

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>December 8, 2010</u>	Action Requested
UDC MEETING DATE: <u>December 15, 2010</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4610 E. Washington Ave. (Verizon Wireless)

ALDERMANIC DISTRICT: 17

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Paul Robinson - Robinson Financial</u>	<u>inFORM studio</u>
<u>608 790 4736</u>	<u>235 E. Main St., Suite 102b</u>
<u>robbin3031@yahoo.com</u>	<u>Northville, MI 48167</u>

CONTACT PERSON: Gina Van Tine, AIA, LEED AP

Address: 235 E. Main St., Suite 102b
Northville, MI 48167

Phone: 248 449 3564

Fax: 248 499 6984

E-mail address: gvantine@in-formstudio.com

TYPE OF PROJECT:
(See Section A for:)

- ☐ Planned Unit Development (PUD)
 - ☐ General Development Plan (GDP)
 - ☐ Specific Implementation Plan (SIP)
- ☐ Planned Community Development (PCD)
 - ☐ General Development Plan (GDP)
 - ☐ Specific Implementation Plan (SIP)
- ☐ Planned Residential Development (PRD)
- ☒ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee) *modifications to existing parking area resulting in additional 6 spaces
- ☐ School, Public Building or Space (Fee may be required)
- ☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- ☐ Planned Commercial Site

(See Section B for:)

- ☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

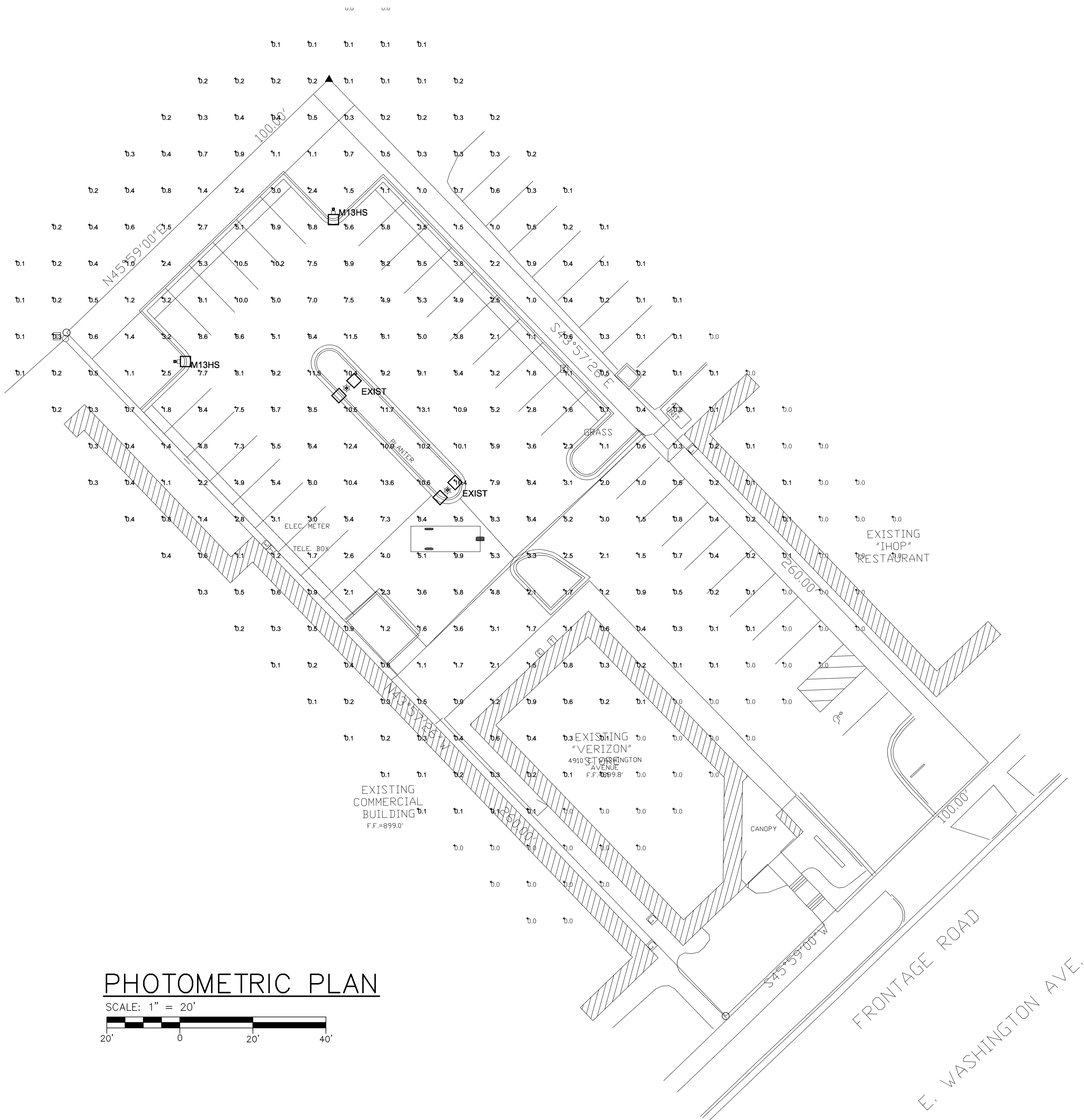
- ☐ R.P.S.M. Parking Variance (Fee required)




(See Section D for:)

- ☐ Comprehensive Design Review* (Fee required)
- ☐ Street Graphics Variance* (Fee required)
- ☐ Other _____

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

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



LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Overall Height	Lamp	File	Lumens	LLF	Watts
	M13HS	2	KSF2 250M R3 HS (PROBE)	Specification Area Luminaire, 250W Metal Halide, R3 Reflector with houseide shield, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	20' 0"	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	KSF2_250M_R3_HS_(PROBE).ies	20000	1.00	297
 	EXIST	2	KSF2 250M R3 (PROBE)	Specification Area Luminaire, 250W Metal Halide, R3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	Existing	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	KSF2_250M_R3_(PROBE).ies	20000	1.00	594

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	13.6 fc	0.0 fc	N / A	N / A



Always a Better Plan

OWNER:
VERIZON WIRELESS

PROJECT:
VERIZON WIRE

PROJECT:
VERIZON WIRELESS
4610 E. WASHINGTON AVE
MADISON, WI 53715

SHEET ISSUE:

NOVEMBER 1, 2010

SEE TITLE SHEET TO CONFIRM
THAT THIS SHEET HAS BEEN
RELEASED FOR CONSTRUCTION

REVISIONS:

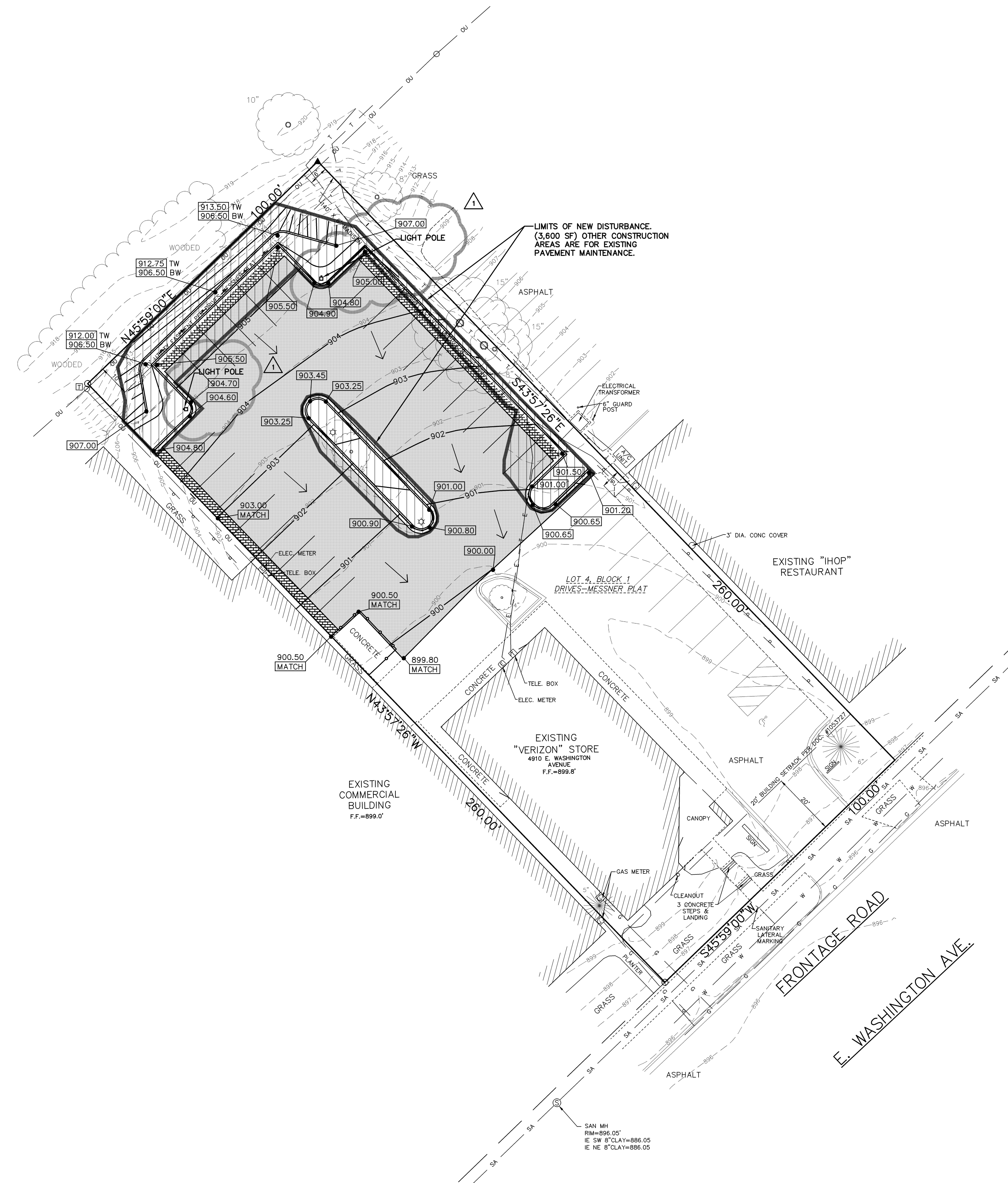
DECEMBER 3, 2010

DATE:

JOB NUMBER:
1014160

SHEET

C1.2



GRADING, UTILITIES AND EROSION CONTROL PLAN

SCALE: 1"=20'-0"

1" = 20'

20' 0 20' 40'

SCALE FEET

EROSION CONTROL, SITE STABILIZATION AND SEEDING SPECIFICATIONS

EROSION CONTROL SHALL STRICTLY COMPLY WITH THE EROSION CONTROL GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL.

DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL.

STONE TRACKING PADS SHALL BE PLACED ON SITE AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG.

STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL CATCH BASINS, AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2.

ALL SILT FENCE SHALL BE PLACED ON SITE AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.

THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.

TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN A PERIOD OF ONE YEAR AND/OR LAND-DISTURBING ACTIVITIES THAT WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS.

PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN CONFORMANCE WITH WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS FOR TEMPORARY AND PERMANENT SEEDING.

ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.

ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED AREAS.

PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) ON ALL SLOPES THAT ARE 4:1 AND GREATER.

ALL STORM WATER CONVEYANCE SWALES SHALL BE SEEDED WITH WISCONSIN DOT MIX #10 @ 4.0 LBS PER 1,000 S.F. NORTH AMERICAN GREEN C125 OR EQUIVALENT EROSION MATTING SHALL BE PROVIDED AT THE BOTTOM OF SWALE.

LAWN AREAS SHALL BE SEEDED WITH WISCONSIN DOT MIX # 40 OR EQUIVALENT AT A RATE OF 4 POUNDS PER 1,000 S.F. THESE AREAS SHALL BE MULCHED WITH 90 BALES OF STRAW OR HAY PER ACRE. ALL SEEDED AREAS SHOULD BE FERTILIZED WITH 24-1-12 FERTILIZER AT A RATE OF 4 POUNDS PER 1,000 S.F.

OTHER OPEN AREAS SHALL BE SEEDED WITH WISCONSIN DOT MIX # 40 OR EQUIVALENT AT A RATE OF 1 POUND PER 1,000 S.F. THESE AREAS SHALL BE MULCHED WITH 90 BALES OF STRAW OR HAY PER ACRE. ALL SEEDED AREAS SHOULD BE FERTILIZED WITH 24-1-12 FERTILIZER AT A RATE OF 1 POUND PER 1,000 S.F.

2010 © EXCEL ENGINEERING INC.

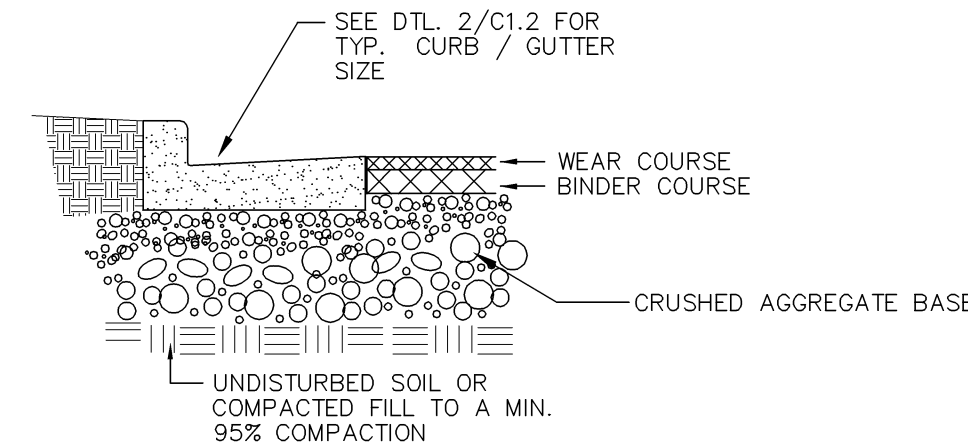
SITE INFORMATION:

LEGAL DESCRIPTION: LOT #4 BLOCK #1, Part of the NW $\frac{1}{4}$ Section 27 and Part of the SE $\frac{1}{4}$ -NE $\frac{1}{4}$ Section 28 T.8N. R.10E. City of Madison, Dane County, WI

