



City of Madison

Proposed Demolition & Rezoning

Location
609-625 East Gorham Street/309-323 North Blair Street/604-630 East Johnson Street

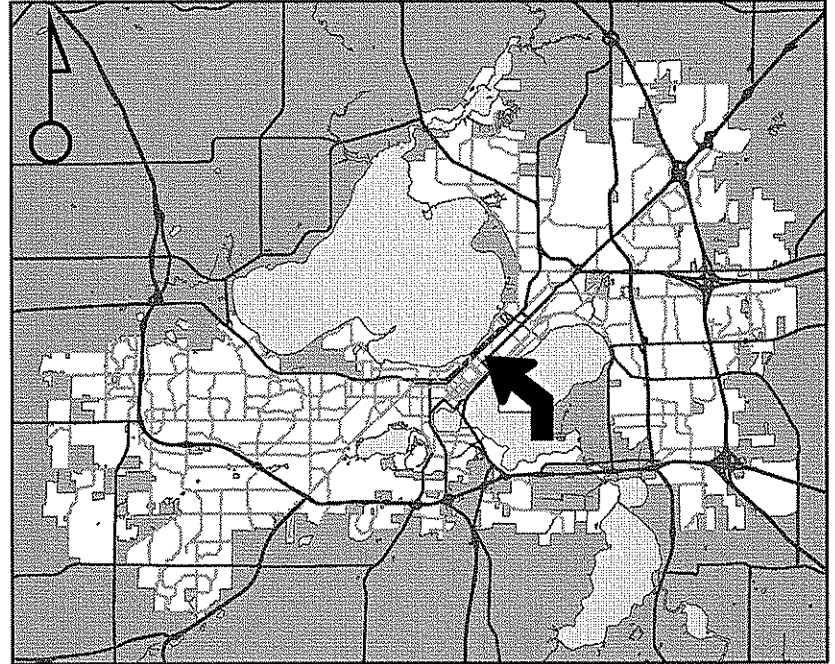
Applicant
Michael Matty - Renaissance Property Group & Stone House Development/Randy Bruce - Knothe and Bruce Architects

From: R5 To: PUD(GDP-SIP)

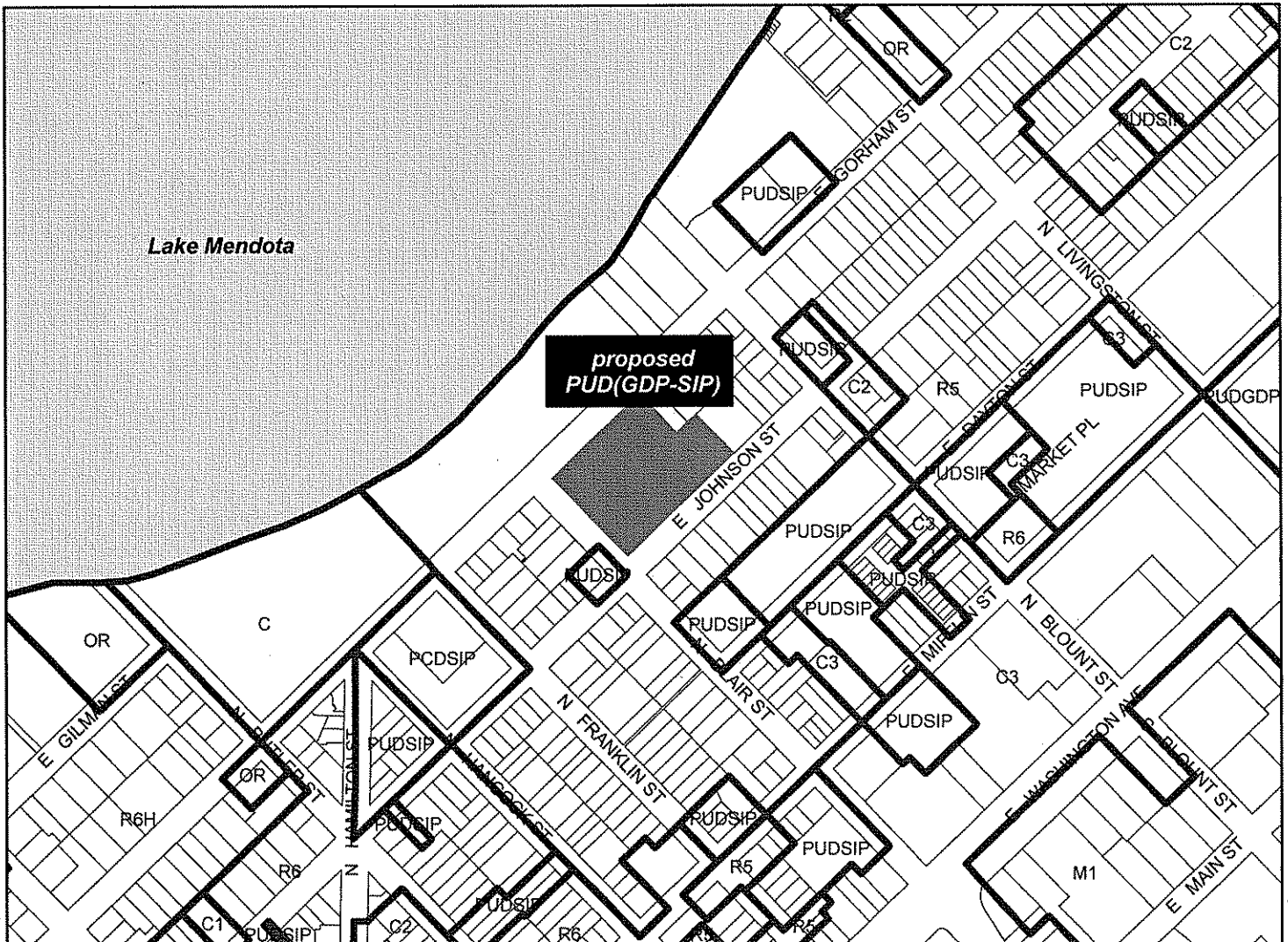
Existing Use
Multi-Unit Housing

Proposed Use
Demolish 11 Houses, Build 3 Apartment Buildings and Restore 8 Houses

Public Hearing Date
Plan Commission
04 May 2009
Common Council
05 May 2009



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 April 2009



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 1450 Receipt No. 98112
 Date Received 2/18/09
 Received By APF
 Parcel No. NUMEROUS
 Aldermanic District 2 Kohler
 GQ _____
 Zoning District R5
For Complete Submittal
 Application Letter of Intent _____
 IDUP _____ Legal Descript.
 Plan Sets Zoning Text _____
 Alder Notification p.2 Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: 601, 609-625 E. Gorham St. & 604-630 E. Johnson St. & 309-323 N. Blair St. **Project Area in Acres:** (SIP 1.13 acres / 49,658 s.f.)
total = GDP + SIP 2.0 acres / 87,251 s.f.

