

URBAN DESIGN COMMISSION APPLICATION

UDC

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



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

1. Project Information

Address: 6509 Normandy Lane, Madison, WI 53719
Title: Normandy Square Senior Apartments

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 2/21/2018
☒ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial approval ☒ Final approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Residential Building Complex
- Signage**
☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)
Other
☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name	<u>Mark Hammond</u>	Company	<u>MSP Real Estate, Inc.</u>
Street address	<u>1295 Northland Dr., Suite 270</u>	City/State/Zip	<u>Mendota Heights, MN 55120</u>
Telephone	<u>612-868-9997</u>	Email	<u>mhammond@msphousing.com</u>
Project contact person	<u>Mark Hammond</u>	Company	<u>MSP Real Estate, Inc.</u>
Street address	<u>1295 Northland Dr., Suite 270</u>	City/State/Zip	<u>Mendota Heights, MN 55120</u>
Telephone	<u>612-868-9997</u>	Email	<u>mhammond@msphousing.com</u>
Property owner (if not applicant)	<u>Rick Dohm</u>		
Street address	<u>1236 Fritz Road</u>	City/State/Zip	<u>Verona, WI 53593</u>
Telephone	<u>608-576-6055</u>	Email	<u>rdohm@tds.net</u>

5. Required Submittal Materials

- ☒ **Application Form**
- ☐ **Letter of Intent**
- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ **Development plans** (Refer to checklist provided below for plan details)
- ☐ **Filing fee**
- ☒ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**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 udcapplications@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.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on 1-31-18.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name MSP Real Estate, Inc. Relationship to property Prospective Buyer
 Authorized signature of Property Owner [Signature] Date 1-30-18

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☒ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

January 30, 2018

Urban Design Commission
City of Madison
Attention: Janine Glaeser

RE: 6509 Normandy Lane - 3 Story Mixed Use
Final Approval Submittal

Attached is the final approval submitted for 6509 Normand Lane three story senior residential/commercial mixed use building. The developer of the project MSP Real Estate, has an accepted offer to purchase the site and they will be the owner prior to starting construction.

In response to the initial approval comments the following revision were incorporated.

- Add trees to the southerly parking stalls and in open spaces at the west drive along Normandy Lane.
Tree islands and trees were added to the south and west parking lot to break up the parking area and provide shade.
- Enlarge the front patio to at least 14 feet in width.
The patio area was enlarged to 24.3 feet in width.
- Recommend that gray projecting bay above the main north elevation entry doesn't pop up to be consistent with other gray projecting rooflines.
The North entrances have been revised to provide a stronger identity. It has been redesigned to have a sloped roof and overhang that highlights the entrance. The large glass windows on the upper level activity rooms rest on a masonry base at the front door.
- Make the third-floor sunscreens, roof shallow or deeper.
The patios and sunscreens have been revised to be deeper and more open. The removal of the mechanical units for the patios created a more open and bright patio and window area.
- Refine the "fin" feature.
With the redesign of the North main entrance, the fin element has been removed. The North entrance itself acts to define the entrance. The fin at the South rear entrance is an extension of the adjacent patio screen wall. It is of the same design and material as the other patio screen wall. It extends higher to identify the rear entrance.
- Resolve the remaining issue with the exposed venting on the end elevations as noted by Firchow in the staff report.
With the change of the unit HVAC systems, the "magic pac" units and their louvers were removed from the exterior of the building. The apartments air condition condensing units are located on the roof near the center and screened by the roof edge parapet walls.

Please let us know if you have any questions.

DIMENSION IV – MADISON, LLC



Jerry Bourquin, AIA

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 30, 2016

TITLE: 6509 Normandy Lane – Three-Story
Apartment Building Containing 57 Units
and 2,287 Square Feet of First Floor
Commercial Space. 19th Ald. Dist. (44355)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 30, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Tom DeChant, Lois Braun-Oddo, John Harrington, Michael Rosenblum, Rafeeq Asad and Sheri Carter.

Due to technical issues, this is an abbreviated version of the Commission's review of the project.

SUMMARY:

At its meeting of November 30, 2016, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a three-story apartment building located at 6509 Normandy Lane. Appearing on behalf of the project were Jerry Bourquin and Mark Hammond, representing MSP Real Estate.

Comments from the Commission were as follows:

- Add trees to the southerly parking stalls and in open spaces at the west drive along Normandy Lane.
- Enlarge the front patio to at least 14-feet in width.
- Recommend that gray projecting bay above the main north elevation entry doesn't pop up to be consistent with other gray projecting rooflines.
- Make the third floor sunscreens, roofs shallow or deeper.
- Refine "fin" feature.
- Resolve the remaining issue with the exposed venting on the end elevations as noted by Firchow in the staff report.

ACTION:

On a motion by DeChant, seconded by Braun-Oddo, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-1) with Asad voting no. The motion provided for refinement of the fin feature and other landscaping and architectural modifications as noted during the discussion on the item.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address NORMANDY LANE, MADISON WI
Name of Project MSP - NORMANDY SQUARE
Owner / Contact MSP REAL ESTATE, INC.
Contact Phone 414-259-2108 Contact Email mhammond@msspousing.com

**** 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. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 50,740

Total landscape points required 846

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35	15	525	12	420
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	2	105	4	140
Ornamental tree	1 1/2 inch caliper	15	—		—	
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			3	30
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			102	339
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			65	260
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2	—		46	94
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			112	44
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals				630		1,327

Total Number of Points Provided 1,957

* 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.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

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.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

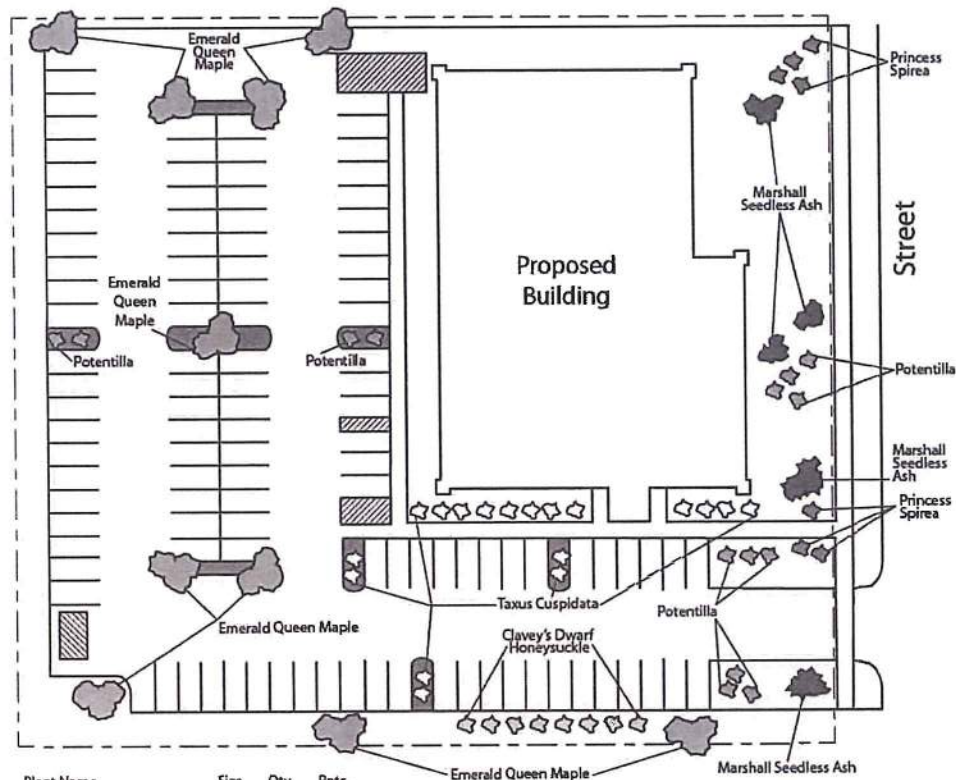
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

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 Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 - 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 - 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 - 3. Storage areas including trash and loading.
 - 4. Lighting (landscape, pedestrian or parking area).
 - 5. Irrigation.
 - 6. Hard surface materials.
 - 7. Labeling of mulching, edging and curbing.
 - 8. Areas of seeding or sodding.
 - 9. Areas to remain undisturbed and limits of land disturbance.
 - 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 - 11. Existing trees eight (8) inches or more in diameter.
 - 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, 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.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 - 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 - 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 - 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) **Refuse Disposal Areas.** All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) **Outdoor Storage Areas.** Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) **Loading Areas.** Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) **Mechanical Equipment.** All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.



Specification grade area lights available with IES Type III distribution. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:
NORMANDY AVE.

Type:
A

Prepared By:

Date:
10/11/16

Driver Info

Type: Constant Current
120V: 0.66A
208V: 0.41A
240V: 0.35A
277V: 0.30A
Input Watts: 79W
Efficiency: 99%

LED Info

Watts: 78W
Color Temp: 4000K
Color Accuracy: 82 CRI
L70 Lifespan: 100000
Lumens: 5,890
Efficacy: 75 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179U

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.2% at 120V, 13.6% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6), SP6 available.

