



# City of Madison

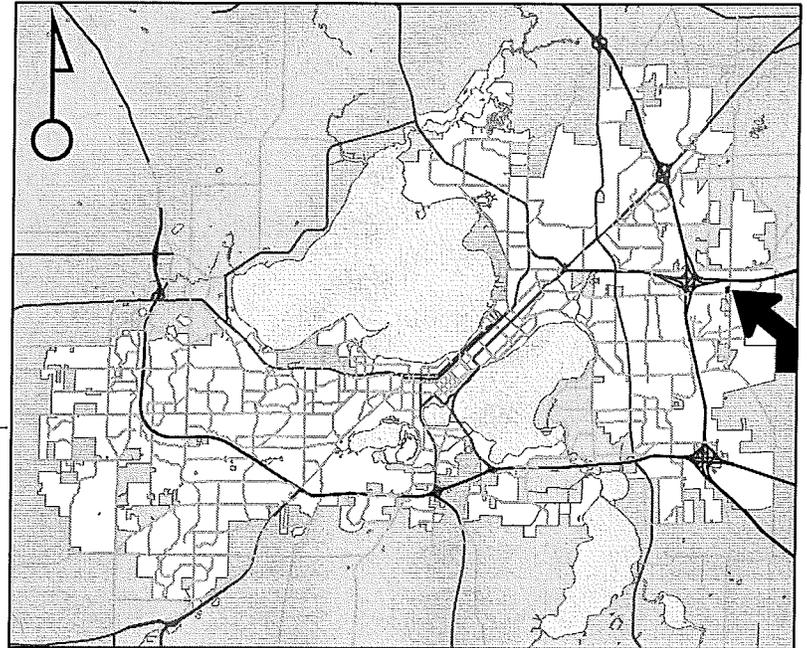
## Proposed Rezoning

Location  
 6502 Milwaukee St & 6501 Town Center Dr  
 Applicant  
 Metro-tech, LLC/  
 Brian Munson-Vandewalle & Assoc.  
 From: PD(GDP) To: Amended PD(GDP-SIP)

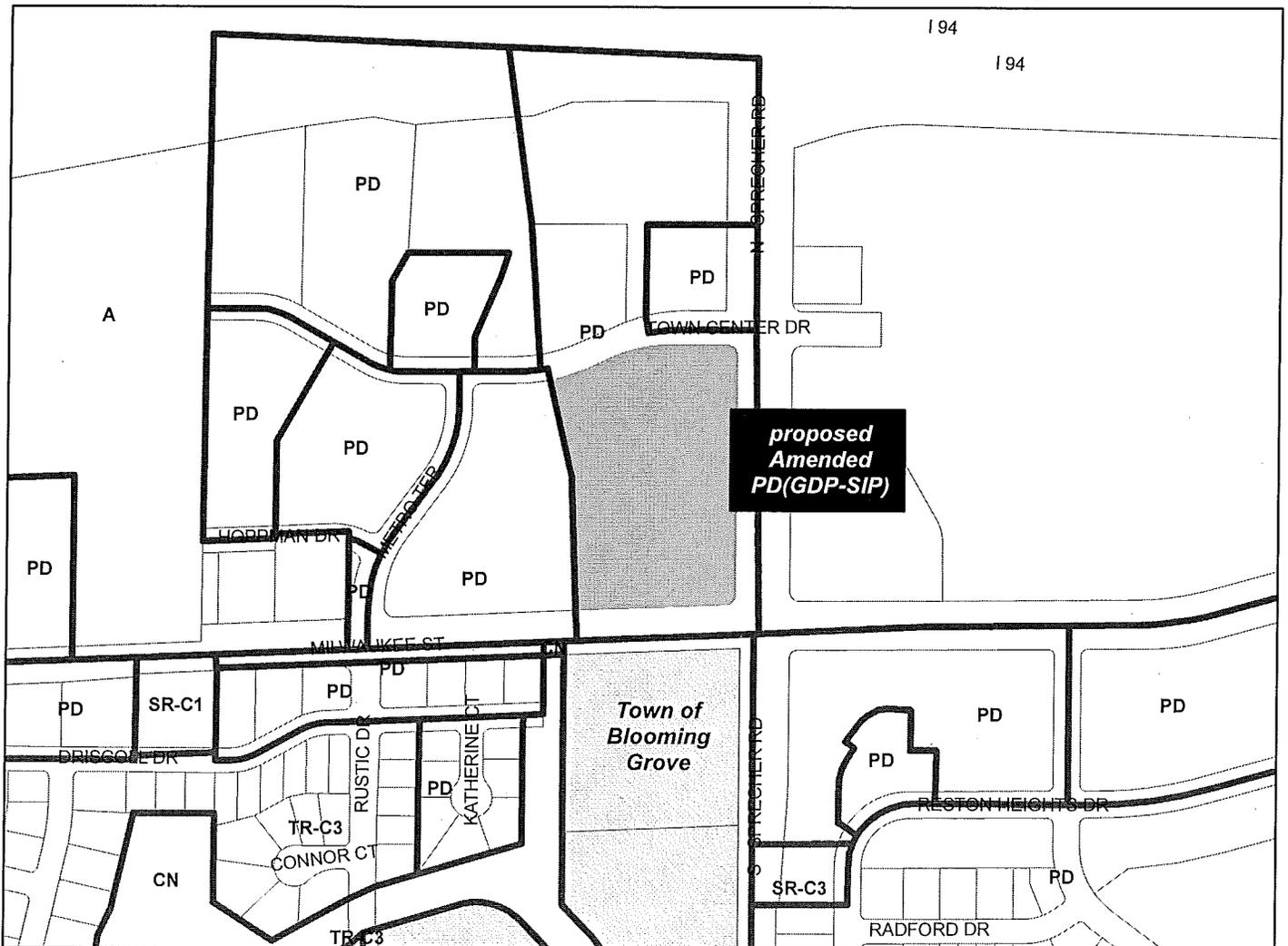
Existing Use  
 Vacant Land

Proposed Use  
 Amend Metro Tech GDP to allow development of 100 dwelling units in future mixed-use building on Lot 6 and approve amended GDP and SIP for Lot 7 to allow construction of mixed-use building with up to 10,000 sq. ft. of commercial space and 115 dwelling units

Public Hearing Date  
 Plan Commission  
 25 July 2016  
 Common Council  
 02 August 2016



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 July 2016





# 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	2550 Receipt No. 016758-
Date Received	5/25/16 0009
Received By	JY
Parcel No.	0710-021-0402-5
Aldermanic District	3 Amanda Hall
Zoning District	PD
Special Requirements	zoneD PD
Review Required By:	
<input checked="" 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:** 6502 Milwaukee Street and 6501 Town Center Drive

**Project Title (if any):** \_\_\_\_\_

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

- Zoning Map Amendment from PD-GDP to Amended PD-GDP/SIP
- 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:** Kevin Newell **Company:** Royal Capital Group

**Street Address:** 710 North Plankinton Street **City/State:** Milwaukee, WI **Zip:** 53203

**Telephone:** (414) 847-6275 **Fax:** (414) 915-8080 **Email:** Kevin.Newell@royal-cg.com

**Project Contact Person:** Brian Munson **Company:** Vandewalle & Associates

**Street Address:** 120 East Lakeside Street **City/State:** Madison, WI **Zip:** 53715

**Telephone:** (608) 255-3988 **Fax:** (608) 255-0814 **Email:** bmunson@vandewalle.com

**Property Owner (if not applicant):** Metro-tech LLC.

**Street Address:** 1220 Femrite Drive **City/State:** Monona, WI **Zip:** 53716

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: mixed use building and future development area, per the attached documents

**Development Schedule:** Commencement 2016 Completion 2018 (Lot 7)

## 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 Information & Fee Schedule. Make checks payable to: *City Treasurer*.

