

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>6-11-13</u>	Action Requested
UDC MEETING DATE: <u>6-19-13</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 915 Haywood Dr. Madison

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Ryan Brothers Ambulance (Erin or Patrick) Acker Builders, Inc. (Jenny)
922 S. Park St. 101 E. Main St. Suite 2
Madison Wauwatosa, WI 53597

CONTACT PERSON: Jenny Acker
Address: 101 E. Main St. Suite
Wauwatosa, WI 53597
Phone: 850-6650
Fax: 850-6653
E-mail address: Jenny.Acker@ackerbuilders.com

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site
- (See Section B for:)
- New Construction or Exterior Remodeling in C4 District (Fee required)
- (See Section C for:)
- R.P.S.M. Parking Variance (Fee required)
- (See Section D for:)
- Comprehensive Design Review* (Fee required)
 - Street Graphics Variance* (Fee required)
 - Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SHEET INDEX:

- 1-6 ELEVATIONS & NOTES
- 2-6 ELEVATIONS & SECTION
- 3-6 FIRST FLOOR PLAN
- 4-6 SECOND FLOOR PLAN
- 5-6 FOUNDATION PLAN
- C-102 SITE PLAN

CONTRACTOR NOTES:

- DRAWINGS REPRESENT A GENERAL SCOPE OF WORK ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING WORK IN FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES.
- VERIFY SITE CONDITIONS AND BUILDING EXPOSURES/DROPS.
- VERIFY WINDOW SIZES AND EGRESS REQUIREMENTS W/ WINDOW MANUFACTURER.
- VERIFY STRUCTURAL MEMBER SIZES AND BEARING LOCATIONS.

DIMENSIONING NOTES:

- EXTERIOR WALLS ARE 5-1/2" THICK (ROUGH FRAME - NO SHEATHING)
- INTERIOR WALLS ARE 3-1/2" THICK UNLESS OTHERWISE NOTED
- EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD OR MASONRY
- INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD
- VERIFY ALL DIMENSION STRINGS

CURRENT REVISION DATE:
06/03/13



FLOOR AREAS:
1,736 SQ. FT. FIRST FLOOR
1,533 SQ. FT. LOWER LEVEL



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL & COLOR CHART			
ITEM	MATERIAL	MANUFACTURER	COLOR
WALL: MAIN	BRICK	BRICKCRAFT	SANDALWOOD
WALL: SOLDIER	BRICK	GENERAL SHALE	OLD CHARLESTON
WALL: ACCENT	EIFS	DRYVIT	SW7522 MEADOWLARK
WINDOW	STOREFRONT		CASHMERE
DOOR	STOREFRONT		CASHMERE
FASCIA	ALUMINUM	ALCOA	MUSKET BROWN
SOFFIT	ALUMINUM	ALCOA	MUSKET BROWN

DRAFTING BY: **Building Solutionz, Inc.**
 CONTACT: Sean Reimer
 P. O. Box 364, Waunakee, WI 53597
 Phone: (608)850-9407 Fax: (608)299-3730
 http://www.BUILDINGSOLUTIONZ.com/

DESIGN/BUILD BY: **ACKER BUILDERS & REALTY**
 CONTACT: Jenny Acker
 101 E. Main St. Suite 2, Waunakee, WI 53597
 P: 608-850-6650 F: 608-850-6653

PROJECT: **Ryan Brothers Ambulance Office Annex**
 922 South Park St., Madison, WI

date: 06-03-13
 file: 12393-Building Plans 413d.rvt
 design: ACKER BUILDERS
 draw: SMR

revisions:

project #
12393

sheet #
1 OF 6

*NOTE: DRAWINGS ARE 50% REDUCED FOR 11X17 PRINTS.

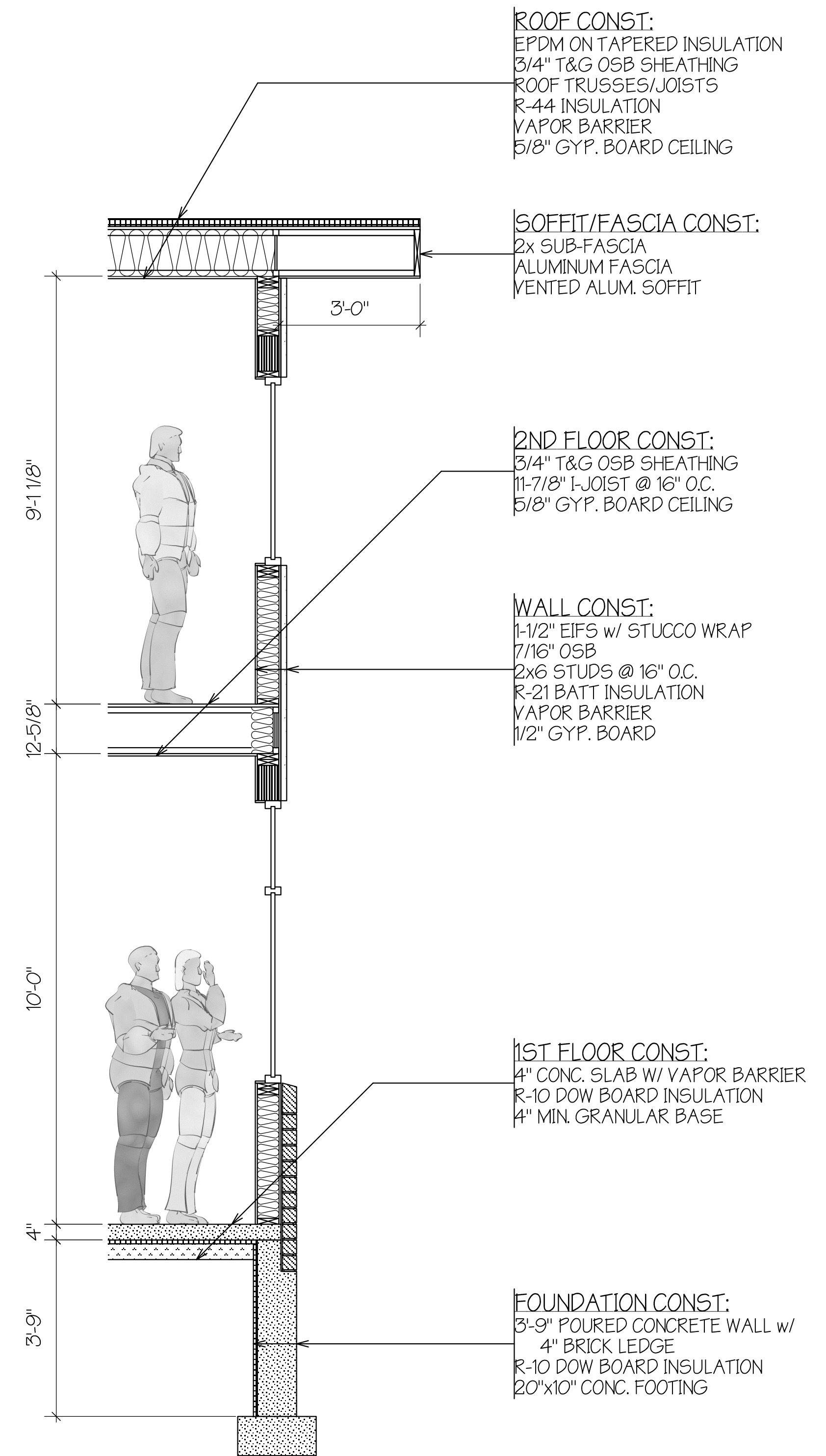
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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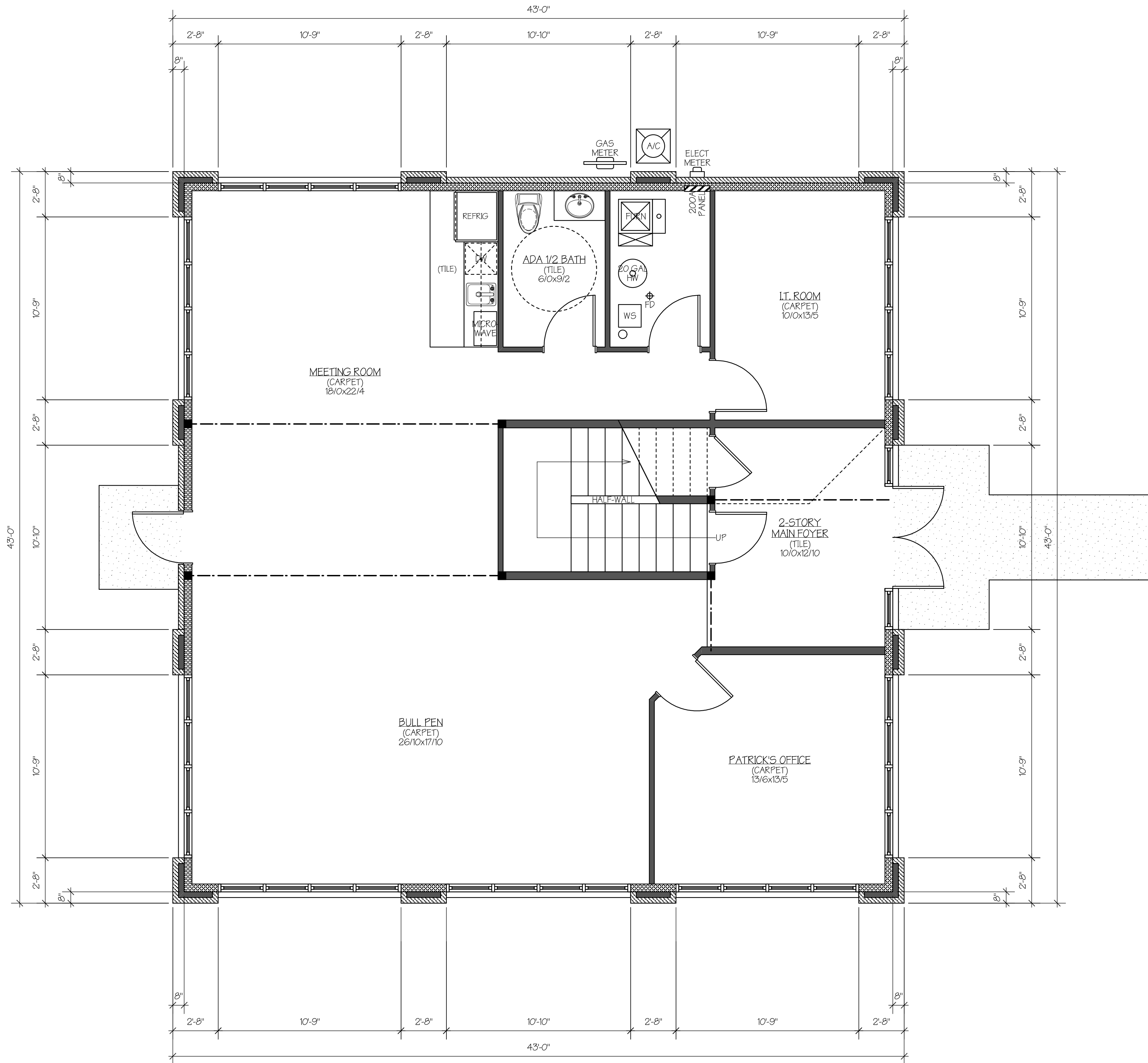
date: 06-03-13	file: 12393-Building Plans 413d.rvt
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	drawn: SMR

