

MCGRATH

Associates

REAL ESTATE INVESTMENTS

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

December 14, 2005

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



RE: UNION CORNERS - UDC SUBMITTAL FOR DECEMBER 21 MEETING

Dear Al,

Enclosed please find our Urban Design Commission Application and supporting information for our Union Corners project. We submitted our General Development Plan (GDP) on October 26 and are scheduled to appear at the Plan Commission on January 9 and the Common Council on January 17. We came before the UDC on December 7th and were referred. Since that time we have met with the neighborhood and made modifications to the site plan.

With this submittal we are requesting both Initial and Final Approval of our GDP and for the exterior remodeling of the front façade of the former Unpainted Furniture building located at 2323 E. Washington Avenue. The existing illuminated sign will also be modified and reused as shown on the attached drawings. This building is a part of the development but will be temporarily used as a project sales and marketing center until the last phase of the project.

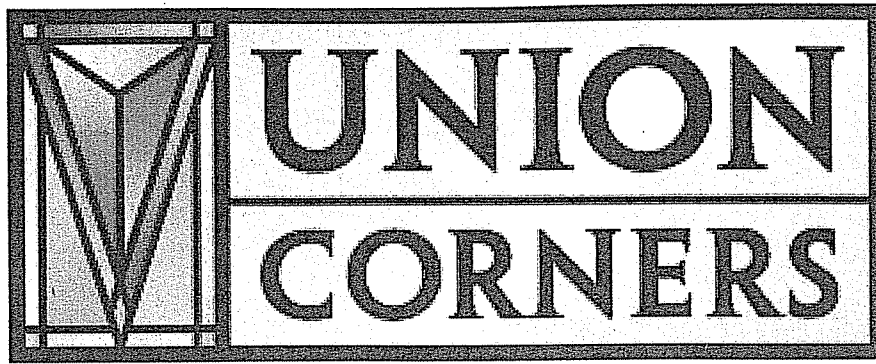
Please let me know if any additional information is required.

Sincerely,

McGRATH ASSOCIATES, INC

A handwritten signature in black ink that reads "Lance T. McGrath".

Lance T. McGrath, P.E.
President



General Development Plan Submittal



2525 East Washington Avenue
Madison, WI 53704

October 26, 2005

UNION CORNERS

General Development Plan Submittal

October 26, 2005

- GDP Application
- GDP Plans
- Letter of Intent
- Zoning Text
- Exhibit A – Legal Description
- Exhibit B – Site Assembly Summary
- Exhibit C – Conceptual Build-Out of Site Plan
- Demolition and Recycling Plan (includes Bldg Photos)

PART A

Occupant Notification Fee: \$50
Rezoning and Conditional Use application fees see attached.

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

FOR OFFICE USE ONLY:
Amt. Paid _____ Receipt # _____
Date Received _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____
For complete submittal:
Application _____
Legal Description _____
Letter of Intent _____
Plans _____
Zoning Text _____
Received By _____
Alder Notif. _____ Waiver _____
Nbr. Assn. Notif. _____ Waiver _____
Issued Sign _____

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

Name of Project: Union Corners

Acreage of Site: 14.75 acres

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

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

Conditional Use

Demolition Permit

Other (Describe) _____

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

Please see attached legal description.

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

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

5. Are there existing buildings on this site? Yes

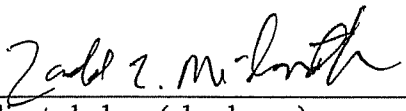
What is the present zoning of this site? C2 & M1 varies, please see attached.

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

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

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

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

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

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

16. NOTE: The Alderperson and/or Neighborhood Association notice requirement may be waived if approved by the Alderperson, President of the Neighborhood Association, and Director of the Department of Planning and Development prior to submitting your application.

For Conditional Use Applications, the Zoning Ordinance states:

“Section 28.12(11)(g), Standards. The City Plan Commission shall grant no application for a conditional use unless such commission shall find all of the following conditions are present:

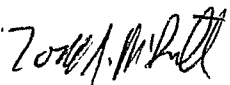
(g) Standards. No application for a conditional use shall be granted by the City Plan Commission unless such commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services. (Cr. by Ord.13,012, 2-26-02)
3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.
6. That measures have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
7. That the conditional use shall conform to all applicable regulations of the district in which it is located.
8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:
 - a. Bear in mind the City’s general intent to accommodate community living arrangements.
 - b. Exercise care to avoid an over-concentration of community living arrangements which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are:
 - i. The distance separating the proposed community living arrangement from other such facilities
 - ii. The capacity of the community living arrangement and the percent the facility will increase the population of the community.
 - iii. The total capacity of all the community living arrangements in the community.
 - iv. The impact on the community of other community living arrangements.
 - v. The success or failure of integration into communities of other community living arrangements operated by the individual or group seeking the conditional use permit.
 - vi. The ability of the community to meet the special needs, if any, of the applicant facility.

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

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

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

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

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

The following material is REQUIRED for all applications:

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

- c. A full and complete legal description of the site or property being subjected to this application. See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
- d. A proper street address for this project as reflected by official City records or as officially assigned by the City Engineering Division.

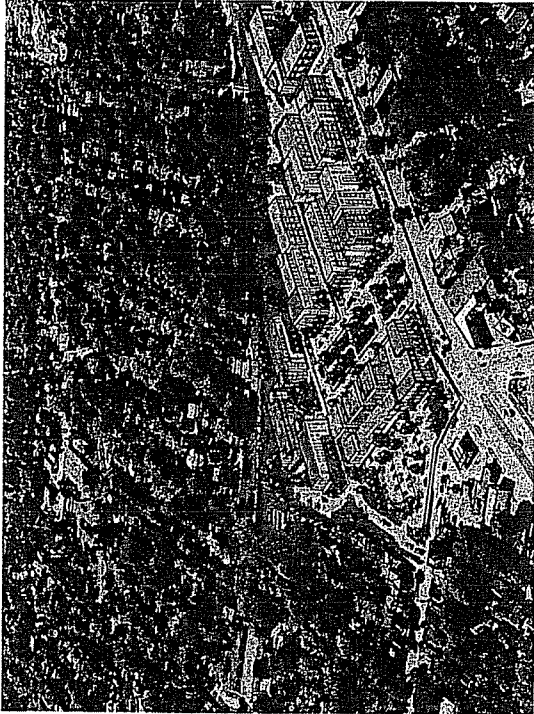
Failure to submit any of the above-required items will result in the delay of scheduling your application for Plan Commission and/or Common Council review.



2525 East Washington Avenue
Madison, WI 53704

General Development Plan Submittal

October 26, 2005



OWNER
MCGRATH
Associates
103 North Hamilton Street
Madison, WI 53703
608-255-3976

Architect



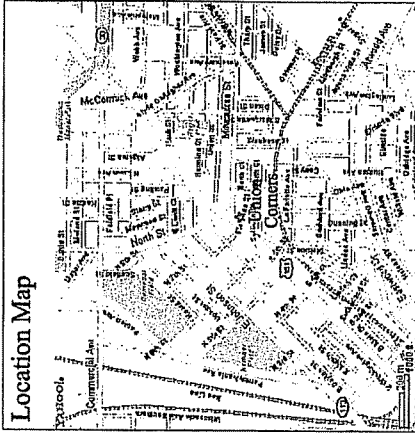
Schreiber/Anderson Associates
Architects • Engineers

One North Pinckney Street
Madison, WI 53703
Phone 608-250-0100

**Landscape Architect /
Civil Engineer**



Schreiber/Anderson Associates
717 John Nolen Drive
Madison, WI 53713
Phone 608-255-0800
Fax 608-255-7750
Project No 1899.02



Site Statistics

Lot Area	14.6 ac
Below Grade Parking Stalls	700 stalls
Surface Parking Stalls	238 stalls
Total Parking Stalls	938 stalls
Office / Commercial	100,000 sf
Residential	450 units
Existing ISR	0.95
Proposed ISR	0.55
Landscape Requirements*	
Canopy Trees Required	14 trees
Canopy Trees Proposed	14 trees
Landscape Points Required	816 points
Landscape Points Proposed	1,050 points
*Based on 195 off-street parking stalls	

Sheet Index

Exhibit No.	Sheet Title
1	Sheet Index
2	Neighborhood Context
3	Existing Conditions
4	Existing Site Photos
5	Demolition Plan
6	Street Vacation Plan
7	Erosion Control
8	Utility Plan
9	Grading Plan / Stormwater Plan
10	Site Plan
11, 12	Street Layout Plan
13	Street Sections
14	Landscape Plan
15	Fire Protection Plan
16	Phasing Plan
	Aerial Site View



NEIGHBORHOOD CONTEXT

© 2008

Exhibit 1

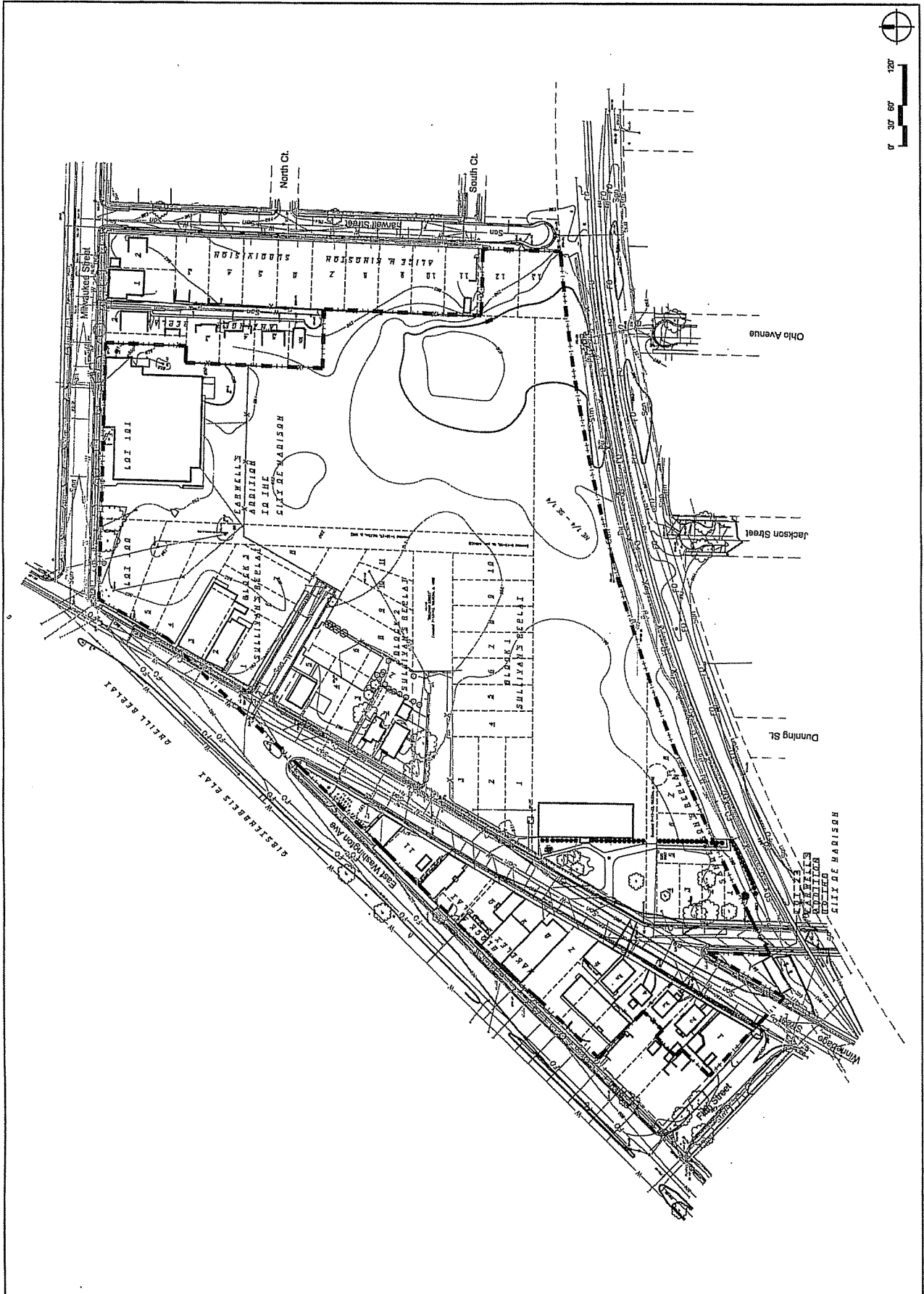




EXISTING CONDITIONS

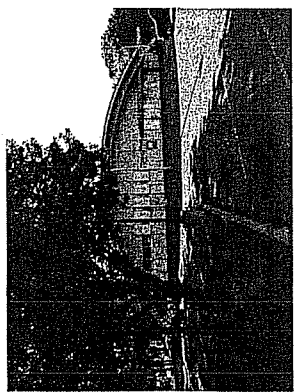
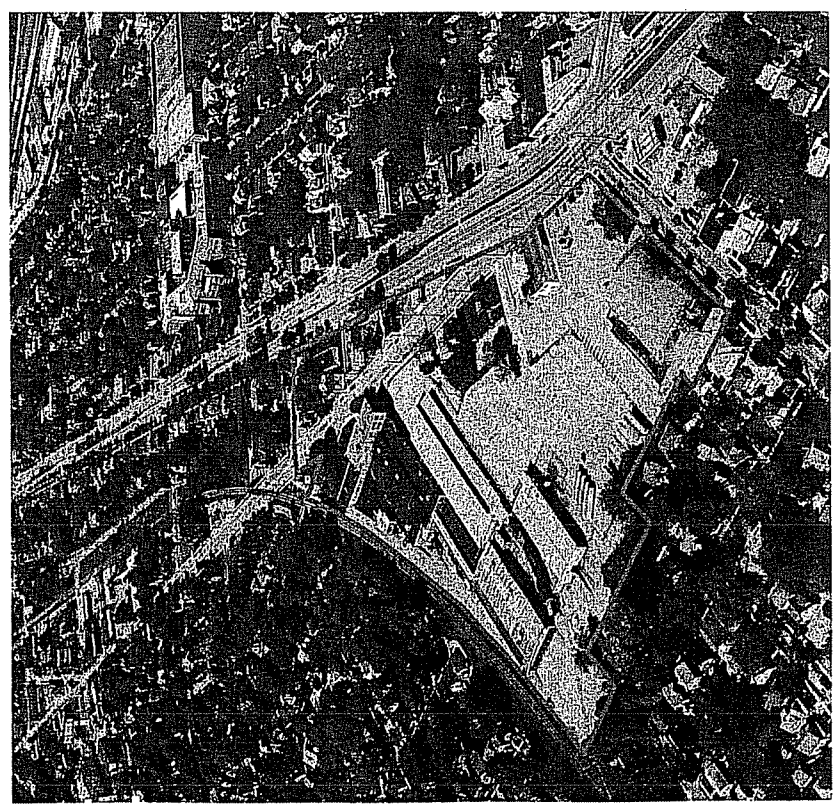
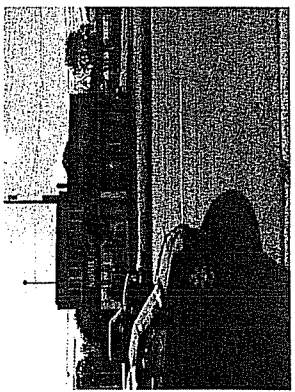
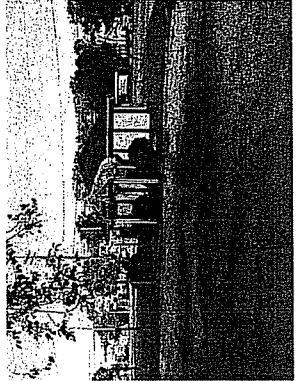
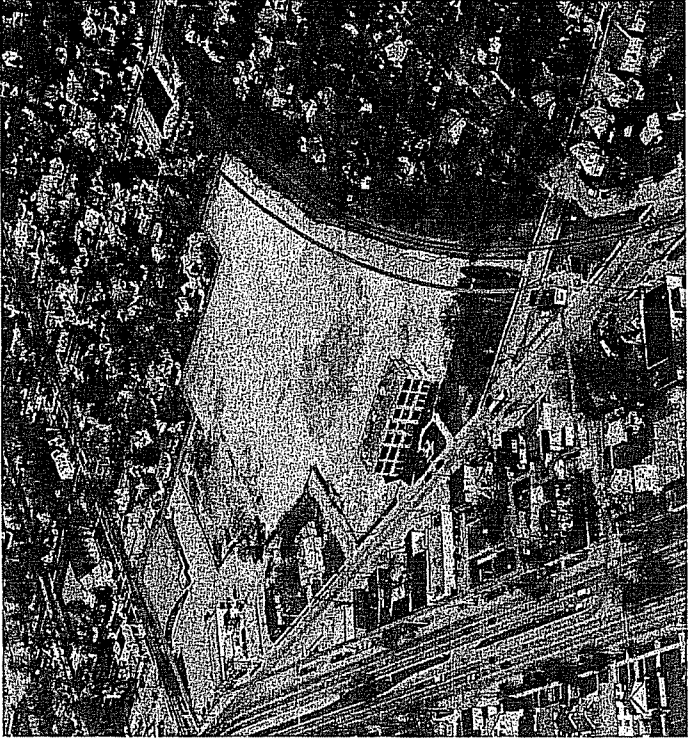
OCTOBER 26, 2003

