



Location
1900-1916 East Washington Avenue

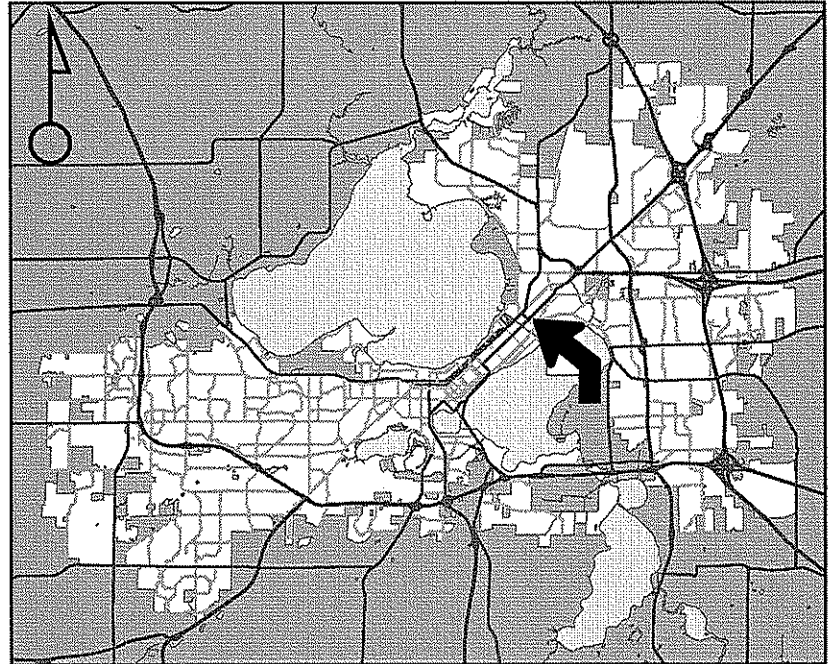
Applicant
Koua Vang/John Sutton -
Sutton Architecture

From: R5 and C2 To: PUD(GDP-SIP)

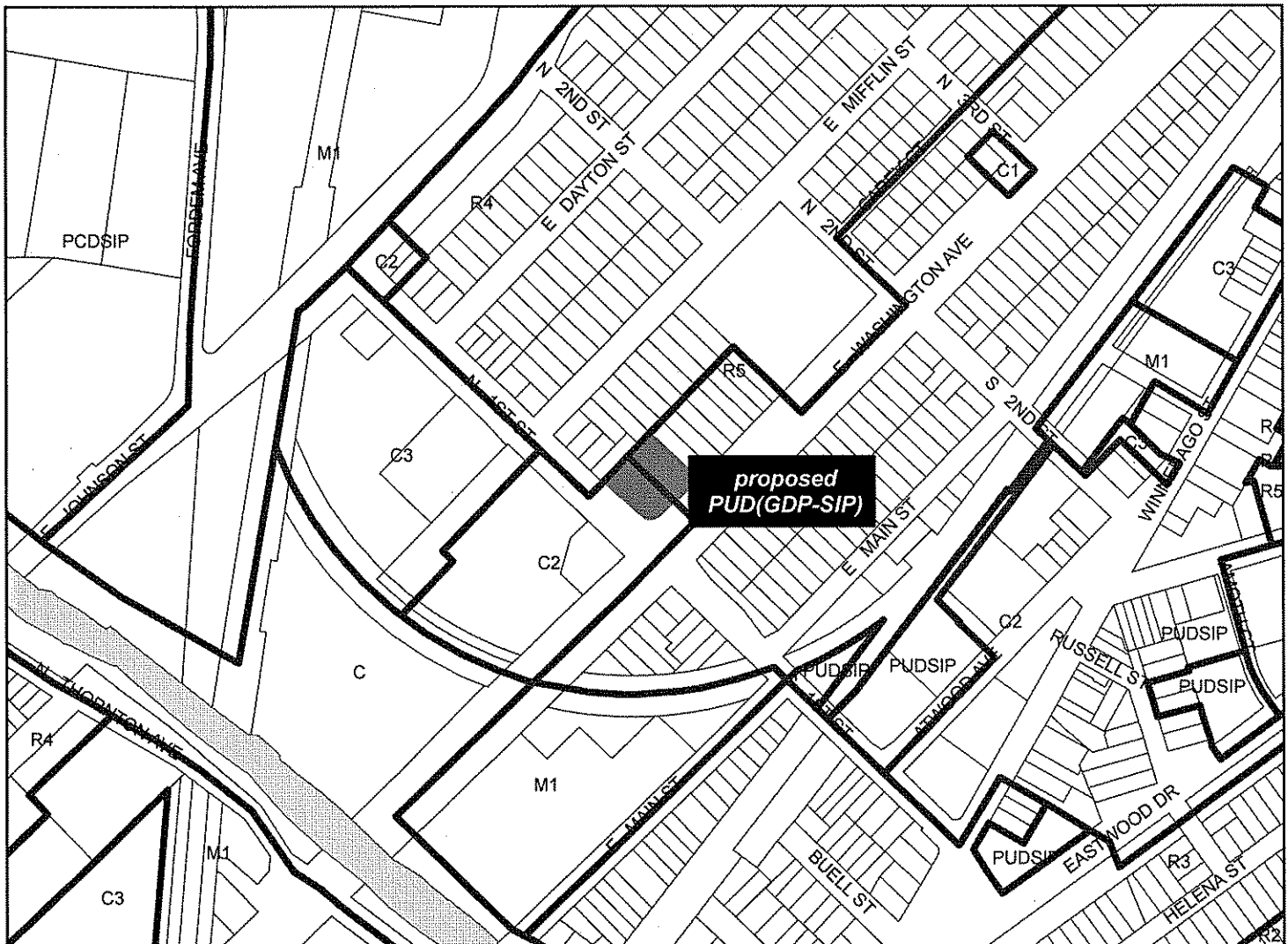
Existing Use
Residential and Commercial

Proposed Use
Demolish 4 Buildings and Construct Mixed-
Use Building with 28 Multi-Family Units &
Approx 9,500 Square Feet of Retail Space

Public Hearing Date
Plan Commission
01 June 2009
Common Council
16 June 2009



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	<u>1250</u> Receipt No. <u>97808</u>
Date Received	<u>2/4/09</u>
Received By	<u>APF</u>
Parcel No.	<u>0710-063-1114-7</u>
Aldermanic District	<u>12 - Rhodes - Conway</u>
GQ	<u>UPC</u>
Zoning District	<u>C2-R5</u>
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	<u>2/4/09</u>

1. **Project Address:** 1900 E. WASHINGTON AVE **Project Area in Acres:** _____
Project Title (if any): EMERSON PLACE → 1900-16 EWA / 17 N. FIRST ST.

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

<input 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 type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Rezoning from <u>C2/R5</u> to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN W. SUTTON Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Project Contact Person: JOHN W. SUTTON Company: SUTTON ARCHITECTURE
 Street Address: 104 KING STREET City/State: MADISON Zip: 53703
 Telephone: () 255-1245 Fax: () 255-1764 Email: JOHN@SUTTONARCHITECTURE.COM

Property Owner (if not applicant): KOVA VANU
 Street Address: 2919 VANU ROAD City/State: SUN PRAIRIE Zip: 53590

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEVELOP 26 CONDOMINIUMS
W/ 36 TOTAL BEDROOMS, 11,700 S.F. OF COMMERCIAL SPACE, & 43 UNDERGROUND
PARKING SPACES

Development Schedule: Commencement JUNE 2009 Completion JUNE 2010

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 1200 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 buildings, **photos** of the interior and exterior 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 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 the: _____ Plan, which recommends: _____ for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

SATYA DISTRICT 12, EMERSON NEIGHBORHOOD

NOTE: 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 _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JOHN W. SUTTON Date 02/04/09
 Signature [Handwritten Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Handwritten Signature] Date 2-3-09

Effective June 26, 2006

6 E. Wash. Lamona Westland Warden [Handwritten Signature]

Firchow, Kevin

From: john@suttonarchitecture.com
Sent: Wednesday, April 15, 2009 10:29 AM
To: Firchow, Kevin
Subject: Emerson Place PUD/GDP/SIP submittal

Kevin,

This is to inform you of some modifications we would like to make on the Emerson Place submittal. First, due to the current market, we will rent all units instead of placing them for sale as condominiums. We will work on a management plan for approval by staff. This is being requested by the alderperson and neighborhood steering committee. We are not changing the desire to eventual be condos. The owner will just have to wait for the market to get stronger. Second, to create a stronger project for financing, we are taking 2,000 square feet on the first floor and adding two apartments plus storage rooms. The banks we are talking with feel we have too high a racial of commercial space to residential. This change also gives us a small surplus of parking versus a small deficit.

I am attaching revised plans showing the units on the first floor. We have also design for some of our target market on the commercial, including a combination laundry and coffee shop, convenience store, and salon to be rented by individuals sharing a common suite. Other changes include revised landscape plan, extended arcade (as suggested by UDC), common service corridor for the commercial tenants, and revised elevations reflecting these changes. If you have any questions, please feel free to contact me.

Sincerely,

John W. Sutton

REVISIONS TO
LETTER OF INTENT / PROPOSAL

5/28/2009

4

LETTER OF INTENT
February 4, 2009

PUD-GDP/SIP Submission – **Emerson Place**

1900 East Washington Avenue

Proposed by

Koua Vang
2919 Vang Road
Sun Prairie, WI 53590

(608) 445-8657

Prepared by

Sutton Architecture
104 King Street
Madison, WI 53703

(608) 255-1245

STATEMENT OF RATIONALE (MARKET)

This submittal is to redevelop lots 17, 18, 19, and 20, McCarthy's subdivision. City improvements to the infrastructure and future plans to adjacent sites, makes this location a perfect candidate for significant redevelopment. The current commercial property has also been diminished by recent street improvements, removing parking area and access, heightening the need for change. The existing commercial building and site is too small for redevelopment. We have worked with the neighborhood to identify a scale and density that works for them as well as the owner, and which adjacent lots should be included with this development. This location has great access to all areas of the city, including by bus and bicycle paths.

Even though the condominium market has bottomed out, we feel we can take advantage of the lower construction cost and mortgage rates. If the market does not return by the completion of this project, we would lease the commercial and residential out until the market was stronger. Either way, this location should have strong interest for both ownership and rental.

FEASABILITY

This site is highly visible and greatly underutilized. Located at a major intersection, currently there are several driveways accessing multiple properties. Combining the four lots allows better and safer access from East Washington, at a location further from the intersection. Parking, services, and quality of the development can be improved with this proposal. This is a site that calls for a much stronger structure.

Our initial budgets have shown that we could produce lower cost commercial and residential than what is in the market right now. Current targets show the commercial in the range of \$100 a square foot for grey space, while the residential would be in the range of \$200 per square foot. This would vary based on amenities offered, such as roof-top garden access and build-outs. This computes to a range of around \$120,000 to \$250,000 per residential unit. This range is much lower than the condominiums for sale in this area.

As mentioned, if the market for condominiums is still slow, the cost for rental will also be quite affordable for what we will be providing in terms of location and amenities. During the approvals, we will continue to do markets studies to take advantage of whatever market there is.

PROJECT DESCRIPTION

Most parking will be underground, providing 43 parking spots, with one accessible. There will also be bicycle, moped, and motorcycle parking. An additional 14 surface stalls will provide transient parking. The first floor will have 11,700 square feet of commercial space, including an entrance lobby for the residential and a shared interior trash room. On the second and third floor, there will be a total of 26 apartments. The mix will be two one bedroom, 14 one bedroom plus den, and 10 two bedroom units. The second floor will have a large roof top garden, only accessed by the 6 units facing it, but also visible to the public at the intersection.

POTENTIAL IMPACTS (AMENITIES)

This site has tremendous visibility, but is currently underwhelming in use and architecture. The proposed development provides a great opportunity to improve the quality of housing in this location as well as the infusion of the commercial mix. Even though this is not considered a large development, we are providing amenities that will help the neighborhood. This includes a loading facility, underground parking and transient surface parking, bike racks for tenants and the general public, and the potential for commercial uses that would benefit in services, as well as potential employment.

Our site is on the city bus route for easy access anywhere in the city. Also, we are connected to city bike paths. These are great transportation amenities for the tenants.

NEIGHBORHOOD CONTEXT (DENSITY)

We have worked closely with the neighborhood to develop the program and architecture. There was a strong desire to provide commercial uses that would be most beneficial to the immediate neighborhood, especially a small grocery store. Uses should maximize foot traffic and minimize vehicular traffic. Also, the new housing would provide a stable, more accessible, energy efficient, and safer environment.

The height would not exceed three stories consistent with the tallest structures in the area. We also feel that this development creates a strong identity for the neighborhood and an anchor for the intersection.

OPEN SPACE

The northwest setback is over 20', providing over 2,000 square feet of green space. This area will also have a small terrace for commercial tenants. The roof top garden provides an additional 2,400 square feet. Two corner apartments over the residential entrance have 50 square feet of deck space each.

PARKING AND ACCESS

We will have 14 surface parking spaces with one being van accessible. There will also be a 10' by 35' service bay stall. An additional 43 stalls will be provided underground with bicycle, moped, and motorcycle stalls as well.

MANAGEMENT

The facility will be managed by a condominium association. If the condominium market does not rebound in time for this project, the owner will hire an independent management company with expertise and a good track record in this type of mix use project.

BIKE PARKING

We will have racks for 6 bikes for public use and 31 for residential use. The residential storage will be in the underground parking area. We will also utilize additional wall hung racks for the convenience of the tenants, near their vehicle stall.

CURRENT ZONING

The existing zoning is R-5 for lots 17 and 18, and C-2 for lots 19 and 20. The following is a comparison with what would be required by the current zoning and what we are actually providing.

	actual lot	required
Lot Area:	27,225 s.f.	28,400 s.f.
Floor Area Ratio:	3.0	1.5
Footprint:	56% lot coverage	N/A
Yard Requirement:	1'-3' front 21' side 46' rear	0 front 12 side 30' rear
Useable Open Space:	4,600 s.f.	5,760 s.f.
Off Street Parking:	57	65
Bike stalls:	38	26
Off Street Loading:	1	1
Height:	40' max. (37' average)	40'

PROJECT SCHEDULE

June, 2009: Demolition and/or relocation of existing structures.
 July, 2009: Excavation and start of construction.
 June, 2010: Completion.

PROJECT TEAM

Owner: Koua Vang
 Architect: Sutton Architecture
 Consultant: Douglas Kozel AIA
 Civil: Caulkins Engineering
 Structural: GKS Engineering

GENERAL DESIGN STANDARDS

Architectural Design

To anchor this site and development, we are wrapping the corner with a 12" split-face masonry unit wall with punched openings both to the commercial arcade on the first floor and the roof top garden on the second floor. The main body of the structure will be clad in vertical, 6" T&G cypress. The sides facing the housing in the neighborhood will also have projected bays covered with standing seam galvalume.

Utilities

All utility service within the proposed development will be provided underground. All utilities currently run along East Washington Avenue and First Street. See utility plan.

Storm Drainage

All storm water for the structures will drain toward First Street. We will tie into the storm pipe on First Street and have a sediment catch basin on site. We will also utilize rain barrels to catch some roof drainage for site landscape watering.

Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

All fixtures will be positioned with care taken to direct light away from windows and street traffic. Most lighting will not be seen, but will use the masonry wall to act as a lantern, allowing light to softly spill out to the corner. We will provide recessed wall lights at the base of the masonry wall to light just the immediate sidewalk for additional safety and welcoming aesthetics.

Signs

The building will be identified with the project name on the face of the masonry. It is our desire to have the building as a whole to act as the overall identity, rather than individual signage. Any commercial signage will be limited to the alucabond band that will be recessed to the back and top of the punched opening into the arcade. An additional banner sign hanging from the second floor to the third floor is being proposed for a commercial tenant facing the surface parking area.

Service Area

Trash collection is in a trash room accessible to all commercial and residential tenants on the first floor, between the residential lobby and the potential grocery store. The service door will be recessed under the side arcade at the entrance from the surface parking.

Landscaping

The landscaping plan provides durable plantings at the perimeter of the building with increased color identifying the entrance areas. The large open space to the northwest will have more canopy trees. The roof top garden will have large planters with small ornamental trees and smaller plantings.

Walkways

All walkways will be constructed of concrete to match existing sidewalks. The existing sidewalk will be replaced along the entire lot. We are also proposing a larger paved area at the corner with scoring patterns to match a radial line from the arcade.

Parking Areas

We will have 57 parking stalls for the 26 unit and the 11,700 square feet of commercial space. The stalls will be "one size fits all", 8'-9" by 17'-0", with 23'-0" drive aisles. One underground stall will be HDCP accessible and near the elevator. Another surface stall will be van accessible directly across from the arcade access.

ZONING TEXT PUD(GDP-SIP)
Emerson Place
1900 East Washington Avenue
Madison, WI 53703

Legal Description: All of Lots 17, 18, 19, and 20, McCarthys Subdivision of part of block 227 Farwell Addition, in the City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This zoning district is established for the development of 28 apartments with 39 total bedrooms, 9,075 square feet of commercial, and 43 underground parking stalls.

B. Permitted Uses:

1. Residential uses as allowed in the R-6 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot Area: 26,319 square feet.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 3.0.
2. Maximum building height shall be five (3) stories or as shown on the approved SIP.

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

F. Landscaping: The landscaping will be provided as shown on the approved SIP.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, or as approved by Urban Design.

J. Family Definition: The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.

K. Alterations and Revisions: No alteration or revision 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 by the city Plan Commission.

March 6, 2009

Kevin Firchow AICP
Planner, Planning Division
City of Madison

Re: Emerson Place

The following is a narrative on the condition and reasons to consider demolition and redevelopment of the four lots facing East Washington, at the intersection of East Washington and First Street. The three residential units date between the late 1800's and 1915. They mainly suffer from age and poor remodeling over the years. The commercial property was built in the 60's.

1900 East Washington Avenue, lot 20.

Architecturally, this is the worse structure of the four buildings for such a high visibility site. It is very dated in its design. Some remodeling has made things worse, with E.I.F.S. over the original brick. Interior finishes are very basic and in poor condition. Structurally it has some issues with stresses in the concrete masonry units on the northwest exterior wall and front planters. Economically the building has very poor access and not enough parking. The tenant spaces lack natural light with storefront glass only on the southeast elevation. Mechanically, it is outdated and not energy efficient.

1906 East Washington Avenue, lot 19.

Architecturally, a very basic three flat where remodeling over the years has hidden many flaws and made conditions worse. Much of the original exterior detail has been stripped away when it was re clad with vinyl siding. The asphalt shingled roof needs to be replaced. All the kitchens and bathrooms are in need of new fixtures and remodeling. All interior finishes show extreme wear, with significant cracking in the plastered walls. The common areas have paneling over most plastered walls. Structurally it has some foundation issues with the original stone. Some areas needed to be replaced with concrete masonry units. Economically the building has very poor finishes and amenities, making it difficult to find and keep good tenants. Interior remodeling has not maintained the original design, not matching styles or profiles of trims and other details. Mechanically, it is outdated and not very energy efficient. Parts of the building still have knob and tube wiring. Many of the rooms have additional space heaters to maintain temperature. There is no insulation in the walls and the windows are single pane glass with no weather-stripping. The stairs are narrow and have winders with narrow treads and taller risers than would be allowed in current building codes. The entire rear yard is being used for parking and is not paved. The building is not accessible.

1910 East Washington Avenue, lot 18.

Very similar to 1906, but architecturally a little better three flat also with remodeling over the years that has also made things worse. Some of the original exterior detail has been strip away for recladding of asbestos siding. All the kitchens and bathrooms are in need of new fixtures and remodeling. All interior finishes show extreme wear, with significant cracking in the plastered walls. The common areas have paneling over most plastered walls. Structurally it has a better concrete foundation. Economically the building has very poor finishes and amenities, making it difficult to find and keep good tenants. Interior remodeling has not maintained the original design, not matching styles or profiles of trims and other details. Mechanically, it is outdated and not very energy efficient. Many of the rooms have additional space heaters to maintain temperature. There is no insulation in the walls and the windows are single pane glass with no weather-stripping. The stairs are narrow and have winders with narrow treads and taller risers than would be allowed in current building codes. The entire rear yard is fenced in, but paved with concrete for use as parking only. The building is not accessible.

1916 East Washington Avenue, lot 17.

Architecturally a very basic single family with remodeling over the years that has made things worse. Some of the original exterior detail has been strip away for residing of vinyl siding. Structurally it has some foundation issues with the original stone. Economically the building needs too many repairs and improvements to make it very desirable for an owner occupied or rental. Mechanically, it is outdated and not very energy efficient. It has only a 60 amp electrical panel. The building is not accessible.

