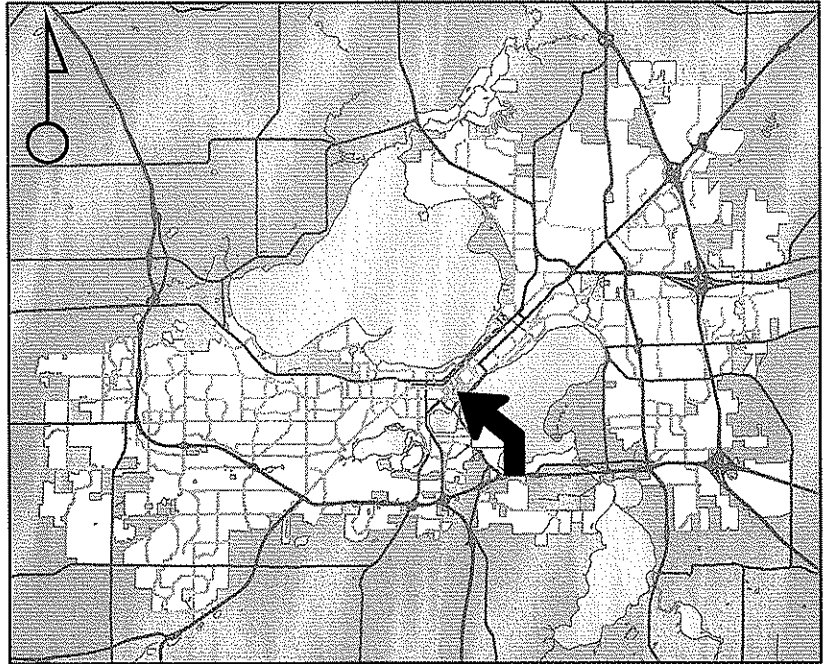




Location
 425 West Washington Avenue
 Applicant
 Eric Minton - Twenty/Fifteen, LLC
 From: R6 To: PUD(GDP-SIP)
 Existing Use
 Medical Office
 Proposed Use
 Demolish Medical Office and Construct
 Mixed-Use Building with 42 Apartments,
 Office/Retail Space and a Health Club.
 Public Hearing Date
 Plan Commission
 23 February 2009
 Common Council
 03 March 2009



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



Scale : 1" = 400'



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. 96847
 Date Received 12/10/08
 Received By APF
 Parcel No. 0709-231-2214-0
 Aldermanic District 4- Vermeer
 GQ PUD-SEP / Cond. Use.
 Zoning District PUD-SEP

For Complete Submittal

Application	<input checked="" type="checkbox"/>	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/>	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text	<input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/>	Waiver	<input type="checkbox"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/>	Waiver	<input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>		<input type="checkbox"/>

1. **Project Address:** 425 W. WASHINGTON AVE. **Project Area in Acres:** 0.38

Project Title (if any): MIXED USE BUILDING

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>PUD/SIP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: ERIK MINTON Company: TWENTY/FIFTEEN LLC
 Street Address: 21 NORTH BUTLER ST City/State: MADISON, WI Zip: 53703
 Telephone: (608) 256-1400 Fax: (608) 256-1428 Email: eminton@dol.com

Project Contact Person: ERIK MINTON Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

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

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: DEMOLISH EXISTING ONE STORY BUILDING. REPLACE WITH A FOUR STORY, WITH STEPPED BACK FIFTH FLOOR, MIXED USE BUILDING. 1ST FLOOR: COMMERCIAL 2ND FLOOR: FITNESS FACILITY, 3RD-5TH FLOOR: 42 RENTAL APARTMENT UNITS
 Development Schedule: Commencement 8/2009 Completion 8/2010 2

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 1250.⁰⁰ 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 BASSETT NEIGHBORHOOD & COMPREHENSIVE, which recommends: 2 to 4 STORIES 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: MIKE VERVEER, BASSETT NEIGHBORHOOD ASSOC. 6.29.08
 - 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 BRAD MURPHY Date 11.24.08 | Zoning Staff _____ Date _____

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

Printed Name DAVID FERCH Date 12.9.08

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 12/10/08²

December 9, 2008

Madison Plan Commission

215 Martin Luther King, Jr. Blvd.; Rm. LL-100

Madison, Wisconsin 53701-2985

Dear Commission Members,

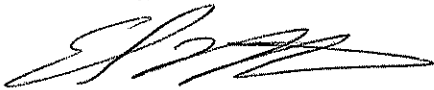
This is our letter of intent for the property located at 425 West Washington Avenue in Madison. The property currently is occupied by an existing building, the offices of Dr. Bonsett-Veal, who has been operating an optometry clinic at this location for 19 ½ years along with 24 impervious, surface parking stalls. The proposed project will demolish the existing one story structure. A four story, with stepped back 5th story building will replace the current structure.

The building will be a mixed use development which will continue to house the optometry offices of Dr. Bonsett-Veal and allow for an expansion of his business to 1 additional optometrist and 2-3 additional support staff. The current operating hours are 8:00AM to 6:00 PM M-F. The building will house a 2nd location of Capital Fitness and will include a swimming pool, a service that Capital Fitness is not currently able to provide its' members. Capital Fitness has been operating in downtown Madison for 10 years and currently serves 2,400 members and employs 45 full and part time positions. Capital Fitness expects to add 25-30 employees with this 11,700 square foot expansion. The current operating hours are 5:00 AM to 11:00 PM daily. There will be one additional 500 square foot retail space at the street frontage.

The building will include 42 rental apartments and 52 underground parking stalls. The apartment rents will be market rate, with an expected range of \$650-\$1,300/monthly. The lot area of the site is 16,335 square feet. The building square footage totals 51,200 square feet.

The project is to be constructed and managed by Butler Plaza LLC, and owned under the name Twenty/Fifteen LLC, a limited liability company partnership with Erik Minton and Dr. Bonsett-Veal. The architect is David Ferch. A general contractor has yet to be chosen. The proposed construction schedule is to begin August, 2009, with a completion of August, 2010.

Sincerely,



Erik Minton

21 North Butler Street

Madison, WI 53703

608-256-1400

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the building of a 5-story building. The building will be a mixed use building with commercial space on the 1st floor, a fitness center or commercial or office space on the 2nd floor, and 42 rental apartments on the 3rd, 4th, and 5th floors. 52 interior parking stalls shall be provided.

B. Permitted Uses:

1. Those that are stated as permitted uses in the C4 zoning district.
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 16,451 Square Feet or 0.38 Acres

D. Building Height: The maximum building height shall be as shown on the approved plans.

E. Yard Requirements: Yard areas will be provided as shown on the approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory Off-Street Parking & Loading will be provided as shown on the approved plans.

No residential parking permits will be issued for 425 W. Washington Avenue, the applicant shall inform all tenants of this in their apartment leases.

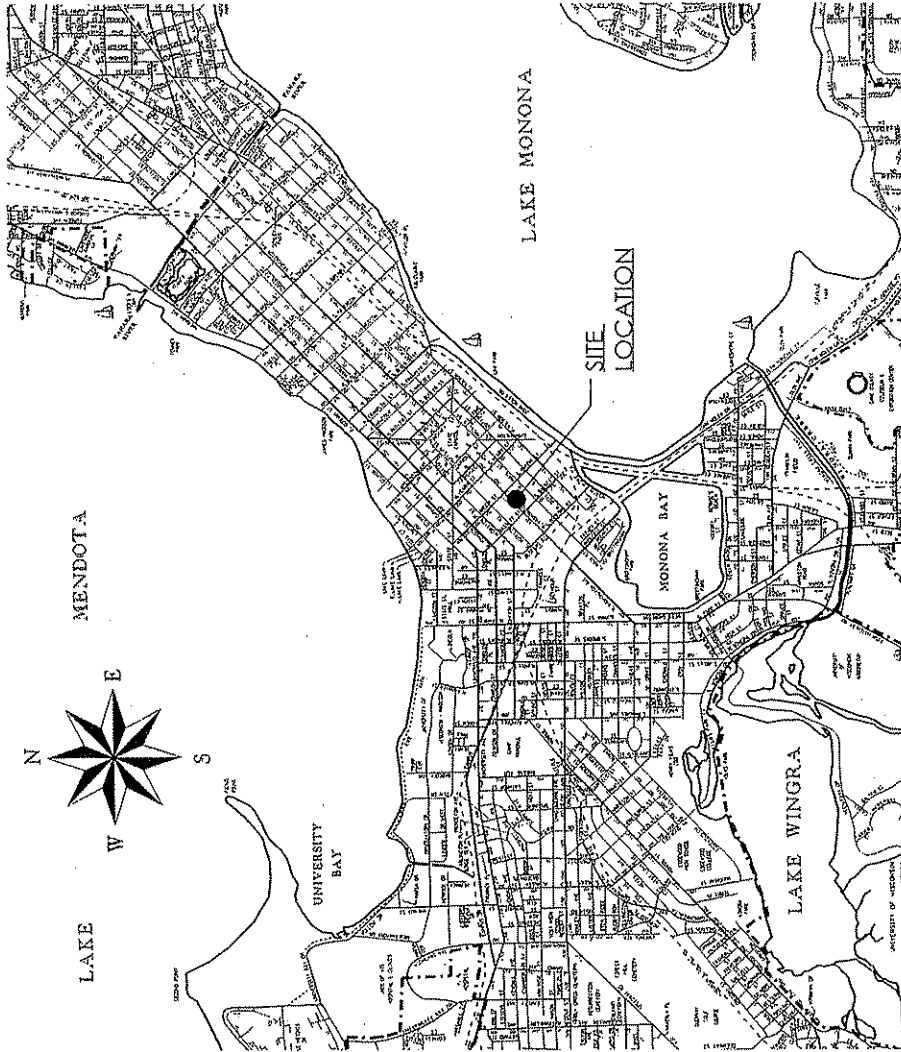
H. Lighting: Site lighting will be provided as shown on the approved plans.

I. Signage: Signage will be provided as shown on the approved plans.

J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the C4 zoning district.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

AS SUBMITTED - 10 DEC. 2008



SITE STATISTICS

SITE ACREAGE: 16.451 sq. ft. (0.38 acres)
 BUILDING AREA:
 BUILDING FOOTPRINT: 12,530 sq. ft. 76.2%
 PAVEMENT: 985 sq. ft. 6.0%
 PERVIOUS AREA: 2,936 sq. ft. 17.8%
 USEABLE OPEN SPACE PROVIDED:
 BALCONY SPACE: 510 sq. ft.
 ROOFTOP TERRACES: 780 sq. ft.
 COMMERCIAL AREA:
 GROSS SQUARE FEET:

1st: 2,795 sq. ft.
 2nd: 10,865 sq. ft.
 Total: 13,660 sq. ft.

PARKING PROVIDED:

Accessible Stalls: 3
 Regular Stalls: 41
 Compulsory Stalls: 8
 Total: 52

PARKING REQUIRED: NONE

BICYCLE PARKING:

INTERIOR STALLS: 42
 EXTERIOR STALLS: 6

MOPED PARKING:

INTERIOR STALLS: 3

LEGAL DESCRIPTION:

Lot 4 and the Southwest One-half of Lot 6, all in Block 44, ORIGINAL PLAT OF MADISON, as recorded in Volume A of Plats on Page 3, of Document Number 182, Dane County Registry, City of Madison, Dane County, Wisconsin.

BUILDINGS

NUMBER OF STORIES (ABOVE GRADE): 5
 BUILDING HEIGHT: 63'
 COMM. CONSTRUCTION TYPE: 1B,
 AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

BUILDING AREA:

L2: 11,340 sq. ft.
 L1: 12,770 sq. ft.
 L1: 12,530 sq. ft.
 MEZ: 700 sq. ft.
 2ND: 12,030 sq. ft.
 3RD: 11,690 sq. ft.
 4TH: 11,690 sq. ft.
 5TH: 5,010 sq. ft.
 TOTAL: 77,760 sq. ft.

APARTMENT UNIT COUNT:

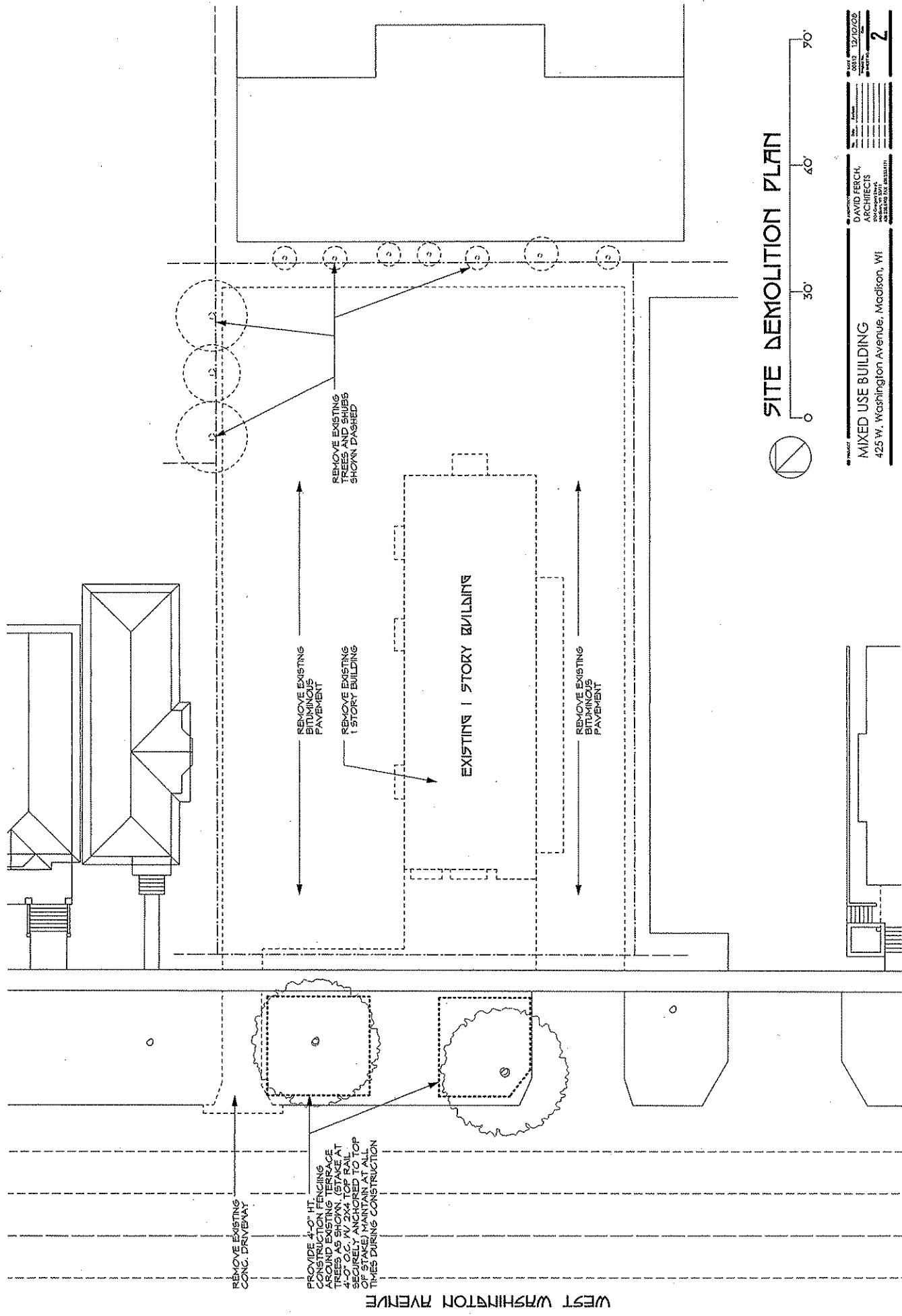
FLOOR	1BR	2BR	TOTAL
3RD	11	6	17
4TH	11	6	17
5TH	5	1	6
TOTAL	27	13	42
(44 TOTAL BEDROOMS)			
8100 5560 1200			
15150			

