

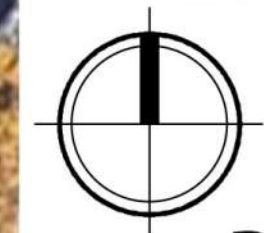


7601 Mineral Point Road



Locator Map
7601 Mineral Point Rd
Madison, WI





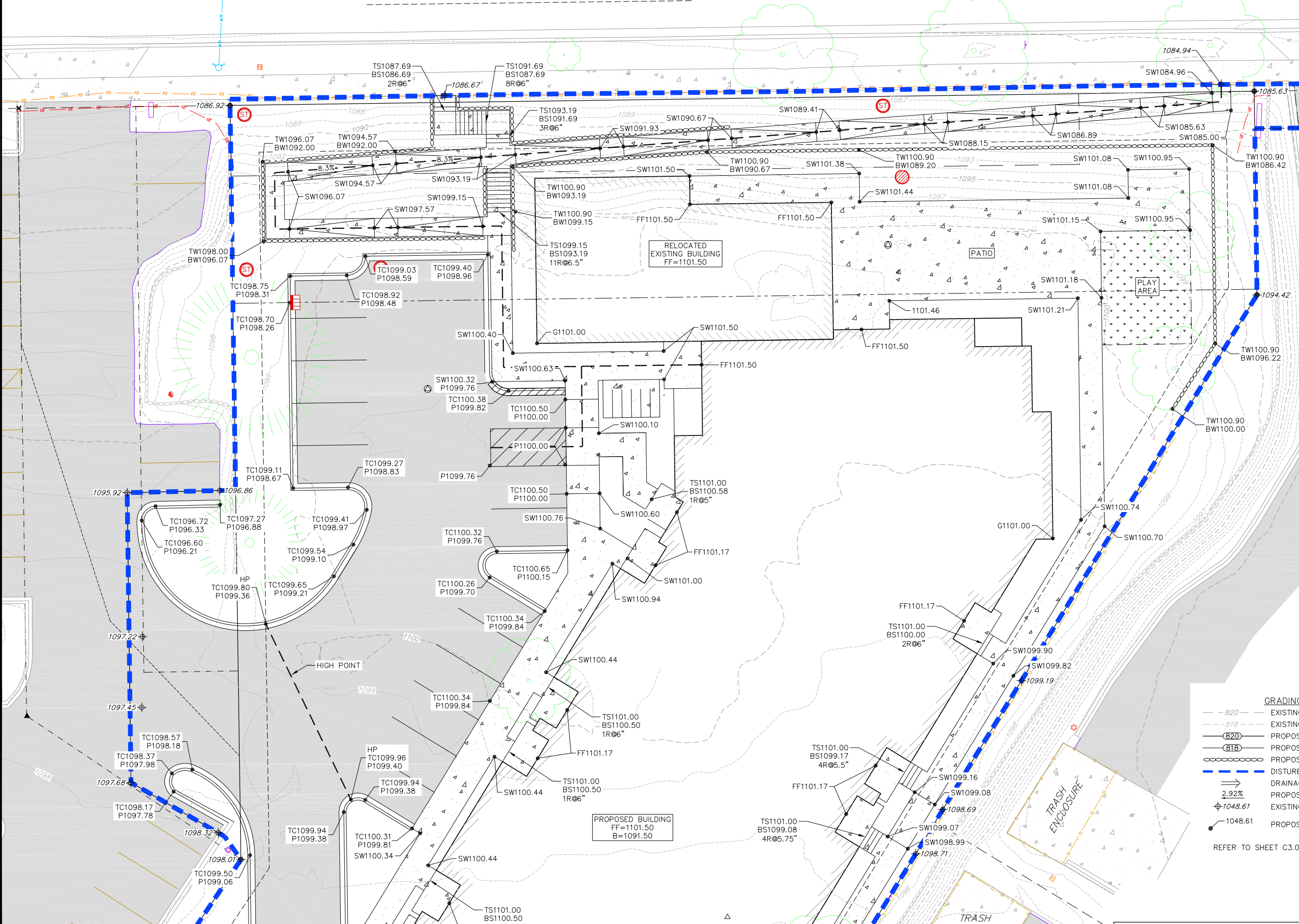
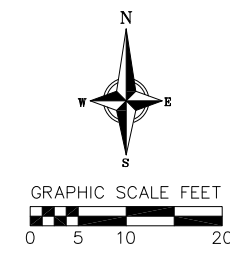
Aerial Site Plan
Pizzeria Uno Site Redevelopment
7601 Mineral Point Rd, Madison, WI
November 4, 2020



©2018 Vierbicher Associates, Inc.