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

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

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Hall, McClelland Park, Sprecher Neighborhood (April 8, 2016)

→ 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: DAT Date: 4.15.2016 Zoning Staff: DAT Date: 4.15.2016

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

Name of Applicant Kevin Newell Relationship to Property: Developer

Authorizing Signature of Property Owner Frederick J. Campbell Date 5/25/2016



# VANDEWALLE & ASSOCIATES INC.

May 25, 2016

Jay Wendt  
Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: Metrotech Property  
PD-Amended GDP/SIP

Dear Jay,

The following document and illustrative graphics outline the request for an amended Planned Unit Development: General Development Plan/Specific Implementation Plan for Lots 6 & 7 of the Metrotech Neighborhood.

The proposed PD-GDP Amendments address the following long term development of both lots as mixed use 4-5 story projects:

*Amendment #1:*

Adjust the overall unit count to allow up to 100 units on lot 6 and 115 units on Lot 7. This amendment will increase the allowed unit count (currently 83 total units) to match adopted format of 4-5 story buildings with upper floor residential and first floor commercial components and bring the project more in line with the goal of creating a higher density mixed use center.

*Amendment #2:*

Adjusts the setback along Sprecher Road from 15' to 35' minimum due to an existing overhead powerline easement.

The proposed PD-SIP for Lot 7 outlines the development of a 115 unit independent senior housing project with first floor commercial components.

We look forward to working with the City on the review and implementation of this project.

Sincerely,

Brian Munson  
Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax  
[www.vandewalle.com](http://www.vandewalle.com)

## **Applicants**

### **Royal Capital Group**

710 North Plankinton Street  
Suite 1100

Milwaukee, WI 53203

Phone: 414.847.6275

Fax: 414.915.8080

Kevin Newell

[Kevin.Newell@royal-cg.com](mailto:Kevin.Newell@royal-cg.com)

Terrell Walter

[Terrell.Walter@royal-cg.com](mailto:Terrell.Walter@royal-cg.com)

### **Metro-Tech LLC.**

1220 Femrite Drive

Suite 209 LLC.

Monona, WI 53716

Phone: 608.444.1356

Fred Campbell

[campfred@chorus.net](mailto:campfred@chorus.net)

## **Design Team**

Architecture:

Engberg Anderson Design Partnership

611 North Broadway

Suite 517

Milwaukee, WI 53202-5004

Phone: 414.944.9000

Fax: 414.944.9100

Mark Ernst

[marke@engberganderson.com](mailto:marke@engberganderson.com)

Amanda Koch

[amandak@engberganderson.com](mailto:amandak@engberganderson.com)

Planning:

Vandewalle & Associates

120 East Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

Fax: 608.255.0814

Brian Munson

[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

Engineering & Landscape Architecture:

D'Onofrio Kottke

7530 Westward Way

Madison, WI 53717

Phone: 608.833.7530

Fax: 608.833.1089

Dan Day

[dday@donofrio.cc](mailto:dday@donofrio.cc)

Matt Saltzberry

[msaltzberry@donofrio.cc](mailto:msaltzberry@donofrio.cc)

## Existing Conditions

Existing Zoning: PD-GDP (Adopted 5.08.2002)

Proposed Zoning: Lot 6: Amended PD-GDP  
Lot 7: Amended PD-GDP/SIP

Addresses/PIN:  
Lot 6: 6501 Town Center Drive 071002104017  
Lot 7: 6502 Milwaukee Street 071002104025

Aldermanic District: District 3: Alder Hall

Neighborhood Association: Adjoins McClelland Park Neighborhood  
Adjoins Sprecher East Neighborhood

Neighborhood Plan: Mixed Use

Notifications: Alder Hall April 8, 2016  
McClelland Park/Sprecher East Neighborhood April 8, 2016  
DAT Presentation April 15, 2016  
Neighborhood Meeting April 27, 2016  
UDC Informational Presentation May 11, 2016

Legal Description: See Attached

Lot Area: 5.96 acres

Proposed Use: Lot 6: up to 100 units Residential  
First Floor Commercial, Retail, Flex Space  
Lot 7: 115 Independent Senior Residential  
First Floor Commercial, Retail, Flex Space

## Zoning Text

### *Permitted Uses:*

**Lot 6:** up to 100 units Residential  
First Floor Commercial, Retail, Flex Space  
Those that are stated as permitted uses in the permitted use list  
Uses accessory to permitted use as listed in permitted use list

Note: Subject to submittal and review of complete SIP rezoning submittal at a future date

**Lot 7:** 115 Independent Senior Residential  
1,200-10,000 square feet Commercial, Retail, Flex Space  
Those that are stated as permitted uses in the permitted use list  
Uses accessory to permitted use as listed in permitted use list

*Floor Area Ratio:* As shown on adopted plans

*Maximum Building Height:* Up to 5 stories

*Yard Requirements/Setbacks:* As shown in adopted plans  
Note: Sprecher Road setback modified from the original GDP setback of 15' to as shown in adopted plans due to existing overhead powerline and easement of 35'

*Useable Open Space:* As shown in adopted plans

*Off-Street Parking & Loading:* As shown in adopted plans  
Note: Loading will utilize drive isles for off-street loading purposes.

*Accessory Building Regulations:* As shown in adopted plans

*Landscaping:* As shown in adopted plans

*Signage:*  
Location and type as shown in adopted plans. Signage for project shall be limited the CC-T zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator

*Lighting Plan/Details/Photometrics:* As shown in adopted plans

*Utility/HVAC Equipment:* As shown in adopted plans

*Alterations and Revisions:*  
No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

*Additional Definitions:*  
Flex Space: Portions of the first floor may be interchangeable in use between residential and commercial, retail, or office uses based on market demand.

## **Permitted Uses**

### **Offices**

Artist, photographer studio, etc.  
Insurance office, real estate office, sales office  
General office, professional office

### **Medical Facilities**

Clinic – Health  
Physical, occupational or massage therapy  
Veterinary clinic, animal hospital

### **Retail Sales and Services**

Animal grooming  
ATM  
Auction rooms  
Bank, financial institution  
Bicycle-sharing facility  
Business sales and services  
Farmers' market  
Food and related goods sales  
Furniture and household goods sales  
General retail  
Laundromat, self-service  
Liquor store  
Mobile grocery store  
Package delivery service  
Photocopying  
Post office  
Service business  
Small appliance repair  
Sporting goods store, bait shop  
Telecommunications center  
Tobacco retailer

### **Food and Beverages**

Brewpub  
Catering  
Coffee shop, tea house  
Restaurant  
Restaurant-tavern

### **Commercial Recreation, Entertainment and Lodging**

Health/sports club  
Indoor recreation

### **Limited Production, Processing and Storage**

Artisan workshop  
Printing and publishing

### **Residential - Family Living**

Dwelling units in mixed-use buildings

### **Civic and Institutional**

Community Event  
Day care center  
Recreation, community, and neighborhood centers  
Schools, arts, technical or trade  
Schools, public and private

### **Agricultural Uses**

Community garden

### **Accessory Uses and Structures**

Accessory building or structure  
Accessory retail alcohol sales  
Composting  
Dependency living arrangements  
Home occupation  
Keeping of chickens  
Keeping of honeybees  
Lease of off-street parking facility accessory to nonresidential use to non-users of principal use  
Management office, restaurant, limited retail, recreation facilities within multi-family building  
Vending machines  
Walk-up service windows  
Yard sales

## **LEGAL DESCRIPTION**

### Parcel "A"

Lot 6, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

### Parcel "B"

Lot 7, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

### Parcel "C" (per resolution)

Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East quarter corner of said Section 2; thence North 00 degrees 21 minutes 18 seconds West, along the East line of the Northeast Quarter of said Section 2, 210.24 feet; thence South 89 degrees 38 minutes 42 seconds West, 45.00 feet to the point of beginning of this description; thence South 00 degrees 21 minutes 18 seconds East, parallel with said East line of the Northeast Quarter of Section 2, 113.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 87 degrees 40 minutes 51 seconds, an arc distance of 38.26 feet, a radius of 25.00 feet and a chord bearing South 43 degrees 29 minutes 07 seconds West, 34.63 feet; thence South 87 degrees 19 minutes 32 seconds West, parallel with the South line of the Northeast Quarter of said Section 2, 79.41 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 38 degrees 00 minutes 55 seconds, an arc distance of 178.21 feet, a radius of 268.60 feet and a chord bearing North 35 degrees 50 minutes 37.5 seconds East, 174.96 feet to the point of beginning.