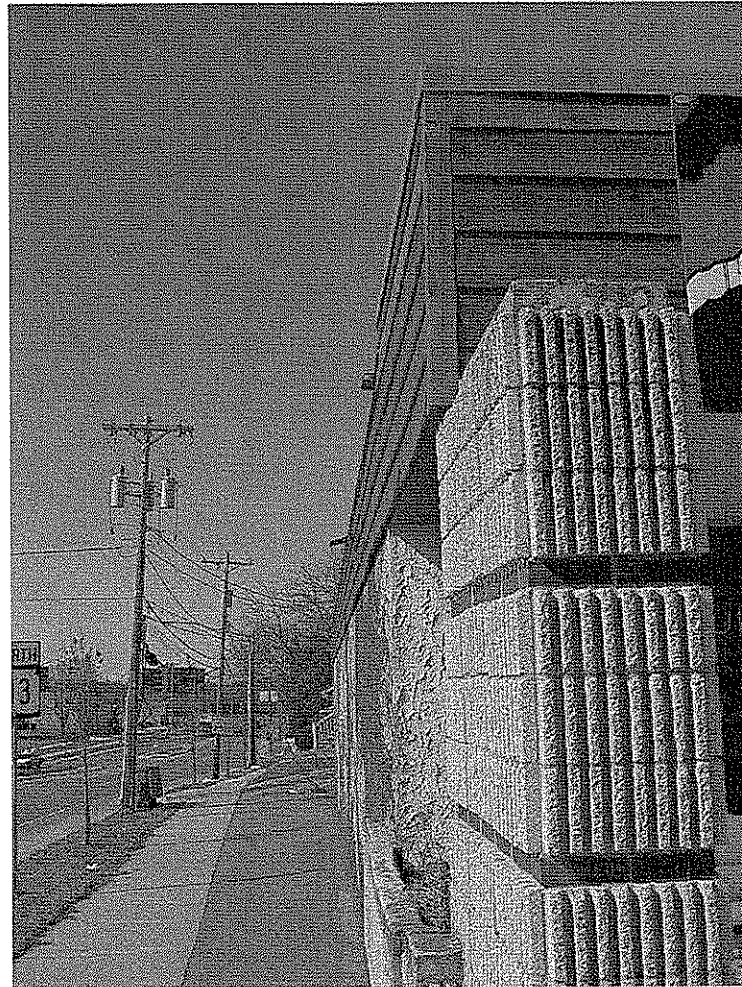
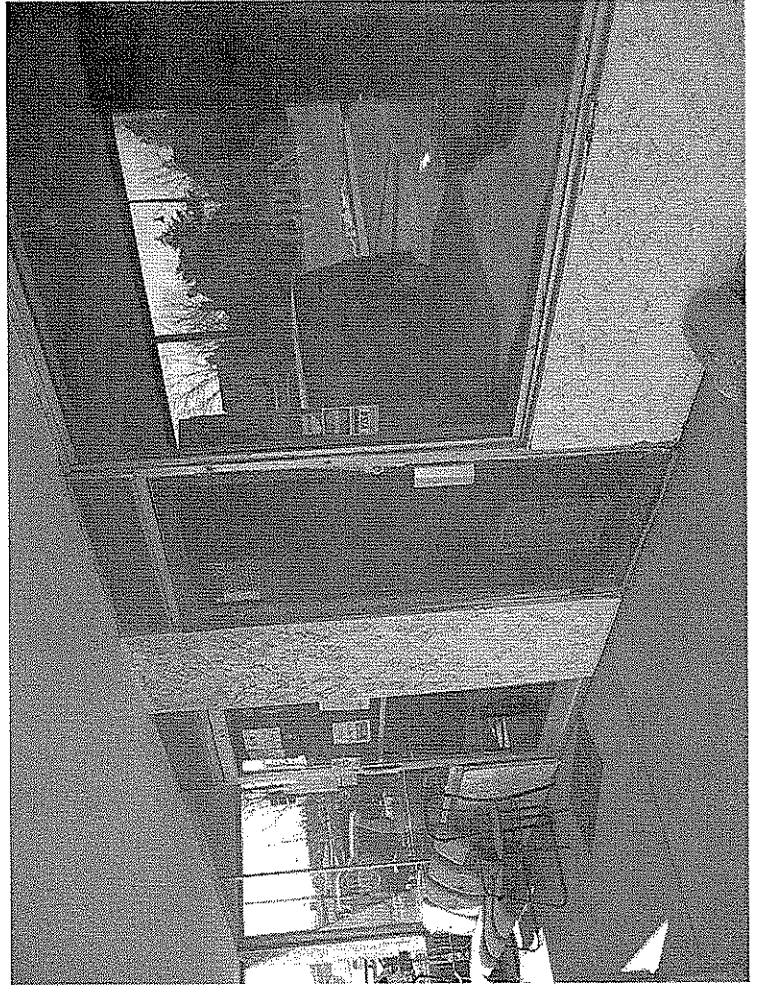
Collectively, these four sites have the opportunity to make a more positive impact for the neighborhood and city. With redevelopment, we have the opportunity to provide improved amenities, accessibility, access, safety, diversity, design, and energy efficiency. This will help to stabilize the corner for this neighborhood with good housing, services, and potential jobs.

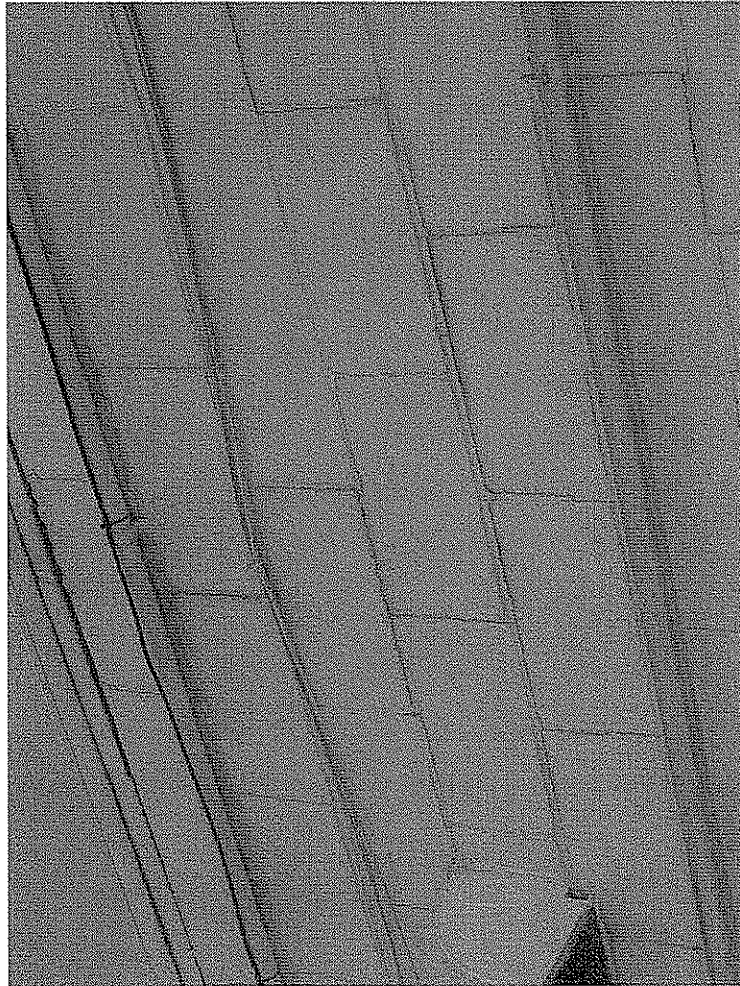
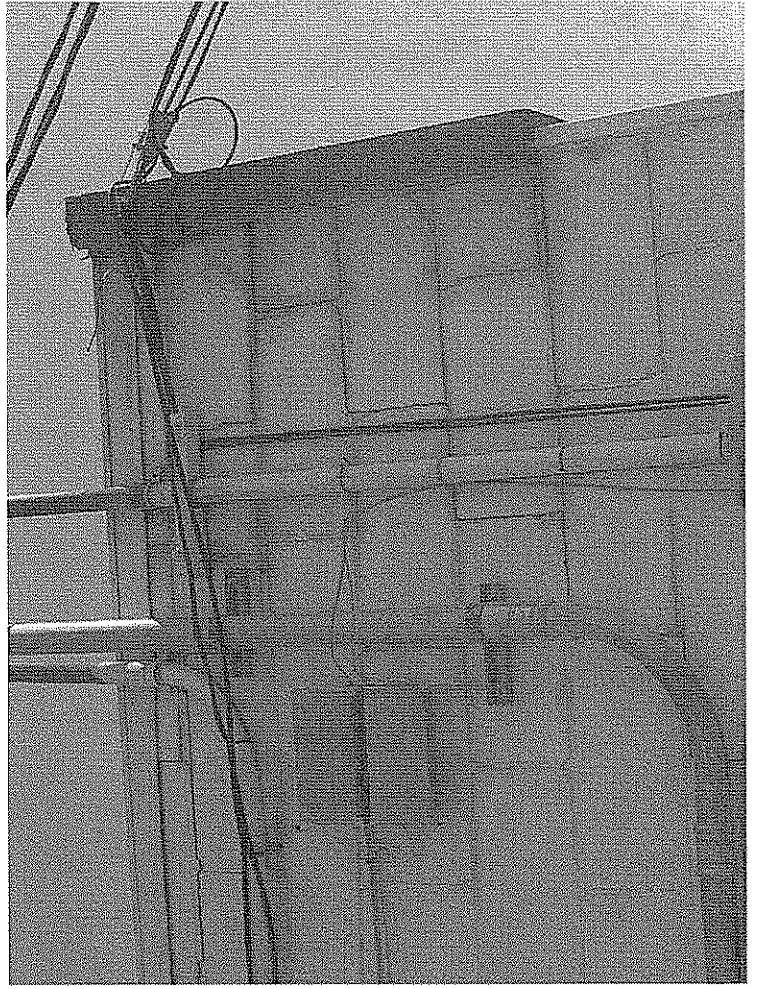
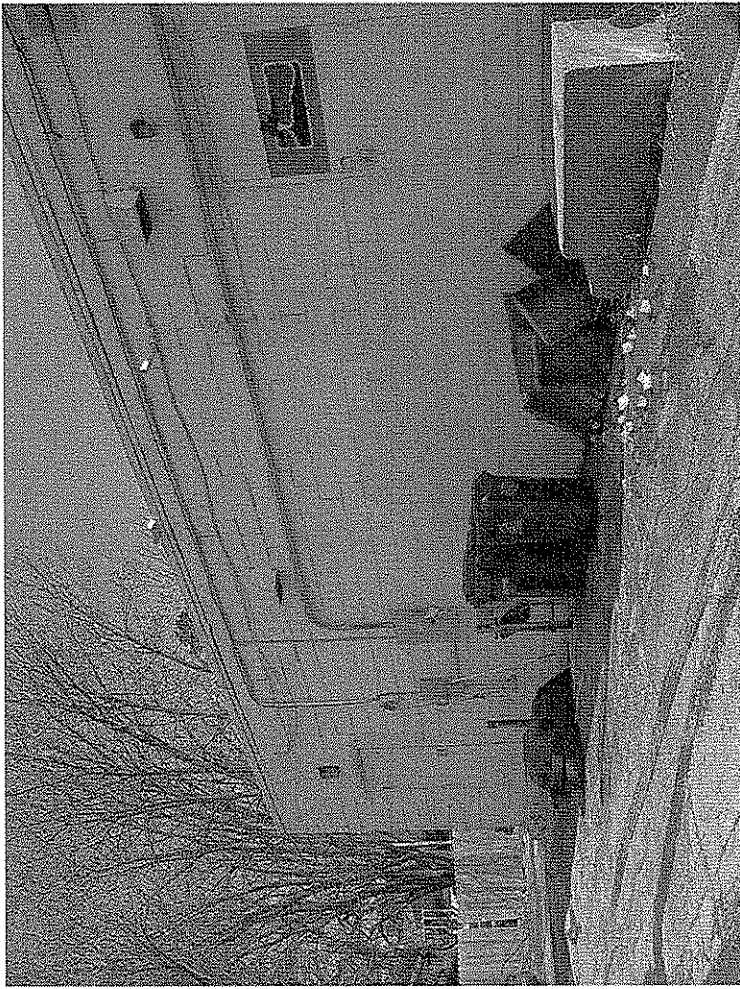
Included with this letter is a CD with photos of all four structures, interiors, exteriors, and site.

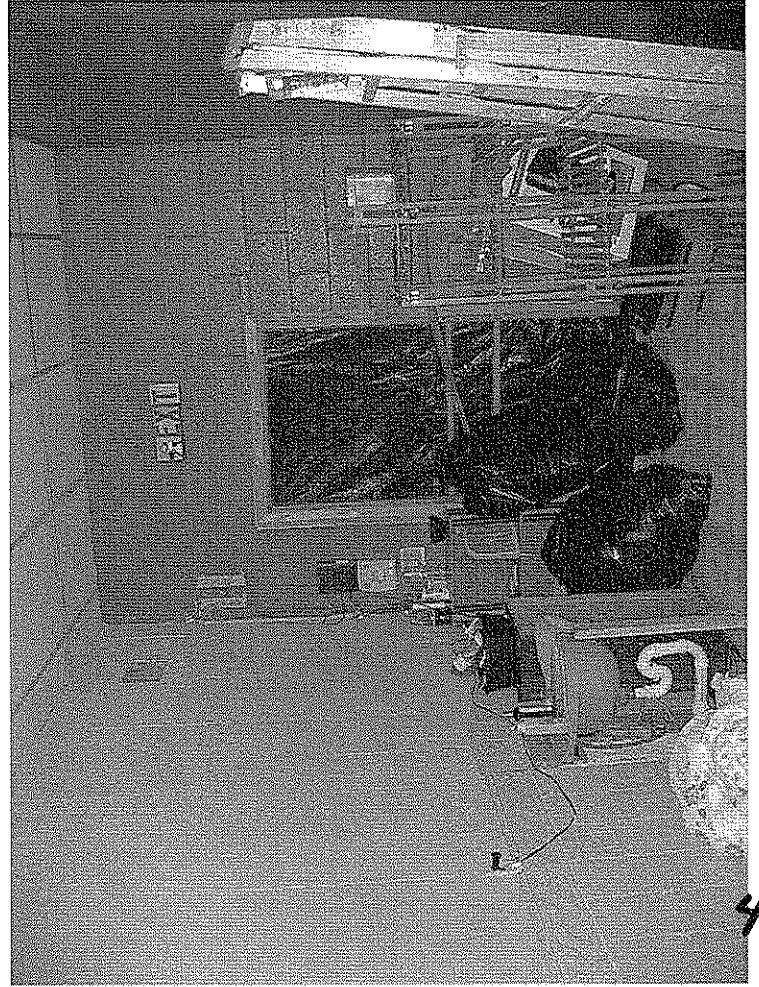
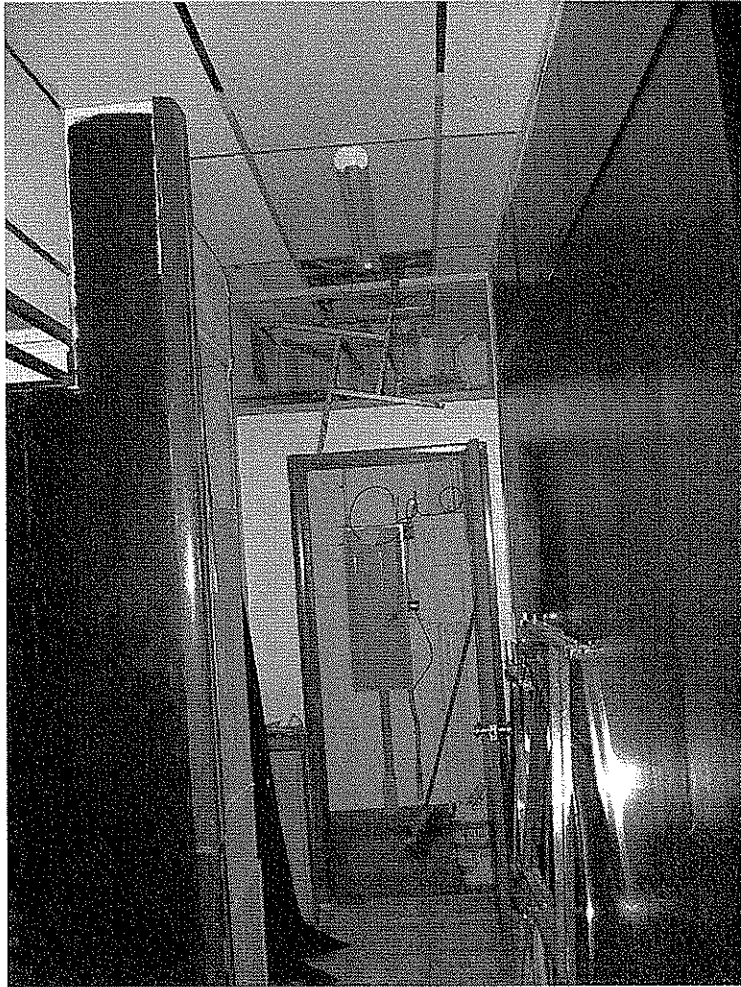
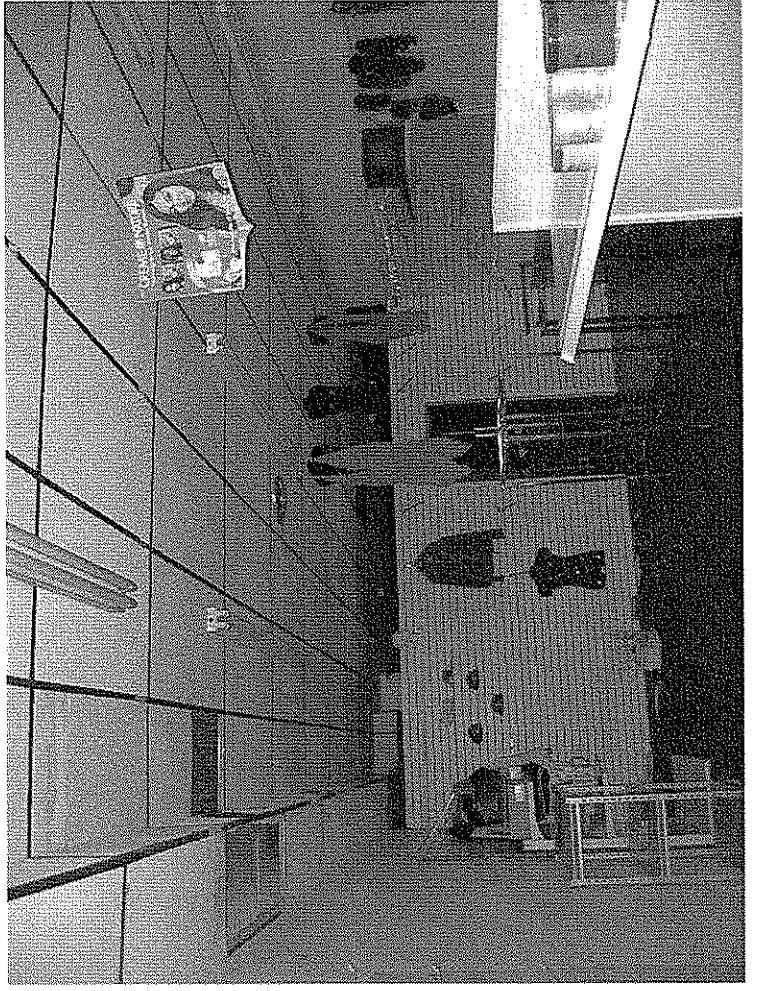
Sincerely,

