

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>June 30, 2010</u>	Action Requested
UDC MEETING DATE: <u>July 7, 2010</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 700 block Segoe Road

ALDERMANIC DISTRICT: District #11, Chris Schmidt

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Stone House Development, Inc.

Knothe & Bruce Architects, LLC

321 E. Main Street

7601 University Avenue, Suite 201

Madison, WI 53703

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 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)

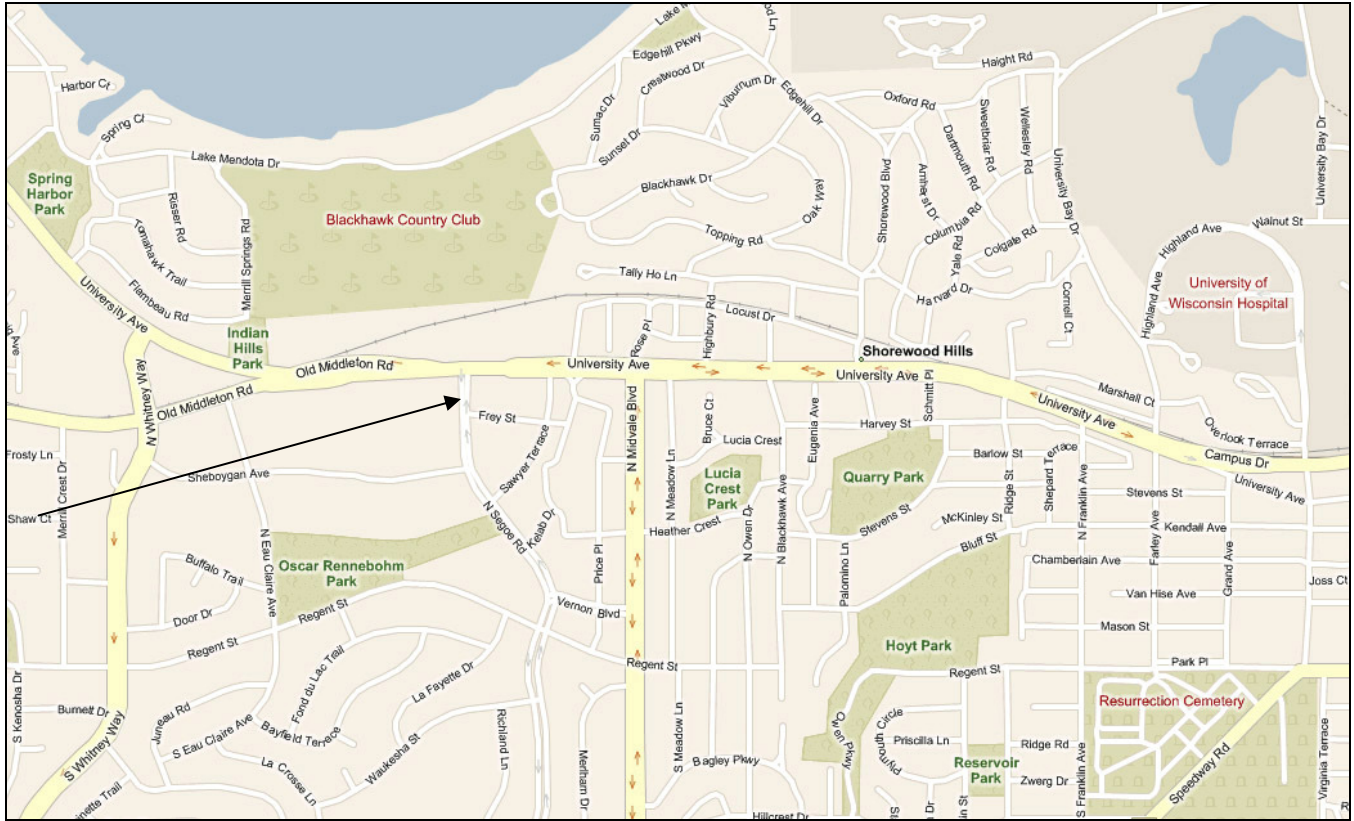
(See Section D for:)

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

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

Re: 700 Block of Segoe Road

Locator Map



June 23, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Amended PUD-GDP-SIP
700 Block N. Segoe Road
Madison, WI

Dear Mr. Murphy:

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

Organizational structure:

Owner: Stone House Development, Inc.
321 East Main Street
Madison, WI 53703
608-251-6000
608-251-6077 fax
Contact: Rich Arnesen
rarnesen@stonehousedevlopment.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

Engineer: Vierbicher Associates, Inc
999 Fourier Drive , Suite 201
Madison, Wisconsin 53717
(608) 826-0532
Contact: Dave Glusick
dglu@vierbicher.com

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Mike Sturm
msturm@ksd-la.com

Introduction:

The proposed site is located on the east side of North Segoe Road on the remaining parcel of land adjacent to the recently approved Target. Other surrounding uses include Weston Place Condominiums to the south along Frey Road; the Pyare Square building and McDonalds to the north along University Avenue and the State office buildings to the west and North. The development team has been meeting with the alderperson and the neighbors while putting together this development proposal.

The apartments will be developed using WHEDA's Section 42 tax credit housing program. WHEDA recently announced that this project was successful in obtaining the tax-credit allocation. While the apartments will be affordably priced, they will also provide a high-quality living environment and the amenities that are consistent with the neighborhood.

The current Target lot, which will be created by a soon to be recorded CSM, will be further subdivided to create the subject parcel. That subdivision will be approved concurrently with this proposed PUD-SIP.

Project Description:

The project consists of two linked 4-story apartment buildings with 96 units. The buildings step down the sloped site and are four stories in height with a flat roof. The high-quality exterior materials will be a combination of masonry, fiber-cement board siding and metal panels. The exterior materials were chosen to be compatible with the adjacent Westin Place and Target buildings while maintaining a modern residential aesthetic. The street-side elevations of the buildings are well detailed and landscaped, and are punctuated with individual entries to the dwelling units. Many of the first floor units are townhomes with entry porches along Frey Street and N. Segoe Road.

The buildings are placed close to the site perimeter to enhance the public streetscapes. Pedestrian access is planned throughout the site connecting the buildings and users to the perimeter streets and surrounding retail and office uses. Vehicular access is accommodated from Frey Street with access to both the parking areas. Parking is largely accommodated below the buildings with a two level underground parking garage. Convenient bicycle parking is provided in the courtyard area, entrances and basement parking. The trash collection will be accommodated from the University Avenue entry through a cross-access easement with Target.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. A ground level plaza opens onto the landscaped lawns and provides an area for informal social gatherings. A generous Commons Room is provided on the upper floor which opens onto a roof terrace for additional usable open space. The Commons and roof deck will afford the opportunity to have a multitude of planned functions for the residents as well as extensive views to the north and east. In addition to the common open spaces, the overwhelming majority of the apartments will have a porch or balcony for private open space.

The new construction will be environmentally conscious and meet the standards of Wisconsin Green Built Homes.

Site Development Data:

Dwelling Unit Mix:

One-Bedroom	44
Two-Bedroom	42
<u>Three-Bedroom Townhomes</u>	<u>10</u>
Total Dwelling Units	96

Densities:

Lot Area	58,909 or 1.35 Acres
Lot Area / D.U.	613.6 SF/unit
Density	71 units/acre

Building Height:

Four Stories

Vehicle Parking:

Underground	120 stalls
<u>Surface</u>	<u>20 stalls</u>
Total	140 stalls or 1.45 stalls/unit

Bicycle Parking:

Underground	57 stalls
<u>Surface- standard 2'x6'</u>	<u>17 stalls</u>
Total	74 stalls (50 + .5(46)=73 required)

Project Schedule:

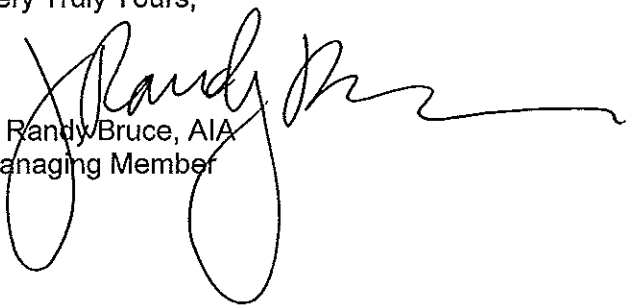
It is anticipated that the new construction phase will start in the fall of 2010 and be completed in summer 2011.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the City tax base with minimal, if any, increased costs to the City. The development will enhance the Hilldale area and provide new workforce housing while promoting pedestrian, bicycle and mass-transit circulation.

Thank you for your time in reviewing our proposal.

Very Truly Yours,


J. Randy Bruce, AIA
Managing Member

Zoning Text

Amended PUD-GDP -SIP

Hilldale Place

700 Block N. Segoe Road

June 23, 20109

Legal Description: The lands subject to this Amended PUD-GDP- SIP shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of 96 dwelling units.
- B. **Permitted Uses:** Following are permitted uses:
 - 1. Multifamily residential uses as allowed in the R-5 zoning district.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking and loading shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.
- J. **Signage:** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

EXHIBIT A

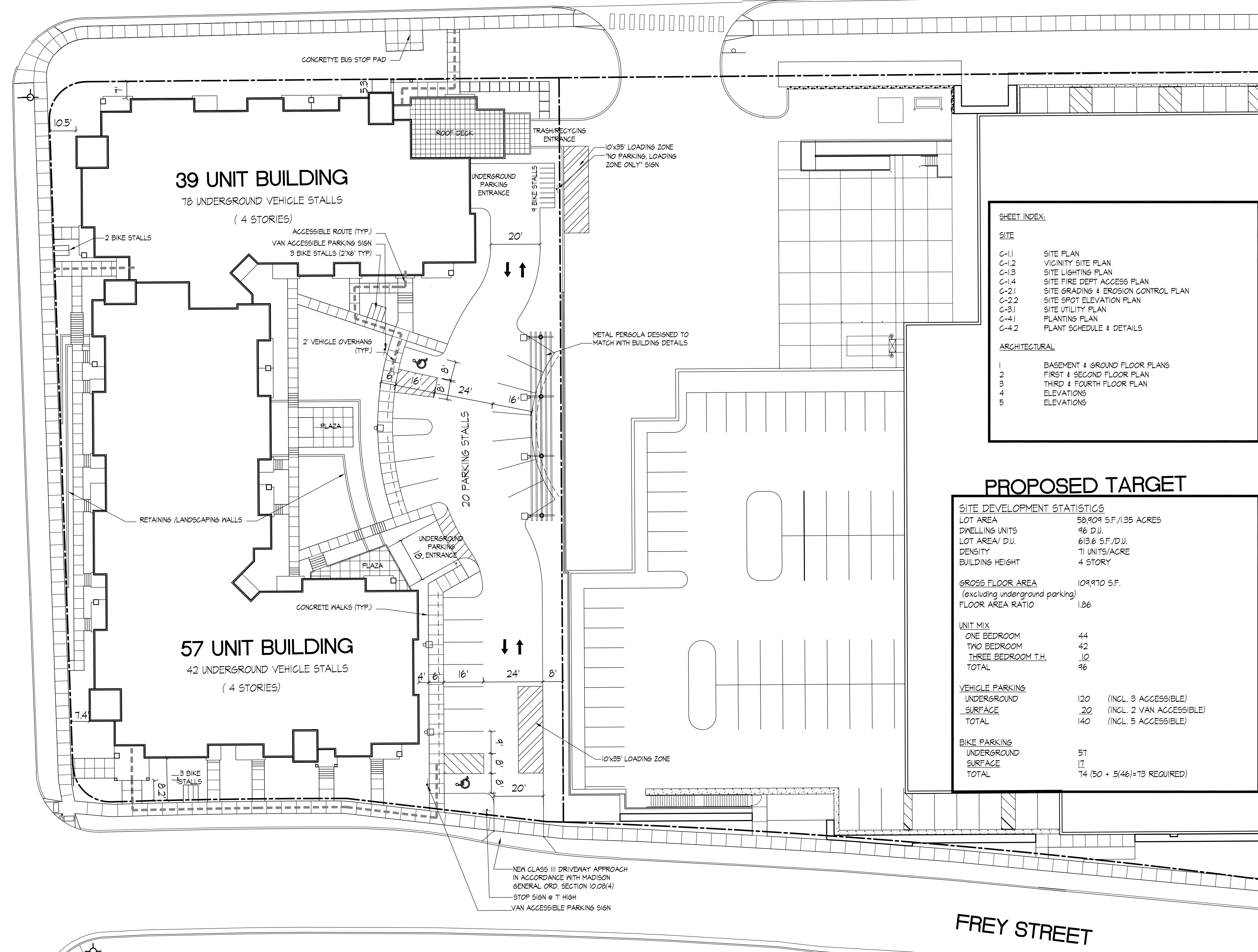
DESCRIPTION: PARCEL 2

A parcel of land being part of Lot 2, Block 32, University Hill Farms - Commercial Reserve Addition, being part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 20, T7N, R9E, in the City of Madison, Dane County, Wisconsin, To-Wit: Commencing at the NW corner of said Lot 1, Certified Survey Map Number 11595; thence N89°31'11"E, 175.21 feet; thence S00°28'48"E, 226.39 feet to a point on a curve; thence Southeasterly along a curve to the right which has a radius of 9.00 feet and a chord which bears S09°42'37"E, 7.83 feet; thence S16°05'17"W, 156.52 feet; thence N80°14'35"W, 107.38 feet; thence N82°01'33"W, 246.77 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 2865.00 feet and a chord which bears N85°05'22"W, 303.04 feet to the point of beginning; thence continuing Northwesterly along a curve to the left which has a radius of 2865.00 feet and a chord which bears N88°11'28"W, 7.01 feet; thence N83°23'34"W, 80.93 feet to a point on a curve; thence Northwesterly along a curve to the left which has a radius of 2873.00 feet and a chord which bears S89°10'56"W, 95.10 feet to a point of reverse curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N46°55'14"W, 21.16 feet to the Easterly line of North Segoe Road; thence along said Easterly line, N02°04'30"W, 260.70 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N43°43'21"E, 21.51 feet to the Southerly line of University Ave.; thence along said Southerly line, N89°31'11"E, 190.75 feet; thence S00°20'17"E, 300.31 feet to the point of beginning. This parcel contains 58,909 sq. ft. - 1.35 acres.

