

**Location**

202-210 North Bassett Street &  
512-520 West Dayton Street

**Applicant**

Scott Faust - Boardwalk Investments/  
Randy Bruce - Knothe & Bruce Architects

From: R6 & C2      To: PUD(PD)-GDP-SIP

**Existing Use**

Three residences and an office building

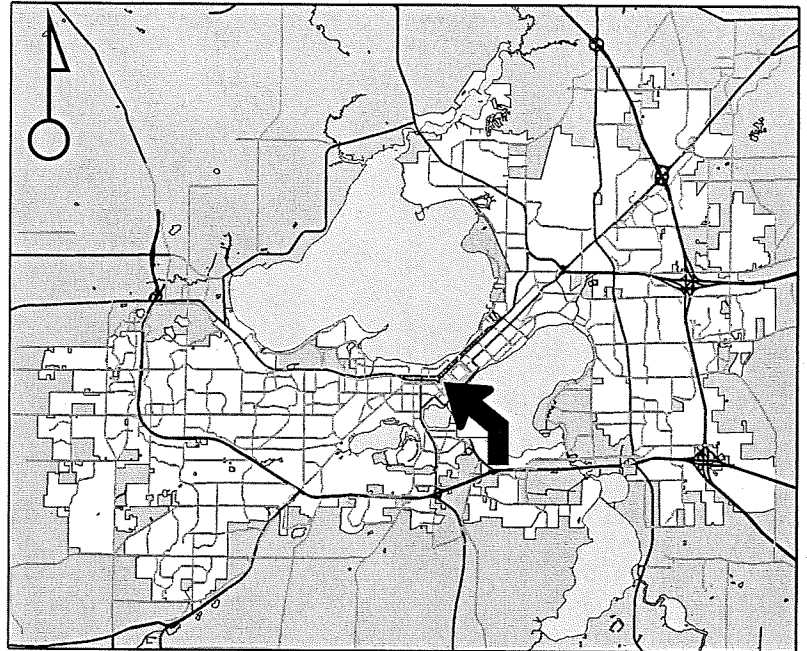
**Proposed Use**

Demolish three residences and an office building to allow construction of a mixed-use building containing 1,700 square feet of retail space and 75 apartments

