

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau

kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910

如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison

Building Inspection Division

215 Martin Luther King Jr Blvd, Ste 017

PO Box 2985

Madison, WI 53701-2985 (608) 266-4551



Submit the following via email to:

- Building Inspection at sprapplications@cityofmadison.com and
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see [submittal schedule](#))

Part 1: General Application Information

Street Address:	305 North Frances Street, 533 Conklin Place		
Alder District:	2	Zoning District:	UMX
Project Contact Person Name	Brian Munson	Role	Project Entitlement Manager
Company Name	Vandewalle & Associates		
Phone		Email	[REDACTED]
<input checked="" type="checkbox"/>	Completed Application (this form)		
<input checked="" type="checkbox"/>	Property Owner Permission (signature on this form or an email providing authorization to apply)		
<input checked="" type="checkbox"/>	Copy of Notification sent to the Demolition Listserv		Date Sent <u>6/16/2025</u>
<input checked="" type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to District Alder , City-registered neighborhood association(s) , and City-listed business association(s) .		Date Sent <u>6/16/2025</u>
<input type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)		
<input type="checkbox"/>	Demolition Plan		
	Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input checked="" type="radio"/> Yes <input type="radio"/> No		

Part 2: Information for Landmarks Historic Value Review

<input checked="" type="checkbox"/>	Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition
<input checked="" type="checkbox"/>	Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos)
<input checked="" type="checkbox"/>	Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition)
<input type="checkbox"/>	Will existing structure be relocated? <input type="radio"/> Yes <input checked="" type="radio"/> No If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible
<input type="checkbox"/>	Optional: Proposed mitigation plans for properties with possible historic value

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Part 3: Application for Plan Commission Review (if applicable)

- When Landmarks Commission finds a building has Historic Value, the demolition application must be considered by the Plan Commission.
- If Plan Commission review is required, staff will schedule the public hearing based on the [published schedule](#).
- Applicant must [make an appointment](#) to pick up “Public Hearing” sign from Zoning Counter and post the sign on property at least 21 days before Plan Commission hearing.

Demolition requests will be scheduled concurrently with other related requests before the Plan Commission, where applicable. A schedule confirmation will be emailed to the designated project contact. Contact staff at pcapplications@cityofmadison.com with questions.

Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)		See attached letter	
Property Owner Name		Zeier Building Corporation	
Company Name			
Street Address		305 North Frances Street	
Phone		Email	

For Office Use Only	
Date:	
Accela ID No.:	

APPLICANT AUTHORIZATION LETTER

533 CONKLIN PL & 305 N FRANCES REDEVELOPMENT

CONTACT

[REDACTED]

I Mary Gomez, authorize CS Acquisition Vehicle, LLC, to submit a Conditional Use & Demolition Application for the properties located at 533 Conklin Pl and 305 N Frances in Madison, WI.

Sincerely,

Mary Gomez

RECIPIENT

Austin Pagnotta / Doug

Tichenor

CS Acquisition Vehicle, LLC
1643 N Milwaukee Ave., 5th FL
Chicago, IL 60647

Signed by:

CA18AEA589A148...

Brian Munson

From: noreply@cityofmadison.com
Sent: Wednesday, June 18, 2025 6:34 AM
To: Brian Munson
Subject: City of Madison Demolition Notification Approved

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on June 18, 2025 at 6:33 AM. Your demolition permit application can be filed with the Zoning Office, 215 Martin Luther King Jr. Blvd, Suite 017, on the next business day following 30 days of the posting of this notification message. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.

Brian Munson

From: Brian Munson
Sent: Monday, June 16, 2025 10:12 AM
To: City of Madison (district2@cityofmadison.com); Kevin Firchow
Cc: Doug Tichenor; Brian Munson
Subject: Pending Zoning Application: Formal Notification

Core Spaces is working towards a formal zoning (conditional use) and demolition submittal for 305 North Frances and 533 Conklin Place for a new student housing redevelopment project. The design team is anticipating a submittal on August 4, 2025, which would tentatively lead to discussions at the September 17th UDC, October 6th Plan Commission, and October 7th Common Council. We will send additional information as soon as possible.

Address: 305 North Frances
533 Conklin Place

Request: Conditional Use
Demolition Permit
CSM

Staff has indicated that the CANA neighborhood association is currently dormant, but we look forward to the upcoming postcard meeting to discuss the project with the neighborhood.

We look forward to working with you and the City on the review and implementation of this project.

Brian Munson

Principal
VANDEWALLE & ASSOCIATES
120 East Lakeside Street
Madison, WI 53715
Cell: 608.609.4410



VANDEWALLE & ASSOCIATES INC.

Wednesday, July 30, 2025

Heather Bailey
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

The attached formal submittal packet for the Saxony Redevelopment Project, submitted on behalf of CS Acquisition Vehicle, LLC, outlines the request for the demolition of the existing buildings located along North Frances Street, Johnson Street, and Conklin Place as part of a redevelopment submittal for the property.

Applicant

CS Acquisition Vehicle, LLC.
1643 North Milwaukee Street
Chicago, IL 60647

Property Owner

Zeier Building Company
305 N Frances Street
Madison, WI 53703

Design Team

Architecture:

Antunovich Associates
224 West Huron Street
Suite 7E
Chicago, Illinois 60654

Lighting:

Hartranft Lighting Design
401 Hawthorne Lane
Suite 110-269
Charlotte, NC 28204

Engineering:

Vierbicher
999 Fournier Drive
Madison, WI 53717

Entitlement:

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Landscape:

Site Design
888 South Michigan Avenue
Chicago, IL 60605

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631

www.vandewalle.com

Shaping places, shaping change

Site Data

Address	PIN	Existing Zoning	Square Footage	Units
305 North Frances Street	0709-232-1133-1	UMX	45,402	229
533 Conklin Place	0709-232-1119-1	UMX	2,199	4

Total Site Acreage: 1.105 acres (48,134 sq. ft.)
Existing Units: 233 units

Demolition Request

Demolition

Demolition of the buildings on site would be undertaken in the spring of 2026. Reusable materials from the site will be removed and the building will be deconstructed and demolished floor by floor.