UNIVERSITY AVENUE

SEGOE ROAD

FREY STREET



SHEET INDEX:

SITE	
C-1.1	SITE PLAN
C-1.2	VICINITY SITE PLAN
C-1.3	SITE LIGHTING PLAN
C-1.4	SITE FIRE DEPT ACCESS PLAN
C-2.1	SITE GRADING & EROSION CONTROL PLAN
C-2.2	SITE SPOT ELEVATION PLAN
C-3.1	SITE UTILITY PLAN
C-4.1	PLANTING PLAN
C-4.2	PLANT SCHEDULE & DETAILS

ARCHITECTURAL	
1	BASEMENT & GROUND FLOOR PLANS
2	FIRST & SECOND FLOOR PLAN
3	THIRD & FOURTH FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS

PROPOSED TARGET

SITE DEVELOPMENT STATISTICS	
LOT AREA	58,909 S.F./1.35 ACRES
DWELLING UNITS	96 D.U.
LOT AREA/ D.U.	613.6 S.F./D.U.
DENSITY	71 UNITS/ACRE
BUILDING HEIGHT	4 STORY
GROSS FLOOR AREA	109,970 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	1.86
UNIT MIX	
ONE BEDROOM	44
TWO BEDROOM	42
THREE BEDROOM T.H.	10
TOTAL	96
VEHICLE PARKING	
UNDERGROUND	120 (INCL. 3 ACCESSIBLE)
SURFACE	20 (INCL. 2 VAN ACCESSIBLE)
TOTAL	140 (INCL. 5 ACCESSIBLE)
BIKE PARKING	
UNDERGROUND	57
SURFACE	17
TOTAL	74 (50 + 5(46)=73 REQUIRED)

Notes

- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMP OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
- ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11. (SEE SUBSECTIONS (B)(e) AND (B)(h)(2d))
- ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
- SIGNAGE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE URBAN DESIGN COMMISSION OR STAFF. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.

Revisions

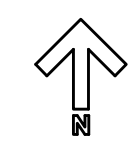
- Neighborhood Meeting - May 1, 2010
- Informational UDC Submittal - May 26, 2010
- Plan Com. Submittal - June 23, 2010

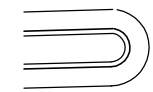
Project Title
Hilldale Place

Project Location
700 Block N. Segoe Road

Drawing Title
Site Plan

Project No. **1007** Drawing No. **C-1.1**





UNIVERSITY

39 UNIT BUILDING

57 UNIT BUILDING

LUMINAIRE SCHEDULE			
Symbol	Label	Description	Lamp
	A	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT HPS
	B	FOUR LIGHT BAR GEN B TYPE IV AREA LIGHT WITH BACKLIGHT SHIELD	LED-B
	C	GOOSENECK / ANGLED	LED-B

Revisions

Neighborhood Meeting - May 1, 2010
Informational UDC Submittal - May 26, 2010
Plan Com Submittal - June 23, 2010

Project Title

Hilldale Place

700 Block N. Segoe Road

Drawing Title
Site Lighting Plan

Project No.

1007

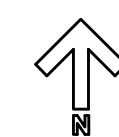
Drawing No.

C-1.3

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SEGOE ROAD

Site Lighting Plan
1" = 20'

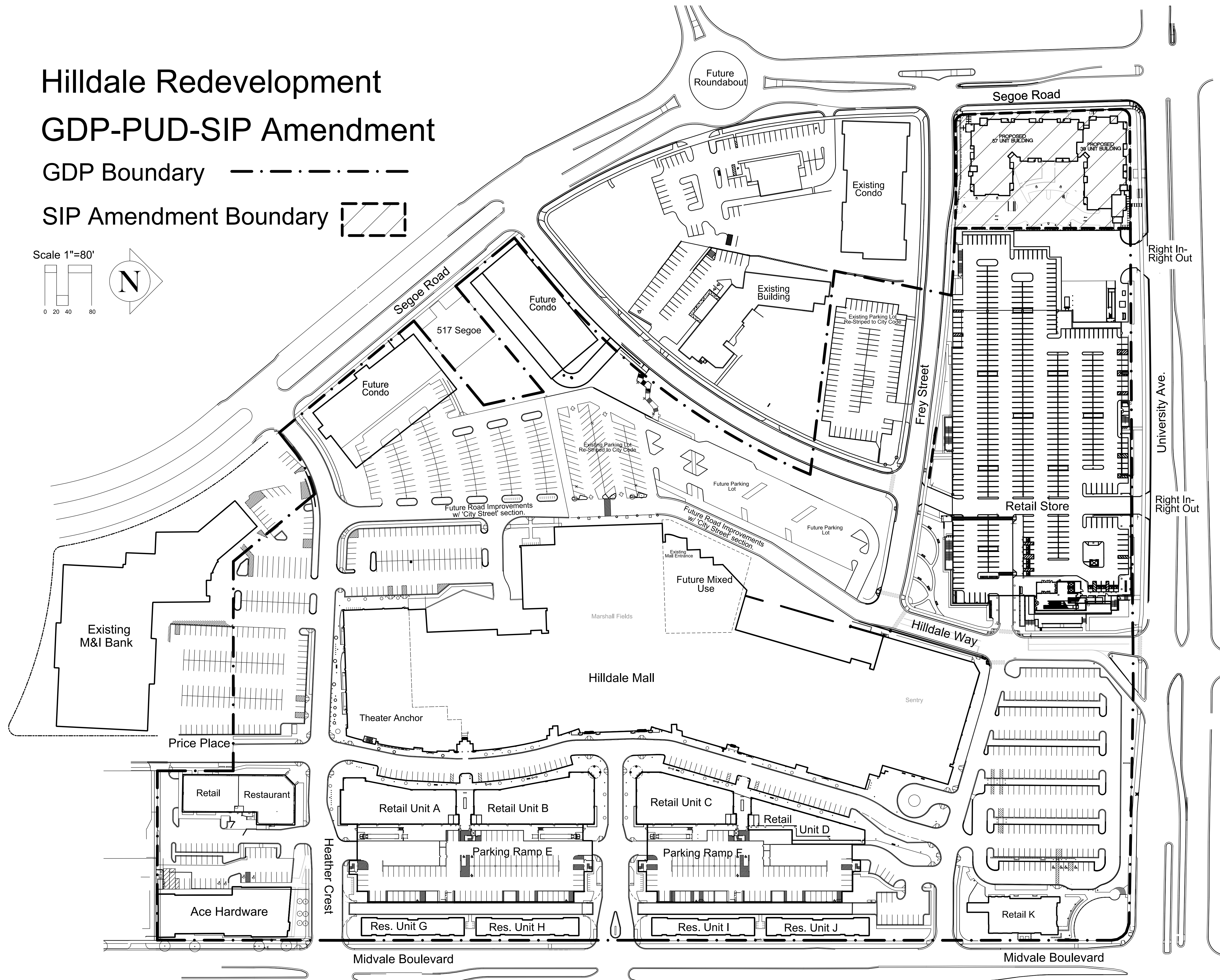
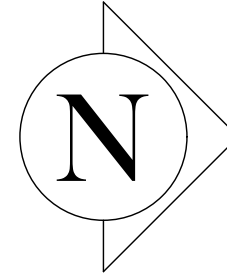
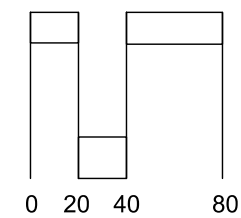


Hilldale Redevelopment GDP-PUD-SIP Amendment

GDP Boundary - - - - -

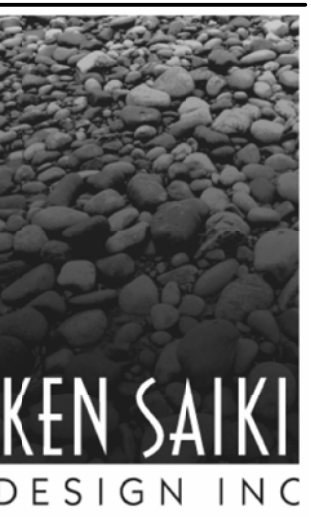
SIP Amendment Boundary [Hatched Box]

Scale 1"=80'



Consultant

Notes



LANDSCAPE ARCHITECTS

303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600
Fax: 608 251-2330
www.ksd-la.com

Revisions

PUD-SIP Submittal - June 23, 2010

Project Title

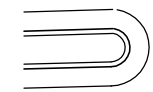
Hilldale Place
700 Block
N. Segoe Road

Drawing Title

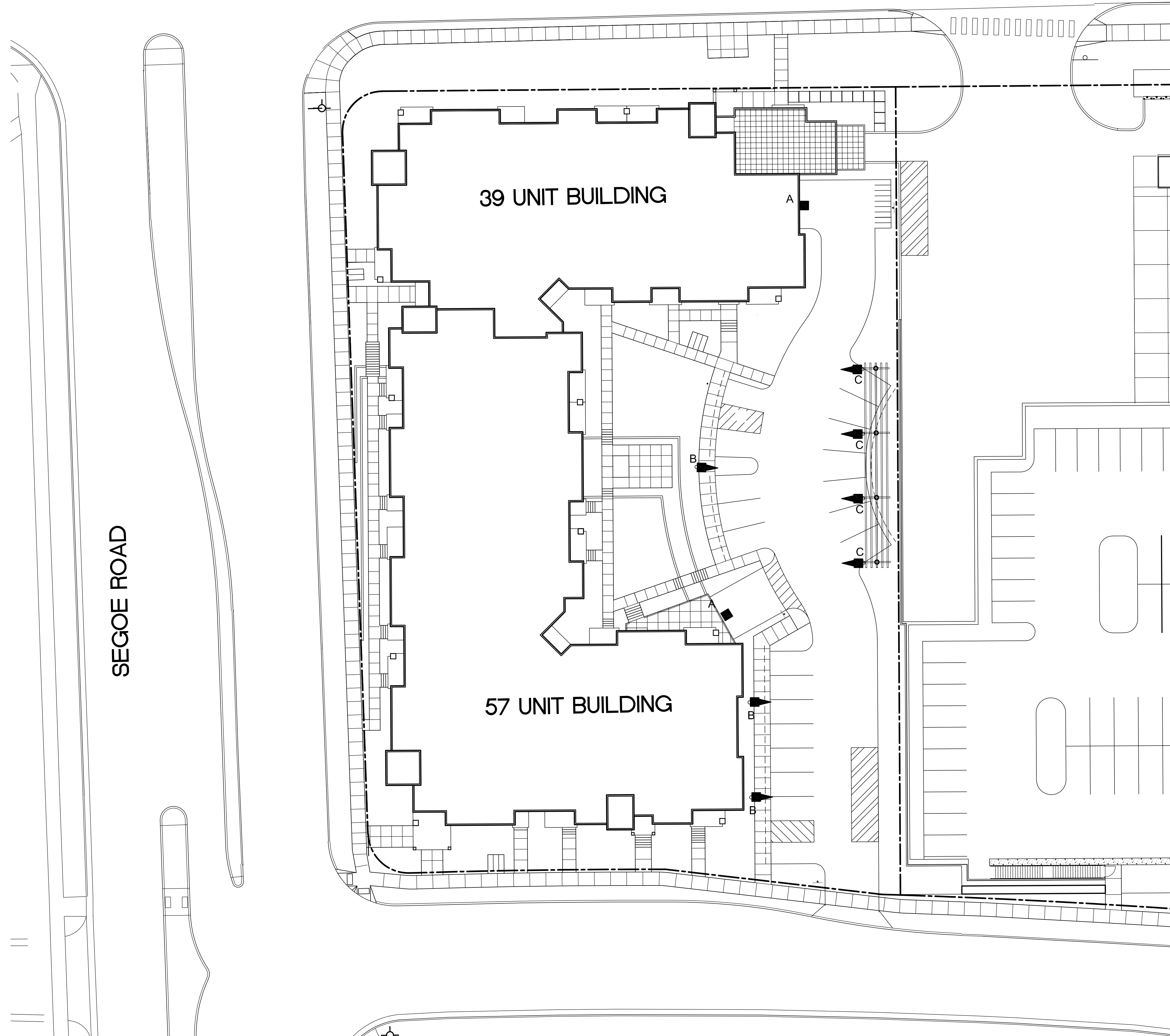
GDP-PUD-SIP Amendment
Boundary

Project No.

