



City of Madison

Proposed Demolition & Rezoning

Location
313-315 North Frances Street

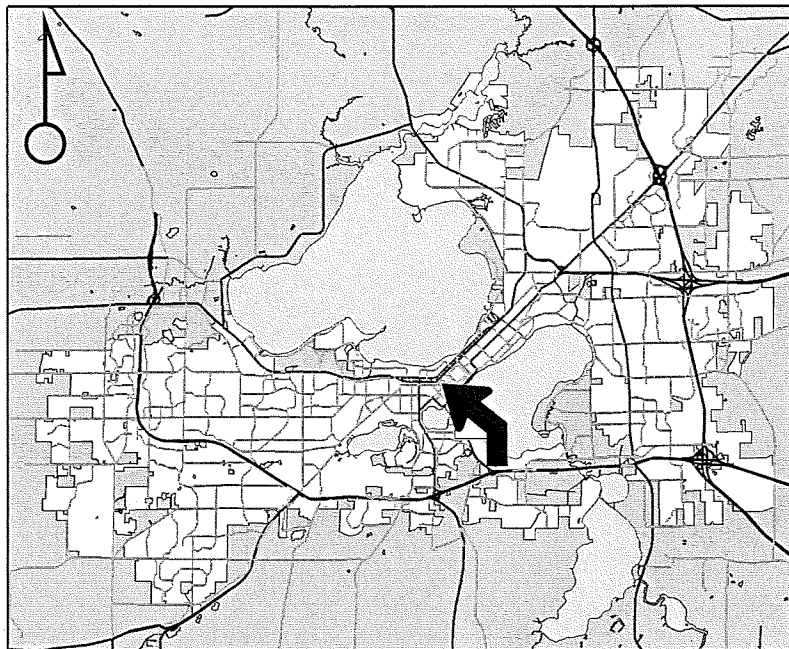
Applicant
Scott Faust - Boardwalk Investments/
Randy Bruce - Knothe & Bruce Architects

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

Existing Use
2 residential buildings

Proposed Use
Demolish two residences to allow construction of a mixed-use building containing 2,000 sq ft of first floor of retail space and 42 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 or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 November 2012

11-12





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 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.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$1550</u> Receipt No. <u>136373</u>
Date Received	<u>10/3/12</u>
Received By	<u>JK</u> -1111-7
Parcel No.	<u>0109-232-112-5</u>
Aldermanic District	<u>4 Michael Verwey</u>
GQ	<u>ZBA, DPZ 2</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<u>7/24/12</u> Waiver
Ngbrhd. Assn Not.	<u>7/24/12</u> Waiver
Date Sign Issued	<u>10/3/12</u>

1. Project Address: 313 + 315 N. Francis Street Project Area in Acres: 0.12

Project Title (if any): _____

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

- Zoning Map Amendment from C2 to PUD/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, WI Zip: 53703
Telephone: 608 256-9500 Fax: 608 256-9518 Email: scott@rentmadison.com

Project Contact Person: Bandy Bruce Company: Knotne + Bruce Architects, LLC
Street Address: 7601 University Ave, Ste. 201 City/State: Middleton, WI Zip: 53562
Telephone: () Fax: () Email: _____

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: 12 story apartment building with underground parking and 1st floor commercial space.

Development Schedule: Commencement June, 2013 Completion August, 2014

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 mixed-use 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 7/24/2012

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

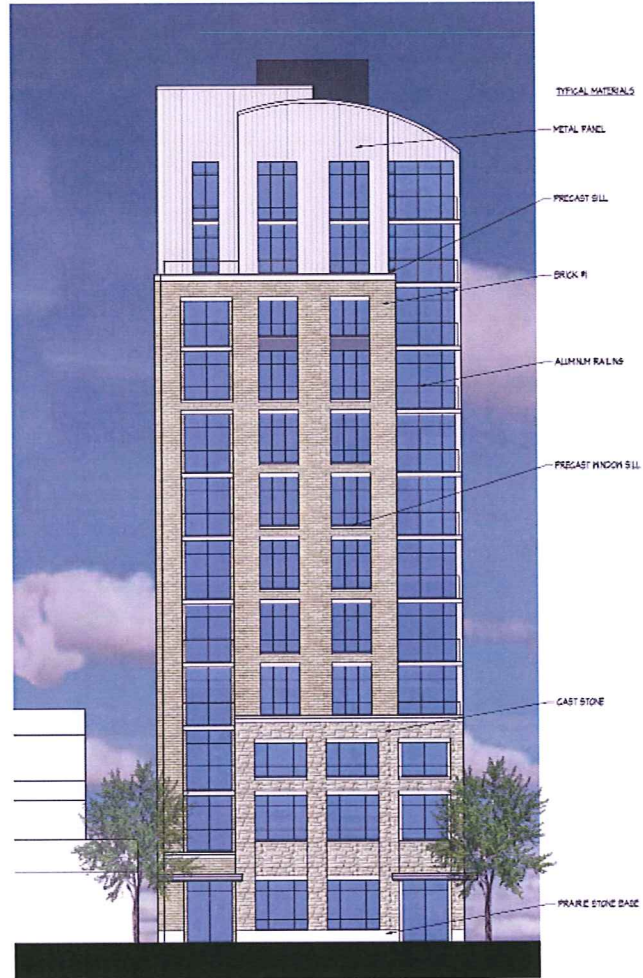
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 Planning Staff: HEATHER STODER Date: 9/14/12 Zoning Staff: DAT Date: 9/20/12