This description contains approximately 5,239 square feet.



# VANDEWALLE & ASSOCIATES INC.

To: Chris Wells  
From: Brian Munson  
CC: Kevin Newell  
Terrell Walter  
Fred Campbell  
Jeff Jansen  
Date: Thursday, June 30, 2016  
Re: Royal Capital: Metrotech GDP Request

---

The General Development Request for Lots 6 & 7 in the Metrotech Neighborhood seeks to bring the project in line with current mixed use market conditions and reflect City wide goals for greater density and diversity of uses. The request to increase the Lot 6 & 7 unit allocation from 83 units to a total of up to 215 units reflects 14 years of diligent, but un-successful implementation and significant changes in the surrounding neighborhood.

The Original Sprecher Neighborhood Plan (1998) identified the Metrotech Property as Medium Density Residential and Office Commercial. The designation of medium density within the adopted neighborhood plan is 12-16 dwelling units per acre (significantly lower than the current definitions), leading the designation of this site for 72-95 dwelling units. This was subsequently modified during the planning of this project (2002) to a mixed use designation with the intent of facilitating a blend of residential, retail, and office uses on Lots 6 & 7; however, it retained the Medium Density Residential calculation as the density allowed under mixed use within the neighborhood plan is not clearly defined.

Numerous attempts towards implement the adopted zoning were undertaken in the intervening 14 years, in both good and bad markets, each of which was deemed either non-market feasible, or not sufficiently mixed use. During the most recent discussions of the potential to integrate a convenience store into the project, Staff's position in support for a vertical mixed use format led the property owner to evaluate the need to revise the General Development Plan. The proposed revision creates an opportunity for greater density while maintaining the overall anticipated urban format for this site which already allows for 4-5 story buildings with required frontages along Sprecher and Milwaukee Street.

The requested density brings the project closer in line with the goals of the current City of Madison Comprehensive Plan (2006) and overall approach to density. Using the current densities

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631

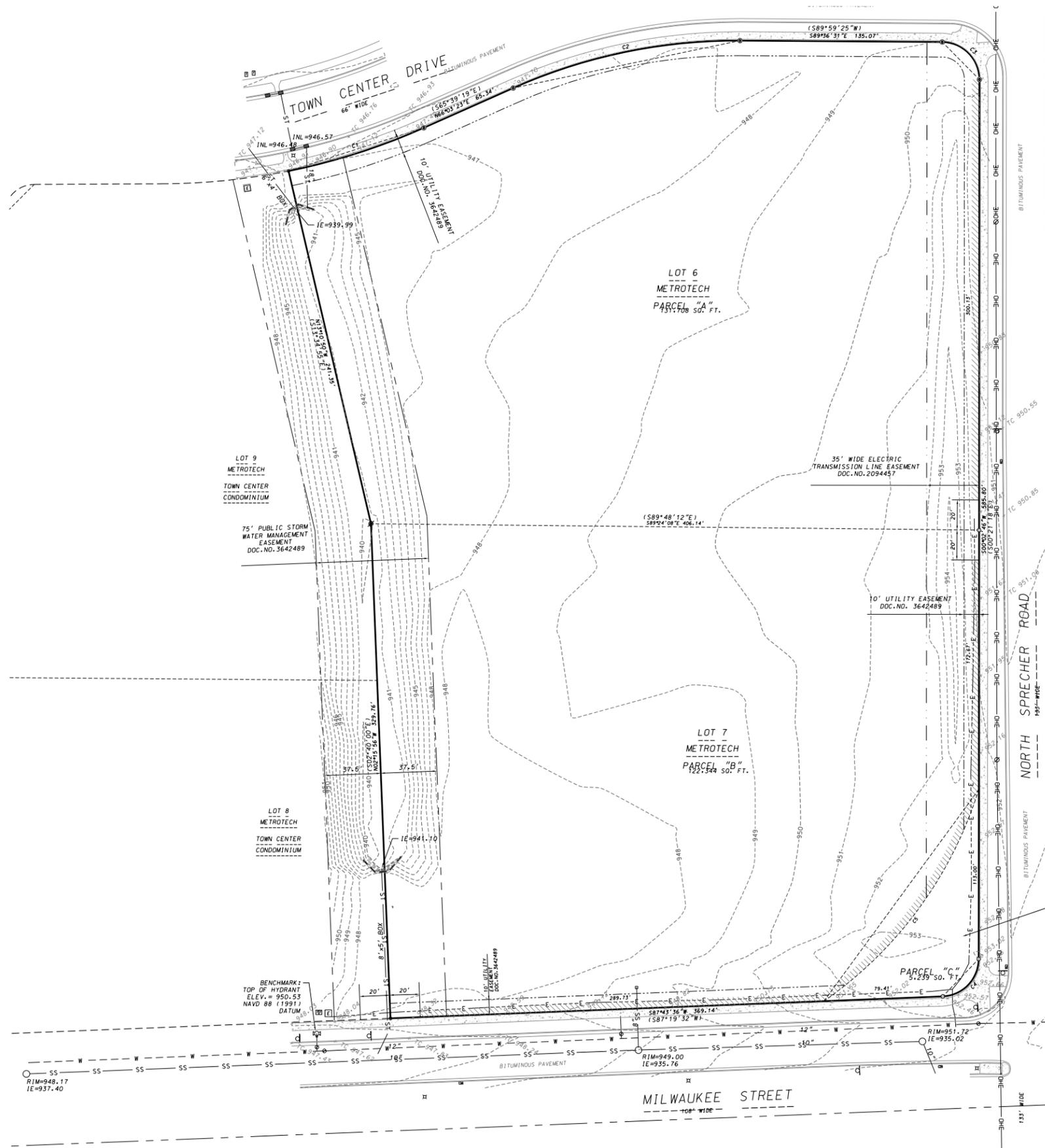
[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

for Medium Density Residential (16-40 dwelling units per acre) or Community Mixed Use (the site's current designation) (up to 60 dwelling units per acre) would be more reflective of the necessary market conditions and overall character of development that would allow the project to proceed. This request also reflects the goal of transitioning in density from west to east in the project with the condominium project west of the site at 25.8 dwelling units per acre and the targeted regional town center east of Sprecher Road nearing the 60 dwelling units per acre for Community Mixed Use.

Approval of the requested density would allow for up to 215 units on lots 6 & 7 and would modify the residential density description (page 16 of the General Development Plan) to increase the overall allowable maximum density to 25-40 dwelling units per acre and a maximum of 400 dwelling units.

File: L:\User\1603102\Drawings\1603102\_Existing\_Topo.dwg Civil Plans Plotted: May 24, 2016 - 6:34pm



**LEGEND**

●	FOUND 1-1/4" IRON REBAR
●	FOUND 3/4" IRON REBAR
●	FOUND 1" IRON PIPE
○	PLACED 3/4" x 18" IRON REBAR (WT. = 1.5 LBS/FT)
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	SANITARY SEWER
---	WATER MAIN
---	STORM SEWER
⊞	ELECTRIC TRANSFORMER
⊞	TELEPHONE PEDESTAL
⊞	TELEPHONE VAULT
⊞	INLET
⊞	LIGHT POLE
⊞	POWER POLE
⊞	SIGN
⊞	VALVE
⊞	HYDRANT
▭	CONCRETE
▭	CONCRETE WALL
▭	CONCRETE CURB AND GUTTER
---	EXIST. CONTOUR
+	SPOT ELEVATION (@ PLUS PT.)
TC	TOP OF CURB ELEVATION
ND	NO VEHICULAR ACCESS (DOC. NO. 3642489)
( )	'RECORDED AS' INFORMATION

**LEGAL DESCRIPTION**

**Parcel "A"**  
 Lot 6, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T1N, R10E, City of Madison, Dane County, Wisconsin.