Reuse and recycling plan: See attached submittal plans

Demolition Plan: see attached submittal plans

Street Tree Report: see attached submittal plans

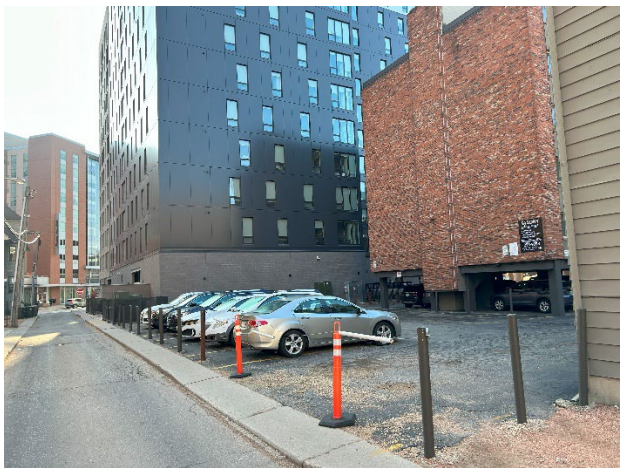
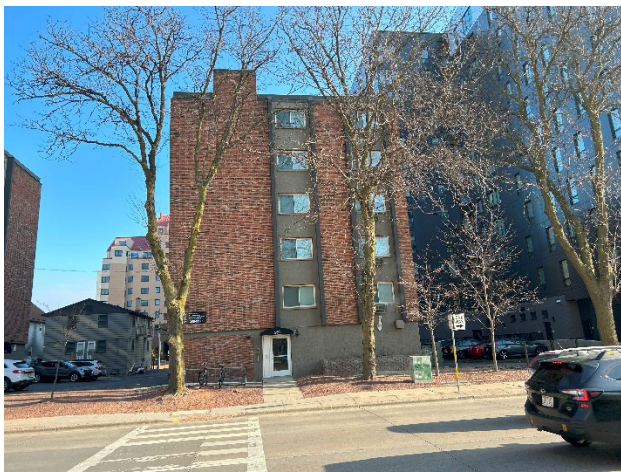
Additional permits for sewer plugs, erosion control, street occupancy, and street terraces will be filed as part of the overall project applications during the site plan review submittal process.

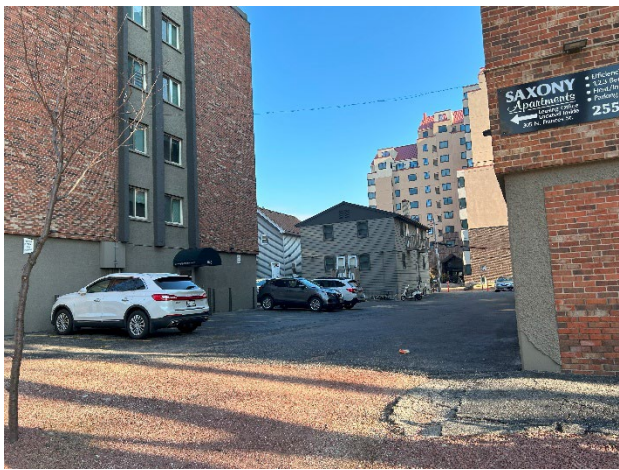
Existing Building photos

305 North Frances Street

Student Housing 233 unit multi-family
2 Buildings (8/6 story and 6 story)
Date of Construction: 1966
Request: Functional obsolescence