→ **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 Fause Date 10-3-12

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



313 & 315 N. Frances Street
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
313 & 315 N. Frances Street

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
- C. Letter to Neighborhood
- D. Zoning Text
- E. Legal Description
- F. Deconstruction Photos
- G. Deconstruction, Reuse, & Recycling Plan
- H. Drawings

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
313, 315 N. Frances 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

Architects: 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

Introduction:

This project proposes the redevelopment of 313 and 315 North Frances Street. The total development site is approximately 4821 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 C2 and are occupied by two residential buildings.

The redevelopment proposal envisions new higher density housing for university students and creates an interactive architecture and street presence that reflects its urban environment. The development consists of a 12-story building containing 42 units with ground floor commercial space. The building will house units ranging in size from one bedroom to 4 bedroom apartments. The entry for the building will be from North Frances Street. The project will provide individual underground bike parking garages accessed from North Frances Street with moped parking provided, both on-site and underground.

Development Statistics:

Dwelling Unit Mix:

One-Bedroom	11
Two-Bedroom	9
Three-Bedroom	18
Four-Bedroom	4
<hr/>	
Total dwelling Units	42

Densities:

Lot Area	5,073 SF or .12 acres
Lot Area / D.U.	120 SF/unit
Density	360 units/acre

Building Height: 12 Stories

Total Floor Area (floors 1-12) 46,985 sf
Floor Area Ratio 9.3

Vehicular Parking: None are provided

Moped Parking: 9 Surface
Bicycle parking: (underground) 94 Underground stalls

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 12 stories.

Floor Area Ratio: The floor area ratio of 9.3.

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 12 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 public street-side terrace.

Building Components: The 12 story building will have a clear base, body and cap.

Articulation: The buildings will be well articulated with vertical modulation, horizontal setbacks and finely composed window patterns.

Openings: The size and rhythm of the window openings within the body of the buildings will express a modern residential high-rise.

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 12 story building on N. Frances Street and Conklin Place is on a visible corner. It is also important to note the upper portion of the north and west facades are also visible from University Avenue. 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. Private balconies and patios will also be provided for most if not all of the apartments. A rooftop terrace shall be provided at the tenth floor.

Interior Building Design: Mix of Dwelling Unit Types: A wide variety of unit sizes and types are available within the buildings from one 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 an alley off of Conklin Place.

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:

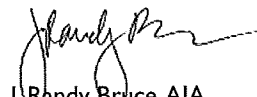
It is anticipated that construction will start in Summer of 2013 and be completed in August of 2014.

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	\$1500
ADJACENT PROPERTY NOTIFICATION	<u>\$50</u>
	\$1550

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 and State-Langdon Neighborhood 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 2 lots bounded on the west side of North Frances Street, and the south side of Conklin Place. The site is approximately 4,821 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 two buildings that currently exist on the site. A recycling and re-use plan for the buildings, starting with all reasonable efforts to relocate any suitable building(s) is enclosed as Exhibit G.

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

- 313 N. Frances Street is a 2 story stick frame structure and includes one dwelling unit, built in 1894.
- 315 N. Frances Street is a 2 story stick frame structure and includes three dwelling units, built in 1884.

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

Re: 313 & 315 N. Francis Street
KBA Project No: 1222

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 313 & 315 N. Francis Street. The development will include the deconstruction of 2 buildings and the construction of a new mixed-use building.

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

11-12

Exhibit C
Letter to Neighborhood

July 24, 2012

Joe Magnino
State-Langdon Neighborhood Association
614 Langdon Street, #202
Madison, WI 53703

Colin Bowden
State-Langdon Neighborhood Association
625 N Frances Street
Madison, WI 53703

Davy Mayer
Capitol Neighborhoods Association
PO Box 260304
Madison, WI 53726

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

Re: 313 & 315 N. Francis Street
KBA Project No: 1222

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 313 & 315 N. Francis Street. The development shall include the deconstruction of 2 buildings and the construction of a new mixed-use building.