Exhibit 2





EXISTING SITE PHOTOS





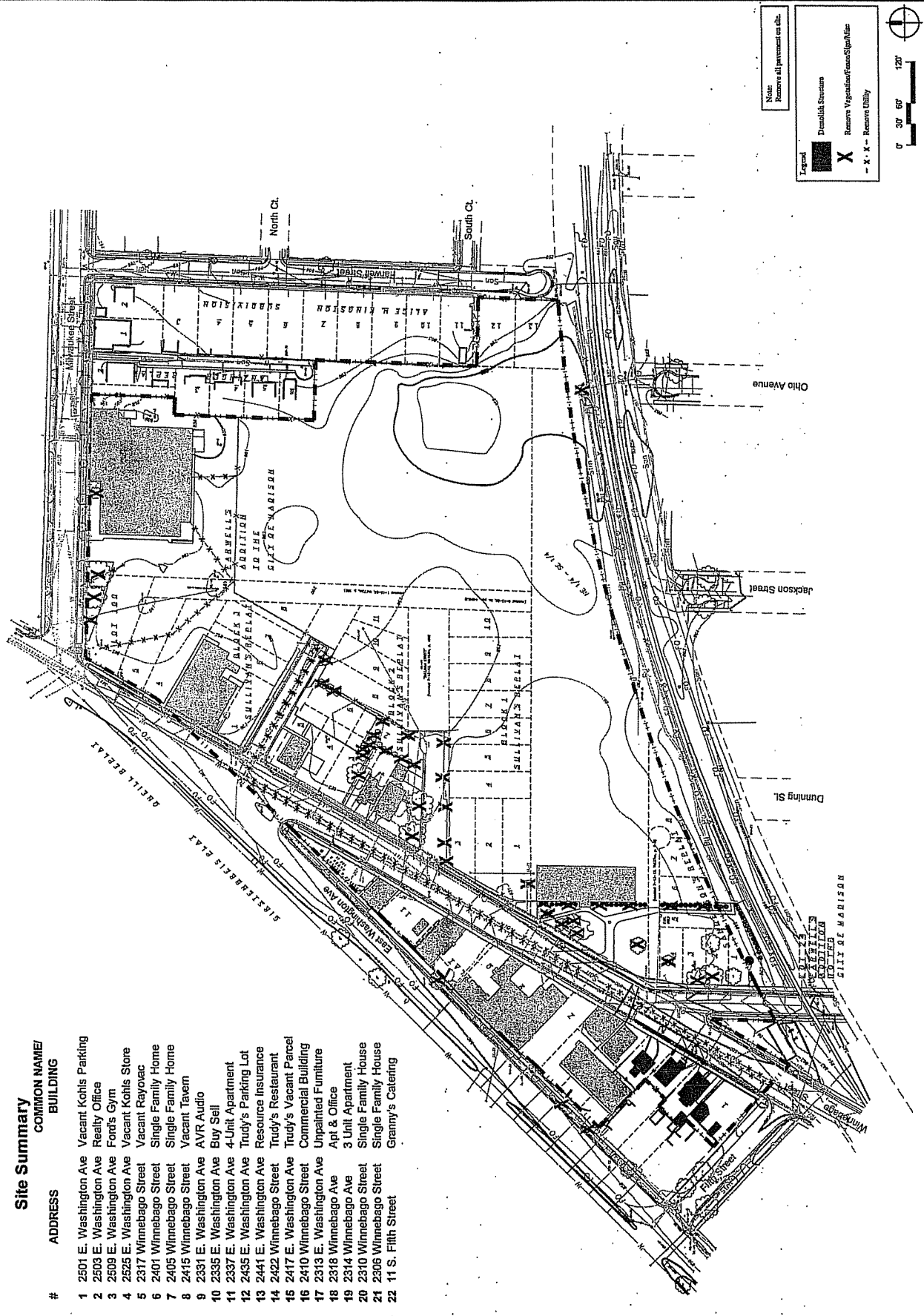
DEMOLITION PLAN

OCTOBER 30, 2005

Exhibit 4

Site Summary

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



Legend

- Demolish Structure
- Remove Vegetation/Fence/Sign/Alc
- X - X - Remove Utility

Note:
Remove all pavement for file.

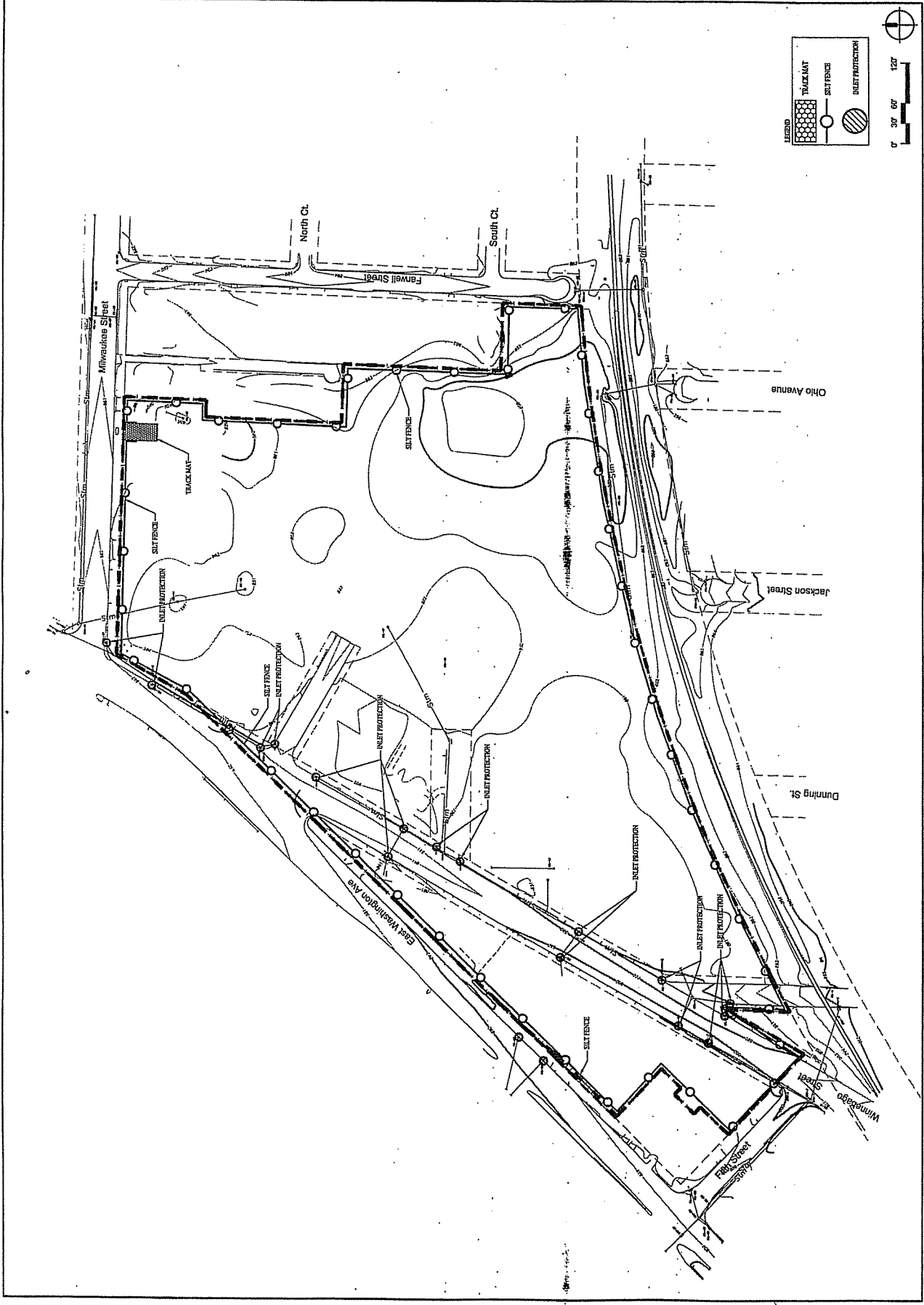
Scale: 0' 30' 60' 120'



EROSION CONTROL PLAN

OCTOBER 24, 2005

Exhibit 6





UTILITY PLAN

OCTOBER 24, 2005

Exhibit 7

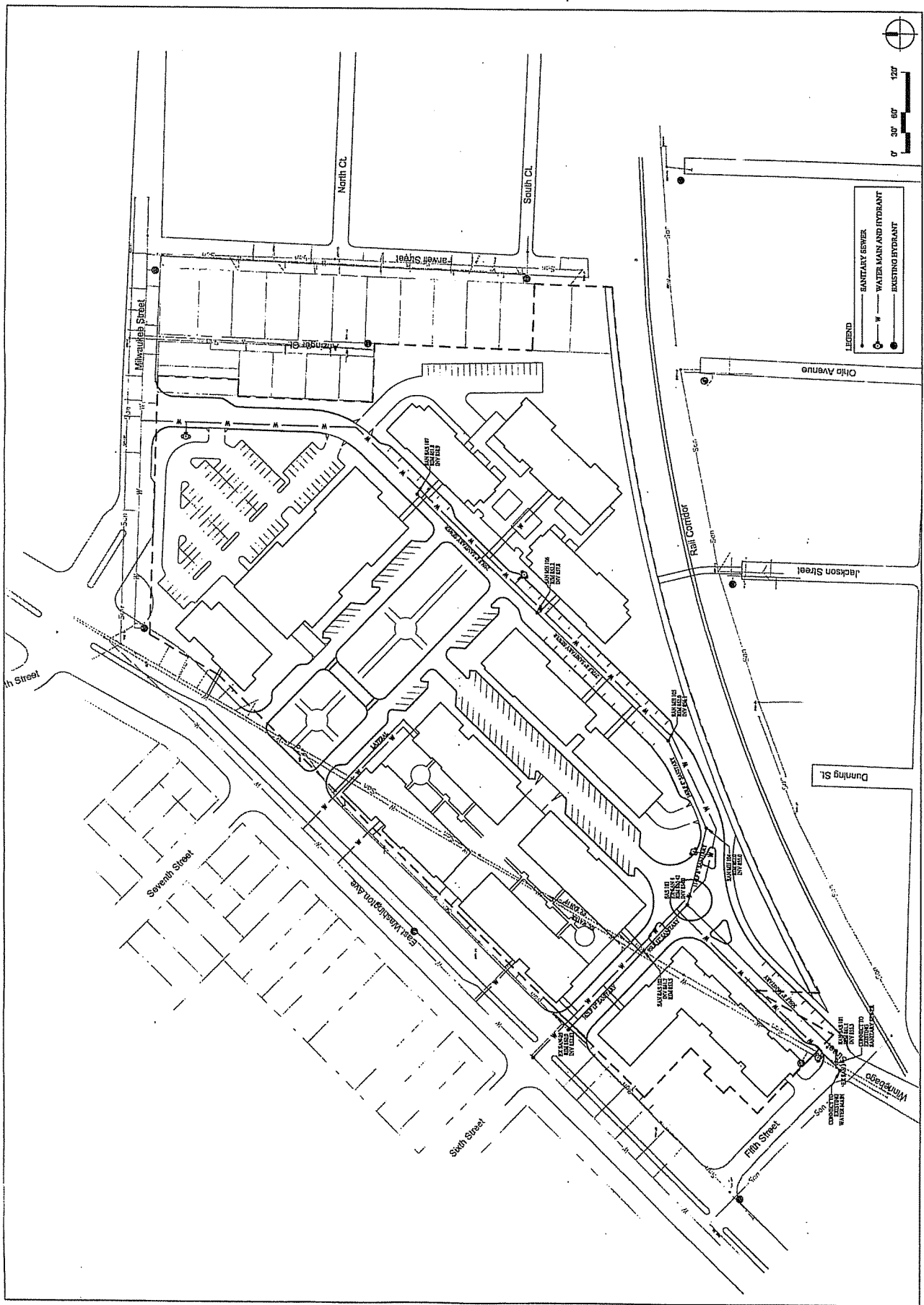


Exhibit A

UNION CORNERS LEGAL DESCRIPTION GENERAL DEVELOPMENT AREA

Part of Lots 100 and 101, Farwell's Addition to the Village (now City) of Madison; all of the "Replat of Block 1, Fair Oaks"; part of Lot 12 and all of Lot 13 of Mrs. Alice M. Kingston's Subdivision of Outlot 102 in Farwell's Addition; part of Lot 10 and all of Lot 11, Block 4, Wakeley's Subdivision; all of "Sullivan Replat"; the West 25 feet of Lot 1, Block 1, Anzinger's Replat, and part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Six (6), Town Seven North (T7N), Range Ten East (R10E), in the City of Madison, Dane County, Wisconsin, described more particularly as follows:

Beginning at the point of intersection of the West line of Farwell Street and the North Line of the Union Pacific Railroad (formerly known as the Chicago and Northwestern Railway); thence 1097.42 feet along the arc of a 2551.78 foot radius curve to the left subtended by a long chord bearing South 73°28'24" West, 1088.98 feet to the West line of Division Street; thence along the said West line North 01°49'37" East, 93.54 feet to the southeasterly line of Winnebago Street; thence along the said southeasterly line South 29°50'43" West, (recorded as South 29°21' West), 131.11 feet to the extended northeasterly line of Fifth Street; thence along the said extended line and the northeasterly line of Fifth Street North 46°14'25" West (recorded as North 45°42' West), 160.38 feet; thence North 43°57'44" East, 56.80 feet (recorded as North 44°18' East, 57.0 feet); thence North 46°07'28" West, 13.88 feet; thence North 44°11'39" East, 40.01 feet; thence South 46°02'04" East, 13.72 feet; thence North 43°57'44" East, 39.77 feet; thence North 45°59'04" West, 100.06 feet to the southeasterly line of East Washington Avenue; thence along the said southeasterly line North 44°11'39" East (recorded as North 44°18' East) 889.75 feet to the intersection of the southeasterly lines of East Washington Avenue and Winnebago Street; thence continue along the southeasterly line of East Washington Avenue North 29°56'08" East, 115.49 feet to the South line of Milwaukee Street; thence along the said South line South 88°21'21" East, 383.10 feet to the East line of the West 25 feet of Lot 1, Block 1 of Anzinger's Replat; thence along the said East line South 02°01'24" West, 120.00 feet (recorded as South 01°23'40" West and as South 01°38'16" West, 120.27 feet) to the South line of said Lot 1; thence along the said South line North 88°10'36" West, 25.00 feet (recorded as North 88°48'20" West and as North 88°04'39" West) to the West line of Anzinger's Replat; thence along the said West line South 02°01'24" West, 200.82 feet (recorded as South 2° West, 200 feet) to the southwest corner thereof; thence along the South line of said plat South 88°21'20" East (recorded as South 88°20' East), 87.50 feet to the southeast corner of said plat and the West line of the plat of Mrs. Alice M. Kingston's Subdivision of Outlot 102 in Farwell's Addition to the Village of Madison; thence along the said West line South 02°01'24" West (recorded as South 2° West), 236.00 feet to the South line of Lot 11 of said plat; thence along the said South line South 88°28'42" East, 99.77 feet (recorded as 100 feet) to the West line of Farwell Street; thence along the said West line South 02°02'49" West (recorded as South 2° West), 115.00 feet to the North line of the Union Pacific Railroad and the Point of Beginning.

Said parcel contains 642,707 square feet or 14.755 acres.

Said parcel is subject to all easements and agreements, recorded and unrecorded.

Exhibit B

UNION CORNERS SITE ASSEMBLAGE SUMMARY

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

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

** Area SF is per City Assessor Website

CONCEPTUAL BUILDOUT OF SITE PLAN

BUILDING	# OF STORIES	GSF RETAIL/ COMMERCIAL	RESIDENTIAL UNITS	STRUCTURED PARKING	SURFACE PARKING
A	3	30,000	0	120	
B	3 stories residential above grade level commercial	25,000	30		120
C + French Battery	2-4 stories residential above grade level commercial	17,000	50	56	50
D1, D2 E1, E2	4 to 7 levels residential above grade level commercial	30,000	210	350	30
F	3	0	60	60	0
G.1, G.2 & G.3	4 to 5 stories residential	0	100	114	38
		100,000	450	700	238



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

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

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

Site Summary		
#	ADDRESS	COMMON NAME/ BUILDING
1	2501 E. Washington Ave	Vacant Kohl's Parking
2	2503 E. Washington Ave	Realty Office
3	2509 E. Washington Ave	Ford's Gym
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21	2306 Winnebago Street	Single Family House
22	11 S. Fifth Street	Granny's Catering

Phase I: Demolition Recycling and Reuse

A. Building Inspection and Inventory

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

a. Building Materials

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

b. Building Systems

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

c. Fixtures, Furniture and Appliances

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

d. Equipment

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

e. Supplies and Miscellaneous

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

f. Landscape Materials

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

B. Recycling and Reuse

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

a. High Value Building Materials

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

**b. Heating and Cooling Equipment, Refrigerant and Mercury
Thermostats**

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

c. Fixtures, Furniture, Appliances and Landscaping Materials

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

d. Florescent Light bulbs

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

e. Demolition Recycling and Reuse Efforts

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

f. French Carbon & Battery Building

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

g. The Kohl's Building

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

Phase II: Recycling & Reuse During Construction

A. Construction Recycling and Reuse

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

a. Building Materials

Excavated Soil
Concrete and Masonry
Metal
Wood

b. Miscellaneous Materials

Cardboard
Paper
Cans/Bottles/Glass

Exhibit B

UNION CORNERS SITE ASSEMBLAGE SUMMARY

1. SITE ASSEMBLAGE SUMMARY - WINNEBAGO/RAYOVAC/KOHL'S													
#	ADDRESS	TAX PARCEL	30/60 TITLE SEARCH #	BUILDING	OWNERSHIP	ZONING	YEAR ACQUIRED	AREA SF	AREA ACRES	LAND	ASSESSMENT IMPROVE	TOTAL	
1	2501 E. Washington Ave	071006134234		Vacant Kohls Parking	Developer Control	C2	2005	4,000	0.09	34,000	1,000	35,000	
2	2503 E. Washington Ave	071006134226		Really Office	Developer Control	C2	2004	4,000	0.09	30,000	196,000	226,000	
3	2509 E. Washington Ave	071006134276		Ford's Gym	Developer Control	C2	2006	4,380	0.10	33,000	284,000	317,000	
4	2525 E. Washington Ave	071006134200		Vacant Kohls Store	Developer Control	C2, M1	2005	90,865	2.09	500,000	527,500	1,027,500	
5	2317 Winnebago Street	071006134250		Vacant Rayovac	Developer Control	M1	2005	370,695	8.51	732,000	348,000	1,080,000	
6	2401 Winnebago Street	071006135068		Single Family Home	Developer Control	C2	2004	4,184	0.10	27,800	112,100	139,900	
7	2405 Winnebago Street	071006135050		Single Family Home	Developer Control	C2	2004	4,000	0.09	26,700	95,300	122,000	
8	2415 Winnebago Street	071006135034		Vacant Tavern	Developer Control	C2	2004	18,492	0.42	157,000	31,500	188,500	
SUBTOTAL									11.49	500,616	1,540,500	1,595,400	3,135,900

2. SITE ASSEMBLAGE SUMMARY - "WINNEBAGO TRIANGLE" - SIXTH STREET TO POINT													
#	ADDRESS	TAX PARCEL		BUILDING	OWNERSHIP	ZONING	YEAR ACQUIRED	AREA SF	AREA ACRES	LAND	ASSESSMENT IMPROVE	TOTAL	
9	2331 E. Washington Ave	071006422077		AVR Audio	Developer Control	C2	2005	9,124	0.21	68,500	214,000	282,500	
10	2335 E. Washington Ave	071006422069		Buy Sell	Developer Control	C2	2005	4,076	0.09	30,500	162,500	193,000	
11	2337 E. Washington Ave	071006422051		4-Unit Apartment	Developer Control	C2	2005	2,425	0.06	30,600	127,300	157,900	
12	2435 E. Washington Ave	071006422027		Trudy's Parking Lot	Developer Control	C2	2005	4,088	0.09	30,500	13,000	43,500	
13	2441 E. Washington Ave	071006422019		Resource Insurance	Developer Control	C2	2005	3,942	0.09	35,500	71,500	107,000	
14	2442 Winnebago Street	071006422035		Trudy's Restaurant	Developer Control	C2	2005	2,396	0.06	18,000	96,000	114,000	
15	2417 E. Washington Ave	071006422043		Trudy's Vacant Parcel	Developer Control	C2	2005	3,533	0.08	26,500	-	26,500	
16	2410 Winnebago Street	071006422176		Commercial Building	Developer Control	C2	2005	2,100	0.05	16,000	37,500	53,500	
SUBTOTAL									0.73	31,684	256,100	721,800	977,900

3. SITE ASSEMBLAGE SUMMARY - "WINNEBAGO TRIANGLE" - FIFTH STREET TO SIXTH STREET													
#	ADDRESS	TAX PARCEL		BUILDING	OWNERSHIP	ZONING	YEAR ACQUIRED	AREA SF	AREA ACRES	LAND	ASSESSMENT IMPROVE	TOTAL	
17	2313 E. Washington Ave	071006422093		Unpainted Furniture	Developer Control	C2	2004	9,920	0.23	74,500	197,000	271,500	
18	2320 Winnebago Ave	071006422168		Apt & Office	Developer Control	C2	2005	1,912	0.04	14,500	155,500	170,000	
19	2314 Winnebago Ave	071006422150		3 Unit Apartment	Developer Control	C2	2005	2,360	0.05	28,900	116,100	145,000	
20	2310 Winnebago Street	071006422134		Single Family House	Developer Control	C2	2005	5,448	0.13	27,300	142,800	170,100	
21	2306 Winnebago Street	071006422126		Single Family House	Developer Control	C2	2005	3,468	0.08	24,900	130,100	155,000	
22	11 S. Fifth Street	071006422118		Granny's Catering	Developer Control	C2	2005	4,888	0.11	36,500	18,000	54,500	
SUBTOTAL									0.64	27,996	132,100	562,500	694,600

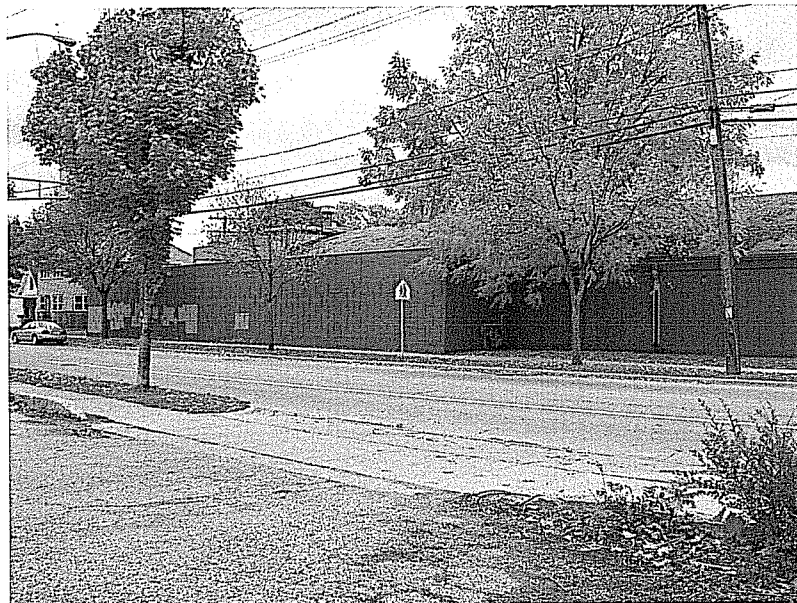
4. SITE ASSEMBLAGE SUMMARY - ALL 22 PARCELS												
#	ADDRESS	TAX PARCEL		BUILDING	OWNERSHIP	ZONING	YEAR ACQUIRED	AREA SF	AREA ACRES	LAND	ASSESSMENT IMPROVE	TOTAL
							2003 TO 2005	560,296	12.86	1,928,700	2,879,700	4,808,400



