



Location
677 South Segoe Road

Applicant
John Walsh - TJS Ventures, LLC/
John Bieno - TJK Design Build

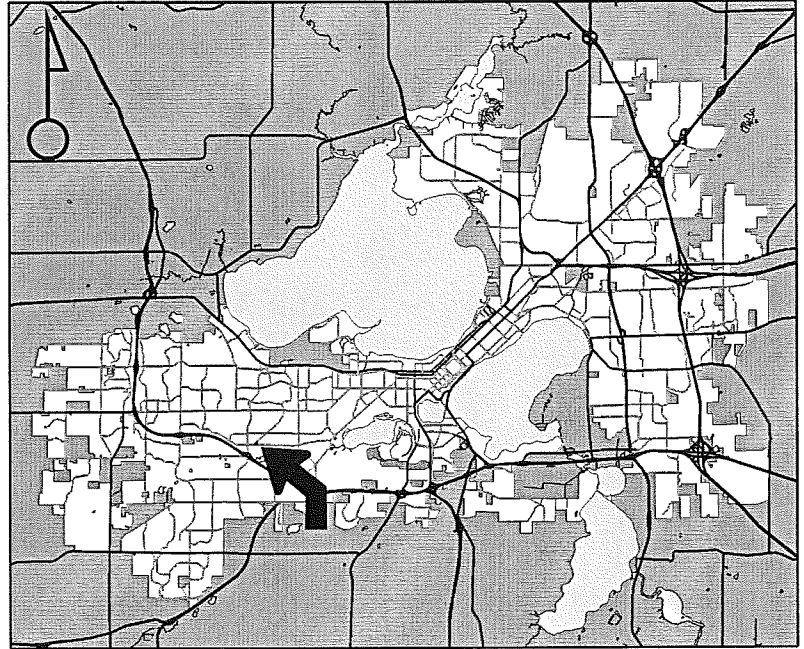
From: C2 To: PUD-GDP-SIP

Existing Use
Office Building

Proposed Use
Demolish office building to allow
construction of 60 apartment units
in two buildings

Public Hearing Date
Plan Commission
29 August 2011

Common Council
06 September 2011



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 : 15 August 2011



Date of Aerial Photography : Spring 2010



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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
FEE PREVIOUSLY PAID	PER TIM PARKS Receipt No. _____
Amt. Paid	_____
Date Received	7/13/11
Received By	20-PHAR
Parcel No.	0709-304-0504-2
Aldermanic District	_____
GQ	NEAR NOISE POLLUTION SOURCE
Zoning District	C2
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	7/13/11

1. **Project Address:** 697 SOUTH SEGOE ROAD **Project Area in Acres:** 1.64
Project Title (if any): _____

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>C2</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<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 BIENO Company: TJK DESIGN BUILD
Street Address: 634 WEST MAIN STREET City/State: MADISON, WI Zip: 53703
Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: JBIENO@TJKDESIGNBUILD.COM
Project Contact Person: SAME AS ABOVE Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____
Property Owner (if not applicant): JOHN WALSH TJS VENTURES LLC
Street Address: 5701 EAST TERRACE DRIVE City/State: MADISON WI Zip: 53718
SUITE 345

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: MULTI-FAMILY DEVELOPMENT WITH SURFACE AND UNDERGROUND PARKING

Development Schedule: Commencement FALL 2011 Completion SUMMER 2012

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 200 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 COMPREHENSIVE Plan, which recommends: COMMUNITY MIXED-USE for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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: ALD THUY JULY 19, 2010
 - 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: HEATHER STAUDER Date: 8.25.10 Zoning Staff: PAT ANDERSON Date: 8.25.10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name JOHN F. BURNS Date 7.13.11
 Signature [Handwritten Signature] Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner _____ Date _____



DESIGNBUILD

634 W. Main Street
Madison, WI 53703
Office 608-257-1090
Fax 608-257-1092
www.tjkdesignbuild.com

July 27, 2011

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

RE: Letter of Intent
PUD-GDP-SIP
677 South Segoe Road
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: TJS Ventures, LLC
5201 East Terrace Drive, Suite 375
Madison, WI 53718
608-244-7012
Contact: John Walsh

Architect: TJK Design Build Inc
634 West Main Street
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbienotjkdesignbuild.com

Engineer: D'Onofrio Kottke and Associates
7530 Westward Way
Madison WI 53717
608-833-7530
608-833-1089 (F)
Contact: Bruce Hollar

Landscape Design: Richard Slayton
821 West Lakeside Street
Madison, WI 53715
608-251-6132
Contact: Richard Slayton

Introduction:

The proposed site is located at the intersection of Segoe and Odana Roads on the west side of Madison. The site is approximately 71,640 SF in size and contains an existing 2-story office building. It was formally under the control of a not for profit organization and the deferred maintenance of the structures is escalating.

Deconstruction:

This proposed development envisions the deconstruction of a 2-story office building. This would also include the associated sidewalk and paved areas. Inspections of the property has been made by the development team. They have concluded that the structure is beyond the capacity of any reasonable rehabilitation for this development. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the buildings and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures the zoning codes 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. We believe that the demolition standards are met.

Context

Neighborhood

The surrounding neighborhood to the South and to the East are predominantly single family homes. These homes range in construction times from roughly the mid 1950's through the 1970's. There is some multi-family housing located directly to the North-east of the property. This multi-family housing was completed somewhere in the mid twentieth century. To the West of the property is a new planned commercial development for a proposed Hy-Vee Grocery Store. While construction has not started on this development it is anticipated to start before construction on our project. There is a green space to the North of our property and condominiums further to the South behind single family homes. There is a substantial grade fall on the site that needs to be accommodated for during construction. After several meetings with the neighborhood group and reviewing some of the site plan options with them they gave tremendous feedback and input into the project. Some of their suggestions were to include a pedestrian lane along the Eastern edge of the property. They also mentioned that their plan wanted to limit the height of the building to three stories and that the vehicular access connecting both Segoe and Odana Roads would be a nice amenity to the project and its users. It is also the recommendation according to their neighborhood plan for 16 unit per acre. The comprehensive plans calls for a much higher density as well as for this site to be utilized as a planned commercial site that is both friendly to pedestrians and vehicular access. A bus stop is located along Odana Road.

Development

This proposed project is a 3-story, multi-family development in line with a comprehensive plan for the City of Madison. It is designed to have 60 market rate apartments with a combination of efficiencies, 1, 2, efficiency loft, 1 bedroom loft and 2 bedroom loft units. There is enough parking underground for 51 vehicles and as many as 60 bicycle and moped storage spots. There are also 33 surface parking stalls and additional bike/moped storage opportunities. In order to make way for the development a 1960's era office building which is inadequate for an adaptive reuse would be raised for the project. This development would bring this site into the tax rolls and the benefits of the City of Madison as the previous owner had tax exempt status. This highly visible site on an under utilized lot would be locally owned and managed.

Site

While the neighborhood plans calls for a three story building with light density it also calls for a different use of the commercial development directly to the West. Because of this we see our site as an opportunity to step down from the commercial to the residential. Because of this and because of the mass of the proposed development to the West we are looking to utilize a three to four story building that steps up from the corner and down to the residential neighborhood. We have also incorporated pedestrian links as well as a strong pedestrian access at the intersection. We have pushed the development as close to the intersection of Segoe and Odana as possible trying to leave enough room to accommodate a future reworking of the intersection. A landscape buffer and soft undulating pedestrian link is along the Eastern edge. Planters are incorporated at the building base to help accommodate the grades as well as soften the architectural impact as it meets the ground.

Architecture

The stepped planters and pedestrian link at the intersection of Segoe and Odana Roads created an inviting area that can be used for outdoor activities as well as community get-togethers. Pedestrian access into the residential side is from multiple locations along both Segoe Road and the parking lot. First floor residences on both sides would have direct access to the outdoors. Extensive use of porches and outdoor spaces are incorporated into the entire development. The balconies have been incorporated into the architecture adding texture and interest to the building massing. Further breakup has been incorporated into the varied use of materials, textures, and undulations. Horizontal character has been accented with a consistent use of banding, materials, window lines, and accents. All vertical masses have been broken up with the stepping of the building mass to accommodate a varied internal layout and style of apartments. We believe the overall composition of the development engages both the desire of the neighborhood, the City's comprehensive plan, site construction and the needs of the developer. The project adds drama to the intersection and is a good utilization of the site..

Project Schedule

It is anticipated that construction of the SIP phase will start in the Fall of 2011 and will be completed in the Summer of 2012.

Social and Economic Impact

This development will have a positive social and economic impact. The development will substantially increase the city's tax base on an infill site with minimal if any increased cost to the city. The redevelopment will provide new work-force housing on the West side while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J. Bieno, AIA
TJK Design Build Inc.

ZONING TEXT

July 27, 2011

677 South Segoe Road

677 South Segoe Road
Madison, WI

Legal Description

677 South Segoe Road, Block 2 of Westgate

Statement of Purpose

This Zoning District is established to allow for the construction of a multi-family residential development with 60 dwelling units, 33 surface parking stalls and 51 underground parking stalls.

Permitted Uses

- Residential uses as allowed in the R-2 district pursuant to Chapter 2803 (2) of the Madison General Ordinance.
- Accessory uses to the above uses, including but not limited to accessory parking and home occupations as defined in Chapter 28 of the Madison General Ordinances.

Lot Area

As shown on approved plans

Building Bulk and Placement

- Floor area ratio is shown on approved plans.
- Building height is shown on approved plans.
- Yard area will be provided as shown on approved plans.

Landscaping

- Site and planter landscaping will be provided as shown on approved plans.

Parking Management

- Underground parking is for use by contracted residents of this property. Parking agreements are part of a lease agreement. See Exhibit A.
- Surface parking is for guests and residents of the development. No overnight parking will be permitted unless prior approval has been received from the landlord.
- Accessory off street parking and loading will be provided as shown on approved plans.

Trash Removal

- Trash removal will be provided by private contractor. It is the tenant responsibility to transport garbage from unit/rental space to enclosed trash area underneath the building. Collections from landlord trash area will be on a regular scheduled basis.

Snow Removal

- Snow removal will be provided by private contractor. Small events and snow accumulation will be handled on site. Determination of snow removal schedule is the responsibility of the landlord. Accumulation exceeding the capacity of the site will be hauled away.

Lighting

- Site lighting will be provided and shown on approved plans.

Signage

- Signage shall be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 Zoning District. Signage shall be approved by the Urban Design Commission. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations. Signage will be allowed as recorded on the approved plans and Exhibit E.