As always, we look forward to working with you and Alder Verveer as our project progresses through the City approval process. I will contact you soon to set up a time to discuss this project in more detail.

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

11-12

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 being 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, 829.51 feet; thence N 88°48'27" W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning. thence continue N 88°48'27" W, 99.86 feet; thence N 01°13'30" E, 50.85 feet; thence S 88°42'54" E, 99.97 feet; thence S 01°20'57" W, 50.69 feet to the point of beginning. This parcel contains 0.12 acres or 5,073 sq. ft.

A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of a multifamily housing development containing up to 42 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 being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

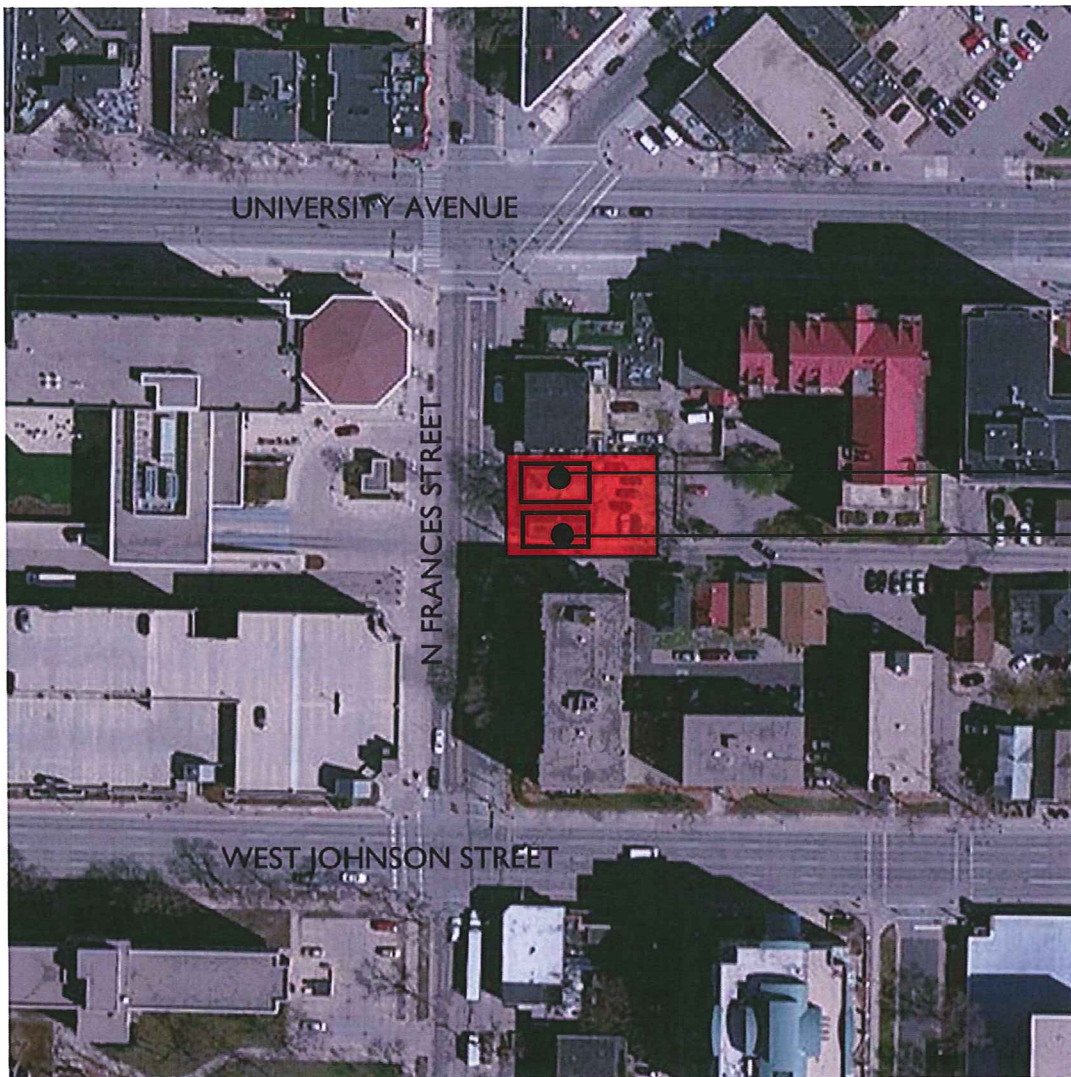
commencing at the North 1/4 corner of said Section 23; thence S 00°00'50" W, 829.51 feet; thence N 88°48'27" W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning.

thence continue N 88°48'27" W, 99.86 feet; thence N 01°13'30" E, 50.85 feet; thence S 88°42'54" E, 99.97 feet; thence S 01°20'57" W, 50.69 feet to the point of beginning. This parcel contains 0.12 acres or 5,073 sq. ft.

