



City of Madison

Conditional Use and Demolition

Location

141 Langdon Street

Project Name

Evans Scholars Scholarship House

Applicant

Evans Scholar Foundation / John Cronin, AG Architecture

Existing Use

Student Housing Building

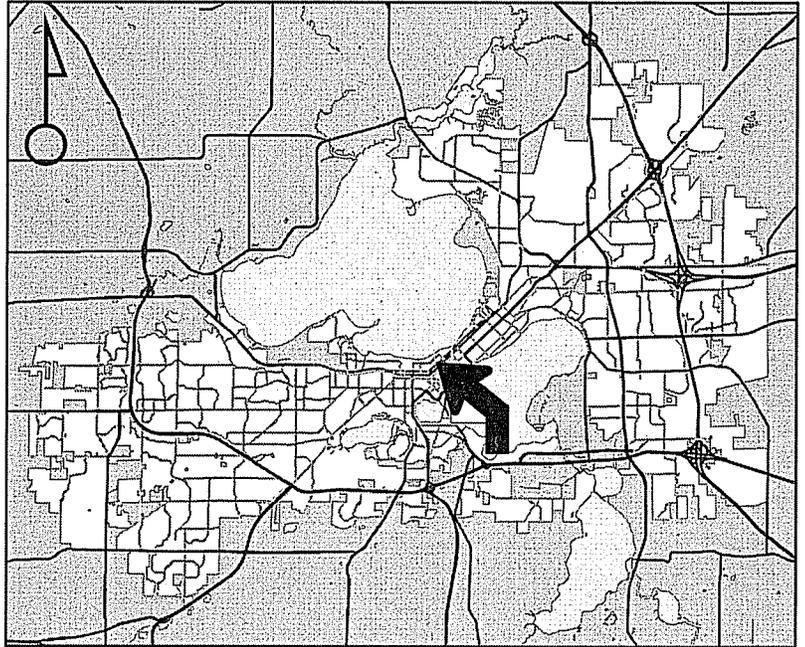
Proposed Use

Demolish existing lodging house and construct new lodging house

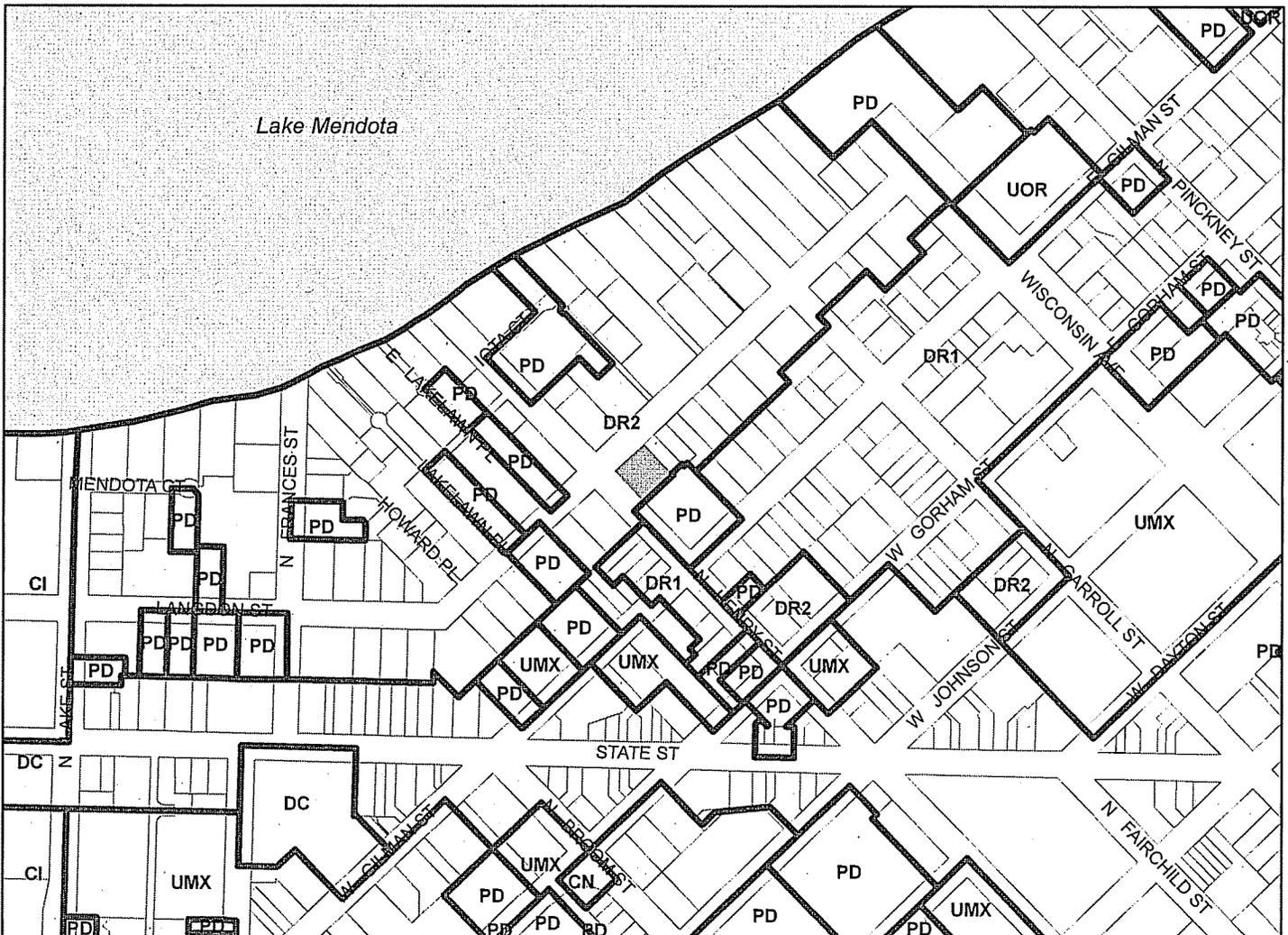
Public Hearing Date

Plan Commission

16 October 2017



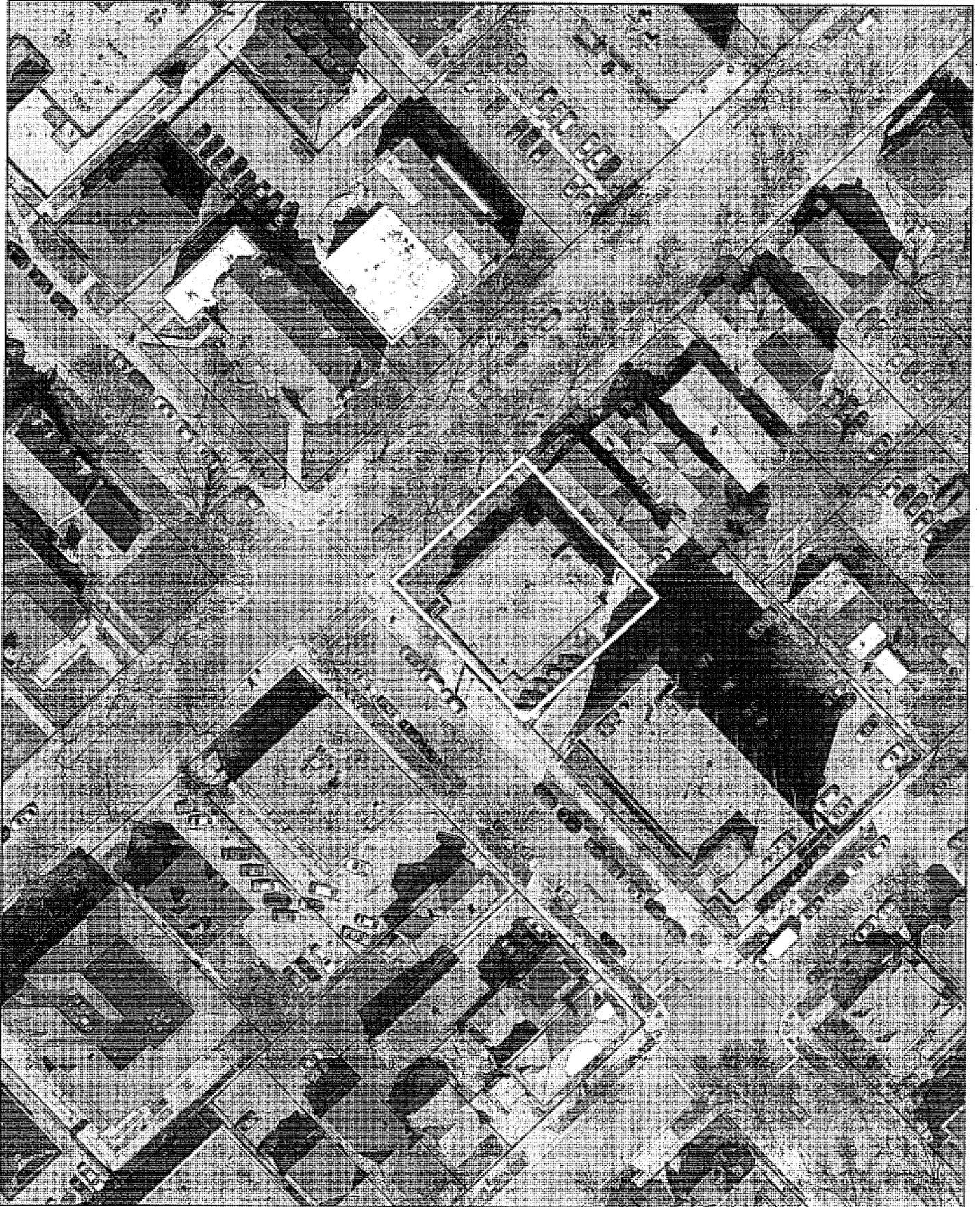
For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 9 Oct 2017

10



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Parcel # _____
Aldermanic district _____
Zoning district _____
Special requirements _____
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 141 LANGDON ST. MADISON, WI 53703
Title: EVANS SCHOLARS SCHOLARSHIP HOUSE

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name JOHN CRONIN/ALEXIS Company AG ARCHITECTURE
Street address 1414 UNDERWOOD AVE ^{CRATES} #301 City/State/Zip WAUWATOSA WI 53213
Telephone 414-431-3131 Email jjcron@agarch.com / aacrat@agarch.com

Project contact person JOHN CRONIN/ALEXIS CRATES Company AG ARCHITECTURE
Street address 1414 UNDERWOOD AVE #301 City/State/Zip WAUWATOSA WI 53213
Telephone 414-431-3131 Email jjcron@agarch.com / aacrat@agarch.com

Property owner (if not applicant) EVANS SCHOLAR FOUNDATION
Street address 1 BRIAR RD City/State/Zip GOLF IL 60029
Telephone 847.724.4600 Email John.Maloney@duques.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

4 STORY SCHOLARSHIP HOUSE WHICH HOUSES A RANGE OF
75-90 STUDENTS DURING THE SCHOOL SPRING & FALL SEMESTERS

Scheduled start date 15 MAY 2018 Planned completion date JULY 2019

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- | | | |
|--|---|--|
| <input type="checkbox"/> Filing fee | <input checked="" type="checkbox"/> Pre-application notification | <input checked="" type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map | <input checked="" type="checkbox"/> Supplemental Requirements |
| <input checked="" type="checkbox"/> Letter of intent | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal* |
| <input type="checkbox"/> Legal description | <input checked="" type="checkbox"/> Development plans | |

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff CHRIS WELLS/KEVIN FIRCHOW

Date 22 MARCH 2017

Zoning staff JENNY KIRCHGATTER

Date 22 MARCH 2017

- Demolition Listserv**
- Public subsidy is being requested (indicate in letter of intent)

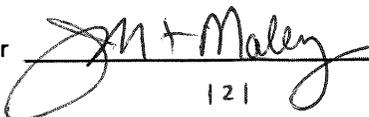
- Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

SEE ATTACHED DOCUMENT FOR NOTIFICATIONS SENT
11 JULY 2017 TO LEDELL ZELLERS

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant JOHN CRONIN Relationship to property ARCHITECT

Authorizing signature of property owner  Date 8/16/17

30 August 2017

Evans Scholarship Foundation Housing Letter of Intent

The Evans Scholarship Foundation (ESF) plans to remove the existing building at 141 Langdon Street in Madison, WI and construct a new 4-5 story structure in its place.