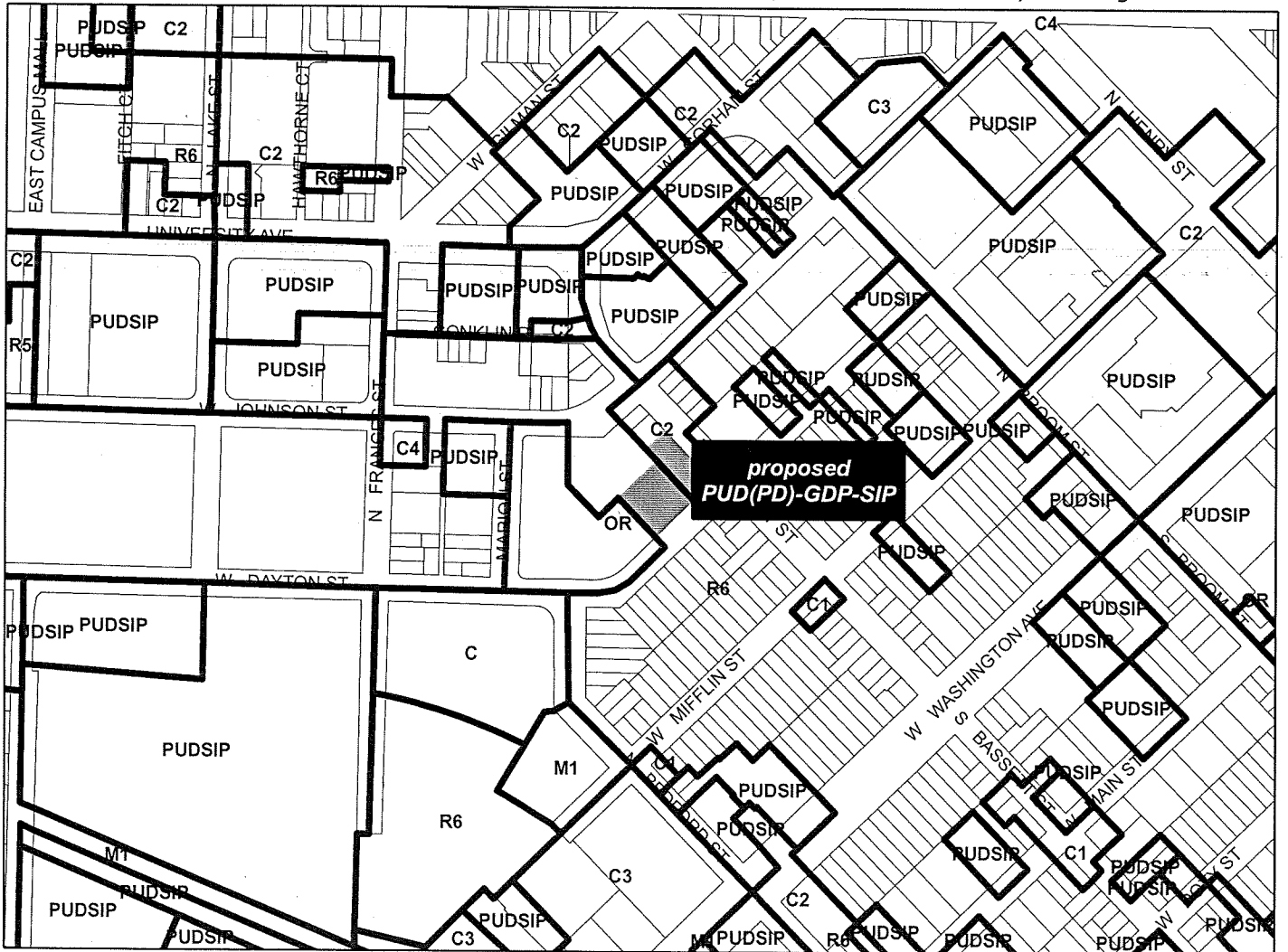
**Public Hearing Date**

Plan Commission  
03 December 2012

Common Council  
11 December 2012

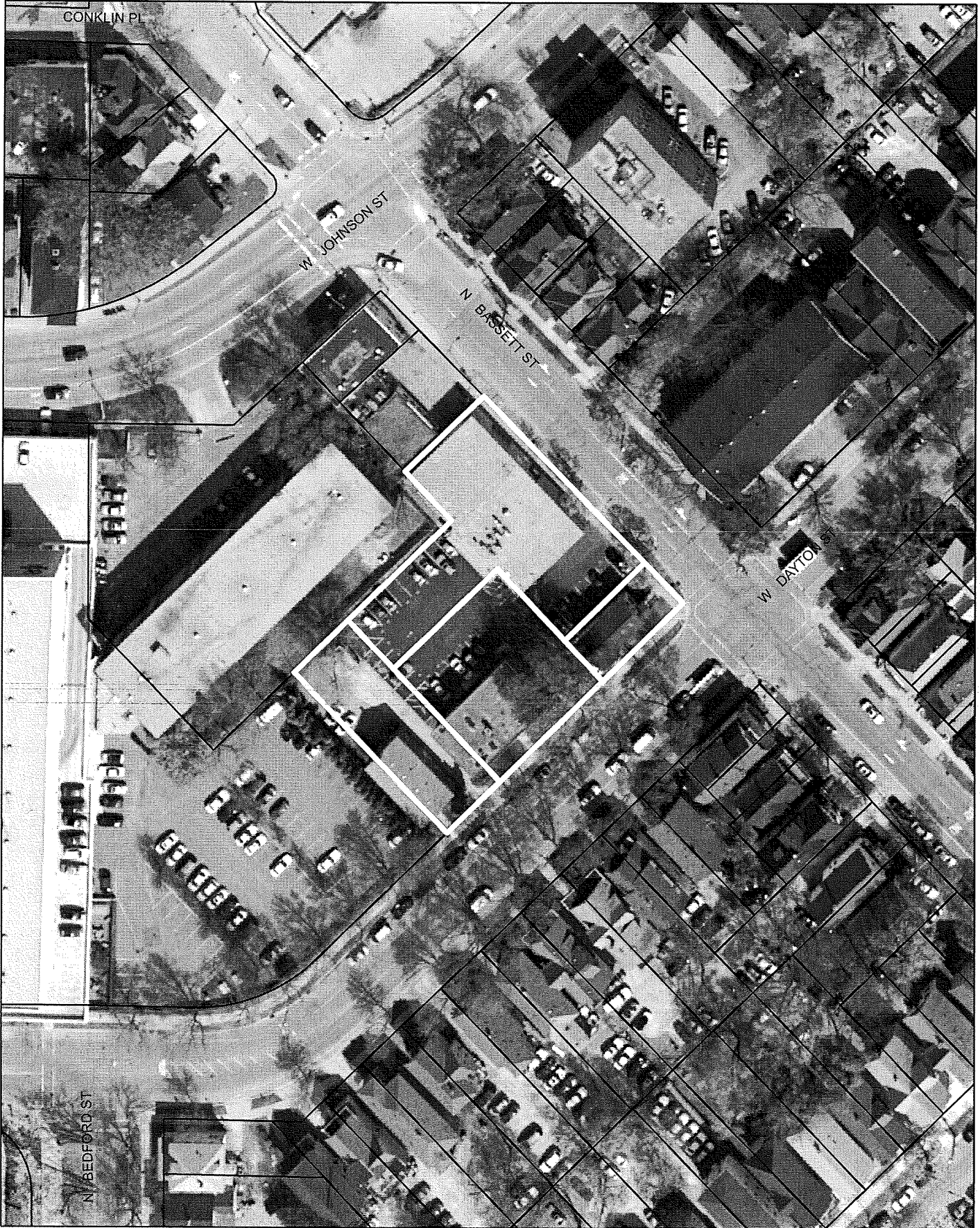


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 November 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

### FOR OFFICE USE ONLY:

Amt. Paid 61550 Receipt No. 136367  
Date Received 10/3/12  
Received By [Signature] -1528-6  
Parcel No. 0709-231-1527-8  
Aldermanic District 4 Michael Verwey  
GQ DDZ2T, CW  
Zoning District C2, R6 DDZ2T  
**For Complete Submittal**  
Application  Letter of Intent   
Photos  Legal Descript.   
Plan Sets N/A Zoning Text   
Alder Notification 7/24/12 Waiver  
Ngbrhd. Assn Not. 7/24/12 Waiver  
Date Sign Issued 10/3/12

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

1. Project Address: 202, 210 N. Bassett St, 512, 520 W. Dayton Project Area in Acres: .66

Project Title (if any): \_\_\_\_\_

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from GDP to SIP
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

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

Applicant's Name: Scott Faust Company: Boardwalk Investment  
Street Address: 210 N. Bassett St. City/State: Madison Zip: 53703  
Telephone: (608) 256-9500 Fax: (608) 256-9518 Email: Scott@rentmadison.com

Project Contact Person: Randy Bruce Company: Knotne + Bruce Architects, LLC  
Street Address: 7601 University Ave, Ste 201 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knotnebruce.com

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 5 story apartment building with underground parking

Development Schedule: Commencement June, 2013 Completion August, 2014

Effective August 31, 2012

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

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

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the Downtown Design Zone 2 Plan, which recommends multi family housing 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 and business associations in writing no later than **30 days** prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
See Attached notice dated 10/20/2010
- If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: DAT - HEATHER STOUER Date: 9/14/12 Zoning Staff: DAT Date: 9/20/12
- **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_  
 Authorizing Signature of Property Owner Scott Faus Date 10-3-12



October 3, 2012

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
202, 210 N. Bassett St  
512, 520 W. Dayton St  
PUD-SIP  
Madison, WI 53703

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, plan commission and common council consideration of approval.

