



City of Madison

Proposed Rezoning

Location
201 & 229 West Lakelawn Place

Applicant
ACACIA Foundation of Wisconsin/
Dave Kaul - Alexander Company

From: R6 To: PUD(GDP-SIP)

Existing Use
Apartment Building

Proposed Use
Remodel Existing Apartment Building
and Construct New 16-Unit Apartment
Building

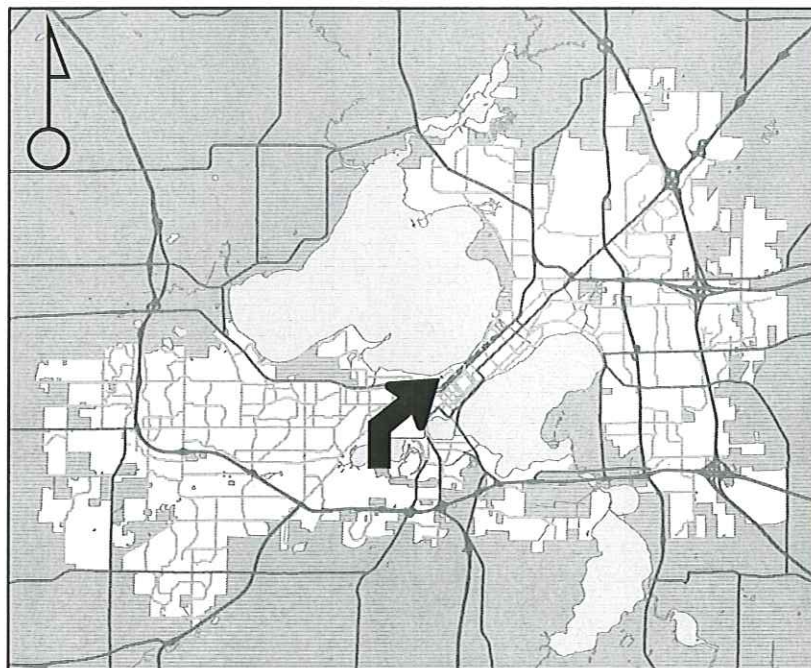
Public Hearing Date

Plan Commission

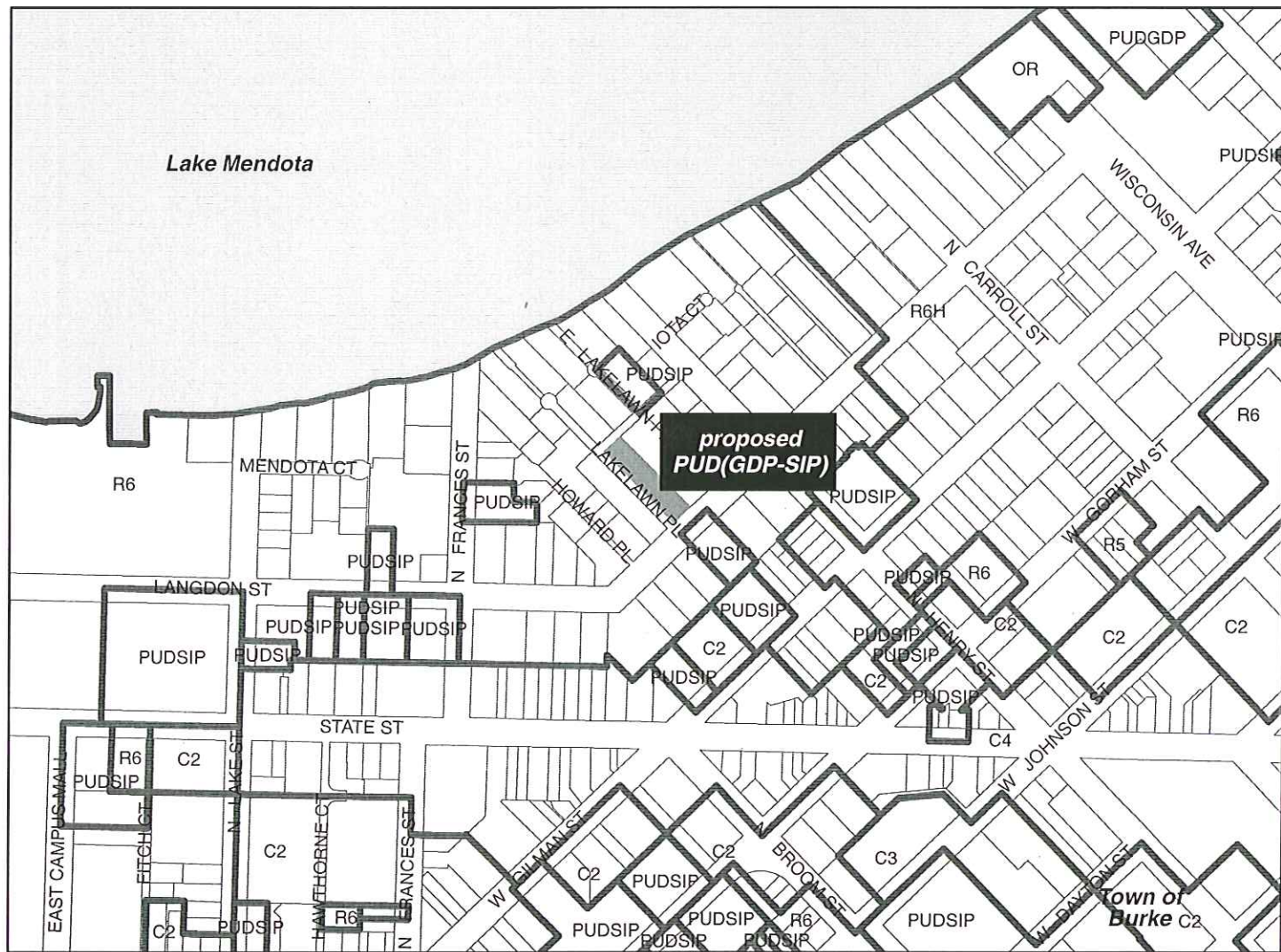
12 January 2009

Common Council

20 January 2009



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 December 2008



5

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 1250 Receipt No. 95514
 Date Received 10/15/08
 Received By [Signature]
 Parcel No. 070914419340
 Aldermanic District 2 Kankel
 GQ Nat'l Reg Hist Places, DD24
 Zoning District RG DD24
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 9/15 Waiver _____
 Ngrbrd. Assn Not. 9/15 Waiver _____
 Date Sign Issued 10/15/08

1. Project Address: 201 & 229 W. LAKE LAWN PL. Project Area in Acres: 13,780 S.F.

Project Title (if any): ACACIA

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) RD-GDP

Rezoning from _____ to _____

Rezoning from RG 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: DAVID N. KAUL Company: ALEXANDER COMPANY
 Street Address: 145 E. BADGER ROAD City/State: MADISON WI Zip: 53713
 Telephone: 608 268-8128 Fax: 608-258-5599 Email: DNK@ALEXANDERCOMPANY.COM

Project Contact Person: DAVID KAUL Company: ALEXANDER COMPANY
 Street Address: SAME AS ABOVE City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): ACACIA FOUNDATION OF WISCONSIN
 Street Address: 720 E. WISCONSIN AVE City/State: MILWAUKEE WI Zip: 53202

4. Project Information:

Provide a general description of the project and all proposed uses of the site: REMODEL OF EXISTING ACACIA FRATERNITY HOUSE (201 W. LAKE LAWN PL.) & NEW 4 STORY, 16 UNIT APARTMENT BUILDING (229 W. LAKE LAWN PL)

Development Schedule: Commencement FEB 09 Completion AUG '09

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 50 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 DOWNTOWN DESIGN ZONE 4 Plan, which recommends:

5 STORIES OR LESS - FAR 3 - 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:

ALDER BRENDA KONKEL - SEPT 15, 2008 CAPITOL NEIGH. INC. SEPT 15, 08

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 HEATHER STOUVER Date 9/30/08 | Zoning Staff MATT TUCKER Date 9/30/08

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

Printed Name DAVID N KAUL Date 10-15-08

Signature David N Kaul Relation to Property Owner ARCHITECT / AGENT

Authorizing Signature of Property Owner James L. McFarland Date 10/15/08
President, Acacia Foundation of Wisconsin



October 15th 2008
January 5, 2009 (revised)

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL100
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984

**PUD -GDP/SIP
ACACIA - 222 Langdon Street (201 West Lakelawn Place) & 229 W. Lakelawn Place**

Letter of Intent

Dear Matt,

This is our Letter of Intent for the PUD-GDP/SIP at the property located at 222 Langdon Street (to be identified as 201 W. Lakelawn Place from this point forward) and 229 W. Lakelawn Place. The existing building is a 20 bedroom fraternity. We wish to remodel the existing building into apartment and lodging-room use with 9 lodging rooms and 7 apartments. 201 W. Lakelawn Place has the following unit and sleeping room mix:

Floor	Single Lodging Rooms	Double Lodging Rooms	1 BR Unit	2 BR Unit	3 BR Unit
1	4	2	1		
2		3			
3					2
4				2	
5					2

The rehabilitation work will meet the National Parks Service Standards for Rehabilitation.

The gross area of the building would be 12,202 sf, including the basement and floors one through four (the configuration of the rehabilitated structure does not change from the documents submitted with our approved conditional use. At 229 West Lakelawn we are proposing to develop a 4-story apartment building on top of a ground floor which

contains bicycle and moped parking, utility spaces, and 2 apartment units. The gross area of all floors is 21,115 s.f.

The unit tally for 229 W. Lakelawn follows:

Floor	1 BR Unit	2 BR Unit	3 BR Unit	total
Ground	0	0	2	2
1	0	0	4	4
2	0	0	4	4
3	0	0	4	4
4	0	1	3	4
Total	0	1	17	18

The total unit count for both buildings is 25 apartments and 9 lodging rooms. The total developed area of the two buildings is 33,271 sf. The combined lot size is 13,780 square feet (.32 acres) giving a floor to area ratio (FAR) of 2.46. There are 36 indoor bicycle stalls, 12 indoor scooter stalls, 36 outdoor bike parking stalls, and 5 outdoor scooter parking stalls proposed.

The development schedule, given the application will likely be heard at the Plan Commission's January 12th meeting, contemplates completing construction drawings and beginning construction on or near February 1st for 201 West Lakelawn and March 1st for 229 West Lakelawn. The remodeling should take approximately 7 months and the building should be available for use in August of 2009.

Please refer to the attached Zoning Text and Plans for additional information. We anticipate entering into a contract with a general contractor once the approval process is complete. The owner of the property is 222 Langdon, LLC.

Please call me at 608-258-5580 if you require further information.