Project Title (if any): City Row Townhouse Apartments

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from R-5 to PUD-GDP and PUD-SIP Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Michael Matty Company: Stone House Development Renaissance Prop Group
 Street Address: 321 E. Main St. City/State: Madison, WI Zip: 53703
 Telephone: (608) 251-6000 Fax: (608) 251-6077 Email: mmatty@renpropgroup.com

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave. Suite 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Renaissance Property Group, LLC
 Street Address: One Sherman Terrace Suite 102 City/State: Madison, WI Zip: 53704-4403

4. Project Information:

Provide a general description of the project and all proposed uses of the site: In-fill redevelopment project consisting of the restoration of 8 historic structures on E. Gorman St. & N. Blair St., the demolition of 11 structures on E. Johnson St. & N. Blair St. and the construction of 3 apartment buildings providing workforce housing with shared underground parking.

Development Schedule: Commencement August, 2009 Completion (SIP) August, 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.
- Filing Fee:** \$ 1,450.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 → *The site is located within the limits of* Tenney-Lapham Neighborhood *Plan, which recommends:*
MDR-1 Medium Density (16-25 units/acre) *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:*
Brenda Konkel - District #2 11/18/08 Tenney-Lapham Neighborhood 11/18/08
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 Planner Tim Parks/DAT Meeting Date 12/18/08 | Zoning Staff Matt Tucker/DAT Meeting Date 12/18/08

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

Printed Name Michael Matty Date 2-18-09
 Signature [Signature] Relation to Property Owner Owner
 Authorizing Signature of Property Owner [Signature] Date 2.18.09

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:
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 - Planner* Tim Parks/DAT Meeting *Date* 12/18/08 | *Zoning Staff* Matt Tucker/DAT Meeting *Date* 12/18/08

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

Printed Name Richard Arnesen Date 2-18-09
 Signature [Handwritten Signature] Relation to Property Owner Purchase Agreement Holder
 Authorizing Signature of Property Owner _____ Date _____

Revised April 15, 2009
February 19, 2009

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
PUD-GDP-SIP
604-630 E. Johnson St.
309-323 N. Blair St.
609-625 E. Gorham St.
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Stone House Development
321 East Main Street
Madison, WI 53703
608-251-6000
608-251-6077 fax
Contact: Rich Arnesen
rarnesen@stonehousedevelopment.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Renaissance Property Group
One Sherman Terrace
Suite 102
Madison, WI 53704-4403
Contact: Michael Matty
mmatty@renpropfroup.com

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Abbie Moilien
amoilien@ksd-la.com

Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick
Dglusick@calkinsengineering.com

Introduction:

The proposed site is located on the west end of the 600 block of East Johnson/Gorham Streets at the North Blair Street intersection. The site is approximately two acres in size and contains a total of 19 structures plus a garage building. It was formerly under the control of a single developer and the deferred maintenance of the structures is extensive. This project proposes the renovation of the historic homes and yards on the north side of the site while redeveloping the south side of the property for an 83-unit townhome and apartment development.

Two developers will be working to implement this proposal based on their respective specialties. The Renaissance Property Group will be responsible for the renovation of the historic homes while Stone House Development will be responsible for providing the newly constructed townhomes and apartments. Renaissance has already started work on the structures with their successful renovation at 609 East Gorham. The intent of RPG is to provide high-end urban housing that will meet the current demand for rental housing while allowing for owner occupancy at a later date.

Stone House has requested Federal Housing Tax-Credits from WHEDA to provide new high quality workforce housing opportunities for the neighborhood. The range of housing types and tenant incomes will create a rich and diverse community within the Tenney-Lapham neighborhood.

Although the proposed development exceeds the density recommendations of the Tenney-Lapham Neighborhood Plan it does achieve many of that plan's goals. The developers have been working with the alderperson and the neighborhood group to realize the suggestions in these plan documents and to create a redevelopment with an active residential streetscape that respects the neighborhood context.

PUD-GDP-SIP Boundaries:

This proposal was initially presented with the new construction on the southern half of the property to be included in the first PUD-SIP. The Gorham Street properties on the northern half of the site that are proposed for renovation were to remain PUD-GDP with PUD-SIP submittals to be submitted at a later date. It is now the development team's intent to bring the Gorham Street properties into the first PUD-SIP.

Tenney-Lapham Neighborhood Plan:

The site is on the west boundary of the Tenney-Lapham Neighborhood Plan. The land-use recommendation for the site is Medium Density Residential with densities of 16 – 25 units/acre. Although this proposed redevelopment will exceed those density recommendations, we believe that the proposal merits an exception to this recommendation. Many of the TLNP goals are met with this unique proposal including:

- Removing backyard parking and encouraging shared parking.
- Decrease the number of properties with absentee landlords and short-term rentals.
- Strengthen the East Johnson Street neighborhood business district.
- Maintain large back yards.
- Reduce the arterial use of East Johnson and Gorham Streets by promoting pedestrian, bicycle and mass transit use

- Restore the residential character of the neighborhood.
- Ensure that affordable quality housing opportunities continue throughout the neighborhood.
- Reinvest and maintain older housing stock.

Prior to the PUD-GDP-SIP submittal, several meetings with neighborhood representatives, the alderperson and the neighborhood as a whole were held. Since the submittal, the project has been presented to the Urban Design Commission and additional neighborhood meetings have been held which further modified the proposed plan. The massing and density of the proposed new construction has now been reduced to 83 units. A substantial landscape buffer is provided on the northeast corner of the property where it adjoins the rear yard of 627 E. Gorham Street.