15 Sep 2020 - 5:22p M:\Northpointe Development\200260_7601 Mineral Point Road\CADD\200260_Base.dwg by: zdre

MINERAL POINT ROAD



ABBREVIATIONS

TC	- TOP OF CURB
FF	- FINISHED FLOOR
FL	- FLOW LINE
SW	- TOP OF WALL
TW	- TOP OF WALK
BW	- BOTTOM OF WALL

GRADING LEGEND

- - 820 - -	EXISTING MAJOR CONTOURS
- - 818 - -	EXISTING MINOR CONTOURS
(820)	PROPOSED MAJOR CONTOURS
(818)	PROPOSED MINOR CONTOURS
-----	PROPOSED RETAINING WALL
---	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS

REFER TO SHEET C3.0 FOR GRADING NOTES

REFER TO SHEET C3.2 - GRADING PLAN - SOUTH

NOT FOR CONSTRUCTION

Grading Plan - North
7601 Mineral Point Road
Madison
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/15/2020

DRAFTER ZDRE

CHECKED JZAM

PROJECT NO. 200260

C
3.1

CITY OF MADISON LANDSCAPE WORKSHEET

City of Madison, WI Landscape Worksheet
 Planned Development District
 9/16/2020

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area		
47,763 (lot) - 23,086 (building footprint)	24,677	411

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	4	140
Tall Evergreen Tree	35	0	0
Ornamental Tree	15	11	165
Upright Evergreen Shrub (i.e. arborvitae)	10	0	0
Shrub, deciduous	3	165	495
Shrub, evergreen	4	13	52
Ornamental Grasses/Perennials	2	144	288
Ornamental/Decorative Fencing or Wall (dpts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
	POINTS PROVIDED		1140

PLANT LIST






KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii</i> 'Jelferared'	Autumn Blaze Maple	2	2"	B&B	
UN	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	2	2"	B&B	

ORNAMENTAL TREES						
MJ	<i>Malus</i> 'Jewelcole'	Red Jewel Crabapple	6	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	6"	B&B	

EVERGREEN SHRUBS						
Pp	<i>Picea pungens</i> 'Glauca Globosa'	Globe Blue Spruce	2	#5	Cont.	
Rp	<i>Rhododendron</i> 'PJM'	PJM Rhododendron	1	#5	Cont.	
Tm	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew	10	#5	Cont.	

DECIDUOUS SHRUBS						
Cs	<i>Clethra alnifolia</i> 'Sixteen Candles'	Sixteen Candles Summersweet	17	#3	Cont.	
Dk	<i>Dierilla</i> 'G2X885411'	Kodiak Red Bush Honeysuckle	22	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'SMHPLOP'	Little Quick Fire Hydrangea	21	#3	Cont.	
Pj	<i>Physocarpus opulifolius</i> 'Jefani'	Amber Jubilee Ninebark	7	#5	Cont.	
Po	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	15	#5	Cont.	
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	32	#5	Cont.	
Rr	<i>Rosa rugosa</i> 'Hansa'	Hansa Rose	22	#3	Cont.	
Sb	<i>Syringa</i> 'SMSJBP7'	Dark Purple Bloomerang Lilac	3	#3	Cont.	
St	<i>Spiraea betulifolia</i> 'Tor Gold'	Glow Girl Spirea	13	#3	Cont.	
Vd	<i>Viburnum dentatum</i>	Arrowwood Viburnum	13	#5	Cont.	

ORNAMENTAL GRASSES & PERENNIALS						
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	18	#1	Cont.	
he	<i>Hemerocallis</i> 'Going Bananas'	Going Bananas Daylily	40	#1	Cont.	
rf	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black Eyed Susan	17	#1	Cont.	
sh	<i>Sporobolus heterolepis</i> 'Tara'	Dwarf Prairie Dropseed	32	#1	Cont.	
sn	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Salvia	37	#1	Cont.	