Alterations and Revisions

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

PROPOSED FACILITY FOR

TJS VENTURES, LLC

677 SOUTH SEGOE ROAD
CITY OF MADISON, WISCONSIN



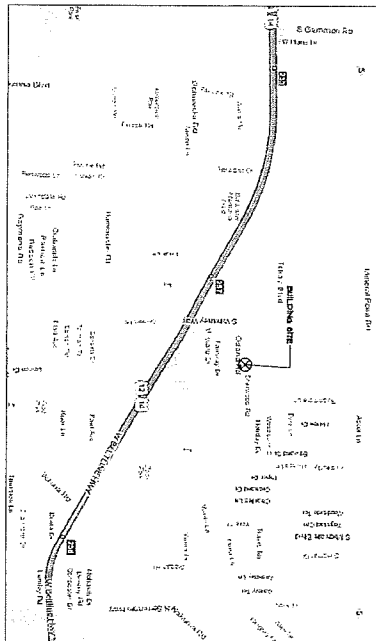
TKK Design Build

634 West Main Street
Madison, WI 53703

DESIGN/BUILD 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

- C-11 SITE PLAN
- C-12 EXISTING SITE PLAN
- C-13A PLANTING PLAN
- C-13B PLANT SCHEDULE
- C-14 GRADING AND UTILITY PLAN
- C-16 PHOTOMETRIC PLAN
- A-11 PARKING AND FIRST FLOOR PLAN
- A-12 SECOND AND THIRD FLOOR PLAN
- A-13 LOFT AND ROOF PLAN
- A-21 EXTERIOR ELEVATIONS
- A-31 BUILDING SECTIONS
- A-32 BUILDING SECTIONS

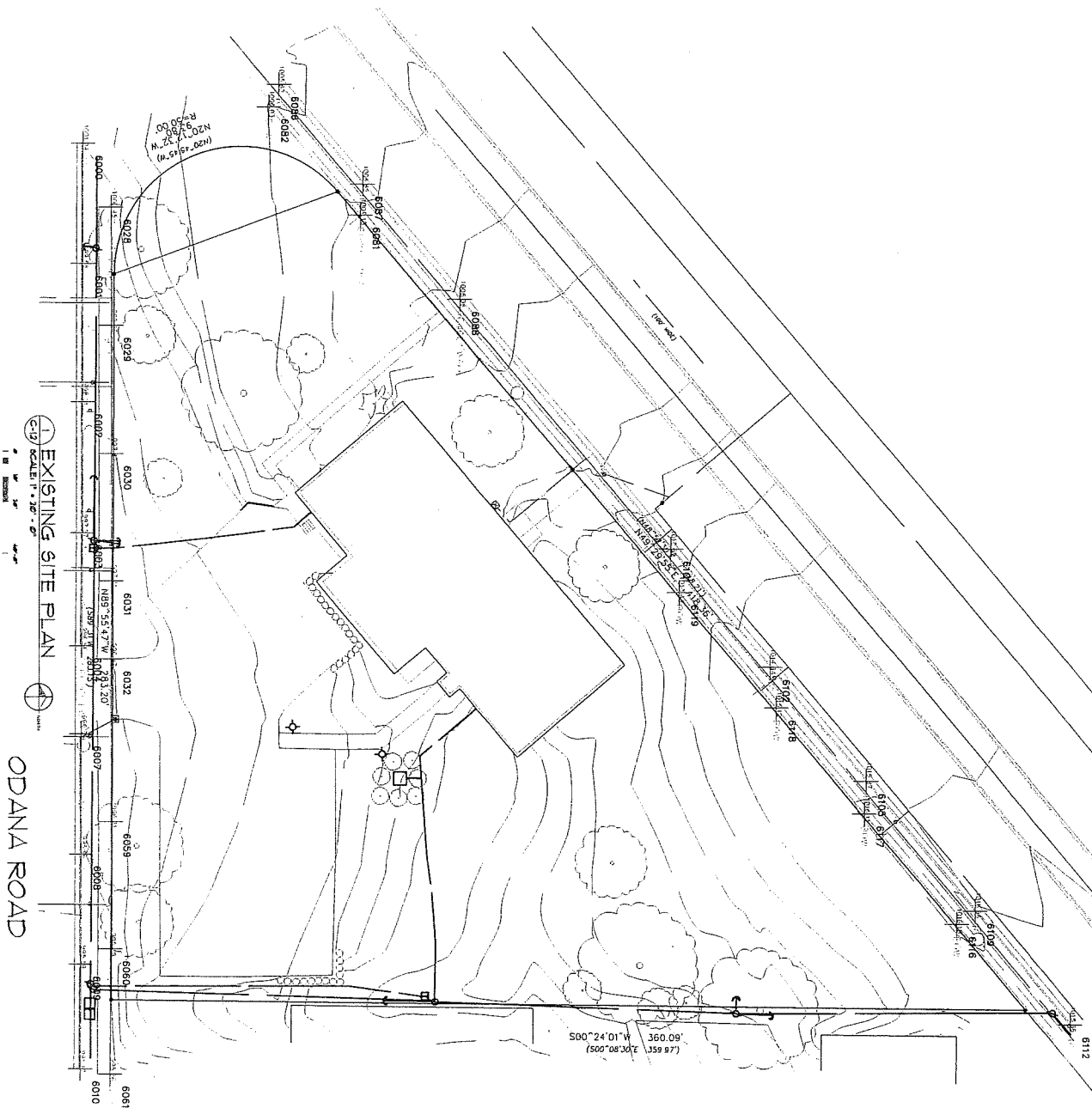


SITE LOCATION MAP



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 102.01(1)(34)
REGULATIONS PART 1 UNDER 12.15



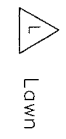
C-12
SCALE: 1" = 20'-0"
EXISTING SITE PLAN

ODANA ROAD

C-12	PROPOSED FACILITY FOR: SEGOE ROAD DEVELOPMENT	<small> ACCOMPANYING EXHIBITS PREPARED FOR THE CITY OF MADISON AND THE STATE OF WISCONSIN UNDER THE AUTHORITY OF THE WISCONSIN STATUTES AND REGULATED BY THE BOARD OF SURVEYORS AND LAND SURVEYORS </small>	REV DATE XXX	634 West Main Street Madison, WI 53703 608-257-1090 FAX 608-257-1092	
	671 SOUTH SEGOE ROAD MADISON, WISCONSIN				

PLANT SCHEDULE AND LEGEND

Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
Major Deciduous Trees							
AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	5	2-2 1/2" cal	B&B	As shown	Straight leader
BN	Betula nigra 'Heritage'	Heritage River Birch	3	1 1/2-2" cal	B&B	As shown	multi-stem
CJ	Cercidiphyllum japonicum	Katsurctree	3	2-2 1/2" cal	B&B	As shown	multi-stem
PA	Picea canadensis (northern strain)	Eastern Redbud	4	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
CM	Cornus mas 'Golden Glory'	Golden Corneliancherry Dogwood	3	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
PP	Parrotia persica	Persian Ironwood	2	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
Minor Deciduous Trees							
AG	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10	1 1/2-2" cal	B&B	As shown	Multi-stem, matched full plants
AP	Acer persycyonicum	Striped Maple	3	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
CC	Cercis canadensis (northern strain)	Eastern Redbud	4	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
CM	Cornus mas 'Golden Glory'	Golden Corneliancherry Dogwood	3	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
PP	Parrotia persica	Persian Ironwood	2	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
Evergreen Trees							
AB	Abies concolor	White Fir	3	3' HT min	B&B	As shown	Straight leader
JV	Juniperus virginiana	Eastern Redcedar	4	3' HT min	B&B	As shown	multi-stem
PS	Pinus strobus	White Pine	3	3' HT min	B&B	As shown	multi-stem
TC	Tsuga canadensis	Eastern Hemlock	5	3' HT min	B&B	As shown	multi-stem
Evergreen Shrubs							
BMW	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	71	18" HT min	B&B	As shown	Full plants, matched
TM1	Toxus x media 'Tounomi'	Tounion Yew	66	18" HT min	B&B	As shown	Full plants, matched
VR	Viburnum rhytidophyllum	Leatherleaf Viburnum	21	18" HT min	B&B	As shown	Full plants, matched
Deciduous Shrubs							
APV	Aesculus parviflora	Bottlebrush Buckeye	4	18" HT min	CONT	As shown	Full, matched plants
CJP	Colicapsa japonica	Japanese Beautyberry	14	18" HT min	CONT	As shown	Full, matched plants
CS	Cornus sericea 'Kelsey'	Kelsey Redwig Dogwood	17	18" HT min	CONT	As shown	Full, matched plants
CA	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	14	18" HT min	CONT	As shown	Full, matched plants
FG	Fothergilla gardenii	Dwarf Fothergilla	57	18" HT min	CONT	As shown	Full, matched plants
IV	Ilex virginica 'Little Henry'	Little Henry Sweetspire	16	18" HT min	CONT	As shown	Full, matched plants
PO	Physocarpus opulifolius 'Diable'	Diablo Ninebark	6	18" HT min	CONT	As shown	Full, matched plants
VA	Viburnum x Juddii	Judd Viburnum	14	18" HT min	CONT	As shown	Full, matched plants
Grasses and Groundcovers							
et	Euonymus fortunei	Wintercreeper Euonymus	12	1 GAL	CONT	As shown	Full plants
hos	Hosta spp	Hosta	82	4"	CONT	36" o.c.	Full plants
ls	Liriope spicata	Liriope	180	4"	CONT	12" o.c.	Full plants
ps	Poa annua	Japanese Poa	90	4"	CONT	12" o.c.	Full plants
ss	Schizanthus luteus	Little Bluestem (grass)	257	4"	CONT	24" o.c.	Full plants
sh	Sporobolus heterolepis	Prairie Dropseed (grass)	142	4"	CONT	24" o.c.	Full plants



Lawn



Stone Mulch



Shredded Bark Mulch at all planting beds & shrub mosses unless otherwise noted

RAIN GARDEN SPECIES

Seed Mix to be determined upon receipt of soil analysis

LANDSCAPE WORKSHEET

1. Number of Trees Required
 The number of trees required for a planting list is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Number of trees required for parking stalls: _____

Number of trees required for other uses: _____

TOTAL _____

2. Number of Landscaping Points Required
 The number of points required is also based on the number of parking stalls. Using the Point Schedule on the reverse side of this worksheet, determine the number of points required. (Example: 48.5 points are required for 10 stalls. A point fraction of .5) or less may be disregarded, while a fraction in excess of .5 must be counted as one point. Thus, 48.5 points would be rounded down to 48 points required.)