Drawing No.



UNIVERSITY



LUMINAIRE SCHEDULE			
Symbol	Label	Description	Lamp
	A	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT HPS
	B	FOUR LIGHT BAR GEN B TYPE IV AREA LIGHT WITH BACKLIGHT SHIELD	LED-B
	C	GOOSENECK / ANGLED	LED-B

SEGOE ROAD

39 UNIT BUILDING

57 UNIT BUILDING

Revisions

Neighborhood Meeting - May 1, 2010
Informational UDC Submittal - May 26, 2010
Plan Com Submittal - June 23, 2010

Project Title

Hilldale Place

700 Block N. Segoe Road

Drawing Title
Site Lighting Plan

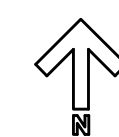
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1007

Drawing No.

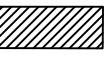
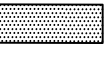
C-1.3

Site Lighting Plan
1" = 20'



Consultant

Notes

-  26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
-  20' MIN. WIDE FIRE LANE.

POSTING ADDRESSES:
AS REQUIRED BY MADISON GENERAL ORDINANCE 10.34 AND 10.305, ALL RESIDENTIAL AND COMMERCIAL BUILDINGS MUST HAVE THE APPROVED ADDRESS POSTED. THE ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, NUMBERS SHALL BE IN CONTRAST TO THE BACKGROUND AND VISIBLE FROM STREET.

Revisions

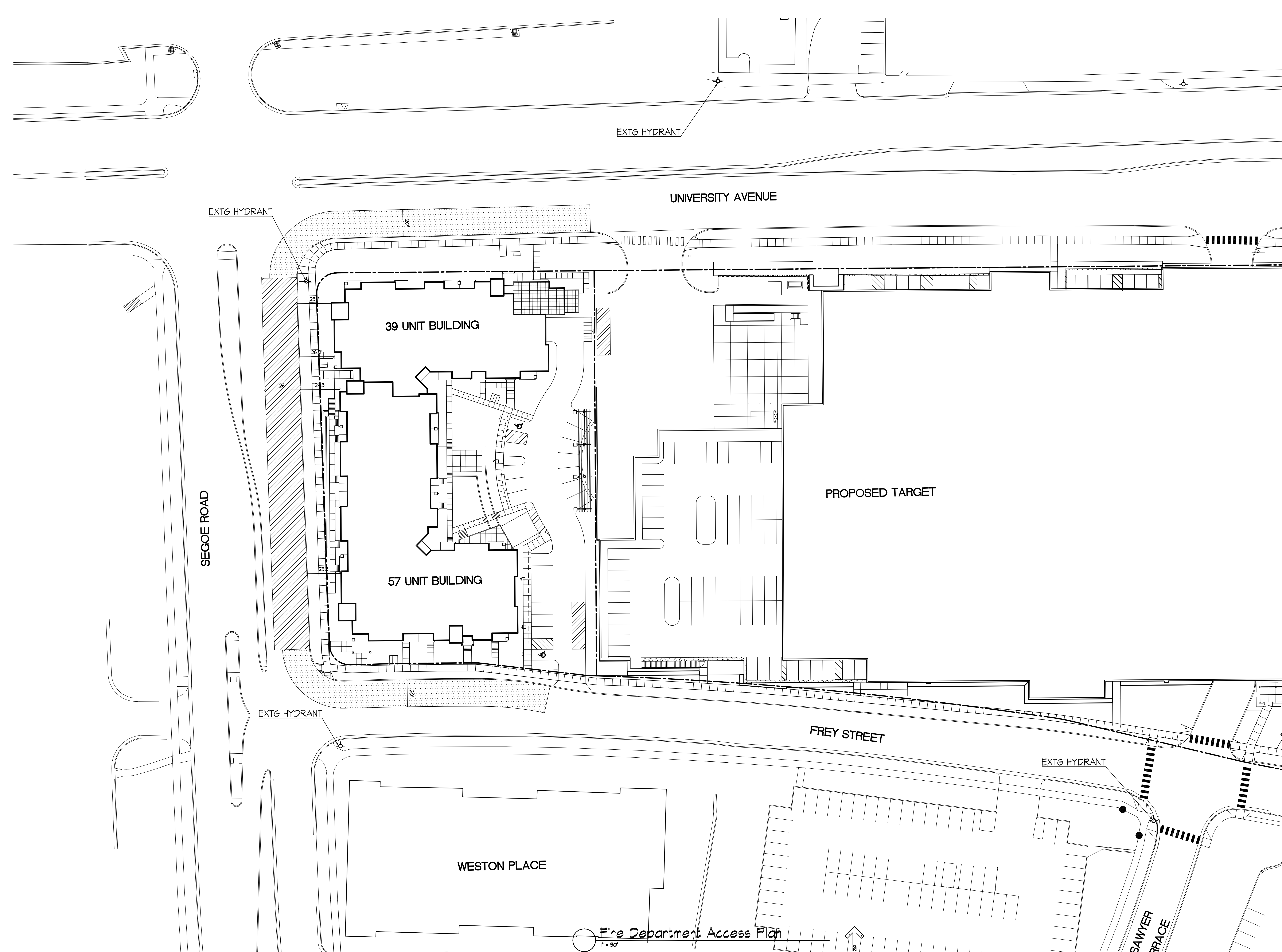
- Neighborhood Meeting - May 1, 2010
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- Plan Com Submittal - June 23, 2010

Project Title
Hilldale Place

700 Block N. Segoe Road
Drawing Title
Fire Department Access Plan

Project No. 1007 Drawing No. C-1.4

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Fire Department Access Plan
1" = 30'

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 22 Jun 2010 - 5:31p

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. 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.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. 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 AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. 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.
6. 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.
7. CHANNELIZED RUNOFF, FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREA.
8. 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.
9. 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).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. 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.
13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
14. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
15. 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.
16. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
17. 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.
18. 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.
19. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
20. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
21. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
22. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
24. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
25. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY
3. STRIP TOPSOIL
4. ROUGH GRADE FOR DRIVEWAYS/BUILDING PADS
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION ON NEW INLETS
7. CONSTRUCT ROADS (STONE BASE, CURB AND GUTTER)
8. CONSTRUCT BIORETENTION BASIN AND SEED LOT AREAS
9. REMOVE TRACKING PAD AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED

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.

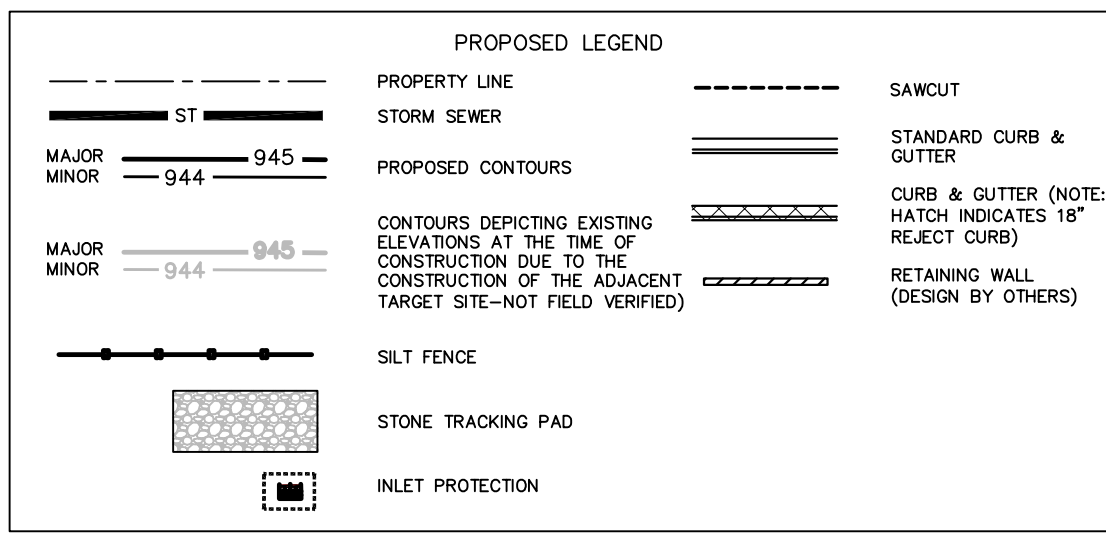
PERMANENT:
 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

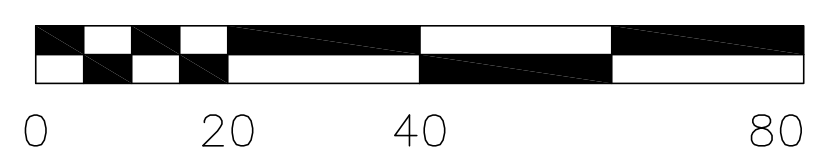
TEMPORARY AND PERMANENT:
 USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

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

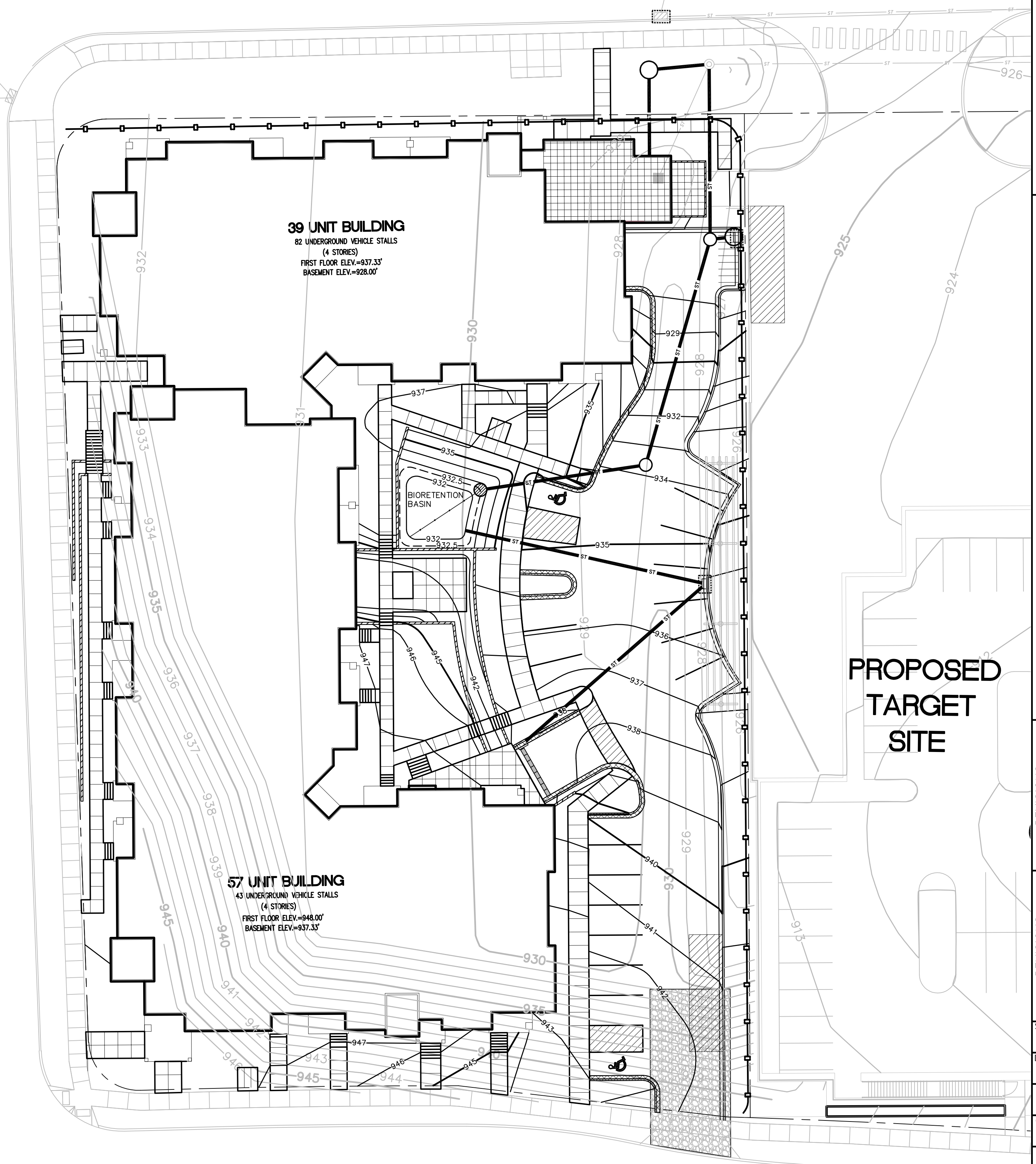


GRAPHIC SCALE FT



SEGOE ROAD

UNIVERSITY AVENUE



PROPOSED TARGET SITE

FREY STREET

vierbicher
 planners | engineers | advisors
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourth Drive, Suite 700 - Madison, Wisconsin 53717
 Phone: (608) 263-0222 Fax: (608) 263-0230