Deconstruction:

This proposed development envisions the deconstruction of eleven apartment structures and one garage building that currently exist on the site. These buildings are as follows: 309 and 311 East Blair Street, 604 -630 East Johnson Street and a garage building at the back of 615 East Gorham Street. A total of 18 dwelling units are included within these structures. Photographs are attached to this letter of intent.

Inspections of these properties have been made by the development team, representatives of the neighborhood, Kitty Rankin, City Planning staff and members of the Landmarks Commission. In addition the development team had inspections performed by an independent architect and structural engineer. A separate report from Charles Quagliana, AIA, NCARB, accompanies this letter of intent.

The development team has concluded that the structures are beyond the capacity of any reasonable rehabilitation. The significant structural deficiencies, along with the cumulative deferred maintenance that has occurred over the decades, prohibits their renovation. However, there are individual components of the structures that have value and are in fact of particular value to Renaissance Property Group. The developer will contract with the Madison Environmental Group to prepare a recycling and re-use plan for the buildings and the resulting components and materials will be appropriately handled.

Although the zoning code clearly encourages the preservation of existing structures, the zoning code's purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. This proposal will insure the reinvestment that is needed in the homes along Gorham Street and preserve them for future generations. The proposal will also stabilize the Johnson Street corridor and enhance property values throughout the immediate neighborhood. We believe that when the benefits of this project are considered that the Plan Commission can determine that the demolition standards are met.

Project Description:

The site plan was designed to enhance the existing streetscapes and create an urban, pedestrian-oriented environment. The backyard parking is removed from the Gorham Street properties returning the yards to an early 20th century condition. Landscaped front yards, porches and pedestrian paths will take precedence along Gorham Street. The existing backyard parking will be placed below the newly constructed buildings in a shared parking garage to restore the Gorham Street backyards to landscaped open space.

The three newly constructed buildings in the development form an articulated street edge and rear courtyard spaces. Individual townhome entries with generous porches are emphasized on the street façades with a series of two and three-bedroom townhomes forming much of the first two floors of the structures. The central building houses the community areas of the development with a commons room that opens onto the courtyard. The courtyards are hardscaped for intensive use but are open and visually connected to the landscaped lawns that also allow for storm water management. Terraced gardens at the center of the site will provide for both management-maintained and tenant maintained garden plots.

The buildings are designed and articulated to maintain a residential scale and rhythm that is consistent within the neighborhood. The high-quality exterior materials are durable with masonry in combination with fiber-cement siding cladding the buildings. The siding will have varied colors to enhance the townhome scale and the masonry detailing will add to the substantial appearance. The new construction will be environmentally conscious and meet the standards of Wisconsin Green Built Homes.

Vehicular access to the underground parking garage is accommodated off Johnson Street at the east end of the site. Visitor parking will be accommodated on-street. Since multiple driveway openings will be eliminated on the surrounding streets on-street parking opportunities for the neighborhood are increased. Convenient bicycle parking is provided in the courtyard areas and basement parking.

Gorham-Blair Street Properties:

These properties are located at 315, 319 and 323 Blair Street and 609 - 625 East Gorham Street. These homes are located within the Fourth Lake Ridge National Historic District. It is the Renaissance Property Group's intent to renovate these properties one building at a time within an overall renovation schedule of approximately eight years.

The existing structures to be renovated currently contain 28 units. The total unit count will not be increased through the renovation process although it is possible that unit counts within individual buildings may change to take best advantage of the structures. Generally the renovations will include interior and exterior finishes, windows, roofing, plumbing, electrical and mechanical upgrades. As a guideline, accompanying the PUD-SIP plans are photographs of these existing homes along with a brief itemization of the exterior improvements that will likely be proposed.

As the renovation progresses, construction plans will be required for each structure. These plans will include the existing and proposed interior floor plans; the exterior elevations/photographs with revisions detailed and remodeled kitchen, bathroom and utility plans. The plans will be reviewed with Planning and Building Inspection staff for compliance with the PUD-SIP and the applicable building codes. In addition, the exterior renovations will be reviewed by the Urban Design Commission for aesthetic appearance and compatibility within the surrounds. After approval by Planning staff and the Urban Design Commission, plans may be presented to the Building Inspection Department for review and a building permit requested.

Since the structures are within a National Historic District, the Renaissance Property Group may elect to complete the renovations to the National Park Service Standards and Guidelines for Historic Preservation. However, those standards will not be required. It is the intent that renovations will be performed to maintain visual compatibility within the historic neighborhood but not to any strict historic standard.

Site Development Data:

Dwelling Unit Mix:

New Construction:

| | |
|--------------------------|----|
| Studios | 8 |
| Studio Loft | 11 |
| One-Bedroom | 22 |
| One-Bedroom + Den | 1 |
| One-Bedroom + Loft | 8 |
| Two-Bedroom | 15 |
| Two-Bedroom Loft | 9 |
| Three-Bedroom Townhomes | 9 |
| Total New Dwelling Units | 83 |

| | |
|-------------------------|-----|
| Existing Dwelling Units | 28 |
| Total Dwelling Units | 111 |

Densities:

| | |
|-----------------|---------------------|
| Lot Area | 87,251 or 2.0 Acres |
| Lot Area / D.U. | 786 SF/unit |
| Density | 55.5 units/acre |

| | |
|--------------------------------|---------------|
| <u>Building Height:</u> | Three Stories |
|--------------------------------|---------------|

Parking:

| | |
|----------------------------------|--------------------------------|
| Automobile parking (underground) | 111 stalls or 1.00 stalls/unit |
| Bicycle parking | 111 stalls or 1.00 stalls/unit |

Project Schedule:

It is anticipated that construction of the new construction phase will start in the summer of 2009 and be completed in summer of 2010. The renovation of the homes along Gorham Street will proceed one structure at a time over an approximate eight-year time frame with completion scheduled for 2017.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the City tax base on an infill site with minimal, if any, increased costs to the City. The redevelopment will enhance the historic district on Gorham Street and provide new workforce housing in the central city while promoting pedestrian, bicycle and mass-transit circulation.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA
Managing Member

Legal Description: See attached Exhibit.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction and renovation of a residential development with 111 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as allowed in the R-6 zoning district.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-6 zoning district.
- J. **Signage:** Signage will be allowed as per the R-6 zoning district as approved by the Urban Design Commission.
- K. **Individual Building Plans:** The final architectural and landscaping details for the individual buildings located at 315 -323 N. Blair Street and 601 – 625 E. Gorham Street shall be approved by city staff and the Urban Design Commission prior to issuance of permits for construction. Plan submittals shall include a detailed site plan, contextual site information, the existing and proposed interior floor plans, building elevations with materials and colors, and a building specific landscaping plan with size and species of landscape materials to be planted.

