



# City of Madison

## Proposed Demolition & Conditional Use

Location  
2583 University Avenue

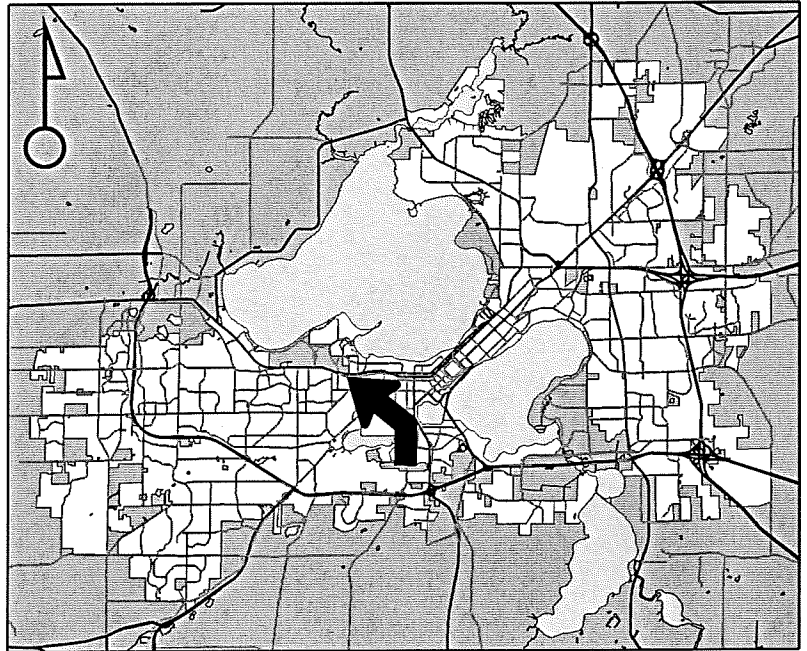
Project Name  
Kingston Corner

Applicant  
Ron Fedler - Goldleaf Development/  
J. Randy Bruce - Knothe & Bruce Architects

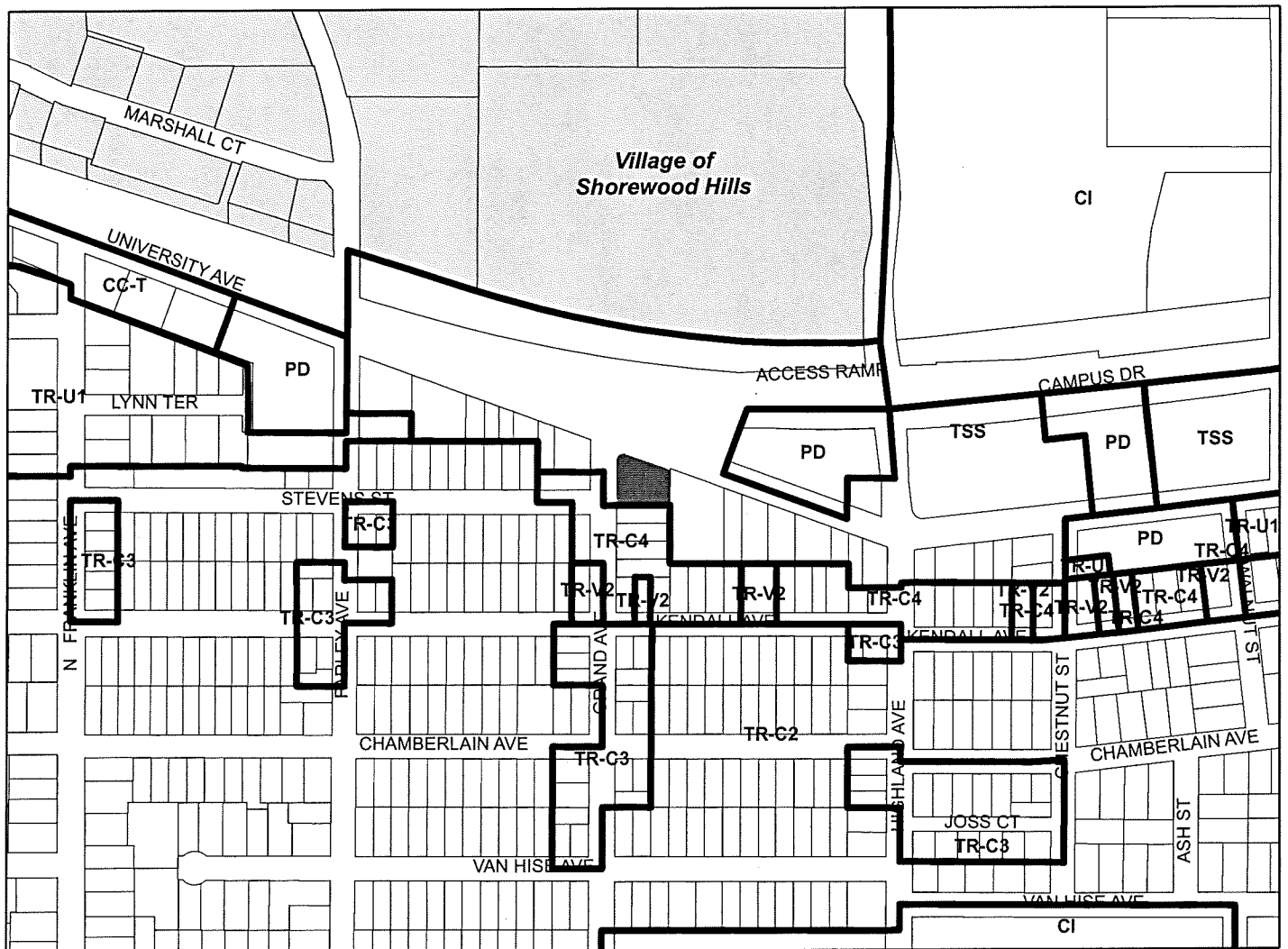
Existing Use  
Auto repair business

Proposed Use  
Demolish auto repair business  
to allow construction of a 27-unit  
apartment building

Public Hearing Date  
Plan Commission  
23 February 2015



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 February 2015







# 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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2583 University Avenue  
**Project Title (if any):** Kingston Corner

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

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- 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:** Ron Fedler      **Company:** Goldleaf Development  
**Street Address:** 2379 University Ave.      **City/State:** Madison, WI      **Zip:** 53726  
**Telephone:** (608) 233-4423      **Fax:** ( )      **Email:** ronald@goldleafdevelopment.com

**Project Contact Person:** J. Randy Bruce      **Company:** Knothe & Bruce Architects  
**Street Address:** 7601 University Ave, Suite 201      **City/State:** Middleton, WI      **Zip:** 53562  
**Telephone:** (608) 836-3690      **Fax:** ( )      **Email:** rbruce@knothebruce.com

**Property Owner (if not applicant):** Kingston Corners, LLC  
**Street Address:** 2329 University Ave.      **City/State:** Madison, WI      **Zip:** 53726

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: three-story, 27 unit multi-family development with underground parking

Development Schedule: Commencement May 2015      Completion May 2016

## 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.

**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:  
Letter to Alder Shiva Bidar-Sielaff Nov. 7, 2014 & University Neighborhood Meeting Dec. 15, 2014

→ 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: Heather Stouder Date: 10/21/2014 Zoning Staff: Matt Tucker Date: 10/21/2014

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

Name of Applicant Ronald G Fedler Relationship to Property: owner of Kingslin Corner LLC  
Authorizing Signature of Property Owner [Signature] Date 1/6/15



January 7, 2015

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



Re: Letter of Intent - Conditional Use  
2583 University Ave  
Madison, WI  
**KBA Project # 1412**

Ms. Katherine Cornwell:

The following is submitted together with the plans, application, and zoning text for the staff and Plan Commission's consideration of approval.

**Organizational structure:**

**Applicant/Developer:**

Goldleaf Development  
2379 University Avenue  
Madison, WI  
608-233-4423  
Contact: Ron Fedler  
[ronald@goldleafdevelopment.com](mailto:ronald@goldleafdevelopment.com)

**Architect:** Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**Engineer:** Vierbicher  
999 Fourier Drive  
Madison, WI 53717  
(608) 826-0532  
Contact: Joe Doyle  
[jdoy@vierbicher.com](mailto:jdoy@vierbicher.com)

**Landscape Design:** Nelson Landscape Inc.  
PO Box 823  
Waukesha, WI 53187  
(262) 549-6111  
Contact: Corey Nelson  
[corey@nelsonlandscape.com](mailto:corey@nelsonlandscape.com)

**Introduction:**

The proposed site is located on the corner of University Avenue and Grand Avenue. The site is zoned TSS, in which the zoning supports multi-family developments. The proposed development plan will create a multi-family apartment building that will feature attractive architecture, landscaping, and amenities that will support the immediate neighborhood.

**Project Description:**

The development will entail the demolition of the existing one-story Import Auto Clinic building in order to construct a new multi-family apartment building. The new building will be three stories tall and will contain 27 apartment units with 25 underground parking spaces. We are asking for a 2 parking stall reduction.

The building façades includes changes in color, texture and material with high-quality façade materials. The exterior materials will be a combination of king size masonry and horizontal composite siding with a cast stone base. Rendered elevations and perspective drawings represent the material colors, including the red brick, tan vinyl windows, Roycraft Vellum trim, and Roycraft Brozne Green siding. Site landscaping will enhance the pedestrian experience and we will work with the city forester on preservation and/or replacement of existing street trees. Vehicular access to the site is achieved from University Avenue, providing access to the underground parking garage.

**Conditional Use**

With this application we are requesting three conditional uses; one for the building height in excess of 40', one for the single use building floor area greater than 10,000 square feet, and a multi-unit residential building greater than 8 units. We believe that this development maintains the orderly development pattern set out by the neighborhood plan and the zoning code and that the conditional use standards can be met. The proposed development will eliminate surface parking, activate the streetscape, and bring additional residents to support the existing University Ave. neighborhood businesses.

**Demolition Standards**

The new multi-family development proposes the deconstruction of an existing 2,010 square foot auto repair garage. The existing building and parking lot do not support a traditional pedestrian oriented streetscape. Images of the existing structure have been attached.

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the Plan Commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the Plan Commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

We believe that the demolition standards can be met. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

**Site Development Data:**

**Densities:**

Lot Area in S.F.	13,867 S.F.
Lot Area in Acres	0.32 acres
Dwelling Units	27 DU
Lot Area / D.U.	513S.F./D.U.
Density	84 units/acre
Usable Open Space	3,054 S.F.
Open Space / D.U.	113 S.F./D.U.
Lot Coverage	11,047 (80% of total lot)

**Vehicle Parking:**

Underground: 25 stalls

**Bicycle Parking:**

Garage – STD. 2'x6'	24 stalls
Exterior – STD. 2'x6'	6 stalls
Total	30 stalls

**Gross Floor Areas:**

Enclosed Parking (Basement)	9,425 S.F.
Residential Areas	26,490 S.F.
Total Gross Area	35,915 S.F.

**Dwelling Unit Mix:**

Efficiency	1
One Bedroom	17
One Bedroom + Den	3
Two Bedroom	6
Total Dwelling Units	27

**Building Height:** Three Stories

**Project Schedule:**

It is anticipated that construction will start in May 2015 and be completed in June 2016.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce  
Managing Member



2583 University Avenue - Existing Photos















## Management Plan: Kingston Corners Apartments

Goldleaf Development, LLC. will manage the apartments at Kingston Corners. The management team is well-equipped to provide exceptional service, while abiding by all federal, state, and local laws and regulations.

### Management Location and Hours of Operation

The management office is open Monday through Friday, from 9am-noon and 1pm-5pm. Staff members are available to assist residents with matters pertaining to their apartment and/or lease. Goldleaf Development also provides 24 hour emergency maintenance services, intended to address issues occurring outside normal office hours.