Organizational structure:

**Owner:**  
Scott Faust  
Boardwalk Investments  
210 N. Bassett Street  
Madison, WI 53703

**Architect:**  
Knothe & Bruce Architects, LLC  
7601 University Avenue  
Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
rbruce@knothebruce.com

**Engineer:**  
Quam Engineering, LLC  
4604 Siggelkow Road, Ste A  
McFarland, WI 53558  
(608) 838-7750

## **Downtown Design Zone 2:**

In August of 2001 the city established Downtown Design Zones and Design Guidelines to better control the character of development within these zones. This site is located within Design Zone 2. Design emphasis has been placed on meeting the requirements of the design guidelines. Following is a summary of the requirements as they relate to this proposal:

**Building Height:** The building height is 5 stories.

**Floor Area Ratio:** The floor area ratio of 2.53 does not exceed 6.0.

**Yard Requirements:** The building setbacks meet the requirements of the ordinance.

### **Exterior Building Design**

**Massing:** The building massing will be defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The 5 story building height is in keeping with the surrounding context of single family homes.

**Orientation:** The building is directly oriented to the public sidewalk and street. At the lower level the buildings' façades will incorporate a traditional storefront rhythm with window and doorways that opens up to the public with a large street-side terrace.

**Building Components:** The 5 story building will have a clear base, body and cap.

**Articulation:** The buildings will be well articulated with vertical modulation, horizontal step-backs and finely composed window patterns.

**Openings:** The size and rhythm of the window openings within the body of the buildings will express a traditional residential architecture.

**Materials:** A variety of materials will be used to reinforce the building articulation and to provide visual interest..

**Entry treatment:** The buildings will have clearly defined entries which open to the public sidewalk and street.

**Terminal Views and High Visibility Corners:** The 5 story building on West Dayton and North Bassett Street is on a prominent corner and the building facades addressing these streets will be appropriately articulated.

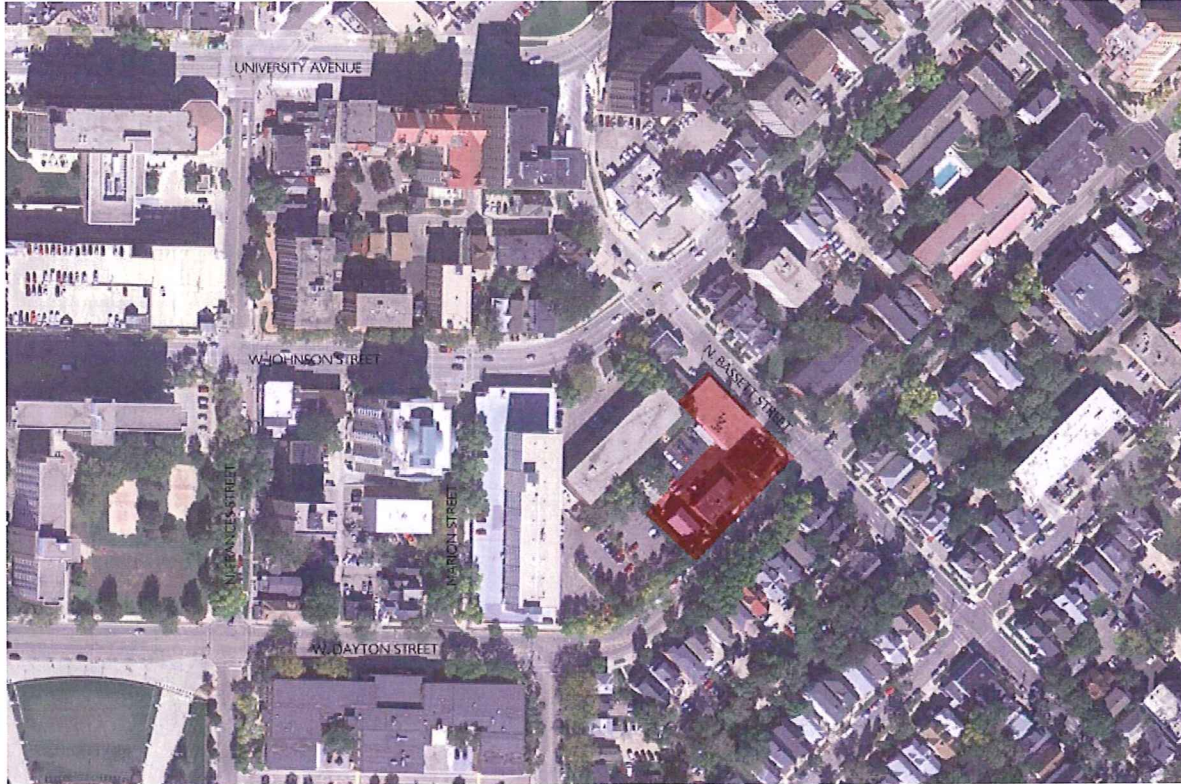
### **Site Design / Function**

**Semi-Public Spaces:** The street side setbacks will be devoted to thoughtfully designed semi-public spaces.

**Landscaping:** A well designed landscape and hardscape will be prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained.

**Usable Open Space:** Both private and public open spaces will be provided. The street-side terraces provide semi-public spaces while the central terrace between both

LAND USE APPLICATION - (PUD-SIP)  
Submitted October 3, 2012



202, 210 N. Bassett St  
512, 520 W. Dayton St.  
Madison, Wisconsin 53703

Applicant: Boardwalk Investments  
Contact: Randy Bruce  
Address: c/o Knothe Bruce, LLC  
7601 University Ave, Ste 201  
Middleton, WI 53562  
Phone: (608) 836-3690



# SPECIFIC IMPLEMENTATION SUBMITTAL

**202, 210 N. Bassett St  
512, 520 W. Dayton St.**

Madison, Wisconsin

Submitted October 3, 2012

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## LIST OF EXHIBITS

- A. Check in the amount of \$1550 made payable to Madison City Treasurer
- B. Letter to Alderperson Mike Verveer - Alder- District #4
- C. Letter to Neighborhood
- D. Zoning Text
- E. Legal Description
- F. Deconstruction Photos
- G. Deconstruction, Reuse, & Recycling Plan
- H. Drawings

October 3, 2012

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Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
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**Engineer:**

Quam Engineering, LLC  
4604 Siggelkow Road, Ste A  
McFarland, WI 53558  
(608) 838-7750



**Introduction:**

This project proposes the redevelopment of 4 lots bounded on the north side of West Dayton Street and the west side of North Bassett Street. The total development site is approximately 28,892 square feet in area and is in the Downtown Design Zone 2.