Sincerely,

THE ALEXANDER COMPANY, INC.



David N. Kaul, AIA
Architect

CC: File

**PROPOSED ZONING TEXT: PUD GDP/SIP
201 AND 229 WEST LAKELAWN PLACE
MADISON, WI**

October 15th 2008, revised January 5, 2009

Legal Description: The lands subject to this planned unit development shall include those described the following legal description:

Lots Seven (7) and Eight (8), Freeman-Allen Replat in the City of Madison, Dane County, WI.

- A. **Statement of Purpose:** This Zoning District is established to allow for the rehabilitation of 222 Langdon Street (to be referred to hereto forward as 201 W. Lakelawn Place) and the construction of 229 West Lakelawn Place with the following program:

Total Site Area: 13,780 sf

229 W. Lakelawn Place

Parking level	4,215 sf
1 st Floor	4,261 sf
2 nd Floor	4,261 sf
3 rd Floor	4,261 sf
4 th Floor	4,071 sf
Total new construction:	21,069 sf

201 W. Lakelawn (Formerly 222 Langdon Street)

Lower level	2,840 sf
Floors 1-3 (2619 sf ea):	7857 sf
Attic Level:	1805 sf
Total Rehabilitation:	12,202 sf

Grand Total:

33,271 s.f.
25 Apartments (18 at 229, and 7 at 201)
9 lodging rooms

Parking

Indoor @ 229 W. Lakelawn

36 bicycles

12 scooters

Outdoor Total Site

36 bicycles

5 scooters

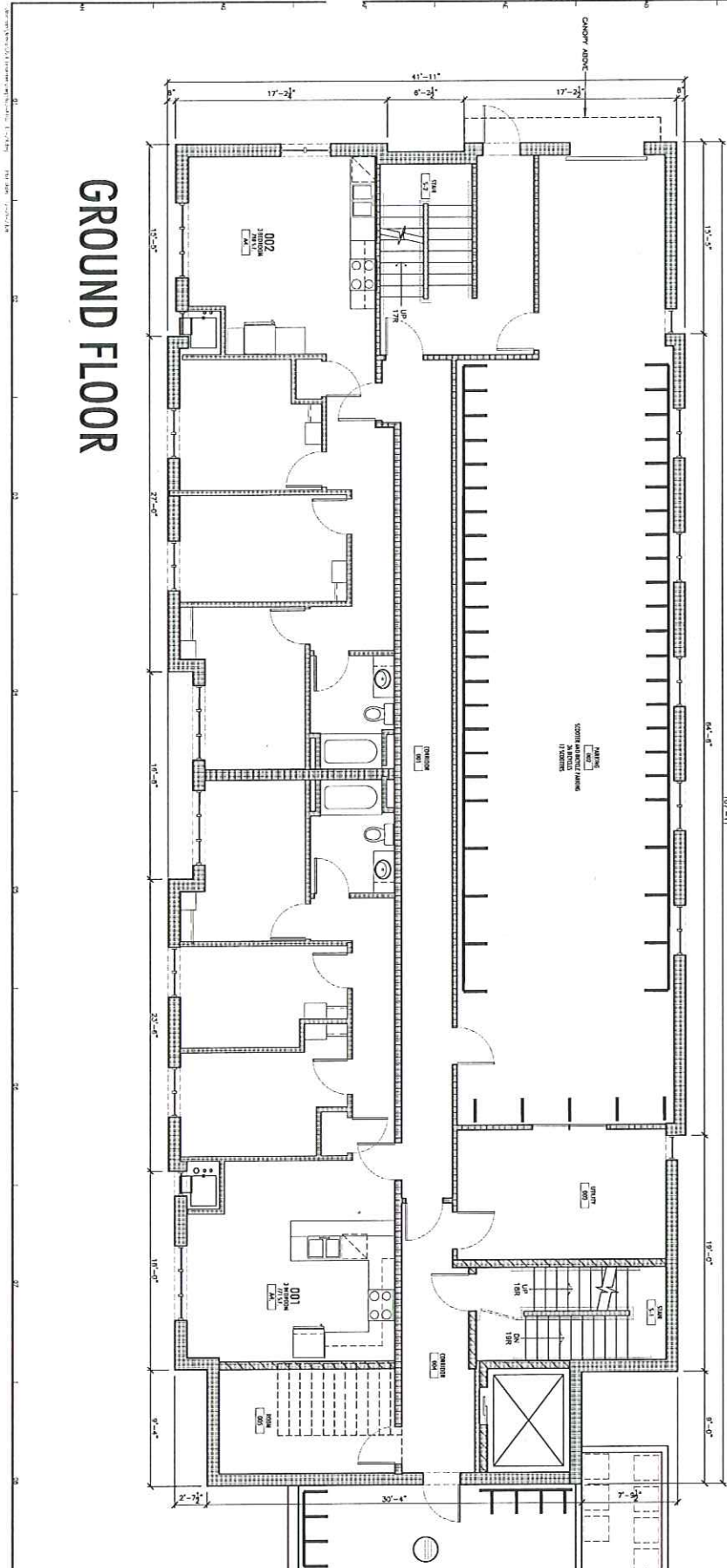
- B. **Permitted Uses:**

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above
3. Maintenance of existing buildings for current uses is permitted by this SIP
4. Maintenance of existing buildings on lots designated for future uses is permitted by this SIP.

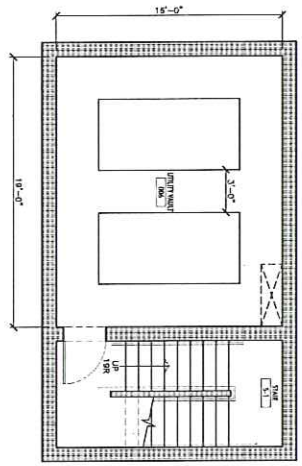
- C. **Lot Area:** Refer to the survey and the submitted architectural plans for Lot Areas for each specific component.
- D. **Floor Area Ratio:**
 - 1. Floor area ratios will comply with the submitted and recorded architectural plans for each component.
 - 2. Maximum building height shall be limited by Design District 4 of the Madison Zoning Code; the height of each structure is identified on submitted architectural plans
- E. **Yard Area Requirements:** Yard areas will be provided as shown on the submitted site plan and landscape plan.
- F. **Landscaping:** Site Landscaping will be provided as shown on the submitted site and landscape plan.
- G. **Accessory Off-Street Parking & Loading:** Accessory off street parking will be provided for 201 and 229 W. Lakelawn Place as shown on the site plan and architectural drawings of each component. Loading is located on Langdon Street at the truck loading and freight loading zones directly adjacent to the site.
- H. **Lighting:** Site Lighting will be provided as shown on the attached lighting plan.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and /or its Designee (Secretary).
- J. **Family Definition:** The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. **Alterations and Revisions:** No alteration or revision to 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.
- L. **Terrace Improvements:** Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Rea Estate Division.
- M. **Sanitary Storm:** All sanitary storm lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- N. **Residential Parking Permits:** No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.

DECEMBER 17 REVISIONS

GROUND FLOOR



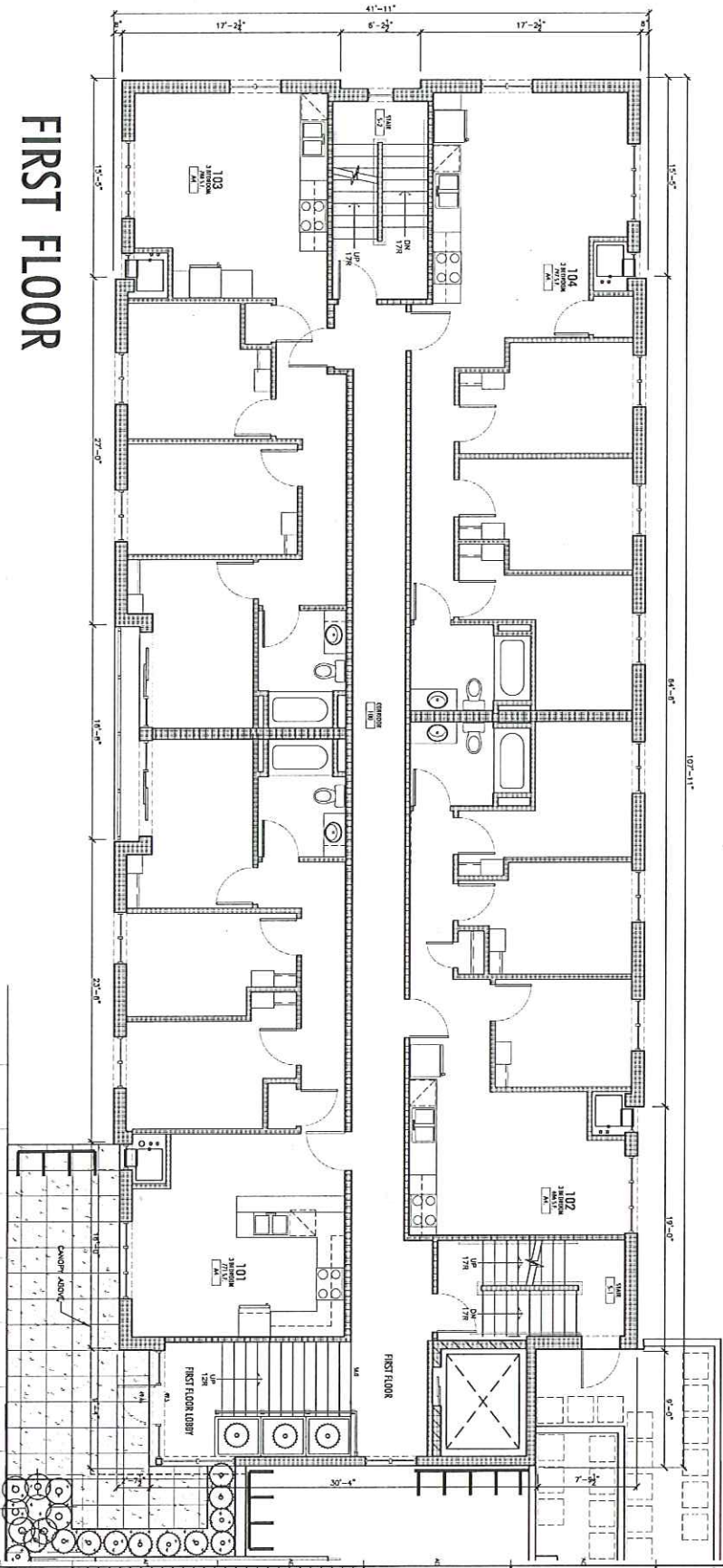
SUB-BASEMENT



<p>ALPHEON Company</p> <p>145 E. Badger Road Suite 200 Madison, WI 53713 Telephone: 608-256-6500 Fax: 608-256-6599</p>	<p>229 W. LAKEVIEW PLACE 201 W. LAKEVIEW PLACE MADISON, WISCONSIN</p>
	<p>PROJECT # 08-673</p>
<p>BASEMENT FLOOR PLAN</p>	<p>DATE: APR. 08</p>
<p>A1.0</p>	<p>PRELIMINARY FOR INFORMATION PURPOSES ONLY NOT FOR CONSTRUCTION</p>