Exhibit F
Deconstruction Photos

DEMOLITION PHOTOS

313 N. Frances Street
315 N. Frances Street
PUD-SIP
Madison, WI 53703



315 N. Frances St.
313 N. Frances St.

313 N. Frances Street



EAST ELEVATION AT ALLEY



WEST ELEVATION AT FRANCES STREET

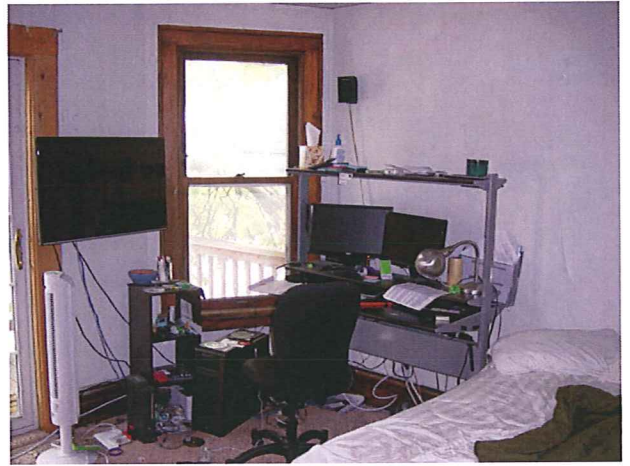


SOUTHEAST ELEVATION AT CONKLIN PLACE

313 N. Frances Street



FOUNDATION WALL



BEDROOM @ UNIT



LIVING ROOM @ UNIT



LIVING ROOM @ UNIT

315 N. Frances Street



EAST ELEVATION AT FRANCES STREET

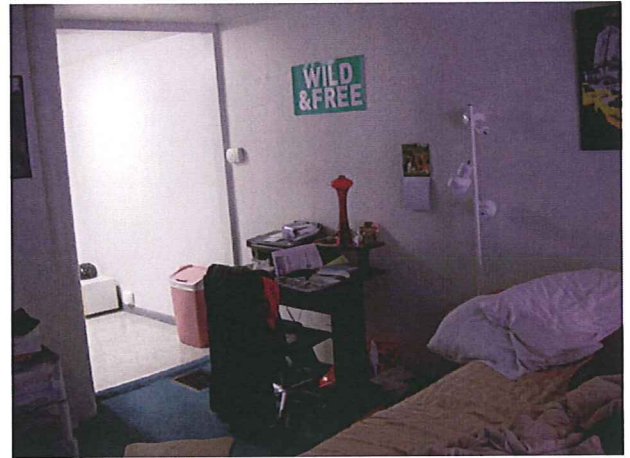


WEST ELEVATION AT ALLEY

315 N. Frances Street



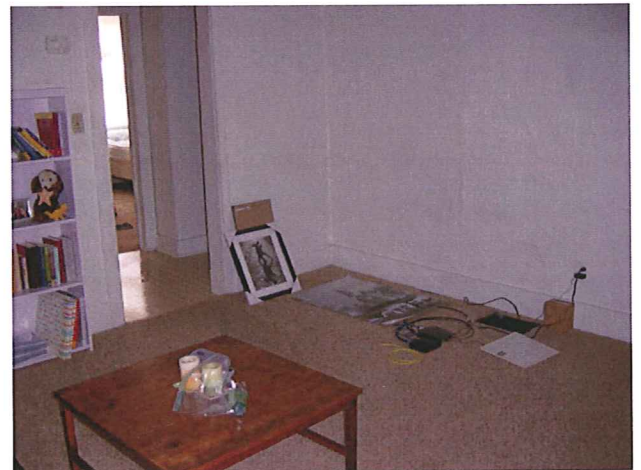
FOUNDATION WALL



BEDROOM @ UNIT



BEDROOM @ UNIT



LIVING ROOM @ UNIT

Exhibit G
Deconstruction, Reuse, & Recycling Plan

Deconstruction, Reuse & Recycling Plan

Project Data

Client: Knothe & Bruce Architects
Project: 313 N. Frances Street
Location: 313 & 315 N. Frances Street, Madison, WI
Date: October 3, 2012
Contact: Jessica Thompson

Project Overview

The project at 313 N. Frances St includes the demolition of 313 & 315 N. Frances 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 313 & 315 N. Frances 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

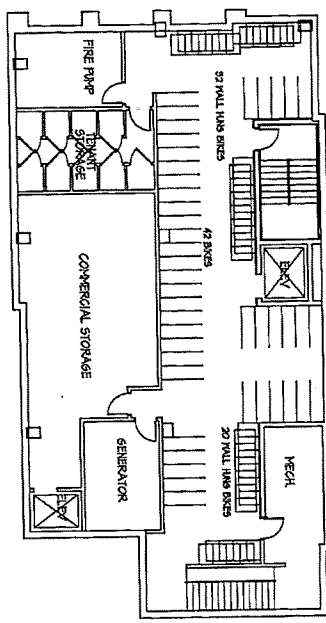
The asphalt shingles may contain asbestos material and will require examination, potential removal and disposal by a licensed abatement contractor.

