



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



Engberg Anderson Design Partnership, Inc.
MILWAUKEE • MADISON

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

Landscape Architect /
Civil Engineer

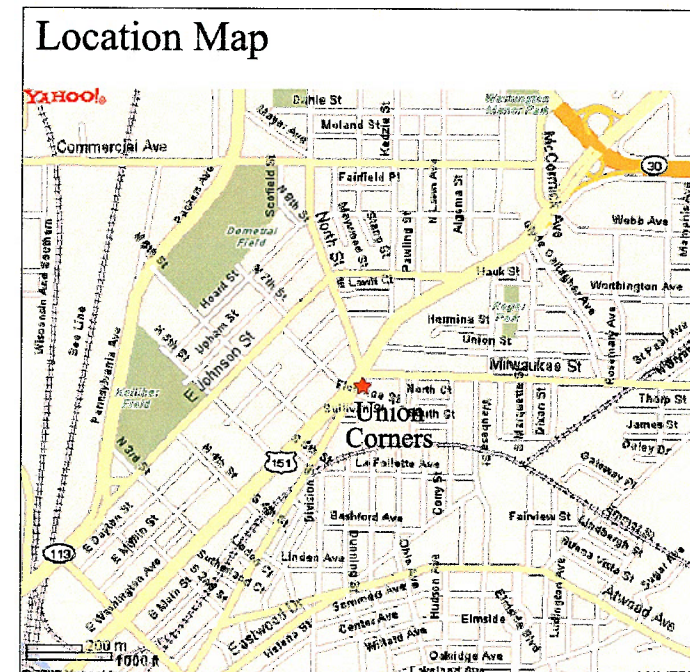


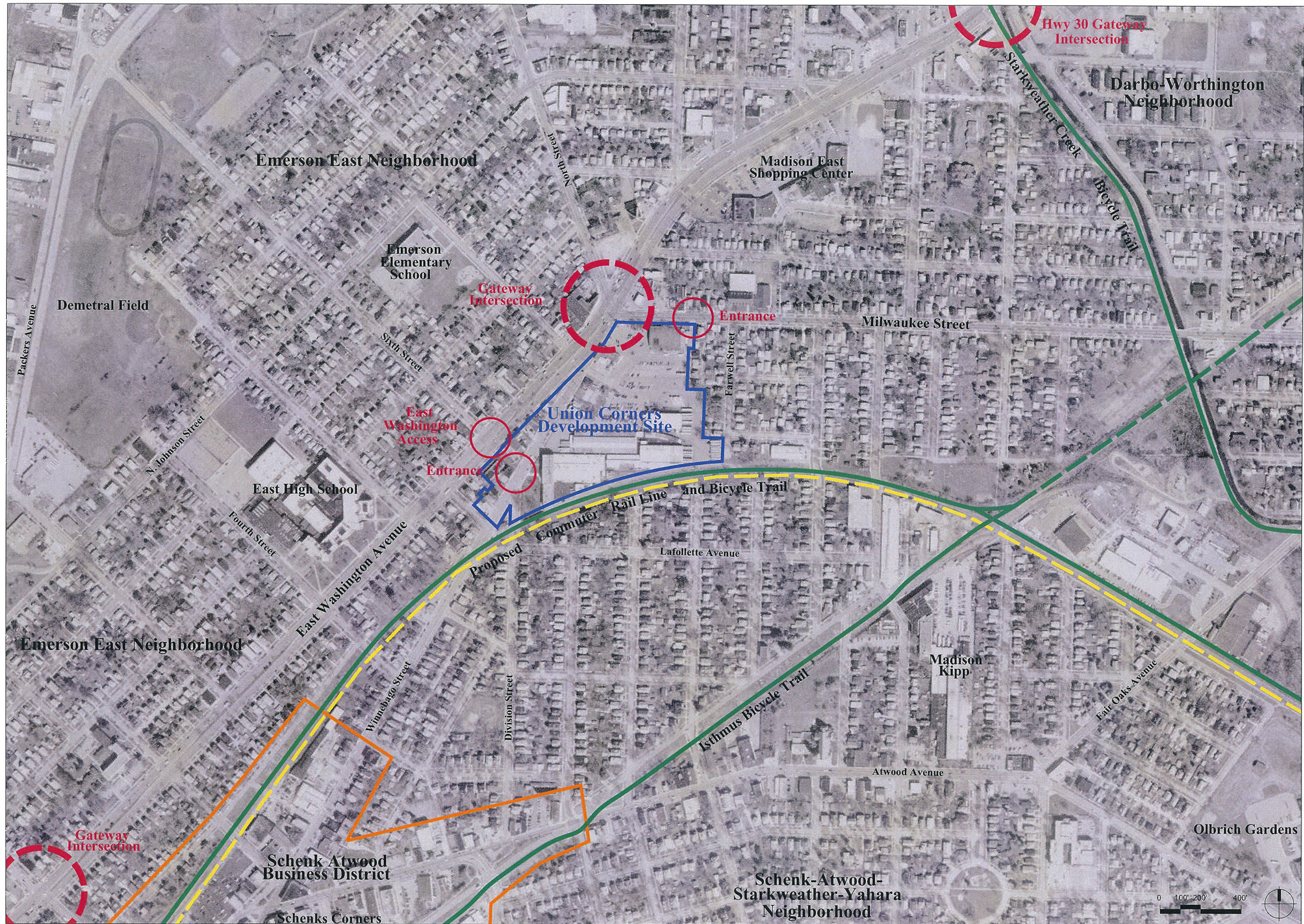
Schreiber/Anderson Associates
717 John Nolen Drive
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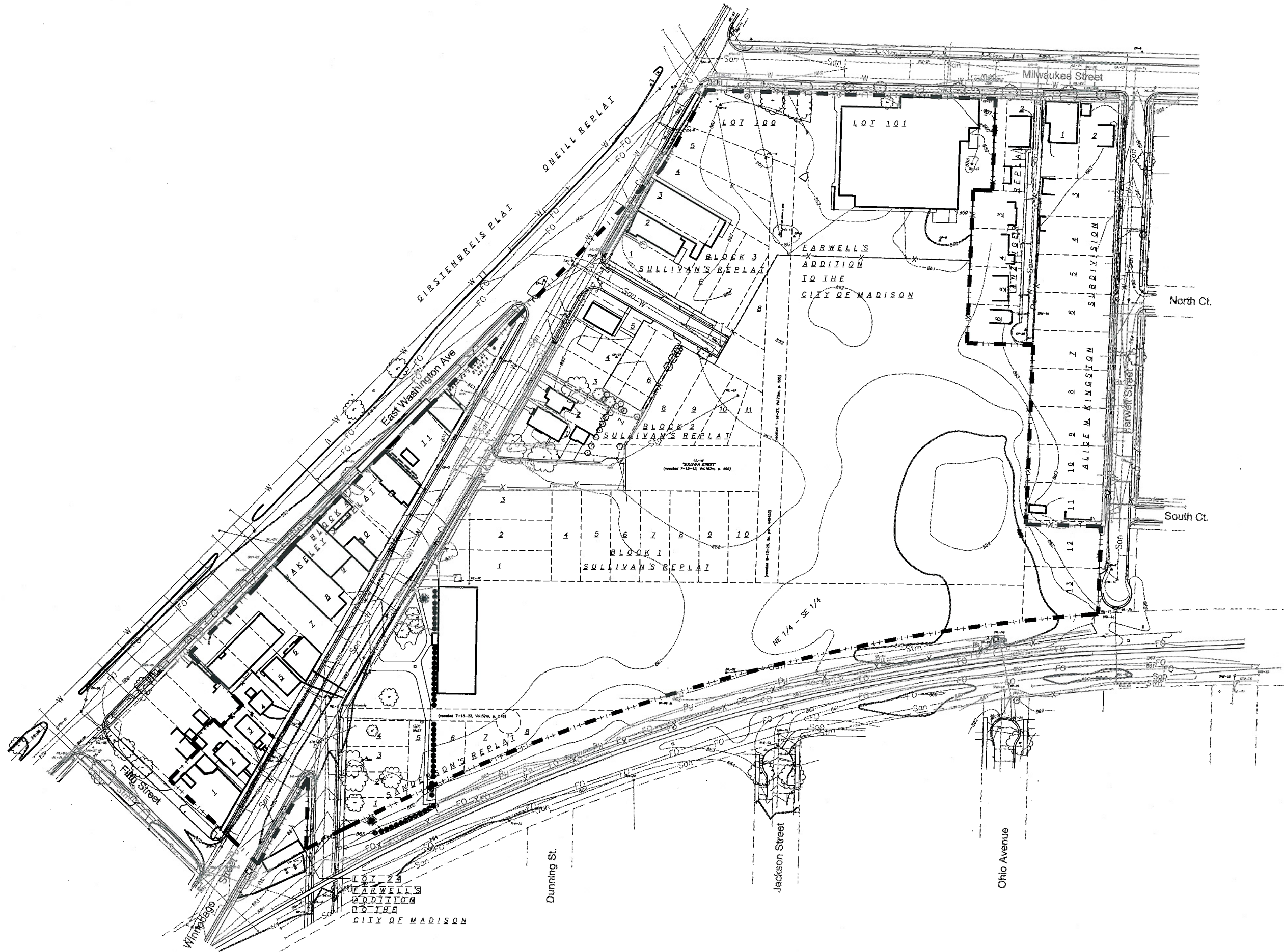
Project No 1899.02