Number of points required for parking stalls: _____

Number of points required for other uses: _____

TOTAL _____

3. Total Square Footage of the Storage Area
 Divided by Three Hundred (300) Square Feet

Number of Group Shrub Trees Required (2" - 2 1/2" Caliper) _____

Number of Group Shrubs Required (2" - 2 1/2" Caliper) _____

TOTAL _____

4. Number of Points Required (See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side) _____

TOTAL _____

5. Tabulation of Plants and Credits
 Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary tree/shrub and any existing elements to be retained.

ELEMENT	POINTS		CREDITS
	PLANT	MINUS	
Group Tree: 2" - 2 1/2"	25	10	350
Group Shrub: 2" - 2 1/2"	2	21	42
Deciduous Shrub	3	15	45
Evergreen Shrub	3	3	
Deciduous Small Tree (18" L x 18" W)	5		
Evergreen Small Tree (18" L x 18" W)	2		
Avg. Height 15'	15		
3" Height minimum	7		105
Group Tree: 2" Caliper (i.e., Palm, Hibiscus)	15		60
Small Trees	602		+
TOTAL			602

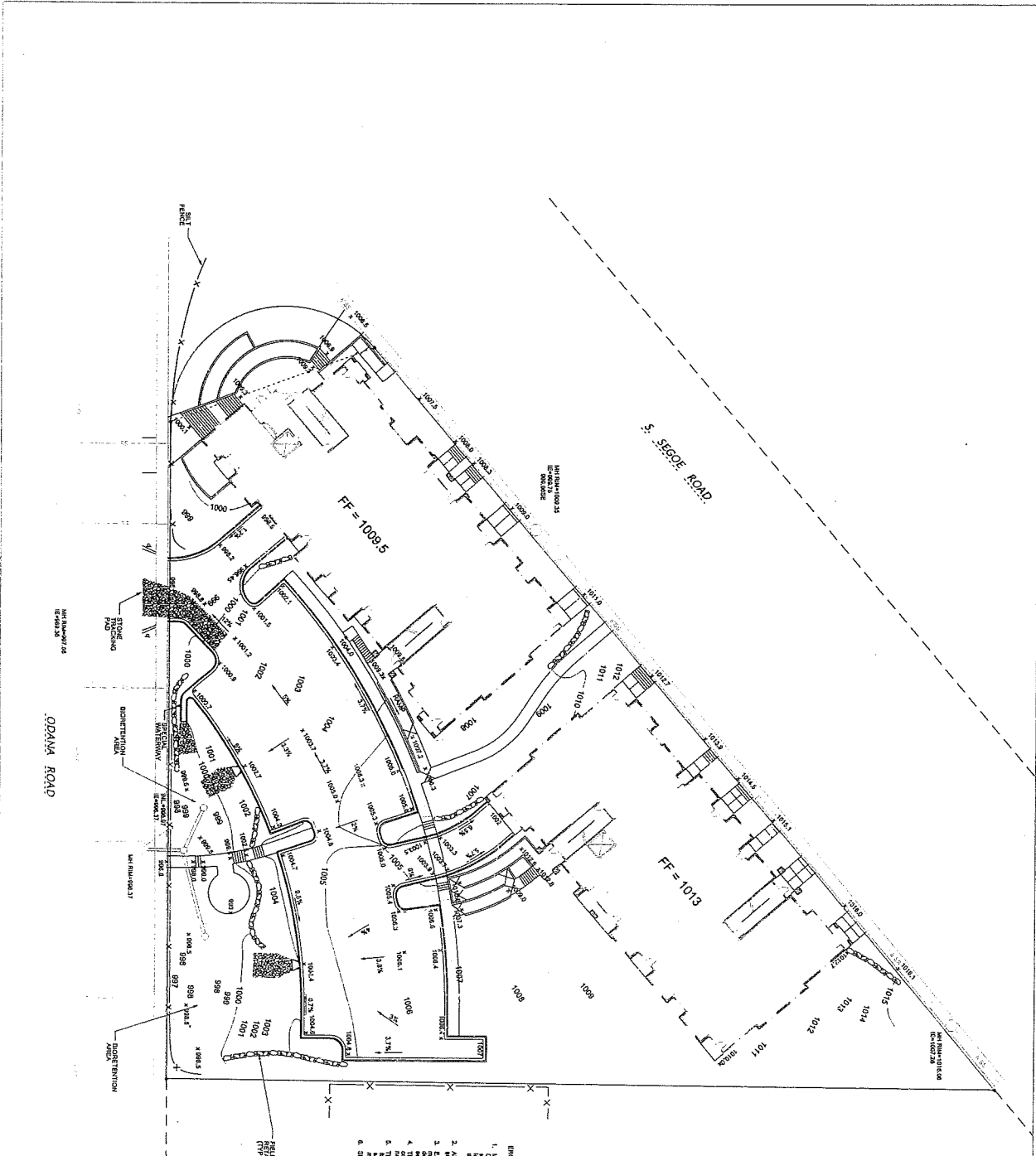
PROPOSED FACILITY FOR:
SEGOE ROAD DEVELOPMENT
 671 SOUTH SEGOE ROAD
 MADISON, WISCONSIN

REV DATE
 XXX

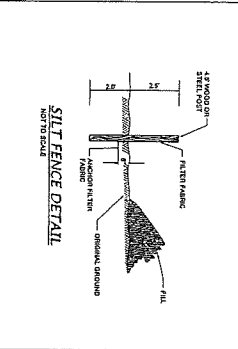
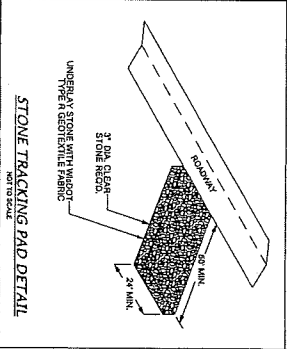
634 West Main Street
 Madison, WI 53703
 608-257-1090
 FAX 608-257-1092

TJK
 DESIGNERS

C-13B
 02/11/11



- EROSION CONTROL NOTES**
1. Details of erosion control measures shall be shown on the grading plan.
 2. All drainage shall be directed to the street or to the storm sewer system. No discharge shall be made to the street or to the storm sewer system from any area where the discharge is prohibited.
 3. All drainage shall be directed to the street or to the storm sewer system. No discharge shall be made to the street or to the storm sewer system from any area where the discharge is prohibited.
 4. The contractor shall be responsible for the construction and maintenance of this project. Erosion control measures shall be installed and maintained in accordance with the City of Madison's Erosion Control Ordinance. The City will require additional measures to be installed as needed.
 5. The contractor shall be responsible for the construction and maintenance of this project. Erosion control measures shall be installed and maintained in accordance with the City of Madison's Erosion Control Ordinance. The City will require additional measures to be installed as needed.
 6. The contractor shall be responsible for the construction and maintenance of this project. Erosion control measures shall be installed and maintained in accordance with the City of Madison's Erosion Control Ordinance. The City will require additional measures to be installed as needed.



SITE GRADING AND EROSION CONTROL PLAN

PROJECT: SEGEOE ROAD DEVELOPMENT
 DATE: 07-12-11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]

