



Location
 414 Grand Canyon Drive

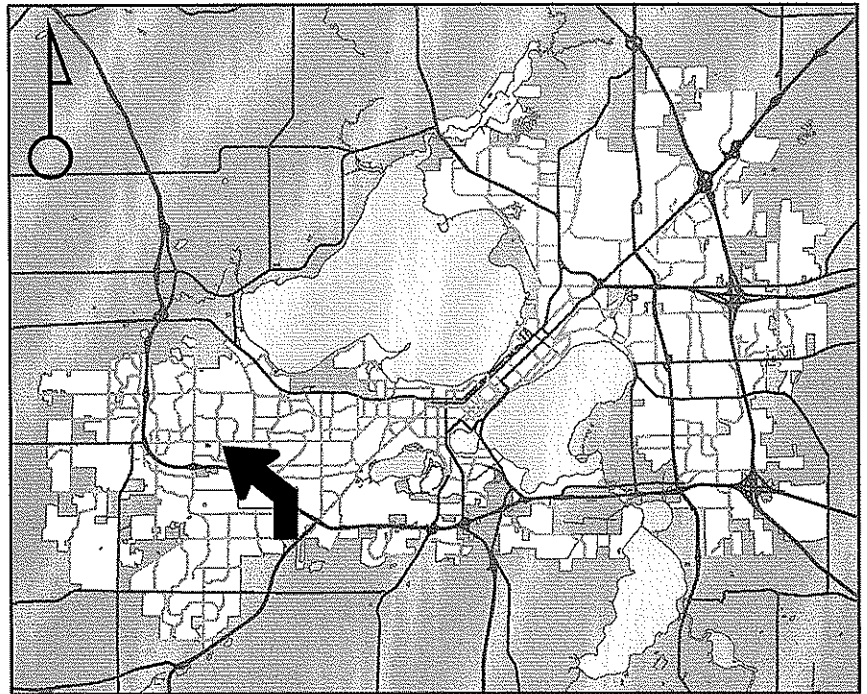
Project Name
 414 Grand Canyon Drive

Applicant
 Grand Canyon Investors, LLC/
 Steven Connor – Bouril Design Studio

Existing Use
 Vacant Restaurant

Proposed Use
 Demolish Former Restaurant and
 Construct 2 Retail/Office Buildings

Public Hearing Date
 Plan Commission
 07 July 2008

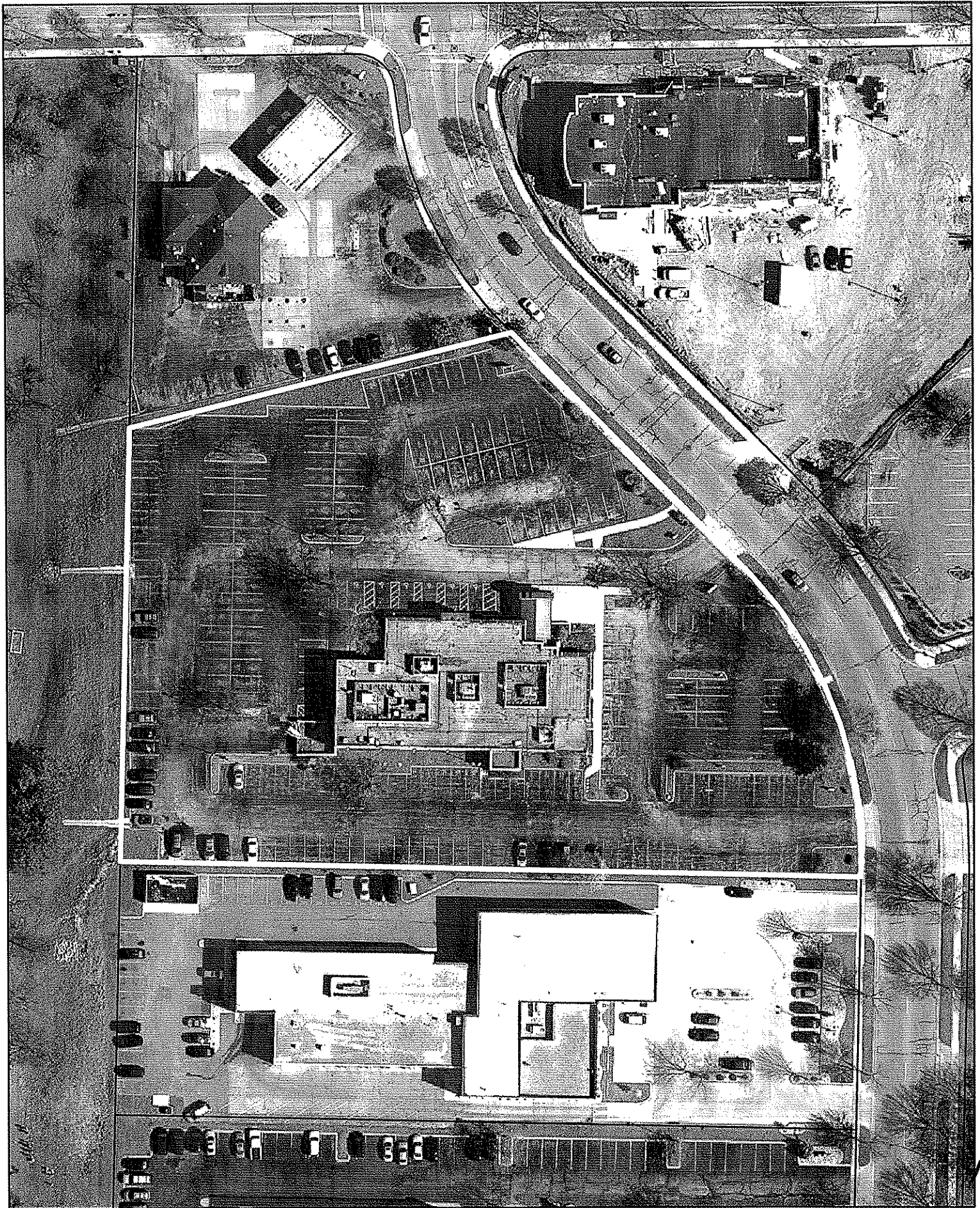


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 June 2008



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: \$1550.00 Receipt No. 91285
Date Received 5/21/08
Received By JLK
Parcel No. 0706 252 0118 3
Aldermanic District 19 Mark Cleaver
GQ CU, ALC Hold, wetland, WP/10
Zoning District C3L-WP/10
For Complete Submittal
Application Letter of Intent
IDUP NA Legal Descript.
Plan Sets Zoning Text NA
Alder Notification _____ Waiver _____
Ngbrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. Project Address: 414 GRAND CANYON DRIVE Project Area in Acres: 1.995
Project Title (if any): 414 GRAND CANYON DRIVE

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)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> 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 Stone Company: Sara Investment Real Estate
Street Address: 1612 N High Point Rd City/State: Middleton, WI Zip: 53562
Telephone: (608) 830-2919 Fax: () Email: dstone@sarainvest.com

Project Contact Person: STEVEN CONNOR Company: BOURIL DESIGN STUDIO
Street Address: 6602 GRAND TETON PLAZA #150 City/State: MADISON, WI Zip: 53719
Telephone: (608) 833-3400 Fax: (608) 833-3408 Email: STEVEC@BOURILDESIGN.COM

Property Owner (if not applicant): GRAND CANYON INVESTORS, LLC
Street Address: 1612 N. HIGH POINT RD. City/State: MIDDLETON, WI Zip: 53562

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMO EXISTING RESTAURANT AND CONSTRUCT TWO BUILDINGS CONTAINING 33,772 SQ. FT. OF BUSINESS AND MERCHANTILE.

Development Schedule: Commencement 8/1/08 Completion 12/10/08

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: \$ 550. 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 _____ Plan, which recommends: _____ 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:

MARK CLEAR (ALDER) 4/16/08 PARK TOWNE 5/20/08

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 TIM PARKS Date 5-8-08 | Zoning Staff JENNY KIRCHGATTER Date 5-8-08

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

Printed Name STEVEN CONNOR Date 5/21/08

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 5/21/08

**Letter of Intent – 414 Grand Canyon Drive Redevelopment
Presented by Sara Investment Real Estate, LLC
May 21, 2008**

The proposed project will occupy that portion of the site as indicated on plans and fronting Grand Canyon Drive on the Southwest side of Madison.

The proposed construction schedule is attached.

The existing site has an unoccupied restaurant surrounded by a surface parking lot. The project will divide the 115,192 square foot, 2.65 acre parcel into two (2) portions. The portion used for the project is 86,923 square feet, 1.995 acres and contains lot 28 and portions of lot 27 & 29 of the Park Towne Development. The remaining portion of lot 29 (28,269 square feet, .65 acres) is intended for use in conjunction with the adjacent property for future development. During the interim, the remaining lot will be a manicured, maintained, park type setting with picnic tables for use during business hours by the public.