The site is well located on the southeast edge of the UW-Madison campus and presents an excellent opportunity for redevelopment. The planned project will consolidate the disconnected student housing with new high quality energy efficient apartments. The lots are currently zoned as R6 and C2 and occupied by older student housing and commercial use buildings, between one story and four story heights.

The redevelopment proposal envisions new higher density housing for university student resident and creates an interactive architecture and street presence that reflects its urban environment. The General Development Plan proposes a development consisting of a 5-story building containing 71 units. The building will house units ranging in size from studios to 4 bedroom apartments. Residents of the development will be likely upper classmen and graduate students. The entry for the building will be from West Dayton Street. An additional entry from North Bassett Street will also be provided. The project will provide individual underground parking garages accessed from West Dayton Street. Convenient bicycle and moped parking will be provided, both on-site and at the underground parking.

**Development Statistics:**

Dwelling Unit Mix:

Efficiency	8
One-Bedroom	35
Two-Bedroom	9
Three-Bedroom	14
Four-Bedroom	9
<hr/>	
Total dwelling Units	75

Densities:

Lot Area	28,892 SF or .66 acres
Lot Area / D.U.	385 SF/unit
Density	113 units/acre

Building Height: 5 Stories

Floor Area Ratio:

Total Floor Area (floors 1-5)	73,480 SF
Floor Area Ratio	2.54

Vehicle Parking 61 stalls or 0.81 spaces/unit  
(56 underground)

Bicycle & Moped Parking: 54 Surface  
80 Underground stalls  
134 Total

**Downtown Design Zone 2:**

In August of 2001 the city established Downtown Design Zones and Design Guidelines to better control the character of development within these zones. This site is located within Design Zone 2. Design emphasis has been placed on meeting the requirements of the design guidelines. Following is a summary of the requirements as they relate to this proposal:

**Building Height:** The building height is 5 stories.

**Floor Area Ratio:** The floor area ratio of 2.53 does not exceed 6.0.

**Yard Requirements:** The building setbacks meet the requirements of the ordinance.

**Exterior Building Design**

**Massing:** The building massing will be defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The 5 story building height is in keeping with the surrounding context of single family homes.

**Orientation:** The building is directly oriented to the public sidewalk and street. At the lower level the buildings' façades will incorporate a traditional storefront rhythm with window and doorways that opens up to the public with a large street-side terrace.

**Building Components:** The 5 story building will have a clear base, body and cap.

**Articulation:** The buildings will be well articulated with vertical modulation, horizontal step-backs and finely composed window patterns.

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**Entry treatment:** The buildings will have clearly defined entries which open to the public sidewalk and street.

**Terminal Views and High Visibility Corners:** The 5 story building on West Dayton and North Bassett Street is on a prominent corner and the building facades addressing these streets will be appropriately articulated.

**Site Design / Function**

**Semi-Public Spaces:** The street side setbacks will be devoted to thoughtfully designed semi-public spaces.

**Landscaping:** A well designed landscape and hardscape will be prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained.

**Usable Open Space:** Both private and public open spaces will be provided. The street-side terraces provide semi-public spaces while the central terrace between both

buildings provides a sun terrace for social gatherings. Private balconies and patios will also be provided for most if not all of the apartments.

Interior Building Design:

Mix of Dwelling Unit Types: A wide variety of unit sizes and types are available within the buildings from studio apartments to four bedroom apartments.

Trash Storage: Refuse will be located in the basements easily accessed from the overhead garage door.

Off-Street Loading: One from North Bassett Street.

Resident Parking for Vehicles, Bicycles and Mopeds: An appropriate amount of parking is provided in the underground parking garage. Based on the applicants experience the parking provided should meet the immediate needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located inside the parking garages.

Building Security and Management: The buildings will be professionally managed and on-site management will provide a continuous management presence. The buildings will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

**Project Schedule:**

It is anticipated that construction will start in Summer of 2013 and be completed in August of 2014.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the city. New higher density student housing in the central city reduces vehicular traffic and promotes pedestrian and bicycle traffic. It also allows for the relocation of student residents from existing rental properties in older neighborhoods so that those properties may transition back to owner occupancies.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA  
Managing Member



**2. FEES PAID:**

ZONING MAP AMENDMENT	\$1 500
<u>ADJACENT PROPERTY NOTIFICATION</u>	<u>\$50</u>
	\$1 550

**3. WRITTEN INDICATION THAT ALDERPERSON HAS BEEN CONTACTED**

A letter has been sent to Alderperson Mike Verveer- Alder- District #4 notifying him of our SIP application submittal. It is enclosed as Exhibit B.

**4. WRITTEN INDICATION THAT THE APPLICABLE NEIGHBORHOOD GROUP HAS BEEN NOTIFIED OF THE SUBMITTAL**

A letter has been sent to Capitol Neighborhoods Association notifying them of our SIP application submittal. It is enclosed as Exhibit C.

**5. VERIFICATION OF HISTORICAL STATUS**

This project site is not located within a historic district and there are no buildings on the site with historic designation.

**6. EXISTING STRUCTURES AND DEMOLITION STANDARDS**

This project proposes the redevelopment of 4 lots bounded on the north side of West Dayton Street, and the west side of North Bassett Street. The site is approximately 29,946 square feet in area and is in the Downtown Design Zone 2.

In order to provide new, high quality, energy efficient housing, this proposed development envisions the removal of several buildings that currently exist on the site. As part of the future PUD-SIP applications the developers will provide a recycling and re-use plan for the buildings, starting with all reasonable efforts to relocate any suitable building(s).

These buildings are as follows (photographs are attached as Exhibit F):

- 202 N. Bassett Street is a 2 story stick frame structure and includes one dwelling unit, built in 1884.
- 210 N. Bassett Street is a 2 story office building with surface parking to the west and south. Its exterior is a combination of brick, spandrel glass and painted CMU. The building is currently not fully occupied.
- 512 W. Dayton Street, built in 1952, is a 4,000 sf 5 unit apartment building constructed with a brick exterior on a concrete foundation. The building is two stories.
- 520 W. Dayton Street was built in 1941 and consists of 3 dwelling units. The building is a 2 story brick building.