Other

California Title 24:

See ALED3T78/D10, ALED3T78/BL, ALED3T78/PCS, ALED3T78/PCS2, or ALED3T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

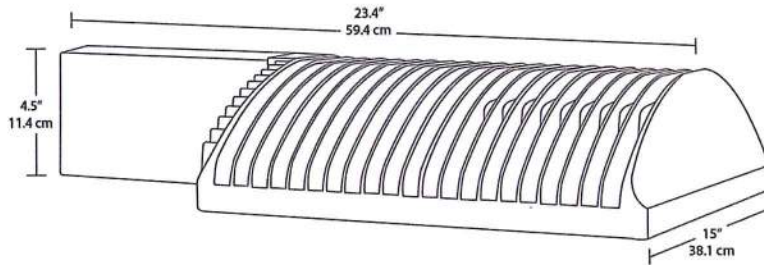
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions

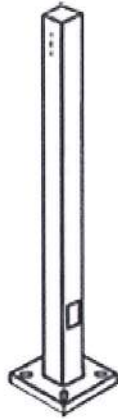


Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 =	Blank =	Blank = 5000K	Blank =	Blank = 120-	Blank = No Photocell	Blank = No	Blank = No Bi-
	3T = Type III	360W	Arm	(Cool)	Bronze	277V	/PC = 120V Button	Dimming	Level
	4T = Type IV	260 =	SF =	Y = 3000K (Warm)	W = White	/480 = 480V	/PC2 = 277V Button	/D10 = Dimmable	/BL = Bi-Level
		260W	Slipfitter	N = 4000K	RG = Gray		/PCS = 120V Swivel		
		150 =		(Neutral)			/PCS2 = 277V Swivel		
		150W					/PCT = 120-277V		
		125 =					Twistlock		
		125W					/PCS4 = 480V Swivel		
		105 =					/PCT4 = 480V Twistlock		
		105W							
		78 = 78W							



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 73.0 lbs

Project:
NORMANDY AVE.

Type:
A

Prepared By:

Date:
10-11-16

Lamp Info

Type: N/A
Watts: 0W
Shape/Size: N/A
Base: N/A
ANSI: N/A
Hours: N/A
Lamp Lumens: N/A
Efficacy: N/A

Ballast Info

Type: N/A
120V: N/A
208V: N/A
240V: N/A
277V: N/A
Input Watts: 0W

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

10 FT.

Weight:

73 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

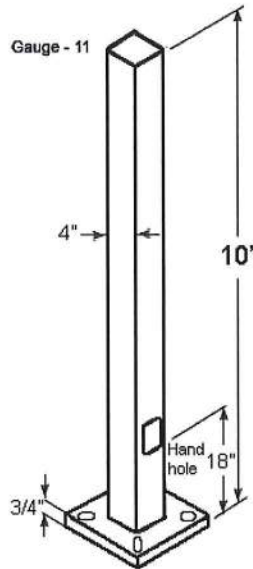
70MPH 27.6 ft_/690 lb
80MPH 21.1 ft_/530 lb
90MPH 16.4 ft_/410 lb
100MPH 13.1 ft_/330 lb
110MPH 10.5 ft_/265 lb
120MPH 8.6 ft_/215 lb
130MPH 7.0 ft_/175 lb
140MPH 5.8 ft_/145 lb
150MPH 4.8 ft_/120 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

Dimensions



Features

Designed for ground mounting

Heavy duty TGIC polyester coating

Reinforced hand holes with grounding lug and removable cover for easy wiring access

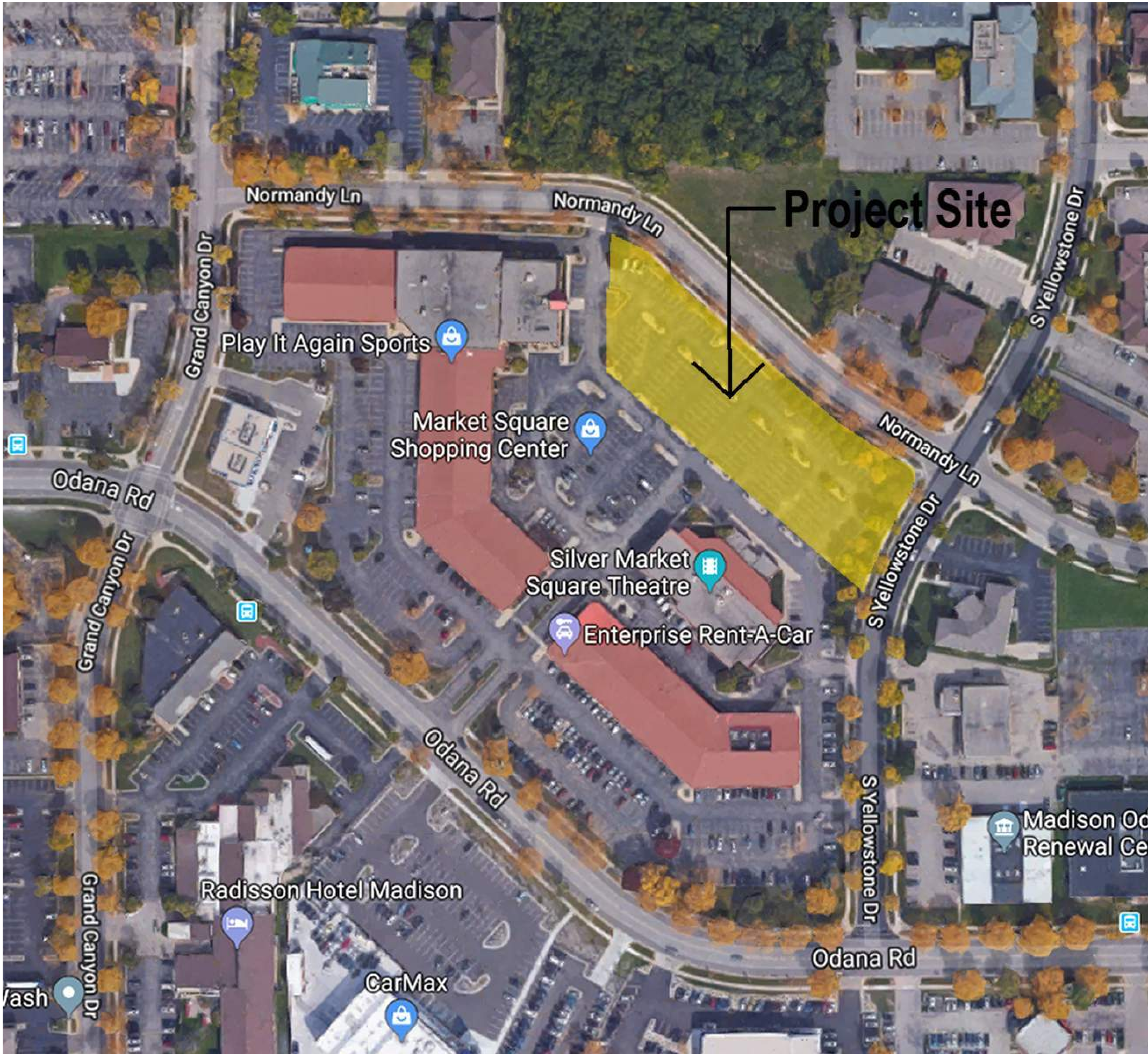
Anchor Bolt Kit includes pole cap and base cover (sold separately)

Custom manufactured for each application

NORMANDY SQUARE

6509 NORMANDY LANE

MADISON, WI



ADJACENT PROPERTIES MAP - NTS

PROJECT/BUILDING DATA:
NEW 3 STORY MIXED-USED BUILDING WITH
UNDERGROUND PARKING

ZONING
CC - COMMERCIAL CENTER DISTRICT

BUILDING AREAS
TOTAL BUILDING AREA (EXCLUDING
BASEMENT) = 64,882 SQFT
TOTAL BUILDING AREA (INCLUDING
BASEMENT)= 84,282 SQFT

BASEMENT TOTAL AREA = 19,400 SQFT
FIRST FLOOR TOTAL AREA = 21,596 SQFT
FIRST FLOOR RESIDENTIAL = 19,354
FIRST FLOOR COMMERCIAL = 2,240
SECOND FLOOR TOTAL AREA = 21,644 SQFT
THIRD FLOOR TOTAL AREA = 21,644 SQFT

UNIT COUNT
ONE BEDROOM UNITS = 20
ONE BEDROOM WHEDA UNITS = 9
TWO BEDROOM UNITS = 26
TWO BEDROOM TYPE A / WHEDA UNITS = 3
TOTAL UNITS = 58

PARKING COUNTS
GARAGE PARKING SPACES = 52 TOTAL, (2
TOTAL-1 VAN) ACCESSIBLE
SURFACE PARKING SPACES = 47 TOTAL, (2
TOTAL-1 VAN) ACCESSIBLE, LOADING SPACE