The project team consists of the following.

Developer – Sara Investment Real Estate LLC, Dave Stone, Project Manager

Architect – Bouril Design Studio, LLC, Steven M. Connor, Project Manager

Contractor – Harmony Construction

Landscape Architect – Landscape Architecture, LLC, Kassie Martine, Graduate Landscape Architect

Civil Engineer – Mayo Corporation, Matt Collins, PE

The development will include the following uses:

One (1) 12,040 square foot one-story building with retail/merchantile use. One (1) 21,132 square foot two-story building with first floor retail/merchantile (10,954 square feet) and second floor office/business (10,778 square feet). Buildings will be detailed with high quality finishes and amenities and be targeted toward a professional development. The total square footage of all levels of the buildings is 33,772.

108 total parking stalls are provided. 104 stalls are required by City of Madison zoning. All stalls are surface stalls. Two loading berths are provided conveniently between the buildings.

A recycling plan is being prepared to address the re-use of materials of the existing building. A full report will be submitted to the City when available.

Hours of operation to be 7:00am to 9:00 pm.

The buildings are designed to blend vernacular architecture and materials with modern materials and methods. Similar developments are present in the neighborhood such as 6637 Mineral Point Road (Panera Bread) and 6802 Odana Road (Sa-Bia Thong). Stylistically it will utilize traditional elements and incorporate canvas awnings at the retail level of the buildings. It will be clad in brick, sculpted cast stone, architectural metal panels, aluminum storefront and window system, and touches of stucco.

The highly anticipated site improvement project is a welcomed addition to the neighborhood. The project creates a wonderful opportunity for tenants to take advantage of an otherwise underutilized but beautiful site. A convenient location with high visibility, coupled with the project's forward thinking collaborative design team will prove to produce a project all can be proud of and enjoy.

Thank you for your input and assistance with our project.

Steven M Connor, Assoc. AIA

Project Manager

Bouril Design Studio, LLC

6602 Grand Teton Plaza

Madison, WI 53719-1091

Ph. 608-833-3400 Fx. 608-833-3408

stevec@bourildesign.com

www.bourildesign.com

414 Grand Canyon Drive - Existing Building Evaluation

As part of the approval process to redevelop a property at 414 Grand Canyon Drive, Sara Investment Real Estate, LLC is requesting a demolition permit to authorize demolition of the abandoned Chi-Chi's building on this west side Madison site. After careful consideration of the potential options for redevelopment of the site, it has been determined that demolition of the existing building provides the flexibility needed for the most efficient, practical and best utilization of the site. There are 5 significant factors that support a decision to demolish the existing building as opposed to incorporating it into the new development. They are as follows:

- 1 Existing building location on the site.
- 2 Relationship and views to the large stormwater retention/green space to the west.
- 3 Exposure and relationship to Mineral Point Road.
- 4 Relationship to the Honda service garage and parking lot to the south.
- 5 Limitations of the existing building layout, framing system & ceiling heights.

Point 1 is significant. The existing building is floating in the center of the site and is surrounded by an asphalt parking lot. This leaves no flexibility from a planning standpoint. It does not relate to any perimeter properties and its location was determined to provide the shortest path between the car and the front door. As a destination restaurant built in the 1970's this may have been acceptable however in the redevelopment of the site we are proposing a mix of uses including a retail, professional office and possibly restaurant space. Our analysis has found that grouping the parking makes the most sense from an efficiency standpoint while still providing acceptable fire department and servicing access.

The existing site layout completely ignores the stormwater retention/green space to the west. We see the land to the west as an asset since part of the mix includes professional office space. This is a large space with expansive views. It is our intent to capitalize on it with second floor office space adjacent to and looking out over it. Additionally, this side of the site is directly visible from Mineral Point Road, an important factor for business looking for visibility. We see no practical way to configure a new building at the west end of the site while maintaining the existing building in its current location.

As stated previously, the existing building relates primarily to the parking lot but generally ignores the access from Mineral Point Road. We feel that it is important to present a building front to traffic approaching Grand Canyon from Mineral Point Road. The proposed single story building along the south property line specifically accomplishes this.

Immediately to the south of our site, a Honda service garage generates a considerable amount of service vehicle traffic including parts delivery trucks and tow trucks. The garage can be noisy at times and generates vehicle exhaust gasses. From a retail development perspective, it makes most sense to orient our customer traffic area away from that facility and use our new building as a buffer to the south.

Our final considerations are related to the existing building and its construction. If the site did indeed lend itself to incorporating the old Chi Chi's building, it has its own set of issues. The framing system is inflexible to accommodate changes and has insufficient span lengths to accommodate current retail standards for space and layout. Another significant issue is that it does not meet fire-resistive rated construction requirements if expanded. Finally, ceiling heights do not meet acceptable market standards for retail space. Higher ceilings are also desirable because they allow flexibility for running mechanicals and ductwork which can vary greatly depending upon the type of tenant.

A separate recycling plan is being submitted which details how the building will be reclaimed in an ecologically appropriate manner.



June 5, 2008

Mr. George Dreckmann
Recycling Coordinator
1501 W. Badger Road.
Madison, WI 53713

Engineers
Surveyors
Planners
Landscape
Architects

Re: Approval of Demolition Permit
414 Grand Canyon Drive, Madison, WI.

Dear Mr. Dreckmann:

The following is the demolition recycling and reuse plan for 414 Grand Canyon Drive per the City of Madison requirements.

- 1.) Frank Byrne from Habitat for Humanity ReStore has been contacted and met on-site on June 4, 2008. ReStore will be salvaging several materials including (but not limited to) doors, windows, trim, cabinetry. See the attached letter from Habitat for Humanity.
- 2.) Lake City Mechanical, Inc. has been contacted and will reclaim the Freon from the air conditioning and refrigeration equipment. Quick Waste Recovery is the subcontractor for Lake City, and will remove old equipment and transport it to various recycling centers in the Madison area. See attached letter from Lake City Mechanical, Inc.
- 3.) Resource Solutions, Inc. will be recycling various equipment including computer equipment and accessories. See attached certificate from Resource Solutions, Inc.
- 3.) The Contractor intends to recycle for reuse the asphalt and concrete along with the CMU block.
- 4.) There are no shingles on this jobsite to recycle. Drywall is limited and not intended to be recycled.

If you have any questions, please call me at our office or the demolition contractor project manager Paul Reed, Harmony Construction Management, Inc. at 608-224-3310.

Sincerely

Sarah Lerner, ASLA, LEED AP
Design Consultant

SL:ar
Attachments
cc: David Stone, Sara Investments

FN: SI-07-08

BUILDING REMOVAL AND SALVAGE AGREEMENT

This BUILDING REMOVAL AND SALVAGE AGREEMENT (this "Agreement") is entered into as of the 5th day of June, 2008 by and between _____ ("Owner"), and HABITAT FOR HUMANITY OF DANE COUNTY ("Contractor").

RECITALS

- A. _____ owns certain salvage rights to real estate located in the City of Madison, Dane County, Wisconsin, with an address of 414 Grand Canyon Dr. and certain improvements located thereon (the "Buildings").
- B. _____ (Owner) desires to demolish or renovate the Buildings and will in the process remove and dispose of building materials incorporated into the Buildings.
- C. The Contractor desires to salvage some or all of the building materials that (Owner) intends to remove from the Buildings.
- D. It is the desire of the parties for Independent Contractors to obtain an exclusive right to salvage material that Habitat Restore does not intend to salvage, remove or reclaim.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and obligations contained herein, and other valuable consideration the receipt and sufficiency of which they acknowledge, _____, (Owner/Contractor) and the Contractor hereby agree as follows:

- Demolition and Removal.** Owner hereby grants to Contractor the right to remove and salvage materials from the Buildings. Contractor shall retain sole authority to select material to be salvaged. All remaining material shall be disposed of by Owner at Owners expense. Additional details of the project are described on Attachment A.
- Notice to Proceed/Time to Completion.** The Contractor will commence and complete deconstruction on or before to be determined. If the Contractor fails to meet this deadline, Owner shall have the right to salvage and bring in other parties to dispose of materials.
- Consideration.** Unless otherwise specified in Attachment A, no additional compensation or consideration shall be paid to Owner for the services or materials provided in this Agreement.
- Permits and Approvals/Compliance with Laws.** Owner shall obtain any and all governmental permits and approvals necessary for the demolition, removal and/or disposal of the Buildings. Owner shall at all times comply with any and all statutes,

regulations, ordinances and other laws applicable to the performance of Owners obligations under this Agreement.