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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	

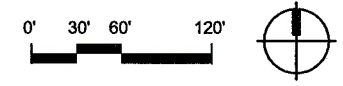






EXISTING CONDITIONS

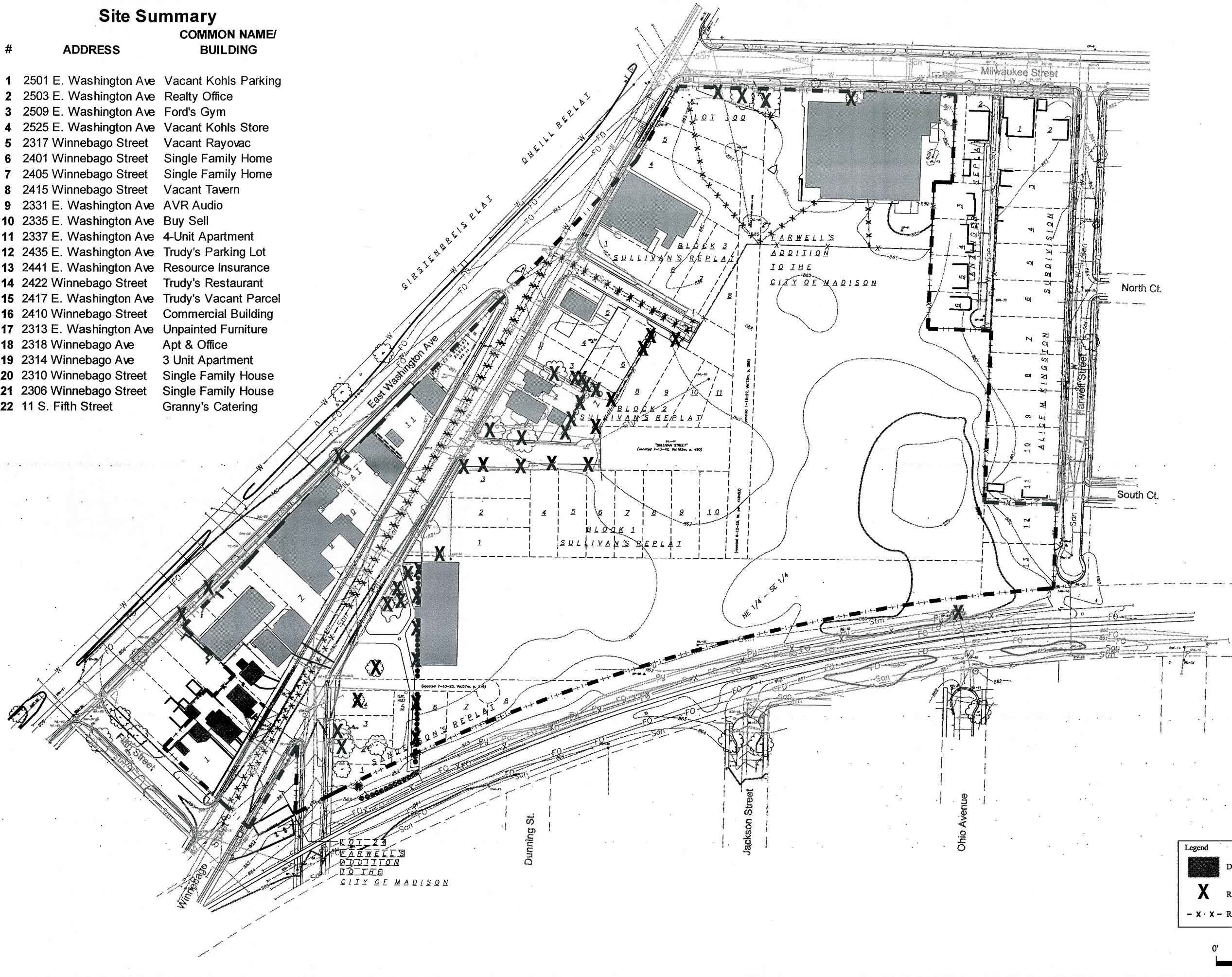
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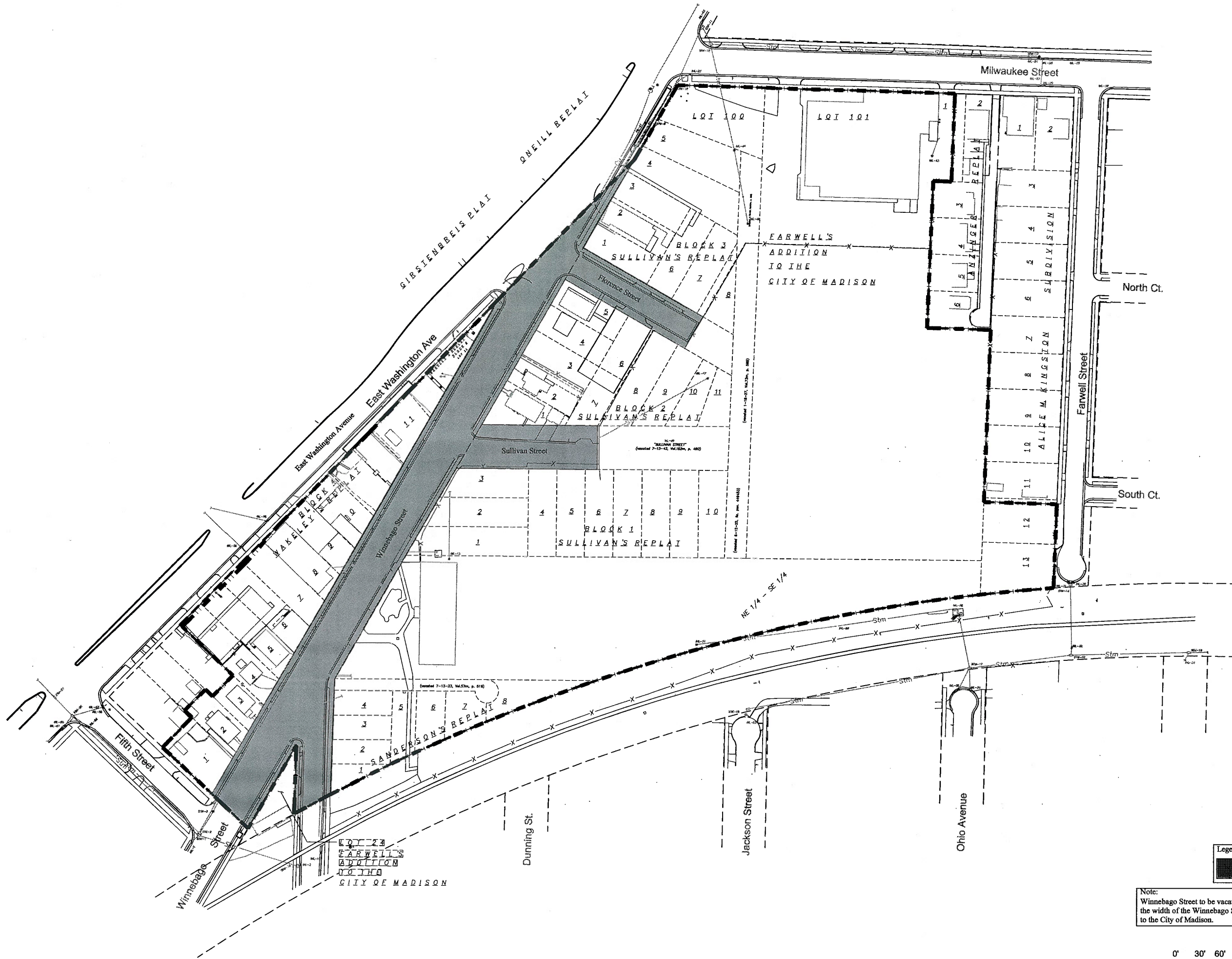




