



# City of Madison

## Proposed Rezoning & Conditional Use

Location  
604 South Point Road

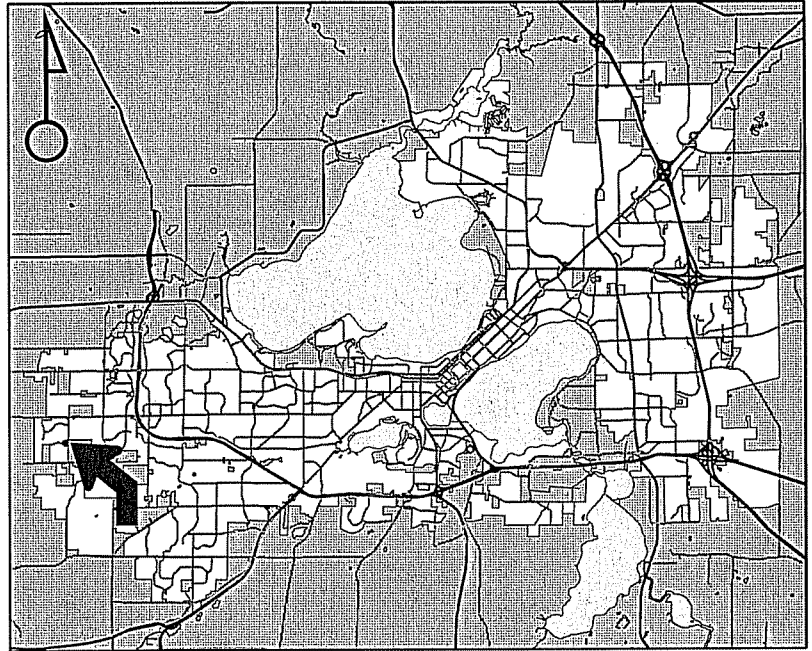
Applicant  
John McKenzie/Greg Held-  
Knothe & Bruce Architects

From: SR-V2 To: TR-U1

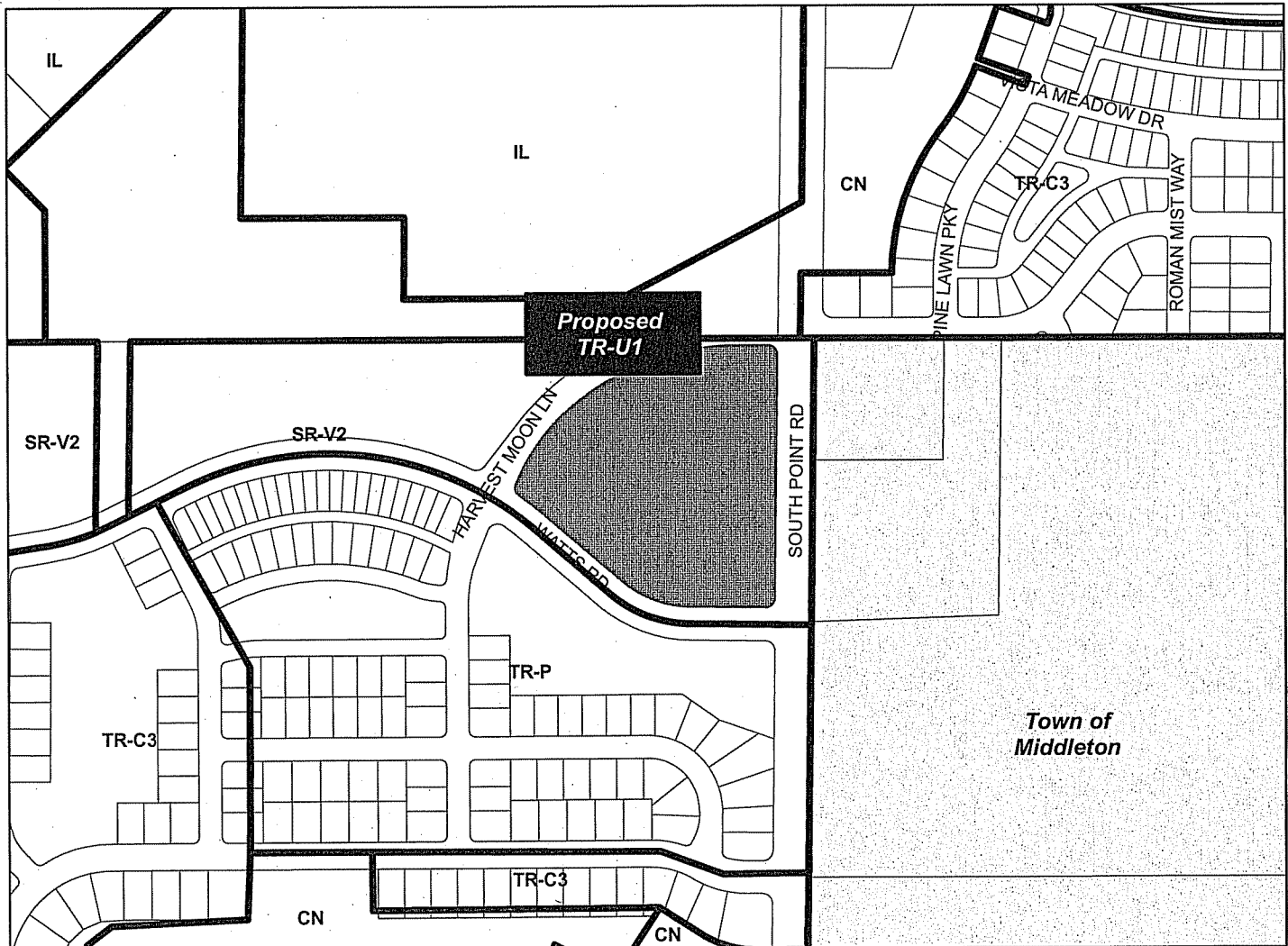
Existing Use  
Vacant land

Proposed Use  
Construct residential building complex  
with 274 apartments in 5 buildings

Public Hearing Date  
Plan Commission  
07 November 2016  
Common Council  
22 November 2016



For Questions Contact: Jessica Vaughn at: 267-8733 or [jvaughn@cityofmadison.com](mailto:jvaughn@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 01 November 2016

9-10





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$1650 Receipt No. 020529-0009

Date Received 9/5/16

Received By [Signature]

Parcel No. 0708-283-0301-9

Aldermanic District 9-Skidmore

Zoning District SR-V2

Special Requirements Eng. Hold

Review Required By:

Urban Design Commission  Plan Commission

Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

LNDUSE-2016-00097

1. **Project Address:** 604 S. Point Rd. (Lot 3 of 1000 Oaks Plat)  
**Project Title (if any):** N/A

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from** SR-V2 **to** TR-U1
- Major Amendment to Approved PD-GDP Zoning**  **Major Amendment to Approved PD-SIP Zoning**
- Review of Alteration to Planned Development (By Plan Commission)**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Other Requests:** \_\_\_\_\_

3. **Applicant, Agent & Property Owner Information:**

**Applicant Name:** John McKenzie **Company:** \_\_\_\_\_

**Street Address:** 9201 Waterside Dr. **City/State:** Middleton, WI **Zip:** 53562

**Telephone:** (608) 836-3800 **Fax:** ( ) N/A **Email:** johnmc300@yahoo.com

**Project Contact Person:** Greg Held **Company:** Knothe & Bruce Architects, LLC

**Street Address:** 7601 University Avenue, Suite 201 **City/State:** Middleton, WI **Zip:** 53562

**Telephone:** (608) 836-3690 **Fax:** ( ) N/A **Email:** gheld@knothebruce.com

**Property Owner (if not applicant):** \_\_\_\_\_

**Street Address:** \_\_\_\_\_ **City/State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: 274 apartments in five buildings arranged around a community facility and open space

Development Schedule: Commencement SPRING 2017 Completion SUMMER 2020

9-10

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

**Provide collated project plan sets as follows:**

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**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), and business association(s) AND the dates you sent the notices:  
Paul Skidmore-August 4, 20016

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

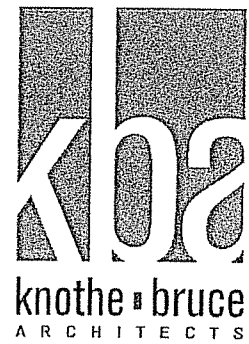
**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 5/24/2016 Zoning Staff: Matt Tucker Date: 5/24/2016

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

Name of Applicant John McKenzie Relationship to Property: Owner

Authorizing Signature of Property Owner [Signature] Date 8/31/16 **9-10**



September 07, 2016

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
Rezoning SR-V2 to TR-U1 and Conditional Use  
604 S. Point Rd. (Lots 3 of 1000 Oaks Plat)  
Madison, WI

Dear Ms. Stouder:

The following is submitted together with the plans and application for staff for approval.

**Organizational structure:**

Owner: John McKenzie  
9201 Waterside Dr.  
Middleton, WI 53562  
608-836-3800  
Contact: John McKenzie  
Johnmc300@yahoo.com

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Greg Held  
[gheld@knothebruce.com](mailto:gheld@knothebruce.com)

Engineer: Vierbicher Associates, Inc  
999 Fourier Drive Ste 201  
Madison, WI 53717  
608-826-0532  
608-826-0530 fax  
Contact: Joe Doyle  
[jdoyle@vierbicher.com](mailto:jdoyle@vierbicher.com)

Landscape Design: Olson Toon Landscaping  
4387 Schwartz Rd.  
Middleton, WI 53562  
(608) 827-9401  
Contact: Mike Makris  
[mike@olsontoon.com](mailto:mike@olsontoon.com)

**Introduction:**

The proposed site is Lot 3, 1000 Oaks Plat, located on the west side of Madison at the southwest corner of South Point Road and Harvest Moon Lane. The site is currently zoned SR-V2 and we are proposing to rezone it to TR-U1 with a conditional-use approval for a multifamily building complex. In the future the Owner will also be proposing a development on Lot 2, 1000 Oaks Plat which lies immediately west of the subject property.

**Project Description:**

Lot 3 contains 274 apartments in a series of two to four-story apartment buildings with underground parking. The buildings are arranged around a series of outdoor courts and common amenities with an extensive community building serving as the social center of the development. The exterior architecture is well articulated, using a combination of stone and composite wood siding for an appealing and durable exterior. The buildings contain a range of studio, one, two and two bedroom plus den apartments.

**Site Development Data:**

Densities:

Lot Area	312,938 S.F./ 7.18 acres
Dwelling Units	274 units
Lot Area / D.U.	1,142 S.F./unit
Density	38.1 units/acre

Usable Open Space	92,134 S.F. (336 S.F./unit)
Lot Coverage	191,483 S.F. (61%)

Building Height	2-4 stories
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<u>Dwelling Unit Mix:</u>	<u>Bldg #1</u>	<u>#2</u>	<u>#3</u>	<u>#4</u>	<u>#5</u>	<u>Total</u>
Efficiency	6	8	8	6	6	34
One Bedroom	28	32	32	28	30	150
One Bedroom + Den	4	0	0	4	0	8
Two bedroom	12	15	15	12	12	66
Two Bedroom + Den	0	5	5	0	6	16
Total Dwelling Units	50	60	60	50	54	274

Vehicle Parking Stalls:

Underground	50	60	60	50	52	272
Surface	20	34	35	20	26	135
Total	70	94	95	70	78	407

Parking Ratio	1.5 stalls/unit
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Bicycle Parking:

Garage – wall mount	0	0	0	0	13	13
Garage – floor mount	46	54	54	46	36	236
Surface	5	6	6	5	6	28
Surface-Guest	5	6	6	5	6	28
Total	56	66	66	56	48	305

**Project Schedule:**

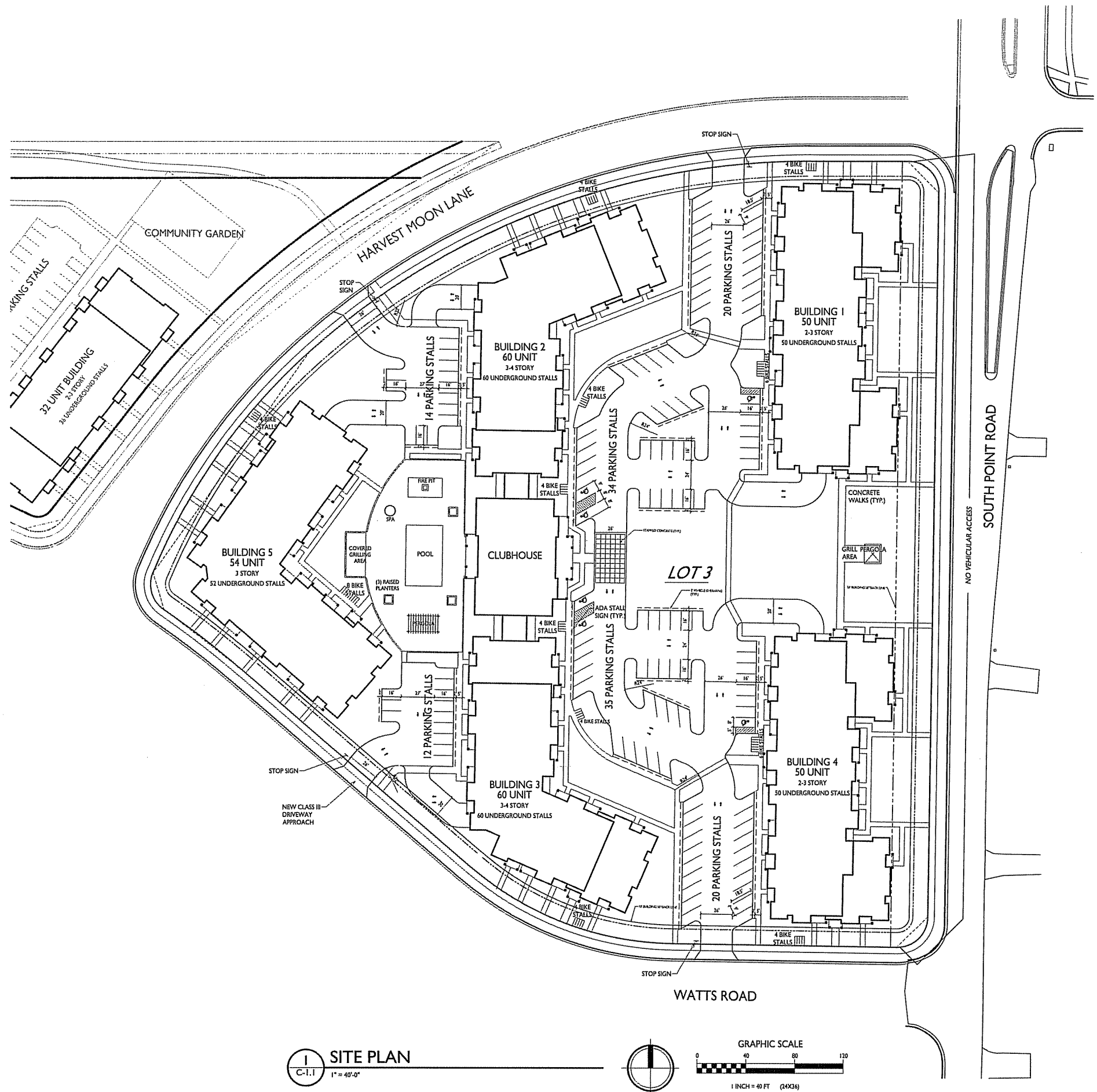
The project construction will be phased over 3 to 5 years as market conditions dictate. Construction will start with Building 1 in spring 2017 with completion in Spring 2018. The construction start on Building 2 and the clubhouse is planned to follow soon thereafter in summer 2017 with completion scheduled for summer 2018.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Held". The signature is written in a cursive, flowing style.

Greg Held, AIA



**SITE PLAN**  
C-1.1  
1" = 40'-0"

SHEET INDEX	
<b>SITE</b>	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING
C-1.3	FIRE DEPARTMENT ACCESS
C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
<b>C-2.0</b>	
C-3.0	EROSION CONTROL PLAN
C-4.0	GRADING PLAN
<b>L-1.0</b>	
L-1.0	PRELIMINARY TREESCPE PLAN
L-2.0	PRELIMINARY FOUNDATION PLAN
<b>ARCHITECTURAL</b>	
<b>BUILDING #1</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-2.1	ELEVATIONS
<b>BUILDING #2</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-1.3	FOURTH FLOOR PLAN
A-2.1	ELEVATIONS
<b>BUILDING #3</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-1.3	FOURTH FLOOR PLAN
A-2.1	ELEVATIONS
<b>BUILDING #4</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-2.1	ELEVATIONS
<b>BUILDING #5</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST - THIRD FLOOR PLAN
A-2.1	ELEVATIONS
A-3.2	ELEVATIONS
A-5.1	TYPICAL UNIT PLANS

- GENERAL NOTES:**
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY ACITY-LICENSED CONTRACTOR.
  - ALL DAMAGE TO THE PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  - THE CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER ADJACENT TO THIS DEVELOPMENT AS DEEMED NECESSARY BY THE CITY ENGINEER.
  - THE MAXIMUM RUNNING SLOPE OF ALL WALKS SHALL BE 1:20. THE MAXIMUM SLOPE OF RAMPS SHALL BE 1:12. THE MAXIMUM CROSS SLOPE AT ALL WALKS & RAMPS SHALL BE 1:50.
  - RAMPS WITH A RISE OVER 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
  - ALL STAIRWAYS WITH MORE THAN ONE RISER SHALL HAVE HANDRAILS ON BOTH SIDES.