2501 & 2525 East Washington Avenue



Winnebago St./East Washington Ave. Intersection Elevation



Milwaukee Street Elevation



2503 East Washington Avenue



East Washington Avenue Elevation



Side Elevation



2509 East Washington Avenue



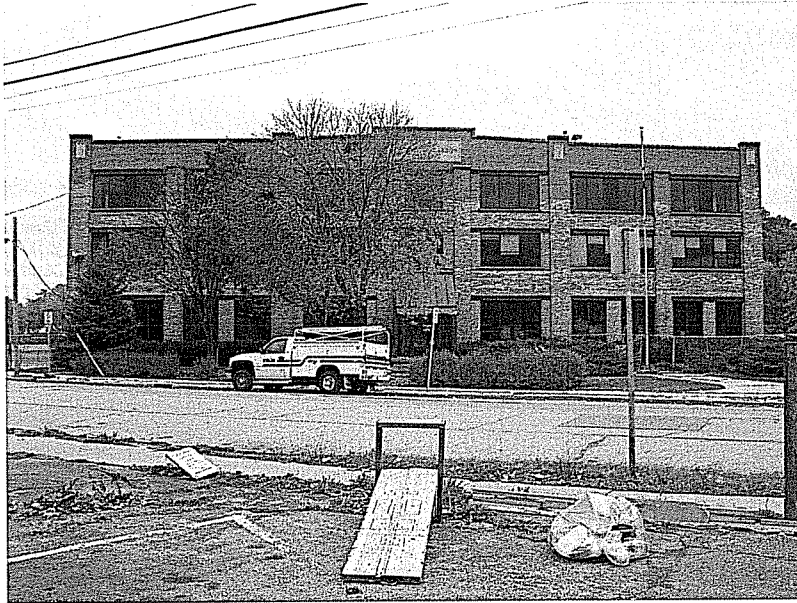
East Washington Avenue Elevation



Milwaukee Street Elevation



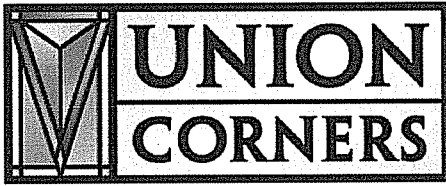
2317 Winnebago Street



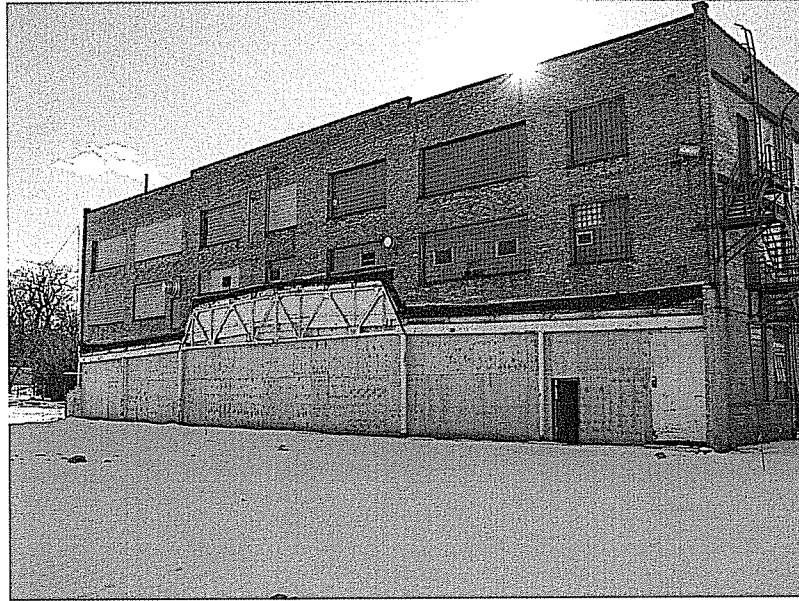
Winnebago St. Elevation



Side Elevation



2317 Winnebago Street



Rear Elevation



Side Elevation



2401 Winnebago Street



Winnebago St Elevation



2405 Winnebago Street



Winnebago St. Elevation



Side Elevation



2415 Winnebago Street



Winnebago St. Elevation



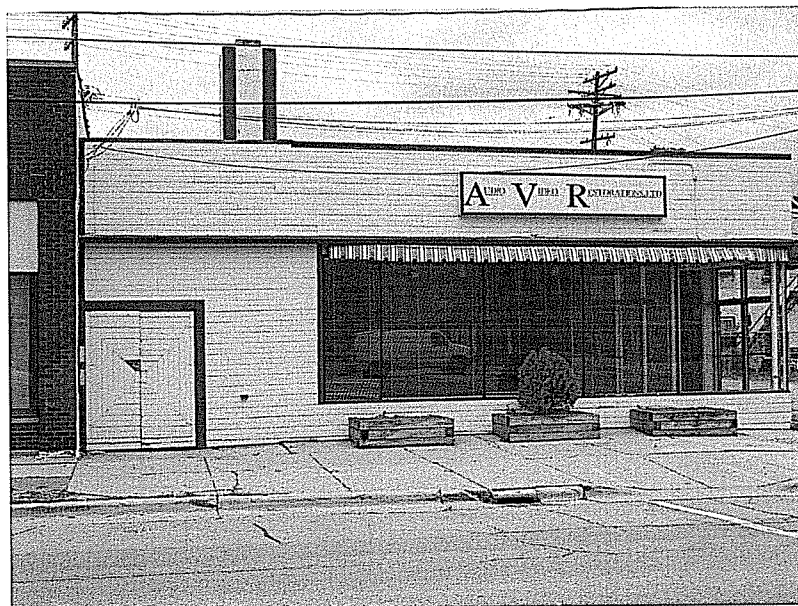
Side Elevation



2331 East Washington Avenue



Winnebago St. Elevation



East Washington Elevation



2335 East Washington Avenue



Winnebago St. Elevation



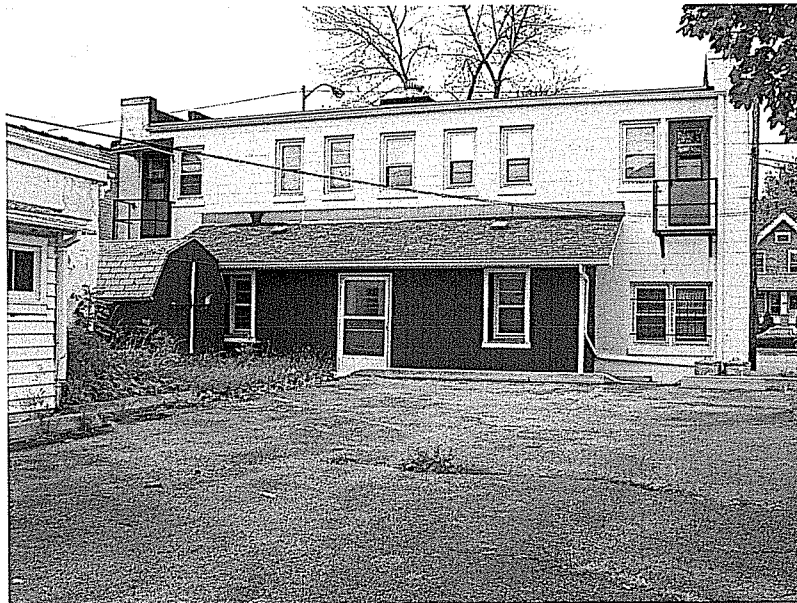
East Washington Elevation



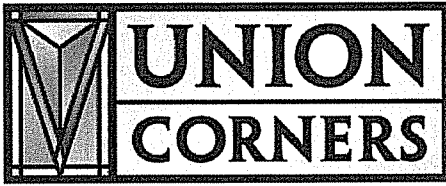
2337 East Washington Avenue



East Washington Elevation



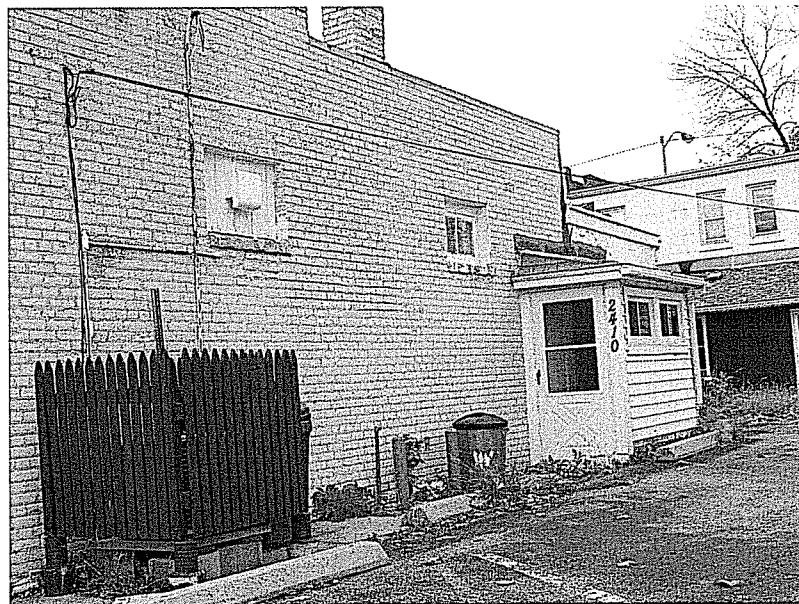
Winnebago St. Elevation



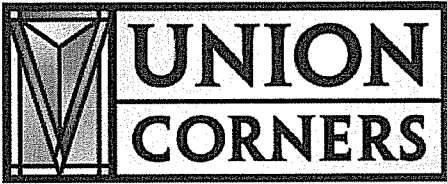
2410 Winnebago Street



Winnebago St. Elevation



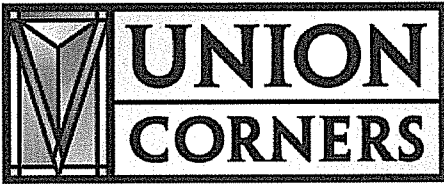
Side Elevation



2435 East Washington Avenue



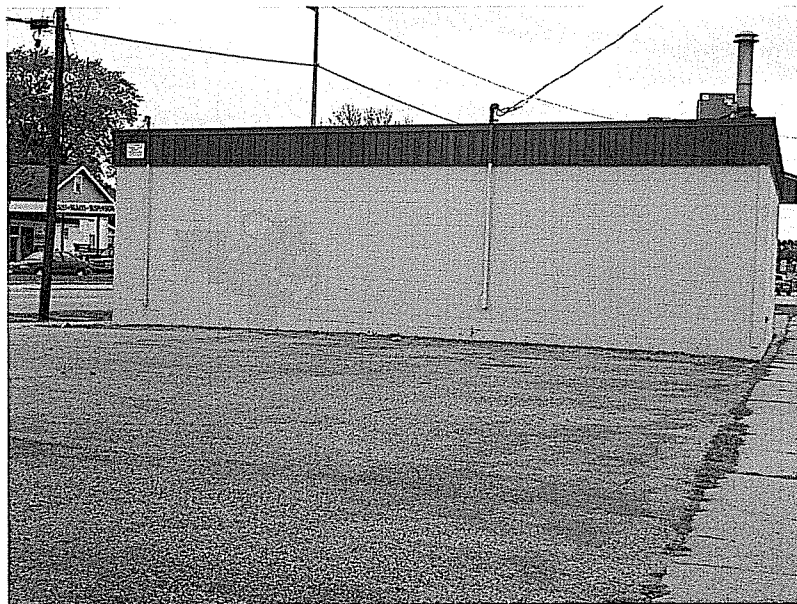
Side Elevation



2441 East Washington Avenue



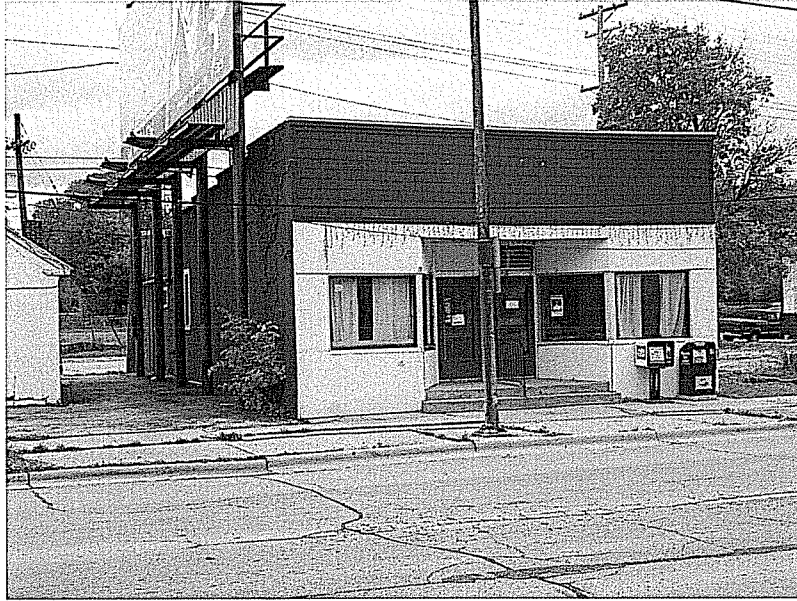
Winnebago St./East Washington Ave. Intersection Elevation



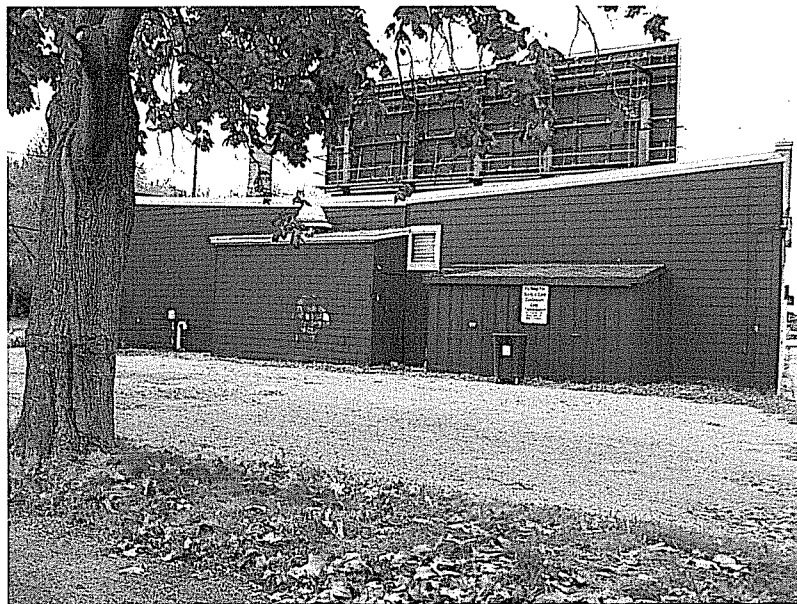
Rear Elevation



2422 Winnebago Street



Winnebago St. Elevation



Side Elevation



2313 East Washington Avenue



East Washington Elevation



Side Elevation



2318-2322 Winnebago Street



Winnebago St. Elevation



Rear Elevation



2314 Winnebago Street



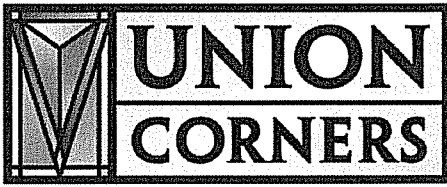
Winnebago St. Elevation



2310 Winnebago Street



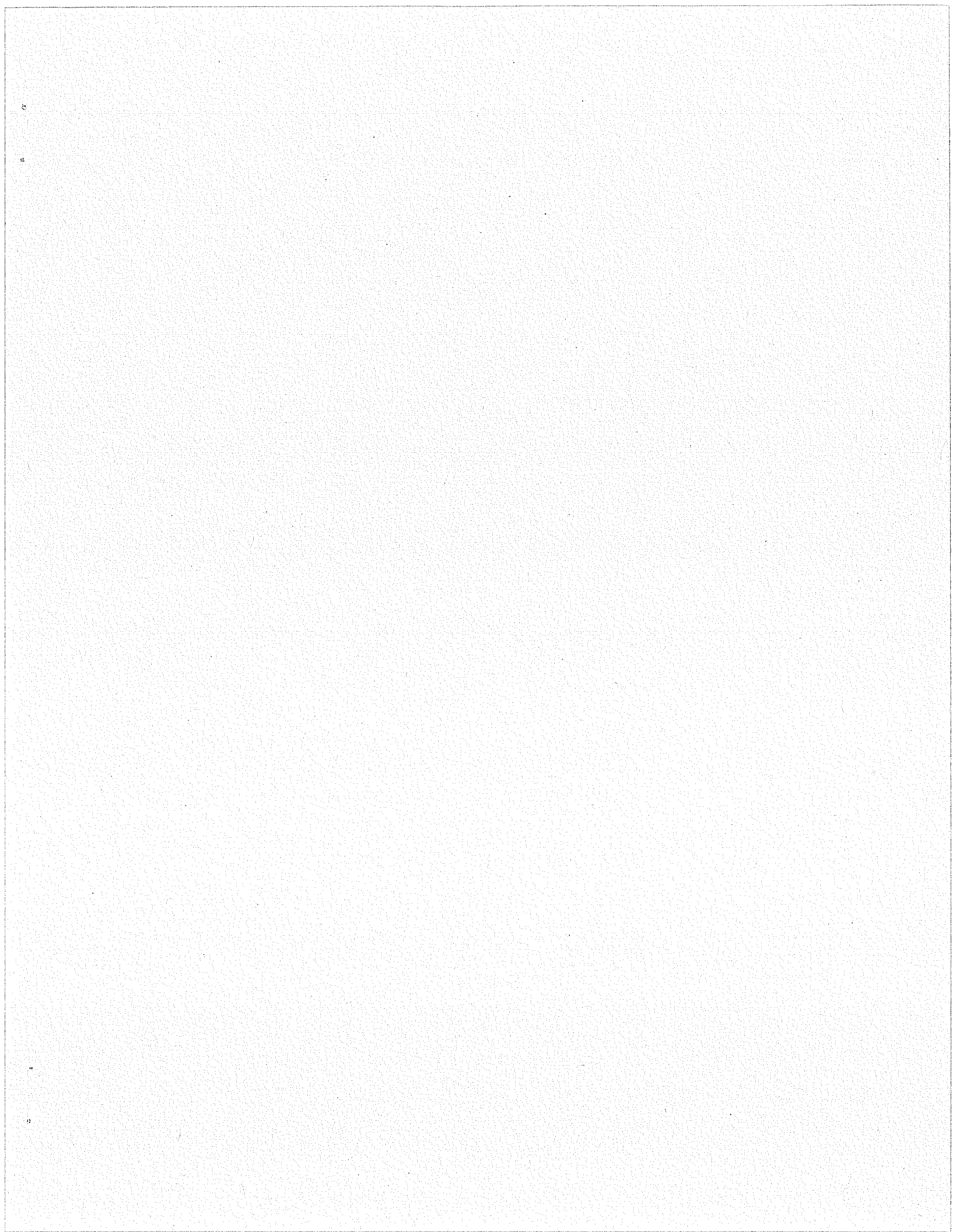
Winnebago St. Elevation



2306 Winnebago Street



Winnebago St Elevation





REAL ESTATE INVESTMENTS

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

LETTER OF INTENT **UNION CORNERS**

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

The initial development concept plans for an estimated 450 residential dwelling units consisting of both condominium and rental housing choices; and an estimated 100,000 square feet of commercial space which may include a grocery, pharmacy, hardware, retail financial, restaurant, office and other commercial services to support Union Corners residents and the surrounding neighborhoods. Agents of developer are currently in discussions with potential retail and office users. A range of underground, surface, and street parking will provide an estimated 938 parking stalls for the project. Bicycle parking will be provided for both residential and commercial uses and will be available both underground and at grade. There are also two existing lots at the rear of the site that front Farwell Street which may be used to relocate existing single-family homes or for new single-family construction.

