

CITY OF MADISON Proposed Demolition & Rezoning

Location: 2313-2525 E Washington Ave/2306-2422 Winnebago St/2317-2415 Winnebago St/11 Fifth St

Applicant: Todd McGrath - Union Corners, LLC

From C2 & M1 District(s)

To PUD(GDP) District(s)

Existing Use: Vacant Commercial and Manufacturing Buildings

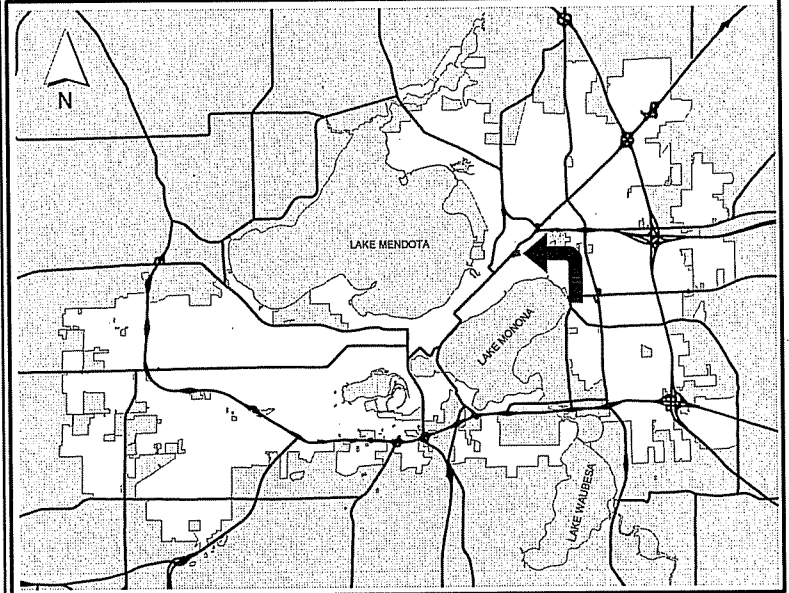
Proposed Use: Demolish 19 Buildings for Future Residential and Commercial Development

File No. _____

Public Hearing Dates:

Plan Commission 09 January 2006

Common Council 17 January 2006



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



2313-2525 E Washington Ave/2306-2412 Winnebago St/
2317-2415 Winnebago St/11 Fifth St

0 100 Feet

Date of Aerial Photography - April 2000



MCGRATH

Associates

REAL ESTATE INVESTMENTS

103 N. HAMILTON, MADISON WI 53703
608-255-3976/FAX 255-1132
www.mcgrathprojects.com

December 20, 2005

*****VIA HAND DELIVERY*****

Mr. Tim Parks
City of Madison
Department of Planning and Development
215 Martin Luther King, Jr. Boulevard
Madison, WI 53701

RE: UNION CORNERS – GDP REVISIONS

Dear Tim,

On December 7, 2005 we brought our Union Corners project before the Urban Design Commission (UDC) and were referred to address a few areas of concern that were raised by the neighborhood and UDC members. On December 8th we met with the neighborhood (SASYNA) to discuss their concerns and also presented a few modifications to the site plan that address most of the concerns that were raised at the UDC meeting.

The modifications include:

- Adjusting the new road at the termination of Winnebago and 5th St. so that it sweeps around the existing stand of trees that are in front of the former Rayovac factory – this allows us to save these trees and creates a larger resident park.
- Relocate the rebuilt three-story French Carbon and Battery Building to the west side of Winnebago between 5th and 6th streets – this change places the reconstructed building in a more prominent location at the entry to the site on Winnebago and positions it where it looks out over the resident park where the trees are being preserved.
- The commercial buildings (Buildings A/B) at the Milwaukee St/E. Washington intersection were extended over to the corner so that they provide an architectural presence at the corner that addresses both E. Washington and Milwaukee St.

This revised information was submitted to the UDC for consideration at their December 21, 2005 meeting. These revisions also impact our October 26th GDP submittal. Therefore, we have revised the Letter of Intent, Zoning Text and GDP plans accordingly, and they are attached to this letter.

We consider these changes as improvements to our plan and do not feel that they should impact our scheduled Plan Commission meeting.

Please let me know if any additional information is required.

Sincerely,

McGRATH ASSOCIATES, INC



Lance T. McGrath, P.E.
President

Cc: John Leach, City Traffic Engineering
Gary Dallman, City Engineering
Kathy Voeck, City Zoning
Jeff Ekola, City Real Estate
Si Widstrand, City Parks Department
John Lippitt, Madison Fire Department
Tim Sobota, Madison Metro
Alder Judy Olson
Dan Melton, SASYNA

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LETTER OF INTENT

UNION CORNERS

Revised December 20, 2005

McGrath Associates, as the managing member of Union Corners, LLC, proposes a mixed-use redevelopment for the historic Union Corners property, an approximately fifteen-acre site bounded by Winnebago Street, East Washington Avenue, Milwaukee Street and the adjacent Rail Corridor. The site is an assemblage of twenty-two parcels and includes the former Madison Rayovac plant at 2317 Winnebago Street, the vacant Kohl's grocery site at 2525 E. Washington Avenue, and several other underutilized parcels. All of the twenty-two parcels are currently owned or under contract by the developer.

The initial development concept plans for an estimated 450 residential dwelling units consisting of both condominium and rental housing choices; and an estimated 110,000 square feet of commercial space which may include a grocery, pharmacy, hardware, retail financial, restaurant, office and other commercial services to support Union Corners residents and the surrounding neighborhoods. Agents of developer are currently in discussions with potential retail and office users. A range of underground, surface, and street parking will provide an estimated 943 parking stalls for the project. Bicycle parking will be provided for both residential and commercial uses and will be available both underground and at grade. There are also two existing lots at the rear of the site that front Farwell Street which may be used to relocate existing single-family homes or for new single-family construction.

The developer intends to obtain LEED certifications for most if not all of the buildings in this project. The use of solar power will be investigated and green roofs, special storm water management practices, high-efficiency HVAC systems, and other sustainable design practices will be implemented.

An Inclusionary Dwelling Unit Plan Application has been submitted as part of the subject Application. Developer intends to comply with City of Madison Inclusionary Zoning requirements subject to any necessary incentives. Developer partnering with local non-profits who have experience with necessary economic development incentives (i.e., Section 42 Tax Credits) will be the most likely scenario for creating affordable rental units. Developer also intends to apply for Tax Incremental Financing and New Market Tax Credits to assist in writing down the cost of affordable for-sale units targeted for "workforce housing" homebuyers who may be in the 70% to 80% of Dane County Median income range. Typically these prospective homebuyers may also be "starter" homebuyers who will consider smaller spaces provided there are mixed-use neighborhood amenities and alternatives that are currently unavailable in the marketplace, such as "sweat equity lofts", etc.

Following an eight-month City and neighborhood sponsored planning process that concluded in May 2004, developer continued to meet with City staff, neighborhood residents, and design consultants to advance the current plan. Several additional neighborhood meetings and site tours were held in September 2005. Developer proposes that the City of Madison create a Redevelopment District and a Tax Incremental Financing District to facilitate project implementation in 2006.

As part of the Purchase Agreement with McGrath Associates, Rayovac Corporation has completed remediation of their property in cooperation with the Wisconsin DNR and the VPLE (Voluntary Party Liability Exemption) program that will provide developer with a certificate of completion to residential standards. We anticipate receiving the certificate of completion by February 2006. Prior to commencing the remedial work mandated by the WDNR, demolition of a portion of the existing site improvements was completed.

Demolition of the remaining buildings on the site will be completed with a goal of recycling and reusing as much of the demolition waste as possible. Prior to demolition, salvage crews will be allowed access to remove useable products, appliances, trim and other equipment. The demolition contractor will be required to segregate and recycle concrete, asphalt, masonry, and metals to the greatest extent feasible. A Recycling and Reuse Plan is included with this application. The exterior envelope of the three-story French Carbon and Battery building will be reconstructed per the original construction drawings – which are in our possession and will use brick and other masonry pieces that will be salvaged from the building during the demolition. We have already saved approximately 170 pallets of brick from the 2004 demolition of the adjacent two-story building.

A key element of this project is vacation and dedication of several streets and new below grade utilities. As shown on the attached GDP plans, the Winnebago “merge lane” will be terminated at 5th Street to create a new street right-of-way into the project. If needed, the developer will grant the City the necessary easements for public use of Winnebago Street during phasing of the project. Other new access points into the site will include a signalized intersection at 6th Street and East Washington Avenue, a parking structure access drive, a one-way “right-in” and a one-way “right-out” also on East Washington Avenue and a new access point on Milwaukee Street. In addition to the Winnebago Street vacation mentioned above, Florence and Sullivan Streets will also be vacated. Through a separate City initiated project, the City has agreed to vacate Division Street from Lafollette Street to Winnebago Street and to acquire the property at 2305 Winnebago Street through a relocation order for Public Works improvements.

At the SIP level, Developer intends to propose active recreational uses for the Town Square and the Resident Park located across from the reconstructed French Battery Building. These uses may include a seasonal farmer’s market, art fair, ice rink, space for public art, play equipment and neighborhood festivals. The Developer will set up an Association to provide for the long-term maintenance of the park spaces.

First phase of construction is estimated to begin in late 2006. Build-out of this project will take place in phases during a three to four year period. Phases are subject to market demand and the future SIP. It is anticipated that Phase I will encompass demolition, site infrastructure work, rebuilding of the French Battery Building, and supporting housing and retail space. Commercial tenants will be selected to support Union Corners residents and surrounding neighborhoods. Total project cost is estimated at \$100 million. Schreiber Anderson Associates, Eppstein Uhen Architects, Engberg Anderson Design Partnership, SGNA, and Ken Saiki Design have been engaged to provide site planning and different architectural character studies. The development

team has prepared preliminary site plans and a conceptual buildout and massing plan for the development.

Union Corners, LLC has been created as the development entity for the project. McGrath Associates will be the managing member responsible for development and marketing services for the project. The developer will use the building located at 2323 East Washington Avenue as a temporary sales office and project marketing center.

UNION CORNERS

GDP ZONING TEXT **PLANNED UNIT DEVELOPMENT DISTRICT**

October 26, 2005
Revised December 20, 2005

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

This Planned Unit Development District is established to allow the flexibility to create a mixed use development consisting of both owner-occupied and rental residential dwelling units and approximately 110,000 square feet of commercial space that will serve Union Corners residents and surrounding East Isthmus neighborhoods. Commercial uses will emphasize new grocery and community supporting retailers. The site is approximately 15 acres.

B. Permitted Uses

Estimates will be finalized as part of a future SIP submission and are based on the preliminary Union Corners Conceptual Build Out of Site Plan – Exhibit C, attached hereto.

1. Residential Dwellings: Estimated 450 New Residential Dwelling Units, including a mix of market rate owner occupied and renter units, and inclusionary owner occupied and renter units. Unit count and unit mix to be determined at SIP. Preliminary Inclusionary Zoning Plan is attached. If Commercial uses proposed for the reconstructed French Battery building prove to not be feasible, then residential uses shall be permitted.
2. Commercial Uses: Permitted pursuant to City of Madison Zoning Ordinance classification of C-2, General Commercial District. Permitted uses include a wide variety of commercial uses including retail, office and other miscellaneous commercial uses. It is estimated that approximately 110,000 square feet of building area will be dedicated for commercial uses. If residential uses proposed for Buildings D & E prove not to be feasible, then commercial uses may be permitted provided acceptable parking is available to serve commercial uses.
3. Accessory Uses: Home occupations, professional offices in home and other live-work arrangements as determined by SIP.
4. Off-street parking as defined in the text below.
5. Temporary showroom and sales office at 2323 East Washington Avenue.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio:

To be determined at SIP. Estimates will be based on the Union Corners Conceptual Build Out of Site Plan – Exhibit C, attached hereto.

E. Yard Requirements:

To be determined at SIP.

F. Landscaping:

Site landscaping will be provided as shown on the Landscape Plan in attached GDP plans. Final landscaping plan to be determined at SIP.

G. Accessory Off-Street Parking & Loading:

Estimated 943 total parking spaces consisting of 700 structured stalls and 243 surface parking stalls. Estimates summarized on the Union Corners-Conceptual Build Out of Site Plan – Exhibit C, attached hereto. Parking will be determined at SIP as well as bicycle parking and loading zones.

H. Lighting:

To be determined at SIP.

I. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 district, or signage will be providing as approved on the recorded plans. Temporary signage is proposed at 2323 East Washington Avenue for showroom and sales office. Final signage will be determined at SIP.

J. Family Definition:

For the purposes of this Planned Unit Development, a family shall be as defined in Chapter 28.02(2) of the Madison General Ordinance for the R2 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.

L. Dedicated Public Areas and Recreational Space Areas:

To be determined at SIP.

Exhibit B

UNION CORNERS SITE ASSEMBLAGE SUMMARY

#	ADDRESS	TAX PARCEL	BUILDING	OWNERSHIP	ZONING	YEAR ACQUIRED	AREA SF	AREA ACRES
1	2501 E. Washington Ave	071006134234	Vacant Kohls Parking	Union Corners, LLC	C2	2005	4,000	0.09
2	2503 E. Washington Ave	071006134226	Realty Office	* McGrath/Krupp	C2	2004	4,000	0.09
3	2509 E. Washington Ave	071006134276	Ford's Gym	* Brian Briggs	C2	N/A	4,380	0.10
4	2525 E. Washington Ave	071006134200	Vacant Kohls Store	Union Corners, LLC	C2, M1	2005	90,865	2.09
5	2317 Winnebago Street	071006134250	Vacant Rayovac	* Spectrum Brands	M1	N/A	370,695	8.51
6	2401 Winnebago Street	071006135068	Single Family Home	Union Corners, LLC	C2	2004	4,184	0.10
7	2405 Winnebago Street	071006135050	Single Family Home	Union Corners, LLC	C2	2004	4,000	0.09
8	2415 Winnebago Street	071006135034	Vacant Tavern	Union Corners, LLC	C2	2003	18,492	0.42
9	2331 E. Washington Ave	071006422077	AVR Audio	Union Corners, LLC	C2	2005	9,124	0.21
10	2335 E. Washington Ave	071006422069	Buy Sell	Union Corners, LLC	C2	2005	4,076	0.09
11	2337 E. Washington Ave	071006422051	4-Unit Apartment	Union Corners, LLC	C2	2005	2,425	0.06
12	2435 E. Washington Ave	071006422027	Trudy's Parking Lot	Union Corners, LLC	C2	2005	4,088	0.09
13	2441 E. Washington Ave	071006422019	Resource Insurance	Union Corners, LLC	C2	2005	3,942	0.09
14	2422 Winnebago Street	071006422035	Trudy's Restaurant	Union Corners, LLC	C2	2005	2,396	0.06
15	2417 E. Washington Ave	071006422043	Trudy's Vacant Parcel	Union Corners, LLC	C2	2005	3,533	0.08
16	2410 Winnebago Street	071006422176	Commercial Building	Union Corners, LLC	C2	2005	2,100	0.05
17	2313 E. Washington Ave	071006422093	Unpainted Furniture	* Todd R. McGrath	C2	2004	9,920	0.23
18	2318 Winnebago Ave	071006422168	Apt & Office	Union Corners, LLC	C2	2005	1,912	0.04
19	2314 Winnebago Ave	071006422150	3 Unit Apartment	Union Corners, LLC	C2	2005	2,360	0.05
20	2310 Winnebago Street	071006422134	Single Family House	Union Corners, LLC	C2	2005	5,448	0.13
21	2306 Winnebago Street	071006422126	Single Family House	Union Corners, LLC	C2	2005	3,468	0.08
22	11 S. Fifth Street	071006422118	Granny's Catering	Union Corners, LLC	C2	2005	4,888	0.11

* Union Corners, LLC has contract to purchase these properties.