### Apartment and Grounds Maintenance

Management will be responsible for the property's general maintenance and upkeep. This includes, but is not limited to:

- Cleaning and maintenance of building hallways and common areas
- Maintenance and repairs of units, upon resident request or as deemed necessary
- Maintenance of structural and aesthetic integrity of building exterior
- Snow removal from sidewalks, driveways, and parking lots
- Frequent trash and recycling removal at a reasonable hour, per Advanced Disposal

### Rules and Regulations for Tenants

As illustrated and subsequently understood upon lease signing, tenants will agree to the following (this list may be amended as long as it abides by federal, state, and local laws):

- Pay rent, according to lease terms
- No pets are permitted
- No use of restricted items listed in Non-Standard Rental Provisions, unless otherwise permitted by landlord
- No smoking in common areas
- Returning apartment to condition in which it was received, as explained in Non-Standard Rental Provisions

ISSUED  
 Conditional Use Submittal - January 7, 2015

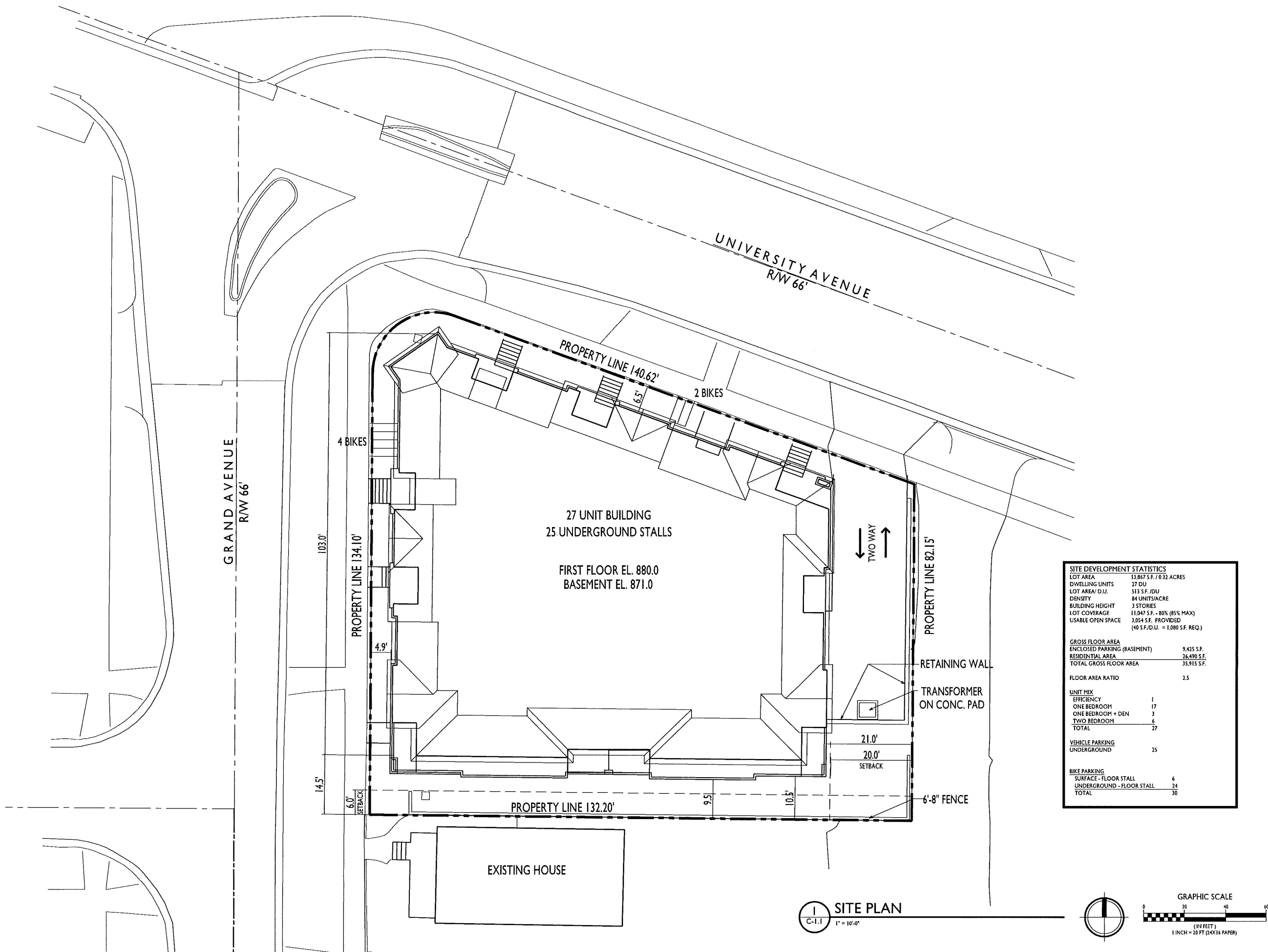
PROJECT TITLE  
**2583 University Avenue**

Madison, Wisconsin  
 SHEET TITLE  
**Site Plan**

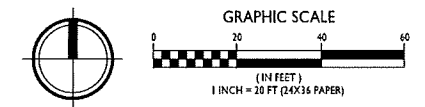
SHEET NUMBER

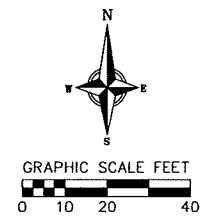
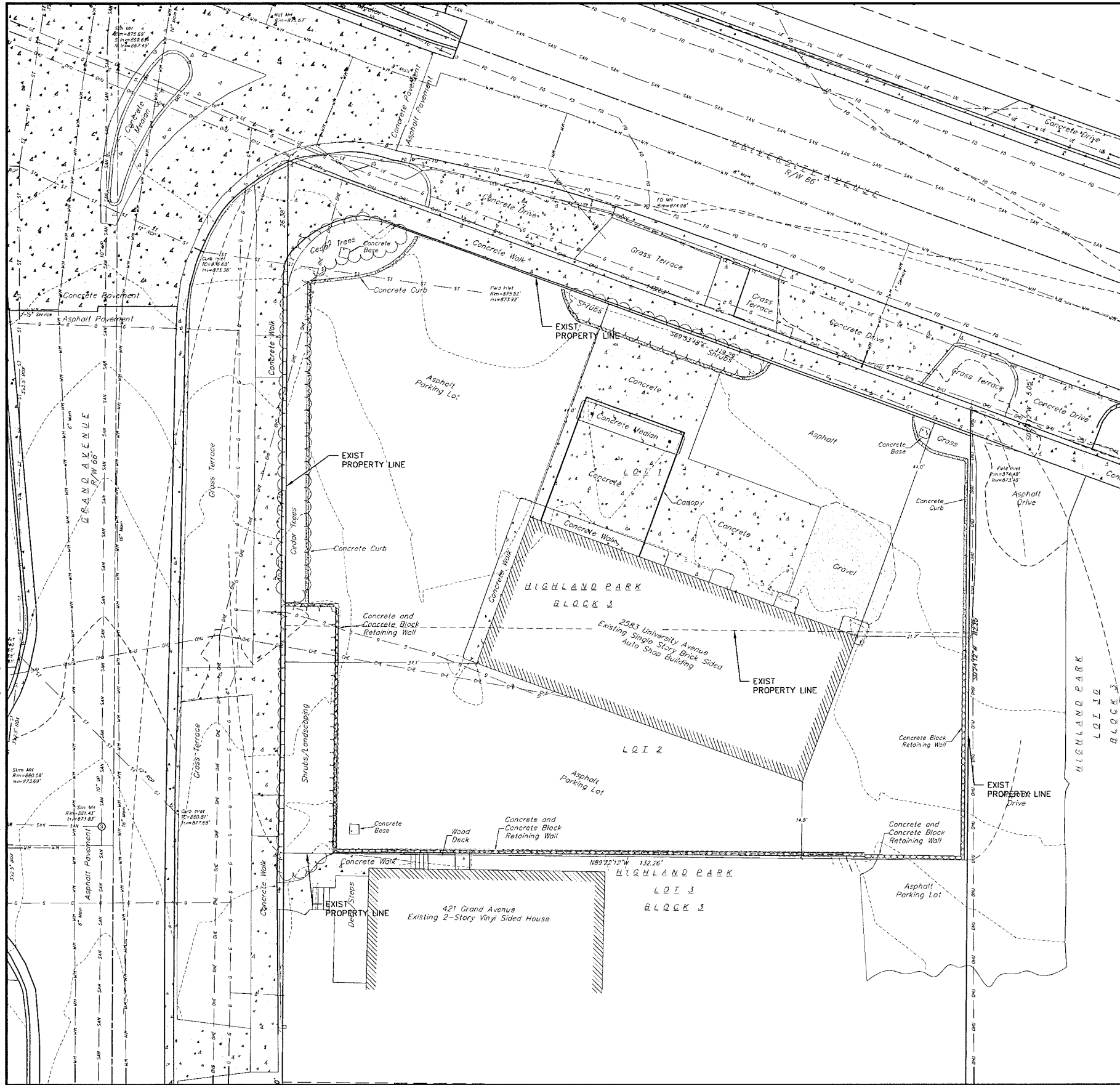
**C-1.1**

PROJECT NO. **1412**  
 © 2013 Knothe & Bruce Architects, LLC



**SITE PLAN**  
 C-1.1 1" = 10'-0"





**NOTES:**

- Parcel number and address is: 251/0709-211-0509-9; 2583 University Avenue, Madison, WI.
- Area of parcel surveyed is 13,867 square feet more or less.
- This survey is based upon field survey work performed on September 5, 8, 9, & 10, 2014. Any changes in site conditions after September 10, 2014 are not reflected by this survey.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger Hotline One-Call ticket number 20143613408. Independent location of buried private utilities is not within the scope of this survey.
- Size of sanitary sewer, storm sewer and water main are per information provided by the City of Madison.
- Elevations are based upon the City of Madison NAVD83 Datum per published control.
- No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants.
- This survey was prepared based upon information provided in the Title Commitment No. NCS-677111-MAD, dated June 24, 2014 at 7:30a.m., from First American Title Insurance Company National Commercial Services, 10 W. Mifflin Street, Suite 302, Madison, WI 53703. Schedule B-Section Two. Exceptions references the following:
  - EXCEPTION 9:** Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes.
  - EXCEPTION 10:** Rights of tenants, if any, in possession under unrecorded leases.

**TOPOGRAPHIC LINEWORK LEGEND**

- UTV --- UTV --- EXISTING UNDERGROUND CABLE TV
- OTV --- OTV --- EXISTING OVERHEAD CABLE TV
- FO --- FO --- EXISTING FIBER OPTIC LINE
- OHT --- OHT --- EXISTING OVERHEAD TELEPHONE LINE
- UT --- UT --- EXISTING UNDERGROUND TELEPHONE
- RW --- RW --- EXISTING RETAINING WALL
- CL --- CL --- EXISTING CHAIN LINK FENCE
- G --- G --- EXISTING GENERAL FENCE
- W --- W --- EXISTING WIRE FENCE
- WD --- WD --- EXISTING WOOD FENCE
- G --- G --- EXISTING GAS LINE
- LE --- LE --- EXISTING UNDERGROUND ELECTRIC LINE
- GUY --- GUY --- EXISTING GUY LINE
- OHE --- OHE --- EXISTING OVERHEAD ELECTRIC LINE
- OGU --- OGU --- EXISTING OVERHEAD GENERAL UTILITIES
- SFM --- SFM --- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- SSW --- SSW --- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- SSM --- SSM --- EXISTING STORM SEWER LINE (SIZE NOTED)
- ET --- ET --- EXISTING EDGE OF TREES
- WM --- WM --- EXISTING WATER MAIN (SIZE NOTED)
- B20 --- B20 --- EXISTING MAJOR CONTOUR
- B10 --- B10 --- EXISTING MINOR CONTOUR

**TOPOGRAPHIC SYMBOL LEGEND**

- ⊙ EXISTING BOLLARD
- ⊠ EXISTING FLAG POLE
- ⊞ EXISTING MAILBOX
- ⊞ EXISTING MONITORING WELL
- ⊞ EXISTING POST
- ⊞ EXISTING SIGN (TYPE NOTED)
- ⊞ EXISTING CURB INLET
- ⊞ EXISTING ENDWALL
- ⊞ EXISTING FIELD INLET
- ⊞ EXISTING ROOF DRAIN CLEANOUT
- ⊞ EXISTING STORM MANHOLE
- ⊞ EXISTING SANITARY CLEANOUT
- ⊞ EXISTING SANITARY MANHOLE
- ⊞ EXISTING SEPTIC VENT
- ⊞ EXISTING FIRE HYDRANT
- ⊞ EXISTING STANDPIPE
- ⊞ EXISTING WATER MAIN VALVE
- ⊞ EXISTING CURB STOP
- ⊞ EXISTING WELL
- ⊞ EXISTING WATER MANHOLE
- ⊞ EXISTING GAS VALVE
- ⊞ EXISTING AIR CONDITIONING PEDESTAL
- ⊞ EXISTING DOWN GUY
- ⊞ EXISTING ELECTRIC MANHOLE
- ⊞ EXISTING ELECTRIC PEDESTAL
- ⊞ EXISTING TRANSFORMER
- ⊞ EXISTING GUY POLE
- ⊞ EXISTING LIGHT POLE
- ⊞ EXISTING GENERIC LIGHT
- ⊞ EXISTING UTILITY POLE
- ⊞ EXISTING TV PEDESTAL
- ⊞ EXISTING TELEPHONE MANHOLE
- ⊞ EXISTING TELEPHONE PEDESTAL
- ⊞ EXISTING UNIDENTIFIED MANHOLE
- ⊞ EXISTING HANDICAP PARKING
- ⊞ EXISTING TRAFFIC SIGNAL
- ⊞ EXISTING SHRUB
- ⊞ EXISTING CONIFEROUS TREE
- ⊞ EXISTING DECIDUOUS TREE

**SURVEY LEGEND**

- ⊞ BENCHMARK
- ⊞ FOUND CHISELED "X"
- ⊞ PUBLIC LAND CORNER AS NOTED
- ⊞ FOUND NAIL
- ⊞ FOUND 1" ⌀ IRON PIPE
- ⊞ FOUND 2" ⌀ IRON PIPE
- ⊞ FOUND P.K. NAIL
- ⊞ FOUND 1 1/4" ⌀ IRON ROD
- ⊞ FOUND 3/4" ⌀ IRON ROD
- ⊞ FOUND RAILROAD SPIKE
- ⊞ SET CHISELED "X"
- ⊞ SET NAIL
- ⊞ SET P.K. NAIL
- ⊞ SET 1 1/4" ⌀ IRON ROD
- ⊞ SET 3/4" ⌀ IRON ROD
- ⊞ SET RAILROAD SPIKE
- ⊞ GENERAL CONTROL POINT