**Site Development Data:**

<b>Densities:</b>	
Lot Area	312,938 S.F. / 7.18 acres
Dwelling Units	274 units
Lot Area / D.U.	1,142 S.F./unit
Density	38.1 units/Acre
<b>Usable Open Space</b>	92,134 S.F. (36 S.F./unit)
<b>Lot Coverage</b>	191,483 S.F. (61%)
<b>Building Height</b>	2-4 stories
<b>Dwelling Unit Mix:</b>	
Efficiency	6
One Bedroom	28
One Bedroom + Den	4
Two Bedroom	12
Two Bedroom + Den	0
<b>Total Dwelling Units</b>	50
<b>Vehicle Parking Stalls:</b>	
Underground	50
Surface	20
<b>Total</b>	70
<b>Parking Ratio</b>	1.5 stalls/unit
<b>Bicycle Parking:</b>	
Garage - wall mount	0
Garage - floor mount	46
Surface	5
Surface-Guest	5
<b>Total</b>	56



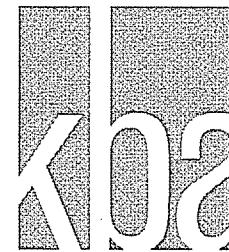
**ISSUED**  
Issued for Land Use: September 07, 2016  
Issued for Land Use Supplement: Sept 12, 2016

**PROJECT TITLE**  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
**SHEET TITLE**  
Site Plan

**SHEET NUMBER**  
**C-1.1**  
**PROJECT NO.** 1621  
© Knothe & Bruce Architects, LLC





**knothe & bruce**  
ARCHITECTS

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

ISSUED  
Issued for Land Use: September 07, 2016

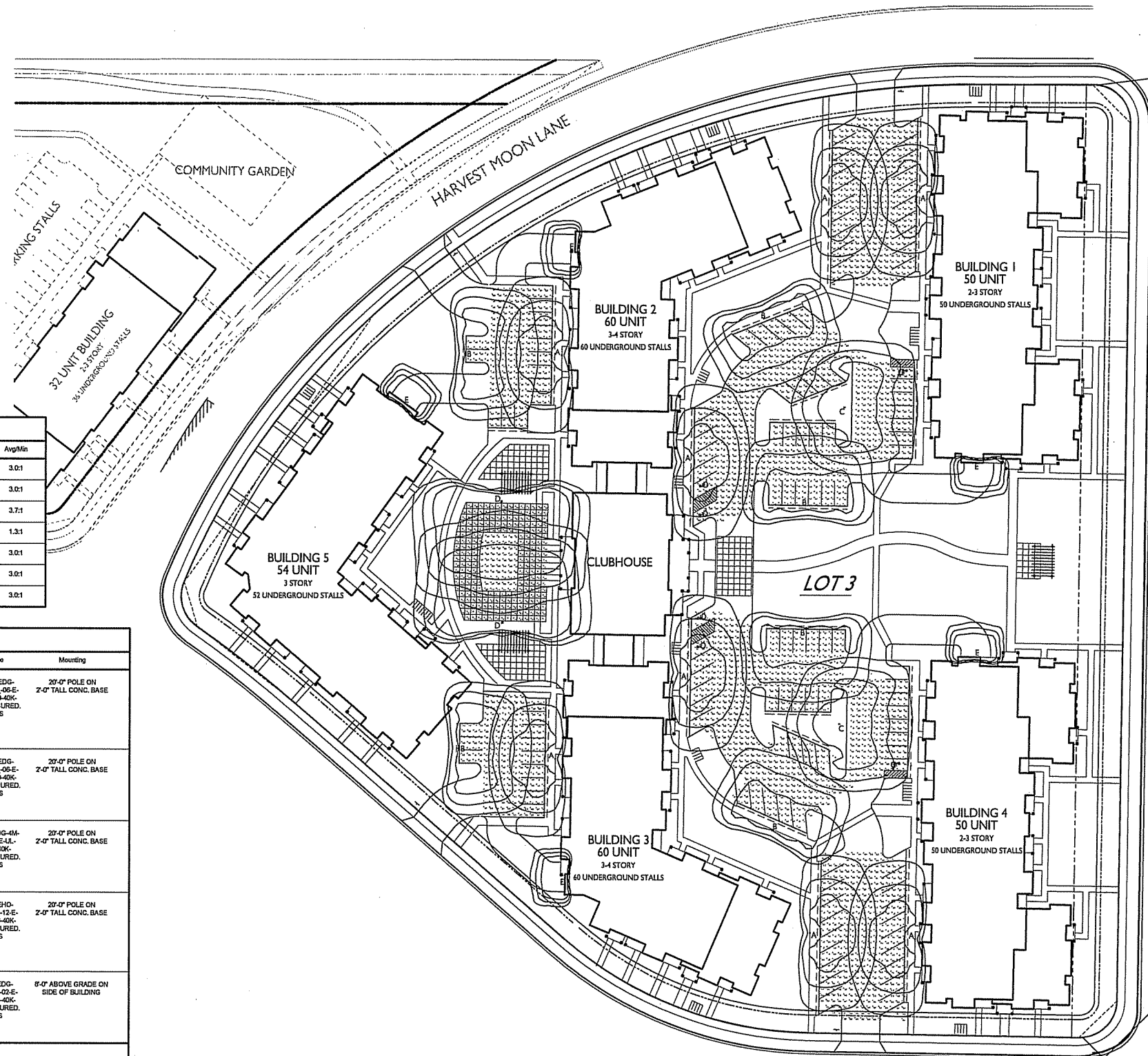
PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Site Lighting

SHEET NUMBER

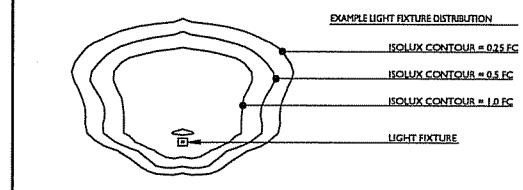
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PROJECT NO. 1621  
© Knothe & Bruce Architects, LLC

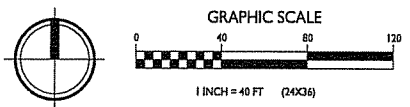


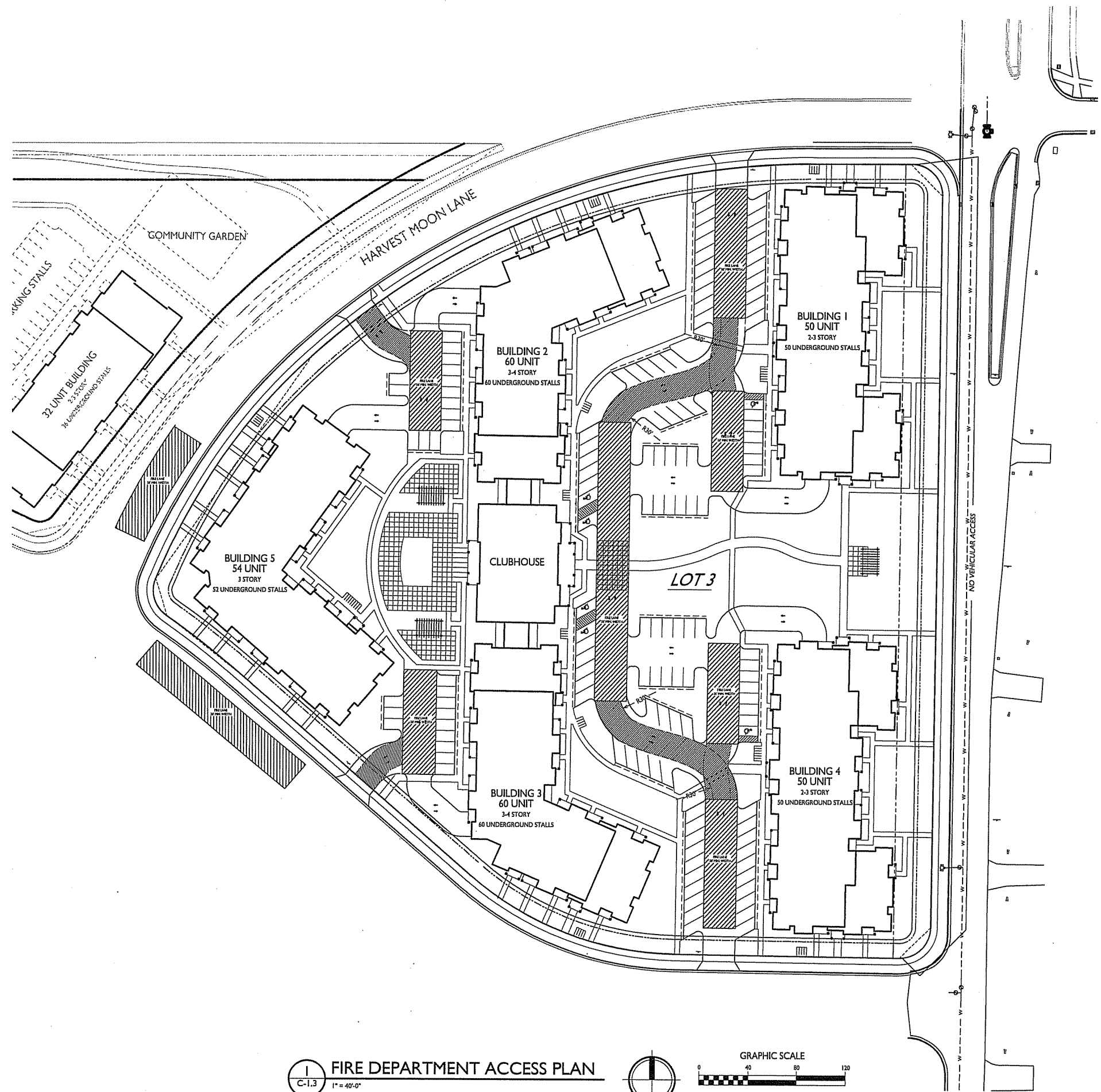
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Central	+	0.9 fc	2.1 fc	0.3 fc	7.0:1	3.0:1
North East	+	0.9 fc	1.5 fc	0.3 fc	5.0:1	3.0:1
North West	+	1.1 fc	1.9 fc	0.3 fc	6.3:1	3.7:1
Pool Deck	+	4.2 fc	8.0 fc	3.2 fc	1.9:1	1.3:1
South Central	+	0.9 fc	2.1 fc	0.3 fc	7.0:1	3.0:1
South West	+	0.9 fc	1.5 fc	0.3 fc	5.0:1	3.0:1
South West	+	1.2 fc	1.9 fc	0.4 fc	4.8:1	3.0:1

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Mounting
□	A	8	ARE-EDG-3MB-06-E-UL-350-40K (350mA)	LED Type III Medium Optic w/ Full Backlight 700mA, 4000K LEDway Streetlight	CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP	ARE-EDG-3MB-06-E-UL-350-40K-CONFIGURED, IES	20'-0" POLE ON 2'-0" TALL CONC. BASE
○	B	6	ARE-EDG-4MB-06-E-UL-350-40K (350mA)	Cree Edge Area, Type IV Medium w/ Full BLs, 120 LEDs, 525mA, 4000K	CONFIGURED FROM ONE HUNDRED TWENTY WHITE LEDs, Vertical Base-Up Position	ARE-EDG-4MB-06-E-UL-350-40K-CONFIGURED, IES	20'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	2	ARE-EDG-4MB-06-E-UL-350-40K (350mA)	Cree Edge Area, Type IV Medium, 60 LEDs, 700mA, 4000K	CONFIGURED FROM SIXTY WHITE LEDs, Vertical Base-Up Position	ARE-EDG-4MB-06-E-UL-350-40K-CONFIGURED, IES	20'-0" POLE ON 2'-0" TALL CONC. BASE
□	D	2	ARE-EHO-4MB-12-E-UL-700-40K (700mA)	CREE EDGE HIGH OUTPUT, TYPE IV MEDIUM W- FULL BLs, 120 LEDs, 1000MA, 4000K	CONFIGURED FROM ONE HUNDRED TWENTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL	ARE-EHO-4MB-12-E-UL-700-40K-CONFIGURED, IES	20'-0" POLE ON 2'-0" TALL CONC. BASE
○	E	5	SEC-EDG-4MB-02-E-UL-350-40K (350mA)	Cree Edge Area, Type IV Medium w/ Full BLs, 120 LEDs, 525mA, 4000K	CONFIGURED FROM ONE HUNDRED TWENTY WHITE LEDs, Vertical Base-Up Position	SEC-EDG-4MB-02-E-UL-350-40K-CONFIGURED, IES	8'-0" ABOVE GRADE ON SIDE OF BUILDING



**SITE LIGHTING**  
C-1.2 1" = 40'-0"





1. 26' WIDE AERIAL APPARATUS FIRE LANE WITHIN 30' OF BUILDING AND PARALLEL TO ONE ENTIRE SIDE.
2. LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHALL BE 25% OF THE BUILDING PERIMETER.

ISSUED  
 Issued for Land Use: September 07, 2016

PROJECT TITLE  
 Lot 3 of 1000  
 Oaks Plat

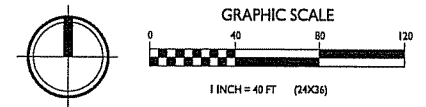
604 S. Point Rd.  
 Madison, WI  
 SHEET TITLE  
 Fire Department  
 Access Plan

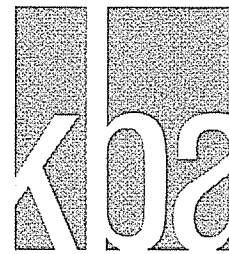
SHEET NUMBER

**C-1.3**

PROJECT NO. 1621  
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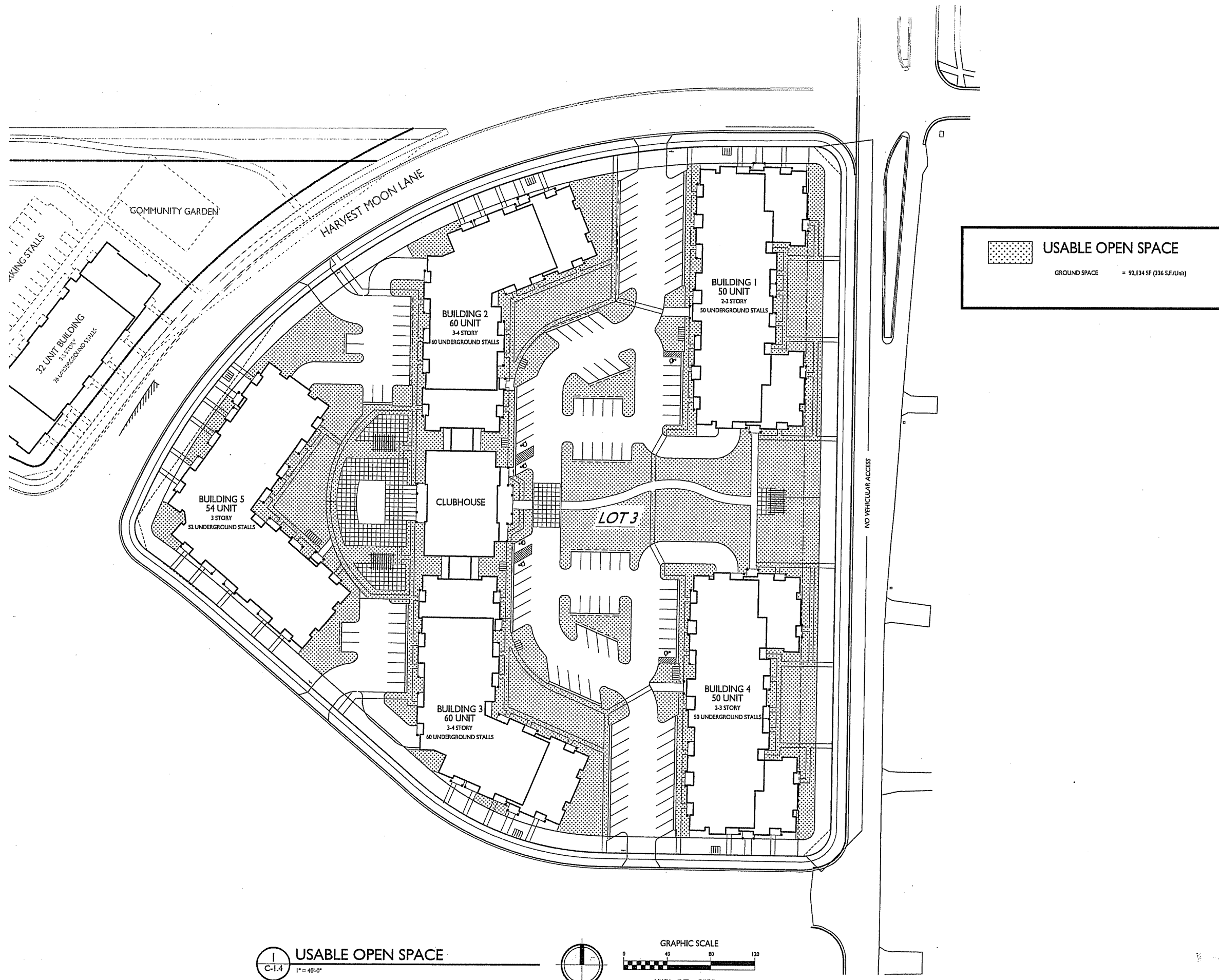
**FIRE DEPARTMENT ACCESS PLAN**  
 C-1.3 1" = 40'-0"





**knothe & bruce**  
ARCHITECTS

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



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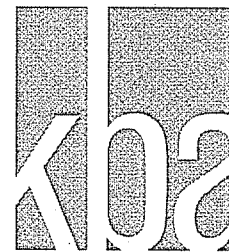
PROJECT TITLE  
**Lot 3 of 1000  
Oaks Plat**

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
**Usable Open  
Space**

SHEET NUMBER

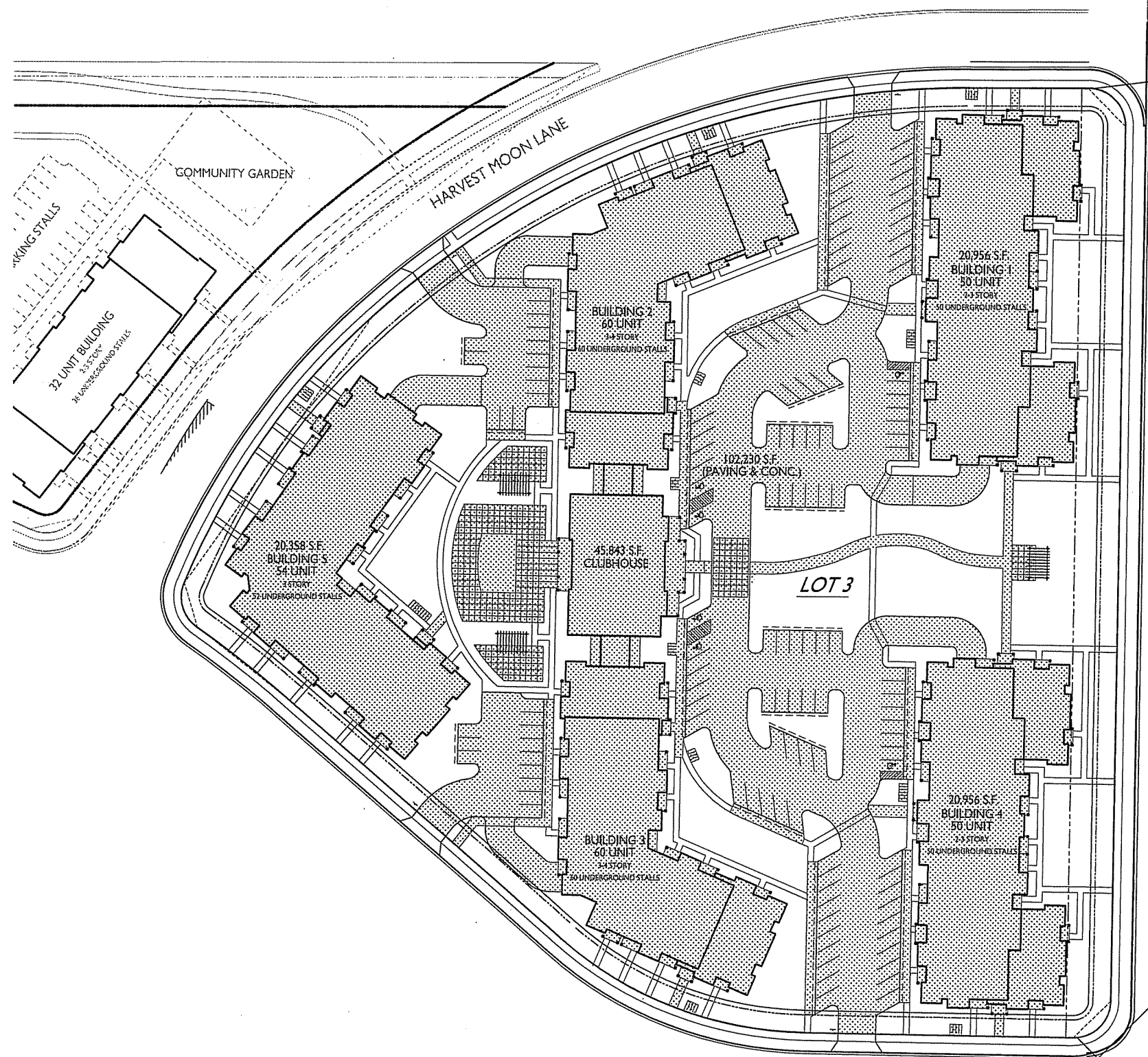
**C-1.4**

PROJECT NO. **1621**  
© Knothe & Bruce Architects, LLC



**knothe bruce**  
ARCHITECTS

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



LOT COVERAGE	
TOTAL LOT AREA	= 312,938 SF
LOT COVERAGE	= 191,483 SF
ALLOWED	= 61 %
	= 75 %

ISSUED  
Issued for Land Use: September 07, 2016

PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

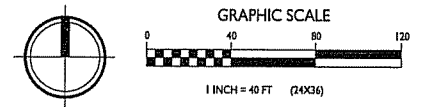
604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Lot Coverage