ORIGINAL DEC. 2008
 PLAN B

PUD-SIP SUBMITAL

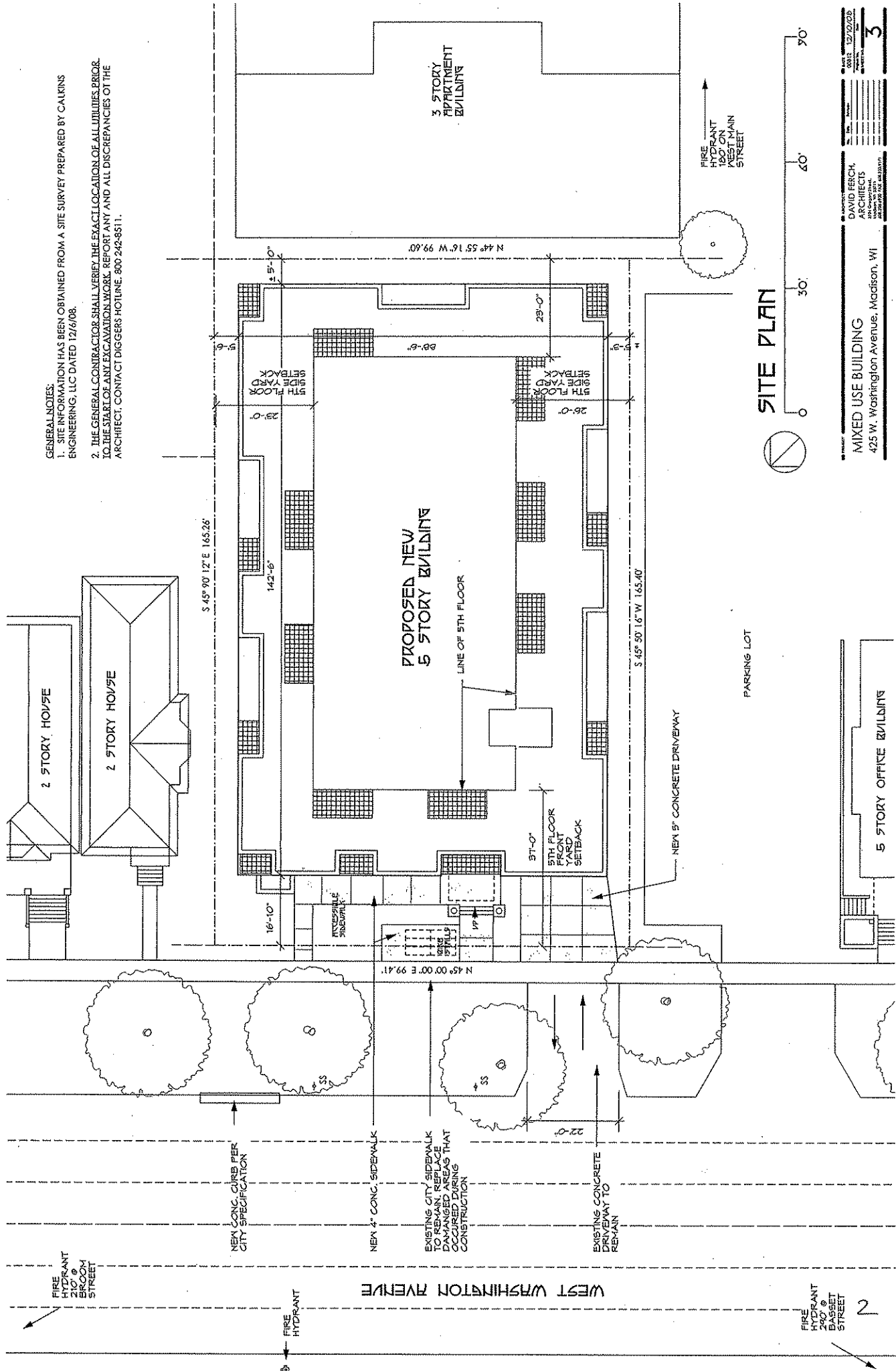
SHEET INDEX

- 1 COVER SHEET / LOCATION MAP
- 2 DEMOLITION PLAN
- 3 SITE PLAN
- 4 GRADING & UTILITY PLAN
- 5 LANDSCAPE PLAN
- 6 L2 FLOOR PLAN
- 7 L1 FLOOR PLAN
- 8 1ST FLOOR PLAN
- 9 2ND FLOOR PLAN
- 10 3RD & 4TH FLOOR PLAN
- 11 5TH FLOOR PLAN
- 12 W. WASHINGTON AVE. ELEVATION
- 13 SOUTH ELEVATION
- 14 EAST ELEVATION
- 15 NORTH ELEVATION
- 16 PHOTO OF EXISTING BUILDING

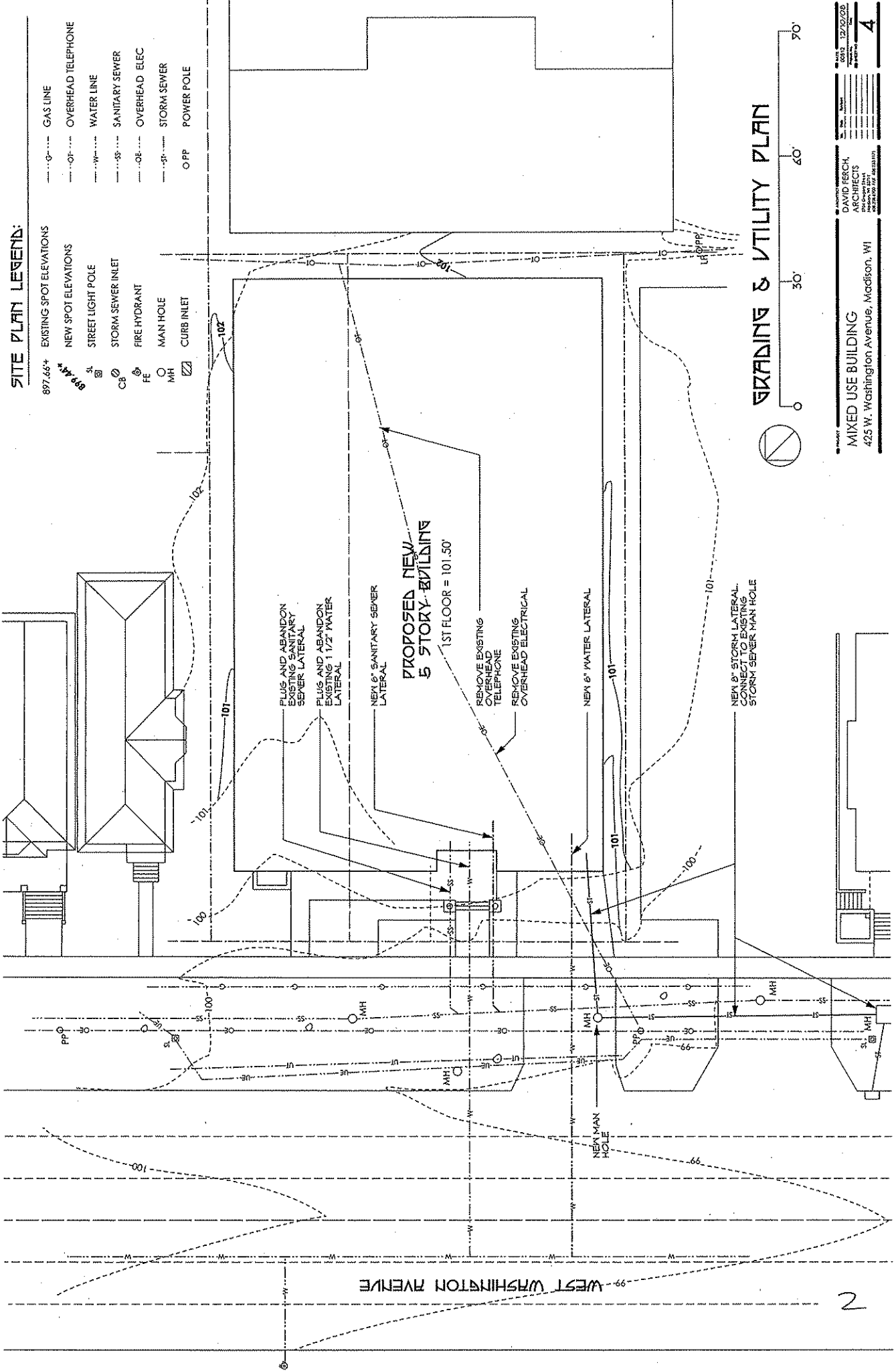


GENERAL NOTES:
 1. SITE INFORMATION HAS BEEN OBTAINED FROM A SITE SURVEY PREPARED BY CALKINS ENGINEERING, LLC DATED 12/16/08.

2. THE GENERAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY EXCAVATION WORK. REPORT ANY AND ALL DISCREPANCIES OF THE ARCHITECT. CONTACT DIGGERS HOTLINE, 800 242-8511.



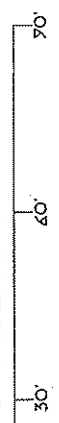
SITE PLAN



SITE PLAN LEGEND:

- 897.66+ EXISTING SPOT ELEVATIONS
- 899.44+ NEW SPOT ELEVATIONS
- G--- GAS LINE
- O--- OVERHEAD TELEPHONE
- W--- WATER LINE
- SS--- SANITARY SEWER
- OE--- OVERHEAD ELEC
- SF--- STORM SEWER
- OPF POWER POLE
- S--- STREET LIGHT POLE
- SI--- STORM SEWER INLET
- FH--- FIRE HYDRANT
- MH--- MAN HOLE
- CI--- CURB INLET

GRADING & UTILITY PLAN



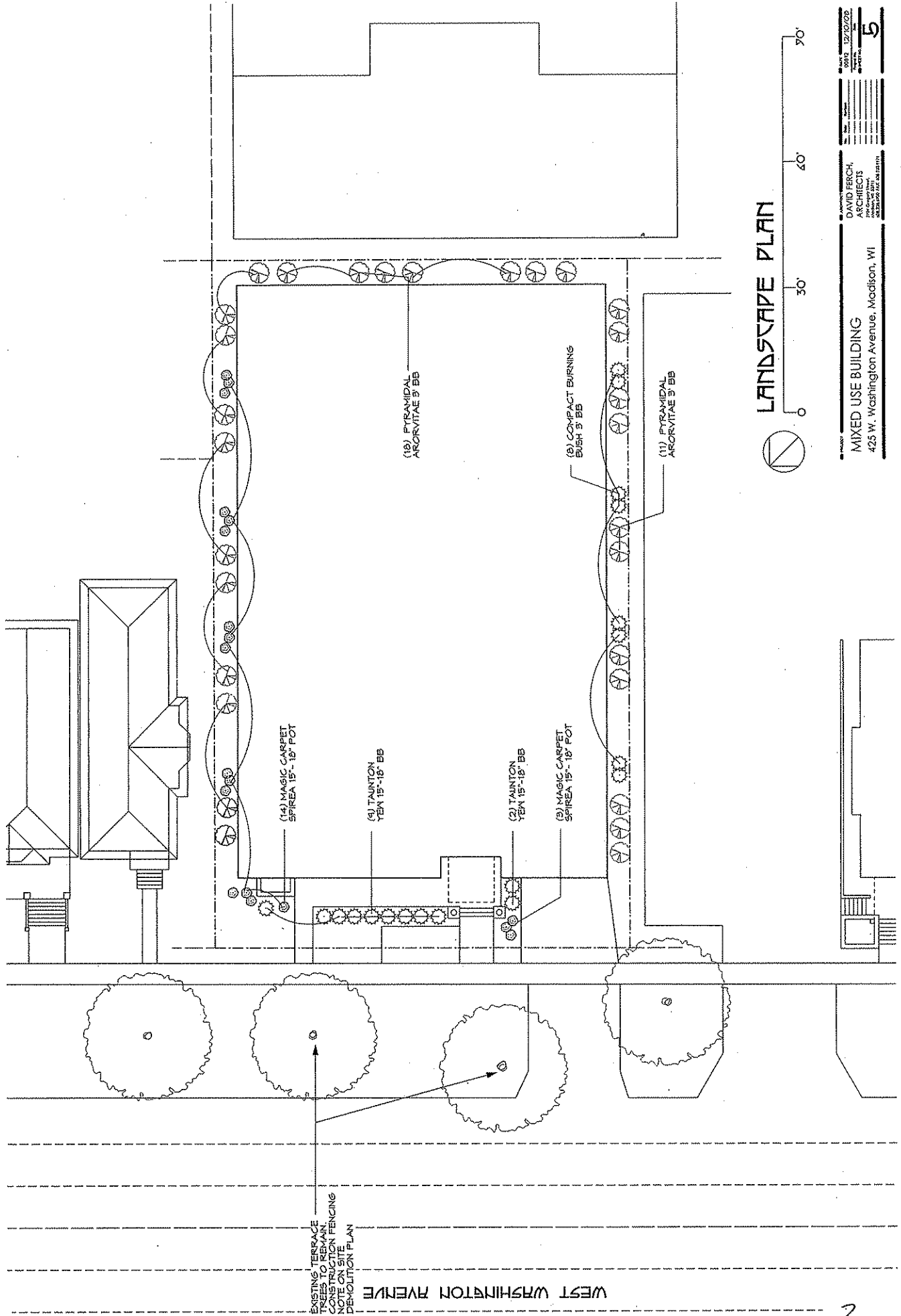
WEST WASHINGTON AVENUE

2

PROJECT: MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

ARCHITECT: DAVID FERCH, ARCHITECTS
 2000 UNIVERSITY BLVD
 MADISON, WI 53706

DATE: 12/02/08
 SHEET NO: 4



LANDSCAPE PLAN



0 30' 60' 90'

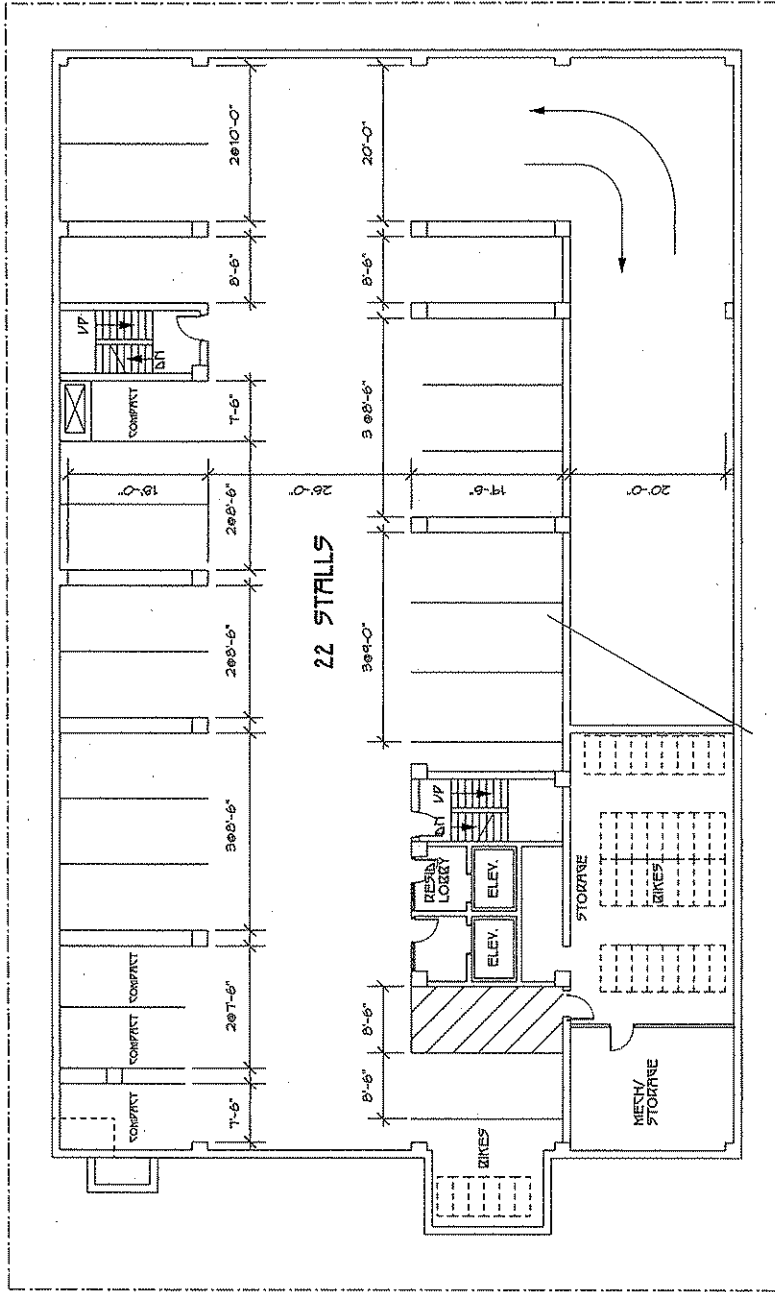
EXISTING TERRACE
TREES TO REMAIN.
CONSTRUCTION FENCING
NOT ON SITE
DEMOLITION PLAN