BIKE PARKING
SURFACE BICYCLES = 14
UNDERGROUND BICYCLES = 30



LOCATOR MAP - NTS

LIST OF DRAWINGS

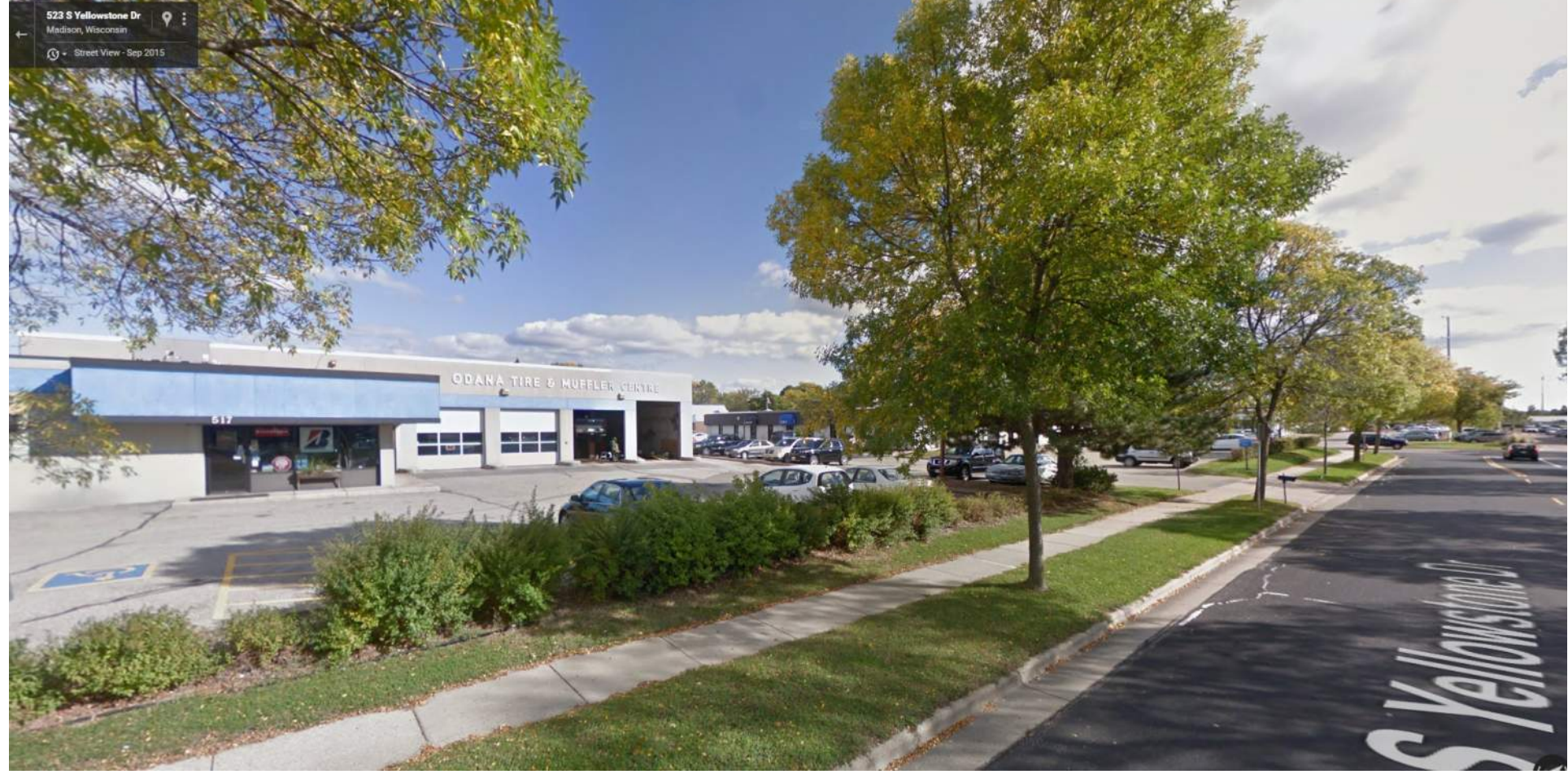
- G0-1 COVER SHEET
- G0-2 CONTEXT AND LOCATION MAP
- P-0 SURVEY
- C1.0 SITE PLAN
- C2.0 SITE GRADING AND UTILITY PLAN
- L100 LANDSCAPE PLAN
- LT1 SITE LIGHTING PLAN
- A1-0 1ST FLOOR PLAN AND PARKING LEVEL
- A1-1 2ND & 3RD LEVEL PLANS
- A1-2 UNIT PLANS
- A1-3 ROOF PLAN
- A2-1 EXTERIOR ELEVATIONS
- A2-2 EXTERIOR PERSPECTIVE
- A2-3 EXTERIOR PERSPECTIVE



VIEW TO NORTH ON YELLOWSTONE FROM GAMMON



VIEW TO WEST FROM YELLOWSTONE



VIEW TO EAST FROM YELLOWSTONE



VIEW TO EAST FROM AT NORMANDY LN



VIEW TO WEST AT NORMANDY LN & YELLOWSTONE



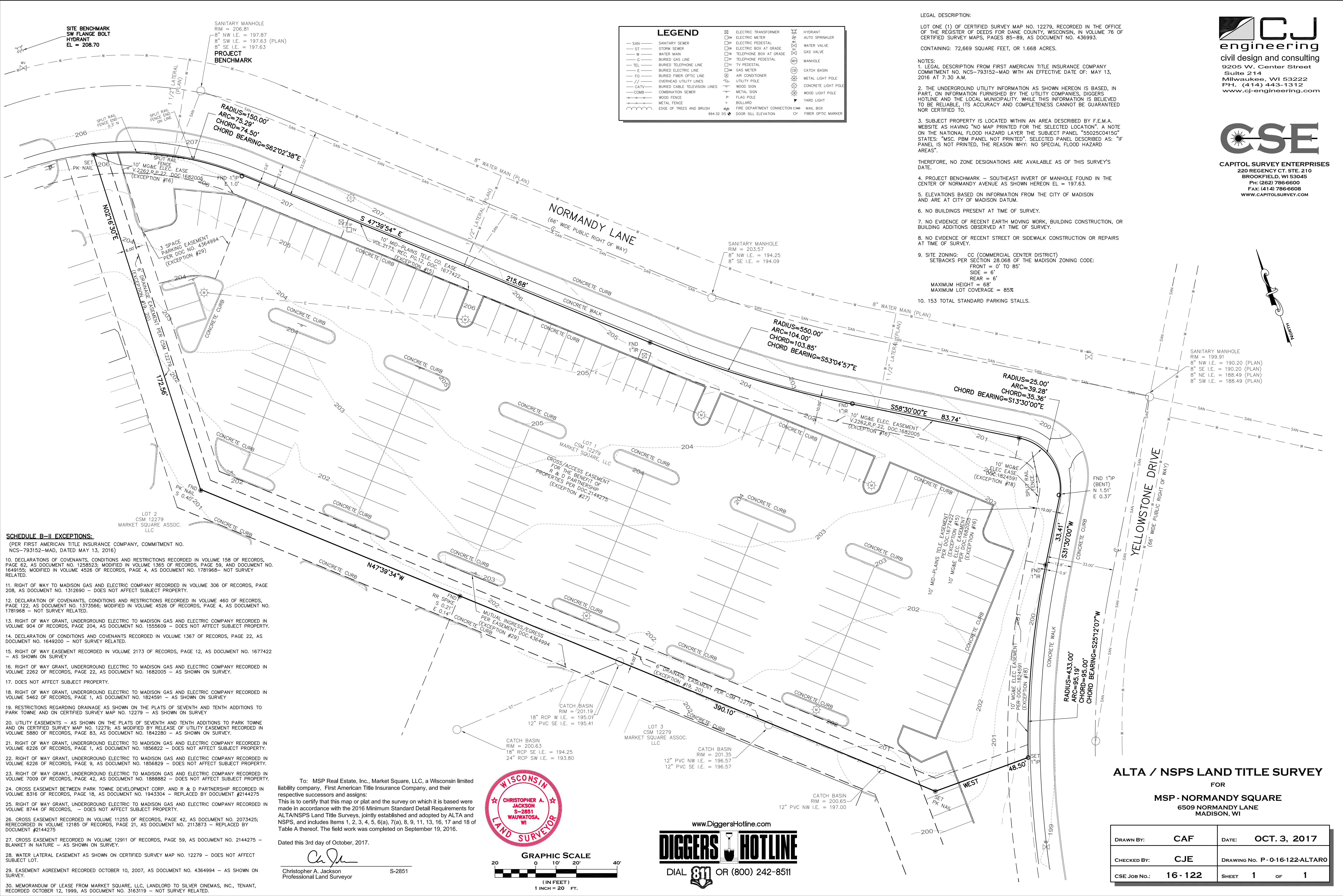
VIEW TO WEST AT NORMANDY LN



VIEW TO WEST AT NORMANDY LN



LOCATOR MAP - NTS



LEGAL DESCRIPTION:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 12279, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 76 OF CERTIFIED SURVEY MAPS, PAGES 85-89, AS DOCUMENT NO. 436993.

CONTAINING: 72,669 SQUARE FEET, OR 1.668 ACRES.

NOTES:

1. LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-793152-MAD WITH AN EFFECTIVE DATE OF: MAY 13, 2016 AT 7:30 A.M.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESCRIBED BY F.E.M.A. WEBSITE AS HAVING "NO MAP PRINTED FOR THE SELECTED LOCATION". A NOTE ON THE NATIONAL FLOOD HAZARD LAYER THE SUBJECT PANEL "55025C0415G" STATES: "MSC. PBM PANEL NOT PRINTED". SELECTED PANEL DESCRIBED AS: "IF PANEL IS NOT PRINTED, THE REASON WHY: NO SPECIAL FLOOD HAZARD AREAS".

THEREFORE, NO ZONE DESIGNATIONS ARE AVAILABLE AS OF THIS SURVEY'S DATE.

4. PROJECT BENCHMARK - SOUTHEAST INVERT OF MANHOLE FOUND IN THE CENTER OF NORMANDY AVENUE AS SHOWN HEREON EL. = 197.63.

5. ELEVATIONS BASED ON INFORMATION FROM THE CITY OF MADISON AND ARE AT CITY OF MADISON DATUM.

6. NO BUILDINGS PRESENT AT TIME OF SURVEY.

7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME OF SURVEY.

8. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.

9. SITE ZONING: CC (COMMERCIAL CENTER DISTRICT)
SETBACKS PER SECTION 28.068 OF THE MADISON ZONING CODE:

FRONT = 0' TO 85'
SIDE = 6'
REAR = 6'
MAXIMUM HEIGHT = 68'
MAXIMUM LOT COVERAGE = 85%

10. 153 TOTAL STANDARD PARKING STALLS.

SCHEDULE B-II EXCEPTIONS:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-793152-MAD, DATED MAY 13, 2016)

10. DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 158 OF RECORDS, PAGE 62, AS DOCUMENT NO. 1258523; MODIFIED IN VOLUME 1365 OF RECORDS, PAGE 59, AND DOCUMENT NO. 1649155; MODIFIED IN VOLUME 4526 OF RECORDS, PAGE 4, AS DOCUMENT NO. 1781968 - NOT SURVEY RELATED.