Site Summary

#	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
 ■ Vacate Public ROW

Note:
 Winnebago Street to be vacated. A temporary easement the width of the Winnebago Street ROW will be granted to the City of Madison.



**UNION
 CORNERS**

STREET VACATION PLAN

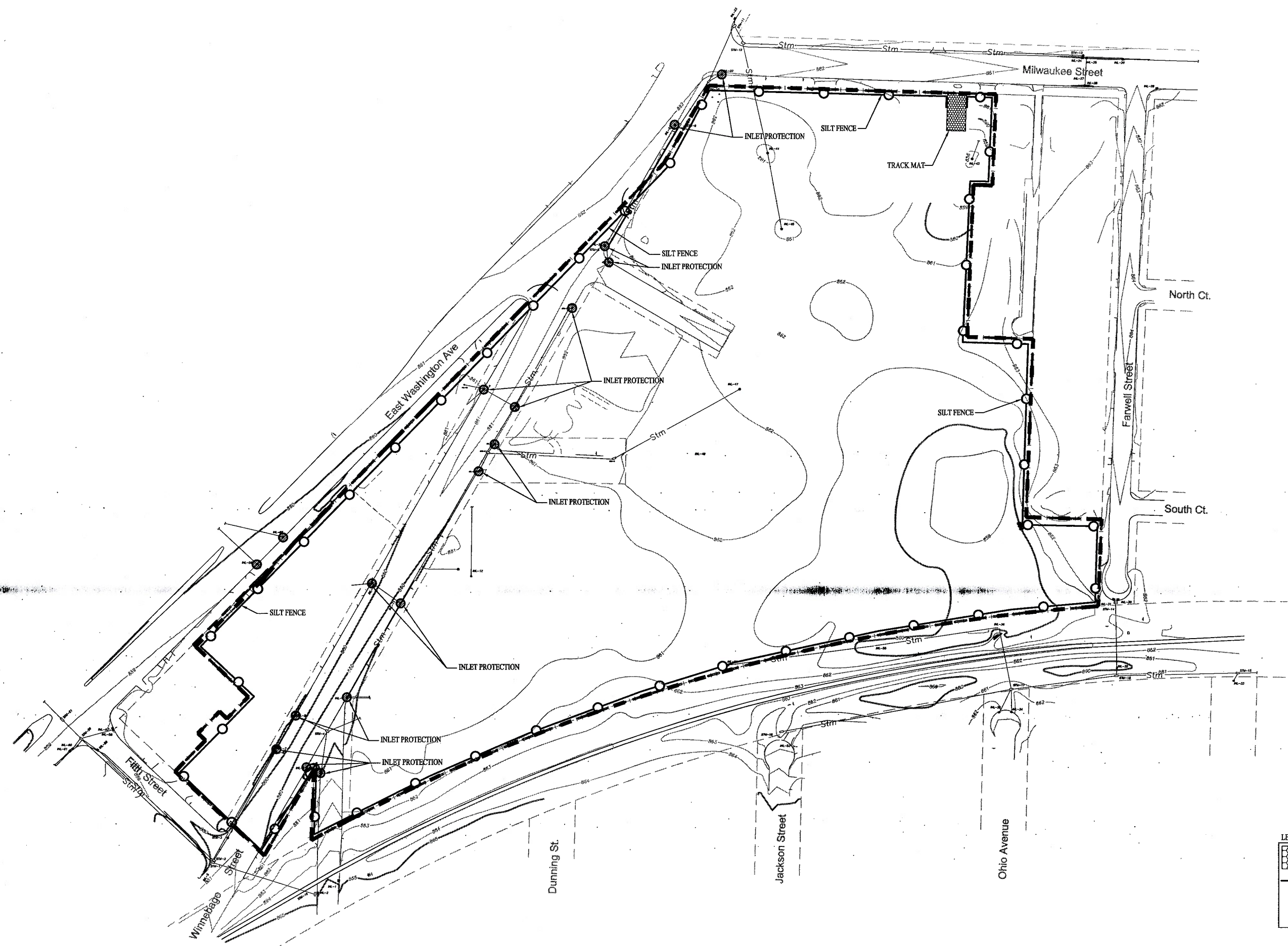
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EROSION CONTROL PLAN