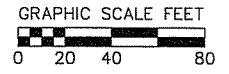
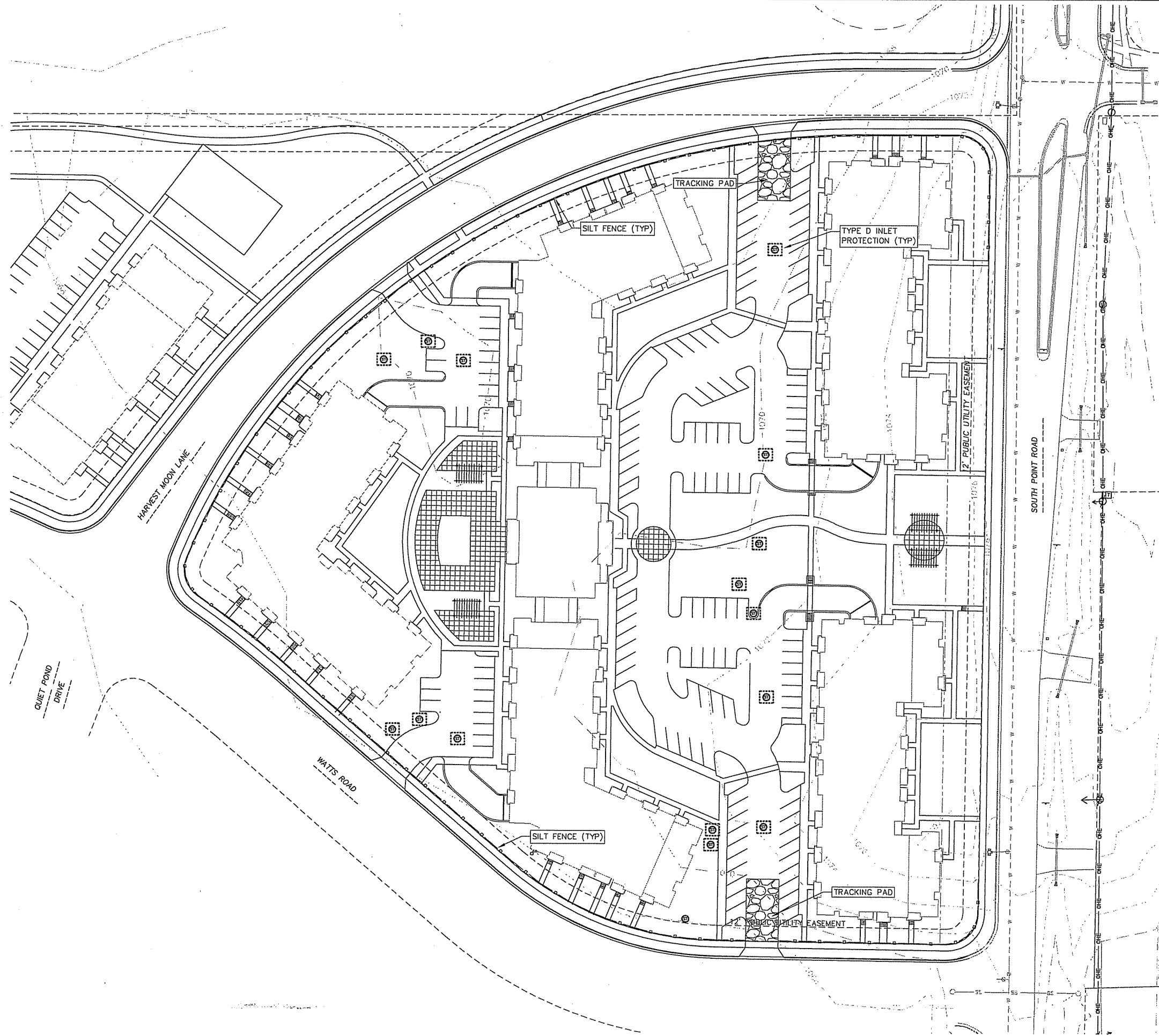
SHEET NUMBER

**C-1.5**

PROJECT NO. 1621  
©Knothe & Bruce Architects, LLC

LOT COVERAGE  
C-1.5 1" = 40'-0"





**EROSION CONTROL LEGEND**

- - - - - EXISTING MAJOR CONTOURS
- - - - - EXISTING MINOR CONTOURS
- SILT FENCE
- ⊙ INLET PROTECTION
- [Patterned Box] TRACKING PAD

- EROSION CONTROL NOTES:**
1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
  2. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
  3. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
  4. INSTALL WI DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WI DOT TYPE A IN FIELD INLETS.
  5. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
  6. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

**vierbicher**  
 planners | engineers | advisors  
 REESEBURG - MADISON - WAUWATOSA  
 400 WAUWATOSA ROAD, SUITE 200  
 WAUWATOSA, WI 53097  
 Phone: (262) 594-4468 Fax: (262) 524-4218

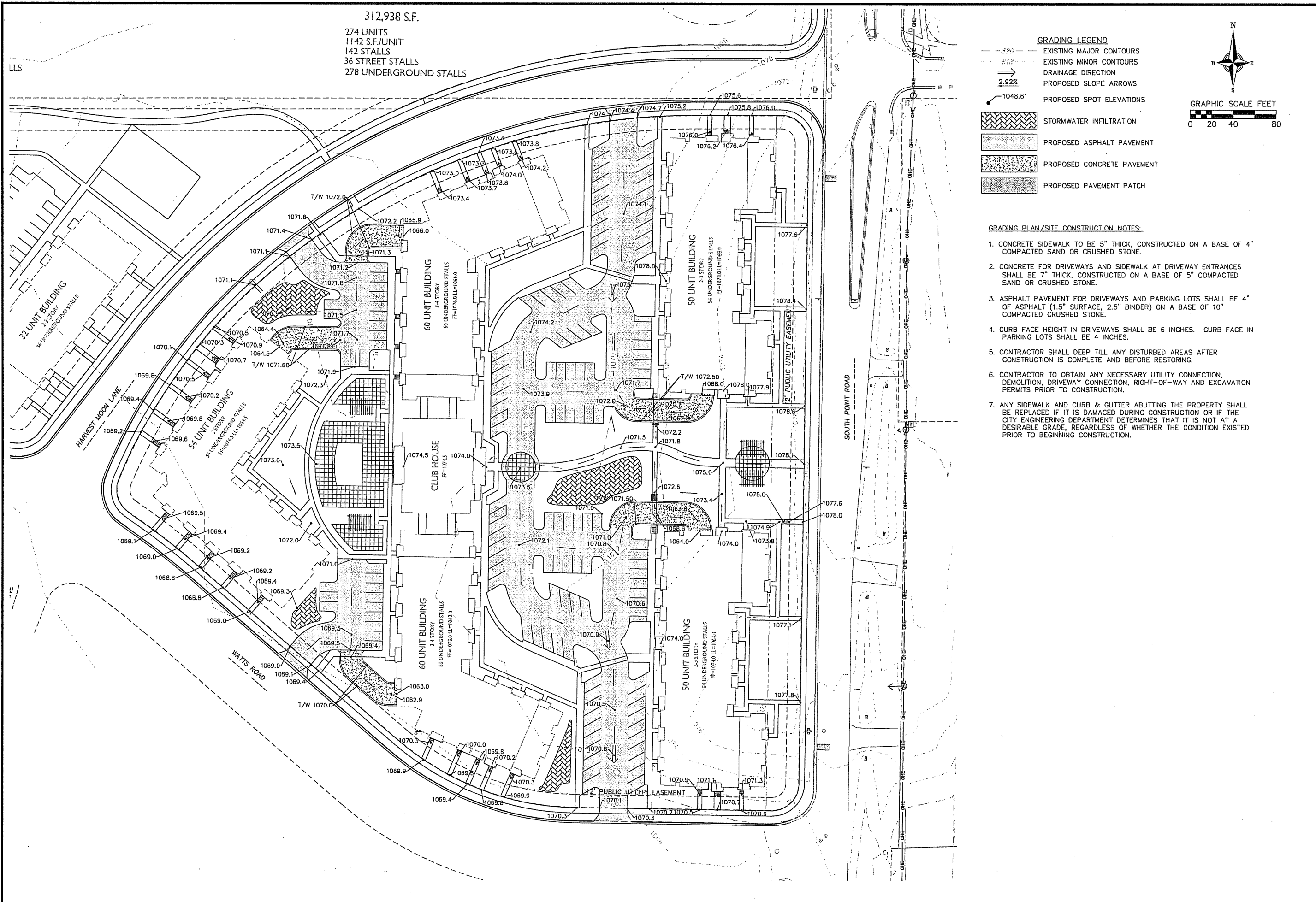
**EROSION CONTROL PLAN**  
 1000 OAKS DEVELOPMENT - LOT 3  
 MCKENZIE APARTMENT COMPANY  
 CITY OF MADISON, WISCONSIN

REVISIONS NO.	DATE	REVISIONS REMARKS

SCALE AS SHOWN

DATE: 09/05/2016  
 DRAFTER: KUEN  
 CHECKED: JDDY

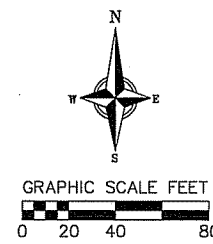
PROJECT NO. 160179  
 SHEET 1 OF 3  
 DWG. NO. C-2.0



312,938 S.F.  
 274 UNITS  
 1142 S.F./UNIT  
 142 STALLS  
 36 STREET STALLS  
 278 UNDERGROUND STALLS

**GRADING LEGEND**

- - - - - EXISTING MAJOR CONTOURS
- - - - - EXISTING MINOR CONTOURS
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- 1048.61 PROPOSED SPOT ELEVATIONS
- [Cross-hatch pattern] STORMWATER INFILTRATION
- [Diagonal lines pattern] PROPOSED ASPHALT PAVEMENT
- [Dotted pattern] PROPOSED CONCRETE PAVEMENT
- [Stippled pattern] PROPOSED PAVEMENT PATCH



**GRADING PLAN/SITE CONSTRUCTION NOTES:**

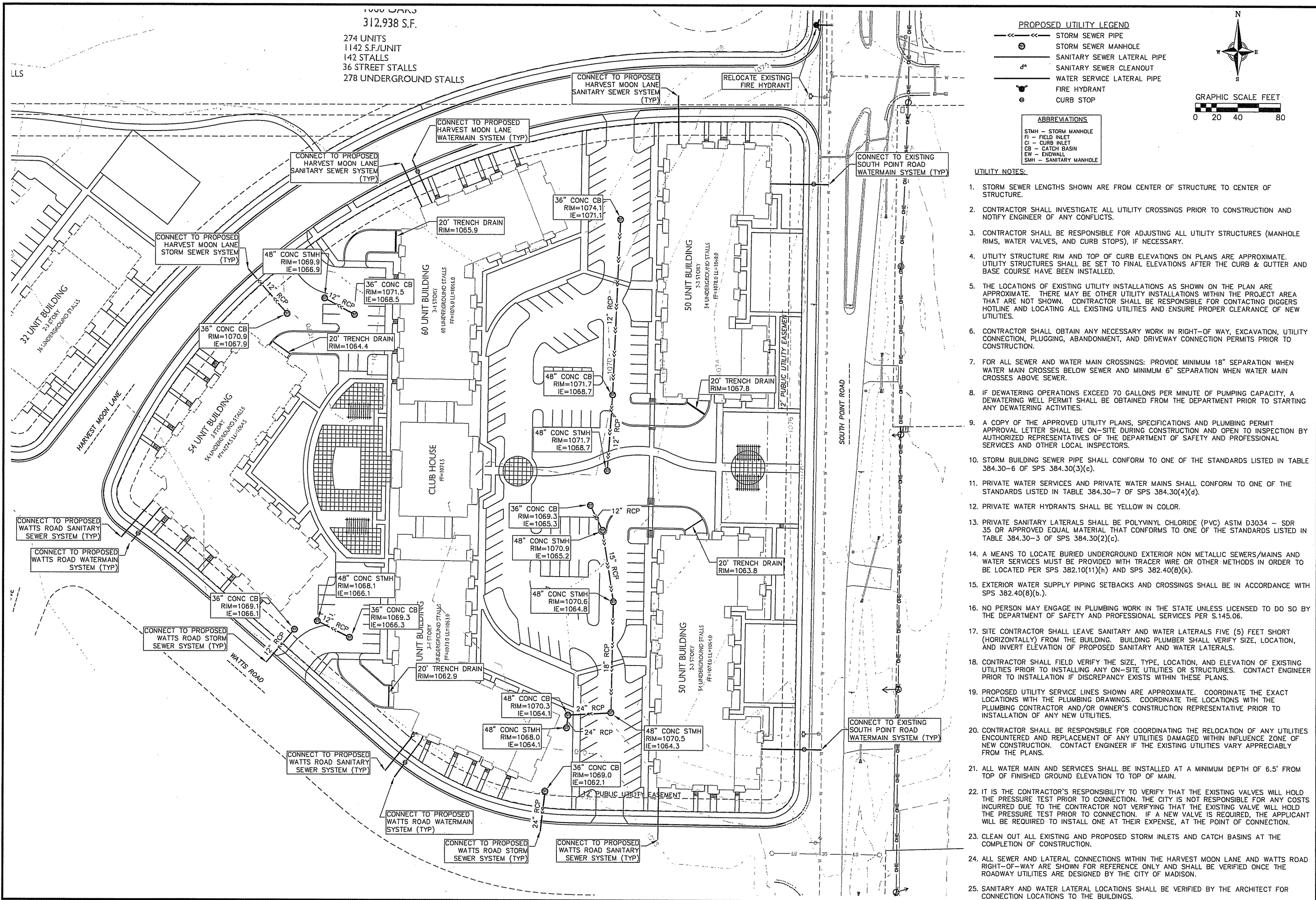
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ASPHALT PAVEMENT FOR DRIVEWAYS AND PARKING LOTS SHALL BE 4" OF ASPHALT (1.5" SURFACE, 2.5" BINDER) ON A BASE OF 10" COMPACTED CRUSHED STONE.
4. CURB FACE HEIGHT IN DRIVEWAYS SHALL BE 6 INCHES. CURB FACE IN PARKING LOTS SHALL BE 4 INCHES.
5. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
6. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

**vierbicher**  
 planners | engineers | advisors  
 REEDSBURG - MADISON - WAUKESHA - WISCONSIN  
 400 Village Drive, Reedsburg, Wisconsin 53959  
 Phone: (608) 824-4468 Fax: (608) 824-8218

**GRADING PLAN**  
 1000 OAKS DEVELOPMENT - LOT 3  
 MCKENZIE APARTMENT COMPANY  
 CITY OF MADISON, WISCONSIN

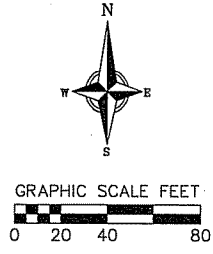
REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN  
 DATE 09/06/2016  
 DRAFTER KUEN  
 CHECKED JDDY  
 PROJECT NO. 160179  
 SHEET 2 OF 3  
 DWG. NO. C-3.0



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
  - ⊕ STORM SEWER MANHOLE
  - SANITARY SEWER LATERAL PIPE
  - ⊕ SANITARY SEWER CLEANOUT
  - WATER SERVICE LATERAL PIPE
  - ⊕ FIRE HYDRANT
  - ⊕ CURB STOP

- ABBREVIATIONS**
- STMH - STORM MANHOLE
  - FI - FIELD INLET
  - CI - CURB INLET
  - CB - CATCH BASIN
  - EW - ENDWALL
  - SMH - SANITARY MANHOLE



- UTILITY NOTES:**
1. STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
  2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
  4. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
  5. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
  6. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
  7. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
  8. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
  9. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
  10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
  11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
  12. PRIVATE WATER HYDRANTS SHALL BE YELLOW IN COLOR.
  13. PRIVATE SANITARY LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
  14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
  15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
  16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
  17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
  18. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
  19. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
  20. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
  21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
  22. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
  23. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
  24. ALL SEWER AND LATERAL CONNECTIONS WITHIN THE HARVEST MOON LANE AND WATTS ROAD RIGHT-OF-WAY ARE SHOWN FOR REFERENCE ONLY AND SHALL BE VERIFIED ONCE THE ROADWAY UTILITIES ARE DESIGNED BY THE CITY OF MADISON.
  25. SANITARY AND WATER LATERAL LOCATIONS SHALL BE VERIFIED BY THE ARCHITECT FOR CONNECTION LOCATIONS TO THE BUILDINGS.



**UTILITY PLAN**  
 1000 OAKS DEVELOPMENT - LOT 3  
 MCKENZIE APARTMENT COMPANY  
 CITY OF MADISON, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/05/2016  
 DRAFTER K.JEN  
 CHECKED J.DDY  
 PROJECT NO. 160179  
 SHEET 3 OF 3  
 DWG. NO. C-4.0

CITY OF MADISON LANDSCAPING REQUIREMENTS

Total Developed Square Footage	295,965
Required Landscape Units (Total / 300 sq ft)	983
Required Landscape Points (Units x 6 points)	5898

LANDSCAPE POINTS CALCULATION

PLANT TYPE (MINIMUM SIZE)	POINTS VALUE	CREDITS FOR EXISTING LANDSCAPING		PROPOSED LANDSCAPING	
		QUANTITY	POINTS	QUANTITY	POINTS
Overstory deciduous tree (2.5' caliper)	35	0	0	80	2800
Ornamental Tree (1.5' caliper)	15	0	0	30	450
Evergreen Tree (3 feet tall)	15	0	0	11	165
Shrub, deciduous (18" or 3 gal. container)	2	0	0	0	0
Shrub, evergreen (18" or 3 gal. container)	3	0	0	0	0
Ornamental Grasses (18" or 3 gal. container)	2	0	0	0	0
Ornamental / decorative fencing or wall (per 10 ft. ft.)	4	0	0	0	0
		SUBTOTAL	0	SUBTOTAL	3550
		TOTAL OF PROVIDED POINTS			3550