11. RIGHT OF WAY TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 306 OF RECORDS, PAGE 208, AS DOCUMENT NO. 1312690 - DOES NOT AFFECT SUBJECT PROPERTY.

12. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 460 OF RECORDS, PAGE 122, AS DOCUMENT NO. 1373566; MODIFIED IN VOLUME 4526 OF RECORDS, PAGE 4, AS DOCUMENT NO. 1781968 - NOT SURVEY RELATED.

13. RIGHT OF WAY GRANT, UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 904 OF RECORDS, PAGE 204, AS DOCUMENT NO. 1555609 - DOES NOT AFFECT SUBJECT PROPERTY.

14. DECLARATION OF CONDITIONS AND COVENANTS RECORDED IN VOLUME 1367 OF RECORDS, PAGE 22, AS DOCUMENT NO. 1649200 - NOT SURVEY RELATED.

15. RIGHT OF WAY EASEMENT RECORDED IN VOLUME 2173 OF RECORDS, PAGE 12, AS DOCUMENT NO. 1677422 - AS SHOWN ON SURVEY.

16. RIGHT OF WAY GRANT, UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 2262 OF RECORDS, PAGE 22, AS DOCUMENT NO. 1682005 - AS SHOWN ON SURVEY.

17. DOES NOT AFFECT SUBJECT PROPERTY.

18. RIGHT OF WAY GRANT, UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 5462 OF RECORDS, PAGE 1, AS DOCUMENT NO. 1824591 - AS SHOWN ON SURVEY.

19. RESTRICTIONS REGARDING DRAINAGE AS SHOWN ON THE PLATS OF SEVENTH AND TENTH ADDITIONS TO PARK TOWNE AND ON CERTIFIED SURVEY MAP NO. 12279 - AS SHOWN ON SURVEY.

20. UTILITY EASEMENTS - AS SHOWN ON THE PLATS OF SEVENTH AND TENTH ADDITIONS TO PARK TOWNE AND ON CERTIFIED SURVEY MAP NO. 12279; AS MODIFIED BY RELEASE OF UTILITY EASEMENT RECORDED IN VOLUME 5880 OF RECORDS, PAGE 83, AS DOCUMENT NO. 1842280 - AS SHOWN ON SURVEY.

21. RIGHT OF WAY GRANT, UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 6226 OF RECORDS, PAGE 1, AS DOCUMENT NO. 1856822 - DOES NOT AFFECT SUBJECT PROPERTY.

22. RIGHT OF WAY GRANT, UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 6226 OF RECORDS, PAGE 9, AS DOCUMENT NO. 1856829 - DOES NOT AFFECT SUBJECT PROPERTY.

23. RIGHT OF WAY GRANT, UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 7009 OF RECORDS, PAGE 42, AS DOCUMENT NO. 1888882 - DOES NOT AFFECT SUBJECT PROPERTY.

24. CROSS EASEMENT BETWEEN PARK TOWNE DEVELOPMENT CORP. AND R & D PARTNERSHIP RECORDED IN VOLUME 8316 OF RECORDS, PAGE 18, AS DOCUMENT NO. 1943304 - REPLACED BY DOCUMENT #2144275

25. RIGHT OF WAY GRANT, UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED IN VOLUME 8744 OF RECORDS, - DOES NOT AFFECT SUBJECT PROPERTY.

26. CROSS EASEMENT RECORDED IN VOLUME 11255 OF RECORDS, PAGE 42, AS DOCUMENT NO. 2073425; RERECORDED IN VOLUME 12185 OF RECORDS, PAGE 21, AS DOCUMENT NO. 2113873 - REPLACED BY DOCUMENT #2144275

27. CROSS EASEMENT RECORDED IN VOLUME 12911 OF RECORDS, PAGE 59, AS DOCUMENT NO. 2144275 - BLANKET IN NATURE - AS SHOWN ON SURVEY.

28. WATER LATERAL EASEMENT AS SHOWN ON CERTIFIED SURVEY MAP NO. 12279 - DOES NOT AFFECT SUBJECT LOT.

29. EASEMENT AGREEMENT RECORDED OCTOBER 10, 2007, AS DOCUMENT NO. 4364994 - AS SHOWN ON SURVEY.

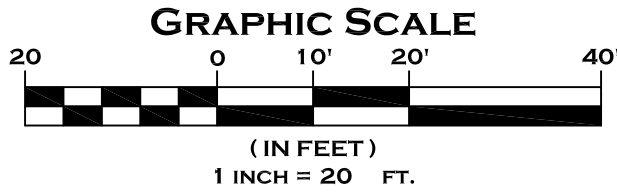
30. MEMORANDUM OF LEASE FROM MARKET SQUARE, LLC, LANDLORD TO SILVER CINEMAS, INC., TENANT, RECORDED OCTOBER 12, 1999, AS DOCUMENT NO. 3163119 - NOT SURVEY RELATED.

To: MSP Real Estate, Inc., Market Square, LLC, a Wisconsin limited liability company, First American Title Insurance Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. The field work was completed on September 19, 2016.

Dated this 3rd day of October, 2017.

Christopher A. Jackson
Christopher A. Jackson S-2851
Professional Land Surveyor



www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

MSP - NORMANDY SQUARE
MADISON, WISCONSIN

CJE NO.: I632R8
OCTOBER 24, 2017
REV. 01-30-18

SITE PLAN C1.0

SHEET 1 OF 4

SITE AREAS

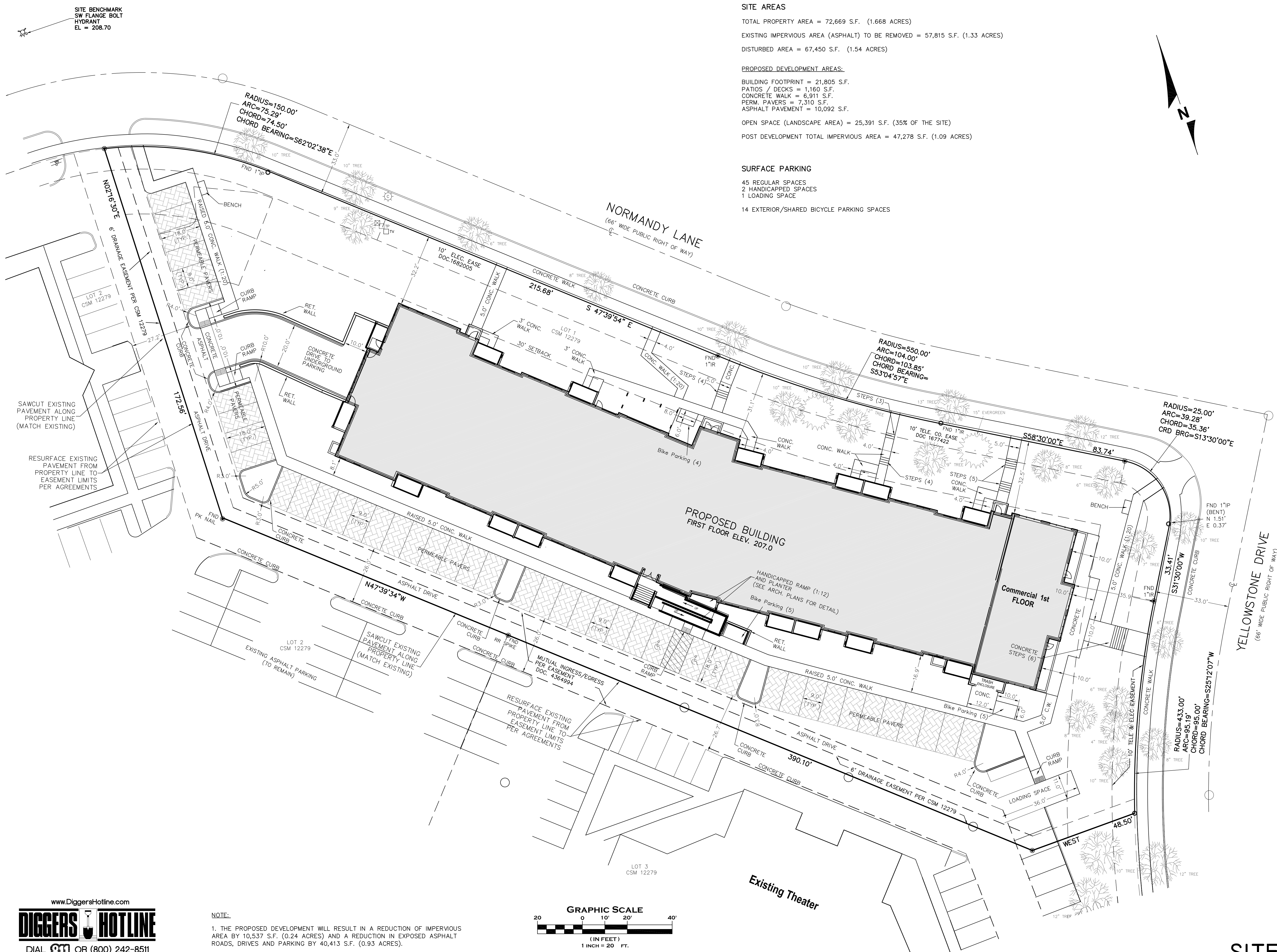
TOTAL PROPERTY AREA = 72,669 S.F. (1.668 ACRES)
EXISTING IMPERVIOUS AREA (ASPHALT) TO BE REMOVED = 57,815 S.F. (1.33 ACRES)
DISTURBED AREA = 67,450 S.F. (1.54 ACRES)

PROPOSED DEVELOPMENT AREAS:

BUILDING FOOTPRINT = 21,805 S.F.
PATIOS / DECKS = 1,160 S.F.
CONCRETE WALK = 6,911 S.F.
PERM. PAVERS = 7,310 S.F.
ASPHALT PAVEMENT = 10,092 S.F.
OPEN SPACE (LANDSCAPE AREA) = 25,391 S.F. (35% OF THE SITE)
POST DEVELOPMENT TOTAL IMPERVIOUS AREA = 47,278 S.F. (1.09 ACRES)

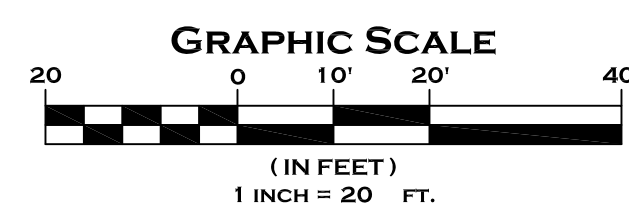
SURFACE PARKING

45 REGULAR SPACES
2 HANDICAPPED SPACES
1 LOADING SPACE
14 EXTERIOR/SHARED BICYCLE PARKING SPACES



NOTE:

1. THE PROPOSED DEVELOPMENT WILL RESULT IN A REDUCTION OF IMPERVIOUS AREA BY 10,537 S.F. (0.24 ACRES) AND A REDUCTION IN EXPOSED ASPHALT ROADS, DRIVES AND PARKING BY 40,413 S.F. (0.93 ACRES).