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12393

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2
OF 6

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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,736 SQ. FT.

date: 06-03-13

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revisions:

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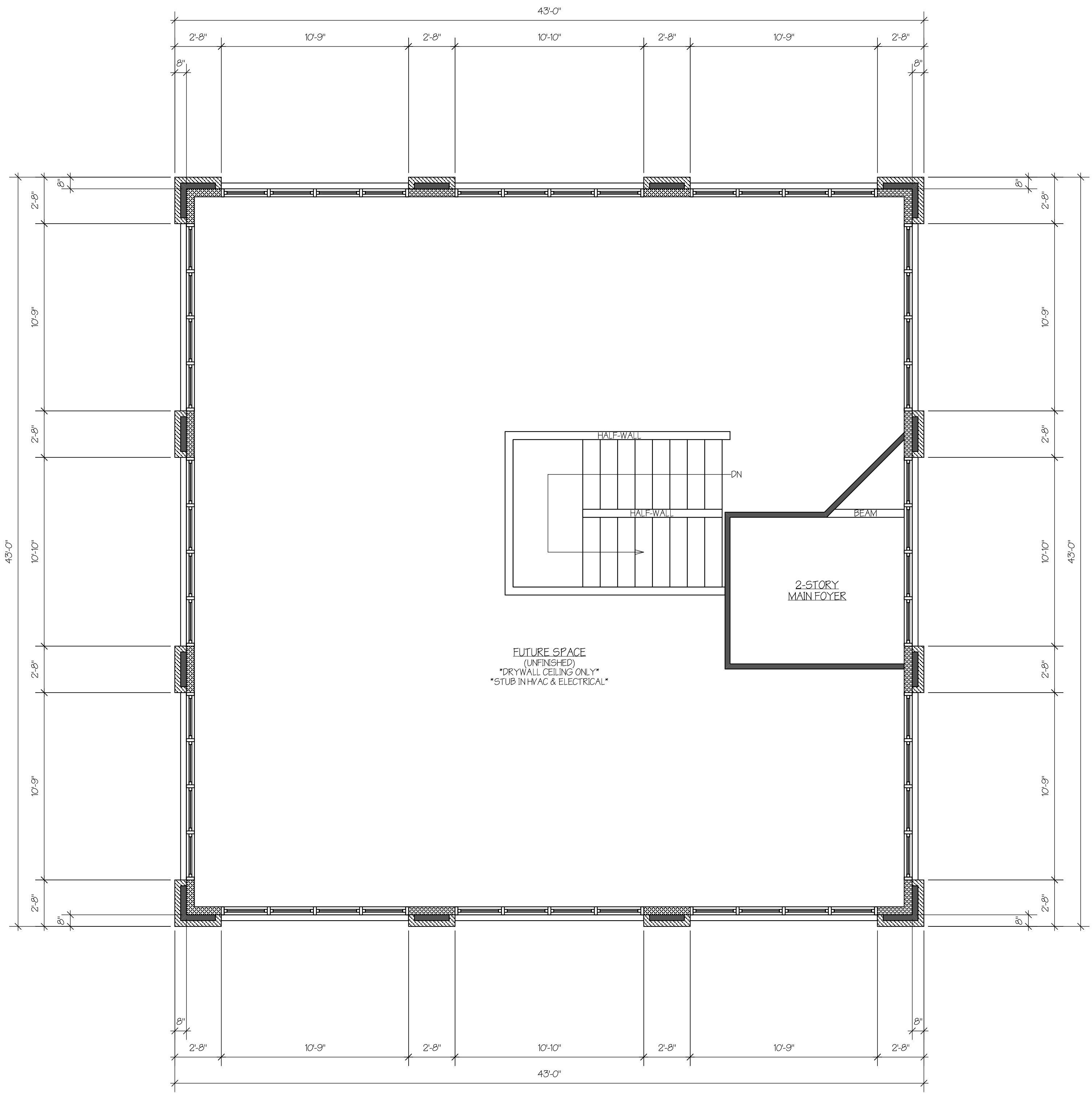
**Ryan Brothers Ambulance
Office Annex**
922 South Park St., Madison, WI

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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,533 SQ. FT.

date: 06-03-13

file: 12393-Building Plans 413d.rvt
design: ACKER BUILDERS
drawn: SMR

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sheet #
4
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revisions:

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Office Annex**
922 South Park St., Madison, WI