**EXISTING CONDITIONS**  
 2583 UNIVERSITY AVENUE  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE: 1"=10' (24"x36")  
 1"=20' (11"x17")

DATE: 1/7/15

DRAWER: TVAN

CHECKED: [Signature]

PROJECT NO.: 140202

SHEET: 1 OF 4

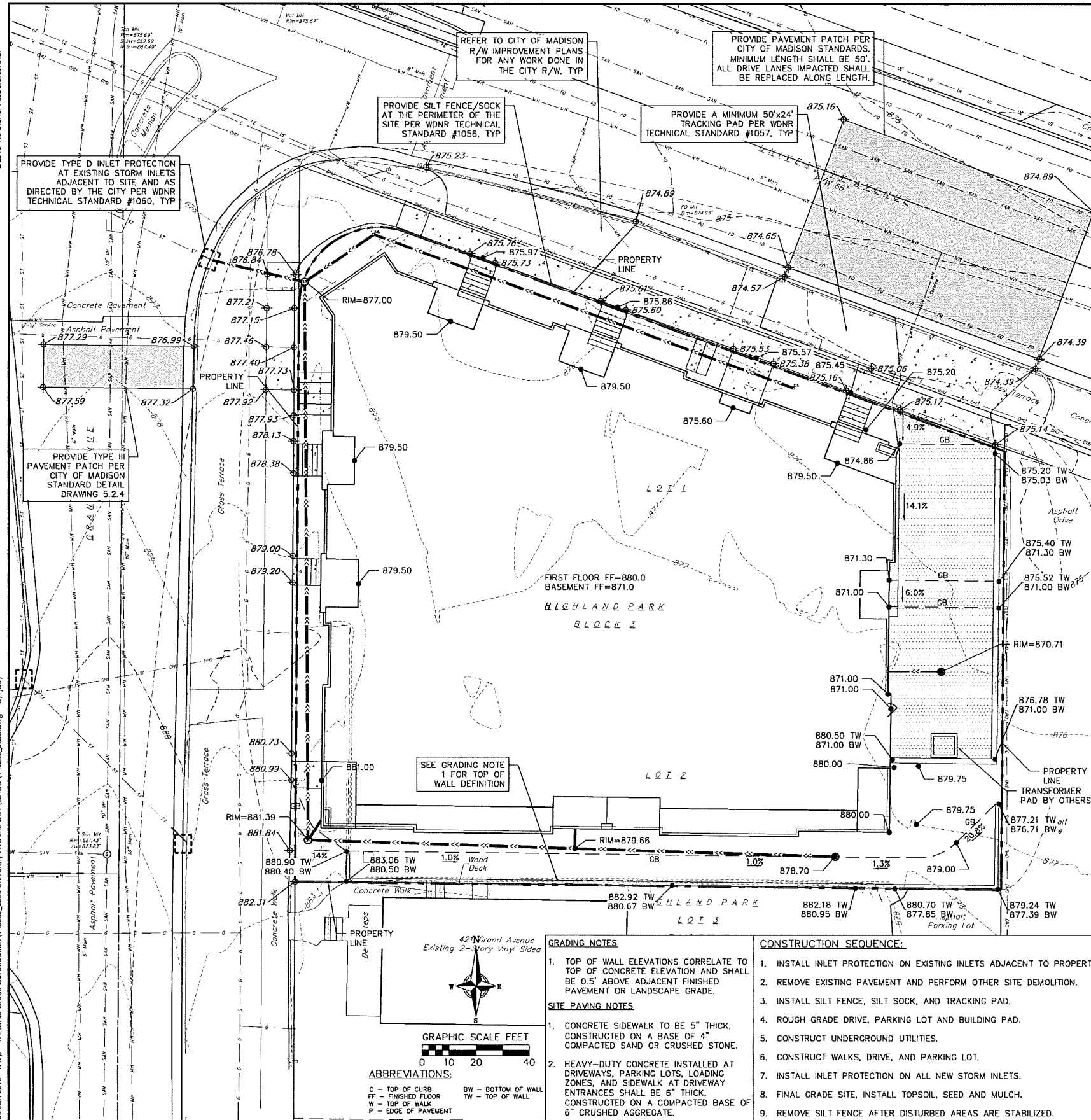
DWG. NO.: C-1.01

**vierbicher**  
 planners | engineers | advisors  
 BREEDSBURG - MADISON - WAUKESHA - WAUKESHA  
 999 Fouke Drive, Suite 201 - Madison, Wisconsin 53717  
 Phone: (608) 766-6339 Fax: (608) 766-6339



©2013 Vierbicher Associates, Inc.

06 Jan 2015 - 1:49p Mt. Little Creek Construction 140202\_2583 University Ave Site Dev (CADD) 140202\_Base.dwg by: jloy



**SEEDING RATES:**

**TEMPORARY:**  
 1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.  
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

**PERMANENT:**  
 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 4 LB./1,000 S.F. IN LAWN AND TERRACES.  
 2. USE PRAIRIE NURSERY DETENTION BASIN WET PRAIRIE MIX IN DETENTION BASIN BELOW WATER ELEVATION.  
 3. USE PRAIRIE NURSERY EROSION CONTROL FOR DRY SOILS IN ALL OTHER AREAS AROUND THE DETENTION BASIN.

**FERTILIZING RATES:**

**TEMPORARY AND PERMANENT:**  
 USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

**MULCHING RATES:**

**TEMPORARY AND PERMANENT:**  
 USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

**NATIVE PLANTINGS SHALL BE PER MANUFACTURERS RECOMMENDATIONS.**

**PROPOSED GRADING LEGEND**

- PROPERTY BOUNDARY
- CURB AND GUTTER
- "DRIVEWAY" CURB AND GUTTER
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED ASPHALT PAVEMENT
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER FIELD INLET
- SANITARY SEWER MANHOLE
- -820--- EXISTING MAJOR CONTOURS
- -818--- EXISTING MINOR CONTOURS
- GB --- SILT FENCE OR SILT SOCK
- GB --- GRADE BREAK
- 2.92% --- PROPOSED SLOPE ARROWS
- 805.55 --- PROPOSED SPOT ELEVATIONS
- 1048.61 --- EXISTING SPOT ELEVATIONS
- TYPE D INLET PROTECTION

- EROSION CONTROL MEASURES**
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
  - CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
  - INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 1/4" INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
  - 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. 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.
  - A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY OR AS NEEDED.
  - STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
  - SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
  - INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT. IT IS AT THE CITY'S DISCRETION TO ADD INLET PROTECTION TO INLETS FURTHER DOWNSTREAM AS NEEDED.
  - RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
  - ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
  - SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
  - FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
  - EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
  - SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
  - SILT FENCE / SILT SOCK TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
  - SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
  - ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
  - THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
  - ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
  - CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
  - 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.
  - IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE SEDIMENT RUNOFF.

**GRADING NOTES**

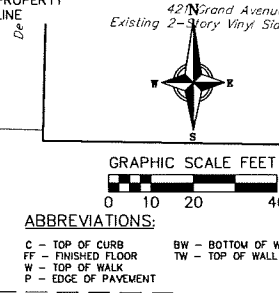
- TOP OF WALL ELEVATIONS CORRELATE TO TOP OF CONCRETE ELEVATION AND SHALL BE 0.5' ABOVE ADJACENT FINISHED PAVEMENT OR LANDSCAPE GRADE.

**SITE PAVING NOTES**

- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- HEAVY-DUTY CONCRETE INSTALLED AT DRIVEWAYS, PARKING LOTS, LOADING ZONES, AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 6" THICK, CONSTRUCTED ON A COMPACTED BASE OF 6" CRUSHED AGGREGATE.

**CONSTRUCTION SEQUENCE:**

- INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
- REMOVE EXISTING PAVEMENT AND PERFORM OTHER SITE DEMOLITION.
- INSTALL SILT FENCE, SILT SOCK, AND TRACKING PAD.
- ROUGH GRADE DRIVE, PARKING LOT AND BUILDING PAD.
- CONSTRUCT UNDERGROUND UTILITIES.
- CONSTRUCT WALKS, DRIVE, AND PARKING LOT.
- INSTALL INLET PROTECTION ON ALL NEW STORM INLETS.
- FINAL GRADE SITE, INSTALL TOPSOIL, SEED AND MULCH.
- REMOVE SILT FENCE AFTER DISTURBED AREAS ARE STABILIZED.

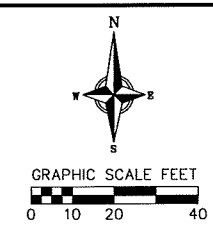
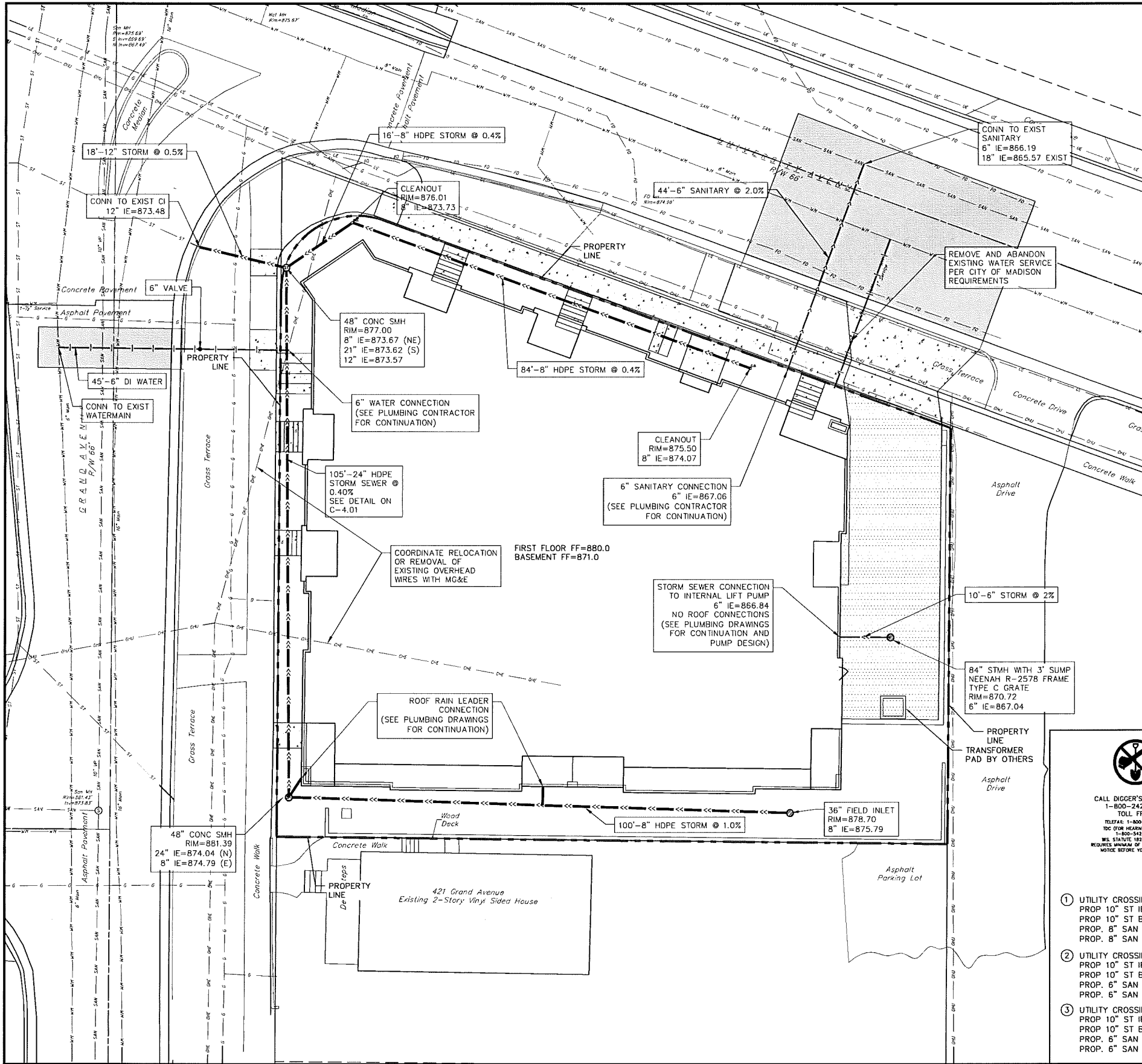


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 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 997 Fourth Drive, Suite 201 - Madison, Wisconsin 53717  
 Phone: (608) 836-3337 Fax: (608) 836-4330

**GRADING PLAN**  
 2583 UNIVERSITY AVENUE  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS

SCALE: 1"=10' (24"x36")  
 1"=20' (11"x17")  
 DATE: 1/7/15  
 DRAFTER: TVAN  
 CHECKED: [ ]  
 PROJECT NO.: 140202  
 SHEET: 2 OF 4  
 DWG. NO.: C-2.01



**ABBREVIATIONS**

STMH - STORM MANHOLE  
 FI - FIELD INLET  
 CI - CURB INLET  
 CB - CATCH BASIN  
 CD - CLEANOUT  
 SMH - SANITARY MANHOLE

**PROPOSED UTILITY LEGEND**

- PROPERTY BOUNDARY
- CURB AND GUTTER
- "DRIVEWAY" CURB AND GUTTER
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP PARKING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED ASPHALT PAVEMENT
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CLEANOUT
- STORM SEWER FIELD INLET
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER MANHOLE
- WATER MAIN
- WATER VALVE
- GAS MAIN
- ELECTRIC SERVICE

**UTILITY NOTES**

1. SANITARY & STORM SEWER LENGTHS ARE SHOWN 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).
4. 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.
5. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
6. 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).
7. PRIVATE SANITARY SEWER 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).
8. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
9. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
10. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
11. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY, STORM SEWER, AND WATER LATERALS.
12. 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.
13. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
14. 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.
15. ALL WATER SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
16. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
17. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
18. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
19. THE DEVELOPER SHALL INSTALL THE 3M<sup>TM</sup> ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.