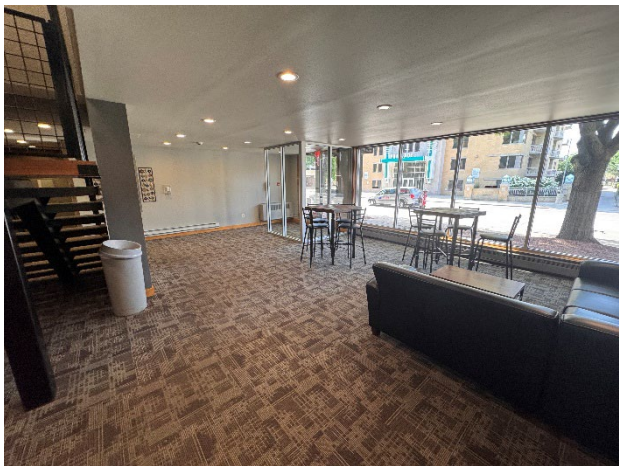






Interior Photos







533 Conklin Place

Student Housing

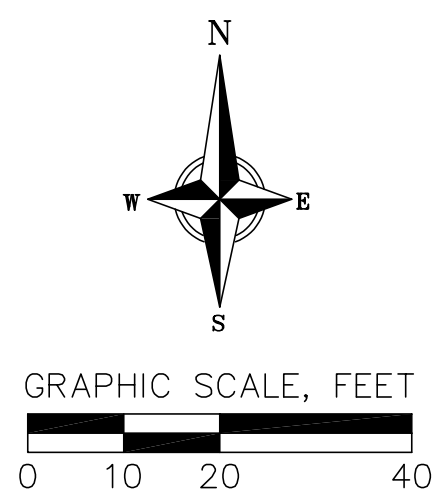
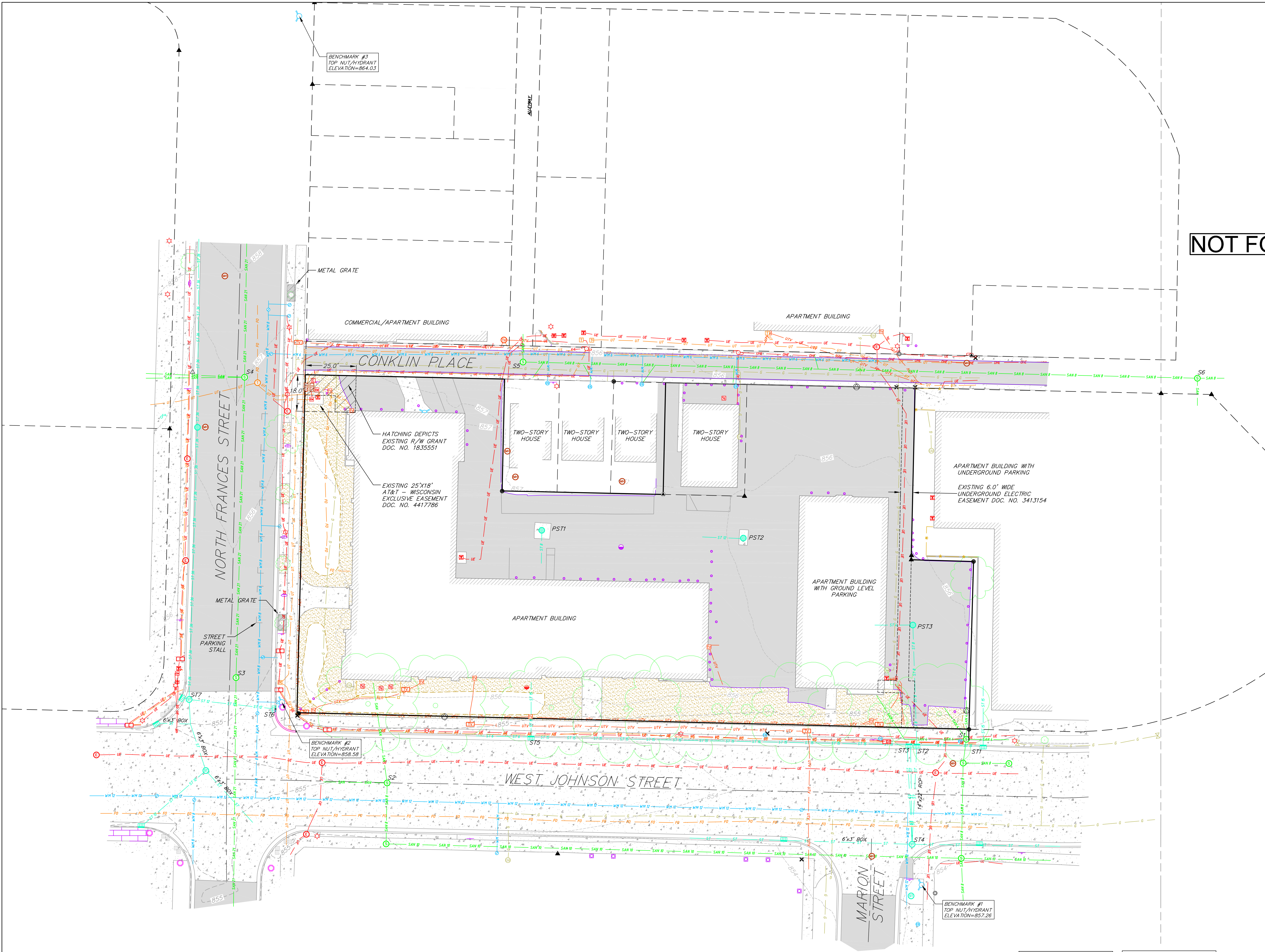
4 unit apartment

Date of Construction: 1962

Request:

Functional obsolescence





NOT FOR CONSTRUCTION

- SURVEY LEGEND**
- BENCHMARK
 - FOUND CHISELED "X"
 - FOUND NAIL
 - FOUND 1" Ø IRON PIPE
 - FOUND P.K. NAIL
 - FOUND 3/4" Ø IRON ROD

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING MONITORING WELL
 - EXISTING POST
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING PARKING METER
 - EXISTING CURB INLET
 - EXISTING FIELD INLET
 - EXISTING ROOF DRAIN CLEANOUT
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING AIR CONDITIONING PEDESTAL
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC RECTANGULAR MANHOLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TRANSFORMER
 - EXISTING ELECTRIC METER
 - EXISTING LIGHT POLE
 - EXISTING GENERIC LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TV MANHOLE
 - EXISTING TV RECTANGULAR MANHOLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING UNIDENTIFIED UTILITY VAULT
 - EXISTING TRAFFIC SIGNAL
 - EXISTING DECIDUOUS TREE
 - EXISTING ADA DETECTABLE WARNING FIELD
 - EXISTING DOWN GUY

- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
 - EXISTING FIBER OPTIC LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING RETAINING WALL
 - EXISTING GENERAL FENCE
 - EXISTING WOOD FENCE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING GRAVEL SURFACE
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
ST1	CIN	853.51	850.84	N
			850.63	W
ST2	CIN	853.74	850.44	E
			850.86	S
			850.42	W
ST3	CIN	853.75	850.43	E
			850.86	S
			851.20	S-2
			850.92	W
ST4	STMH	853.30	850.20	N-W2
			849.89	E-W
ST5	CIN	854.64	851.33	N
			851.33	E
			851.79	W
ST6	CIN	855.17	851.85	W
ST7	STMH	855.11	850.08	N
			851.11	E
			849.89	S
			852.71	W