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Exhibit 6

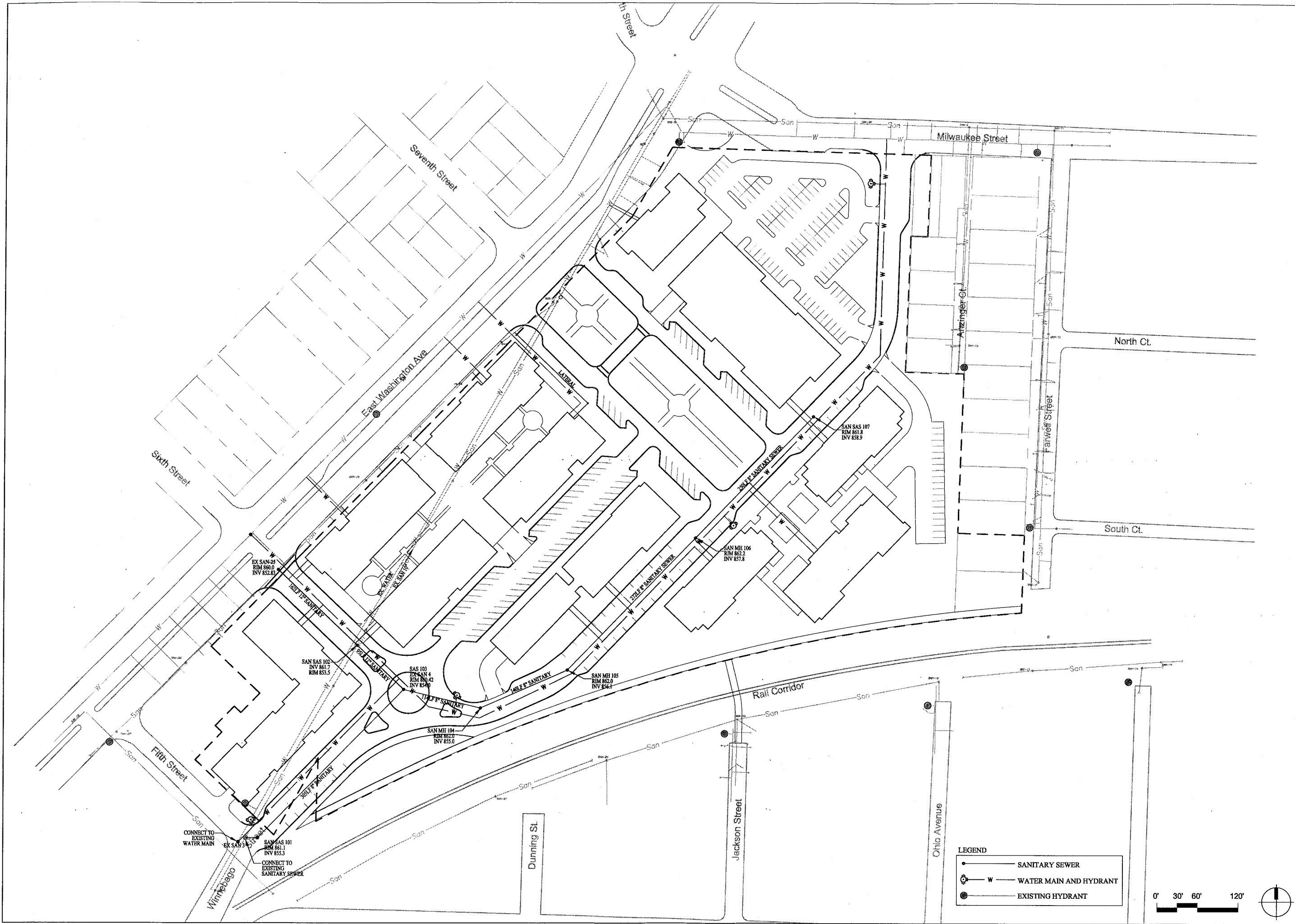


LEGEND

	TRACK MAT
	SILT FENCE
	INLET PROTECTION

0' 30' 60' 120'