The existing Scholarship House has outlived its usefulness in providing quality housing for the student residents. Please refer to the Property Condition Report for detailed information on the quality of the current building. The demolition and recycling of the existing structure will commence in May 2018 and the new building will open in August of 2019, in time for the University of Wisconsin fall semester.

The property will provide a substantial improvement in living quality for the students and will be developed according to all applicable building codes. The structure will house between 75-90 resident students during the normal school year.

The new design provides Langdon and Henry Streets with a corner entrance facing a raised outdoor plaza. The structure is four (4) stories facing Landon Street and five (5) stories off the back of the building due to the grade change along Henry Street.

The building will be 27,700 s.f. on a site that is approximately 10 acres. The façade will be strongly articulated in brick and stone veneer with a use of decorative cast stone detailing. There will be no car parking allowed on the property.

The project team of ESF and AG Architecture have worked with Alder Zellers, the City Planning Department, Historic Preservation and a neighborhood steering committee to achieve an aesthetic design that addresses the historic nature while preserving the quality of life on Langdon Street.

Please contact me directly with any questions or comments related to the items noted above.

Sincerely,

AG ARCHITECTURE, INC.



JOHN J. CRONIN
Principal

JJC:mlz

SENIOR PRINCIPALS

Stephen J. Alexander, AIA
Eugene R. Guskowski, AIA

PRINCIPALS

John Joseph Cronin, AIA
Anthony J. Luciano, P.E.
Tracey R. Schnick, AIA
Cynthia A. Lofy, CPA

SENIOR ASSOCIATES

William Boehler, AIA
Ann M. D'Acquisto, AIA
Andrew J. Korb, AIA
Eric Robert Harrmann
Russell R. McLaughlin, AIA
Michael A. Miller, AIA
David A. Trinkner

A r c h i t e c t u r e E n g i n e e r i n g P l a n n i n g

1414 UNDERWOOD AVENUE SUITE 301 WAUWATOSA, WI 53213 - 2653

414.431.3131 TEL 414.431.0531 FAX WWW.AGARCH.COM

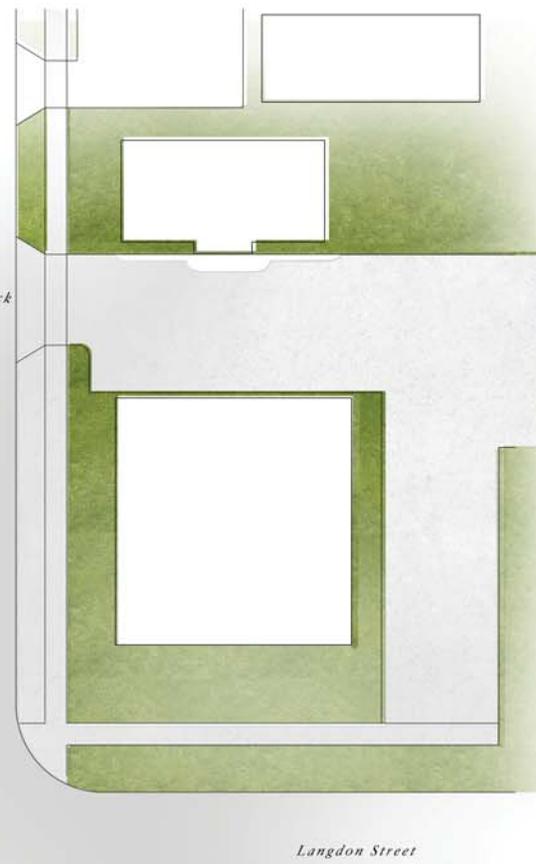
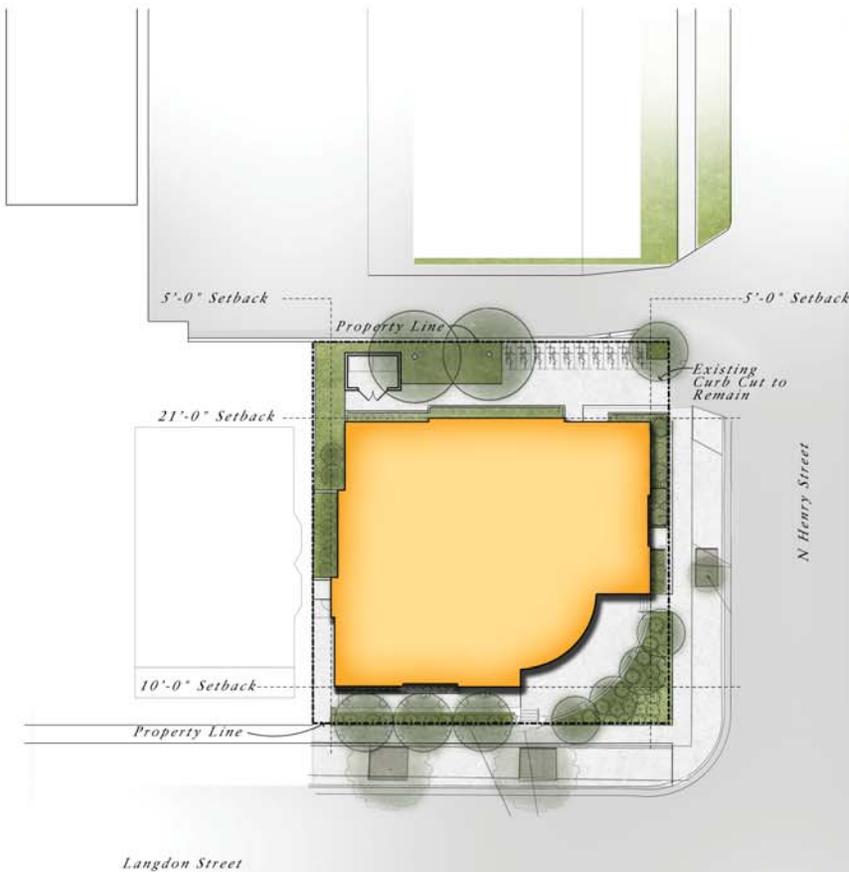
AG ARCHITECTURE INC.











SITE STATISTICS

**CENTRAL AREA
DR2 ZONE
RESIDENTIAL - GROUP LIVING CATEGORY**

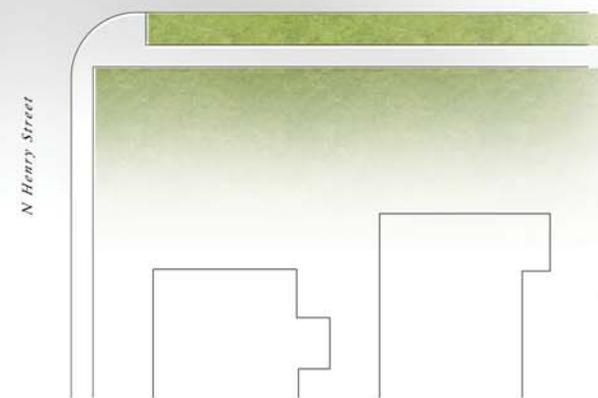
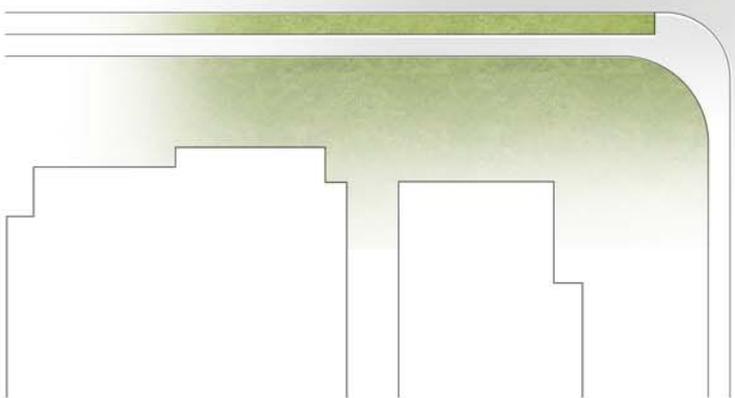
4 STORY BUILDING WITH 75 BEDS (90 POTENTIAL)

LOT AREA
OVERALL LOT AREA 10,275 SQ. FT.

BUILDING AREA
LOWER LEVEL 5,708 SQ. FT.
FIRST FLOOR 5,560 SQ. FT.
SECOND FLOOR 5,301 SQ. FT.
THIRD FLOOR 5,674 SQ. FT.
FOURTH FLOOR 5,457 SQ. FT.
TOTAL AREA 27,700 SQ. FT.

LOT COVERAGE
BUILDING ONLY 5,708 SQ. FT. (56%)
DRIVES, PATIOS AND WALKS 2,307 SQ. FT. (22%)
TOTAL 8,015 SQ. FT. (78%)

USEABLE OPEN SPACE
TOTAL 2,665 SQ. FT.
60 SQ. FT. PER BED
30 SQ. FT. PER BEDROOM



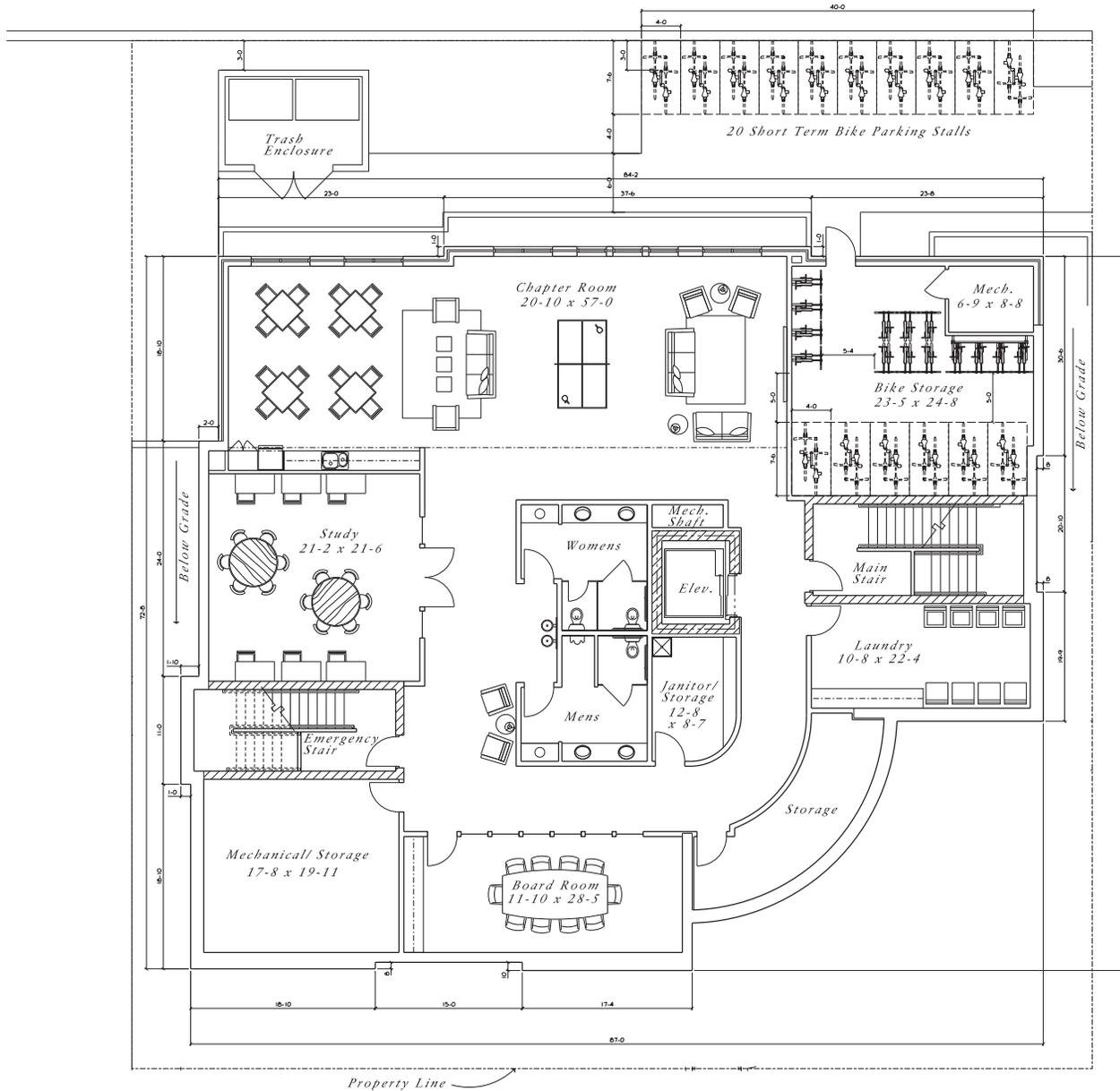
SITE PLAN
1/16" = 1' - 0"
6 SEPT 2017



*Evans Scholars
Scholarship House*
REBUILD
Madison, WI



A001



LOWER LEVEL

BUILDING AREA

LOWER LEVEL	5,708 SQ. FT.
FIRST FLOOR	5,560 SQ. FT.
SECOND FLOOR	5,301 SQ. FT.
THIRD FLOOR	5,674 SQ. FT.
FOURTH FLOOR	5,457 SQ. FT.
TOTAL AREA	27,700 SQ. FT.