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land

uses and conserving and enhancing the taxable value of lands and buildings.

As the plan commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

**Exhibit B**  
**Letter to Alderperson**



July 24, 2012

Mike Verveer  
Alderson – District #4  
City-County Building  
Common Council Office  
210 Martin Luther King Jr. Blvd  
Madison, WI 53709-0001

Re: 202-222 N. Bassett & 510-520 W. Dayton Streets  
KBA Project No: 1041

Dear Alder Verveer:

On behalf of Scott Faust and Knothe & Bruce Architects, I would like to take this opportunity to formally notify you that we plan on submitting our application for rezoning these properties to PUD-SIP in September 2012.

The project is located at 202-222 N. Bassett & 510-520 W. Dayton Streets. The development will include the deconstruction of 4 buildings and the construction of a new multifamily apartment building is proposed.

We have appreciated your support on previous developments, and we look forward to working with you and the neighbors as our project progresses through the City approval process.

Sincerely,

J. Randy Bruce, AIA  
Managing Member

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934  
www.knothebruce.com 9-10

Exhibit C  
Letter to Neighborhood

July 24, 2012

Davy Mayer  
Capitol Neighborhoods, Inc.  
PO Box 260304  
Madison, WI 53726

Scott Kolar  
Capitol Neighborhoods, Inc  
333 W. Mifflin St. #9020  
Madison, WI 53703

Pete Ostlind  
Capitol Neighborhoods, Inc.- Bassett District Chair  
533 W. Main Street #302  
Madison, WI 53703

Re: 202-222 N. Bassett & 510-520 W. Dayton Streets  
KBA Project No: 1041

Gentlemen:

On behalf of Scott Faust and Knothe & Bruce Architects, I would like to take this opportunity to formally notify you that we plan on submitting our application for rezoning these properties to PUD-SIP in September 2012.

The project is located at 202-222 N. Bassett & 510-520 W. Dayton Streets. The development shall include the deconstruction of 4 buildings and the construction of a new multifamily apartment building is proposed.

As always, we look forward to working with you and Alder Verveer as our project progresses through the City approval process.

Sincerely,

J. Randy Bruce, AIA  
Managing Member

cc: Scott Faust

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934  
www.knothebruce.com

9-10

Exhibit D  
Zoning Text

***Legal Description:***

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin including all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S 00°00'50" W, 1347.62 feet; thence N 45°27'18" E, 167.84 feet to a found iron pipe at the westerly corner of said Lot 12 also being the point of beginning.

thence continue N 45°27'17" E, 132.12 feet; thence N 44°06'30" W, 40.22 feet; thence N 45°40'05" E, 66.19 feet; thence S 44°01'58" E, 173.56 feet; thence S 46°07'18" W, 198.01 feet; thence N 44°08'05" W, 131.28 feet to the point of beginning. This parcel contains 0.66 acres or 28,892 sq. ft.

- A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of a multifamily housing development containing up to 71 dwelling units.
- B. ***Permitted Uses:***
  - 2. Multifamily residential uses as shown in approved plans.
  - 3. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. ***Lot Area:*** As shown on the approved plans.
- D. ***Height Regulations:*** As shown on the approved plans.
- E. ***Yard Regulations:*** As shown on the approved plans.
- F. ***Landscaping:*** Site Landscaping will be provided as shown on the approved plans.
- G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.
- H. ***Parking & Loading:*** Off-street parking and loading shall be provided as shown on the approved plans.
- I. ***Family Definition:*** A family shall be defined as in the R-5 zoning district.
- J. ***Signage:*** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.

- K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



Exhibit E  
Legal Description

## Legal Description

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin including all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

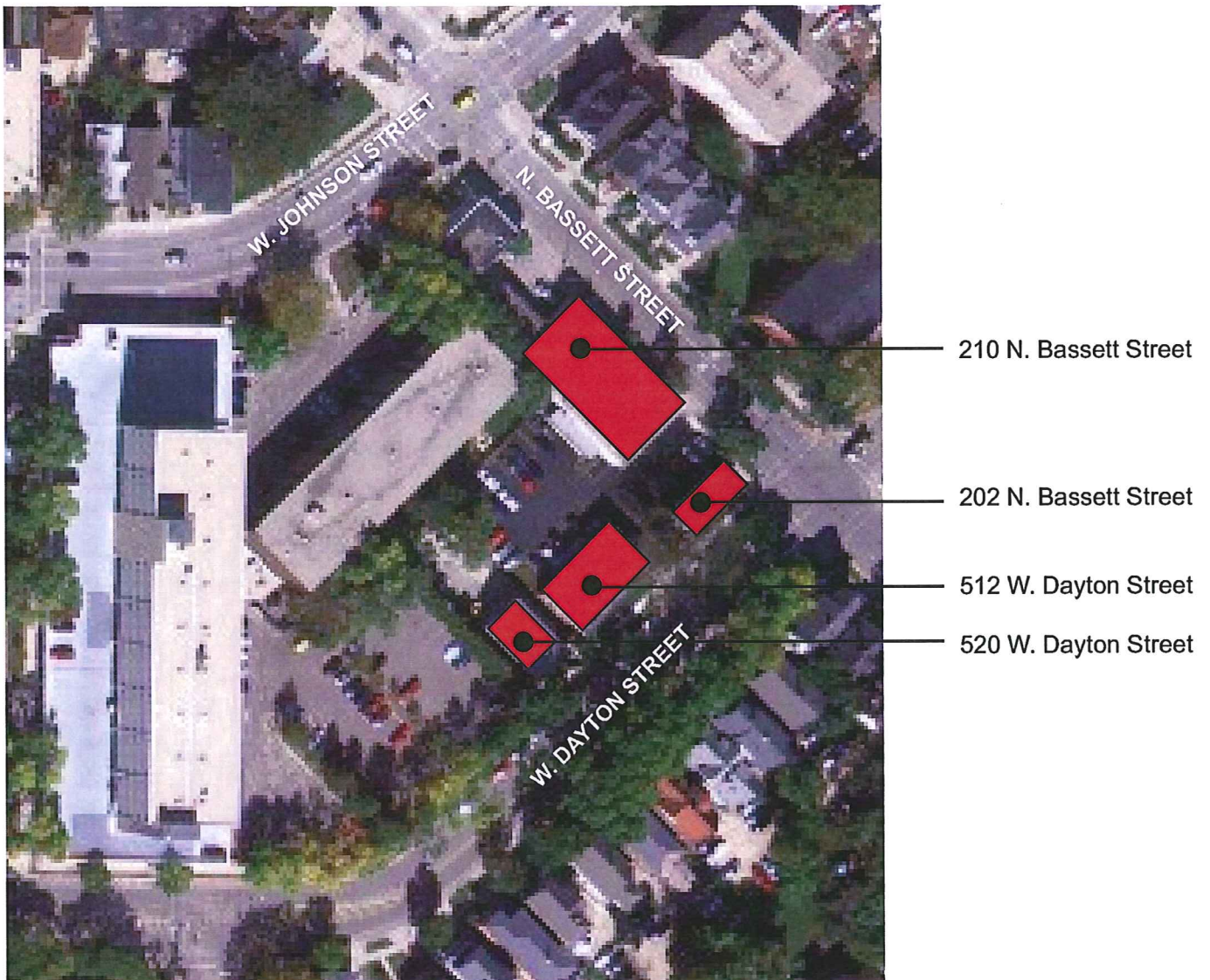
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Exhibit F  
Deconstruction Photos