UTILITY PLAN

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Exhibit 7

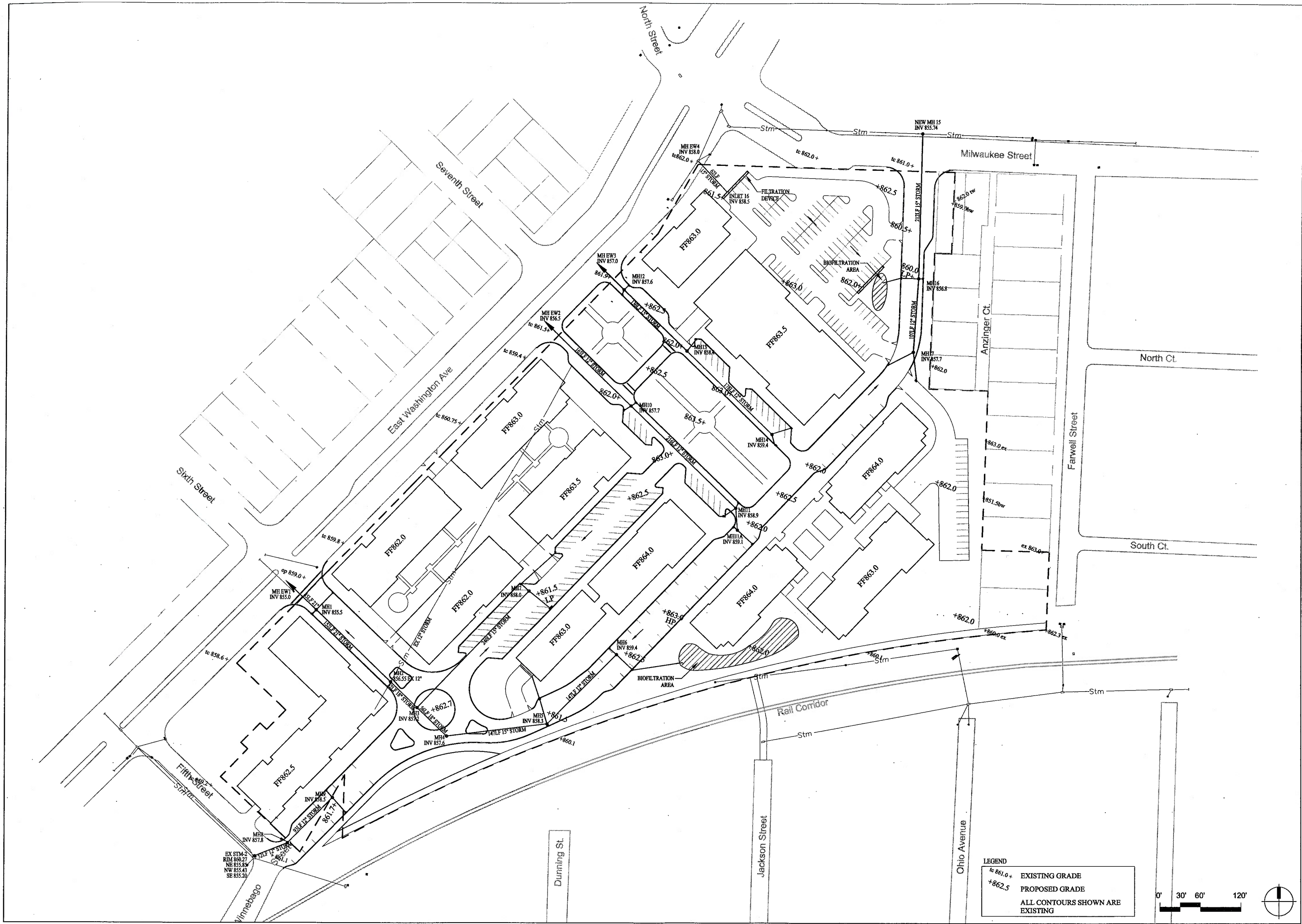


GRADING AND STORMWATER PLAN

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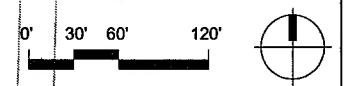
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Exhibit 8



LEGEND

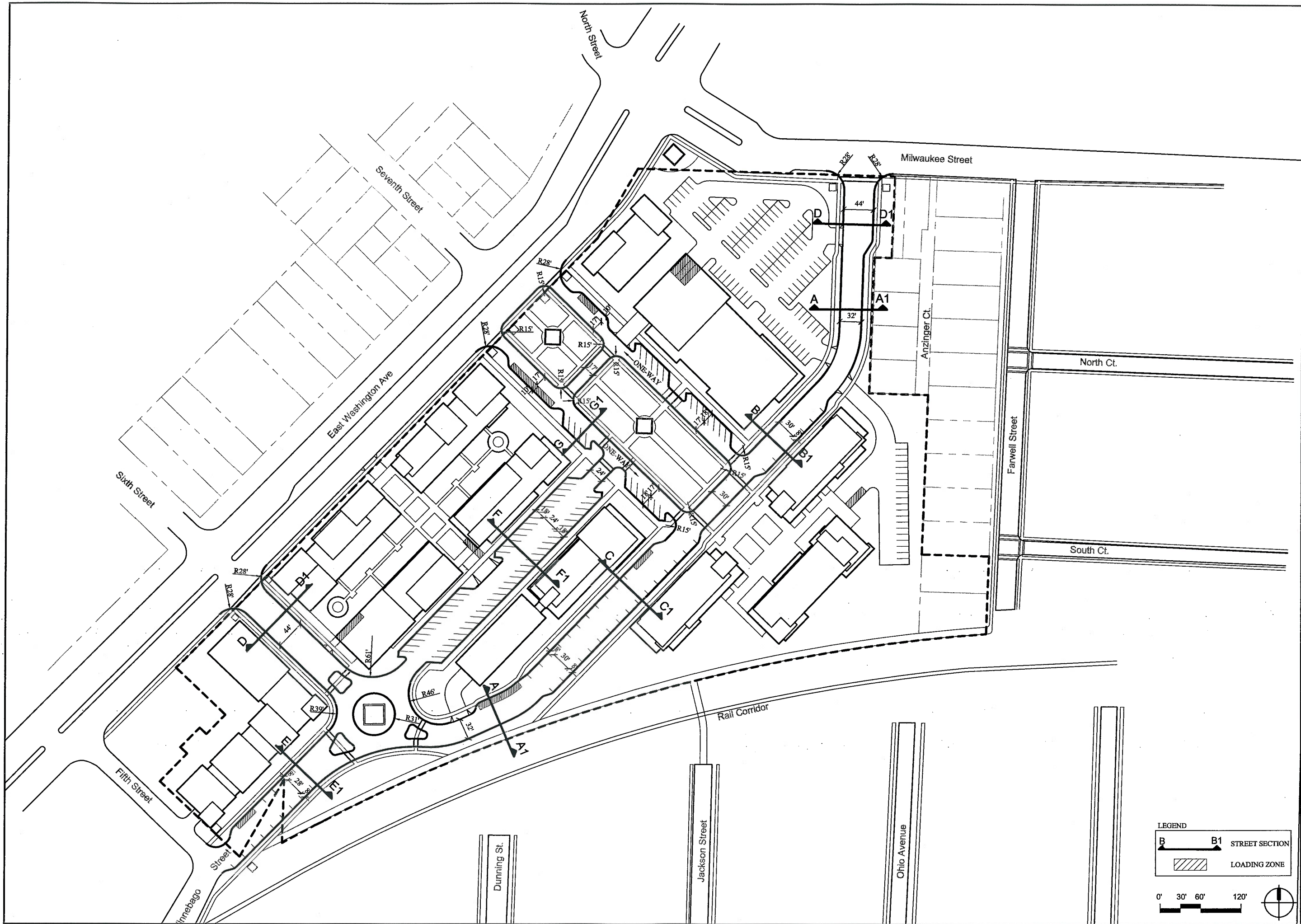
- to 861.0+ EXISTING GRADE
- +862.5 PROPOSED GRADE
- ALL CONTOURS SHOWN ARE EXISTING





Building Legend

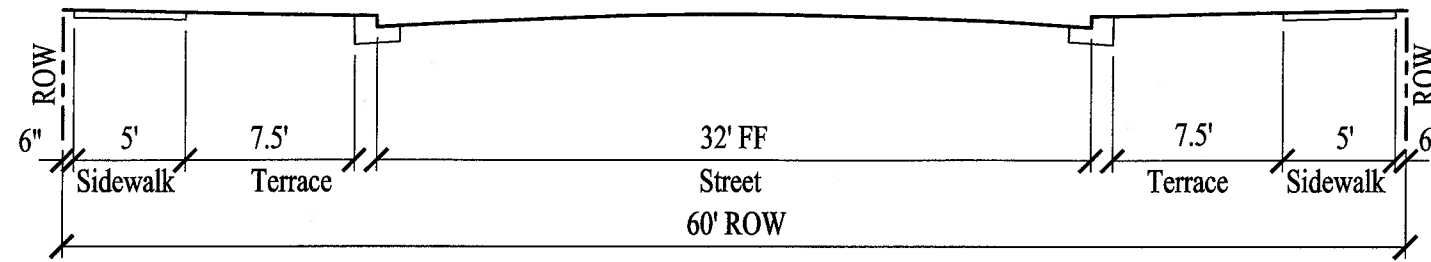
- Building A - 3 story commercial building
 - Building B - 3 story residential on grade level commercial
 - Building C - 4 story residential on grade level commercial
 - French Battery - 2 story residential on grade level commercial
 - Building D.1 - 7 story residential on grade level commercial
 - Building D.2 - 4 story residential on grade level commercial
 - Building E.1 - 7 story residential on grade level commercial
 - Building E.2 - 4 story residential on grade level commercial
 - Future Building F - 3 story residential
 - Building G.1 - 5 story residential
 - Building G.2 - 5 story residential
 - Building G.3 - 4 story residential
- *All buildings will have below grade structured parking



