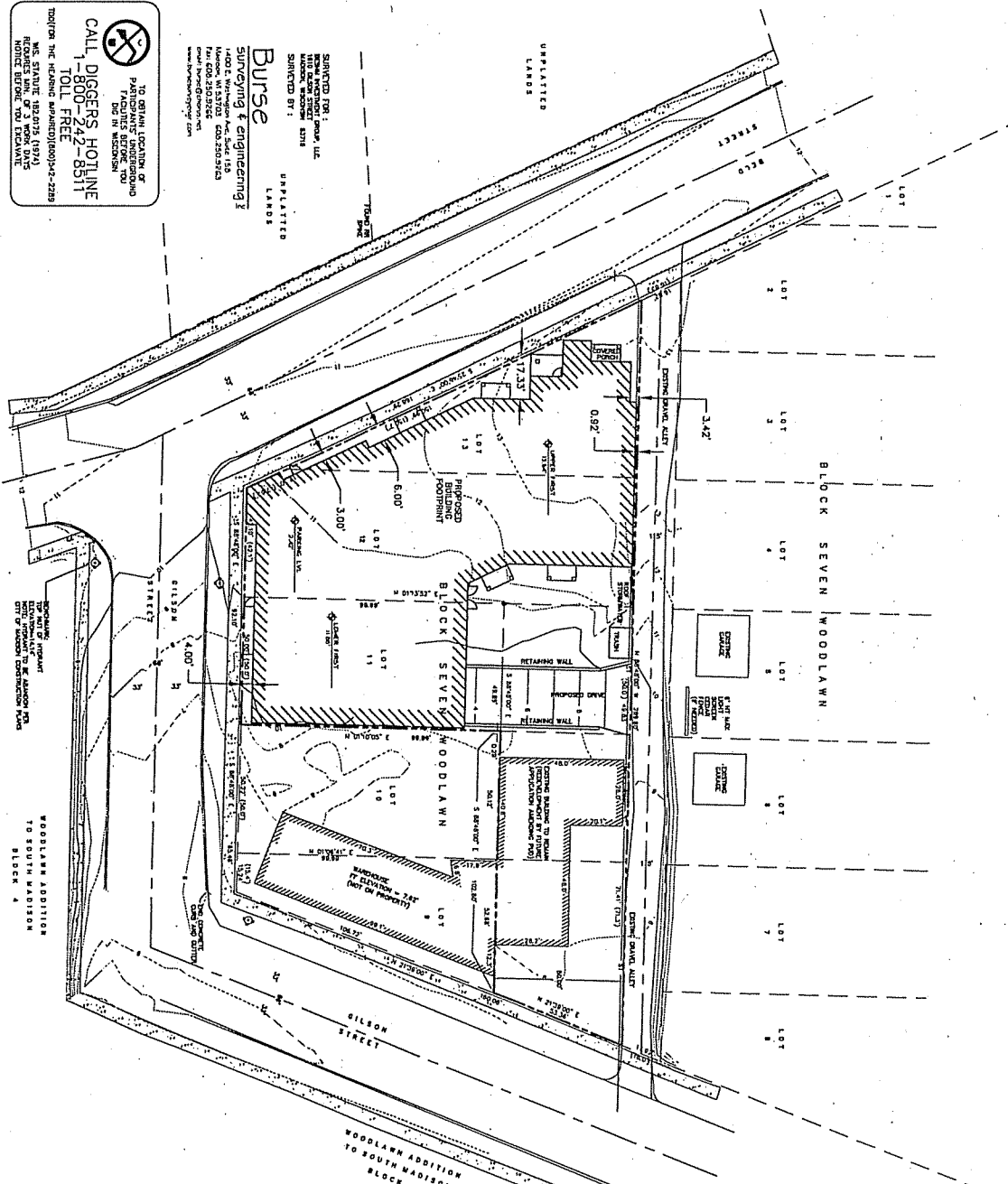
J Family Definition

The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for Residential zoning districts.

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 Plan Commission.

LEGAL DESCRIPTION:
 PART OF LOTS 9 AND 10 AND ALL OF LOTS 11, 12 AND 13, BLOCK SEVEN WOODLAWN, RECORDED IN VOLUME 2, PAGE 25, DOCUMENT NUMBER 237891A, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP OF NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



ASSUMED NORTH
 THESE DRAWINGS ARE BASED ON THE ASSUMPTION THAT THE PROPERTY IS LOCATED IN THE CITY OF MADISON, WISCONSIN.

NOTES:
 1) The proposed site layout is shown in red. The existing site layout is shown in black. The existing site layout is shown in black. The existing site layout is shown in black.
 2) The proposed site layout is shown in red. The existing site layout is shown in black. The existing site layout is shown in black. The existing site layout is shown in black.
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 10) The proposed site layout is shown in red. The existing site layout is shown in black. The existing site layout is shown in black. The existing site layout is shown in black.

CALL DIGGERS HOTLINE
 1-800-4-A-DIG
 TO OBTAIN LOCATION OF
 PARTICIPANTS UNDERGROUND
 UTILITIES AND TO REPORT
 ANY DAMAGE TO
 PARTICIPANTS UNDERGROUND
 UTILITIES IN WISCONSIN
 BEFORE YOU EXCAVATE

Burse
 SURVEYING & ENGINEERING
 1400 E. Washington Ave. Suite 115
 Madison, WI 53703 (608) 255-5752
 Fax: (608) 255-5753
 www.burseengineering.com

WOODLAWN ADDITION
 TO SOUTH MADISON
 BLOCK 4

1 PROPOSED SITE LAYOUT



DISCLAIMER:
 I, Michael L. Burse, Registered Land Surveyor, No. 2038, hereby certify that the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property knowledge and skill.
 Dated this _____ day of _____, 200__.
 Signature: Michael L. Burse, R.L.S. No. 2038