Clean Wood

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

Exhibit H
Drawings

11-12



○ Basement Floor Plan

KNOLHE & BRUCE ARCHITECTS
 701 University Avenue Suite 20
 Madison, WI 53706
 Tel: 608.261.2100 Fax: 608.261.4933

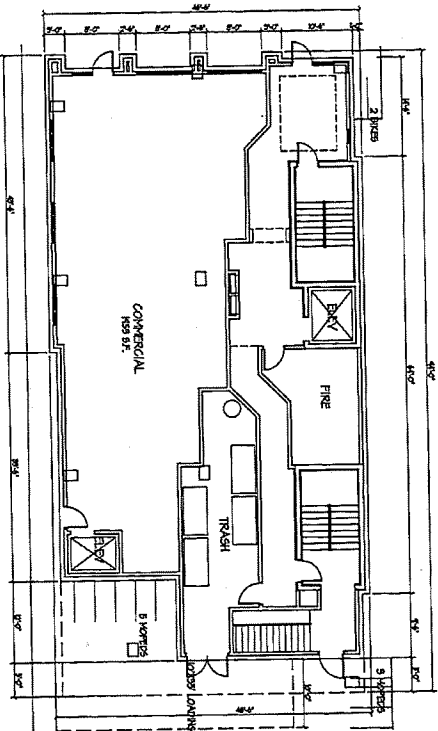
11-12

Scale: _____

Author: _____

Project No: 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

Project No: _____
Basement Floor Plan
 Project No: 1222
 Date: A-10



○ First Floor Plan



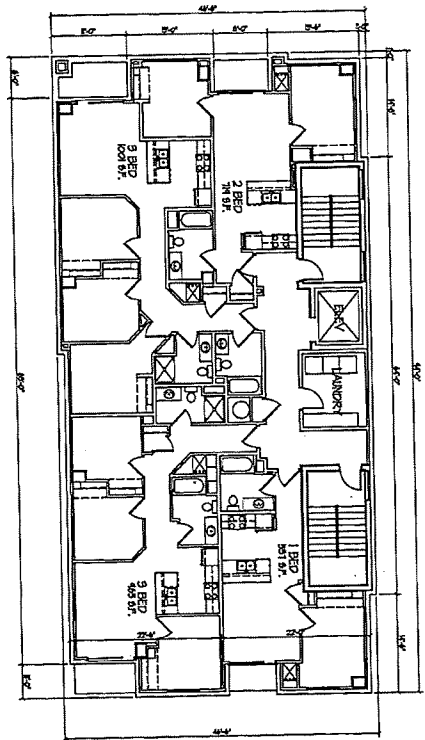
**KNOLHE
& BRUCE**
ARCHITECTS

7011 Liberator Avenue East, 20
Hudsonville, Wisconsin 53532
608-831-3190 Fax 608-831-4734

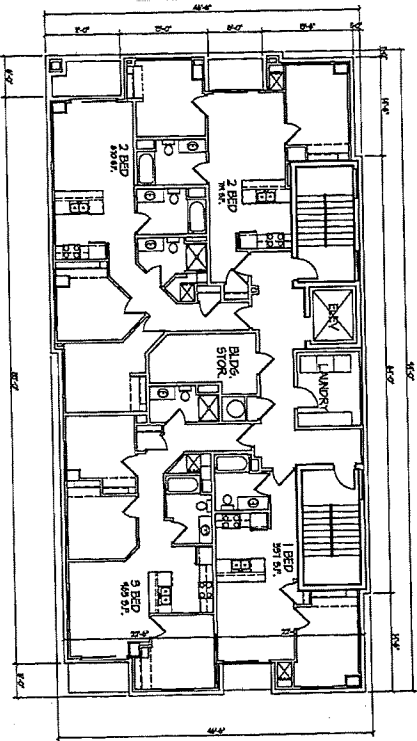
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PROJECT NO.
313 N. Frances Street
315 N. Frances Street
Madison, WI