Zoning Text

PUD-SIP

602-630 E. Johnson Street

309-323 N. Blair Street

609-625 E. Gorham Street

April 27, 2009

Page 2

The plans will be reviewed by Planning and Building Inspection staff for compliance with the PUD-SIP and the applicable building codes. In addition, the exterior renovations will be reviewed by the Urban Design Commission for aesthetic appearance and compatibility within the surrounds given due consideration to the location of the building within the National Historic District. After approval by Planning staff and the Urban Design Commission, plans may be presented to the Building Inspection Department for review and a building permit requested. Any appeal of the staff decision shall be made to the Plan Commission for consideration.

- L. ***Renovation Design Guidelines:*** The existing structures to be renovated contain 28 units. The total unit count will not be increased through the renovation process although unit counts within individual buildings may change to take best advantage of the structures. Generally the renovations will include interior and exterior finishes, windows, roofing, plumbing, electrical and mechanical upgrades. As a guideline, the approved PUD-SIP plans include photographs of these existing homes along with a brief itemization of the exterior improvements that are considered.

Since the structures are within a National Historic District, the owner may elect to complete the renovations to the National Park Service Standards and Guidelines for Historic Preservation. However, those standards will not be required. It is the intent that renovations will be performed to maintain visual compatibility within the historic neighborhood but not to any strict historic standard.

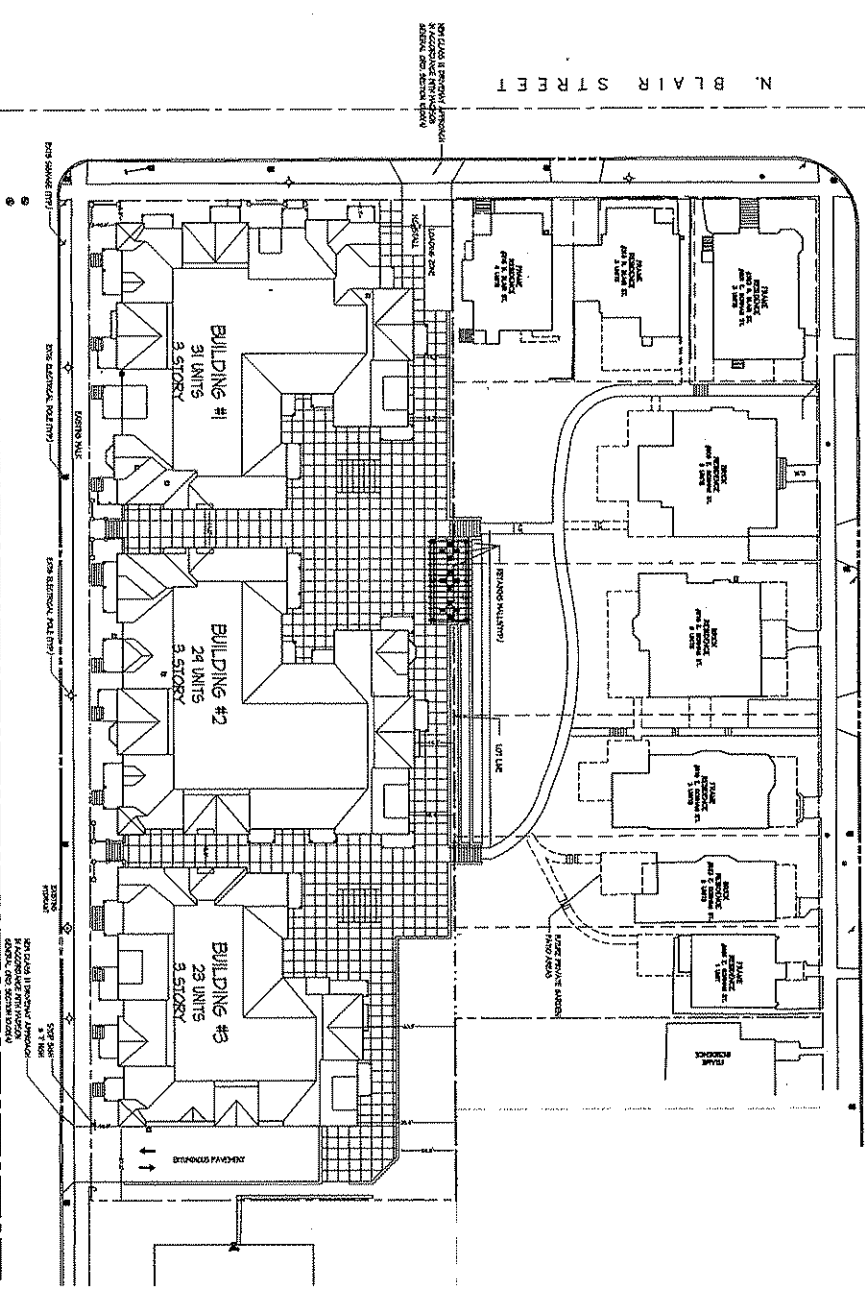
- M. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

KNOTHE & BRUCE ARCHITECTS
 7011 Liberty Avenue, Suite 201
 Madison, Wisconsin 53713
 608-314-1150 Fax 608-694-9314