PROJECT NO.	DATE
DATE	EXPIRES ON 2008
DRAWN BY	
SW	2

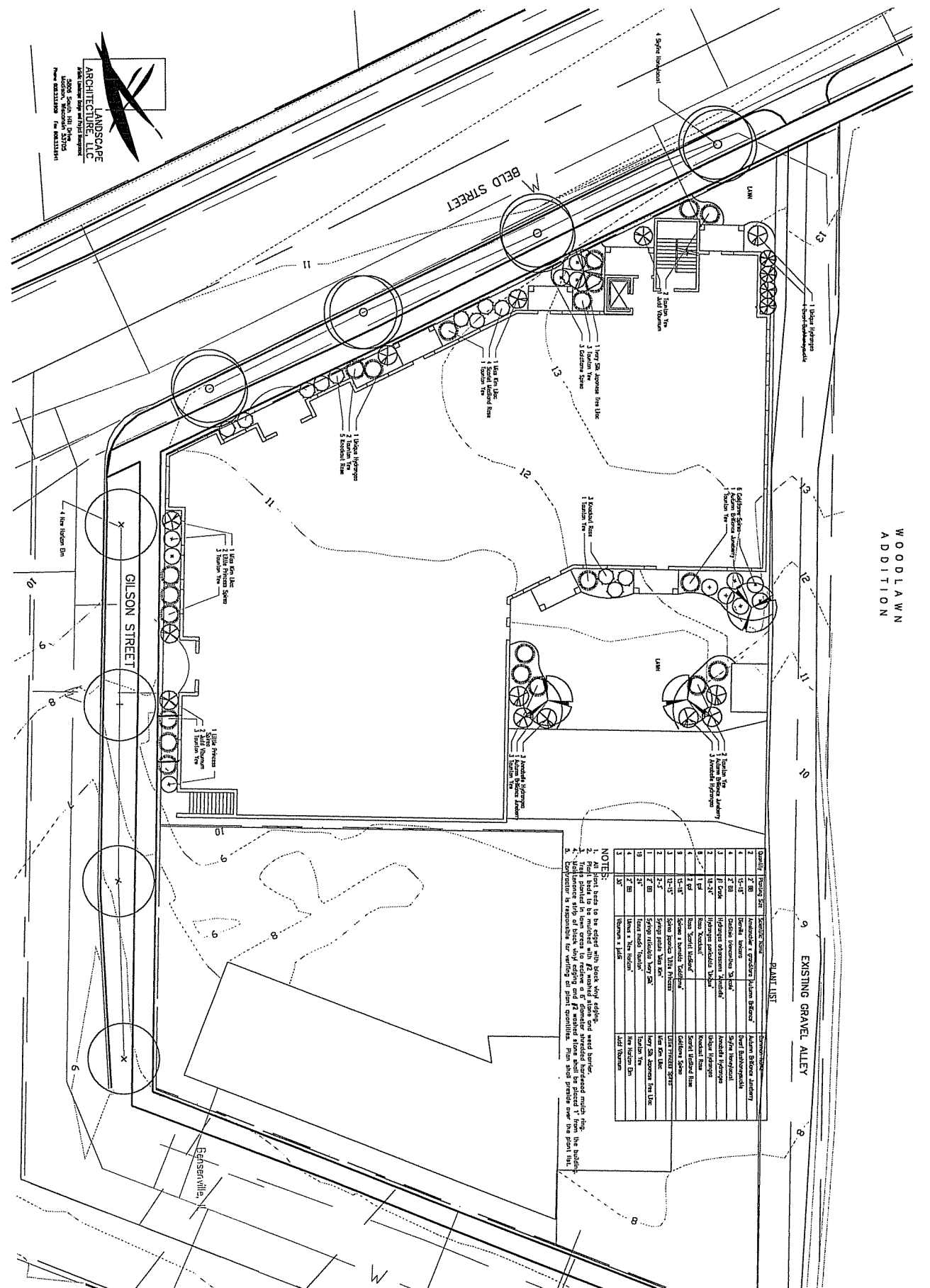
GILSON STREET DEVELOPMENT
 BESTM INVESTMENT GROUP, LLC
 1610 GILSON STREET
 MADISON, WISCONSIN, 53715

Bouril Design Studio, LLC
 ARCHITECTS
 400 E. Park Place, Suite 201, Madison, WI 53703
 Phone: (608) 255-5752
 Fax: (608) 255-5753
 www.bouril.com

CONCEPT DESIGN
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LANDSCAPE ARCHITECTURE, LLC
 5000 South 24th Street
 Suite 2000, Wauwatosa, WI 53226
 Phone: (414) 251-1111
 Fax: (414) 251-1112
 www.landscapearchitect.com



WOODLAWN
 ADDITION

EXISTING GRAVEL ALLEY

PLANT LIST

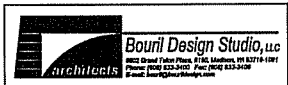
Quantity	Planting Size	Scientific Name	Common Name
2	2" DB	<i>Kalmia latifolia</i>	Swallow Bush
1	5'-10'	<i>Lonicera japonica</i>	Japanese Holly
1	5'-10'	<i>Hamamelis virginica</i>	Witch Ham
2	2" DB	<i>Castanea coccinea</i>	Red Chestnut
1	2" DB	<i>Prunella</i>	Prunella
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea
1	5'-10'	<i>Hydrangea</i>	Hydrangea

NOTES:

- All plant notes to be adopted with correct plant material.
- Plant notes to be adopted with correct plant material.
- Plant notes to be adopted with correct plant material.
- Plant notes to be adopted with correct plant material.

PROJECT NO.	
DATE	
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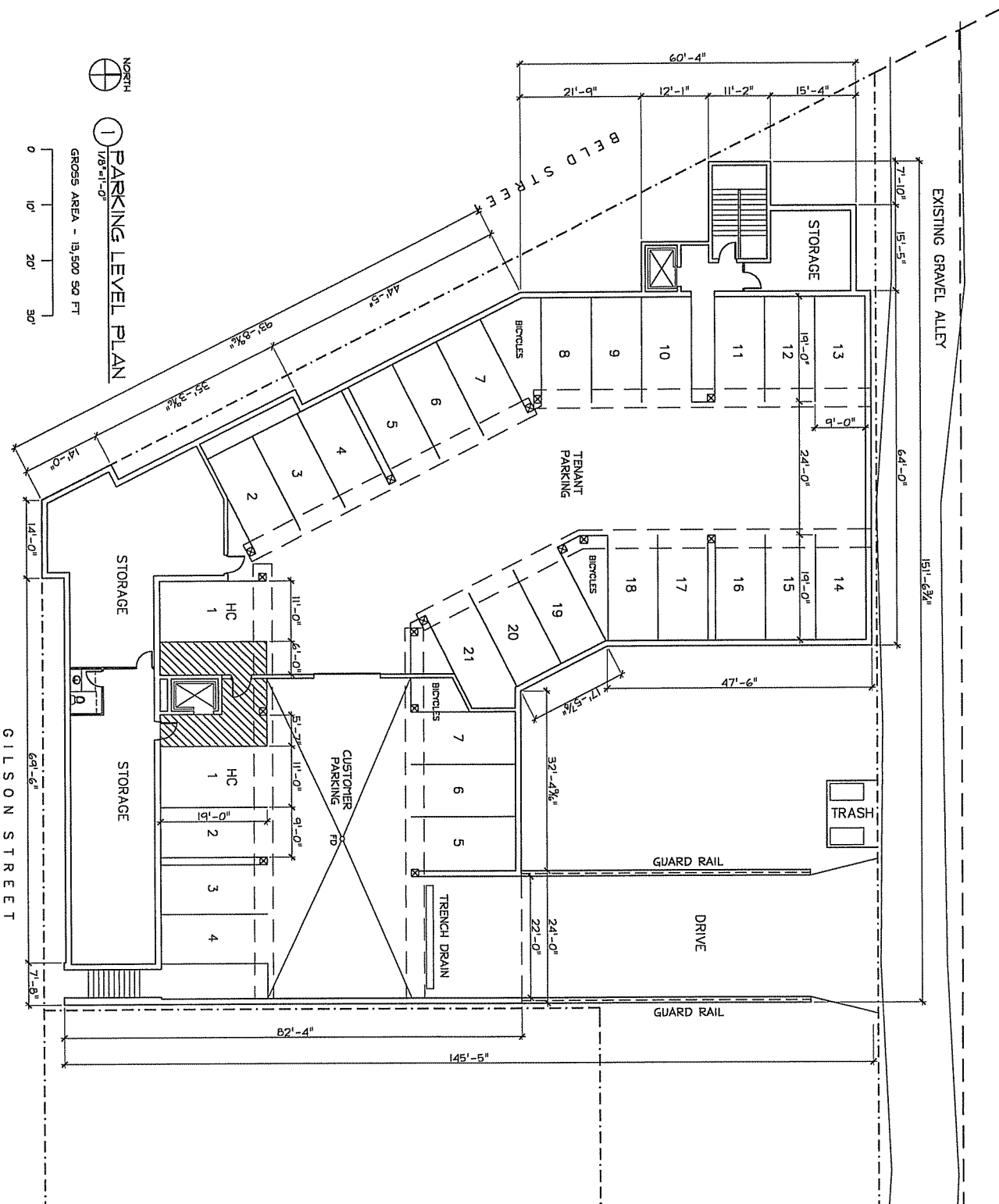
GILSON STREET DEVELOPMENT
 BESH1 INVESTMENT GROUP, LLC
 1610 GILSON STREET
 MADISON, WISCONSIN, 53715