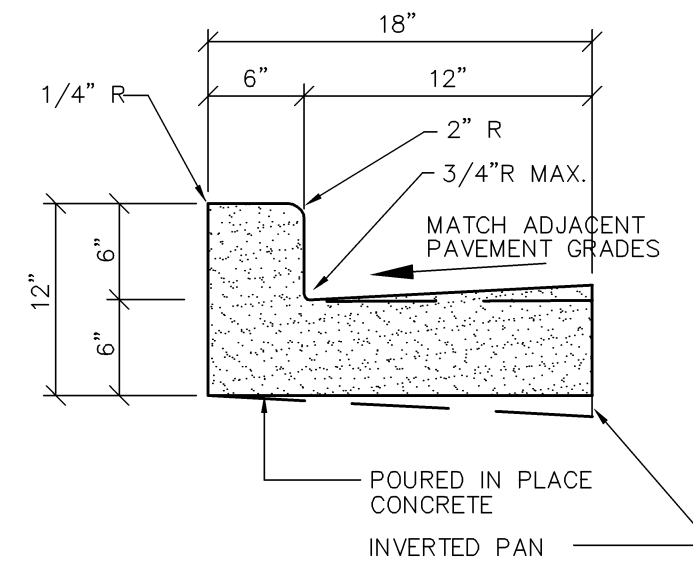
PARCEL NO.: 081027203041
PROPERTY AREA: AREA =26,000 S.F. (0.60 ACRES).
EXISTING ZONING: C-2 (EXISTING CONDITIONAL USE)
PROPOSED ZONING: SAME
PROPOSED USE: RETAIL
SETBACKS: BUILDING: FRONT = 0'
SIDE = 0'
REAR = 10'
PARKING: FRONT = 0'
SIDE = 0'
REAR = 0'

PROPOSED SITE DATA

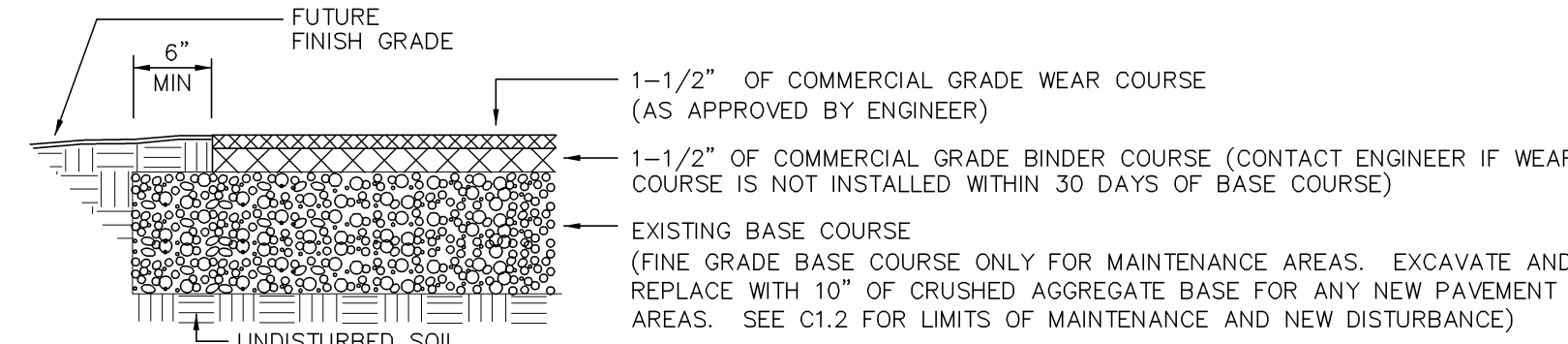
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.60	26,000	
BUILDING FLOOR AREA	0.08	3,520	13.5%
PAVEMENT (ASP. & CONC.)	0.40	17,286	66.5%
TOTAL IMPERVIOUS	0.48	20,806	80.0%
LANDSCAPE/OPEN SPACE	0.12	5,194	20.0%