BED COUNT

LOWER LEVEL	0 BEDS
FIRST FLOOR	20 BEDS
SECOND FLOOR	22 BEDS
THIRD FLOOR	24 BEDS
FOURTH FLOOR	9 BEDS (24 POTENTIAL)

TOTAL BED COUNT 75 BEDS (90 POTENTIAL)

ROOM TYPE

R. A.	4 (8%)
TWO BED	33 (76%)
THREE BED	4 (8%)
FOUR BED	4 (8%)

BIKE PARKING

(56 Required Stalls)

SHORT TERM	20 STALLS
LONG TERM	40 STALLS
TOTAL BIKE PARKING	60 STALLS

LOWER LEVEL
3/16" = 1' - 0"



6 SEPT 2017



*Evans Scholars
Scholarship House*

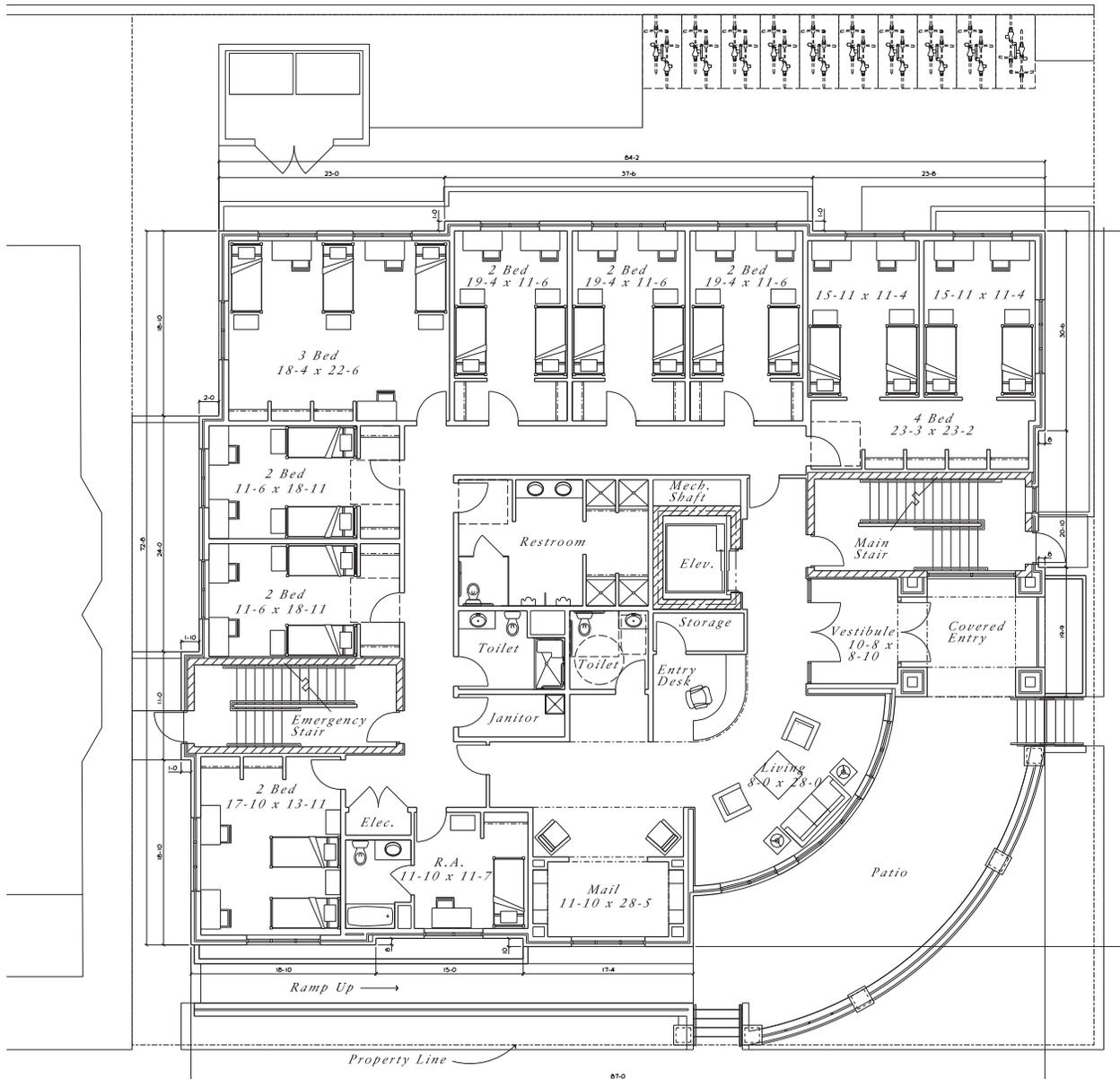
REBUILD

Madison, WI



Architecture
1414 UNDERWOOD AVE.
MADISON, WI 53716
616.431.0551 TEL
616.431.0551 FAX
WWW.GGARCH.COM

A002



FIRST FLOOR

BUILDING AREA

LOWER LEVEL	5,708 SQ. FT.
FIRST FLOOR	5,560 SQ. FT.
SECOND FLOOR	5,301 SQ. FT.
THIRD FLOOR	5,674 SQ. FT.
FOURTH FLOOR	5,457 SQ. FT.

TOTAL AREA

27,700 SQ. FT.

BED COUNT

LOWER LEVEL	0 BEDS
FIRST FLOOR	20 BEDS
SECOND FLOOR	22 BEDS
THIRD FLOOR	24 BEDS
FOURTH FLOOR	9 BEDS (24 POTENTIAL)

TOTAL BED COUNT

75 BEDS (90 POTENTIAL)

ROOM TYPE

R.A.	4	(8%)
TWO BED	33	(76%)
THREE BED	4	(8%)
FOUR BED	4	(8%)

FIRST FLOOR

3/16" = 1' - 0"



6 SEPT 2017



*Evans Scholars
Scholarship House*

REBUILD

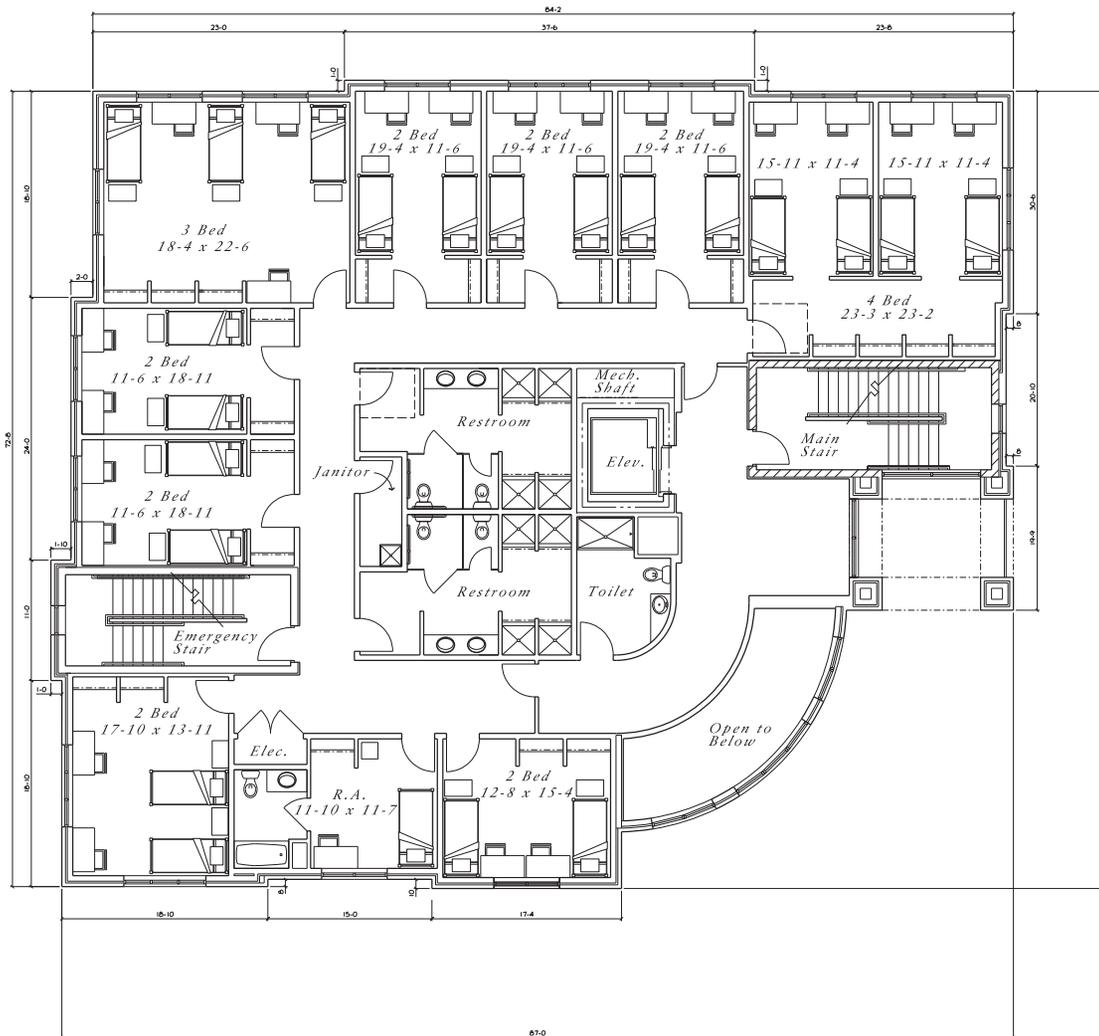
Madison, WI



Architecture

1414 UNDERWOOD AVE.
MADISON, WI 53716
614.431.0551 TEL
614.431.0551 FAX
WWW.EGARCH.COM

A003



SECOND FLOOR

BUILDING AREA

LOWER LEVEL	5,708 SQ. FT.
FIRST FLOOR	5,560 SQ. FT.
SECOND FLOOR	5,301 SQ. FT.
THIRD FLOOR	5,674 SQ. FT.
FOURTH FLOOR	5,457 SQ. FT.
TOTAL AREA	27,700 SQ. FT.