** Area SF is per City Assessor Website

Exhibit C

CONCEPTUAL BUILDOUT OF SITE PLAN

BUILDING	# OF STORIES	NSF RETAIL/ COMMERCIAL	RESIDENTIAL UNITS	STRUCTURED PARKING	SURFACE PARKING
A/B	3 story residential above grade level commercial	35,000	38	120	114
C	4 story residential above grade level commercial	20,000	70	56	49
D/E	4 to 7 levels residential above grade level commercial	34,000	210	350	31
F	3 story residential	0	30	60	6
French Battery	3 story commercial	21,000	0		
G.1, G.2 & G.3	4 to 5 stories residential	0	100	114	41
Single Family Lots	New or relocated homes	0	2	0	2
Totals:		110,000	450	700	243

Notes:
 * - Average unit size is 1,000 nsf/unit in Buildings A/B, C, D/E, & F and 1,200 nsf/unit in Building G.

PART A

Occupant Notification Fee: \$50

Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for **ALL Applications for Plan Commission** review:

FOR OFFICE USE ONLY:

Amt. Paid 200 Receipt # 65689

Date Received 10-26-85

Parcel No. 0710-061-3420-0 et al.

Aldermanic District 6, Judy Olson

GQ UDC, Exist. Cond. Use

Zoning District C2, M1

For complete submittal:

Application

Legal Description

Letter of Intent

Plans

Zoning Text

Received By RJ

Alder Notif. Waiver

Nbr. Assn. Notif. Waiver

Issued Sign

1. Address of Site: 2313, 2331, 2335, 2337, 2417, 2435, 2441, 2501, 2503, 2509, and 2525 East Washington Avenue; 2306, 2310, 2314, 2318, 2317, 2401, 2405, 2410, 2415, and 2422 Winnebago Street; and 11 South Fifth Street. (Please See Attached Assemblage Summary)

Name of Project: Union Corners

Acreage of Site: 14.75 acres

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

Rezoning from Varies by parcel: C2 & M1 to PUD - GDP

Conditional Use

Demolition Permit

Other (Describe) _____

3. You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (**Any application without a proper, complete and appropriate legal description, will NOT be processed**). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.

Please see attached legal description.

4. **General description of the project or intended use(s) of this property.**

Demolition of all existing buildings per demolition plan to permit construction of an estimated 450 residential dwelling units consisting of both owner-occupied and rental housing choices; and an estimated 100,000 square feet of commercial space which may include grocery, pharmacy, hardware, financial and other office and commercial services to support surrounding neighborhoods.

5. Are there existing buildings on this site? Yes

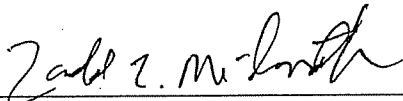
What is the present zoning of this site? C2 & M1 varies, please see attached.

What are the present uses of this site? Primarily vacant commercial with four (4) single family rental homes, and commercial spaces converted to residential uses.

6. Do you intend to use the existing building(s)? No

7. What exterior changes are proposed to the existing building(s)? N/A
8. What interior changes are proposed to the existing building(s)? N/A
9. Are you proposing to add or build new dwelling units? Yes
 How many units? 450
 Owner occupied 350 selling price, from \$ TBD at SIP to \$ _____
 Rental 100 rent levels, from \$ TBD at SIP to \$ _____
10. For rental housing will you be accepting section 8 housing vouchers? Per SIP
11. When do you wish to occupy this site or building? Anticipated 2007 for Phase I.
12. Does this proposal involve any development in the public right-of-way? _____
 No ___ Yes X Explain: Union Corners will require multiple street vacations and dedications, and new underground utilities. Please see attached GDP plans.
13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) Union Corners, LLC c/o Todd R. McGrath, McGrath Associates, 103 N. Hamilton Street, Madison WI 53703. Owners involved in the LLC include: Todd R. McGrath, Lance T. McGrath, Robert G. Wood, and Jerome A. Pasdo. Phone: 608.255.3976 Fax: 608.255.1132

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Todd R. McGrath, McGrath Associates, 103 N. Hamilton Street, Madison WI 53703. Phone: 608.255.3976 Fax: 608.255.1132

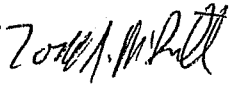
14. **Property owner's** authorization signature: 
 [If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].
 Owner Offer to Purchase Other (Explain _____)

15. **It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Judy Olson and Dan Melton of the Schenk-Atwood-Starkweather-Yahara Neighborhood Association in writing by mail no less than (30) days prior to this submittal.**
 Yes No _____
Date that the alderperson was notified: May 26, 2004.
Date that the Neighborhood Association was notified: May 26, 2004.

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
- [Sec.28.12(10)(g)8. Cr. by Ord. 5869,6-1-77]

The undersigned applicant or authorized agent of the applicant **hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.**

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	Managing Member	October 26, 2005
Applicant Signature.	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Union Corners, LLC
Todd R. McGrath, McGrath Associates, 103 North Hamilton Street, Madison WI 53703
 Phone 608.255.3976 Fax 608.255.1132

The following material is REQUIRED for all applications:

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one- inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.



INCLUSIONARY DWELLING UNIT PLAN APPLICATION

Effective February 16, 2004, any new development plan for which a zoning map amendment is required or preliminary plat that proposes **ten (10) or more dwelling units** is required under Section 28.04 (25) of the Zoning Ordinance to provide no less than **15 percent of the units in the project as affordable** as defined in the above mentioned section.

The following application form provides detailed information and checklists regarding the submittals required to accompany your review, and the development approval process. The application materials are to be attached to any ZONING APPLICATION or SUBDIVISION APPLICATION for any project that is required to comply with the City's Inclusionary Zoning Ordinance.

If you have any questions about the *submittal requirements, application form or development approval process, or when you wish to schedule a required pre-application meeting (see below)*, please contact the Planning Unit at (608) 266-4635.

If you have questions about the *Inclusionary Zoning program itself, including questions about project financing, requests for waivers and post-approval compliance with the inclusionary zoning ordinance*, please contact the Community Development Block Grant (CDBG) Office at (608) 267-0740.

For your convenience, this form is available for download online at www.cityofmadison.com.

Prior to Submittal of an Application

The applicant is **required** under the Inclusionary Zoning Program Policy and Protocols to meet twice with City staff prior to submitting an application for a project that includes inclusionary dwelling units. The first meeting is scheduled with staff from the Planning Unit, Zoning Administrator and Community Development Block Grant Office (CDBG) to discuss the proposed development and acquaint the applicant with the Inclusionary Zoning process. The second meeting is a discussion of the proposed project plan and draft Inclusionary Dwelling Unit Plan with the Interdepartmental Review Staff Team. A schedule of meeting dates and required meeting materials (if any) is available online at www.cityofmadison.com.

Contents of the Inclusionary Dwelling Unit Plan (IDUP)

As part of any application for the approval of an Inclusionary Dwelling Unit Plan, the developer will provide the following materials. This list is intended to describe those components essential to an Inclusionary Dwelling Unit Plan, which would be submitted to accompany the Zoning or Subdivision Application. It should also be noted that depending on the type of development approval being requested, the level of detail for each of the items below might vary. For example, when the application submitted involves a preliminary plat or conventional zoning map amendments, the applicant will likely have insufficient information to fully comply with the submittal requirements related to the location, character and size of the proposed dwelling units at the time the project is granted land use approvals. In these cases, the inclusionary zoning requirements will require compliance by recording deed restrictions against the individual lots created through the subdivision (platting) process. The deed restrictions shall require compliance with the inclusionary zoning ordinance prior to the issuance of building permits. This procedure will be applied to any lot created through the subdivision and zoning process for which detailed building and Inclusionary Dwelling Unit Plans are not yet available.

Information required for a **complete** Inclusionary Dwelling Unit Plan will include the following items:

- **This form completed as it pertains to the developer's project, including:**

1. The total number of inclusionary and market-rate dwelling units that will be constructed; and of that total, the number of rental inclusionary dwelling units and the number of owner-occupied inclusionary dwelling units.
2. The breakdown of unit size by number of bedrooms.
3. The projected sales and rental prices for the inclusionary dwelling units. (Note: the applicant/developer will need to indicate the target AMI level at the time of application in order to seek a range of appropriate incentives, but the specific sale prices won't be determined until the bedroom size is determined).

CONTINUE →

4. The incentives sought from the City for the construction of the inclusionary dwelling units. Additional information regarding the requested incentives may be provided in the written narrative.
- **A project narrative (if not included as part of a Zoning Application) that includes:**
 5. A statement describing the general character of the intended development.
 6. An identification of the current owner, the proposed developer, and any entity that has an option to purchase or contractual interest in the property that is the subject of the application. The application shall include an identification of all individuals and companies and proportionate share of interests in all corporations including, but not limited to, limited liability corporations, limited liability partnerships, etc. in a form acceptable to the Director of the Department of Planning and Development.
 7. A construction schedule indicating the approximate dates when construction of the project and each of its phases can be expected to begin and be completed, and within each phase the schedule for completion of the inclusionary dwelling units.
 - **Plans, drawn to scale that include:**
 8. A plan of the proposed project showing sufficient detail to make possible the evaluation of the approval criteria.
 9. The arrangement of buildings and their architectural character if not provided elsewhere in the submittal.
 10. The location and distribution of the inclusionary dwelling units throughout the development. The Inclusionary Dwelling Unit Plan shall designate the specific lots that are designated as the inclusionary dwelling unit lots. The developer may work with the Community Development Block Grant Office and Planning Unit to locate the inclusionary zoning lots in subsequent phases.
 - **In addition, the submittal shall include:**
 11. A general outline of the intended organizational structure, agreements, bylaws, provisions, deed restrictions or covenants for any proposed property owners', condominium or homeowners association, or any private provision for common services, areas or other facilities, and the continued protection of the development.

Approval and Recording of the Inclusionary Dwelling Unit Plan

Following pre-application meetings and the submittal of a completed application package, the application will be circulated to several City agencies, including staff from the Community Development Block Grant Office, who will review the Inclusionary Dwelling Unit Plan for compliance with the requirements of the Inclusionary Zoning program. Comments and recommendations on the IDUP will be incorporated into a report that discusses the merits of the overall project containing the inclusionary dwelling units. The report will also include any proposed conditions of approval and will be provided to the applicant **one week** prior to the scheduled Plan Commission meeting date.

The Plan Commission will review the Inclusionary Dwelling Unit Plan and other related materials at a duly noticed Plan Commission meeting and make its recommendations to the Common Council for approval by ordinance. The approval by the Plan Commission and Common Council will generally include conditions of approval that must be met prior to the final sign-off by City agencies. The conditions of approval attached to the project by the Plan Commission and Common Council shall be provided to the applicant in writing by the Planning Unit. The applicant is required to comply with the conditions of approval prior to requesting final sign-off on the plans by City agencies. Once the revised plans and all conditions of approval have been met, City agencies will sign off on the plans, after which the City's Zoning Administrator will record the approved IDUP at the Dane County Register of Deeds Office with any required deed restrictions, land use restriction agreements, ground leases, subdivision plats, certified survey maps, Planned Development District documents, or other documents required.

Developer Responsibilities

The applicant has certain responsibilities for implementing the provisions of the inclusionary zoning ordinance, including but not limited to construction and standards for inclusionary dwelling units, notification of availability of units to the City, marketing to target income groups, establishment of price points or rent levels and other changes to the Inclusionary Dwelling Unit Plan. These responsibilities shall be acknowledged and outlined in the Inclusionary Dwelling Unit Plan (IDUP) and Subdivision Improvement Contract that will be executed as part of every development that includes applicable dwelling units.

The City will monitor the construction phases of the overall development, including site visits by staff from the Building Inspection Unit and the Public Works Department to verify progress in accordance with the zoning requirements, the Inclusionary Dwelling Unit Plan, and the Subdivision Improvement Contract, where applicable. Phasing of the IDUP will be enforced through a deed restriction that prohibits transfer of ownership of parcels; the restriction will be released as proof of compliance is provided.