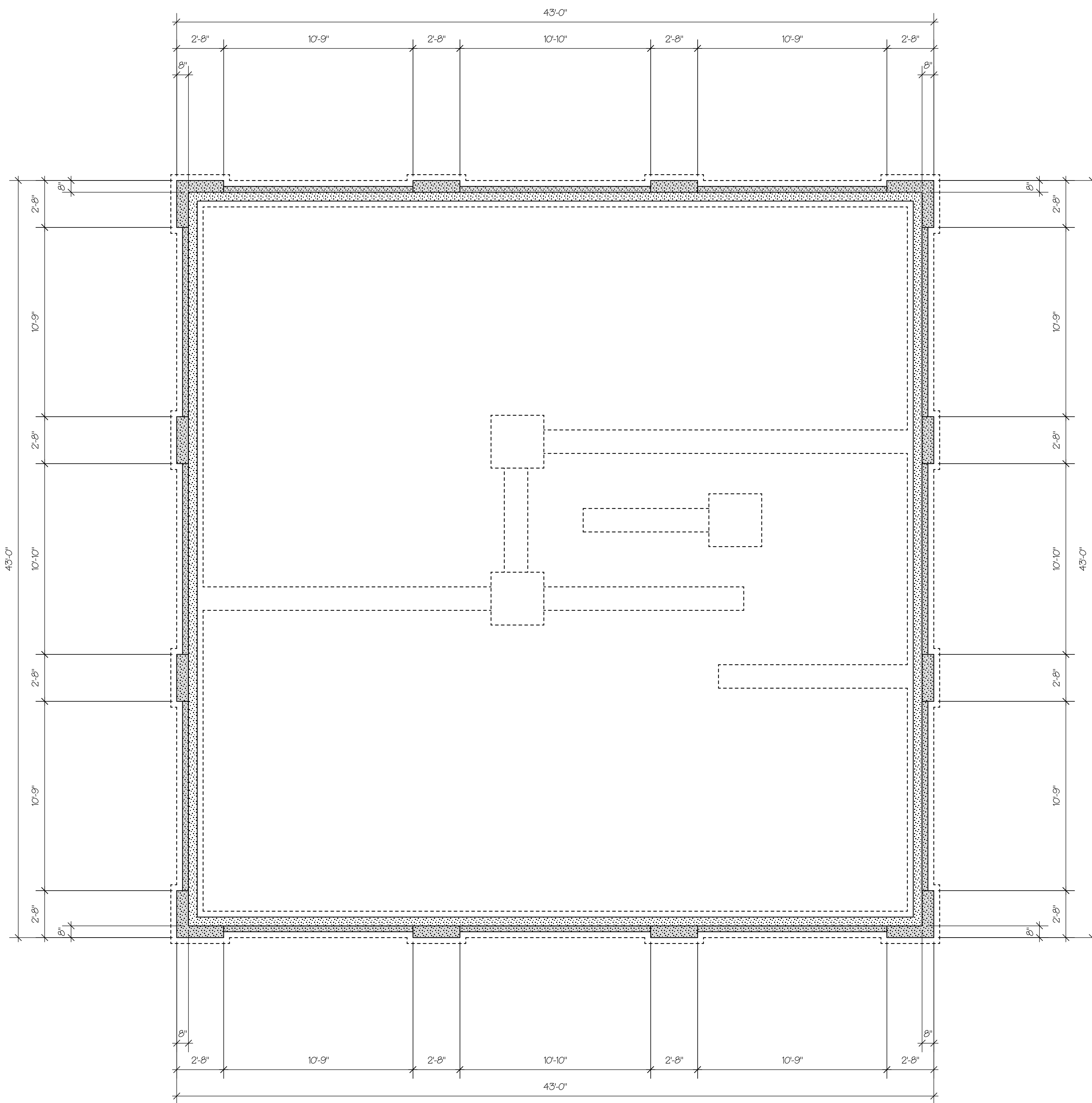
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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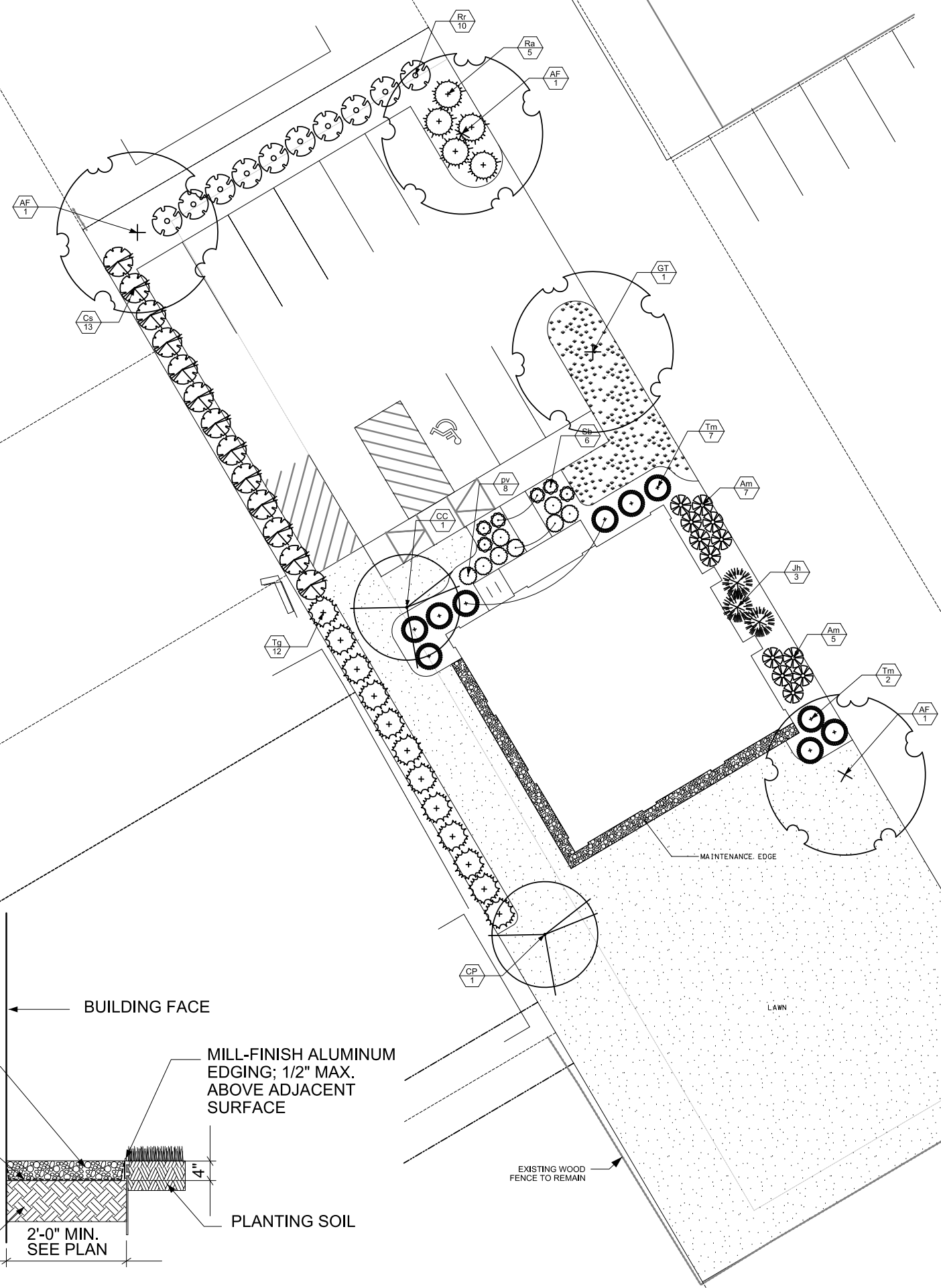
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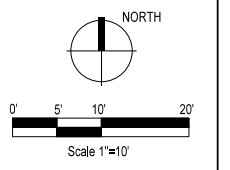
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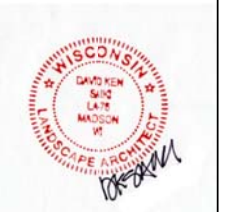
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Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Freeman Maple	2	2.5' cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.
GT	<i>Geditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	1	2.5' cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.
Ornamental Trees						
CC	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Cockspur Hawthorn	1	2.5' cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.
CP	<i>Crataegus phaenopyrum</i>	Washington Hawthorn	1	2.5' cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.
Deciduous Shrubs						
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Chokeberry	12	18" ht.	Cont.	Space 3'-0" o.c.
Cs	<i>Cornus sericea</i>	Redwig Dogwood	13	24" ht.	Cont.	Space 4.5' o.c.
Rr	<i>Rosa rugosa</i>	Rugosa Rose	10	18" ht.	Cont.	Space 5'-0" o.c.
Sb	<i>Spiraea betulifolia</i> 'Tor'	Tor Spirea	6	12' sp.	Cont.	Space 3'-0" o.c.
Evergreen Shrubs						
Jc	<i>Juniperus chinensis</i> 'Kallay's Compact'	Kallay's Compact Juniper	5	24" ht.	Cont.	Space 4'-6" o.c.
Jh	<i>Juniperus horizontalis</i>	Creeping Juniper	3	18" sp.	Cont.	Space 4'-0" o.c.
To	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Cedar	13	36" ht.	Cont.	Space 4'-0" o.c.
Tm	<i>Taxus x media</i> 'Taunton'	Taunton yew	10	18" ht.	Cont.	Space 4'-0" o.c.
Perennials/Grasses/Groundcovers						
pv	<i>Panicum virgatum</i> 'Northwind'	Northwind Switchgrass	8	3gal.	Cont.	Space 3'-0" o.c.
Bofilter Plant Mix						
	<i>Carex bicknellii</i>	Copper Shouldered Oval Sedge	89	4"	Plug	
	<i>Carex vulpinoidea</i>	Brown Fox Sedge	89	4"	Plug	
	<i>Iris sibirica</i> 'Caesar's Brother'	Caesar's Brother Siberian Iris	89	4"	Plug	
	<i>Liatris spicata</i>	Marsh Blazing Star	89	4"	Plug	
	<i>Molinia caerulea</i> 'Moorflamme'	Flaming Moor Grass	89	4"	Plug	Randomly mix species & space 1'-0" o.c.