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	853.68	848.09	N
			848.50	E
			848.00	S
			848.43	W
			850.31	NW
S2	SMH	854.82	848.08	N
			848.08	S
S3	SMH	855.20	845.36	N
			845.30	S
S4	SMH	857.09	845.92	N
			845.88	S
			851.48	W
			847.14	W-2
S5	SMH	856.36	850.88	N
			850.80	E
S6	SMH	855.00	848.72	E
			849.64	S
			849.74	W

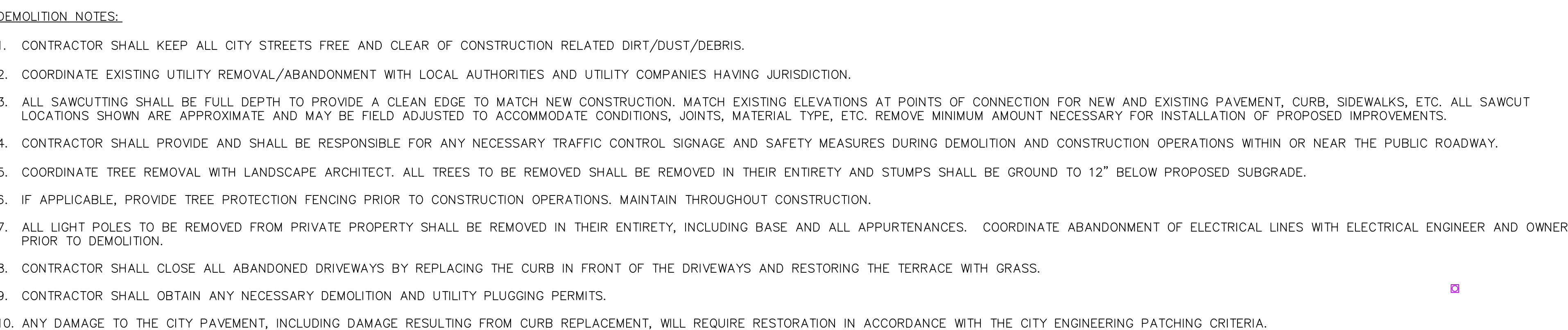
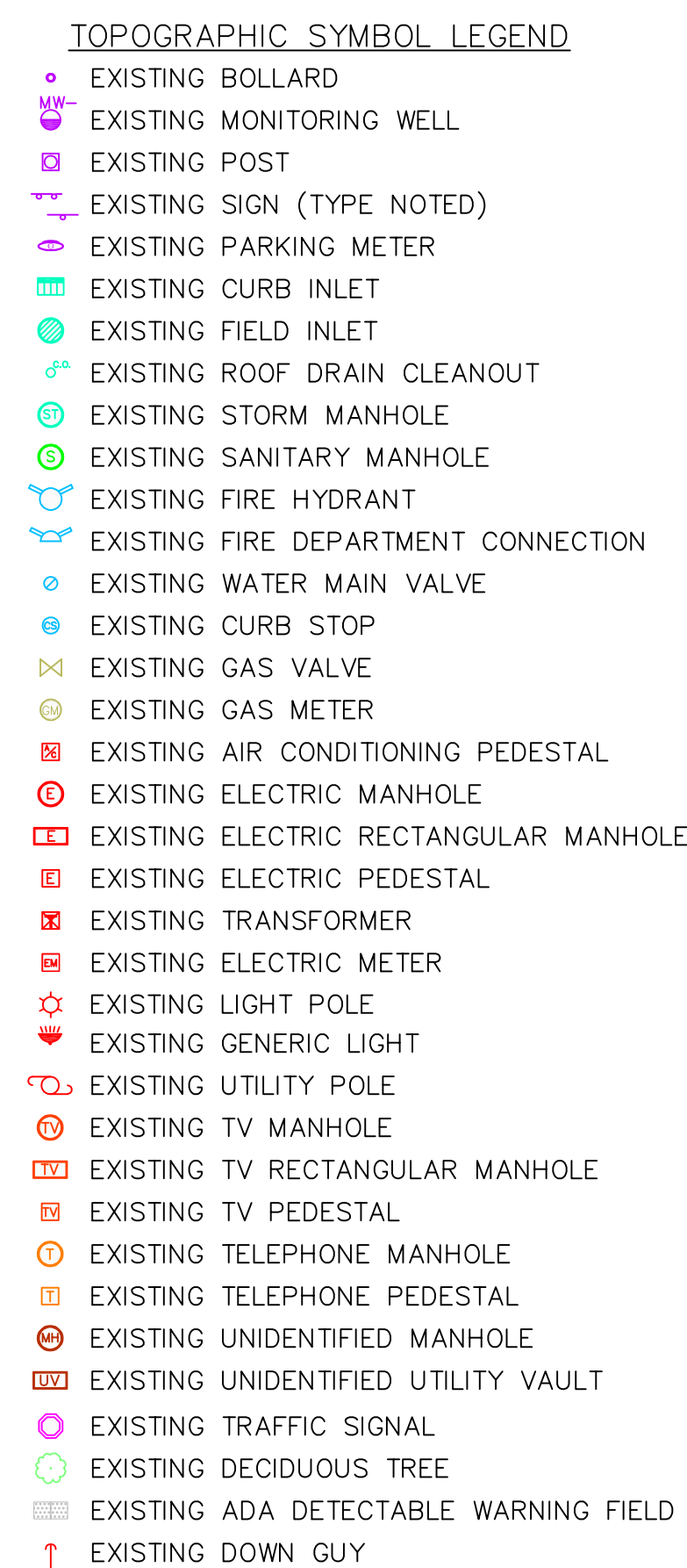
EXISTING PRIVATE STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
PST1	FIN	856.02	852.32	S
PST2	FIN	855.27	852.47	W
PST3	FIN	855.17	851.37	S-W

- EXISTING CONDITIONS NOTES:**
- THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND PROPERTY CORNERS AND SURVEYS OF RECORD.
 - THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - ALL DRY UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND. MARKINGS ARE PER DIGGER'S HOTLINE TICKET XXX. VIERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.
 - SANITARY SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
 - STORM SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
 - WATER MAIN LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
 - THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON DATE THROUGH DATE. ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER DATE ARE NOT REFLECTED ON THIS SURVEY.
 - THIS MAP WAS PREPARED AT THE REQUEST OF CORE SPACES.