BED COUNT

LOWER LEVEL	0 BEDS
FIRST FLOOR	20 BEDS
SECOND FLOOR	22 BEDS
THIRD FLOOR	24 BEDS
FOURTH FLOOR	9 BEDS (24 POTENTIAL)
TOTAL BED COUNT	75 BEDS (90 POTENTIAL)

ROOM TYPE

R.A.	4	(8%)
TWO BED	33	(76%)
THREE BED	4	(8%)
FOUR BED	4	(8%)

SECOND FLOOR
3/16" = 1' - 0"
0 4 8
6 SEPT 2017

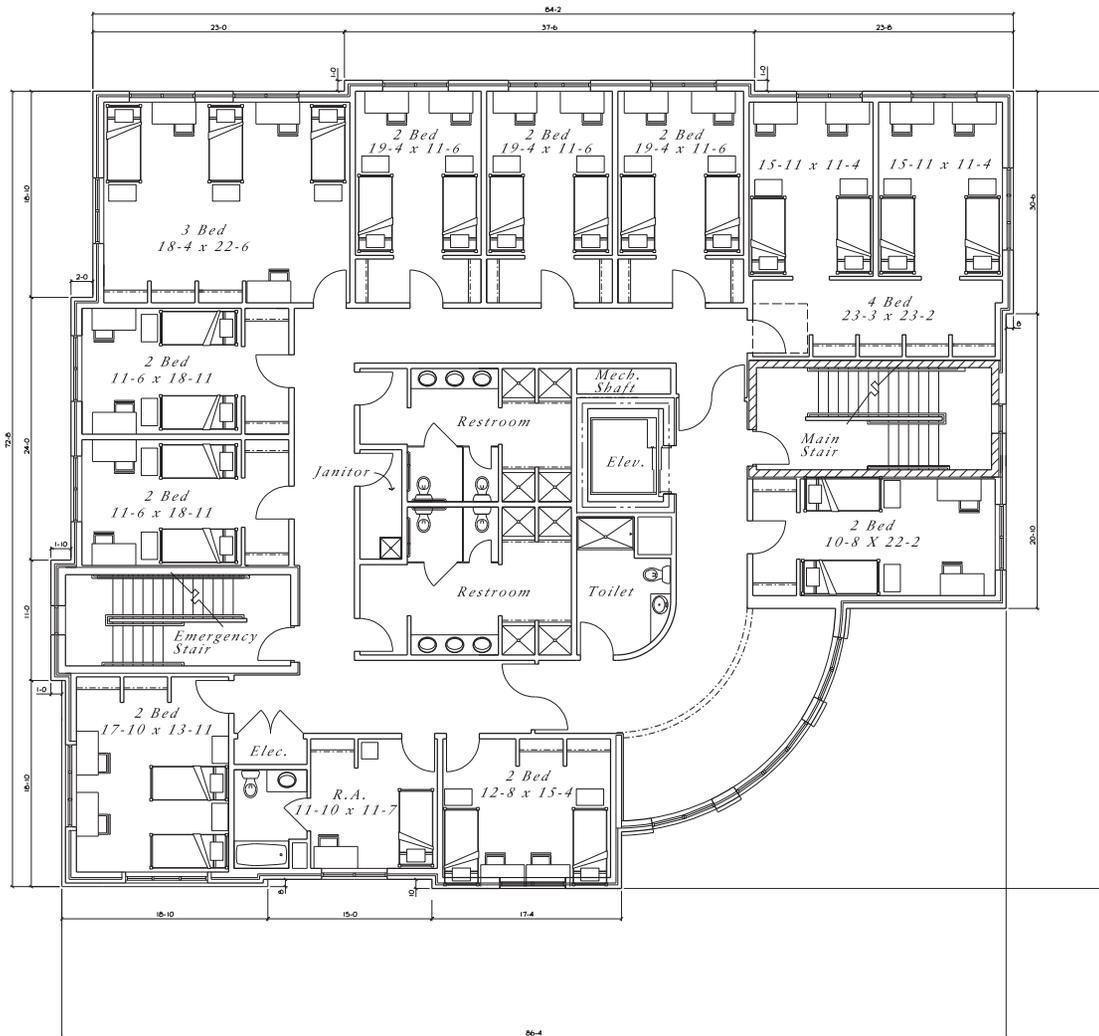


*Evans Scholars
Scholarship House*
REBUILD
Madison, WI



ARCHITECTURE
1414 UNDERWOOD AVE.
MADISON, WI 53716
608.451.0551 TEL
608.451.0551 FAX
WWW.GGARCH.COM

A004



THIRD FLOOR

BUILDING AREA

LOWER LEVEL	5,708 SQ. FT.
FIRST FLOOR	5,560 SQ. FT.
SECOND FLOOR	5,301 SQ. FT.
THIRD FLOOR	5,674 SQ. FT.
FOURTH FLOOR	5,457 SQ. FT.

TOTAL AREA 27,700 SQ. FT.

BED COUNT

LOWER LEVEL	0 BEDS
FIRST FLOOR	20 BEDS
SECOND FLOOR	22 BEDS
THIRD FLOOR	24 BEDS
FOURTH FLOOR	9 BEDS (24 POTENTIAL)

TOTAL BED COUNT 75 BEDS (90 POTENTIAL)

ROOM TYPE

R.A.	4	(8%)
TWO BED	37	(76%)
THREE BED	4	(8%)
FOUR BED	4	(8%)

THIRD FLOOR
3/16" = 1' - 0"



6 SEPT 2017



*Evans Scholars
Scholarship House*

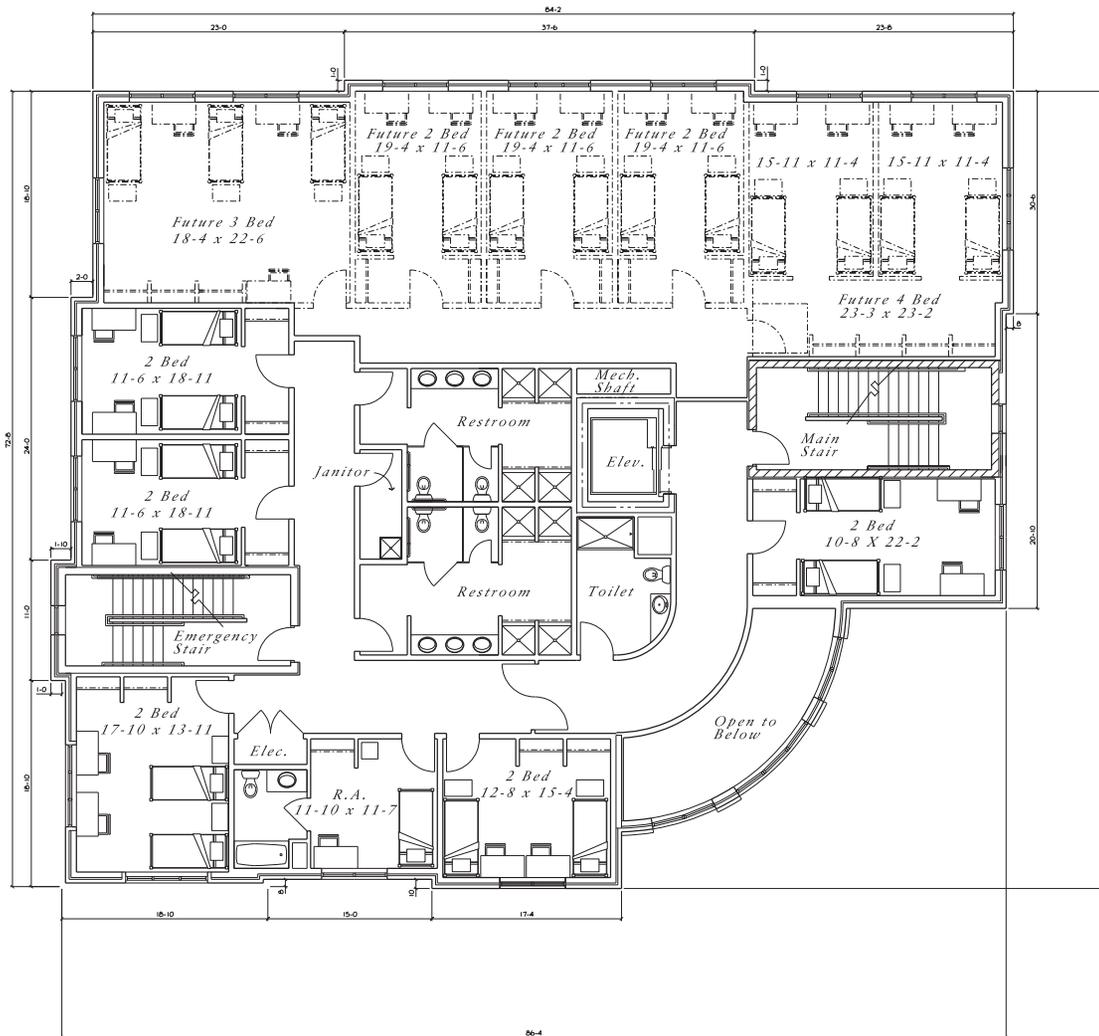
REBUILD

Madison, WI



Architecture
1414 UNDERWOOD AVE.
MADISON, WI 53716
616.431.0331 TEL
616.431.0331 FAX
WWW.GGARCH.COM

A005



FOURTH FLOOR

BUILDING AREA

LOWER LEVEL	5,708 SQ. FT.
FIRST FLOOR	5,560 SQ. FT.
SECOND FLOOR	5,301 SQ. FT.
THIRD FLOOR	5,674 SQ. FT.
FOURTH FLOOR	5,457 SQ. FT.

TOTAL AREA 27,700 SQ. FT.

BED COUNT

LOWER LEVEL	0 BEDS
FIRST FLOOR	20 BEDS
SECOND FLOOR	22 BEDS
THIRD FLOOR	24 BEDS
FOURTH FLOOR	9 BEDS (24 POTENTIAL)

TOTAL BED COUNT 75 BEDS (90 POTENTIAL)

ROOM TYPE

R.A.	4	(8%)
TWO BED	37	(76%)
THREE BED	4	(8%)
FOUR BED	4	(8%)

FOURTH FLOOR
3/16" = 1' - 0"



6 SEPT 2017



*Evans Scholars
Scholarship House*

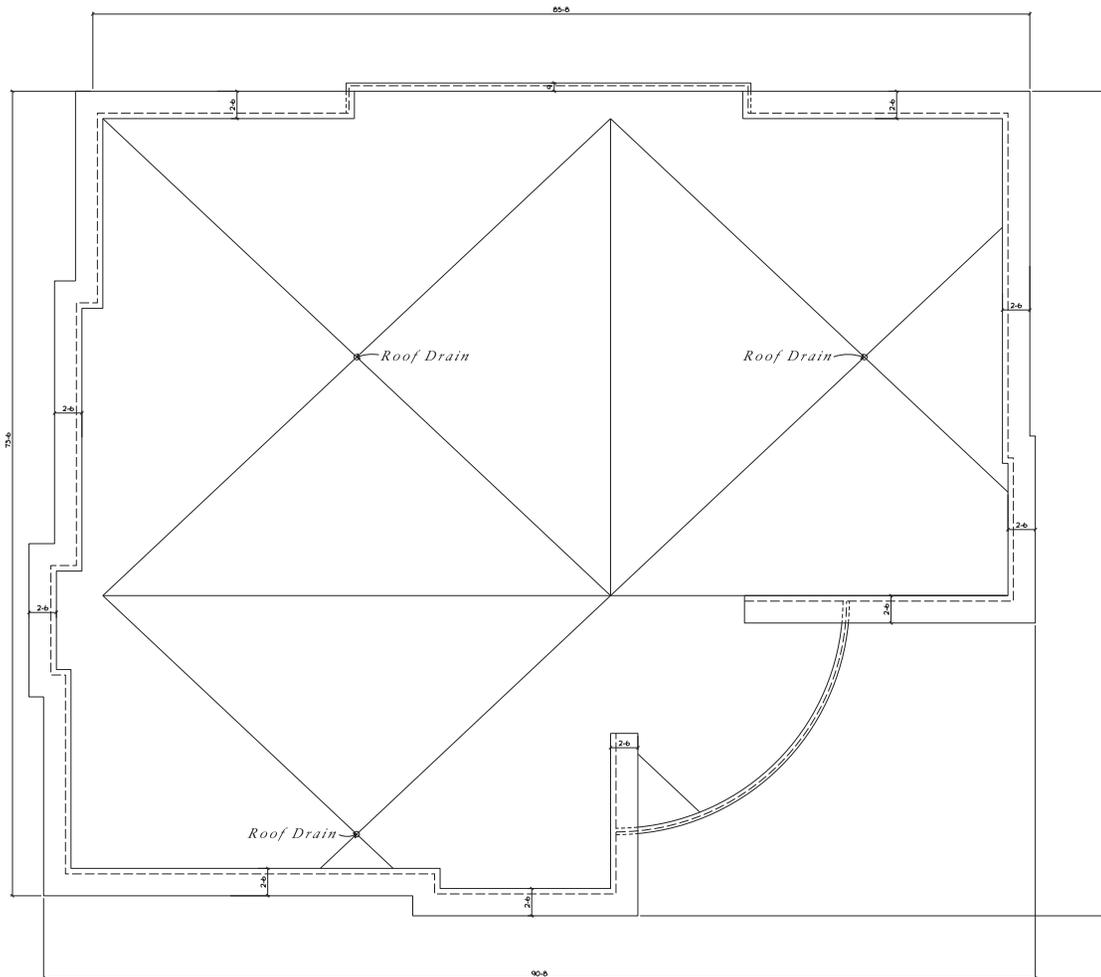
REBUILD

Madison, WI



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WWW.GGARCH.COM

A006



ROOF PLAN
 3/16" = 1' - 0"