KSD Project No. 2013-013
Date 06-03-2013



City of Madison, WI Landscape Worksheet
3-Jun-13
Traditional Shopping Street District

Developed Lots	SF	Landscape Units Req.	Landscape Points Req.
Total Developed Area	14,156	47	236

Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	4	140
Ornamental Tree	15	2	30
Evergreen Tree	15		0
Shrub, deciduous	2	42	106
Shrub, evergreen	3	30	90
Ornamental Grass	2	9	18
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	5	20
			404

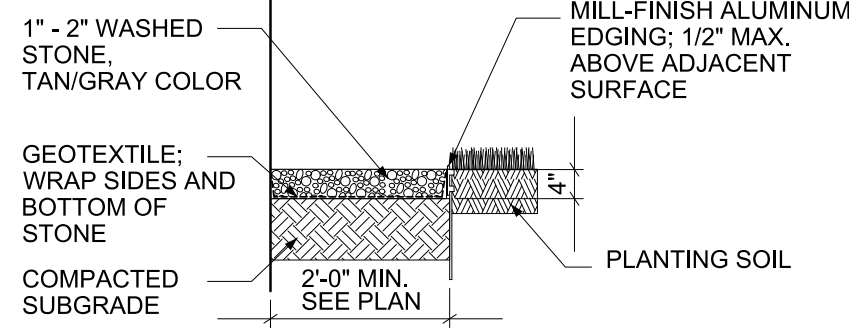
Development Frontage	LF	Overstory Tree Req (or x2 for Orn./Evergreen Tree Sub.)	Shrubs Req.
Total LF of Street Frontage Between Bldg./Parking & street	104	3	17

Element	Point Value	Quantity
Overstory Deciduous Tree	35	3
Ornamental Tree	15	
Evergreen Tree	15	
Shrub, deciduous	2	12
Shrub, evergreen	3	11

Interior Parking Lots	SF	Overstory Tree Req (or x2 for Orn. Tree Sub.)
Total Parking Lot Area	3,255	
Req. Parking Lot Islands (5%)	163	1

Element	Point Value	Quantity
Overstory Deciduous Tree	35	3
Ornamental Tree	15	1

NOTE:
1. All plant beds and mulch rings shall have shredded hardwood bark mulch unless otherwise noted.
2. All plant beds shall have shovel-cut edging unless otherwise noted.
3. All disturbed areas shall be repaired with indicated seed or sod.



MAINTENANCE EDGE DETAIL Not to Scale

RYAN BROTHERS AMBULANCE OFFICE ANNEX
922 S. Park St., Madison, WI

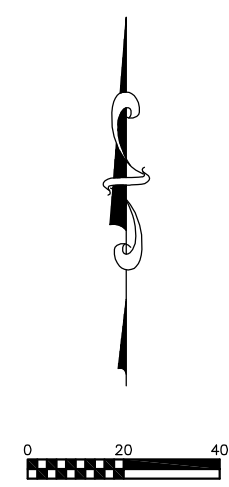
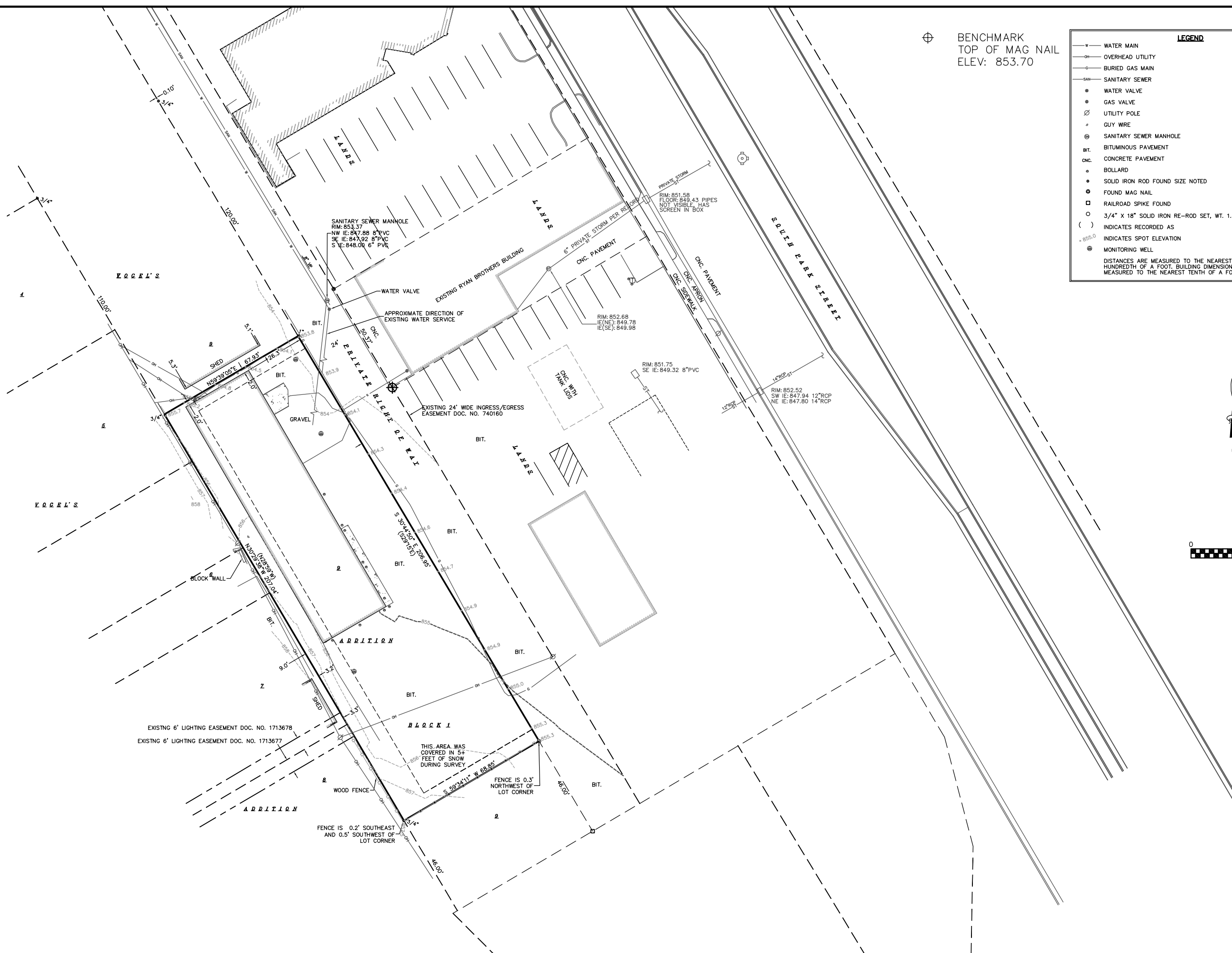