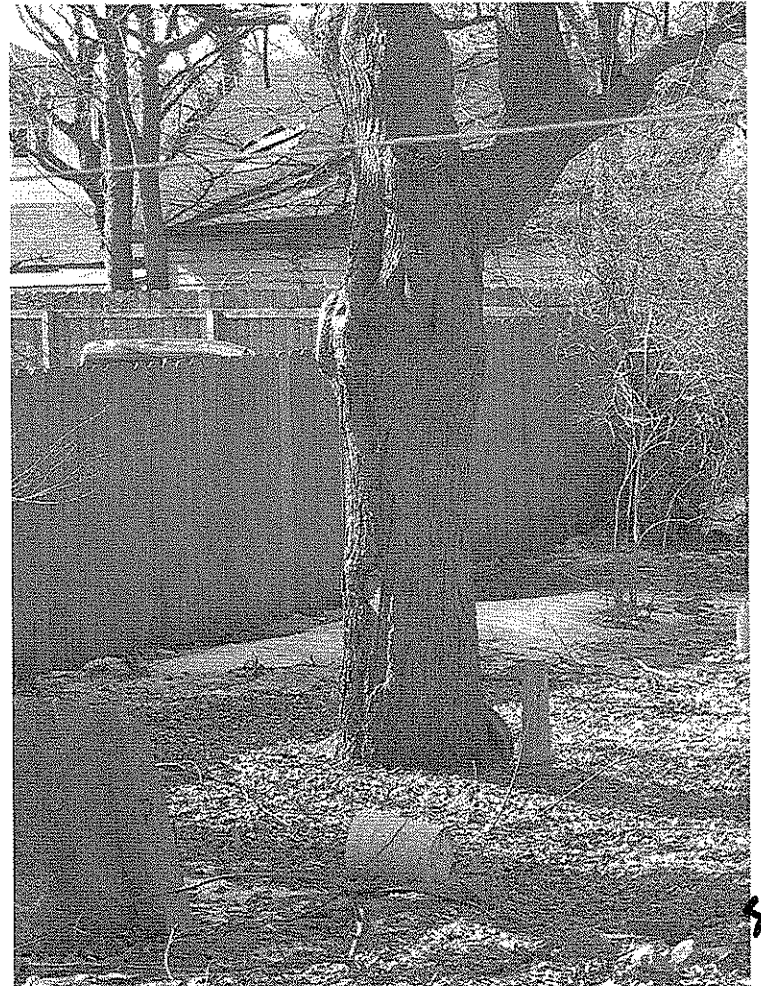
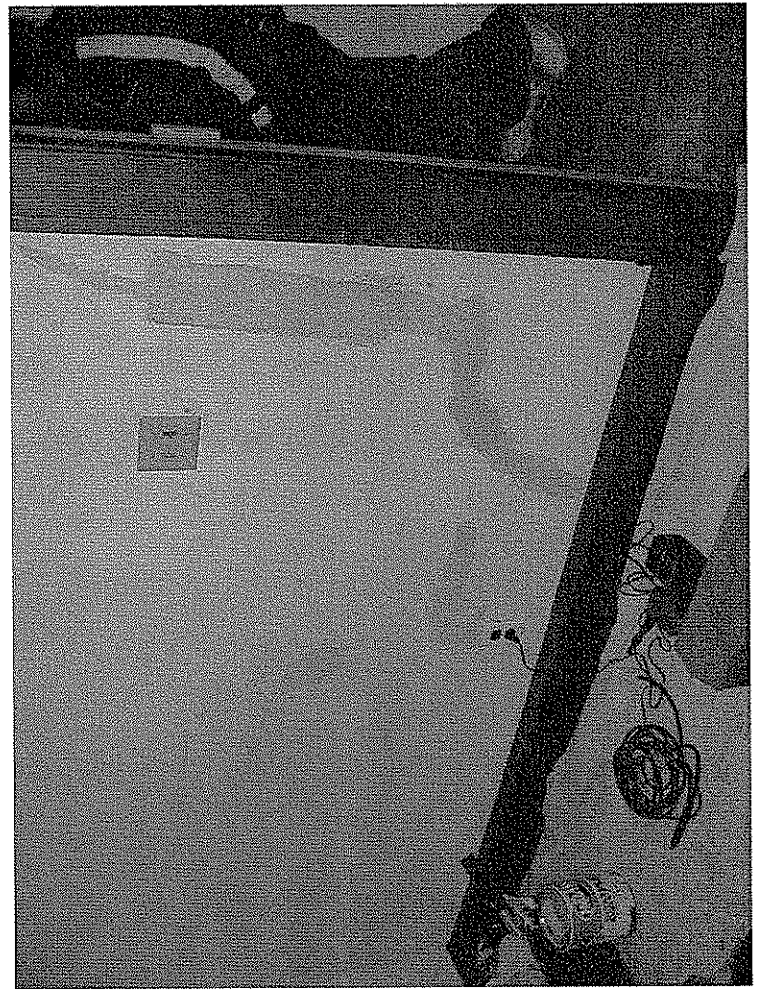


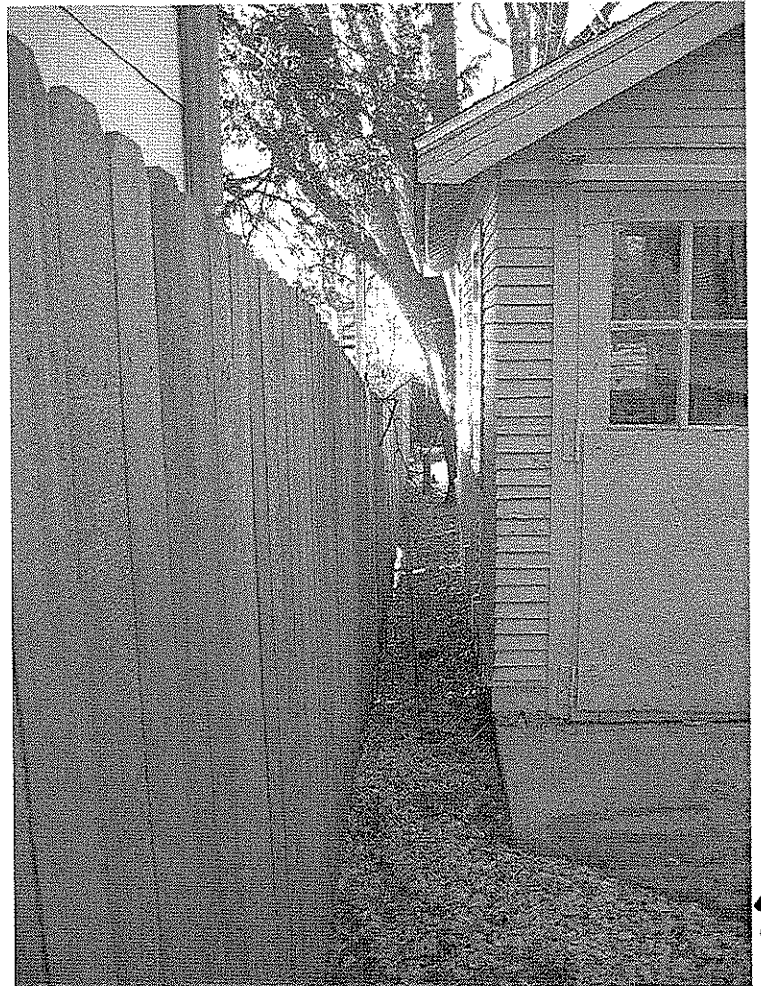
John W. Sutton

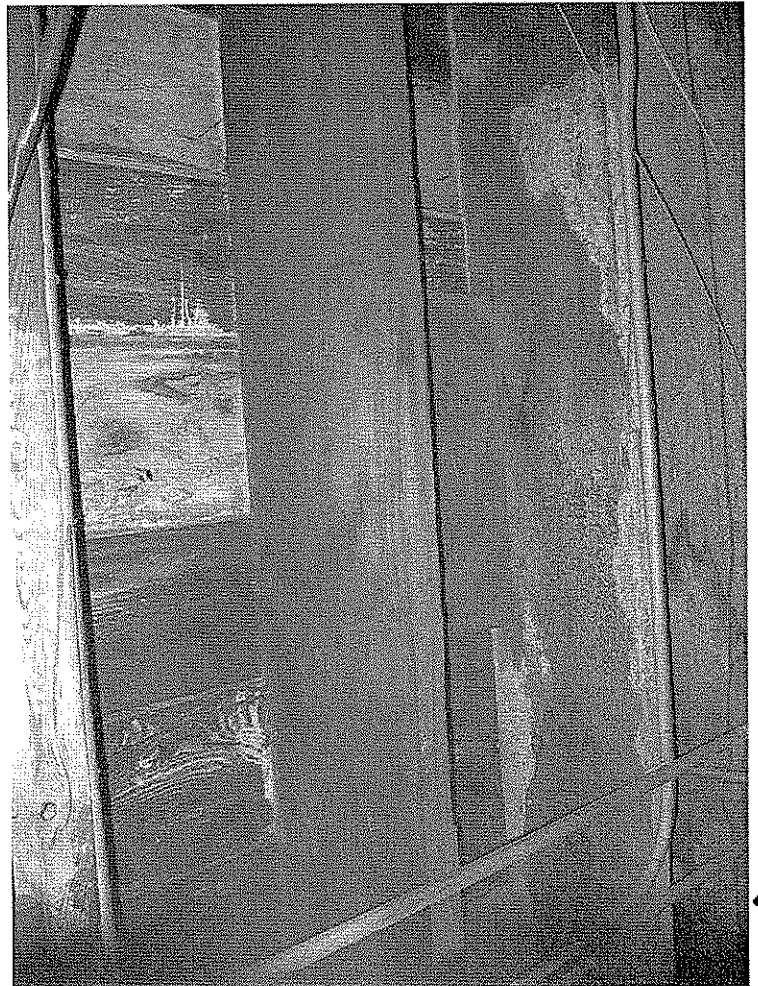
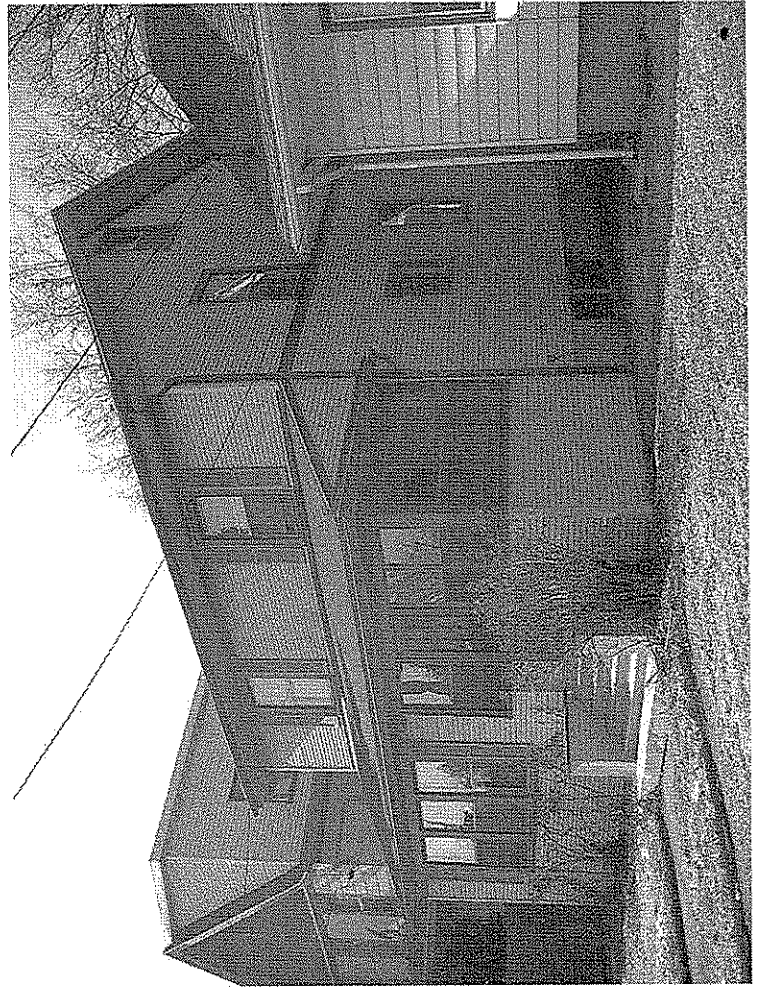
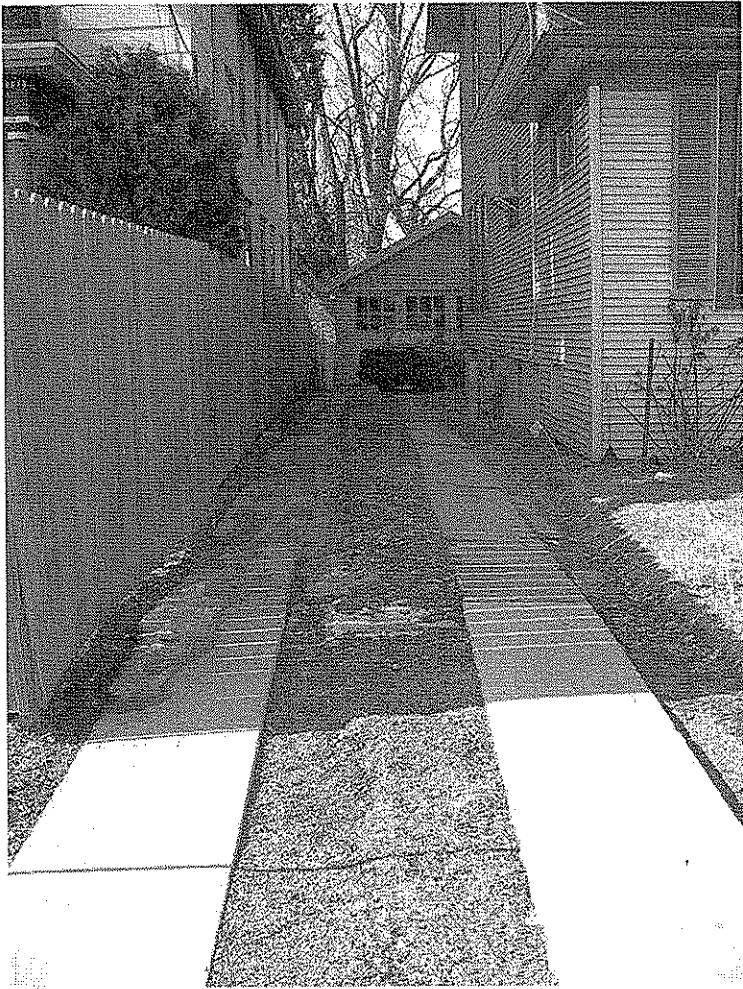


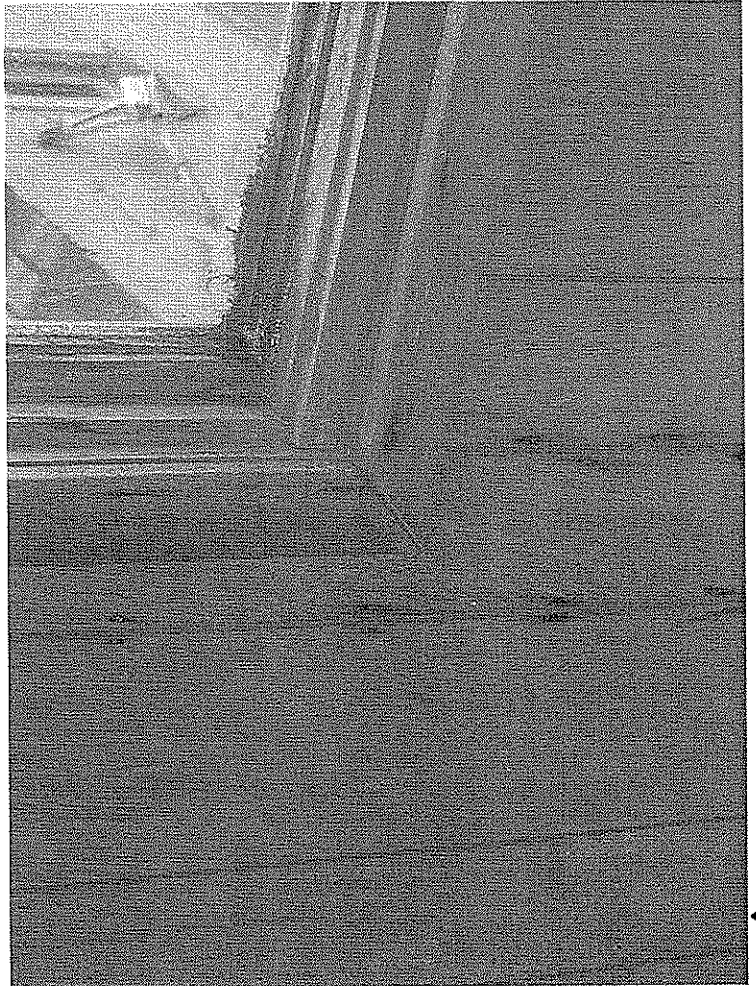
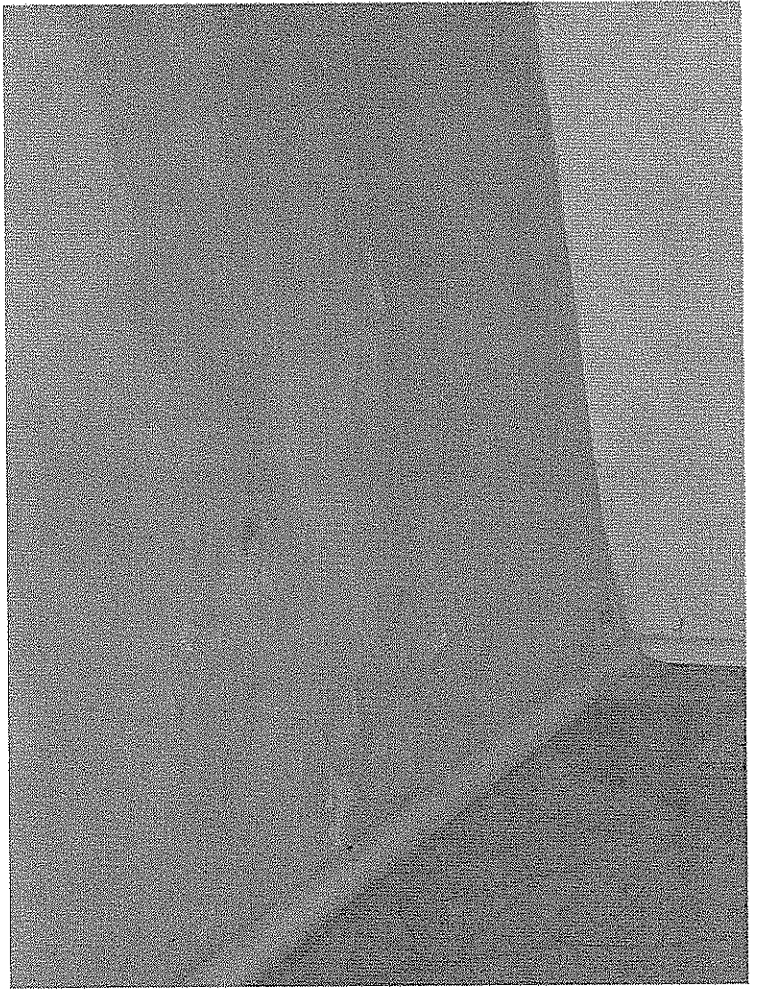