WEST WASHINGTON AVENUE

NO.	DATE	BY	DESCRIPTION
1	12/10/02	DAVID FERCH	PRELIMINARY
2			
3			
4			
5			

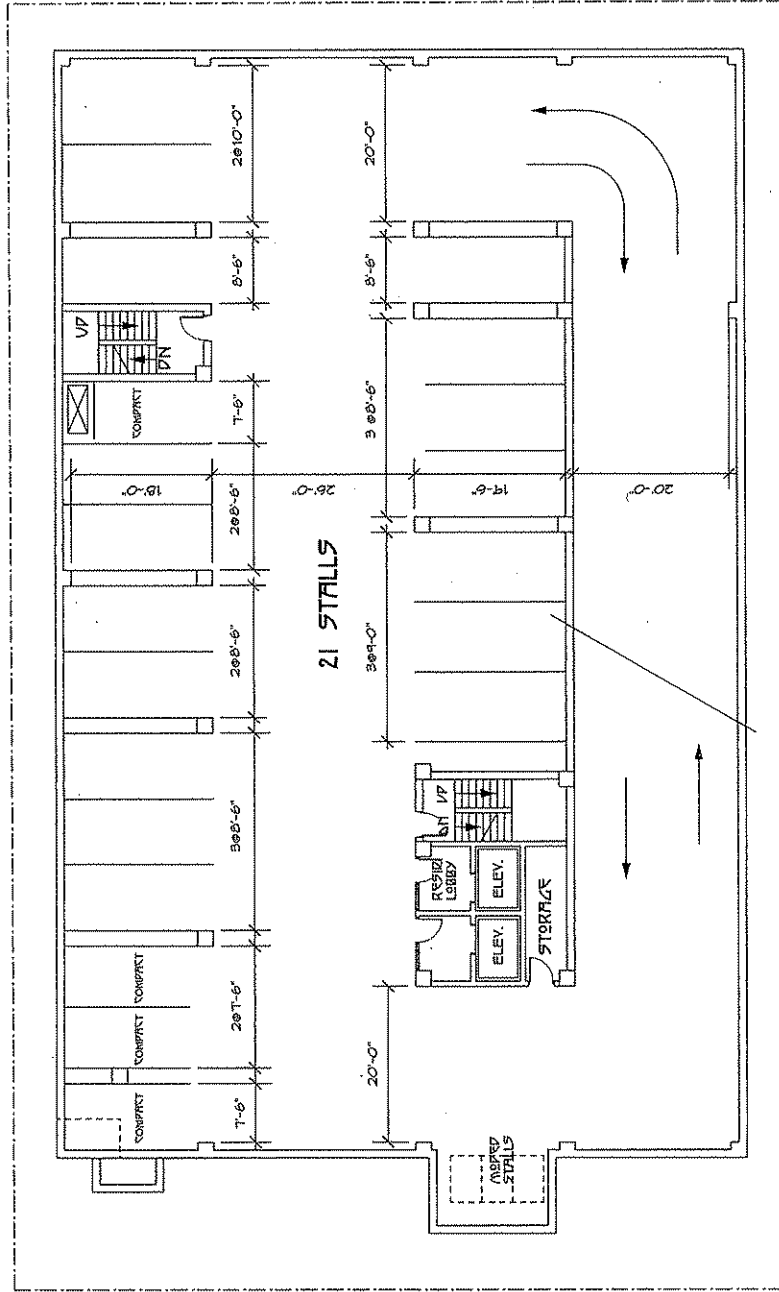
DAVID FERCH,
ARCHITECTS
1000 W. CENTER ST.
MADISON, WI 53703

MIXED USE BUILDING
425 W. Washington Avenue, Madison, WI



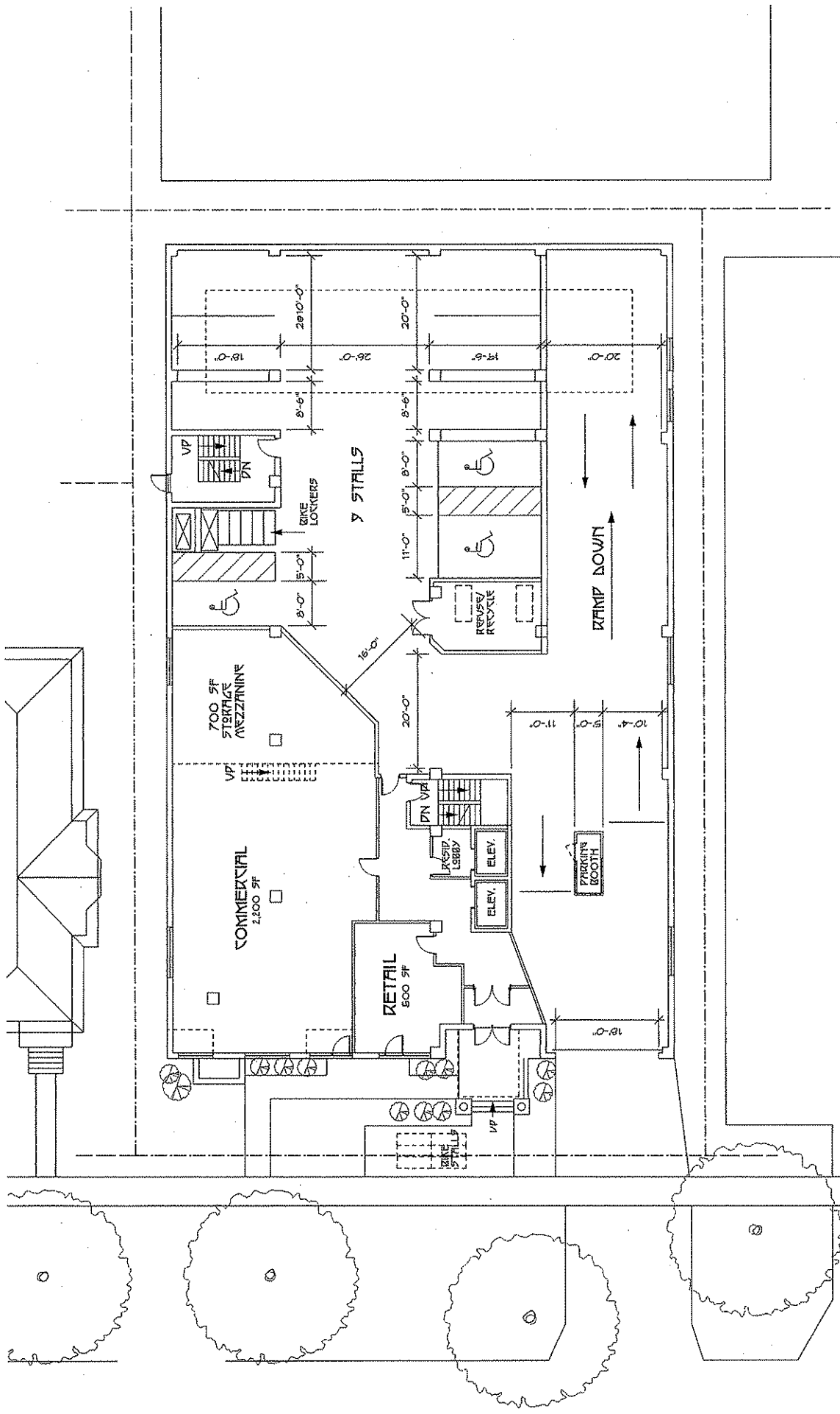
LOWER LEVEL L2 PLAN





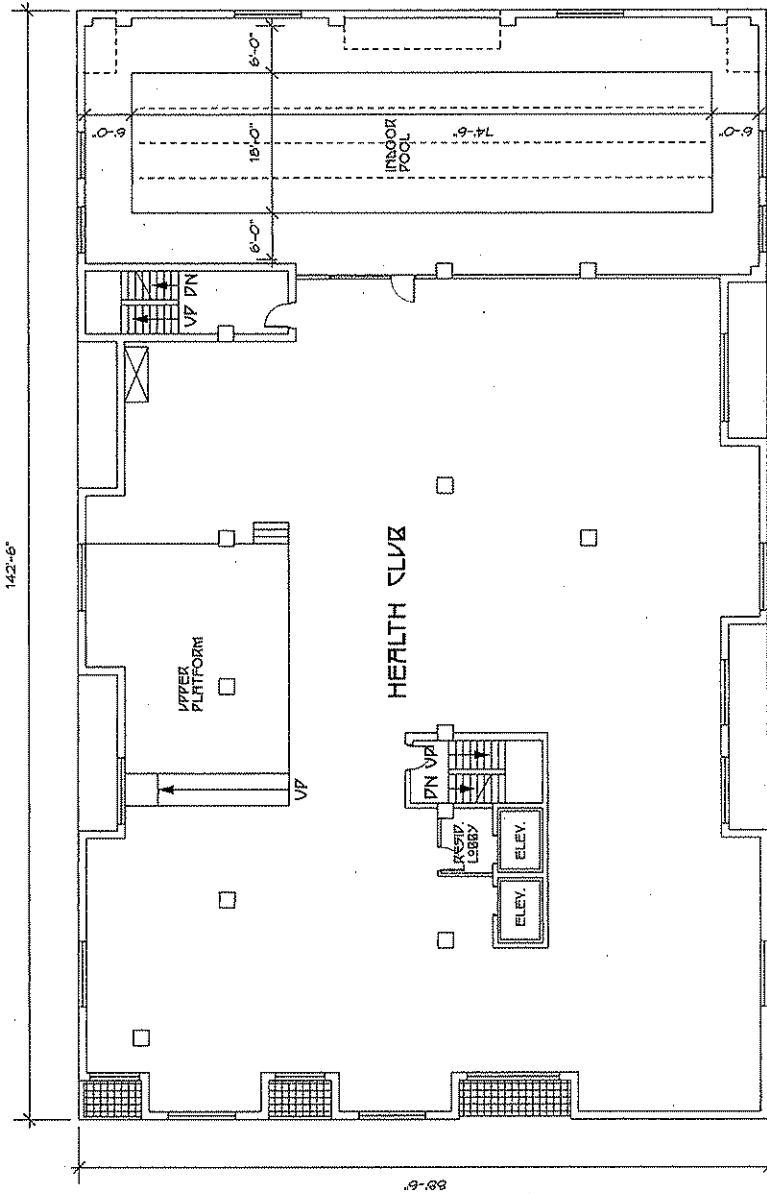
LOWER LEVEL LI PLAN





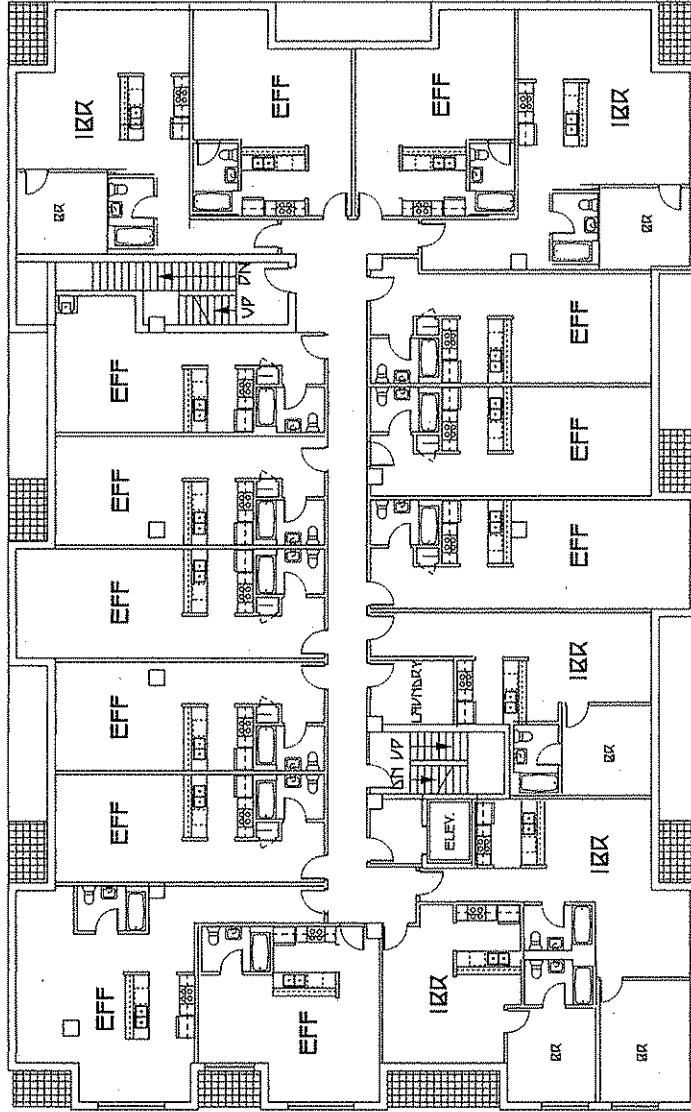
1ST FLOOR PLAN





2ND FLOOR PLAN

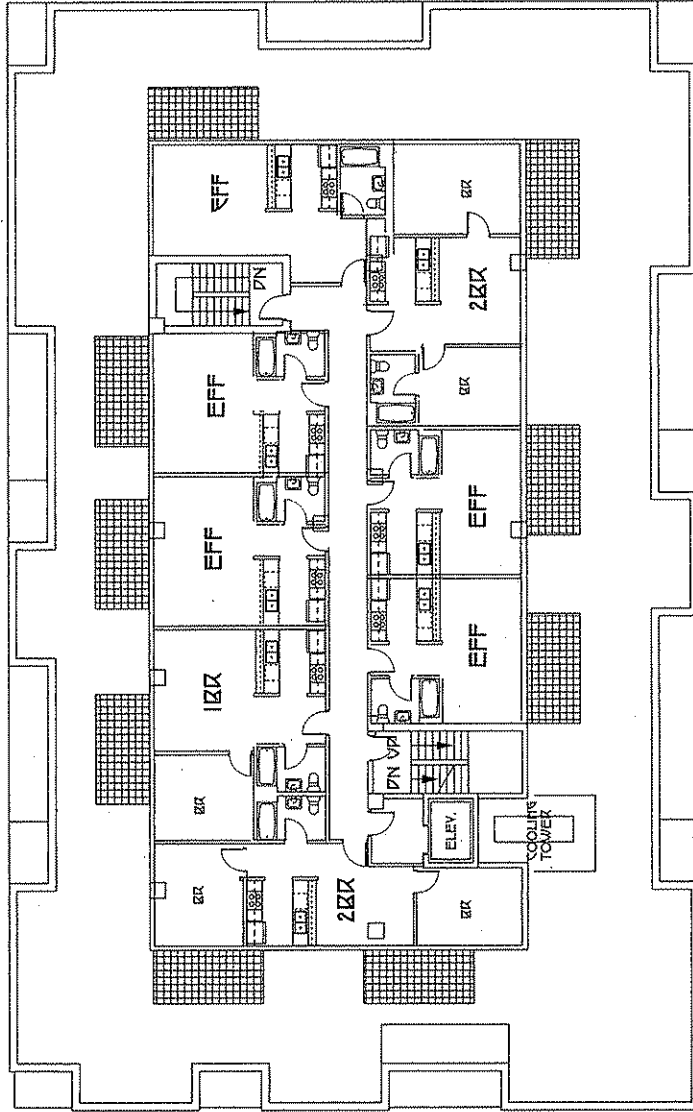




3RD & 4TH FLOOR PLAN



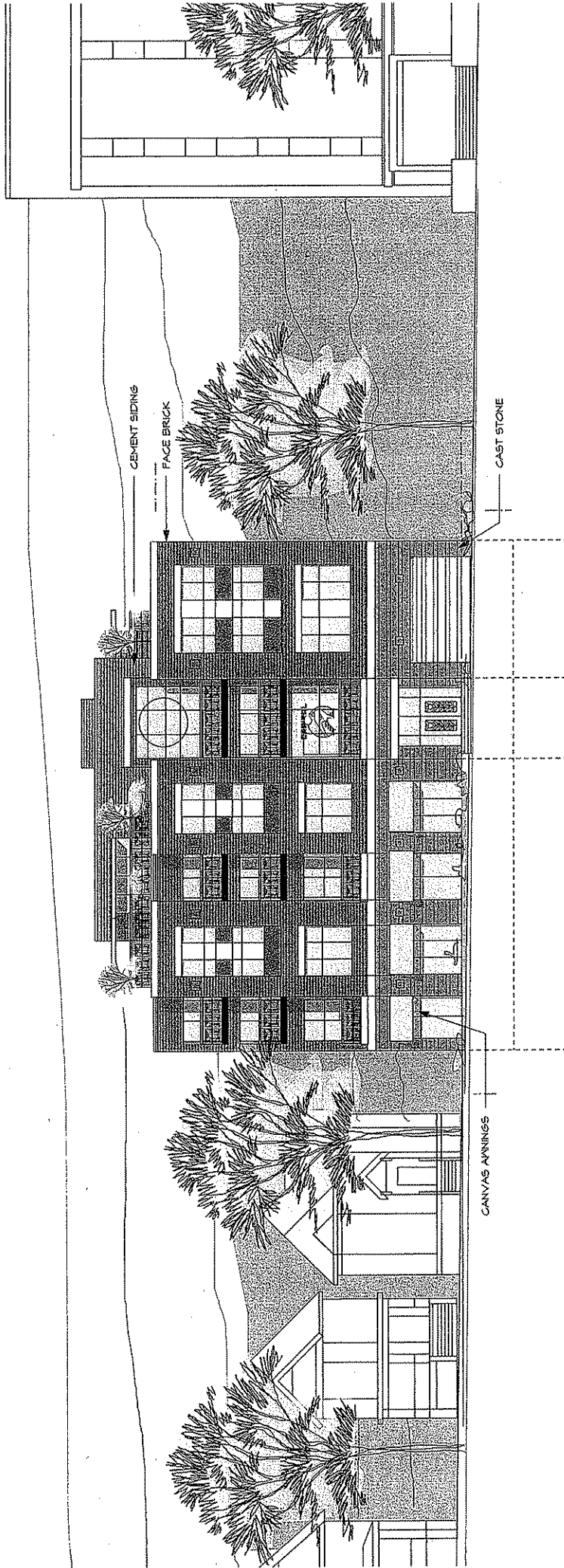
2



5TH FLOOR PLAN



2



W. WASHINGTON AVE ELEVATION

REFINISH METAL
COVERED MECHANICAL
SCREEN

CAST STONE

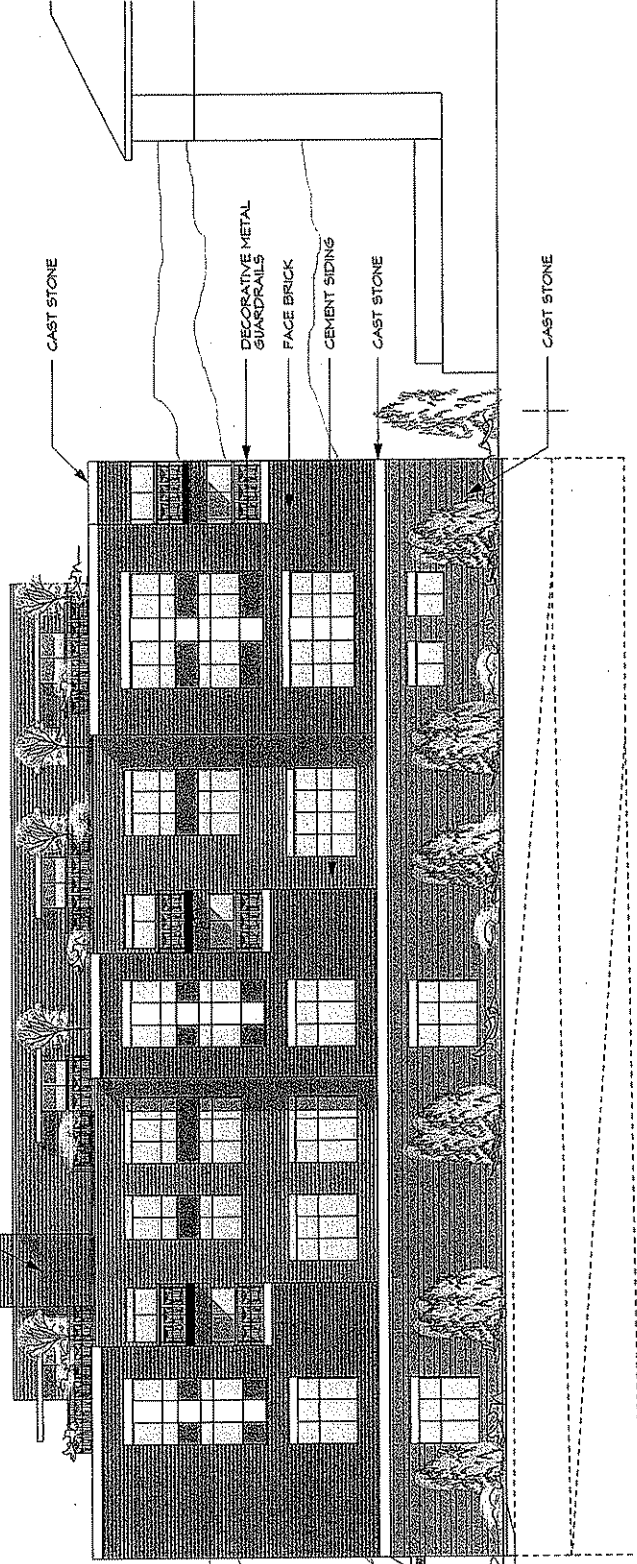
DECORATIVE METAL
GUARDRAILS

FACE BRICK

CEMENT SIDING

CAST STONE

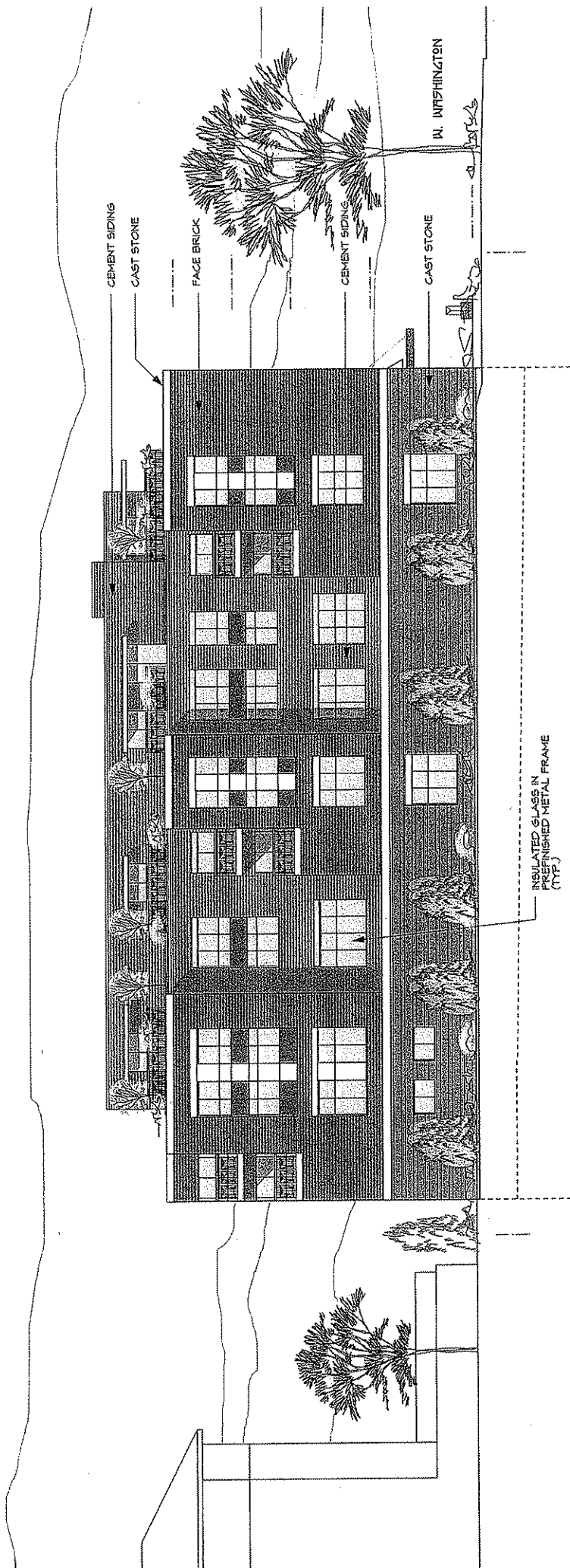
CAST STONE



SOUTH ELEVATION



W. WASHINGTON



CEMENT SIDING

CAST STONE

FACE BRICK

CEMENT SIDING

CAST STONE

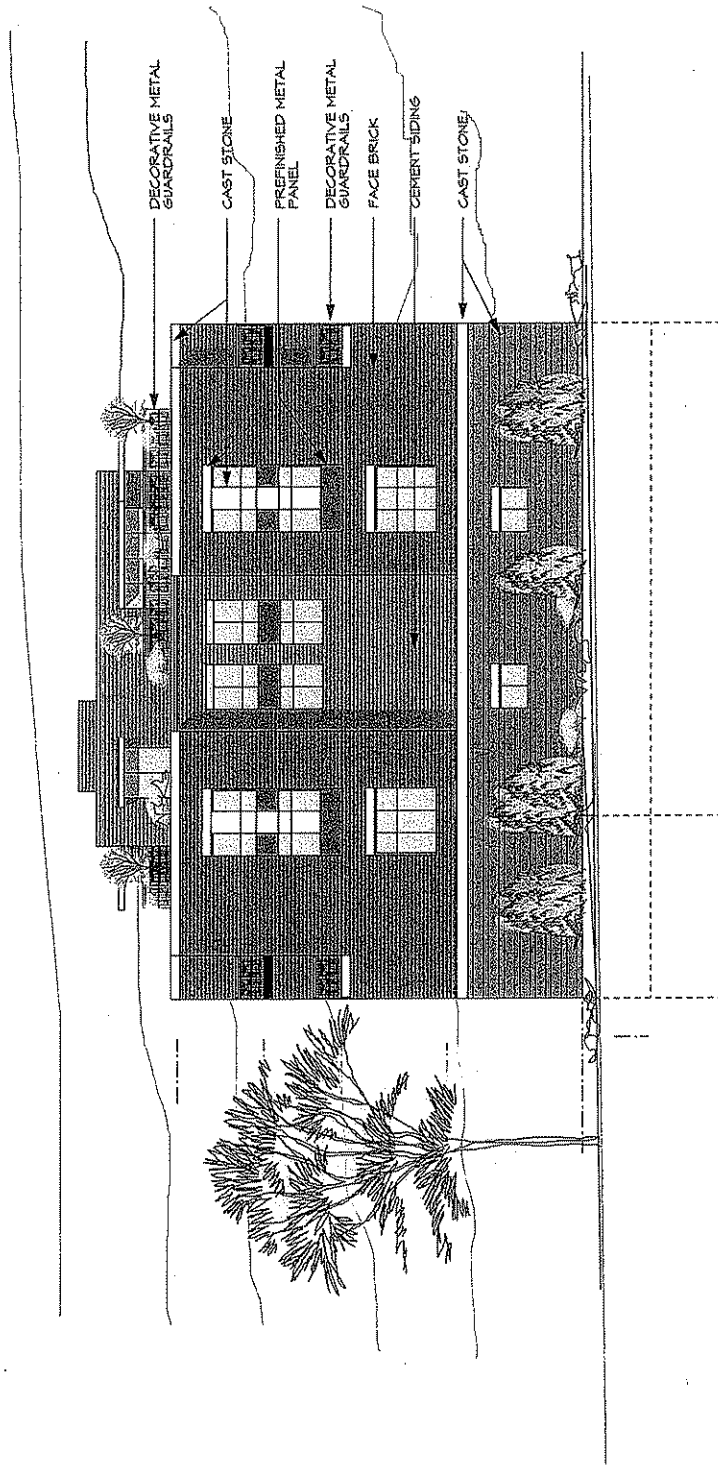
W. WASHINGTON

INSULATED GLASS IN
PREFINISHED METAL FRAME
(TYP.)