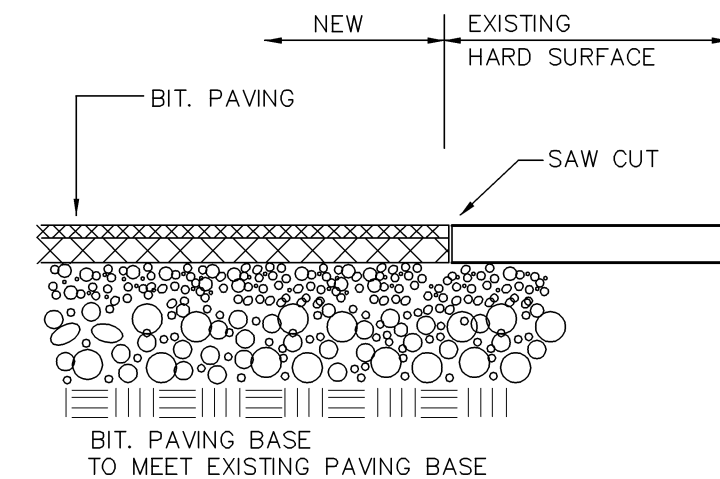
1 CURB & GUTTER DETAIL
C1.1 NO SCALE



2 18" CONCRETE CURB & GUTTER DETAIL
C1.1 NO SCALE

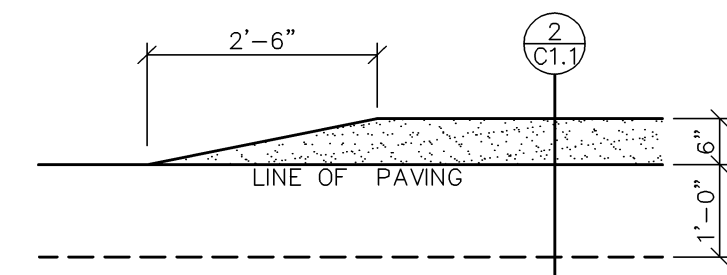


3 STANDARD ASPHALT PAVING DETAIL
C1.1 NO SCALE



EDGE @ EXIST. HARD SURFACE

4 DETAIL
C1.1 NO SCALE

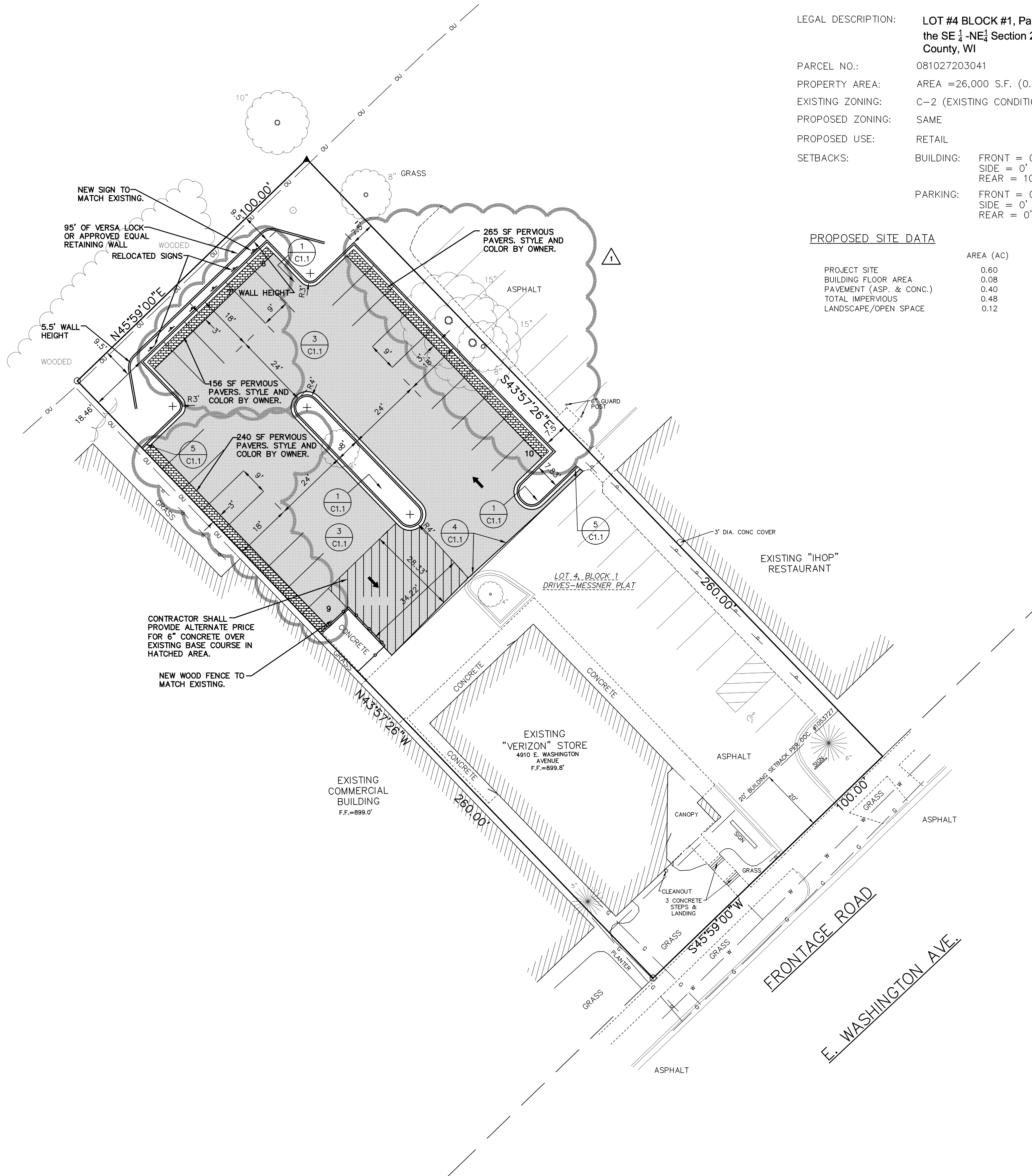
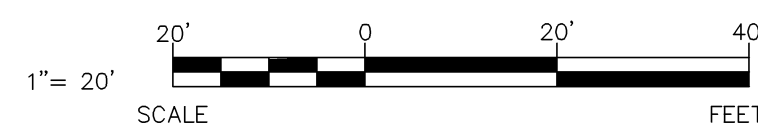


5 TAPERED CURB DETAIL
C1.1 NO SCALE



SITE PLAN

SCALE: 1"=20'-0"



OWNER:
VERIZON WIRELESS

PROJECT:
VERIZON WIRELESS
4610 E. WASHINGTON AVE
MADISON, WI 53715

SHEET ISSUE:

NOVEMBER 1, 2010

SEE TITLE SHEET TO CONFIRM
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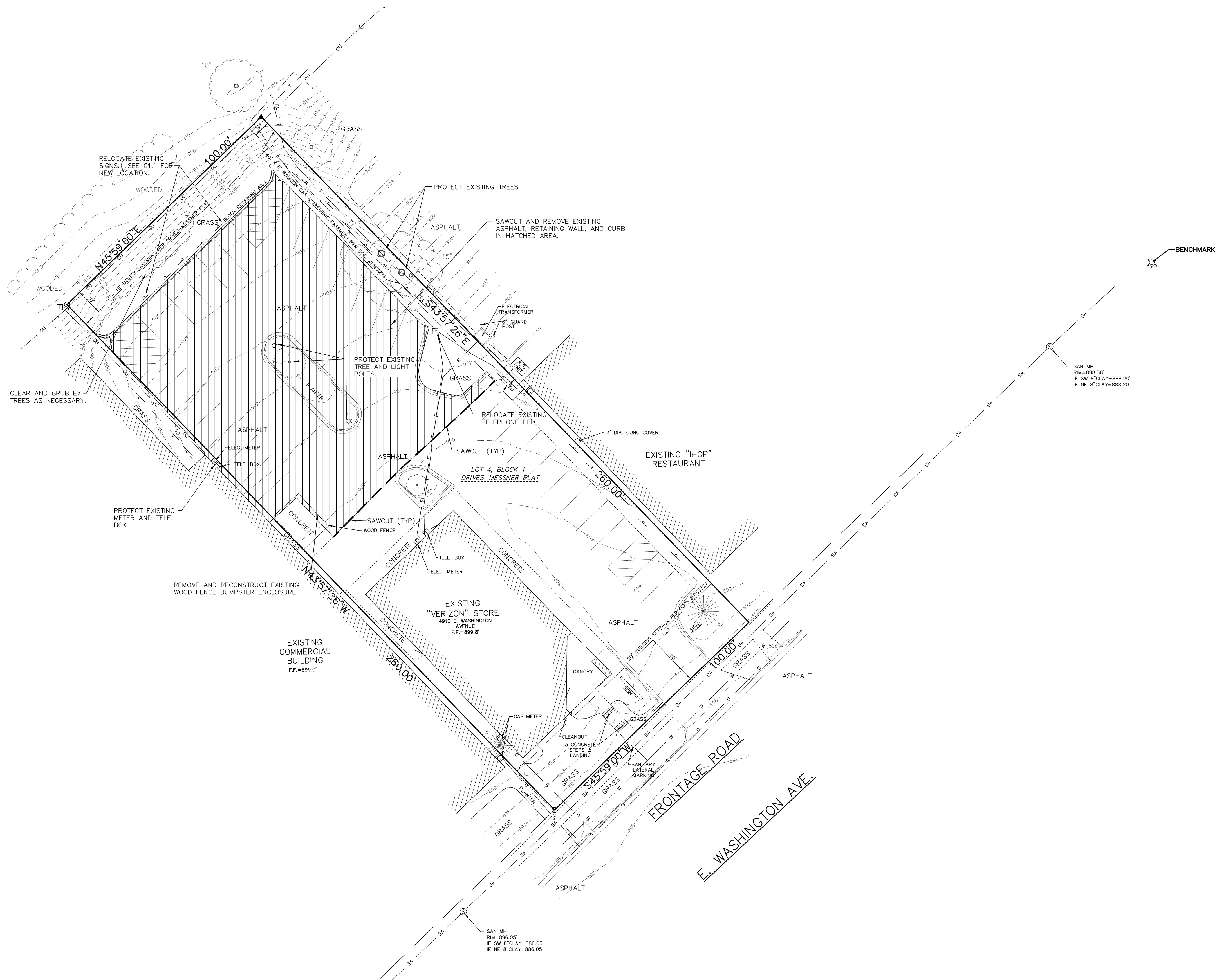
REVISIONS:

DATE:

JOB NUMBER:
1014160

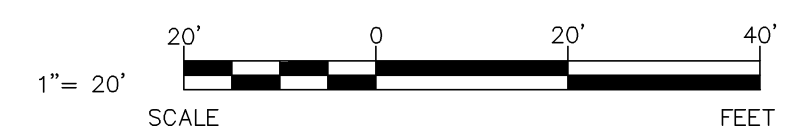
SHEET

C1.0



EXISTING SITE AND
DEMOLITION PLAN

SCALE: 1"=20'-0"