DATE: 12/22
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: A-1/1



Third Floor Plan



Second Floor Plan

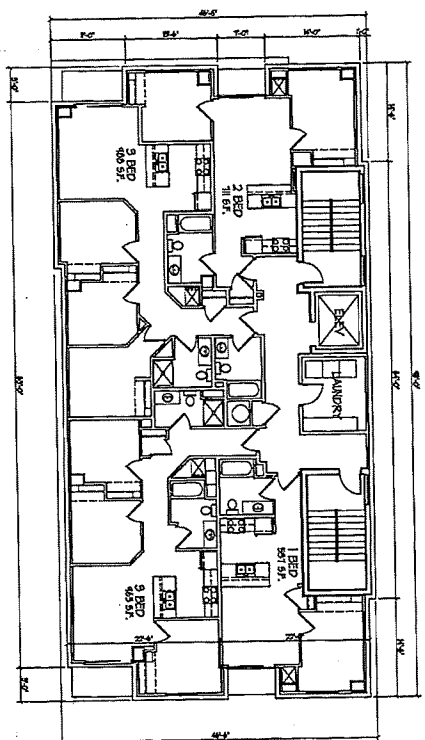
KNUTHE & BRUCE ARCHITECTS
 701 University Avenue, Suite 20
 Middleton, Wisconsin 53122
 608-831-1300 Fax 608-831-4724

11-12

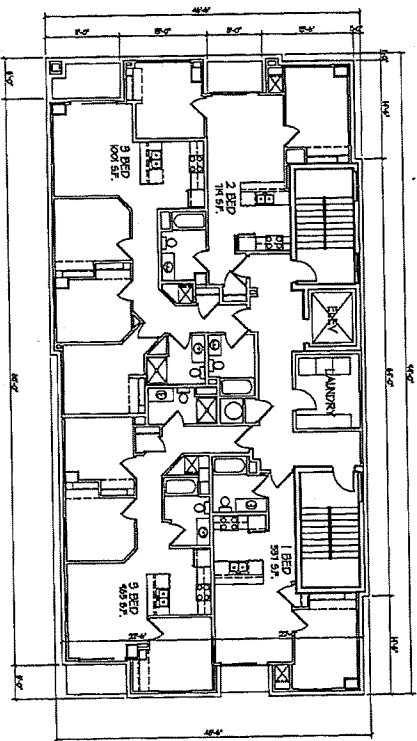
Project No. 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

Drawing Title: Second and Third Floor Plan
 Drawing No: A-12
 1222

Section



Fifth Floor Plan



Fourth Floor Plan

KNUIHE
S BRUCE
ARCHITECTS

7601 Liberty Avenue Suite 20
Madison, Wisconsin 53713
608-443-1300 Fax 608-443-1331

11-12

Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Fourth and Fifth Floor
Plan
1222
A-13

11-12

**KNOLHE
& BRUCE**
ARCHITECTS

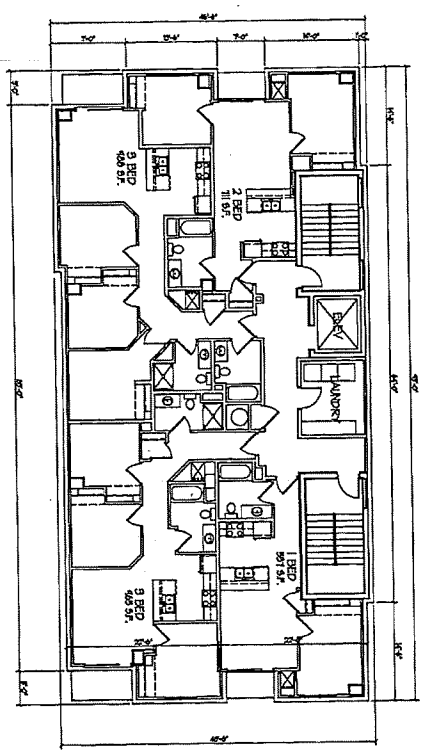
401 Liberty Avenue, Suite 20
Madison, Wisconsin 53703
608-261-5150 Fax 608-261-9911