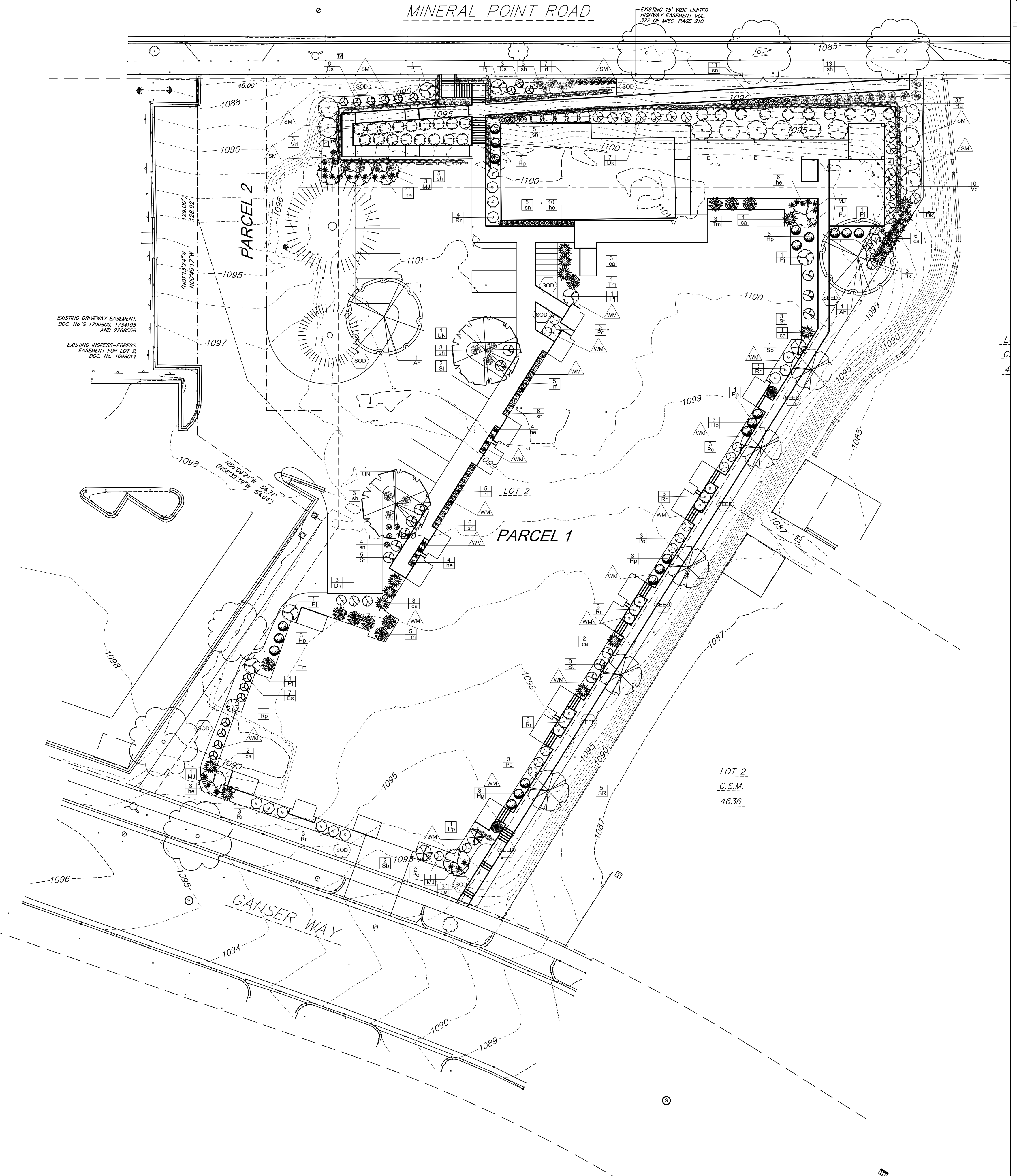
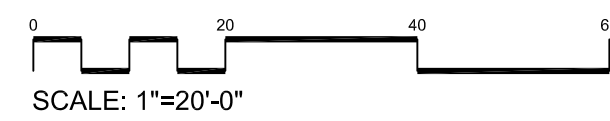
-  Capitol Washed Stone / Vinyl Edging
-  Brown Dyed Wood Mulch / Vinyl Edging
-  Premium Kentucky Bluegrass sod
-  Premium sunny seed blend with straw mat. (Class 1 Type B single net)
-  Limestone Boulder Wall

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with shovel cut edge.
- Add street trees per the direction of the City Forester.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent

STREET TREE NOTE:

Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.