GRADING AND EROSION CONTROL PLAN

700 BLOCK OF SEGOE ROAD
 HILLDALE PLACE
 MADISON, WI

REVISIONS	NO.	DATE	REMARKS

SCALE
 1"=40' (11x17)
 1"=20' (24x36)

DATE
 06/23/10

DRAFTER
 JOEY

CHECKED
 [Signature]

PROJECT NO.
 33107281

SHEET
 1 OF 3

DWG. NO.
 C2.1

UNIVERSITY AVENUE

SEGOE ROAD

FREY STREET

39 UNIT BUILDING
82 UNDERGROUND VEHICLE STALLS
(4 STORES)
FIRST FLOOR ELEV.=937.33'
BASEMENT ELEV.=928.00'

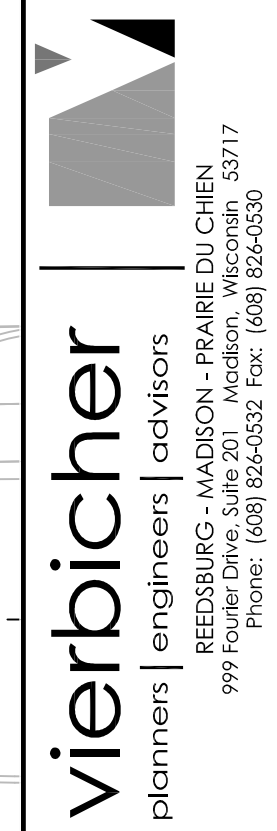
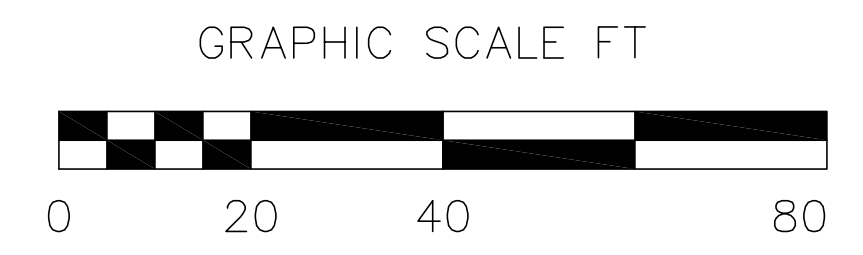
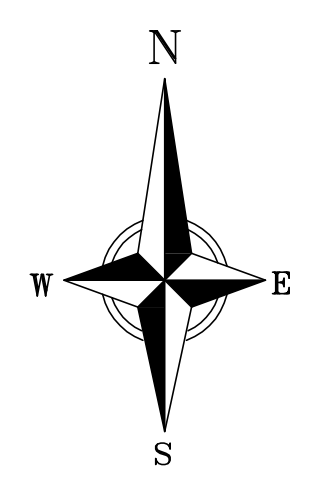
57 UNIT BUILDING
43 UNDERGROUND VEHICLE STALLS
(4 STORES)
FIRST FLOOR ELEV.=948.00'
BASEMENT ELEV.=937.33'

PROPOSED
TARGET
SITE

NOTES
1) PUBLIC SIDEWALK AND RIGHT-OF-WAY ELEVATIONS ARE DESIGNED BY THE CITY OF MADISON. COORDINATE ELEVATIONS TO ENSURE PROPER DRAINAGE

PROPOSED LEGEND

	PROPERTY LINE		SAWCUT
	STORM SEWER		STANDARD CURB & GUTTER
	DRAINAGE DIRECTION AND SLOPE		CURB & GUTTER (NOTE: HATCH INDICATES 18" RE-ECT CURB)
	SITE GRADE SPOT ELEVATION		RETAINING WALL (DESIGN BY OTHERS)
	TOP OF CURB ELEVATION		
	FLOW LINE ELEVATION		



SITE SPOT ELEVATION PLAN
700 BLOCK OF SEGOE ROAD
HILLDALE PLACE
MADISON, WI

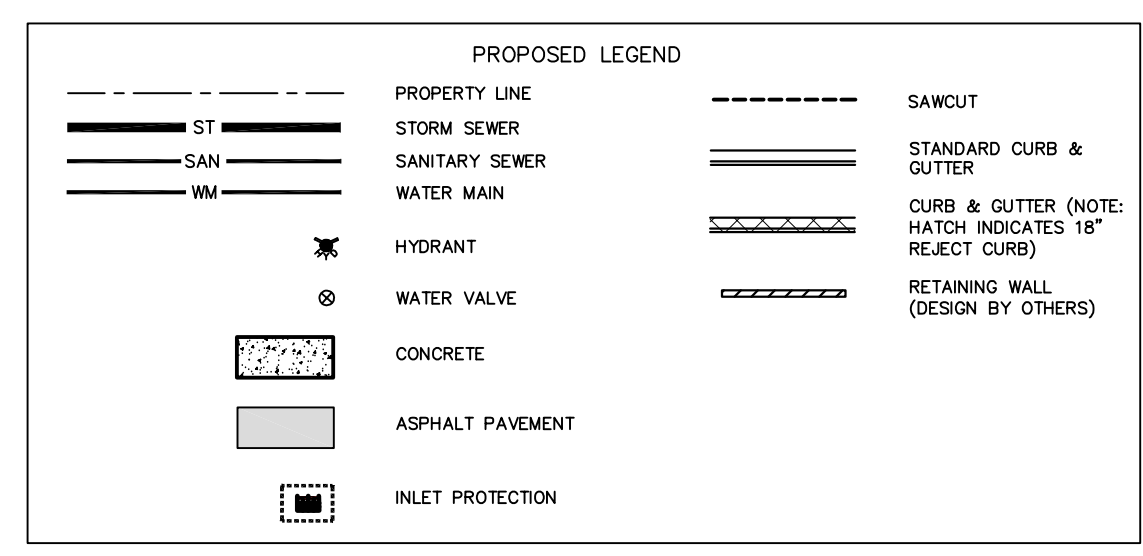
REVISIONS	NO.	DATE	REMARKS

SCALE	1"=40' (11X17)
	1"=20' (24X36)
DATE	06/23/10
DRAFTER	JDOJ
CHECKED	
PROJECT NO.	33107281
SHEET	2 OF 3
DWG. NO.	C2.2

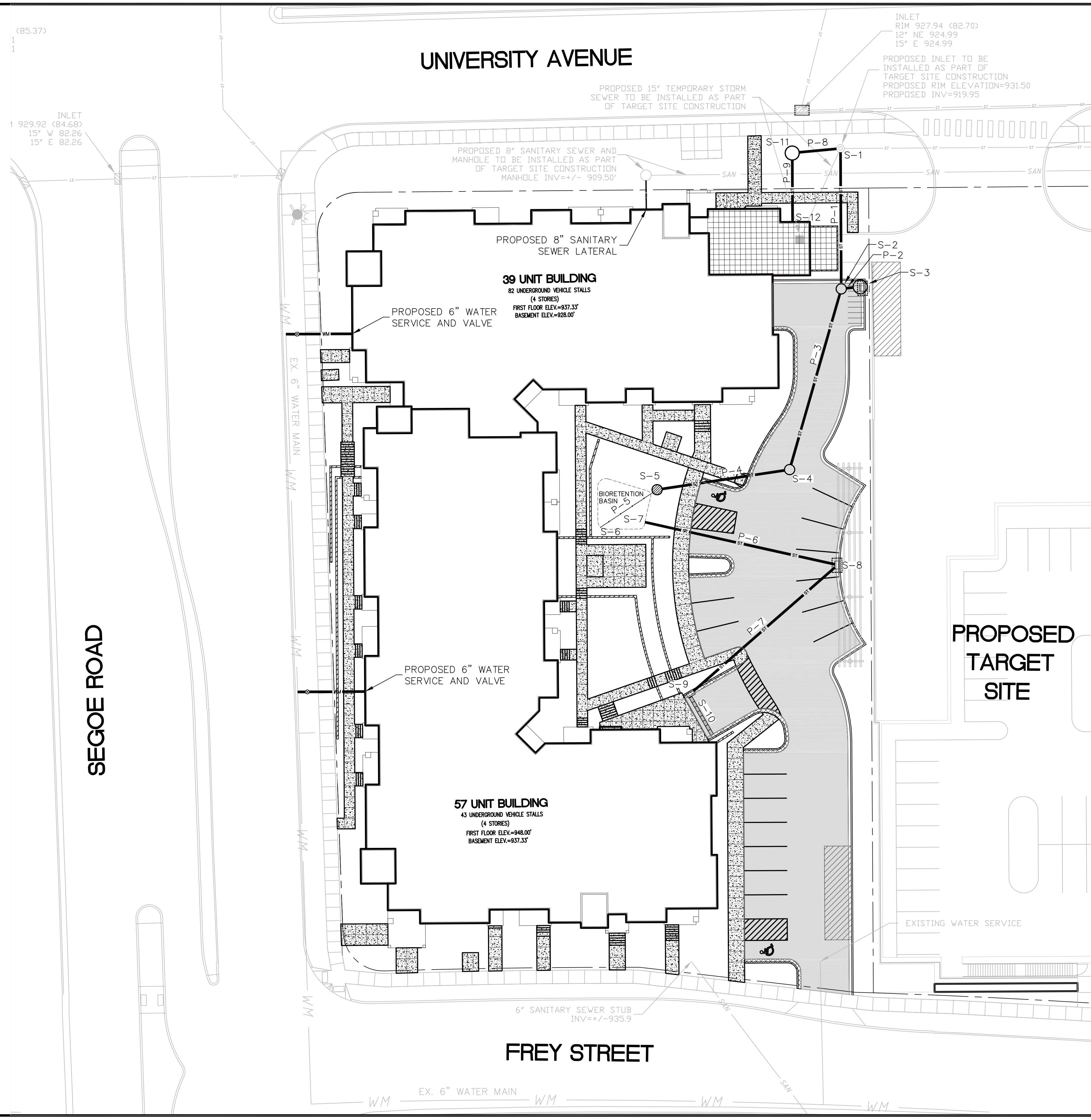
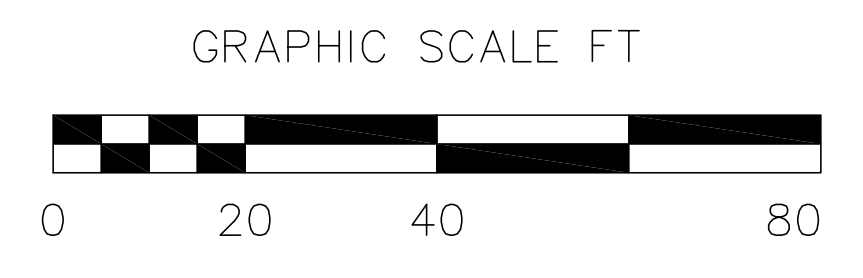
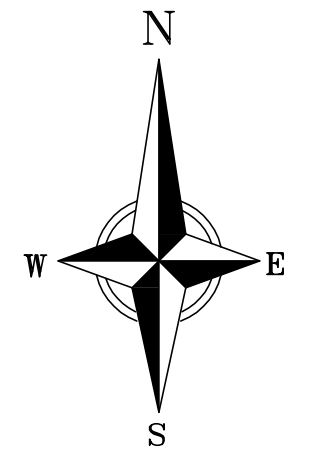
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fouquier Drive, Suite 700, Madison, Wisconsin, 53717
Phone: (608) 263-0322 Fax: (608) 263-0330

22 Jun 2010 - 5:23p M:\Stone House Development\33107281_Hilldale Place\ENGINEERING\Civil_3D\33107281-Base.dwg by: jdoj

- NOTES**
- 1) ALL STORM SEWER IS PRIVATE AND SHALL BE ADS N-12 (OR EQUIVALENT) MATERIAL.
 - 2) CONTRACTOR TO VERIFY ALL CONNECTION INVERTS PRIOR TO UNDERGROUND INSTALLATION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY INVERTS ARE FOUND TO DIFFER FROM THOSE SHOWN ON THE PLANS.
 - 3) EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



CALL DIGGER'S HOTLINE
 1-800-242-8511
 TOLL FREE
 TELEFAX: 1-800-338-3860
 TDC (FOR HEARING IMPAIRED):
 1-800-542-2289
 WS. STATUTE 182.0175 (1979)
 REQUIRES MINIMUM OF 3 WORKING DAYS
 NOTICE BEFORE YOU EXCAVATE.