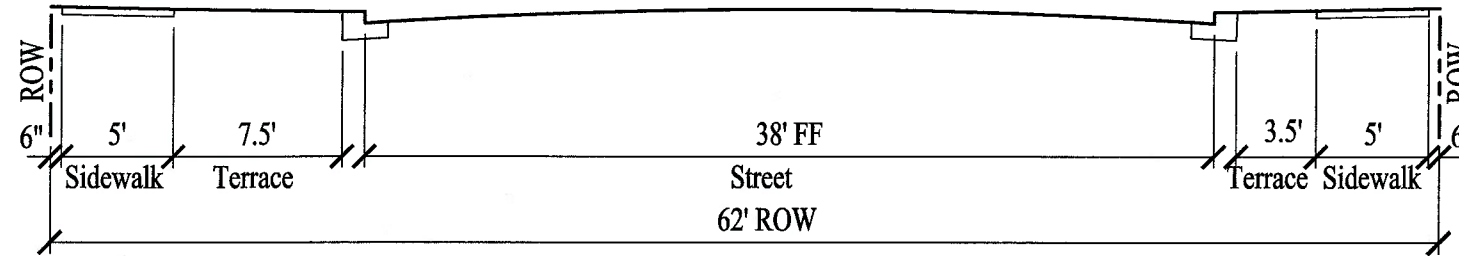
LEGEND

B	B1	STREET SECTION
		LOADING ZONE

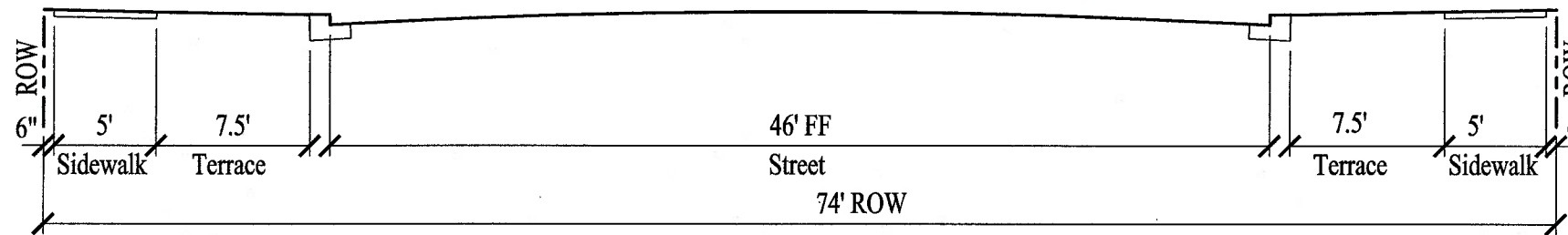
0' 30' 60' 120'



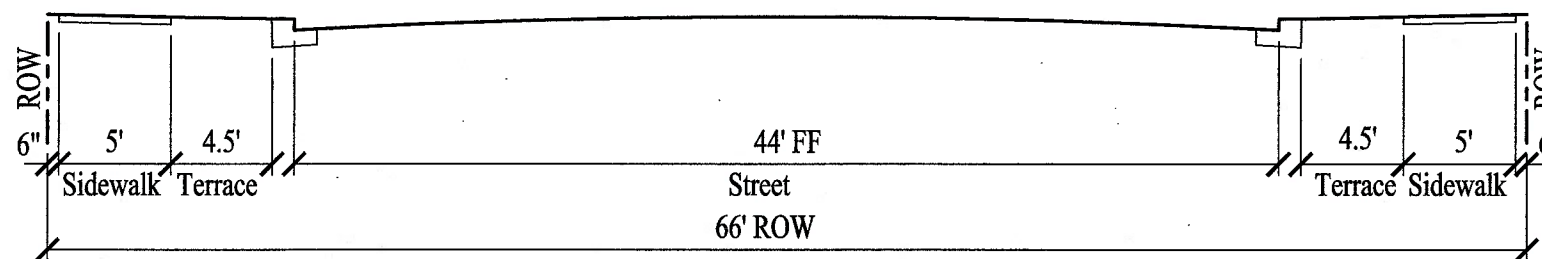
SECTION A-A1 - PUBLIC STREET (60' ROW NO PARKING)



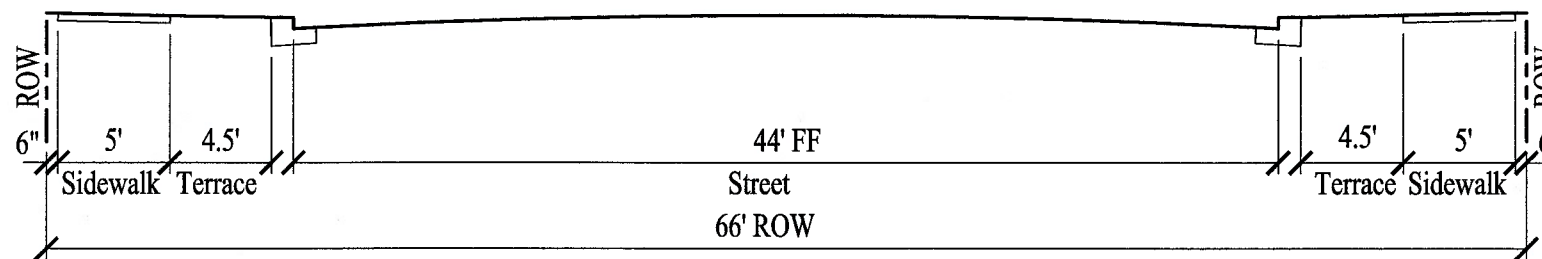
SECTION B-B1 - PUBLIC STREET (62' ROW W/ PARKING ONE SIDE)



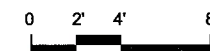
SECTION C-C1 - PUBLIC STREET (74' ROW W/ PARKING BOTH SIDES)

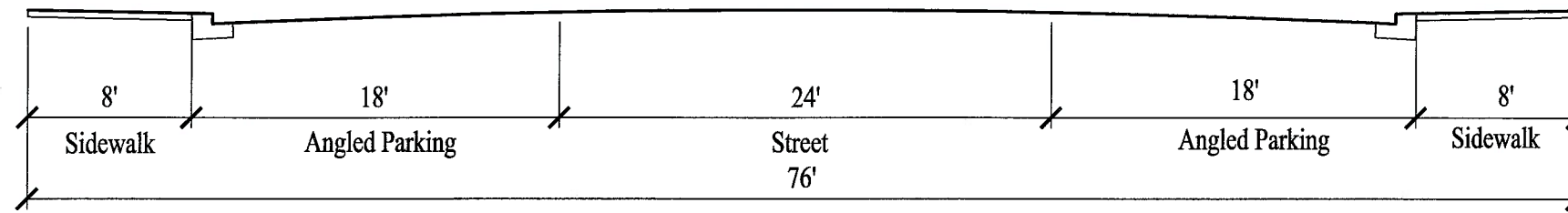


SECTION D-D1 - PUBLIC STREET (66' ROW NO PARKING)