5. **Insurance/Indemnification/Liens.** The Contractor hereby agrees:

a. Upon request from Owner to deliver to Owner a certificate of insurance showing that the Contractor has in force a general liability insurance policy sufficiently broad to cover the Contractor's activities on the Property. Upon request of Owner, Contractor shall list Owner as an additional insured for purposes of this Agreement, and Contractor shall keep such insurance in full force and effect during the term of this Agreement;

b. To indemnify, defend and hold harmless Owner, its members, managers, employees, officers, volunteers, subcontractor agents, invitees and directors, from and against any and all claims, liabilities, damages or other costs which may arise from the activities of the Contractor, its employees, subcontractors or agents on the Property or otherwise connected with the demolition and salvaging of material from the Buildings, unless such claims, liabilities, damages or other costs arise due to the negligence of Owner. This indemnification shall survive the expiration or termination of this Agreement; and

c. To keep the Property free and clear of all liens of any kind or nature, including construction liens, arising out of his activities on the Property or otherwise connected with the demolition and salvaging of material from the Buildings. This covenant shall survive the expiration or termination of this Agreement.

6. **Limitation of Liability.** Contractor agrees that Owner shall not be liable for any injuries, damages, costs or expenses suffered or incurred by Contractor or its employees, subcontractors, or agents, resulting from or in any way related to the subject matter of this Agreement, unless such injuries, damages, costs or expenses are the result of Owner's negligence or willful misconduct.

7. **Miscellaneous.**

a. In conducting his activities under this Agreement, the Contractor agrees not to unreasonably interfere with the work of others on the Property or on other lands adjacent to the Property.

b. Nothing in this Agreement shall constitute Contractor as an employee, agent or representative of Owner. Contractor is an independent contractor and has control of the details of the performance of his obligations hereunder.

c. This Agreement shall bind and benefit the parties and their respective heirs, personal representatives, successors and assigns.

d. This Agreement constitutes the entire agreement of the parties respecting the subject matter hereof, and may not be modified or amended except in writing signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

HABITAT FOR HUMANITY OF
DANE COUNTY, INC.

By: Frank O. Byrne
Name: Frank O. Byrne
Title: Deconstruction Manager

X By: _____
Name: R. Paul Reed
Title: President

ATTACHMENT A

Additional details of Demolition Salvaging Project:

Salvaged Materials Include but not limited to Doors, Windows, Trim, Cabinetry, Flooring, Plumbing & Electrical Fixtures, Lighting Etc., Any and all items appropriate for the Habitat Restore Includes items not seen during initial walkthrough and Identified.
Will provide a list of all materials removed from site and a donation receipt will be provided upon completion.

A monetary donation of \$ 200 p/Day is requested for this project.

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)

05/02/2008

PRODUCER
 Lockton Risk Services
 P.O. Box 410679
 Kansas City, MO 64141-0679
 888 553 9002
 INSURED Habitat for Humanity of Dane County

 PO Box 258128

 Madison, WI 53725-8128

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE		NAIC#
INSURER A:	Federal Insurance Co	20281
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		

COVERAGES

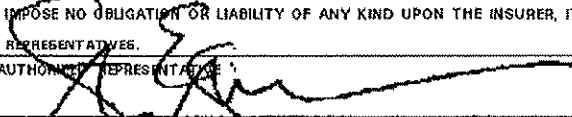
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE(MM/DD/YY)	POLICY EXPIRATION DATE(MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES FOR: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	ST1065904	04/01/2008	04/01/2009	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (FA occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON OWNED AUTOS				COMBINED SINGLE LIMIT (FA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - FA ACCIDENT \$ OTHER THAN AUTO ONLY: FA ACC \$ AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEFINITE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PERSONS EMPLOYED BY OR FOR THE INSURED (OTHER THAN MEMBER OF FAMILY) If yes, describe under SPECIAL PROVISIONS below				<input type="checkbox"/> WC STATE TORY LIMITS <input type="checkbox"/> OTHER CO F.I. EACH ACCIDENT \$ F.I. DISEASE - FA EMPLOYE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Proof of Coverage

CERTIFICATE HOLDER
 Habitat for Humanity of Dane County ReStore
 Attn: Frank Byrne
 208 Cottage Grove Road

 Madison, WI 53716

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
 AUTHORIZED REPRESENTATIVE 

LAKE CITY MECHANICAL INC.

Paul Reed
Harmony Construction
906 Jonathon Drive
Madison, WI 53704

Dear Paul,

Regarding the CFC issues at 414 Grand Canyon Drive, Madison, Wisconsin.

We will be recovering all the Freon from the air conditioning equipment and refrigeration equipment that is presently in and on the building at 414 Grand Canyon Drive prior to demolition.

Our subcontractor Quick Waste Recovery (DNR#11255) will remove the old equipment and transport it to various recycling centers in the Madison area.

JOE JABLONSKI
President
Lake City Mechanical Inc.

CALL ME WITH ANY QUESTIONS
608-358-0022

P.O. BOX 300 * MARSHALL, WI 53559
(608) 358-0022 * (608) 655-4022 fax
State of Wisconsin HVAC Contractor license # 1043496



Resource Solutions Corp.

www.RecycleThatStuff.com

CERTIFICATE OF RECYCLING

•All Computers & Electronics Will Be Recycled For Their Metal, Glass, & Plastic•

Name: HARMONY CONST. MANAGEMENT
Address: 906 JONATHON DRIVE
City/State/Zip: MADISON, WI 53713

Received: Alum. BX Cable, Stainless Steel Fixt's, #1 & #2 Insulated Wire, Light Fixtures (Less Bulbs and Ballasts), Mixed Brass, Ballasts, Alum. Cooler Doors & Walls, Telephone Equip., all Related Computer Equip. Removed from Former Chi Chi's Restaurant at 414 Grand Canyon Drive in Madison, Wisconsin.

This is to certify that the above items picked up in Madison, WI after June 1, 2008 have been accepted for the *recycling of the METALS* and *will not be landfilled*, or otherwise improperly disposed of.

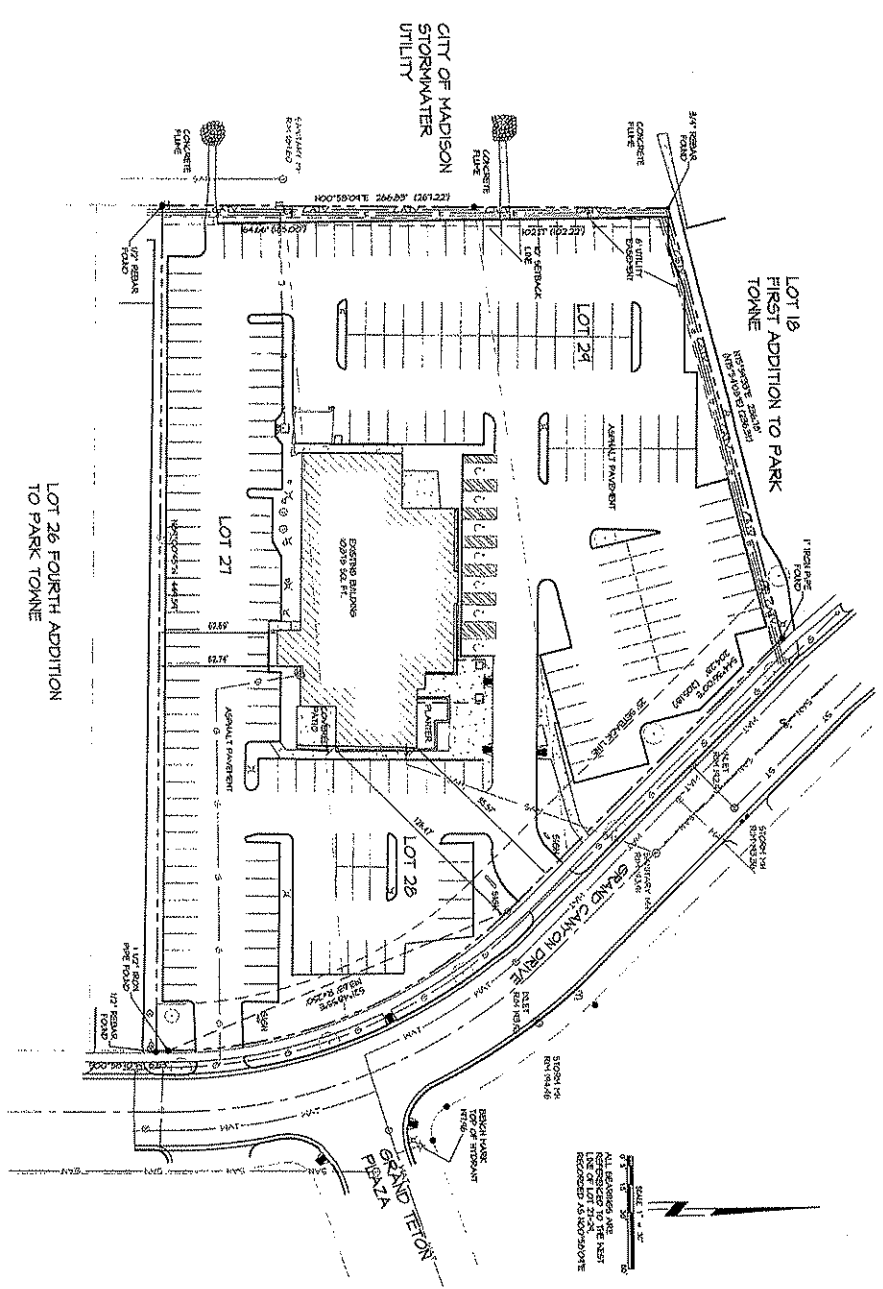
Resource Solutions shall indemnify and hold Harmony Const. Management harmless from any and all claims, demands, actions, suits, proceedings, losses, damages, penalties, obligations, liabilities, costs, and expenses (including, without limitations, reasonable attorney fees) arising directly or indirectly, in whole or in part, for the negligence or willful misconduct of Resource Solutions, its agents and employees.