CONTINUE →

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat Union Corners

Project Address: 2525 East Washington Avenue **Project Area (in acres):** 14.75

Developer: McGrath Associates, Inc. **Representative:** Todd R. McGrath

Street Address: 103 North Hamilton Street City/State: Madison, WI Zip: 53703

Telephone: (608) 255-3976 Fax: (608) 255-1132 Email: tmcgrath@mcgrathprojects.com

Agent, If Any: N/A Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: _____ Fax: _____ Email: _____

PART 2 - PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family	297	85	53	15	450	14.75
TOTAL	297	85	53	15	450	14.75

PART 3 - AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							@SIP
Anticipated Sale Price							@SIP
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							@SIP
Maximum Monthly Rent Price							@SIP

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:	@SIP					@SIP				
Minimum Floor Area:	@SIP					@SIP				
Rental Units With:	@SIP					@SIP				
Minimum Floor Area:	@SIP					@SIP				

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): <u>To Be Established at SIP</u>			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, **please mark this box** and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

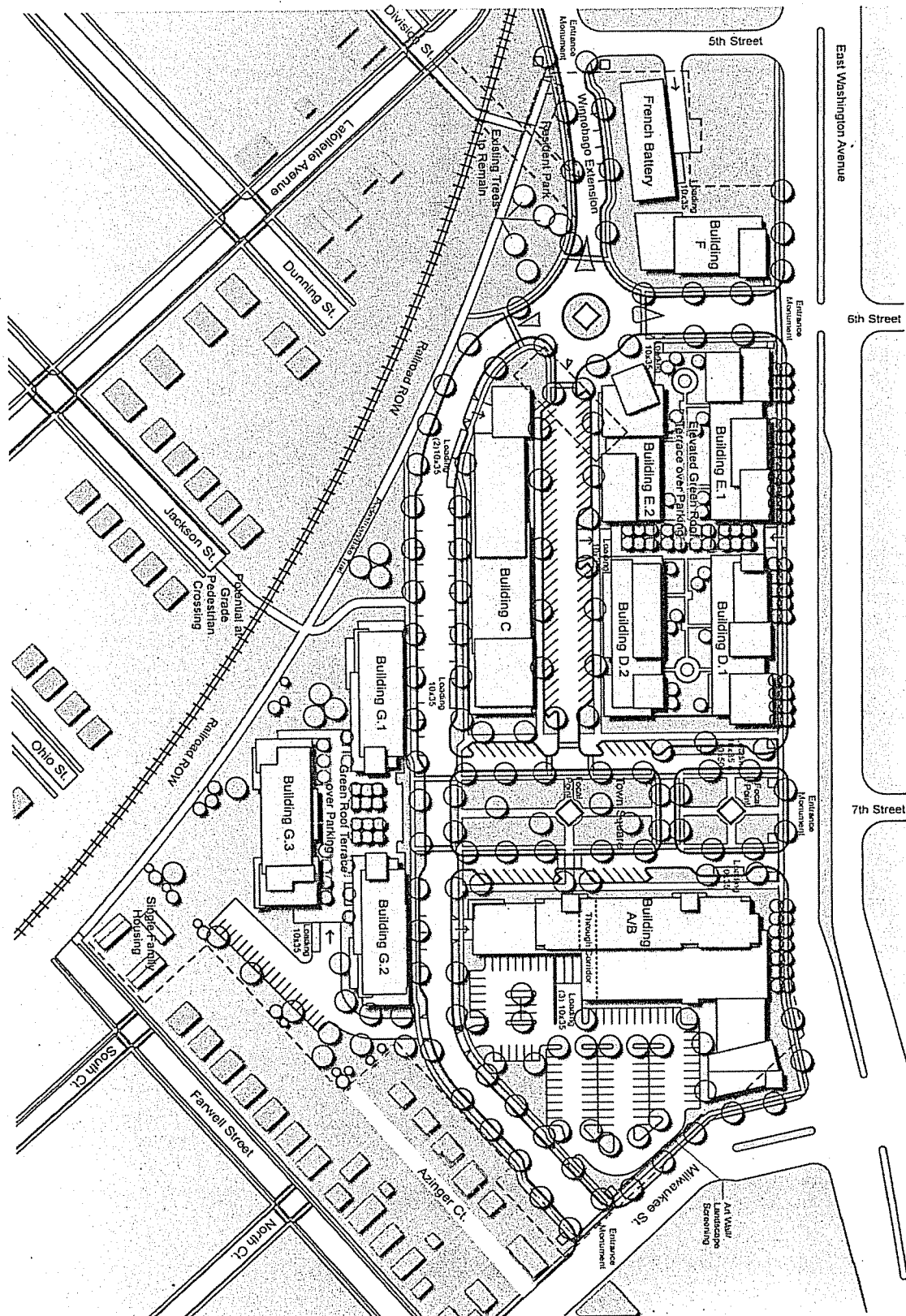
Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will <u>not</u> comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	Yes		
Proportion of attached and detached IDU units is similar to Market rate.	N/A		
Mix of IDUs by bedroom size is similar to market rate.	At SIP		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	YES		
IDUs are to be built in phasing similar to market rate.	YES		
Pricing fits within Ordinance standards	YES		
Developer offers security during construction phase in form of deed restriction.	AT SIP		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	AT SIP		
Developer describes marketing plan for IDUs.	AT SIP		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	AT SIP		
Terms of sale or rent.	AT SIP		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.	AT SIP		
Developer has requested waiver for off-site or cash payment.		AT SIP	
Developer has requested waiver for reduction of number of units.		AT SIP	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → _____
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → _____
- The applicant notified Alderperson Judy Olson of District 6 of this development proposal in writing on: → May 26, 2004
- The applicant also notified Dan Melton of the SASYNA neighborhood in writing on: → May 26, 2004
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature Todd R. McGrath **Date** 10.26.05
Printed Name Todd R. McGrath **Phone** (608) 255-3976



- Building Legend**
- A/B- 3 story residential on grade level commercial
 - C- 4 story residential on grade level commercial
 - D-1- 7 story residential on grade level commercial
 - D-2- 4 story residential on grade level commercial
 - E-1- 7 story residential on grade level commercial
 - E-2- 4 story residential on grade level commercial
 - F- 3 story residential
 - G-1- 5 story residential
 - G-2- 5 story residential
 - G-3- 4 story residential
 - French Battery- 3 story residential/commercial
- *All buildings will have below grade structured parking



SITE PLAN

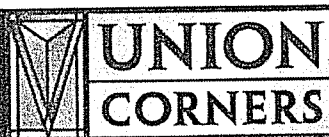




Exhibit 16

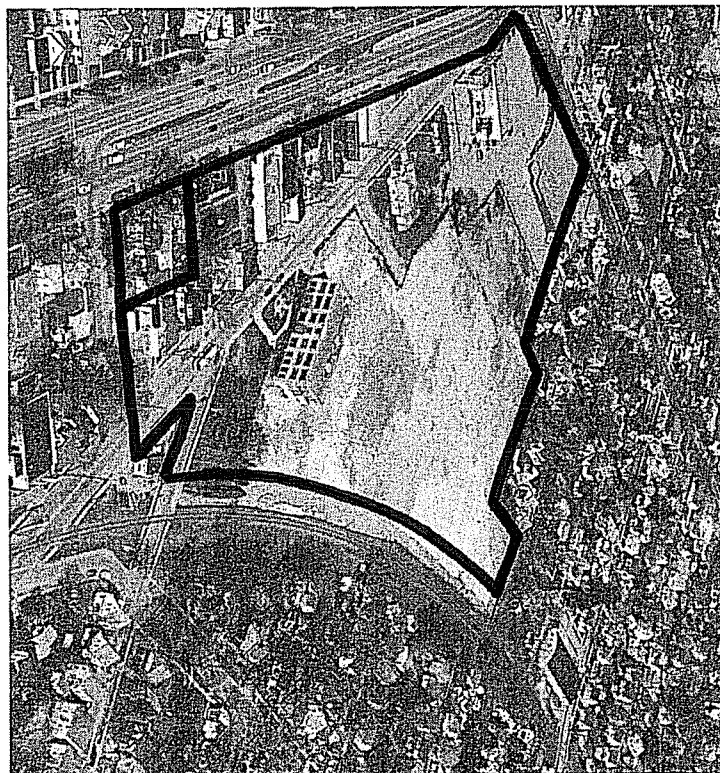
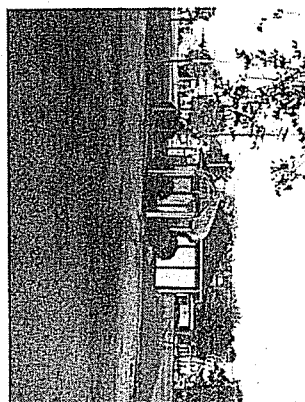
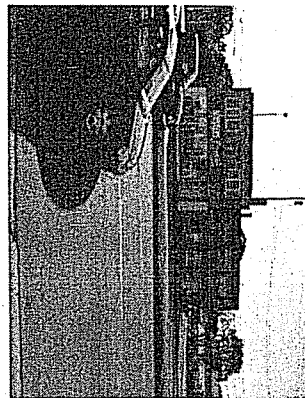
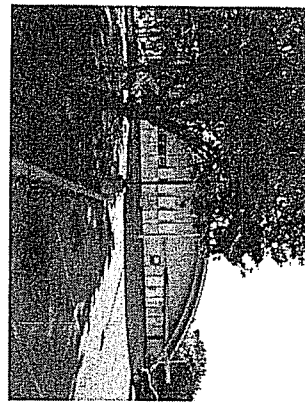
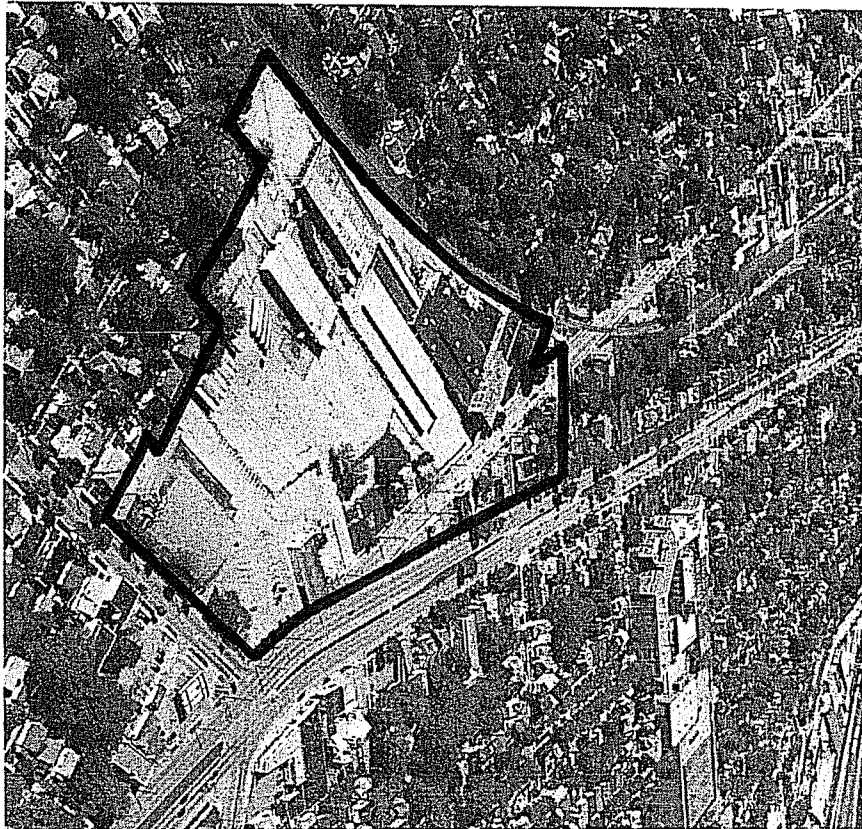
DECEMBER 19, 2008

CONCEPTUAL AERIAL SITE VIEW

McGrath Associates • Schreiber/Anderson Associates, Inc. • Engberg Anderson Design Partnership, Inc.



**UNION
CORNERS**



EXISTING SITE PHOTOS

McGrath Associates • Schreiber/Anderson Associates, Inc. • Engberg Anderson Design Partnership, Inc.