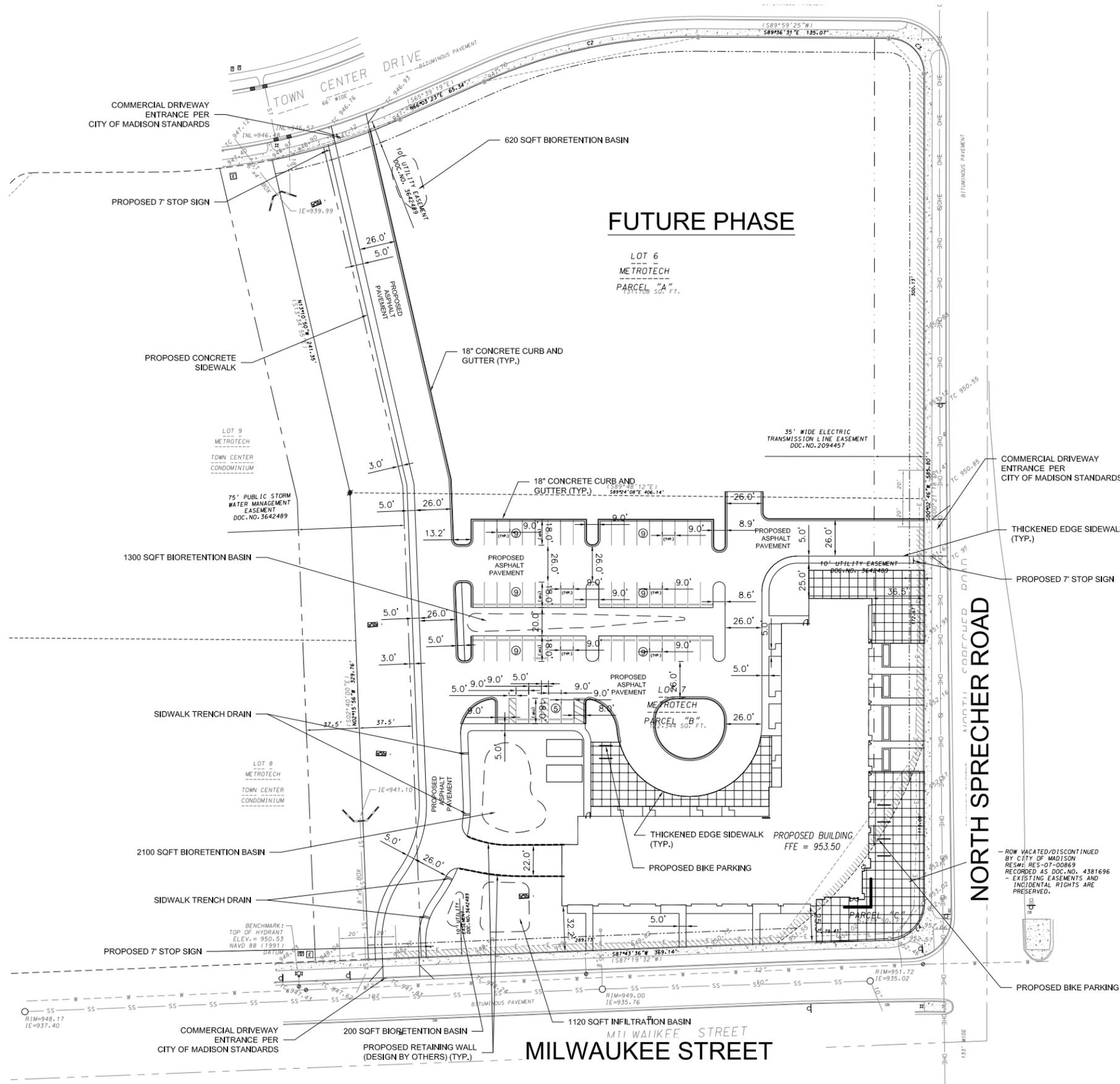
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**Parcel "C" (see resolution)**  
 Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the East quarter corner of said Section 2; thence North 00 degrees 21 minutes 18 seconds West, along the East line of the Northeast Quarter of said Section 2, 210.24 feet; thence South 89 degrees 38 minutes 42 seconds West, 45.00 feet to the point of beginning of this description; thence South 00 degrees 21 minutes 18 seconds East, parallel with said East line of the Northeast Quarter of Section 2, 113.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 87 degrees 40 minutes 51 seconds, an arc distance of 38.26 feet, a radius of 25.00 feet and a chord bearing South 43 degrees 29 minutes 07 seconds West, 34.63 feet; thence South 87 degrees 19 minutes 32 seconds West, parallel with the South line of the Northeast Quarter of said Section 2, 79.41 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 38 degrees 00 minutes 56 seconds, an arc distance of 178.21 feet, a radius of 268.50 feet and a chord bearing North 35 degrees 50 minutes 37.5 seconds East, 174.96 feet to the point of beginning. This description contains approximately 5,239 square feet.

- NOTES**
1. Applicable note from Metrotech Plat  
 - All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of the plot. Easements shall not be required on property lines shared with greenways or public streets.  
 - The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.  
 - Upon review and approval of each PUD (SIP) proposal for multi-family development on lots, provisions for off-street parking are expected not to exceed the minimum R4 requirement of the zoning ordinance.
  2. Utilities were marked by Diggers Hotline ticket number 20161904224. These markings and plans were used to show the utilities on this survey.

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

File: L:\User\1603102\Drawings\1603102\_Base.dwg Overall Site Plot: May 24, 2016 - 6:26pm