E GORHAM STREET

N BLAIR STREET

E JOHNSON STREET

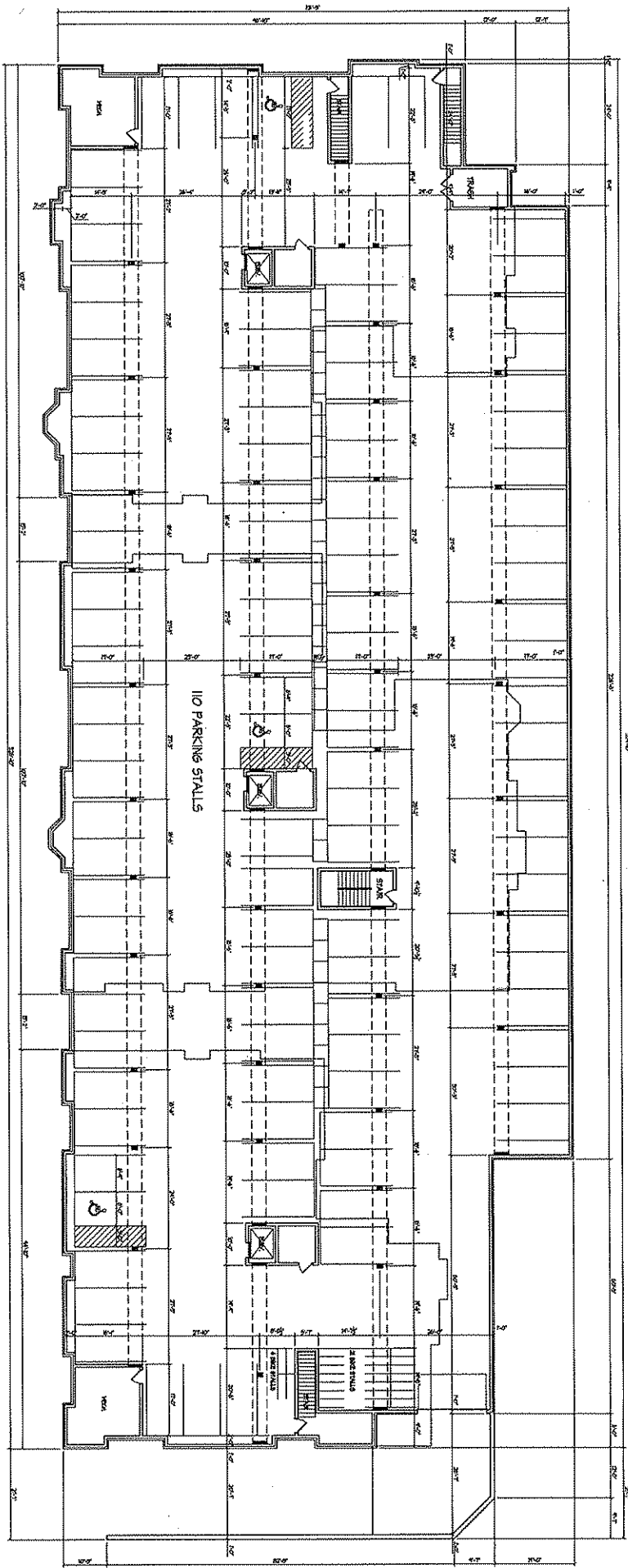


SITE PLAN

604-630 East Johnson St.
 308-323 E. Blair Street
 604-625 E. Gorham Street
 Eminent Inc.
Site Plan
 Project No. _____
 Drawing No. **0820** **C-1-I**

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCES AND THE CITY OF MADISON SUBDIVISION MAP ACT.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON SUBDIVISION MAP ACT.
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 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON SUBDIVISION MAP ACT.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON SUBDIVISION MAP ACT.

EXHIBIT:
 The Commission on the Future of the City of Madison
 308-323 E. Blair Street
 604-625 E. Gorham Street
 Eminent Inc.
 Project No. _____
 Drawing No. **0820** **C-1-I**



○ BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

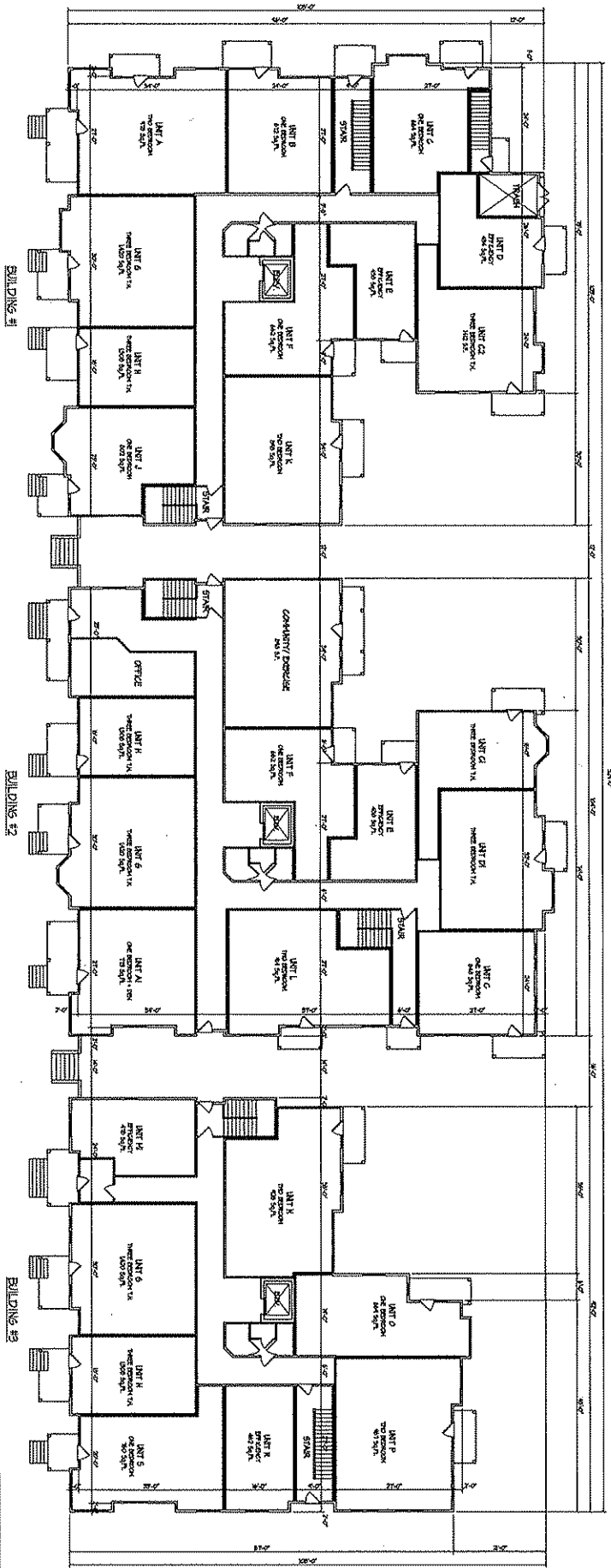
Project No: 0820
 City Row Townhouse
 Apartments