DECEMBER 17 REVISIONS

FIRST FLOOR



PROJECT # 08-673
 229 W. LAKEVIEW PLACE
 201 W. LAKEVIEW PLACE
 MADISON, WISCONSIN

FIRST FLOOR PLAN
A1.1

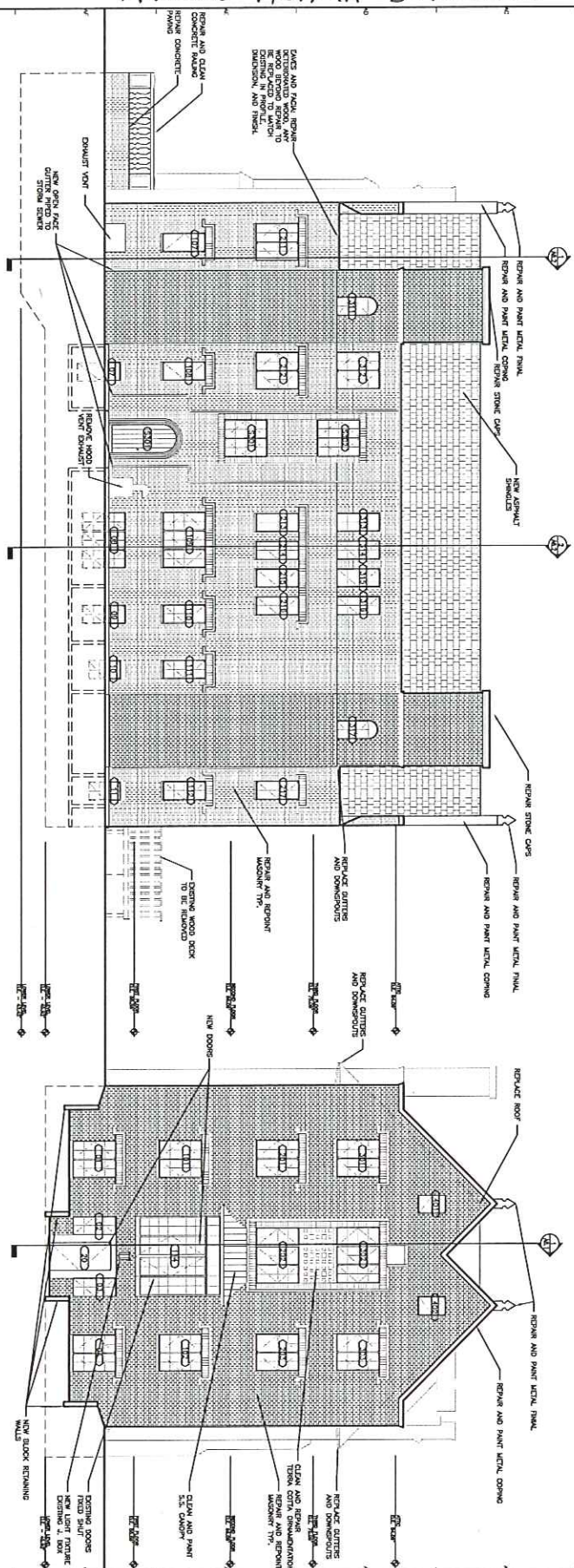
NO. 01	DATE	BY	CHKD.
1	12/17/08	JMK	JMK

PRELIMINARY
 FOR INFORMATION PURPOSES ONLY
 NOT FOR CONSTRUCTION

445 E. Exchange Road
 Madison, WI 53713
 Telephone: 608-258-5580
 Fax: 608-258-6599

ALPHA
 Company

EXISTING ACACIA BUILDING



1/4" NORTH ELEVATION
SCALE: 3/16" = 1'-0"

1/4" WEST ELEVATION
SCALE: 3/16" = 1'-0"

Alexander Company
 145 E. Becker Road
 Suite 200 W. 6270
 Madison WI 53719
 Tel: 608-253-6599
 Fax: 608-253-6599

PRELIMINARY
 FOR INFORMATION PURPOSE ONLY
 NOT FOR CONSTRUCTION

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	REPAIR AND PAINT METAL PANEL				
2	REPLACE GUTTERS AND DOWNSPOUTS				
3	NEW ASPHALT SHINGLES				
4	REPAIR AND PAINT METAL CORNICE				
5	REPAIR AND PAINT METAL PANEL				
6	REPAIR AND PAINT METAL CORNICE				
7	REPLACE GUTTERS AND DOWNSPOUTS				
8	REPAIR AND PAINT METAL CORNICE				
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ACACIA
 201 W. LAKE ANN PL
 MADISON WI
 PROJECT # 08-467
 EXTERIOR BUILDINGS ELEVATIONS
A5.2

**REQUIRED USEABLE OPEN SPACE
COMBINED SITE FOR 229 AND 221 WEST LAKEAWN PLACE**

UNIT TYPE	REQUIRED USABLE OPEN SPACE (U.O.S.)	QUANTITY	TOTAL
SINGLE LODGING ROOMS	70 SF	9	630 SF
ONE BEDROOM APARTMENTS	70 SF	1	70 SF
TWO BEDROOM APARTMENTS	140 SF	3	420 SF
THREE BEDROOM APARTMENTS	210 SF	21	4410 SF
TOTAL REQUIRED USABLE OPEN SPACE			5530 SF
PROVIDED USABLE OPEN SPACE			
FRONT PATIO			240 SF
FRONT YARD			280 SF
BACK PATIO			280 SF
TOTAL PROVIDED USABLE OPEN SPACE			760 SF

PROVIDED BY APPLICANT

229 West Lakelawn Place Exterior & Interior Design Criteria (Revised 12-10-08 and 1-7-09)

1. Massing: The proposed building is in scale with many of the buildings in the surrounding area. It is the same height as the adjacent Acacia Fraternity House, and is somewhat smaller in footprint than the 3-story apartment building (McTaggerts Deli) just across West Lakelawn Place. The immediate neighborhood contains buildings that are much larger in both footprint and number of stories
2. Orientation: The proposed building is oriented both toward W. Lakelawn Place and Langdon Street. The building entrance is located on the corner facing Langdon Street, as this is the major approach. This entry location is also centered on the adjacent building and the entrance to McTaggerts Deli. A center entry on this building could not be fully appreciated, as West Lakelawn Place is very narrow, and a view that encompasses the entire building is not possible from this vantage point. A secondary entry and access to bicycle and moped parking is located on Lakelawn Place. (Automobile parking has been eliminated from the lower level. It has been replaced with additional bicycle and moped parking and 2 apartments)
3. Building Components: The exterior design has been revised to provide an identifiable base, body and cap. Balconies have been added to the center section of the building and also at 3 locations on the fourth floor. The base is a stone like material (Renaissance Stone) with a rusticated coursing. (This material has been revised from the previous poured concrete.) The body is constructed completely of brick, with accent panels of colored cement board at the center balcony area, and anodized aluminum fascia on the canopies, which are located at the front and back entries and at the center balconies. There will be no rooftop mechanical equipment, although the elevator overrun is in the slightly higher entrance element on the south elevation.
4. Articulation: The building is articulated by way of plane changes, entrance canopies, recessed center balconies, and setback balconies on the fourth floor. The ventilation louvers at either side of the center balconies provide strong vertical reveals and also accentuate a plane change in the building wall at this location. The windows in the base section will be set to the back of the wall providing deep shadow lines. The corner entry is defined by a 1 ½ story space with floor to ceiling glass that wraps around the corner, and is protected by a canopy, which is further enhanced by signage and down lighting. The entrance will be clearly visible from West Lakelawn Place and Langdon Street.
5. Openings: The window openings are grouped together in slightly recessed vertical panels, and also in groups of either two or three sash per opening, which is similar to the window pattern of the Acacia fraternity house. There is significant glass area on all elevations of the building with the larger windows signifying living

PROVIDED BY APPLICANT

rooms and smaller windows in bedrooms. There are a total of 10 balconies, which overlook West Lakelawn Place, and 2 balconies which overlook Lakelawn Place. The bicycle parking access door and ground level entrance door face Lakelawn Place to the north. The windows on the lower level facing West Lakelawn Place are all apartment windows, and do not open into garage or storage areas.

6. Building Materials: The proposed building materials are high quality, durable, low maintenance materials, consisting of Renaissance Stone (very similar to limestone in appearance and function) real brick, cement board, and anodized aluminum. Anodized aluminum is used for windows, doors, canopies, balcony fascia, and HVAC louvers. The brick is a combination of 2 colors of "ironspot" brick, selected to contrast with each other and also with the adjacent Acacia Fraternity House.
7. Entry Treatment: The corner entrance provides the most visible and recognizable entry for this site, addressing the Langdon St/West Lakelawn corner, and also being located closer to the Acacia entrance. The entrance has been revised to be at street level and has been brought forward to within 42" of the setback. The entrance is on the same plane as the wall to the adjacent Acacia Fraternity House. The entrance is protected by a canopy and a landscaped plaza area connects the sidewalk to the building entrance.
8. Terminal Views: The main approach to the building is to the Southwest corner, where the entrance is located. This corner will be visible to Langdon Street, and addresses the entry to the Deli located across West Lakelawn Place.

Site Design/Function

1. & 2. Semi Public Spaces/Landscaping: The front façade of the building is extensively landscaped in the space available (8'-0") with a variety of perennials and accent trees. The accessibility ramp has been accented with hedges in planters and a landscaping bed has also been provided around the existing streetlight located near the new entrance. Additional greenspace has been provided to the north, west, and east, where none currently exists.
3. Lighting: Low level architectural down lighting is provided around the base of the building, highlighting the landscaping, sidewalk, and entrances. Down lighting will also be provided in the entrance canopies.

Interior Building Design

1. & 2. Mix of Dwelling Unit Types: The building is student housing. Two and three bedroom units are provided; the bedrooms are sized for single occupancy.