PLANTING SCHEDULE

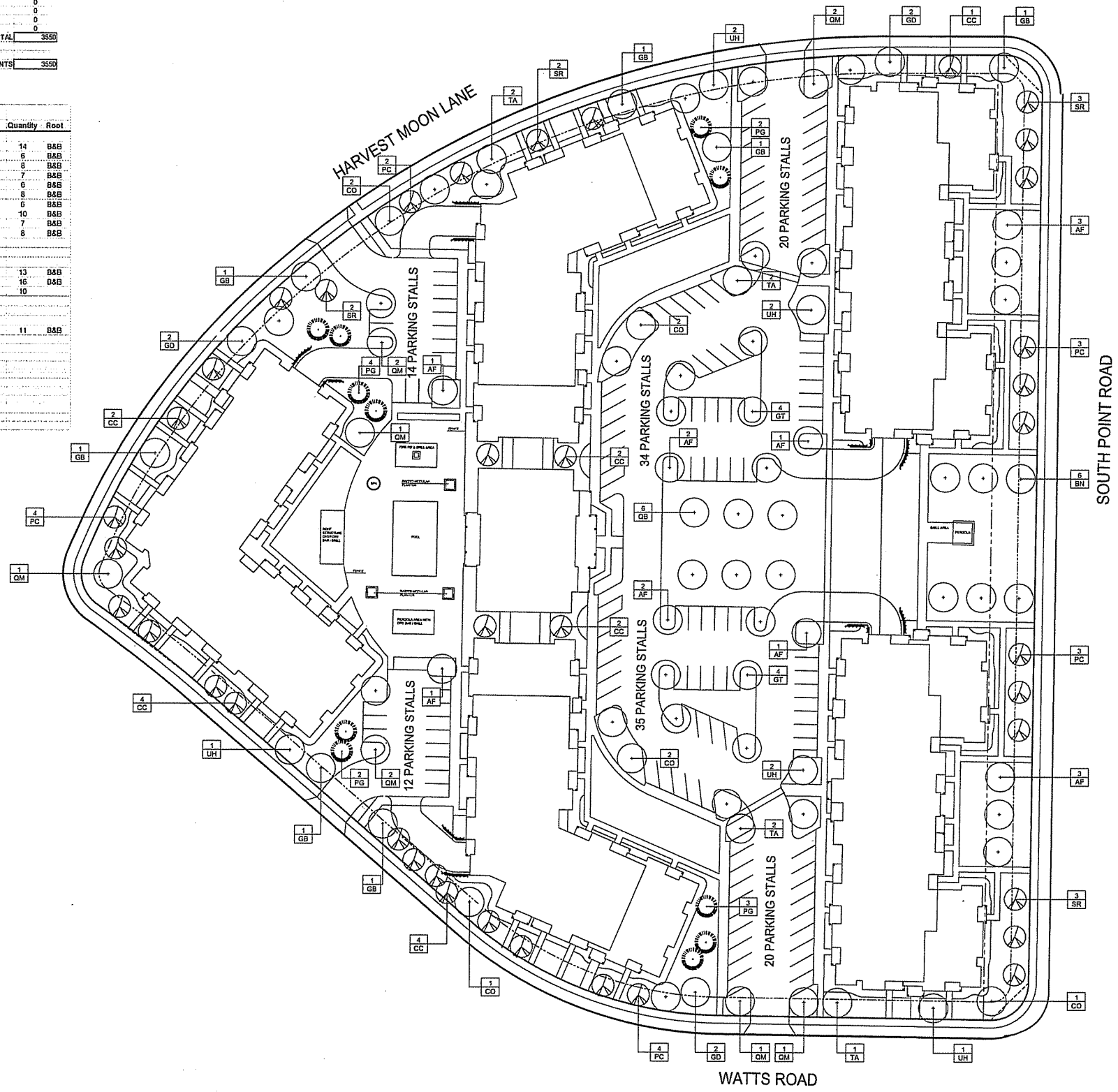
Symbol	Scientific Name	Common Name	Size	Quantity	Root
<b>OVERSTORY DECIDUOUS TREES</b>					
AF	<i>Acer x freemanii</i> 'Jefferson'	Autumn Blaze Maple	2.5'	14	B&B
BN	<i>Betula nigra</i>	River Birch	2.5'	6	B&B
CC	<i>Celtis occidentalis</i>	Common Hackberry	2.5'	8	B&B
GB	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	2.5'	7	B&B
GD	<i>Gymnocladia dioica</i>	Kentucky Coffeetree	2.5'	6	B&B
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	2.5'	8	B&B
QB	<i>Quercus bicolor</i>	Swamp White Oak	2.5'	6	B&B
QM	<i>Quercus muehlenbergii</i>	Chinquapin Oak	2.5'	10	B&B
TA	<i>Tilia americana</i> 'Redmond'	Greenspire Littleleaf Linden	2.5'	7	B&B
UH	<i>Ulmus 'Horrobaas'</i>	New Horizon Elm	2.5'	8	B&B
<b>ORNAMENTAL TREES</b>					
CC	<i>Crataegus crus-galli</i> var. <i>inermis</i> 'Cruzam'	Crusader Thornless Cockspur Hawthorn	2"	13	B&B
PC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanicleer Callery Pear	1.75'	16	D&B
SR	<i>Syringa reticulata</i>	Japanese Tree Lilac	2"	10	
<b>EVERGREEN TREES</b>					
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	6'	11	B&B

GENERAL NOTES:

- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
- BED EDGING TO BE DIMEX EDGEPRO BLACK LANDSCAPE EDGING

STREET TREE NOTES:

- EXISTING TERRACE TREES TO REMAIN.
- BIKE PARKING AND AMENITIES NOTES:
- SEE SITE PLAN FOR DETAILED LAYOUT



**OLSON & TOON LANDSCAPING**  
 3570 Pioneer Road  
 Verona, WI 53593  
 PH: (608) 827-9401  
 FAX: (608) 827-9402  
 WEB: www.olsontoon.com

**1000 OAKS**  
 South Point Road  
 Madison, Wisconsin

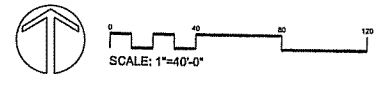
Date: 9/7/16  
 Scale: 1" = 40'-0"  
 Designer: mm  
 Job # 6566

Soil:  
 The soil is primarily a loess, which is a fine-grained, silty, clayey material that was deposited by wind-blown dust. It is generally well-drained and has a high water-holding capacity. The soil is classified as a loess, which is a type of soil that is formed from wind-blown dust. It is generally well-drained and has a high water-holding capacity.

Revisions:

**L-1.0**  
 PRELIMINARY  
 TREESCAPE PLAN

Reference Name:  
 McKenzie Apartments - 1000 Oaks



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TALL DECIDUOUS SHRUBS			
<i>Cornus alamosana</i> 'Baby'	Balmy Red Twigg Dogwood	36"	Cont.
<i>Eucalyptus alata</i> 'Carnegiei'	Compact Burningbush	36"	Cont.
<i>Viburnum lentana</i> 'Mohican'	Mohican Viburnum	36"	Cont.
<i>Syringa mayr</i> 'Palatin'	Palatin Lilac	36"	Cont.

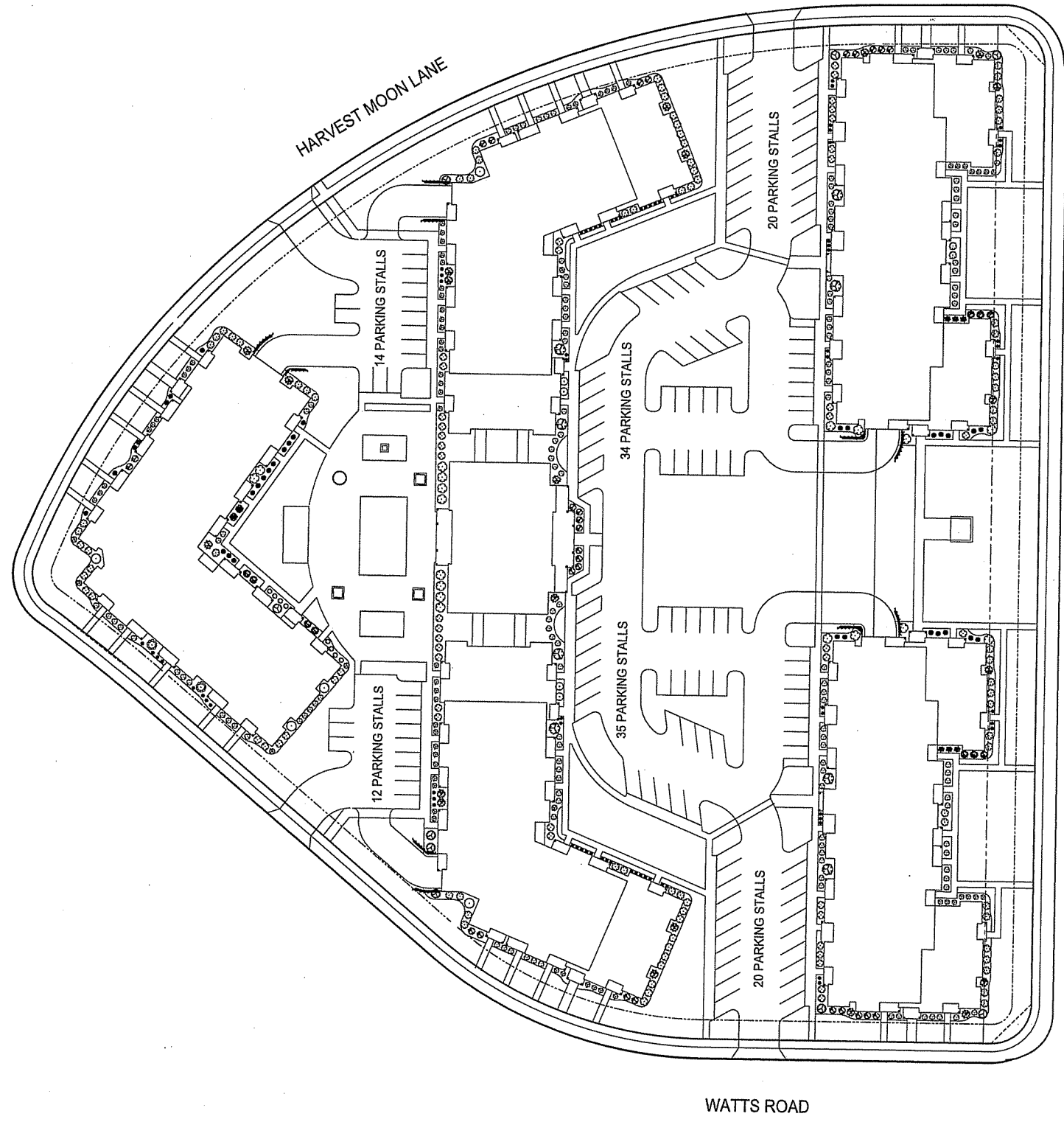
MEDIUM DECIDUOUS SHRUBS			
<i>Cornus stricta</i> 'Altemus Compact'	Altemus Compact Dogwood	24"	Cont.
<i>Hydrangea macrophylla</i> 'All Summer Beauty'	All Summer Beauty Hydrangea	24"	Cont.
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	24"	Cont.
<i>Aronia melanocarpa</i> variety <i>elata</i>	Glossy Black Chokeberry	24"	Cont.
<i>Rosa 'Redrazz'</i>	Knock Out Rose	24"	Cont.
<i>Ilex virginica</i> 'Henry's Game'	Virginia Sweetspire	24"	Cont.
<i>Weigela florida</i> 'Alexandra'	White and Roses Weigela	24"	Cont.

LOW DECIDUOUS SHRUBS			
<i>Forsythia viridissima</i> 'Bronxensis'	Bronxensis Dwarf Forsythia	18"	Cont.
<i>Weigela florida</i> 'Minuet'	Minuet Weigela	18"	Cont.
<i>Spiraea japonica</i> 'Neon Flash'	Neon Flash Spiraea	18"	Cont.
<i>Spiraea japonica</i> 'Shirobana'	Shirobana Spiraea	18"	Cont.

MEDIUM EVERGREEN SHRUBS			
<i>Taxus x media</i> 'Taunton'	Taunton Yew	24"	Cont.

LOW EVERGREEN SHRUBS			
<i>Juniperus horizontalis</i> 'Purpurea et Alba'	Creeping Juniper	12"	Cont.
<i>Juniperus sabina</i> 'Mini Arcadia'	Mini Arcadia Juniper	12"	Cont.

PERENNIALS AND ORNAMENTAL GRASSES			
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Sedum	#1	Cont.
<i>Asilba x arandria</i> 'Fano'	Fanal Asilbe	#1	Cont.
<i>Galium x grandiflora</i> 'Robin'	Robin Galium	#1	Cont.
<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#1	Cont.
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	#1	Cont.
<i>Hosta 'Krossa Regal'</i>	Krossa Regal Hosta	#1	Cont.
<i>Achillea 'Paprika'</i>	Paprika Yarrow	#1	Cont.
<i>Hemerocallis 'Pardon Me'</i>	Pardon Me Daylily	#1	Cont.
<i>Geranium 'Rozanne'</i>	Rozanne Geranium	#1	Cont.
<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Coreopsis	#1	Cont.



**OLSON & TOON**  
LANDSCAPING INC.

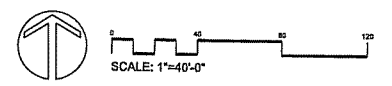
3570 Pioneer Road  
Verona, WI 53593  
PH: (608) 827-9401  
FAX: (608) 827-9402  
WEB: www.olsontoon.com

**1000 OAKS**  
South Point Road  
Madison, Wisconsin

Date: 9/7/16  
Scale: 1" = 40'-0"  
Designer: mm  
Job # 6566

Seal:  
Professional Engineer  
State of Wisconsin  
No. 12345  
Exp. 12/31/2018  
I hereby certify that I am the author of the design shown on this plan and that I am a duly Licensed Professional Engineer in the State of Wisconsin.

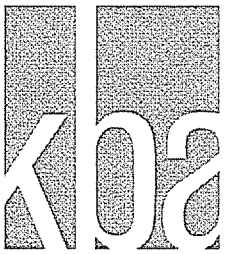
Revisions:



**L-2.0**  
PRELIMINARY  
FOUNDATION PLAN

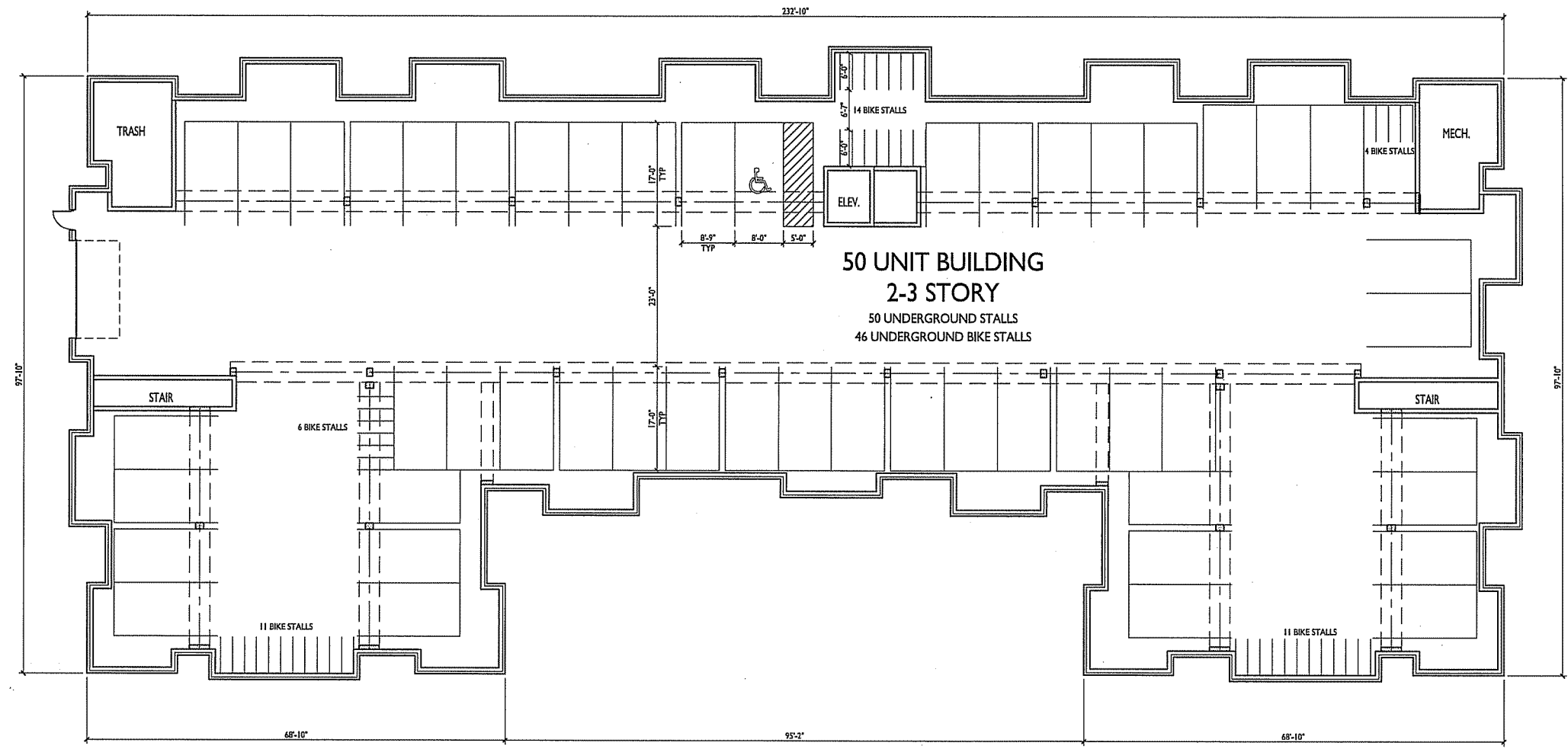
Reference Name:  
McKenzie Apartments - 1000 Oaks

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**knothe & bruce**  
ARCHITECTS

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



ISSUED  
Issued for Land Use - September 7, 2016

PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

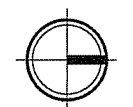
604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Basement Floor  
Plan - Building I

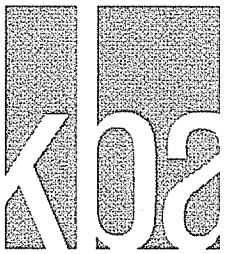
SHEET NUMBER

**A-1.0**

PROJECT NO. 1621  
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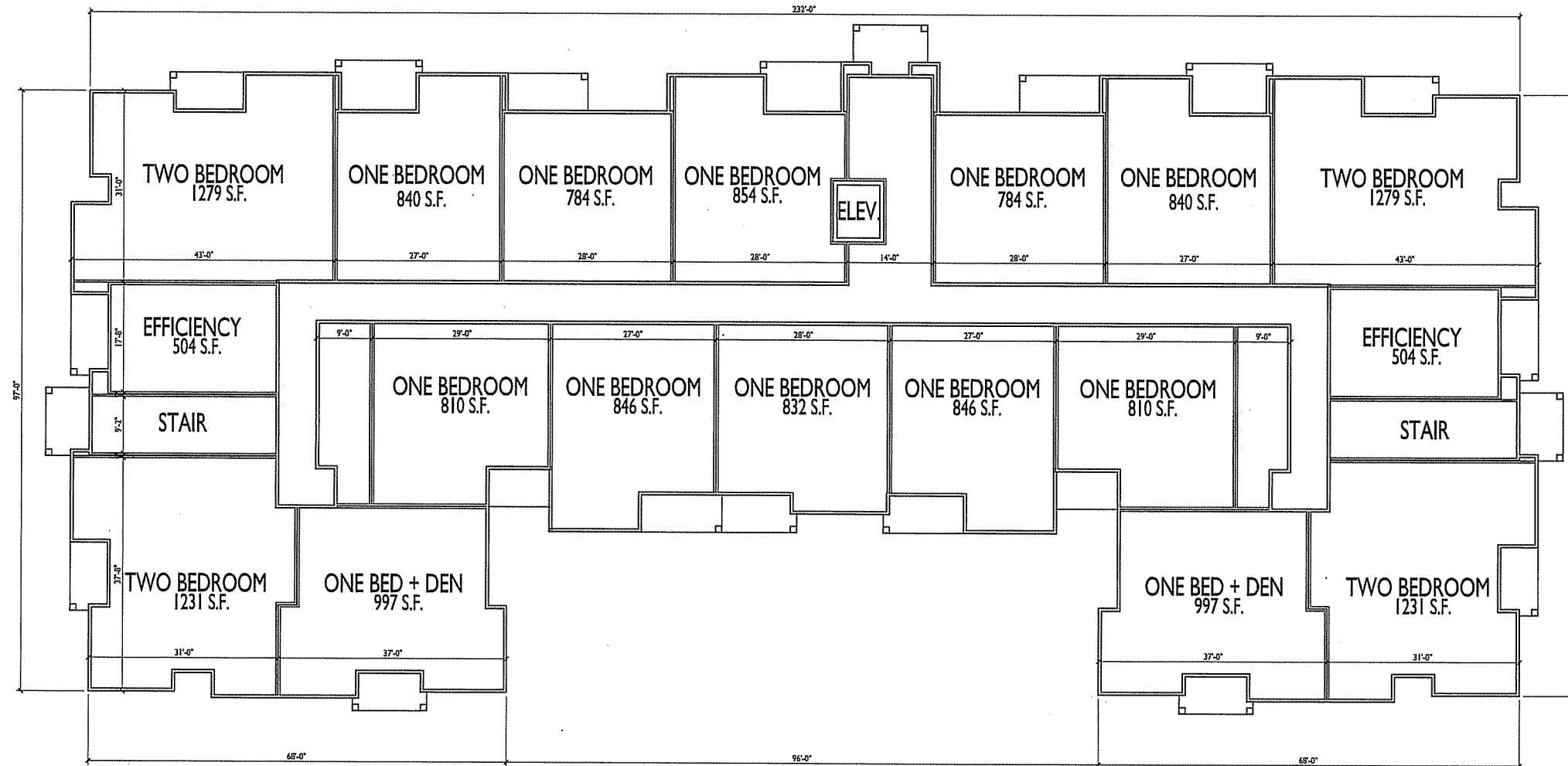
**1** BASEMENT PLAN  
A-1.0 3/32"=1'-0"