604-630 E. Johnson Street
 304-323 N. Blair Street
 604-625 E. Gorham Street
 Drawing No: 0820
 Basement Floor Plan

Revised For: September - April & 2008
 Initial For: September - April & 2008

KNOTHE & BRUCE
 ARCHITECTS

1000 North 1st Street, Suite 200
 Madison, Wisconsin 53703
 608-331-1899 Fax 608-459-4324



FIRST FLOOR PLAN

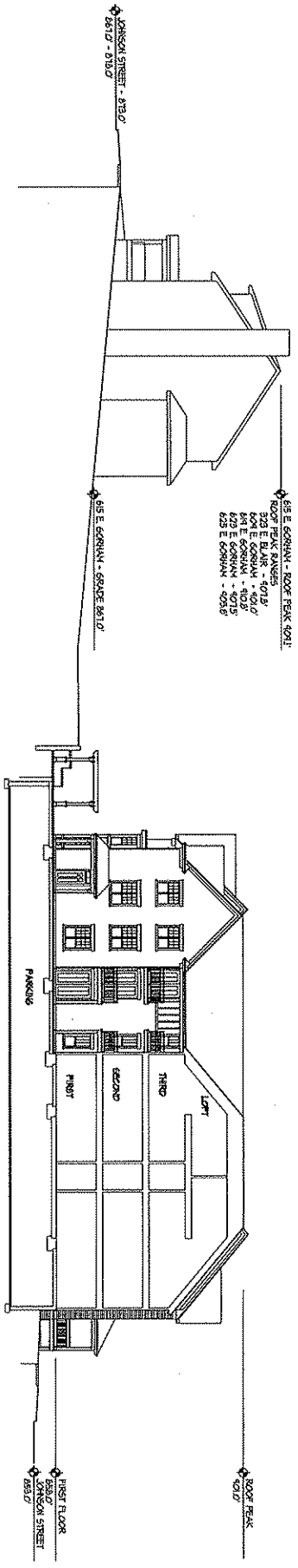
Project No. **0820**
 City Row Townhouse
 Apartments

604-630 E. Johnson Street &
 304-523 N. Blair Street
 604-625 E. Gerken Street
 Drawing No. **0820**
 First Floor Plan

Revised For: **0820**
 Date: **April 8, 2008**
 Scale: **A-1/4**

KNOTHE & BRUCE ARCHITECTS
 7611 University Avenue, Suite 201
 Madison, Wisconsin 53746
 608.261.3180 Fax 608.261.3184
 Revised For: **0820** - April 8, 2008
 From: **0820** - April 8, 2008

**KNOTT
& BRUCE
ARCHITECTS**
 7101 University Avenue, Suite 401
 Middleton, Wisconsin 53522
 608.812.1190 Fax 608.449.1314
 Project: 0820
 Plan Commission Number - April 21, 2004



SITE SECTION

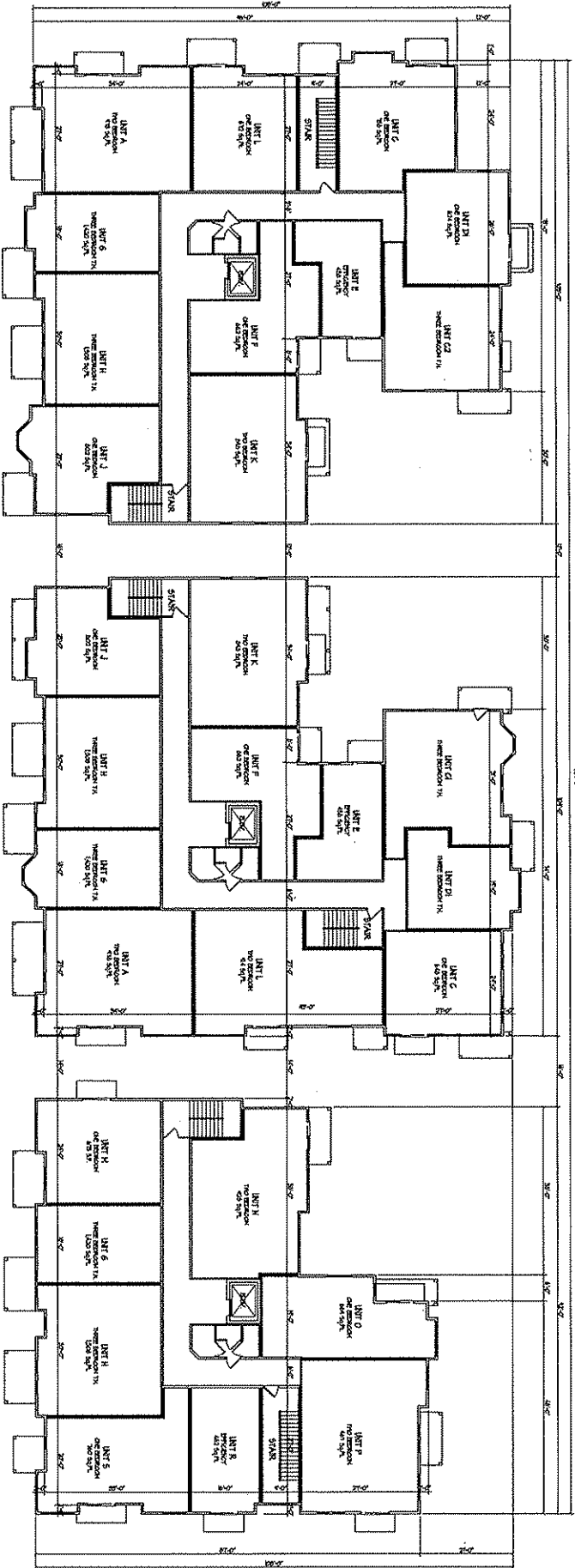
PROJECT:
 City Row Townhouse
 Apartments