PROPOSED PARKING LOT RECONSTRUCTION FOR: VERIZON WIRELESS

MADISON, WISCONSIN

LEGEND

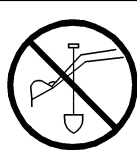
EXISTING SPOT ELEVATIONS	FLOOD LIGHT
PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	SECTION CORNER
TC PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)	APRON ENDWALL
BC PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	MARSH AREA
TW PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	DECIDUOUS TREE WITH TRUNK DIAMETER
BW PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	CONIFEROUS TREE
WATER VALVE IN BOX	SHRUB
WATER VALVE IN MANHOLE	STUMP
WATER SERVICE VALVE	SOIL BORING
TELEPHONE MANHOLE	WOODED AREA
EXISTING ROUND CATCH BASIN	HEDGE
PROPOSED ROUND CATCH BASIN	EXISTING CHAINLINK FENCE
EXISTING SQUARE CATCH BASIN	EXISTING WOOD FENCE
EXISTING CURB INLET	EXISTING BARBED WIRE FENCE
PROPOSED CURB INLET	PROPERTY LINE
UTILITY POLE	EXISTING GUARD RAIL
UTILITY POLE WITH GUY WIRE	EXISTING STORM SEWER AND MANHOLE
STREET LIGHT	PROPOSED STORM SEWER AND MANHOLE
TELEPHONE PEDESTAL	EXISTING SANITARY SEWER AND MANHOLE
ELECTRIC PEDESTAL	PROPOSED SANITARY SEWER AND MANHOLE
ELECTRIC BOX	EXISTING WATER LATERAL LINE
CABLE TV PEDESTAL	EXISTING WATER LINE AND HYDRANT
DRAINAGE FLOW	PROPOSED WATER LINE AND HYDRANT
PROPOSED DRAINAGE FLOW	EXISTING OVERHEAD UTILITY LINE
WELL	EXISTING UNDERGROUND FIBER OPTIC LINE
EXISTING LIGHT POLE	EXISTING UNDERGROUND ELECTRIC CABLE
EXISTING SIGN	EXISTING UNDERGROUND TELEPHONE CABLE
CENTER LINE	EXISTING UNDERGROUND GAS LINE
HANDICAP PARKING STALL	PROPOSED CURB AND GUTTER
GAS VALVE	EXISTING CURB AND GUTTER
1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	GRADING/SEEDING LIMITS
3/4" REBAR SET WEIGHING 1.50 LB/FT.	RIGHT-OF-WAY LINE
1-1/4" REBAR FOUND	PROPERTY LINE
3/4" REBAR FOUND	RAILROAD TRACKS
2" IRON PIPE FOUND	EXISTING GROUND CONTOUR
1" IRON PIPE FOUND	PROPOSED GROUND CONTOUR

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE
DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT
#NCS-459347--MAD, BY FIRST AMERICAN TITLE COMPANY, DATED
OCTOBER 18, 2010. AN UPDATED PLAT OF SURVEY HAS NOT BEEN
AUTHORIZED.

BENCHMARK (NAVD88)

1 - TOP NUT ON A HYDRANT ON THE NORTH SIDE OF E. WASHINGTON
AVENUE, ±175' NORTHEAST OF THE SOUTHEAST BUILDING CORNER
OF "IHOP" RESTAURANT

ELEV=901.46'



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

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE
TELEPHONE (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

SITE SPECIFICATIONS

SITING:

- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
- DIGGER'S HOT LINE SHALL BE CONTACTED AND ALL UTILITIES SHALL BE LOCATED BEFORE STARTING EXCAVATION.
- ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (IF AVAILABLE) AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTER TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
 - UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
 - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 - UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - PLACE GRANULAR SUBBASE COURSE ON PREPARED SUBGRADE. COMPACT SUBGRADE AND GRANULAR SUBBASE TO NOT LESS THAN 95 PERCENT.
 - UNDER WALKWAYS - SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 95 PERCENT.
 - UNDER LAWN OR UNPAVED AREAS - SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
- ALLOW TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

GRADING, EROSION CONTROL, & LANDSCAPE NOTES:

- PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS
- PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) ON ALL SLOPES THAT ARE 4:1 AND GREATER.
- ALL STORM WATER CONVEYANCE SWALES SHALL BE SEEDED WITH WISCONSIN DOT MIX # 10 @ 4.0 LBS PER 1,000 S.F. NORTH AMERICAN GREEN C125 OR EQUIVALENT EROSION MATTING SHALL ALSO BE PROVIDED.
- LAWN AREAS SHALL BE SEEDED WITH WISCONSIN DOT MIX # 40 OR EQUIVALENT AT A RATE OF 4 POUNDS PER 1,000 S.F. THESE AREAS SHALL BE MULCHED WITH 90 BALES OF STRAW OR HAY PER ACRE. ALL SEEDED AREAS SHOULD BE FERTILIZED WITH 24-1-12 FERTILIZER AT A RATE OF 4 POUNDS PER 1,000 S.F.
- OTHER OPEN AREAS SHALL BE SEEDED WITH WISCONSIN DOT MIX # 40 OR EQUIVALENT AT A RATE OF 1 POUND PER 1,000 S.F. THESE AREAS SHALL BE MULCHED WITH 90 BALES OF STRAW OR HAY PER ACRE. ALL SEEDED AREAS SHOULD BE FERTILIZED WITH 24-1-12 FERTILIZER AT A RATE OF 1 POUND PER 1,000 S.F.
- GRADING PLAN REFLECTS 3,600 SF (0.08 AC) OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM NR151 NOTICE OF INTENT REQUIREMENTS.
- SEE PLANS FOR EROSION CONTROL DETAILS & CONSTRUCTION SEQUENCE.

EXISTING CONDITIONS AND DEMOLITION:

- THE DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE. CONTRACTOR SHALL REMOVE, REPLACE OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.

GRANULAR BASE & ASPHALT PAVEMENT:

- PROVIDE COMPACTED GRANULAR BASE AND ASPHALT PAVEMENT AS INDICATED ON PLANS, AND IN ACCORDANCE WITH "MIX DESIGN METHODS FOR ASPHALT CONCRETE AND OTHER HOT-MIX TYPES". PROVIDE GRANULAR BASE, BASE COURSE AND SURFACE COURSE AS INDICATED ON PLANS. COMPACT TO AN AVERAGE DENSITY OF 98% PER ASTM D1559. PROVIDE ALL PAVEMENT STRIPING, MARKINGS AND VERBIAGE AS SHOWN ON SITE PLANS.

CONCRETE:

- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO ACI 318 BUILDING CODE AND CRSI MANUAL OF STANDARD PRACTICE.
- CONCRETE SLAB CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT (IF AVAILABLE) OR CONSTRUCTION DOCUMENTS.
- DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94. CONCRETE STRENGTH TO BE MIN. 3,500 PSI AT 28 DAYS FOR SLABS ON GRADE.

ADDITIONAL SITE NOTES:

- CONTRACTOR TO CONTACT EXCEL ENGINEERING (ATTN: RYAN WILGREEN (920) 926-9800) FOR CONSTRUCTION STAKING PRICES FOR INCLUSION IN CONTRACTOR BID. PRICES PROVIDED WILL BE BASED UPON SCOPE OF SERVICES REQUESTED. ELECTRONIC CAD FILES WILL NOT BE PROVIDED.
- 4" WIDE YELLOW STRIPING FOR PARKING STALLS, TRAFFIC LANE, AND NO PARKING AREAS. YELLOW PAINT MARKINGS FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGE.