PROVIDED BY APPLICANT

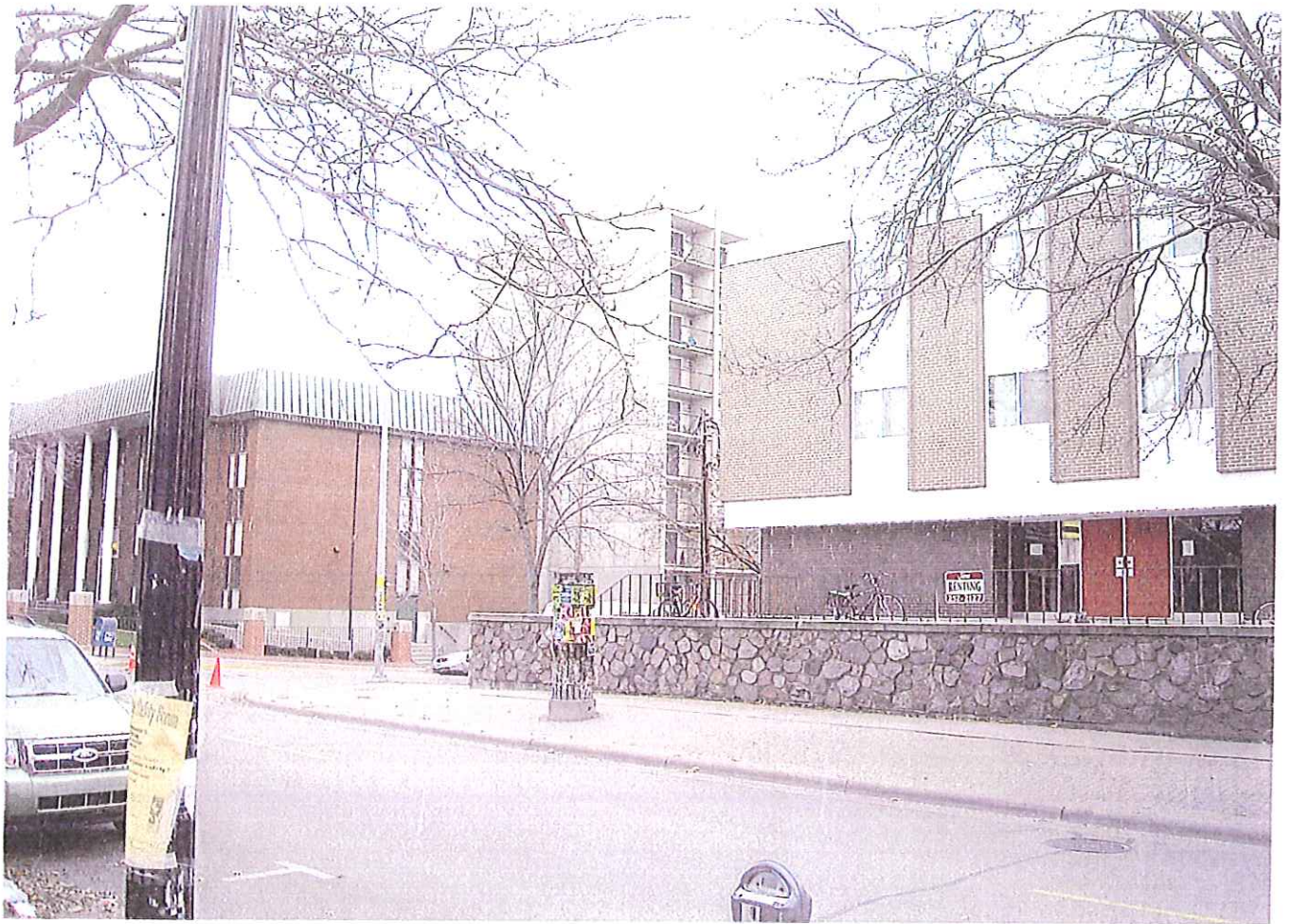
3. Interior entryway: A story and a half glass enclosed entrance foyer provides access and visibility to stairs and elevator, with a large glass wall facing the street.
4. Useable Open Space: Refer to site plan
5. Trash Storage: The trash enclosure has been relocated to the common area between the proposed and existing buildings, where it is not visible from the street, and is more accessible to residents of both buildings.
6. Off Street Loading: Off street loading is not provided. Two loading zones are located on Langdon Street, one on each side of the West Lakelawn Place intersection. All apartments will be leased as furnished apartments, which will reduce the impact during move in week.
7. A, B-Resident Parking: The ground level automobile parking has been eliminated, and bicycle and scooter parking has been increased. 12 moped spaces are provided inside, 5 moped spaces are provided on site. 36 bicycle spaces are provided inside and 36 are provided on site for a total of 89 vehicles (26 are required by zoning).



1. MIDWAY ST



LANCASHIRE CT.



1 ALK... ST



1 MAY 2011 10



1. WALK DOWN ST

151





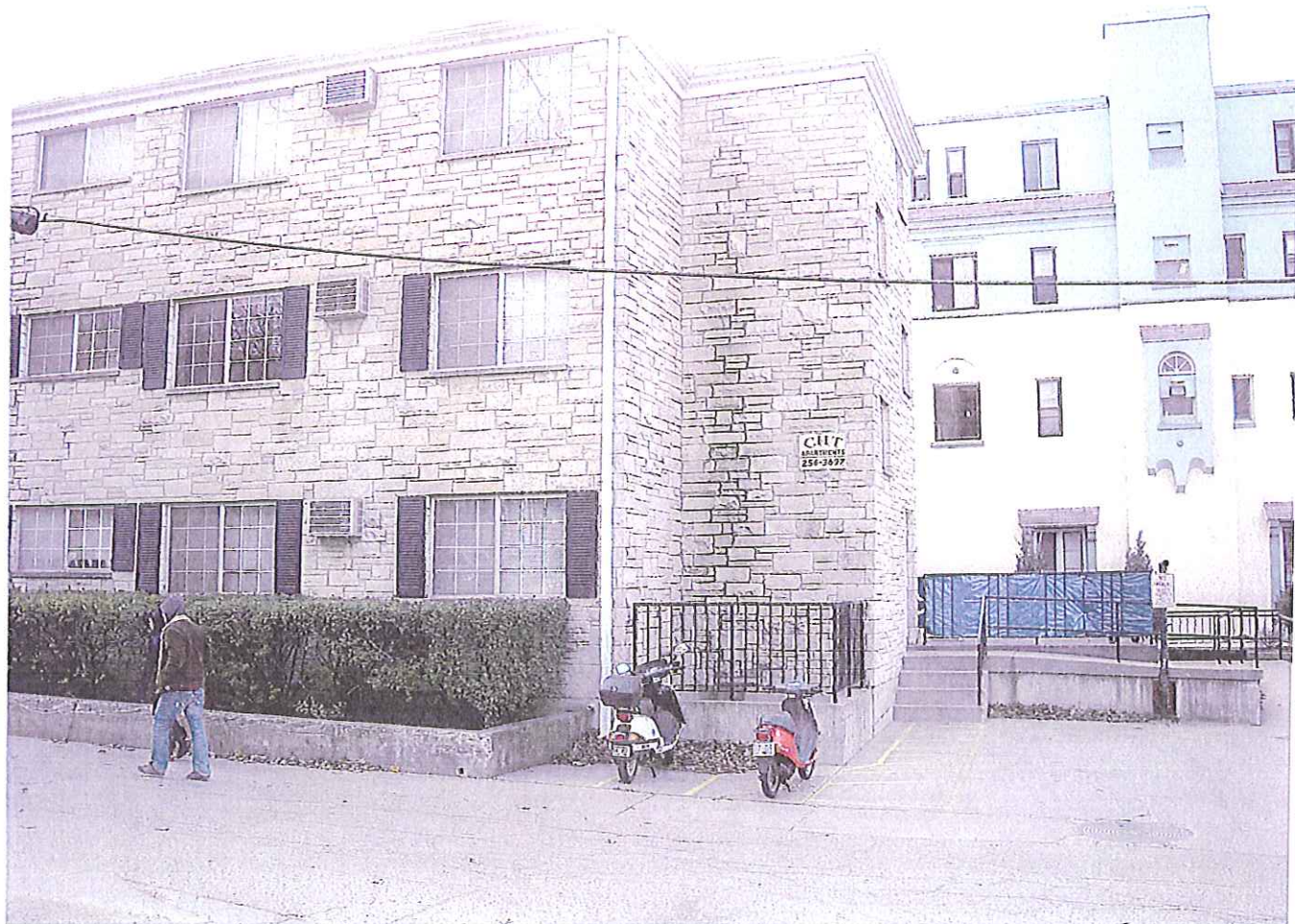
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1 2 3 4 5