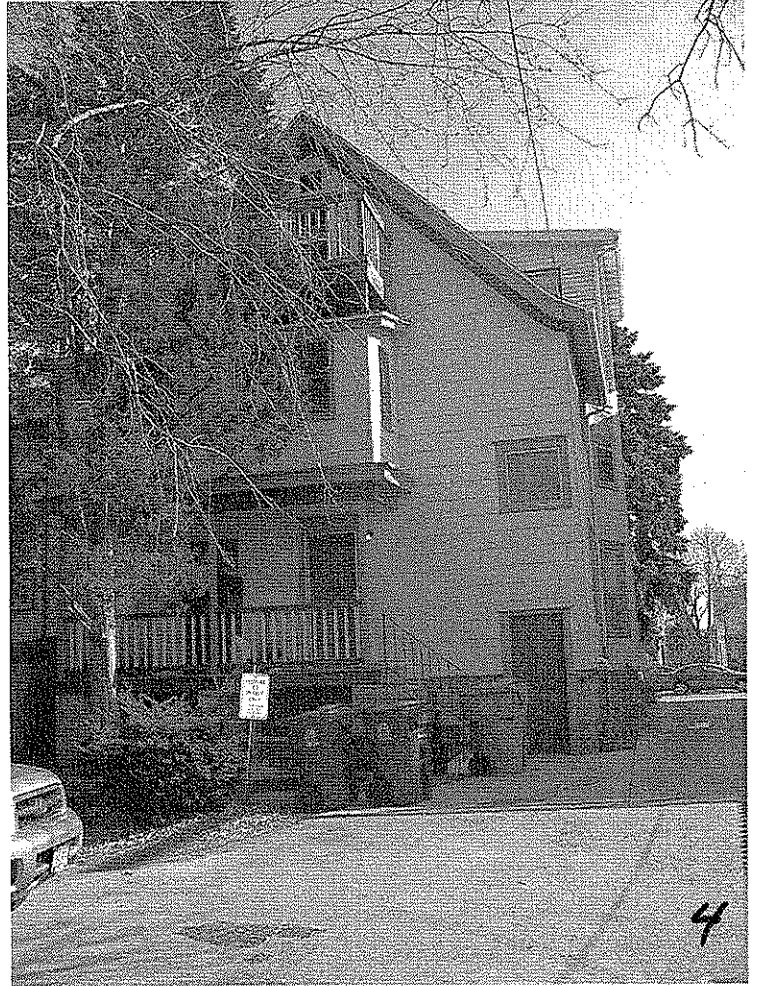
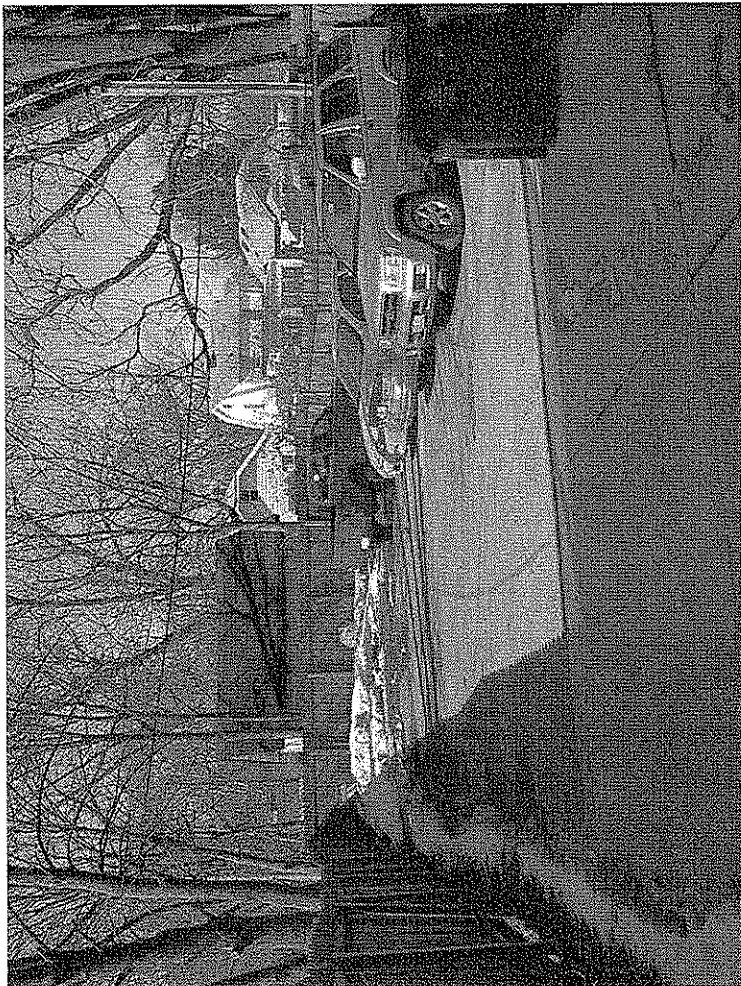
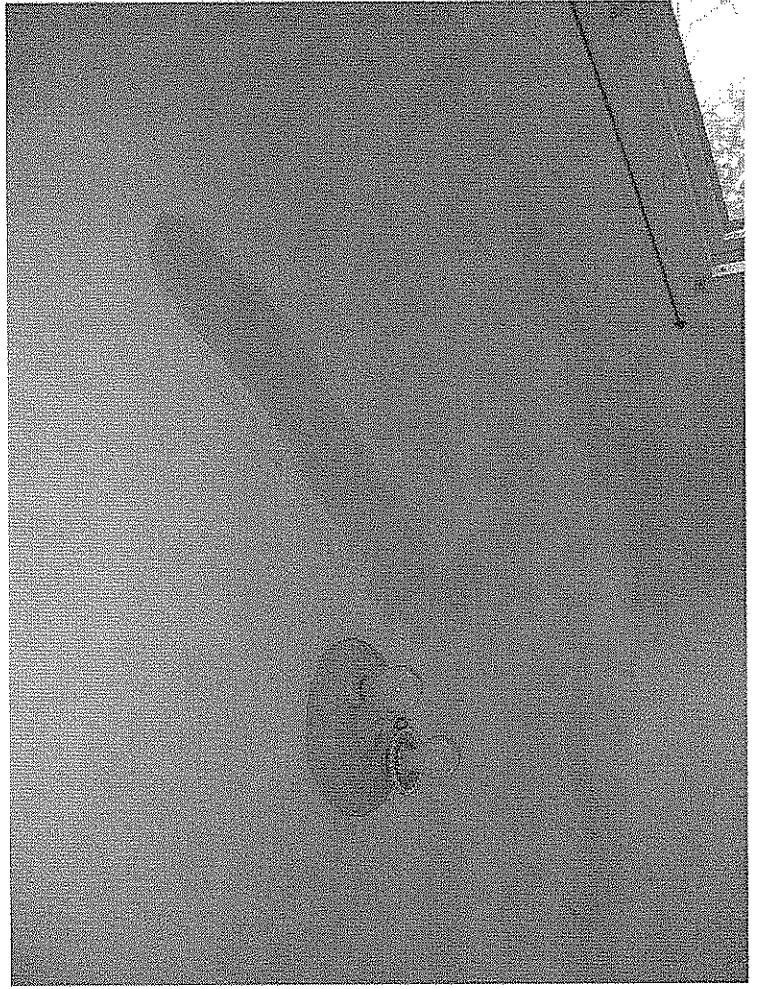


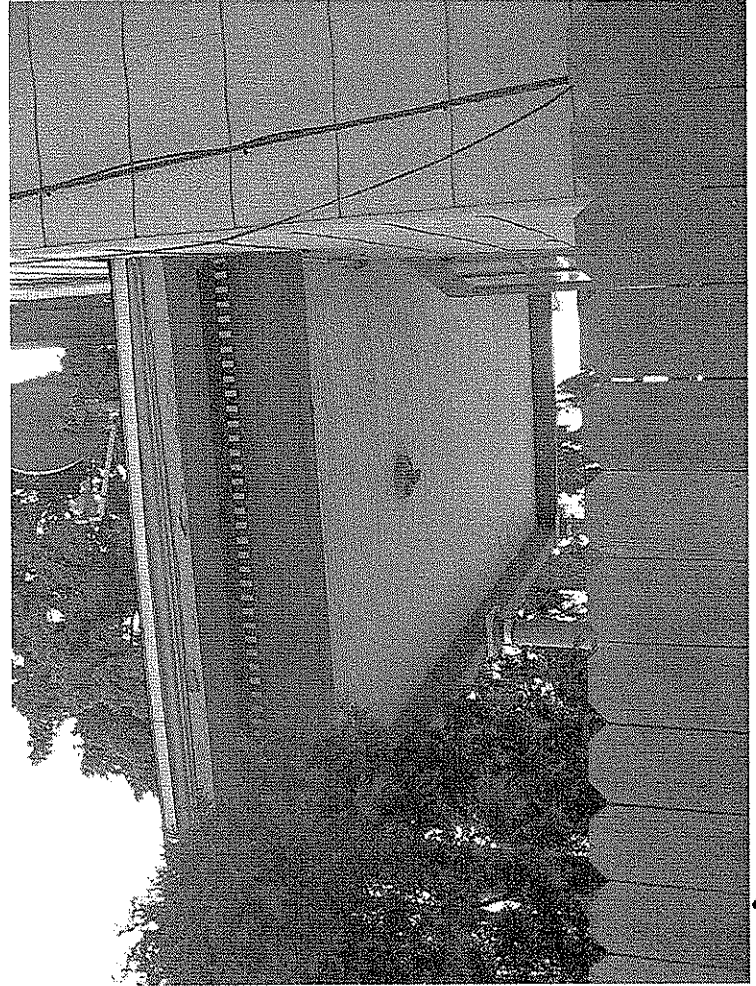


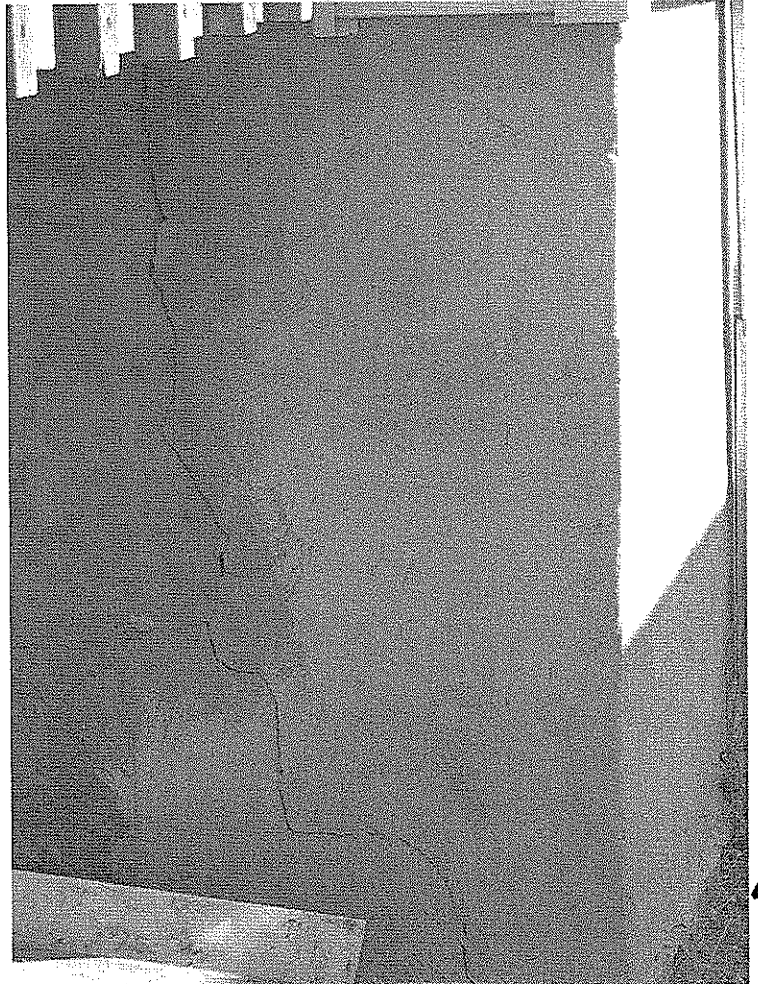
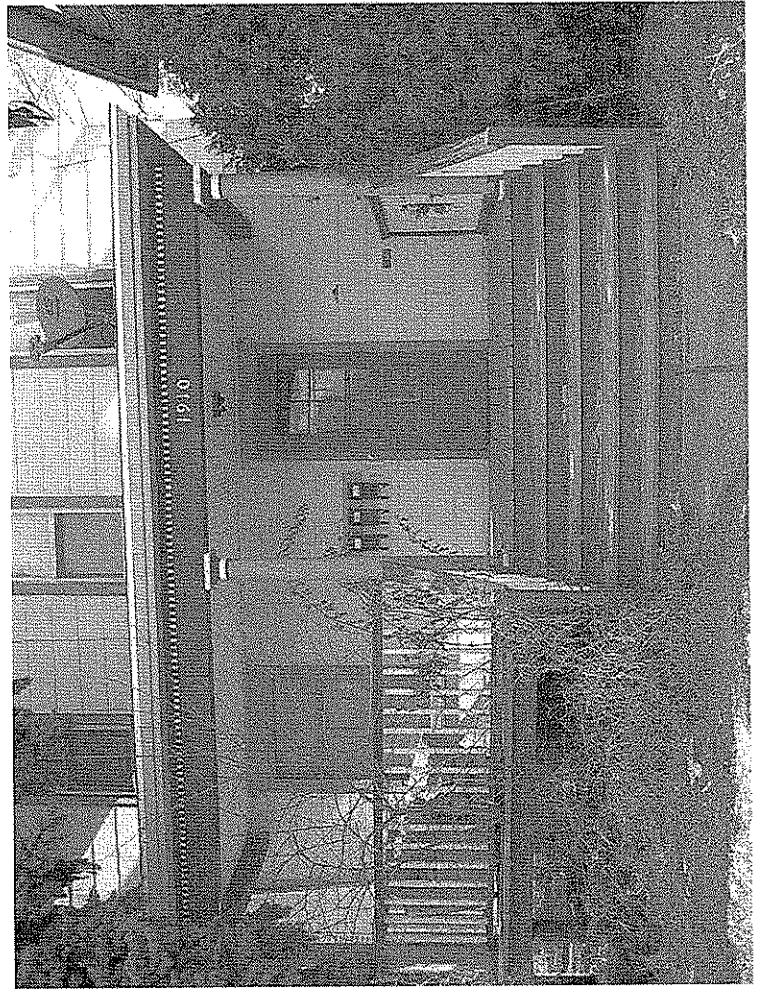


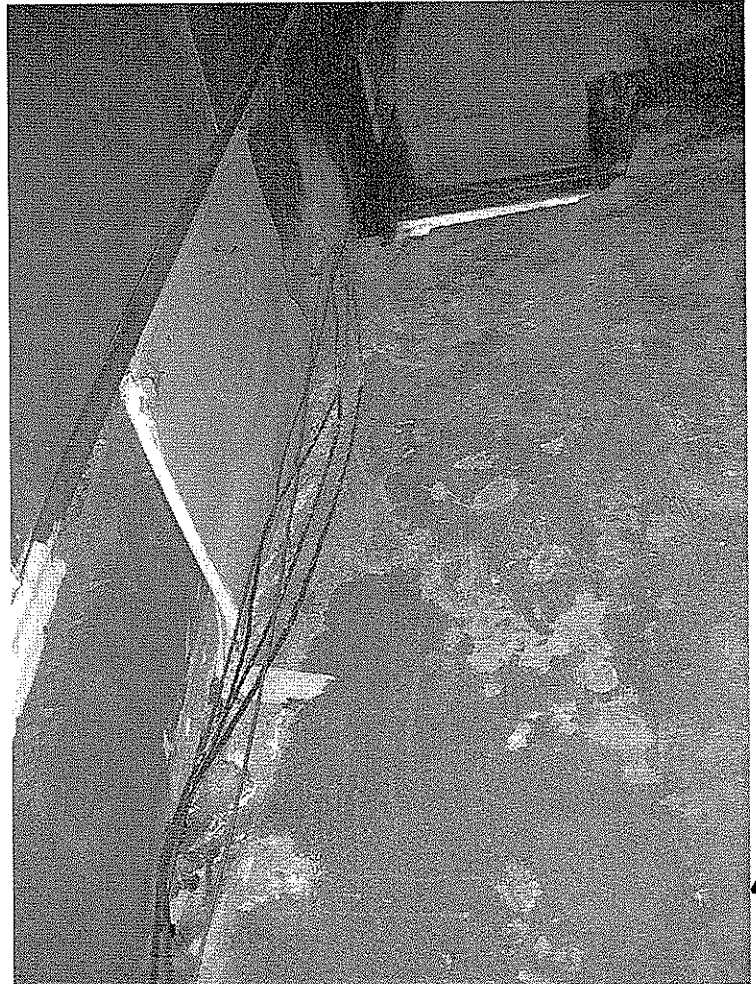
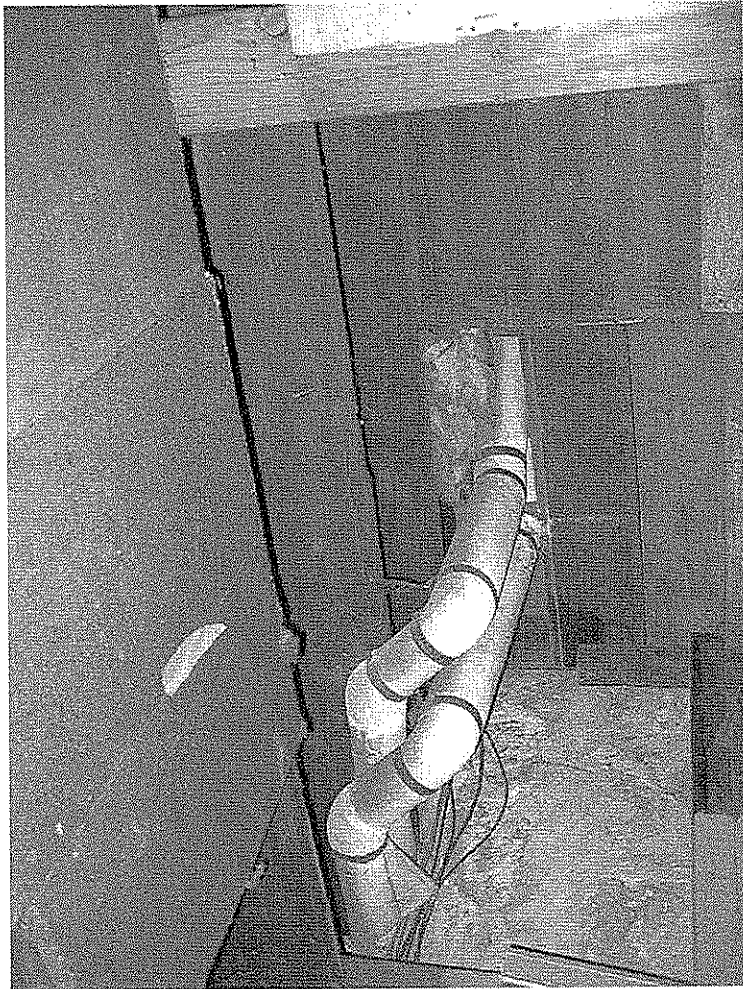
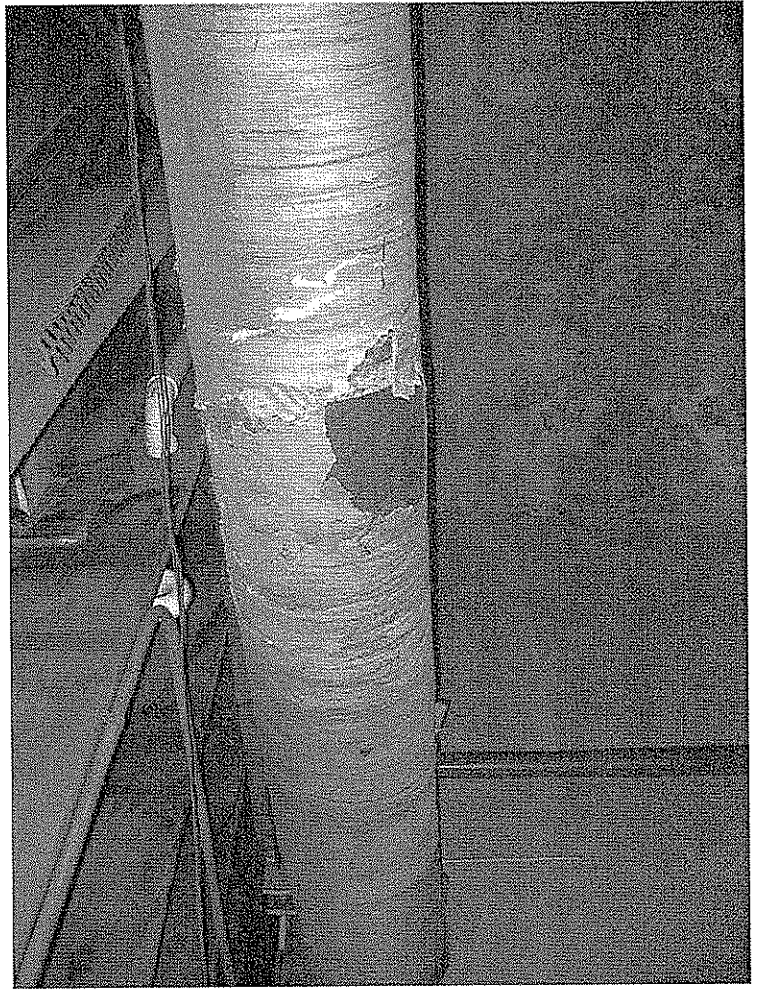