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6



NORTH

PARKING LEVEL PLAN

GROSS AREA - 13,500 SQ FT

1/8" = 1'-0"

0 10' 20' 30'

1	A
DATE	SEPTEMBER 4, 2008
DRAWN BY	LSK
PROJECT NO.	047
REVISIONS	
DATE	
ISSUE	

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 BESH INVESTMENT GROUP, LLC
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 MADISON, WISCONSIN, 53715



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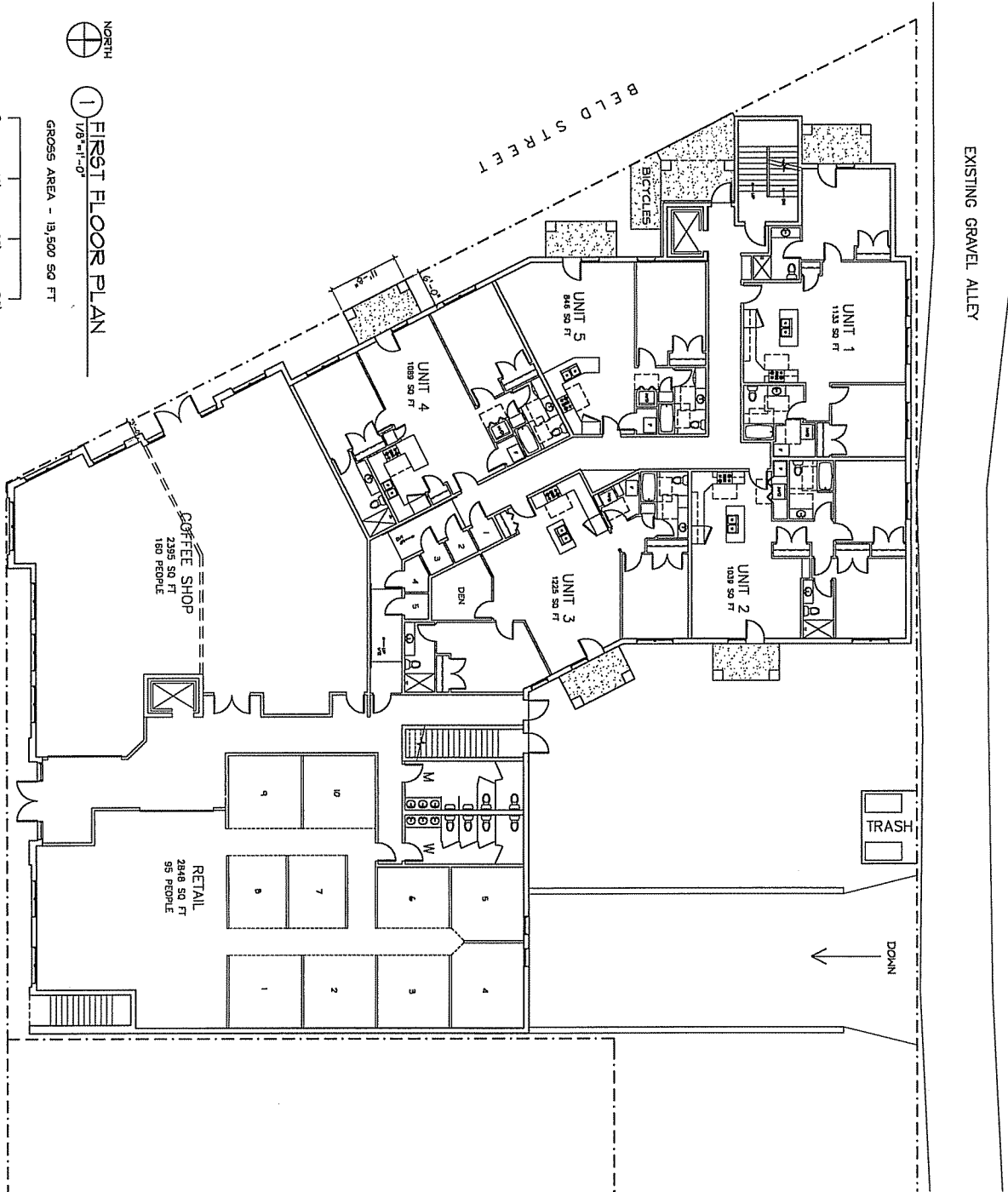
6

NORTH

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

GROSS AREA - 13,500 SQ. FT.

0 10' 20' 30'



PROJECT NO.	0447
DATE	SEPTEMBER 6, 2006
DRAWN BY	LSK
SCALE	1/8"=1'-0"
PROJECT NO.	0447
DATE	SEPTEMBER 6, 2006
DRAWN BY	LSK
SCALE	1/8"=1'-0"
PROJECT NO.	0447
DATE	SEPTEMBER 6, 2006
DRAWN BY	LSK
SCALE	1/8"=1'-0"