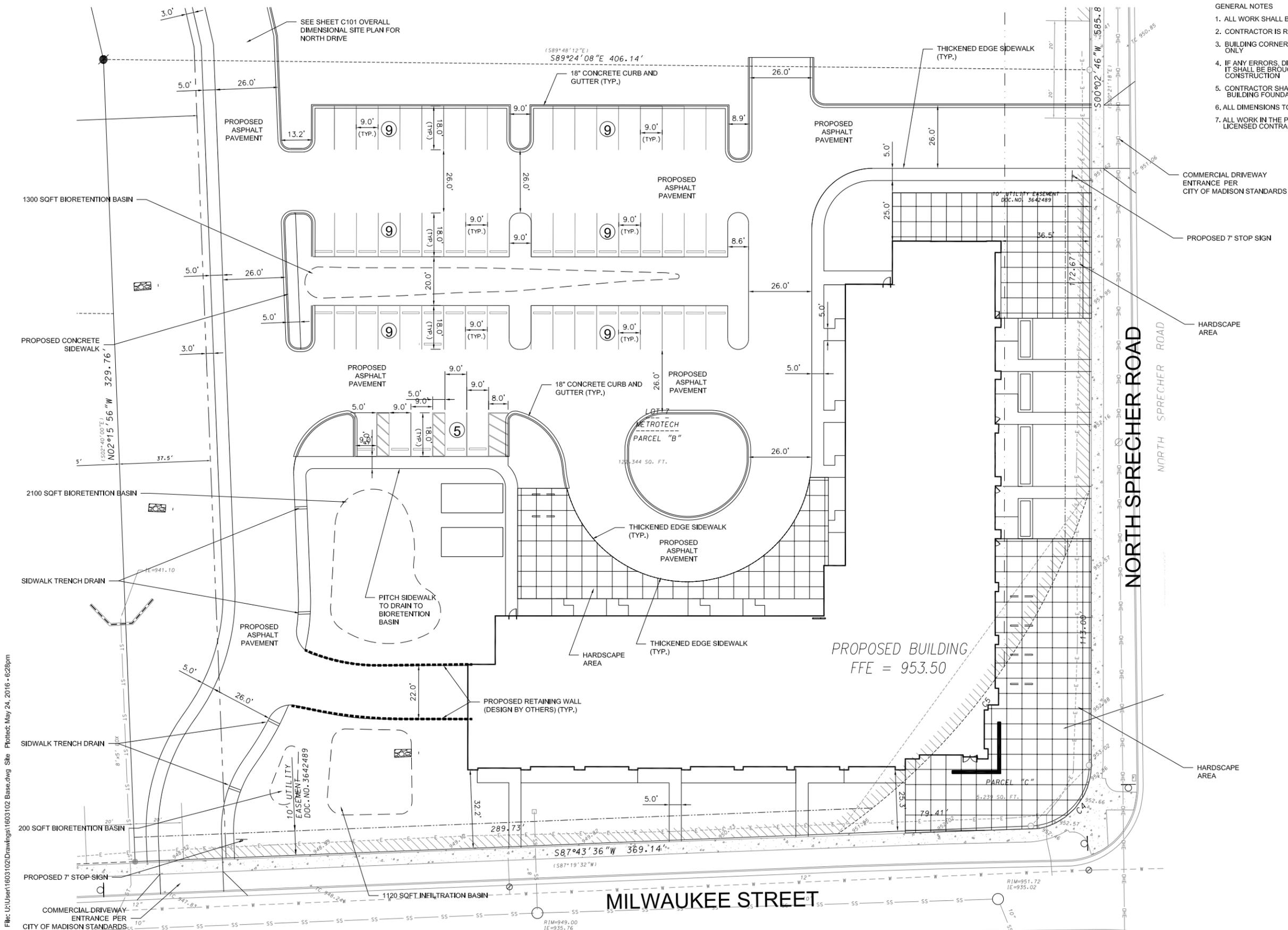


- GENERAL NOTES
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
  2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
  3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
  4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
  5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
  6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
  7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

SITE PLAN INFORMATION BLOCK 6502 MILWAUKEE STREET	
TOTAL LOT AREAS	5.95 AC ±
EXISTING TOTAL IMPERVIOUS AREA	0 SF±
PROPOSED TOTAL IMPERVIOUS AREA	93,650 SF±
PROPOSED BUILDING AREA	22450 SF±

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

- GENERAL NOTES
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**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

# 6502 MILWAUKEE STREET

DIMENSIONAL SITE PLAN (SOUTH LOT)

Scale: 0 10 20

05/25/16

EA Project No. 162564.00

**C102** ROYAL CAPITAL Group LLC

File: L:\Users\1603102\Drawings\1603102 Base.dwg Site Plot: May 24, 2016 - 6:28pm



# LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION  
EP - EDGE OF PAVEMENT  
FFE - FINISHED FLOOR ELEVATION  
TC - TOP OF CURB  
TW - TOP OF WALL (GROUND ELEVATION)  
BW - BOTTOM OF WALL (GROUND ELEVATION)  
HP - HIGHPOINT
- LIMITS OF DISTURBANCE
- SILT FENCE/SILT SOCK
- FLOW ARROW

### GENERAL NOTES

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7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

### GRADING AND EROSION CONTROL NOTES:

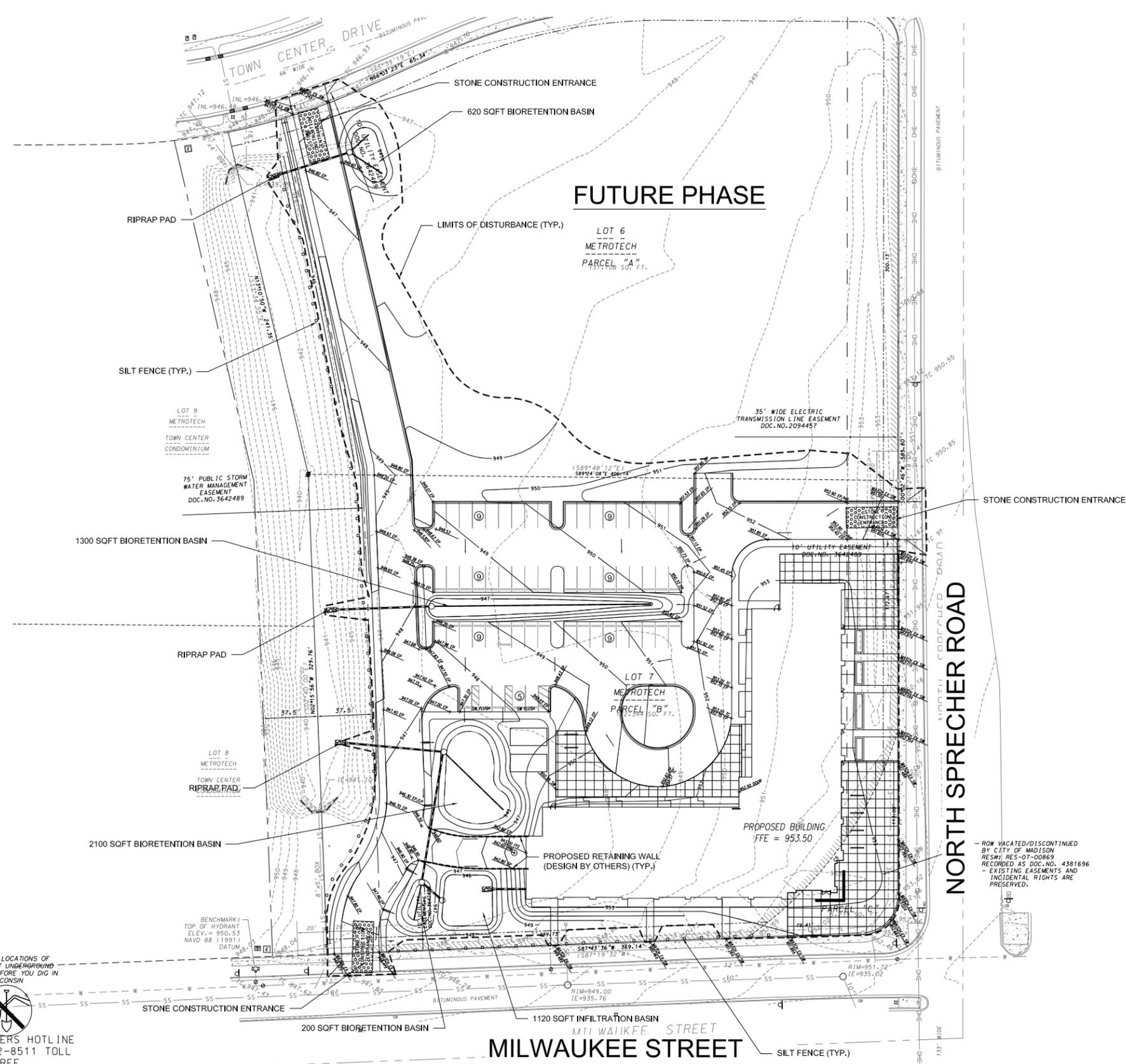
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5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
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16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

### SEQUENCE/ ANTICIPATED TIME SCHEDULE

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.
4. RESPRAD TOPSOIL AND FINAL RESTORATION
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LIMITS OF DISTURBANCE = 145,800 SQ