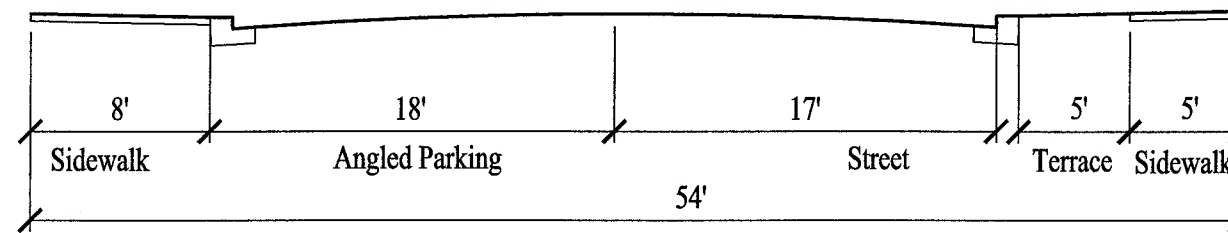


SECTION E-E1 - PUBLIC STREET (66' ROW PARKING BOTH SIDES)

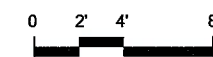


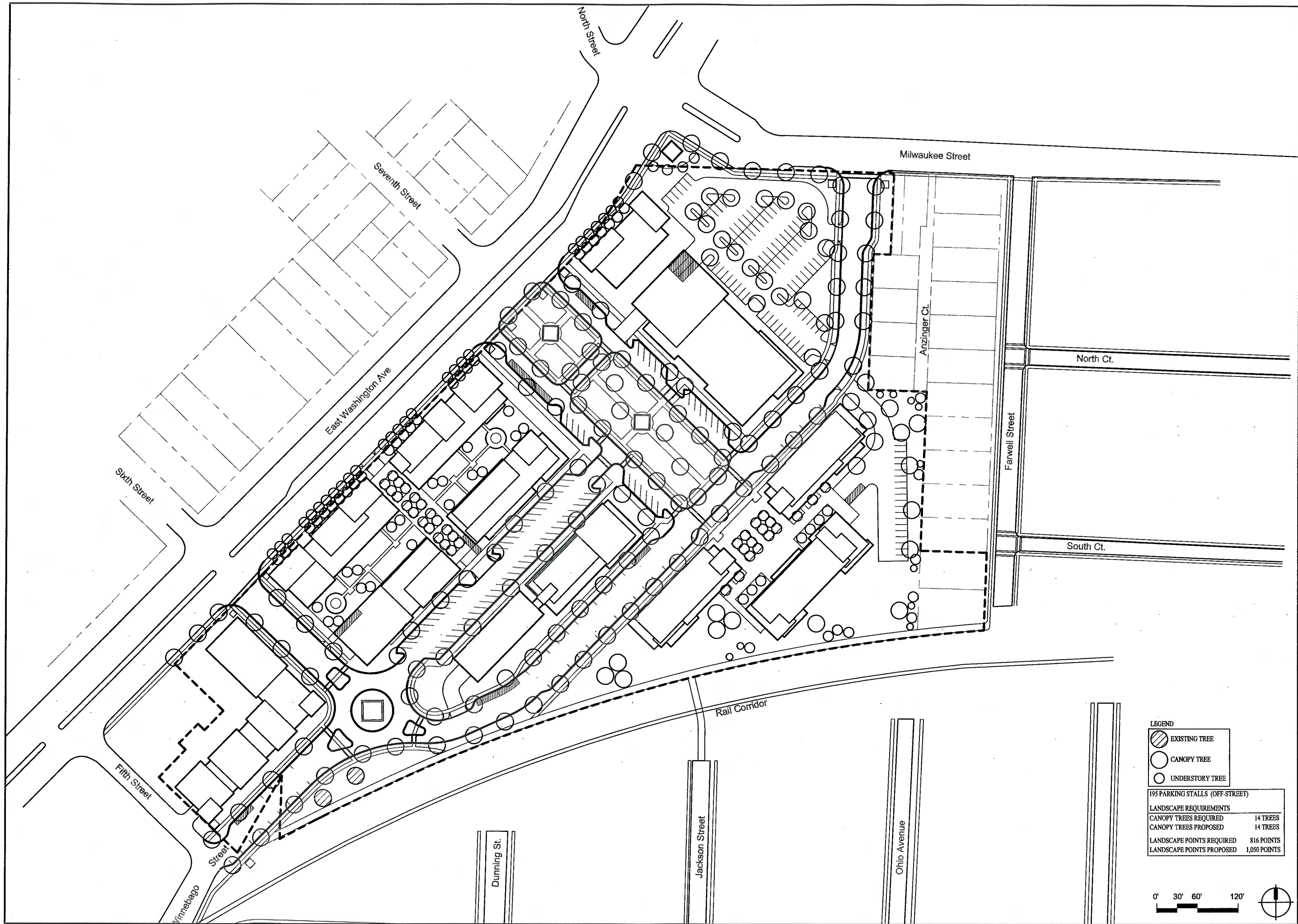


SECTION F-F1 - PRIVATE STREET (ANGLED PARKING BOTH SIDES)