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608.836.3690 Middleton, WI 53562



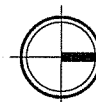
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PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
First Floor Plan -  
Building I

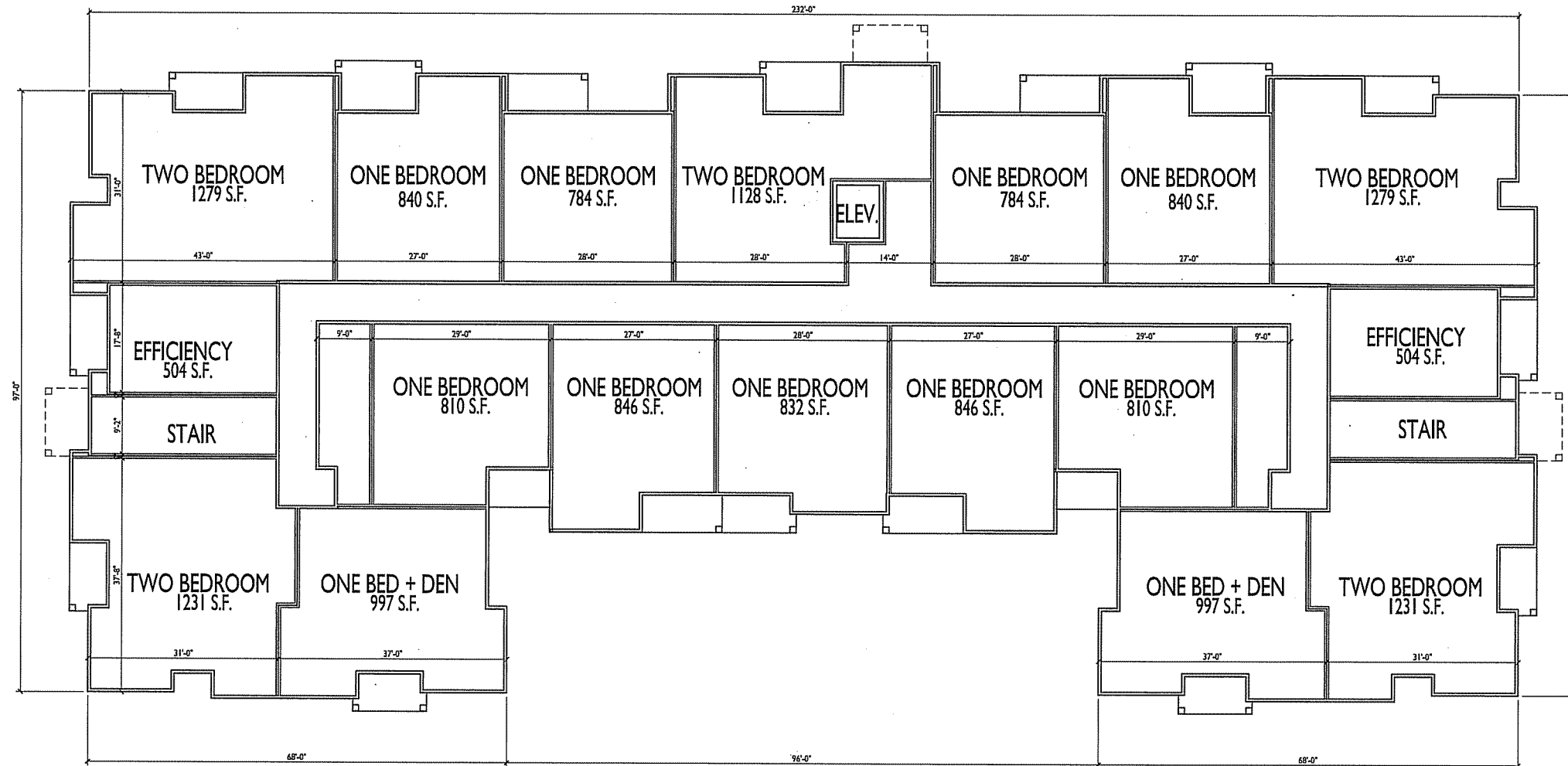
SHEET NUMBER

**I** FIRST FLOOR PLAN  
A-1.1 3/32"=1'-0"



**A-1.1**

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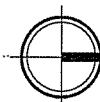
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PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Second Floor Plan -  
Building I

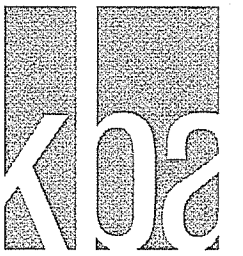
SHEET NUMBER

1 SECOND FLOOR PLAN  
A-1.2 3/32"=1'-0"



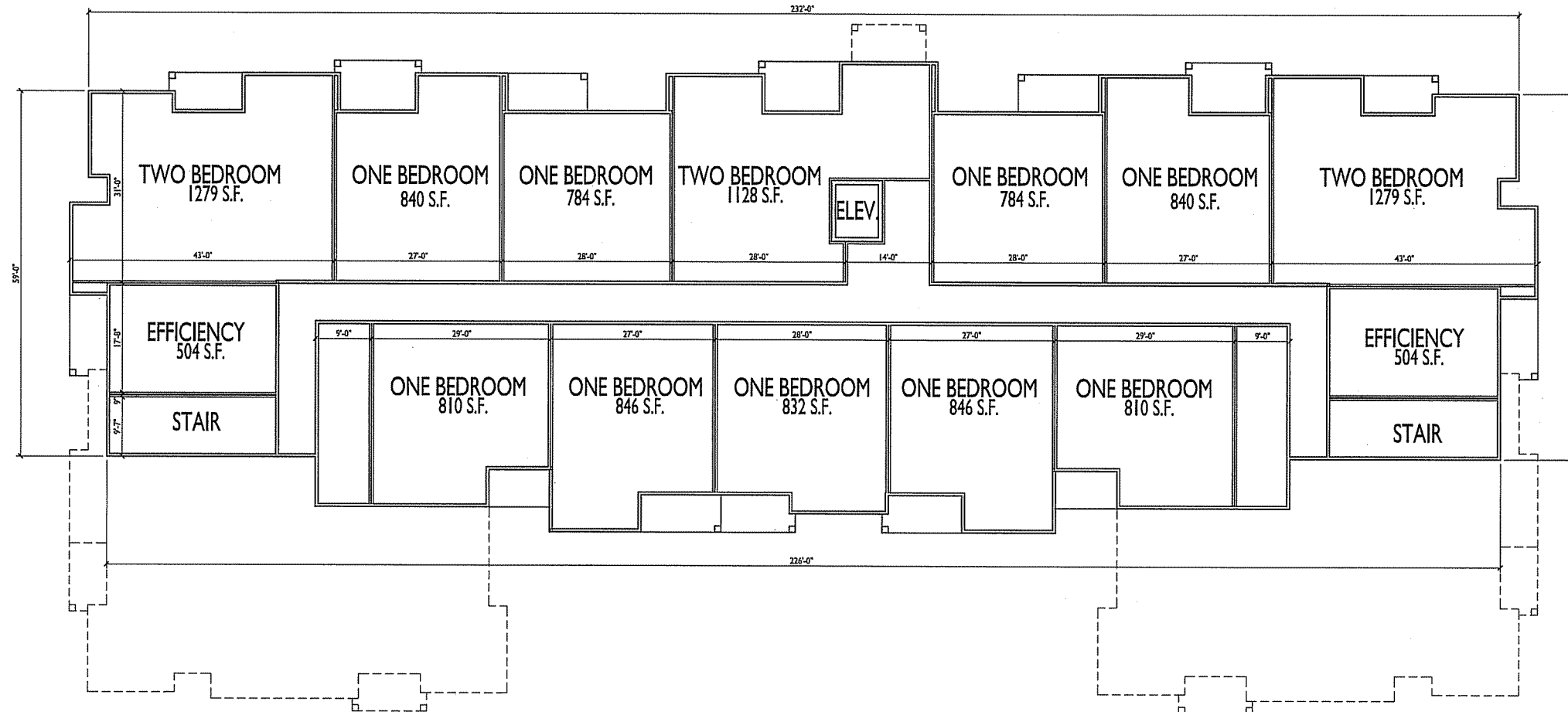
A-1.2

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PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

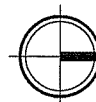
604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Third Floor Plan -  
Building I

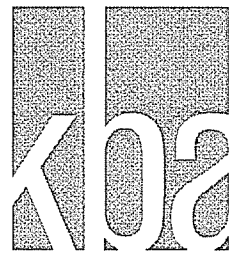
SHEET NUMBER

**A-1.3**

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1 THIRD FLOOR PLAN  
A-1.3 3/32"=1'-0"





**knothe & bruce**  
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608.836.3690 Middleton, WI 53562

ISSUED  
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PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Elevations -  
Building I

SHEET NUMBER

**A-2.1**

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BUILDING I  
NORTH ELEVATION  
3/32"=1'-0"



BUILDING I  
SOUTH ELEVATION  
3/32"=1'-0"

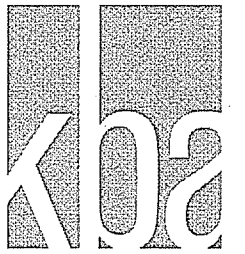


- TYPICAL MATERIALS
- ASPHALT SHINGLES
- HEAVY TIMBER/COMPOSITE BRACKETS
- HORIZONTAL COMPOSITE SIDING
- COMPOSITE TRIM
- COMPOSITE SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

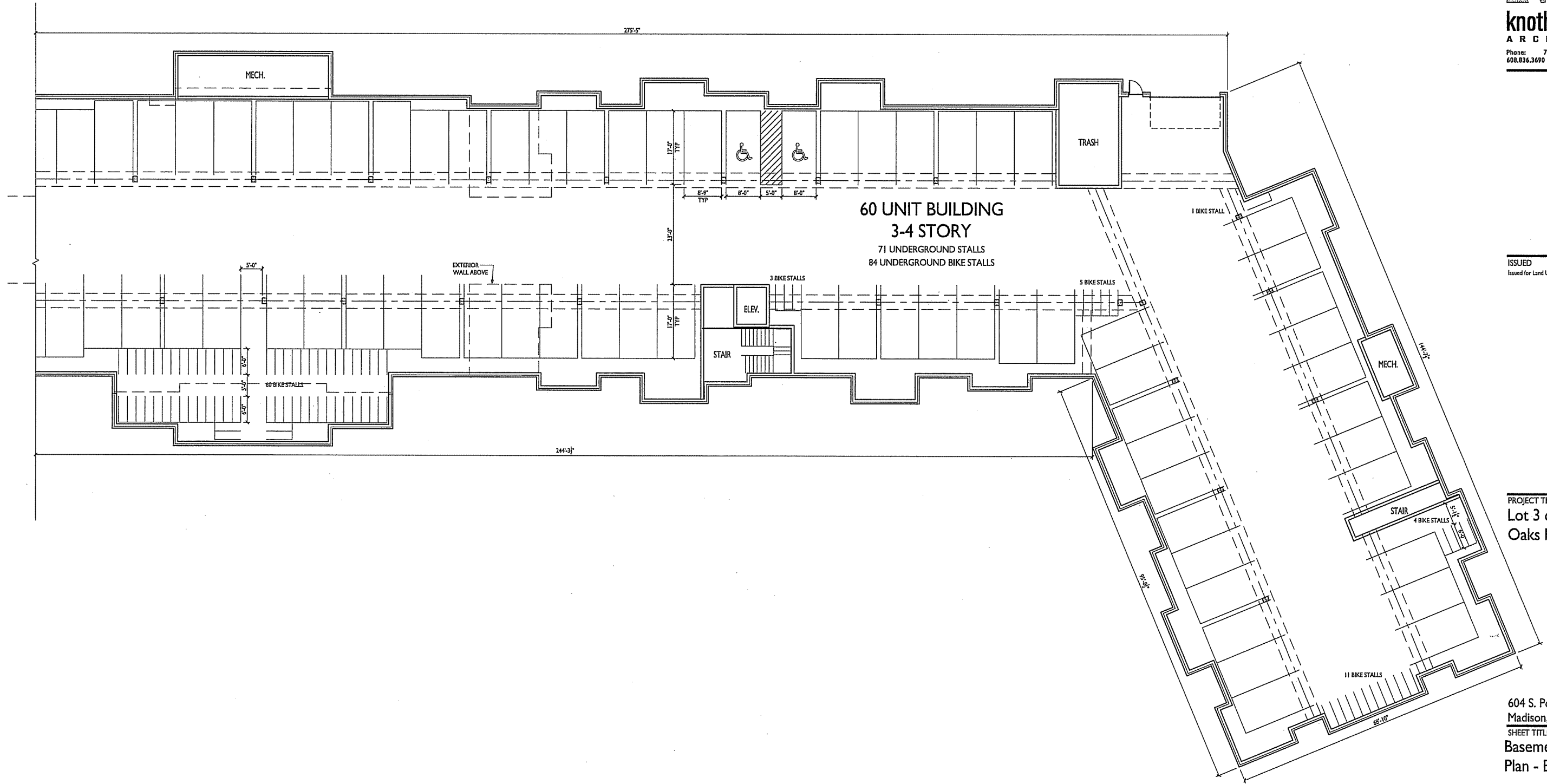
BUILDING I  
WEST ELEVATION  
3/32"=1'-0"



BUILDING I  
EAST ELEVATION  
3/32"=1'-0"



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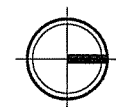


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PROJECT TITLE  
 Lot 3 of 1000  
 Oaks Plat

604 S. Point Rd.  
 Madison, WI  
 SHEET TITLE  
 Basement Floor  
 Plan - Building 2

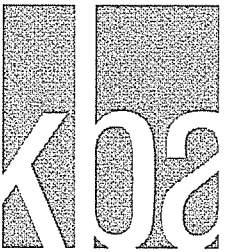
**1** BASEMENT PLAN  
 A-1.0 3/32"=1'-0"



SHEET NUMBER

**A-1.0**

PROJECT NO. 1621  
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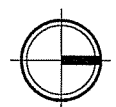
ISSUED  
Issued for Land Use - September 7, 2016

PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
First Floor Plan -  
Building 2

SHEET NUMBER

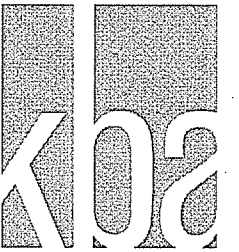
1 FIRST FLOOR PLAN  
A-1.1 3/32"=1'-0"



A-1.1

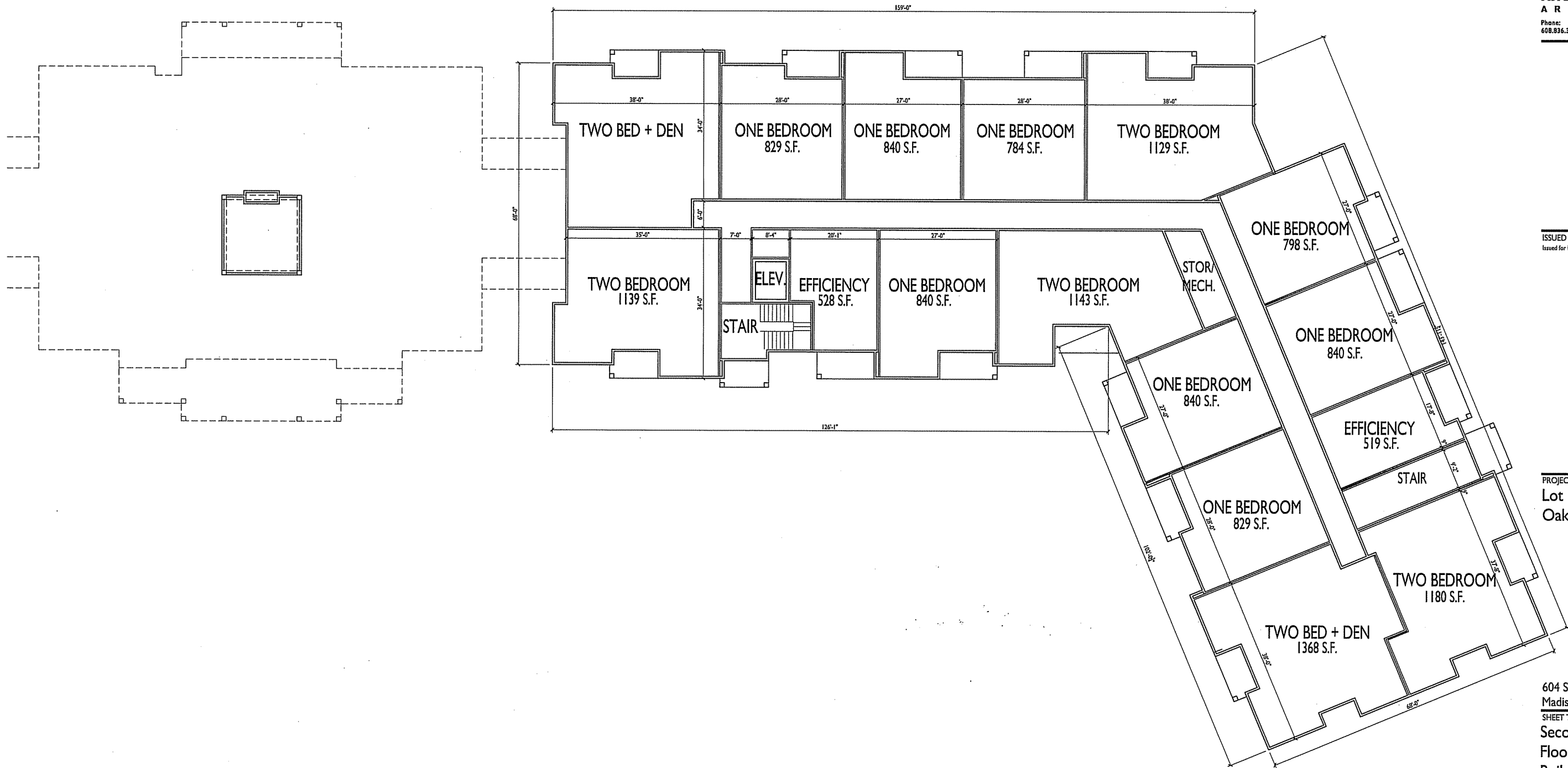
PROJECT NO. 1621  
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PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

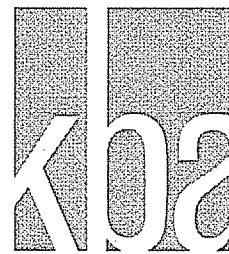
604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Second and Third  
Floor Plan -  
Building 2

SHEET NUMBER

**A-1.2**

PROJECT NO. 1621  
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**1 SECOND AND THIRD FLOOR PLAN**  
A-1.2 3/32"=1'-0"



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Issued for Land Use - September 7, 2016

PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

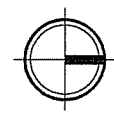
604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Fourth Floor Plan  
- Building 2

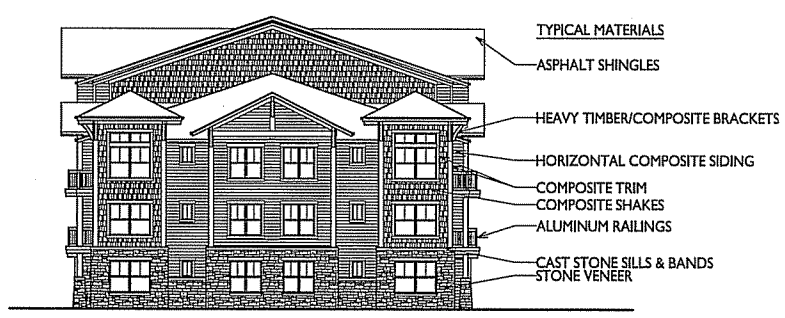
SHEET NUMBER

**A-1.3**

PROJECT NO. 1621  
© Knothe & Bruce Architects, LLC

**FOURTH FLOOR PLAN**  
A-1.3 3/32"=1'-0"





**BUILDING 2  
 NORTHEAST ELEVATION**  
 1/16"=1'-0"



**BUILDING 2  
 NORTHWEST ELEVATION**  
 1/16"=1'-0"



**BUILDING 2/CLUBHOUSE  
 EAST ELEVATION**  
 1/16"=1'-0"

**BUILDING 2/CLUBHOUSE  
 SOUTHEAST ELEVATION**  
 1/16"=1'-0"



**BUILDING 2/CLUBHOUSE  
 WEST ELEVATION**  
 1/16"=1'-0"

ISSUED  
 Issued for Land Use - September 7, 2016

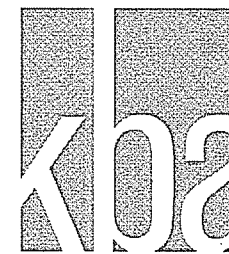
PROJECT TITLE  
 Lot 3 of 1000  
 Oaks Plat