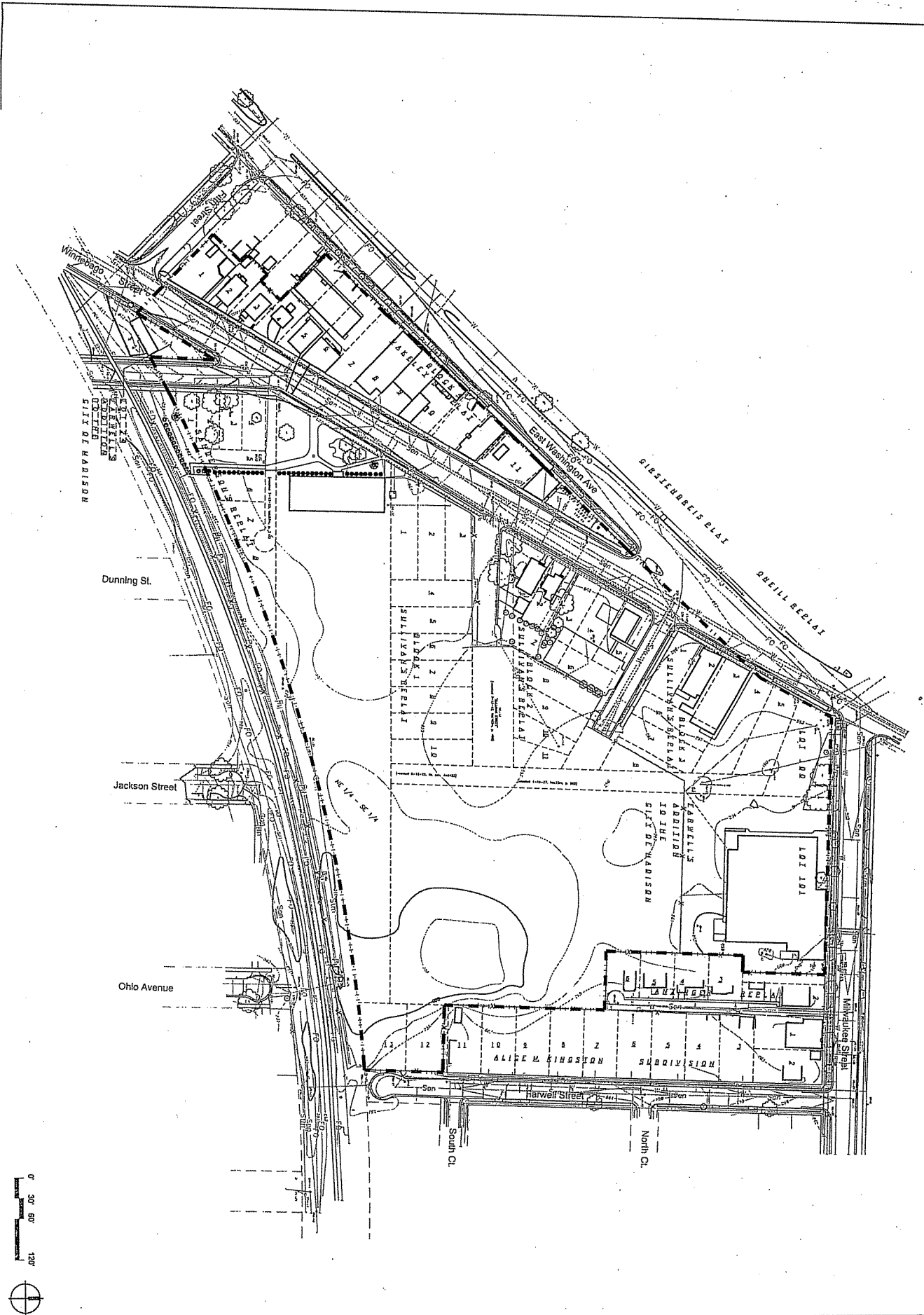
UNION CORNERS



NEIGHBORHOOD CONTEXT



**UNION
CORNERS**

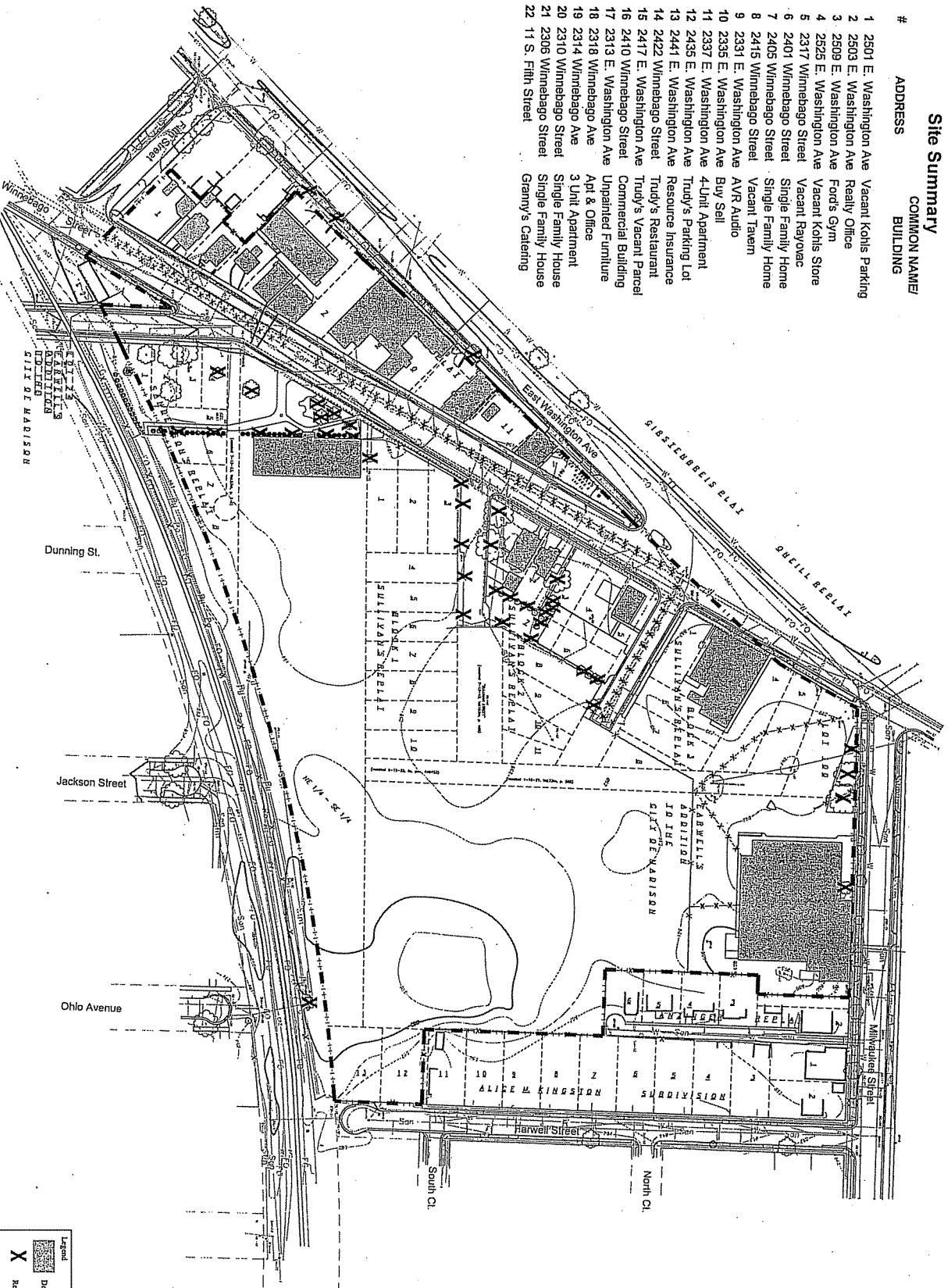


EXISTING CONDITIONS

UNION
CORNERS

Site Summary

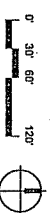
#	ADDRESS	COMMON NAME/ BUILDING
1	2501 E. Washington Ave	Vacant Kohls Parking
2	2503 E. Washington Ave	Realty Office
3	2509 E. Washington Ave	Ford's Gym
4	2525 E. Washington Ave	Vacant Kohls Store
5	2317 Winnebago Street	Vacant Reyovac
6	2401 Winnebago Street	Single Family Home
7	2405 Winnebago Street	Single Family Home
8	2415 Winnebago Street	Vacant Tavern
9	2331 E. Washington Ave	AVR Audio
10	2335 E. Washington Ave	Buy Sell
11	2337 E. Washington Ave	4-Unit Apartment
12	2435 E. Washington Ave	Trudy's Parking Lot
13	2441 E. Washington Ave	Resource Insurance
14	2422 Winnebago Street	Trudy's Restaurant
15	2417 E. Washington Ave	Trudy's Vacant Parcel
16	2410 Winnebago Street	Commercial Building
17	2313 E. Washington Ave	Unpainted Furniture
18	2318 Winnebago Ave	Apt & Office
19	2314 Winnebago Ave	3 Unit Apartment
20	2310 Winnebago Street	Single Family House
21	2306 Winnebago Street	Single Family House
22	11 S. Fifth Street	Granny's Catering



Legend

- Demolish Structure
- Remove Vegetation/Remove Signage
- Remove Utility

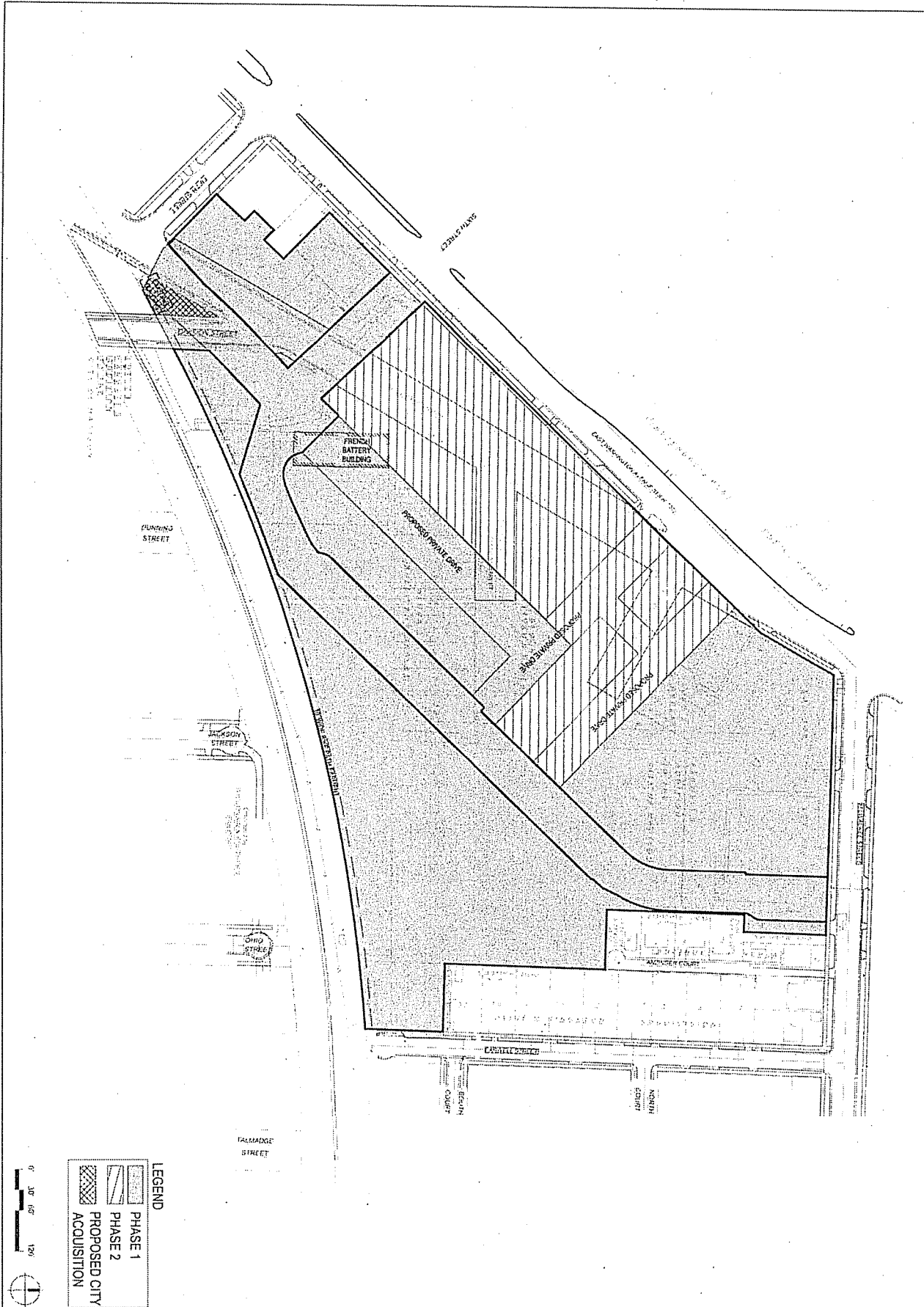
Note:
Remove all pavement on site.



DEMOLITION PLAN



PREPARED BY:
 DATE:
 EXHIBIT 14



PHASING PLAN

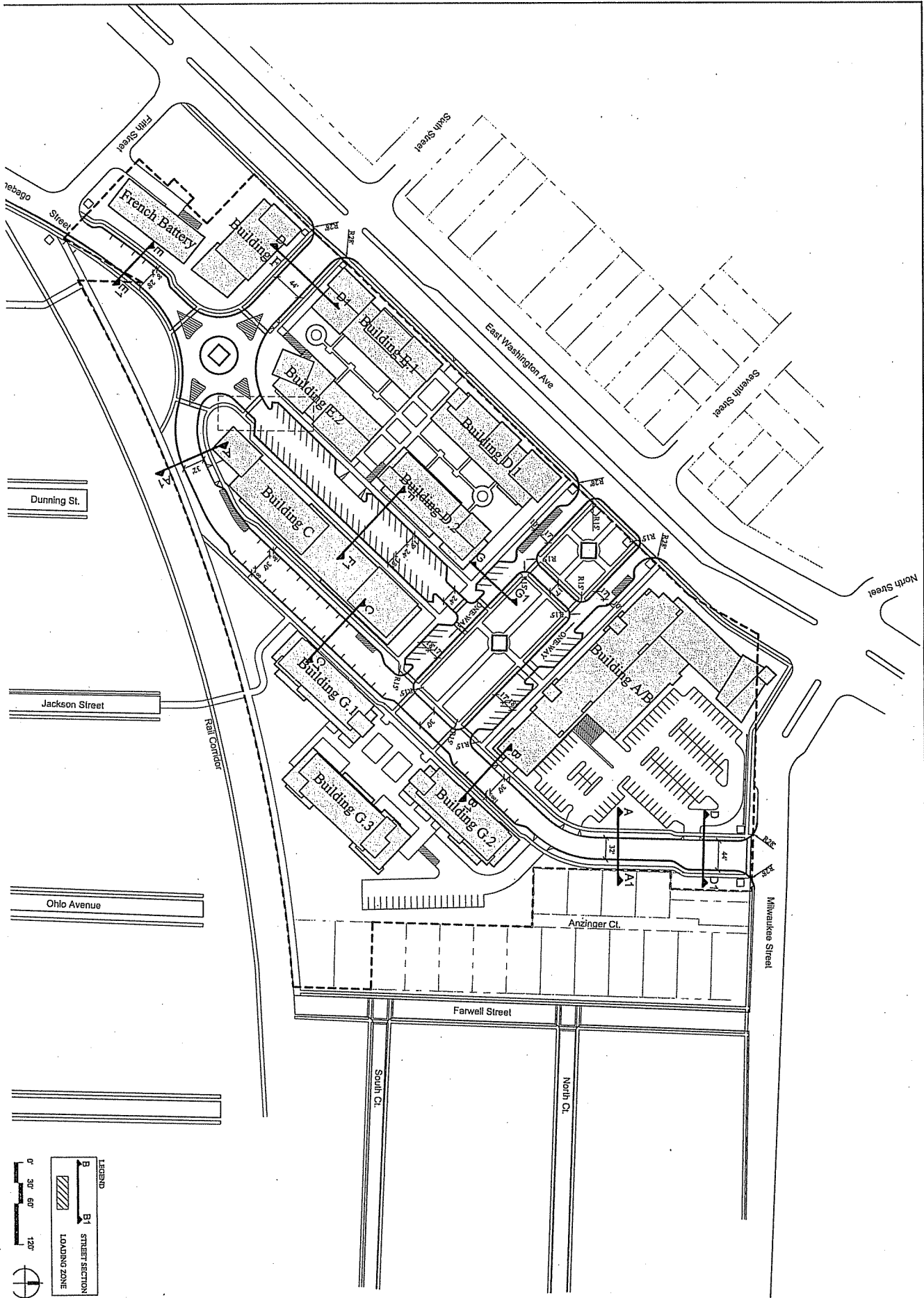


**UNION
CORNERS**

McGrath Associates • Schreiber/Anderson Associates, Inc. • Emberg Anderson Design Partnership, Inc.