⊕ BENCHMARK
TOP OF MAG NAIL
ELEV: 853.70

LEGEND

- WATER MAIN
- OVERHEAD UTILITY
- BURIED GAS MAIN
- SANITARY SEWER
- WATER VALVE
- GAS VALVE
- ⊗ UTILITY POLE
- ⊙ GUY WIRE
- ⊕ SANITARY SEWER MANHOLE
- BIT. BITUMINOUS PAVEMENT
- CNC. CONCRETE PAVEMENT
- BOLLARD
- SOLID IRON ROD FOUND SIZE NOTED
- ⊕ FOUND MAG NAIL
- ⊕ RAILROAD SPIKE FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS
- + 855.0 INDICATES SPOT ELEVATION
- ⊕ MONITORING WELL

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



Burse
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1400 E. Washington Ave, Suite 150
Madison, WI 53703
Phone: 608-250-9200
Fax: 608-250-9205
e-mail: mburse@bse-inc.net
www.burse-surveying.com

APPROVALS	DATE	BY
PROJECTED BY:	DATE	BY
DRAWN BY:	DATE	BY
CHECKED BY:	DATE	BY
IN CHARGE:	DATE	BY

Ryan Brothers Ambulance Office Annex
915 Haywood Dr.
Madison, WI

Acker Builders & Realty
101 E. Main St., Suite 2
Waunakee, WI 53597

PROJECT #:	BSE1618-13
PLOT DATE:	06-03-2013
REVISION DATES:	06-03-2013
ISSUE DATES:	04-02-2013 06-03-2013

EXISTING CONDITIONS

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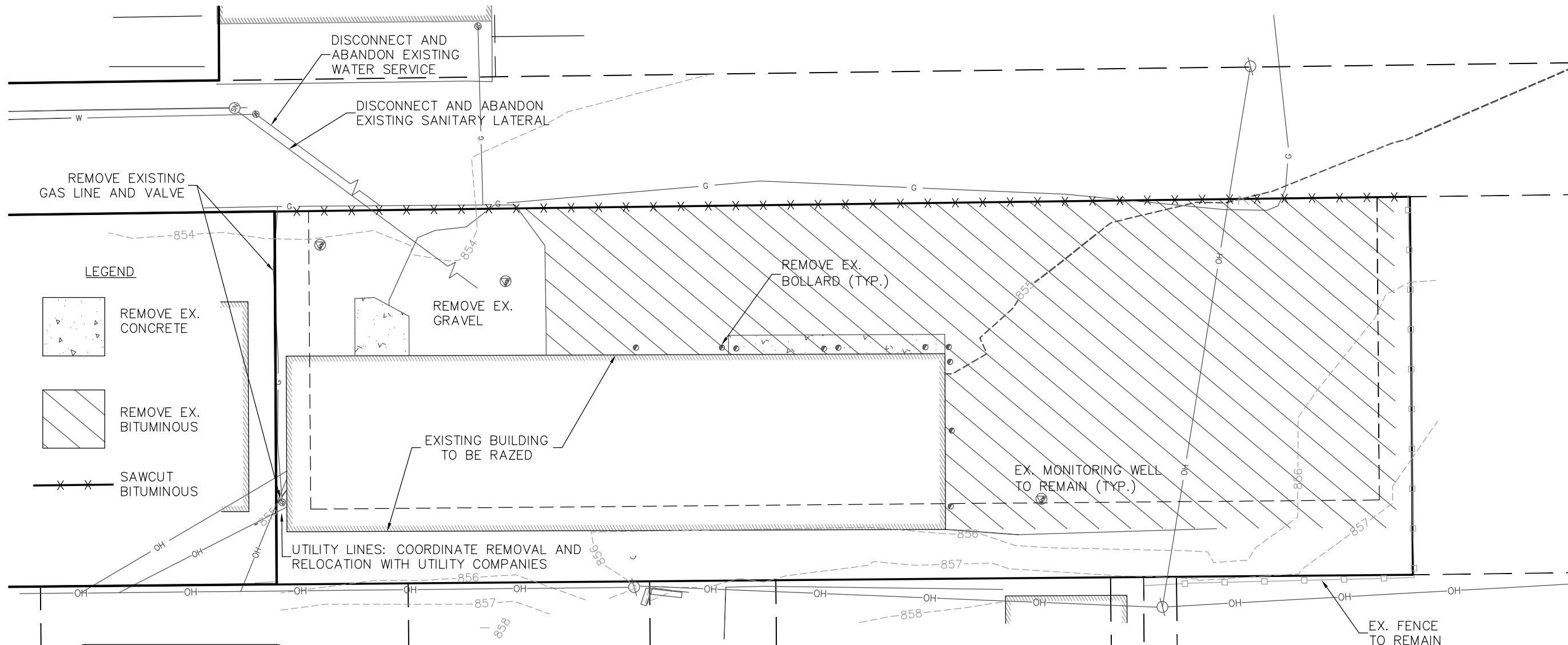
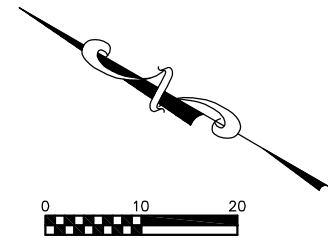
DRAWING NUMBER
C-100

GENERAL NOTES:

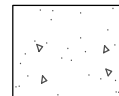
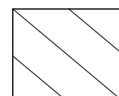
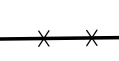
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS AS SHOWN ON THE PLANS.
2. ANY PAVEMENT ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION.
3. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.

DEMOLITION NOTES:

1. COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
2. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.



LEGEND

-  REMOVE EX. CONCRETE
-  REMOVE EX. BITUMINOUS
-  SAWCUT BITUMINOUS


 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511 OR 811
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

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 1400 E. Washington Ave, Suite 150
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 Fax: 608-250-9205
 e-mail: mburse@BSE-INC.net
 www.burseurveyengr.com