LAKELAND DR



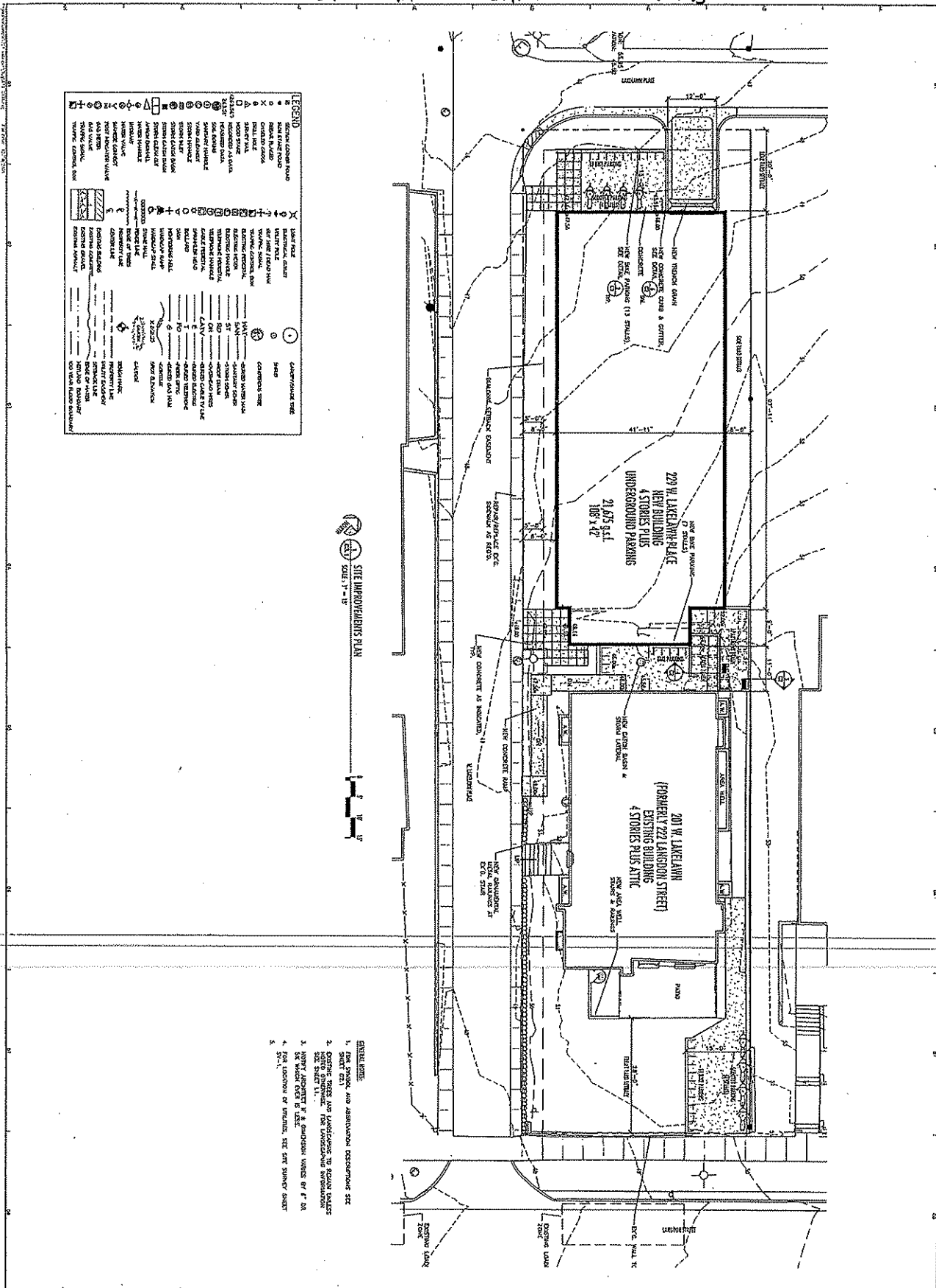
LAKS (LAKS) D1



LAKESIDE DR



LAKELAWN



LEGEND

Symbol	Description
Circle with dot	Center of lot
Circle with cross	Center of building
Circle with 'X'	Center of driveway
Circle with 'O'	Center of parking space
Circle with 'A'	Center of access
Circle with 'B'	Center of building
Circle with 'C'	Center of concrete
Circle with 'D'	Center of driveway
Circle with 'E'	Center of parking space
Circle with 'F'	Center of access
Circle with 'G'	Center of building
Circle with 'H'	Center of concrete
Circle with 'I'	Center of driveway
Circle with 'J'	Center of parking space
Circle with 'K'	Center of access
Circle with 'L'	Center of building
Circle with 'M'	Center of concrete
Circle with 'N'	Center of driveway
Circle with 'O'	Center of parking space
Circle with 'P'	Center of access
Circle with 'Q'	Center of building
Circle with 'R'	Center of concrete
Circle with 'S'	Center of driveway
Circle with 'T'	Center of parking space
Circle with 'U'	Center of access
Circle with 'V'	Center of building
Circle with 'W'	Center of concrete
Circle with 'X'	Center of driveway
Circle with 'Y'	Center of parking space
Circle with 'Z'	Center of access

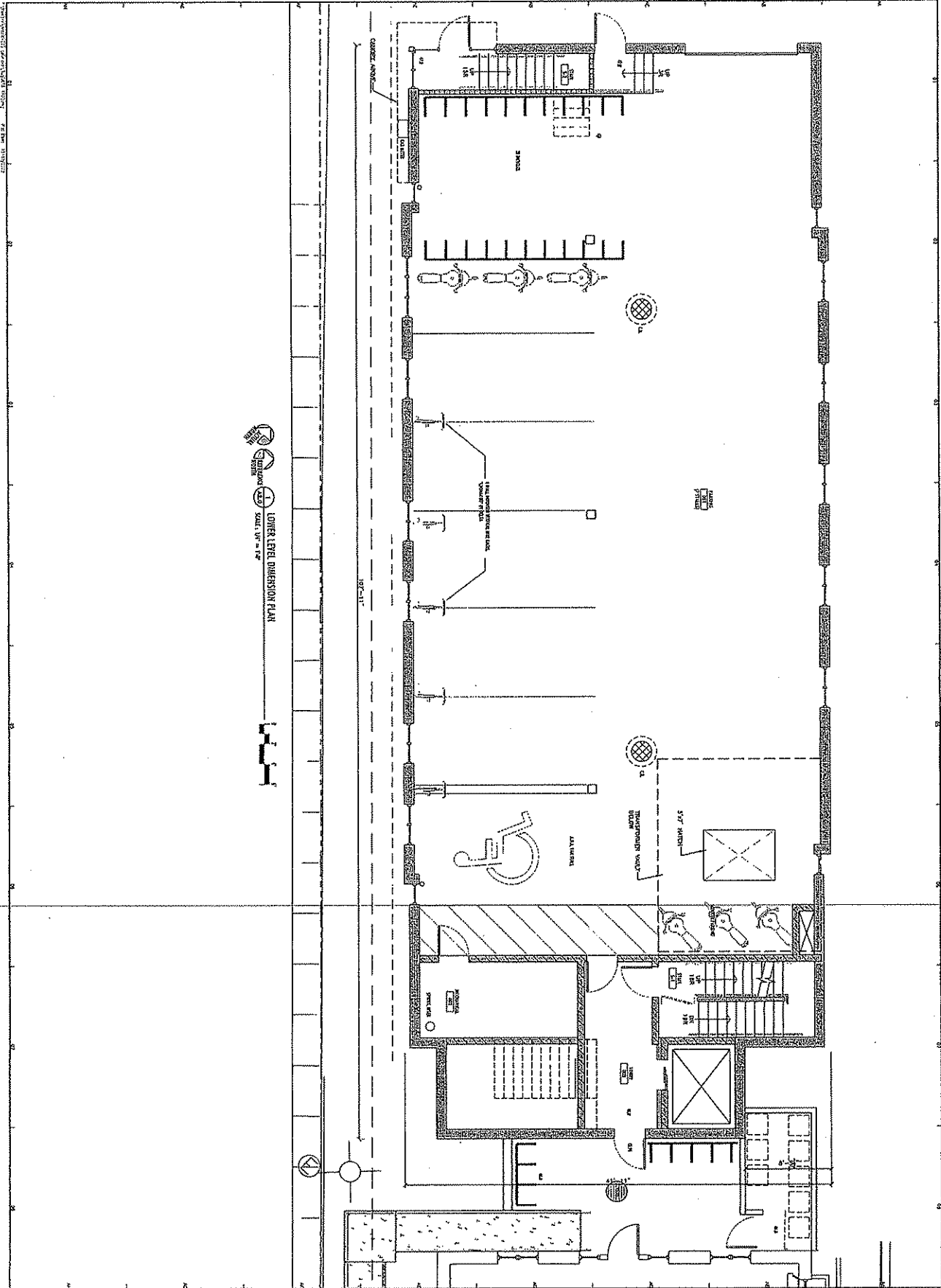
SITE IMPROVEMENTS PLAN
SCALE: 1" = 10'

- GENERAL NOTES:**
1. FOR POINTS AND DIMENSIONS REFER TO SHEET C3.1
 2. EXISTING UTILITIES AND LANDSCAPE TO REMAIN SHALL BE SHOWN AS DASHED LINES. SEE SHEET C3.1.
 3. NEWLY LOCATED "R" & "S" DIMENSIONS SHALL BE AS SHOWN ON THIS SHEET.
 4. FOR LOCATION OF UTILITIES, SEE SITE SURVEY SHEET C3.1.

<p>PRELIMINARY FOR INFORMATION PURPOSES ONLY NOT FOR CONSTRUCTION</p>	<p>DATE: 11/17/08</p>
	<p>BY: JTB</p>
<p>229 W. LAKEVIEW PLACE 201 W. LAKEVIEW PLACE MADISON, WISCONSIN</p>	<p>PROJECT # 08-673</p>
<p>SITE IMPROVEMENTS PLAN</p>	<p>C3.1</p>

MAKINER COMPANY
415 E. Boulder Road
Suite 201
Madison, WI 53703
Phone: 608-258-6500
Fax: 608-258-6599

INTERMEDIATE PLANS SUBMITTED 12/10/08



LOWER LEVEL DIMENSION PLAN
SCALE: 1/8" = 1'-0"

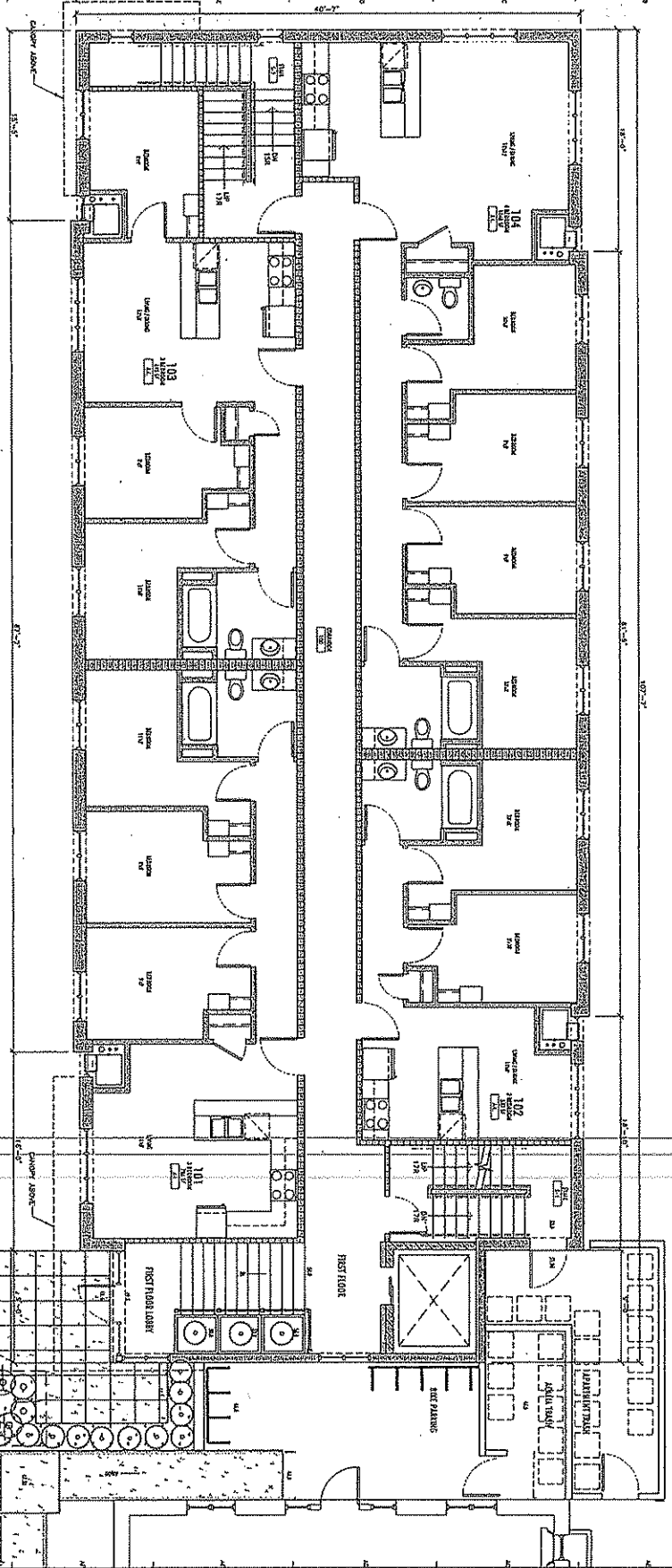
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NOVEMBER 2050	REVISED