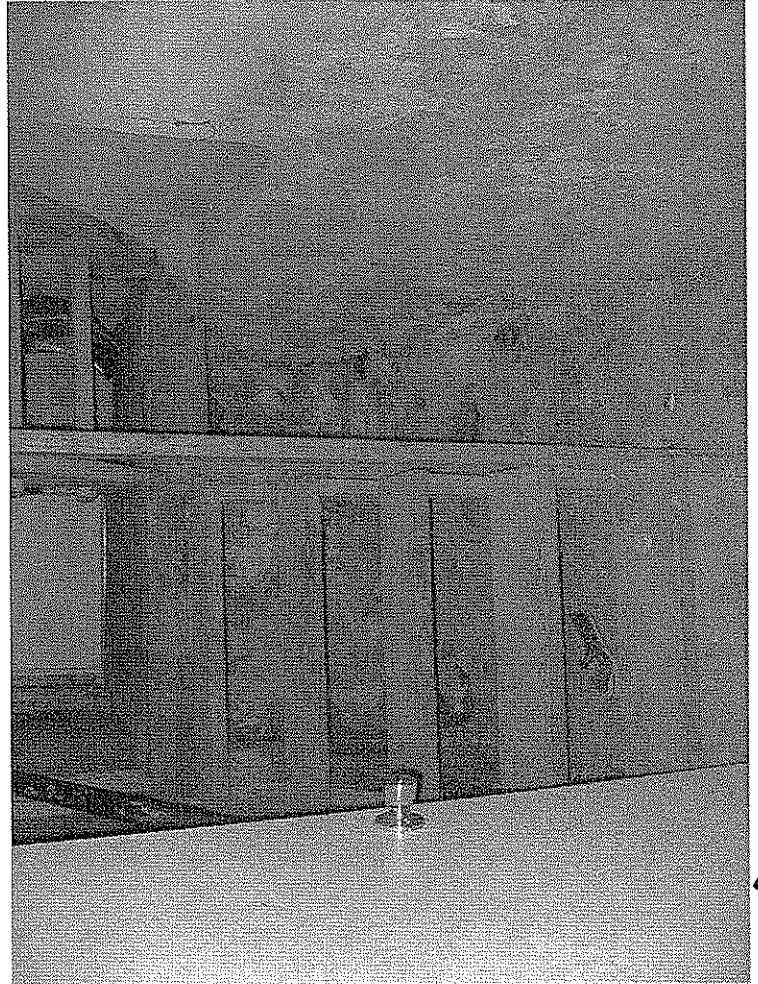
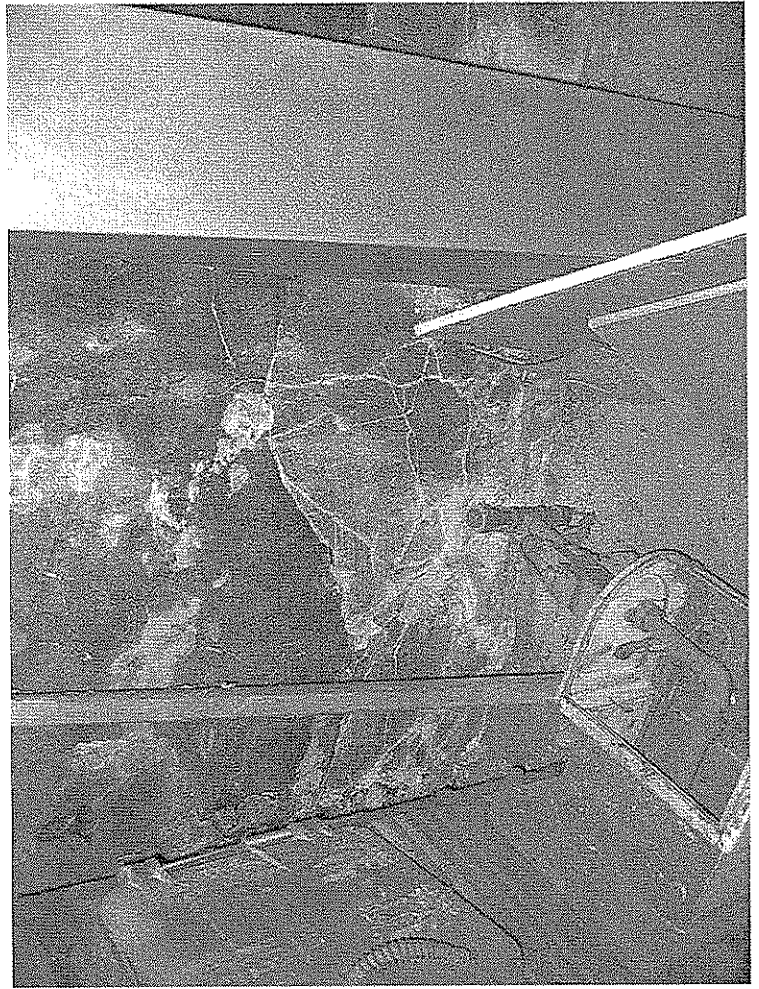
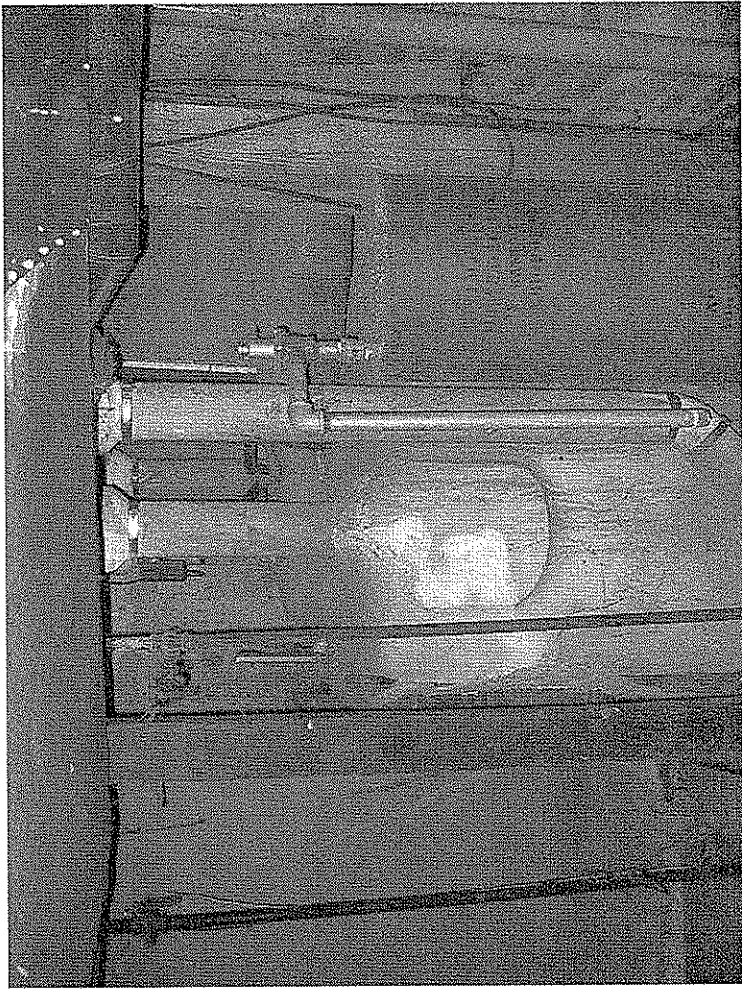


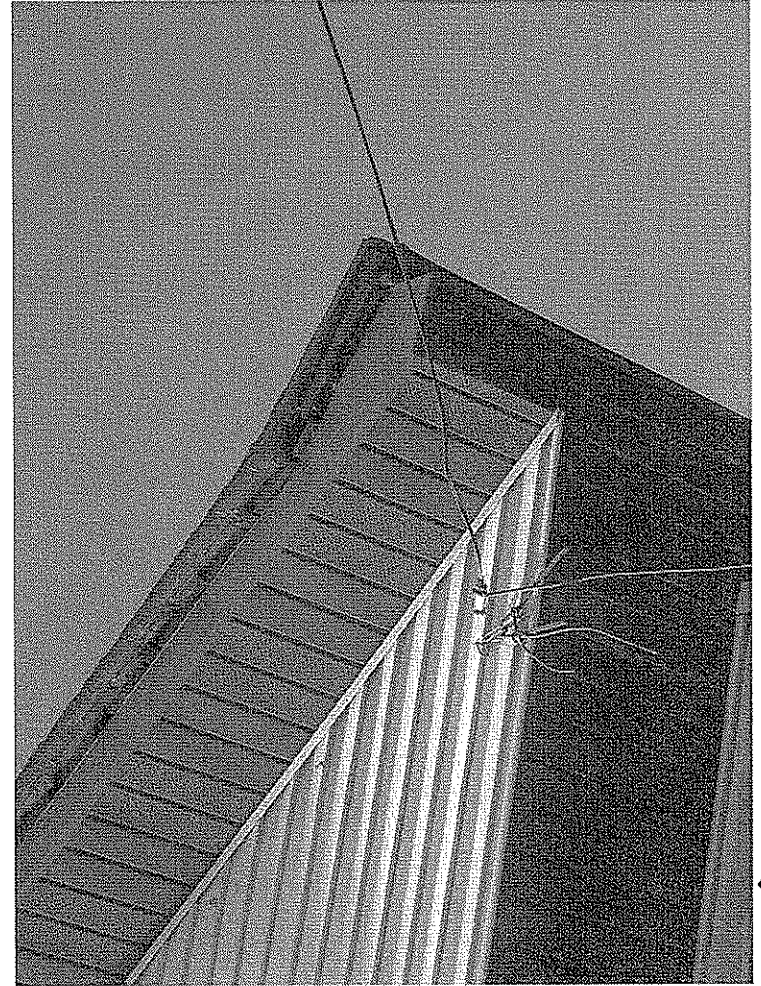
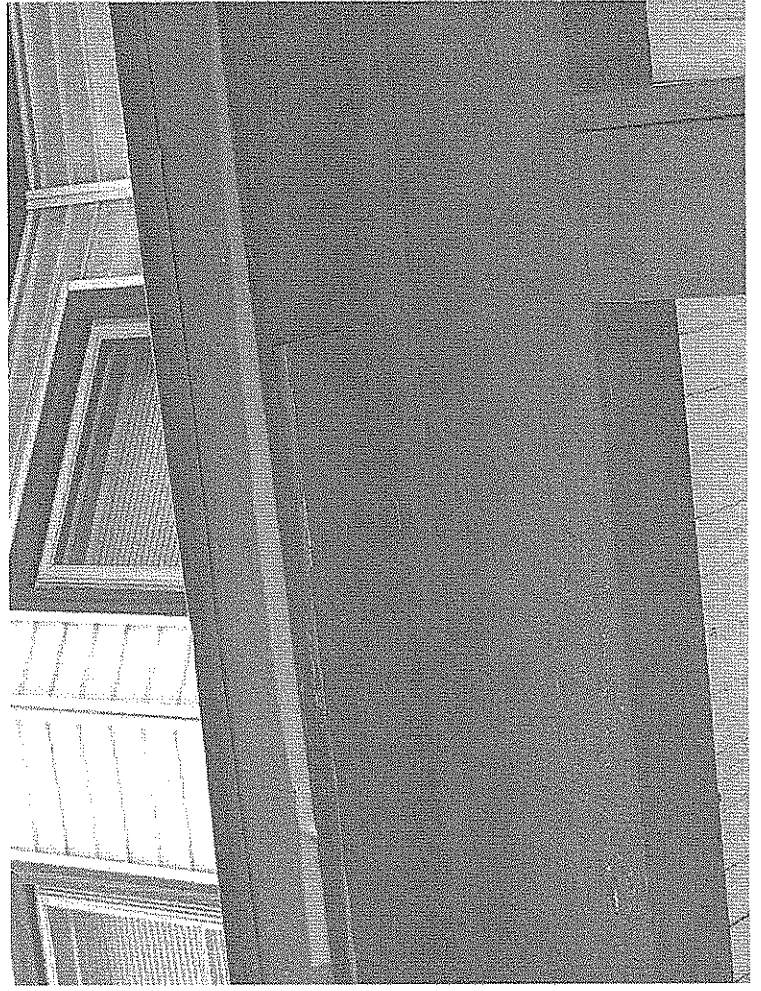
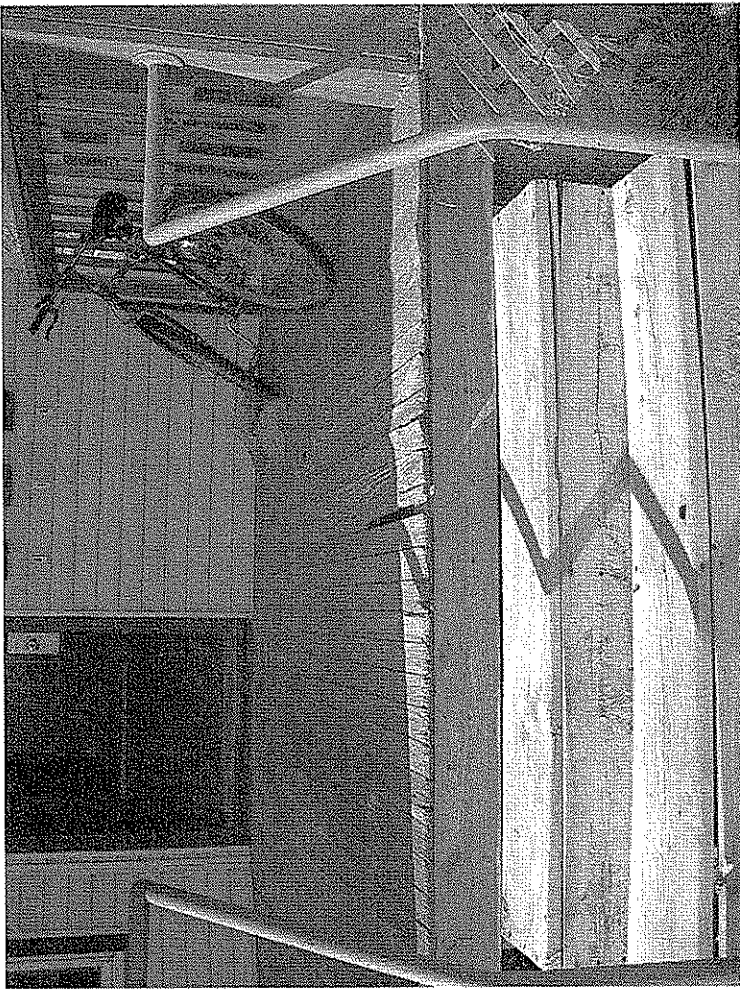


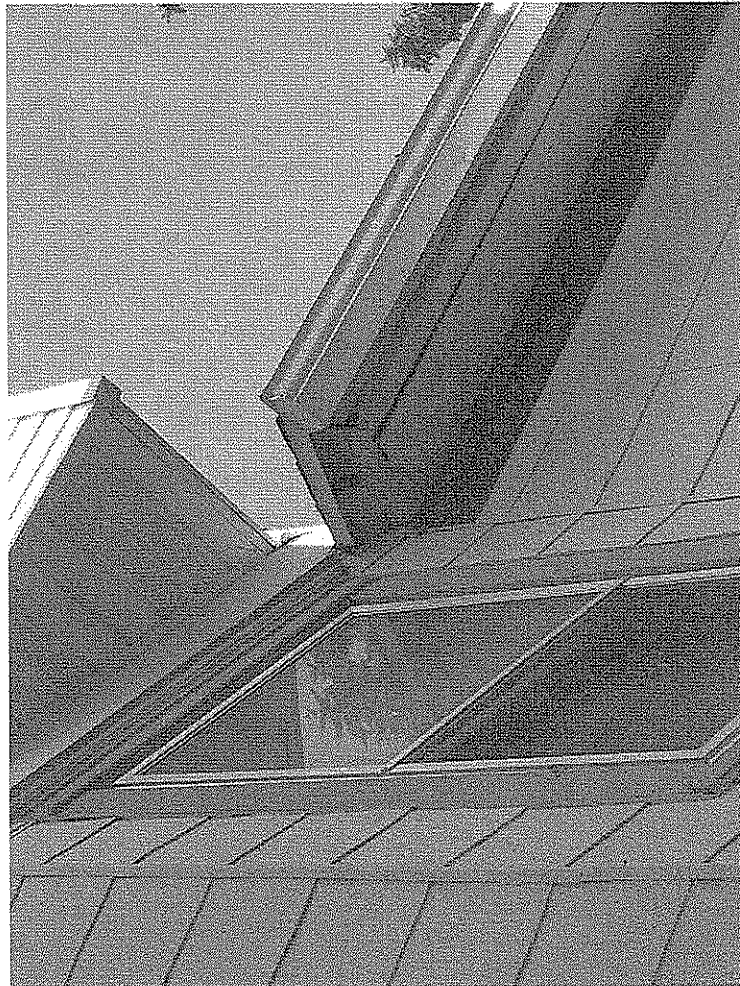
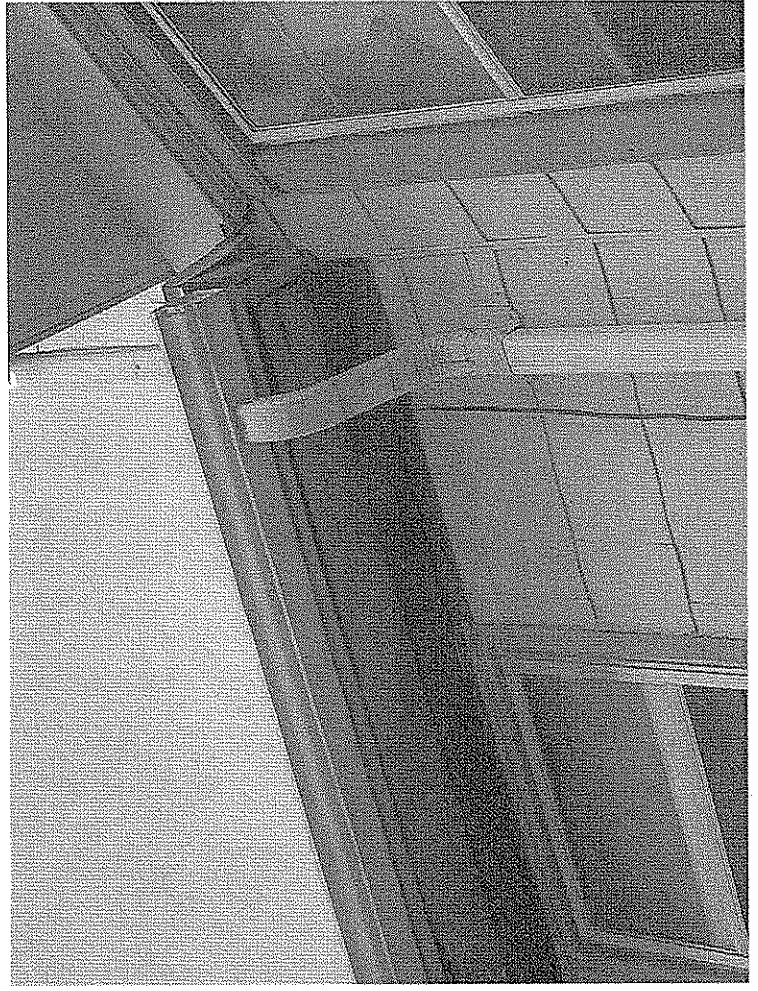


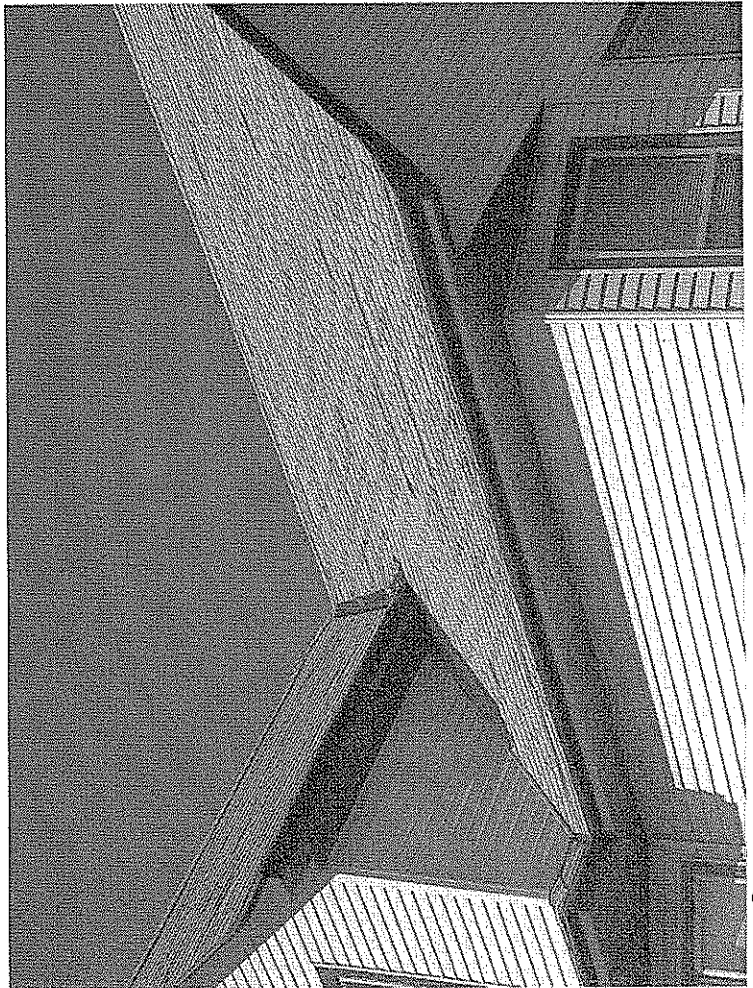
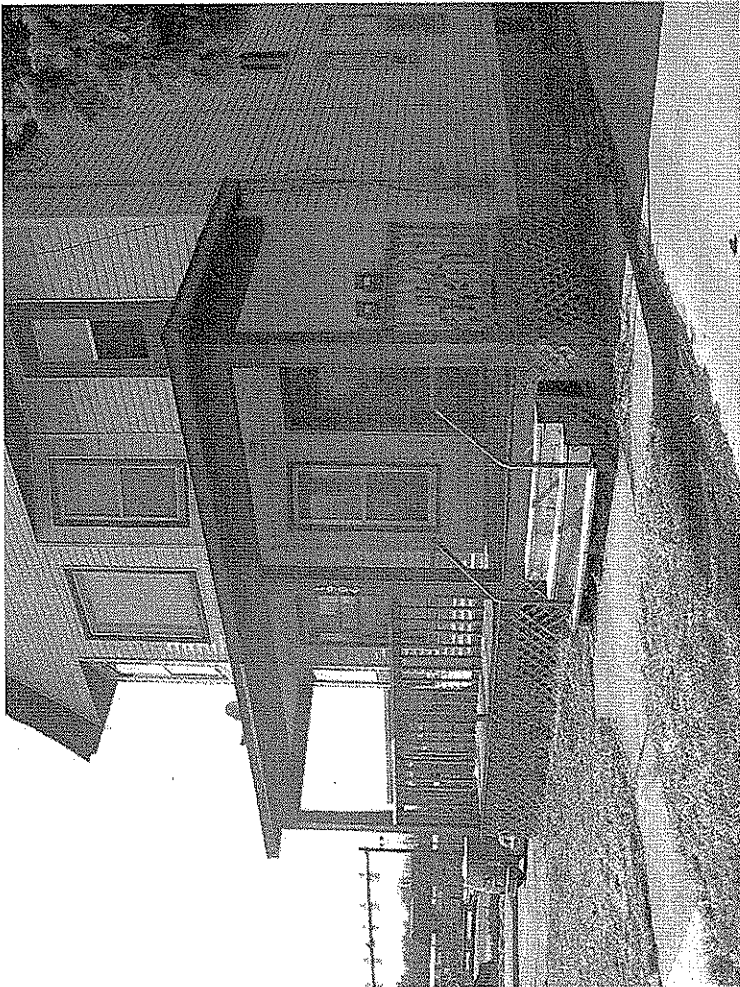