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

UNO'S SITE DEVELOPMENT
 Mineral Point Road
 Madison, Wisconsin

Date: September 15, 2020
 Scale: 1" = 20'-0"
 Designer: kms
 Job #

Seal:
 To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

L1.0
 Reference Name:
 Northpointe Development



CORDOVA
BUFF TEXTURED FACE

STONE BASE | SILLS | BANDS



T.B.D.
DARK BRONZE

WINDOWS
ALUMINIUM RAILINGS



T.B.D.
SILVER

METAL ROOF



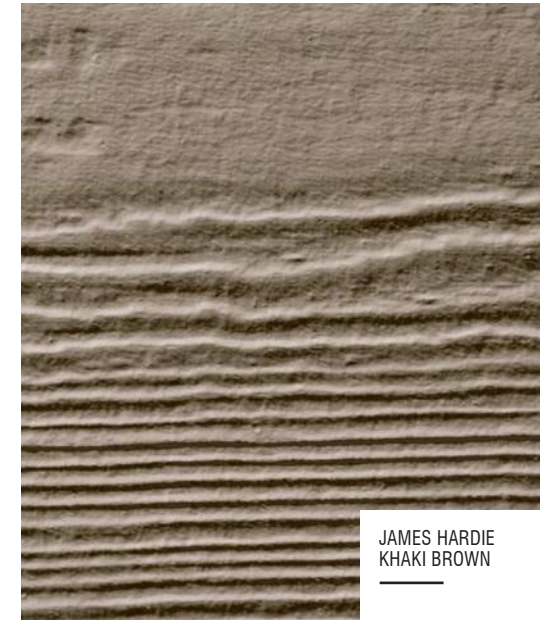
T.B.D.
BURNISHED SLATE

METAL FLASHINGS



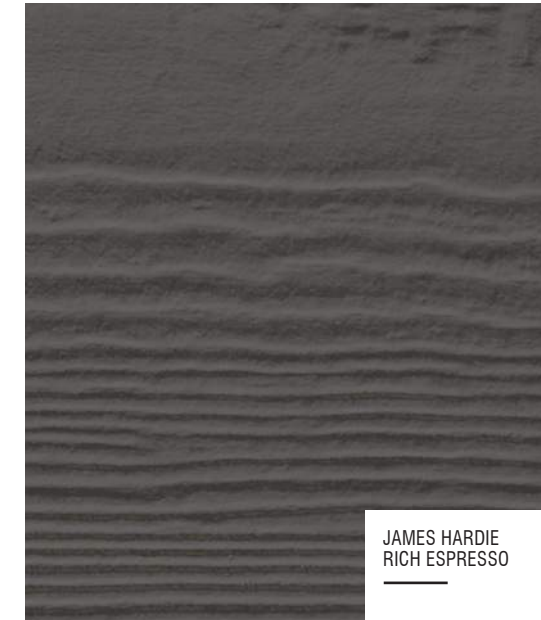
HEBRON
CHAMPAGNE

BRICK VENEER