vierbicher
 planners | engineers | advisors
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Foster Drive, Suite 201 - Madison, Wisconsin 53717
 Phone: (608) 826-6532 Fax: (608) 826-6530

SITE UTILITY PLAN
 700 BLOCK OF SEGOE ROAD
 HILLDALE PLACE
 MADISON, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
 1"=40' (11x17)
 1"=20' (24x36)

DATE
 06/23/10

DRAFTER
 JDOJ

CHECKED

PROJECT NO.
 33107281

SHEET
 3 OF 3

DWG. NO.
 C3.1

UNIVERSITY AVENUE

KNOTHE & BRUCE
ARCHITECTS

7601 University Avenue Suite 201
Middleton, Wisconsin 53562
608-836-3690 Fax 836-6934

Consultant

Notes



KEN SAKI
DESIGN INC

LANDSCAPE
ARCHITECTS

303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600
Fax: 608 251-2330
www.ksd-la.com

SEGOE ROAD

PROPOSED TARGET

Revisions

FUD-SIP Submittal - June 23, 2010

Project Title

Hilldale Place
700 Block
N. Segoe Road

Drawing Title

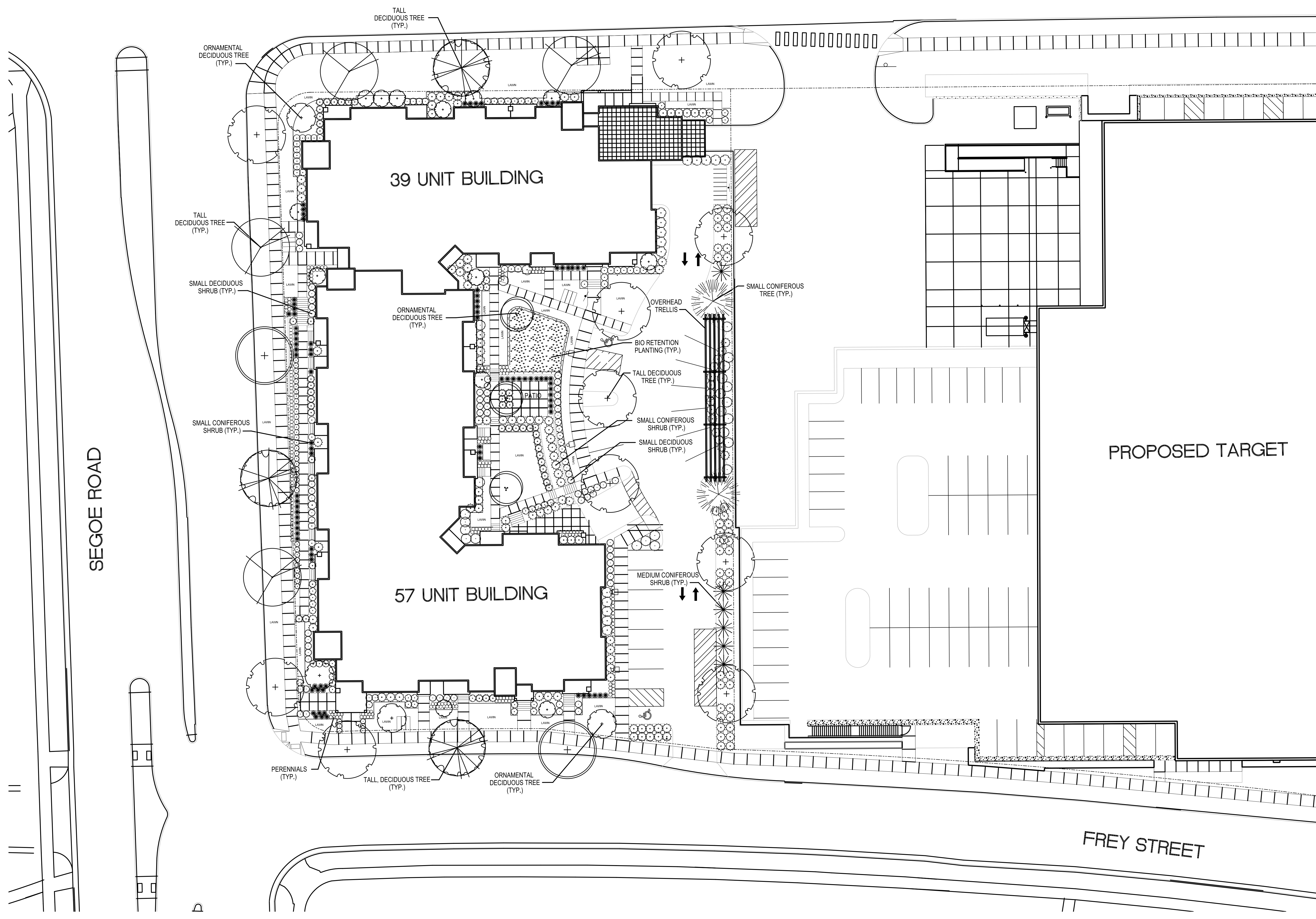
Planting Plan

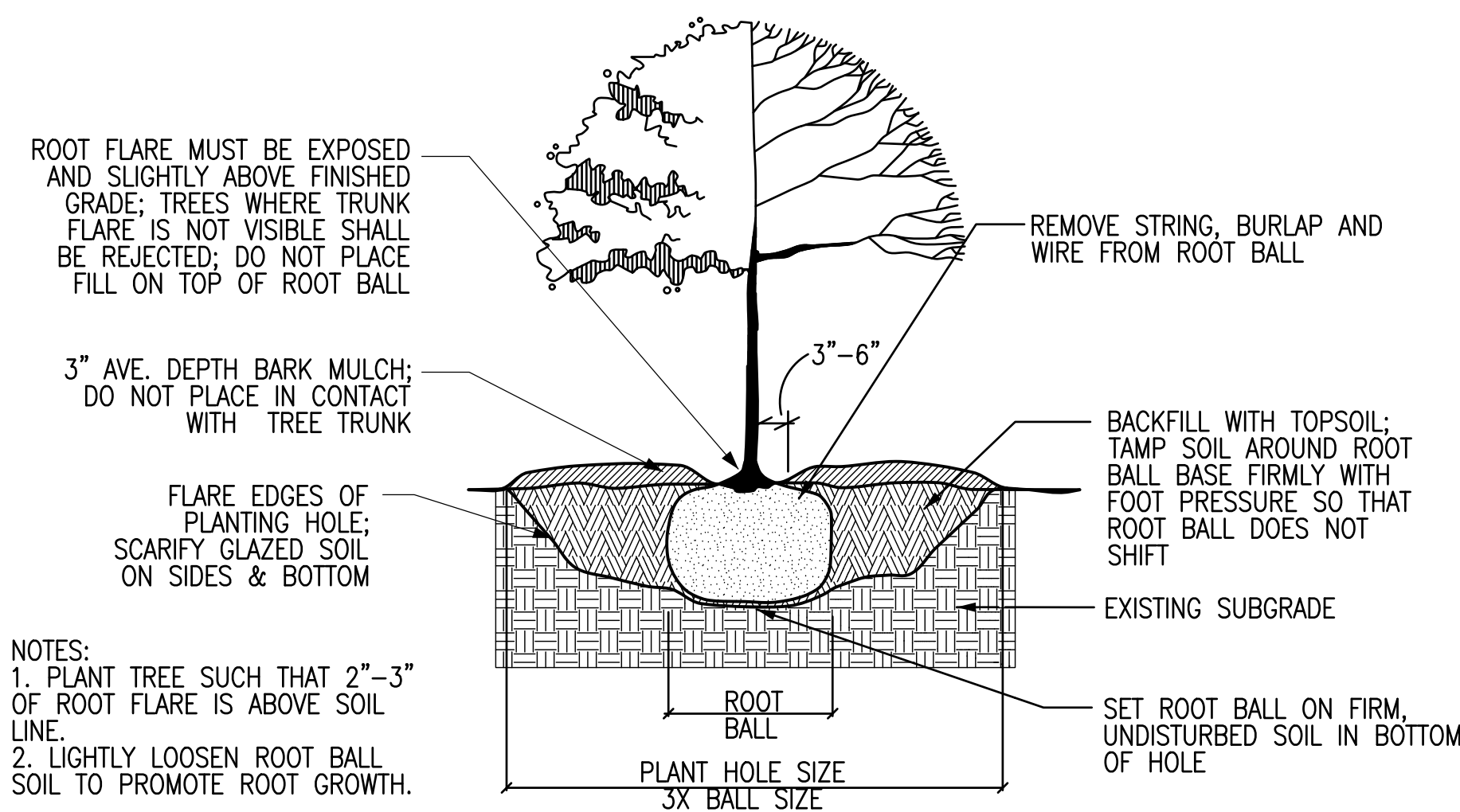
Project No.

Drawing No.