Notes

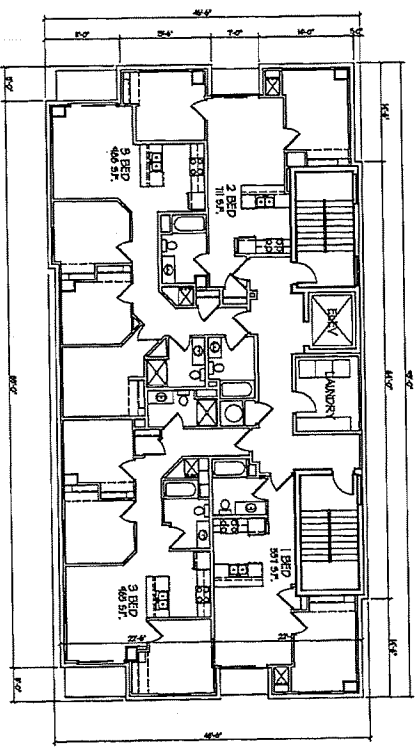
Legend

PROJECTS
313 N. Frances Street
315 N. Frances Street
Madison, WI

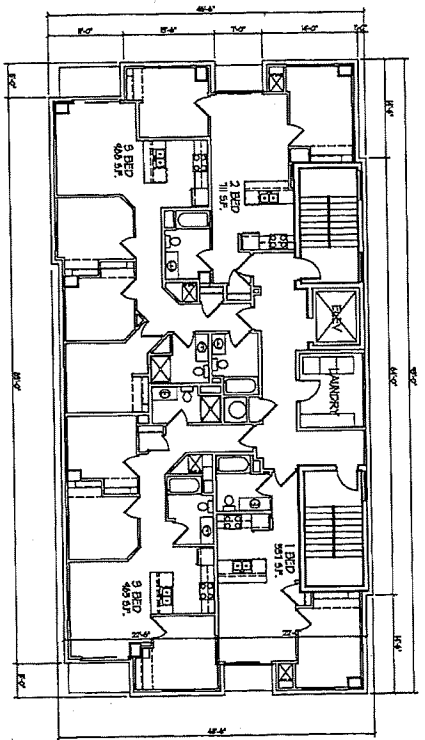
DATE
Sixth And Seventh
Floor Plan
1222
A-14



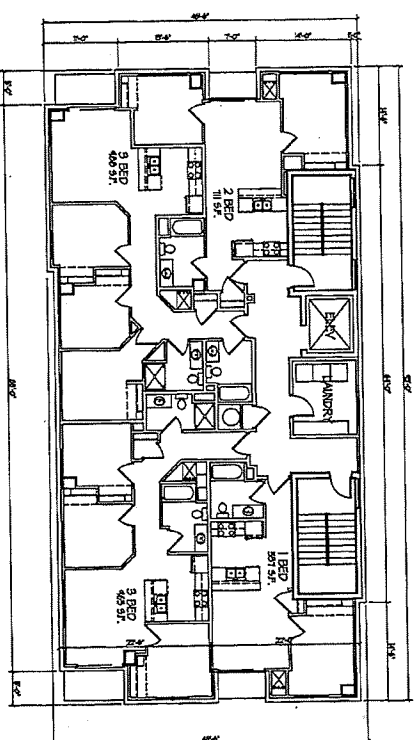
Seventh Floor Plan



Sixth Floor Plan



○ Ninth Floor Plan



○ Eighth Floor Plan

11-12

KNOLHE & BRUCE ARCHITECTS
 240 UNIVERSITY AVENUE, SUITE 200
 MADISON, WISCONSIN 53706
 (608) 481-1300 Fax: (608) 481-4174