6 SEPT 2017



*Evans Scholars
 Scholarship House*
REBUILD
Madison, WI



A007

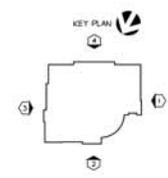


NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

- TOP OF FINISH ELEV. + 153'-0"
- BRICK
- TRUSS BRACING ELEV. + 145'-0"
- CAST STONE HEAD
- CAST STONE BAND
- ROOF FLOOR ELEV. + 134'-0"
- 1/2" BRICK SOLID CORE PRECASTED 3/8"
- CAST STONE TRIM
- THIRD FLOOR ELEV. + 121'-0"
- SECOND FLOOR ELEV. + 107'-0"
- RENAISSANCE STONE
- CAST STONE SILL
- FIRST FLOOR ELEV. + 100'-0"
- BASEMENT FLOOR ELEV. + 89'-0"



EXTERIOR ELEVATIONS
1/8" = 1'-0"
6 SEPT 2017

*Evans Scholars
Scholarship House*
REBUILD
Madison, WI

CGA
Architecture
1111 UNIVERSITY AVE.
MADISON, WI 53706
608.261.2301 FAX
WWW.CGAArch.com

A008



6 SEP 2017

*Evans Scholars
Scholarship House*
REBUILD
Madison, WI



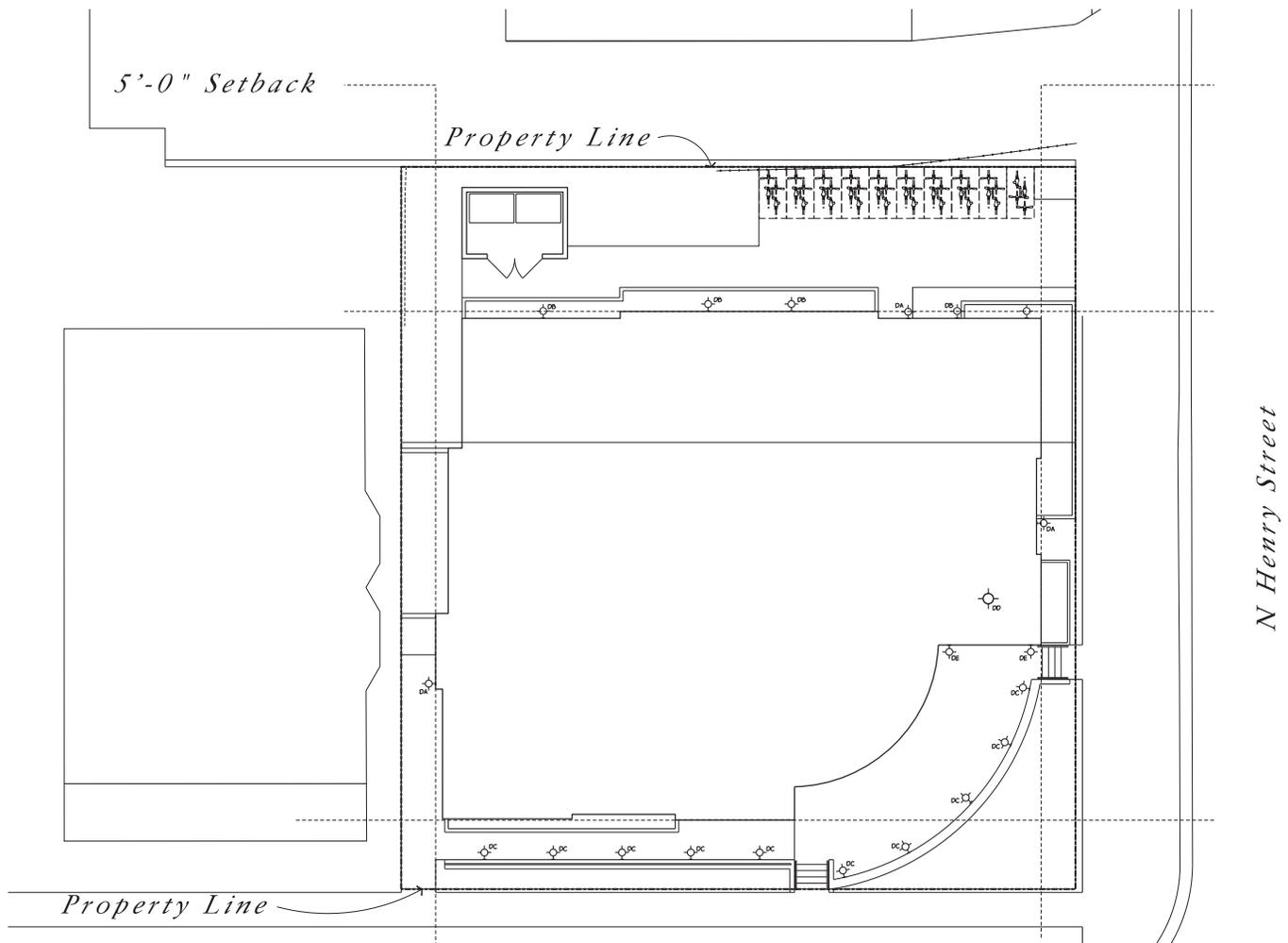


Google Earth

6 SEP 2017

*Evans Scholars
Scholarship House*
REBUILD
Madison, WI





SITE LIGHTING PLAN
1/8" = 1' - 0"

6 SEPT 2017



*Evans Scholars
Scholarship House*
REBUILD
Madison, WI



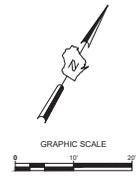
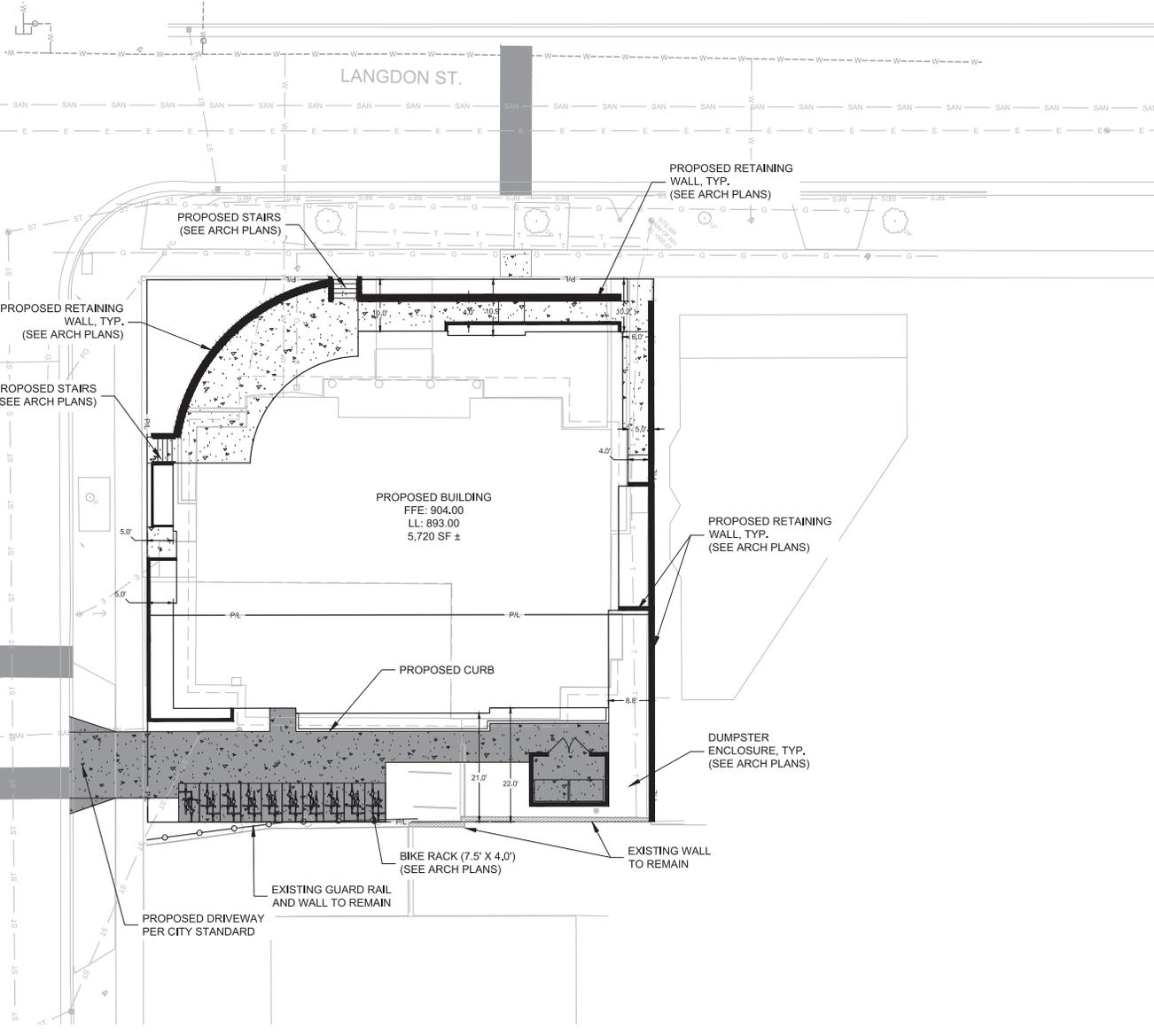
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EG220

EVANS SCHOLAR HOUSE LIGHT FIXTURE SCHEDULE							
MARK	NO.	LAMP DATA		DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING
		WATTS	TYPE				
DA	1	41W	LED	LOW PROFILE WALL PACK FULL CUTOFF - PHOTOCELL - 3500K INTEGRAL BATTERY EMERGENCY EGRESS	EATON - LUMARK	XTORSA-NPC1	WALL 7'0" A.F.F.
DB	1	79W	LED	LOW PROFILE WALL PACK REFRACTIVE LENS AREA LIGHT - 3000K WITH PHOTOCELL	EATON - LUMARK	XTORBARL-N-PC1	WALL 12'0" A.F.F.
DC	1	8W	LED	FULLY SHIELDED LIGHT SOURCE PATHWAY LIGHT ADA COMPLIANT	LUMINA	SL57501-RT120VBRN2F	WALL 9'0" A.F.F.
DD	1	9W	LED	TOKMAN PENDANT OLIVE BRONZE WITH FROSTED GLASS 17" DIA. X 30" HIGH	KICHLER	496880ZL15	PENDANT
DE	1	9W	LED	TOKMAN SCONCE OLIVE BRONZE WITH FROSTED GLASS 17" DIA. X 30" HIGH	KICHLER	496880ZL15	WALL 8'0" A.F.F.