**CALL DIGGER'S HOTLINE**  
 1-800-242-8511  
 TOLL FREE  
 TELEFAX: 1-800-336-3600  
 TDD (FOR HEARING IMPAIRED):  
 1-800-343-2188  
 MS. STATUTE 182.0175 (1/93)  
 REQUIRES MINIMUM OF 3 WORKING DAYS  
 NOTICE BEFORE YOU EXCAVATE.

- ① UTILITY CROSSING  
 PROP 10" ST IE=853.40  
 PROP 10" ST B/P=853.34  
 PROP. 8" SAN T/P=849.93  
 PROP. 8" SAN IE=849.24
- ② UTILITY CROSSING  
 PROP 10" ST IE=855.18  
 PROP 10" ST B/P=855.12  
 PROP. 6" SAN T/P=852.70  
 PROP. 6" SAN IE=852.10
- ③ UTILITY CROSSING  
 PROP 10" ST IE=855.54  
 PROP 10" ST B/P=855.48  
 PROP. 6" SAN T/P=853.42  
 PROP. 6" SAN IE=852.82

**vierbichter** engineers | planners | architects | advisors

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 999 Prairie Drive, Suite 201 - Madison, Wisconsin 53717  
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**UTILITY PLAN**

2583 UNIVERSITY AVENUE  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS

SCALE  
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DATE  
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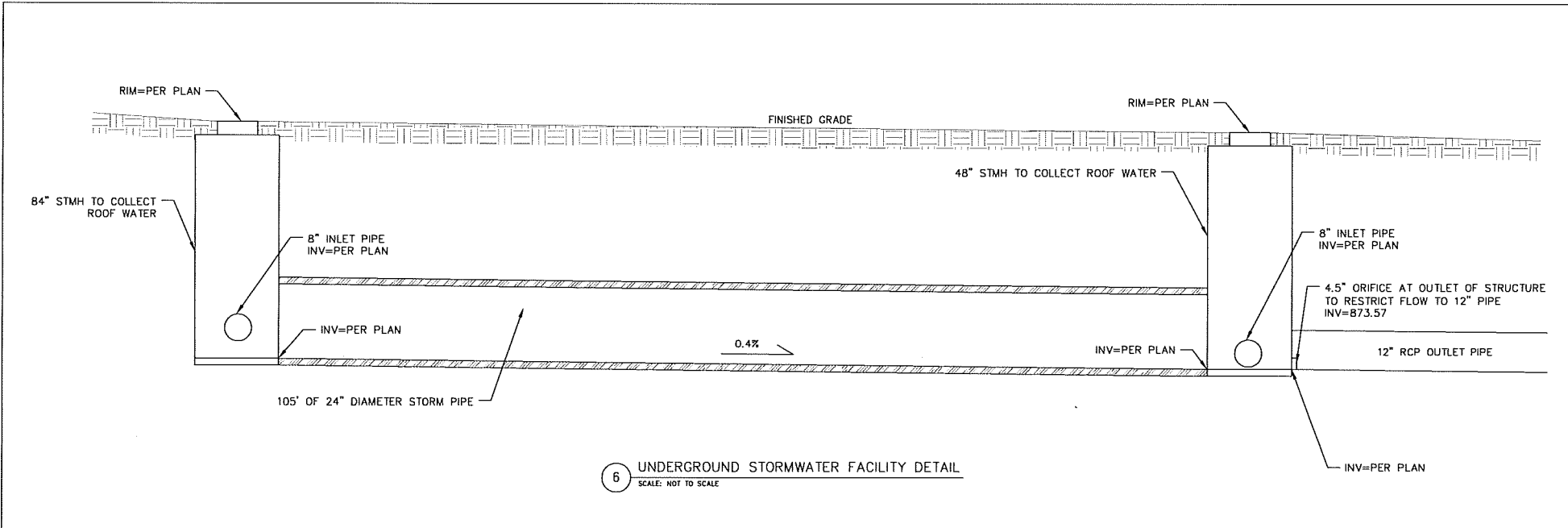
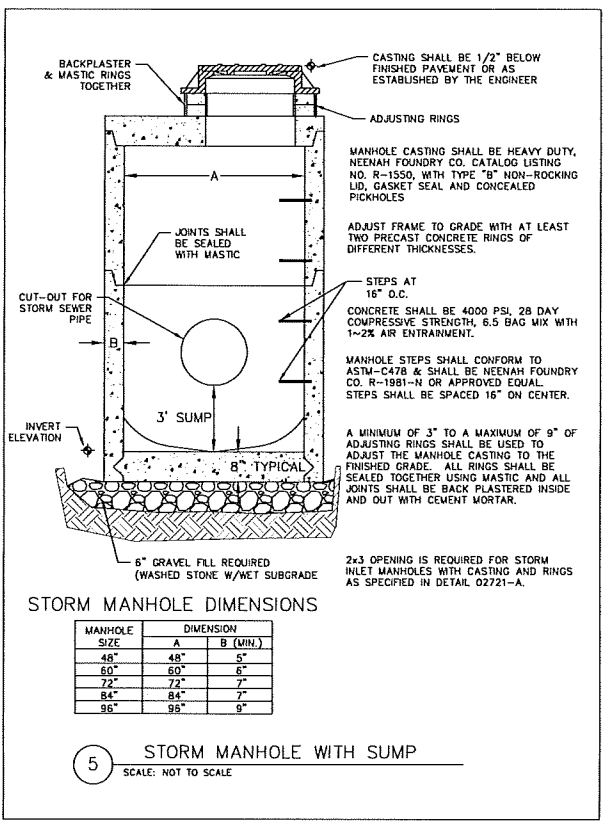
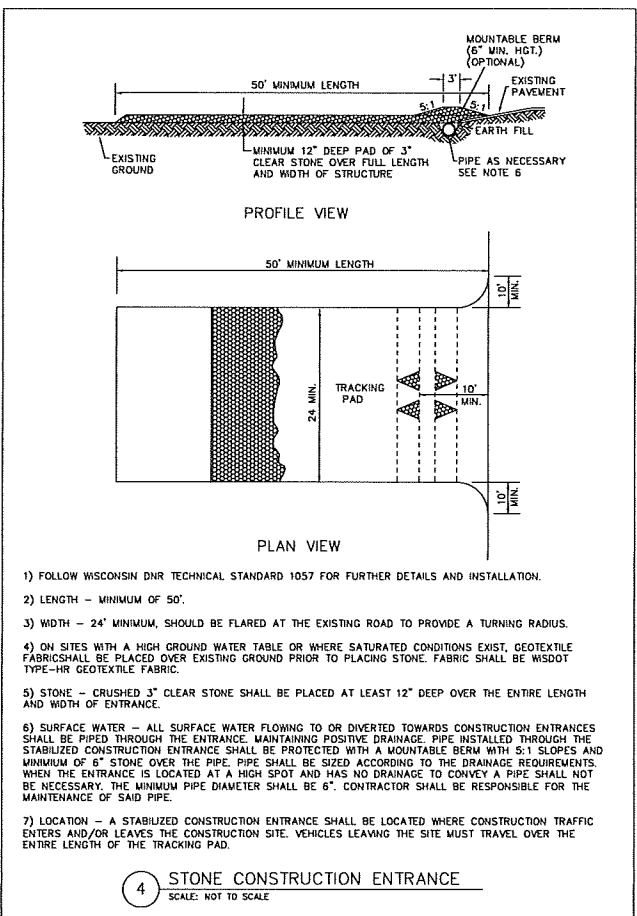
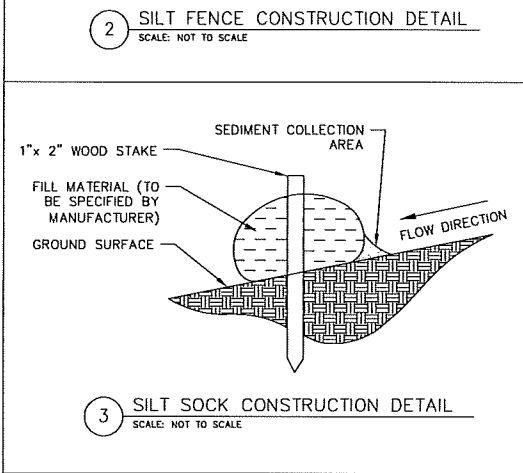
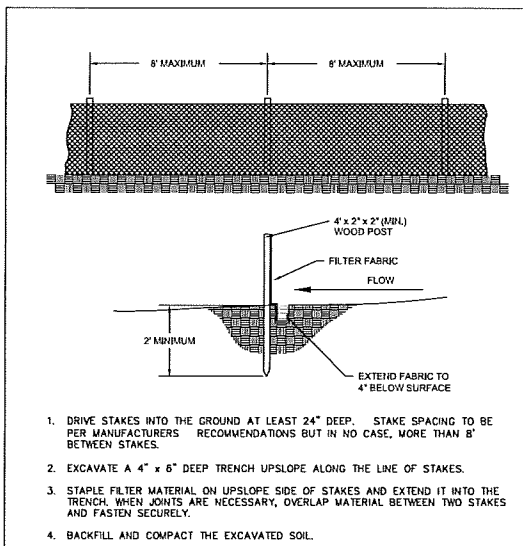
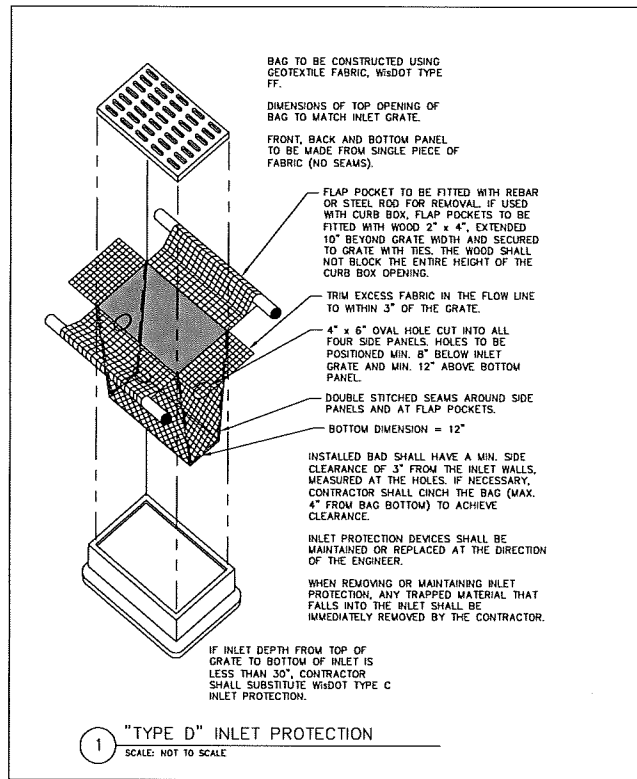
DRAFTER  
 TYAN

CHECKED

PROJECT NO.  
 140202

SHEET  
 3 OF 4

DWG. NO.  
 C-3.01



**viebichler** engineers | advisors  
planners | architects

BRUCEBURG - MADISON - PRABHU DU CHEN  
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**DETAILS**

2583 UNIVERSITY AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE:  
1"=10' (24"x36")  
1"=20' (11"x17")

DATE: 1/7/15

DRAWER: TVAN

CHECKED:

PROJECT NO.: 140202

SHEET: 4 OF 4

DWG. NO.: C-4.01



Qty	Botanical Name	Common Name	Size/Condition
4	Corpus betula Frans Fontaine	FRANS FONTAINE EUROPEAN HORNBEEAM	2 1/2-3 1/2 b.
2	Cornus mas	CORNELIAN CHERRY	2-2 1/2 b. b.
2	Quercus rubra Fastigiat	ADRONDAK FLOWERING CRAB	2-2 1/2 b. b.
4	Acer tartaricum 1/4" Kingi	FASTIGIATA ENGLISH OAK	2-2 1/2 b. b.
1	Malus x Red Jewel	TATARIAN HAWLE	2-2 1/2 b. b.
1	Syringa reticulata Ivory Silk	RED JEWEL FLOWERING CRAB	2-2 1/2 b. b.
1		MORY SILK JAPANESE TREE LLAC	2-2 1/2 b. b.
<b>Shrubs</b>			
7	Thuja Green Velvet	GREEN VELVET BOXWOOD	8-24" b.
6	Euonymus alatus Compactus	DWARF BURNING BUSH	30-36" b.
1	Hydrangea paniculata 'Lance'	LITTLE LIME HYDRANGEA	8-24" cont.
3	Thuja virginica 'Henry's Garnet'	HENRY'S GARNET VIRGINIA WILLOW	8-24" cont.
4	Juniperus x pflanzens 'Sea of Gold'	SEA OF GOLD(R) JUNIPER	8-24" cont.
1	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	8-24" cont.
6	Rosa rugosa 'Trau Dogner' 'Hatsugi'	FRAU DAGHAR HASTRUP JAPANESE ROSE	8-24" b.
6	Syringa palubis 'Miss Kim'	MISS KIM MANCHURIAN LLAC	30-36" b.
1	Thuja x media 'Everloam'	EVERLOAM YEW	8-24" b.
4	Thuja occidentalis 'Hollystrub'	HOLMSTRUP ARBORVITAE	5-6" b. b.
3	Thuja occidentalis 'Smaragd'	EMERALD ARBORVITAE	6-7" b. b.
9	Veurnum cordata 'Compactum'	COMPACTUM FRAGRANT VEURNUM	30-36" b.
<b>Ornamental Grasses</b>			
24	Deschampsia cespitosa 'Schottland'	SCOTLAND TUFTED HAIR GRASS	1/2 cont.
<b>Perennials and Annuals</b>			
3	Achillea millefolium	LADY'S MANTLE	1/2 cont.
17	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1/2 cont.
14	Hemerocallis 'Joan Senior'	JOAN SENIOR DAYLILY	1/2 cont.
14	Hemerocallis 'Stella Doro'	STELLA DORO DAYLILY	1/2 cont.
26	Hosta 'Pauls Glory'	PAULS GLORY HOSTA	1/2 cont.
3	Nepeta x fossensis 'Walkers Low'	WALKERS LOW CATMINT	1/2 cont.
17	Penstemon dijckels 'Husker Red'	HUSKER RED PENSTEMON	1/2 cont.

**LANDSCAPE CALCULATIONS & DISTRIBUTION:**  
TOTAL SQUARE FOOTAGE OF DEVELOPED AREA- 10,111 SQUARE FEET  
TOTAL LANDSCAPE POINTS REQUIRED- 170

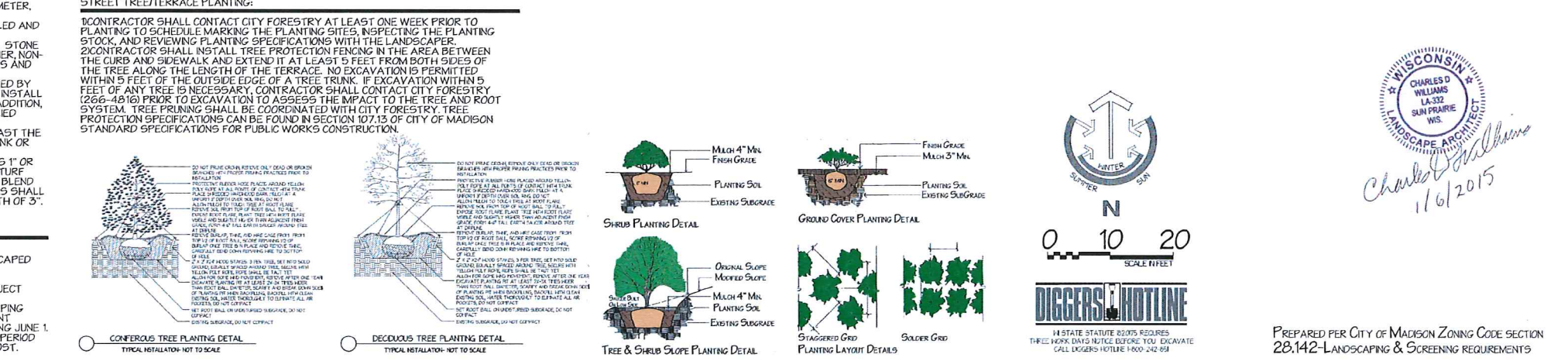
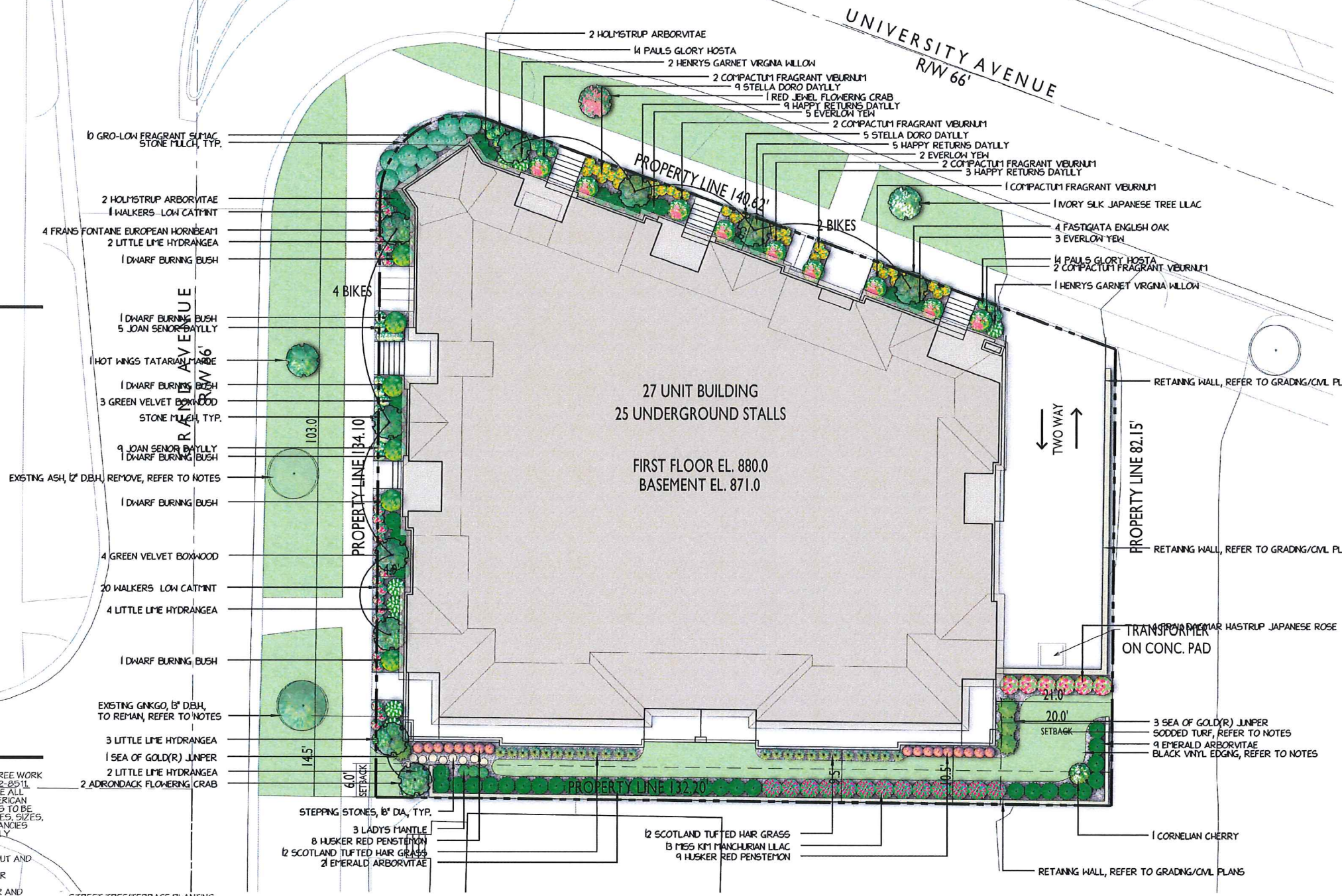
**Table of Points and Credits:**  
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Awarded	Quantity	Points Awarded
Ornamental tree (6" caliper)	2 1/2 inch caliper measured diameter at breast height (DBH)	35			8	280
Tall evergreen tree (6" caliper)	5-8 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			3	45
Upright evergreen shrub (6" caliper)	3-4 feet tall	10			34	340
Shrub, deciduous	#3 gallon container size, Min. 12" x 24"	3			58	174
Shrub, evergreen	#3 gallon container size, Min. 12" x 24"	4			21	84
Ornamental grasses/perennials	#1 gallon container size, Min. 8" x 18"	2			148	296
Ornamental decorative fencing or wall	n/a	4 per 10 linear ft.				
Existing significant specimen tree	Minimum size: 2 1/2 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 concessions	n/a	5 points per "seat"				

(NOTE: PROPOSED TREES IN TERRACE AREA NOT INCLUDED IN POINT TOTALS)  
Total Number of Points Provided: 1219

**PLANTING NOTES:**  
1) CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY WORK ON SITE. WI STATE STATUTE 182.075 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO SUPPLY AND INSTALL ALL WISCONSIN GROWN NURSERY STOCK. GUARANTEE ALL STOCK FOR A PERIOD OF ONE YEAR. ALL PLANTING MATERIAL IS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK AND GRAPHIC DEFINITION. ANY DISCREPANCIES ARE TO BE PLANTED IMMEDIATELY AFTER ARRIVAL AND UNLOADING ON SITE. PLANT TYPES, SIZES, AND QUANTITIES ARE ACCORDING TO THE PROPOSED PLANS. IF ANY DISCREPANCIES ARE PRESENT BETWEEN PLANT LEGEND AND GRAPHIC DEFINITION, GRAPHICALLY DEPICTED QUANTITIES SHALL HOLD PRECEDENCE. ANY POTENTIAL PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING.  
2) ACTUAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO FINAL SITE LAYOUT AND CONDITIONS AND MAY BE ADJUSTED ACCORDINGLY.  
3) ALL DECIDUOUS TREES SHALL BE GUYED AND STAKED ACCORDINGLY AS PER PLANTING DETAILS.  
4) ALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER, SUBSOIL DEBRIS, AND WEEDS.  
5) OPEN AND REMOVE THE TOP BURLAP AND TWINE OR STRING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISH GRADE.  
6) SUPPLY AND INSTALL 3" OF WASHED STONE MULCH IN ALL PLANTING BEDS. STONE MULCH SHALL BE SPREAD EVENLY OVER A COMMERCIAL GRADE WEED BARRIER, NON-WOVEN LANDSCAPE FABRIC, AND SHALL BE SECURED WITH 4" STEEL STAPLES AND 1"-0" LAP JOINTS.  
7) SUPPLY AND INSTALL BLACK VINYL EDGING (ACE OF DIAMOND) MANUFACTURED BY VALLEY VIEW INDUSTRIES IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS. INSTALL ACCORDING TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. IN ADDITION, INSTALL 1"-0" SPIKES 3'-0" ON CENTER IN ADDITION TO MANUFACTURER SUPPLIED HARDWARE TO PREVENT FROST HEAVING.  
8) SUPPLY AND INSTALL 3'-4" OF SHREDDED HARDWOOD BARK MULCH 1'-0" PAST THE DRIPLINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TREE TRUNK OR ROOT FLARE AT TREE BASE.  
9) ALL TURF AREAS SHALL BE FINE GRADED, REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY A STERILE FERTILIZER AT THE RECOMMENDED RATE IN ALL TURF AREAS. ALL TURF AREAS SHALL BE SODDED WITH A KENTUCKY BLUEGRASS BLEND SOD, INSTALLED IN A STAGGERED JOINT LAYING FASHION. ALL SODDED AREAS SHALL BE WATERED IMMEDIATELY AFTER INSTALLATION AND SATURATED TO A DEPTH OF 3".

**GENERAL NOTES:**  
1) REFER TO GRADING AND CIVIL PLANS FOR RETAINING WALLS.  
2) SUPPLY AND INSTALL A DESIGN/BUILD IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS. CONTRACTOR TO PROVIDE CAD SHOP DRAWINGS AND ALL PRODUCT LITERATURE SUBMITTALS PRIOR TO FINAL APPROVAL. AS-BUILT DRAWINGS, MANUALS, AND WARRANTIES SHALL BE PROVIDED TO THE OWNER UPON PROJECT COMPLETION.  
3) THE OWNER IS RESPONSIBLE FOR ALL ON-GOING MAINTENANCE OF LANDSCAPING ON THE SITE. ALL PLANTING BEDS SHALL BE KEPT FREE OF WEEDS. ANY PLANT MATERIAL THAT HAS DIED SHALL BE REPLACED NO LATER THAN THE UPCOMING JUNE 1. ANY PLANT MATERIAL THAT HAS DIED DURING THE FIRST YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.