GILSON STREET DEVELOPMENT
BESHM INVESTMENT GROUP, LLC
1610 GILSON STREET
MADISON, WISCONSIN, 53715

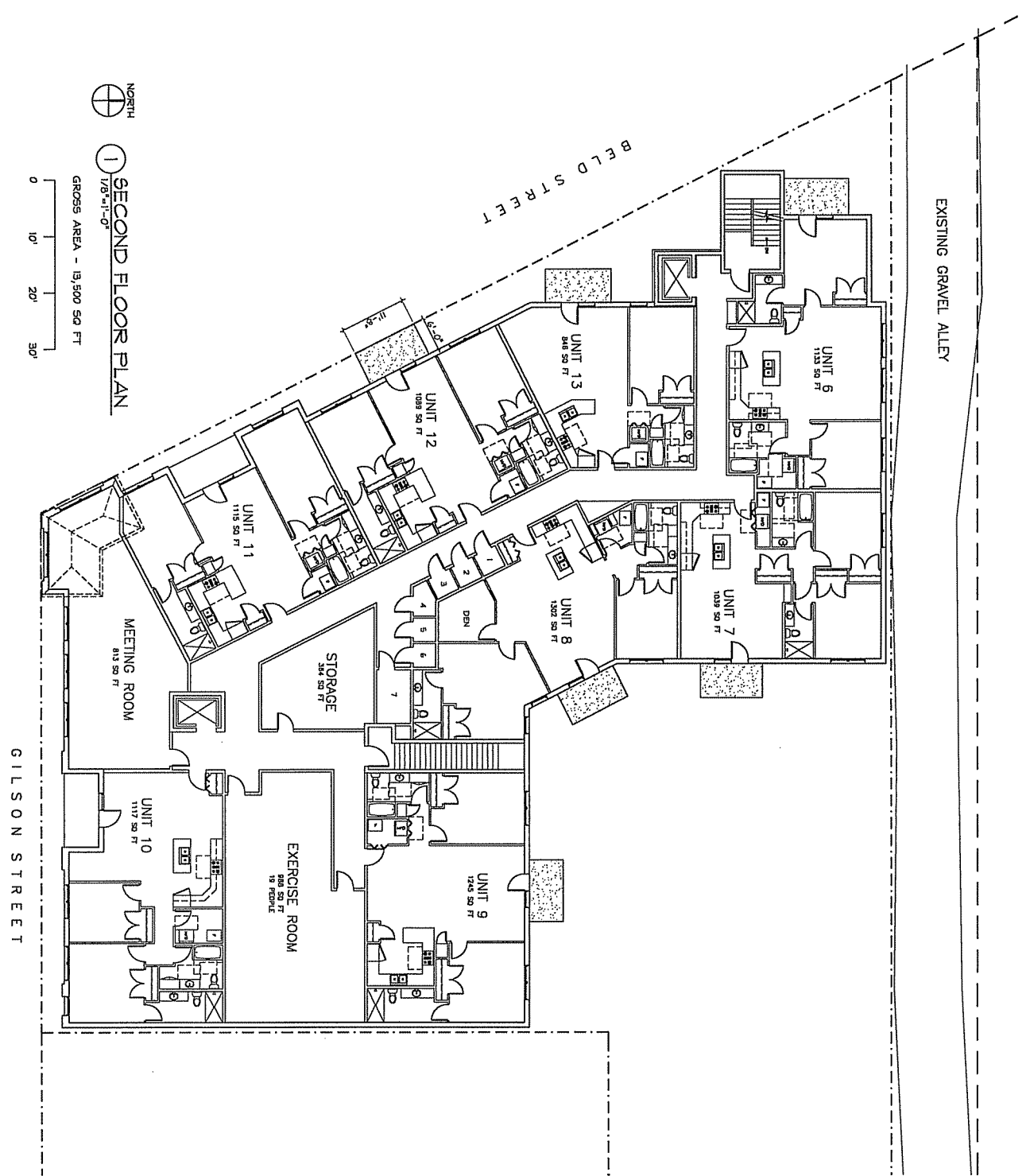
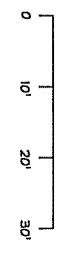
Bouril Design Studio, LLC
architects

1802 Grand Tower Plaza, 27th Floor, Madison, WI 53719-1101
Phone: (608) 833-3600 Fax: (608) 833-3608
Email: info@bourilstudio.com

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NORTH
 1 SECOND FLOOR PLAN
 1/8"=1'-0"
 GROSS AREA - 19,500 SQ. FT.



A	PROJECT NO.	0417
	DATE	APRIL 14, 2008
3	DRAWN BY	LAL
	CHECKED BY	
	REVISIONS	
	DATE	ISSUE

GILSON STREET DEVELOPMENT
 BESHM INVESTMENT GROUP, LLC
 1610 GILSON STREET
 MADISON, WISCONSIN, 53715

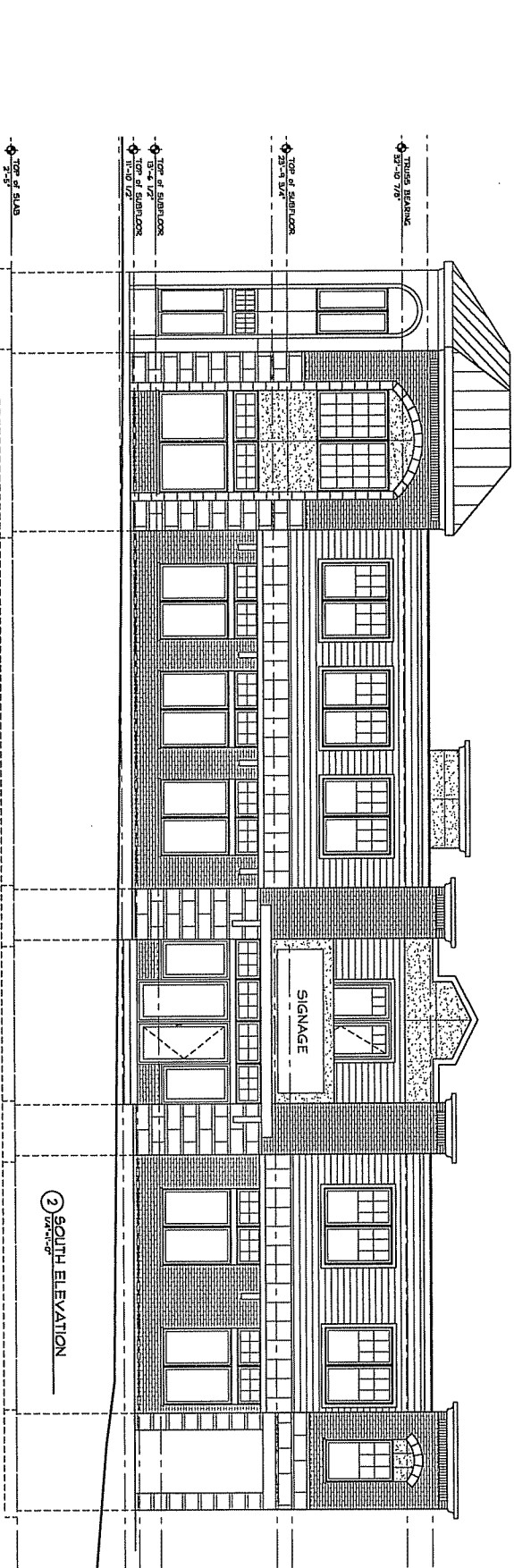
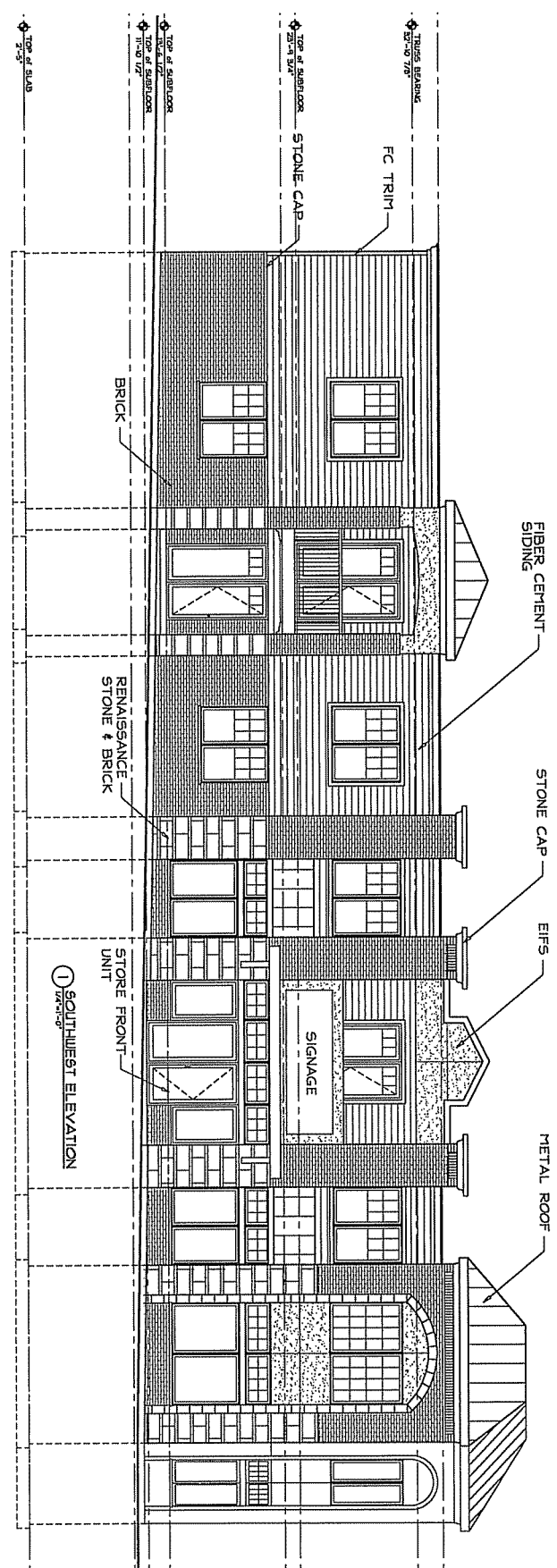
Bouril Design Studio, LLC
 2622 Grand Oaks Plaza, #101, Madison, WI 53719-1081
 Phone: (608) 223-5292 Fax: (608) 223-5298
 Email: info@bourildesign.com