Langdon Street

SITE INFORMATION:
 TOTAL SITE = 0.24 ACRES
 TOTAL DISTURBED AREA = 0.24 ACRES
 EXISTING IMPERVIOUS AREA = 0.20 ACRES
 PROPOSED IMPERVIOUS AREA = 0.19 ACRES
 EXPOSED PARKING PAVEMENT = 0.00 ACRES



- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON-CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

SIGMA GROUP
 Sigma Scale South Services
 www.thsigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

new eden
 LANDSCAPE ARCHITECTURE
 newedenlandscape@gmail.com
 Milwaukee, Wisconsin
 Phone: (414) 530-1080

UNIVERSITY OF WISCONSIN EVANS SCHOLARS - SCHOLARSHIP HOUSE
 141 LANGDON STREET
 MADISON, WISCONSIN

SITE PLAN

NO.	REVISION	DATE	BY

DRAWING NO.	C100 - SITE PLAN.dwg
DRAWN BY:	SLN / VMS
DATE:	9/6/2017
PROJECT NO.:	16483
CHECKED BY:	CTC
APPROVED BY:	---
SHEET NO.:	---

**PRELIMINARY
 NOT FOR CONSTRUCTION**

C100

File: U:\evs\Scholarship Foundation\16483 - Evans Bldg 141 Langdon, Madison\000 CAD\CAD - Civil\Plan\50354.dwg Dimension Plan C100 - SITE PLAN.dwg 8/10/2017 1:45 PM



CALL DIGGERS HOTLINE
 1-800-242-8011
 TOLL FREE

BE SURE YOU'RE REPORTING THE RIGHT SIDE OF THE DIRT
 MILW. AREA 259-1161

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

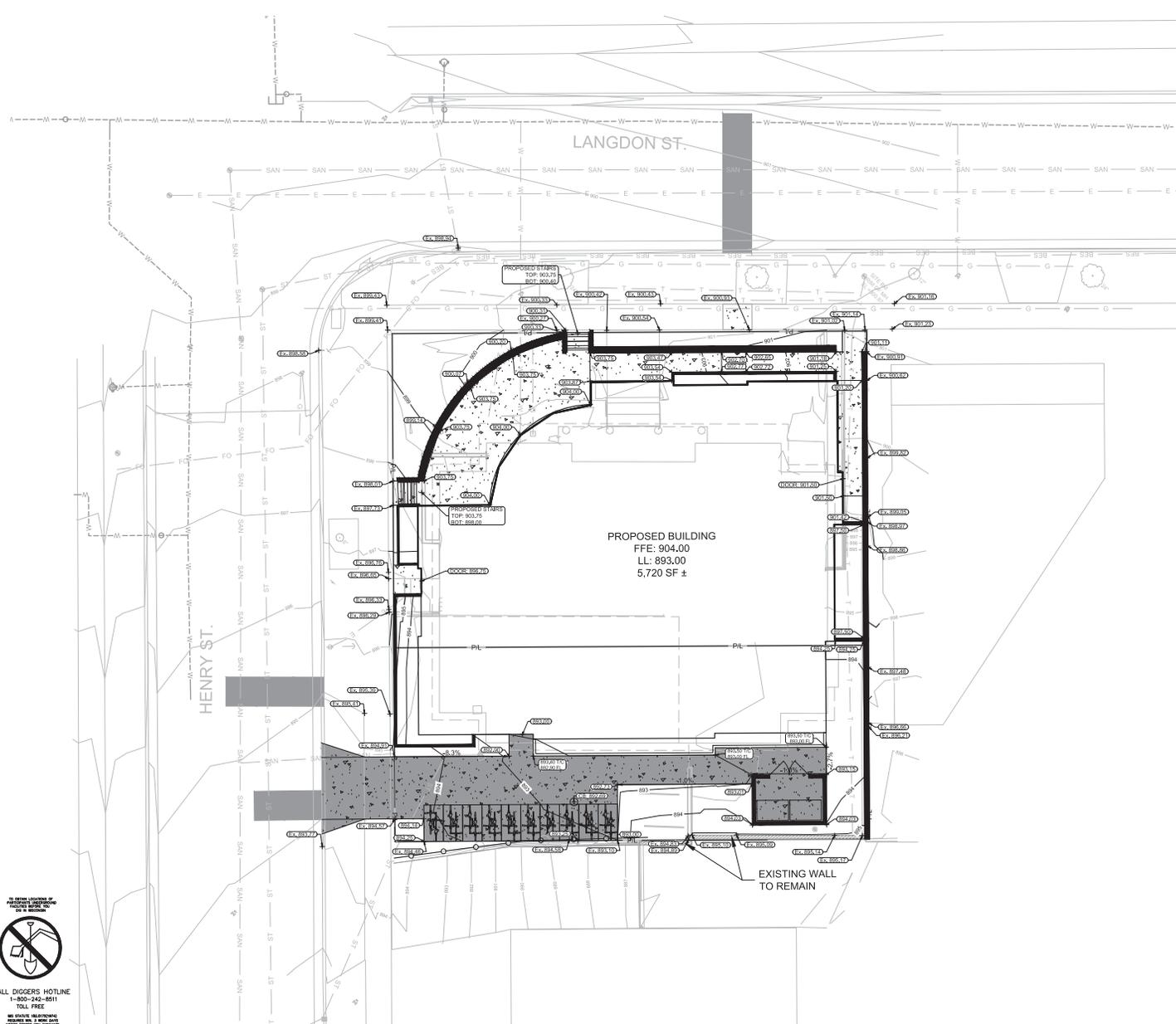
FILE: \\C:\Users\Scholar\Documents\1683 - Evans Reg 141 Langdon - Madison\000 CAD\C - Civil\Plan\05-Grading Plan\C200 - GRADING PLAN.dwg (2017.11.14 11:54 AM)

CALL DIGGERS HOTLINE
1-800-242-8811
TOLL FREE

WE SERVICE HOMEOWNERS
REGIONS AND 5,000 AGENCIES
NATIONWIDE. NO SERVICE
FEES.

MLW AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



LEGEND:

- 5' THICK CONCRETE WALK (C401)
- CONCRETE PAVEMENT (C401)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
F/L: FLOW LINE CURB GRADE
- PROPOSED ASPHALT SPOT GRADE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMP, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

SIGMA GROUP
Sigma Group, South Division
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

new eden
LANDSCAPE ARCHITECTURE
newedenlandscape@gmail.com
Milwaukee, Wisconsin
Phone: (414) 530-1080

UNIVERSITY OF WISCONSIN EVANS SCHOLARS - SCHOLARSHIP HOUSE
141 LANGDON STREET
MADISON, WISCONSIN

GRADING PLAN

NO. REVISION DATE BY

DRAWING NO.	C200 - GRADING PLAN.dwg
DRAWN BY:	SLN / VMS
DATE:	9/6/2017
PROJECT NO.	16483
CHECKED BY:	CTC
APPROVED BY:	---
SHEET NO.:	---

**PRELIMINARY
NOT FOR CONSTRUCTION**

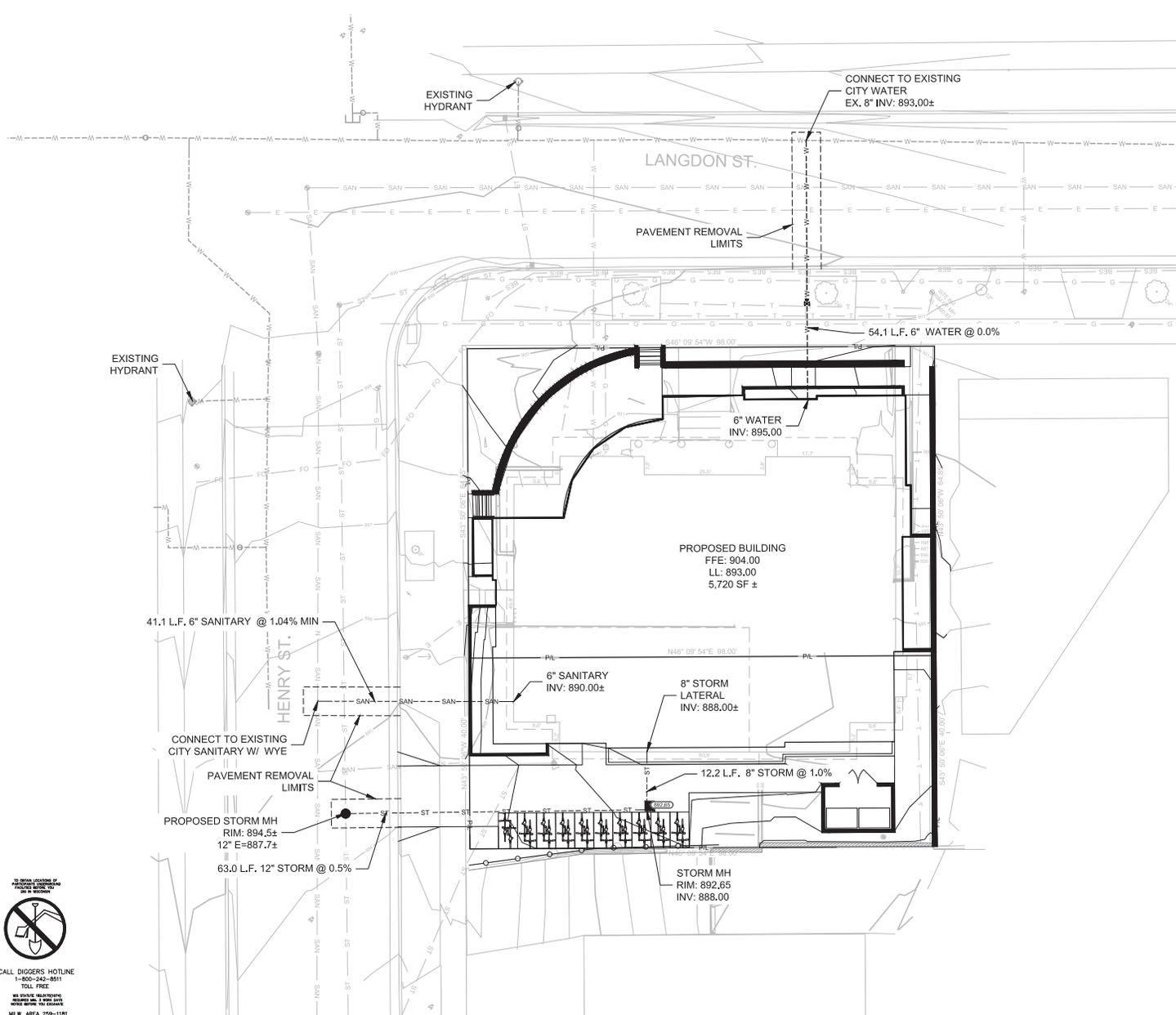
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FILE: \\C:\Users\Scholar\Documents\1583 - Evans Bldg 141 Langdon, Madison\000 CAD\C - Civil\Plan\04\Utility\Plan\C300 - UTILITY PLAN.dwg 9/30/2017 1:51 PM



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THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



- LEGEND:**
- W --- PROPOSED WATER SERVICE
 - SAN --- PROPOSED SANITARY SERVICE
 - ST --- PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
 6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
 7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
 8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 OR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
 9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
 10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.

**PRELIMINARY
NOT FOR CONSTRUCTION**

SIGMA GROUP
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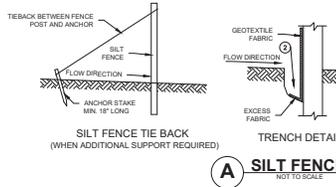
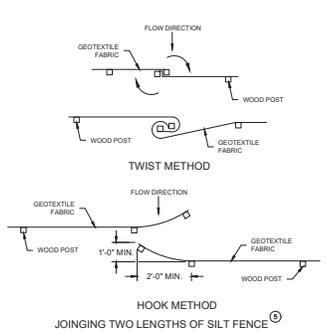
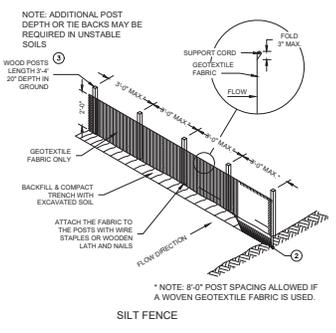
UNIVERSITY OF WISCONSIN EVANS SCHOLARS - SCHOLARSHIP HOUSE
141 LANGDON STREET
MADISON, WISCONSIN

UTILITY PLAN

NO.	REVISION	DATE	BY

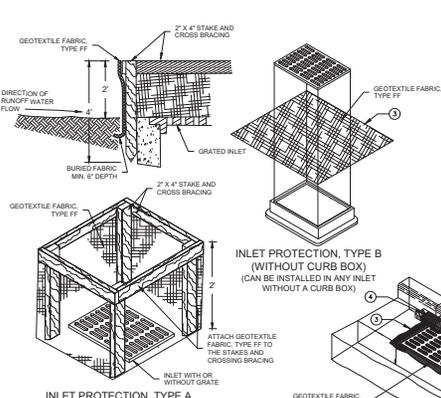
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DRAWN BY:	SLN / VMS
DATE:	9/6/2017
PROJECT NO.:	16483
CHECKED BY:	CTC
APPROVED BY:	---
SHEET NO.:	---

C300



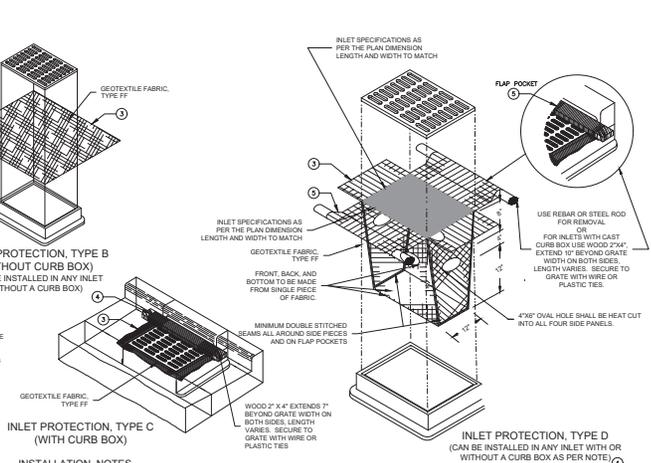
GENERAL NOTES

- HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.