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

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

Following an eight-month City and neighborhood sponsored planning process that concluded in May 2004, developer continued to meet with City staff, neighborhood residents, and design consultants to advance the current plan. Several additional neighborhood meetings and site tours

were held in September 2005. Developer proposes that the City of Madison create a Redevelopment District and a Tax Incremental Financing District to facilitate project implementation in 2006.

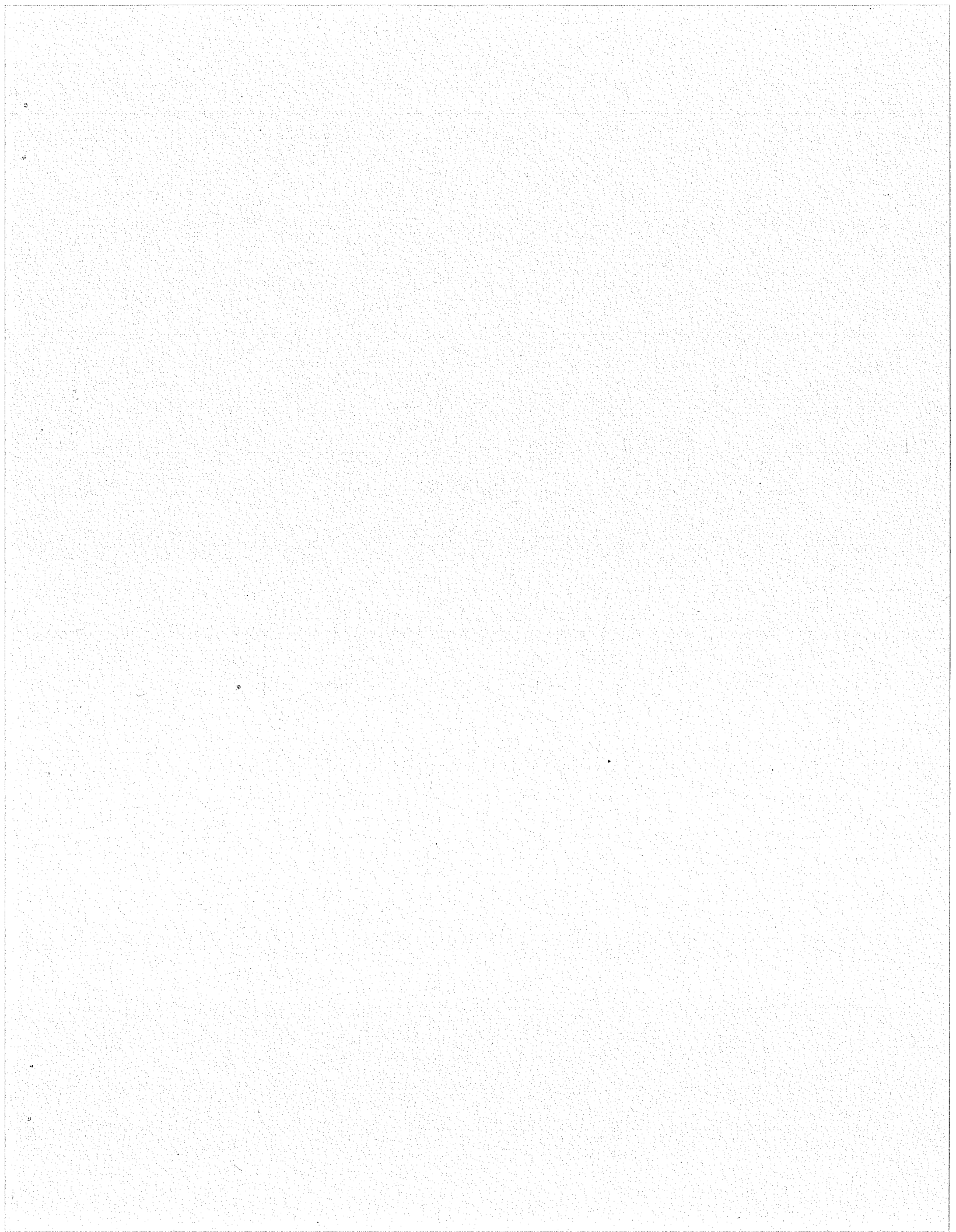
As part of the Purchase agreement with McGrath Associates, Rayovac Corporation has completed remediation of their property in cooperation with the Wisconsin DNR and the VPLE (Voluntary Party Liability Exemption) program that will provide developer with a certificate of completion to residential standards. We anticipate receiving the certificate of completion by year end 2005. Prior to commencing the remedial work mandated by the WDNR, demolition of a portion of the existing site improvements must be completed.

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

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

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

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



UNION CORNERS

GDP ZONING TEXT **PLANNED UNIT DEVELOPMENT DISTRICT**

October 26, 2005

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

A. Statement of Purpose

This Planned Unit Development District is established to allow the flexibility to create a mixed use development consisting of both owner-occupied and rental residential dwelling units and approximately 100,000 square feet of commercial space that will serve Union Corners residents and surrounding East Isthmus neighborhoods. Commercial uses will emphasize new grocery and community supporting retailers. The site is approximately 15 acres.

B. Permitted Uses

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

1. Residential Dwellings: Estimated 450 New Residential Dwelling Units, including a mix of market rate owner occupied and renter units, and inclusionary owner occupied and renter units. Unit count and unit mix to be determined at SIP. Preliminary Inclusionary Zoning Plan, attached hereto.
2. Commercial Uses: Permitted pursuant to City of Madison Zoning Ordinance classification of C-2, General Commercial District. Permitted uses include a wide variety of commercial uses including retail, office and other miscellaneous commercial uses. It is estimated that approximately 100,000 square feet of building area will be dedicated for commercial uses. If residential uses proposed for Buildings D & E along East Washington Avenue prove not to be feasible, professional business uses may be permitted provided acceptable parking is available to serve commercial uses.
3. Accessory Uses: Home occupations, professional offices in home and other live-work arrangements as determined by SIP.
4. Off-street parking as defined in the text below.
5. Temporary showroom and sales office at 2323 East Washington Avenue.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio:

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

E. Yard Requirements:

To be determined at SIP.

F. Landscaping:

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

G. Accessory Off-Street Parking & Loading:

Estimated 938 total parking spaces consisting of 700 structured stalls and 238 surface parking stalls. Estimates summarized on the Union Corners-Conceptual Build Out of Site Plan – Exhibit C, attached hereto. Parking will be determined at SIP as well as bicycle parking and loading zones.

H. Lighting:

To be determined at SIP.

I. Signage:

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

J. Family Definition:

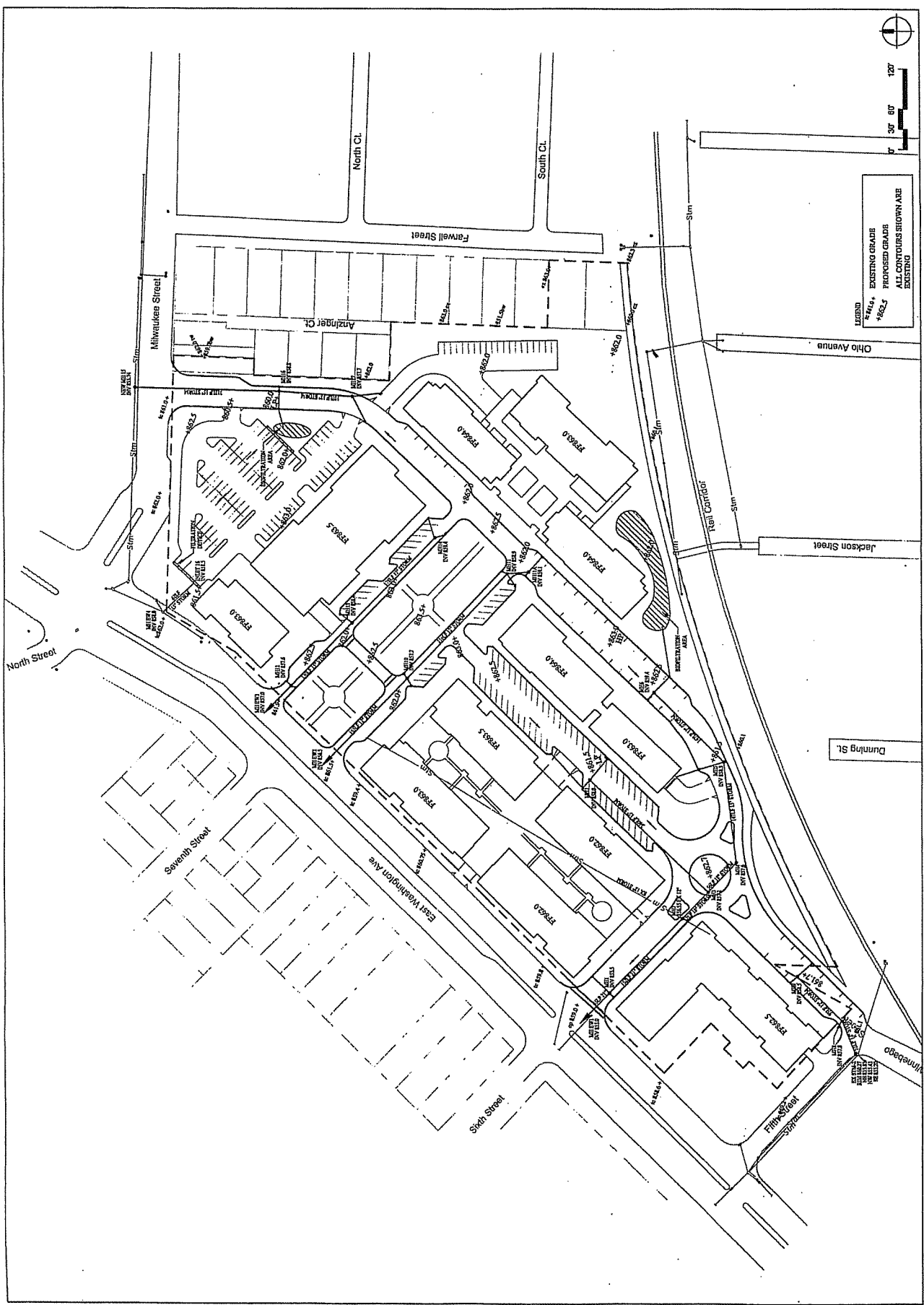
For the purposes of this Planned Unit Development, a family shall be as defined in Chapter 28.02(2) of the Madison General Ordinance for the R2 zoning district.

K. Alterations and Revisions:

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

L. Dedicated Public Areas and Recreational Space Areas:

To be determined at SIP.

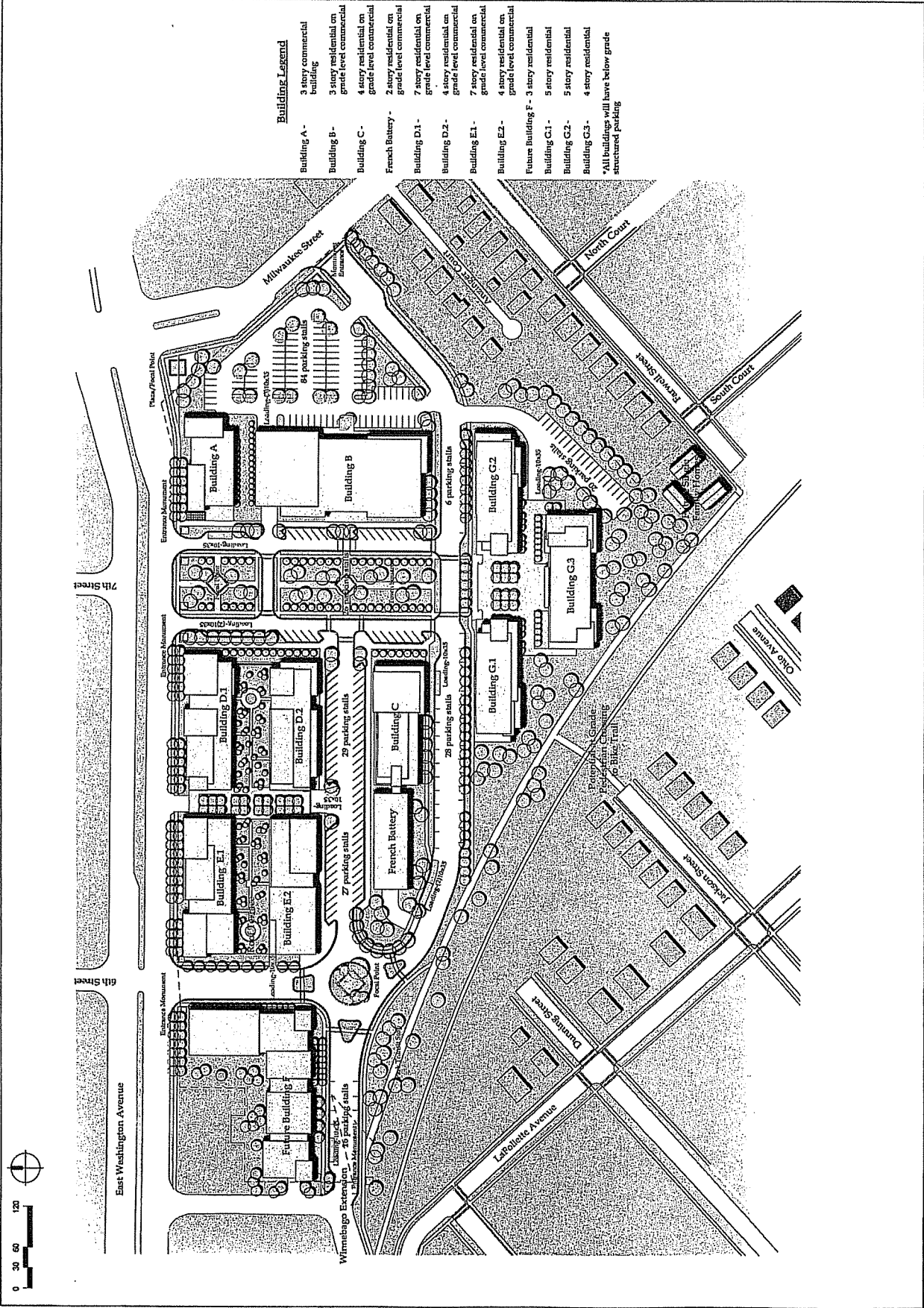




SITE PLAN

Building Legend

- Building A - 3 story residential on grade level commercial building
 - Building B - 3 story residential on grade level commercial building
 - Building C - 4 story residential on grade level commercial building
 - French Battery - 2 story residential on grade level commercial building
 - Building D1 - 7 story residential on grade level commercial building
 - Building D2 - 4 story residential on grade level commercial building
 - Building E1 - 7 story residential on grade level commercial building
 - Building E2 - 4 story residential on grade level commercial building
 - Future Building F - 3 story residential
 - Building G1 - 5 story residential
 - Building G2 - 5 story residential
 - Building G3 - 4 story residential
- *All buildings will have below grade structured parking