JAMES HARDIE
KHAKI BROWN

COMPOSITE SIDING #1



JAMES HARDIE
RICH ESPRESSO

COMPOSITE SIDING #2

MATERIAL BOARD
NORTHPOINTE UNO'S SITE
 7601 MINERAL POINT ROAD
 MADISON, WI
 SEPTEMBER 16, 2020





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719





**PIZZERIA UNOS
SITE REDEVELOPMENT**

7601 Mineral Pt Rd
Madison, WI 53719





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719

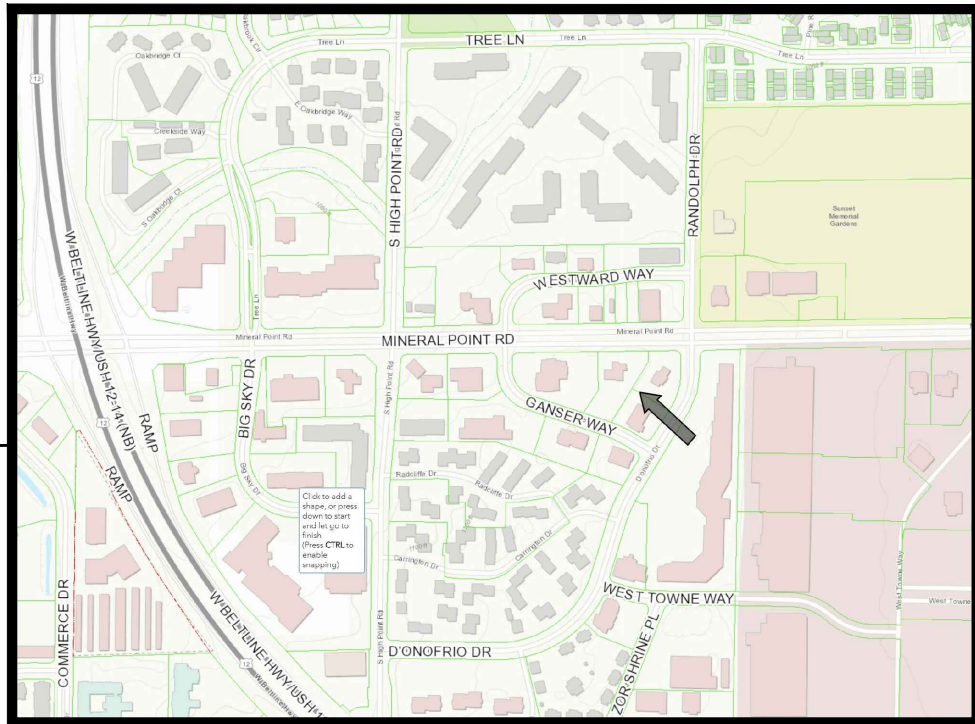




PIZZERIA UNOS
SITE REDEVELOPMENT

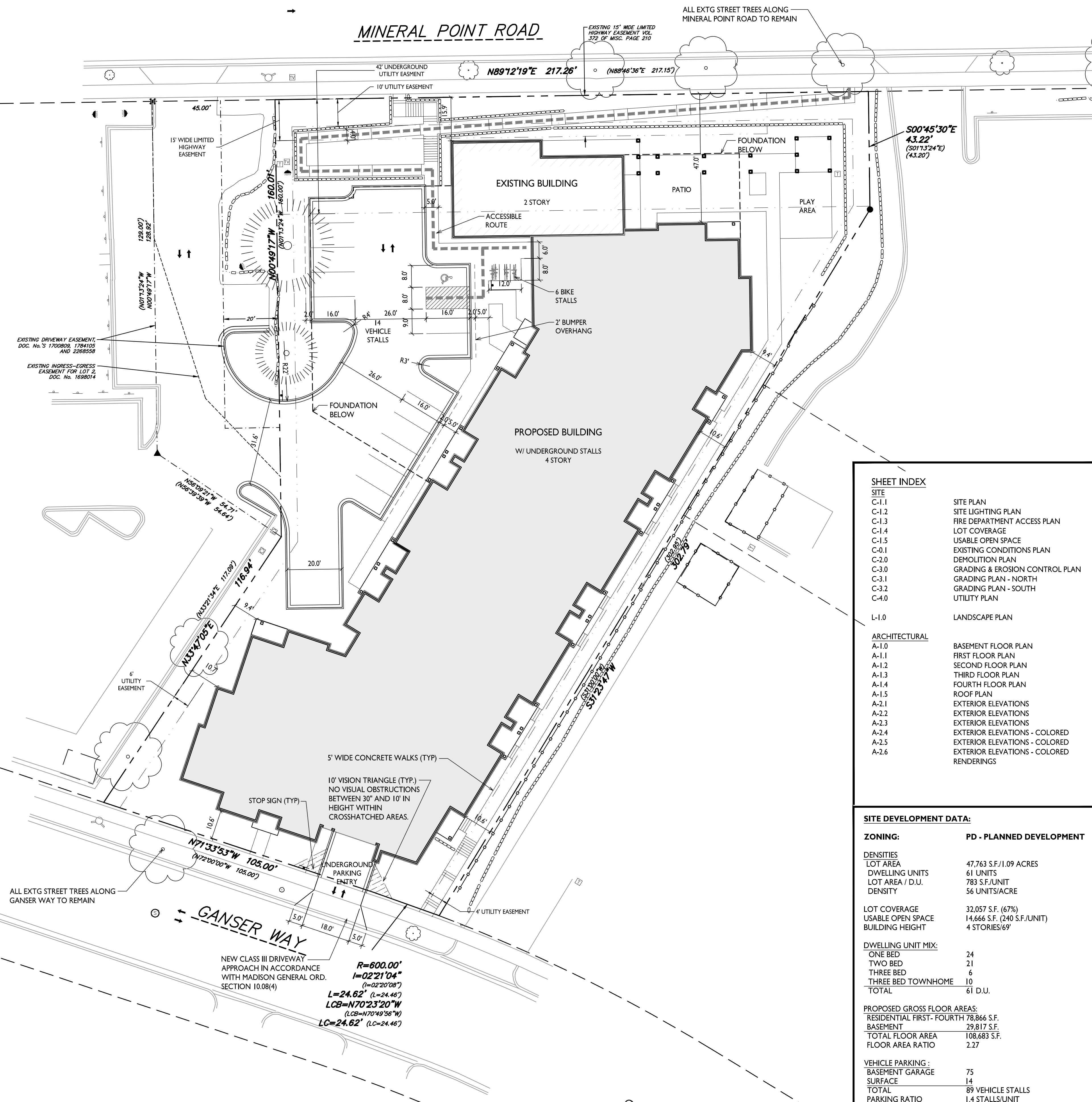
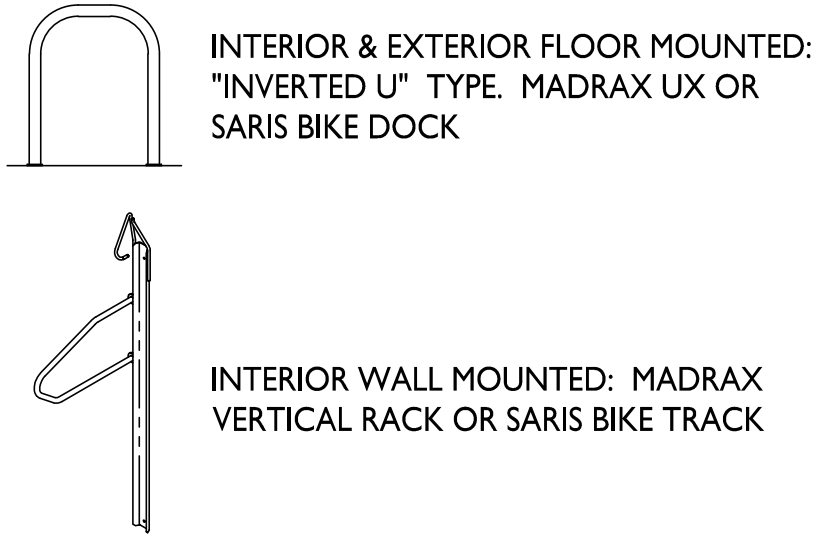
7601 Mineral Pt Rd
Madison, WI 53719