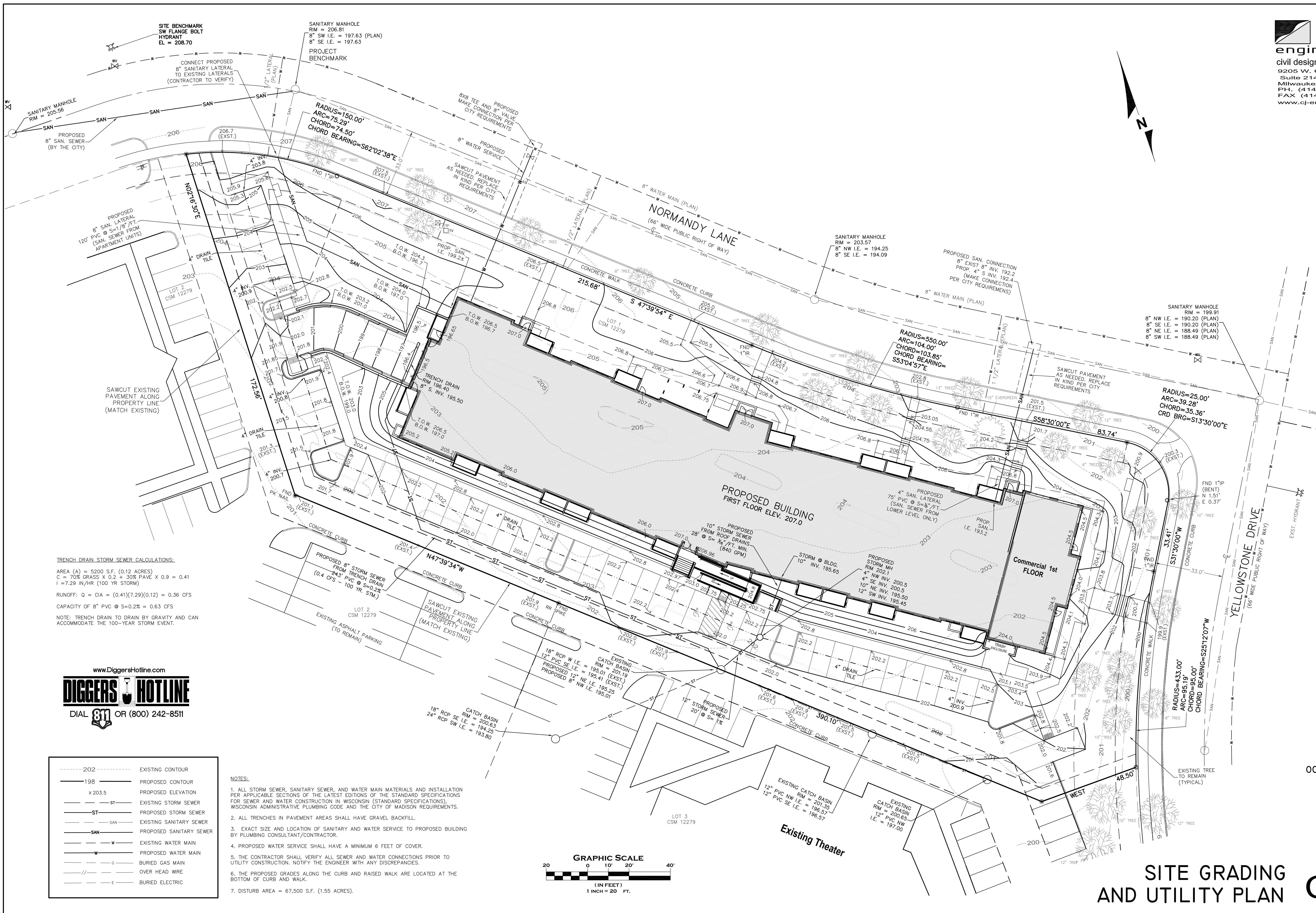



MSP - NORMANDY SQUARE
MADISON, WISCONSIN

CJE NO.: I632R8
OCTOBER 24, 2017
REV. 01-30-18

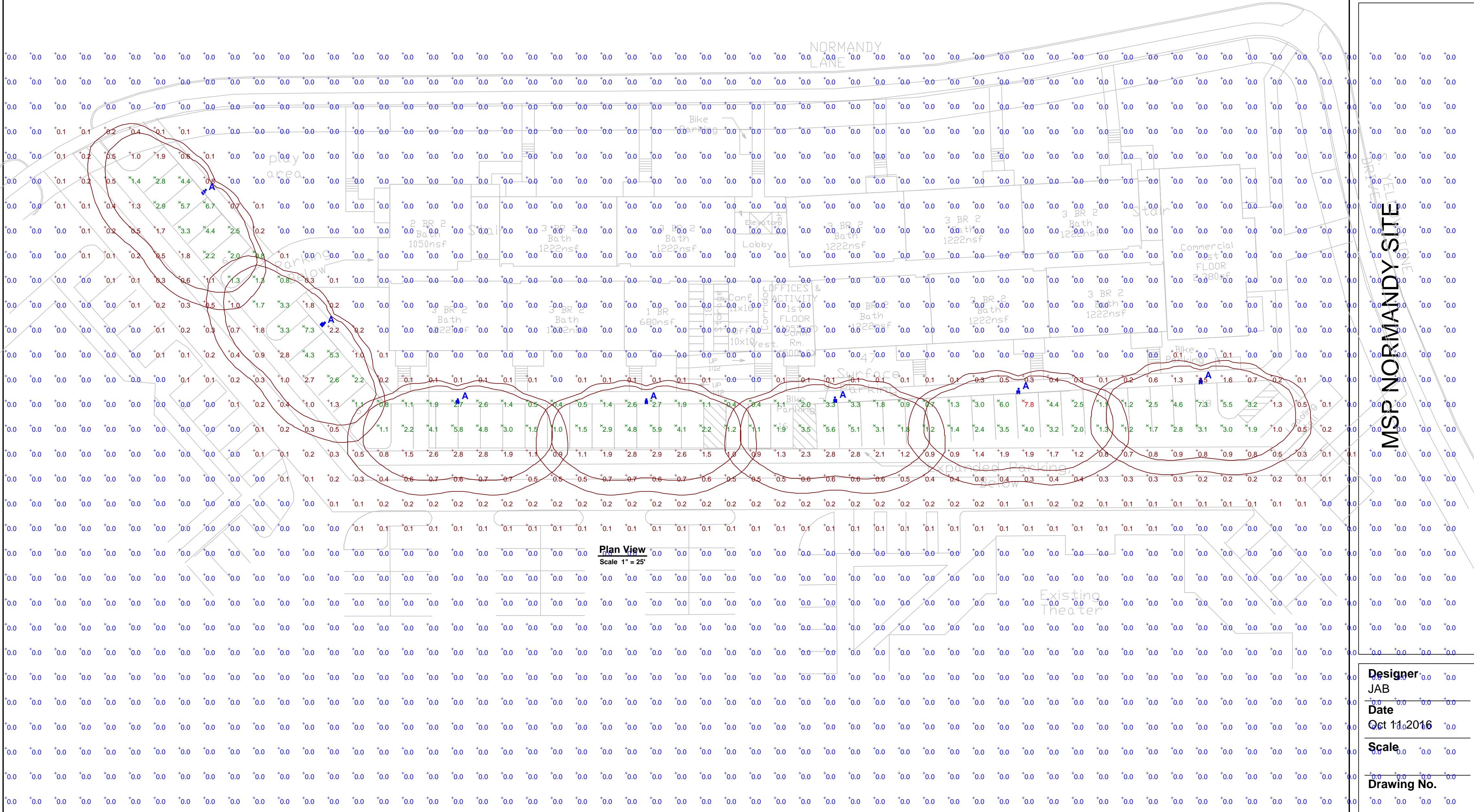
**SITE GRADING
AND UTILITY PLAN**
C2.0

SHEET 2 OF 4



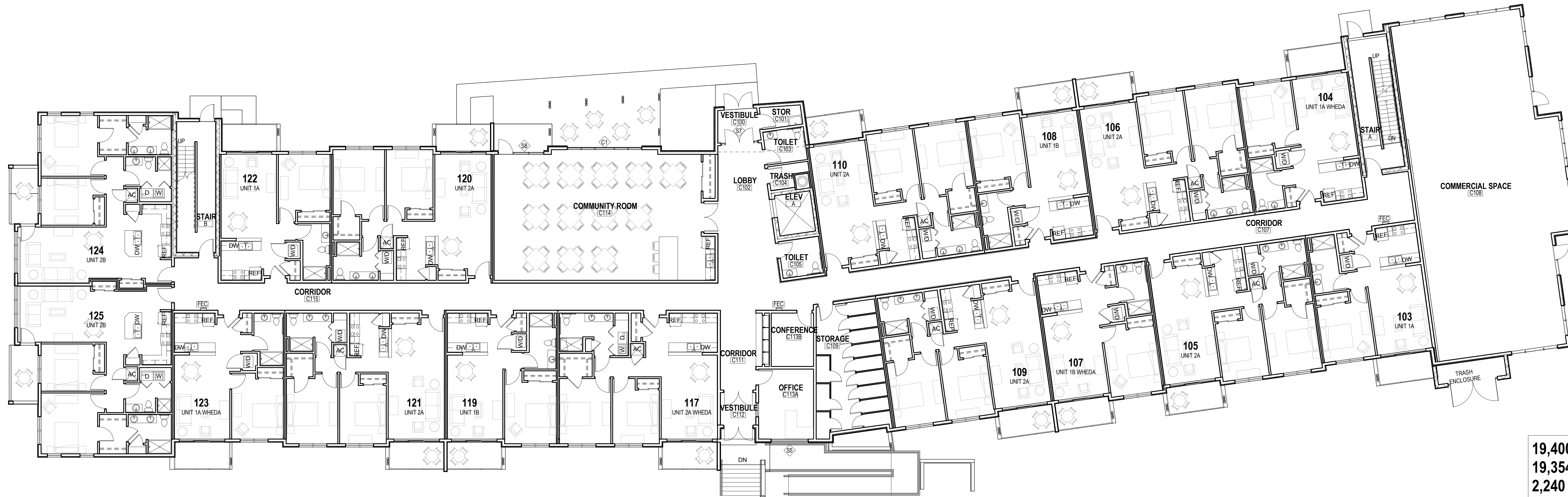
LUMINAIRE SCHEDULE				
Symbol	Label	Qty	Catalog Number	Watts
	A	7	ALED3T78N - MOUNTED @ 13'AFG (10FT POLE W/ 3FT BASE)	79

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 3	✕	2.7 fc	7.8 fc	0.4 fc	19.5:1	6.8:1



