



Existing Building to be Removed – Exterior & Interior Photos

Name: Flad Development – 3005 University Ave. Redevelopment

Number: #1838

Address: 3005 University Avenue, Madison, WI 53705





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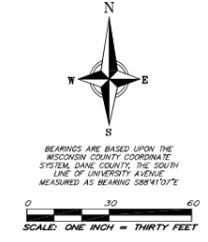


PREPARED FOR:
FLAD DEVELOPMENT &
INVESTMENT CORP.
ATTN: JOHN FLAD
3330 UNIVERSITY AVENUE
SUITE 206
MADISON, WI 53705

PREPARED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3955
mmar@vierbicher.com

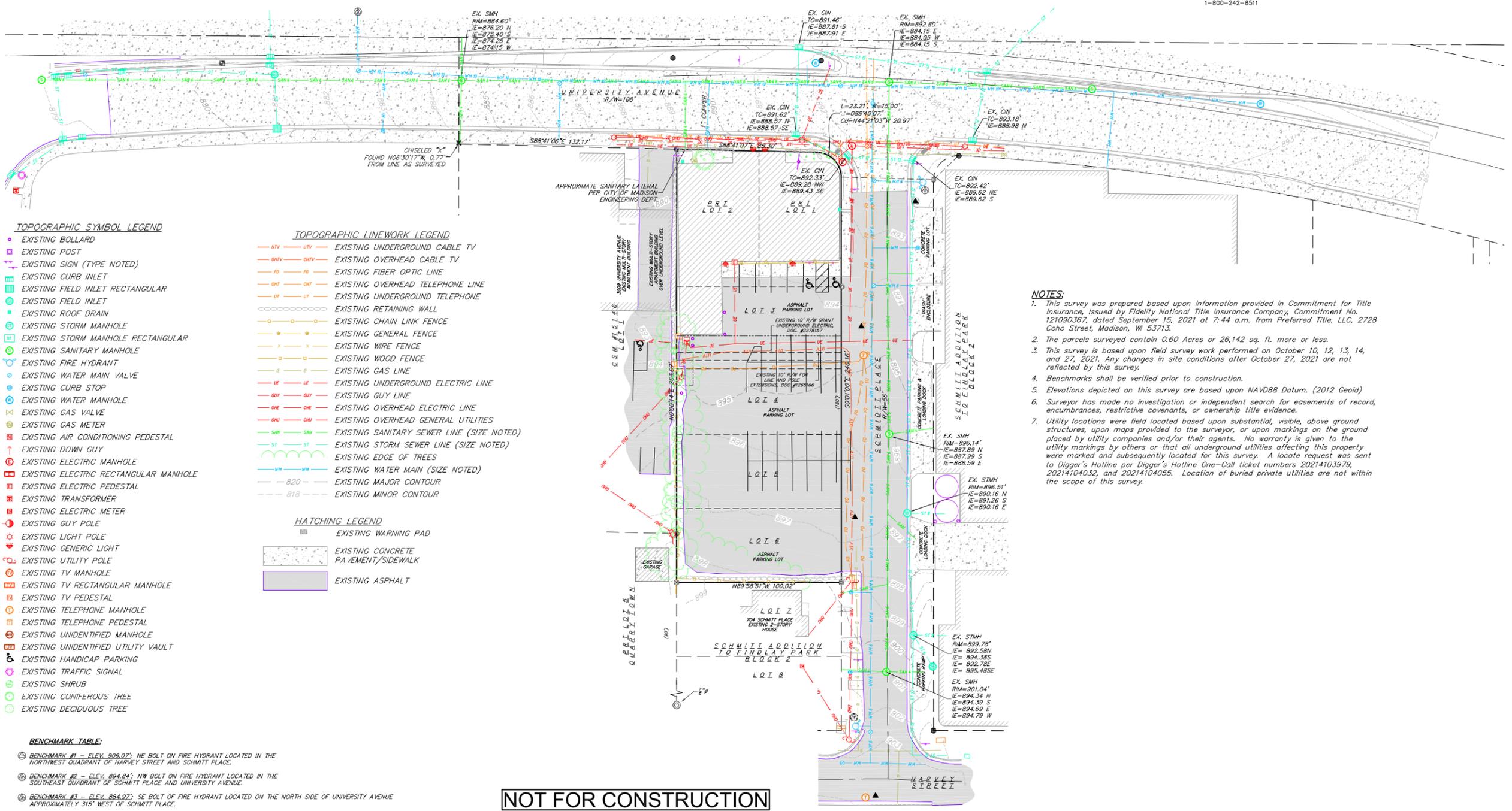
- SURVEY LEGEND**
- ⊕ BENCHMARK
 - ✕ FOUND CHISELED "X"
 - ⊙ FOUND 1" Ø IRON PIPE
 - ⊙ FOUND 2" Ø IRON PIPE
 - ⊙ FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