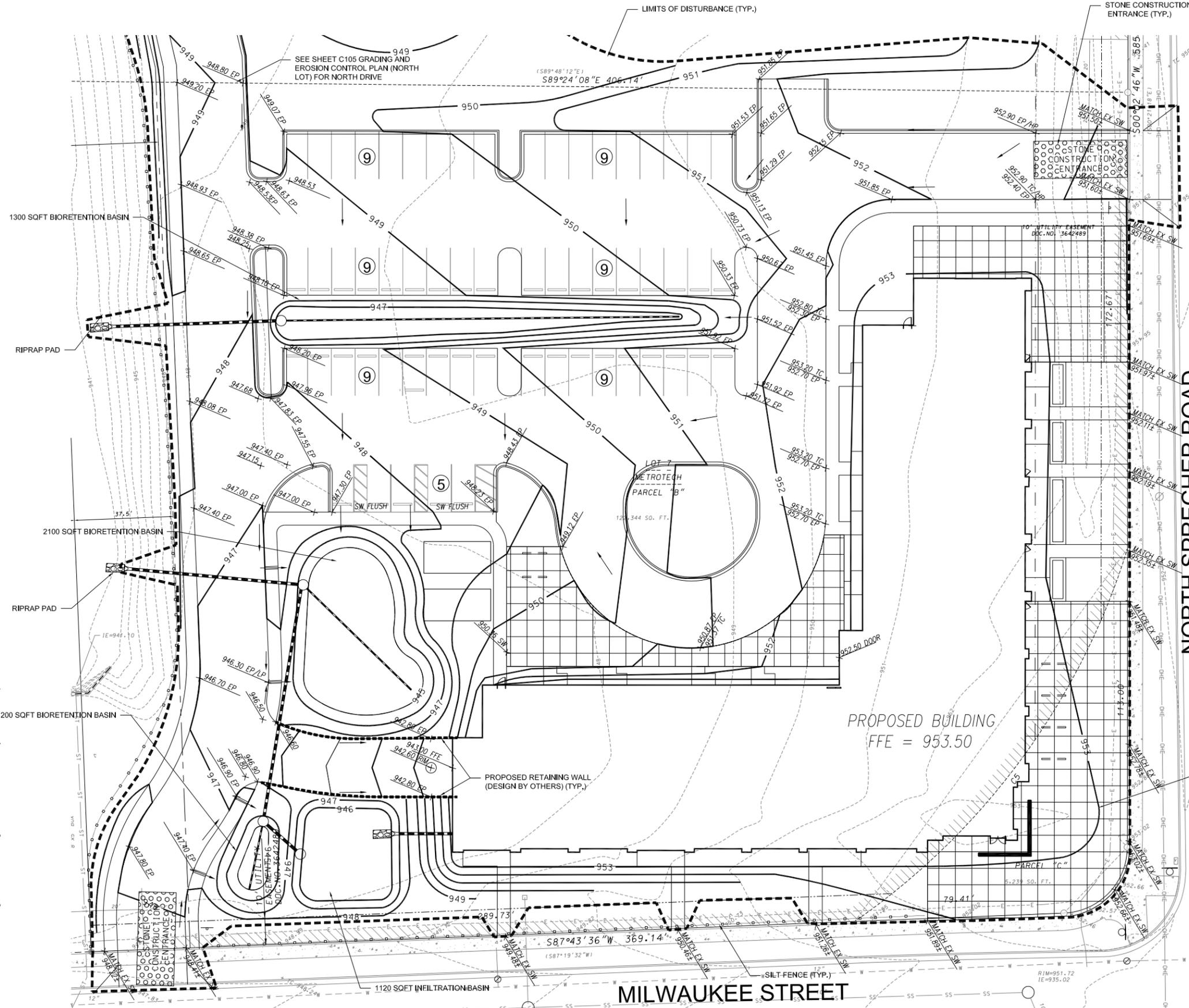
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File: L:\User\1603102\Drawings\1603102\_Base.dwg Overall GECP Plotted: May 24, 2016 - 6:20pm

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 1-800-242-8511 TOLL FREE

File: U:\User\1603102\Drawings\1603102 Base.dwg South GECP - Plotdate: May 24, 2016 - 6:30pm



### LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION  
EP - EDGE OF PAVEMENT  
FFE - FINISHED FLOOR ELEVATION  
TC - TOP OF CURB  
TW - TOP OF WALL (GROUND ELEVATION)  
BW - BOTTOM OF WALL (GROUND ELEVATION)  
HP - HIGHPOINT
- LIMITS OF DISTURBANCE
- SILT FENCE/SILT SOCK
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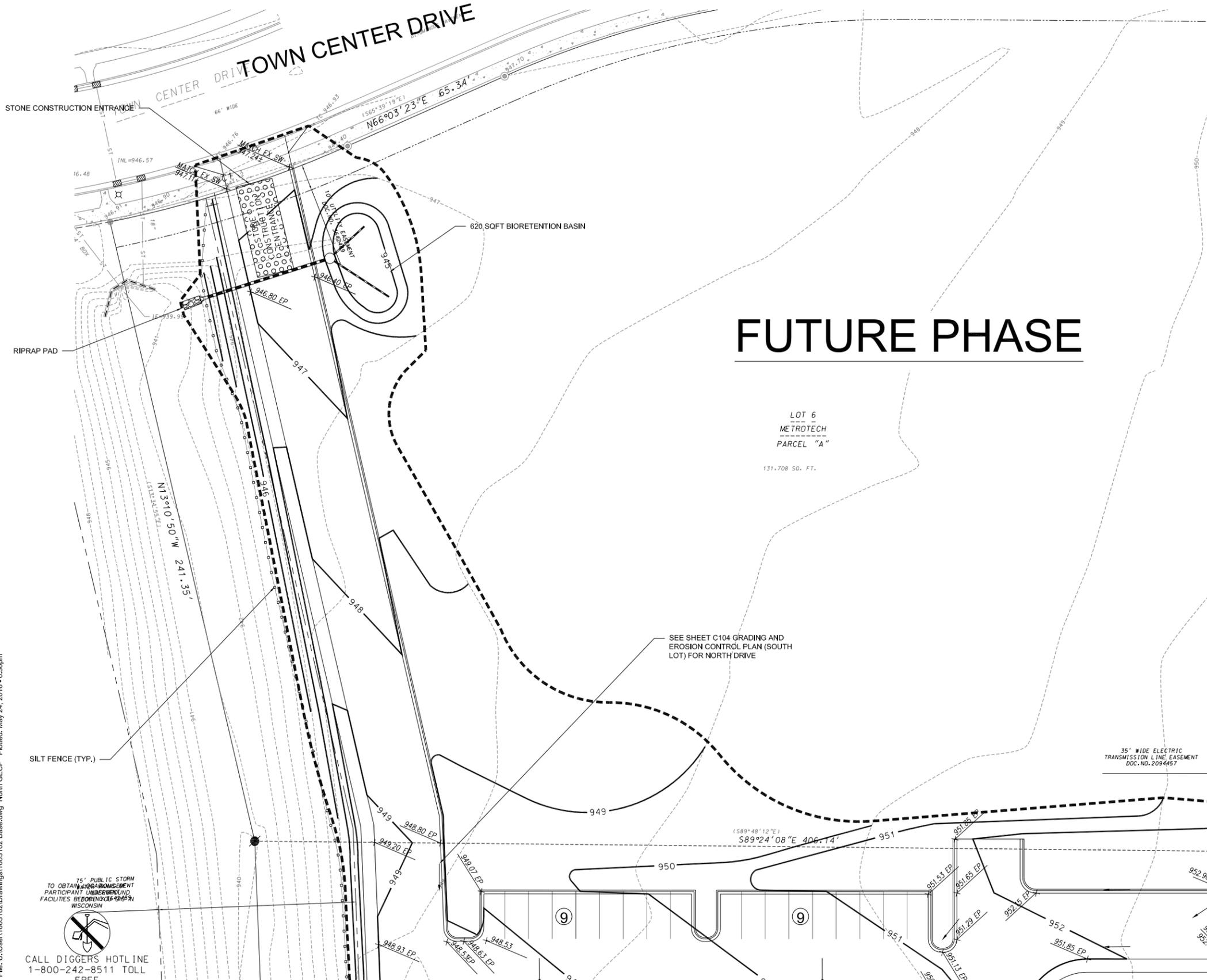
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**FUTURE PHASE**

LOT 6  
 METROTECH  
 PARCEL "A"  
 131,708 SQ. FT.