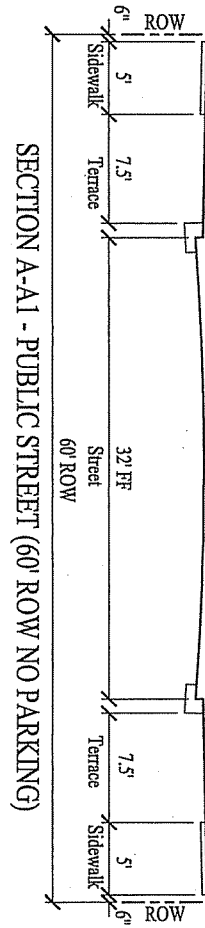
Exhibit 15

DATE EXHIBIT 15: 2/20/02

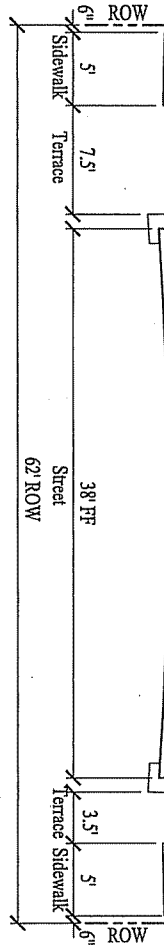


STREET LAYOUT PLAN

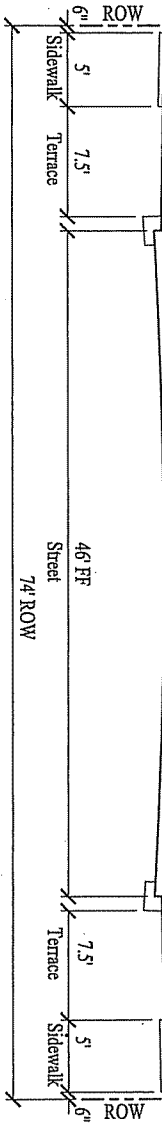
**UNION
CORNERS**



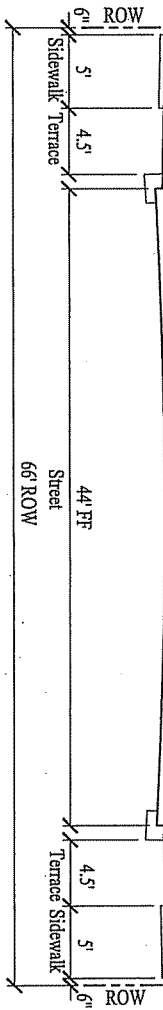
SECTION A-A1 - PUBLIC STREET (60' ROW NO PARKING)



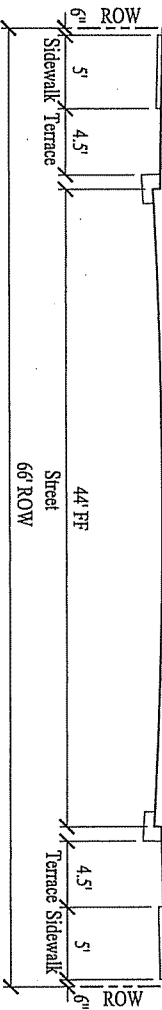
SECTION B-B1 - PUBLIC STREET (62' ROW W/ PARKING ONE SIDE)



SECTION C-C1 - PUBLIC STREET (74' ROW W/ PARKING BOTH SIDES)

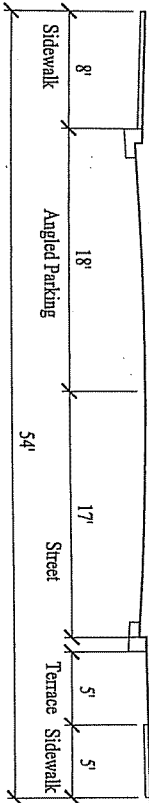
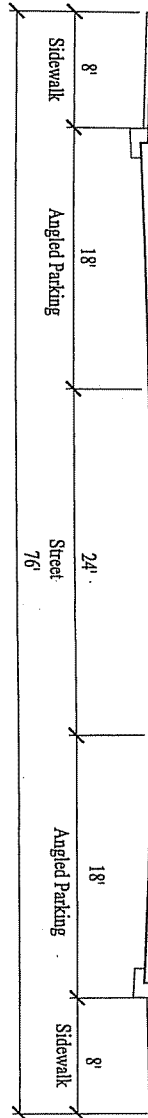


SECTION D-D1 - PUBLIC STREET (66' ROW NO PARKING)



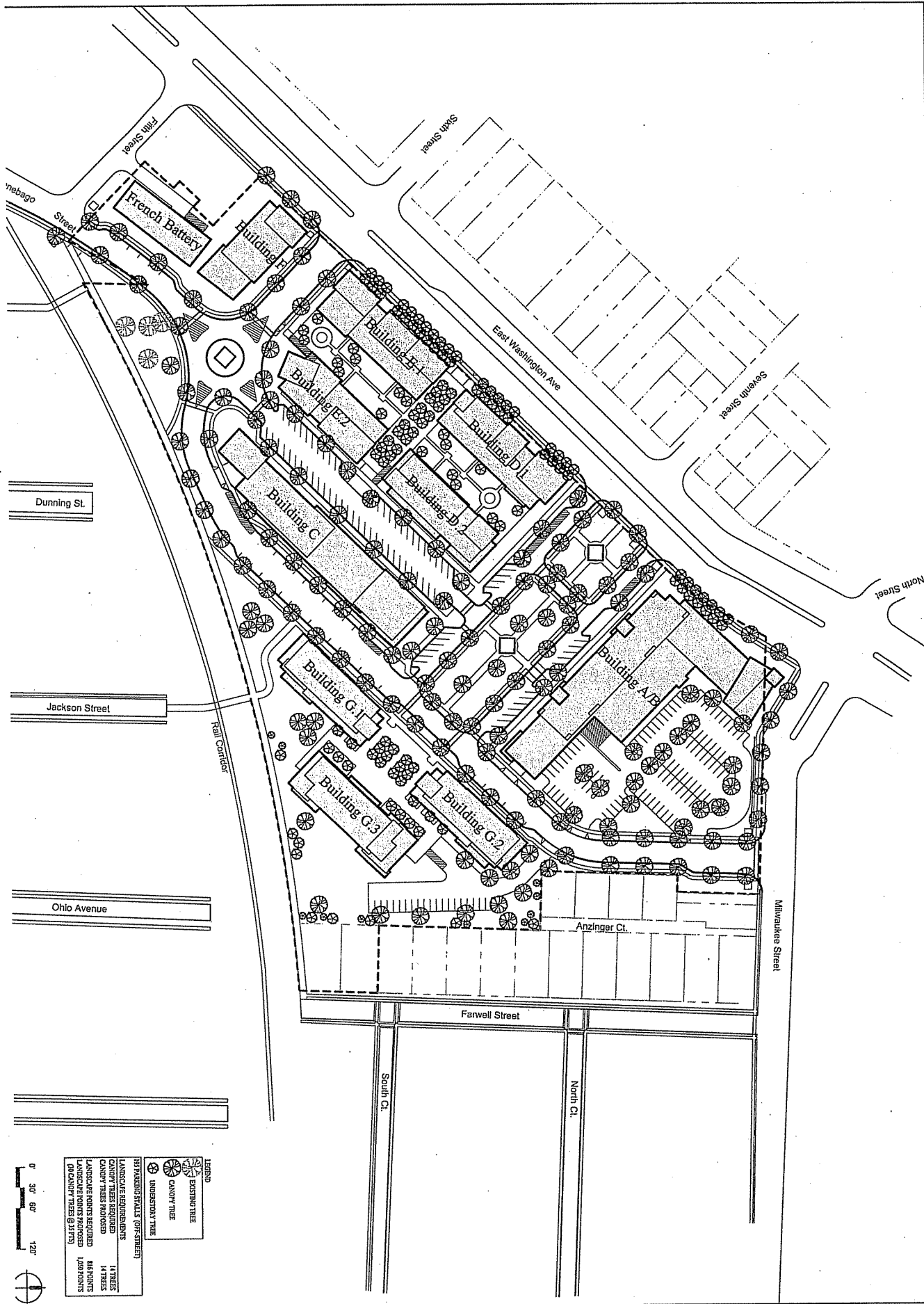
SECTION E-E1 - PUBLIC STREET (66' ROW PARKING BOTH SIDES)





SECTION G-G1 - PRIVATE STREET (ANGLED PARKING ONE SIDE)





LEGEND

	EXISTING TREE
	CANOPY TREE
	10' PLANTING STAKE (OFF STREET)
	LANDSCAPE REQUIREMENTS
	CANOPY TREES REQUIRED
	LANDSCAPE POINTS REQUIRED
	BREAKAWAY TREES (3179)
	1' TREES
	4-6' TREES
	8-10' TREES
	12-15' TREES

LANDSCAPE PLAN

**UNION
CORNERS**

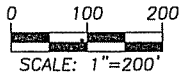
PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF LOTS 100 AND 101, FARWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MADISON; ALL OF THE "REPLAT OF BLOCK 1, FAIR OAKS"; PART OF LOT 12 AND ALL OF LOT 13 OF MRS. ALICE M. KINGSTON'S SUBDIVISION OF OUTLOT 102 IN FARWELL'S ADDITION; PART OF LOT 10 AND ALL OF LOT 11, BLOCK 4, WAKELEY'S SUBDIVISION; ALL OF "SULLIVAN REPLAT"; THE WEST 25 FEET OF LOT 1, BLOCK 1, ANZINGER'S REPLAT, AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- SECTION CORNER
- PROPERTY CORNER FOUND AS NOTED
- 3/4" X 24" REBAR SET
- MAG NAIL SET IN CONCRETE
- BUILDINGS
- PROPERTY LINE
- PLATTED LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- ELEVATION AT LOT CORNER
- PREVIOUSLY RECORDED INFORMATION

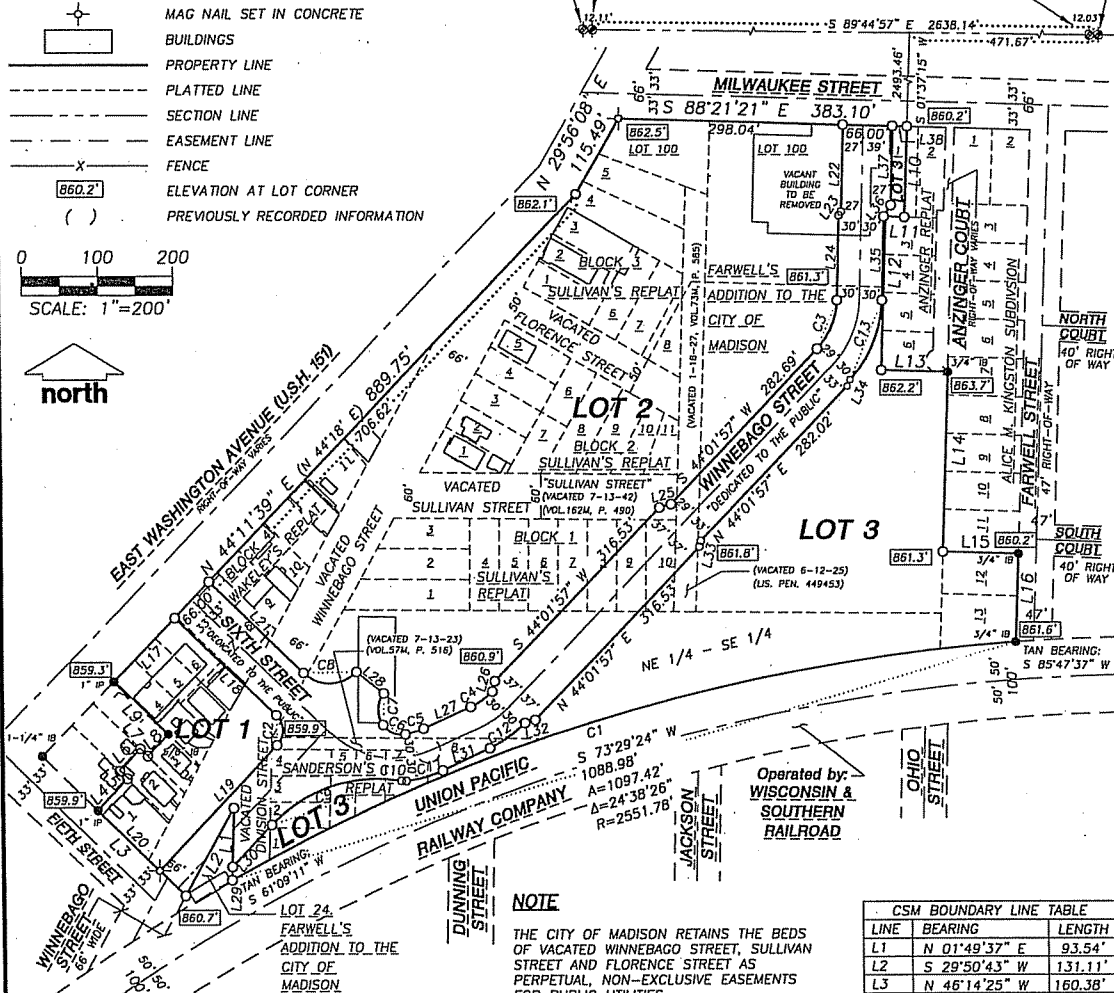


SOUTH 1/4 CORNER, SECTION 31, T8N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND
N 494,550.3520
E 828,891.5081

NORTH 1/4 CORNER, SECTION 6, T7N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND
N 494,550.2990
E 828,903.6180

SOUTHEAST CORNER, SECTION 31, T8N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND
N 494,538.8057
E 831,529.6991

NORTHEAST CORNER, SECTION 6, T7N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND
N 494,538.7530
E 831,541.7290



NOTES

1. BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 6, T7N, R10E, ASSUMED TO BEAR S 89°44'57" E.
2. BOUNDARY SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. OCTOBER 9, 2005.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK IS 3/4" REBAR MARKING THE MEANDER CORNER FOR THE WEST 1/4 OF SECTION 5, T7N, R10E, PUBLISHED ELEVATION = 862.467.
4. SEE SHEETS 2 AND 3 FOR INTERIOR LOT CURVE AND LINE TABLES AND LOT DETAILS.
5. PER CITY OF MADISON:
"ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT, EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS."