MSP NORMANDY SITE

Designer	JAB
Date	Oct 11, 2016
Scale	
Drawing No.	

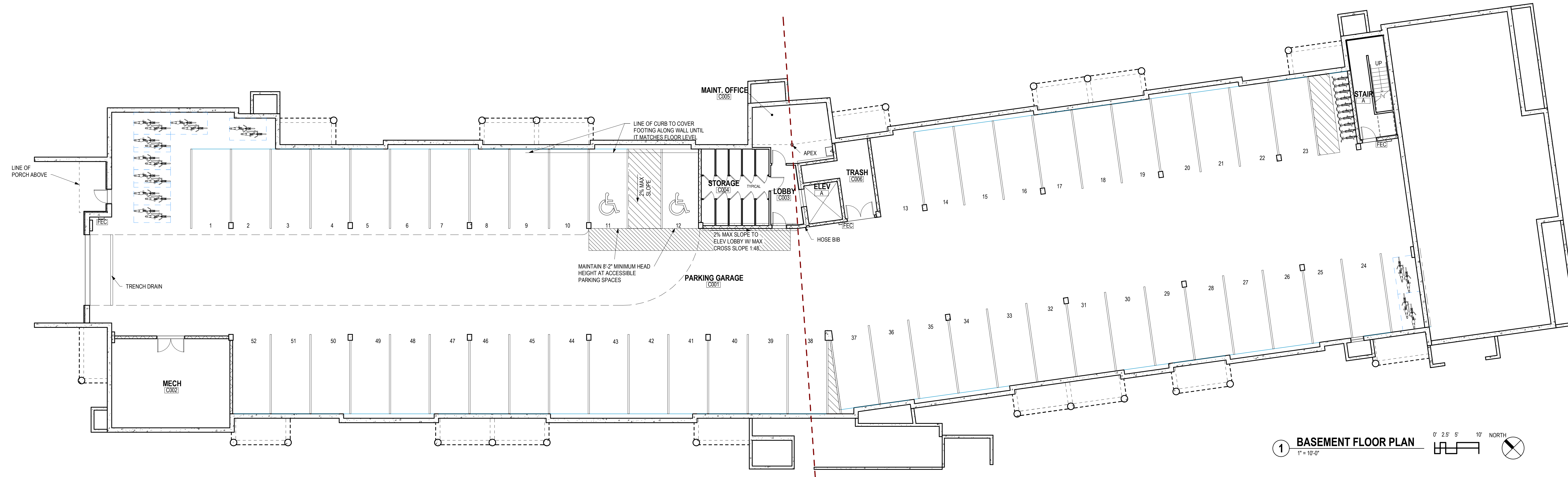


TOTAL UNIT MIX
1BDRM UNIT - 29
2BDRM UNIT - 29
TOTAL 58 UNITS

1ST FLOOR UNIT MIX
1BDRM UNIT - 7
2BDRM UNIT - 9

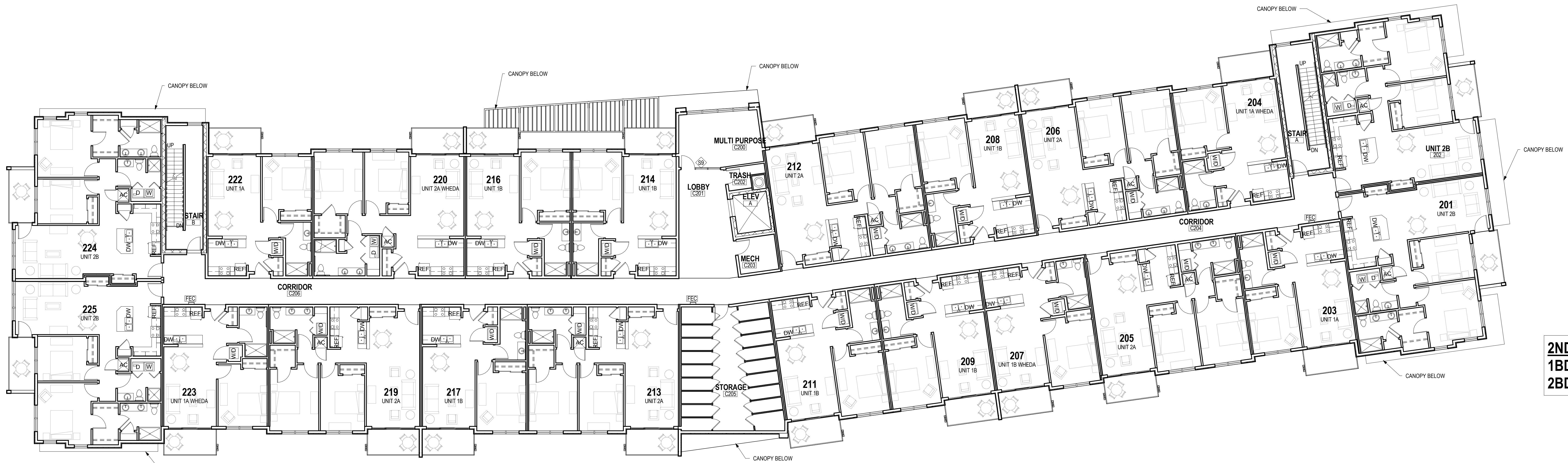
19,400 GSF BASEMENT / PARKING
19,354 GSF RESIDENTIAL 1ST FLOOR
2,240 GSF COMMERCIAL 1ST FLOOR
21,644 GSF RESIDENTIAL 2ND FLOOR
21,644 GSF RESIDENTIAL 3RD FLOOR
84,282 GSF TOTAL