SEE SHEET C104 GRADING AND EROSION CONTROL PLAN (SOUTH LOT) FOR NORTH DRIVE

35' WIDE ELECTRIC TRANSMISSION LINE EASEMENT DOC. NO. 2094657

75' PUBLIC STORM SEWER EASEMENT PARTICIPANT UNDERSIGNED FACILITIES BEFORE NOVEMBER 12, 2009 WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE



**6502 MILWAUKEE STREET**

GRADING AND EROSION CONTROL PLAN (NORTH LOT)

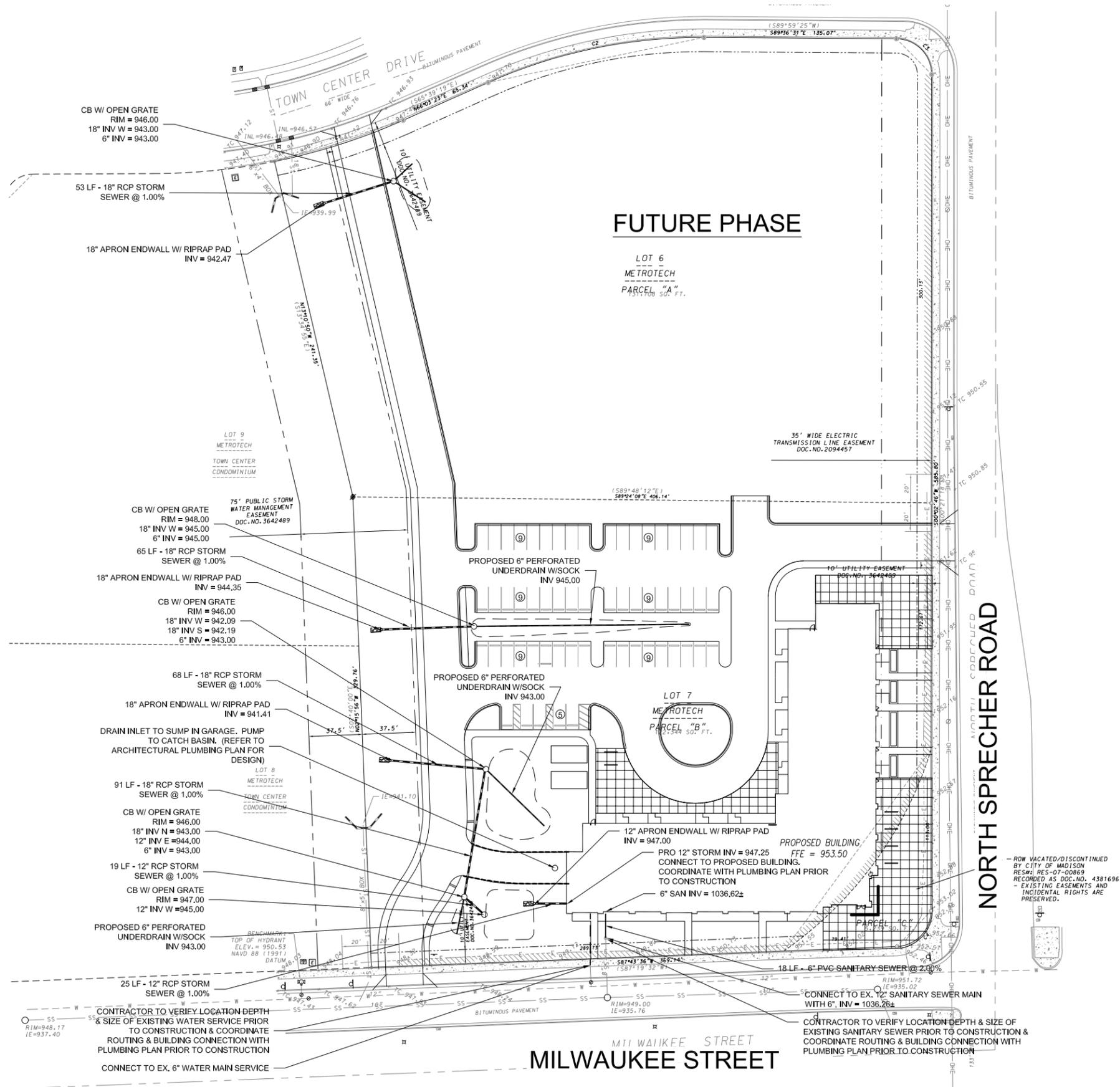
Scale: 0" = 40'

05/25/16

EA Project No. 162564.00

**C105** ROYAL CAPITAL Group LLC

File: U:\User1\603102\Drawings\1603102\_Base.dwg North GECP Plotset: May 24, 2016 - 6:30pm