PRELIMINARY
FOR INFORMATION PURPOSES ONLY
NOT FOR CONSTRUCTION

229 W. LAKEVIEW PLACE
201 W. LAKEVIEW PLACE
MADISON, WISCONSIN

PROJECT # 08-573
LOWER LEVEL FLOOR PLAN
A1.0

Alexander
Company
45 E. Badger Road
Suite 200
Madison, WI 53713
Phone: 608-263-8500
Fax: 608-263-9559



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

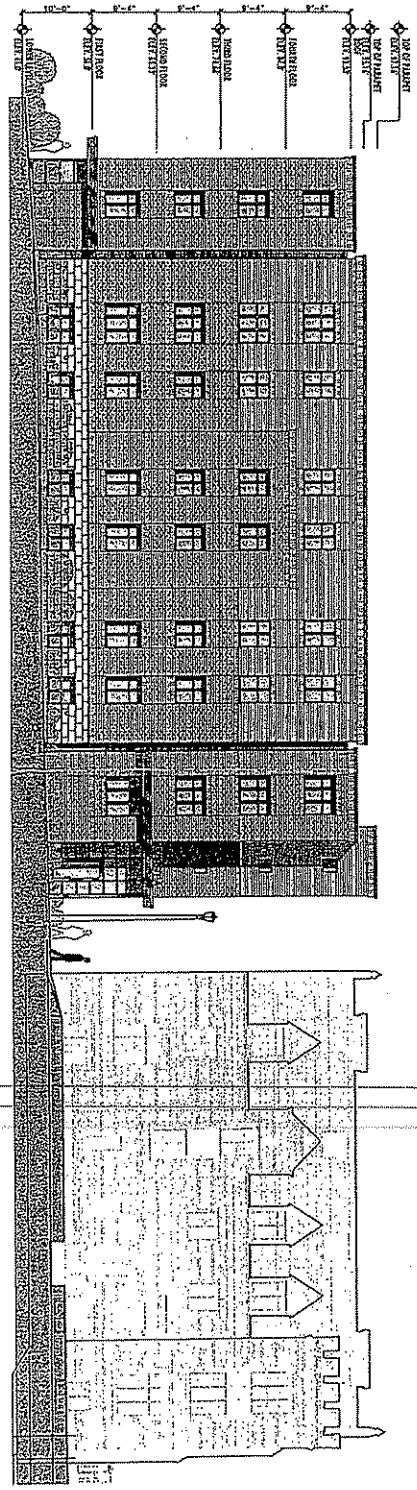


Alexandria
 Company
 145 E. Badger Road
 Suite 200
 Madison, WI 53703
 Telephone: 608-255-8500
 Fax: 608-255-6599

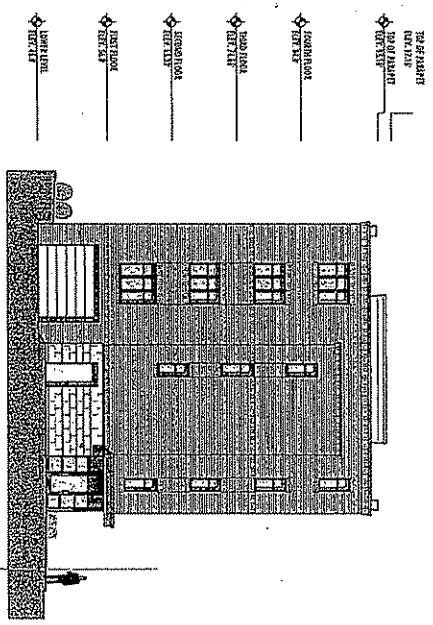
PRELIMINARY
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 NOT FOR CONSTRUCTION

229 W. LAKELAWN PLACE
 201 W. LAKELAWN PLACE
 MADISON, WISCONSIN
 PROJECT # 08-673

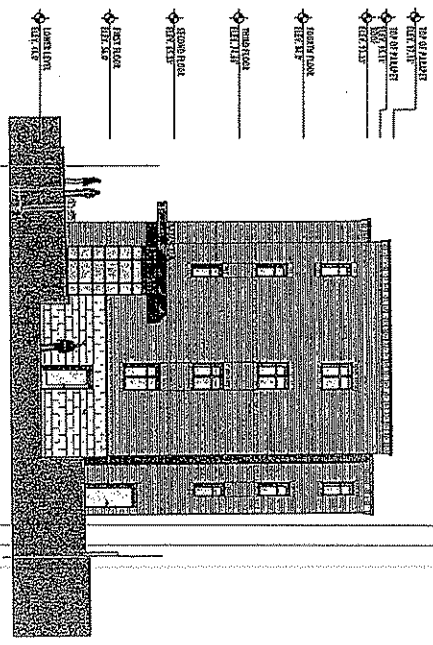
A1.1
 FIRST FLOOR PLAN










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



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



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

- MATERIAL LEGEND**
-  BRICK MASONRY
WATSON BRICK CO.
PARK AVENUE TYPE B
4" X 4" X 12"
 -  METAL PANELS
COLOR: TERRA COTTA
 -  WINDOWS
CLEAR GLASS, BRONZE FRAMES
 -  BRICK MASONRY
HEBRON BRICK "MAPLE"
4" X 4" X 12"
 -  RENAISSANCE STONE
8" X 24" UNITS
COLOR: NUTMEG
 -  ALUMINUM GRILLES
COLOR: BRONZE
 -  CABLE RAIL
PAINTED STEEL RAILS WITH
STAINLESS STEEL CABLES &
HARDWARE

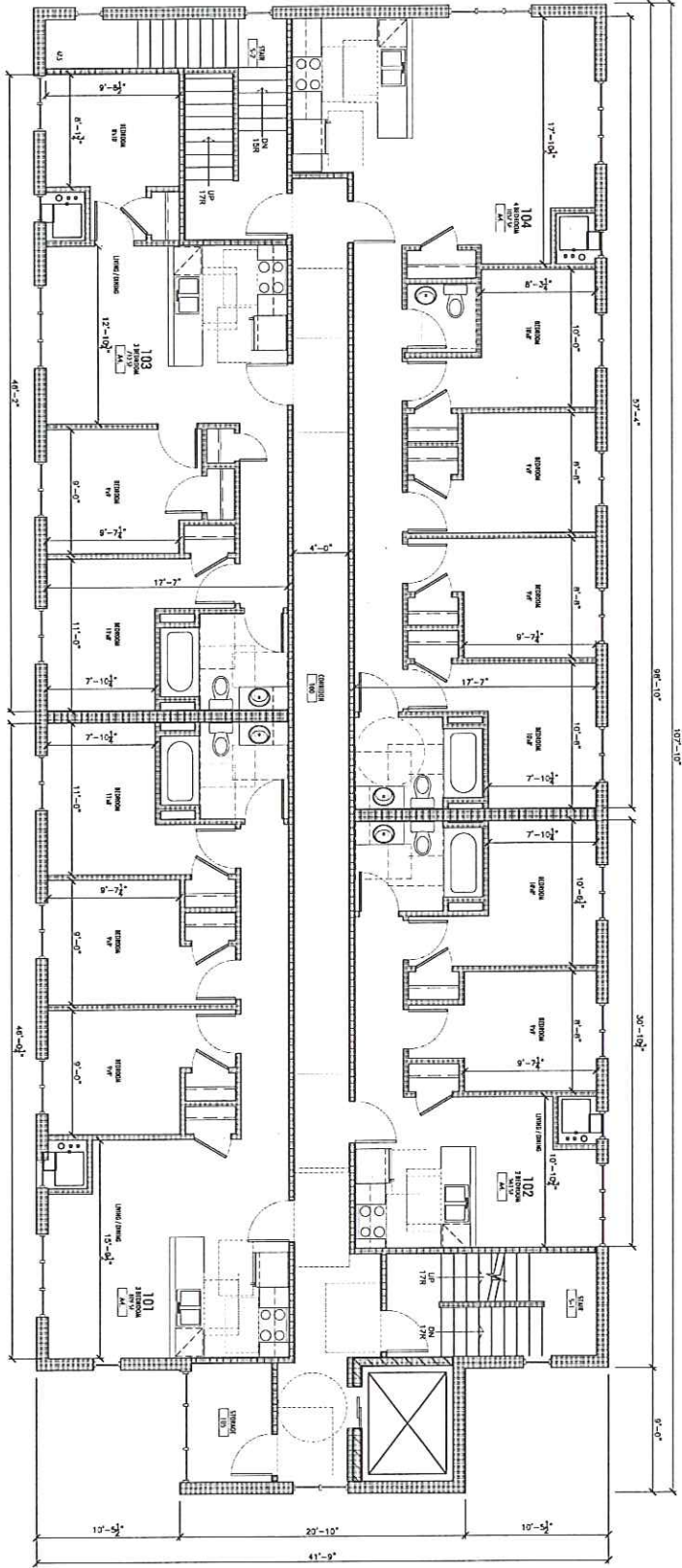
Alexander
Company
415 E. Bayshore Road
Madison, WI 53705
Telephone: 608-259-6500
Fax: 608-259-6599

PRELIMINARY
FOR INFORMATION PURPOSES ONLY
NOT FOR CONSTRUCTION

DATE: 12/10/08
DRAWN BY: [blank]
CHECKED BY: [blank]