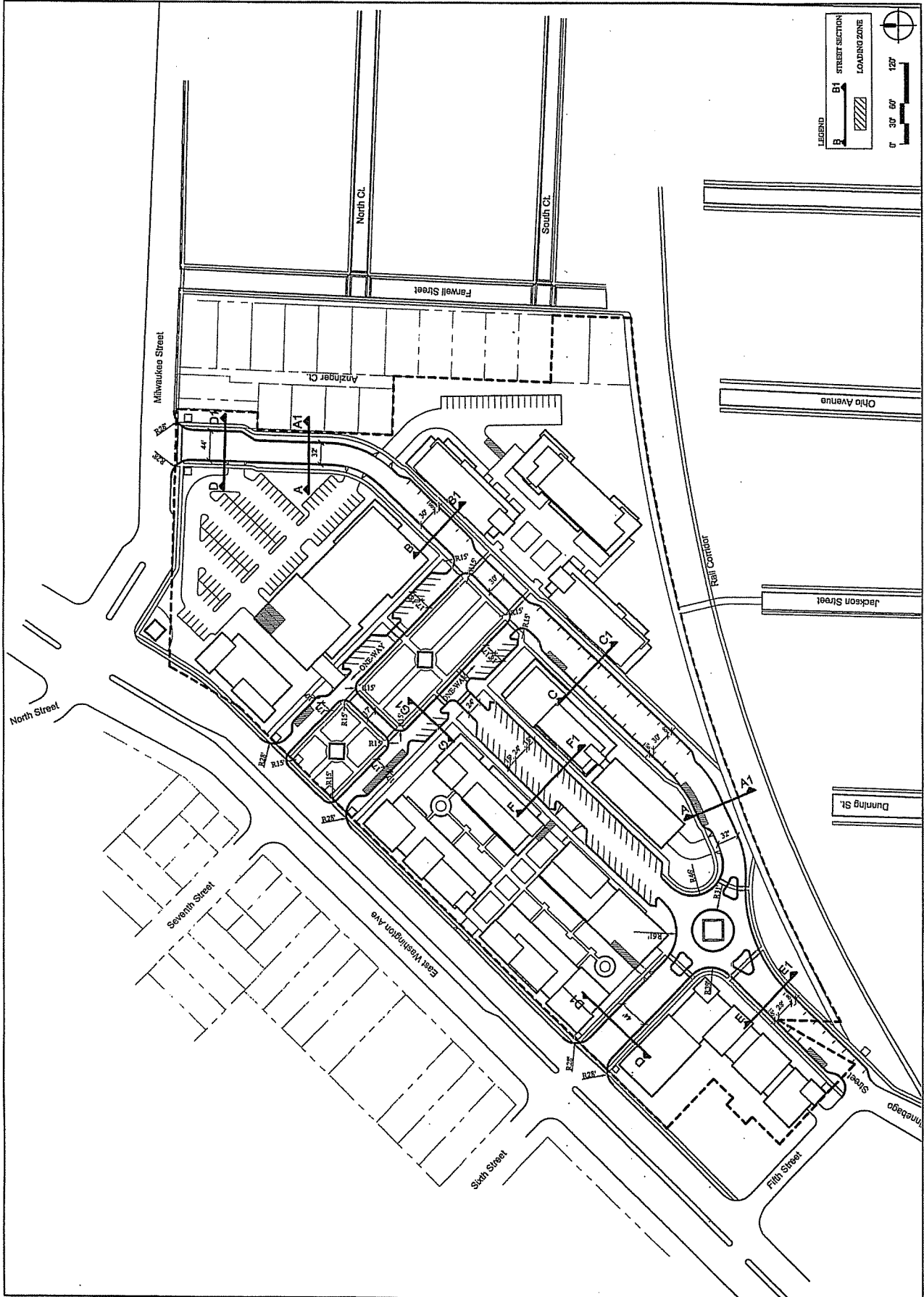




STREET LAYOUT PLAN

OCTOBER 26, 2005

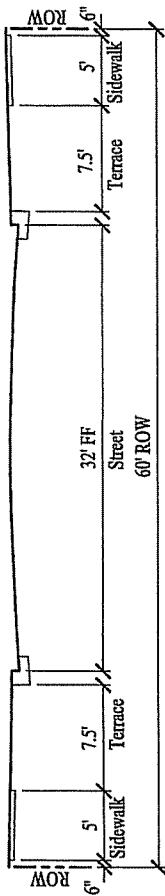
Exhibit 10



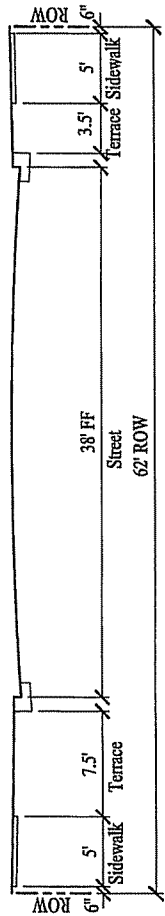
LEGEND

B1	STREET SECTION
[Hatched Box]	LOADING ZONE

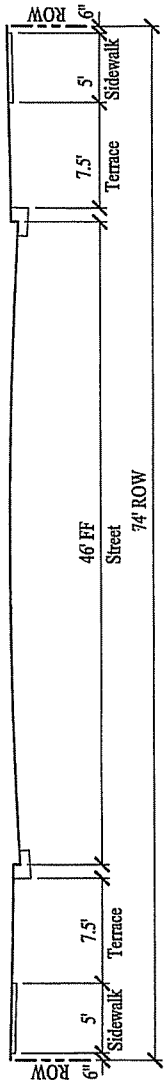
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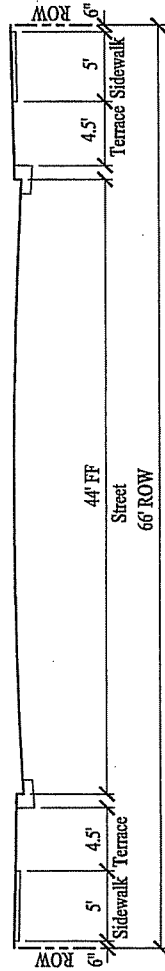
SECTION A-A1 - PUBLIC STREET (60' ROW NO PARKING)



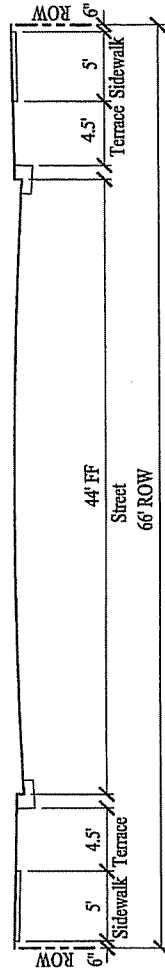
SECTION B-B1 - PUBLIC STREET (62' ROW W/ PARKING ONE SIDE)



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

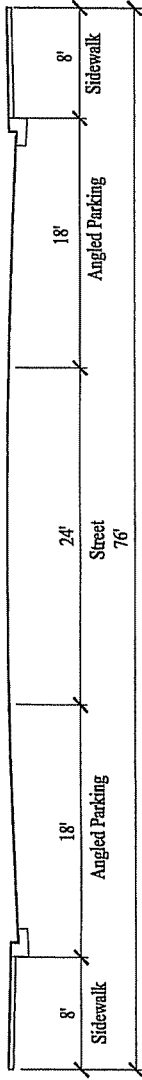


SECTION D-D1 - PUBLIC STREET (66' ROW NO PARKING)

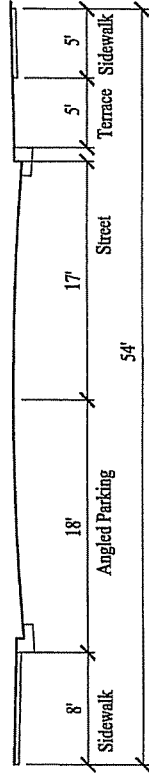


SECTION E-E1 - PUBLIC STREET (66' ROW PARKING BOTH SIDES)





SECTION F-F1 - PRIVATE STREET (ANGLED PARKING BOTH SIDES)



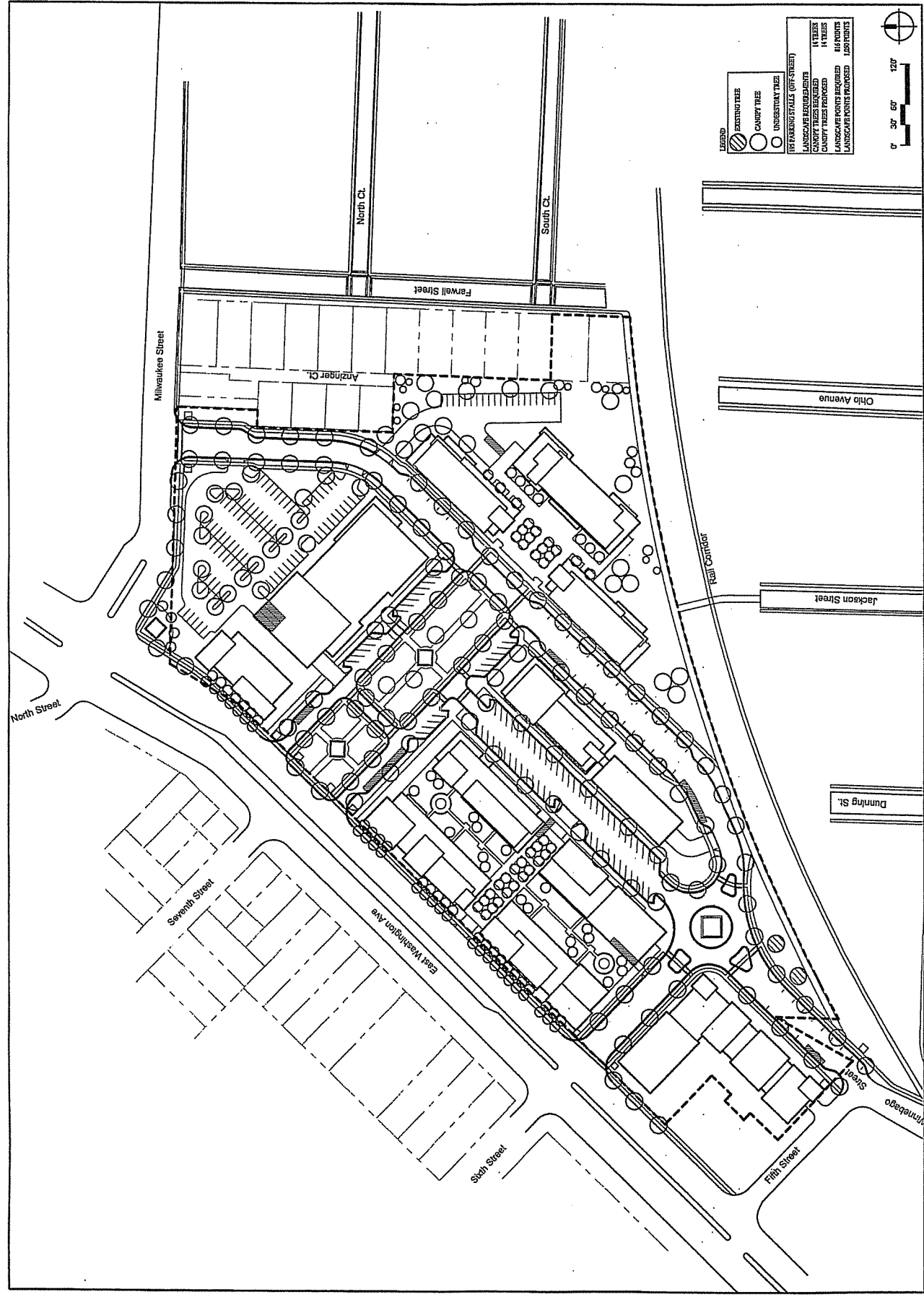
SECTION G-G1 - PRIVATE STREET (ANGLED PARKING ONE SIDE)



LANDSCAPE PLAN

OCTOBER 24, 2005

Exhibit 13



LEGEND

- EXISTING TREES
- CANOPY TREES
- UNDERSTORY TREES
- PAVING STALLS (OFF-STREET)