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



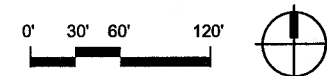


LEGEND

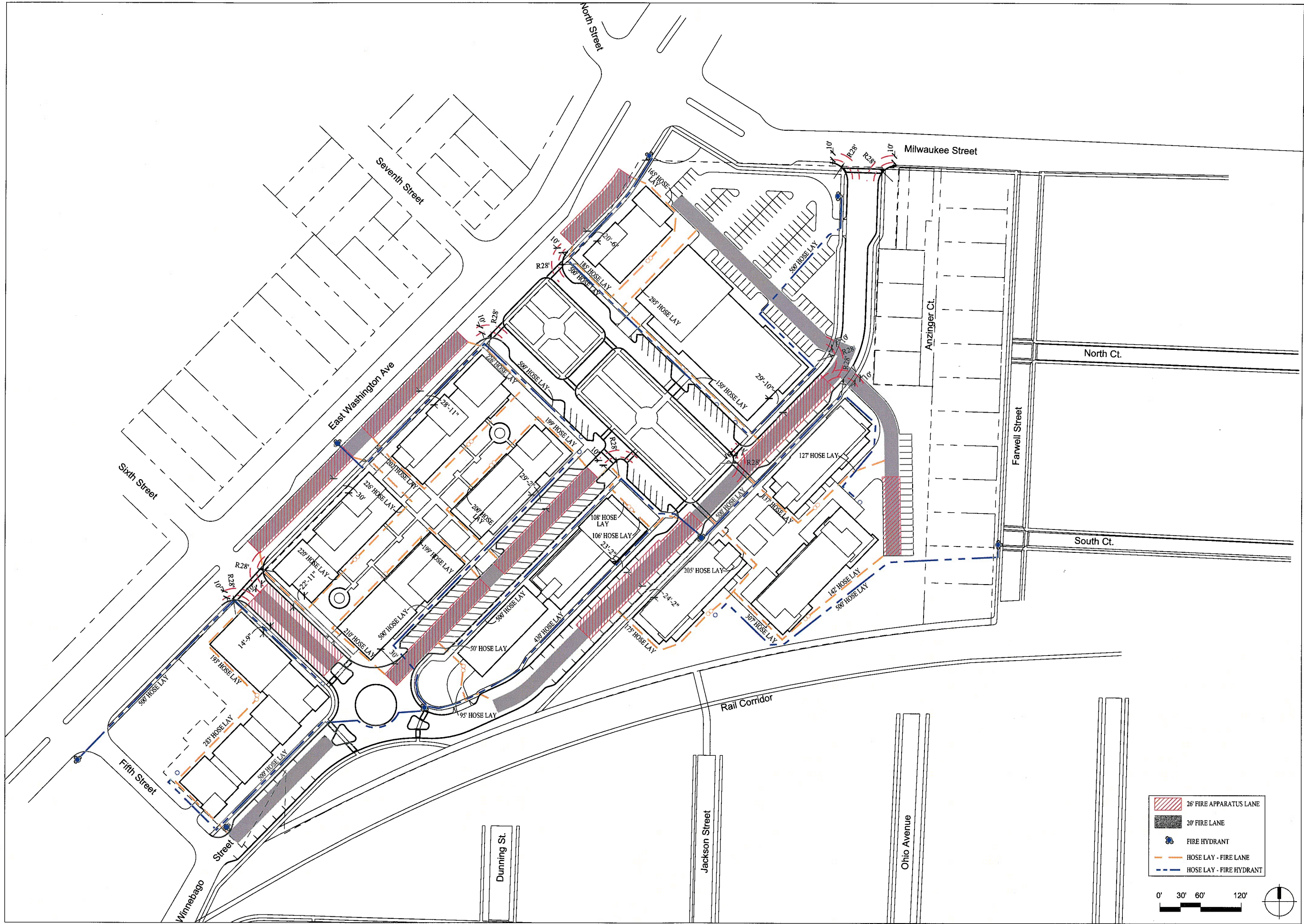
- EXISTING TREE
- CANOPY TREE
- UNDERSTORY TREE

195 PARKING STALLS (OFF-STREET)

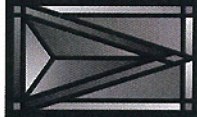
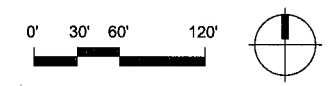
LANDSCAPE REQUIREMENTS	
CANOPY TREES REQUIRED	14 TREES
CANOPY TREES PROPOSED	14 TREES
LANDSCAPE POINTS REQUIRED	816 POINTS
LANDSCAPE POINTS PROPOSED	1,050 POINTS



LANDSCAPE PLAN



	26' FIRE APPARATUS LANE
	20' FIRE LANE
	FIRE HYDRANT
	HOSE LAY - FIRE LANE
	HOSE LAY - FIRE HYDRANT

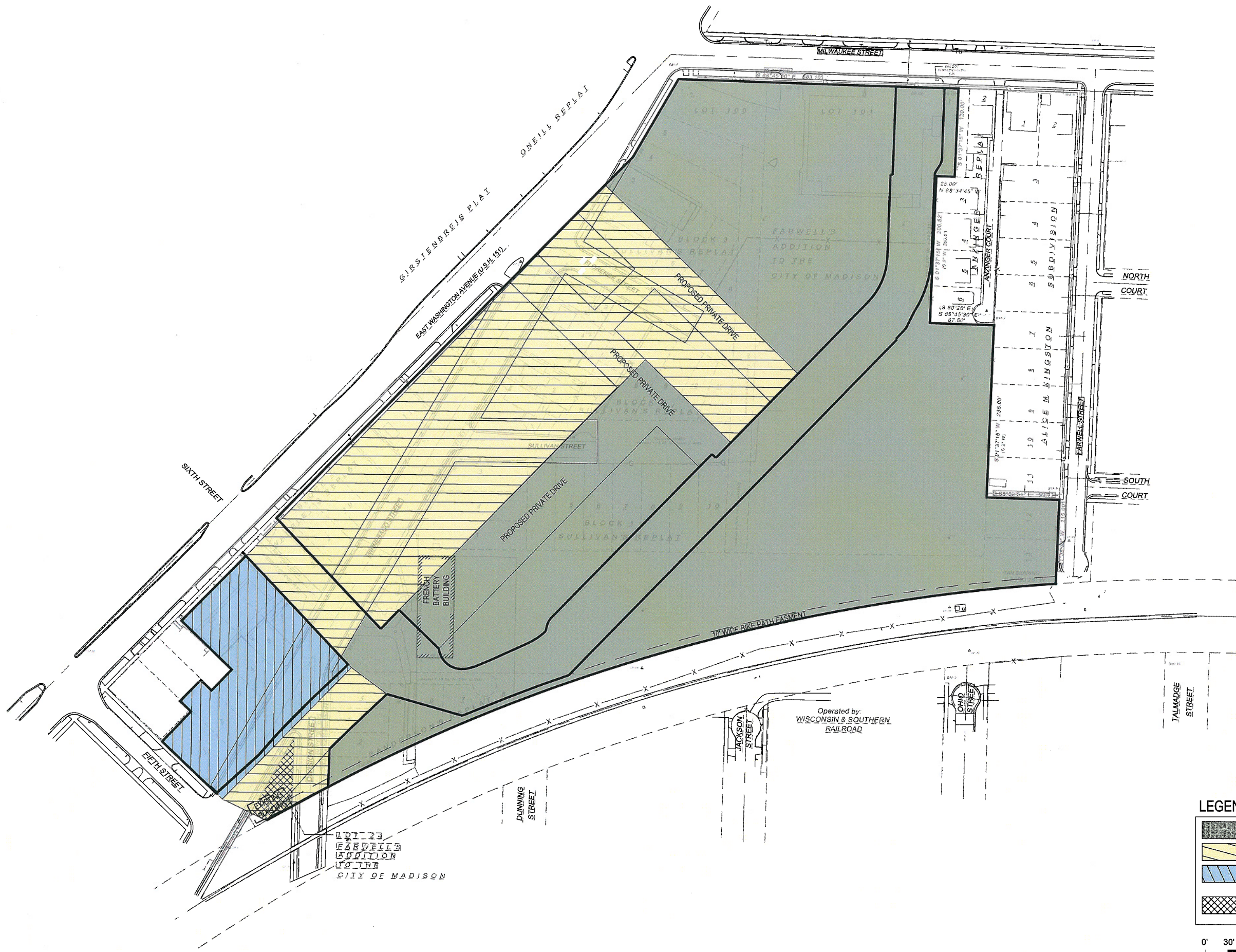


FIRE PROTECTION PLAN

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Exhibit 14



PHASING PLAN



AERIAL SITE VIEW

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