APPROVALS	DATE
PROJECTED BY: MLE	
DRAWN BY: PDF	
CHECKED BY: PDF	
DATE: MLE	
DATE: MLE	

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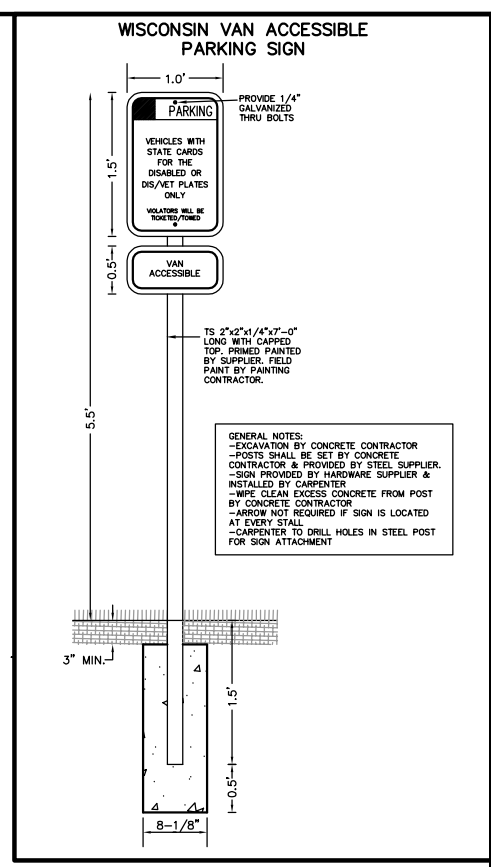
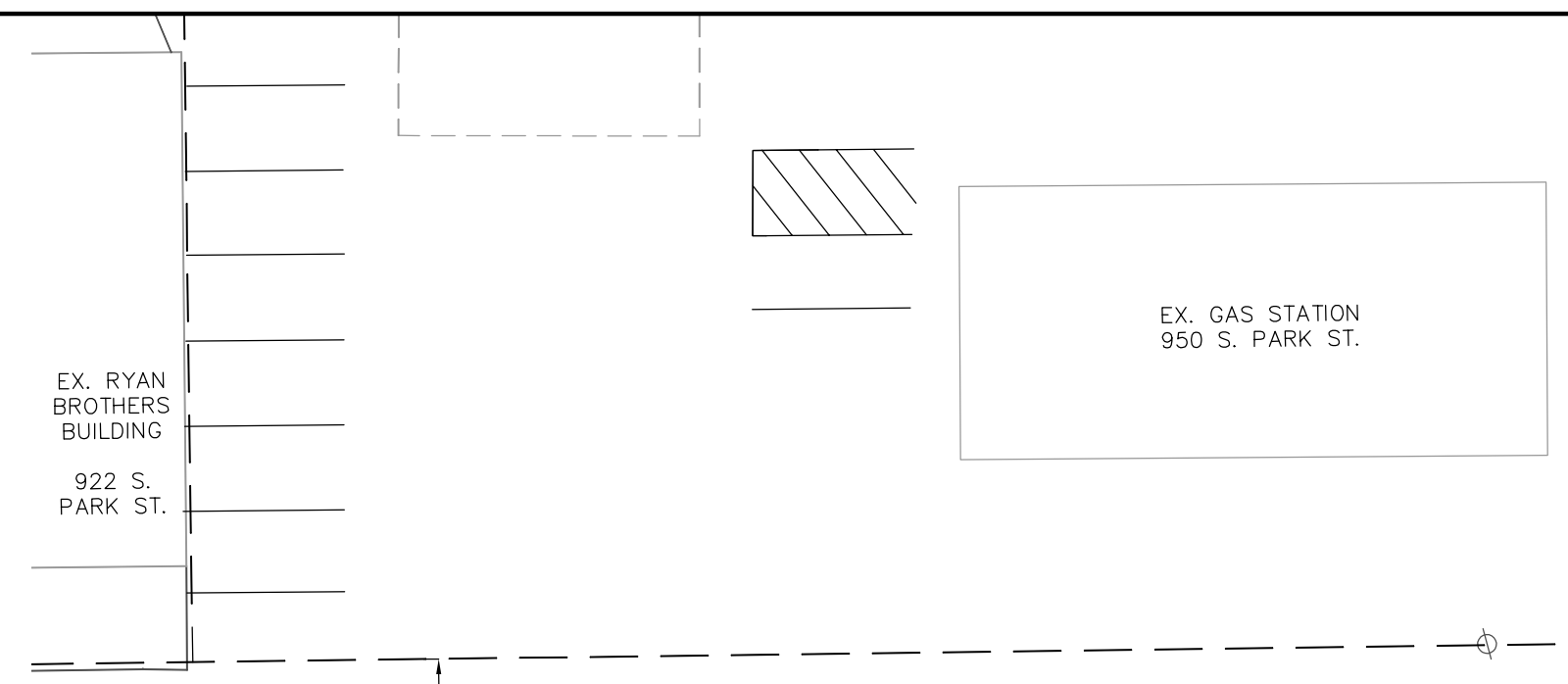
DEMOLITION PLAN

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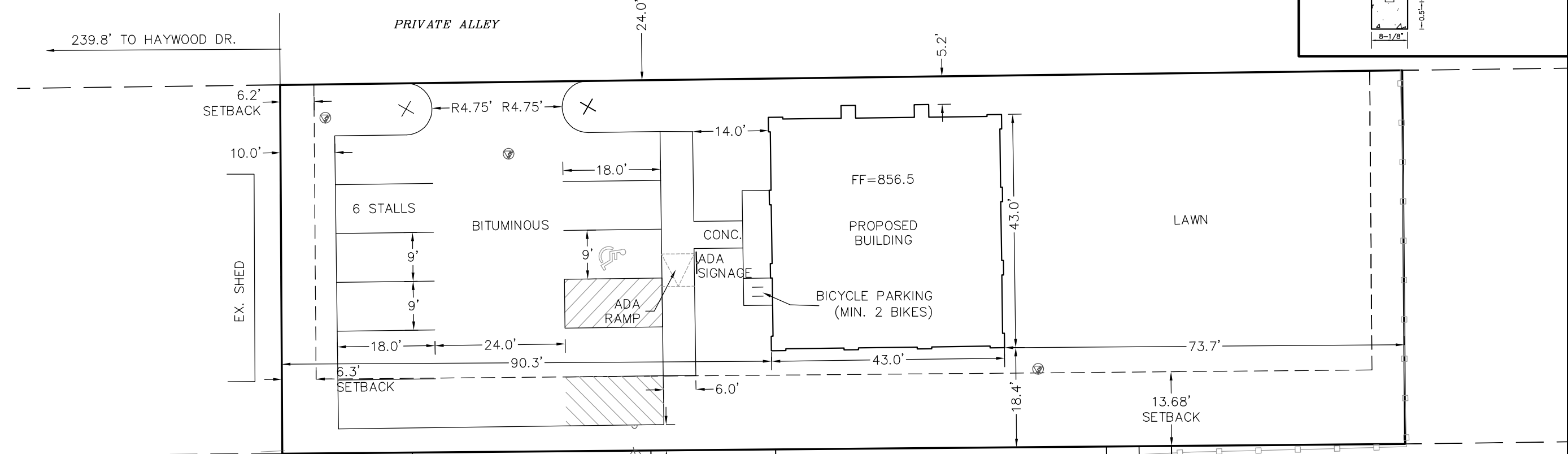
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DRAWING NUMBER
C-101

Parking Lot Plan Site Information Block	
Site Address	915 Haywood Drive
Site acreage (total)	14,156 SQ.FT. (0.32 AC.)
Number of building stories (above grade)	Two
Building height	29'-2"
DILHR type of construction (new structures or additions)	B B
Total square footage of building	1817
Use of property	Office
Gross square feet of office	3288
Gross square feet of retail area	0
Number of employees in warehouse	0
Number of employees in production area	0
Capacity of restaurant/place of assembly	0
Number of bicycle stall shown	2
Number of parking stalls shown	
Small car	0
Large car	9
Accessible	1
Total	10
Number of trees shown	0



GENERAL NOTES:
 -EXCAVATION BY CONCRETE CONTRACTOR
 -POSTS SHALL BE SET BY CONCRETE CONTRACTOR & PROVIDED BY STEEL SUPPLIER.
 -SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CARPENTER
 -Wipe clean excess concrete from post by concrete contractor
 -ARROW NOT REQUIRED IF SIGN IS LOCATED AT EVERY STALL
 -CARPENTER TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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 TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



APPROVAL	SIGNATURE	DATE
PLANNING & DEVELOPMENT		
ZONING ADMINISTRATOR		
CITY ENGINEERING		
TRAFFIC ENGINEERING		
FIRE DEPARTMENT		
ALDER		