CONTACTS

OWNER

VERIZON WIRELESS
CONTACT: JEFF DOLIGALE
1515 E. WOODFIELD RD. SUITE 1400
SCHAUMBURG, IL 60173
P: (847) 706-2330

ARCHITECT

INFORM STUDIO
CONTACT: GINA VAN TINE
P: (248) 449-3564
F: (248) 449-6984
gvantine@in-formstudio.com

CIVIL

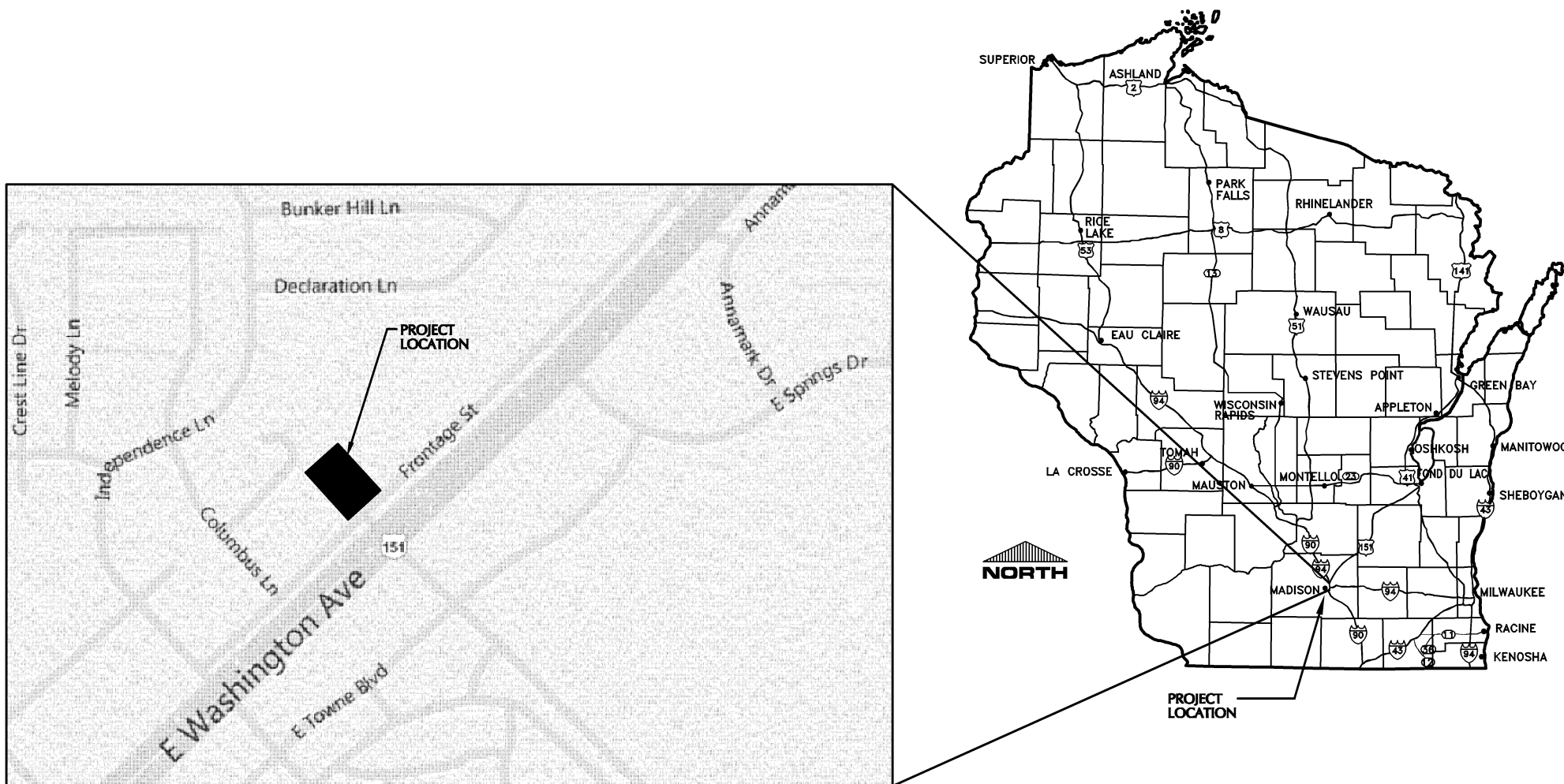
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
CONTACT: MAX FRANZEN
P: (920) 926-9800
F: (920) 926-9801
maxwell.f@excelengineer.com

SHEET INDEX

SHEET	SHEET TITLE	ISSUED	REVISION #1	REVISION #2	REVISION #3	REVISION #4	ISSUED FOR CONSTRUCTION
T	TITLE SHEET	•					
C1.0	EXISTING SITE AND DEMOLITION PLAN	•					
C1.1	SITE PLAN	•	•				
C1.2	GRADING, UTILITIES, AND EROSION CONTROL PLAN	•	•				
PXP	LIGHTING POINT BY POINT	•	•				

SHEET INDEX LEGEND
PRELIM = PRELIMINARY SHEET
• = ISSUED SHEET

LOCATION MAP



OWNER:
VERIZON WIRELESS

PROJECT:
VERIZON WIRELESS
4610 E. WASHINGTON AVE
MADISON, WI 53715

SHEET ISSUE:

NOVEMBER 1, 2010

SEE TITLE SHEET TO CONFIRM
THAT THIS SHEET HAS BEEN
RELEASED FOR CONSTRUCTION

REVISIONS:

DECEMBER 3, 2010

DATE:

JOB NUMBER:
1014160

SHEET

T





OWNER

COMMUNICATIONS STORE:
4610 E. Washington Ave.
Madison, WI 53704

1515 Woodfield Rd., Suite 1400
Schaumburg, IL 60173
PH: 847.706.2330
FAX: 847.706.1724

VENDOR	CONTACT	ITEMS SUPPLIED
Verizon Wireless 1515 E. Woodfield Schaumburg, IL 60173	Jeff Doligale 847.706.2330	Retail Design & Construction Coordination
Verizon Wireless 1515 E. Woodfield Schaumburg, IL 60173	Pat Schmutzer 847.706.2307	I.T. Equipment
Icon Identity Solutions 1418 Elmhurst Road Elk Grove Village, IL 60007	Marc Budin 847.631.3197	Interior and Exterior Signage
Matrix Security Systems 937 South Patterson Blvd. Dayton, OH 45402	Bob Tiley 937.890.6775	Security Systems: Cameras & Monitors, Panic Buttons, Door Locksets, etc.
Window Energy Products 8941 Ogden Ave. Brookfield, IL 60513	Ed Buk 708.878.1640	Window Film System
Play Network 8727 148th Ave. NE Redmond, WA 98052	Sara James 425.629.1829	In-Store Music System

TENANT	BUILDING OWNER	BUILDING DEPT.
Verizon Wireless Jeff Dorigale 1515 Woodfield Rd. Suite 1400 Schaumburg, IL 60173 PH: 847.706.2330	Paul Robinson Robinson Financial robbin3031@yahoo.com PH: 608.790.4736	Department of Planning & Development Fred Rehbein 215 Martin Luther King Jr. Blvd. Room LL100 Madison, WI 53703 PH: 608.267.8688 FAX: 608.266.6522

[illegible]

STAMPS

PROJECT #	2010.1828.00
	T.O
	SHEET NO.