Post Office Box 823  
Waukesha, WI 53187-0823  
☎ 262-549-6111  
☎ 262-549-9229  
www.nelsonlandscape.com

**Sheet Title:**  
LANDSCAPE PLAN

**Project:**  
PROPOSED DEVELOPMENT  
2583 UNIVERSITY AVE.  
MADISON, WI

**Client:**

**Plan Notes:**

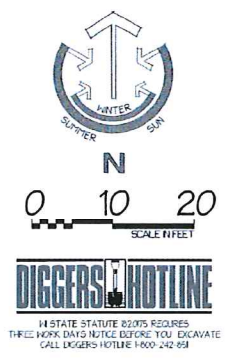
Designed By: D. K. N.  
Drawn By: C. J. N.  
Date: 12-15-14  
Revisions: 12-18-14, 1-06-14

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This plan is subject to final on-site conditions and may be modified to account for unforeseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.

WISCONSIN LANDSCAPE ARCHITECT  
CHARLES D. WILLIAMS  
LA-332  
SUN PRAIRIE  
WI  
Charles Williams  
1/6/2015



PREPARED PER CITY OF MADISON ZONING CODE SECTION 28.142-LANDSCAPING & SCREENING REQUIREMENTS





knothe + bruce  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
408.836.3490 Middleton, WI 53562

ISSUED  
Conditional Use Submittal - January 7, 2015

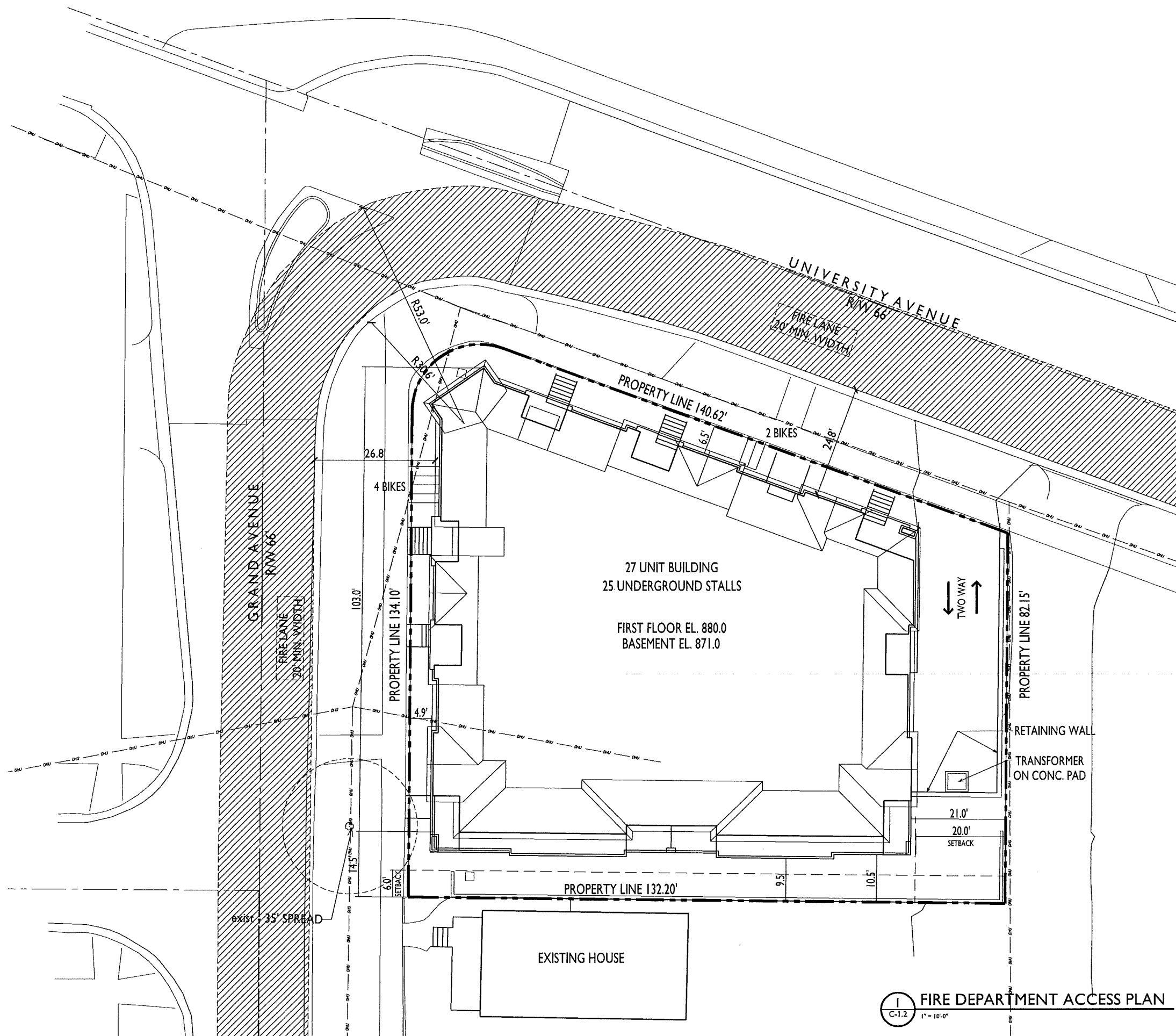
PROJECT TITLE  
2583 University Avenue


Madison, Wisconsin  
SHEET TITLE  
Fire Dept Access Plan

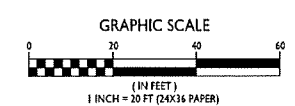
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C-1.2

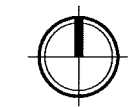
PROJECT NO. 1412  
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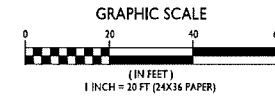
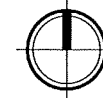


- 1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
- 2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 1,210 FEET. TOTAL PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 450 FEET.
- 3. STREET TREES ARE SPACED 40' ON CENTER.



**FIRE DEPARTMENT ACCESS PLAN**  
1" = 10'-0"





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PROJECT TITLE  
**2583 University Avenue**

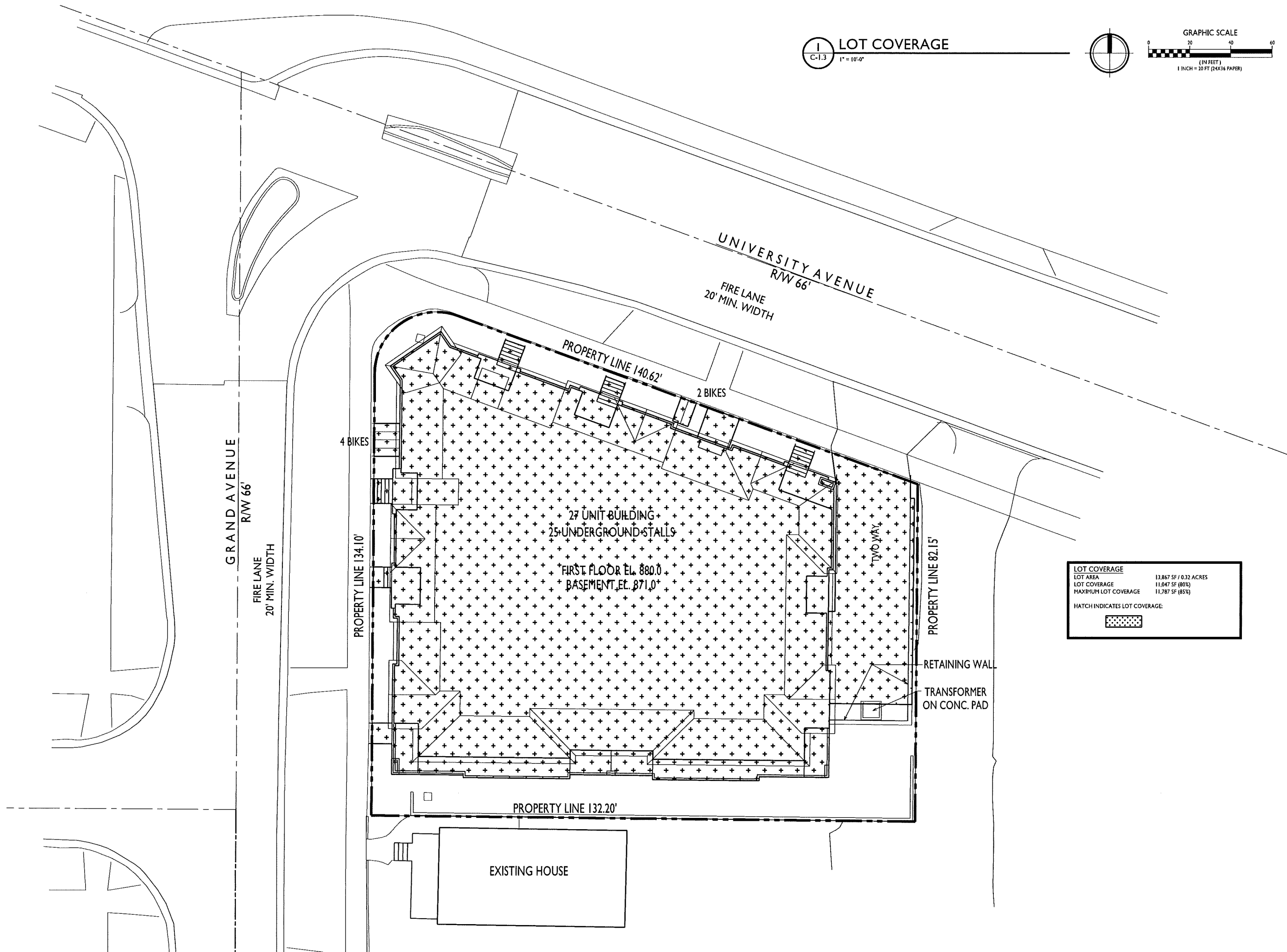
Madison, Wisconsin  
SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

**C-1.3**

PROJECT NO. **1412**

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GRAND AVENUE  
R/W 66'  
FIRE LANE  
20' MIN. WIDTH

UNIVERSITY AVENUE  
R/W 66'  
FIRE LANE  
20' MIN. WIDTH

4 BIKES

2 BIKES

PROPERTY LINE 140.62'

PROPERTY LINE 134.10'

27 UNIT BUILDING  
25 UNDERGROUND STALLS  
FIRST FLOOR EL. 880.0  
BASEMENT EL. 871.0\*

TWO WAY

PROPERTY LINE 82.15'

RETAINING WALL  
TRANSFORMER  
ON CONC. PAD

PROPERTY LINE 132.20'

EXISTING HOUSE

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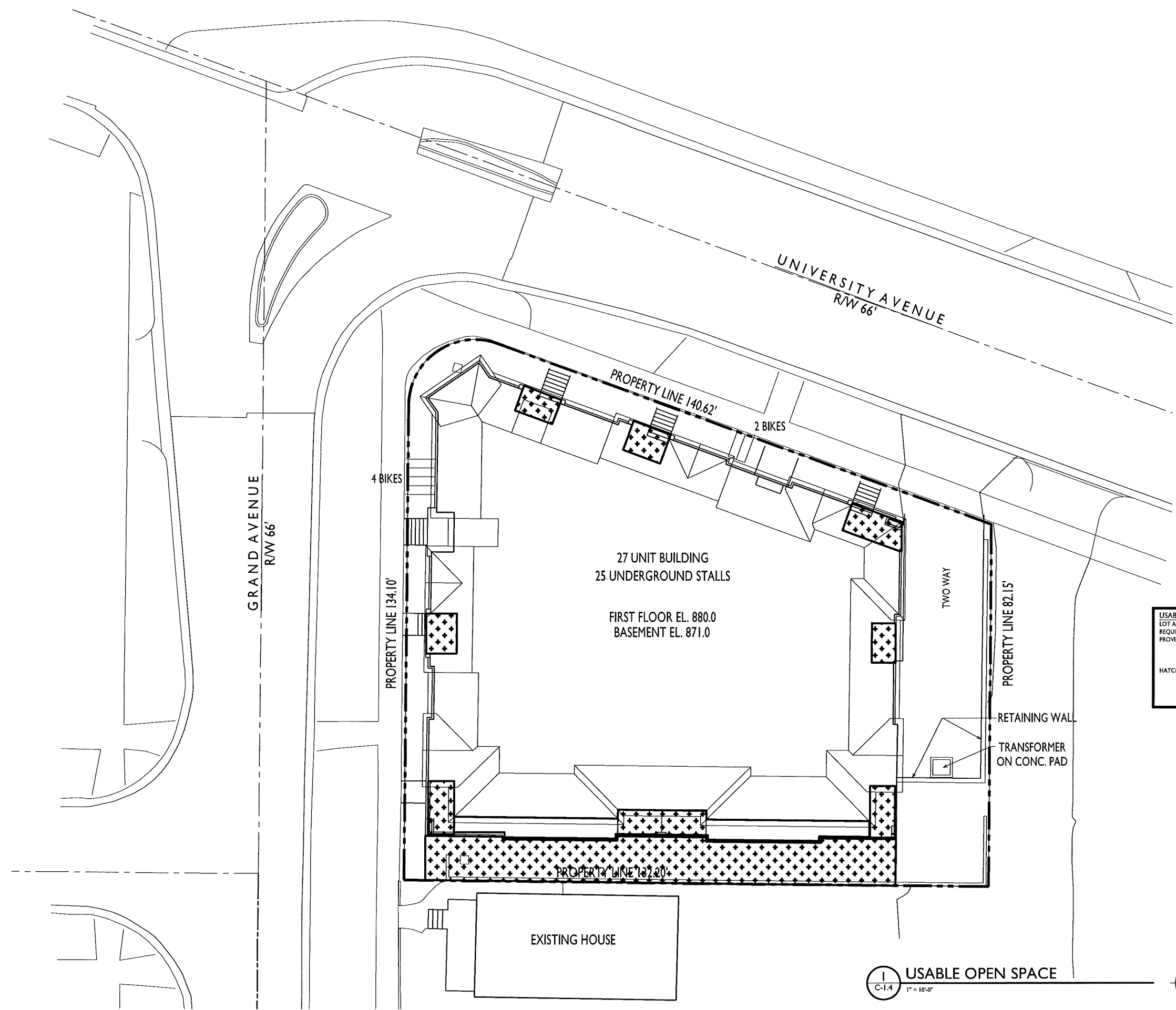
PROJECT TITLE  
**2583 University Avenue**