# DEMOLITION STANDARDS & PHOTOS

202, 210 N. Bassett St  
512, 520 W. Dayton St.  
PUD-SIP  
Madison, WI 53703





202 N. BASSETT STREET



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



202 N. BASSETT STREET



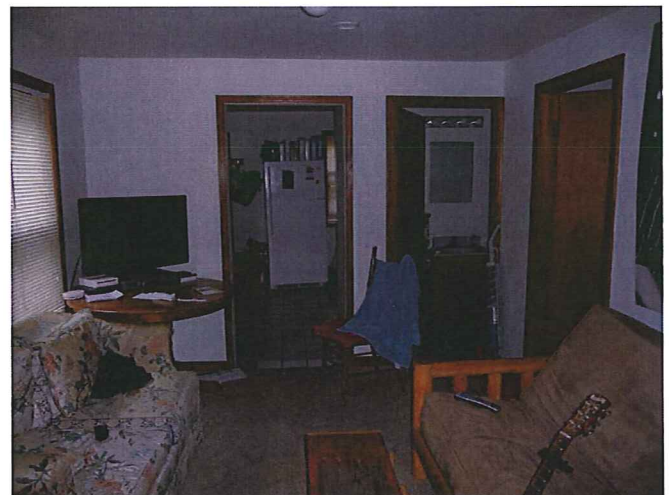
TYPICAL UNIT LIVING ROOM



BUILDING ENTRY AND COMMON STAIR



TYPICAL UNIT KITCHEN



TYPICAL UNIT LIVING ROOM



210 N. BASSETT STREET



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

210 N. BASSETT STREET



REAR ENTRY



OFFICE/CONFERENCE



OFFICE



OFFICE



512 W. DAYTON STREET



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

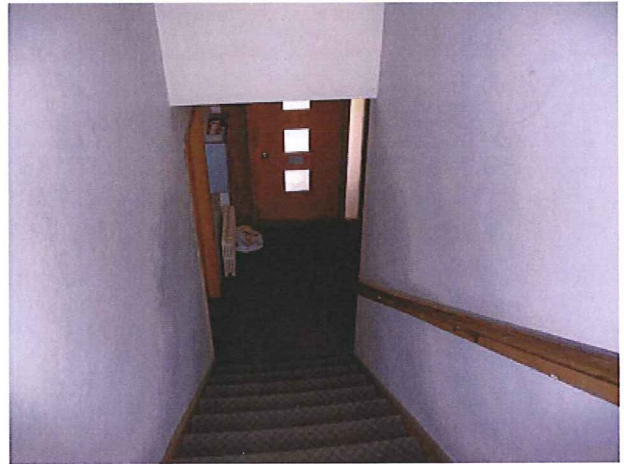


EAST ELEVATION

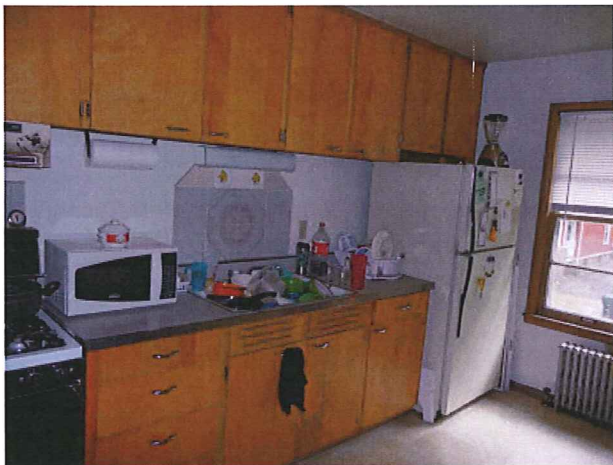
512 W. DAYTON STREET



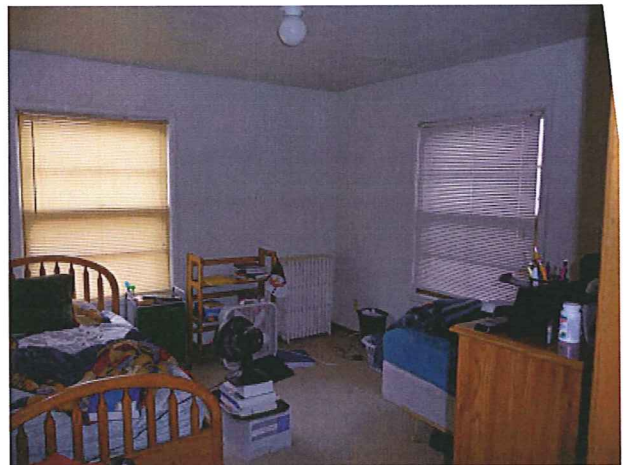
TYPICAL UNIT LIVING ROOM



BUILDING ENTRY AND COMMON STAIR



TYPICAL UNIT KITCHEN



TYPICAL BEDROOM



520 W. DAYTON STREET



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

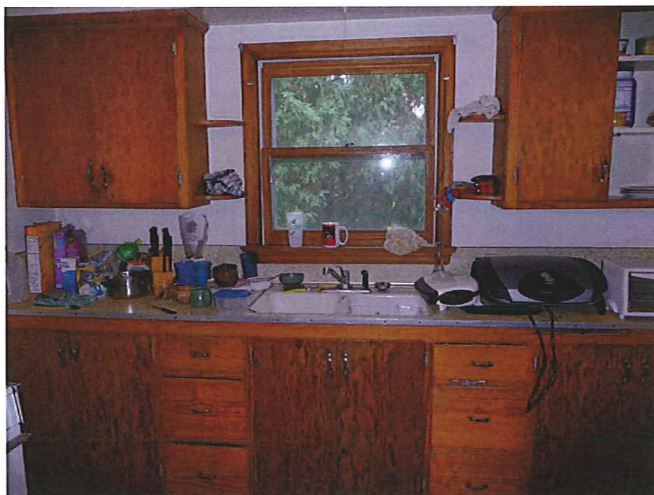
520 W. DAYTON STREET



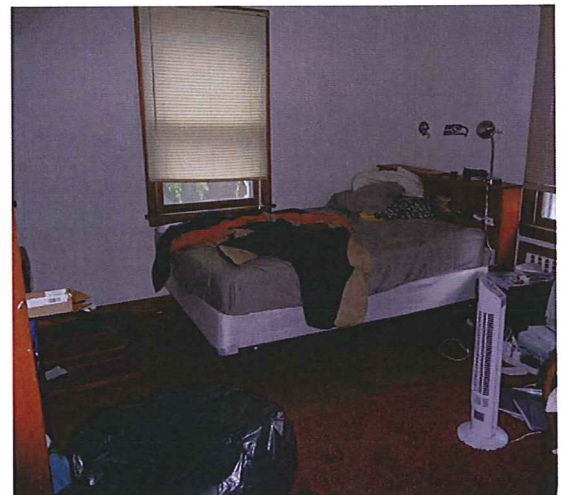
TYPICAL UNIT BATH



BUILDING ENTRY AND COMMON STAIR



TYPICAL UNIT KITCHEN



TYPICAL BEDROOM

**Exhibit G**  
**Deconstruction, Reuse, & Recycling Plan**



# Deconstruction, Reuse & Recycling Plan

## Project Data

Client: Knothe & Bruce Architects  
Project: 210 N. Bassett Street  
Location: 210 N. Bassett Street, Madison, WI  
Date: October 3, 2012  
Contact: Jessica Thompson

## Project Overview

The project at 210 N. Bassett St includes the demolition of 202 & 210 N. Bassett Street and 512 & 520 W. Dayton Street.

This plan is intended as a practical guide to the owner and contractors for the deconstruction of the buildings. The intent is to recycle and reuse materials in a pragmatic and realistic manner within the limitations of the reuse market within the community. It is acknowledged that actual conditions at time of deconstruction may be different than anticipated in this plan as concealed conditions or unanticipated obstacles to reuse/recycling are encountered. Both the owner and the contractor will have to adapt to these conditions and adjust or amend the plan.

## Deconstruction Overview

Building materials reuse is one of the most sustainable activities associated with the built environment. In the context of physical construction, **deconstruction** is the selective dismantlement and harvesting of building components, specifically for re-use, recycling, and waste management.

Deconstruction focuses on giving the materials within a building a new life once the building as a whole can no longer continue. This increases opportunities for the recovery and reuse of building materials in an environmentally sound and financially sustainable way. This also reduces the need for new virgin materials.

Deconstruction is commonly separated into two categories; structural and non-structural. Non-structural deconstruction, also known as “soft-stripping”, consists of reclaiming non-structural components, appliances, doors, windows, and finish materials. The reuse of these types of materials is commonplace and considered to be a mature market in many locales.