SITE LOCATOR MAP

BIKE RACKS:



GENERAL NOTES:

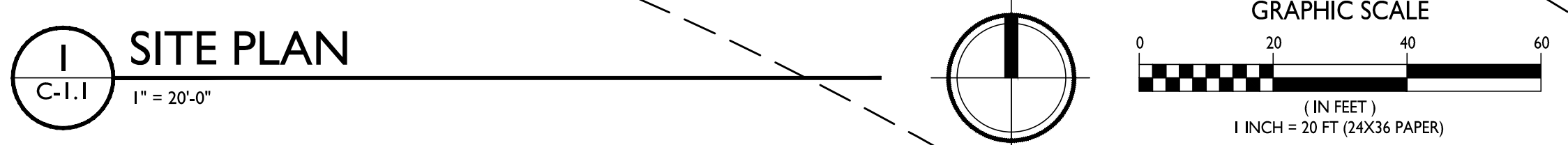
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

SHEET INDEX

SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-0.1	EXISTING CONDITIONS PLAN
C-2.0	DEMOLITION PLAN
C-3.0	GRADING & EROSION CONTROL PLAN
C-3.1	GRADING PLAN - NORTH
C-3.2	GRADING PLAN - SOUTH
C-4.0	UTILITY PLAN
L-1.0	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT FLOOR PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-2.4	EXTERIOR ELEVATIONS - COLORED
A-2.5	EXTERIOR ELEVATIONS - COLORED
A-2.6	EXTERIOR ELEVATIONS - COLORED RENDERINGS

SITE DEVELOPMENT DATA:

ZONING:	PD - PLANNED DEVELOPMENT
DENSITIES	
LOT AREA	47,763 S.F./1.09 ACRES
DWELLING UNITS	61 UNITS
LOT AREA / D.U.	783 S.F./UNIT
DENSITY	56 UNITS/ACRE
LOT COVERAGE	32,057 S.F. (67%)
USABLE OPEN SPACE	14,666 S.F. (240 S.F./UNIT)
BUILDING HEIGHT	4 STORIES/69'
DWELLING UNIT MIX:	
ONE BED	24
TWO BED	21
THREE BED	6
THREE BED TOWNHOME	10
TOTAL	61 D.U.
PROPOSED GROSS FLOOR AREAS:	
RESIDENTIAL FIRST- FOURTH	78,866 S.F.
BASEMENT	29,817 S.F.
TOTAL FLOOR AREA	108,683 S.F.
FLOOR AREA RATIO	2.27
VEHICLE PARKING:	
BASEMENT GARAGE SURFACE	75
TOTAL	14
TOTAL	89 VEHICLE STALLS
PARKING RATIO	1.4 STALLS/UNIT
BICYCLE PARKING:	
GARAGE - WALL	16
GARAGE - FLOOR	53
TOTAL COVERED/SECURE SURFACE-GUEST	69
TOTAL	69 RESIDENTIAL
	6 (10% OF UNITS)
	75 PROVIDED
	75 MIN. REQUIRED