229 W. LANEYAN PLACE
201 W. LANEYAN PLACE
MADISON, WISCONSIN
PROJECT # 08-473

A5.1
ELEVATIONS









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



445 E. Butler Road
 Suite 200
 Madison, WI 53718
 Phone: 608-255-6580
 Fax: 608-255-6589

ALPHA
 Corporation

59

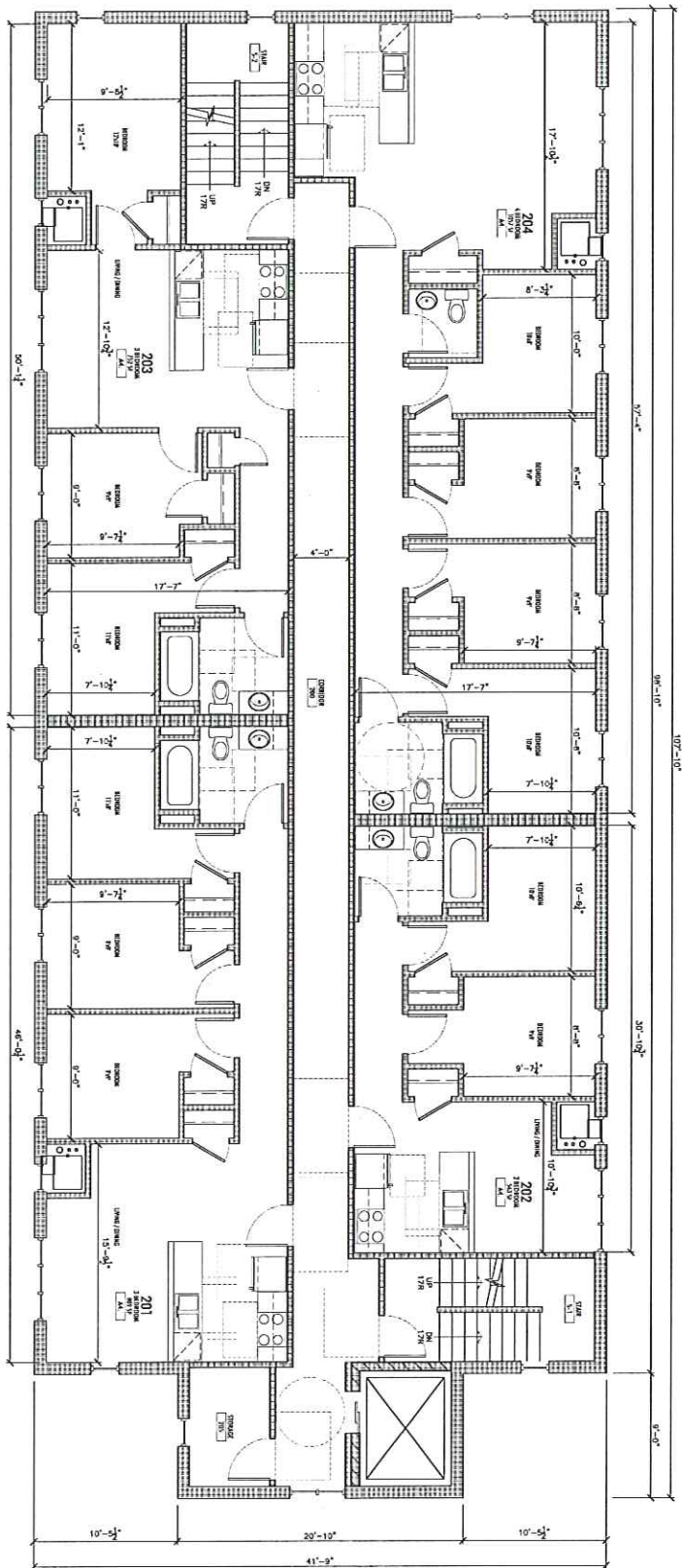
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229 W. LAKEVIEW PLACE
 201 W. LAKEVIEW PLACE
 MADISON, WISCONSIN

PROJECT # 08-673

FIRST FLOOR PLAN

A1.1


























SECOND, THIRD, FOURTH FLOOR PLANS
 SCALE: 1/8" = 1'-0"
 PROJECT # 08-673

A1.2
 SECOND-FOURTH
 FLOOR PLAN

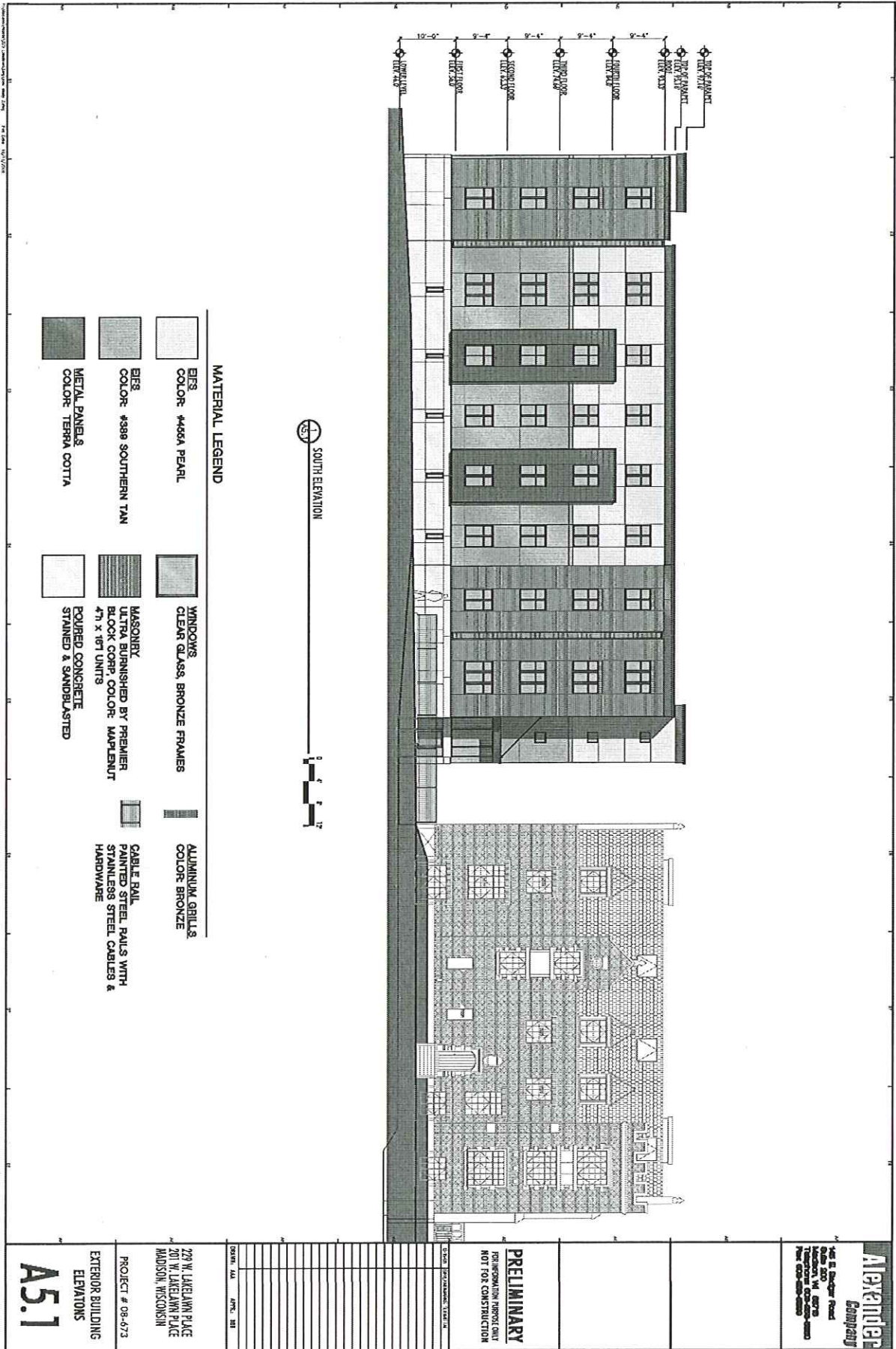
PROJECT # 08-673
 229 W. LAKEANN PLACE
 201 W. LAKEANN PLACE
 MADISON, WISCONSIN

5-300	BRONCKHOFF SQUARE
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5-302	BRONCKHOFF SQUARE
5-303	BRONCKHOFF SQUARE
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5-400	BRONCKHOFF SQUARE

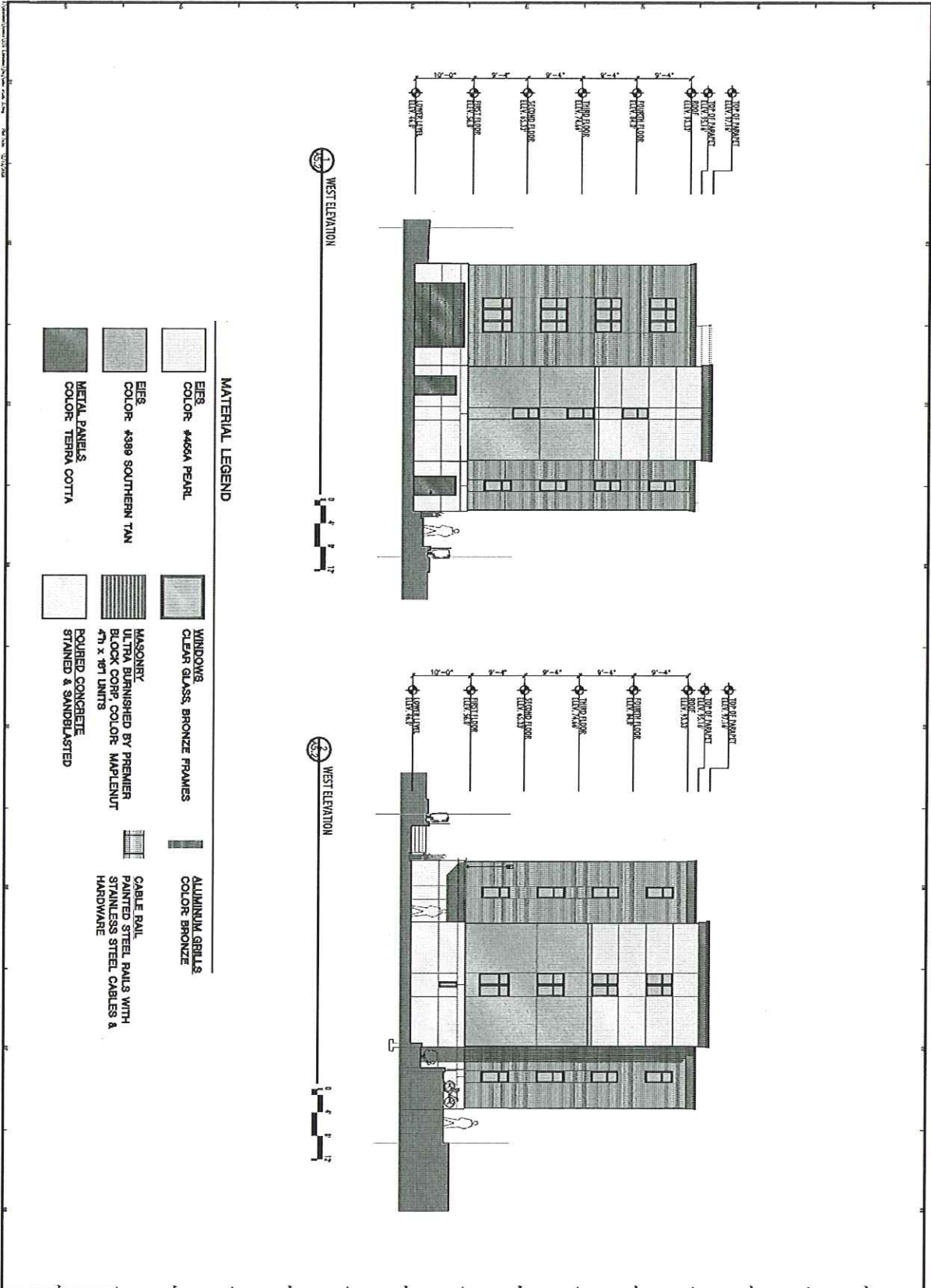
PRELIMINARY
 FOR INFORMATION PURPOSES ONLY
 NOT FOR CONSTRUCTION

ALP Energy
 Company
 145 E. Barker Road
 Suite 200
 Madison, WI 53773
 Telephone: 608-258-6680
 Fax: 608-258-6689