June 2008

RESOURCE SOLUTIONS CORP.

Wis. DNR License 12843

5493 Express Circle, Madison, WI 53704



Symbol	Description
1	1" ELECTRIC SERVICE
2	2" ELECTRIC SERVICE
3	3" ELECTRIC SERVICE
4	4" ELECTRIC SERVICE
5	6" ELECTRIC SERVICE
6	8" ELECTRIC SERVICE
7	10" ELECTRIC SERVICE
8	12" ELECTRIC SERVICE
9	15" ELECTRIC SERVICE
10	18" ELECTRIC SERVICE
11	24" ELECTRIC SERVICE
12	30" ELECTRIC SERVICE
13	36" ELECTRIC SERVICE
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24	102" ELECTRIC SERVICE
25	108" ELECTRIC SERVICE
26	114" ELECTRIC SERVICE
27	120" ELECTRIC SERVICE
28	126" ELECTRIC SERVICE
29	132" ELECTRIC SERVICE
30	138" ELECTRIC SERVICE
31	144" ELECTRIC SERVICE
32	150" ELECTRIC SERVICE
33	156" ELECTRIC SERVICE
34	162" ELECTRIC SERVICE
35	168" ELECTRIC SERVICE
36	174" ELECTRIC SERVICE
37	180" ELECTRIC SERVICE
38	186" ELECTRIC SERVICE
39	192" ELECTRIC SERVICE
40	198" ELECTRIC SERVICE
41	204" ELECTRIC SERVICE
42	210" ELECTRIC SERVICE
43	216" ELECTRIC SERVICE
44	222" ELECTRIC SERVICE
45	228" ELECTRIC SERVICE
46	234" ELECTRIC SERVICE
47	240" ELECTRIC SERVICE
48	246" ELECTRIC SERVICE
49	252" ELECTRIC SERVICE
50	258" ELECTRIC SERVICE
51	264" ELECTRIC SERVICE
52	270" ELECTRIC SERVICE
53	276" ELECTRIC SERVICE
54	282" ELECTRIC SERVICE
55	288" ELECTRIC SERVICE
56	294" ELECTRIC SERVICE
57	300" ELECTRIC SERVICE
58	306" ELECTRIC SERVICE
59	312" ELECTRIC SERVICE
60	318" ELECTRIC SERVICE
61	324" ELECTRIC SERVICE
62	330" ELECTRIC SERVICE
63	336" ELECTRIC SERVICE
64	342" ELECTRIC SERVICE
65	348" ELECTRIC SERVICE
66	354" ELECTRIC SERVICE
67	360" ELECTRIC SERVICE
68	366" ELECTRIC SERVICE
69	372" ELECTRIC SERVICE
70	378" ELECTRIC SERVICE
71	384" ELECTRIC SERVICE
72	390" ELECTRIC SERVICE
73	396" ELECTRIC SERVICE
74	402" ELECTRIC SERVICE
75	408" ELECTRIC SERVICE
76	414" ELECTRIC SERVICE
77	420" ELECTRIC SERVICE
78	426" ELECTRIC SERVICE
79	432" ELECTRIC SERVICE
80	438" ELECTRIC SERVICE
81	444" ELECTRIC SERVICE
82	450" ELECTRIC SERVICE
83	456" ELECTRIC SERVICE
84	462" ELECTRIC SERVICE
85	468" ELECTRIC SERVICE
86	474" ELECTRIC SERVICE
87	480" ELECTRIC SERVICE
88	486" ELECTRIC SERVICE
89	492" ELECTRIC SERVICE
90	498" ELECTRIC SERVICE
91	504" ELECTRIC SERVICE
92	510" ELECTRIC SERVICE
93	516" ELECTRIC SERVICE
94	522" ELECTRIC SERVICE
95	528" ELECTRIC SERVICE
96	534" ELECTRIC SERVICE
97	540" ELECTRIC SERVICE
98	546" ELECTRIC SERVICE
99	552" ELECTRIC SERVICE
100	558" ELECTRIC SERVICE
101	564" ELECTRIC SERVICE
102	570" ELECTRIC SERVICE
103	576" ELECTRIC SERVICE
104	582" ELECTRIC SERVICE
105	588" ELECTRIC SERVICE
106	594" ELECTRIC SERVICE
107	600" ELECTRIC SERVICE
108	606" ELECTRIC SERVICE
109	612" ELECTRIC SERVICE
110	618" ELECTRIC SERVICE
111	624" ELECTRIC SERVICE
112	630" ELECTRIC SERVICE
113	636" ELECTRIC SERVICE
114	642" ELECTRIC SERVICE
115	648" ELECTRIC SERVICE
116	654" ELECTRIC SERVICE
117	660" ELECTRIC SERVICE
118	666" ELECTRIC SERVICE
119	672" ELECTRIC SERVICE
120	678" ELECTRIC SERVICE
121	684" ELECTRIC SERVICE
122	690" ELECTRIC SERVICE
123	696" ELECTRIC SERVICE
124	702" ELECTRIC SERVICE
125	708" ELECTRIC SERVICE
126	714" ELECTRIC SERVICE
127	720" ELECTRIC SERVICE
128	726" ELECTRIC SERVICE
129	732" ELECTRIC SERVICE
130	738" ELECTRIC SERVICE
131	744" ELECTRIC SERVICE
132	750" ELECTRIC SERVICE
133	756" ELECTRIC SERVICE
134	762" ELECTRIC SERVICE
135	768" ELECTRIC SERVICE
136	774" ELECTRIC SERVICE
137	780" ELECTRIC SERVICE
138	786" ELECTRIC SERVICE
139	792" ELECTRIC SERVICE
140	798" ELECTRIC SERVICE
141	804" ELECTRIC SERVICE
142	810" ELECTRIC SERVICE
143	816" ELECTRIC SERVICE
144	822" ELECTRIC SERVICE
145	828" ELECTRIC SERVICE
146	834" ELECTRIC SERVICE
147	840" ELECTRIC SERVICE
148	846" ELECTRIC SERVICE
149	852" ELECTRIC SERVICE
150	858" ELECTRIC SERVICE
151	864" ELECTRIC SERVICE
152	870" ELECTRIC SERVICE
153	876" ELECTRIC SERVICE
154	882" ELECTRIC SERVICE
155	888" ELECTRIC SERVICE
156	894" ELECTRIC SERVICE
157	900" ELECTRIC SERVICE
158	906" ELECTRIC SERVICE
159	912" ELECTRIC SERVICE
160	918" ELECTRIC SERVICE
161	924" ELECTRIC SERVICE
162	930" ELECTRIC SERVICE
163	936" ELECTRIC SERVICE
164	942" ELECTRIC SERVICE
165	948" ELECTRIC SERVICE
166	954" ELECTRIC SERVICE
167	960" ELECTRIC SERVICE
168	966" ELECTRIC SERVICE
169	972" ELECTRIC SERVICE
170	978" ELECTRIC SERVICE
171	984" ELECTRIC SERVICE
172	990" ELECTRIC SERVICE
173	996" ELECTRIC SERVICE
174	1002" ELECTRIC SERVICE
175	1008" ELECTRIC SERVICE
176	1014" ELECTRIC SERVICE
177	1020" ELECTRIC SERVICE
178	1026" ELECTRIC SERVICE
179	1032" ELECTRIC SERVICE
180	1038" ELECTRIC SERVICE
181	1044" ELECTRIC SERVICE
182	1050" ELECTRIC SERVICE
183	1056" ELECTRIC SERVICE
184	1062" ELECTRIC SERVICE
185	1068" ELECTRIC SERVICE
186	1074" ELECTRIC SERVICE
187	1080" ELECTRIC SERVICE
188	1086" ELECTRIC SERVICE
189	1092" ELECTRIC SERVICE
190	1098" ELECTRIC SERVICE
191	1104" ELECTRIC SERVICE
192	1110" ELECTRIC SERVICE
193	1116" ELECTRIC SERVICE
194	1122" ELECTRIC SERVICE
195	1128" ELECTRIC SERVICE
196	1134" ELECTRIC SERVICE
197	1140" ELECTRIC SERVICE
198	1146" ELECTRIC SERVICE
199	1152" ELECTRIC SERVICE
200	1158" ELECTRIC SERVICE

NO EXISTING OR ENCLAVING UTILITIES, AS SHOWN ON THIS DRAWING, ARE TO BE REMOVED OR RELOCATED. THE EXISTING UTILITIES SHOWN ON THIS DRAWING ARE TO BE MAINTAINED AND PROTECTED. ANY UTILITIES NOT SHOWN ON THIS DRAWING ARE TO BE MAINTAINED AND PROTECTED. THE EXISTING UTILITIES SHOWN ON THIS DRAWING ARE TO BE MAINTAINED AND PROTECTED. ANY UTILITIES NOT SHOWN ON THIS DRAWING ARE TO BE MAINTAINED AND PROTECTED.