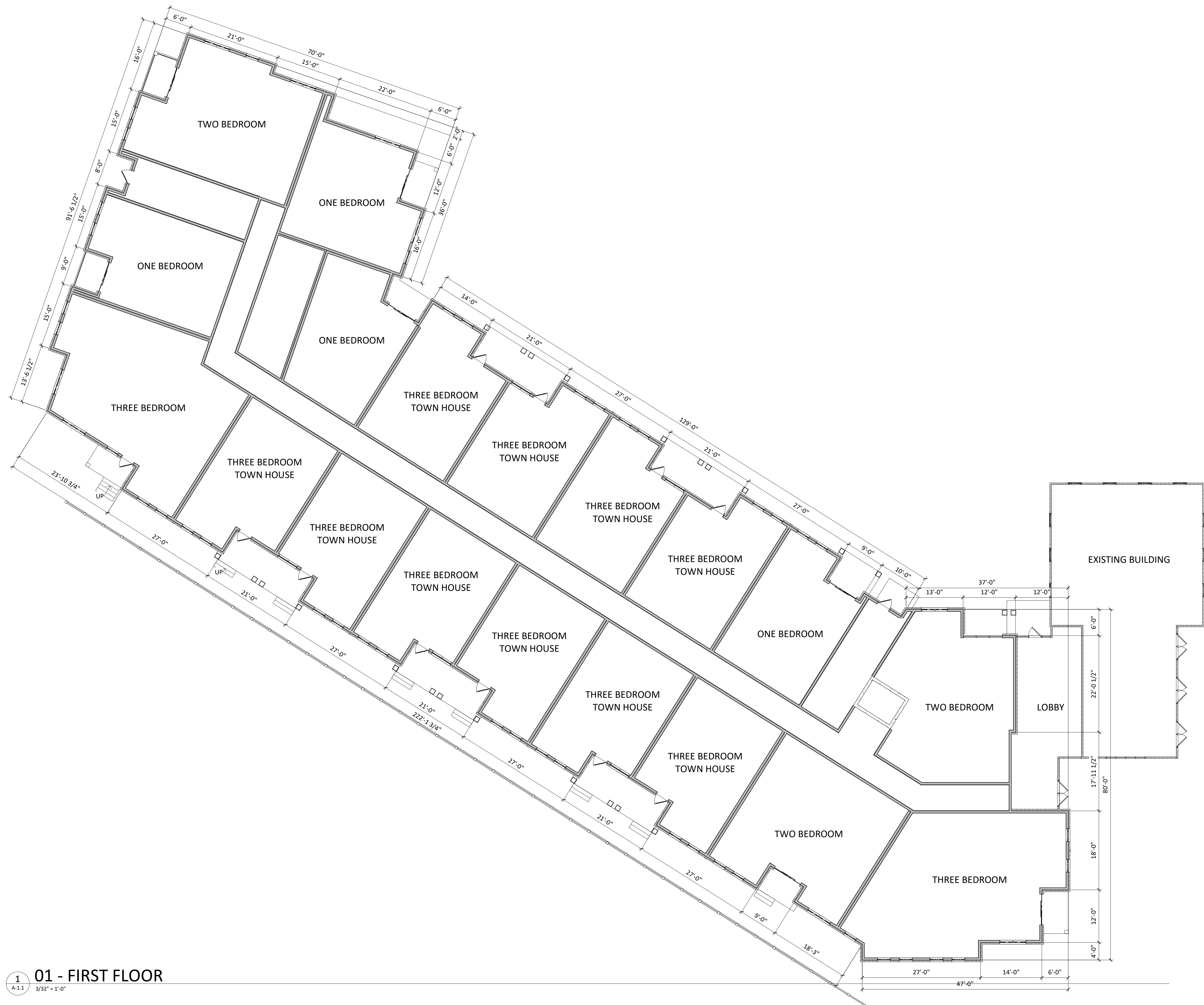
ISSUED
 Issued for Land Use & UDC Submittal - Sept. 16, 2020