Store Name	Jan	Traffice	Feb	Traffic	March	Traffic	April	Traffic	May	Traffic	June	Traffic	July	Traffic	August	Traffic	Sept	Traffic	Oct	Traffic	Nov	Traffic	
VZW PLAZA	1/1/2010	195	2/1/2010	295	3/1/2010	361	4/1/2010	331	5/1/2010	462	6/1/2010	336	7/1/2010	339	8/1/2010	300	9/1/2010	331			11/1/2010	313	
	1/2/2010	492	2/2/2010	285	3/2/2010	334	4/2/2010	397	5/2/2010	242	6/2/2010	375	7/2/2010	408	8/2/2010	437	9/2/2010	416			11/2/2010	272	
	1/3/2010	236	2/3/2010	398	3/3/2010	320	4/3/2010	441	5/3/2010	353	6/3/2010	315	7/3/2010	300	8/3/2010	390	9/3/2010	432			11/3/2010	314	
	1/4/2010	373	2/4/2010	274	3/4/2010	277	4/4/2010	0	5/4/2010	329	6/4/2010	377	7/4/2010	110	8/4/2010	335	9/4/2010	433			11/4/2010	276	
	1/5/2010	298	2/5/2010	415	3/5/2010	388	4/5/2010	437	5/5/2010	289	6/5/2010	437	7/5/2010	385	8/5/2010	297	9/5/2010	195			11/5/2010	352	
	1/6/2010	287	2/6/2010	507	3/6/2010	471	4/6/2010	268	5/6/2010	363	6/6/2010	251	7/6/2010	408	8/6/2010	419	9/6/2010	290			11/6/2010	406	
	1/7/2010	171	2/7/2010	283	3/7/2010	316	4/7/2010	261	5/7/2010	359	6/7/2010	352	7/7/2010	363	8/7/2010	404	9/7/2010	326			11/7/2010	329	
	1/8/2010	387	2/8/2010	345	3/8/2010	311	4/8/2010	308	5/8/2010	377	6/8/2010	362	7/8/2010	331	8/8/2010	321	9/8/2010	330			11/8/2010	201	
	1/9/2010	449	2/9/2010	189	3/9/2010	311	4/9/2010	433	5/9/2010	225	6/9/2010	450	7/9/2010	377	8/9/2010	377	9/9/2010	295			11/9/2010	268	
	1/10/2010	255	2/10/2010	284	3/10/2010	251	4/10/2010	440	5/10/2010	387	6/10/2010	354	7/10/2010	331	8/10/2010	307	9/10/2010	383			11/10/2010	229	
	1/11/2010	285	2/11/2010	299	3/11/2010	272	4/11/2010	305	5/11/2010	310	6/11/2010	432	7/11/2010	256	8/11/2010	377	9/11/2010	389			11/11/2010	278	
	1/12/2010	366	2/12/2010	410	3/12/2010	344	4/12/2010	335	5/12/2010	284	6/12/2010	375	7/12/2010	392	8/12/2010	374	9/12/2010	269			11/12/2010	356	
	1/13/2010	256	2/13/2010	502	3/13/2010	486	4/13/2010	306	5/13/2010	353	6/13/2010	286	7/13/2010	355	8/13/2010	425	9/13/2010	295			11/13/2010	394	
	1/14/2010	335	2/14/2010	362	3/14/2010	424	4/14/2010	258	5/14/2010	397	6/14/2010	409	7/14/2010	327	8/14/2010	431	9/14/2010	324			11/14/2010	291	
	1/15/2010	347	2/15/2010	294	3/15/2010	320	4/15/2010	275	5/15/2010	330	6/15/2010	400	7/15/2010	474	8/15/2010	265	9/15/2010	330			11/15/2010	302	
	1/16/2010	414	2/16/2010	294	3/16/2010	290	4/16/2010	425	5/16/2010	240	6/16/2010	330	7/16/2010	412	8/16/2010	483	9/16/2010	324			11/16/2010	277	
	1/17/2010	252	2/17/2010	320	3/17/2010	279	4/17/2010	416	5/17/2010	328	6/17/2010	382	7/17/2010	331	8/17/2010	375	9/17/2010	441			11/17/2010	289	
	1/18/2010	323	2/18/2010	275	3/18/2010	268	4/18/2010	229	5/18/2010	293	6/18/2010	338	7/18/2010	232	8/18/2010	340	9/18/2010	392			11/18/2010	207	
	1/19/2010	319	2/19/2010	394	3/19/2010	329	4/19/2010	268	5/19/2010	313	6/19/2010	352	7/19/2010	477	8/19/2010	410	9/19/2010	251			11/19/2010	278	
	1/20/2010	309	2/20/2010	409	3/20/2010	463	4/20/2010	321	5/20/2010	268	6/20/2010	244	7/20/2010	413	8/20/2010	387	9/20/2010	344			11/20/2010	336	
	1/21/2010	283	2/21/2010	315	3/21/2010	276	4/21/2010	294	5/21/2010	365	6/21/2010	410	7/21/2010	393	8/21/2010	438	9/21/2010	349			11/21/2010	234	
	1/22/2010	366	2/22/2010	259	3/22/2010	314	4/22/2010	276	5/22/2010	414	6/22/2010	378	7/22/2010	407	8/22/2010	292	9/22/2010	333			11/22/2010	285	
	1/23/2010	399	2/23/2010	300	3/23/2010	284	4/23/2010	324	5/23/2010	203	6/23/2010	328	7/23/2010	446	8/23/2010	381	9/23/2010	317			11/23/2010	279	
	1/24/2010	259	2/24/2010	254	3/24/2010	352	4/24/2010	457	5/24/2010	270	6/24/2010	318	7/24/2010	371	8/24/2010	390	9/24/2010	350			11/24/2010	347	
	1/25/2010	328	2/25/2010	298	3/25/2010	331	4/25/2010	259	5/25/2010	356	6/25/2010	370	7/25/2010	253	8/25/2010	364	9/25/2010	349			11/25/2010	0	
	1/26/2010	295	2/26/2010	436	3/26/2010	358	4/26/2010	286	5/26/2010	294	6/26/2010	395	7/26/2010	356	8/26/2010	339	9/26/2010	272			11/26/2010	551	
	1/27/2010	281	2/27/2010	476	3/27/2010	359	4/27/2010	257	5/27/2010	285	6/27/2010	269	7/27/2010	402	8/27/2010	471	9/27/2010	346			11/27/2010	329	
	1/28/2010	240	2/28/2010	306	3/28/2010	247	4/28/2010	253	5/28/2010	362	6/28/2010	340	7/28/2010	390	8/28/2010	478	9/28/2010	299			11/28/2010	272	
	1/29/2010	372			3/29/2010	316	4/29/2010	339	5/29/2010	281	6/29/2010	335	7/29/2010	338	8/29/2010	257	9/29/2010	266			11/29/2010	306	
	1/30/2010	438			3/30/2010	291	4/30/2010	348	5/30/2010	194	6/30/2010	305	7/30/2010	402	8/30/2010	401	9/30/2010	343			11/30/2010	228	
	1/31/2010	264			3/31/2010	309			5/31/2010	213			7/31/2010	380	8/31/2010	363							
VZW PLAZA Total	Jan	9874	Feb	9478	March	10252	April	9547	May	9739	June	10605	July	11159	August	11628	Sept	10014	Oct		Nov	8799	101095

December 7, 2010

Urban Design Commission
215 MLKJ Blvd; Rm LL110
Madison, WI 53703

To Whom It May Concern:

As the Architects for Verizon Wireless we are submitting a proposal to renovate the retail location at 4610 E. Washington Ave. Below you will find a narrative describing our proposed intentions.