604 S. Point Rd.  
 Madison, WI  
 SHEET TITLE  
 Elevations -  
 Building 2

SHEET NUMBER

**A-2.1**

PROJECT NO. 1621  
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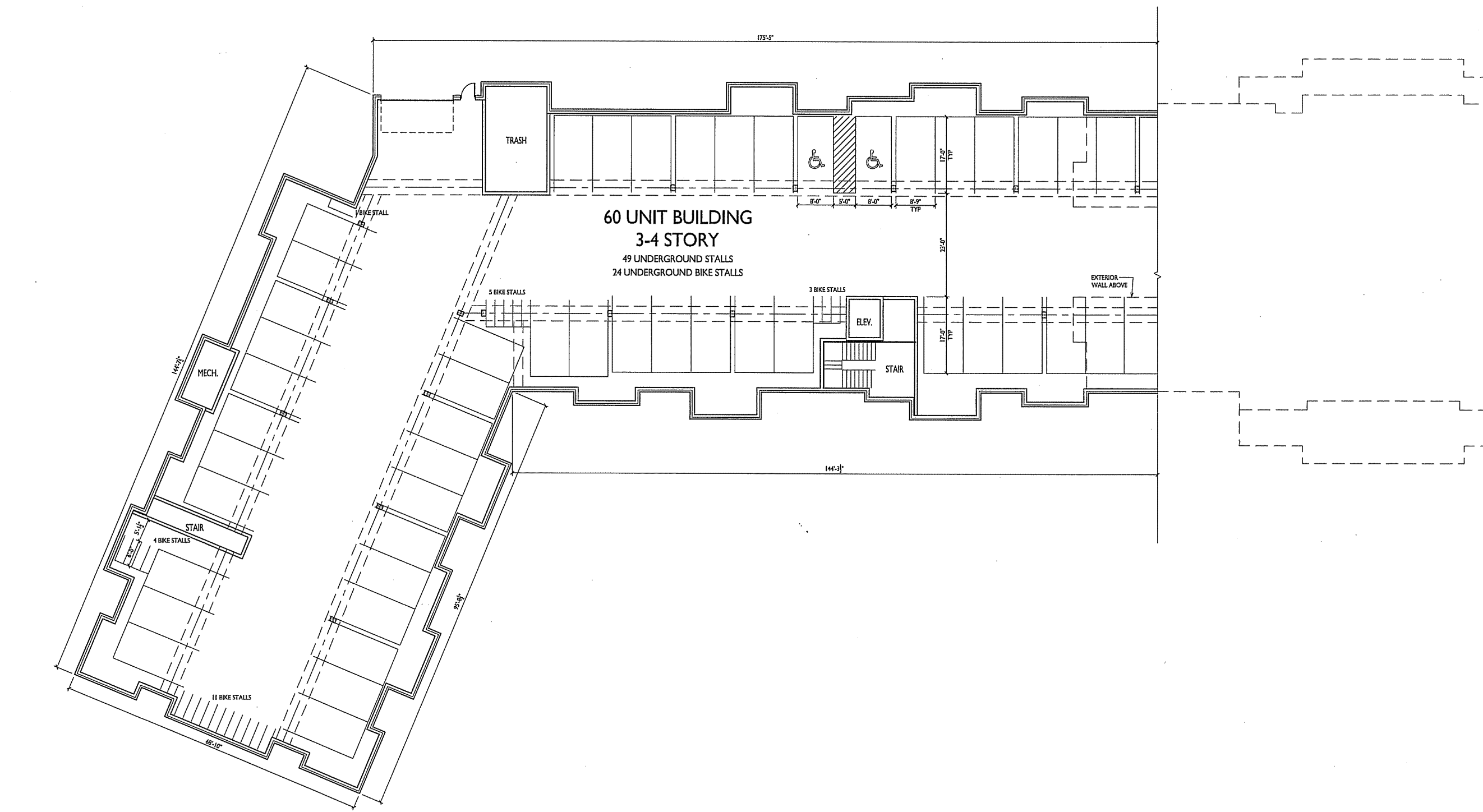
PROJECT TITLE  
 Lot 3 of 1000  
 Oaks Plat

604 S. Point Rd.  
 Madison, WI  
 SHEET TITLE  
 Basement Plan -  
 Building 3

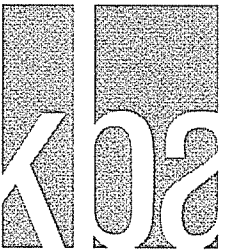
SHEET NUMBER

**A-1.0**

PROJECT NO. 1621  
 © Knothe & Bruce Architects, LLC



**1** BASEMENT PLAN  
 A-1.0 3/32"=1'-0"



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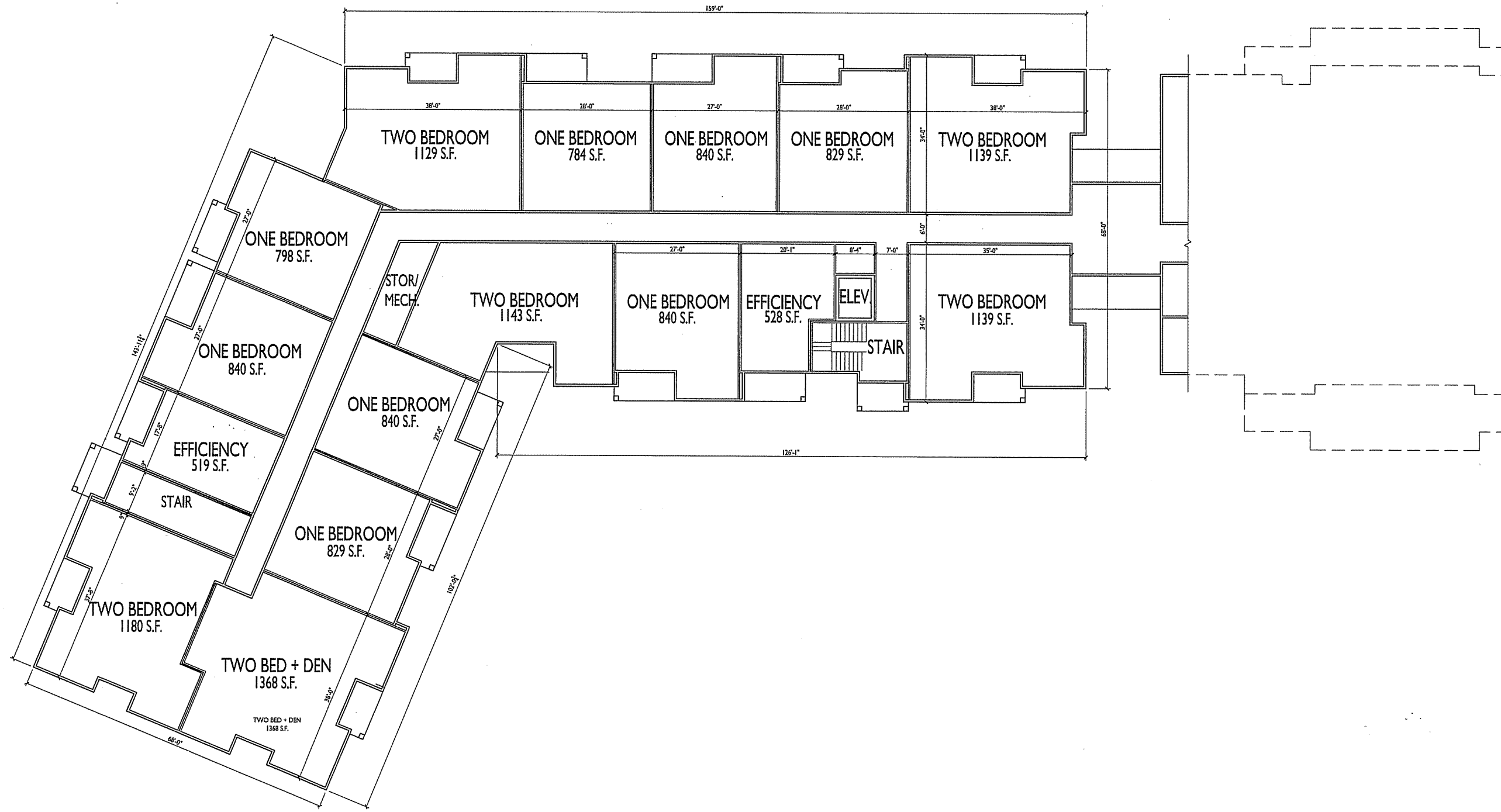
PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
First Floor Plan -  
Building 3

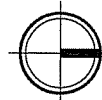
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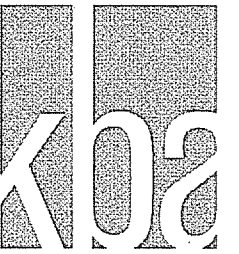
**A-1.1**

PROJECT NO. 1621  
© Knothe & Bruce Architects, LLC



**FIRST FLOOR PLAN**  
A-1.1 3/32"=1'-0"





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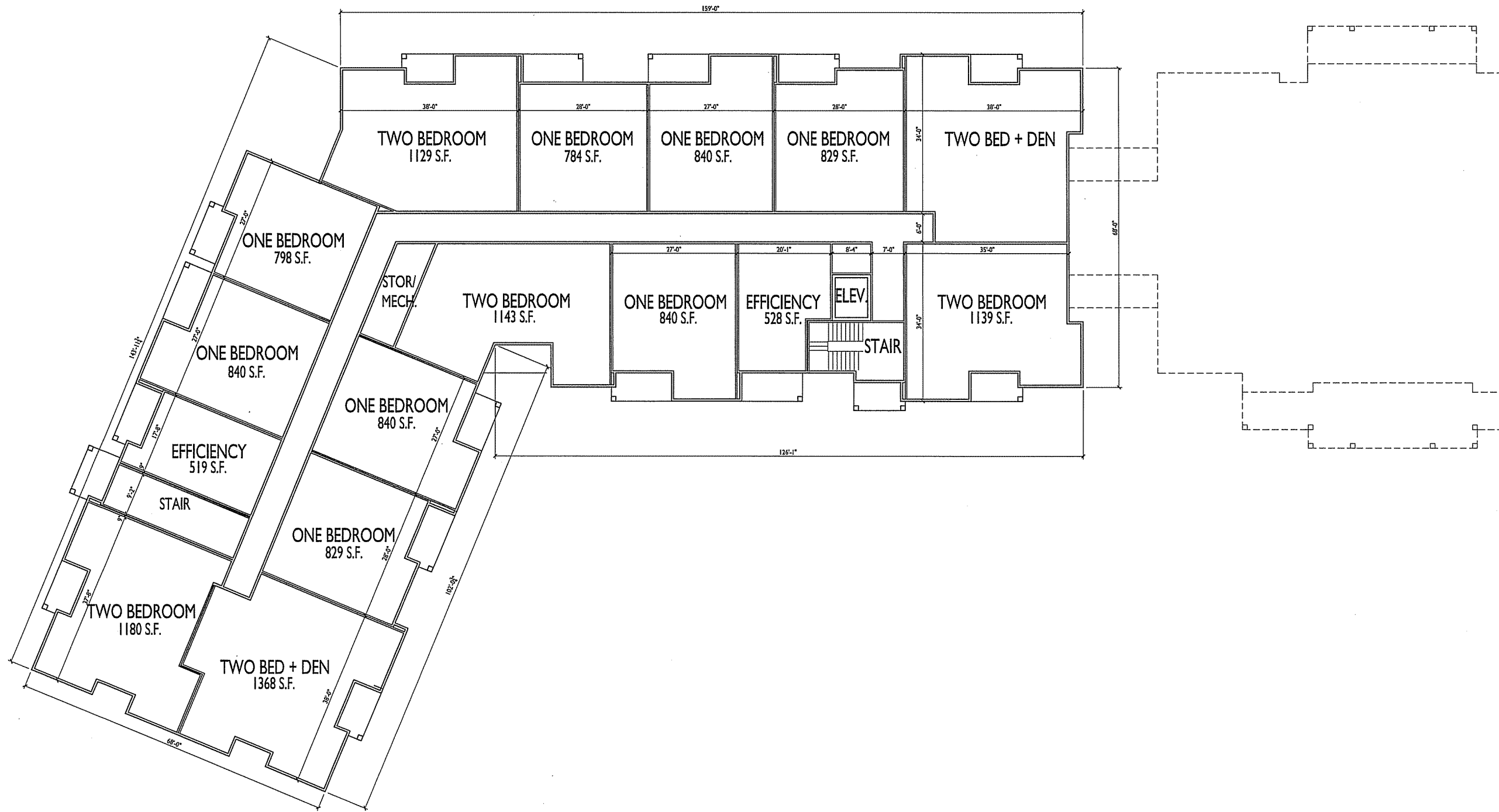
PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Second & Third  
Floor Plan -  
Building 3

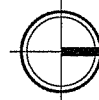
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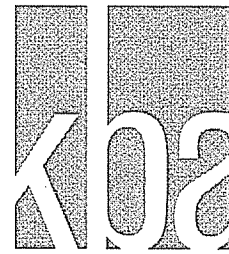
**A-1.2**

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1 SECOND & THIRD FLOOR PLAN  
A-1.2 3/32"=1'-0"





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PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI

SHEET TITLE  
Fourth Floor Plan  
- Building 3

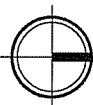
SHEET NUMBER

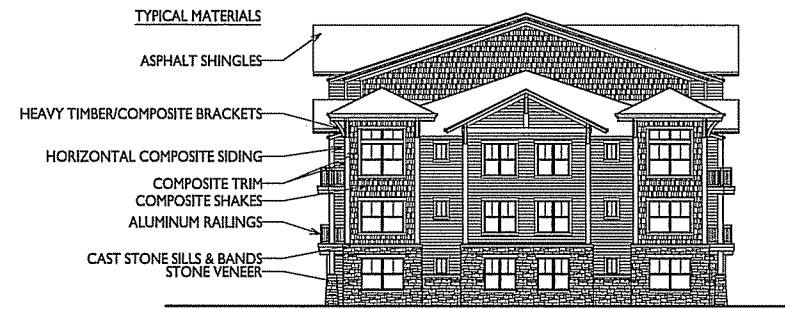
**A-1.3**

PROJECT NO. 1621  
© Knothe & Bruce Architects, LLC



**FOURTH FLOOR PLAN**  
A-1.3 3/32"=1'-0"





BUILDING 3  
 SOUTHEAST ELEVATION  
 1/16"=1'-0"



BUILDING 3  
 SOUTHWEST ELEVATION  
 1/16"=1'-0"



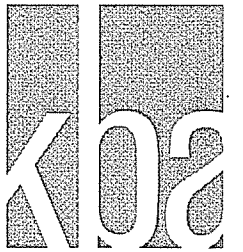
BUILDING 3/CLUBHOUSE  
 WEST ELEVATION  
 1/16"=1'-0"



BUILDING 3  
 NORTHEAST ELEVATION  
 1/16"=1'-0"

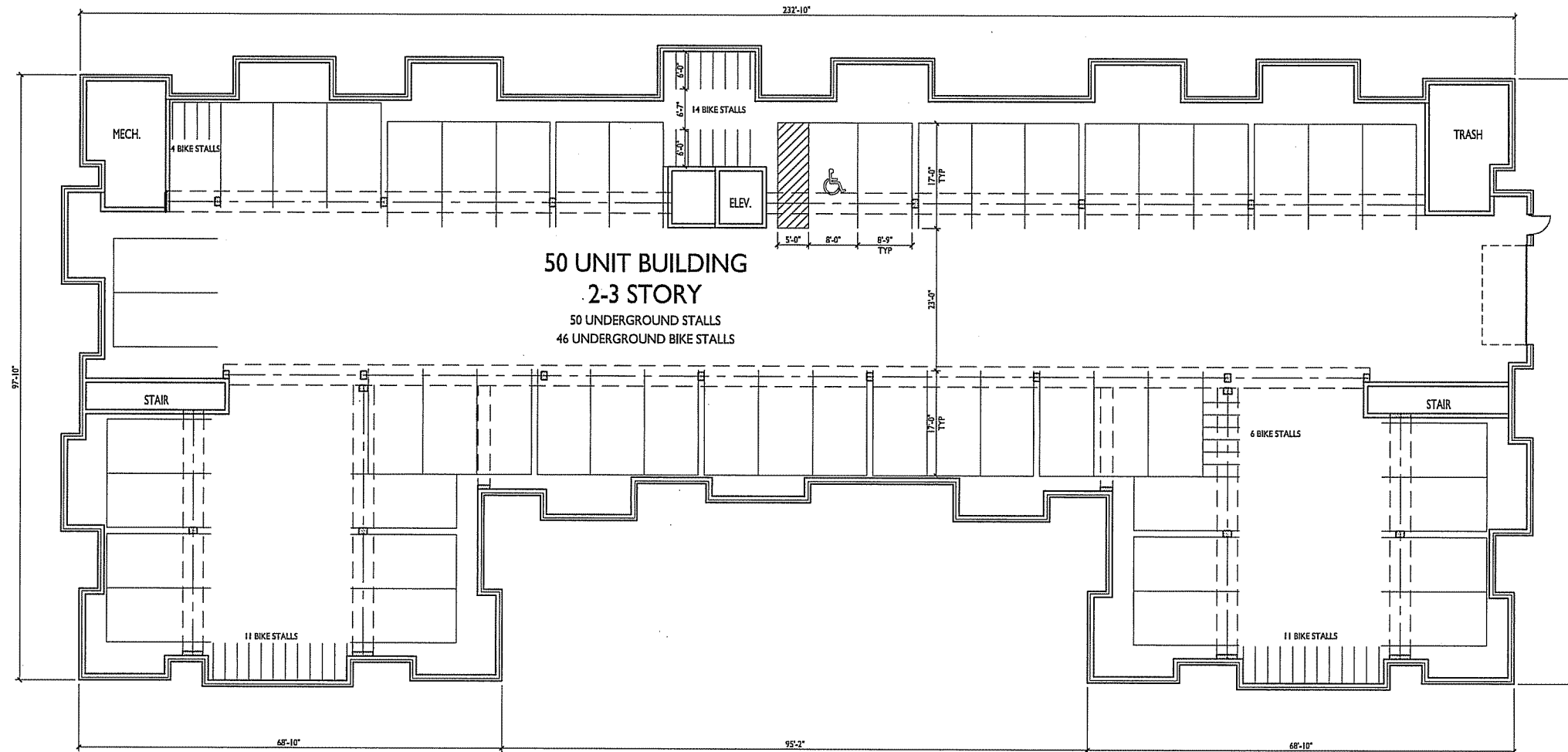
BUILDING 3/CLUBHOUSE  
 EAST ELEVATION  
 1/16"=1'-0"





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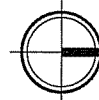


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Issued for Land Use - September 7, 2016

PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Basement Plan -  
Building 4