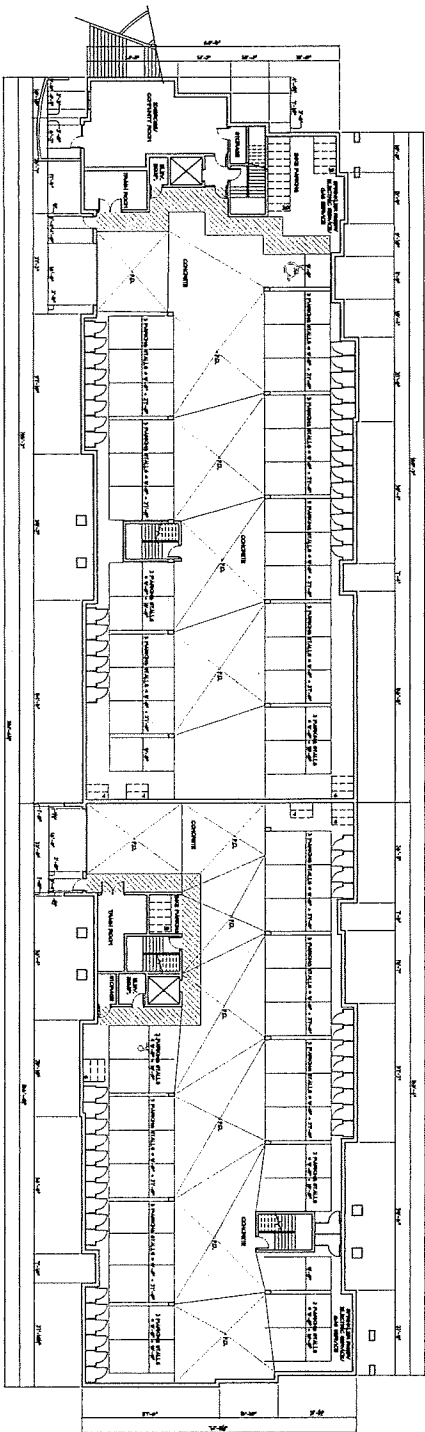
REV DATE
 XXX

634 West Main Street
 Madison, WI 53703
 608-257-1090
 FAX 608-257-1092

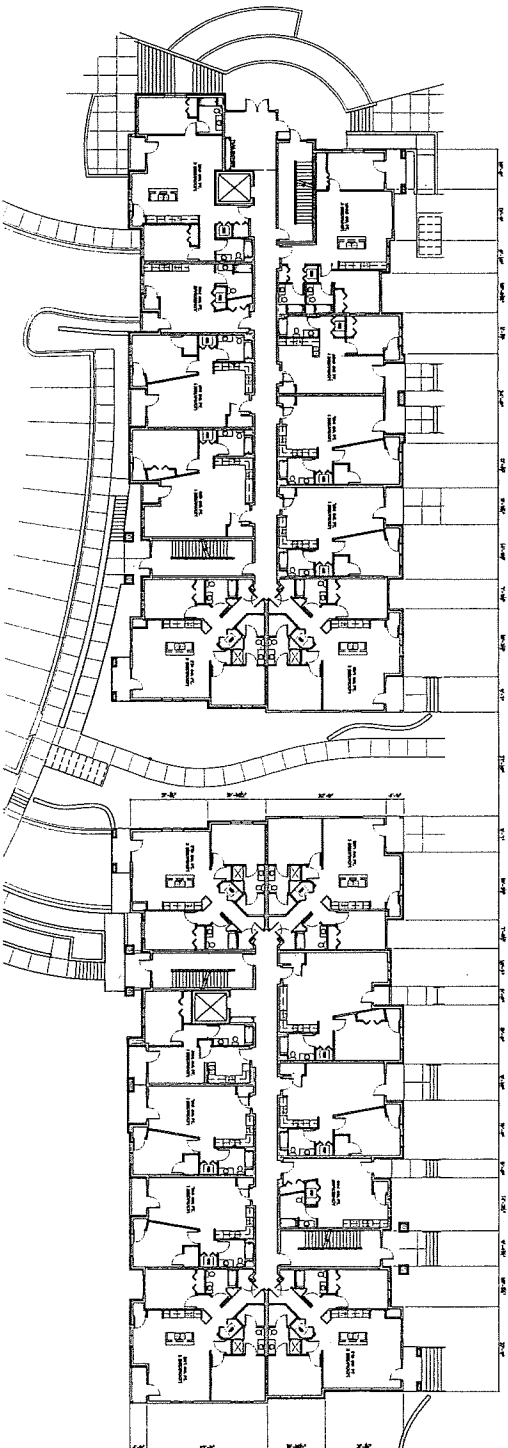


PROPOSED FACILITY FOR:
SEGEOE ROAD DEVELOPMENT
 877 SOUTH SEGEOE ROAD
 MADISON, WISCONSIN

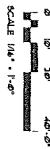
C-1.4
 07/12/11



11 PARKING LEVEL PLAN
 A11 SCALE: 1/8" = 1'-0"
 SCALE 1/8" = 1'-0"



12 FIRST FLOOR PLAN
 A11 SCALE: 1/8" = 1'-0"
 SCALE 1/8" = 1'-0"



NOTES TO THE GENERAL NOTES

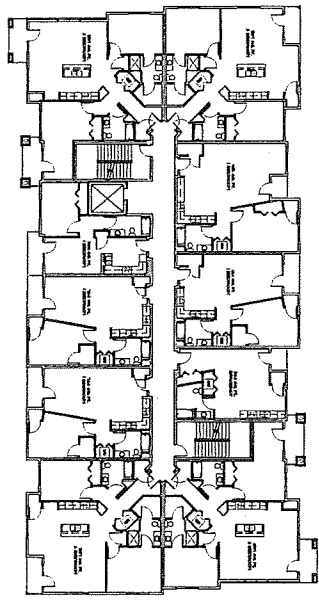
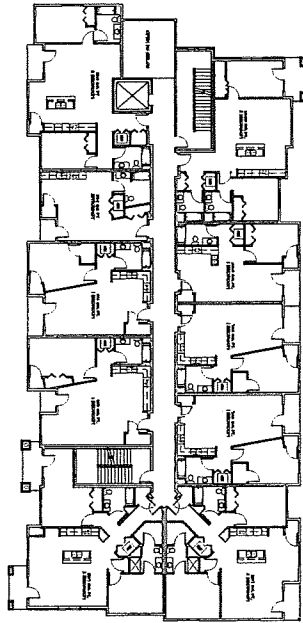
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
4. ALL CEILING ARE 8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. ALL ROOFS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
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GENERAL NOTES

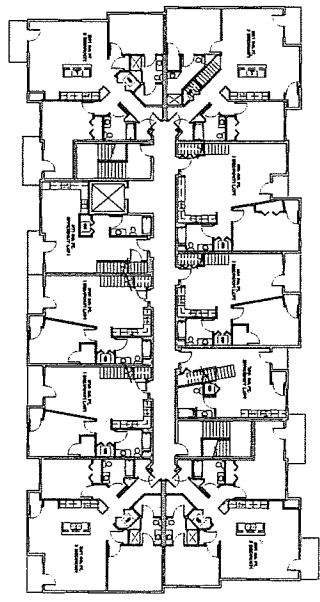
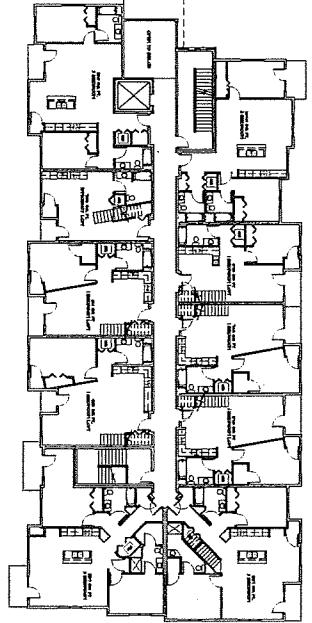
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A-11	PROPOSED FACILITY FOR: SEGOE ROAD DEVELOPMENT	
	677 SOUTH SEGOE ROAD MADISON, WISCONSIN	
CONFIDENTIAL DESIGN NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TRK DESIGN LTD.	REV DATE XXX	634 West Main Street Madison, WI 53703 608-257-1030 FAX 608-257-1032

2



1 SECOND FLOOR PLAN



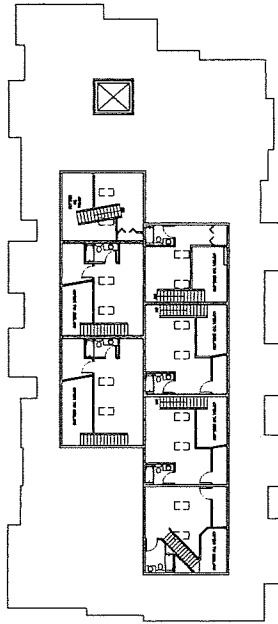
2 THIRD FLOOR PLAN



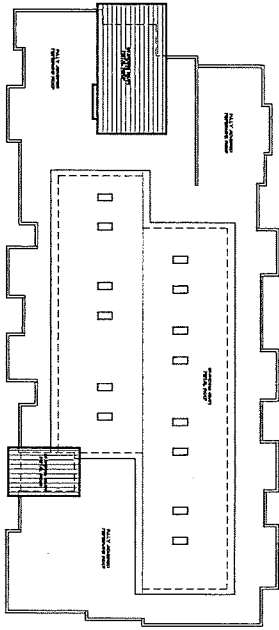
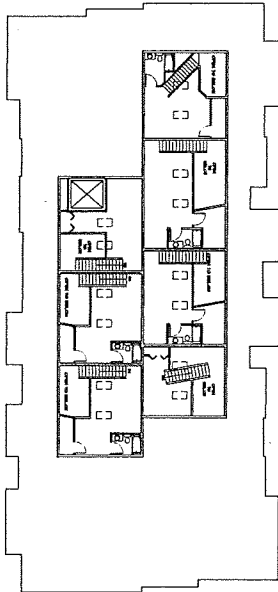
NOTES:

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3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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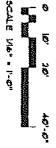
A-12	PROPOSED FACILITY FOR: SEGOE ROAD DEVELOPMENT	
	671 SOUTH SEGOE ROAD MADISON, WISCONSIN	
CONFIDENTIAL CONTRACT THIS DRAWING IS THE PROPERTY OF TKK DESIGN BUILD IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF TKK DESIGN BUILD	REV DATE XXX	634 West Main Street Madison, WI 53703 608-257-1090 FAX 608-257-1092



1.1 LEFT FLOOR PLAN
SCALE 1/8" = 1'-0"



2.1 ROOF PLAN
SCALE 1/8" = 1'-0"



REVISIONS:

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Madison, WI 53703
608-257-1090
FAX 608-257-1092

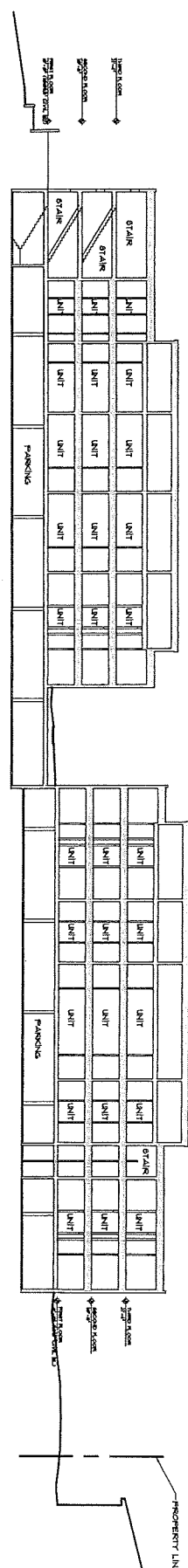
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APPROVED FOR THE CLIENT
DATE: 10/10/03
BY: [Signature]

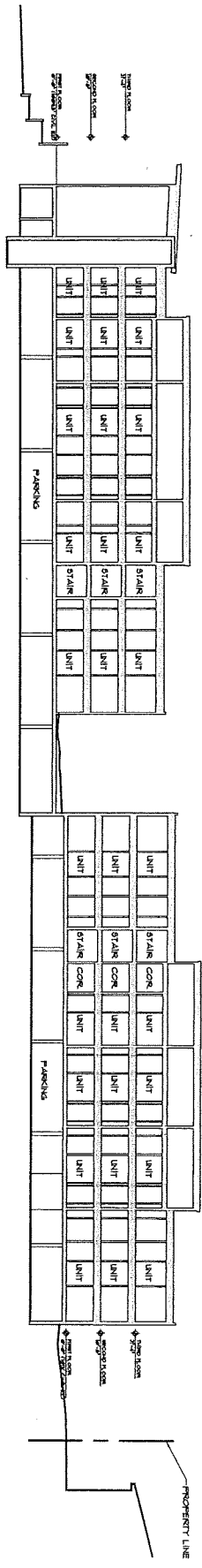
PROPOSED FACILITY FOR:
SEGOE ROAD
DEVELOPMENT

671 SOUTH SEGOE ROAD
MADISON, WISCONSIN

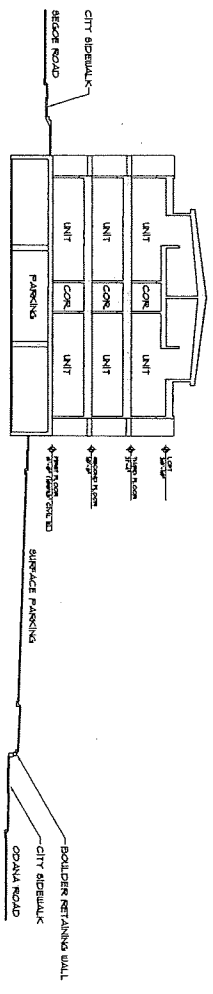
A-13



1 BUILDING SECTION
A-31 SCALE 1/8" = 1' - 0"



2 BUILDING SECTION
A-31 SCALE 1/8" = 1' - 0"



3 BUILDING SECTION
A-31 SCALE 1/8" = 1' - 0"

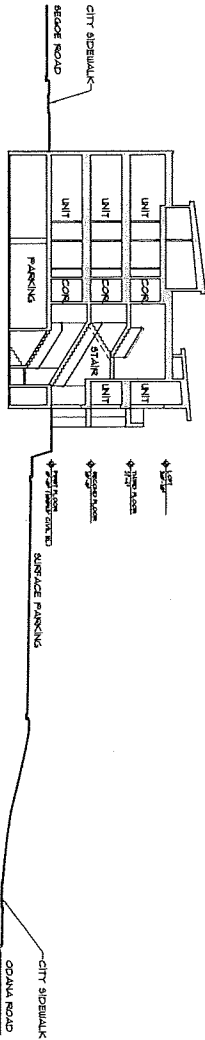


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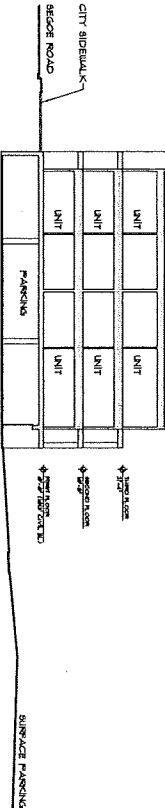
REV DATE
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CONSTRUCTION CONDITIONS
SHOWN TO BE IN ACCORDANCE
WITH THE CITY OF MADISON
UNIFORM CODE BY THE CITY ENGINEER