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 Fax: 608-250-9205
 e-mail: Mburse@BSE-INC.net
 www.burseurveying.com

APPROVALS	DATE	BY
SECRETARY	DATE	NAME
DESIGNED BY	DATE	NAME
DRAWN BY	DATE	NAME
CHECKED BY	DATE	NAME
APPROVED BY	DATE	NAME

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SITE PLAN

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DRAWING NUMBER
C-102

Erosion Control Notes/Specifications:

- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
- Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
- Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until stabilization is complete.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and restoration shall be in conformance to WDNR Technical Standard 1059 found at http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact
Wayne Acker
Acker Builders, Inc.
101 E Main St., #2
Waunakee, WI 53597
(608) 220-5008

Schedule:

June 30, 2013	Install silt fence and construction entrance. Begin demolition and land disturbance.
September 2, 2013	Building Complete. Base course installed. Apply seed and mulch to all disturbed areas and/or install landscaping.
November 2, 2013	Vegetation established.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 OR 811
TOLL FREE

TDD (FOR THE HEARING IMPAIRED) (800) 542-2289

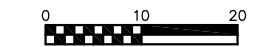
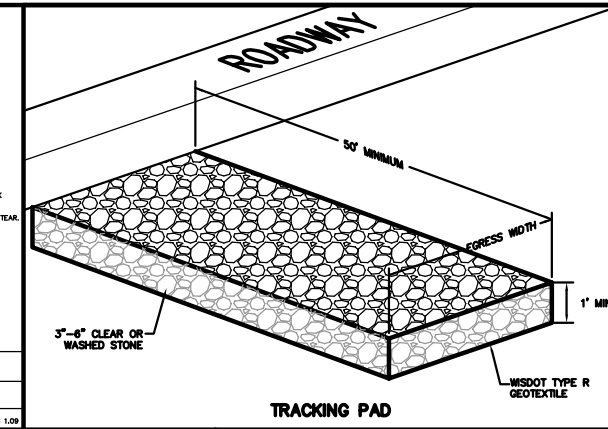
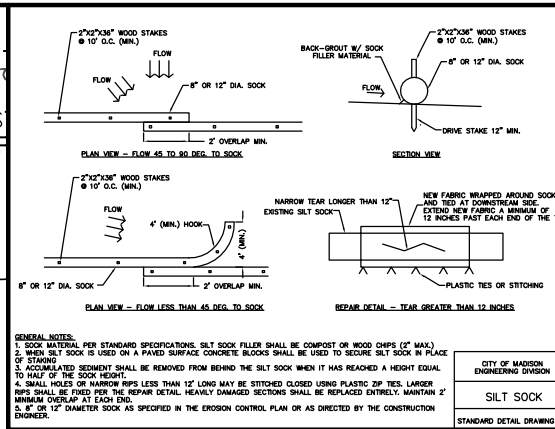
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

RYAN BROTHERS
AMBULANCE
922 S. PARK

EXISTING
UNDERGROUND
FUEL TANKS

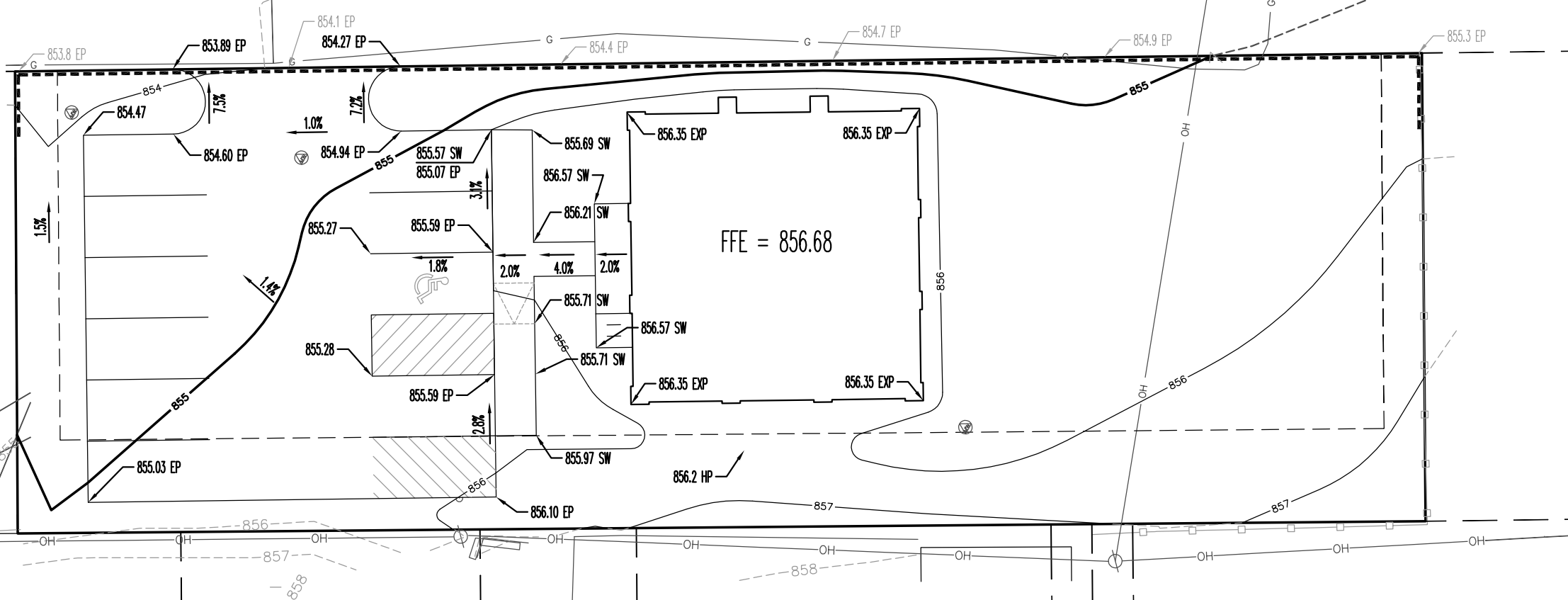
EXISTING GAS STATION BUILDING

SITE BENCHMARK
TOP OF MAG NAIL
ELEV = 853.70



LEGEND

---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	SILT SOCK
FFE	FINISHED FLOOR ELEVATION
855.30	PROPOSED FINISH GRADE
854.9	EXISTING GRADE
⊙	EXISTING MONITORING WELL



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1400 E. Washington Ave, Suite 150
Madison, WI 53703
Phone: 608-250-9200
Fax: 608-250-9205
e-mail: mburse@BSE-INC.net
www.burse-surveying.com

APPROVALS	DATE
PROJECTED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
IN CHARGE	DATE