5/12/2010
 SARA INVESTMENTS REAL ESTATE, LLC
 414 GRAND CANYON DRIVE
 MADISON, WI 53704

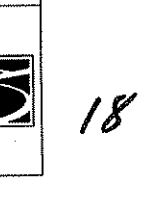
NOTES:
 1. All dimensions and contours are City of Madison standards as published by the City of Madison.
 2. The City of Madison reserves the right to change the standards of any public utility at any time.
 3. The City of Madison reserves the right to change the standards of any public utility at any time.
 4. The City of Madison reserves the right to change the standards of any public utility at any time.
 5. The City of Madison reserves the right to change the standards of any public utility at any time.
 6. The City of Madison reserves the right to change the standards of any public utility at any time.
 7. The City of Madison reserves the right to change the standards of any public utility at any time.
 8. The City of Madison reserves the right to change the standards of any public utility at any time.
 9. The City of Madison reserves the right to change the standards of any public utility at any time.
 10. The City of Madison reserves the right to change the standards of any public utility at any time.

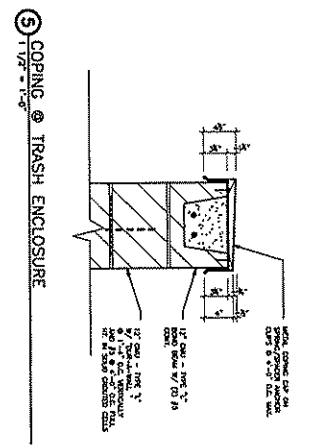
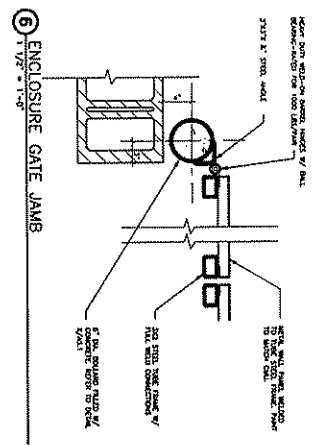
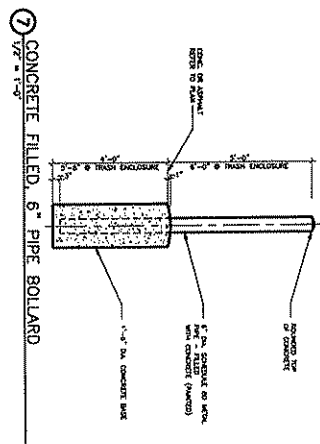
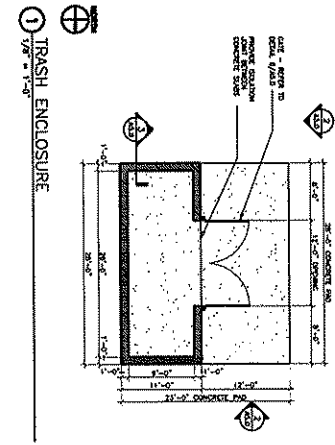
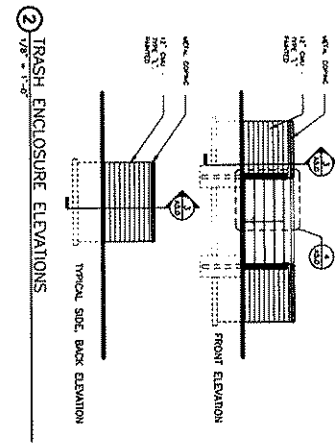
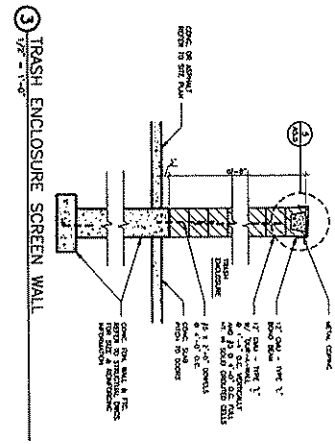
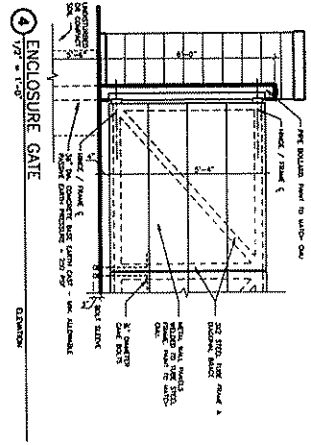
414 GRAND CANYON DRIVE
 FOURTH ADDITION TO PARK TOWNE
 MADISON, WISCONSIN
 SARA INVESTMENTS REAL ESTATE, LLC

ALTA/ACSM LAND
 TITLE SURVEY

Project Number: 090910
 Project Name: 414 Grand Canyon Drive
 Project Location: Park Towne
 Project Date: 02-27-08
 Project Status: RFI

APRNOID AND
 O'SHERIDAN INC
 3000 W. WISCONSIN
 MADISON, WISCONSIN
 53704-1100
 TEL: 608-261-1100
 FAX: 608-261-1101
 WWW: APRNOIDANDOSHERIDAN.COM





DATE	DESCRIPTION

PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
 414 GRAND CANYON DRIVE
 MADISON, WISCONSIN, 53715

Bouril Design Studio, LLC
 2022 Grand Valley Plaza, 2110 Madison, WI 53719-1461
 Phone: 769.853.8243 Fax: 769.853.8244
 www.bouril.com

MADISON PLAN COMMISSION REVIEW
 NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECTURE, LLC
 1000 West 10th Street
 Cheyenne, Wyoming 82001
 Phone: (307) 777-1111
 Fax: (307) 777-1112

LANDSCAPE PLAN
 414 GRAND CANYON DRIVE
 GRAND CANYON DRIVE
 HUDSON, WYOMING

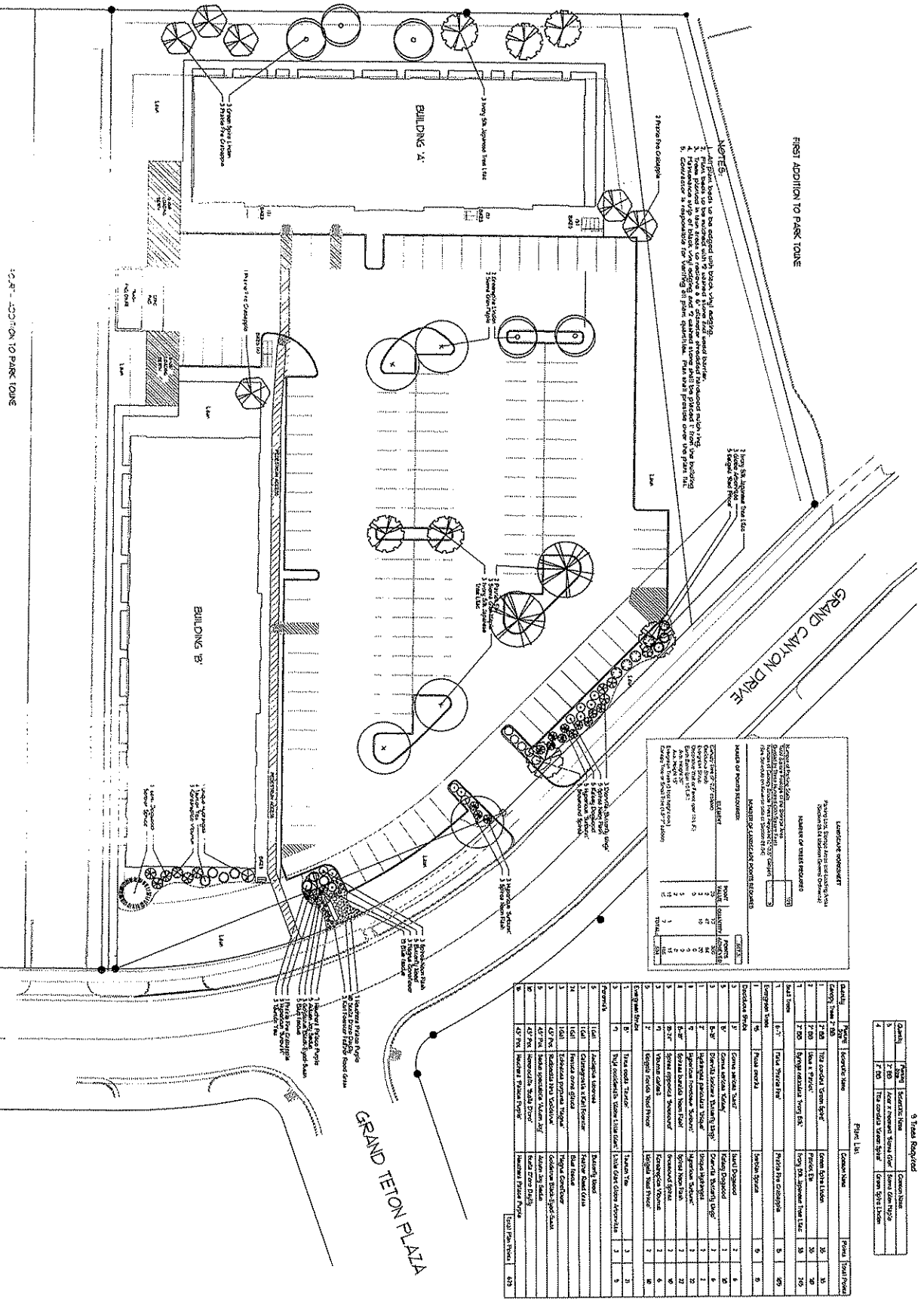
SCALE: 1" = 20'