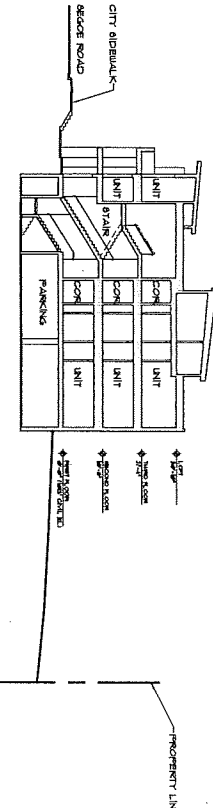
PROPOSED FACILITY FOR
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671 SOUTH SEGOE ROAD
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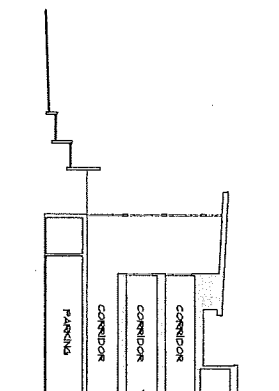
1 BUILDING SECTION
A-32 SCALE 1/8" = 1'-0"



2 BUILDING SECTION
A-32 SCALE 1/8" = 1'-0"



3 BUILDING SECTION
A-32 SCALE 1/8" = 1'-0"



4 PARTIAL BUILDING SECTION
A-32 SCALE 1/8" = 1'-0"



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608-257-1090
FAX 608-257-1092

REV DATE
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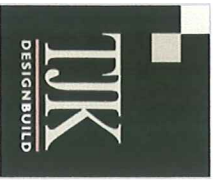
CONSTRUCTION CONDITIONS
THE EXISTING OF AN EXISTING
CONSTRUCTION SHALL BE
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DASHED BY THE OWNER AND
INDICATED BY THE OWNER