Ryan Brothers Ambulance Office Annex
915 Haywood Dr.
Madison, WI

Acker Builders & Realty
101 E. Main St., Suite 2
Waunakee, WI 53597

PROJECT #: BSE1618-13
PLOT DATE: 06-03-2013

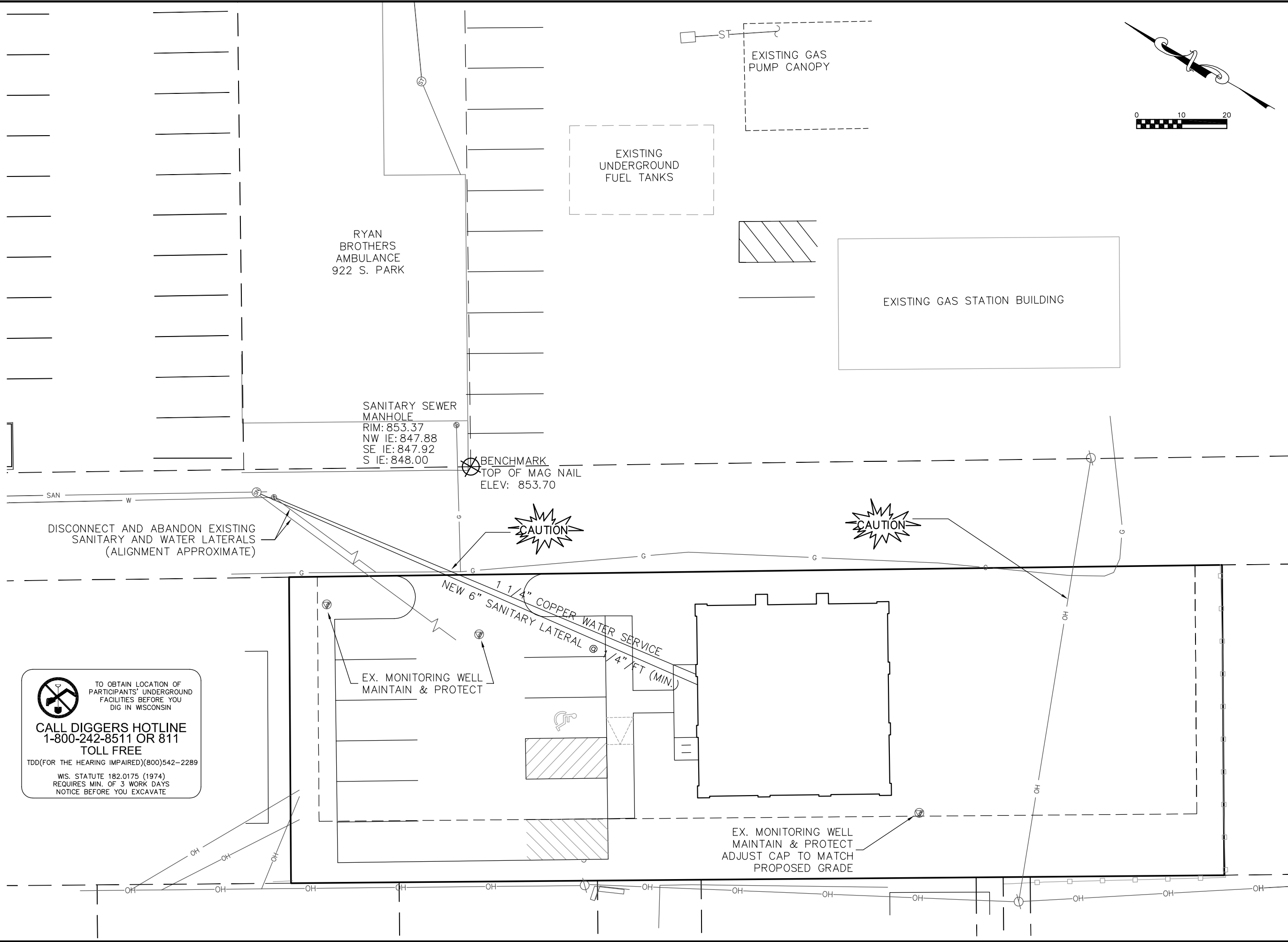
REVISION DATES:
06-03-2013

ISSUE DATES:
04-02-2013
06-03-2013

GRADING & EROSION CONTROL PLAN

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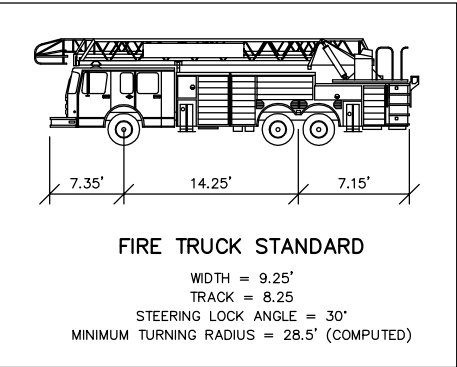
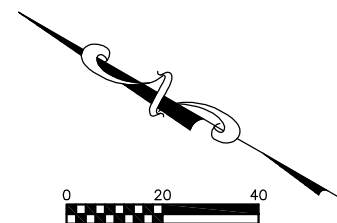
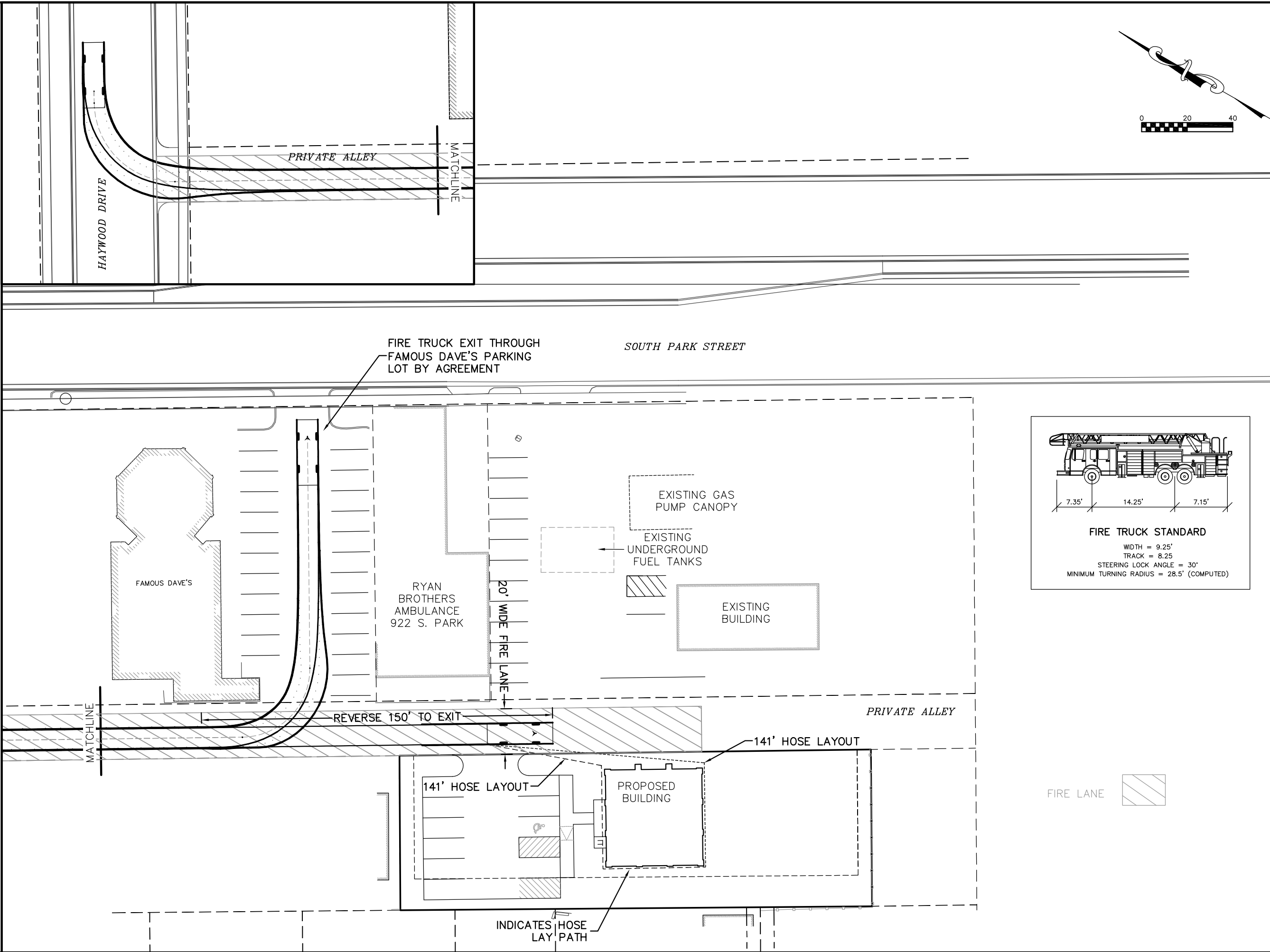
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06-03-2013

UTILITY PLAN

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APPROVALS	DATE	BY

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	06-03-2013

FIRE TRUCK ACCESS PLAN

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