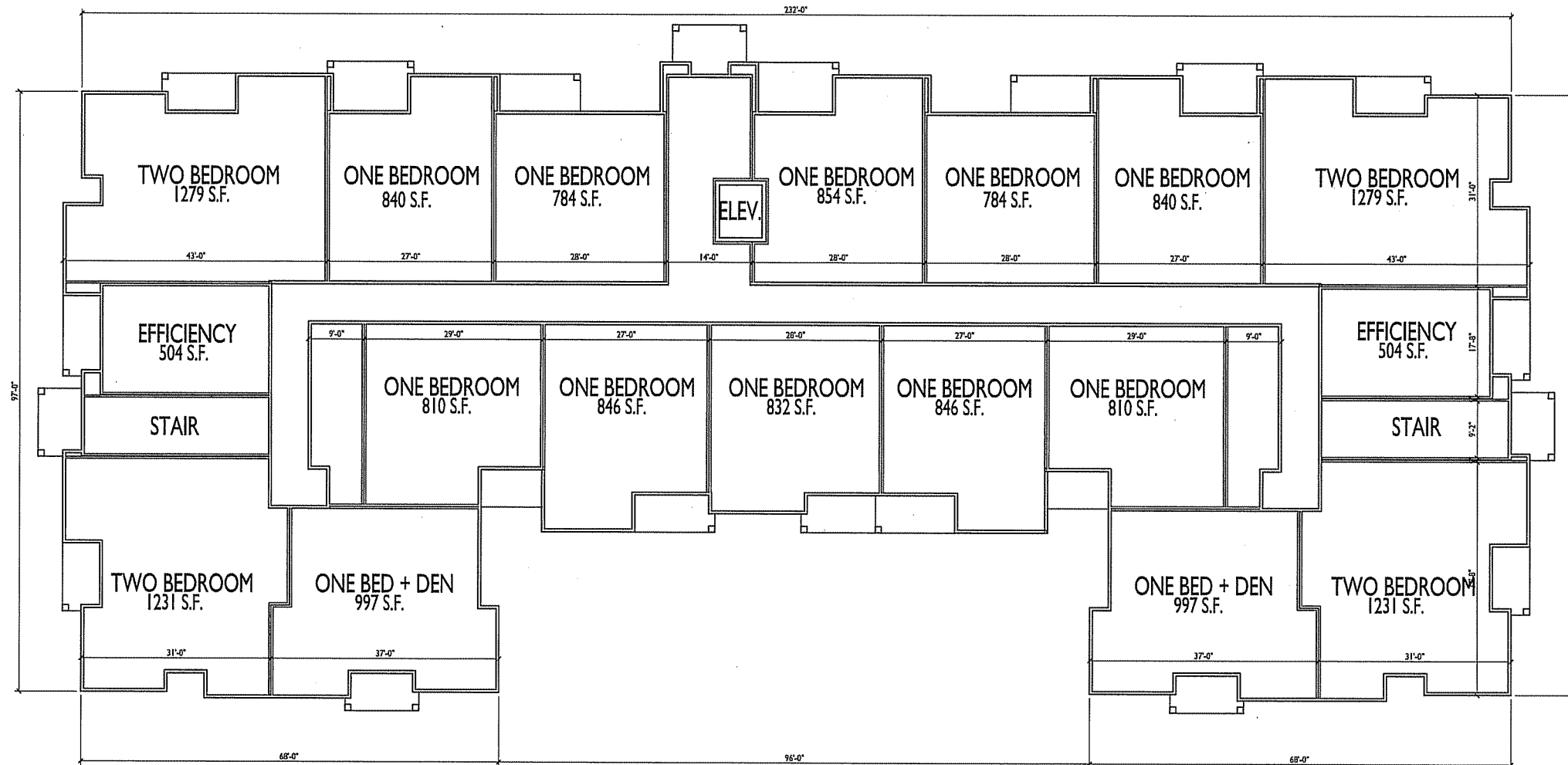
1 BASEMENT PLAN  
A-1.0 3/32"=1'-0"



SHEET NUMBER

A-1.0

PROJECT NO. 1621  
© Knothe & Bruce Architects, LLC

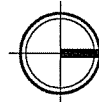


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PROJECT TITLE  
 Lot 3 of 1000  
 Oaks Plat

604 S. Point Rd.  
 Madison, WI  
 SHEET TITLE  
 First Floor Plan -  
 Building 4

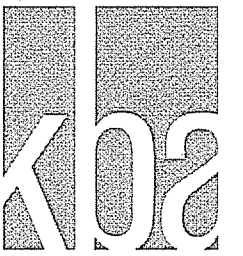
1  
 A-1.1  
 FIRST FLOOR PLAN  
 3/32"=1'-0"



SHEET NUMBER

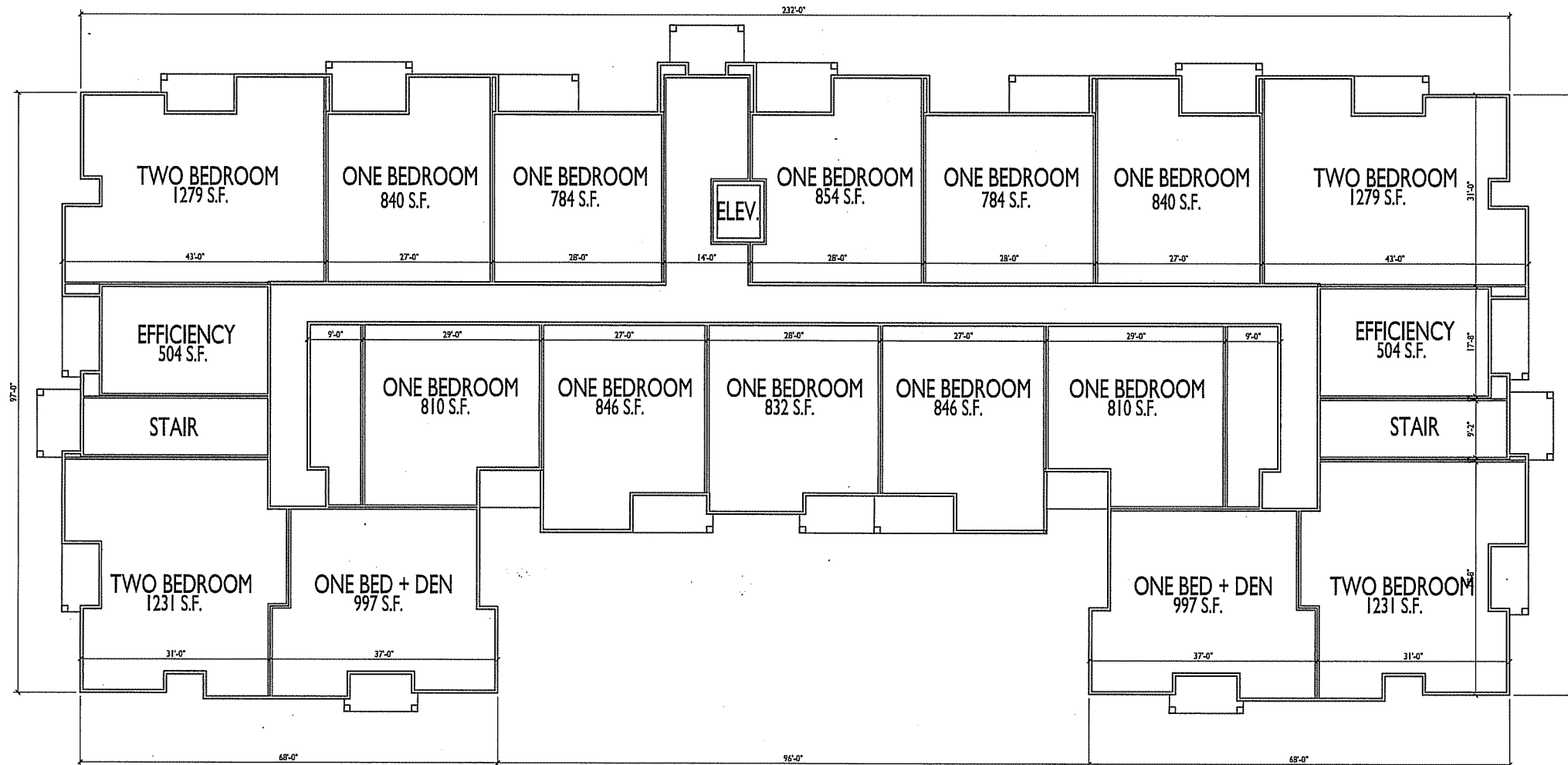
**A-1.1**

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PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

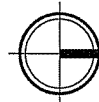
604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Second Floor Plan  
- Building 4

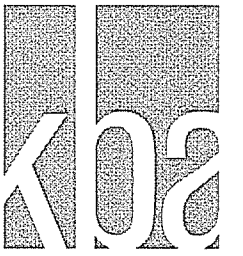
SHEET NUMBER

**A-1.2**

PROJECT NO. 1621  
© Knothe & Bruce Architects, LLC

1 SECOND FLOOR PLAN  
A-1.2 3/32"=1'-0"





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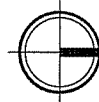


ISSUED  
Issued for Land Use - September 7, 2016

PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Third Floor Plan -  
Building 4

1  
A-1.3  
THIRD FLOOR PLAN  
3/32"=1'-0"



SHEET NUMBER

**A-1.3**

PROJECT NO. 1621  
© Knothe & Bruce Architects, LLC



**BUILDING 4  
 NORTH ELEVATION**  
 3/32"=1'-0"



**BUILDING 4  
 SOUTH ELEVATION**  
 3/32"=1'-0"



- TYPICAL MATERIALS**
- ASPHALT SHINGLES
  - HEAVY TIMBER/COMPOSITE BRACKETS
  - HORIZONTAL COMPOSITE SIDING
  - COMPOSITE TRIM
  - COMPOSITE SHAKES
  - ALUMINUM RAILINGS
  - CAST STONE SILLS & BANDS
  - STONE VENEER

**BUILDING 4  
 WEST ELEVATION**  
 3/32"=1'-0"



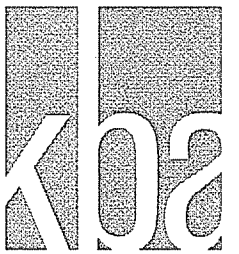
**BUILDING 4  
 EAST ELEVATION**  
 3/32"=1'-0"

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 Issued for Land Use - September 7, 2016

PROJECT TITLE  
 Lot 3 of 1000  
 Oaks Plat

604 S. Point Rd.  
 Madison, WI  
 SHEET TITLE  
 Elevations -  
 Building 4

SHEET NUMBER  
**A-2.1**  
 PROJECT NO. 1621  
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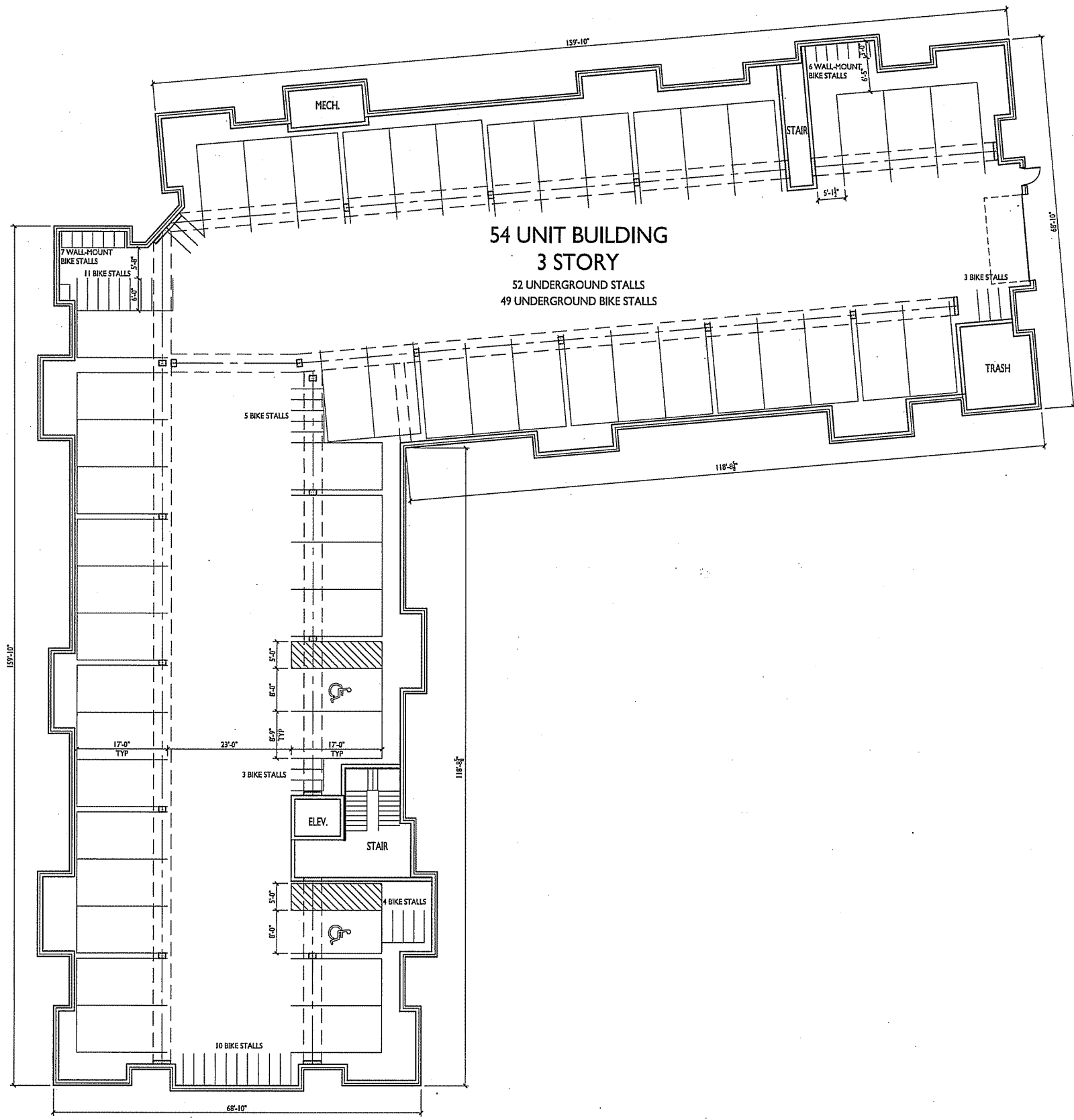
PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Basement Floor  
Plan - Building 5

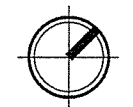
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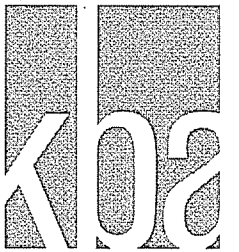
**A-1.0**

PROJECT NO. 1621  
© Knothe & Bruce Architects, LLC

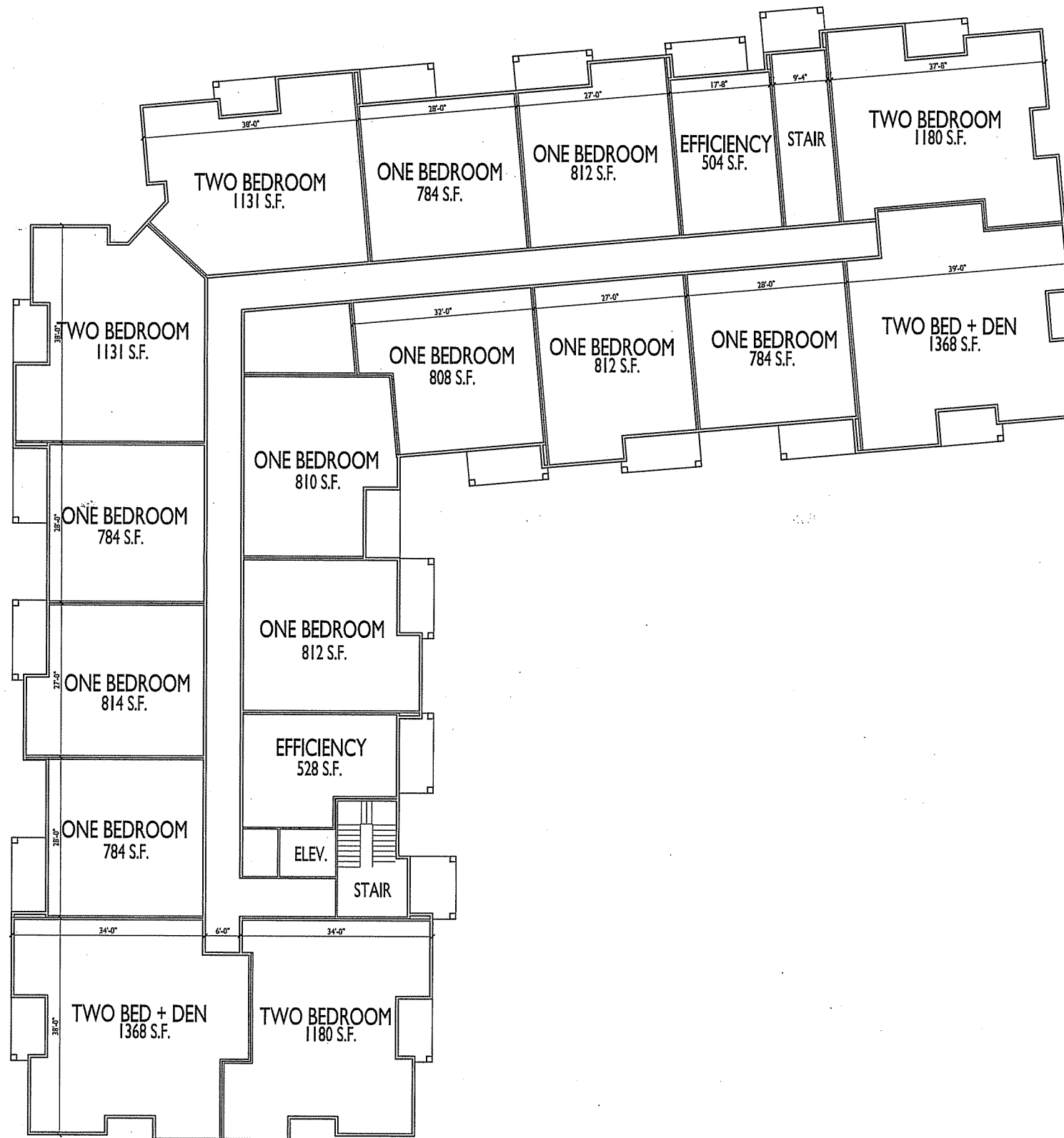


**1** BASEMENT PLAN  
A-1.0 3/32"=1'-0"





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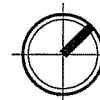
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PROJECT TITLE  
 Lot 3 of 1000  
 Oaks Plat

604 S. Point Rd.  
 Madison, WI  
 SHEET TITLE  
 First - Third Floor  
 Plan - Building 5

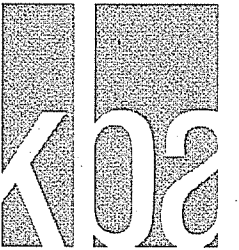
SHEET NUMBER

1 FIRST - THIRD FLOOR PLAN  
 A-1.1 3/32"=1'-0"



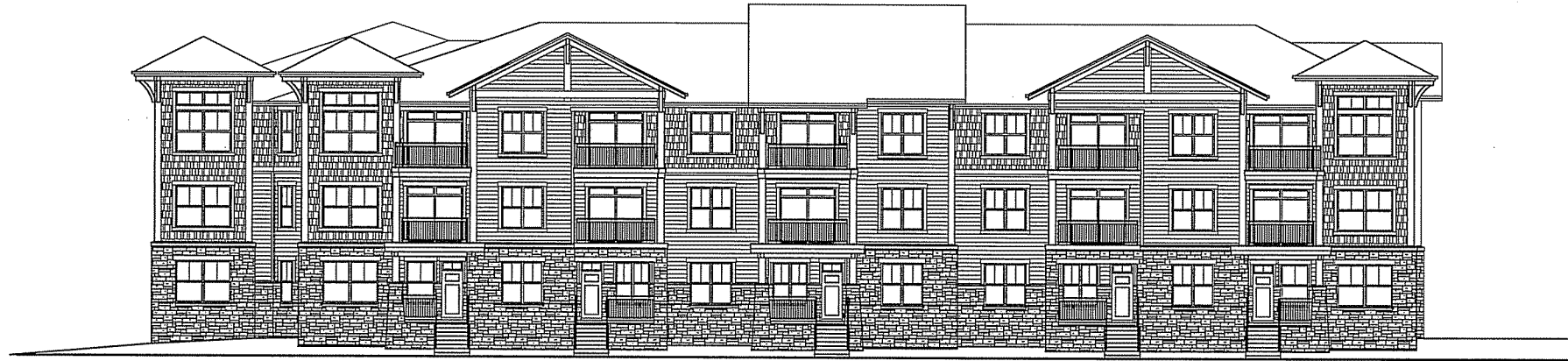
A-1.1

PROJECT NO. 1621  
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BUILDING 5  
SOUTHWEST ELEVATION  
3/32"=1'-0"