LANDSCAPE REQUIREMENTS

- 14 TREES
- 11 TREES
- 100 POINTS

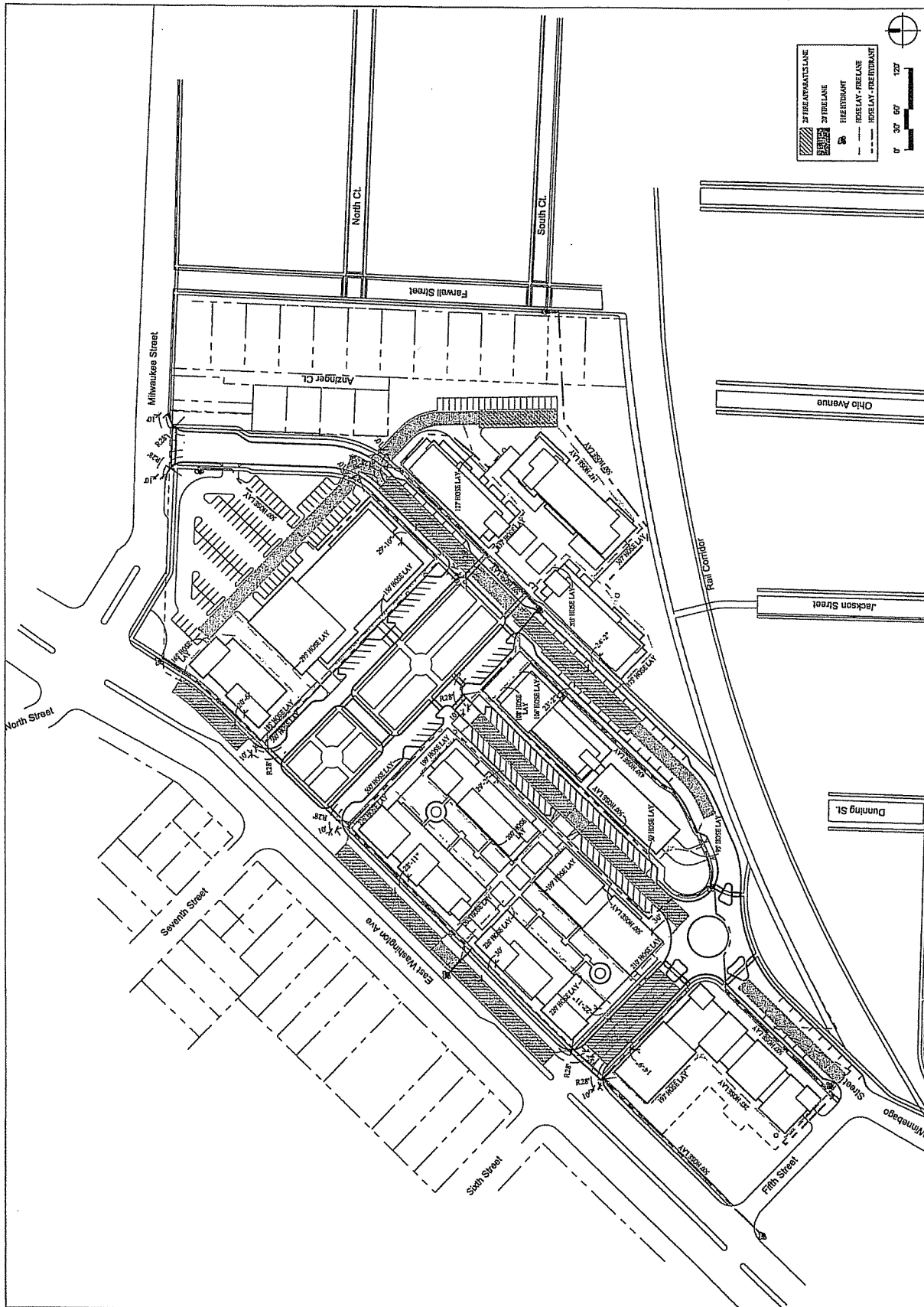
LANDSCAPE POINTS REQUIRED

- 14 TREES
- 11 TREES
- 100 POINTS





FIRE PROTECTION PLAN

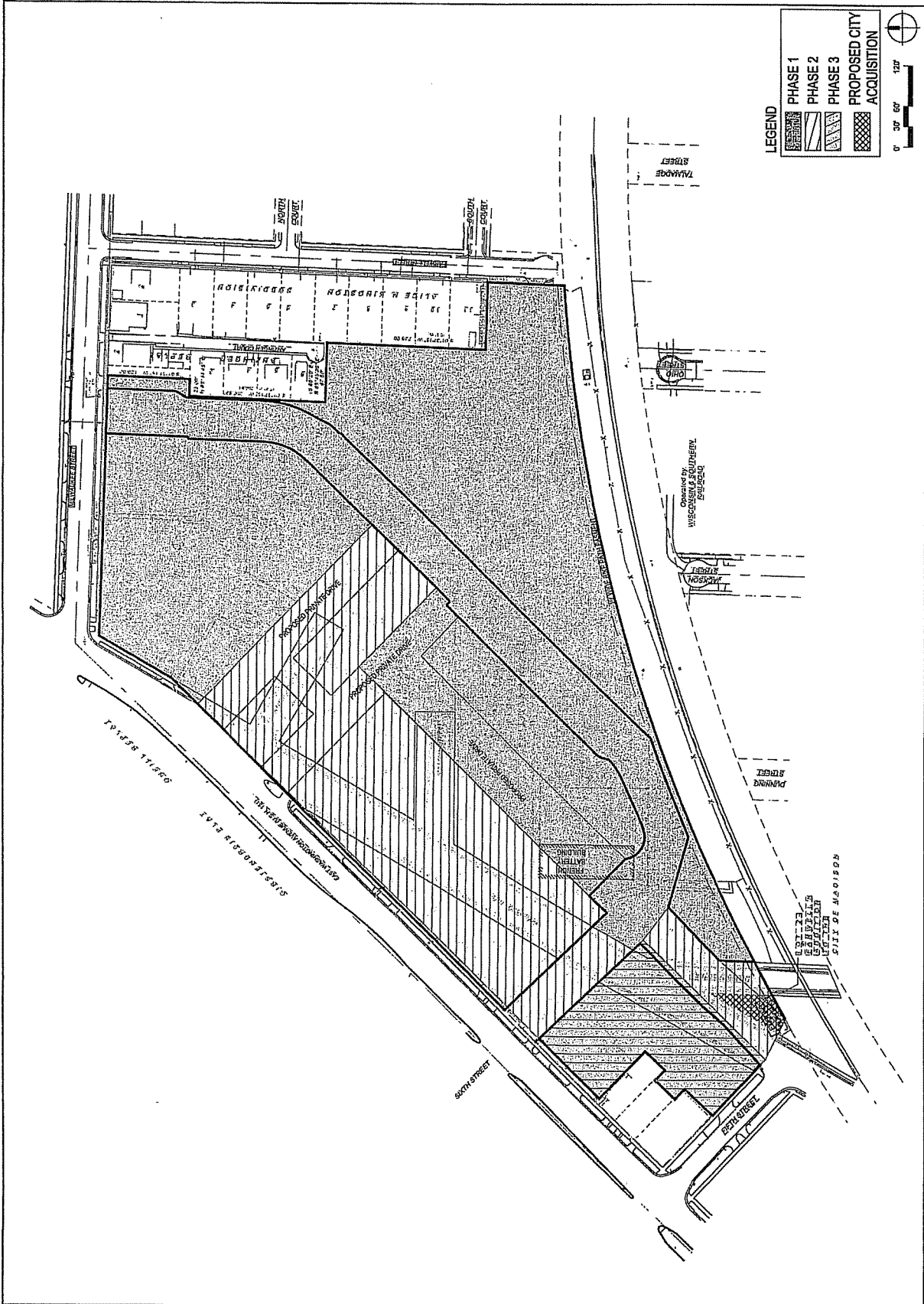




PHASING PLAN

14 FEBRUARY 2005

Exhibit 15

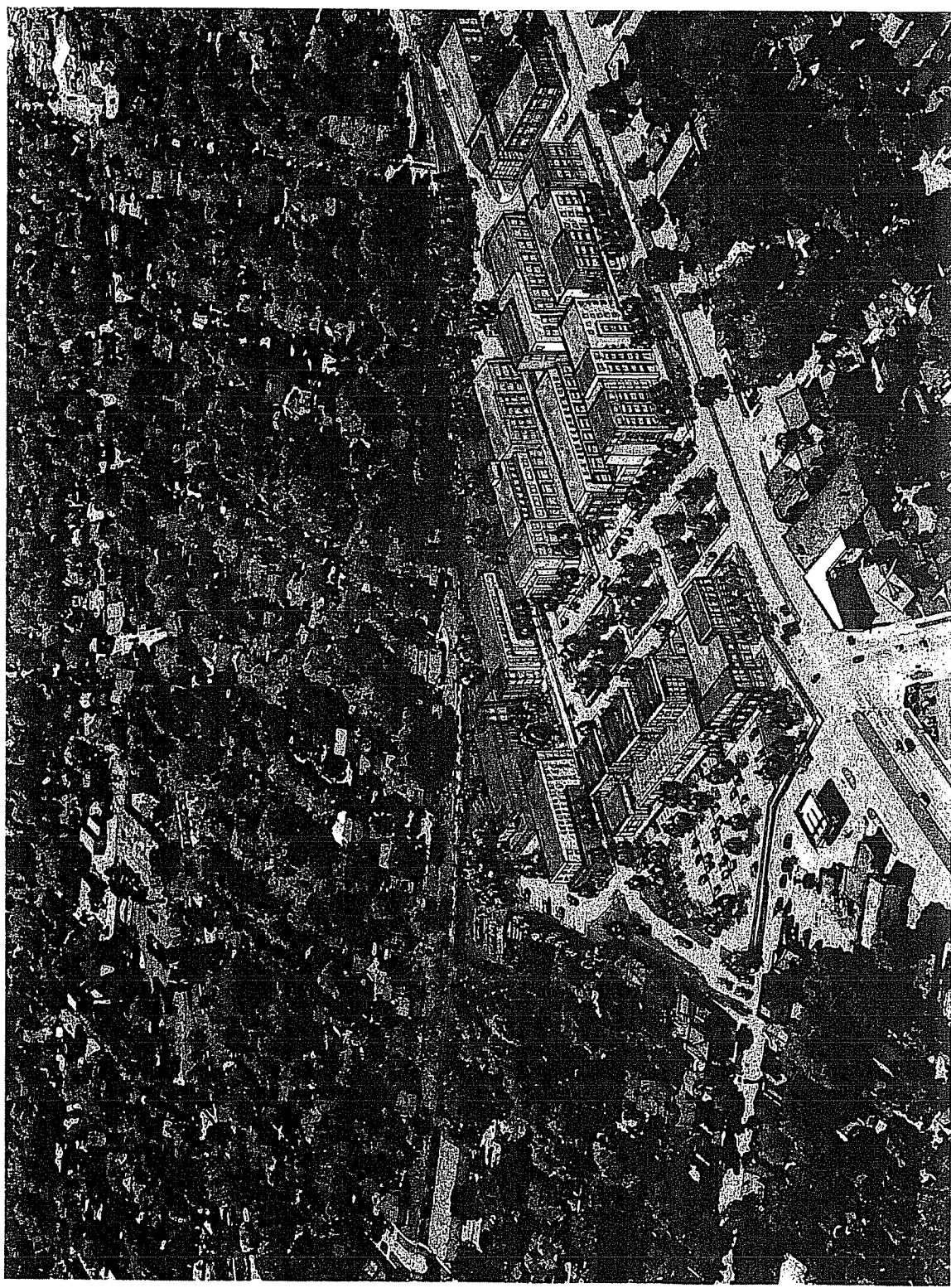




AERIAL SITE VIEW

OCTOBER 20, 2005

Exhibit 16





2525 East Washington Avenue
Madison, WI 53704

Initial and Final Approval
Urban Design Commission Submittal

December 7, 2005
Resubmitted December 21, 2005



Owner
MCGRATH

Associates
103 North Hamilton Street
Madison, WI 53703
608-255-3976

Architect



Engberg Anderson Design Partnership, Inc.
MILWAUKEE • MADISON

One North Pinckney Street
Madison, WI 53703
Phone 608-250-0100

Landscape Architect /
Civil Engineer



Schreiber/Anderson Associates
717 John Nolen Drive
Madison, WI 53713
Phone 608-255-0800
Fax 608-255-7750

Project No 1899.02

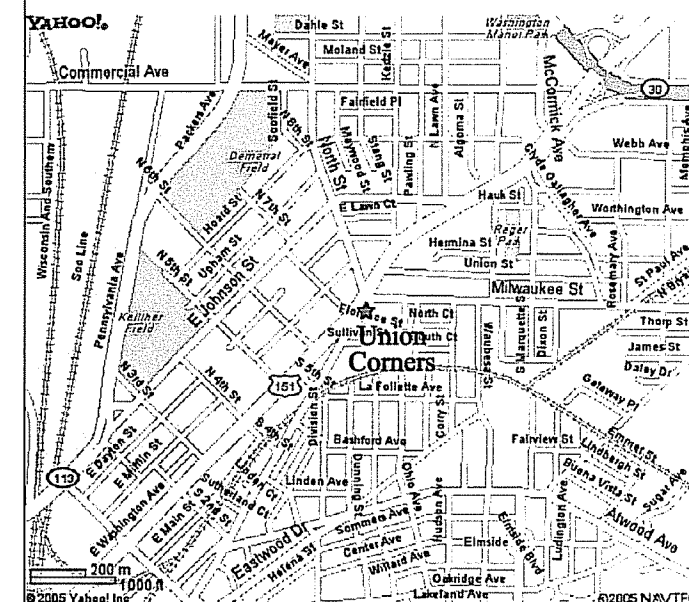
Sheet Index

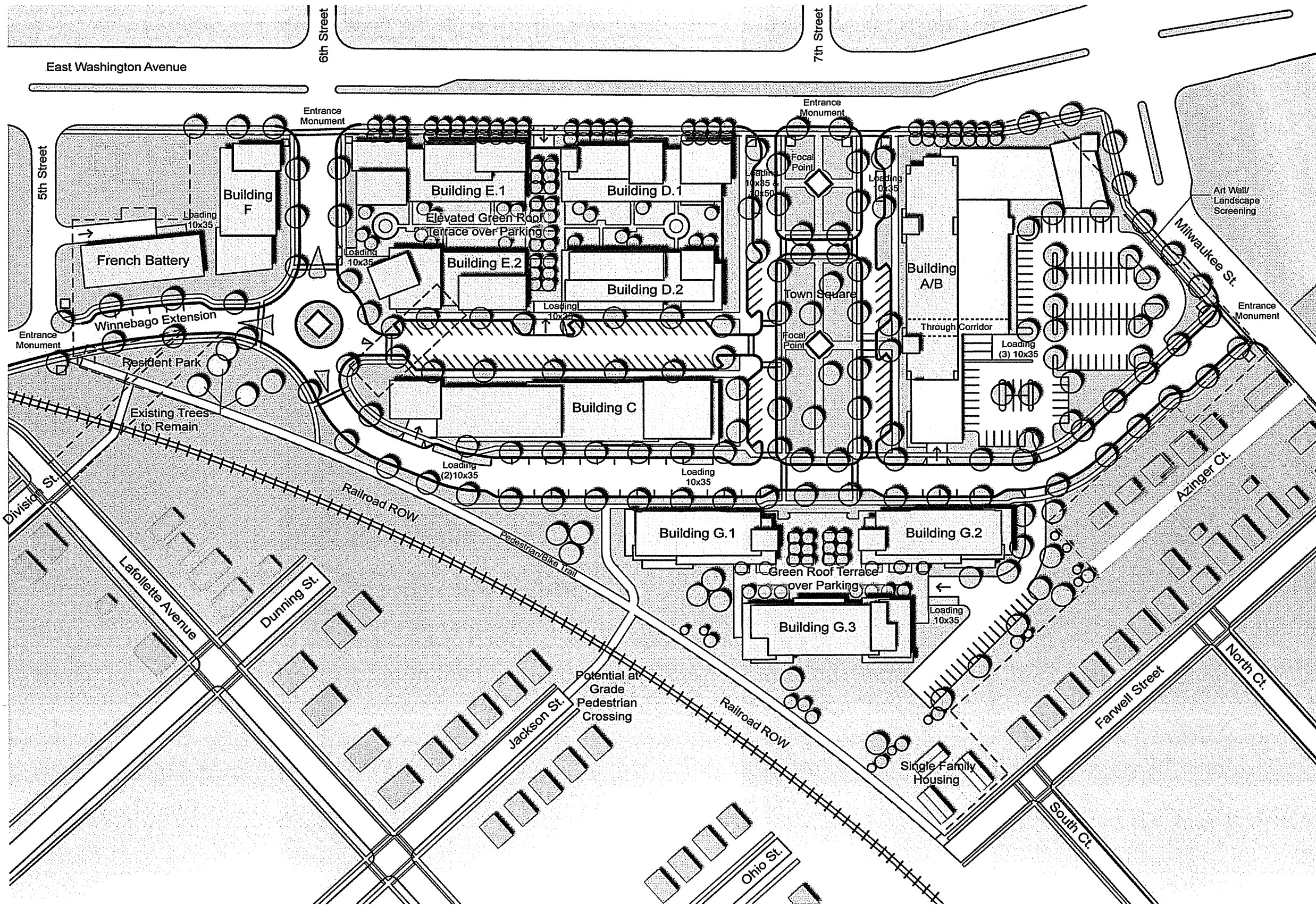
Exhibit No.	Sheet Title
-	Sheet Index
1	Site Plan
2	Grading Plan / Stormwater Plan
3	Lighting Plan
4	Landscape Plan
5	Conceptual Aerial Site View
6	Union Corners Show Room Exhibit