NOTE
THE CITY OF MADISON RETAINS THE BEDS OF VACATED WINNEBAGO STREET, SULLIVAN STREET AND FLORENCE STREET AS PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR PUBLIC UTILITIES.

ALL EXISTING BUILDINGS, PAVEMENT AND STRUCTURES CONTAINED WITHIN THE BOUNDARY OF THIS CERTIFIED SURVEY MAP ARE TO BE REMOVED.

LINE	BEARING	LENGTH
L1	N 01°49'37" E	93.54'
L2	S 29°50'43" W	131.11'
L3	N 46°14'25" W	160.38'
L4	N 43°57'44" E	56.80'
L5	N 46°07'28" W	13.88'
L6	N 44°11'39" E	40.01'
L7	S 46°02'04" E	13.72'
L8	N 43°57'44" E	39.77'
L9	N 45°59'04" W	100.06'
L10	S 02°01'24" W	120.00'
L11	N 88°10'36" W	25.00'
L12	S 02°01'24" W	200.82'
	(S 2' W)	(200')
L13	S 88°21'20" E	87.50'
	(S 88°20' E)	
L14	S 02°01'24" W	236.00'
	(S 2' W)	
L15	S 88°28'42" E	99.77'
	(100')	
L16	S 02°02'49" W	115.00'
	(S 2' W)	

PREPARED BY: JSD - Engineers - Surveyors Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)48-5060	PREPARED FOR: UNION CORNERS, LLC 103 HAMILTON STREET MADISON, WI 53703	PROJECT NO: 04-1559 FILE NO: B-45 FIELDBOOK/PG: 161/40, 76 SHEET NO: 1 OF 6	SURVEYED BY: SO DRAWN BY: SO CHECKED BY: - APPROVED BY: DMJ
---	---	--	--

C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ PAGE _____



McGrath Associates, Inc.
 103 N. Hamilton St.
 Madison, WI 53703
 (608) 255-3976 phone
 (608) 255-1132 fax

Project Site: Union Corners - 2525 East Washington Avenue
Project Timeline: 2006-2009
Address: 2313, 2331, 2335, 2337, 2417, 2435, 2441, 2501, 2503, 2509, and 2525 East Washington Ave, 2306, 2310, 2314, 2317, 2318, 2401, 2405, 2410, 2415, and 2422 Winnebago Street, 11 S Fifth Street.
Recycling Contact: Lance McGrath, McGrath Associates, Inc.

The following buildings are currently on site and will be scheduled for demolition or relocation starting in 2006.

Site Summary		
#	ADDRESS	COMMON NAME/ BUILDING
1	2501 E. Washington Ave	Vacant Kohl's Parking
2	2503 E. Washington Ave	Realty Office
3	2509 E. Washington Ave	Ford's Gym
4	2525 E. Washington Ave	Vacant Kohl's Store
5	2317 Winnebago Street	Vacant Rayovac
6	2401 Winnebago Street	Single Family Home
7	2405 Winnebago Street	Single Family Home
8	2415 Winnebago Street	Vacant Tavern
9	2331 E. Washington Ave	AVR Audio
10	2335 E. Washington Ave	Buy Sell
11	2337 E. Washington Ave	4-Unit Apartment
12	2435 E. Washington Ave	Trudy's Parking Lot
13	2441 E. Washington Ave	Resource Insurance
14	2422 Winnebago Street	Trudy's Restaurant
15	2417 E. Washington Ave	Trudy's Vacant Parcel
16	2410 Winnebago Street	Commercial Building
17	2313 E. Washington Ave	Unpainted Furniture
18	2318 Winnebago Ave	Apt & Office
19	2314 Winnebago Ave	3 Unit Apartment
20	2310 Winnebago Street	Single Family House
21	2306 Winnebago Street	Single Family House
22	11 S. Fifth Street	Granny's Catering

Phase I: Demolition Recycling and Reuse

A. Building Inspection and Inventory

McGrath Associates has conducted preliminary site visits to all the properties which collectively make up the site of the future Union Corners development. Union Corners is comprised of twenty-two parcels (see Site Summary). The site is made up of primarily vacant commercial and residential buildings and includes 2317 Winnebago Street, the former Rayovac factory site, and 2525 & 2501 East Washington, former Kohl's Grocery and parking lot. The site also contains former commercial space converted into residential apartments and four single family homes. Additional site visits will be performed to inventory materials and find the highest reuse value for the items. Below is a list of materials we may identify as suitable for reuse and recycling.

a. Building Materials

- Interior & exterior doors
- Windows
- Paneling
- Built-in shelving
- Wood trim
- Wood flooring

b. Building Systems

- Furnaces
- Air conditioners
- Controls/thermostats
- Water Heaters

c. Fixtures, Furniture and Appliances

- Light fixtures, bathroom mirrors & accessories
- Chairs, couches & tables
- Metal cabinets & other shelving units
- Office desks, tables and carts
- Lockers
- File cabinets
- Light bulbs

d. Equipment

- Printers
- Typewriters
- Personal Computers and Monitors
- Miscellaneous computer and office equipment

e. Supplies and Miscellaneous

File boxes (cardboard)
Seasonal decorations
Office desk organizers
Brooms, rakes, dusters
Stepladders

f. Landscape Materials

Shrubs, small trees, rocks
Tools, garden hose, etc.

B. Recycling and Reuse

The following is an outline of potential markets identified and possible reuse and recycling activities to be coordinated by McGrath Associates and their sub-contractors. An inventory of materials removed for reuse and recycling will be made available.

a. High Value Building Materials

We will work with salvage crews such as Habitat for Humanity of Dane County ReStore and other experienced deconstruction contractors. The contractors will disassemble and remove building materials deemed by such crews to have value in reuse market.

b. Heating and Cooling Equipment, Refrigerant and Mercury Thermostats

An HVAC contractor will be retained to decommission HVAC equipment. Refrigerant will be drained from existing air conditioner units and any mercury thermostats will be removed for recycling. HVAC units deemed reusable by the HVAC contractor will be reused on other projects or donated. Radiators and steam piping will be recycled.

c. Fixtures, Furniture, Appliances and Landscaping Materials

McGrath Associates will conduct site visits to evaluate materials. Charitable and or non-profit organizations such as St. Vincent de Paul and Goodwill will be contacted to gauge their interest in the reuse of materials and items found on site. Materials deemed unwanted by the charitable/nonprofit groups may be put up for public sale/donation.

d. Florescent Light bulbs

Light bulbs will be removed for reuse. Unused bulbs will be recycled by a local vendor such as Midwest Lamp Recycling, 3224 Kingsley Way.

e. Demolition Recycling and Reuse Efforts

During demolition the contractor will be encouraged to segregate building materials for reuse. Brick will be cleaned and palletized, concrete and asphalt will be crushed for reuse, metals will be segregated and recycled.

f. French Carbon & Battery Building

The original construction drawings will be used to reconstruct the exterior of this building per the plans. Brick will be recycled from the demolition along with the pre-cast medallions and signage on the building and re-used in the reconstruction. We have already salvaged and cleaned 170 pallets of brick from the 2-story wing which will also be re-used in the reconstruction.

g. The Kohl's Building

The laminated "Kohl's arches" will be salvaged prior to demolition. The brick and steel components of the building will be recycled. The concrete and asphalt will be crushed for reuse.

Phase II: Recycling & Reuse During Construction

A. Construction Recycling and Reuse

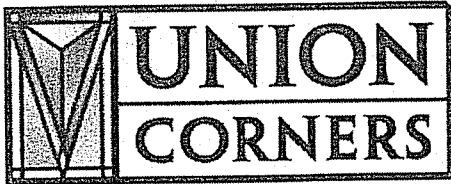
A goal of this project is obtaining LEED certification. This certification will likely require that the contractors involved in the project recycle their construction waste. The following materials will likely be recycled during construction.

a. Building Materials

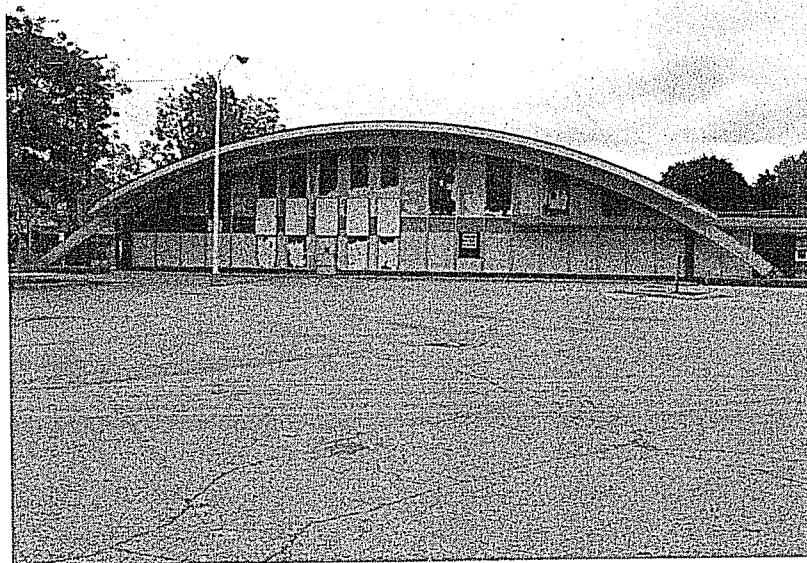
Excavated Soil
Concrete and Masonry
Metal
Wood