NORTH ELEVATION



2



DECORATIVE METAL
GUARDRAILS

CAST STONE

PREFINISHED METAL
PANEL

DECORATIVE METAL
GUARDRAILS

FACE BRICK

CEMENT SIDING

CAST STONE

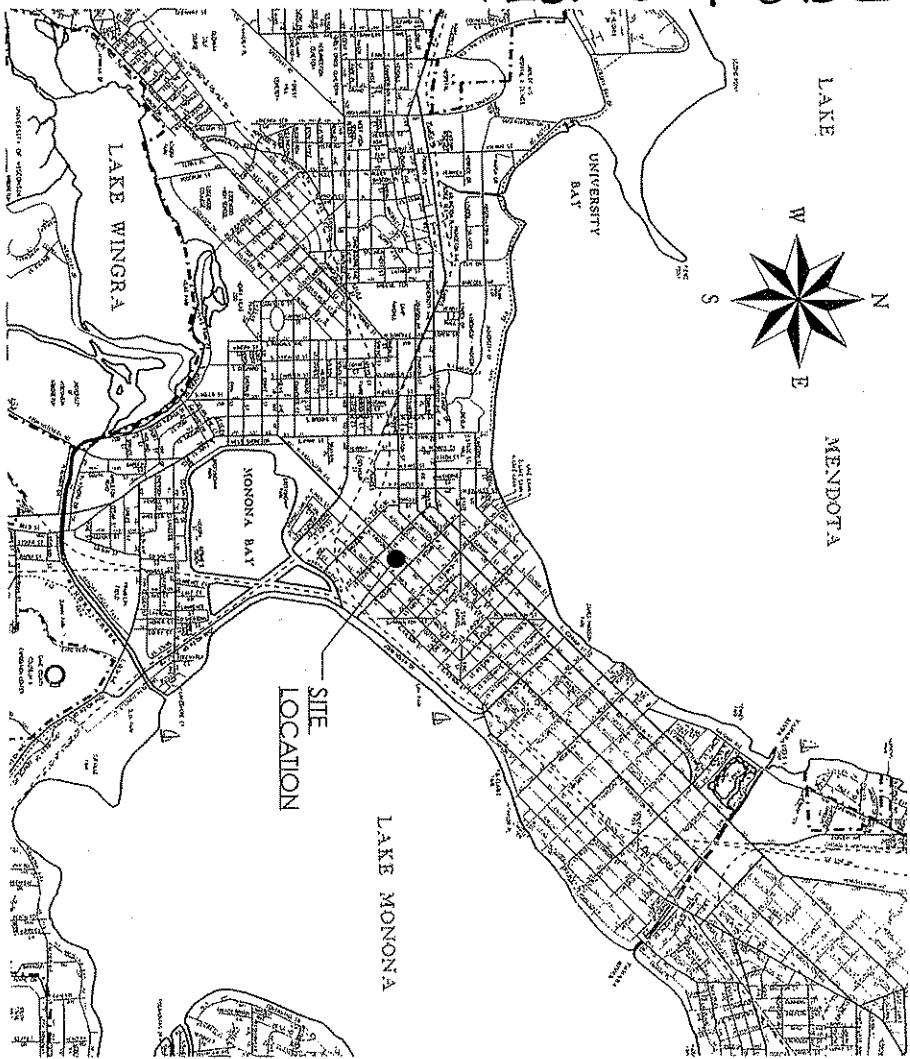
EAST ELEVATION





FEB. 2009 UDC PLANS **READ RIGHT**

UDC SET-11 FEB 2009



SITE MAP

SITE STATISTICS

SITE ACREAGE: 16,451 sq. ft. (0.38 acres)

BUILDING AREA:

BUILDING FOOTPRINT: 12,372 sq. ft. 76.2%
 PAVEMENT: 1,085 sq. ft. 6.0%
 PERVIOUS AREA: 2,994 sq. ft. 17.8%

USEABLE OPEN SPACE PROVIDED:

BALCONY SPACE: 1,283 sq. ft.
 ROOFTOP TERRACES: 910 sq. ft.

COMMERCIAL AREA:

GROSS SQUARE FEET:

1st: 2,795 sq. ft.
 2nd: 10,865 sq. ft.
 Total: 13,660 sq. ft.

PARKING PROVIDED:

Accessible Stalls: 3
 Regular Stalls: 45
 Compact Stalls: 4
 Total: 52

PARKING REQUIRED: NONE

BICYCLE PARKING:

Interior Stalls: 42
 Exterior Stalls: 10
 Bike Lockers: 6

MOPED PARKING:

Interior Stalls: 3

LEGAL DESCRIPTION:

Lot 4 and the Southwest One-half (1/2) of Lot 6, 8th in Block 44, ORIGINAL PLAT OF MADISON, recorded in Volume A-17 Register, City of Madison, Dane County, Wisconsin.