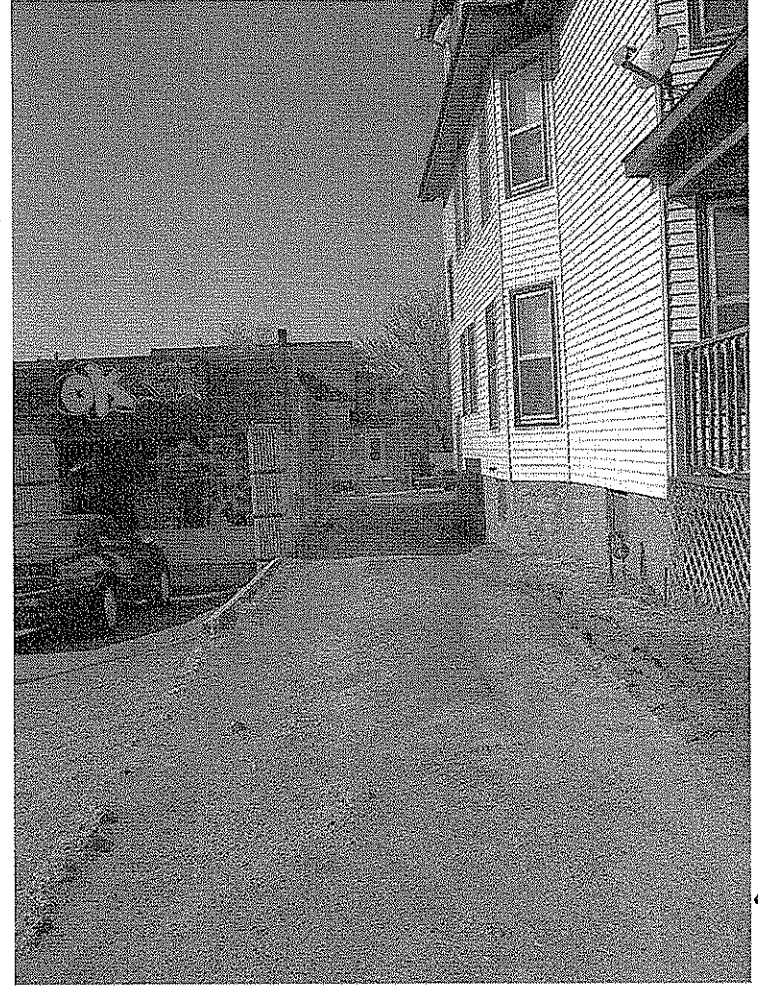
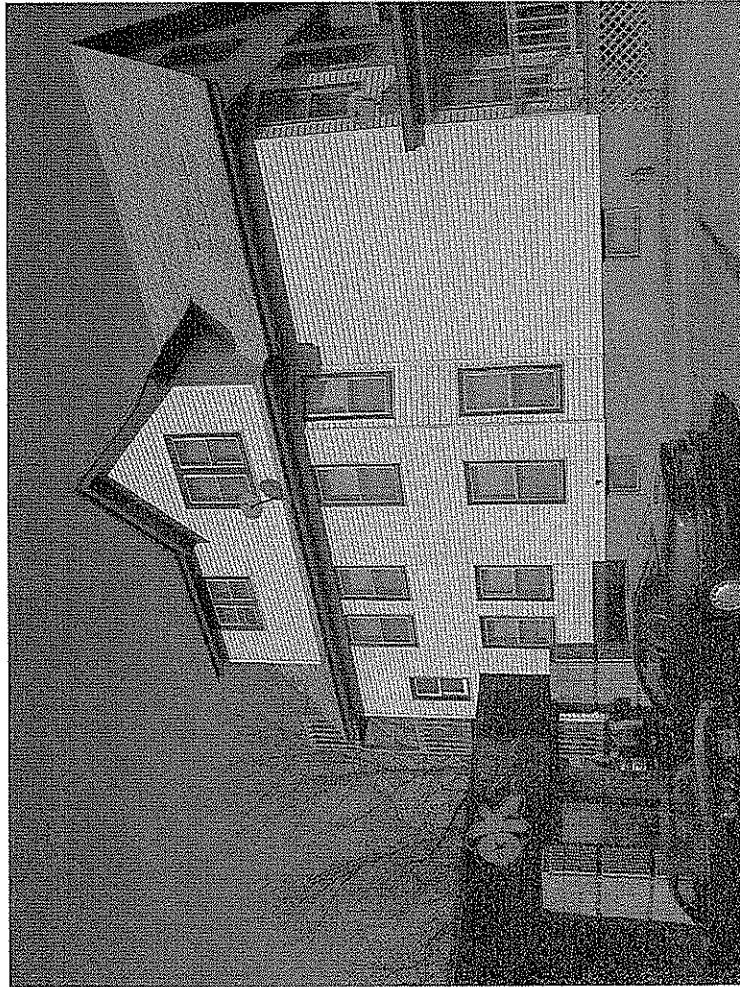
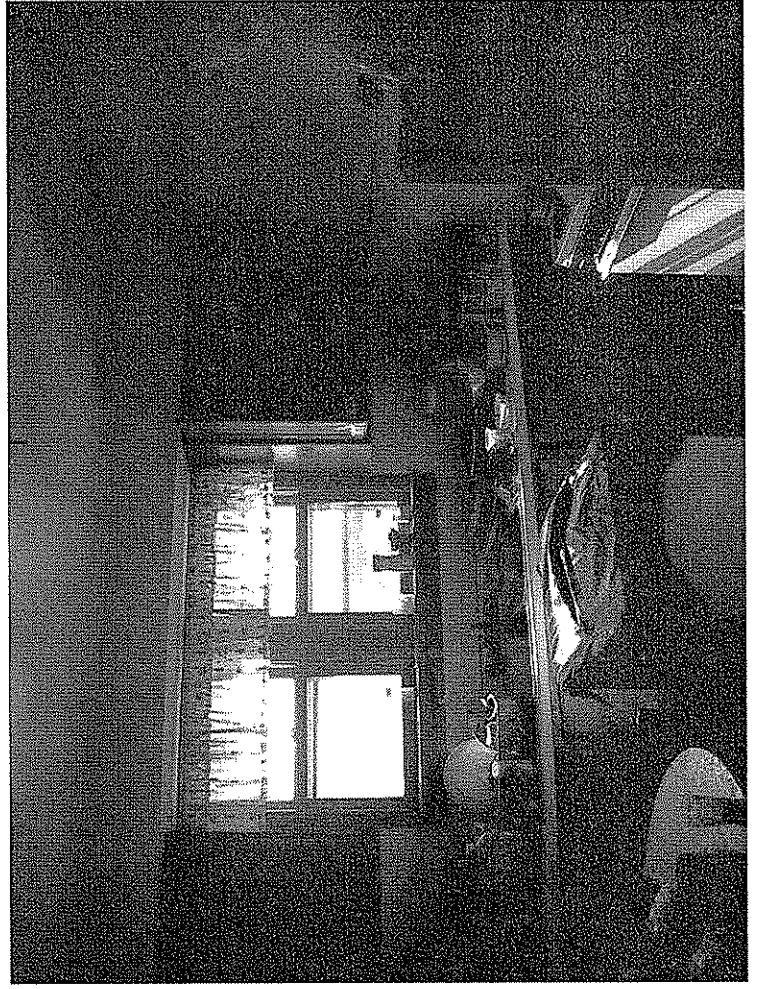
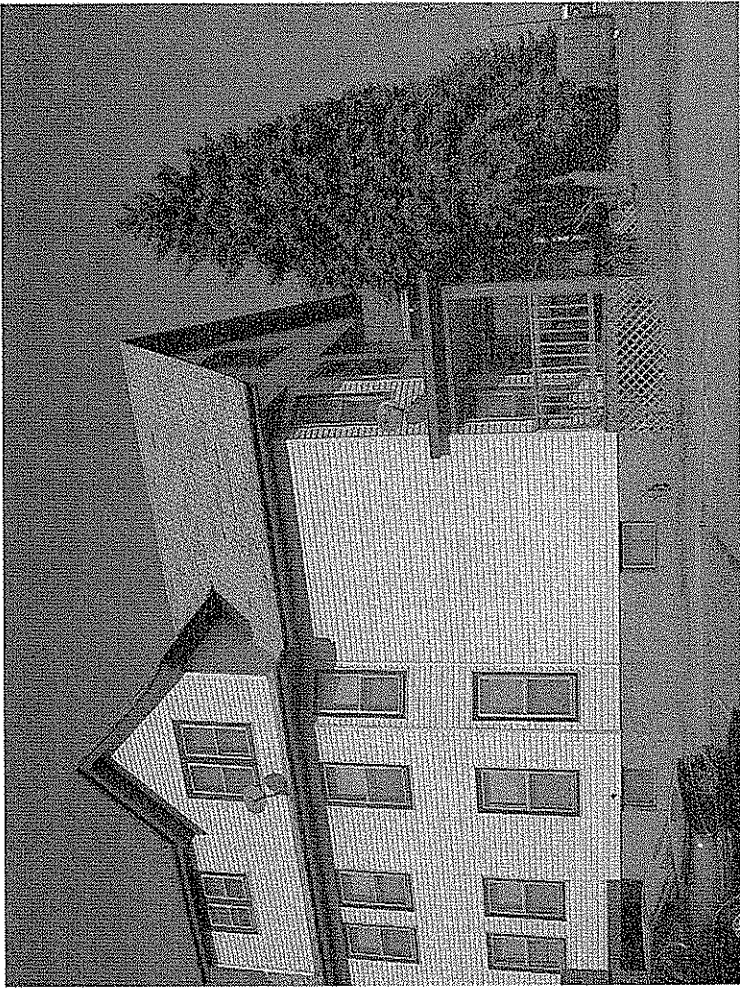


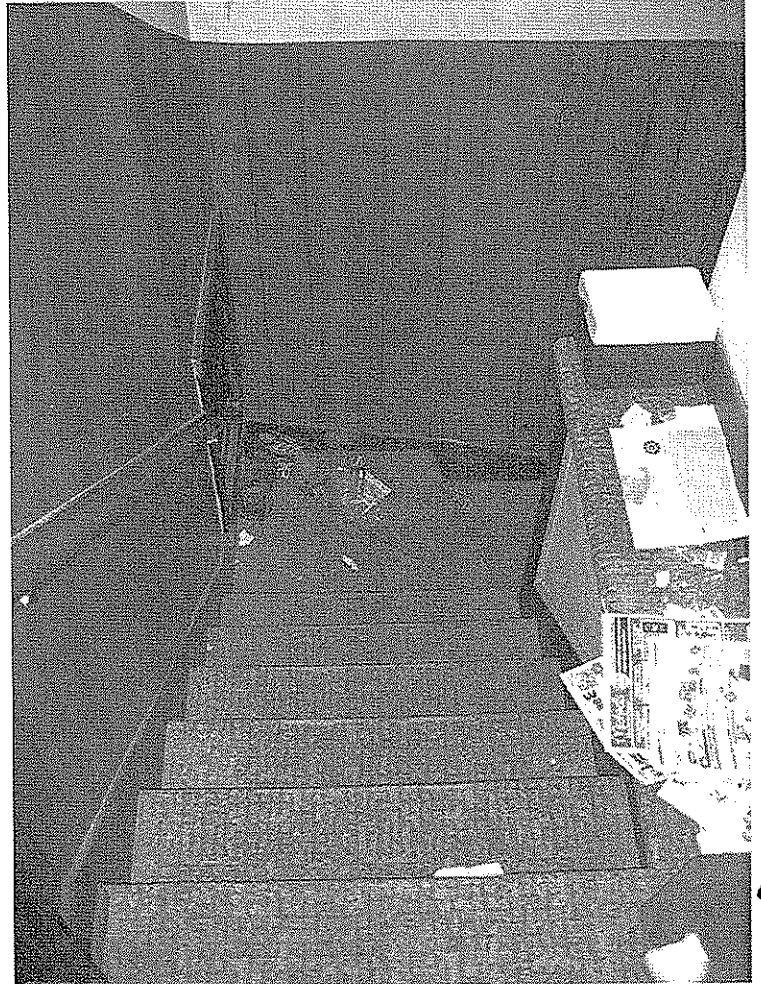
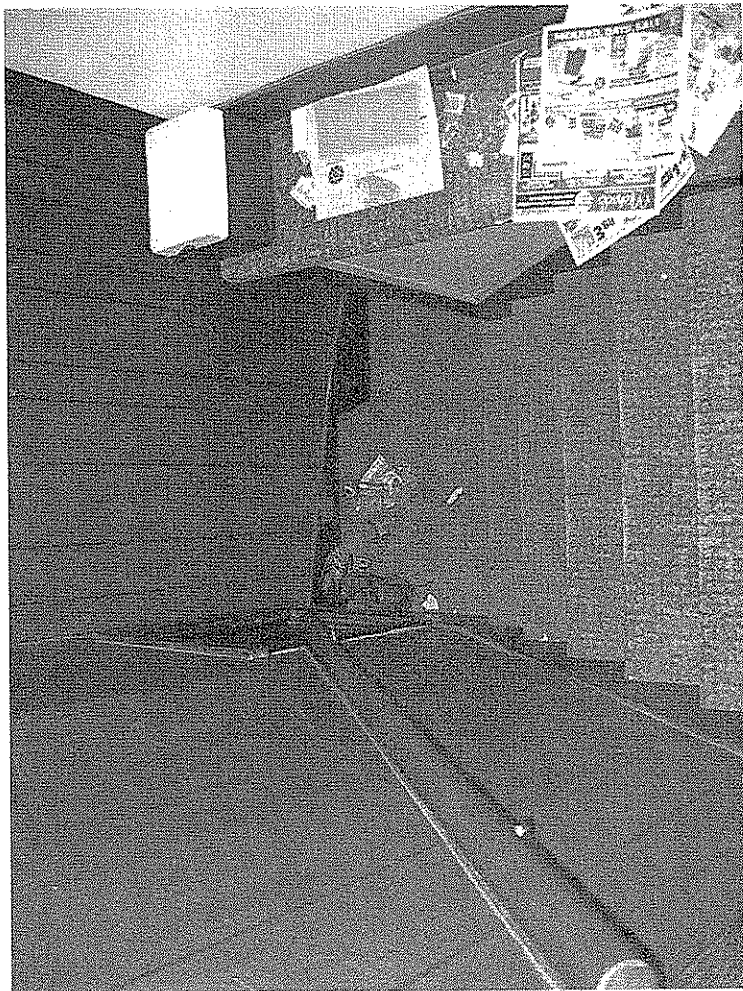
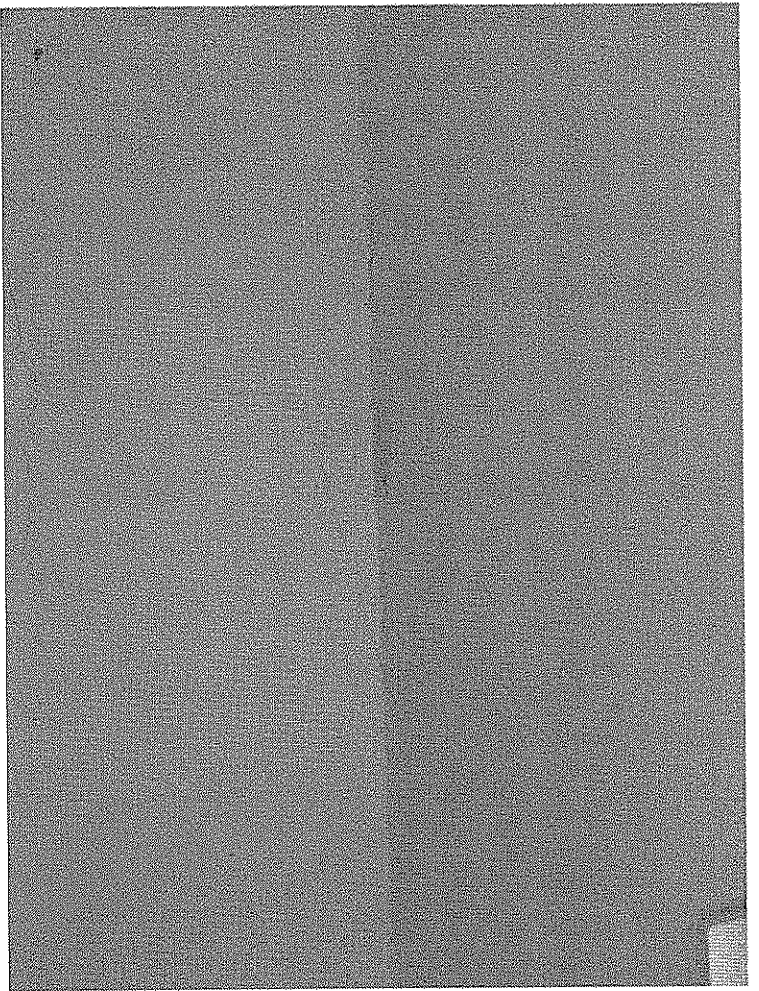
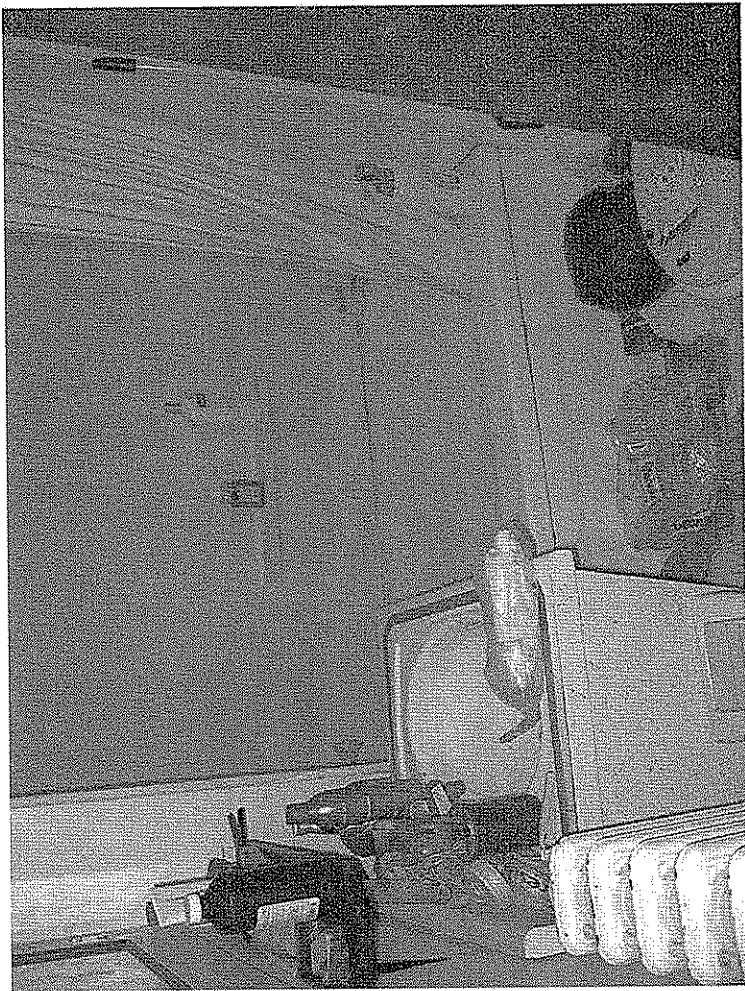