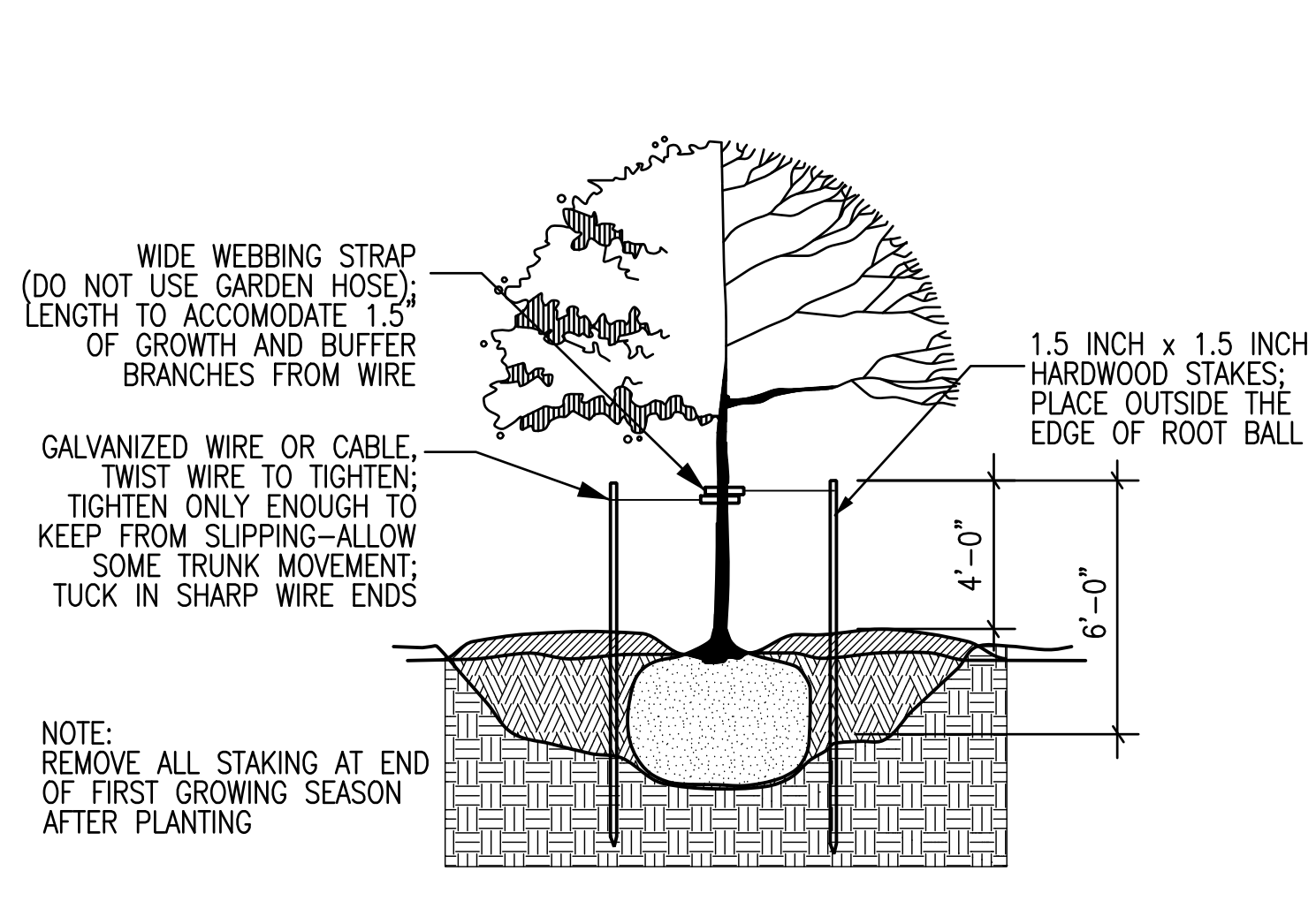
C-4.1

 **PLANTING PLAN**
1" = 20'

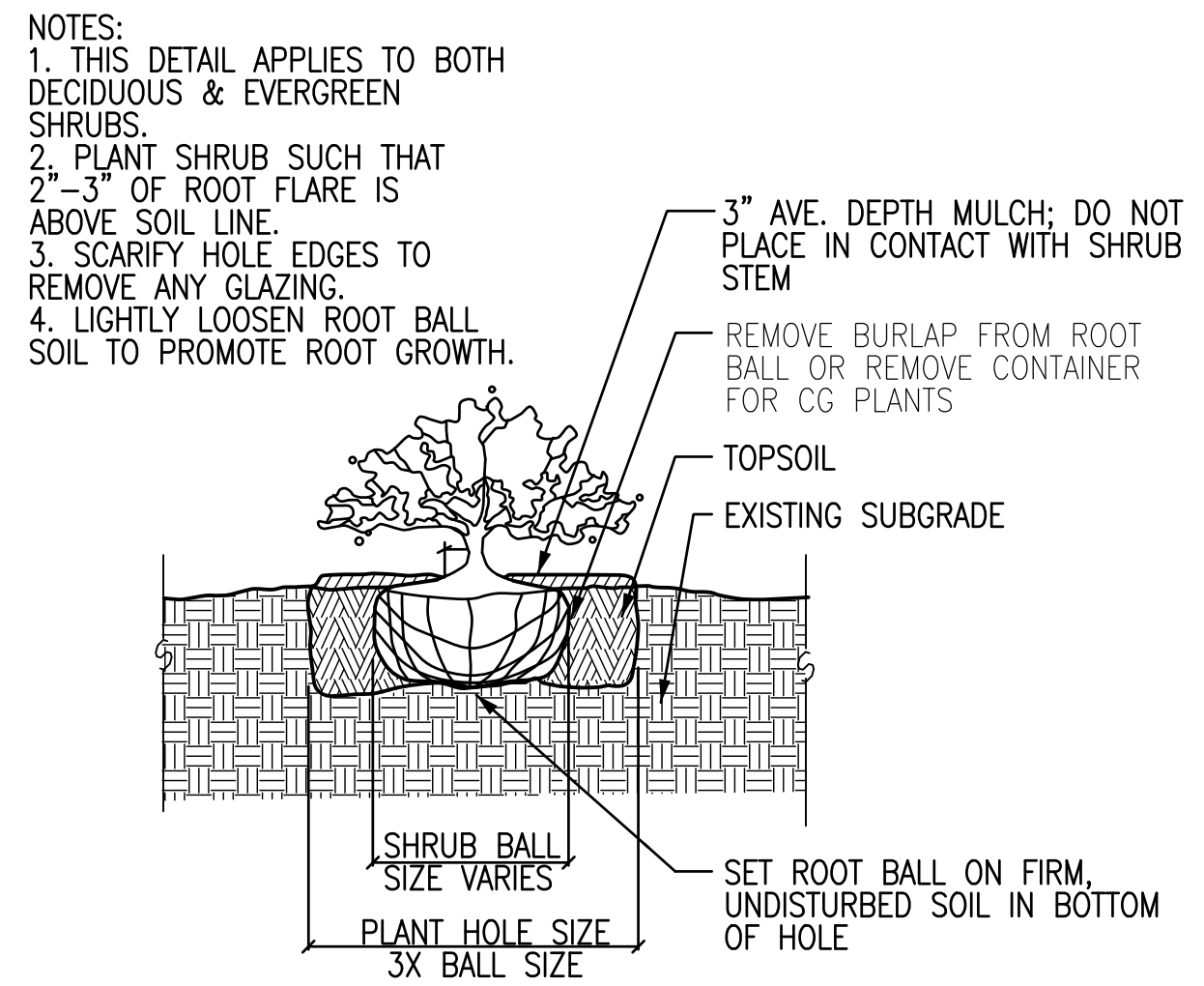




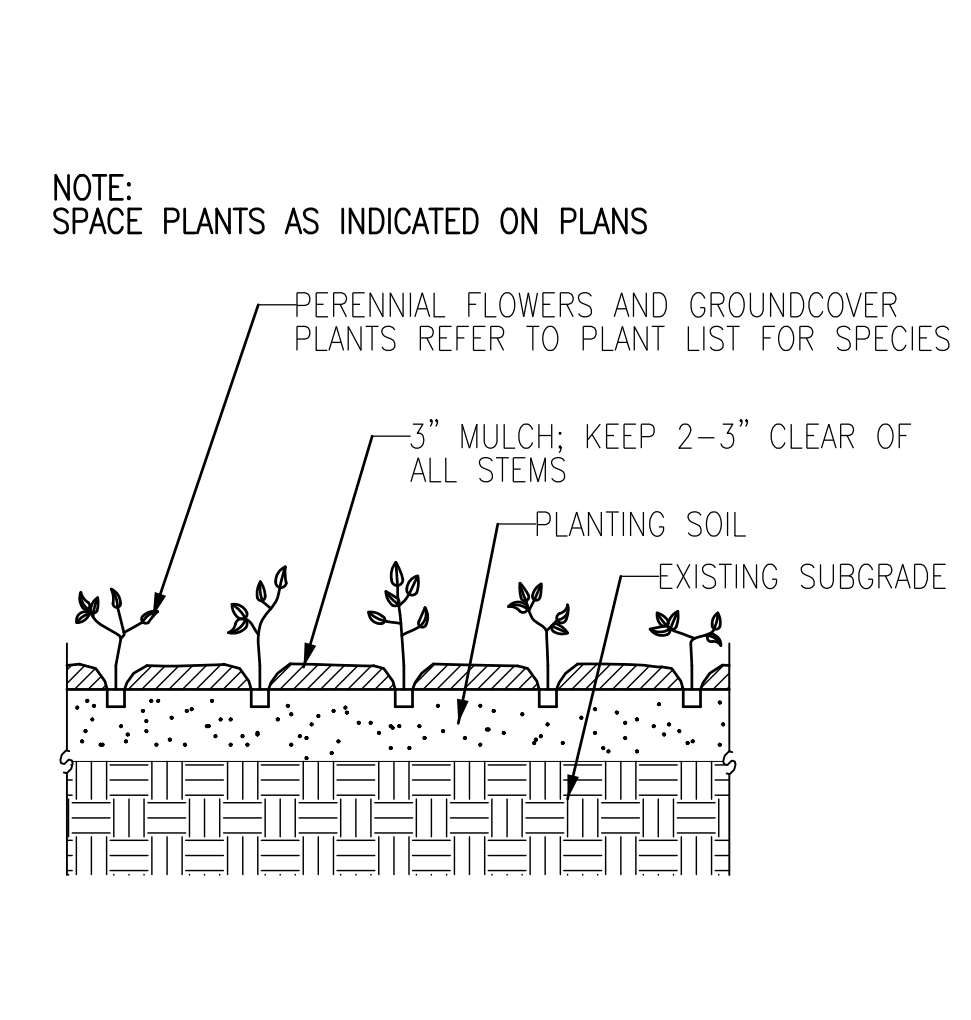
1 TREE PLANTING DETAIL
L-2 NTS



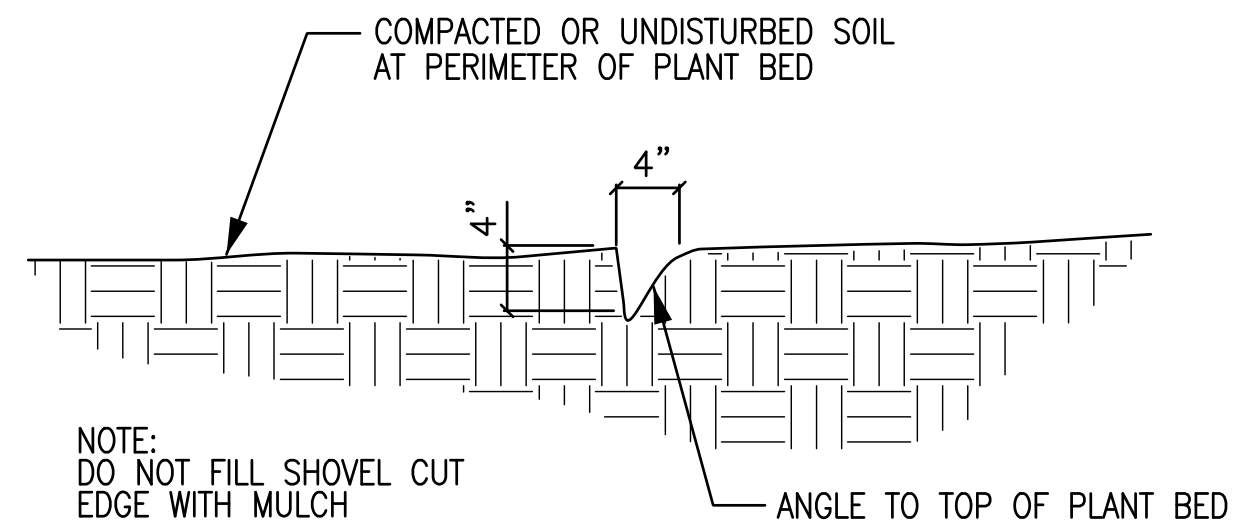
2 TREE STAKING DETAIL
L-2 NTS



3 SHRUB PLANTING DETAIL
L-2 NTS



4 PERENNIAL PLANTING DETAIL
L-2 NTS



5 SHOVEL-CUT EDGE
L-2 NTS

Representative Species

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
AF	<i>Acer x freemanii</i> 'Sienna'	Sienna Glen Maple		3" cal.	B&B	
CO	<i>Celtis occidentalis</i> 'Windy City'	Windy City Hackberry		3" cal.	B&B	
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust		2.5" cal.	B&B	
GD	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree		2.5" cal.	B&B	
QM	<i>Quercus macrocarpa</i>	Bur Oak		2.5" cal.	B&B	
QS	<i>Quercus x schuettei</i>	Swamp White Oak x Bur Hybrid		2.5" cal.	B&B	
	TOTAL		0			
Ornamental Trees						
HM	<i>Heptacodium miconioides</i>	Seven Son Flower		6' ht.	B&B	
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood		6' ht.	B&B	Multi-stem; min. 3 leaders
CI	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn		3" cal.	B&B	Single, straight leader
MD	<i>Malus x David</i>	David Crabapple		5' ht	B&B	Multi-stem; min. 3 leaders
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum		6' ht.	B&B	Multi-stem; min. 3 leaders
	TOTAL		0			
Deciduous Shrubs/Vines						
Aa	<i>Amelanchier alnifolia</i> 'Regent'	Regent Serviceberry		#5	cont.	
Ab	<i>Aronia arbutifolia</i> 'Brilliantissima'	Red Chokeberry		#5	cont.	
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry		2' ht.	cont.	
Cr	<i>Cornus racemosa</i>	Gray Dogwood		#5	cont.	
Ca	<i>Ceanothus americanus</i>	New Jersey Tea		#1	cont.	
Dr	<i>Diervilla rivularis</i> 'Morton'	Summer Stars Diervilla		18" ht.	cont.	
Hv	<i>Hamamelis virginiana</i>	Common Witchhazel		5' ht.	B&B	
Po	<i>Physocarpus opulifolius</i> 'Sevard'	Summer Wine Eastern Ninebark		2' ht.	cont.	
Sc	<i>Sambucus canadensis</i>	American Elderberry		3' ht.	cont.	
Sm	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac		#5	cont.	
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Viburnum		3' ht.	cont.	
	TOTAL		0			
Evergreen Shrubs						
Jk	<i>Juniperus chinensis</i> 'Kallay'	Kallays Compact Pfitzer Juniper		18" spd.	cont.	
Jh	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper		#5	cont.	
Ro	<i>Rhododendron</i> 'PJM'	PJM Rhododendron		#5	cont.	
Tt	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew		2' ht.	cont.	
Tm	<i>Thuja occidentalis</i> 'Mr. Bowling Ball'	Mr. Bowling Ball Arborvitae		18" ht.	cont.	
Tb	<i>Thuja occidentalis</i> 'Brabant'	Brabant Arborvitae		#2	cont.	
Th	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae		4' ht	cont.	
	TOTAL		0			
Perennials/Grasses/Groundcovers						
cn	<i>Calamintha nepeta</i> ssp. <i>Nepeta</i>	Lesser Calamintha		1 qt.	cont.	
cp	<i>Carex pensylvanica</i>	Pennsylvania Sedge		1 qt.	cont.	
cl	<i>Chasmanthium latifolium</i>	Northern Sea Oats		1 qt.	cont.	
ep	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower		1 qt.	cont.	
ef	<i>Euonymus fortunei</i> var. 'Coloratus'	Purple Winter Creeper		1 qt.	cont.	
gt	<i>Geum triflorum</i>	Prairie Smoke		1 qt.	cont.	
hs	<i>Helictotrichon sempervirens</i> 'Saphirsprudel'	Blue Oat Grass		1 qt.	cont.	
ls	<i>Liriope spicata</i>	Lillyturf		1 qt.	cont.	
pv	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass		1 qt.	cont.	
pr	<i>Panicum virgatum</i> 'Rotstrahlbush'	Red Switch Grass		1 qt.	cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed		1 qt.	cont.	
so	<i>Stachys officinalis</i> 'Hummelo'	Alpine Betony		1 qt.	cont.	
	TOTAL		0			
Bioretention Mix						
bc	<i>Bouteloua curtipendula</i>	Sideoats Grama		2.5"	cont.	Include equal quantities of each species and arrange randomly throughout the planting area. Plant 1'-6" O.C.
ss	<i>Schizachyrium scoparium</i>	Little Bluestem		2.5"	cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed		2.5"	cont.	
	TOTAL		0			