GENERAL NOTES

- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



INSTALLATION NOTES

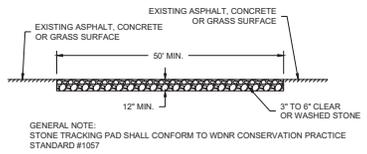
TYPE B & C
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
 DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30". MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

GENERAL NOTE:
 INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060

THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

B INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060
NOT TO SCALE



C CONSTRUCTION ENTRANCE/EXIT DETAIL: WDNR TS-1057
NOT TO SCALE

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

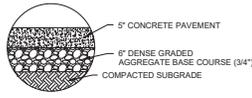
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- STRIP TOPSOIL.
- PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059 AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
- PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
- INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
- STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

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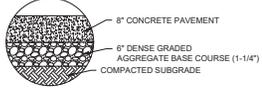
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DATE:	9/6/2017
PROJECT NO.:	16483
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APPROVED BY:	---
SHEET NO.:	

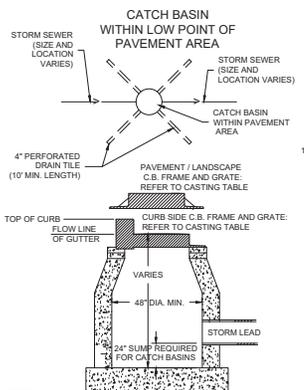
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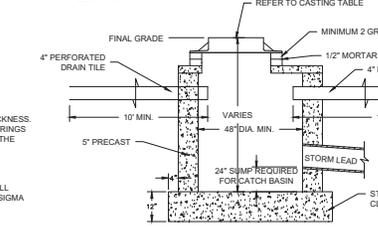
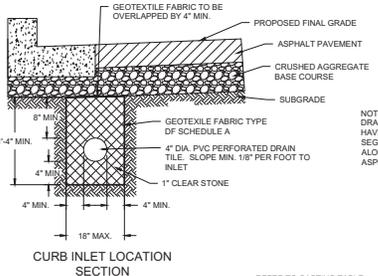
A CONCRETE SIDEWALK SECTION
NOT TO SCALE



B CONCRETE PAVEMENT SECTION
NOT TO SCALE

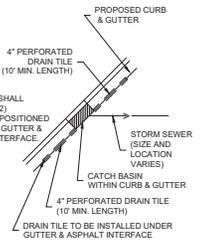


- NOTES:**
- ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
 - CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 - 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
 - UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

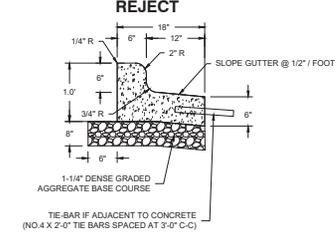
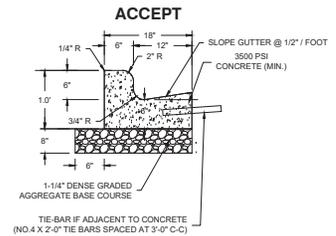


CATCH BASIN / INLET CASTING TABLE					
18" CURB & GUTTER		18" CURB & GUTTER		30" CURB AND GUTTER	
CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEEMAN R-3171	B	NEEMAN R-3057	A	NEEMAN R-3228H
AREA INLET	NEEMAN R-2050	C			

M INLET AND CATCH BASIN
NOT TO SCALE



NOTE: DRAIN TILE SHALL HAVE TWO (2) SEGMENTS POSITIONED ALONG THE GUTTER & ASPHALT INTERFACE



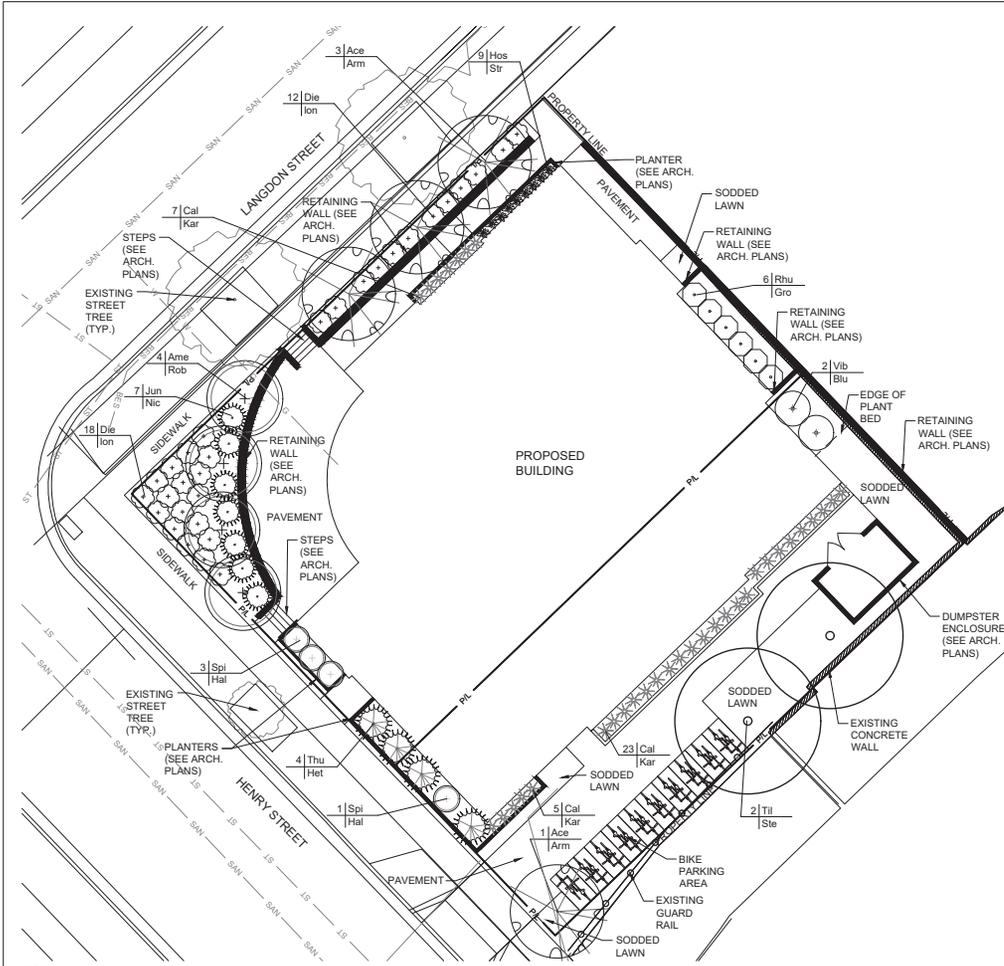
I 18" CONCRETE CURB & GUTTER SECTION
NOT TO SCALE

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NO. REVISION DATE BY

DRAWING NO. C400 - DETAILS.dwg
DRAWN BY: SLN / VMS
DATE: 9/6/2017
PROJECT NO: 16483
CHECKED BY: CTC
APPROVED BY: ---
SHEET NO:

C401



1 LANDSCAPE PLAN
SCALE: 1" = 10'

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
Dec. Trees						
Ace / Arm	4	Acer x freemianii 'Armstrong'	Armstrong Maple	2 1/2"-3"	BB	
Amc / Rob	4	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	1 1/2"-2"	BB	
Til / Ste	2	Tilia tomentosa 'Sterling' PP 6511	Sterling Linden	2 1/2"-3"	BB	
Ev. Tree						
Thu / Het	4	Thuja occidentalis 'Hetzi Wintergreen'	Hetzi Wintergreen Arborvitae	5' - 6' ht.	BB	
Ev. Shrubs						
Jun / Nic	7	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	18" - 24"	Cont.	
Dec. Shrubs						
Die / Ion	30	Diervilla lonicera	Dwarf Bushhoneysuckle	18" - 24"	Cont.	
Rhu / Gro	6	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.	
Spi / Hal	4	Spiraea nipponica 'Halward's Silver'	Halward's Silver Spiraea	18" - 24"	Cont.	
Vib / Blu	2	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	24" - 30"	Cont.	
Ornamental Grasses & Perennials						
Cal / Kar	30	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.	
Hos / Str	9	Hosta 'Shiptease'	Shiptease Hosta	1 gallon	Cont.	



City of Madison Landscape Worksheet Section
28.142 Madison General Ordinance

Project Location: 141 Langdon Street Madison, WI 53703
Name of Project: Evans Scholar Scholarship House
Owner: Evans Scholar Foundation
Address: 1 Briar Road
Golf IL 60029
Project Contact / Applicant Name: John Cronin / Alexis Crates

"Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect."

Applicability
The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance.
(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
(c) No demolition of a principal building is involved.
(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking / loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. Methods for calculating landscape points depend on the size of the lot and Zoning District.
For all lots except lots larger than five acres or lots in IL and IG Districts, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Project Calculations:
Total Site Area = 10,275 s.f.
(Building Footprint = 5,720 s.f.)
(Open Space = 1,971 s.f.)
Total Site Area - (Building Footprint + Open Space) = Developed Area

Total Square Footage of Developed Area = 2,584 s.f.
Total Landscape Points Required = 44 Points

Development/Frontage Landscape Requirements:
One (1) overstory deciduous tree and five (5) shrubs shall be planted for each 30 (linear) feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be placed in place of one (1) overstory deciduous tree.
Langdon Street (99 LF) - 4 trees & 17 shrubs provided
Henry Street (106 LF) 4 trees & 18 shrubs provided

Tabulation of Points and Credits
Table indicates the quantity and points for all proposed landscape elements

Plant Type	Minimum Size at Installation	Points	Credits / New Proposed Landscaping	
			Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35	6	210
Tall evergreen tree	5-6 feet tall	35	4	140
Ornamental tree	1 1/2 inch caliper	15	4	60
Upright evergreen shrub	3-4 feet tall	10	0	0
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	42	126
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	7	28
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2	39	78
Ornamental / decorative fencing or wall	n/a	4 per 10 lineal ft.	0	0
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and can not comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200	0	0
Landscape furniture for public seating and / or transit connections	*Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"	0	0
Sub Totals			102	642

Total Number of Points Provided 642

* As determined by ANSI ANLA - American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.



EVANS SCHOLAR SCHOLARSHIP HOUSE
141 LANGDON STREET
MADISON, WISCONSIN 53703
LANDSCAPE PLAN

NO. REVISION DATE BY

DRAWING NO.
DRAWN BY: JAO
DATE: SEPTEMBER 6, 2017
PROJECT NO.
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APPROVED BY:



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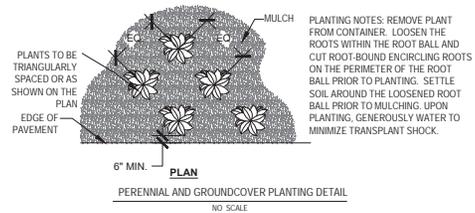
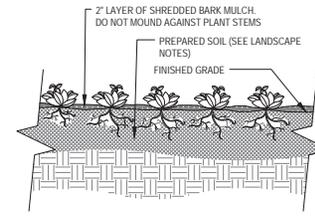
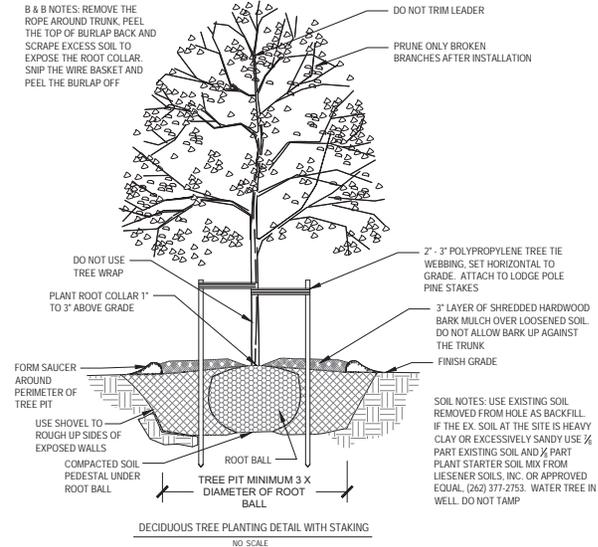
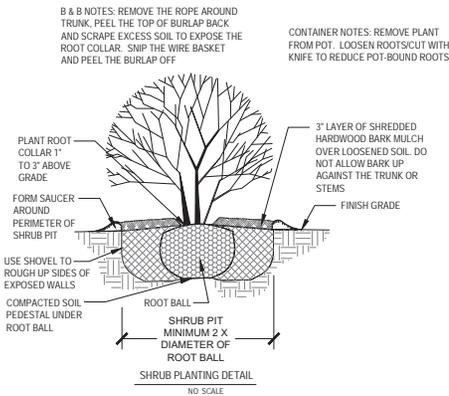
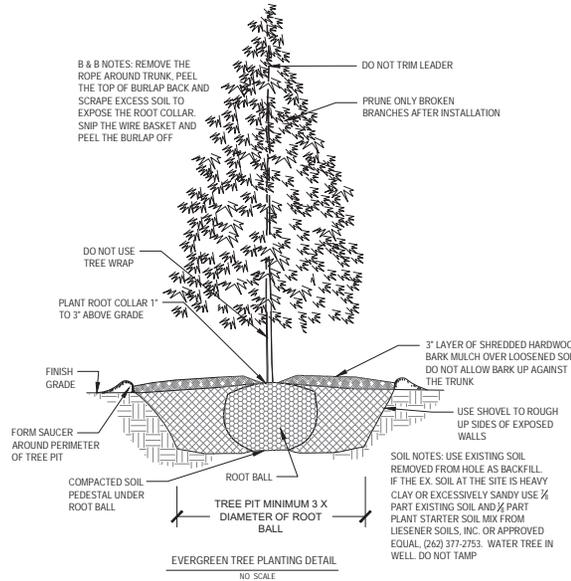
LANDSCAPE NOTES

LANDSCAPE INSTALLATION:

- All written dimensions supersede scaled dimensions.
- The Contractor shall verify location of all underground utilities and additional information prior to commencement of site construction.
- Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All work shall be in conformance with all applicable local codes and ordinances.
- All areas disturbed by grading or site construction shall be fine graded, planted, or seeded. See Plan for seed locations. See notes for specified seed mixes and installation procedures.
- Contractor shall verify plant quantities shown on the Plan and provide a list to the Client identifying the species and sizes to be used throughout the project. The Landscape Architect or Owner's Representative reserves the right to reject any nonstandard planting material. Rejected material shall be removed from the project site immediately.
- All planting beds and turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet. Roto-til blended topsoil into existing soil.
- Soil preparation for perennial and groundcover planting beds shall be as follows:
 - Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
 - Perennial and groundcover planting beds shall receive a twelve (12) inch mixture consisting of 8" blended topsoil, four (4) inch Purple Cow Classic compost (Purple Cow Organics, LLC (608) 831-0349) or approved equal. Add 12 lb. of 5-10-5 garden fertilizer per 100 square feet and roto-til amendments into the planting bed. Avoid damage to existing tree roots where applicable by lightly working amendments into soil with pitch fork.
 - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
 - Grade, rake, and roll planting bed with roller weighing not less than 25 lbs. or more than 100 lbs. per linear foot so as to leave in condition to plant.
 - Grade planting bed to a twelve (12) inch crown at center.
- All perennial or groundcover areas shall receive a two (2) inch layer of shredded bark mulch. All shrub and tree planting beds shall receive a three (3) inch layer of shredded bark mulch. Do not allow mulch to touch stems or trunks of perennials, shrubs, or trees. Unless otherwise noted, no landscape fabric or weed barrier is to be installed.
- Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement. For plants not shown individually, refer to spacing shown in the plant schedule.
- Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
- Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5-inches caliper diameter at breast height (D.B.H.) and evergreen trees less than or equal to 6-feet in height.
- See the Tree Staking Detail on this Plan if tree staking is required.

SOD INSTALLATION:

- Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrub, and plantings from damage caused by planting operations.
- Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- Loosen subgrade to a minimum depth of 6 inches. Remove stones larger than 1 inch. Spread planting soil to a depth of 6 inches. Finish grade topsoil to plus or minus 1/2 inch of finish elevations.
- Apply granular starter lawn fertilizer directly to the surface of the finish grade. Moisten prepared area before planting if soil is dry. Do not create muddy soil.
- Lay sod within 24 hours of harvesting. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod, do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses.
- Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1 1/2 inches below sod.



NO. REVISION DATE BY

DRAWING NO.
DRAWN BY: JAO
DATE: SEPTEMBER 6, 2017
PROJECT NO.
CHECKED BY:
APPROVED BY:

SHEET NO.:



UW EVANS SCHOLARS HOUSE

Management Report

August 16, 2017

Evans Scholars Foundation ("ESF") has 15 Scholarship Houses throughout the nation and houses 935 Scholars in schools in 2016 and will house 965 Scholars in 2017.

The UW House was built in 1954 and has been occupied by the ESF since 1967. This year there are 67 Scholars in the UW House. ESF has made all of their houses substance free and that policy is enforced.

Each of the Houses are owned by the ESF and each house annually elects an "E-Board" to run the House on a day-to-day basis. There is a member or members of the ESF Board of Directors assigned to oversee each house and are in the house on a regular basis. In addition, each house has a resident adviser to provide additional oversight. The present house has limited access through the front door on Langdon Street and has a "HELP" desk in the entryway. It also has security cameras to cover all access areas.

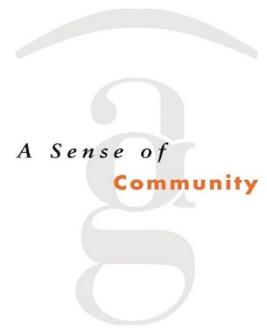
The average GPA for all ESF houses is 3 and the Scholars are engaged in community programs as a part of their commitment to the Scholarship. The most recent GPA for the UW House was 3.2

We plan to tear down the current House starting in May, 2018. The Scholars will be housed for a year in alternate housing. An abatement and destruction plan has been approved and we are in the process of retaining a construction company.

The new house will be erected on the same footprint of the present house. The new house will have the capacity to house 75-90 Scholars. We anticipate occupancy of the new house in the Fall of 2019 with the Scholars returning to Langdon Street at that time.

The new house will have the same security measures including limited access, video cameras on all exits and a "HELP" desk.

**WESTERN GOLF ASSOCIATION/EVANS
SCHOLARS FOUNDATION**



EVANS SCHOLARS SCHOLARSHIP HOUSE

Madison, WI

MANAGEMENT PLAN - ADDITIONAL INFORMATION

Security

- We have video cameras at every entry and exit.
- We have a help desk at the front door to control who is allowed into the House.
- Access is limited to the front door. All other doors are limited to emergency exits.

Garbage

- Removal on a daily basis is a House duty. All Scholars are involved. Garbage is placed in Dumpsters and is picked up weekly

Snow

- Sidewalks are shoveled whenever it snows. This is a House duty. All Scholars are involved.

Onsite Events

- The House is substance free. There are no outside formal events.

MOHS, MACDONALD, WIDDER, PARADISE & VAN NOTE, LLC

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TIMOTHY F. UMLAND

tim@mmwp-law.com

May 15, 2017

Chris Wells, Development Review Planner
City of Madison Planning and Development
215 Martin Luther King Jr Blvd, #LI100
Madison, WI 53703

Chris:

Attached are my thoughts about the proposed Evan Scholars building at the corner of Langdon and North Henry. I have met with neighbors in the Mansion Hill/Langdon neighborhood and have talked with Ledell Zellers about the proposed Evan Scholars proposal to demolish their current building and build a new structure. I believe you have already seen the first rendition of what follows but I have modified it slightly because it contained a few errors that I overlooked in my haste to get something out to Alder Zellers. Other residents of Mansion Hill and Langdon Street and I are dissatisfied with the plan that was presented for the demolition and rebuilding of the Evan Scholar facility and North Henry Street. No one spoke out against the fraternity and its mission; all criticism had to do only with the design.

Many of the neighbors and historic preservationists whom I have talked to have made real investments in the Mansion Hill neighborhood and/or the adjacent Langdon neighborhood either as owners, residents or both. The downtown plan on page 54, under recommendation 95, states "Encourage relatively higher-density infill and redevelopment that is compatible with the historic context in "scale and design" on landmark location and sites that are not identified as contributing to the National Register Historic District." So the question is, is the proposed development compatible with the historic context in "scale and design" on non-landmark locations and sites that are identified as contributing to the National Historic District? Let's look at what those sites are that the subject project should be compatible with in "scale and design". Directly across Langdon Street is the Kappa Kappa Gamma House, which is two stories with a steeply pitched slate roof. Next to that is the Alpha Chi Omega, a Colonial Revival house that is two stories. Both, and especially the Kappa Kappa Gamma House, have very deep setbacks. Across North Henry Street is the stone Chi Phi House that has a very deeply setback one story front element and then a three story rear edition also has a deep setback from North Henry Street. Next door is the new, but traditionally designed, Theta Chi House that also has a deep setback from Langdon Street. Across the street on the southwest corner of Langdon Street and North Henry is an apartment building that was formerly the Theta Sorority. It is contemporary and is unremarkable but the scale fits.

Of the aforementioned properties, the Theta Chi House is by far the most relevant because in the fraternity chose to develop according to the standards called for in the downtown plan, and also maintained the deep setback from Langdon Street that is characteristic of most of the properties on the street. It should be noted that three older properties to the east of the subject property are built very close to Langdon Street. These properties were originally single-family houses, not Greek Houses.

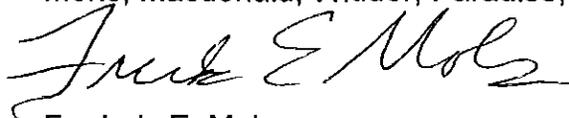
The design, as proposed, is an affront to the whole concept of the Historic Langdon Street. It is four stories tall and closer to the street and on top of that has an unremarkable but definitely contemporary design. If all Langdon Street was developed with similar characteristics, the Langdon Street that returning generations of University of Wisconsin graduates and their families hope to see would be gone.

The University of Wisconsin Madison campus has done an excellent job maintaining the historic look of its properties from the Red Gym and Student Union to Science Hall and all of Bascom Hill with the exception of the Law School. This is much like other famous universities like Oxford and Cambridge that convey an understanding of the trajectory of learning over centuries and at the same time are recognized for cutting edge and advanced science and thinking. Langdon Street is a part of this for the University of Wisconsin and is treasured by generations of alumni who may have not lived on Langdon but consider it theirs. It would be tremendously unwise to accept a minimal setback with additional height and very importantly, inappropriate basic design of the proposed project. If this is good enough for Langdon Street we might as well close it up as a potential historic district.

The impetus behind this project is the desire to house more fraternity members. For years, almost all of the fraternities and sororities on Madison campus did not have houses sufficient to house all of their members. Most offered housing on the basis of class rank, meaning that freshman and sophomores had to live in dorms or private housing. Some arrange for communal housing in a private dorm or another facility until room was available in the fraternity or sorority house. In the case of Evan Scholars, a very economical solution would be to lease one or more floors of private housing such as the Mullen's property that is right across Henry Street from the current Evan Scholars house. Like it or not, if this project were to be approved it would set a lower standard, that would walk away from the downtown plan in any concept behind the hope that now exists that the Langdon Street National Historic District that now exists will ripen into a famous local Historic District.

Sincerely,

Mohs, Macdonald, Widder, Paradise, & Van Note

A handwritten signature in black ink, appearing to read "Frederic E. Mohs". The signature is fluid and cursive, with the first name being the most prominent.

Frederic E. Mohs

FEM/da

Cc: Mike Verveer (via email)
Ledell Zellers (via email)
Dave Mollenhoff (via email)
Franny Ingebritson (via email)
Ann Monks (via email)

MOHS, MACDONALD, WIDDER, PARADISE & VAN NOTE, LLC

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May 30, 2017

Chris Wells, Development Review Planner
Dane County Department of Planning & Development
210 Martin Luther King Jr., Blvd., Room 116
Madison, WI 53703

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Sincerely,

Mohs, Macdonald, Widder, Paradise, & Van Note

A handwritten signature in cursive script, appearing to read 'F. Mohs', written in dark ink.

Frederic E. Mohs

FEM/da

Cc: Mike Verveer (via email)
Ledell Zellers (via email)
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