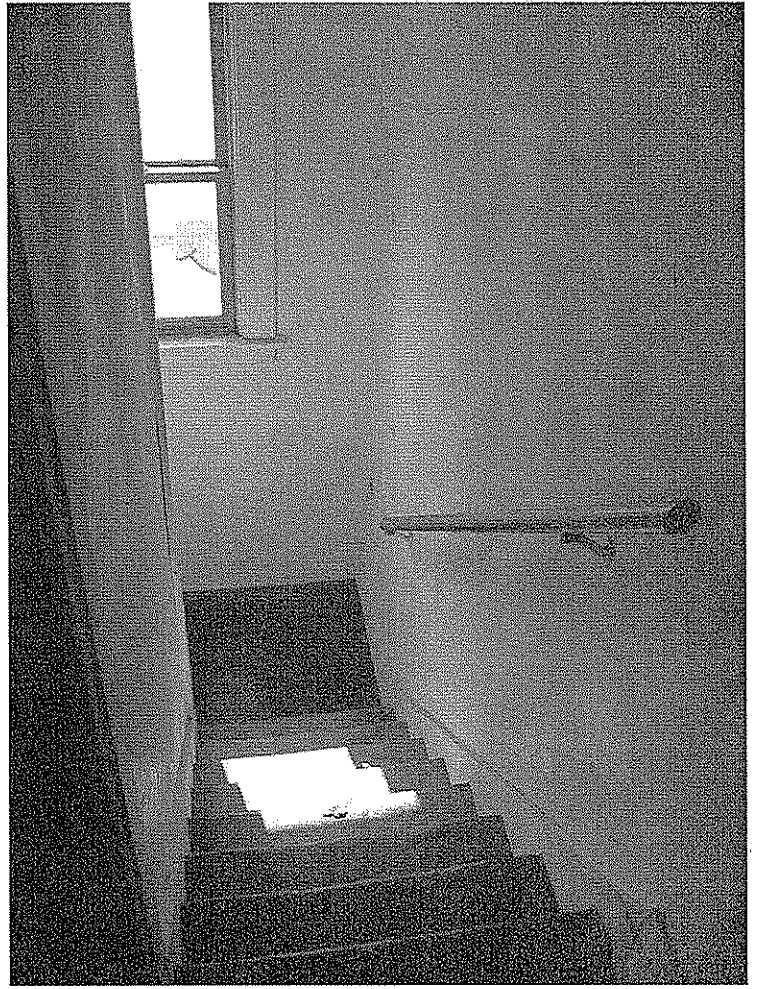
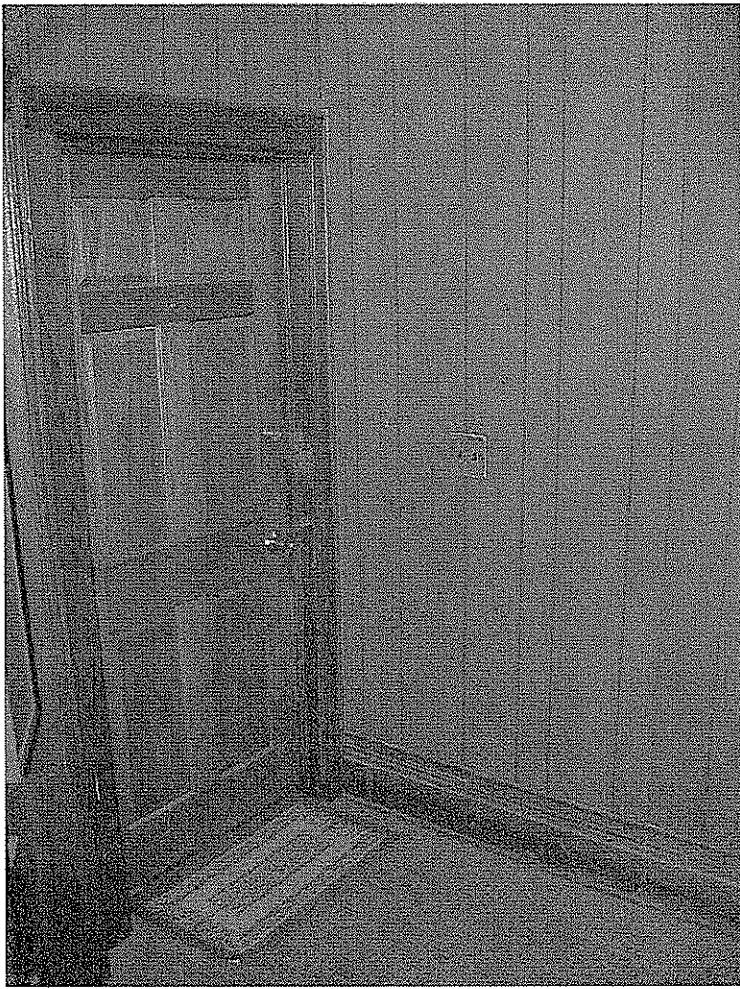




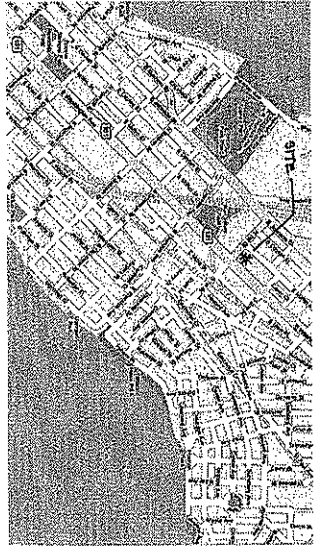








SITE LOCATION



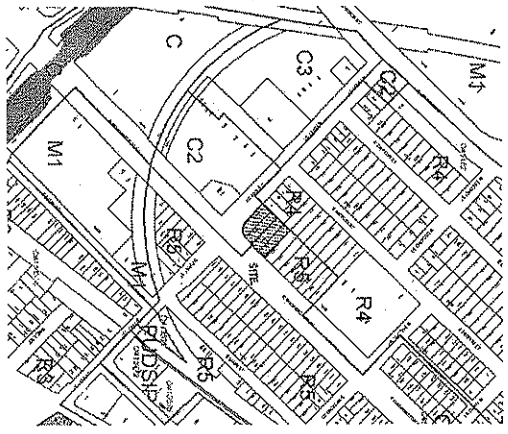
PROJECT

Emerson Place
 1900 East Washington Avenue

OWNER

Koua Yang
 2919 Yang Road
 Sun Prairie, WI 53590 (608) 445-8657

ZONING MAP



SITE DATA

BUILDING SIZE	41000 SQUARE FEET
CONSTRUCTION TYPE	5B
BUILDING HEIGHT	40 FEET
NUMBER OF STORES	3
OCCUPANCY TYPE	BLVD
LOT SIZE	26314 SQUARE FEET
PARKING	51
BIKE PARKING	51
LOADING FACILITY	1
ZONING	PD

INDEX

T1	TITLE SHEET
C1	SHRUB
C2	DEVELOPMENT/REGULATION CONTROL PLAN
C3	SITE/GRADING PLAN
C4	UTILITY PLAN
C5	LANDSCAPE PLAN
A1	PARKING PLAN
A2	FIRST FLOOR PLAN
A3	SECOND/THIRD FLOOR PLAN
A4	ROOF PLAN
A5	SM AND SE ELEVATIONS
A6	NW AND NE ELEVATIONS

SUTTON
 ARCHITECTURE
 5415 BIRCH
 SUN PRAIRIE, WI 53590
 TEL: 608-445-8657 FAX: 608-445-8657

DESIGN CONSULTANT
 COULAS KOZEL, AIA
 KRS ARCHITECTURE
CIVIL ENGINEERING
 CALYANG ENGINEERS

DRAWING
 TITLE SHEET
 LOCATION/ZONE MAP
DATE
 Drawn: []
 Check: []
 Design by: []

T1

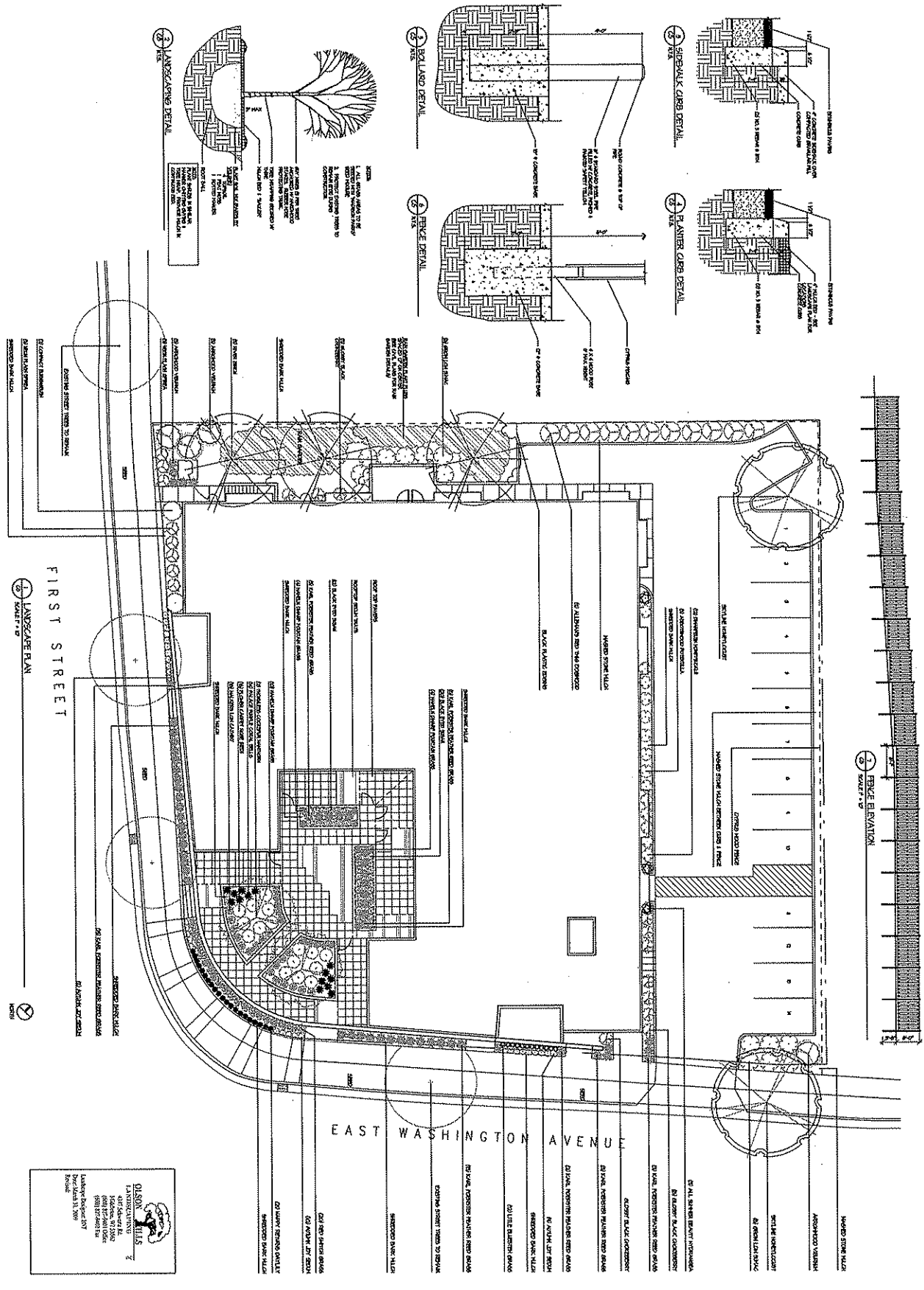
OWNER
 KOLA VRIG
 (606) 445-8827
 599 Vrig Road
 San Pablo, CA 94806

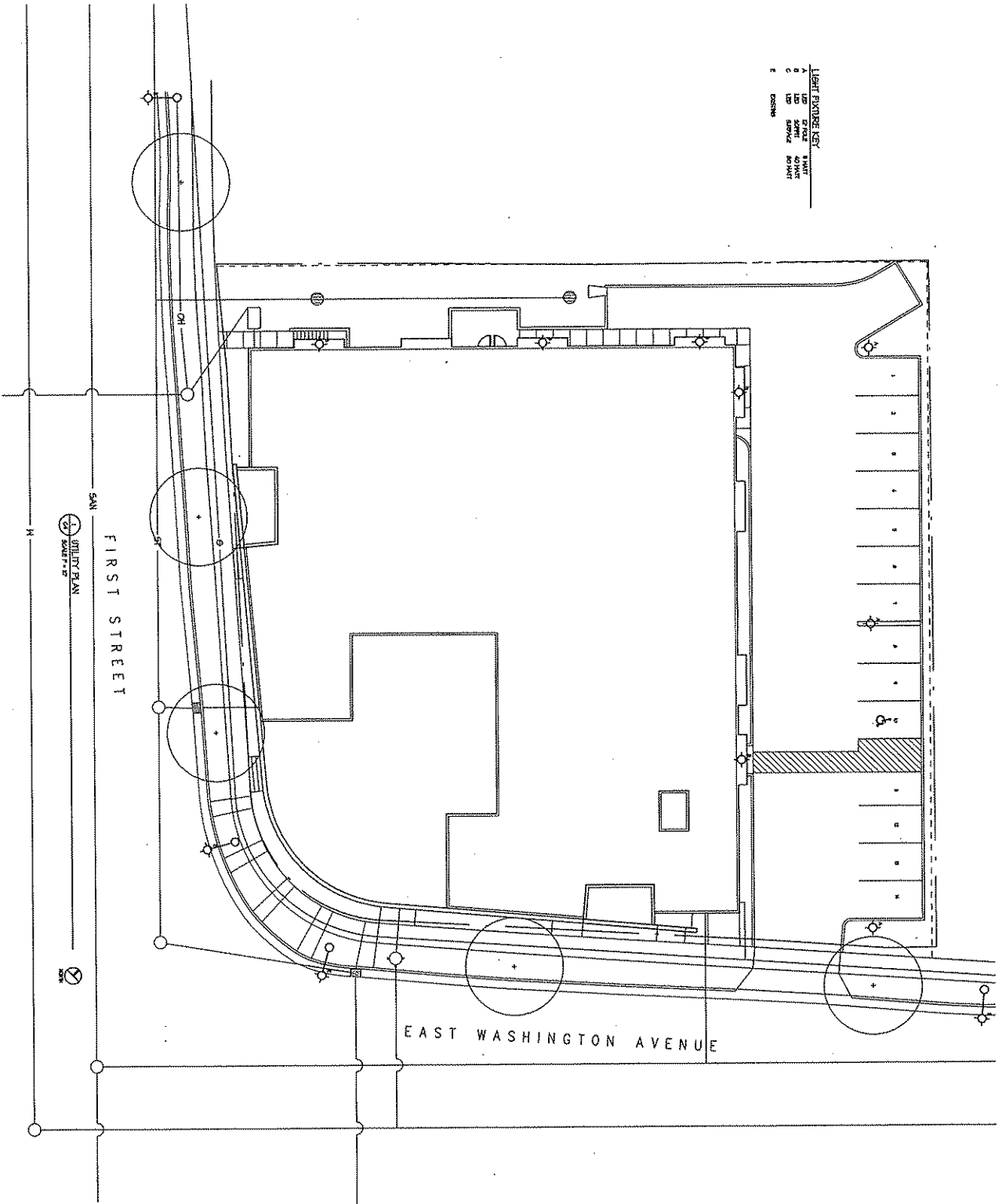
PROJECT
 Emerson Place
 900 East Washington Avenue
 Madison, Wisconsin 53704

DESIGNER
 OLSON KUNZ
 1 LANDSCAPE ARCHITECTURE
 1000 North Dearborn Street
 Chicago, IL 60610
 Phone: 312.427.1200
 Fax: 312.427.1201
 Email: info@suttonarch.com

DATE
 Project & Scope
 10/15/10
 Drawing
 10/15/10

CS

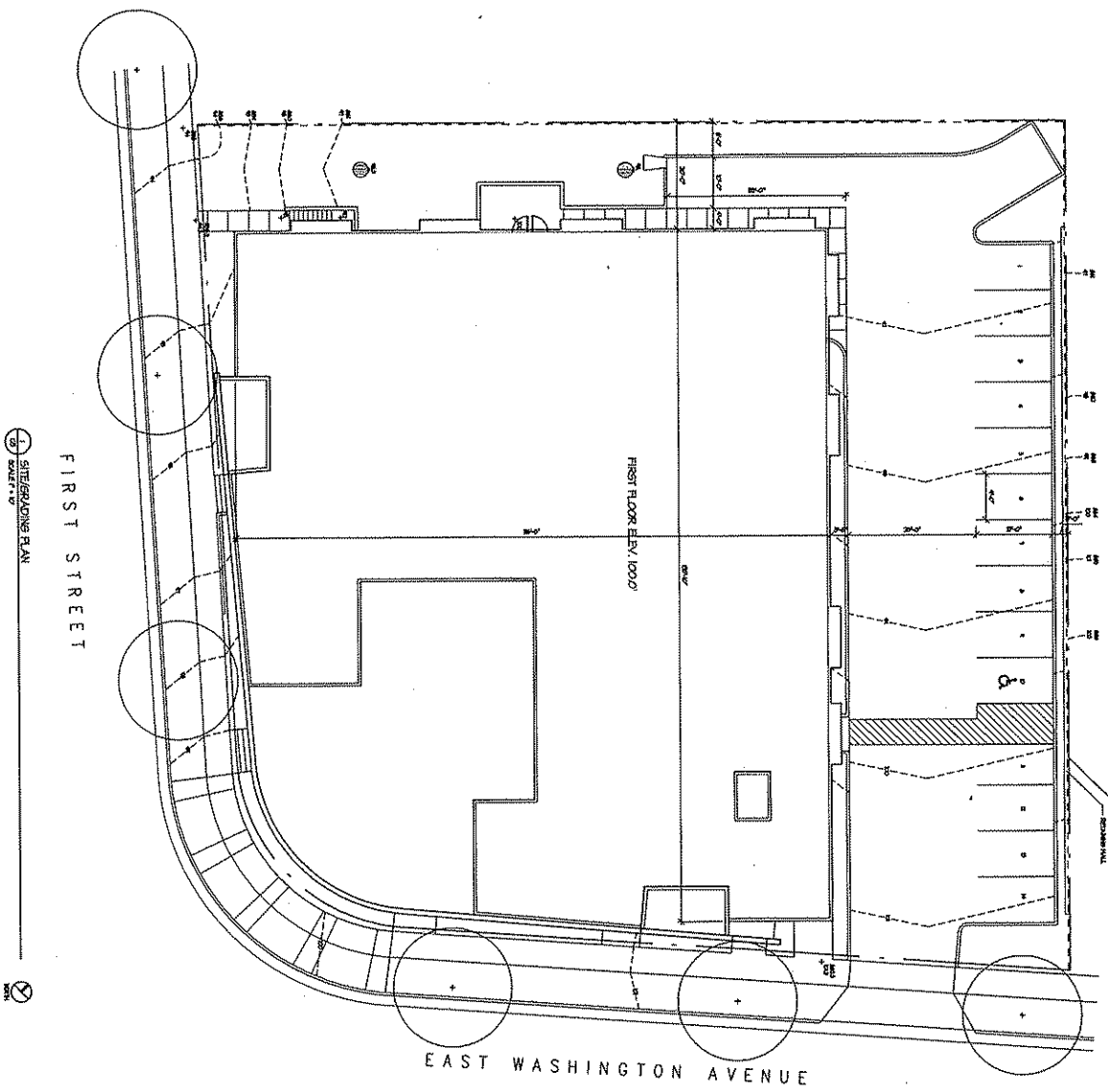




LIGHT FIXTURE KEY

A	LED	50W	40K	TRAY
B	LED	50W	40K	TRAY
C	LED	50W	40K	TRAY
D	LED	50W	40K	TRAY
E	LED	50W	40K	TRAY

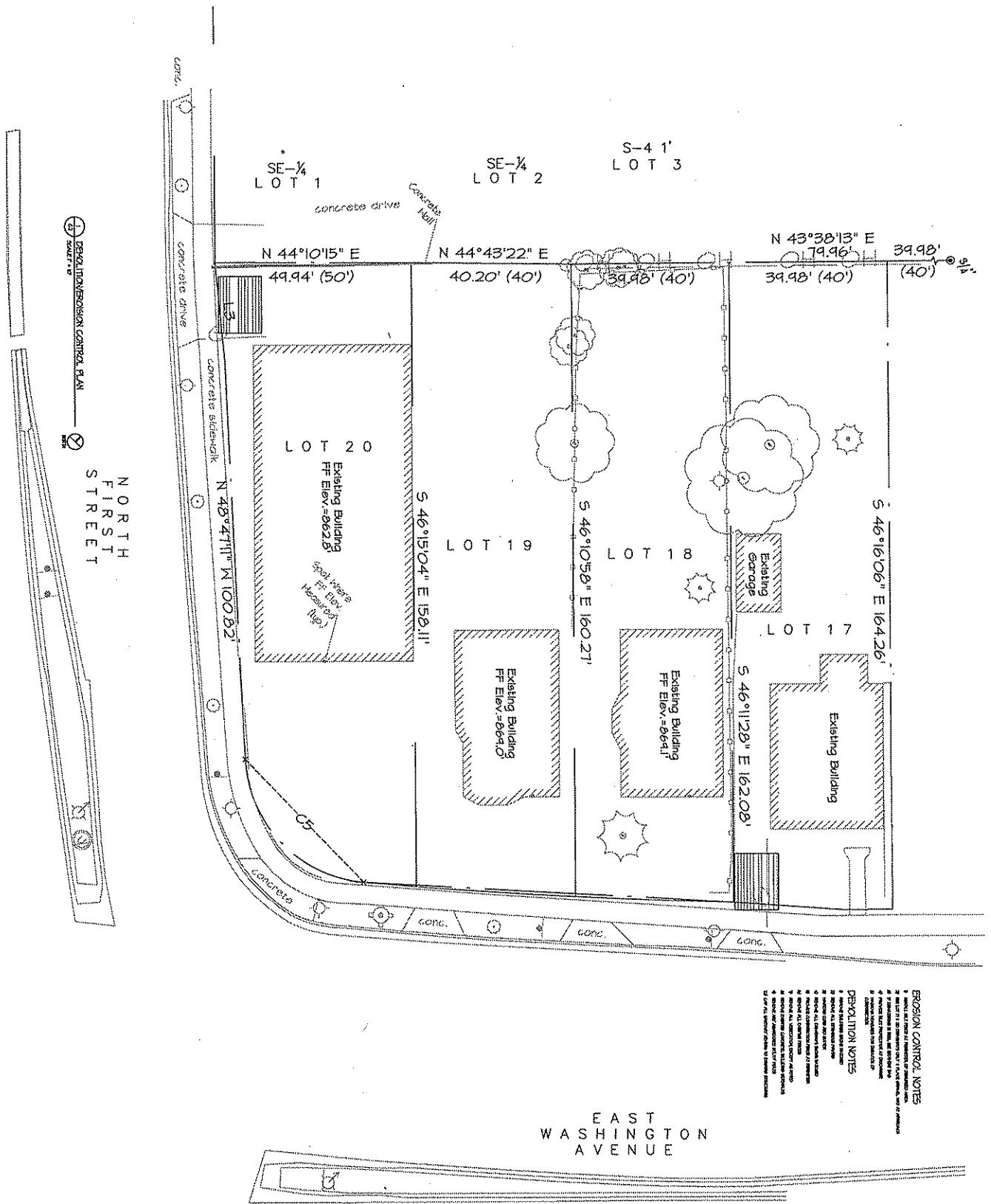
<p>SUTTON ARCHITECTURE</p> <p>2010 9th Street Madison, WI 53704 Tel: 608.261.1234</p>	
<p>OWNER</p> <p>Kora Vang (608) 445-8857 289 Vang Road San Frahn, WI 53580</p>	
<p>PROJECT</p> <p>Emerison Place 800 East Washington Avenue Madison, Wisconsin 53704</p>	
<p>DRAWING</p> <p>UTILITY PLAN</p>	
<p>DATA</p> <p>Project: 2020 Drawing: 100 Date: 10/1/20 Drawn by: SKL</p>	
<p>C4</p>	



1 SITE/GRADING PLAN

2

<p>SUTTON ARCHITECTURE 501 King Street Madison, WI 53703 Tel: 608.255.1111 Fax: 608.255.1110</p>	
<p>OWNER Koua Yang (608) 445-8857 2289 Yang Road Sun Prairie, WI 53590</p>	
<p>PROJECT Emerson Place 800 East Washington Avenue Madison, Wisconsin 53704</p>	
<p>DATE Project: 02/07 Issue: 02/07 Drawn by: JAL</p>	
<p>C3</p>	



EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
8. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

DEMOLITION NOTES

1. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.
2. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.
3. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.
4. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.
5. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.
6. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.
7. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.
8. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.
9. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.
10. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE DEMOLITION PLAN.