Madison, Wisconsin  
 SHEET TITLE  
**Usable Open Space**

SHEET NUMBER


**C-1.4**

PROJECT NO. **1412**  
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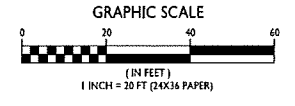
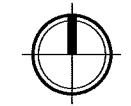


<b>USABLE OPEN SPACE</b>	13,867 SF / 0.32 ACRES
LOT AREA	13,867 SF
REQUIRED USABLE OPEN SPACE (40 SF/DU)	1,080 SF
PROVIDED USABLE OPEN SPACE	1,054 SF ON SITE
	1,750 SF ON BALCONIES
	2,804 SF TOTAL

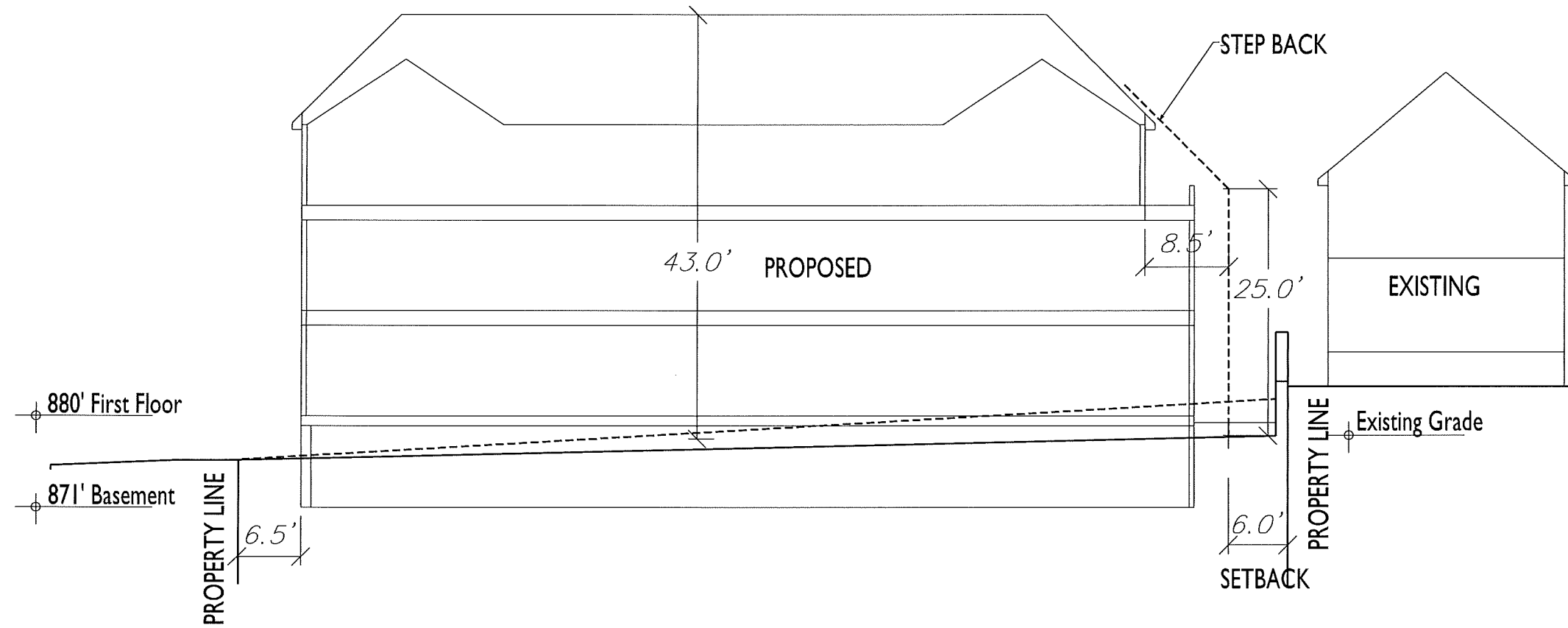
HATCH INDICATES USABLE OPEN SPACE:



**USABLE OPEN SPACE**  
 C-1.4 1" = 10'-0"







**SITE SECTION**

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 Conditional Use Submittal - January 7, 2015

PROJECT TITLE  
**2583 University Avenue**

Madison, Wisconsin  
 SHEET TITLE  
**Site Section**

SHEET NUMBER

**C-1.5**

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**1** SITE SECTION  
 C-1.5 NTS

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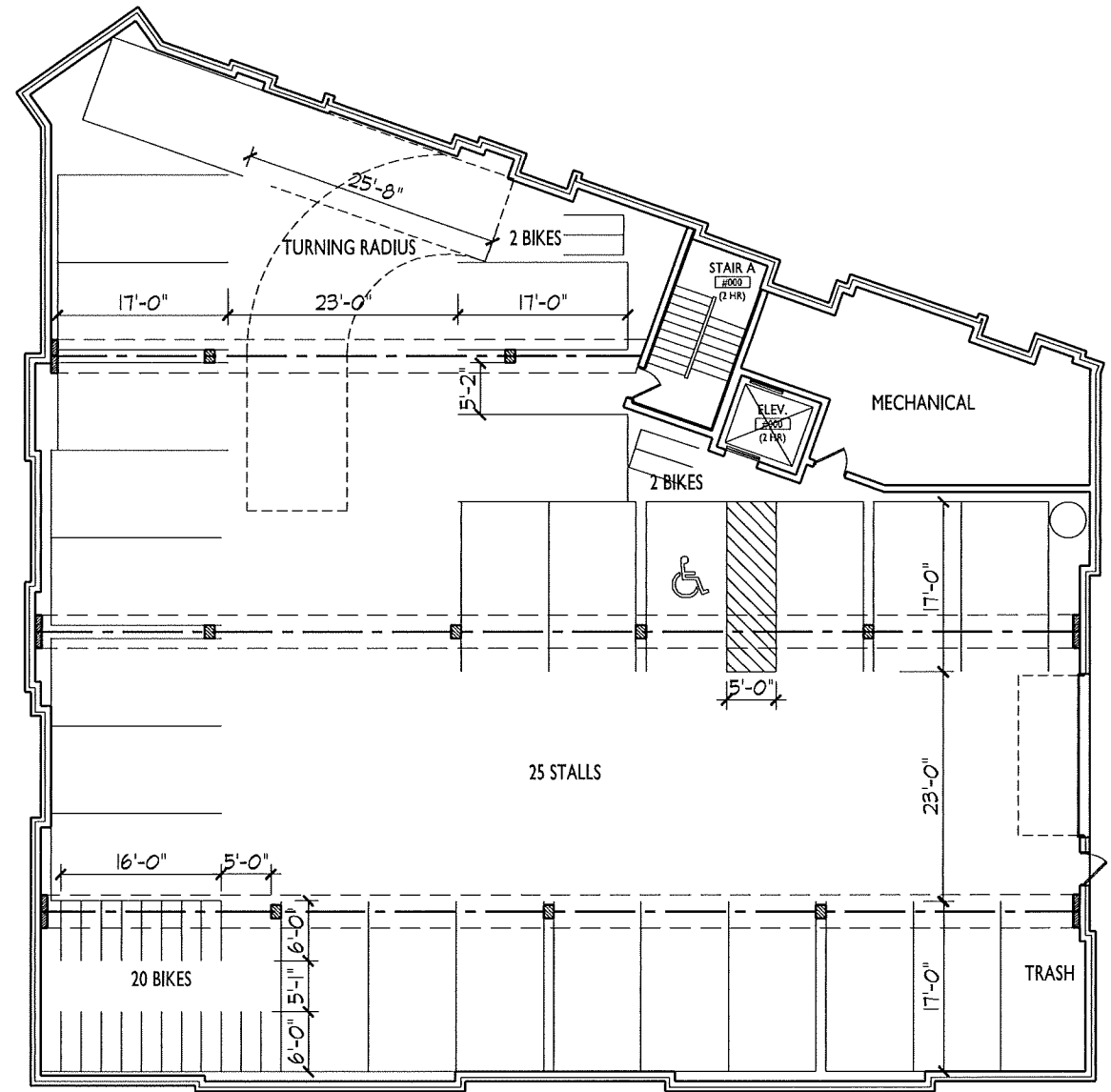
PROJECT TITLE  
**2583 University Avenue**

Madison, Wisconsin  
 SHEET TITLE  
**Basement Floor Plan**

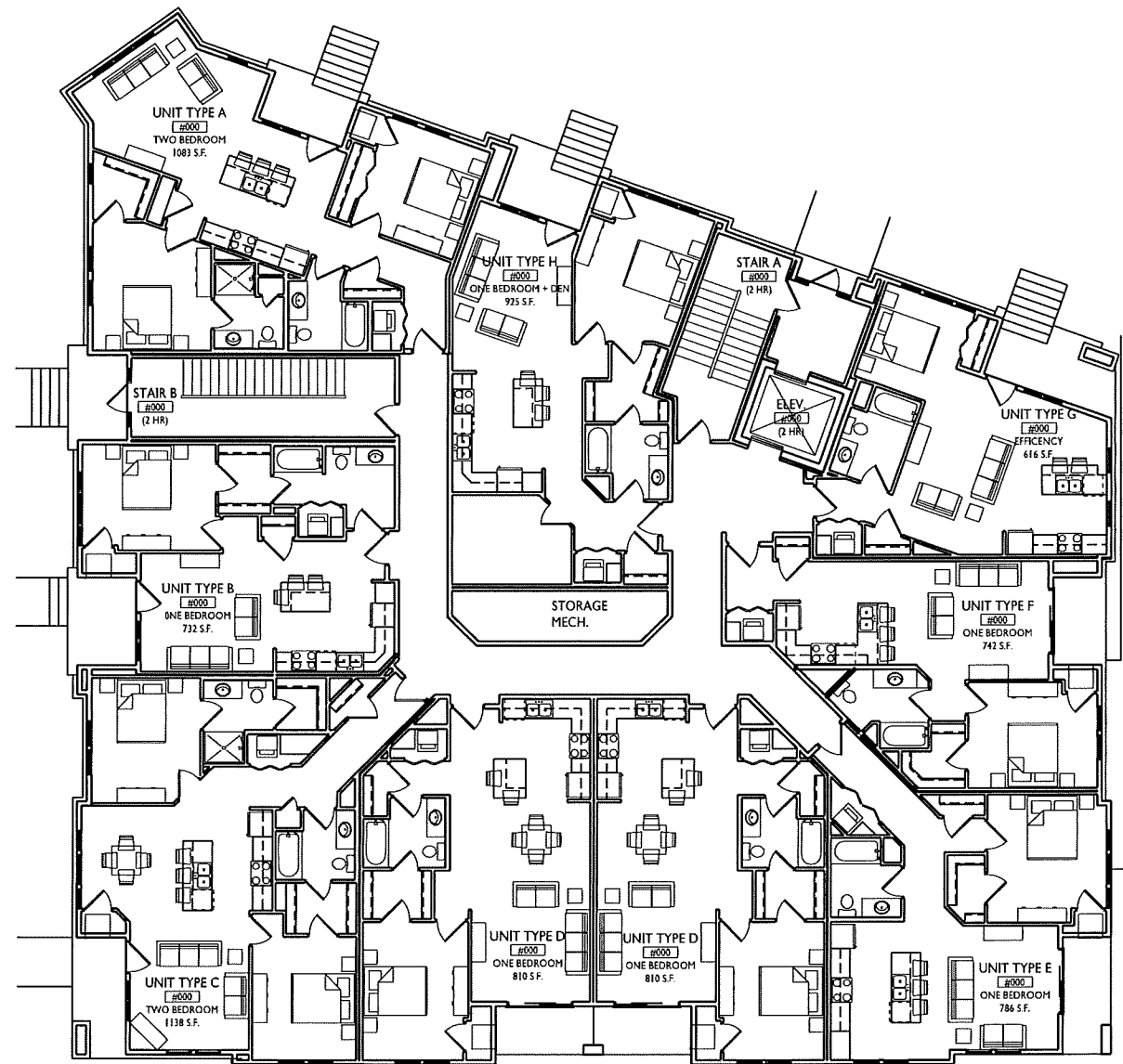
SHEET NUMBER

**A-1.0**

PROJECT NO. **1412**  
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**1** BASEMENT FLOOR PLAN  
 A-1.0 1/8"=1'-0" 