BUILDING

NUMBER OF STORIES (ABOVE GRADE): 5
 BUILDING HEIGHT: 64'
 COMM. CONSTRUCTION TYPE: 1B,
 AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

BUILDING AREA:

L2: 10,670 sq. ft.
 L1: 12,580 sq. ft.
 1ST: 12,530 sq. ft.
 MEZZ: 700 sq. ft.
 2ND: 12,090 sq. ft.
 3RD: 11,880 sq. ft.
 4TH: 11,880 sq. ft.
 5TH: 6,940 sq. ft.
 TOTAL: 79,270 sq. ft.

APARTMENT UNIT COUNT

FLOOR	EFF	1BR	2BR	TOTAL
3RD	11	6		17
4TH	11	6		17
5TH	3	1	4	8
TOTAL	25	13	4	42

(46 TOTAL BEDROOMS)

UDC SUBMITTAL (INITIAL)

SHEET INDEX

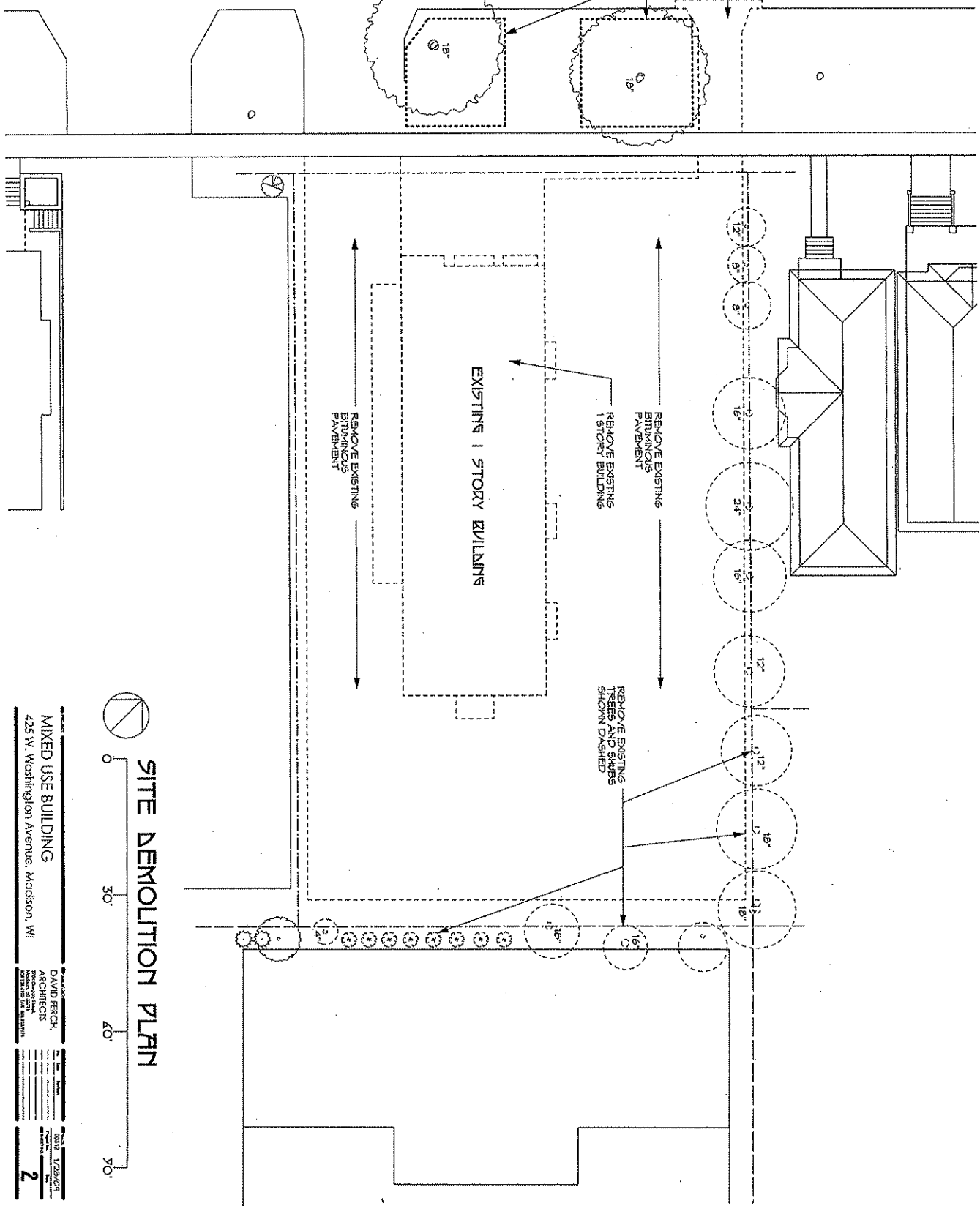
- 1 COVER SHEET / LOCATION MAP
- 2 DEVOLUTION PLAN
- 3 SITE PLAN
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- 5 LANDSCAPE PLAN
- 6 12 FLOOR PLAN
- 7 L1 FLOOR PLAN
- 8 1ST FLOOR PLAN
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- 10 3RD & 4TH FLOOR PLAN
- 11 5TH FLOOR PLAN
- 12 W. WASHINGTON AVE. ELEVATION
- 13 SOUTH ELEVATION
- 14 NORTH ELEVATION
- 15 EAST ELEVATION
- 16 PERSPECTIVE SKETCH
- 17 PHOTO OF EXISTING BUILDING

MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

DATE: 1/28/09
 DRAWN BY: DAND REICH
 CHECKED BY: KACHNICKS
 PROJECT NO: 09-001
 SHEET NO: 1

WEST WASHINGTON AVENUE

REMOVE EXISTING CONC. DRIVEWAY
 PROVIDE 4'-0" HT. CONSTRUCTION FENCING AROUND EXISTING TERRACE TREES AS SHOWN. STAKE AT 4'-0" O.C. W/ 2X4 TOP RAIL SECURED & ANCHORED TO TOP TIES DURING CONSTRUCTION



SITE DEMOLITION PLAN



MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

DAVID FERCH, ARCHITECTS
 1728/208

DATE: 1/28/20
 SHEET NO. 2

WEST WASHINGTON AVENUE

FIRE HYDRANT 240' @ BASEMENT STREET

FIRE HYDRANT

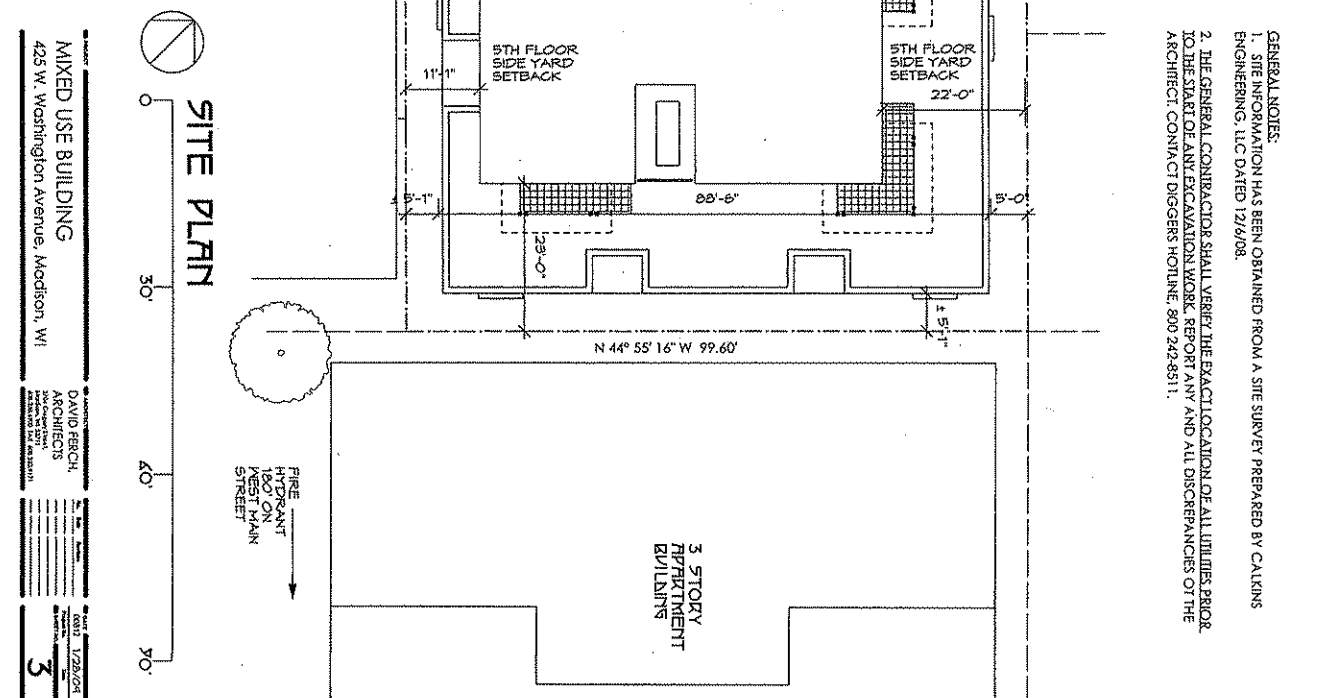
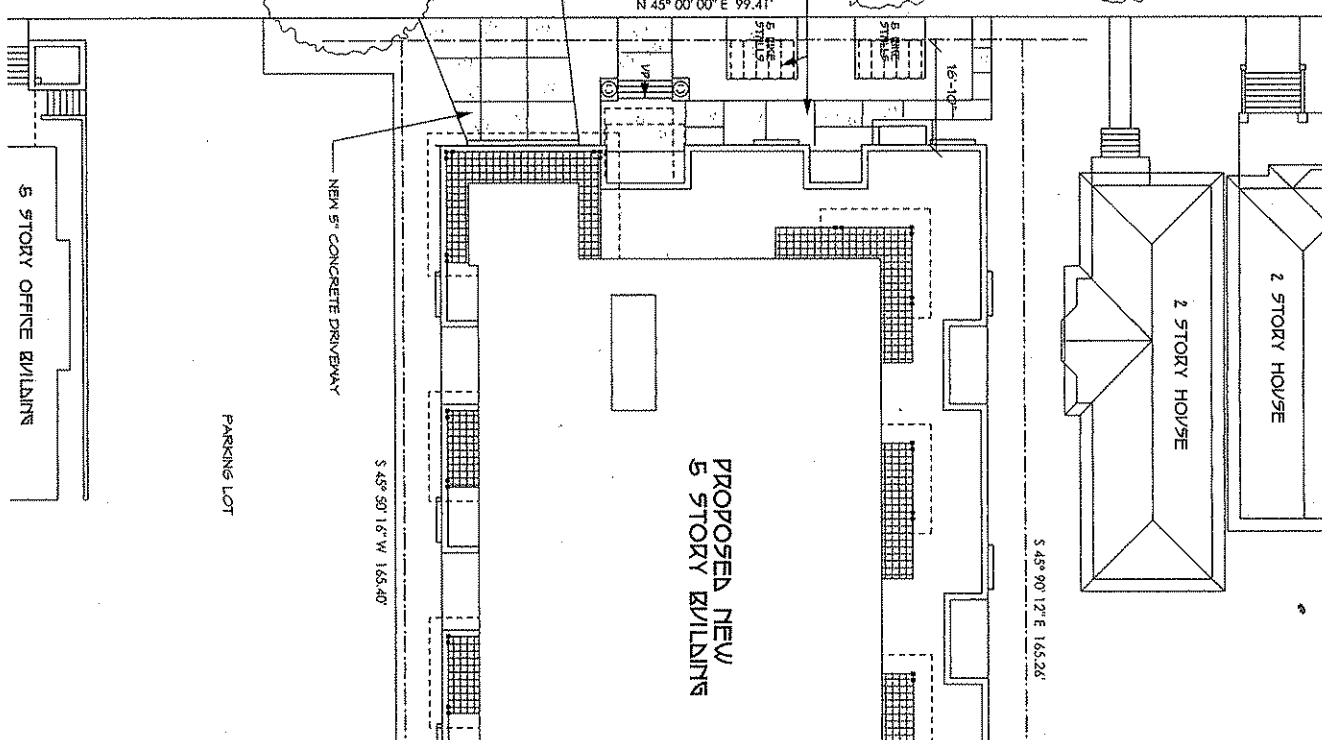
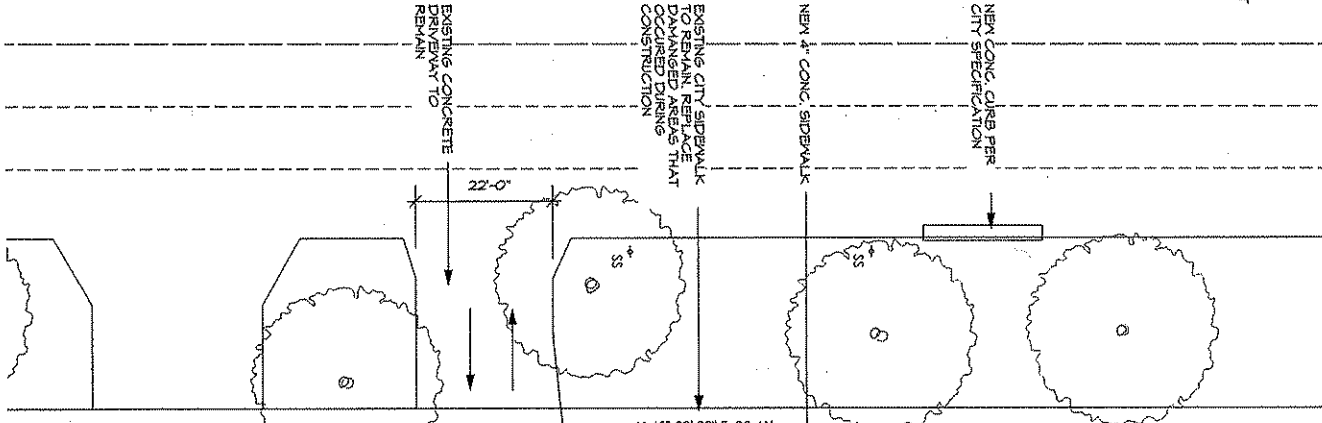
FIRE HYDRANT 240' @ BASEMENT STREET

EXISTING CONCRETE DRIVEWAY TO REMAIN

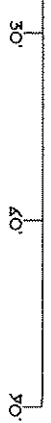
EXISTING CITY SIDEWALK TO REMAIN REPAIRS TO OCCURRED DURING CONSTRUCTION

NEW 4" CONC. SIDEWALK

NEW CONC. CURB PER CITY SPECIFICATION



SITE PLAN

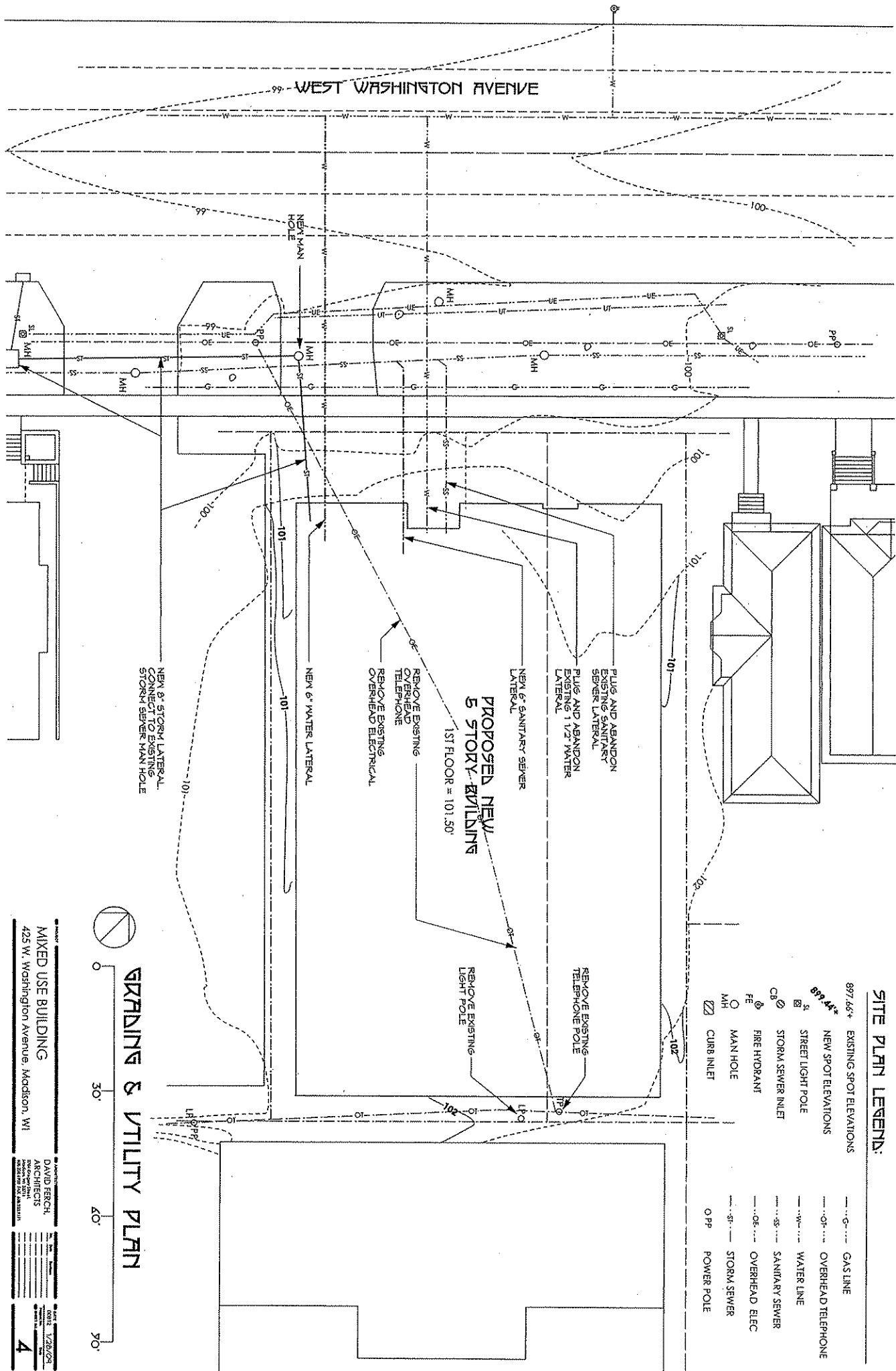


- GENERAL NOTES:
1. SITE INFORMATION HAS BEEN OBTAINED FROM A SITE SURVEY PREPARED BY CALKINS ENGINEERING, LLC DATED 12/6/08.
 2. THE GENERAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY EXCAVATION WORK. REPORT ANY AND ALL DISCREPANCIES OF THE ARCHITECT. CONTACT DIGGERS HOTLINE, 800 242-8511.

MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

DAVID FERICH ARCHITECTS
 ARCHITECTS
 1225 WEST MAIN STREET, MADISON, WI 53703

DATE: 1/28/09
 SHEET NO: 3



SITE PLAN LEGEND:

- 897.66' ± EXISTING SPOT ELEVATIONS
- 897.44' ± NEW SPOT ELEVATIONS
- SL STREET LIGHT POLE
- CSB STORM SEWER INLET
- FE FIRE HYDRANT
- MH MAN HOLE
- CI CURB INLET
- GL GAS LINE
- OT OVERHEAD TELEPHONE
- WL WATER LINE
- SS SANITARY SEWER
- OE OVERHEAD ELEC
- ST STORM SEWER
- PP POWER POLE

**PROPOSED NEW
5 STORY BUILDING**
1ST FLOOR = 101.50'



EXPANDING & UTILITY PLAN

NEW 8" STORM LATERAL
CONNECT TO EXISTING
STORM SEWER MAN HOLE

REMOVE EXISTING
OVERHEAD TELEPHONE
REMOVE EXISTING
OVERHEAD ELECTRICAL

NEW 6" SANITARY SEWER
LATERAL
REMOVE EXISTING
TELEPHONE POLE
REMOVE EXISTING
TELEPHONE POLE

REMOVE EXISTING
TELEPHONE POLE
REMOVE EXISTING
TELEPHONE POLE

NEW 6" WATER LATERAL

MIXED USE BUILDING

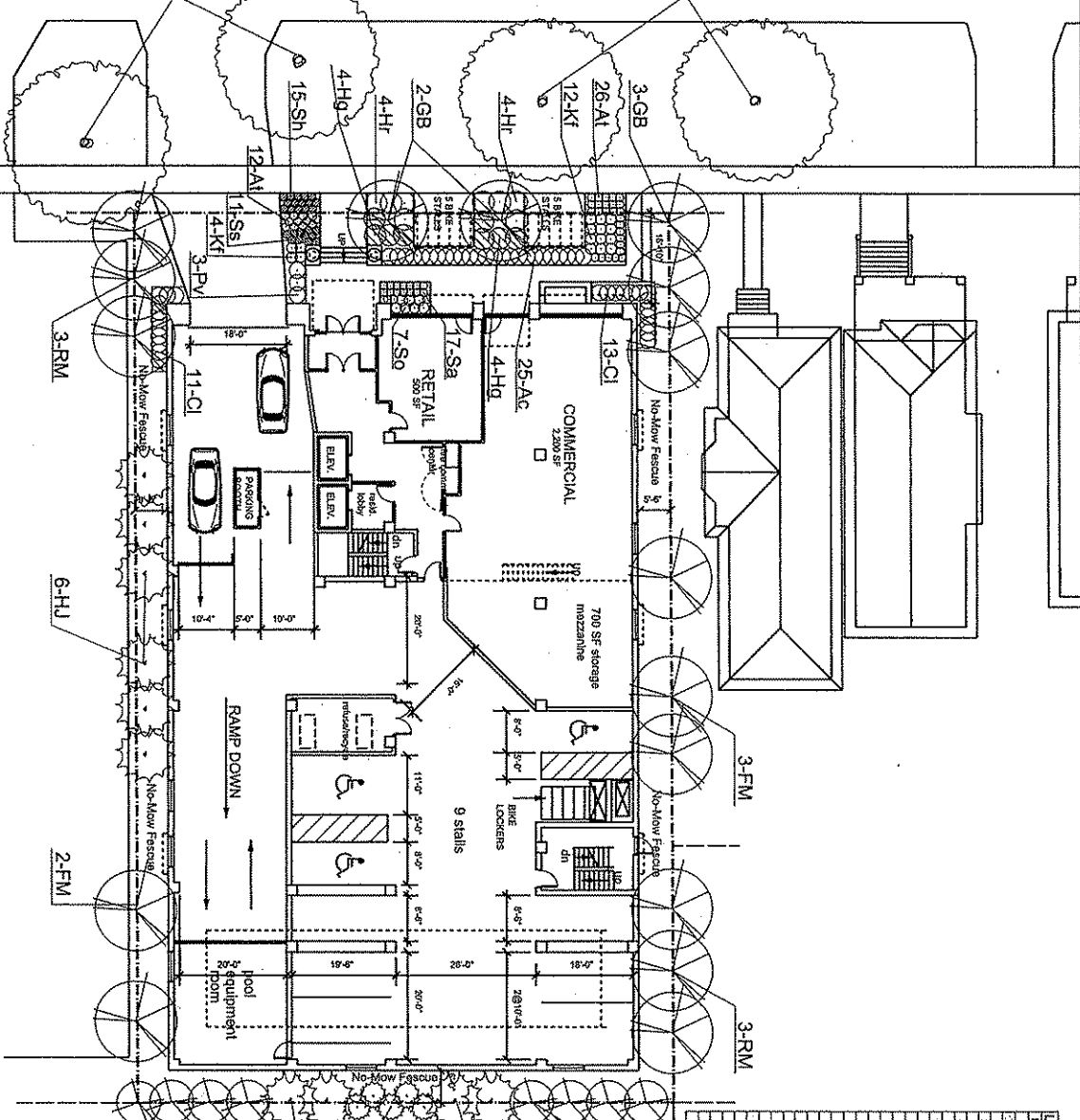
425 W. Washington Avenue, Madison, WI

PROJECT: MIXED USE BUILDING
 DATE: 1/28/04
 DRAWING NO: 4
 ARCHITECT: DAVID FERCH, ARCHITECTS
 1000 UNIVERSITY AVENUE, MADISON, WI 53706
 608.263.1111

WEST WASHINGTON AVENUE

Existing Trees

Existing Trees



Key	Quant	Botanical Name	Common Name	Size	Spec	Spacing
1	1	Prunella sp.	Prunella	10'	10'	10'
2	1	Prunella sp.	Prunella	10'	10'	10'
3	1	Prunella sp.	Prunella	10'	10'	10'
4	1	Prunella sp.	Prunella	10'	10'	10'
5	1	Prunella sp.	Prunella	10'	10'	10'
6	1	Prunella sp.	Prunella	10'	10'	10'
7	1	Prunella sp.	Prunella	10'	10'	10'
8	1	Prunella sp.	Prunella	10'	10'	10'
9	1	Prunella sp.	Prunella	10'	10'	10'
10	1	Prunella sp.	Prunella	10'	10'	10'
11	1	Prunella sp.	Prunella	10'	10'	10'
12	1	Prunella sp.	Prunella	10'	10'	10'
13	1	Prunella sp.	Prunella	10'	10'	10'
14	1	Prunella sp.	Prunella	10'	10'	10'
15	1	Prunella sp.	Prunella	10'	10'	10'
16	1	Prunella sp.	Prunella	10'	10'	10'
17	1	Prunella sp.	Prunella	10'	10'	10'
18	1	Prunella sp.	Prunella	10'	10'	10'
19	1	Prunella sp.	Prunella	10'	10'	10'
20	1	Prunella sp.	Prunella	10'	10'	10'
21	1	Prunella sp.	Prunella	10'	10'	10'
22	1	Prunella sp.	Prunella	10'	10'	10'
23	1	Prunella sp.	Prunella	10'	10'	10'
24	1	Prunella sp.	Prunella	10'	10'	10'
25	1	Prunella sp.	Prunella	10'	10'	10'
26	1	Prunella sp.	Prunella	10'	10'	10'
27	1	Prunella sp.	Prunella	10'	10'	10'
28	1	Prunella sp.	Prunella	10'	10'	10'
29	1	Prunella sp.	Prunella	10'	10'	10'
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31	1	Prunella sp.	Prunella	10'	10'	10'
32	1	Prunella sp.	Prunella	10'	10'	10'
33	1	Prunella sp.	Prunella	10'	10'	10'
34	1	Prunella sp.	Prunella	10'	10'	10'
35	1	Prunella sp.	Prunella	10'	10'	10'
36	1	Prunella sp.	Prunella	10'	10'	10'
37	1	Prunella sp.	Prunella	10'	10'	10'
38	1	Prunella sp.	Prunella	10'	10'	10'
39	1	Prunella sp.	Prunella	10'	10'	10'
40	1	Prunella sp.	Prunella	10'	10'	10'
41	1	Prunella sp.	Prunella	10'	10'	10'
42	1	Prunella sp.	Prunella	10'	10'	10'
43	1	Prunella sp.	Prunella	10'	10'	10'
44	1	Prunella sp.	Prunella	10'	10'	10'
45	1	Prunella sp.	Prunella	10'	10'	10'
46	1	Prunella sp.	Prunella	10'	10'	10'
47	1	Prunella sp.	Prunella	10'	10'	10'
48	1	Prunella sp.	Prunella	10'	10'	10'
49	1	Prunella sp.	Prunella	10'	10'	10'
50	1	Prunella sp.	Prunella	10'	10'	10'
51	1	Prunella sp.	Prunella	10'	10'	10'
52	1	Prunella sp.	Prunella	10'	10'	10'
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54	1	Prunella sp.	Prunella	10'	10'	10'
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58	1	Prunella sp.	Prunella	10'	10'	10'
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63	1	Prunella sp.	Prunella	10'	10'	10'
64	1	Prunella sp.	Prunella	10'	10'	10'
65	1	Prunella sp.	Prunella	10'	10'	10'
66	1	Prunella sp.	Prunella	10'	10'	10'
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68	1	Prunella sp.	Prunella	10'	10'	10'
69	1	Prunella sp.	Prunella	10'	10'	10'
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80	1	Prunella sp.	Prunella	10'	10'	10'
81	1	Prunella sp.	Prunella	10'	10'	10'
82	1	Prunella sp.	Prunella	10'	10'	10'
83	1	Prunella sp.	Prunella	10'	10'	10'
84	1	Prunella sp.	Prunella	10'	10'	10'
85	1	Prunella sp.	Prunella	10'	10'	10'
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88	1	Prunella sp.	Prunella	10'	10'	10'
89	1	Prunella sp.	Prunella	10'	10'	10'
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91	1	Prunella sp.	Prunella	10'	10'	10'
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96	1	Prunella sp.	Prunella	10'	10'	10'
97	1	Prunella sp.	Prunella	10'	10'	10'
98	1	Prunella sp.	Prunella	10'	10'	10'
99	1	Prunella sp.	Prunella	10'	10'	10'
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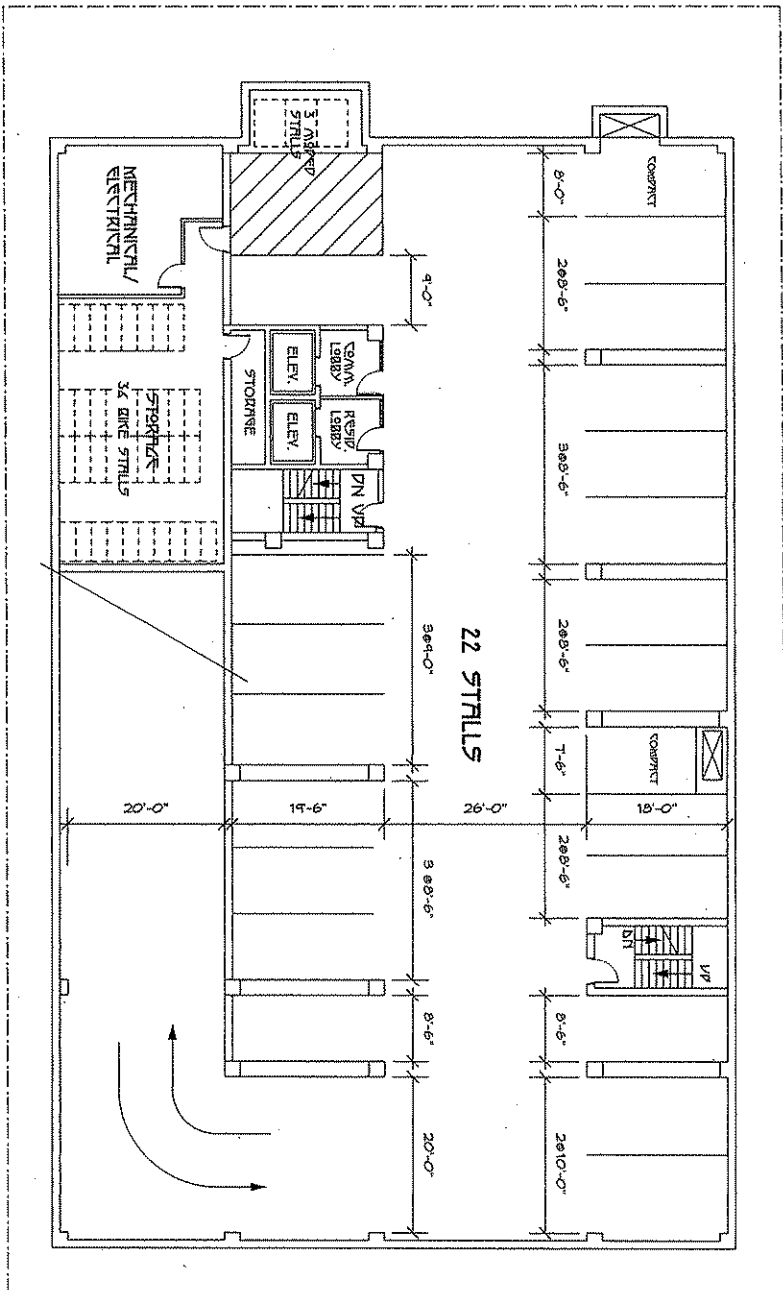
LANDSCAPE PLAN

425 W. Washington Ave., Madison WI
Mixed Use Building

SCALE: 1" = 10'-0"

DATE: 01/27/2009
PREPARED BY: BFW
CHECKED BY:

PROJECT ID: 101-09
WOODS STUDIO
LANDSCAPE ARCHITECTURE
FIGURE NO. 5

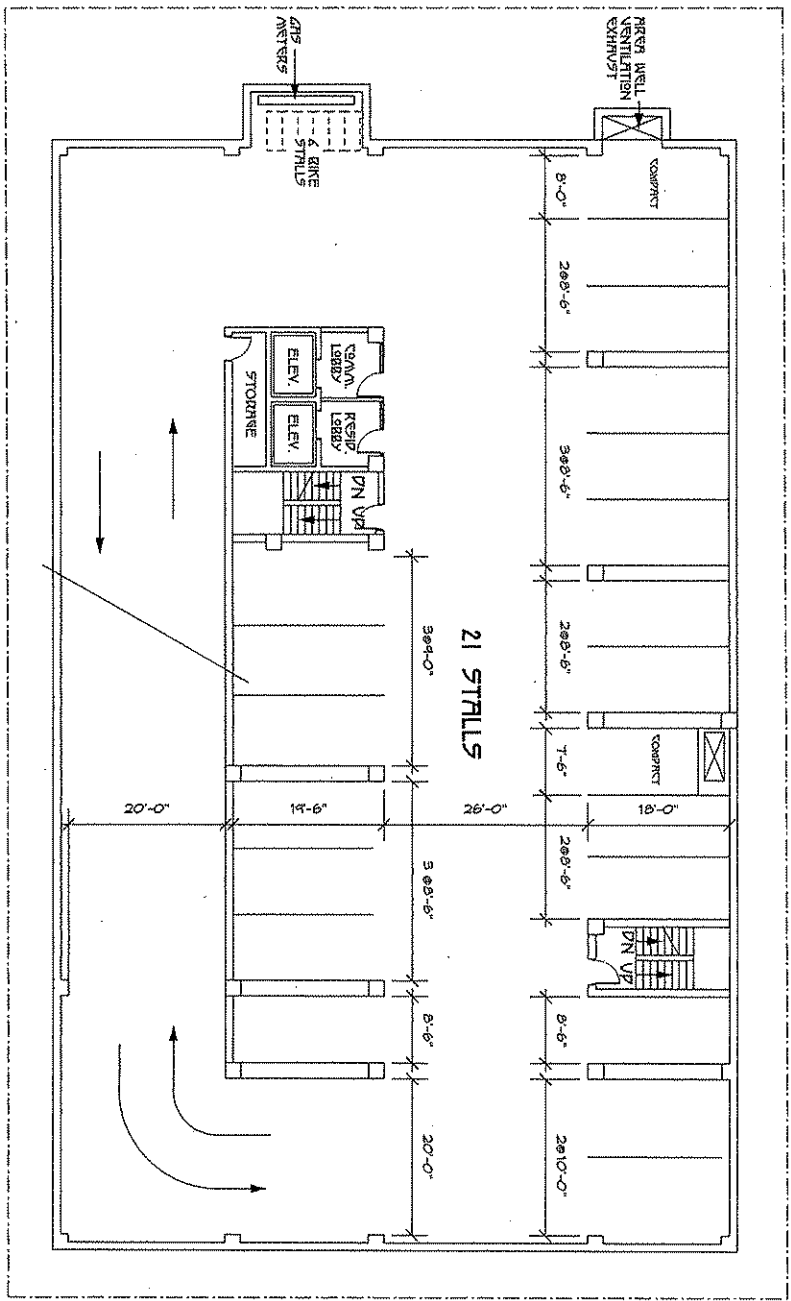


LOWER LEVEL L2 PLAN



MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

DAVID FERCH, ARCHITECTS
 425 W. Washington Avenue, Madison, WI
 60812 728-0181



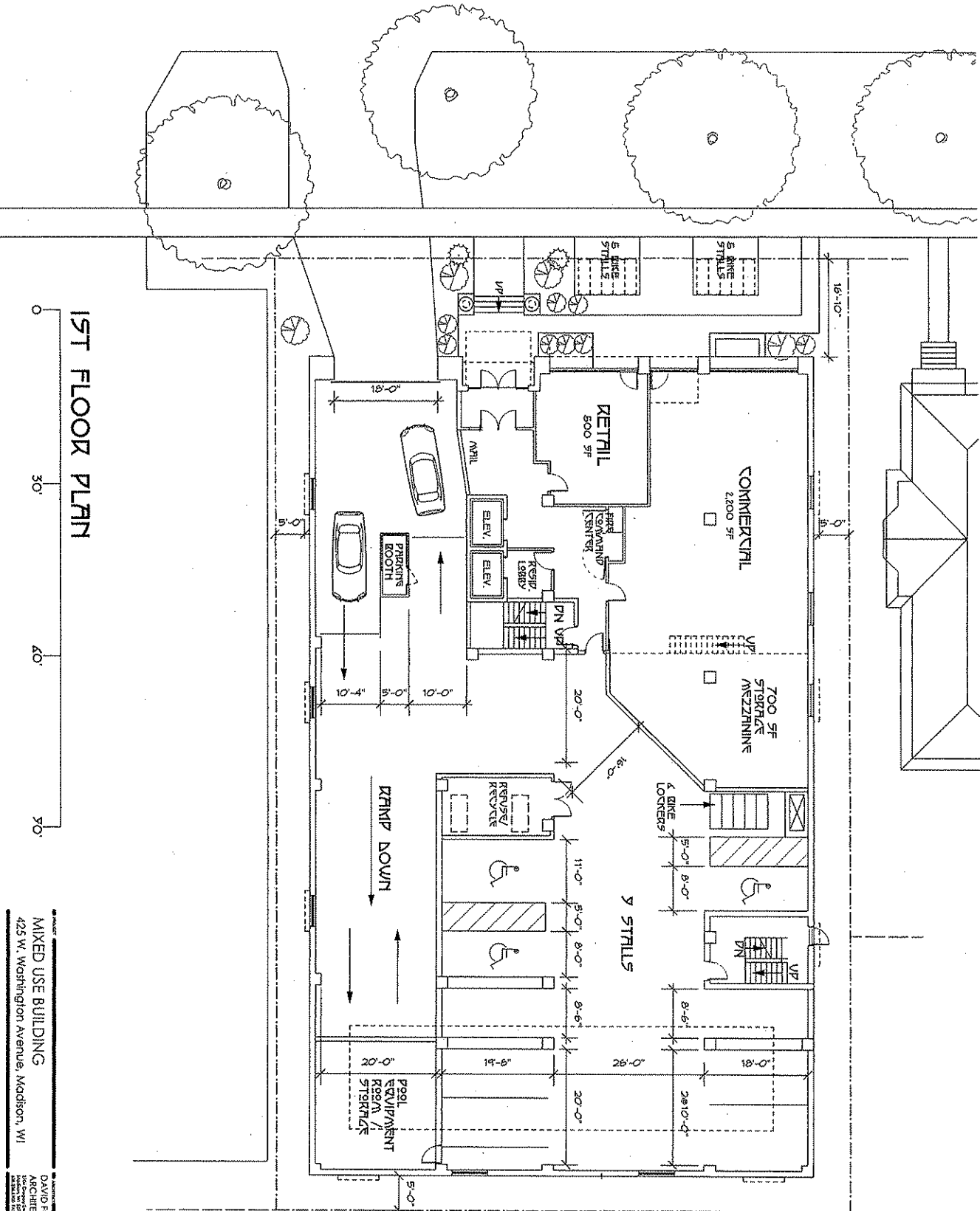
LOWER LEVEL LI PLAN



MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

DAVID FERCH, ARCHITECTS
 1728/O/S

WEST WASHINGTON AVENUE



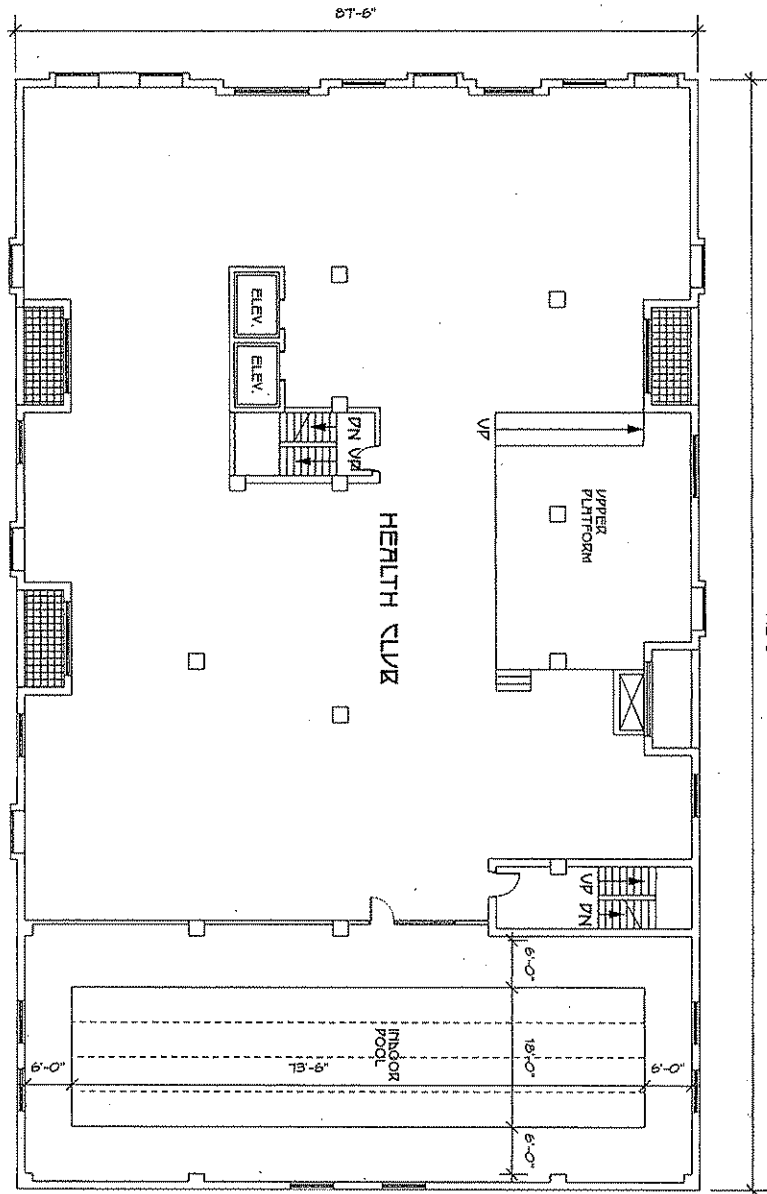
1ST FLOOR PLAN

MIXED USE BUILDING
425 W. Washington Avenue, Madison, WI

DAVID FERCH,
ARCHITECTS

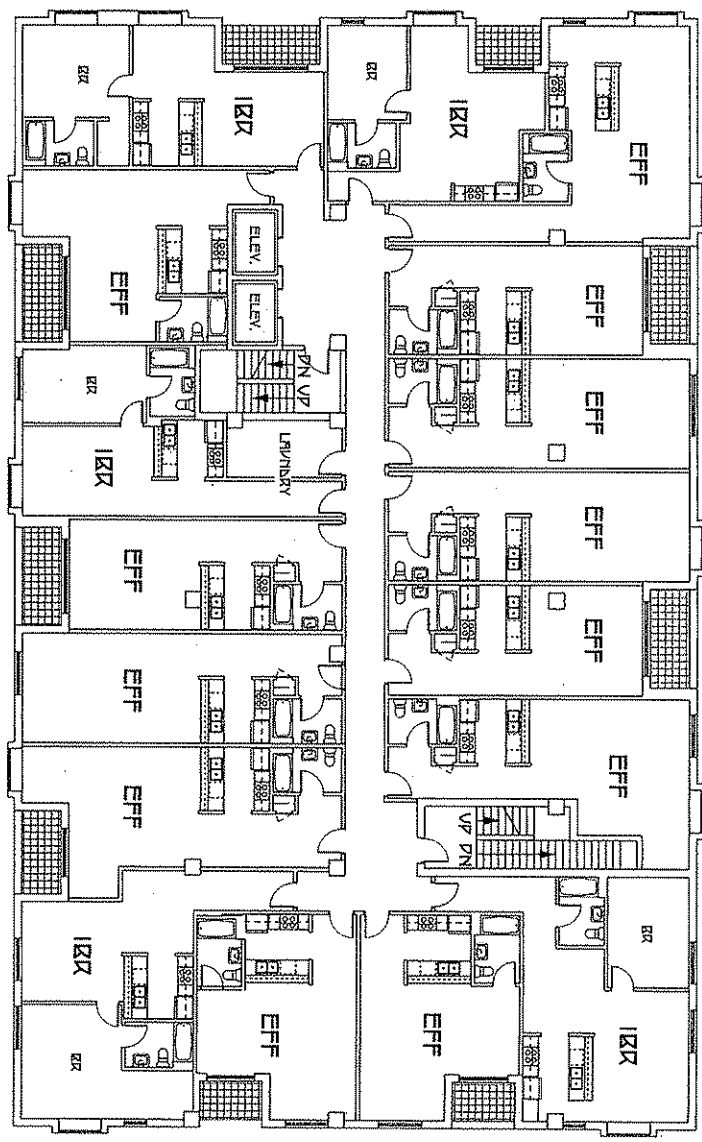
DATE: 1/28/01
8

2ND FLOOR PLAN



PROJECT
MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

ARCHITECT
DAVID FERCH
 ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 200
 MADISON, WI 53706
 TEL: 608.261.1234
 FAX: 608.261.1235
 WWW.DAVIDFERCHARCHITECTS.COM



3RD & 4TH FLOOR PLAN

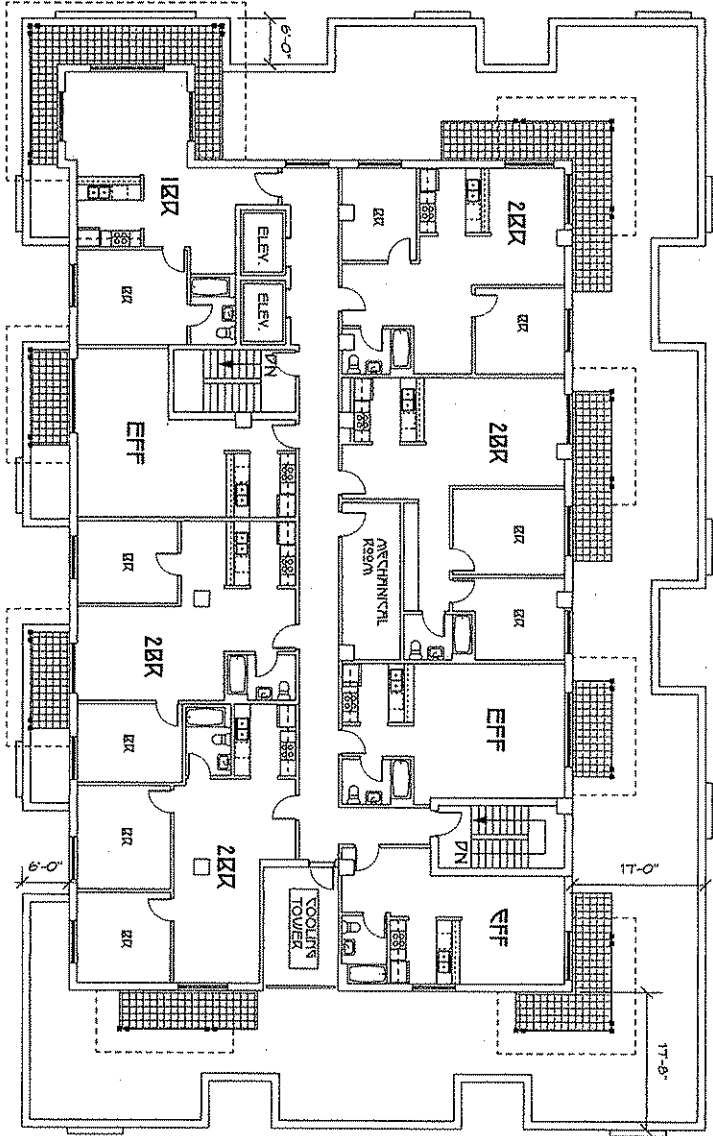


PROJECT
MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

ARCHITECT
DAVID FRICH
 ARCHITECTS
 1000 UNIVERSITY AVENUE, MADISON, WI 53706

DATE	1/29/08
NO.	10

5TH FLOOR PLAN

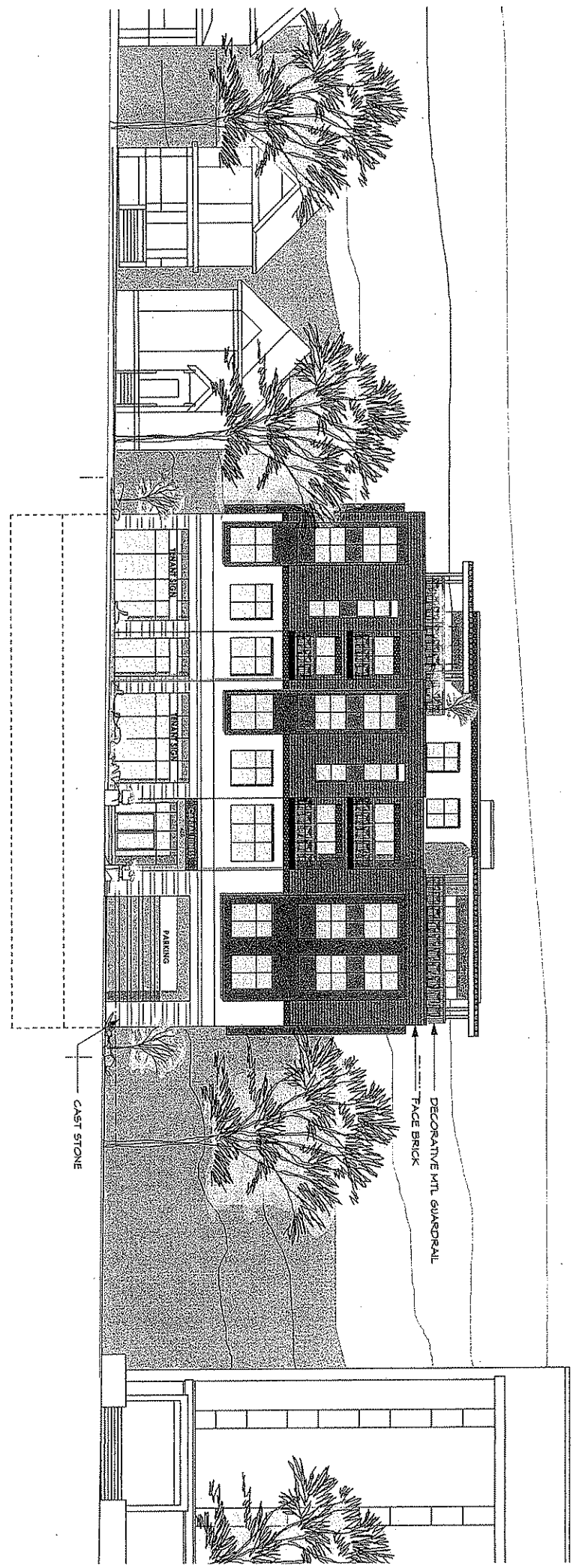


MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

DAVID FERCH, ARCHITECTS
 425 W. Washington Avenue, Madison, WI 53703
 608.261.1234