EAST
WASHINGTON
AVENUE

OWNER
Koua Yang
1001 4th Ave
980 Young Blvd
San Francisco, WI 53900

PROJECT
Emerson Place

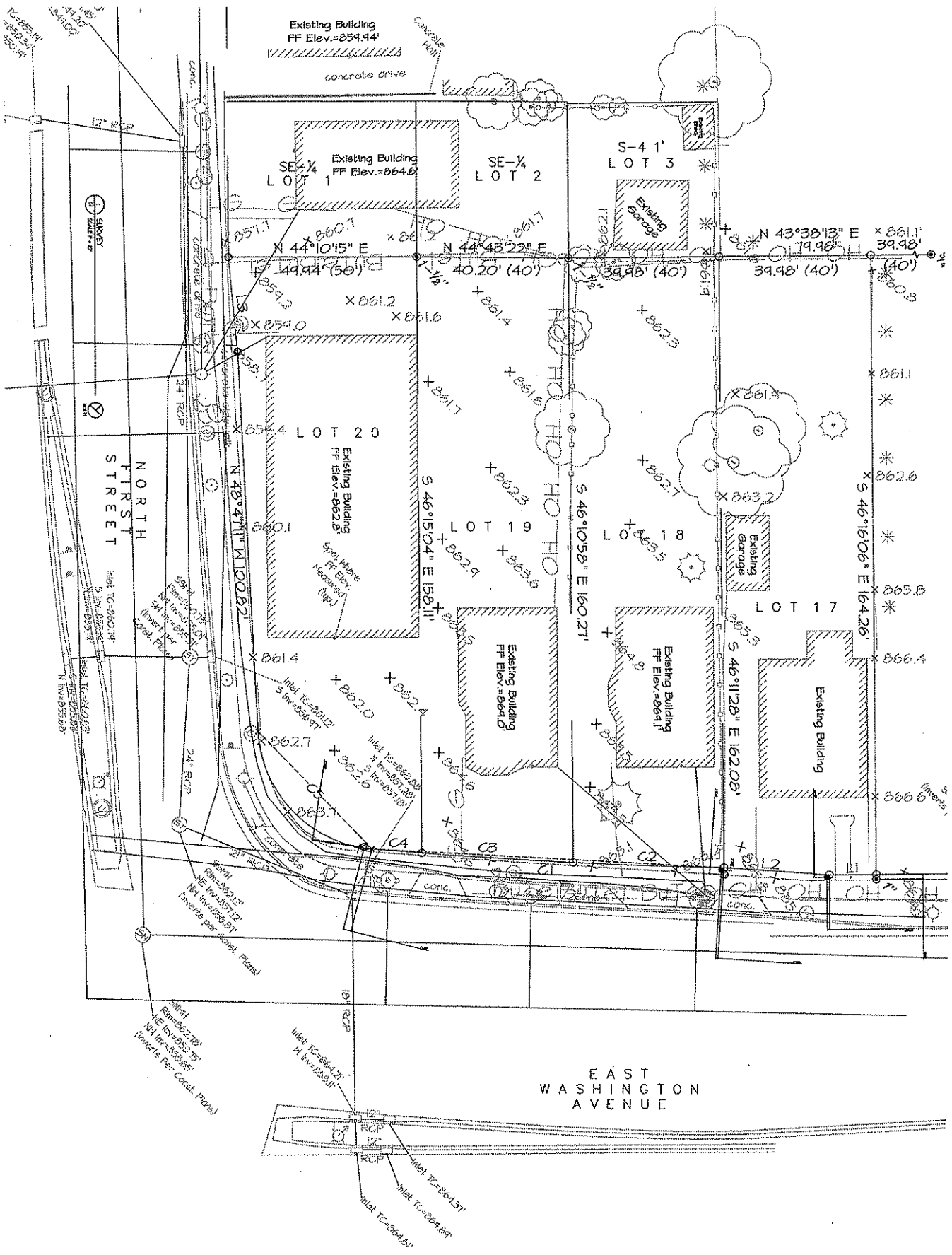
300 East Washington Avenue
Madison, Wisconsin 53704

DEVELOPER
Emerson Place

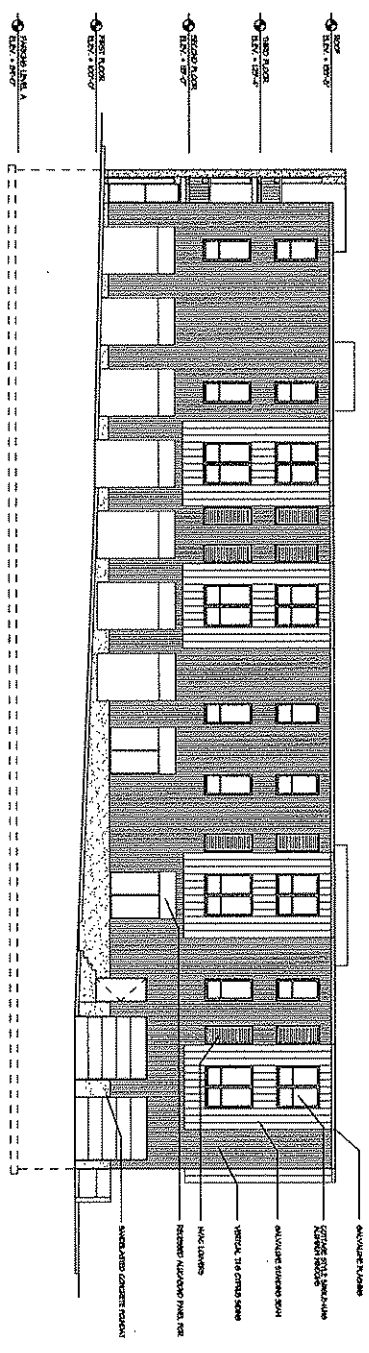
DATA
Project # 2020-0000
Date 02/10/20
Sheet # 1 of 1

C2

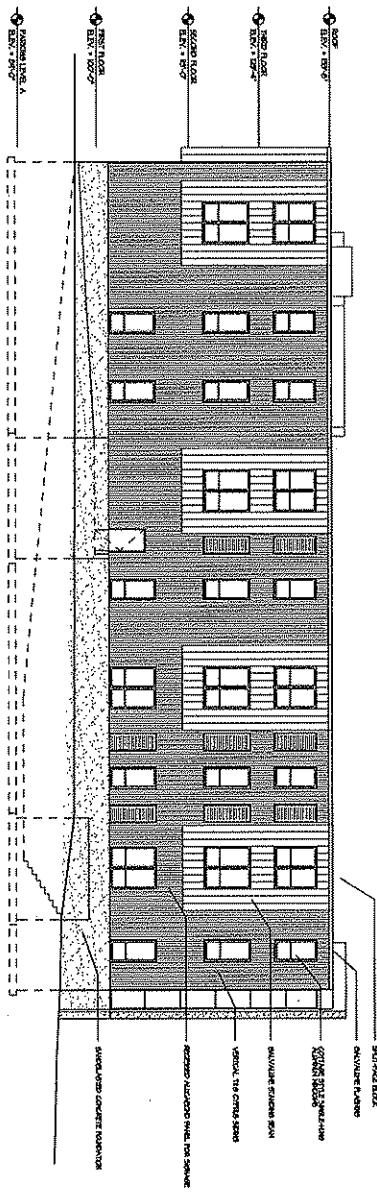
SUTTON
ARCHITECTURE
1000 1st Street
Madison, WI 53703
Tel: 608.261.1234
Fax: 608.261.1235



SUTTON ARCHITECTURE <small>504 East 82nd Street Suite 200 Chicago, IL 60619</small>	CIVIL ENGINEERING CALVIN BRONKHORST
	OWNER Koua Yang (609) 445-8857 599 Vong Road San Francisco, CA 94133
PROJECT Emerson Place	DATE 11/11/2011
PROJECT ADDRESS 1900 East Washington Avenue Madison, Wisconsin 53704	PROJECT NO. C1



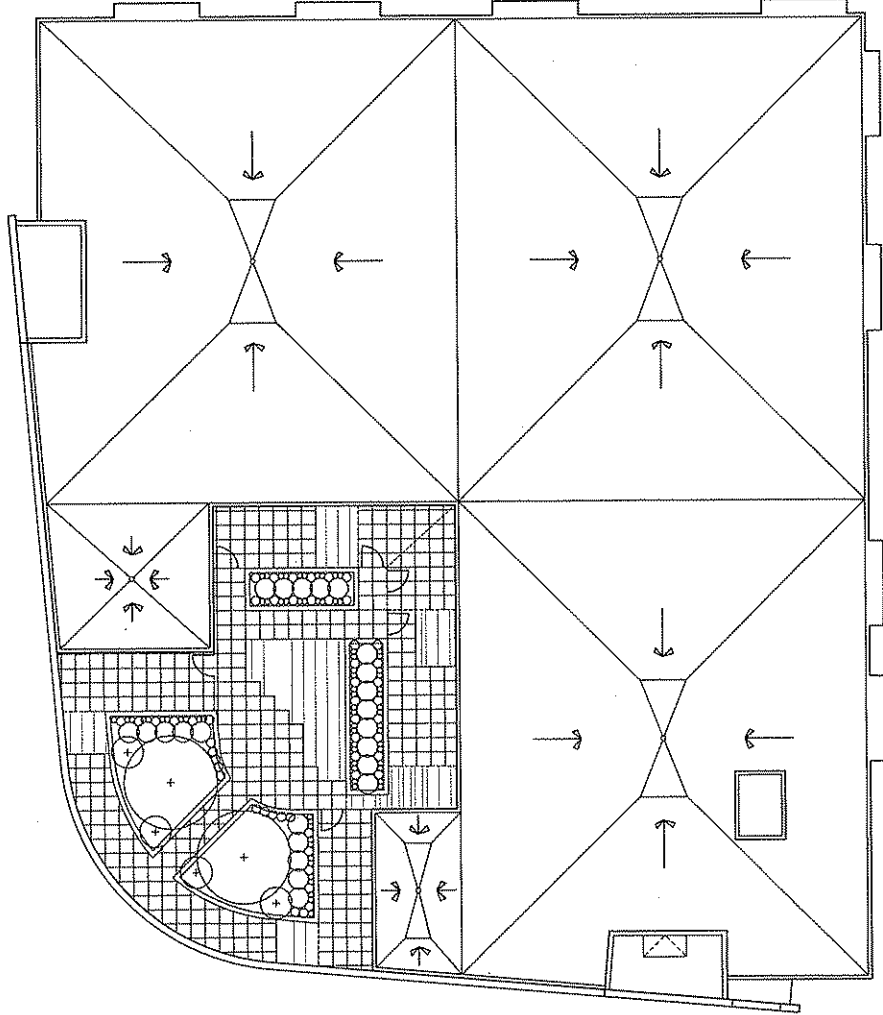
1. NORTHEAST ELEVATION
 SCALE: 1/8" = 1'-0"



2. NORTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"

OWNER
 Koua Yang
 (608) 445-8807
 288 Yang Road
 San Francisco, Wisconsin
PROJECT
 Emerson Place
 100 East Washington Avenue
 Jackson, Wisconsin 53704
DRAWING
 BUILDING ELEVATIONS

DATA
 Project No. 2007
 Date: 02/07
 Drawn by: JAC
 Checked by: JAC



1. ROOF PLAN
 2. SECTION TOP



OWNER
 KOLA VANG
 (608) 445-8857
 299 Vang Road
 Sun Prairie, Wisconsin

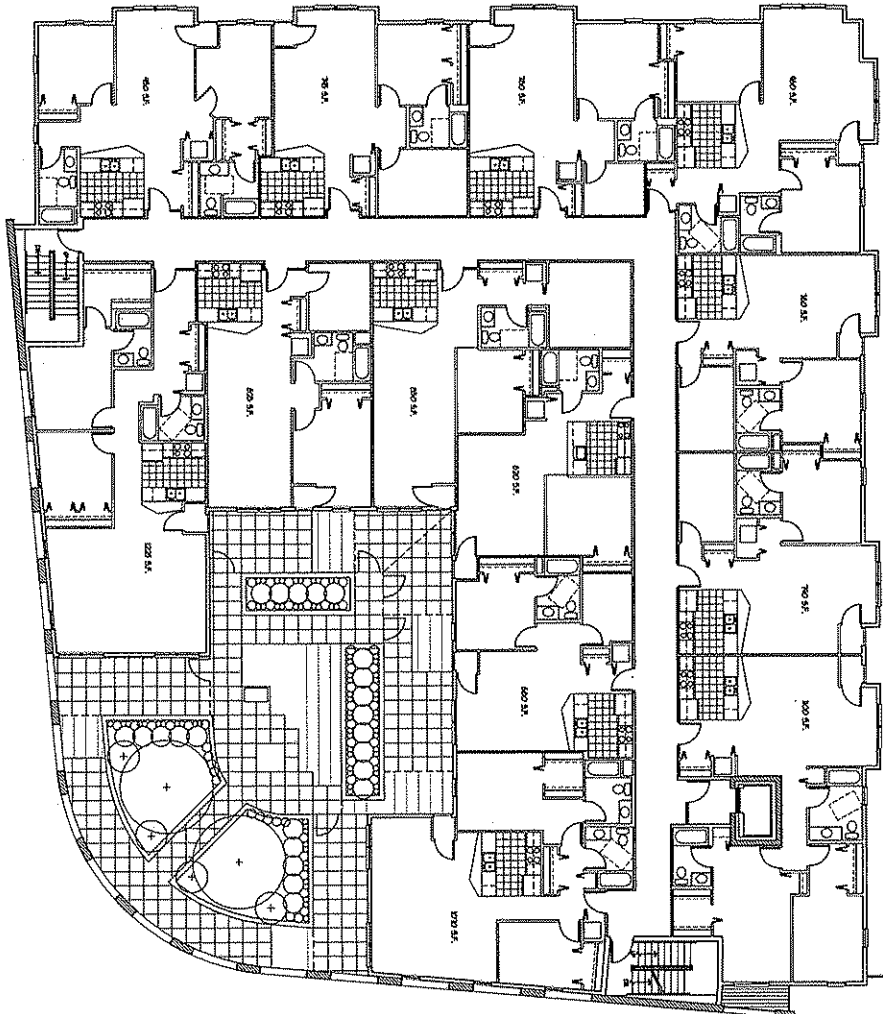
PROJECT
 Emerson Place

300 East Washington Avenue
 Madison, Wisconsin 53704

DRAWING
 ROOF PLAN

DATE
 02/20/2017
 09:00 AM
 Drawn by: JAL

SUTTON
ARCHITECTURE
504 21st Street
Madison, WI 53704
Tel: 608.261.1100
Fax: 608.261.1101



TYPICAL FLOOR PLAN

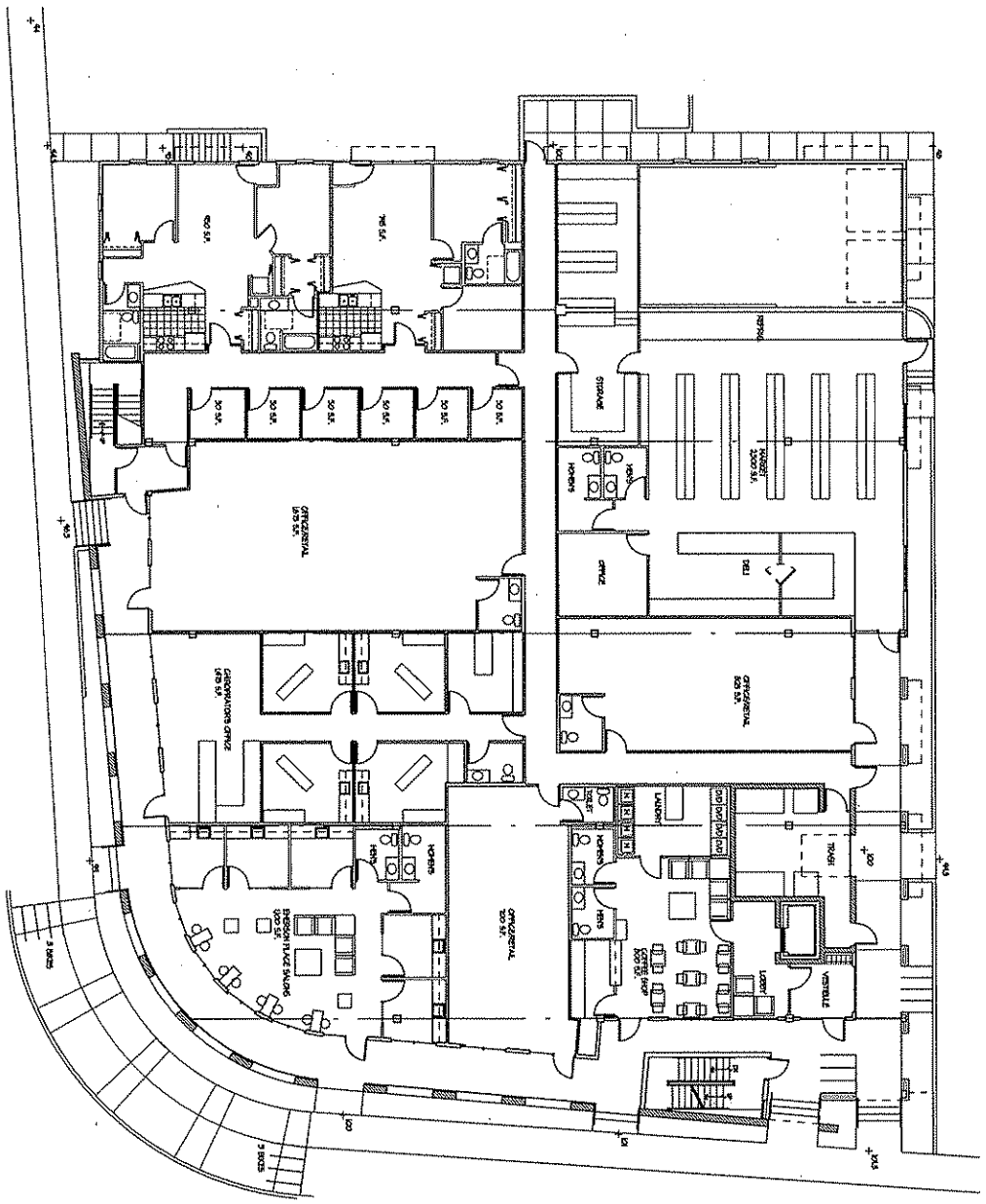


OWNER
Koua Yang
(608) 445-8857
229 Yang Road
San Pedro, Wisconsin

PROJECT
Emerson Place
900 East Washington Avenue
Madison, Wisconsin 53704

DATE
Project Start
Project End
Drawing No.

A3



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



SUTTON
 ARCHITECTURE
 201 Park Street
 Madison, WI 53705
 Tel: 608.263.8800 Fax: 608.263.8801

OWNER
 KOUB YANG
 (608) 445-8877
 2000 Village Road
 Sun Prairie, Wisconsin

PROJECT
 Emerson Place

500 East Watkinson Avenue
 Madison, Wisconsin 53704

DETAILS
 FIRST FLOOR PLAN

DATA
 Project: 10001
 Date: 05/20/07
 Drawn by: JML