Verizon Wireless 4610 E. Washington Ave.

Currently this location is planned for an interior remodeling to the new prototypical design for 2011. In 2010 VzW began to pursue LEED as a corporate-wide initiative and at this time, the intent is to pursue LEED silver for this location renovation. We are awaiting USGBC final review on our last submission for Gurnee, Illinois for LEED silver and have already received LEED silver for our Vernon Hills, Illinois location earlier this year.

This is one of VzW's busiest locations in Wisconsin. Every VzW store is equipped with a shopper tracker device that logs the amount of customer traffic each store receives on a day-to-day basis. The raw data Excel document is attached for your review. This location logs, on average over 10,000 clicks per month or over 346 clicks per hour. This location is open 73 hours/week and it shows this location services, on average, 150-173 customers every hour. The Madison store currently employs 20 people, grew by 10% over the last year and projects steady growth to continue to employ more of the people in Madison.

After reviewing the project site VzW requested that the landlord upgrade the parking, landscaping and exterior lighting also as part of the entire planned renovation. Currently the parking pavement is very old, has been patched repeatedly and needs to be repaved. The layout is currently perpendicular at the side of the building along the NE property line and then it changes at the rear of the building to become angled continuing along the NE property line as a one-way aisle, then back to perpendicular along the rear and SW property lines and also along the rear of the building.

We are proposing to rework the layout to provide 2-way traffic all around the parking lot while maintaining a landscaped island in the middle. This would allow us to maintain perpendicular parking throughout the site and provide easier and safer access for customers and the fire department. The layout we are proposing increases the total parking count by six spaces and with the pervious pavers we are proposing the total impervious pavement is increased by less than 1%.

The new landscaping proposed will greatly enhance the existing site while also being drought tolerant, native to the area and natural looking. The new plantings should only need watering during establishment and prolonged drought periods. (Please see attached rendered site plan).

On the following pages you will find existing photos that record the poor condition of the parking area overall.

Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



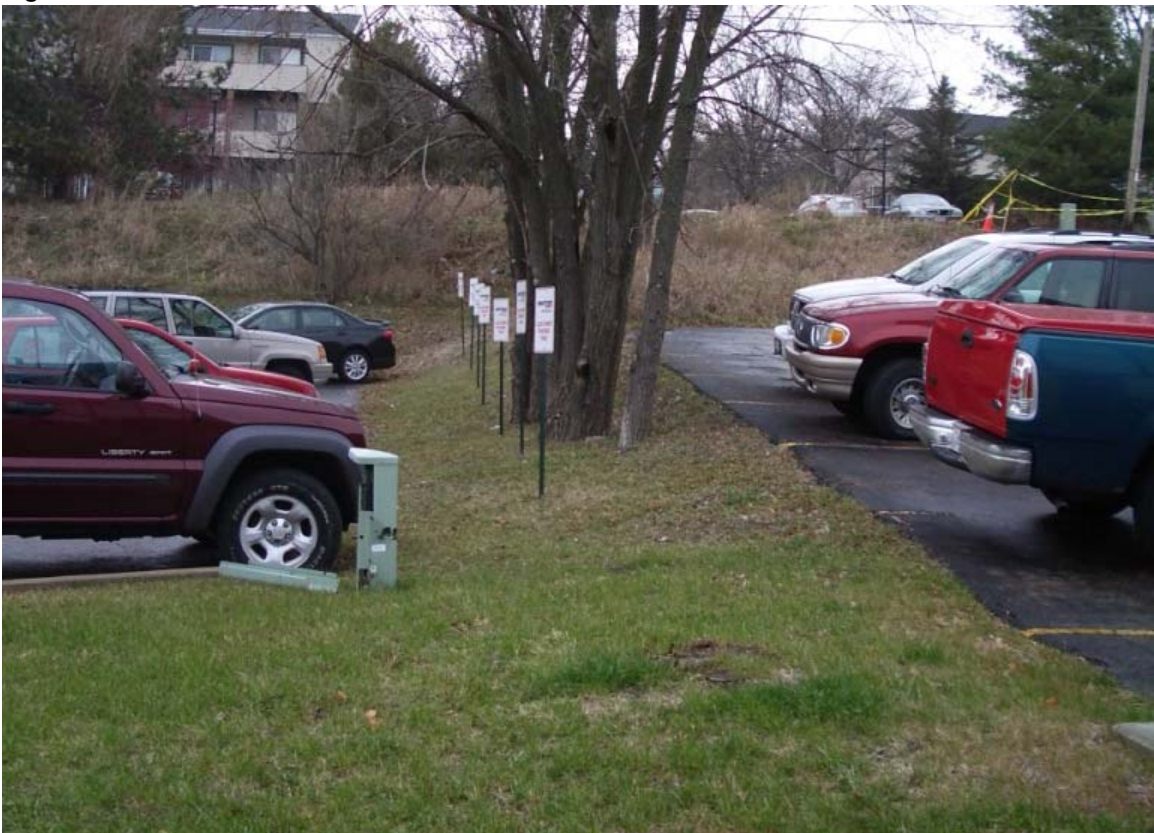
Figure 7



Figure 8



Figure 9



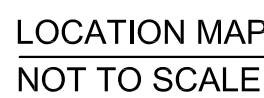


1548 E ALGONQUIN ROAD #227
ALGONQUIN IL 60102
847 878 4019

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VERIZON WIRELESS
RETAIL STORE

RENOVATION LANDSCAPE PLAN PARKING LOT RECONSTRUCTION

COMMERCIAL - VZW inFORM STUDIO

ARCHITECT:
inFORM STUDIO
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P: (248) 449-3564
F: (248) 449-6984
gvantine@in-formstudio.com

CIVIL ENGINEER:
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
CONTACT: MAX FRANZEN
P: (920) 926-9800
F: (920) 926-9801
maxwell.f@excelengineer.com

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
1548 E. ALGONQUIN ROAD, #227
ALGONQUIN, IL 60102
CONTACT: SHARON DICKSON
P: (847) 878-4019
sdickson@dicksondesignstudio.com



- 192.0 Points = Number of Landscape Points Provided
- 140 Points = (4) Canopy Shade Trees (existing)
- 15 Points = (1) Ornamental Tree (existing)
- 15 Points = (1) Evergreen Tree (existing)
- 6 Points = (3) Deciduous Shrubs (existing)
- 16 Points = (8) Deciduous Shrubs (proposed)

SIZE	QTY.	BOTANIC NAME	COMMON NAME
30" tall	8	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
1 gallon	24	Sporobolus heterolepis	Prairie Dropseed
1 gallon	40	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint
--	TBD	Pebble Mulch (1.5"-2" diameter stone, to match existing)	
--	TBD	Kentucky Bluegrass Blend Seed/Sod	

1. All new and existing planting beds and tree rings shall maintain a spaded edge.
2. Plants shall be allowed to grow and be maintained in their natural form.
3. All landscaping shall be maintained in good condition at all times. All dead, diseased, or damaged plant material shall be replaced promptly, with live material in good condition, and in quantities and sizes that meet the requirements of the City.
4. Locate all underground utilities prior to digging.
5. Topsoil shall be installed in all parking lot islands, at a minimum of 12' deep.