- NOTES:**
- This survey is based upon field survey work performed on June 4-20, 2025. Any changes in site conditions after June 20, 2025 are not reflected by this survey.
 - No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
 - Contours and benchmark information are based upon the NAVD88 Datum (2018 Geoid).
 - Elevations are referenced to NAVD 88 (2018) datum.
 - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20252217707, 20252217733, 20252217743, 20252217789, 20252217836, 20252217842, 20252217846, 20252217848, and 20252217891. Location of buried private utilities are not within the scope of this survey. Source information from plans and markings will be combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

APPROVAL STAMPS:

No.	Date	Description
SUBMISSIONS & REVISIONS		
CORE SPACES		
1643 N MILWAUKEE AVE CHICAGO, IL 60674 CORESPACES.COM		
ARCHITECT		
ANTUNOVICH ASSOCIATES		
224 WEST HURON STREET, SUITE 7E CHICAGO, IL 60654 ANTUNOVICH.COM		
CIVIL		
vierbicher		
planners engineers advisors		
999 FOURIER DR, SUITE 201 MADISON, WI 53711 VIERBICHER.COM		
LANDSCAPE		
Site		
880 S MICHIGAN AVE, SUITE PH1 CHICAGO, IL 60605 SITE.DESIGNAL.COM		
INTERIOR DESIGNER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
PLUMBING ENGINEER		
FIRE PROTECTION ENGINEER		
DESIGN TEAM & CONSULTANTS		
HARTMANFT LIGHTING STUDIOS		
DESIGN/BUILD GENERAL CONTRACTOR		
PROJECT		
MADISON SAXONY		
N FRANCES ST & W JOHNSON ST MADISON, WI 53703		
DRAWING TITLE		
EXISTING CONDITIONS		
SEAL	DATE:	DRAWN BY:
	08/01/2025	BBAR/PONG
		CHECKED BY:
		TSCH
		PROJECT NO:
		240406
DRAWING NO:		
C100		
COPYRIGHT 2025		



APPROVAL STAMPS:		
No.	Date	Description
SUBMISSIONS & REVISIONS		
<div>OWNER CORE SPACES 1643 N MILWAUKEE AVE CHICAGO, IL 60674 CORESPACES.COM</div>		
<div>ARCHITECT A ANTUNOVICH ASSOCIATES ANTUNOVICH ASSOCIATES • ANTONIO M. ANTUNOVICH, PRINCIPAL DESIGNER 224 WEST HURON STREET, SUITE 7E CHICAGO, IL 60654 ANTUNOVICH.COM</div>		
<div>CIVIL vierbichner planners engineers advisors 999 FOURIER DR., SUITE 201 MADISON, WI 53717 VIEBICHER.COM</div>		
<div>LANDSCAPE site 888 S MICHIGAN AVE, SUITE PH1 CHICAGO, IL 60605 SITE-DESIGN.COM INTERIOR DESIGNER</div>		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
PLUMBING ENGINEER		
FIRE PROTECTION ENGINEER		
DESIGN TEAM & CONSULTANTS HARTMANF LIGHTING STUDIOS		
DESIGN/BUILD GENERAL CONTRACTOR		
PROJECT MADISON SAXONY N FRANCES ST & W JOHNSON ST MADISON, WI 53703		
DRAWING TITLE DEMOLITION PLAN		
SEAL	<div>DRAWN BY: BBAR/PONG</div> <div>CHECKED BY: TSCH</div> <div>PROJECT NO: 240406</div>	
DRAWING NO. C200		

HUB - Saxony Apartments

Waste Management Plan

Location: Madison, WI



Company	Role	Name	Email	Phone
Findorff	Project Manager (Main Contact)	Chris Helt	chelt@findorff.com	(608) 692-4673
Findorff	Superintendent	Brian Stark	bstark@findorff.com	(608) 212-2414
TBD	Demolition Contractor	TBD	TBD	TBD

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1. Plan Intent

This plan is intended to outline how Findorff intends to meet the City of Madison requirements for a demolition, reuse and recycling plan. The Findorff goal on the project is to meet a 75% diversion rate for all construction and demolition waste.

The intent of these requirements is to reduce landfilled materials and increase the reusing and recycling of waste materials resulting from the demolition and construction process to help sustain the environment. To achieve the highest diversion rate, all contractors, subcontractors, and site workers must be informed and committed.

2. Waste Reduction and Recycling Overview

Construction waste diversion and recycling saves money by decreasing waste disposal fees, reduces liability, and saves space in Wisconsin's landfills. According to the Wisconsin Department of Natural Resources, Wisconsin landfills have found that materials such as wood, shingles, and brick or concrete make up more than 25% of the waste landfilled in Wisconsin each year. This presents an opportunity to greatly improve how we all salvage, reuse, recycle and deal with waste. Recycling is an economical and environmentally friendly alternative to conventional disposal methods, and local markets exist for many construction waste materials.

Strategies to **reuse** materials should also be considered as additional means of diverting material from the landfill and reducing the project's waste hauling bill.

Reuse: The contractor and subcontractors shall reuse materials when feasible. Reuse activities include the following:

1. Return reusable items (e.g. pallets or unused products) to the material suppliers.
2. Salvage reusable materials (e.g. dimensional lumber) for reuse on this project, to be stored for use on future projects.

The bulk of recyclable materials on this project, including metal and wood are not required to be recycled by law. However, it is financially beneficial and environmentally responsible to recycle these materials. Other materials, such as cardboard, bottles, cans and paper, are required to be recycled by law.