This report is prepared in compliance with the requirements of Demolition Recycling and Reuse as prescribed by the City of Madison and should serve as a guide for the deconstruction contractors.

## **The Plan**

### **Deconstruction**

Deconstruction is the practice of selectively disassembling a building in such a way that the materials can be reused for new construction, recycled or to effectively manage waste.

### **Reuse**

To **reuse** is to use an item more than once. This includes conventional reuse where the item is used again for the same function, and new-life reuse where it is used for a different function.

### **Recycling**

Recycling is the breaking down of the used item into raw materials which are used to make new items.

### **Hazardous Materials**

Hazardous materials are being removed from the property in advance of deconstruction activities by separate contract and are not included within this scope of work.

### **Survey & Documentation**

The goal of the Deconstruction Plan is to provide information to the contractors and salvage entities related to the materials and components available for reuse and recycling and to define some parameters for deconstruction waste management.

### **Existing Buildings**

The Deconstruction Plan involves the complete demolition of the existing buildings at 202 & 210 N. Bassett Street and 512 & 520 W. Dayton Street.

### **Madison Stuff Exchange**

The Madison Stuff Exchange may be a sensible option for some items related to reuse. The Exchange lets you sell, give away or trade things you don't want with people who do, like an online garage sale. You can post listings of items and materials you wish to get rid of.

## **Reuse**

### **Reuse**

Selective removal, disassembly and packaging of components and materials are essential parts of the reuse efforts. Multiple contractors and salvage entities may be involved with this effort. The owner will also be removing items for reuse and salvage in advance of contractor activity. Below is a partial list of items for reuse.

#### **Owner List**

- Wood panel doors and hardware
- Kitchen cabinets (upper and lower)
- Stainless steel sink
- Counter tops
- Ceiling and wall mounted light fixtures
- Coat racks
- Dimensional lumber
- Exit signs/egress lights
- Toilets
- Mirrors
- Toilet room towel bars and grab bars
- Toilet room vanity base cabinets
- Misc. wood shelving
- Aluminum HVAC grilles
- Wood fascia
- Storm windows and screens
- Wood windows
- Exterior brick
- Exterior wood siding
- Metal access doors
- hollow metal doors
- Fire detection and alarm system components
- Gutter and downspouts
- Wood fascia
- Flashing
- Misc. grilles and louvers
- Wood handrails

#### **Restore List**

Because the Owner's core business involves the management and maintenance of several different types of rental properties, all salvaged materials will be retained by the owner. If materials are later identified as not needed, the Habitat Restore will be contacted prior to disposal.