City of Madison - Landscape Worksheet						
Element	Point Value	Quantity	Points Achieved	Credits Quantity	Points	
Number of Parking Stalls					20	
Total Sq. Footage of Storage Area					-	
Number of Canopy Shade Trees						
Required - 2" - 2 1/2" cal.					2	
No. of Landscape Points Required					98	
Points for Loading Area Required					75	
Number of Points Required					173	
Sub-Totals						
			276		0	
					Total Points	276

Consultant

Notes
Date

Revisions

Issued - April 23, 2010
Informational UDC Submittal - May 26, 2010
Plan Com Submittal - June 23, 2010

Project Title

Hilldale Place

700 Block N. Segoe Road

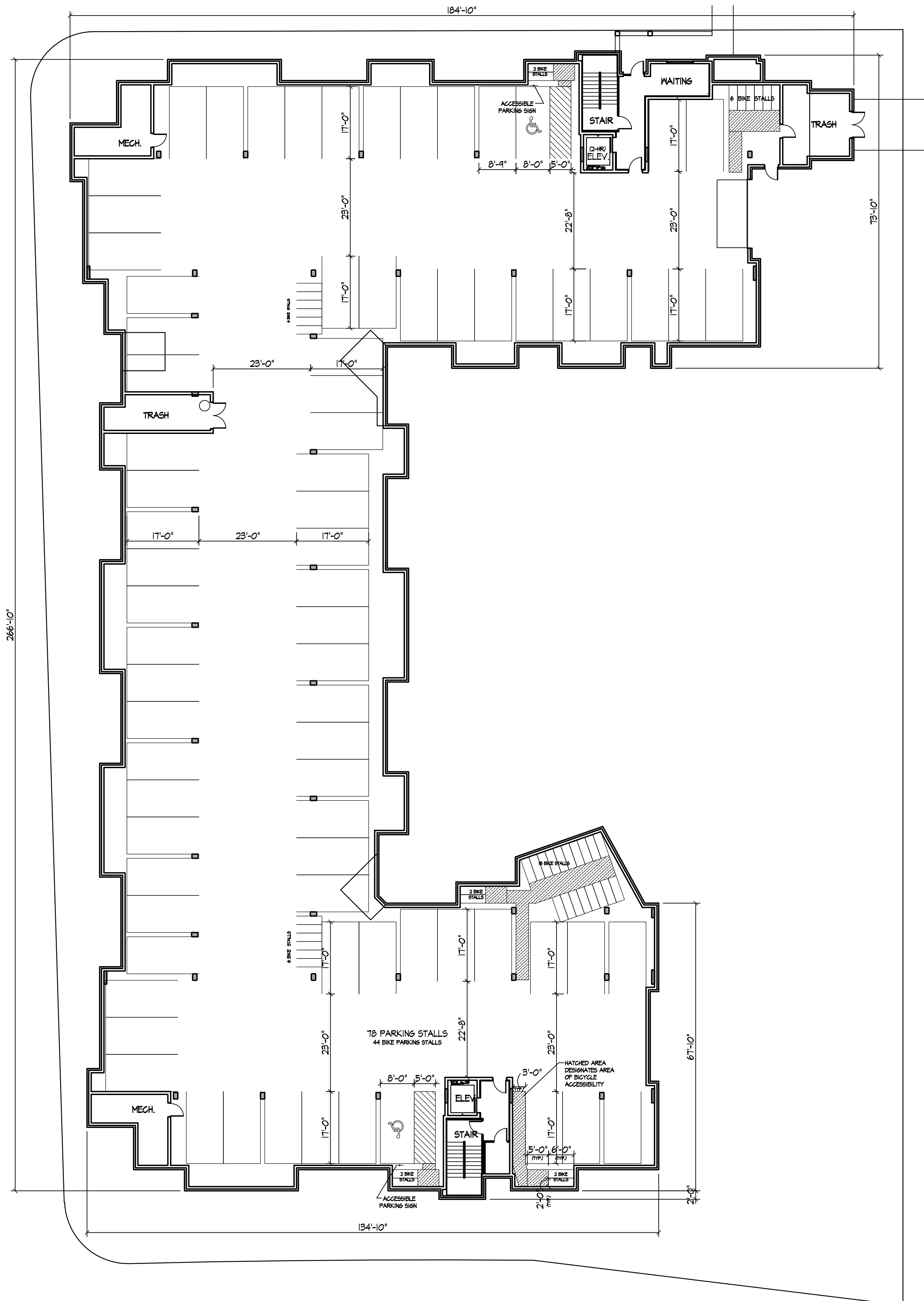
Drawing Title
**Basement & Ground
Floor plans**

Project No.

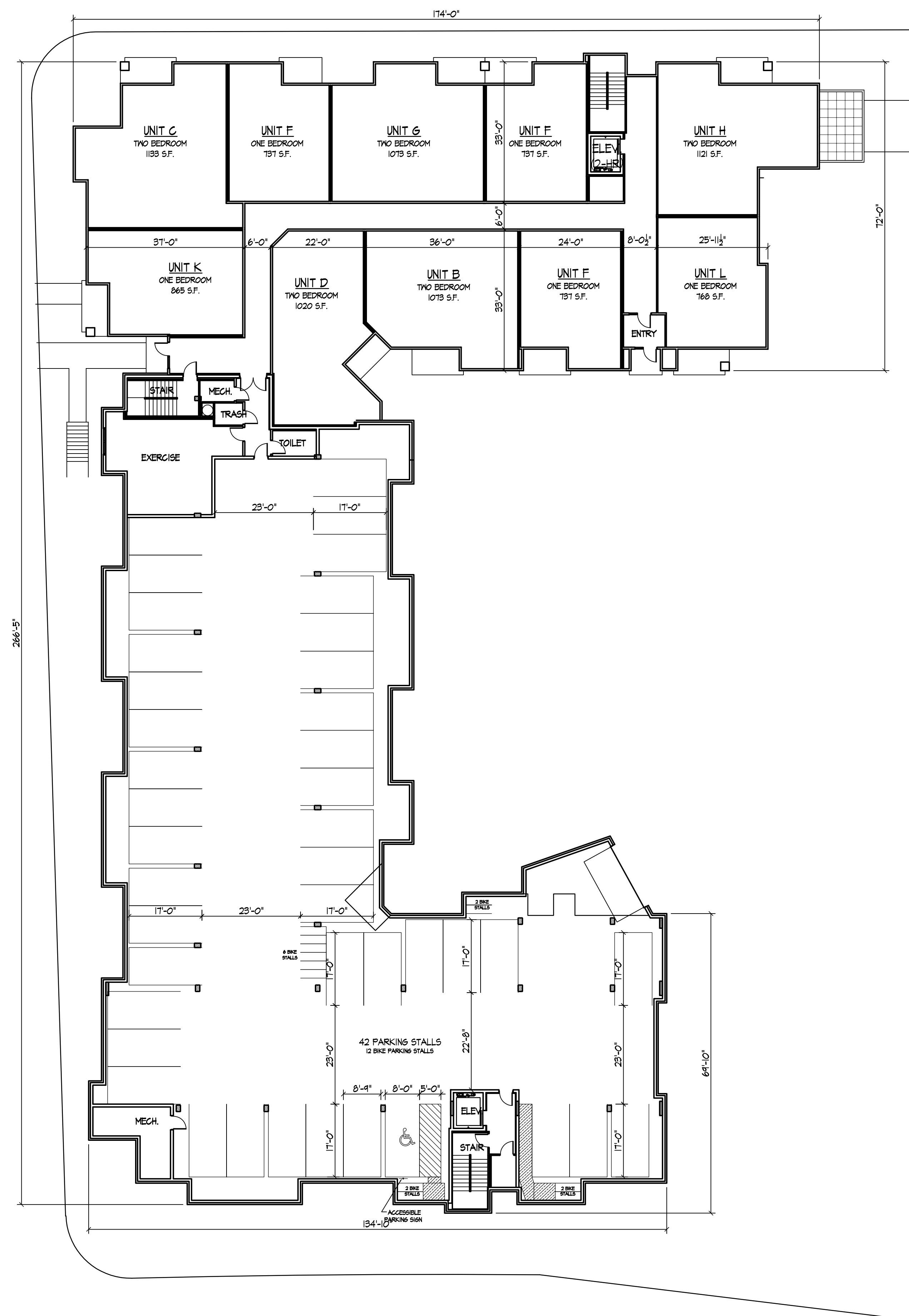
Drawing No.

1007

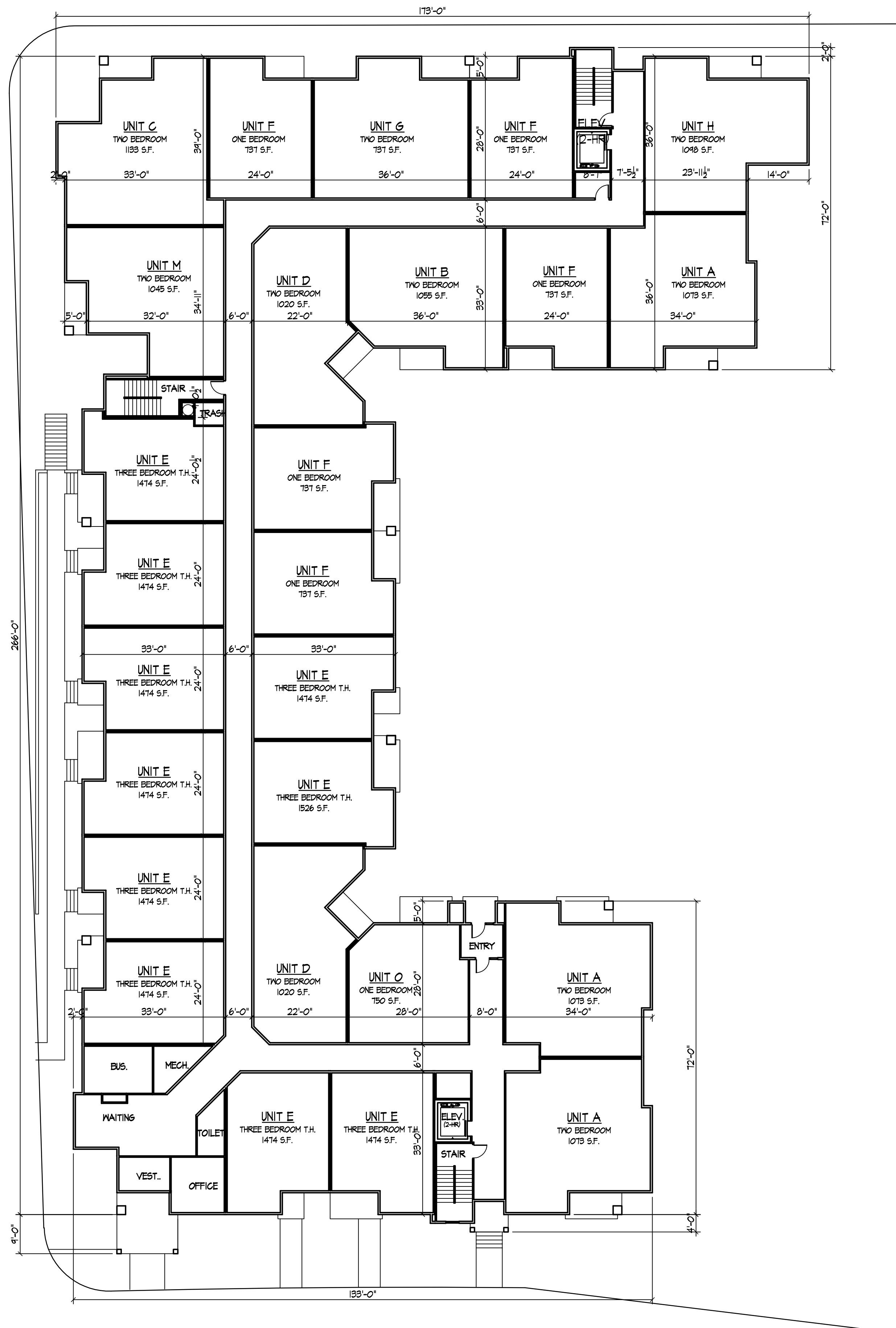
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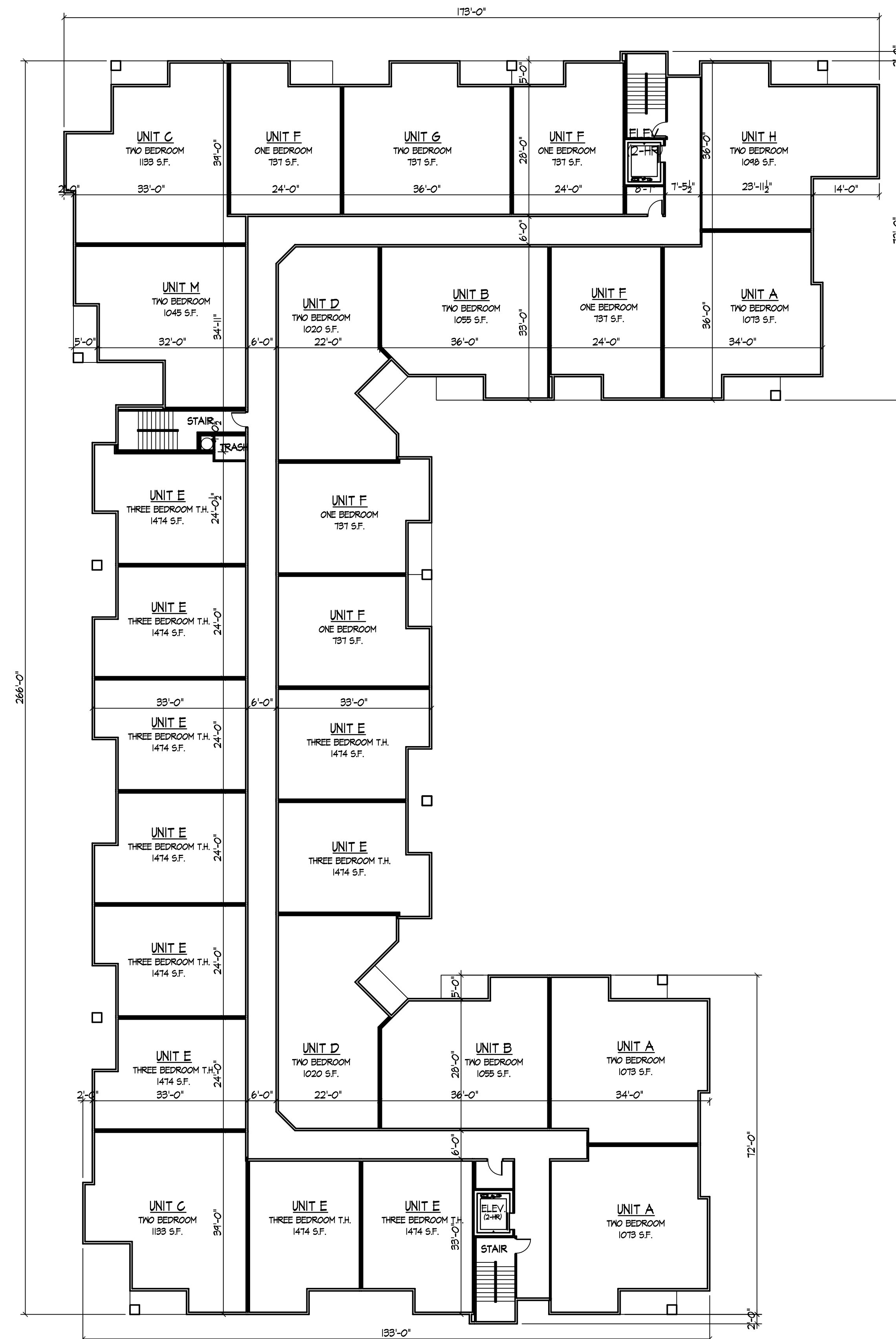
BASEMENT PLAN
1/16" = 1'-0"