TOPOGRAPHIC SYMBOL LEGEND

- ⬢ EXISTING BOLLARD
- ⬢ EXISTING POST
- ⬢ EXISTING SIGN (TYPE NOTED)
- ⬢ EXISTING CURB INLET
- ⬢ EXISTING FIELD INLET RECTANGULAR
- ⬢ EXISTING FIELD INLET
- ⬢ EXISTING ROOF DRAIN
- ⬢ EXISTING STORM MANHOLE
- ⬢ EXISTING STORM MANHOLE RECTANGULAR
- ⬢ EXISTING SANITARY MANHOLE
- ⬢ EXISTING FIRE HYDRANT
- ⬢ EXISTING WATER MAIN VALVE
- ⬢ EXISTING CURB STOP
- ⬢ EXISTING WATER MANHOLE
- ⬢ EXISTING GAS VALVE
- ⬢ EXISTING GAS METER
- ⬢ EXISTING AIR CONDITIONING PEDESTAL
- ⬢ EXISTING DOWN GUY
- ⬢ EXISTING ELECTRIC MANHOLE
- ⬢ EXISTING ELECTRIC RECTANGULAR MANHOLE
- ⬢ EXISTING ELECTRIC PEDESTAL
- ⬢ EXISTING TRANSFORMER
- ⬢ EXISTING ELECTRIC METER
- ⬢ EXISTING GUY POLE
- ⬢ EXISTING LIGHT POLE
- ⬢ EXISTING GENERIC LIGHT
- ⬢ EXISTING UTILITY POLE
- ⬢ EXISTING TV MANHOLE
- ⬢ EXISTING TV RECTANGULAR MANHOLE
- ⬢ EXISTING TV PEDESTAL
- ⬢ EXISTING TELEPHONE MANHOLE
- ⬢ EXISTING TELEPHONE PEDESTAL
- ⬢ EXISTING UNIDENTIFIED MANHOLE
- ⬢ EXISTING UNIDENTIFIED UTILITY VAULT
- ⬢ EXISTING HANDICAP PARKING
- ⬢ EXISTING TRAFFIC SIGNAL
- ⬢ EXISTING SHRUB
- ⬢ EXISTING CONIFEROUS TREE
- ⬢ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- OHV — OHV — EXISTING OVERHEAD CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- — — — EXISTING RETAINING WALL
- — — — EXISTING CHAIN LINK FENCE
- — — — EXISTING GENERAL FENCE
- — — — EXISTING WIRE FENCE
- — — — EXISTING WOOD FENCE
- — — — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- GUY — GUY — EXISTING GUY LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- — — — EXISTING EDGE OF TREES
- WH — WH — EXISTING WATER MAIN (SIZE NOTED)
- B20 — — — EXISTING MAJOR CONTOUR
- B18 — — — EXISTING MINOR CONTOUR

HATCHING LEGEND

- ▨ EXISTING WARNING PAD
- ▨ EXISTING CONCRETE PAVEMENT/SIDEWALK
- ▨ EXISTING ASPHALT

BENCHMARK TABLE:

- ⊕ BENCHMARK #1 - ELEV. 306.02'; NE BOLT ON FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF HARVEY STREET AND SCHMITT PLACE.
- ⊕ BENCHMARK #2 - ELEV. 894.84'; NW BOLT ON FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF SCHMITT PLACE AND UNIVERSITY AVENUE.
- ⊕ BENCHMARK #3 - ELEV. 884.92'; SE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF UNIVERSITY AVENUE APPROXIMATELY 315' WEST OF SCHMITT PLACE.

NOTES:

1. This survey was prepared based upon information provided in Commitment for Title Insurance, Issued by Fidelity National Title Insurance Company, Commitment No. 121090367, dated September 15, 2021 at 7:44 a.m. from Preferred Title, LLC, 2728 Coho Street, Madison, WI 53713.
2. The parcels surveyed contain 0.60 Acres or 26,142 sq. ft. more or less.
3. This survey is based upon field survey work performed on October 10, 12, 13, 14, and 27, 2021. Any changes in site conditions after October 27, 2021 are not reflected by this survey.
4. Benchmarks shall be verified prior to construction.
5. Elevations depicted on this survey are based upon NAVD83 Datum. (2012 Geoid)
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
7. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20214103979, 20214104032, and 20214104055. Location of buried private utilities are not within the scope of this survey.