W. WASHINGTON AVE ELEVATION

0' 30' 60' 90'



PROJECT: MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

DATE: 1/28/04

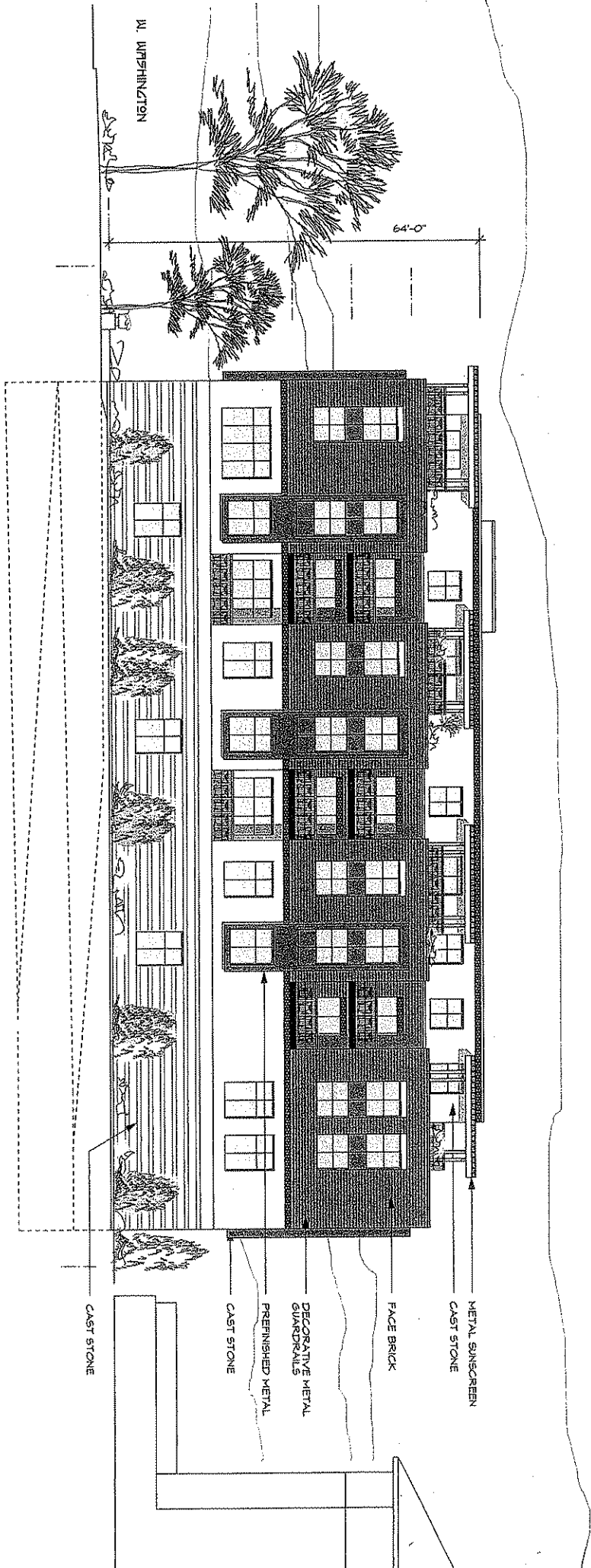
12

SOUTH ELEVATION (NORTH SIMILAR)



W. WASHINGTON

64'-0"



METAL SUNSCREEN
CAST STONE

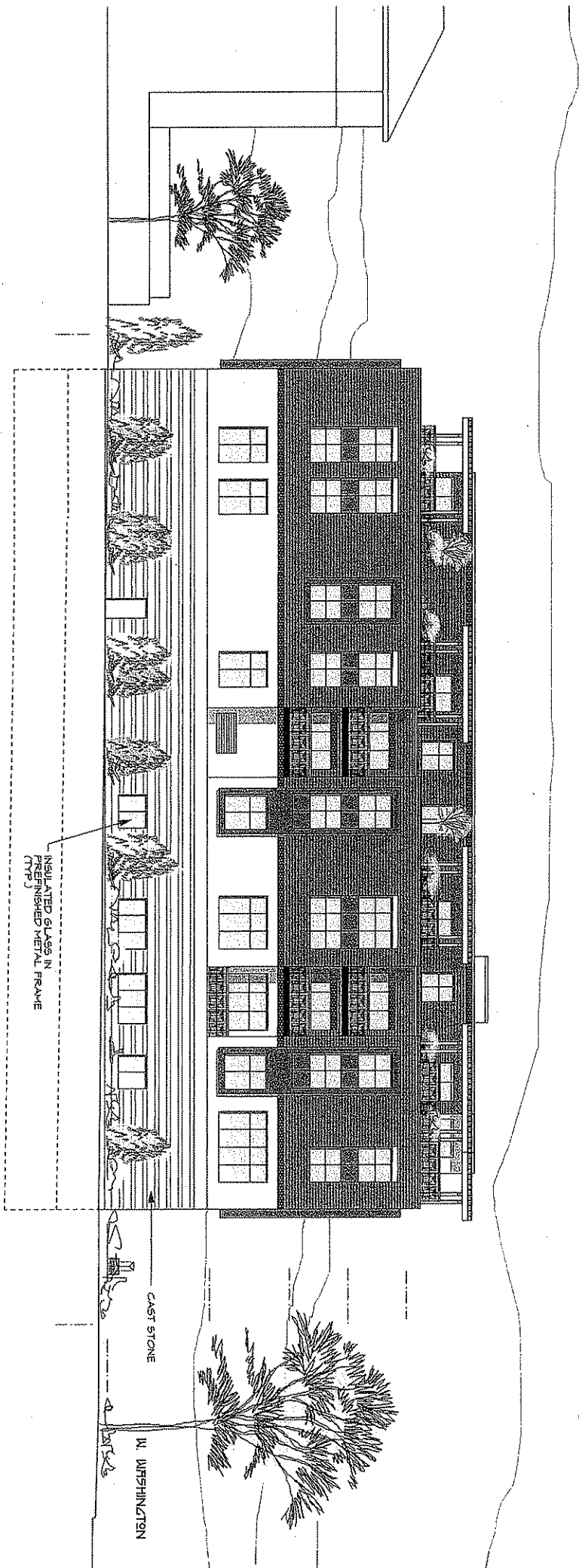
FACE BRICK

DECORATIVE METAL
SUNSCREENS

PREFINISHED METAL
CAST STONE

CAST STONE

PROJECT: MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI
 ARCHITECT: DAVID FERCH, ARCHITECTS
 2100 N. UNIVERSITY AVENUE, MADISON, WI 53706
 DATE: 1/28/08
 SHEET: 13
 REV: 1/28/08



NORTH ELEVATION



INSULATED GLASS IN
FINISHED METAL FRAME
(IIF)

CAST STONE

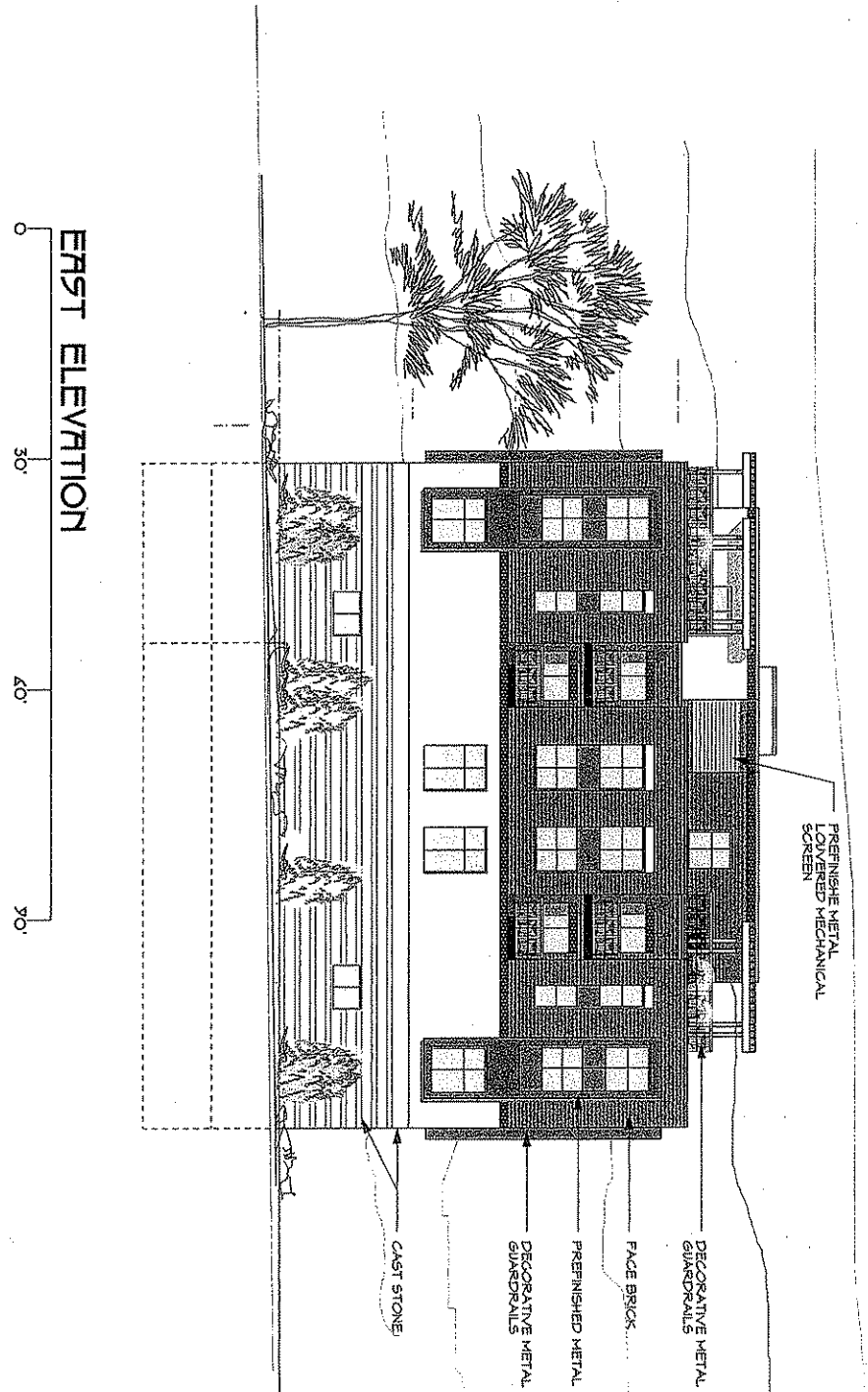
W. WASHINGTON

Project: **MIXED USE BUILDING**
 425 W. Washington Avenue, Madison, WI

Architect: **DAVID BERCH ARCHITECTS**
 2110 S. MOUNTAIN VIEW AVENUE, MADISON, WI 53704

Date: **1/28/09**

Sheet: **14**



EAST ELEVATION

0 30' 40' 70'

PREFINISHED METAL
LOUVERED MECHANICAL
SCREEN

DECORATIVE METAL
GUARDRAILS

FACE BRICK

PREFINISHED METAL

DECORATIVE METAL
GUARDRAILS

CAST STONE

MIXED USE BUILDING
425 W. Washington Avenue, Madison, WI

DAVID PERCH
ARCHITECTS
1000 W. MICHIGAN AVE.
ANN ARBOR, MI 48106

DATE: 1/28/09
SCALE: 1/8" = 1'-0"
PROJECT NO: 15







Madison Environmental Group, Inc.
25 North Pinckney
P.O. Box 1607
Madison, WI 53703
608.280.0800 phone
608.280.8108 fax
meg@madisonenvironmental.com

Deconstruction Recycling and Reuse Plan

August 2005

Project: 20/15, LLC Reuse and Recycling Plan

Location: 425 W. Washington Ave., Madison, WI

Project Managers: Rebecca Thorman and Kevin White, Madison Environmental Group, Inc.

Background and Purpose

Madison Environmental Group has been hired by 20/15, LLC to review and provide recommendations on the 425 W. Washington site plan, develop Deconstruction and Construction Recycling and Reuse Plans, recommend environmentally preferred materials where/when appropriate and monitor and document these activities. This document specifically addresses the deconstruction phase of the project.

Madison Environmental Group will produce a Deconstruction Reuse and Recycling plan that addresses recycling and reuse throughout the pre-demolition and demolition phases of the 20/15, LLC 425 W. Washington project. The purpose of the plan is to prevent waste by creating processes that move materials to identified recycling and reuse markets instead of the landfill. The plan specifically:

- identifies recycling markets for building materials.
- catalogs potentially hazardous materials, such as mercury, and recommends the preferred method(s) of handling.
- inventories reusable items in the current building, including fixtures, furniture, etc. The plan also details the approach for finding markets amongst small businesses, non profits, and individuals for these items. All reusable items that do not find a market will be evaluated for recyclability.



425 W. Washington is currently an occupied optometry office, shown here, that will be deconstructed to make room for the new 20/15, LLC mixed use development.

To date, 20/15, LLC and Madison Environmental Group have conducted multiple site visits to the property located on the site of the future mixed use development. Attached is the written inventory compiled from these visits. The remainder of the Deconstruction Recycling and Reuse Plan, including recommendations, markets and the corresponding photographic inventory will be available for the city approval meeting.

The removal of reusable and recyclable items will be coordinated by Madison Environmental Group. The majority of the materials in the existing building at 425 W. Washington will be reused by the owners of the building to recreate Dr. Bonsett Veal's office in a neighboring building. Other materials will be marketed to organizations, non profits and individuals and appropriately disposed of or recycled as required by law.

Potential materials to be reused include:

- 30+ Doors
- 25+ Cabinets
- 50+ Chairs
- 15+ Tables

Potential materials to be recycled include:

- Fluorescent Bulbs
- Coolants and Refrigerants
- Computer Equipment
- Ceiling Tile
- Carpet
- Wood

The complete written inventory of items is detailed on the following pages.

Questions

Rebecca Thorman at (608) 280-0800
or via email at rebecca.thorman@madisonenvironmental.com

Kevin White at (608) 280-0800
or via email at kevin.white@madisonenvironmental.com