PROPOSED FACILITY FOR
SEGOE ROAD
DEVELOPMENT
677 SOUTH SEGUE ROAD
MADISON, WISCONSIN

A-32



LOOKING NORTHWEST FROM ODANA ROAD



JULY 6, 2011



**LOOKING EAST FROM CORNER OF
SEGOE AND ODANA ROAD**



JULY 6, 2011







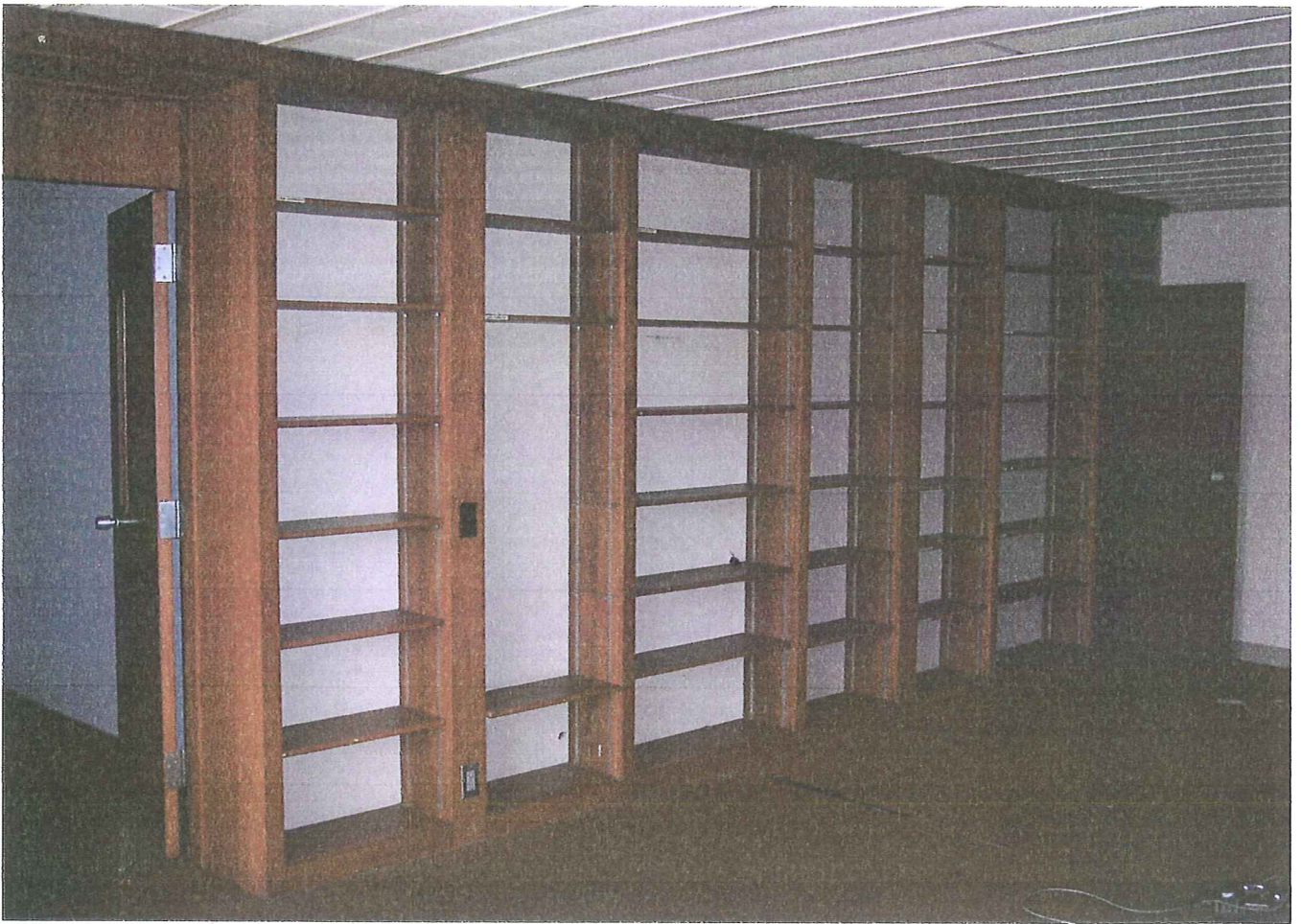


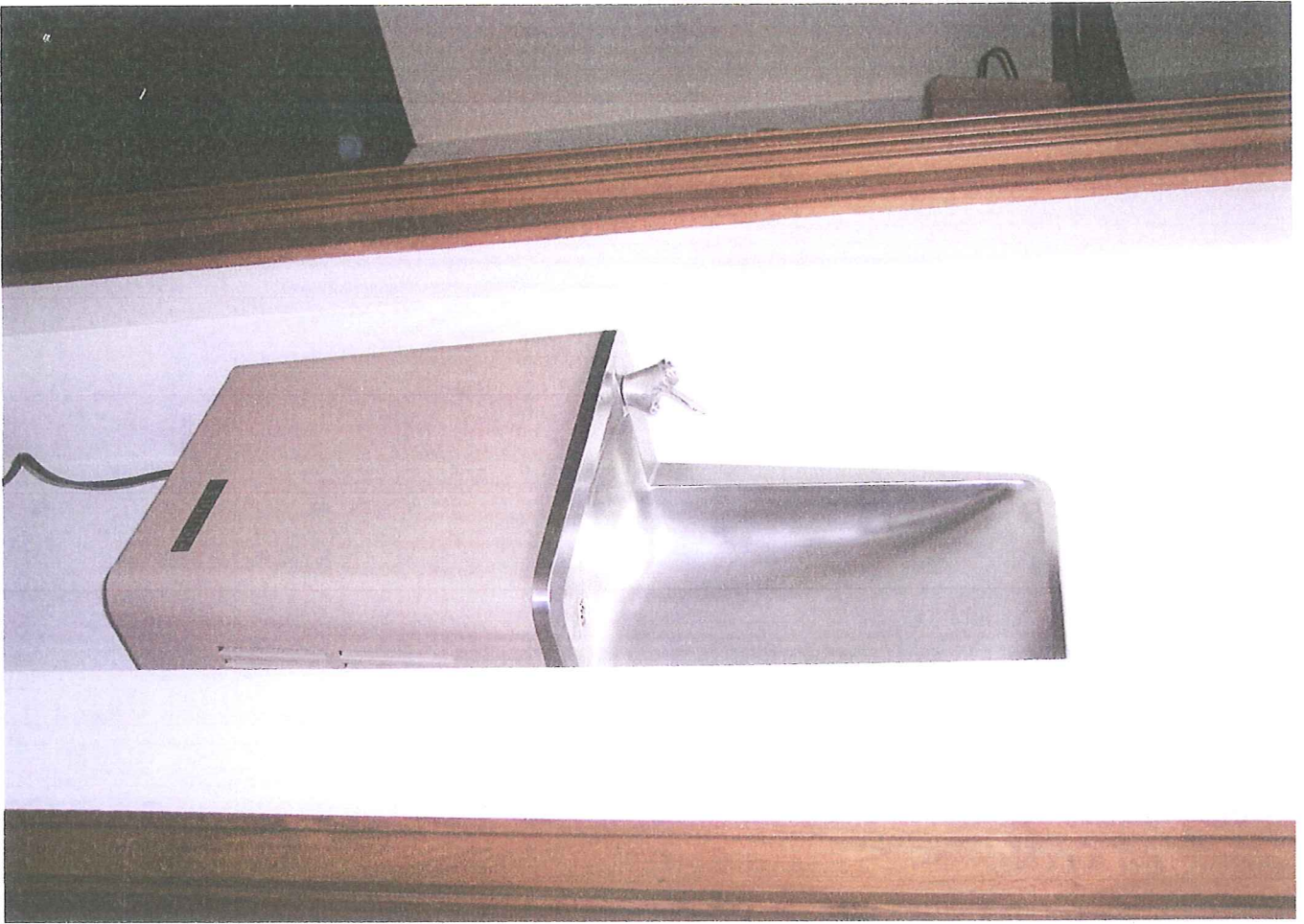




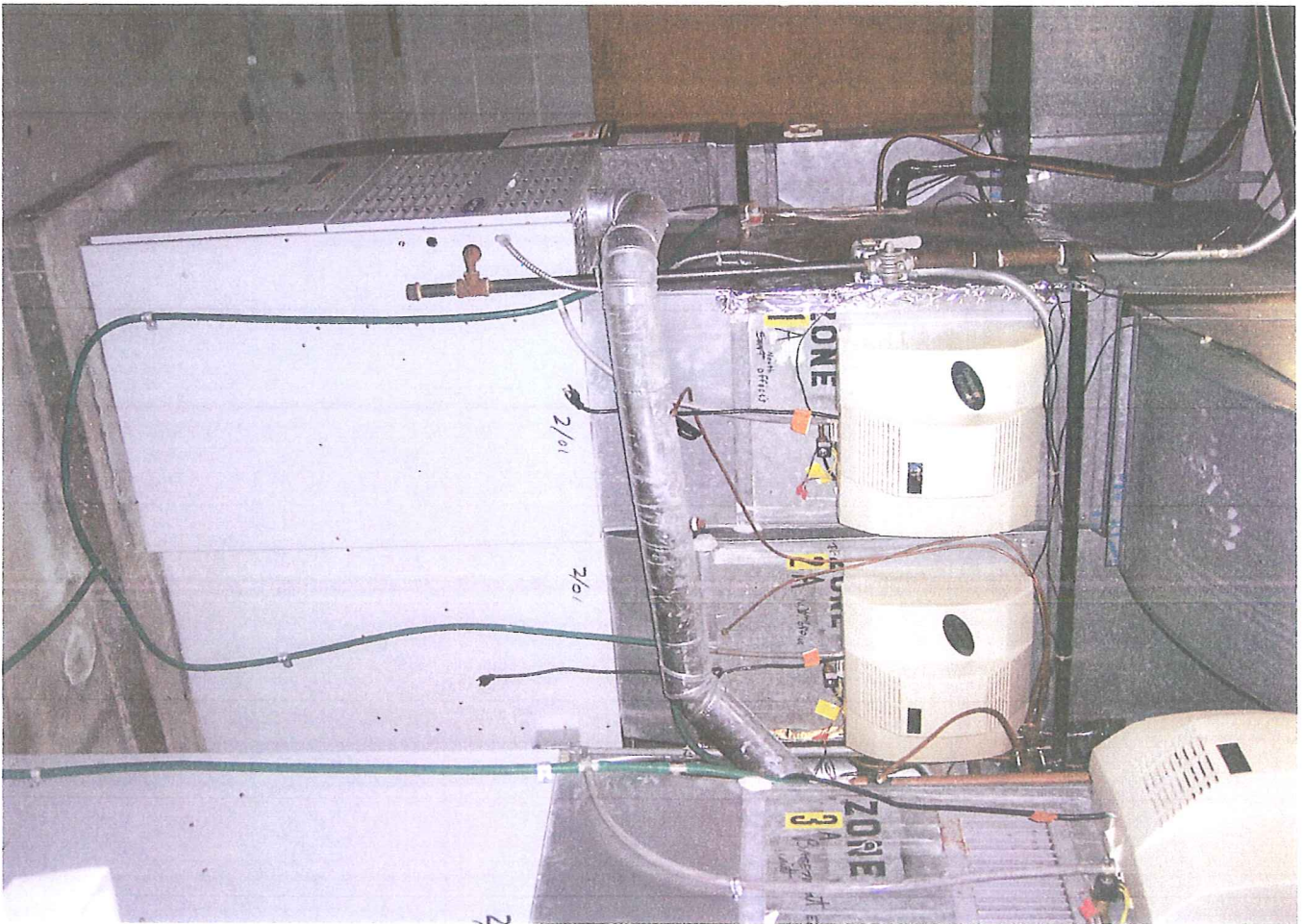


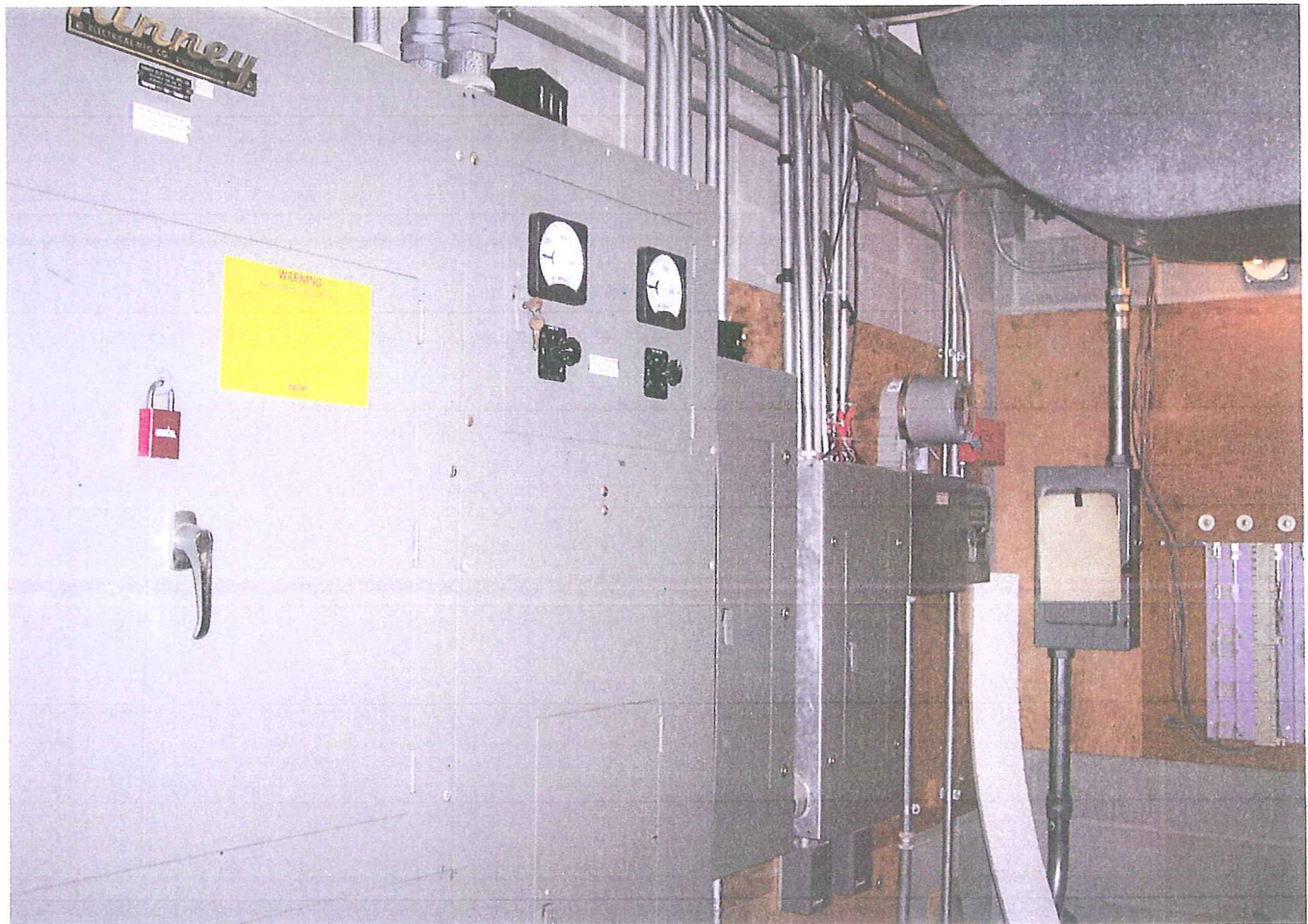
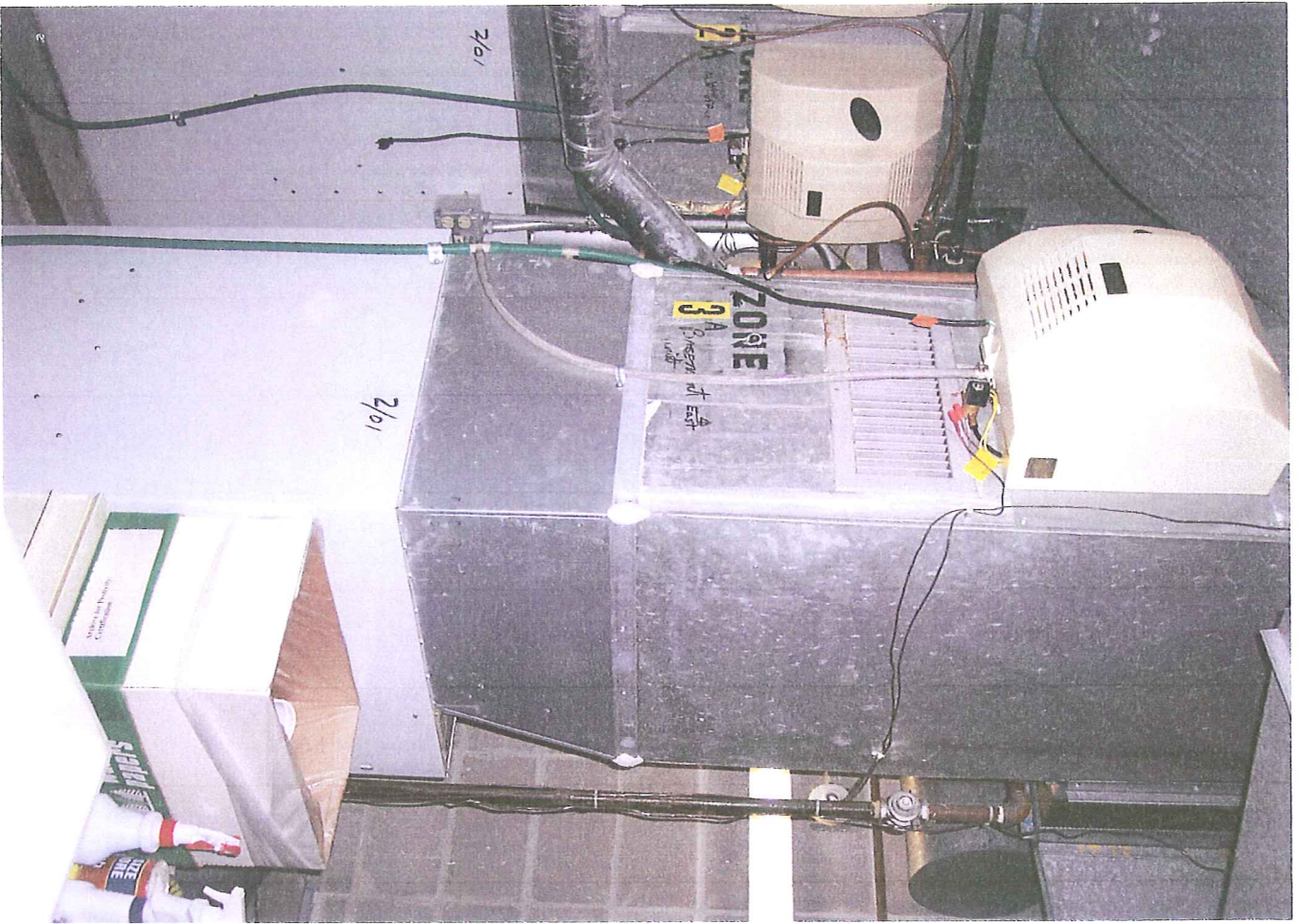