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PROJECT NO.	DATE	
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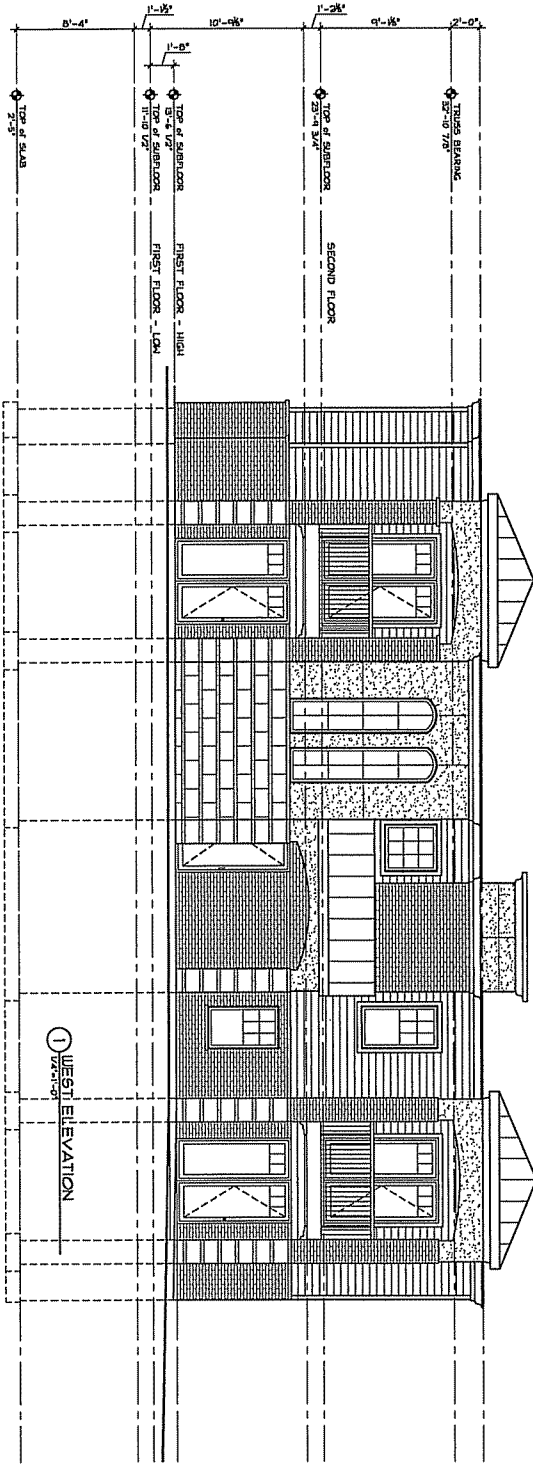
Bouril Design Studio, LLC
 architects

1811 Grand View Place, #100, Madison, WI 53711-1811
 Phone: (608) 233-3400 Fax: (608) 233-3402
 E-mail: info@bourilstudio.com

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 A



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REVISIONS			
DATE	ISSUE		
PROJECT NO.	044		
DATE	SEPTEMBER 4, 2011		
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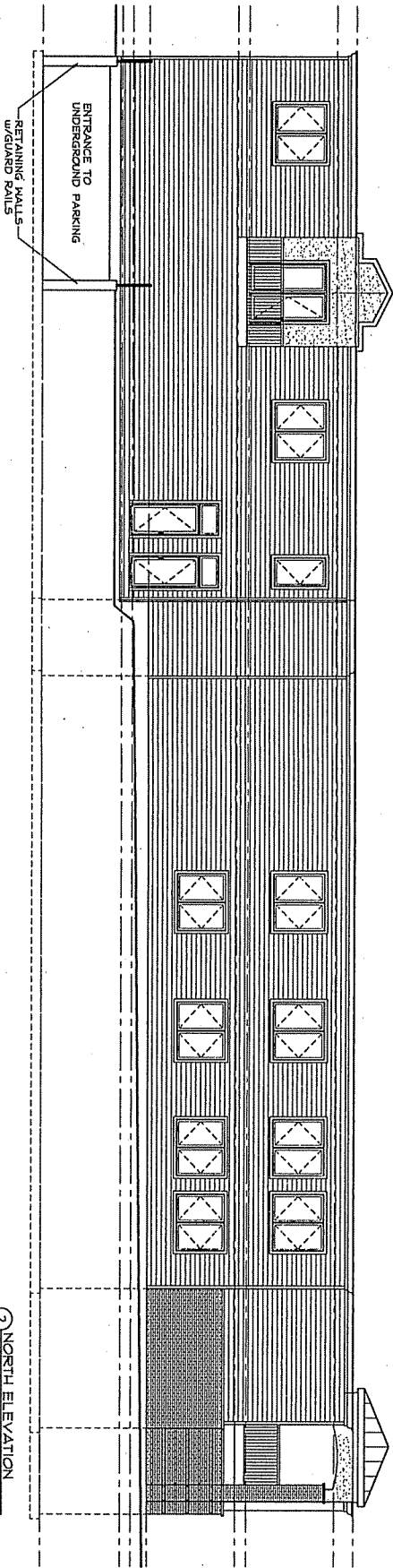
GILSON STREET DEVELOPMENT
 BESHM INVESTMENT GROUP, LLC
 1610 GILSON STREET
 MADISON, WISCONSIN, 53715