Architect

Project No.
 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

Drawn by
 Eighth and Ninth Floor
 Plan
 1222 A-15

11-12

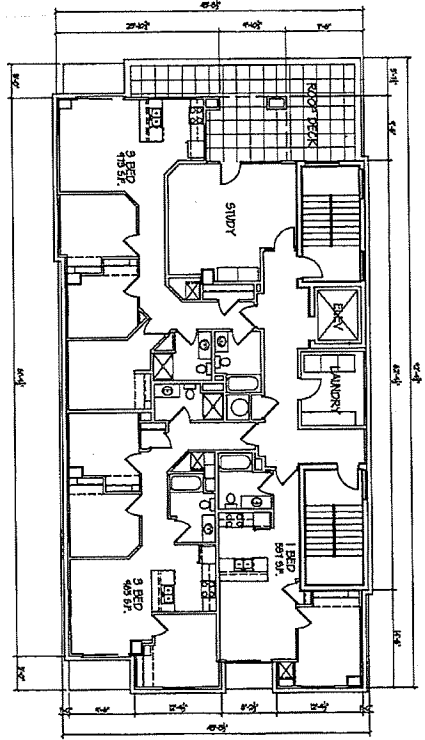
**KNOLHE
& BRUCE
ARCHITECTS**

7401 University Avenue, Suite 210
Madison, Wisconsin 53706
Phone: 608.263.1900
Fax: 608.263.4334

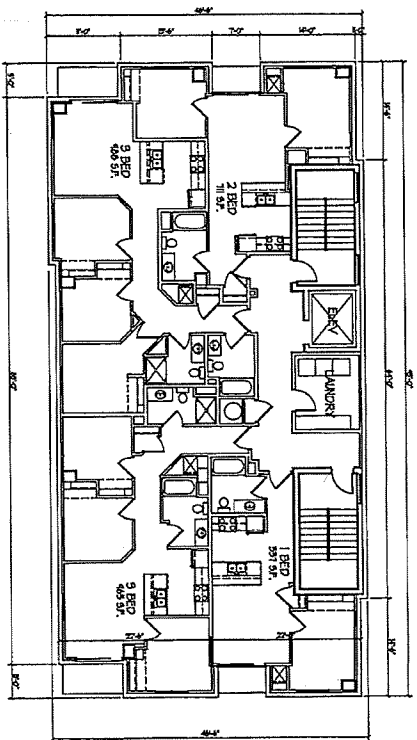
CONTRACT

DATE

Eleventh Floor Plan



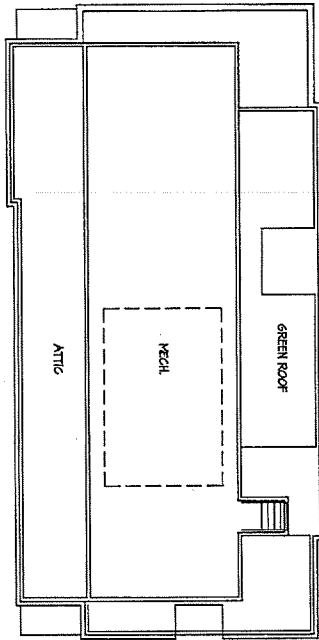
Tenth Floor Plan



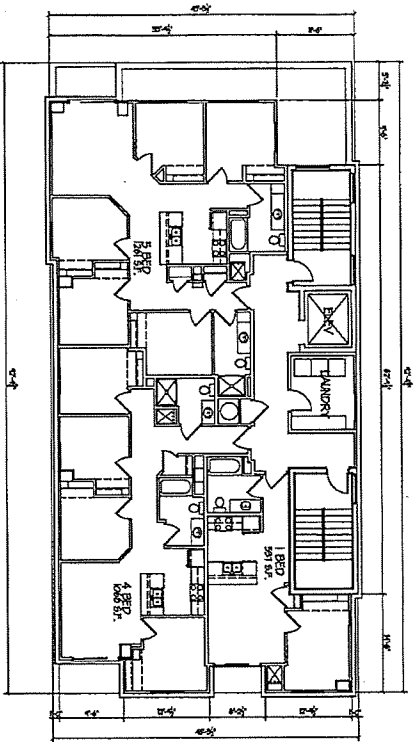
FINISHES

313 N. Frances Street
315 N. Frances Street
Madison, WI

**Tenth And Eleventh
Floor Plan**
1222
A-16



○ Penthouse / Roof Plan



○ Twelfth Floor Plan

11-12

**KNOLHE
& BRUCE
ARCHITECTS**
701 University Avenue, Suite 20
Madison, Wisconsin 53706
608-815-1100 Fax: 608-441-4174

Scale: _____

Notes: _____

Project Title:
313 N. Frances Street
315 N. Frances Street
Madison, WI

Owner Title:
Twelfth And
Penthouse Floor Plan
Project No:
1222
Drawing No:
A-17

Management Plan

**313-315 N. Frances Street
Development
Madison, WI 53703**

October 19, 2012

The proposed building located at 313-315 N. Frances Street will be managed by Boardwalk Investments. Boardwalk's office will be located at 210 N. Bassett Street, less than 2 blocks from the proposed building.

Boardwalk Investments currently owns and manages a portfolio of real estate in the Madison area including apartment units, office buildings retail and 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 Frances Street Development 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

Emergency Maintenance

After-hours Emergency Maintenance contact information is provided to all tenants to contact regarding 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 that will feed to a compactor. Management will provide containers which will be picked up at their door step two times a week and placed in trash room for normal pick up during the week. The occupants can take down any extra disposal to the trash room. Signage will be located in the building directing all tenants on the proper use of the chute for proper trash disposal. Estimated trash pickup will occur twice per week for a 2-yard container per Veolia trash removal services.

Commercial tenant will have direct access to the trash room to combine their trash 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

All move-ins and move-outs will be staggered during turnover periods on a per floor basis. The Frances Street development will have units furnished with beds, dressers, and living room furniture. This will help to limit the amount of time necessary for residents to move their personal belongings into the building and help avoid congestion.

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.

During the move-in period a minimum of two office staff, will be on site to facilitate incoming tenants. Move-in times will be staggered in order to minimize congestion on Frances Street.

Bike/Moped Parking Area

The ground level at the rear of the building will have moped parking that will be monitored by staff. There will also be dedicated bike parking stalls along the building exterior, which will be for visitors use only, and Tenant bike parking shall all be located with in the building. Moped parking will be permitted only in designated locations and limited to residents only. Residents will be required to sign a contract and place a sticker on each moped indicating proper approval from management. All others will be ticketed and removed if necessary.

Transportation

Additional transportation for tenants is available at three locations downtown via Community Car. Community car access is located at 525 W. Johnson Street, 1111 Regent Street, and 222 W. Washington Avenue.

Landscaping

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