Site Statistics

Lot Area	14.6 ac
Below Grade Parking Stalls	700 stalls
Surface Parking Stalls	238 stalls
Total Parking Stalls	938 stalls
Office / Commercial	100,000 sf
Residential	450 units
Existing ISR	0.95
Proposed ISR	0.55
Landscape Requirements*	
Canopy Trees Required	14 trees
Canopy Trees Proposed	14 trees
Landscape Points Required	816 points
Landscape Points Proposed	1,050 points
*Based on 195 off-street parking stalls	

Location Map

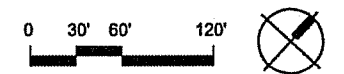


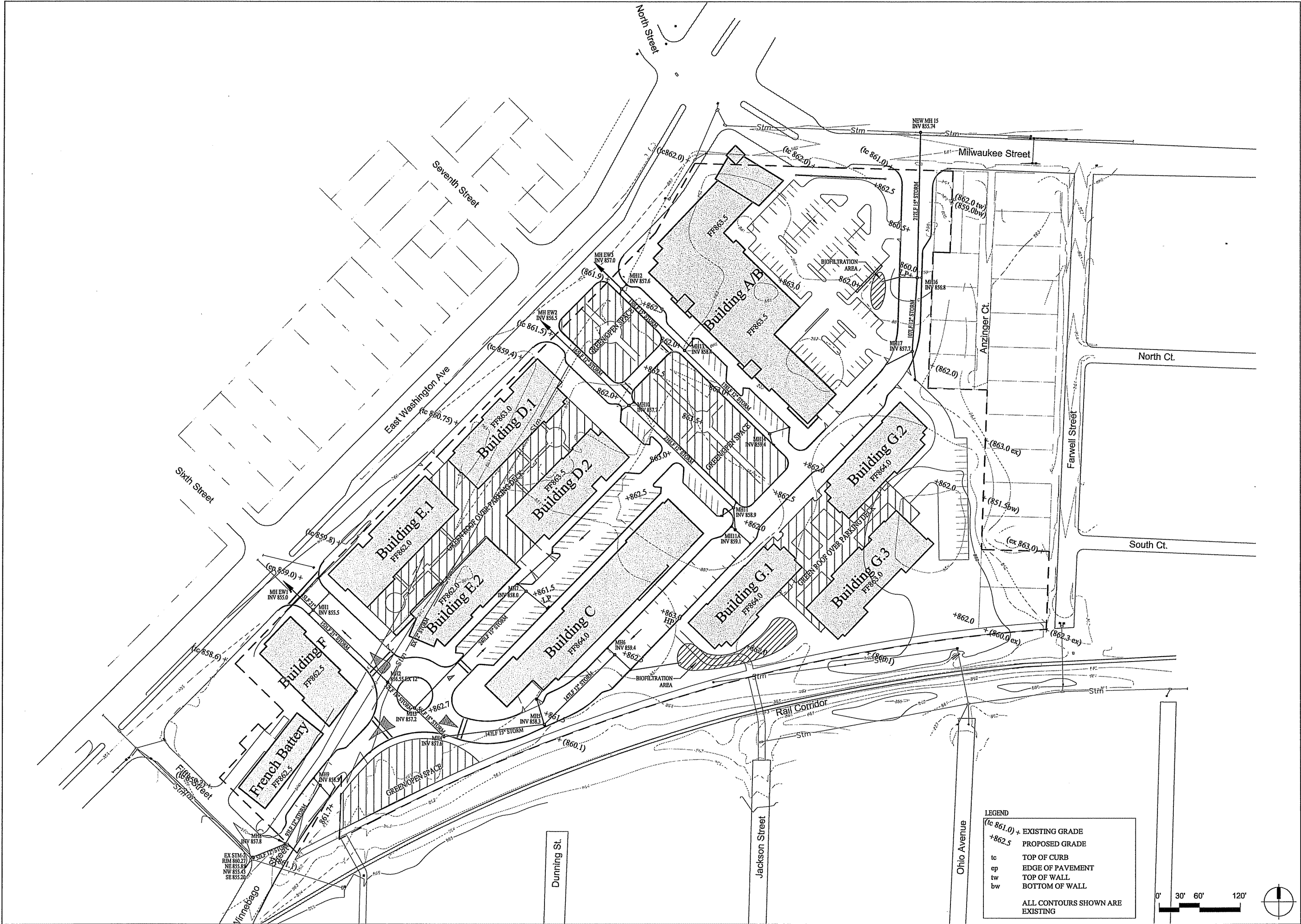


Building Legend

- A/B- 3 story residential on grade level commercial
- C- 4 story residential on grade level commercial
- D.1- 7 story residential on grade level commercial
- D.2- 4 story residential on grade level commercial
- E.1- 7 story residential on grade level commercial
- E.2- 4 story residential on grade level commercial
- F- 3 story residential
- G.1- 5 story residential
- G.2- 5 story residential
- G.3- 4 story residential
- French Battery- 3 story residential/commercial

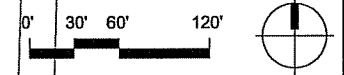
*All buildings will have below grade structured parking





LEGEND

(c 861.0) +	EXISTING GRADE
+862.5	PROPOSED GRADE
tc	TOP OF CURB
ep	EDGE OF PAVEMENT
tw	TOP OF WALL
bw	BOTTOM OF WALL
ALL CONTOURS SHOWN ARE EXISTING	

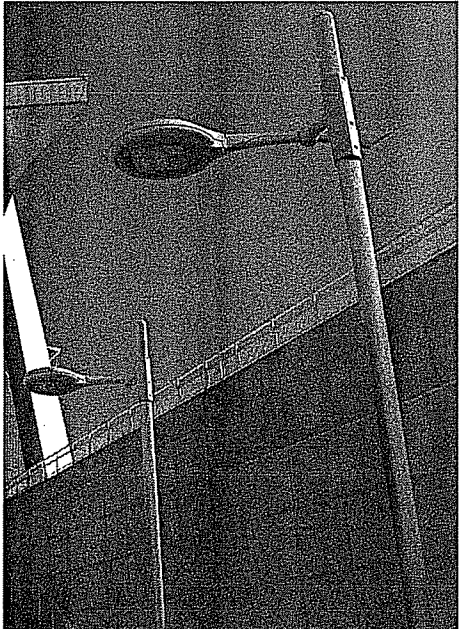


GRADING AND STORMWATER PLAN

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

DECEMBER 21, 2005

Exhibit 2



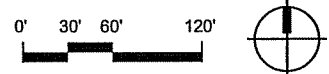
Pedestrian Light - Invue Flite



Street Light - Invue Vision Site

CALCULATION SUMMARY							
AREA NAME	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN
Layout	4080	20.00	<=>	0.25	5.40	0.00	N/A

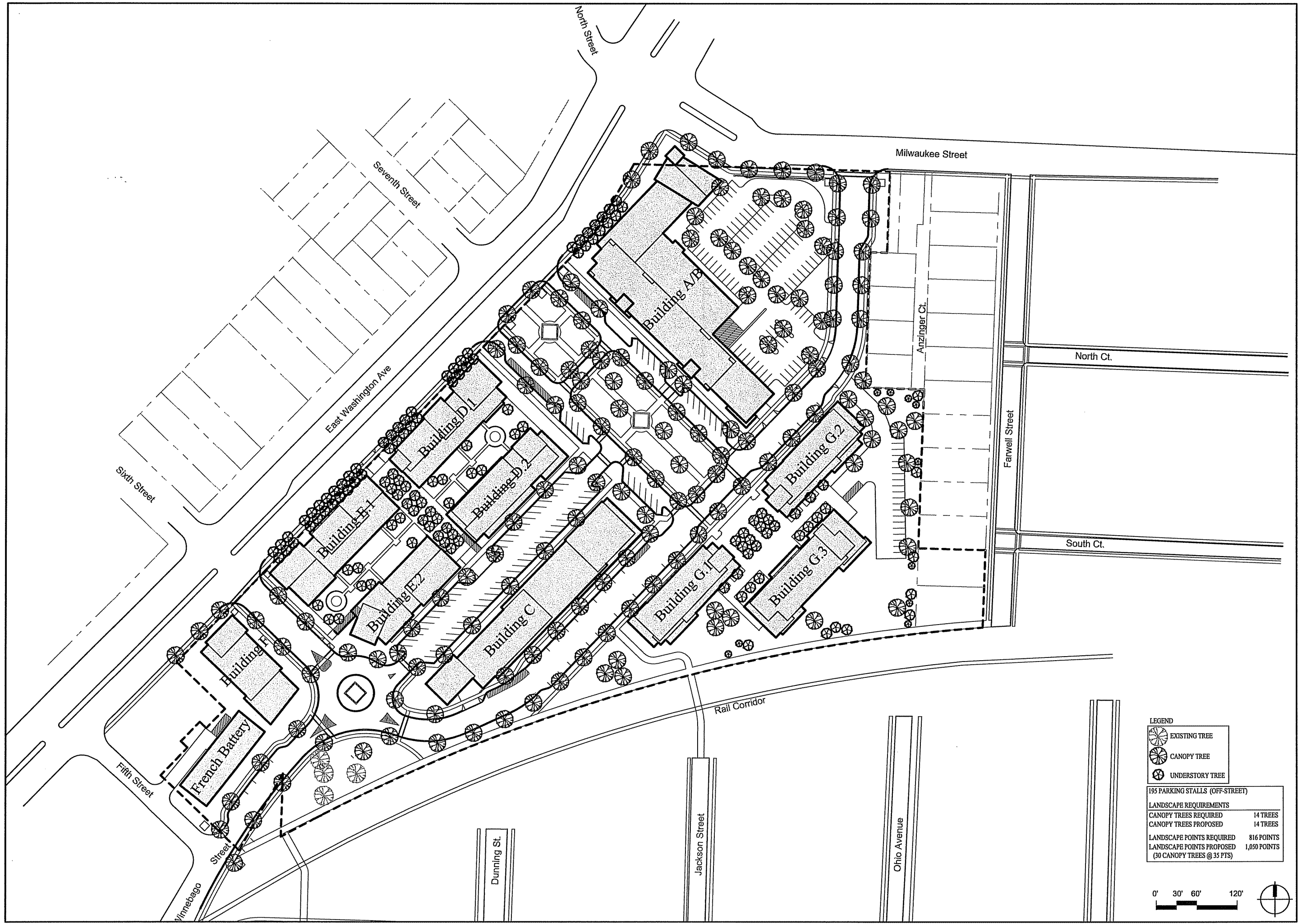
Union Corners LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING HT	LLF	QTY
3S28	⊕	COOPER LIGHTING (1) "1753" VXM-170-MH-XX-3S	(1)	15000	28 ft	0.80	23
4D28	⊕	COOPER LIGHTING (2) "1754" VXM-175-MH-XX-4S	(2)	15000	28 ft	0.80	3
PF14	⊕	COOPER LIGHTING (1) "F103" FLS-100-MH-XX-3S	(1)	8500	14 ft	0.80	30



**UNION
CORNERS**

LIGHTING PLAN

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



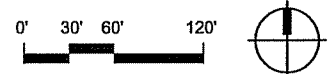
LEGEND

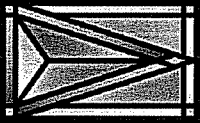
- EXISTING TREE
- CANOPY TREE
- UNDERSTORY TREE

195 PARKING STALLS (OFF-STREET)

LANDSCAPE REQUIREMENTS

CANOPY TREES REQUIRED	14 TREES
CANOPY TREES PROPOSED	14 TREES
LANDSCAPE POINTS REQUIRED	816 POINTS
LANDSCAPE POINTS PROPOSED (30 CANOPY TREES @ 35 PTS)	1,050 POINTS





**UNION
CORNERS**

CONCEPTUAL AERIAL SITE VIEW

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

DECEMBER 21, 2005

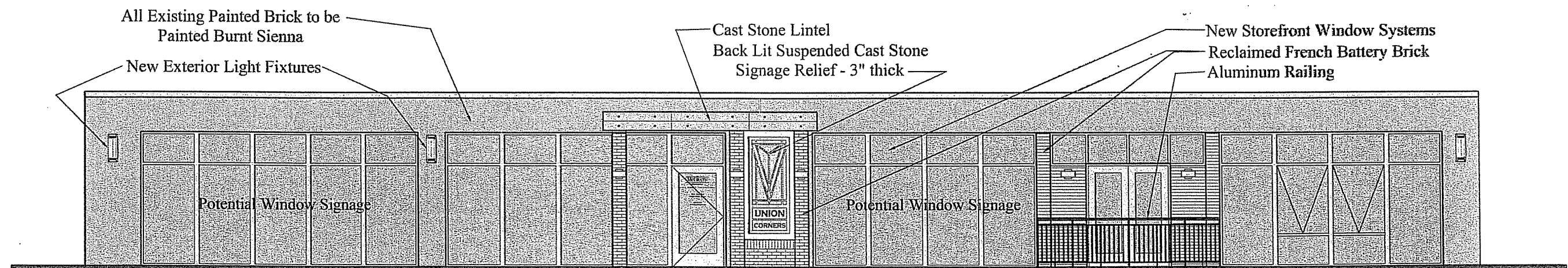
Exhibit 5



Existing East Washington Elevation and Signage



Proposed Signage Concept - Temporary



1 Proposed East Washington Elevation
1/8" = 1'-0"



Union Corners Show Room
2323 East Washington Avenue

MCGRATH
Associates
REAL ESTATE INVESTMENTS