Bouril Design Studio, LLC
 architects

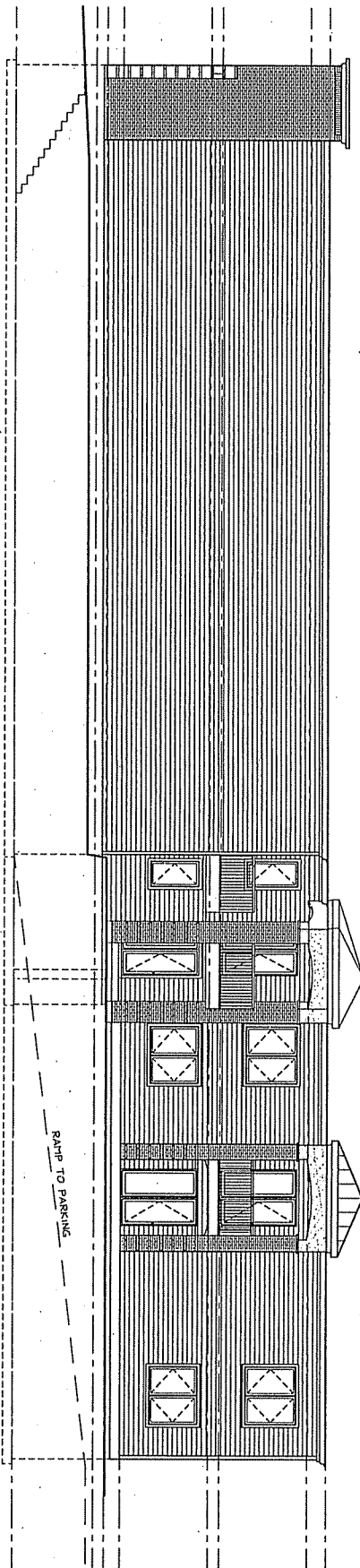
2022 Oxford Trade Park, #100, Madison, WI 53718-1001
 Phone: (608) 655-8700 Fax: (608) 633-7000
 E-mail: info@bourilstudio.com

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② NORTH ELEVATION



① EAST ELEVATION

6

PROJECT NO.	6
DATE	A
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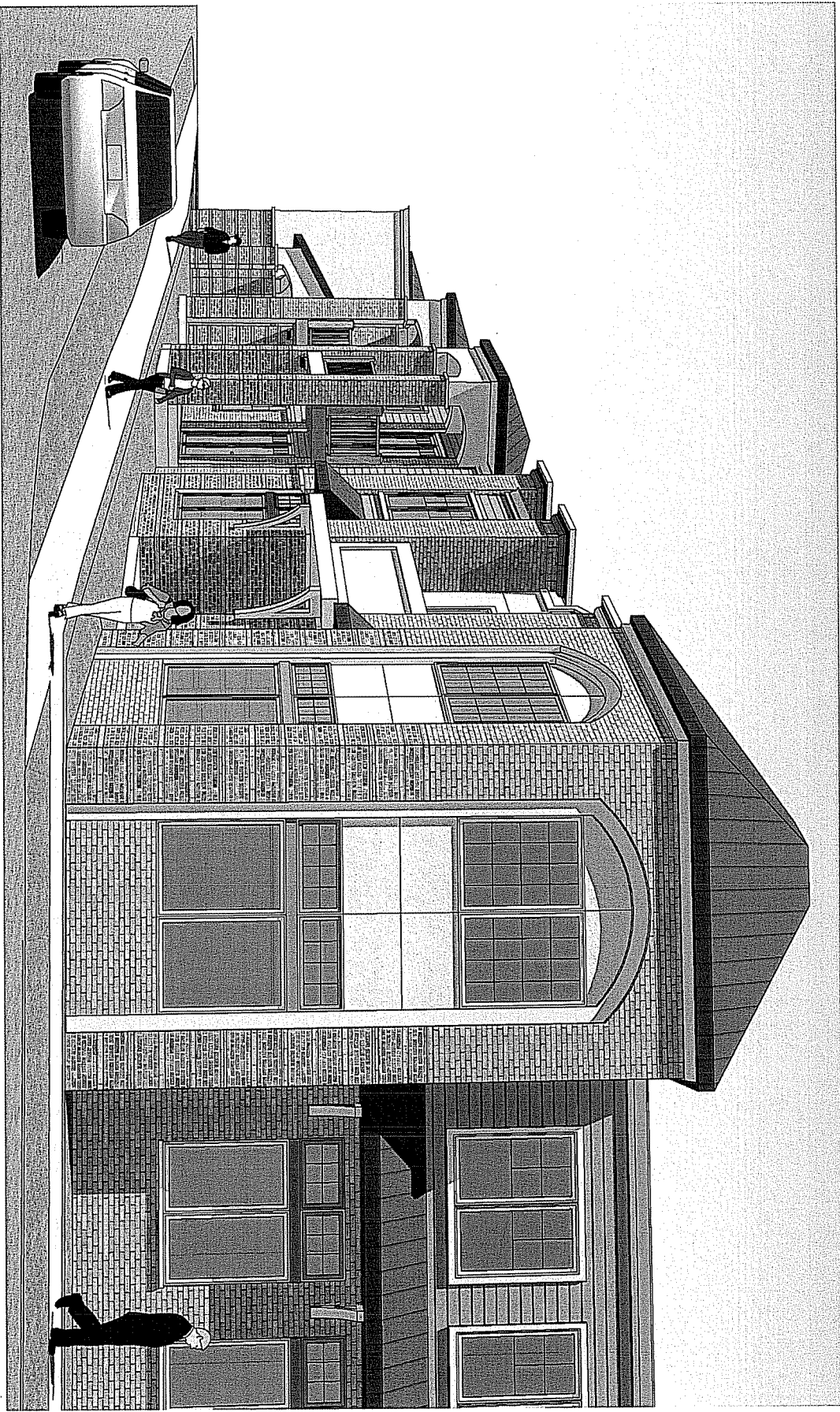
PROJECT NO.	6
DATE	October 15, 2008
DRAWN BY	
REVISIONS	
DATE	
BY	

GILSON STREET DEVELOPMENT
 BESHM INVESTMENT GROUP, LLC
 1610 GILSON STREET
 MADISON, WISCONSIN, 53715

Bouril Design Studio, LLC
 4842 Grand View Road, Suite 100, Madison, WI 53719
 Phone: 608.223.2322 Fax: 608.223.2322
 E-mail: info@bouril.com www.bouril.com

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Gilson Street Development
Beshm Investment Group
1610 Gilson Street, Madison WI 09.06.2006