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (608) 261-3898

Existing Conditions
3005 University Avenue
City of Madison
Dane County, Wisconsin

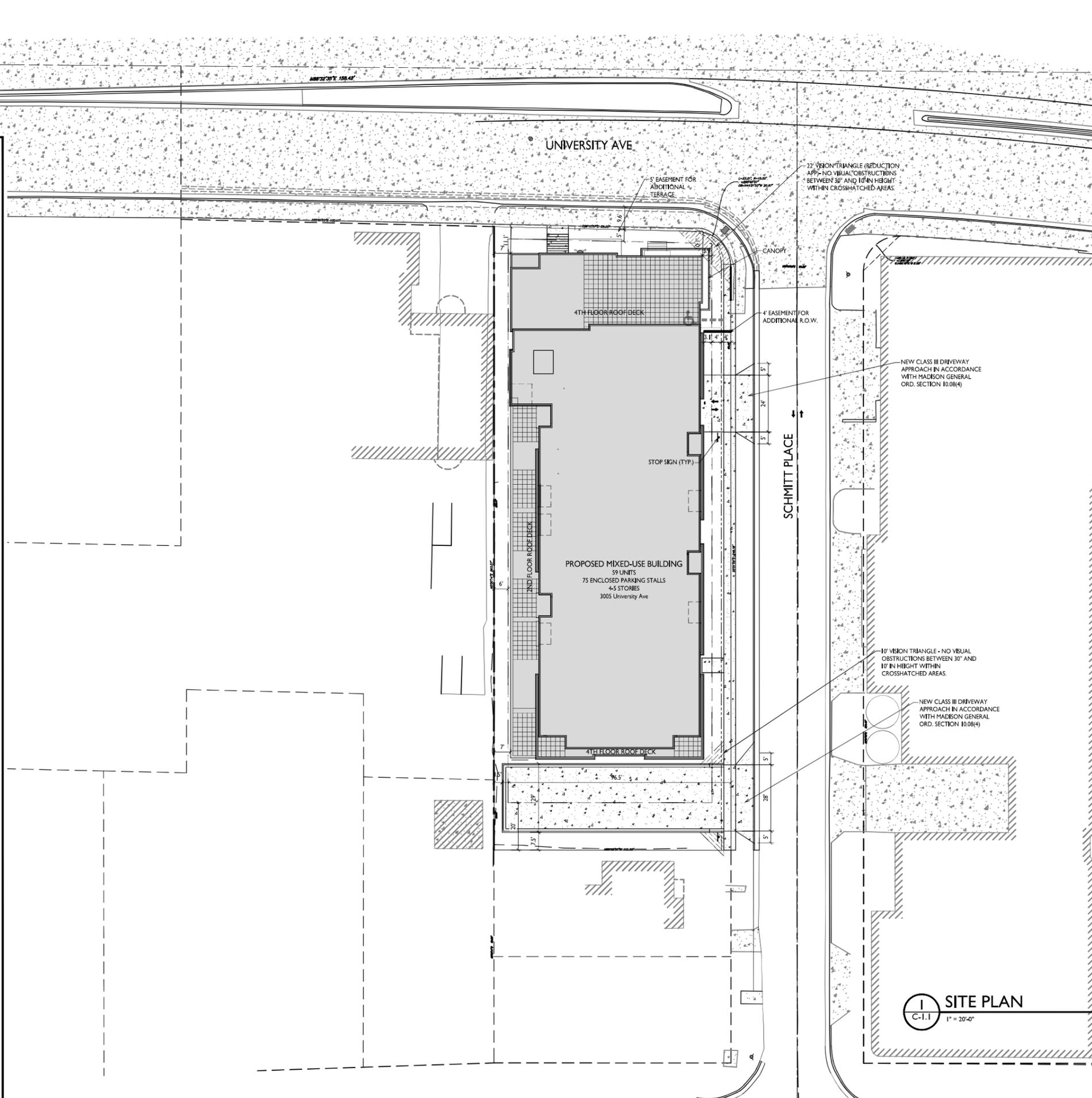
REVISIONS	NO.	DATE	REMARKS

DATE	01/10/2022
DRAFTER	ZDRE
CHECKED	JZAM
PROJECT NO.	190018

C1.0

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, (266-4816).
12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

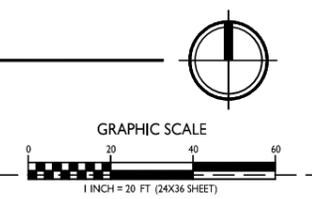


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	EXTERIOR RENDERINGS

Site Development Data:	
Zoning	CC-T
Densities:	
Lot Area	26,142 S.F./0.6 ACRES
Dwelling Units	59 units
Lot Area / D.U.	443 S.F./D.U.
Density	98 units/Acre
Usable Open Space	7,749 S.F. (131 S.F./unit)
Lot Coverage	21,490 S.F. (82%)
Building Height	5 stories
Commercial Area	1,340 S.F.
Dwelling Unit Mix:	
Efficiency	14
One Bedroom	24
One Bedroom + Den	11
Two Bedroom	10
Total Dwelling Units	59
Vehicle Parking Stalls:	
Underground Garage	64
Surface	11
Total	75
Bicycle Parking:	
Garage - wall mount	6
Garage - floor mount	53
Surface - Commercial/Guests	8
Total	67

BIKE RACKS:	
	INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

I SITE PLAN
C-1.1
1" = 20'-0"



Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Review - Nov. 12, 2021
Issued for UDC Info. Submittal - Nov. 29, 2021
UDC & Land Use Submittal - Jun. 10, 2022

PROJECT TITLE
**3005 University Ave
Redevelopment**

3005 University Ave
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **1838**
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