PART: 5 of 20

DATE: 04/11/2018

DESIGNER: [Name]

REVISION: [List]



NOTES:

1. All plantings to be installed with proper watering and irrigation.
2. Trees planted in this area to mature at 6 to 8' diameter provided this is not in violation of any local ordinance.
3. Consideration will be given to the selection of plants that are suitable for the site conditions and the overall aesthetic of the project.
4. Consideration will be given to the selection of plants that are suitable for the site conditions and the overall aesthetic of the project.

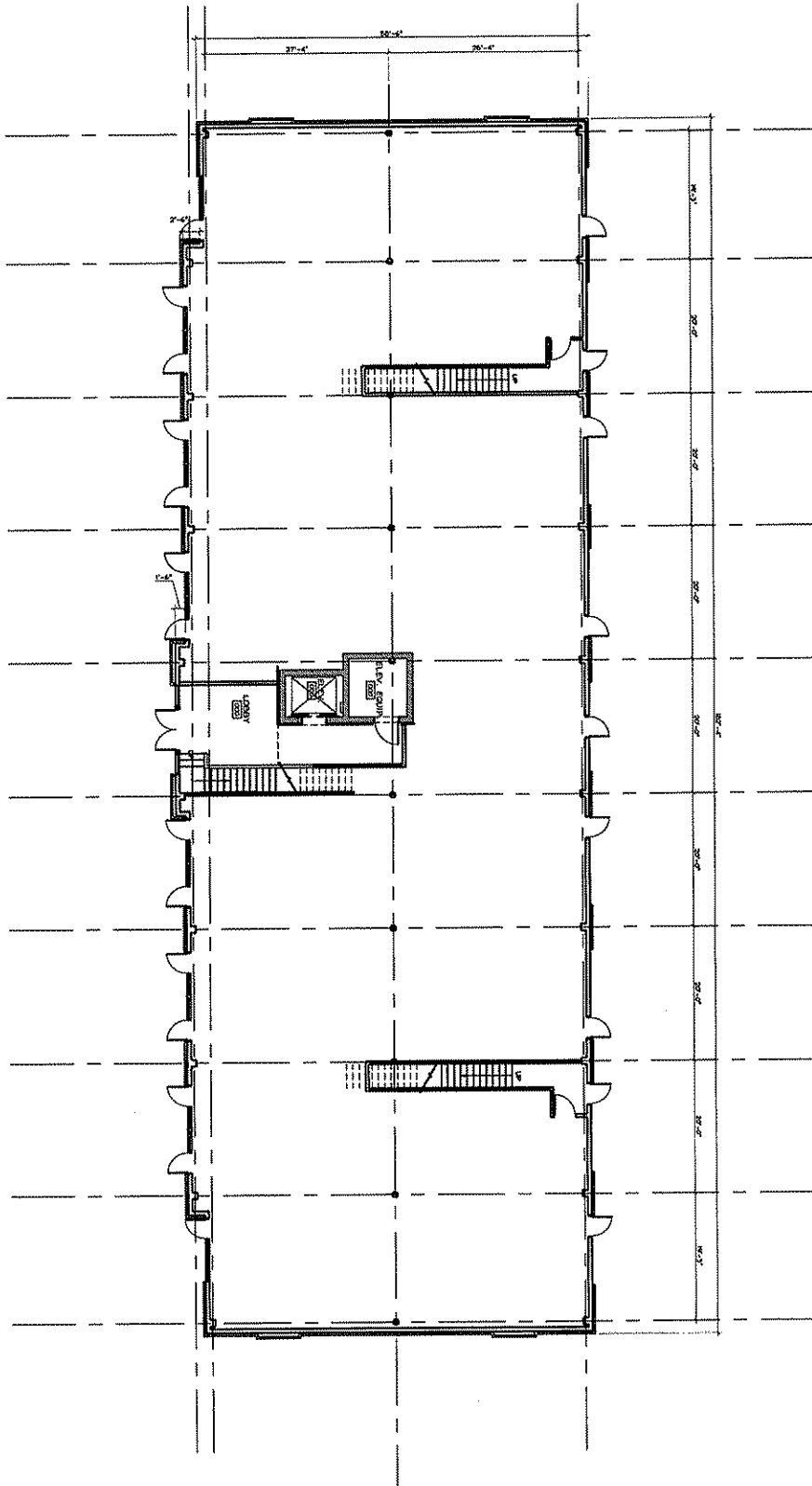
LANDSCAPE SCHEDULE

NO.	PLANT	QUANTITY	REMARKS
1	1" DB CALIF. REDWOOD	10	
2	2" DB CALIF. REDWOOD	10	
3	3" DB CALIF. REDWOOD	10	
4	4" DB CALIF. REDWOOD	10	
5	5" DB CALIF. REDWOOD	10	
6	6" DB CALIF. REDWOOD	10	
7	7" DB CALIF. REDWOOD	10	
8	8" DB CALIF. REDWOOD	10	
9	9" DB CALIF. REDWOOD	10	
10	10" DB CALIF. REDWOOD	10	

PLANT LIST

NO.	PLANT	QUANTITY	REMARKS
1	1" DB CALIF. REDWOOD	10	
2	2" DB CALIF. REDWOOD	10	
3	3" DB CALIF. REDWOOD	10	
4	4" DB CALIF. REDWOOD	10	
5	5" DB CALIF. REDWOOD	10	
6	6" DB CALIF. REDWOOD	10	
7	7" DB CALIF. REDWOOD	10	
8	8" DB CALIF. REDWOOD	10	
9	9" DB CALIF. REDWOOD	10	
10	10" DB CALIF. REDWOOD	10	