Northeast View - Beld/Gilson Intersection



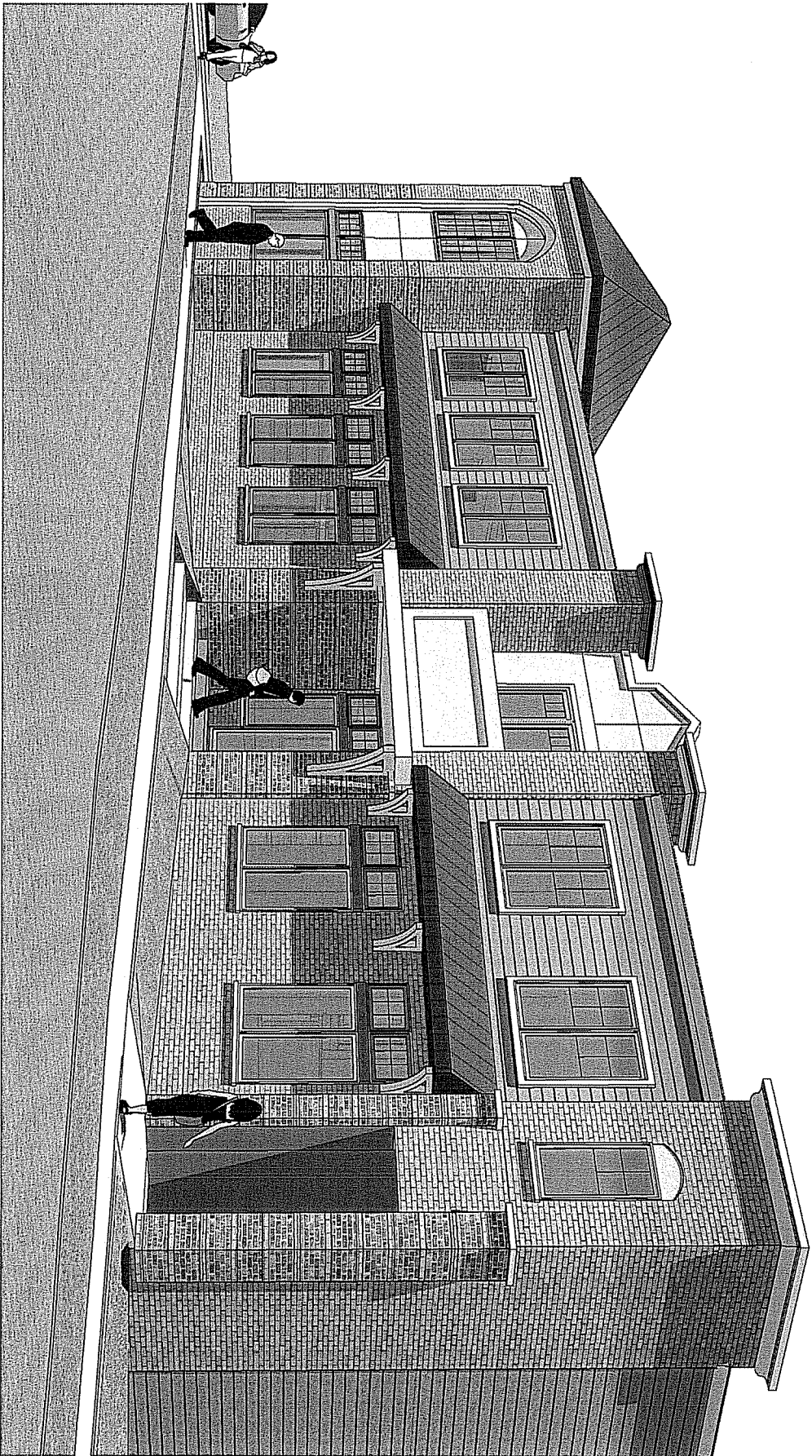
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Gilson Street Development