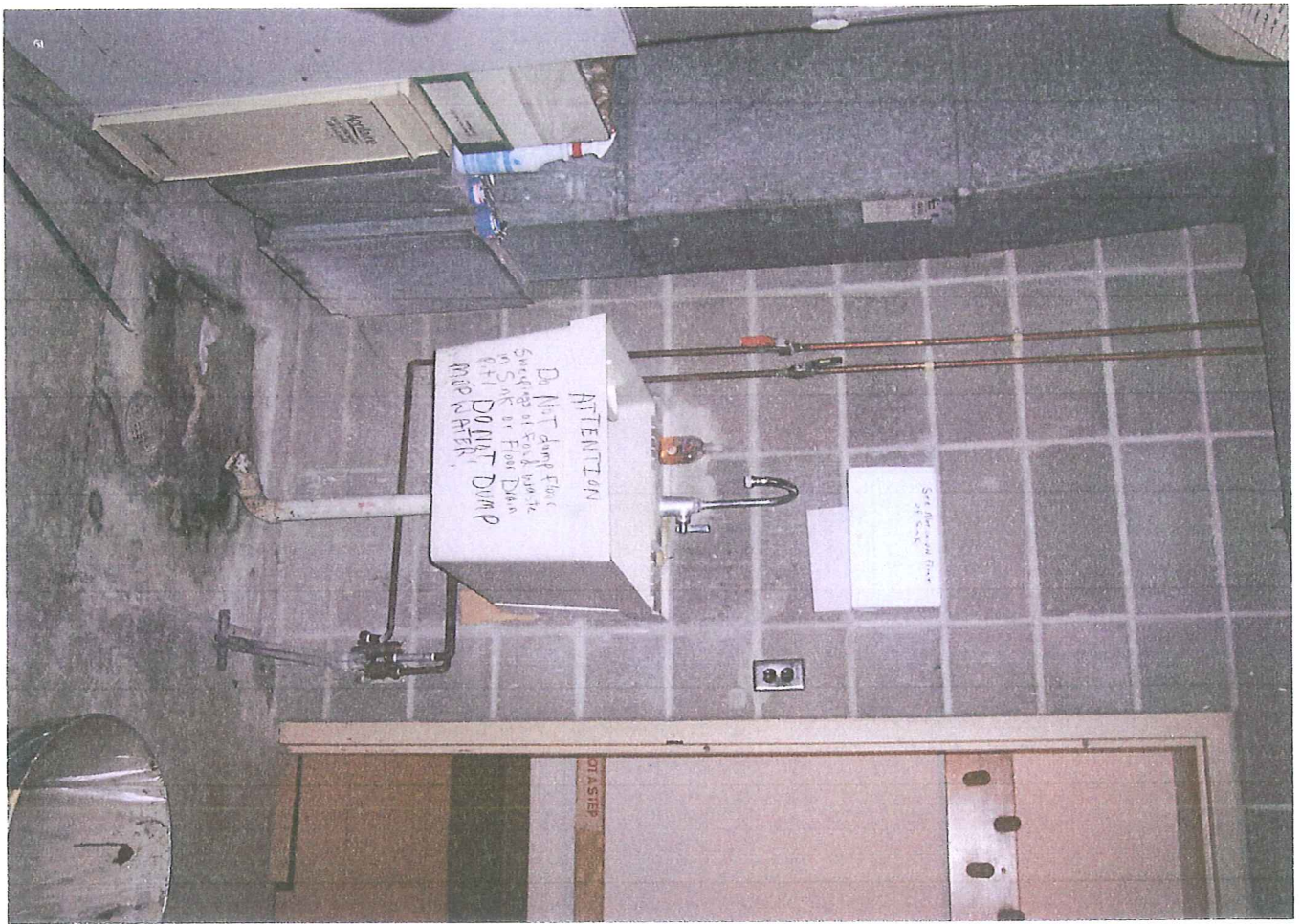


















Deconstruction Reuse and Recycling Plan

August 2011

Client: TJS Ventures LLC

Project: Multi-Family Housing Development

Location: 677 South Segoe Road

Executive Summary

TJK Design Build Inc. conducted a site visit to a commercial and residential building located at 677 South Segoe Road. The early twentieth century commercial building is scheduled to be deconstructed as part of a new multi-family residential development.

We assessed reusable and recyclable materials to develop this plan, which can assist in maximizing the quantity of material diverted from the landfill during deconstruction. This plan identifies the reusable and recyclable materials and outlines an approach for getting these materials out of the house and to qualified reuse and recycling markets.

The Deconstruction Reuse and Recycling Plan includes three sections, coordinated with the project timeline:

- I. **Reuse Phase:** This section recommends an approach for marketing high value reusable items for donation or sale prior to any deconstruction activities. The approach is based on a detailed written and photographic reusable items inventory which is also included in this document. Reusable items in the current building include building materials, fixtures, and equipment.
- II. **Pre-Deconstruction Phase Recycling:** This section identifies which regulated materials must be removed for recycling prior to full deconstruction. The items at this site that qualify for recycling at this stage of the process include siding, glass, flooring and light bulbs.
- III. **Deconstruction Phase Recycling:** This section identifies materials that are required (either by law or by the project owners) to be recycled during full deconstruction and where they can be recycled. This includes metal, concrete, block, brick, asphalt shingles, cardboard, paper, cans and bottles (optional: wood).

It's the Law

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

- Office Paper
- Steel containers
- Computers
- Magazines
- Lead acid batteries
- Fluorescent bulbs
- Newspapers
- Used oil
- Paint
- Aluminum containers
- Tires
- Cardboard
- Glass containers
- Yard waste
- Plastic containers #1 and #2
- Major appliances
- Hazardous/Infectious materials or their containers
- Bi-metal steel/aluminum containers

Compliance to the plan is the responsibility of TJS Ventures LLC. TJK Design Build Inc. recommends that a Recycling Manager be hired to monitor and manage the reuse and recycling processes.

I. Reuse Phase

To reuse something is to use something again in its original form for the same or different purpose. Reusing an item is the most environmentally friendly form of recycling. However, it takes time to identify markets for donation or resale. Therefore it is critical to focus on the highest value items for reuse.

TJK Design Build Inc. developed an inventory of the highest value, and potentially reusable items that will not be removed by the current tenants or by the owner. A low to moderate level of reusable assets was identified.

Some of the highest value items that should be made available for sale or donation include:

- *Building Materials:* cinder block, stone from foundation, decorative fencing
- *Equipment and Appliances:* Water heater, furnaces, a/c condensers, phone and data controls, miscellaneous appliances, miscellaneous casework and cabinetry, sinks, plumbing fixtures, electrical panels, switch gear, miscellaneous woodwork.

There are several other important notes on items of reuse value:

- Other lower value items that could be made available free to individuals and organizations in our community for reuse include: landscaping plants, light fixtures, bathroom fixtures and toilet room accessories.
- Painted materials require testing for lead. If the materials are found to contain lead paint, the sale or transfer of the materials is prohibited by law.

Donations/Sale of Items of High Reuse Value

Given the time and labor needed to conduct reuse activities, it is important to pursue an efficient approach that focuses on items with the highest reuse value.

The approach, detailed below, could be considered to maximize reuse of the highest value materials remaining in the building. Mifflin West, LLC should ultimately choose a course of action that best meets project timelines, recycling goals, marketing interest, and stakeholder expectations. The Recycling Manager could lead the reuse activities and document the results.

The following are the steps to the approach, listed in chronological order. This plan could be executed in less than one week (with extra time for coordinating with Habitat ReStore):

1. Set up a time for Habitat ReStore to walk through the building and identify and tag the items that they are interested in. Habitat ReStore will likely be interested in the wood trim, solid wood doors, and cabinets.
2. Plan an online sales listing of the remaining items of high reuse value (and giveaway items) that Habitat ReStore does not want on one or more of the following websites: Madison Stuff Exchange, Madison Freecycle, Sustain Dane, and/or Craigslist.
3. Designate a three hour time slot for interested parties to view the sale items, purchase them, and remove them on a first come, first served basis. Include this time slot in the online sales listings along with contact information. A second time period could be reserved for the removal of larger items.
4. Any appliances that still remain that are less than 10 years old and in working condition, and other items should be donated to St. Vincent de Paul Society of Madison. Call (608) 278-2920 to arrange a pick up.
5. Set up a time for Habitat ReStore to return to the building to deconstruct and remove their desired items after all deconstruction and removal by individuals is completed.
6. After Habitat ReStore has completed deconstruction and removal, conduct the pre-deconstruction activities (detailed in section II of this document).

We recommend that anybody coming on the site to view, purchase, or remove items should be required to sign a liability waiver form.

See Attachment A: Description of Markets for a detailed description of reuse markets.

II. Pre-Deconstruction Phase Recycling

State hazardous waste regulations provide guidance for what to recycle after the reuse phase is complete and prior to building deconstruction.

For all materials recycled in the pre-deconstruction phase, the responsible contractor must provide evidence of proper handling. Receipts or other proof of recycling that includes the date(s), material, quantity or weight, and recycling company contact information. Copies of all records will be issued to the project's appointed Recycling Manager.

Light Bulbs and Ballasts

- *Site Materials:* Incandescent light bulbs and several compact fluorescent light bulbs (containing mercury) are present in the building. If the compact fluorescent light bulbs are not removed for reuse, they are required to be recycled, as State hazardous waste regulations require recycling bulbs and ballasts containing mercury, lead, and PCBs. However, we recommend recycling all types of bulbs at the site to reduce future liability.
- *Recyclers:* Bulbs and ballasts can be collected directly by recyclers or by consolidators that transport them to recyclers. The consolidator and recycler must be licensed or otherwise legitimate, and in compliance with applicable environmental regulations. Locally, PKK Lighting (608-836-7821) is a consolidator, and Midwest Lamp Recycling (608-275-6760) is a recycler. Both offer barrels and boxes to consolidate materials on site, and transportation to their facilities. A complete list of consolidators and recyclers is available on the Wisconsin Department of Natural Resources (DNR) website, <http://www.dnr.state.wi.us/markets/matsearch.asp>.