2 FIRST FLOOR PLAN
 1" = 10'-0"



52 PARKING SPACES
30 BICYCLE PARKING
10 BASEMENT STORAGE
12 1ST FLOOR STRG
18 2ND & 3RD FLOOR STRG

1 BASEMENT FLOOR PLAN
 1" = 10'-0"

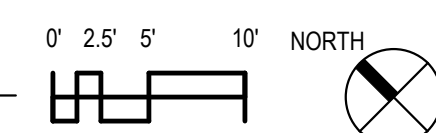


1 SECOND FLOOR PLAN
1" = 10'-0"

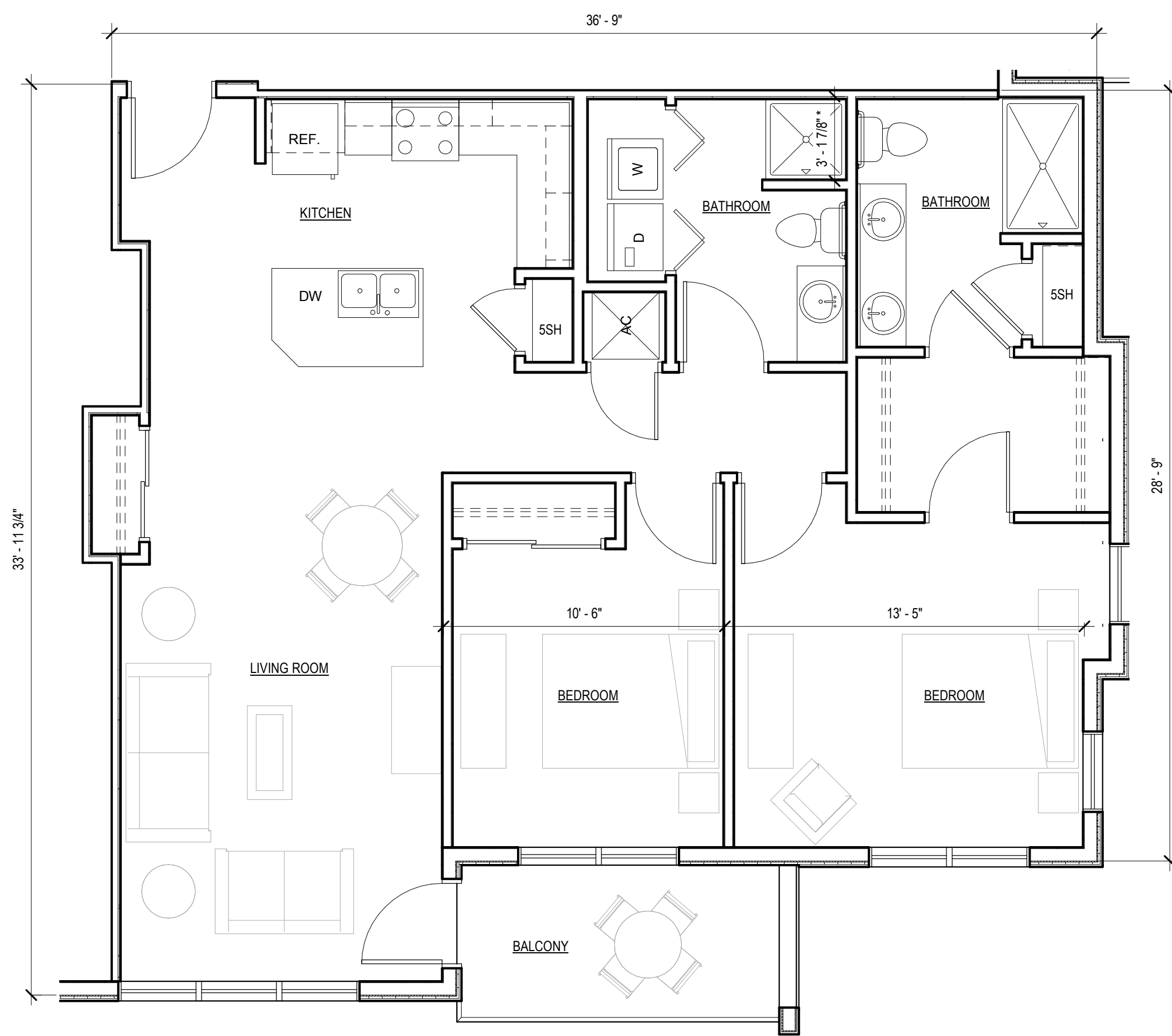
2ND FLOOR UNIT MIX
1BDRM - 11
2BDRM - 10



2 THIRD FLOOR PLAN
1" = 10'-0"

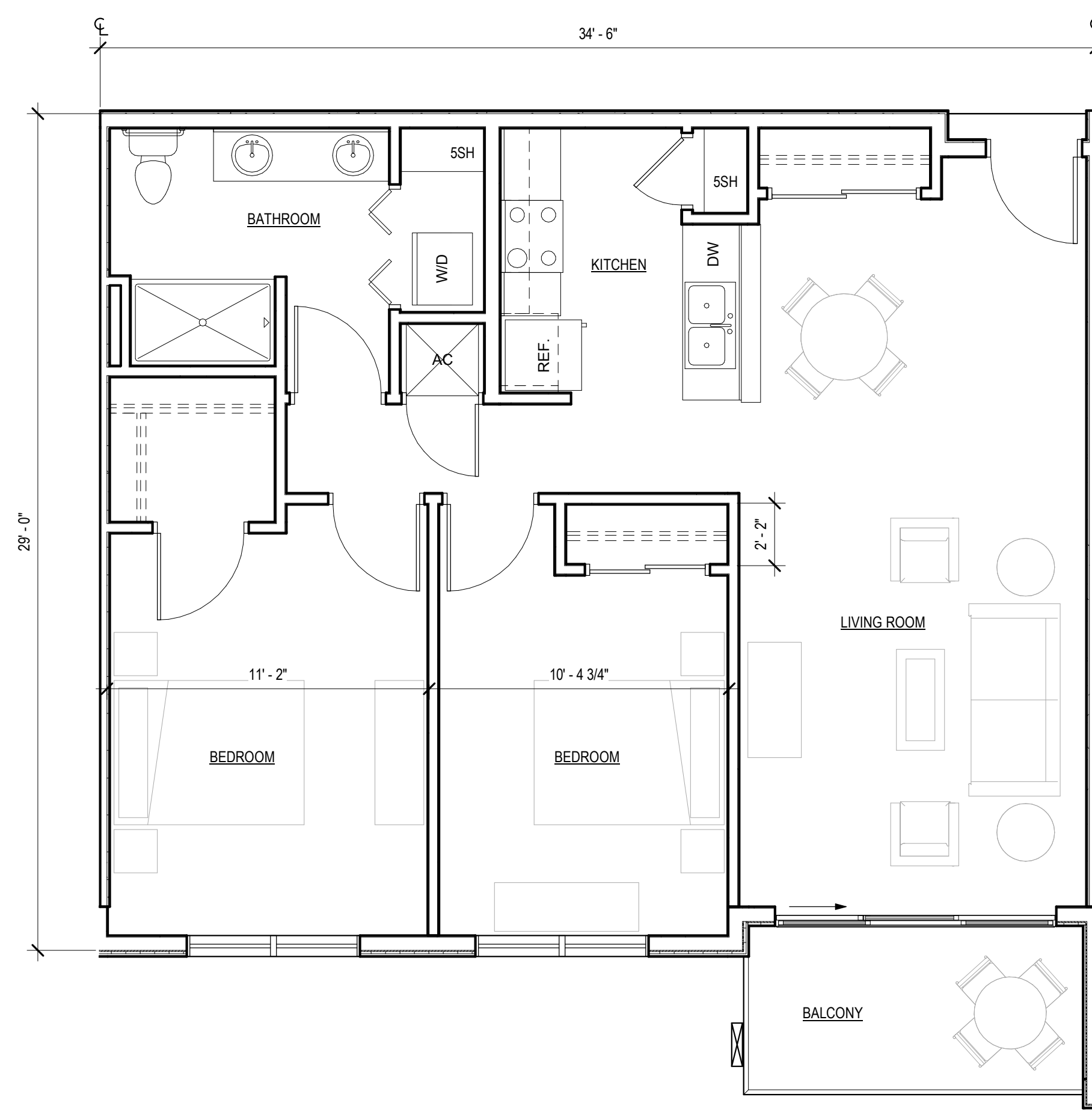


3RD FLOOR UNIT MIX
1BDRM - 11
2BDRM - 10



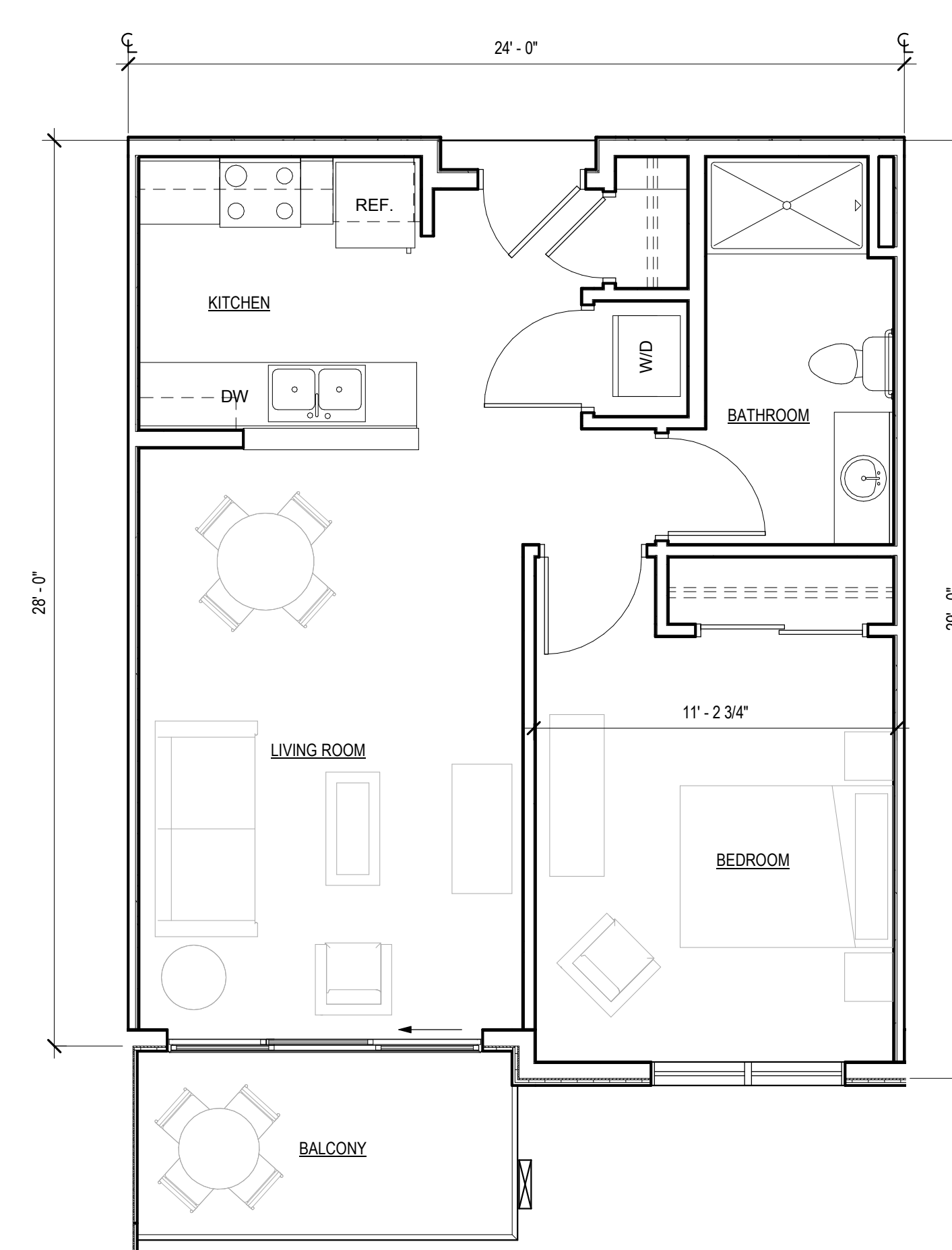
4 UNIT 2B ENLARGED
1/4" = 1'-0"