Beshm Investment Group
1610 Gilson Street, Madison WI 09.06.2006



Southeast View - down Beld Street

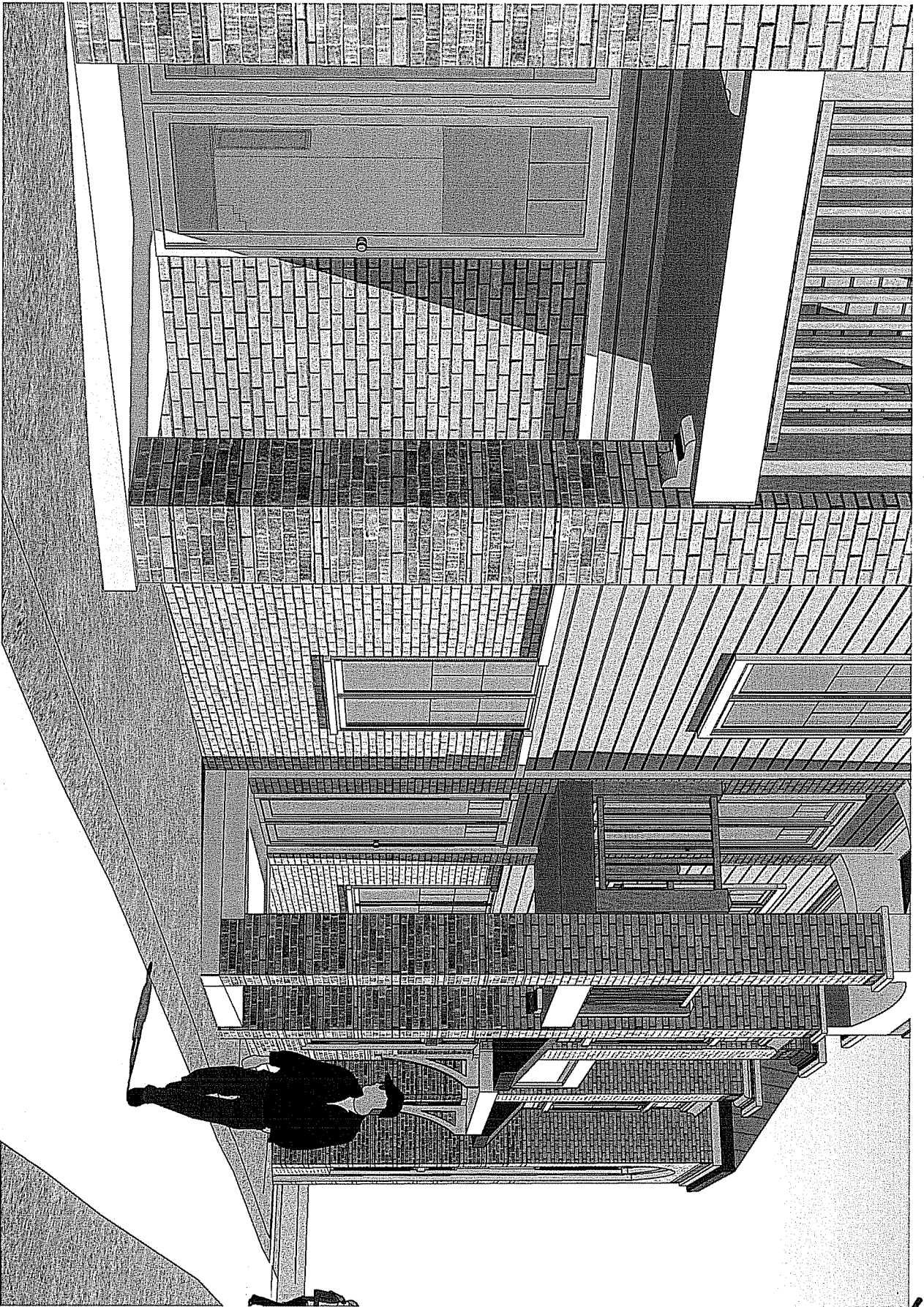


Gilson Street Development

Beshm Investment Group
1610 Gilson Street, Madison WI 09.06.2006



North View-Gilson/Beld Intersection



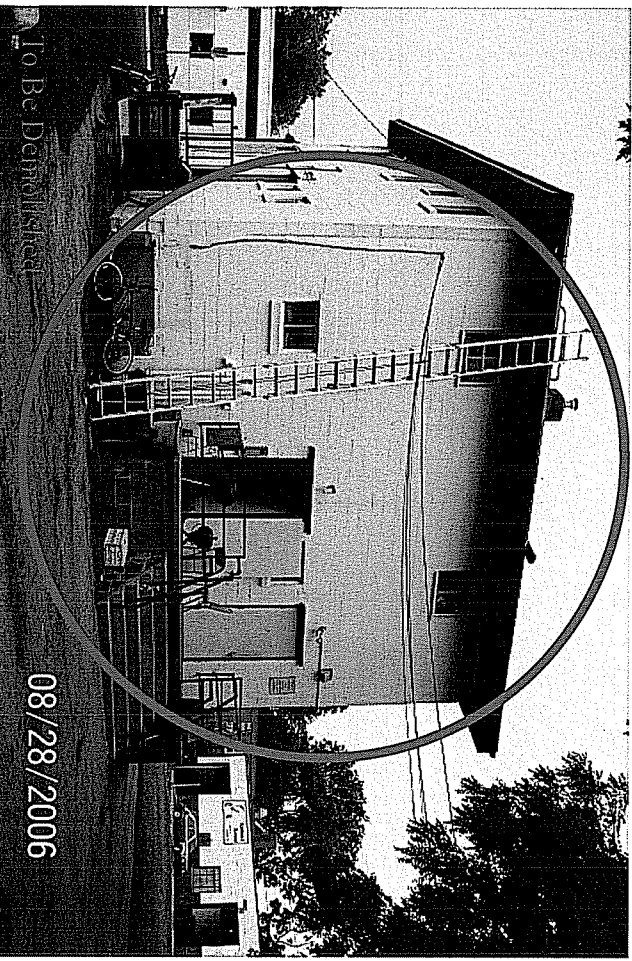
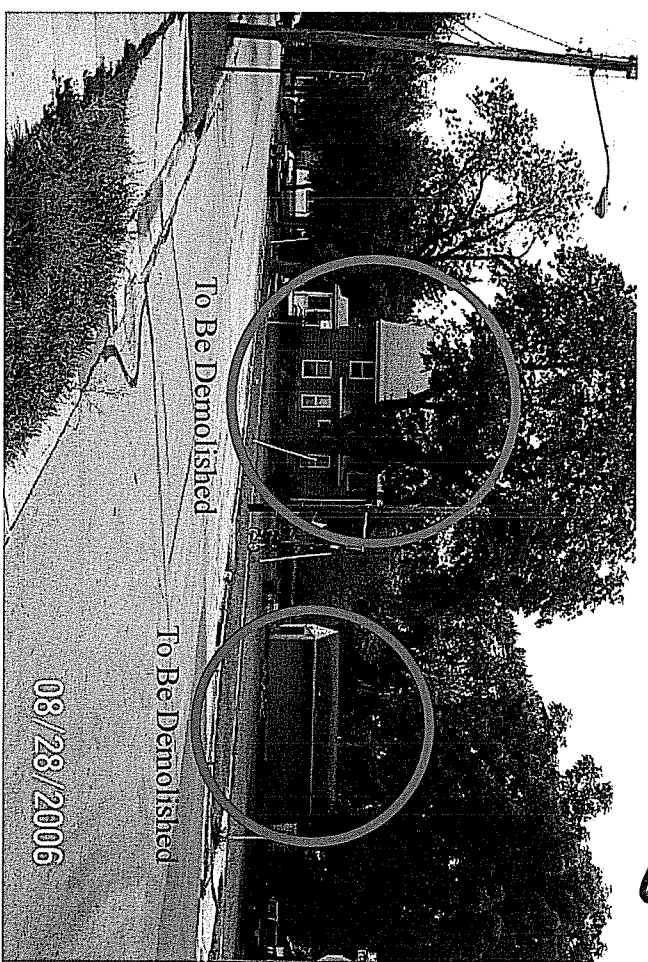
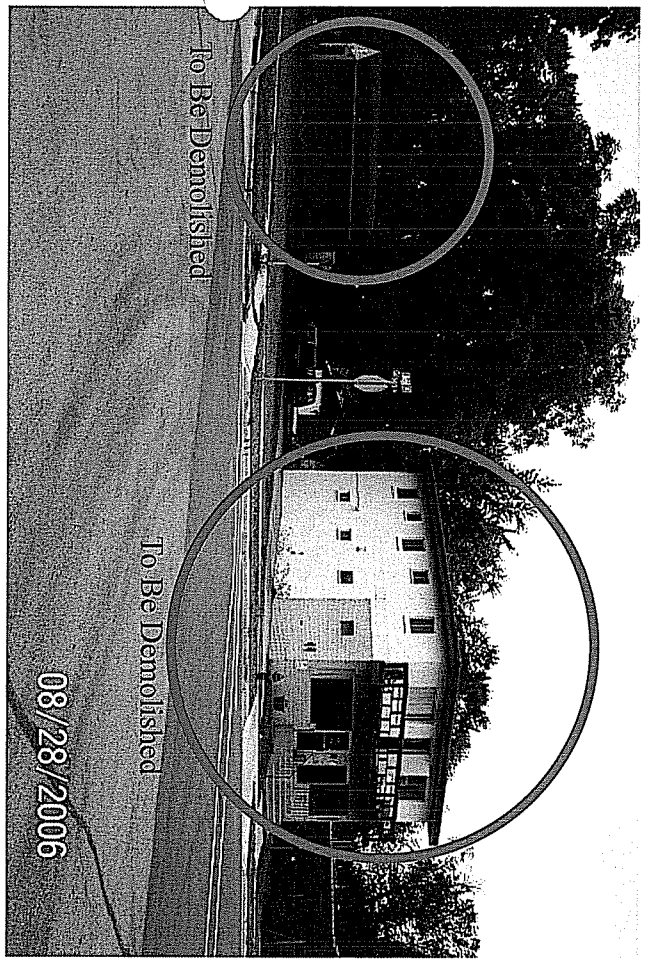
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Gilson Street Development

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Southeast - down Beld Street



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**Bouril Design
 Studio, LLC**

Site Demolition