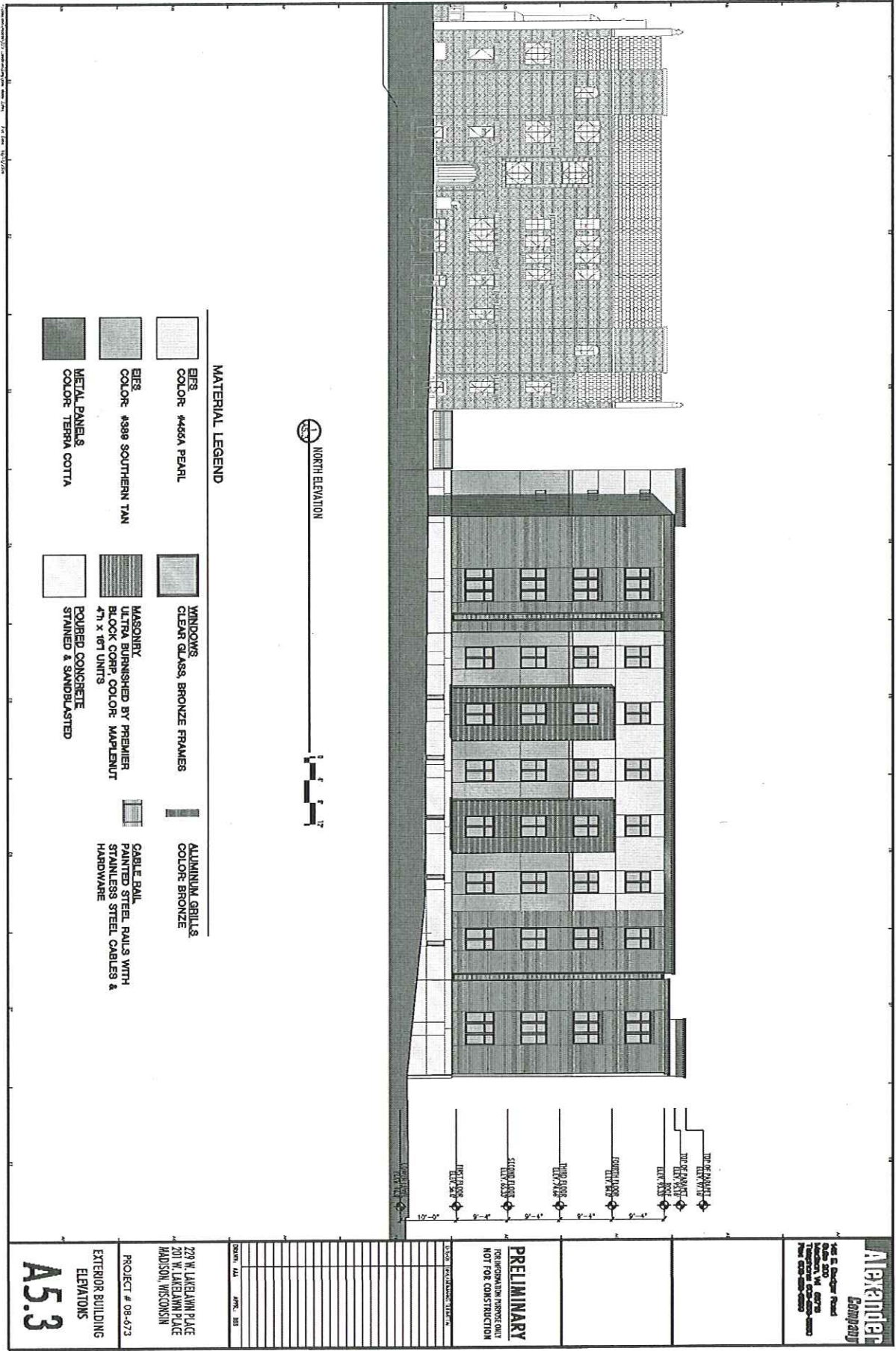
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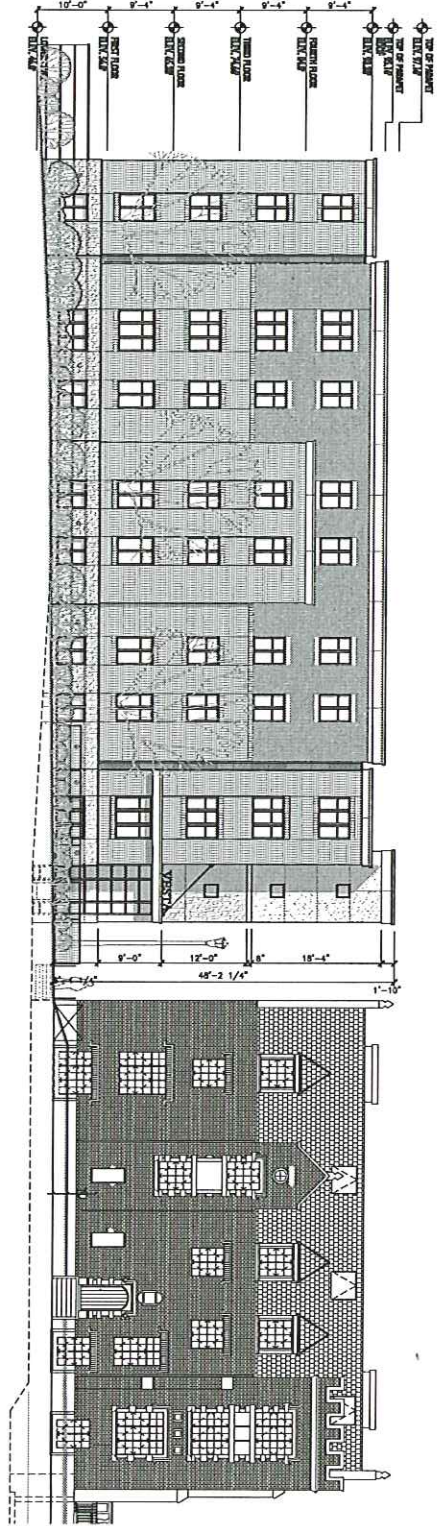
Alexander Company 405 E. Doty Street Madison, WI 53704 Tel: 608-261-8800 Fax: 608-261-8800	PRELIMINARY FOR INFORMATION PURPOSES ONLY NOT FOR CONSTRUCTION	229 W. LAKEVIEW PLACE 201 W. LAKEVIEW PLACE MADISON, WISCONSIN	PROJECT # 08-673 EXTERIOR BUILDING ELEVATIONS A5.2
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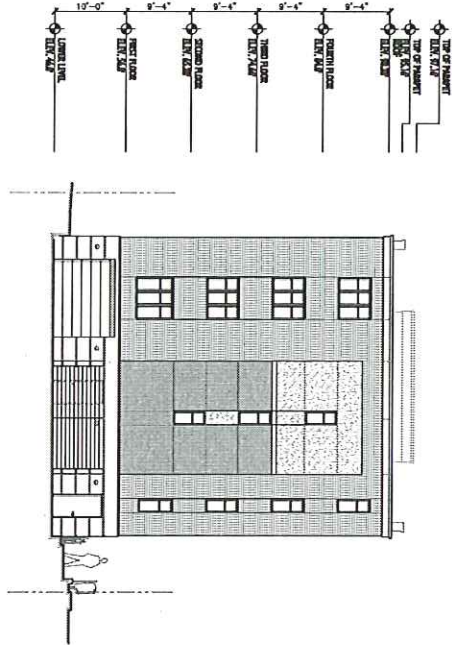
Alexander Company
 400 E. Superior Street
 Suite 200
 Madison, WI 53703
 Phone: 608-255-0000
 Fax: 608-255-0000

PRELIMINARY
 FOR INFORMATION PURPOSE ONLY
 NOT FOR CONSTRUCTION

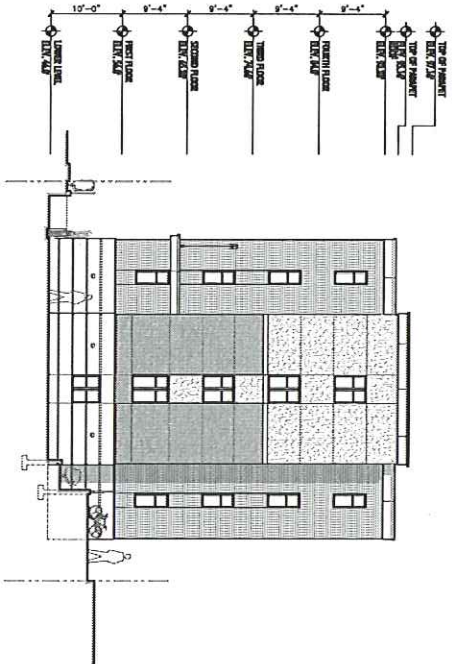
229 N. LAKEVIEW PLACE
 201 N. LAKEVIEW PLACE
 MADISON, WISCONSIN
 PROJECT # 08-473
 EXTERIOR BUILDING
 ELEVATIONS
A5.3



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISED ELEVATIONS 11-11-08

ILLUMINITY
Company
145 E. Badger Road
Suite 200, M1, S273
Madison, WI 53713
Telephone: 608-258-6590
Fax: 608-258-6599

PRELIMINARY
FOR INFORMATION PURPOSES ONLY
NOT FOR CONSTRUCTION

229 N. LAKEVIEW PLACE
201 N. LAKEVIEW PLACE
MADISON, WISCONSIN
PROJECT # 08-673

ELEVATIONS
A5.1

5