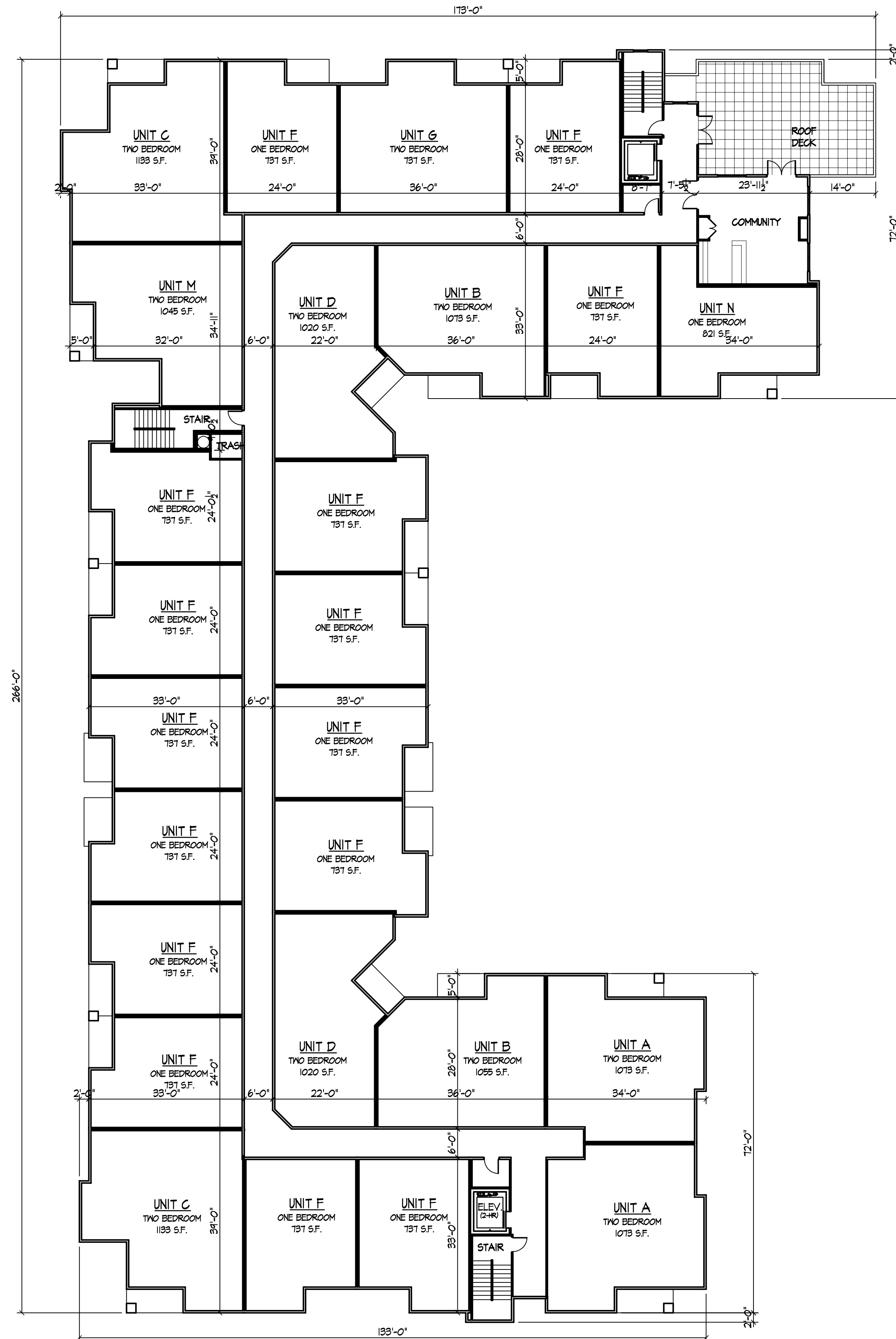
GROUND FLOOR PLAN
1/16" = 1'-0" 12,170 S.F. (EXCLUDES PARKING)



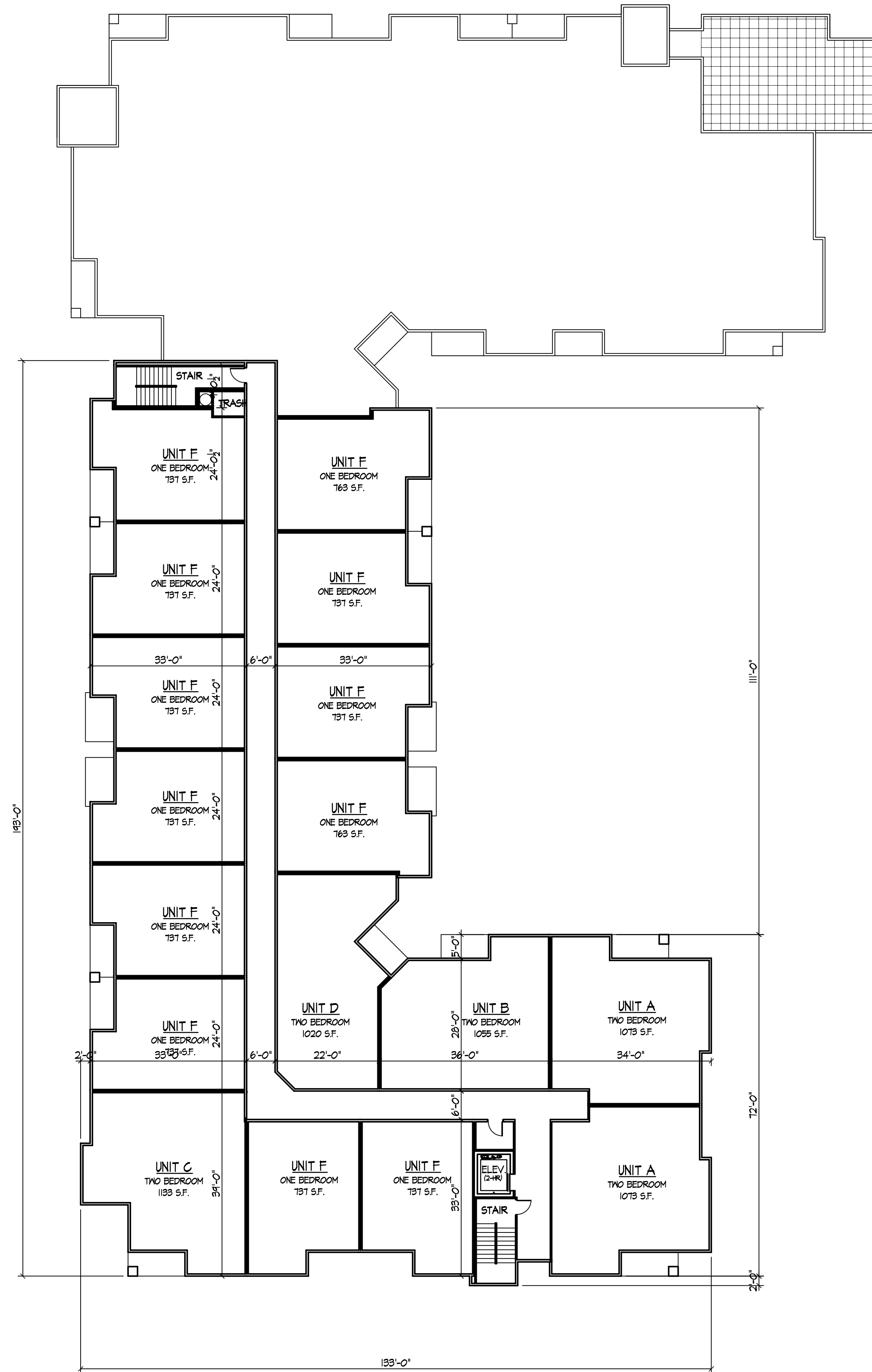
FIRST FLOOR PLAN
1/16" = 1'-0" 27,420 S.F.



SECOND FLOOR PLAN
1/16" = 1'-0" 27,420 S.F.



THIRD FLOOR PLAN
1/16" = 1'-0" 26,560 S.F.



FOURTH FLOOR PLAN
1/16" = 1'-0" 16,400 S.F.

Revisions
Issued - April 23, 2010
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Plan Com Submittal - June 23, 2010

Project Title
Hilldale Place

700 Block N. Segoe Road
Drawing Title
Third & Fourth Floor Plans

Project No. Drawing No.

1007

3

Consultant

Notes

- TYPICAL MATERIALS
- METAL COPING
 - COMPOSITE SIDING
 - COMPOSITE TRIM AND COLLARS
 - METAL PANELS
 - PRECAST LEDGE
 - SIMULATED LIMESTONE
 - ALUMINUM RAILING WITH GLASS PANELS
 - METAL PANELS
 - BRICK
 - PRECAST LEDGE
 - PRECAST WINDOW HEADS AND SILLS



ELEVATION ALONG FREY STREET
9/32" = 1'-0"



ELEVATION ALONG SEGOE ROAD
9/32" = 1'-0"

Revisions
Issued - April 23, 2010
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Plan Com Submittal - June 23, 2010

Project Title
Hildale Place

700 Block N. Segoe Road
Drawing Title
Elevations

Project No. Drawing No.
1007 4

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ELEVATION ALONG UNIVERSITY AVENUE
9/32" = 1'-0"



EAST ELEVATION
9/32" = 1'-0"

Revisions
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Project Title
Hilldale Place

700 Block N. Segoe Road
Drawing Title
Elevations

Project No. Drawing No.

1007

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