① BUILDING A - FIRST FLOOR PLAN



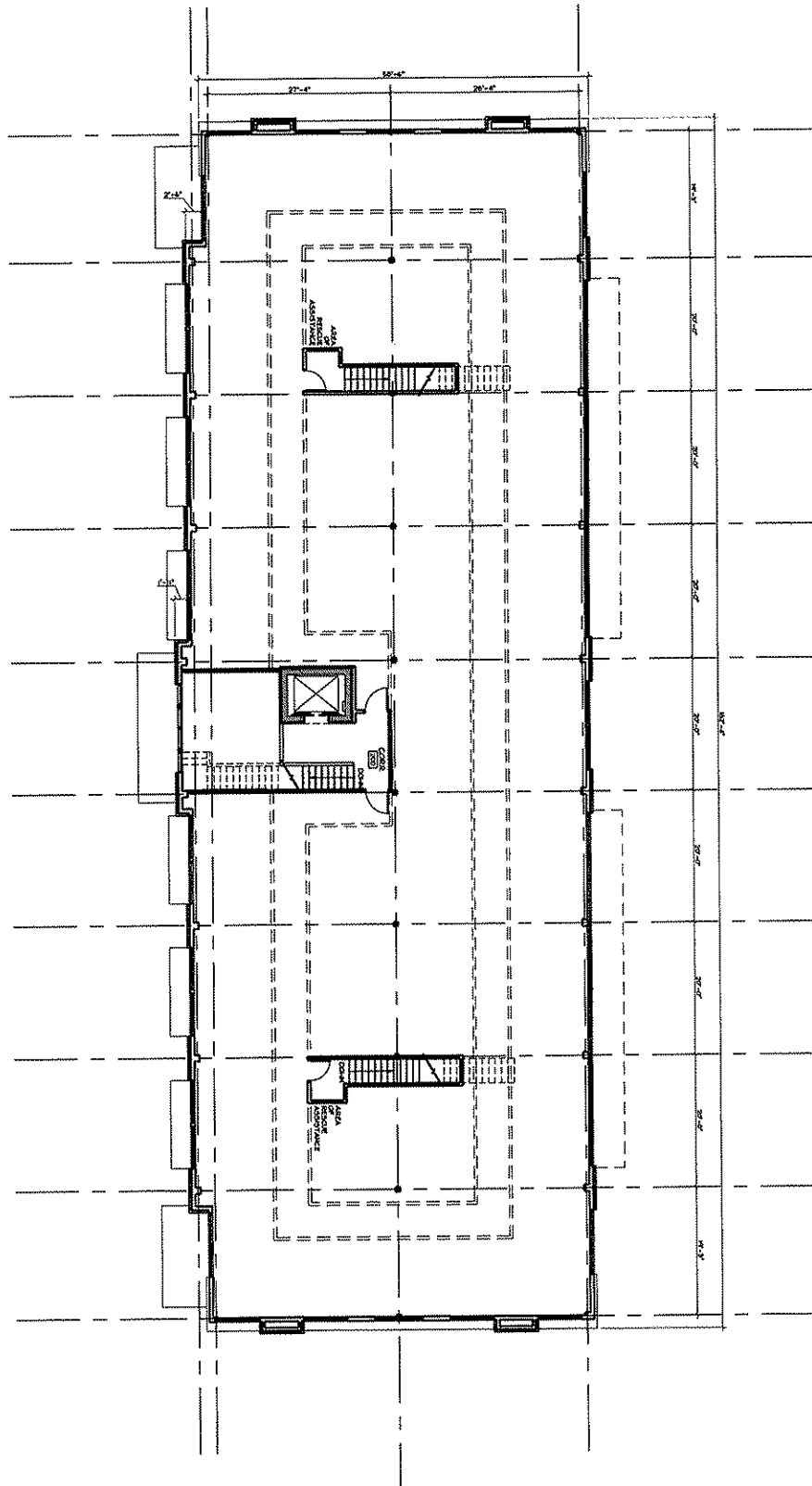
1	A	DATE	04-24-18	PROJECT NO.	
		DRAWN BY			
		CHECKED BY			
		DATE			
		PROJECT NO.			

PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
 414 GRAND CANYON DRIVE
 MADISON, WISCONSIN, 53715

Bouril Design Studio, LLC
 801 Grand Haven Plaza, 7th Floor, Madison, WI 53715-1101
 Phone: (608) 443-3000 Fax: (608) 443-3006
 Email: bouril@bourildesign.com

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① BUILDING A - SECOND FLOOR PLAN



2	A	DATE	PROJECT NO.
		4-24-24	2403
		DRAWN BY	PROJECT NO.
		7/17/24	
		CHECKED BY	

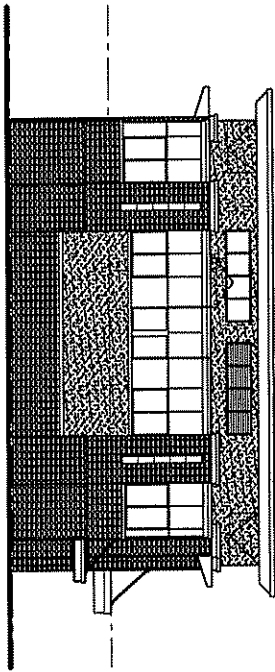
PROJECT DESCRIPTION
 414 GRAND CANYON DRIVE
 414 GRAND CANYON DRIVE
 MADISON, WISCONSIN, 53715

Bouril Design Studio, LLC
 2023 Grand Canyon Plaza, 2150 Madison, WI 53718-1001
 Phone: 608.833.8888 Fax: 608.833.8889
 Email: bouril@bourilstudio.com

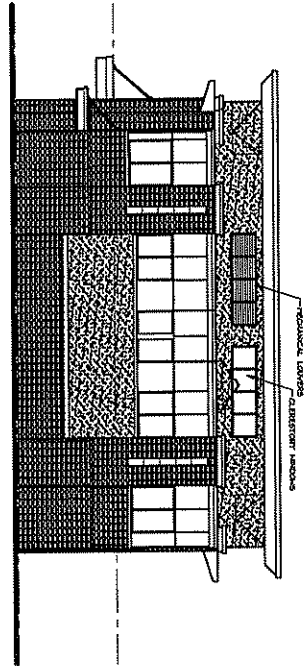
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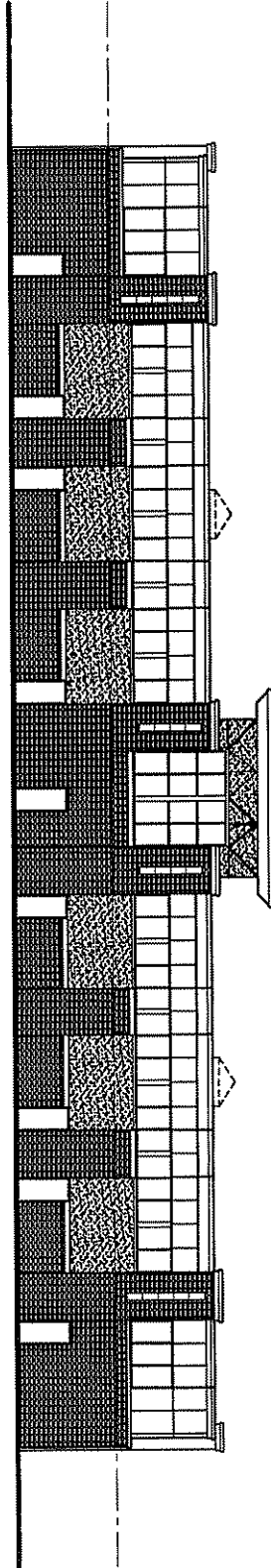
3 BUILDING A SOUTH ELEVATION
1/8" = 1'-0"



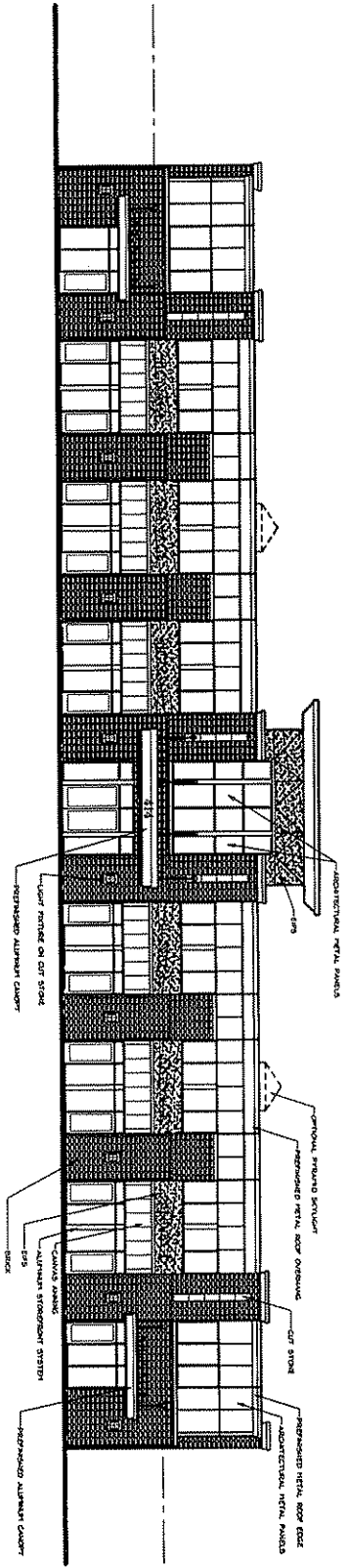
4 BUILDING A NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING A WEST ELEVATION
1/8" = 1'-0"