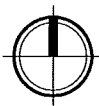


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**2583 University Avenue**

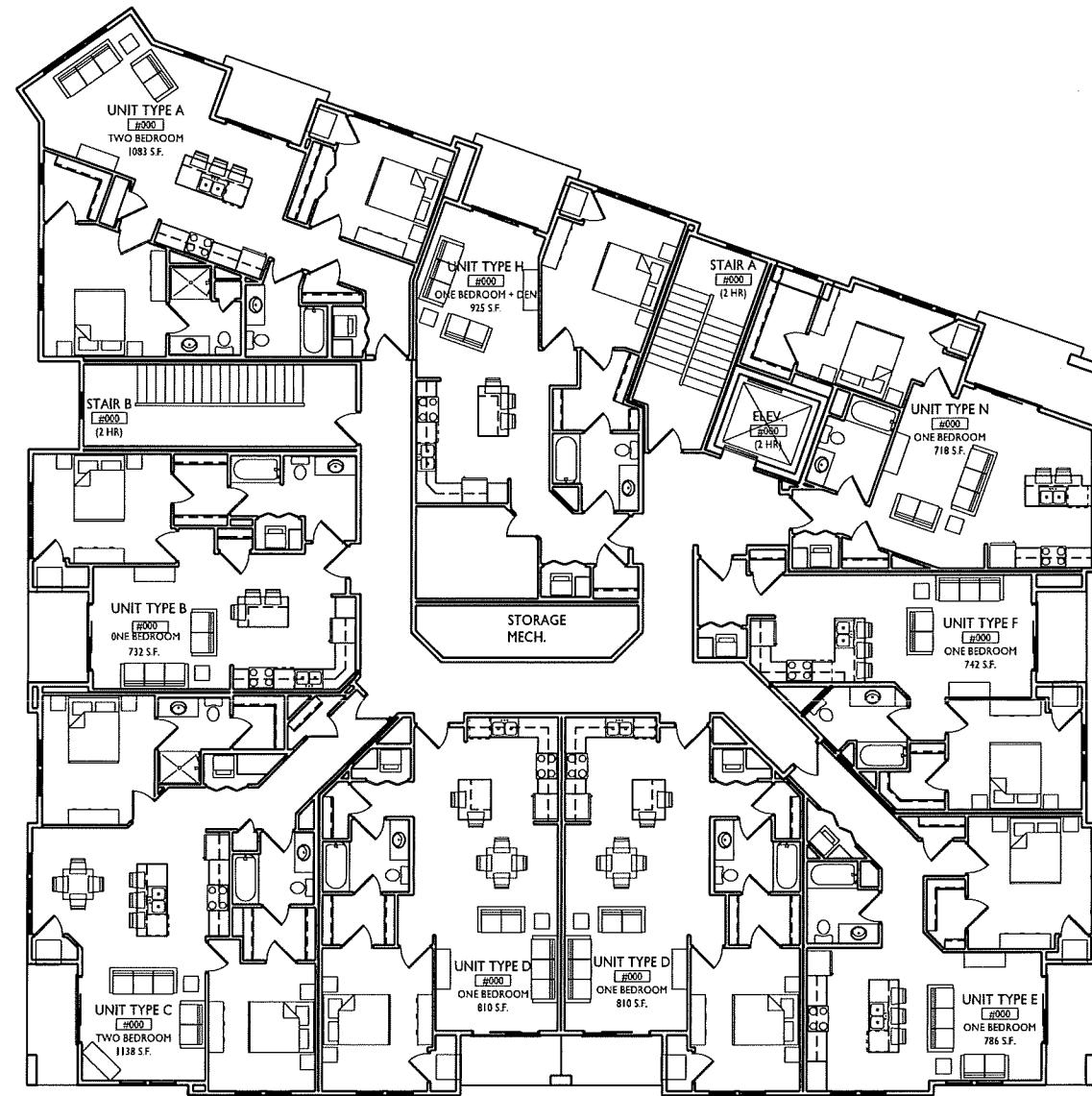
Madison, Wisconsin  
 SHEET TITLE  
**First Floor Plan**

**1** FIRST FLOOR PLAN  
 A-1.1 1/8"=1'-0"



SHEET NUMBER  
**A-1.1**

PROJECT NO. **1412**  
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**1** SECOND FLOOR PLAN  
 A-1.2 1/8"=1'-0" 

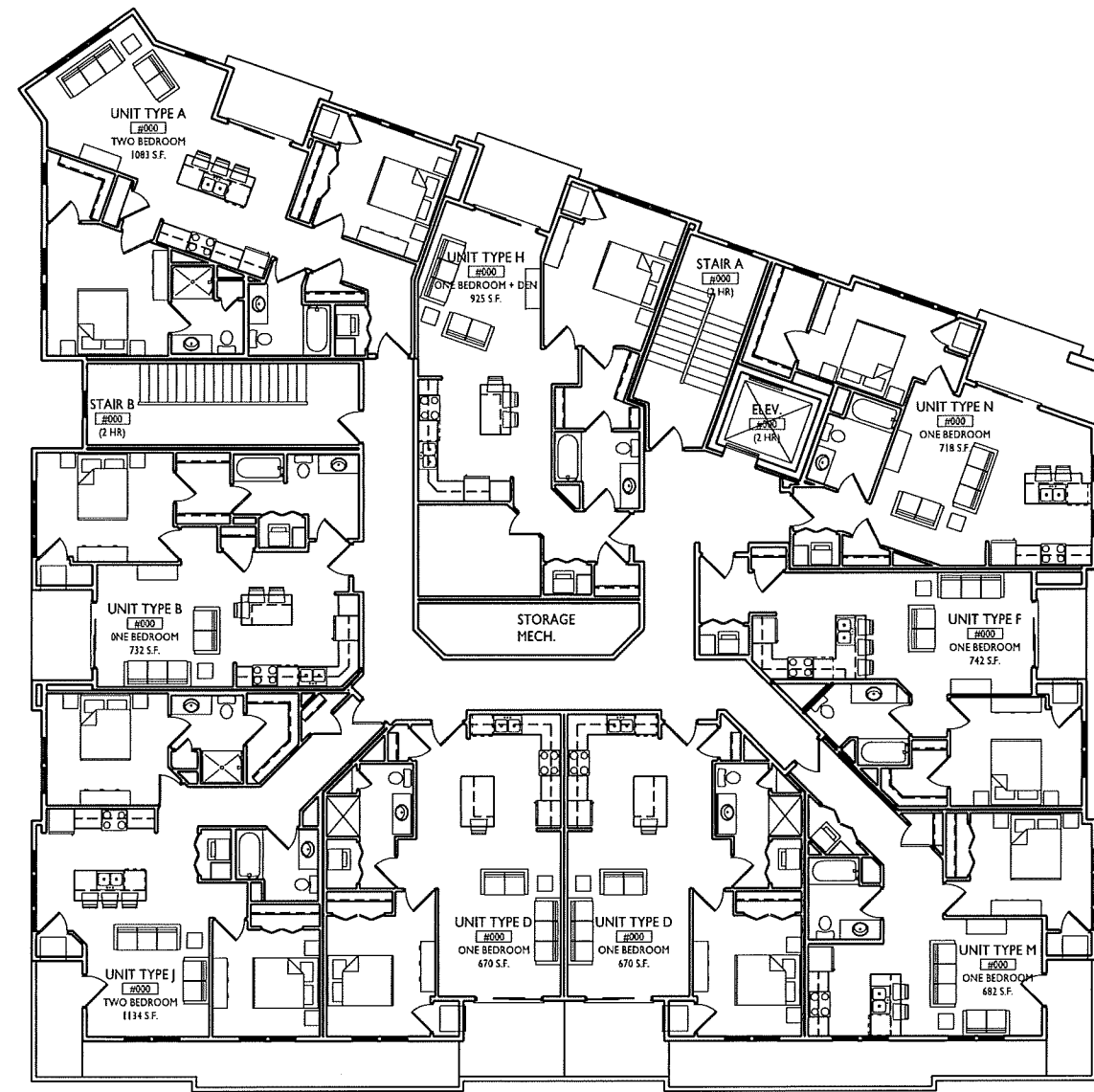
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 Conditional Use Submittal - January 7, 2015

PROJECT TITLE  
**2583 University Avenue**

Madison, Wisconsin  
 SHEET TITLE  
**Second Floor Plan**

SHEET NUMBER  
**A-1.2**

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PROJECT TITLE  
**2583 University Avenue**

Madison, Wisconsin  
 SHEET TITLE  
**Third Floor Plan**

**THIRD FLOOR PLAN**  
 A-1.3 1/8"=1'-0"

SHEET NUMBER

**A-1.3**

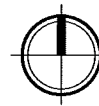




**1**  
 NORTH ELEVATION  
 (ALONG UNIVERSITY AVE)  
 A-2.1 1/8"=1'-0"



**2**  
 WEST ELEVATION  
 (ALONG GRAND AVE)  
 A-2.1 1/8"=1'-0"



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 Conditional Use Submittal - January 7, 2015

PROJECT TITLE  
 2583 University  
 Avenue

Madison, Wisconsin  
 SHEET TITLE  
 Exterior  
 Elevations

SHEET NUMBER

**A-2.1**

PROJECT NO. 1412  
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**1 EAST ELEVATION**  
 A-2.2 1/8"=1'-0"



**2 SOUTH ELEVATION**  
 A-2.2 1/8"=1'-0"

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 Conditional Use Submittal - January 7, 2015

PROJECT TITLE  
**2583 University Avenue**

Madison, Wisconsin  
 SHEET TITLE  
**Exterior Elevations**

SHEET NUMBER

**A-2.2**

PROJECT NO. **1412**  
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NORTH ELEVATION

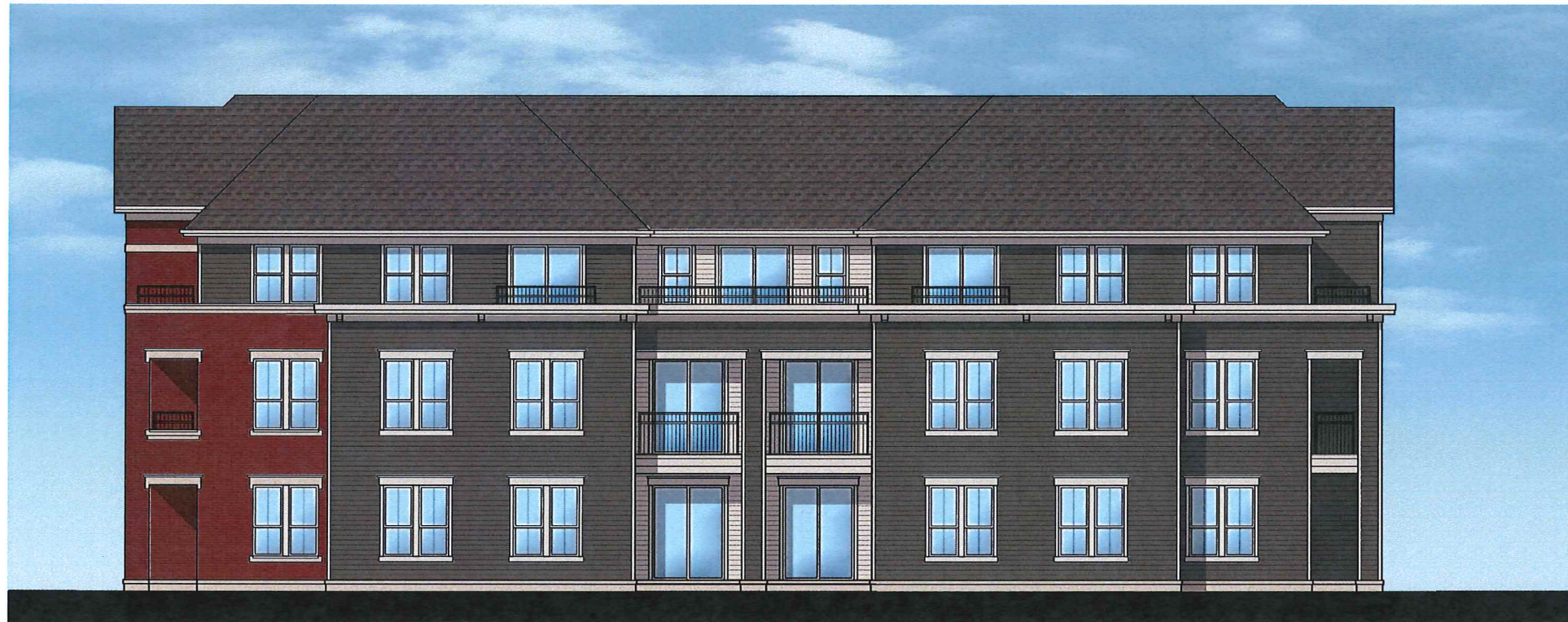


WEST ELEVATION

2583 University Avenue  
Exterior Elevations  
December 15, 2014







SOUTH ELEVATION



EAST ELEVATION

2583 University Avenue  
Exterior Elevations  
December 15, 2014







2583 University Ave  
View from University Ave





2583 University Ave  
View from Grand Ave