An approximation of the construction waste materials and recycling estimates would be as follows:

Waste Material and Recycling Estimates	
Project Square Footage	536,270
Pounds of Debris per Square Foot Estimate – New Construction (a) (1,164 TN)	4.34
Pounds of Debris per Square Foot Estimate - Demolition (238 TN)	10.0
Estimated Tons of Debris	1,402
Actual Recycling Goals (%)	75%
Expected Diversion (Tons)	1,052

(a) The EPA's estimate for pounds of debris per square foot of **new** commercial construction

The following materials are banned from landfills in the state of Wisconsin:

<ul style="list-style-type: none"> • <u>Containers</u> <ul style="list-style-type: none"> ○ #1 and #2 plastic bottles and jars ○ Aluminum containers ○ Bi-metal cans ○ Glass containers ○ Steel (tin) cans • <u>Paper and Cardboard</u> <ul style="list-style-type: none"> ○ Corrugated cardboard ○ Magazines, catalogs, and other materials on similar paper ○ Newspaper and newsprint materials ○ Office paper • <u>Yard Materials</u> <ul style="list-style-type: none"> ○ Grass clippings ○ Debris and brush under 6" in diameter ○ Leaves ○ Hazardous/Infectious materials or their containers 	<ul style="list-style-type: none"> • <u>Vehicle Items</u> <ul style="list-style-type: none"> ○ Lead-acid vehicle batteries ○ Tires * ○ Used oil filters ○ Waste oils * • <u>Appliances</u> <ul style="list-style-type: none"> ○ Air conditioners ○ Boilers ○ Clothes dryers ○ Clothes washers ○ Dehumidifiers ○ Dishwashers ○ Freezers ○ Furnaces ○ Microwaves ○ Ovens ○ Refrigerators ○ Stoves ○ Water heaters ○ Steel containers ○ Lead acid batteries ○ Used oil ○ Tires ○ Yard waste ○ Major appliances ○ Bi-metal steel/aluminum containers 	<ul style="list-style-type: none"> • <u>Electronics</u> <ul style="list-style-type: none"> ○ Cell phones ○ Computers – desktop, laptop, netbook, tablet ○ Computer monitors ○ Computer keyboards and mice ○ Computer scanners ○ Computer speakers ○ Desktop printers (including those that fax and scan) ○ DVD players, VCRs, DVRs and all other video players ○ External hard drives ○ Fax machines ○ Flash drives/USBs ○ Other items that plug into a computer ○ Television ○ Computers ○ Fluorescent bulbs ○ Paint ○ Cardboard
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Contact the Wisconsin Department of Natural Resources for more information. www.dnr.state.wi.us

3. Hazardous Materials and Abatement

- Sampling will be completed to confirm lead and asbestos containing materials. Asbestos and lead-containing materials will be disposed of per the project specification and all laws/regulations. These materials will not be included in the diversion / waste metrics for the project.

4. Reuse and Salvage Items Identified

- Core Spaces (Owner) will engage Habitat for Humanity to do a walk-through prior to demolition to identify materials available for reuse.

5. Materials Streams Identified

The following as the targeted main material streams for this project throughout demolition and construction:

- Concrete
- Brick
- Metal
- Wood
- Cardboard
- Reuse / Salvage Furnishings

Dumpsters will be placed at convenient locations on the site, coordinated between trades. All questions related to the placement and signing of dumpsters should be directed to JHF Superintendent. Single-stream dumpsters and/or co-mingled dumpster will be signed and marked to avoid confusion. A note to all team members: Any waste

HUB - Saxony Apartments

Waste Management Plan

Location: Madison, WI



that is taken from the site and recycled, but not through a Waste Management dumpster, should be reported to Findorff Superintendent. These items will need to be added separately to the waste calculations.

6. Material Details

The hauling and destination information for the waste streams previously listed is as follows:

DEMOLITION – Contractor TBD

Waste Type	Use Case	Hauler	Destination	Other Notes
Concrete	Recycle	TBD	TBD	100% Diversion
Brick	Recycle	TBD	TBD	100% Diversion
Metal	Recycle	TBD	TBD	100% Diversion
Landfill	Landfill	TBD	TBD	100% Diversion

NEW CONSTRUCTION– FINDORFF

Waste Type	Use Case	Hauler	Destination	Other Notes
Concrete	Recycle	Waste Management	Wingra Stone & Redi-Mix located at 2975 Kapec Road, Madison, WI 53719.	100% Diversion
Metal	Recycled	Waste Management	All Metal Recycling located at 1802 S. Park Street, Madison, WI 53713.	100% Diversion
Cardboard	Recycled	Waste Management	Waste Management's Material Recycling Facility (MRF) located at 2200 Fish Hatchery Road, Madison, WI 53713.	100% Diversion
Wood	Recycled	Waste Management	Dane County Reduction Landfill located at 7102 US-12, Madison, WI 53718.	100% Diversion
Co-Mingled	Recycled / Landfilled	Waste Management	Sorce Services, 7619 Nordale Avenue, Franksville, WI 53126	~70% Diversion
Landfill	Landfill	Waste Management	Waste Management's Prairie Landfill located at 6002 Nelson Rd, Sun Prairie, WI 53590.	0% Diversion

7. Additional Material Notes

Additional general notes are included below for construction waste materials:

Metals

The primary recyclable metals from this project will be some reinforcing steel and metal handrail. The market for recycled metals is strong, making metal recycling economically beneficial.