b. Miscellaneous Materials

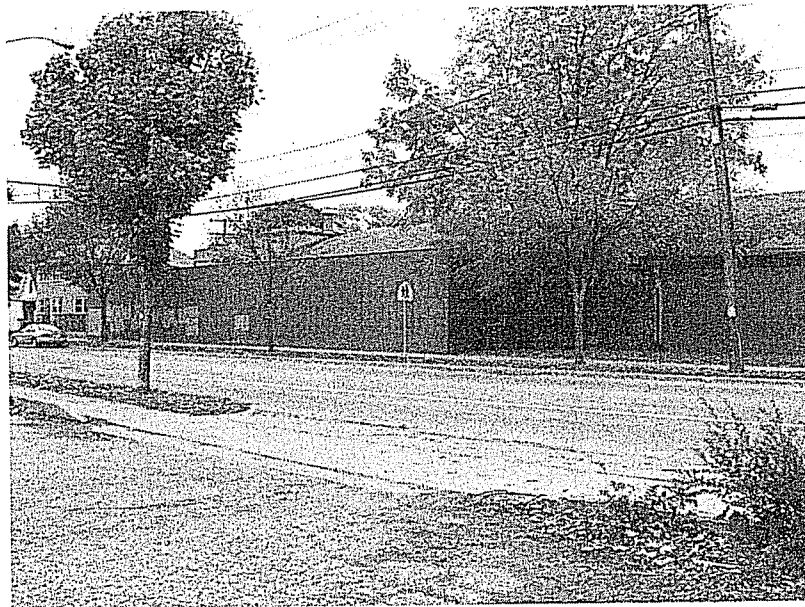
Cardboard
Paper
Cans/Bottles/Glass



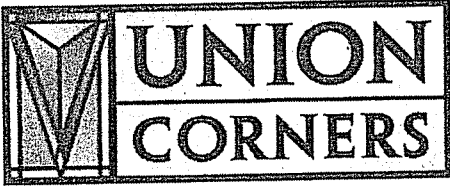
2501 & 2525 East Washington Avenue



Winnebago St./East Washington Ave. Intersection Elevation



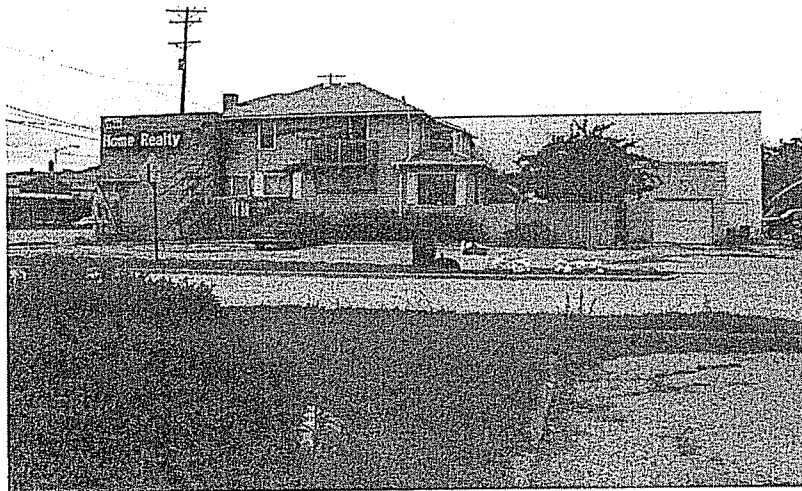
Milwaukee Street Elevation



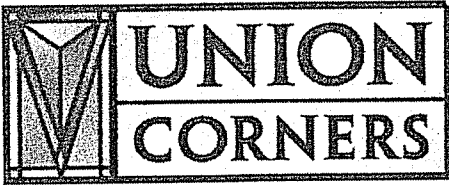
2503 East Washington Avenue



East Washington Avenue Elevation



Side Elevation



2509 East Washington Avenue



East Washington Avenue Elevation



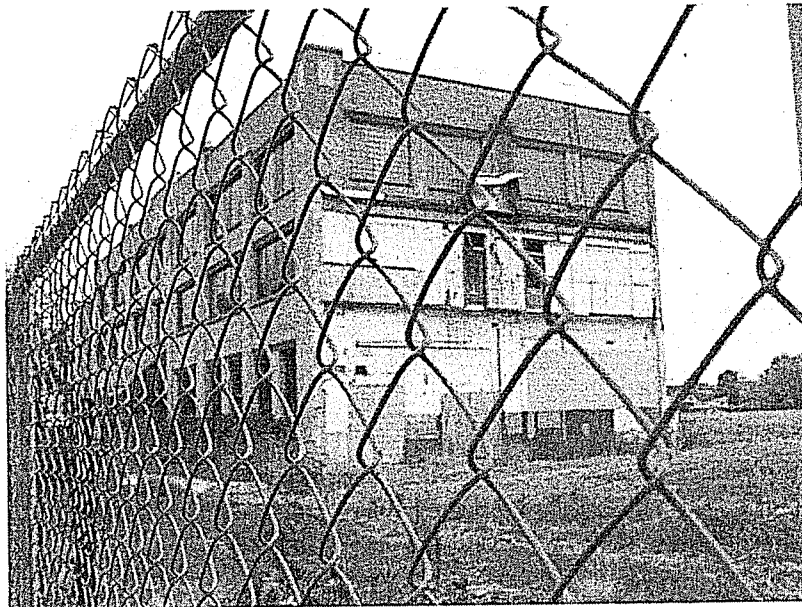
Milwaukee Street Elevation



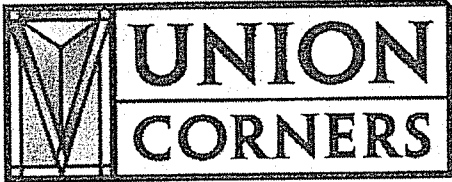
2317 Winnebago Street



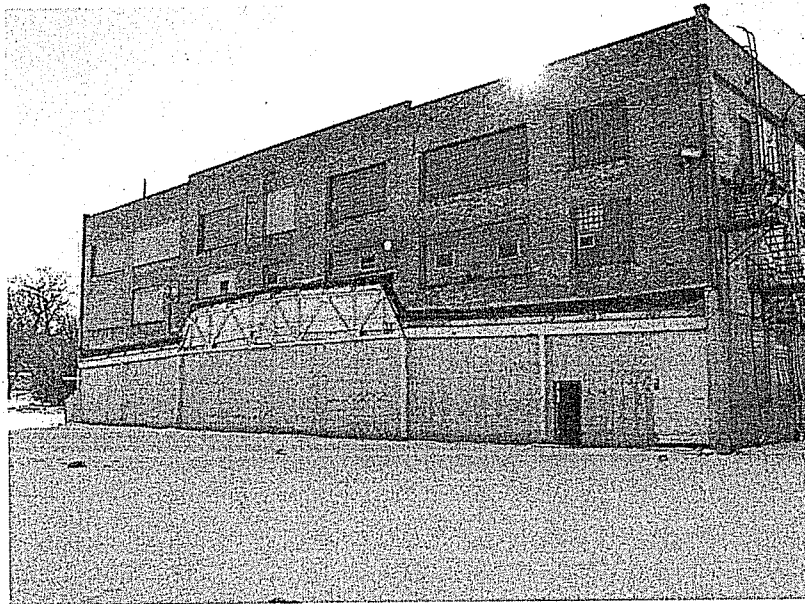
Winnebago St. Elevation



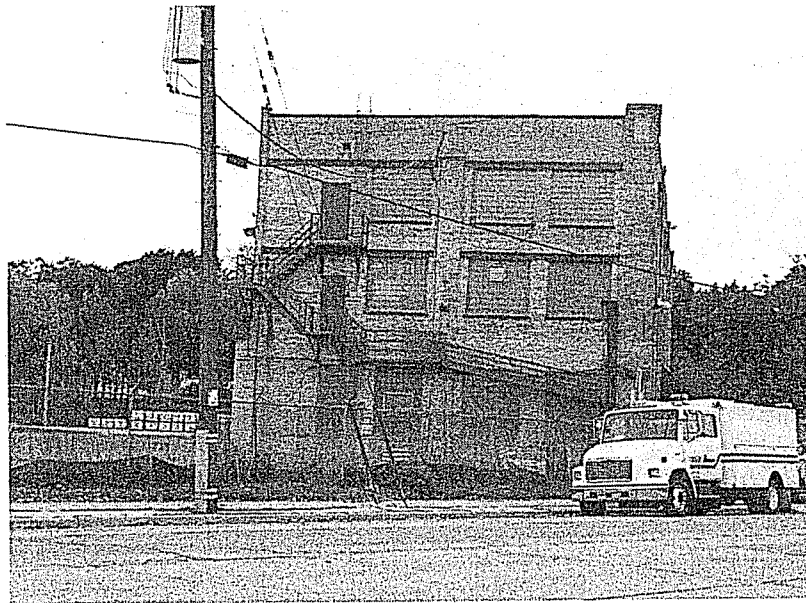
Side Elevation



2317 Winnebago Street



Rear Elevation



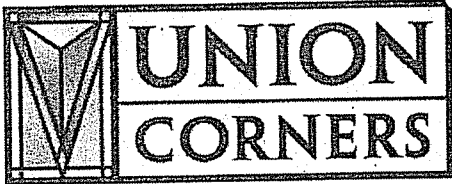
Side Elevation



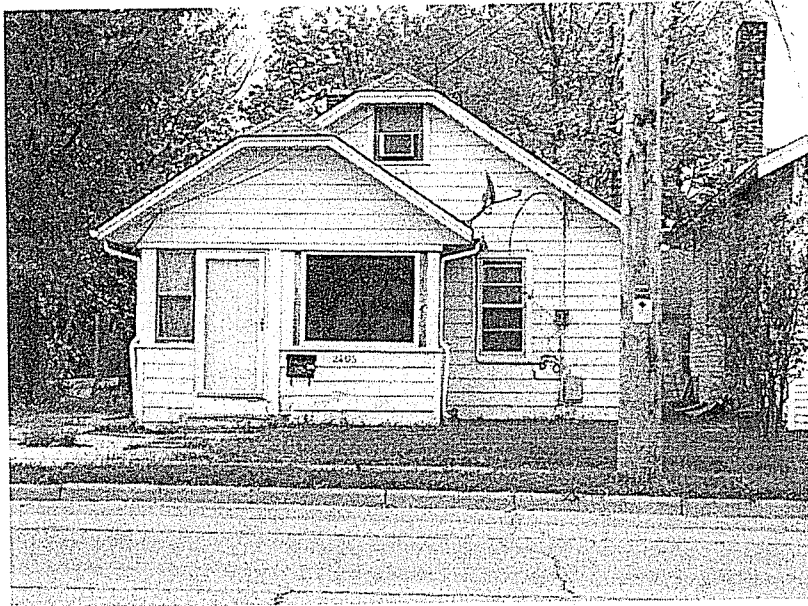
2401 Winnebago Street



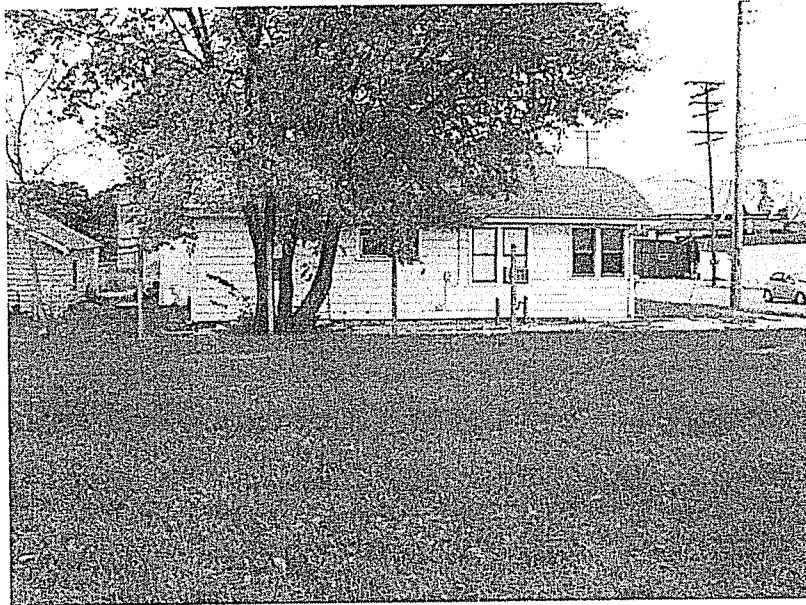
Winnebago St Elevation



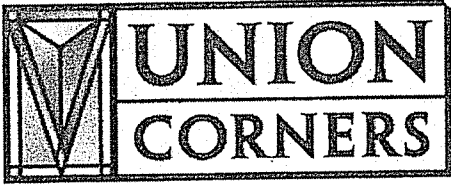
2405 Winnebago Street



Winnebago St. Elevation



Side Elevation



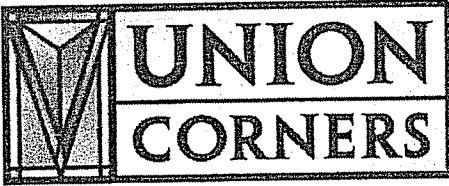
2415 Winnebago Street



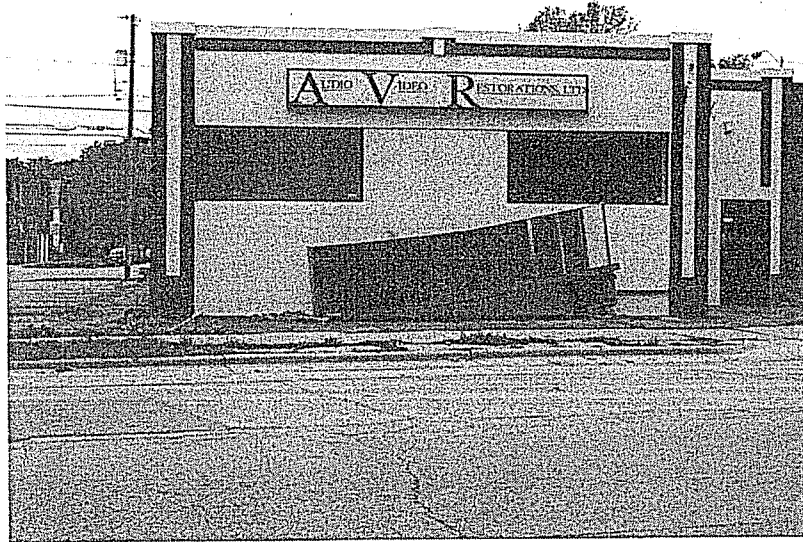
Winnebago St. Elevation



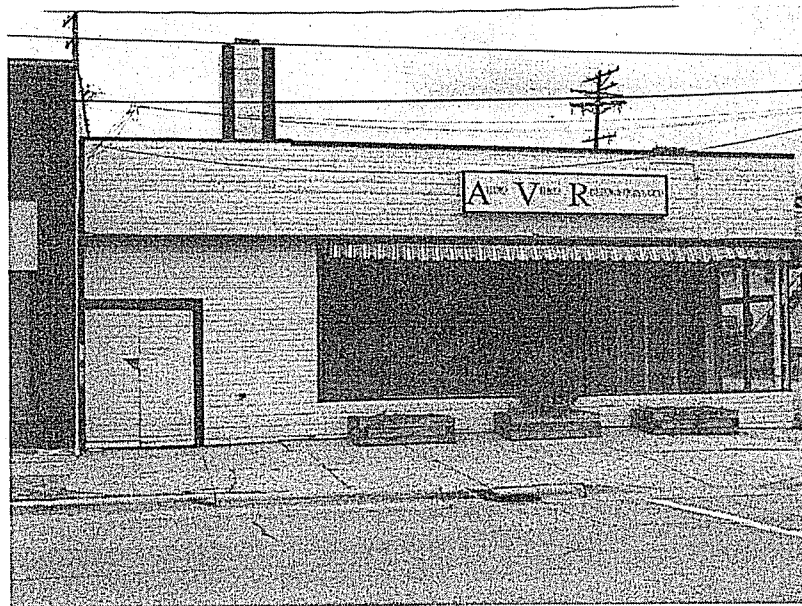
Side Elevation



2331 East Washington Avenue



Winnebago St. Elevation



East Washington Elevation



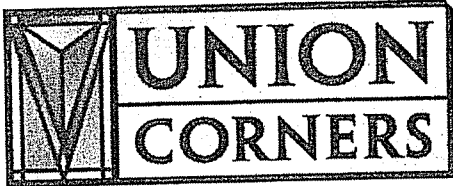
2335 East Washington Avenue