## **Recycling**

### **Appliance Recycling**

The Owner intends to keep possession of all working appliances in the existing buildings. If any appliance is identified as no longer in good working order, the unit will be disposed of in the appropriate manner. Appliances that are expected to be collected and stored include:

- Kitchen appliances
- Laundry appliances
- Water Heaters
- Water Softeners
- Air Conditioning Units
- Furnaces
- All other HVAC equipment

Primary building equipment such as water heaters, boilers, furnaces, condensing units and related components should be recycled. Moor's Salvage is a local recycler.

Refrigerants must be disposed of per state regulations. All CFC refrigerant containing equipment is to be disconnected and contained by a licensed contractor.

### **Mercury Recovery / Recycling**

Thermostats containing mercury should be recycled. Madison Gas and Electric is an area recycler.

In general, all fluorescent lamps containing mercury must be recycled. Ballasts containing PCBs must be recycled. Midwest Lamp Recycling and PKK Lighting are area recyclers.

### **Mixed Loads of Construction and Demolition Debris**

Local waste disposal companies such as waste management will collect comingled debris and separate the recyclable materials.

Drywall: At this time only clean new drywall is recyclable. Existing drywall is not recyclable.

Carpet and padding should be recycled. Sergenian's is a local recycler.

Household materials, chemical and paints should be disposed of or recycled properly. Dane County Clean Sweep is an area recycler.

### **Asphalt, Brick and Concrete**

Clean concrete block and concrete walks, floor and walls should be recycled. All interior coated surfaces should be tested for hazardous materials. Wingra Stone is a local recycler.

### **Metal Recycling**

Miscellaneous metals including; ductwork gutters/downspouts, railings, supports, brackets, etc. should be recycled. Alter Metals and All Metals are local recyclers.

The demolition contractor may consider separate collection bins for copper piping and metal conduit.

### **Shingle Recycling**

The asphalt shingles may contain asbestos material and will require examination, potential removal and disposal by a licensed abatement contractor.

### **Clean Wood**

Miscellaneous wood and wood components that are unfinished may be recycled. The Bruce Company is a local recycler.

Exhibit H  
Drawings

# **Management Plan**

**Bassett Street Development  
Madison, WI 53703  
October 19, 2012**



The proposed building located at North Bassett Street and West Dayton Street will be managed by Boardwalk Investments. Boardwalk's office will be located on site in the proposed building.

Boardwalk Investments currently owns and manages a portfolio of real estate in the Madison area including apartment units, office buildings retail, warehouse space, and 650 acres of residential land in Dane and Iowa counties. Boardwalk has been involved in all aspects of commercial and residential real estate development and property management in Madison and the surrounding area for more than twenty years.

### **Security**

The building entry doors and common areas will be automatically locking doors controlled by a key fob system. Apartment access will be using regular keys that will be stamped "Do Not Copy." All interior and exterior common areas and entrances will be monitored by security cameras, as will the perimeter of the building. Video from these cameras will be reviewed on a regular basis. This will further our ability to provide a safe and secure living environment for all residents.

### **Emergency Maintenance**

After-hours Emergency Maintenance contact information is provided to all tenants for maintenance problems, noise complaints, lock outs, emergencies, etc. If the after hours technician is unable to resolve a problem he/she will contact Boardwalk to remedy the problem. A listing of authorized maintenance personnel will also be provided to the tenants.

### **Weekly Maintenance**

Boardwalk Investments staff will be responsible for the following on a weekly basis (more frequently if needed):

- Keep grounds picked up and free of debris
- Vacuum/sweep hallways
- Keep common areas free of trash and debris
- Maintain trash room
- Maintain laundry room: sweep floor, empty trash cans, wipe down laundry machines
- Changed burned out light bulbs in common areas
- Maintain lobby/entrance/terraces/moped & bike parking areas
- Inspect all common areas weekly.

### **Trash and Waste Management**

The building will provide One trash chute for regular trash which will be connected to a compactor. Signage will be located in the building directing all tenants on the proper use of the chute for proper trash disposal. We are looking at the Recycling to be picked up by staff twice a week from each unit on scheduled days and times which will then be taken to the trash room. Tenants can also take there trash to the trash room also if needed.

All trash receptacles will be on wheels to allow for transport to the street for pickup. Regular trash pickup is estimated at three times per week for a 2-yard receptacle. Recycling pickup is estimated at twice per week for a 2-yard receptacle per Veolia trash services.

Commercial tenant will have direct access to the trash room for trash and recycling disposal, to be combined with the tenants.

**Snow Removal**

Snow will be removed from sidewalks, common patio area and loading zone area by noon the day after a snowfall. Excessive snowfall will be hauled away with each snowfall as necessary and will be cleared within the time allotted under city ordinances. Ice melt will be applied to walkway areas as needed.

**Rules for Tenants (defined in the lease)**

- No loitering/partying in common areas
- No hanging clothes, signs or banners from balconies
- No grilling on private balconies
- No bicycles on private balconies
- Rules and general announcements will be posted in the Main Lobby

**Move-in and Move-Out**

During the move-in period a minimum of two office staff, will be on site to facilitate incoming tenants. All move-ins and move-outs will be staggered during turnover periods on a per floor basis in order to avoid congestion on Dayton and Bassett Streets.

During the move-out period a minimum of two staff members will be on site to facilitate proper trash removal, keeping hallways clear and exterior grounds free of trash and debris. At a scheduled time, office staff will begin the check out process unit by unit and will be immediately followed by maintenance, painting and cleaning.

**Bike/Moped Parking Area**

The maintenance staff will maintain the ground level and basement level bike/moped parking areas. Moped parking will be permitted only in designated locations and limited to residents and visitors. Residents will required to sign a contract and place a sticker on each moped indicating proper approval from management. All others will be issued warnings, followed by proper ticketing and towing if necessary.

**Landscaping**

Boardwalk Investments will maintain all grounds and landscaping areas as demanded by season.