604-630 E Johnson Street
 504-523 N Blair Street
 604-625 E Gorton Street
 Street Tie

Site Section

0820
 A-3.1

KNOTHE & BRUCE ARCHITECTS
 7101 University Avenue, Suite 201
 Madison, Wisconsin 53122
 608-261-1100 Fax 608-261-0774
 For Cameron Standard - February 16, 2004

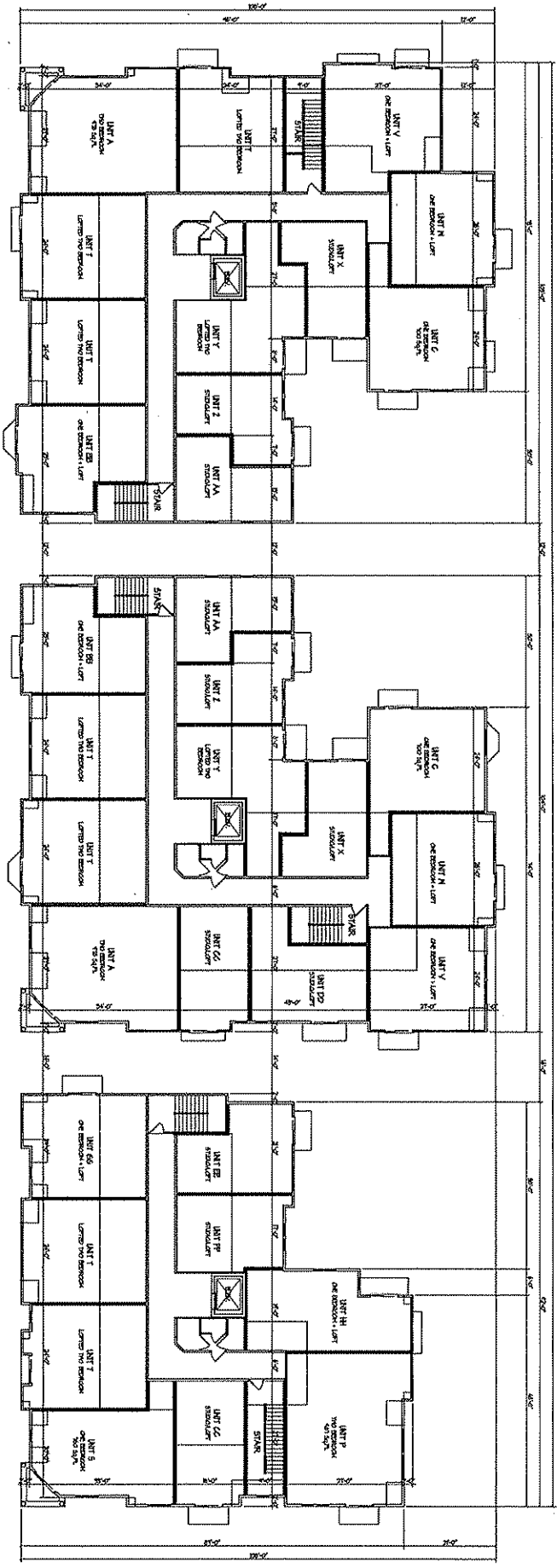


○ SECOND FLOOR PLAN

PROJECT
 City Row Townhouse
 Apartments

604-630 E Johnson Street &
 504-525 N Blair Street
 604-625 E Gorham Street
 Dwyer 105
 Second Floor Plan

NO. 0820
 DATE: 02/12/04
 DRAWN BY: A-12



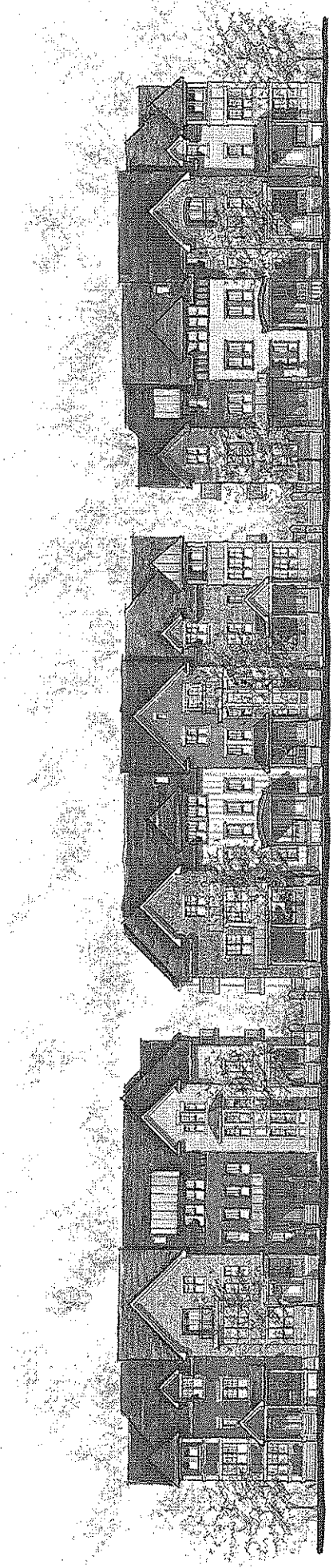
○ THIRD FLOOR PLAN

Project:
 City Row Townhouse
 Apartments
 504-630 E. Johnson Street
 504-323 N. Blair Street
 604-025 E. Gorham Street
 Third Floor Plan
 0820
 A-13

KNOTHE
 & BRUCE
 ARCHITECTS
 761 University Avenue, Suite 301
 Madison, Wisconsin 53706
 608-261-1990 Fax: 608-261-9314
 Plan Commission Stamp: February 16, 2004