Wood

Wood represents a large percentage of construction waste debris and includes packaging wood, pallets, dimensional wood, concrete form work, plywood, OSB, and particle board. Applications on this project include concrete forms, blocking, Pallets, will be returned to the supplier when possible, while other pallets can be recycled. Oil-treated wood used for concrete formwork is recyclable. Pressure-treated and fire-treated wood cannot be recycled, and will be sorted out at the recycling facility, as will stained or painted wood. Prior to recycling wood, we encourage salvaging dimensional lumber for reuse on this or future projects. This is Findorff standard practice for any dimensional lumber 8' in length or longer.

Cardboard

Cardboard is a high-quality material that can be used for packaging materials and boxes. Cardboard can be recycled many times without losing its strength. Corrugated cardboard containers have a high percentage of post-consumer recycled content.

Concrete and Masonry

Concrete and masonry materials remain a "conventional" recyclable material, which, after being crushed, become aggregate for many reusable purposes, a substitute to natural aggregate materials.

Co-mingled Recyclables

The following items can be collected using a commingled waste dumpster:

Drywall – Traditionally used in agriculture for fields, as baby animal bedding, backfill for roads in landfill. The market has not been open for drywall recycling for a number of years in the Milwaukee Area.

ACT Ceiling Tiles –Waste Management has had agreements with Armstrong in the past to recycle ceiling tiles. If asbestos was present at any time in the building (for renovation projects), the ceiling tile cannot be recycled.

Plastics – Certain types of plastics can be recycled. Recycled plastics are chipped and then melted down to form new plastics. Five gallon buckets are examples of recyclable plastics.

Wiring – Recycled wiring is stripped of its insulation and reduced down to the metals (i.e. copper).

8. Communication Planning

Findorff will work with the owner, abatement contractors, demolition contractors and other subcontractors and personnel on site to maintain awareness of this program. By clearly stating the approach to waste management, we feel that we will be successful.



Department of Public Works

Streets Division – Urban Forestry

Charlie Romines, Superintendent

1402 Wingra Creek Pkwy.

Madison, WI 53715

Phone: (608) 266-4816 | Fax: (608) 267-8696

streets@cityofmadison.com

cityofmadison.com/forestry

Street Tree Report – Land Use Application

In exercising its responsibility under the foregoing ordinances and Department Of Public Works construction specifications, the Forestry Section requires the applicant to submit a Street Tree Report from a certified arborist as part of a [Land Use Application](#) submittal. The Forestry Section will evaluate the report below for street tree protection during construction activities, proposed tree removals and deposits for developers' agreements as part of the forestry approval process. If it is necessary to remove a street tree, a separate permit from Forestry will be required. The Forestry Section must be informed of any change in this information as it could impact the Forestry Section's report and approval.

Please note on the **proposed plan** any pruning beyond what is considered to be acceptable by **ANSI A300 pruning standards** or if street tree removal may be necessary due to the impacts of construction, staging/delivery areas, or other activities.

SECTION 1 – APPLICANT AND CERTIFIED ARBORIST INFORMATION

APPLICANT

NAME CS Acquisition Vehicle, LLC; Attn: Doug Tichenor

BUSINESS PHONE 773.969.5740

CELL PHONE n/a

EMAIL dTichenor@corespaces.com

MAILING ADDRESS 1643 N Milwaukee Ave 5th Floor

CITY Chicago

STATE IL

ZIP 60647

CONSULTING CERTIFIED ARBORIST

NAME Mark Jirik

CERTIFIED ARBORIST NUMBER IL-9320A

BUSINESS PHONE 312.427.7240 x125

CELL PHONE 708-224-9162

EMAIL mark.jirik@site-design.com

MAILING ADDRESS 888 S Michigan Ave PH 1

CITY Chicago

STATE IL

ZIP 60605

WORK LOCATION:

STREET ADDRESS 305 N Frances Street & 533 Conklin Place

CROSS STREETS W Johnson & N Frances

SECTION 2 – STREET TREE INVENTORY AND CONSTRUCTION IMPACT

STREET TREE NUMBER	Tree Species (Common Name)	Trunk Diameter (DBH)	Canopy Spread (Ft)	Trunk/Roots: General Structure/Health/ Condition	Removal (R) Requested by Applicant? (Yes or No) <i>*Photos required*</i>	Pruning by City Forestry requested (Yes or No). Note: Any Pruning must follow ANSI A300 Standards.	What are the impacts of proposed building? i.e., construction, staging, underground vaults, concrete pumps, scaffolding, new underground utilities, etc.	What are the earth retention impacts to the street trees?
1	New Horizon Elm	12"	~ 20'	Girdling roots visible at surface, no visible root flare	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Building construction, staging, scaffolding	None
2	Callery Pear	6"	~ 8'	Suckering from roots, no visible root flare	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Building construction, staging, scaffolding	None
3	Callery Pear	4"	~ 6'	Branch dieback at top of canopy, suckering from roots, no visible root flare	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Building construction, staging, scaffolding	None
4	New Horizon Elm	5"	~ 16'	Good condition, no visible root flare	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Building construction, staging, scaffolding	None
5					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Please attach a **plan** of the proposed project site that includes street trees corresponding to the street tree listed in Section 2 of Street Tree Inventory.

Additional notes:

Describe impacts and any mitigation actions employed:

Where existing street trees may be impacted by the excavation for the building foundation and/or demo and construction of new sidewalk, the plan calls for both tree canopy pruning (by the City) and root pruning. Please see plan for additional notes and info.

SECTION 3 – PHOTO DOCUMENTATION

Please attach photos. The group of photos must include:

- A photo to best depict the street tree relative to the proposed project.
- Date and timestamp of when photo was taken.

SIGNATURE CERTIFICATION

I hereby certify that I have presented an accurate and truthful representation of the proposed building and construction impacts to City street trees and a complete inventory of affected street trees and their condition herein, and that I will update this information and this report should any of this information change. I have worked to ensure compliance with all accepted professional standards in arboricultural practices and to ensure compliance with all applicable laws, regulations, policies and ethical standards. In the event the contractor has failed to comply with all applicable laws, regulations, policies and ethical standards; or created conditions that may present a hazard to people or property, I have immediately notified the appropriate representative of City of Madison Forestry Section at (608)266-4816.