1 BUILDING A EAST ELEVATION
1/8" = 1'-0"



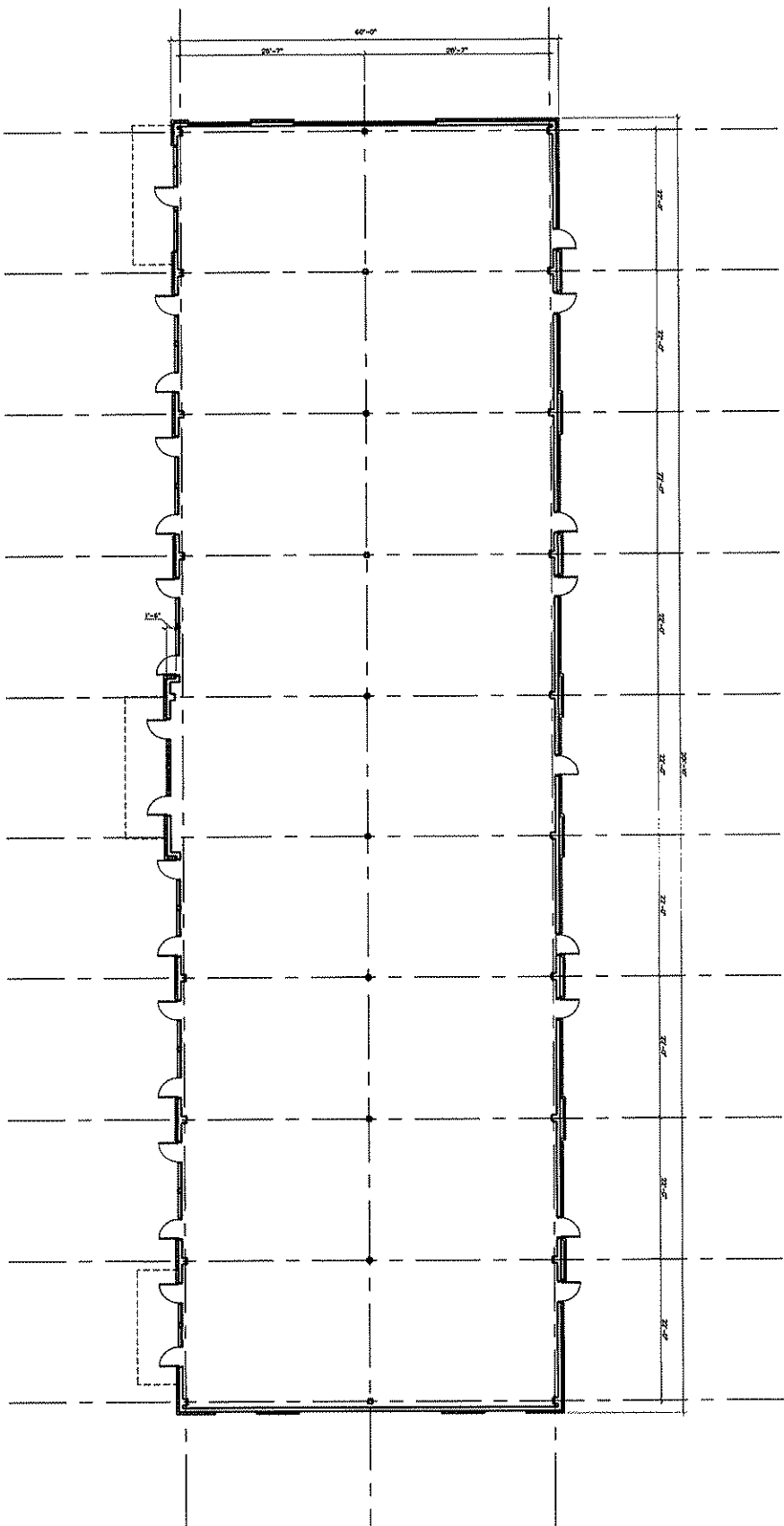
DATE	4-18-24	
DESIGNED BY	SKM	
PROJECT NO.	16235	
SCALE	AS SHOWN	
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
414 GRAND CANYON DRIVE
MADISON, WISCONSIN, 53719

Bouril Design Studio, LLC
360 Grand Valley Plaza, #100, Madison, WI 53719-1191
Phone: (608) 633-3400 Fax: (608) 633-3400
Email: info@bourilstudio.com

MADISON PLAN COMMISSION REVIEW
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① BUILDING B - FIRST FLOOR PLAN
 1/8" = 1'-0"



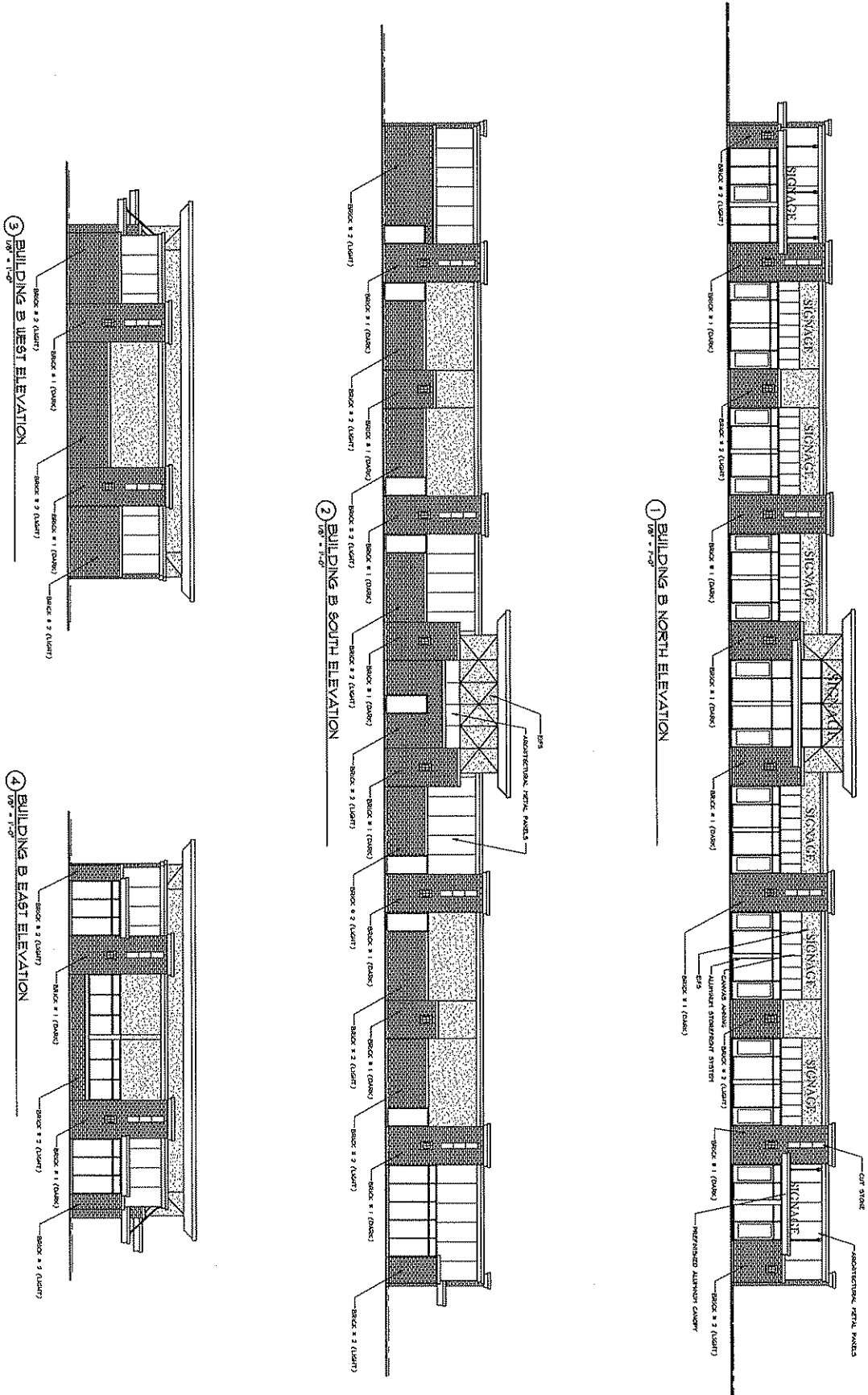
4	A	DATE 05-21-08	PROJECT NO. 3305	<table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION														

PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
 414 GRAND CANYON DRIVE
 MADISON, WISCONSIN, 53715

Bouril Design Studio, LLC
 2002 Grand Teton Plaza, 2100 Madison, WI 53715-1091
 Phone: (608) 833-3001 Fax: (608) 833-3002
 E-mail: bouril@bdsstudio.com

MADISON PLAN COMMISSION REVIEW
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REVISIONS	DATE	BY
PROJECT NO.	414 GRAND CANYON DRIVE	
DATE	04-10-25	
DRAWN BY	[Name]	
CHECKED BY	[Name]	
PROJECT NO.	414 GRAND CANYON DRIVE	
DATE	04-10-25	
DRAWN BY	[Name]	
CHECKED BY	[Name]	

PROJECT DESCRIPTION
414 GRAND CANYON DRIVE
 414 GRAND CANYON DRIVE
 MADISON, WISCONSIN, 53715

Bount Design Studio, Inc.
 2000 Grand Teton Place #200, Madison, WI 53718-1967
 Phone: 608.832.8132 Fax: 608.832.7642
 Email: info@bountdesign.com

PRELIMINARY PRICING SET
 NOT FOR CONSTRUCTION

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18