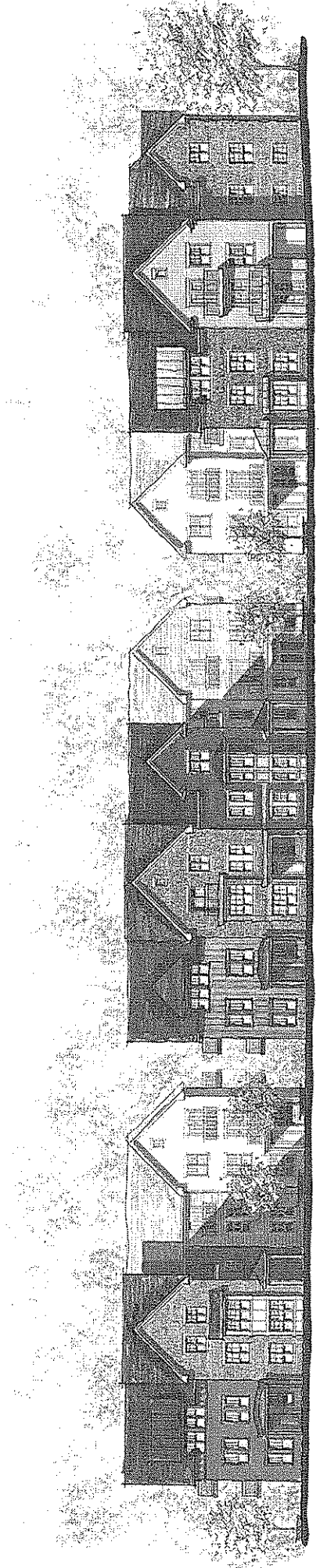
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4



East Johnson Street

4



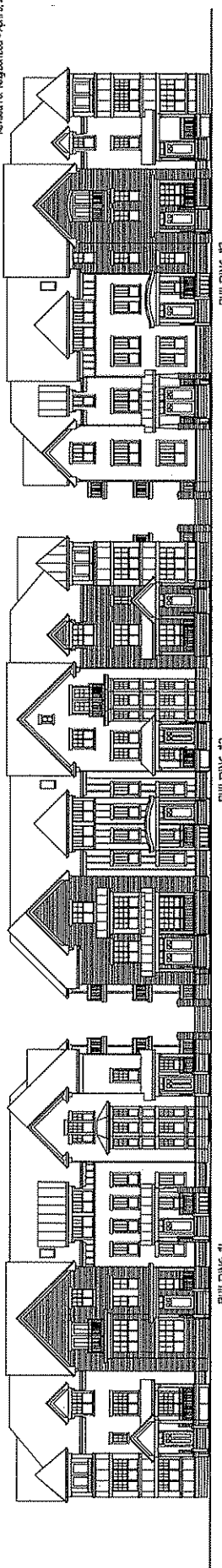
Rear Elevation

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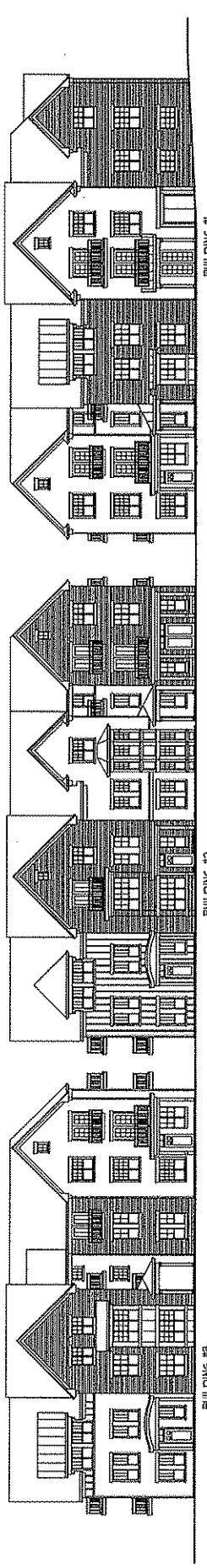
**KNOTHE
& BRUCE
ARCHITECTS**

7801 University Avenue, Suite 101
Denver, Colorado 80202
303.733.9200 Fax 303.733.9201

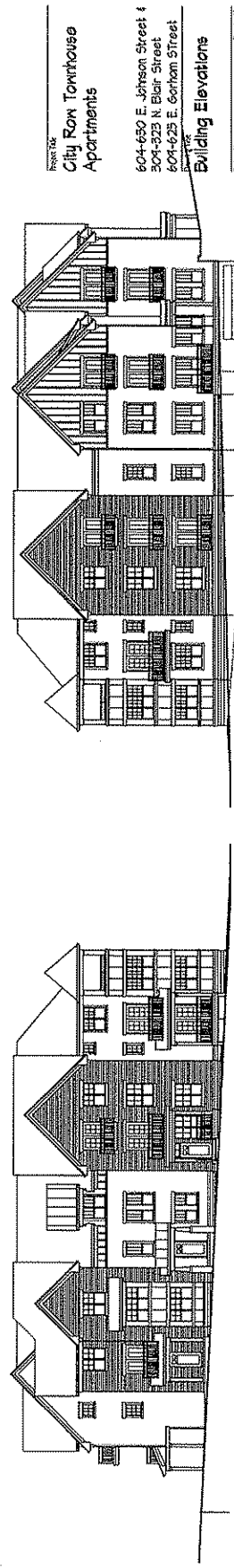
Project:
Rosedale Park Neighborhood - April 6, 2009



○ SOUTHEAST ELEVATION (E. JOHNSON STREET)
REV: 11/07



○ NORTHWEST ELEVATION (E. GORHAM STREET)
REV: 11/07



○ SOUTHWEST ELEVATION (N. BLAIR STREET)
REV: 11/07

○ SOUTHEAST ELEVATION
REV: 11/07

Project Name:
**City Row Townhouse
Apartments**
604-630 E. Johnson Street &
304-323 N. Blair Street
604-625 E. Gorham Street
Denver, Colorado
Building Elevations

Project No.
0820
Drawing No.
A-2.1