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BUILDING 5  
SOUTHEAST ELEVATION  
3/32"=1'-0"

PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

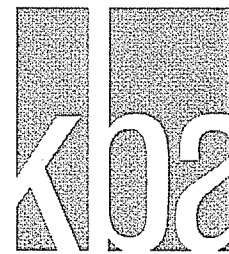
604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Elevations -  
Building 5

SHEET NUMBER

**A-2.1**

PROJECT NO. 1621  
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- TYPICAL MATERIALS**
- ASPHALT SHINGLES
  - HEAVY TIMBER/COMPOSITE BRACKETS
  - COMPOSITE TRIM
  - COMPOSITE SHAKES
  - ALUMINUM RAILINGS
  - HORIZONTAL COMPOSITE SIDING
  - CAST STONE SILLS & BANDS
  - STONE VENEER

**BUILDING 5**  
**NORTHWEST ELEVATION**  
3/32"=1'-0"

ISSUED  
Issued for Land Use - September 7, 2016



**BUILDING 5**  
**NORTHEAST ELEVATION**  
3/32"=1'-0"

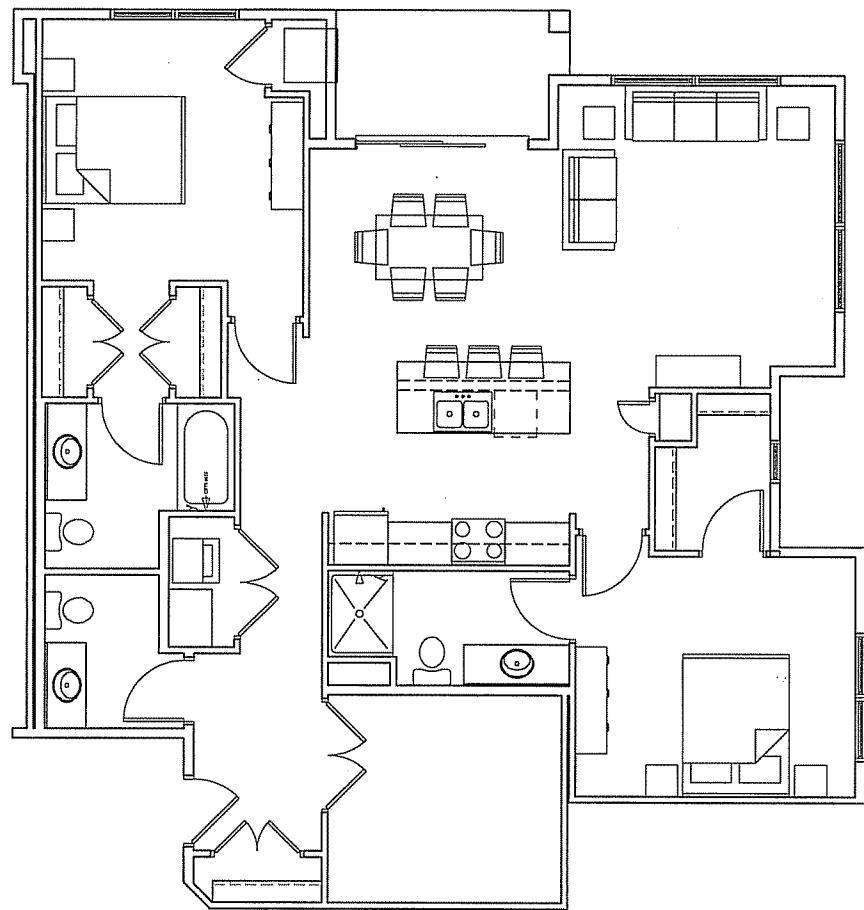
PROJECT TITLE  
**Lot 3 of 1000**  
**Oaks Plat**

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
**Elevations -**  
**Building 5**

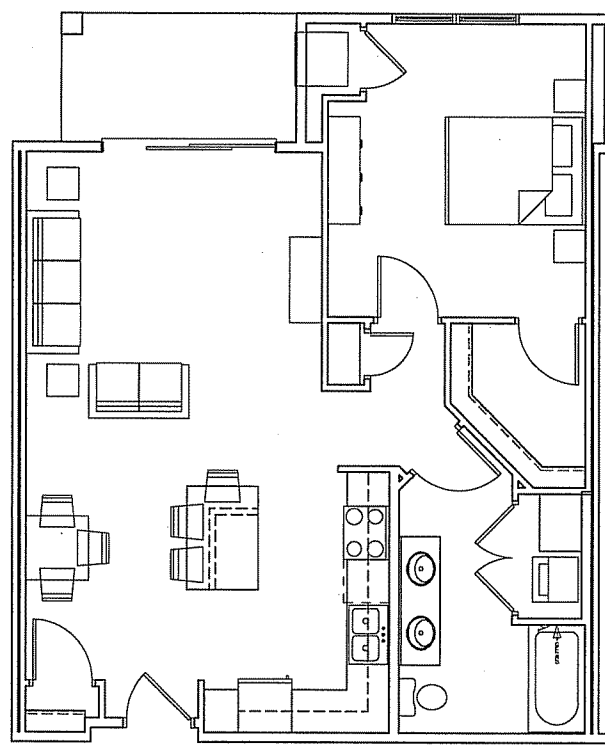
SHEET NUMBER

**A-2.2**

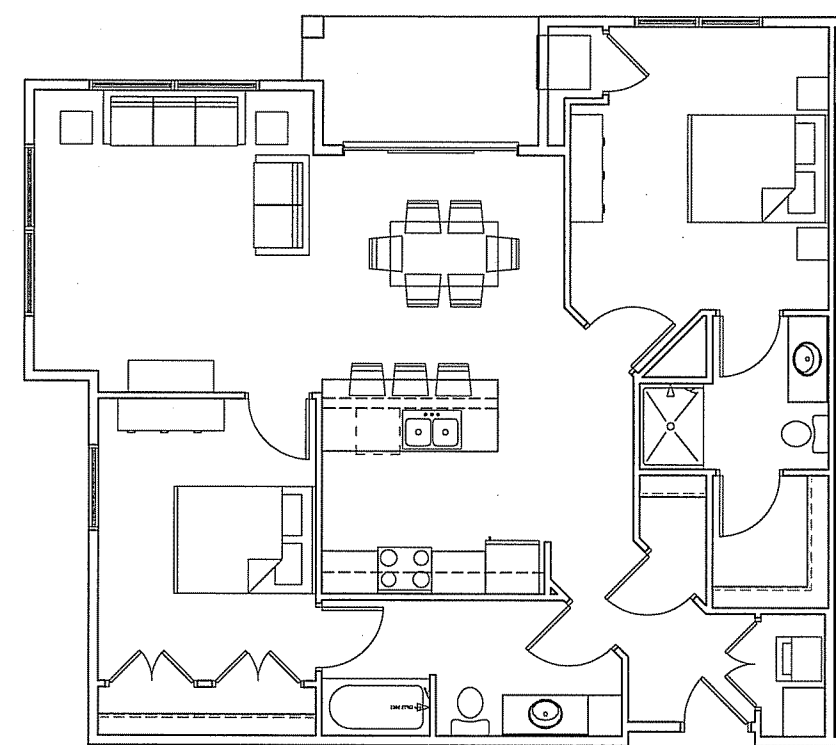
PROJECT NO. **1621**  
© Knothe & Bruce Architects, LLC



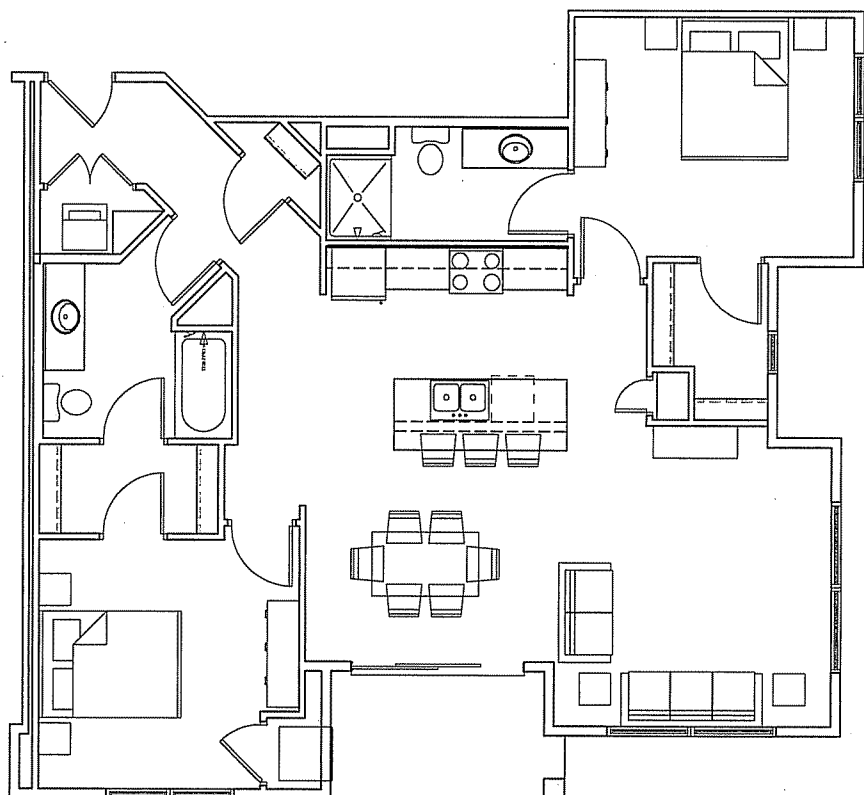
TYP. TWO BED + DEN  
1368 S.F.



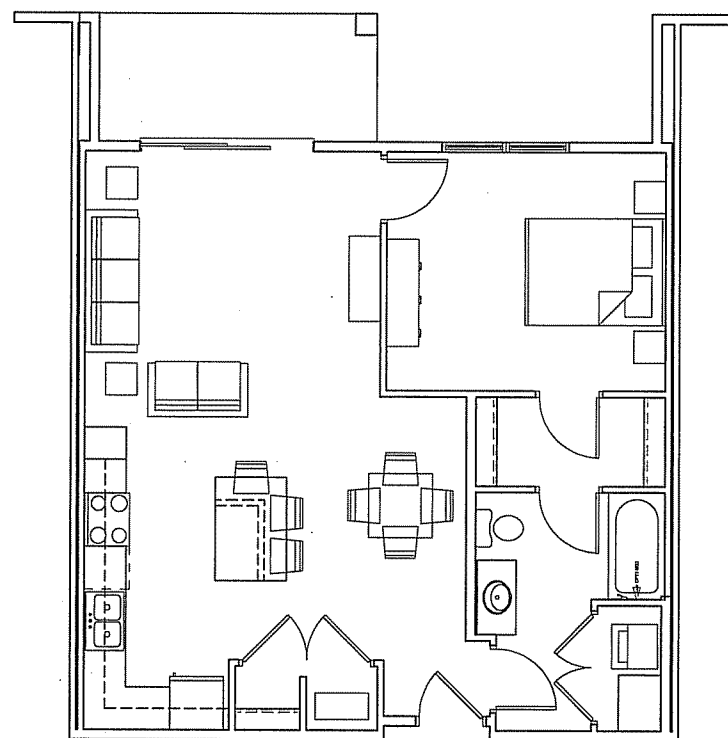
TYP. ONE BEDROOM  
840 S.F.



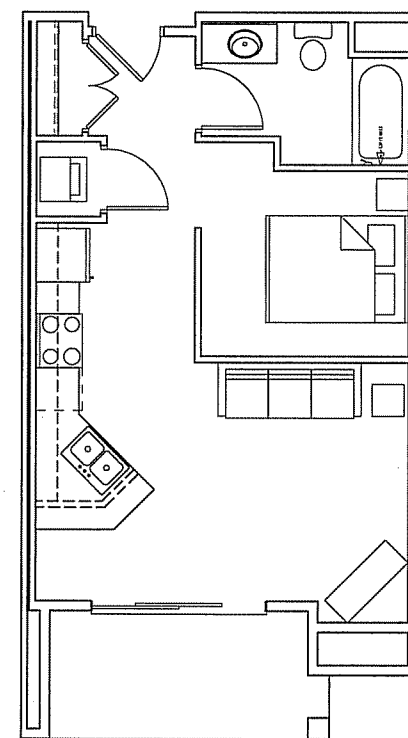
TYP. TWO BEDROOM  
1139 S.F.



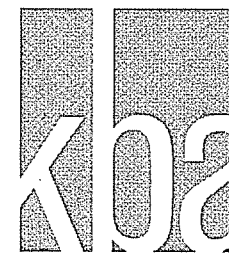
TYP. TWO BEDROOM  
1180 S.F.



TYP. ONE BEDROOM  
784 S.F.



TYP. EFFICIENCY  
504 S.F.



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PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Typical Unit Plans

SHEET NUMBER

**A-5.1**

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**BUILDING I  
 NORTH ELEVATION**  
 3/32"=1'-0"



**BUILDING I  
 SOUTH ELEVATION**  
 3/32"=1'-0"

ISSUED  
 Issued for Land Use - September 7, 2016  
 Issued for Land Use Supplement - Sept. 12, 2016



- TYPICAL MATERIALS
- ASPHALT SHINGLES
  - HEAVY TIMBER/COMPOSITE BRACKETS
  - HORIZONTAL COMPOSITE SIDING
  - COMPOSITE TRIM
  - COMPOSITE SHAKES
  - ALUMINUM RAILINGS
  - CAST STONE SILLS & BANDS
  - STONE VENEER

**BUILDING I  
 WEST ELEVATION**  
 3/32"=1'-0"

PROJECT TITLE  
 Lot 3 of 1000  
 Oaks Plat



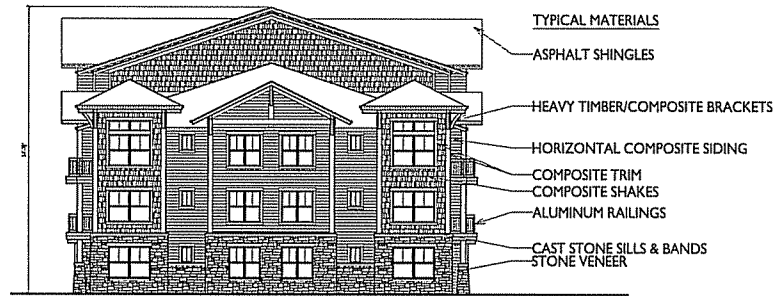
**BUILDING I  
 EAST ELEVATION**  
 3/32"=1'-0"

604 S. Point Rd.  
 Madison, WI  
 SHEET TITLE  
 Elevations -  
 Building I

SHEET NUMBER

**A-2.1**

PROJECT NO. 1621  
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**BUILDING 2  
 NORTHEAST ELEVATION**  
 1/16"=1'-0"



**BUILDING 2  
 NORTHWEST ELEVATION**  
 1/16"=1'-0"



**BUILDING 2/CLUBHOUSE  
 EAST ELEVATION**  
 1/16"=1'-0"

**BUILDING 2/CLUBHOUSE  
 SOUTHEAST ELEVATION**  
 1/16"=1'-0"



**BUILDING 2/CLUBHOUSE  
 WEST ELEVATION**  
 1/16"=1'-0"

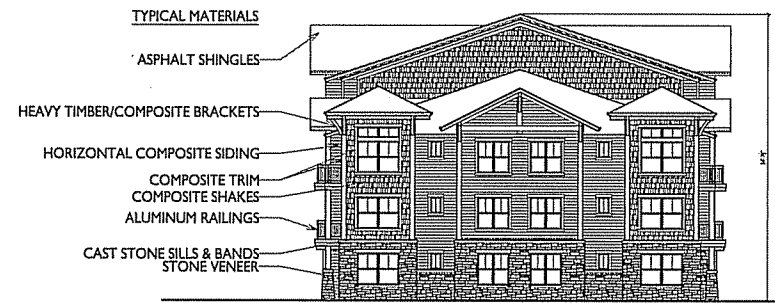
ISSUED  
 Issued for Land Use - September 7, 2016  
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PROJECT TITLE  
 Lot 3 of 1000  
 Oaks Plat

604 S. Point Rd.  
 Madison, WI  
 SHEET TITLE  
 Elevations -  
 Building 2

SHEET NUMBER  
**A-2.1**

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BUILDING 3  
 SOUTHEAST ELEVATION  
 1/16"=1'-0"



BUILDING 3  
 SOUTHWEST ELEVATION  
 1/16"=1'-0"



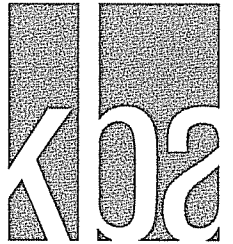
BUILDING 3/CLUBHOUSE  
 WEST ELEVATION  
 1/16"=1'-0"



BUILDING 3  
 NORTHEAST ELEVATION  
 1/16"=1'-0"



BUILDING 3/CLUBHOUSE  
 EAST ELEVATION  
 1/16"=1'-0"



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608.836.3690 Middleton, WI 53562

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PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
Madison, WI  
SHEET TITLE  
Elevations -  
Building 4

SHEET NUMBER

**A-2.1**

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BUILDING 4  
NORTH ELEVATION  
3/32"=1'-0"



BUILDING 4  
SOUTH ELEVATION  
3/32"=1'-0"

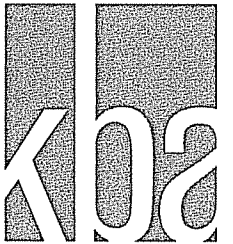


- TYPICAL MATERIALS
- ASPHALT SHINGLES
  - HEAVY TIMBER/COMPOSITE BRACKETS
  - HORIZONTAL COMPOSITE SIDING
  - COMPOSITE TRIM
  - COMPOSITE SHAKES
  - ALUMINUM RAILINGS
  - CAST STONE SILLS & BANDS
  - STONE VENEER

BUILDING 4  
WEST ELEVATION  
3/32"=1'-0"




BUILDING 4  
EAST ELEVATION  
3/32"=1'-0"



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
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 BUILDING 5  
SOUTHWEST ELEVATION  
3/32"=1'-0"

ISSUED  
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 BUILDING 5  
SOUTHEAST ELEVATION  
3/32"=1'-0"

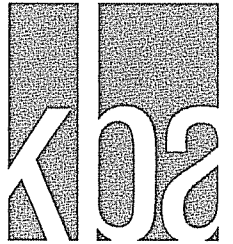
PROJECT TITLE  
Lot 3 of 1000  
Oaks Plat

604 S. Point Rd.  
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SHEET TITLE  
Elevations -  
Building 5

SHEET NUMBER

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**BUILDING 5  
NORTHWEST ELEVATION**  
3/32"=1'-0"

ISSUED  
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**BUILDING 5  
NORTHEAST ELEVATION**  
3/32"=1'-0"

PROJECT TITLE  
**Lot 3 of 1000  
Oaks Plat**

604 S. Point Rd.  
Madison, WI

SHEET TITLE  
**Elevations -  
Building 5**

SHEET NUMBER

**A-2.2**

PROJECT NO. **1621**  
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