Thermostats Containing Mercury

- *Site Materials:* TJK Design Build Inc. did not identify any mercury containing thermostats. If any are found at any point of time, they must be recycled. Mercury is a hazardous waste, but the Universal Waste Rules allow thermostats to be recycled without going through hazardous waste permitting processes. All the manual thermostats containing mercury at the site must be recycled.
- *Recyclers:* Mercury containing thermostats can be recycled by taking them to Dane County Clean Sweep (2302 Fish Hatchery Road – call ahead 608-294-5358 for hours), to public drop-off locations listed in Attachment B, or to the HVAC contractor on the project, Recycling Manager for Dane County can be contacted at (608) 267-8815 for further assistance with identification or recycling of mercury containing thermostats.

Refrigerants and Appliances

- *Site Materials:* There are roof top and ground mounted a/c condensers that could utilize refrigerants (aka Freon or coolant), which are regulated by State and Federal law. If the equipment is newer and in good condition, there may be a reuse market. All appliances that are not sold or donated for reuse should be recycled, as equipment containing refrigerants is banned from the landfill. All refrigerants and coolants, however, must be removed prior to scrapping the equipment at a metal recycler.
- *Recyclers:* The entity recovering the refrigerants and coolants must be registered with the DNR. If the demolition contractor itself is not registered to perform refrigerant recovery, local appliance salvagers or HVAC companies that are registered with the DNR should be used. A complete list of registered entities in Dane County is in Attachment C. Appliances and HVAC units can be recycled at any metal salvage company (*see metal section below*).

III. Deconstruction Phase Recycling

The bulk of recyclable material on deconstruction projects resides in the structural and exterior components of the building. For this structure, foundational concrete, as well as asphalt roof shingles, represent the largest volume of materials to be recycled. Painted brick, concrete, and concrete block must be tested for lead bearing paint prior to recycling (*see Concrete, Brick, and Block and Asphalt Shingle sections below*). Wood that is painted, stained, or treated cannot be recycled.

For all recycled materials, the deconstruction contractor must provide recycling "receipts" for each haul documenting the date(s), material, quantity or weight, and recycling company contact information. Copies of all records will be issued to the project's Recycling Manager.

Metal

- *Site Materials:* The ductwork, metal flashing, radiators, mechanical equipment, piping, wiring, aluminum gutters, siding and downspouts, and other miscellaneous metal items on the site are recyclable. Though not required by law, we recommend that all metals be recycled. Painted metal, even if it is lead bearing paint, is typically recyclable.
- *Recyclers:* Metal dumpsters can be hauled to a metal recycling company such as All Metals Recycling, LLC (608-255-0960) or Samuels Recycling (608-241-1571) for processing. At the time of this plan, the market price on Recycle.net is \$134.40/ton for mixed scrap iron and steel.

Asphalt, Clean Concrete, Concrete Block, and Brick

- *Site Materials:* The driveway contains asphalt, and concrete exists in the walkways to the building as well as the foundation.
Paint must be tested for lead prior to recycling. Concrete, block, or brick containing paint with lead exceeding 0.7 mg/cm² of paint surface (as measured by an XRF instrument) cannot be recycled. Clean concrete, asphalt, block and brick may be crushed and used as fill, aggregate in road beds, or concrete to concrete recycling. "Clean" means concrete, block, or brick that is free of dirt, clay, wood, and lead-bearing paint. If lead-bearing paint over the admissible level is present, then it must be disposed of at an approve construction and demolition landfill or an approved municipal solid waste landfill.
- *Recyclers:* Concrete, brick and block dumpsters can be hauled to any qualified crushing and recycling company such at Wingra Stone (608-271-5555) and Homburg Concrete (608-241-1178). A complete list of recyclers in Dane County can be found in Attachment D. Lead bearing paint can be tested with XRF instrument by Assurance Inspection Services.

Cardboard, Paper, Cans, and Bottles

- *Site Materials:* Cardboard boxes, cans, and bottles being used by the current tenant are present on site. Any cardboard, paper, cans, and bottles remaining on site after the tenants move out, or generated by work crews during deconstruction, must be recycled according to Wisconsin law.
- *Recyclers:* Cardboard, paper, cans and bottles can be processed by various recyclers in the Madison area, including Recycle America (608-273-2500), Pellitteri (608-251-3290), Royal (608-221-1919), and Green Valley (608-849-8778).

Wood is not required to be recycled, but demolition contractors are encouraged to recycle if it is possible.

Wood

If possible, the demolition contractor will collect unpainted and untreated dimensional lumber and engineered lumber, such as oriented strand board (OSB), plywood, and particleboard, for recycling. Pallets may be reused or recycled. All unpainted and untreated lumber should be free of physical contaminants, such as plaster, metal, and plastic.

Description of Markets

There are a number of markets that will be interested in purchasing or receiving donations of the reusable items identified at the building. The following includes a brief description of items which may be of interest and contacts for each market.

- *Habitat for Humanity of Dane County ReStore:* The most established and consistent market for reused building materials in Dane County is the Habitat for Humanity of Dane County ReStore (hereafter Habitat ReStore), a nonprofit which deconstructs and resells residential building materials. The solid wood doors and hardwood trim are the materials that would be of most interest to Habitat ReStore. The Recycling Manager should send the inventories to Habitat ReStore to confirm which materials are of interest. Contact Frank Byrne, Deconstruction Manager, at (608) 661-2813 or fbyrne@restoredane.org. Ideally, Habitat ReStore should be notified several weeks in advance of a visit to the site.
- *Individuals:* Individuals in our community will be interested in many items remaining in the building. Items such as wood paneling, doors, and light fixtures can be removed and may be of interest to individuals. Furthermore, individuals may be interested in the appliances for purchase and other items as donation. Finding individuals needing and valuing the items remaining in the building requires marketing through various channels, including Madison Stuff Exchange (www.madisonstuffexchange.com), Craigslist (madison.craigslist.org), Sustain Dane (groups.yahoo.com/group/madisonfreecycle).
- *Remodels:* There are hundreds of remodelers in the Dane County area, some of which may be interested in utilizing reclaimed materials on their projects, including building materials, cabinets, fixtures, and radiators. Remodelers can be reached via National Association of the Remodeling Industry (NARI) of Madison (www.remodelingmadison.org).
- *St. Vincent de Paul:* St. Vincent de Paul Society of Madison (608-278-2920) operates several Thrift Stores around Madison, including their largest store at 13096 Williamson Street. St. Vincent de Paul will take the furniture and remaining household items, including any appliance less than 10 years old and in working condition.

Attachment B: Public Thermostat Recycling Locations in Dane County

http://www.countyofdane.com/pwht/recycle/public_locations.aspx?type=6

Business	City, State	Zip Code	Fee	Notes
Ace Hardware 320 N Midvale Blvd 441-6900	Madison, WI	53705	Charge	
Ace Hardware-Meadowood 5726 Raymond Road 271-9799	Madison, WI	53711	Charge	
Dane County Clean Sweep 2302 Fish Hatchery Road 294-5358	Madison, WI	53713	Free	
Dane Lumber & Home Center Hwy 113 849-5515	Dane, WI	53529	Free	
Dorn Hardware 1348 S Midvale Blvd 274-2511	Madison, WI	53711	Charge	
Dorn Hardware 127 N Broom 256-0530	Madison, WI	53703	Charge	
Dorn True Value Hardware 926 Windsor St. 837-2110	Sun Prairie, WI	53590	Charge	
Dorn True Value Hardware 209 Cottage Grove Road 222-5511	Madison, WI	53716	Charge	
First Supply Madison 6800 Gisholt Drive 222-7799	Madison, WI	53713	Free	
Gustave A. Larson Co. 4537 Pflaum Road 221-3301	Madison, WI	53718	Free	
Jim's Heating & Air Conditioning 580 Enterprise Avenue 424-6518	Belleville, WI	53508	Free	
Madison Gas & Electric Co. 133 S Blair Street 252-7117	Madison, WI	53703	Free	
Mazo Hardware Hank 17 Brodhead 795-9919	Mazomanie, WI	53560	Free	
Meikle's True Value Hardware Inc. 2865 N Sherman Avenue 241-1541	Madison, WI	53704	Charge	
Menard's 6401 Copps Ave 224-2483	Madison, WI	53716	Free	
Menard's 430 Commerce Drive 829-4683	Madison, WI	53719	Free	

Menard's
2102 East Springs Drive
245-2321

Madison, WI

53704

Free

Business	City, State	Zip Code	Fee	Notes
Premier Co-op 501 W Main Street 437-3071	Mt. Horeb, WI	53572	Charge	
Wal-Mart 7202 Watts Road 276-9393	Madison, WI	53719	Free	
Warren Heating and Air Conditioning 1741 Commercial Ave 256-2391	Madison, WI	53714	Free	

Attachment D: Asphalt and Concrete Recycling Locations

http://www.co.dane.wi.us/pwh/recycle/public_locations.aspx?type=15

Business	City, State	Zip Code	Notes
F. H. Raemisch Sons Inc. Raemisch Road 849-4563	Waunakee, WI	53597	Take both asphalt and concrete 308 minimum amount of rebar. The asphalt is recycled, while the concrete is used for fill.
Hammersley Stone Co. Inc. Lacy Road 845-7804	Verona, WI	53593	Clean concrete cinder block, clean 6291 concrete and asphalt.
Homburg Milwaukee Street 241-1178	Madison, WI	53704	Recycles asphalt, concrete and 6106 concrete cinder block with the rebars removed.
Northwestern Stone, LLC 4373 Pleasant View Road 836-1701	Middleton, WI	53562	Clean asphalt and concrete, minimum amount of rebar. Concrete in 4x4 pieces or smaller.
Payne & Dolan 6145 McKee Road 271-2722	Madison, WI	53719	Recycles Asphalt
Wingra Stone 2975 Kapee Road 271-5555	Madison, WI	53719	Clean asphalt, concrete and cinder block, with no dirt. Concrete can have rebar and mesh, in 6'-6' pieces or smaller, Material must be in a dump truck for unloading. Also can take at River Road site in the Town of Westport.
Yahara Materials 6117 County Trunk K 849-4162	Waunakee, WI	53597	Clean asphalt and concrete, which must be less than 2' in size and have no steel hanging out. Plant is at quarry on Hwy 51 and Hoepker Road