2 BED / 2 BATH
1,125 SF



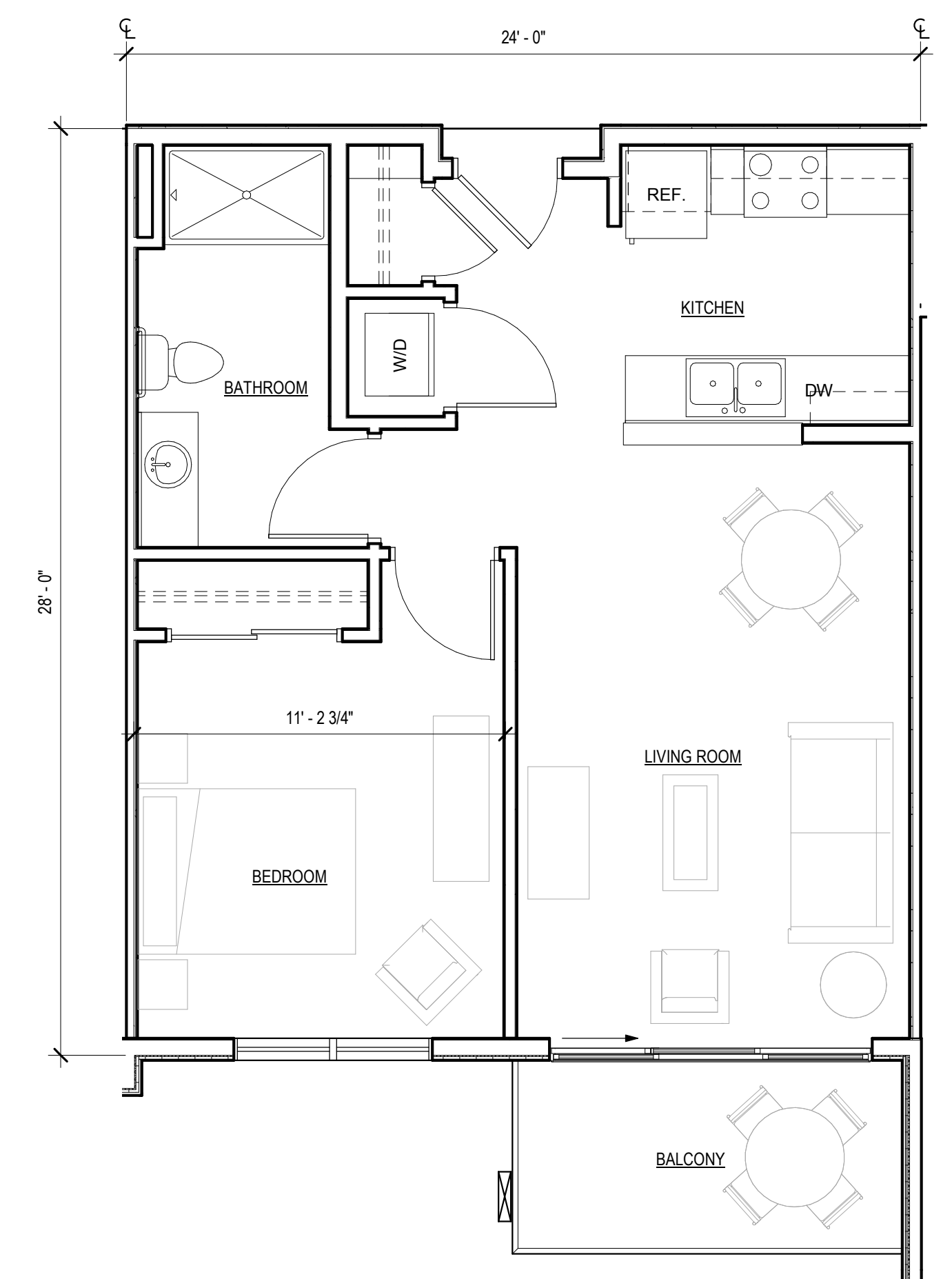
3 UNIT 2A ENLARGED
1/4" = 1'-0"

2 BED / 1 BATH
985 SF



2 UNIT 1B ENLARGED
1/4" = 1'-0"

1 BED / 1 BATH
680 SF

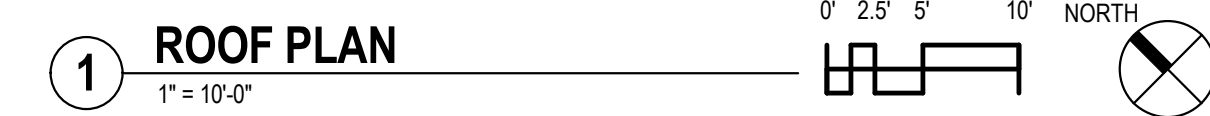


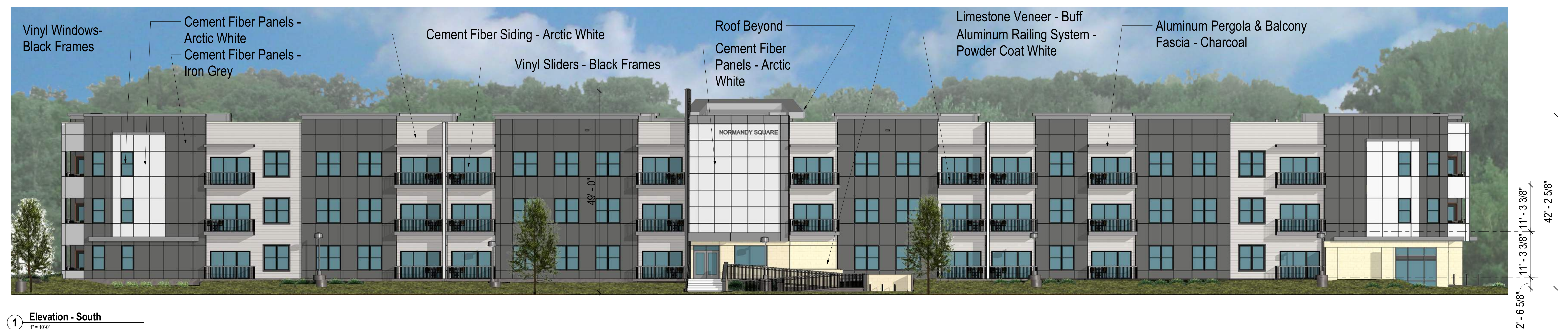
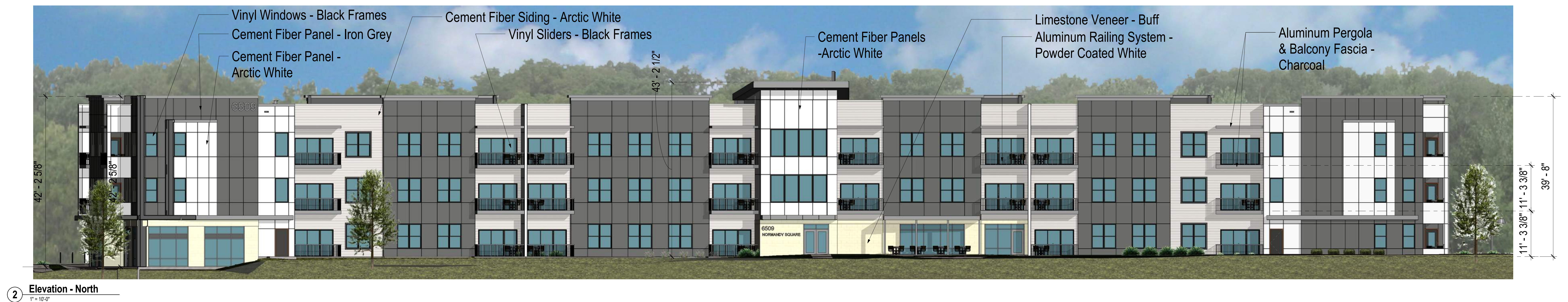
1 UNIT 1A ENLARGED
1/4" = 1'-0"

1 BED / 1 BATH
670 SF

- A ROOF DRAIN
- B OVERFLOW SCUPPER
- C ROOF OVERHANG BELOW
- D ROOF HATCH & LADDER
- E PERGOLA
- F FACE OF STUD/CMU WALL BELOW
- G TRASH CHUTE PENETRATION
- F HVAC EQUIPMENT

- 1 PARAPET AT PANEL SIDING
- 2 PARAPET AT LAP SIDING
- 3 PARAPET AT PANEL SIDING OVERHANG
- 4 PARAPET AT PANEL SIDING BOXOUT
- 5 PARAPET AT METAL PANEL BOXOUT
- 6 PARAPET WALL CAP FLASHING
- 7 COPING AT BUMPOUT
- 8 BASE FLASHING AT WALL TRANSITION
- 9 ROOF OVERHANG







Perspective View - North Entry

NORMANDY SQUARE

A2-2

6509 NORMANDY LANE, MADISON, WI 53719



Perspective View - South Entry