CONSULTING ARBORIST SIGNATURE

IL-9320A

ISA CERTIFICATION #



DEVELOPER APPLICANT SIGNATURE

DO NOT WRITE BELOW THIS LINE

CITY OF MADISON FORESTRY SECTION OFFICE USE ONLY:

CONSULTING ARBORIST REPORT

☐ APPROVED

☐ REJECTED

DATE: _____

☐ REVISED DATE _____

CITY EMPLOYEE NAME _____

TITLE _____

SIGNATURE OF CITY EMPLOYEE _____

DEPOSIT REQUIRED \$ _____

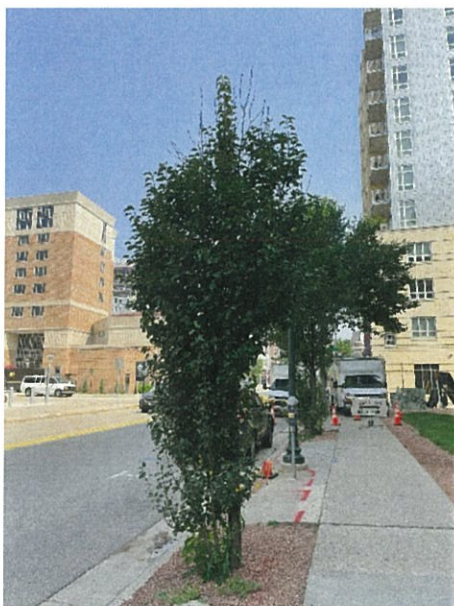
Existing Street Tree Photos
Photos Taken July 31, 2025 10-11:00 am



Tree 1: 12" New Horizon Elm



Tree 2: 6" Callery Pear



Tree 3: 4" Callery Pear



Tree 4: 5" New Horizon Elm



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 305 N Frances St & 533 Conklin Place
Name of Project Madison Saxony Student Housing
Owner / Contact Site Design Group, attn: Suzanne Vincent
Contact Phone 312.374.5587 Contact Email suzanne.vincent@site-design.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 48,100

Total landscape points required 801

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			4	60
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			56	180
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			45	240
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			1558	2,926
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						3,406

Total Number of Points Provided 3,406

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

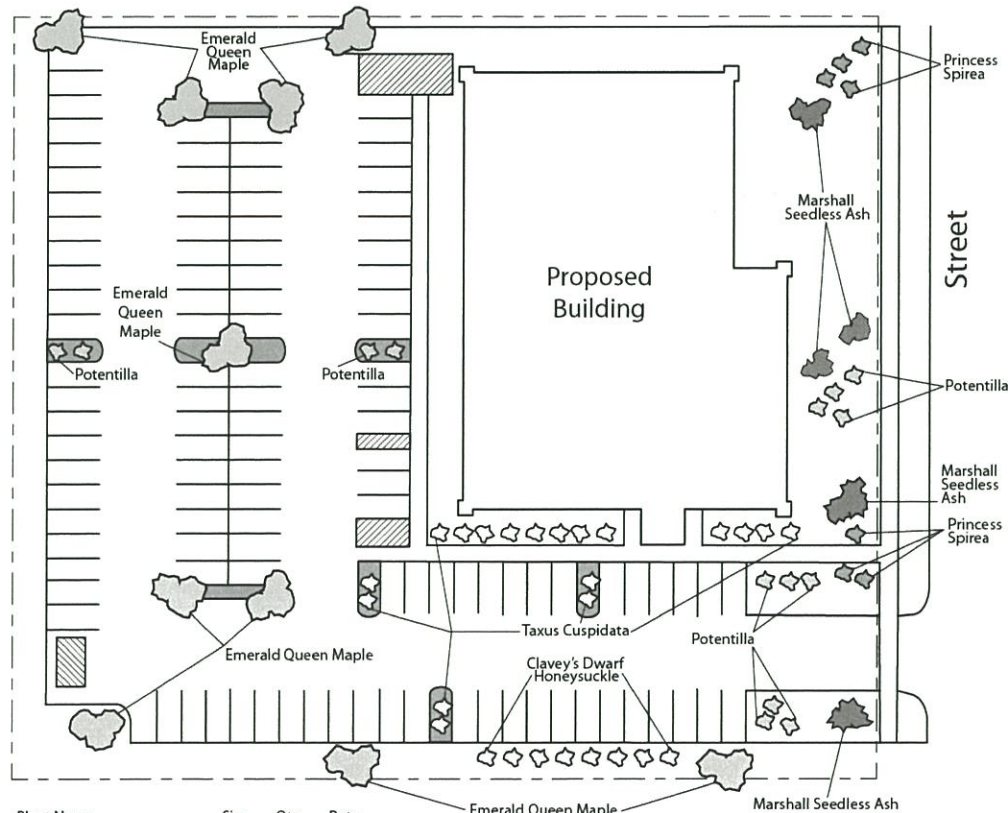
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
TOTAL 585			

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 - 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 - 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 - 3. Storage areas including trash and loading.
 - 4. Lighting (landscape, pedestrian or parking area).
 - 5. Irrigation.
 - 6. Hard surface materials.
 - 7. Labeling of mulching, edging and curbing.
 - 8. Areas of seeding or sodding.
 - 9. Areas to remain undisturbed and limits of land disturbance.
 - 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 - 11. Existing trees eight (8) inches or more in diameter.
 - 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 - 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 - 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 - 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) **Refuse Disposal Areas.** All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) **Outdoor Storage Areas.** Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) **Loading Areas.** Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) **Mechanical Equipment.** All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.