Winnebago St. Elevation



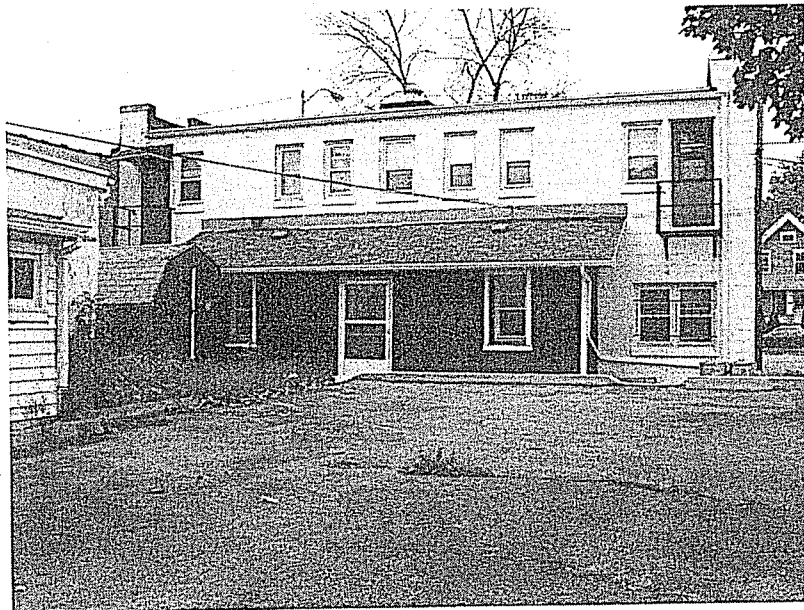
East Washington Elevation



2337 East Washington Avenue



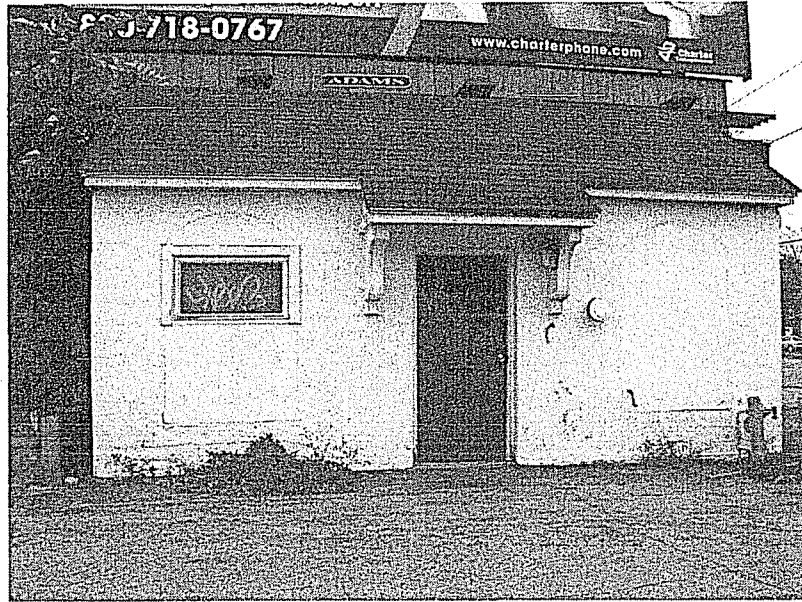
East Washington Elevation



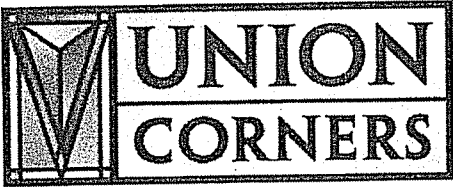
Winnebago St. Elevation



2435 East Washington Avenue



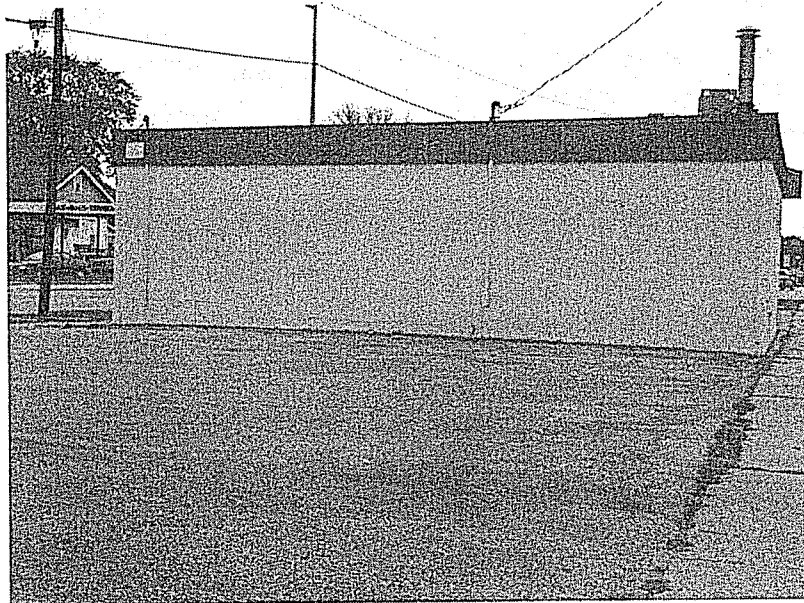
Side Elevation



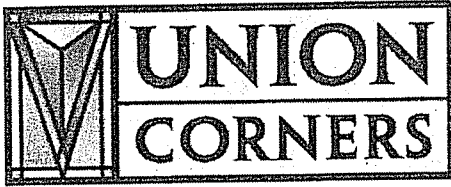
2441 East Washington Avenue



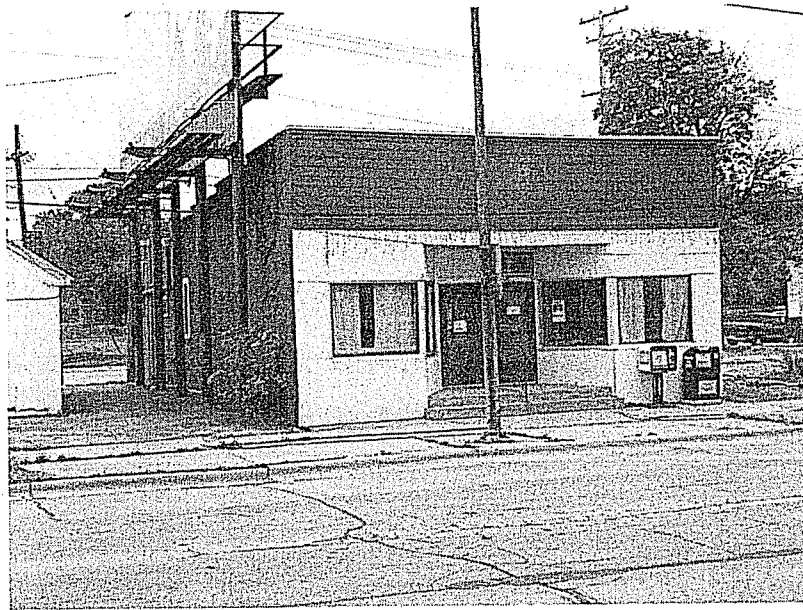
Winnebago St./East Washington Ave. Intersection Elevation



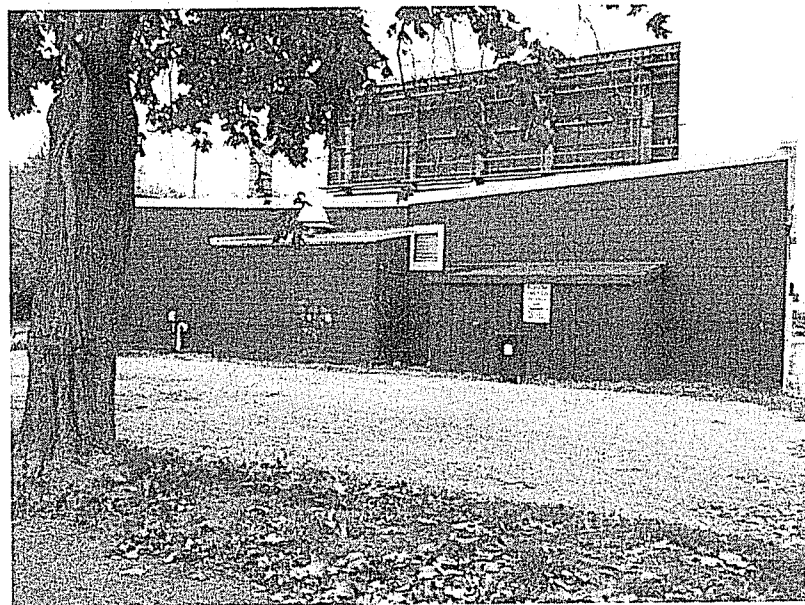
Rear Elevation



2422 Winnebago Street



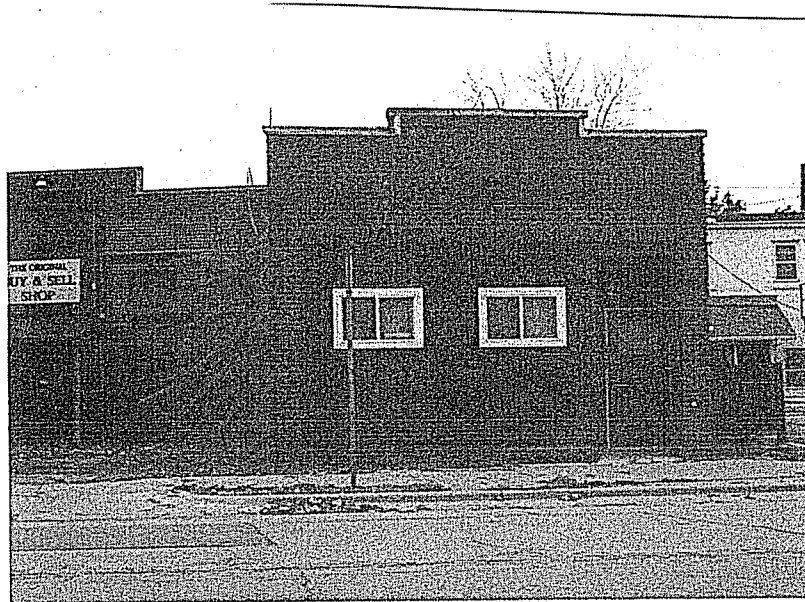
Winnebago St. Elevation



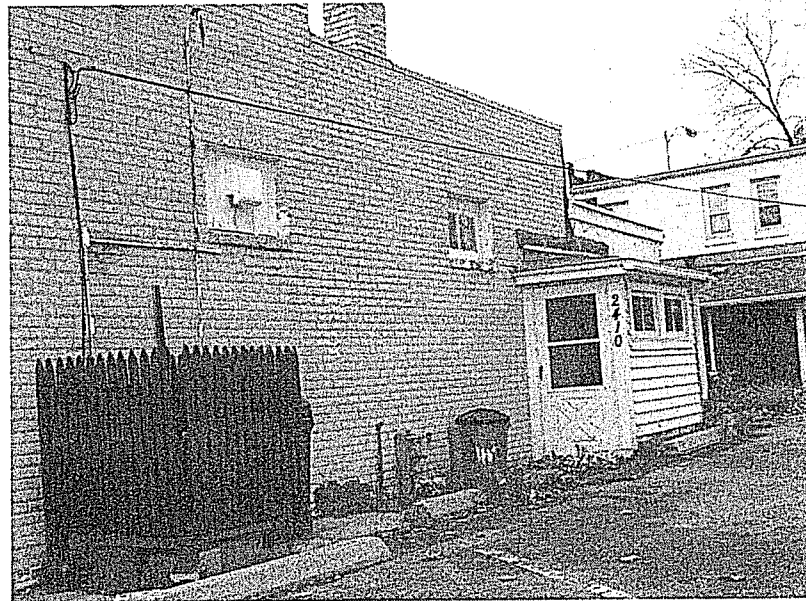
Side Elevation



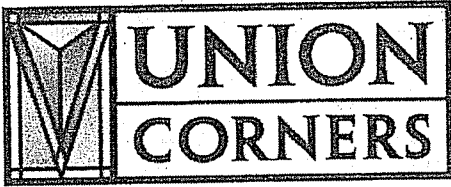
2410 Winnebago Street



Winnebago St. Elevation



Side Elevation



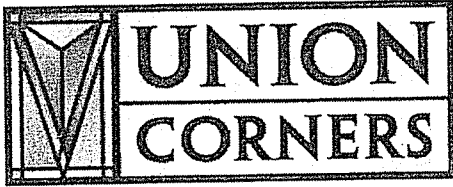
2313 East Washington Avenue



East Washington Elevation



Side Elevation



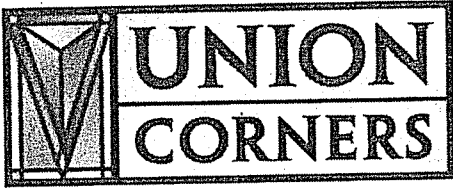
2318-2322 Winnebago Street



Winnebago St. Elevation



Winnebago St Elevation



2314 Winnebago Street



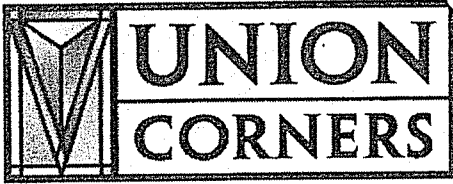
Winnebago St. Elevation



2310 Winnebago Street



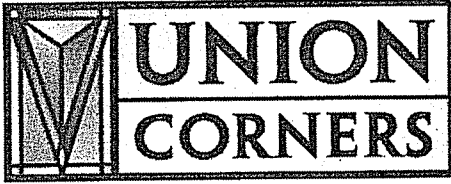
Winnebago St. Elevation



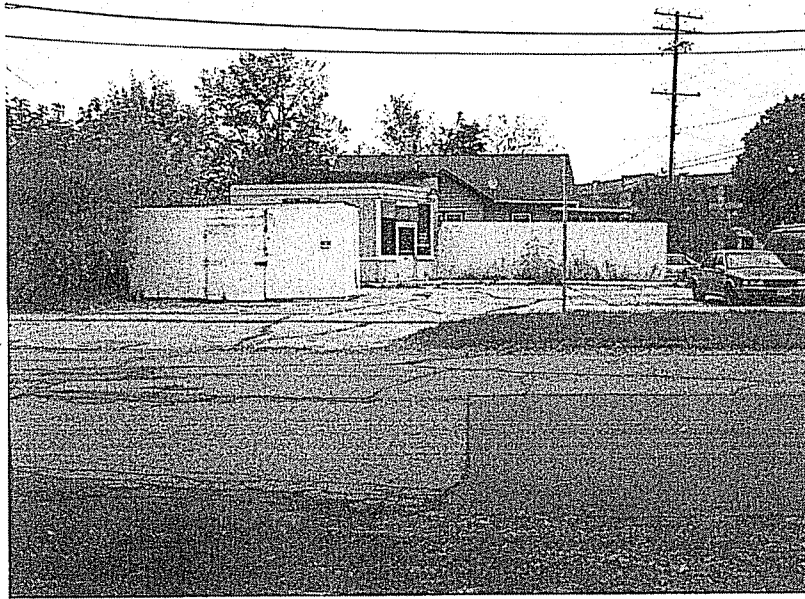
2306 Winnebago Street



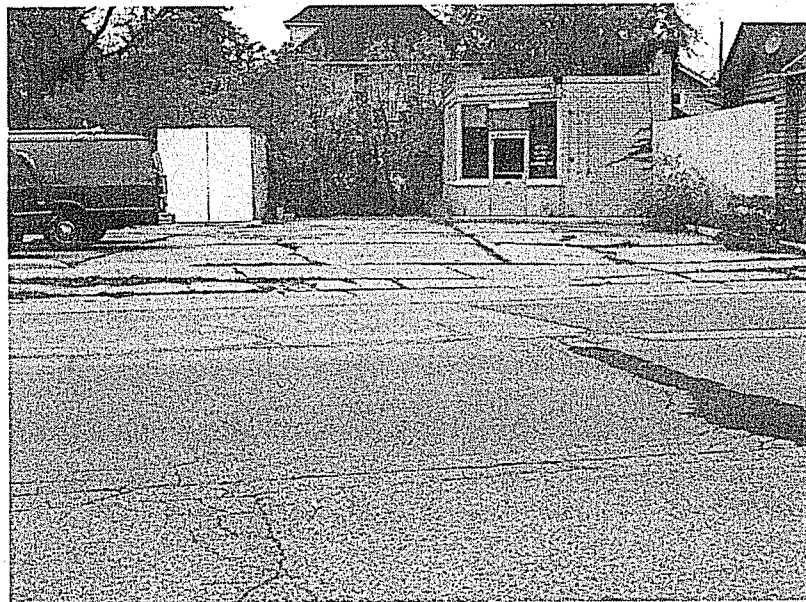
Winnebago St Elevation



11 S Fifth ST



Fifth St. Elevation



Winnebago St Elevation