PROJECT TITLE
PIZZERIA UNO
 Site Redevelopment

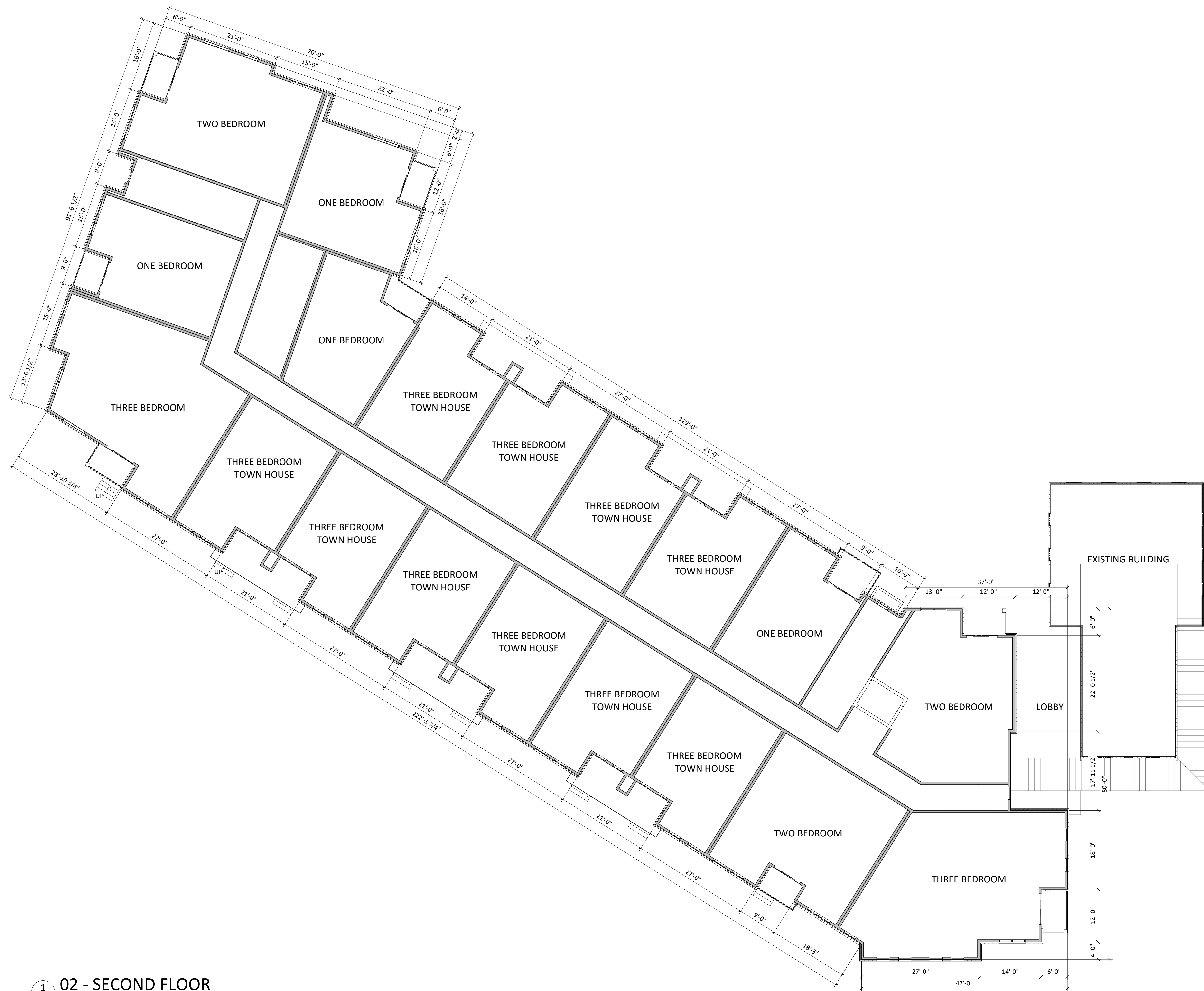
7601 Mineral Point Rd
 SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
 PROJECT NO. **2033**
 © Knothe & Bruce Architects, LLC



1 01 - FIRST FLOOR
A-1.1 3/32" = 1'-0"



02 - SECOND FLOOR

1
A-1.2
3/32" = 1'-0"



ISSUED
September 16, 2020

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
**FOURTH FLOOR
PLAN**

SHEET NUMBER

A-1.4

PROJECT NUMBER **2033**

© Knothe & Bruce Architects, LLC

04 - FOURTH FLOOR

1
A-1.4
3/32" = 1'-0"



1 EAST ELEVATION - COLORED
A-2.1 1/8" = 1'-0"



2 EAST ANGLE ELEVATION - COLORED
A-2.1 1/8" = 1'-0"

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
**EXTERIOR
ELEVATIONS -
COLORED**

SHEET NUMBER

A-2.4

PROJECT NUMBER **2033**

© Knothe & Bruce Architects, LLC



1 NORTH ELEVATION - COLORED
1/8" = 1'-0"



2 NORTH ANGLE ELEVATION - COLORED
1/8" = 1'-0"



3 SOUTH ANGLE ELEVATION - COLORED
1/8" = 1'-0"



1 WEST ELEVATION - COLORED
A-2.3 1/8" = 1'-0"



3 WEST ANGLE #2 ELEVATION - COLORED
A-2.3 1/8" = 1'-0"



2 WEST ANGLE #1 ELEVATION - COLORED
A-2.3 1/8" = 1'-0"