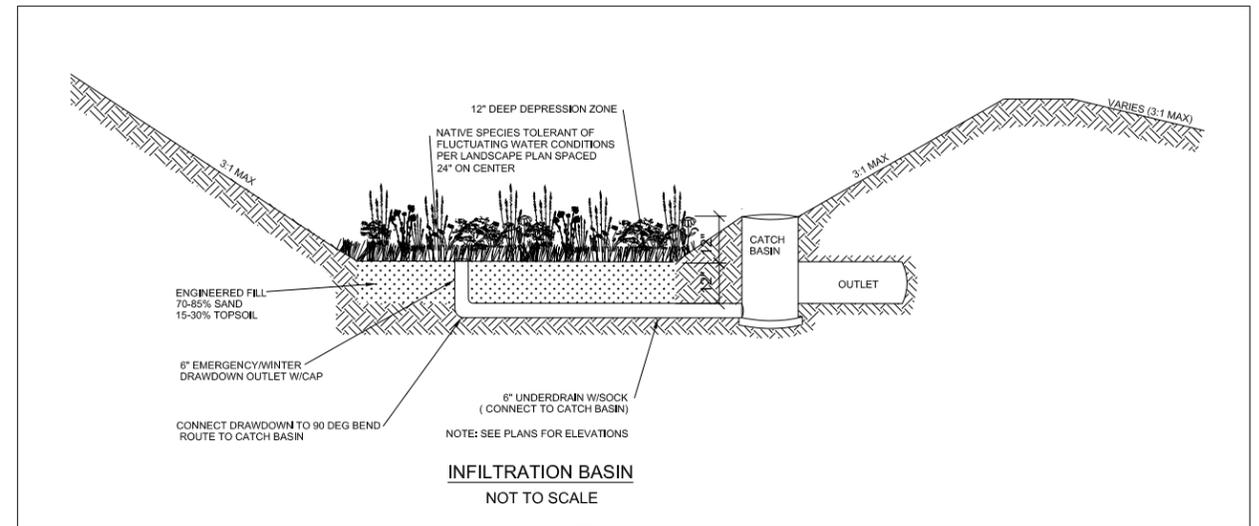
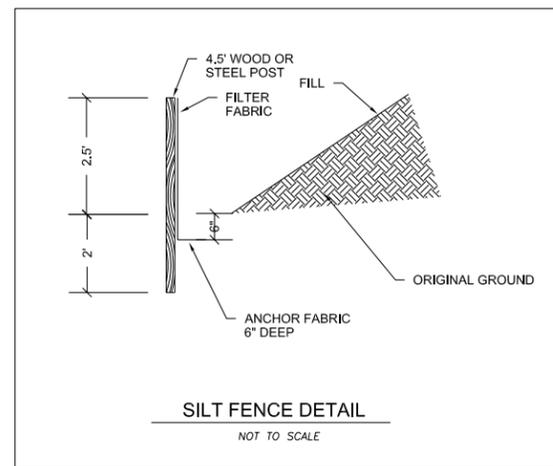
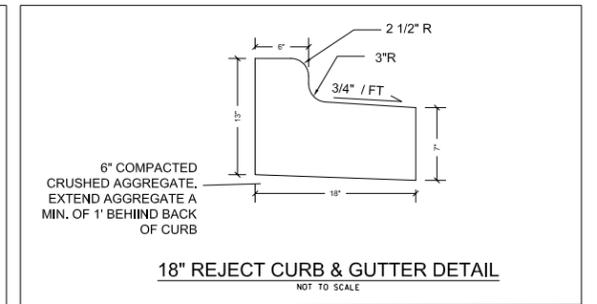
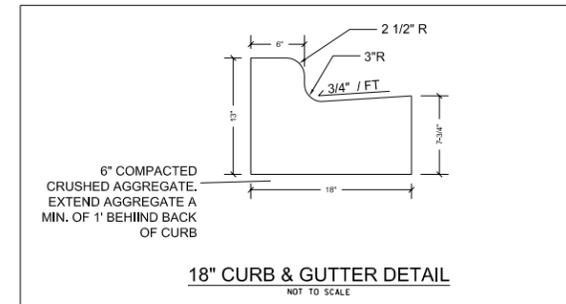
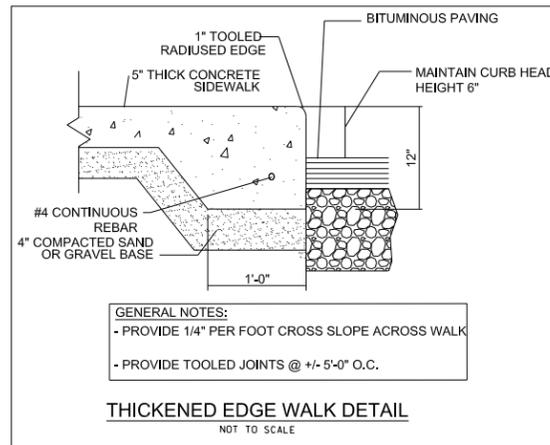
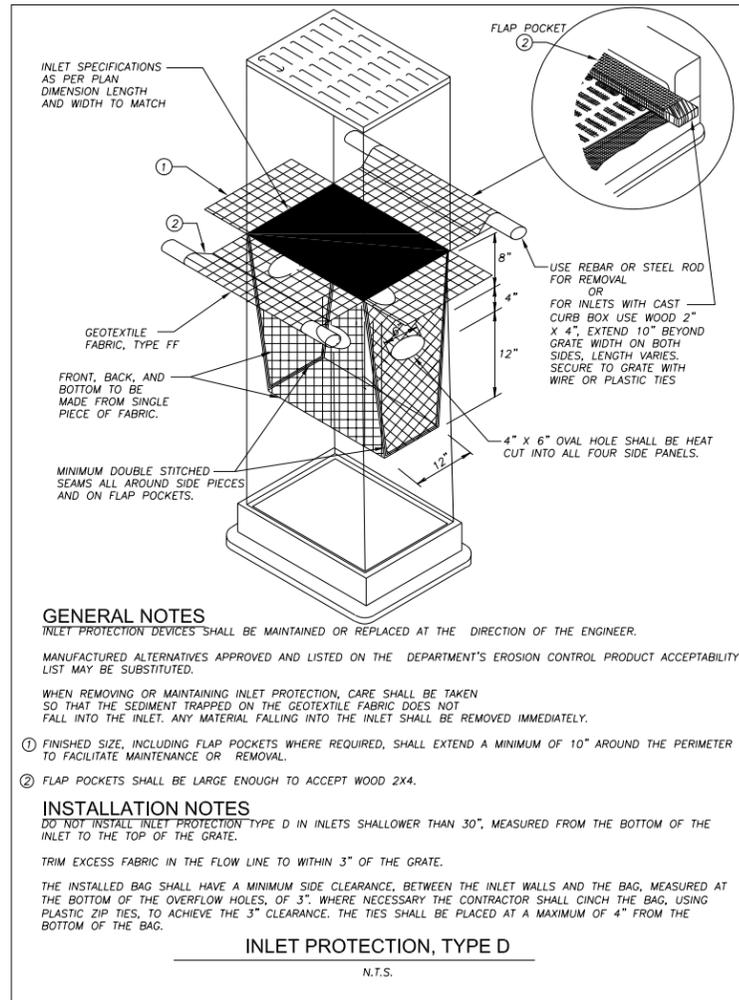
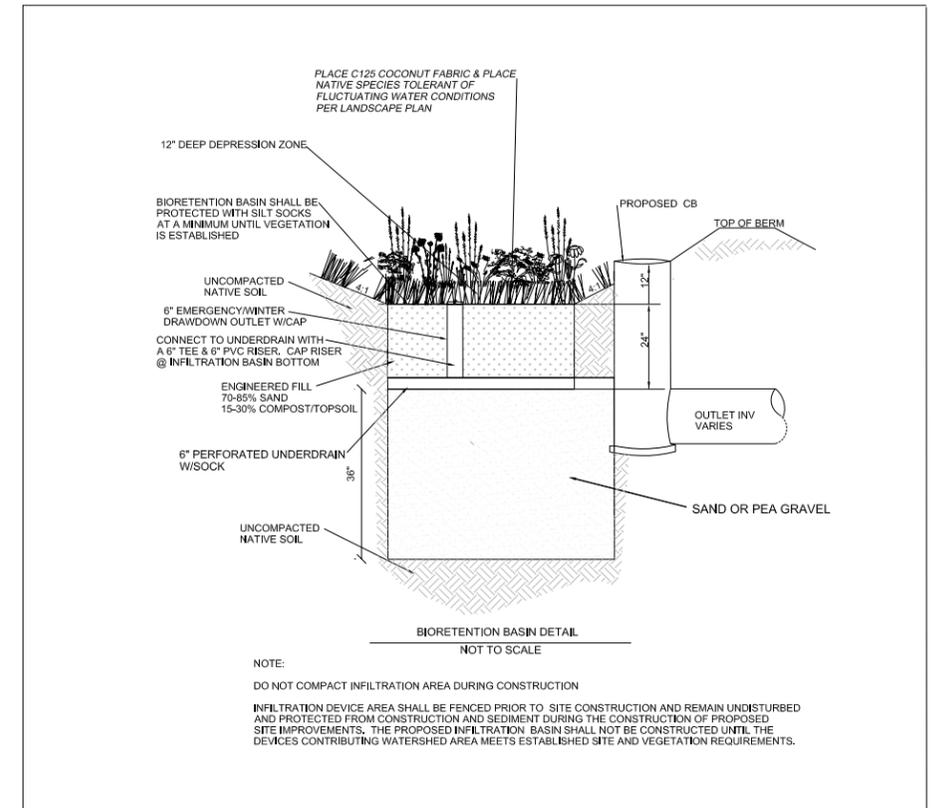
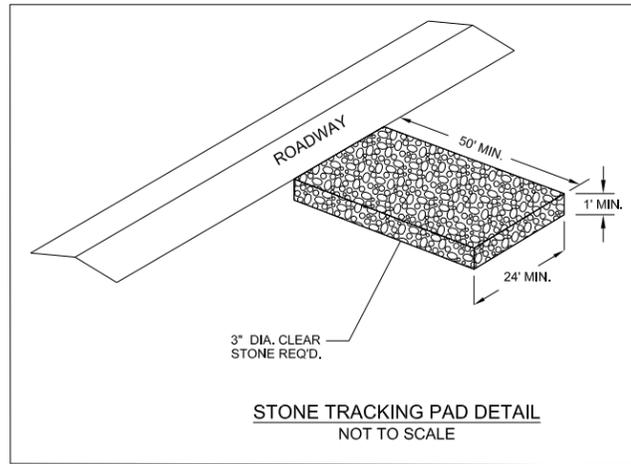


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- SITE UTILITY NOTES**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
  2. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
  3. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
  4. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
  5. UTILITY LENGTHS ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF CENTER OF STRUCTURE

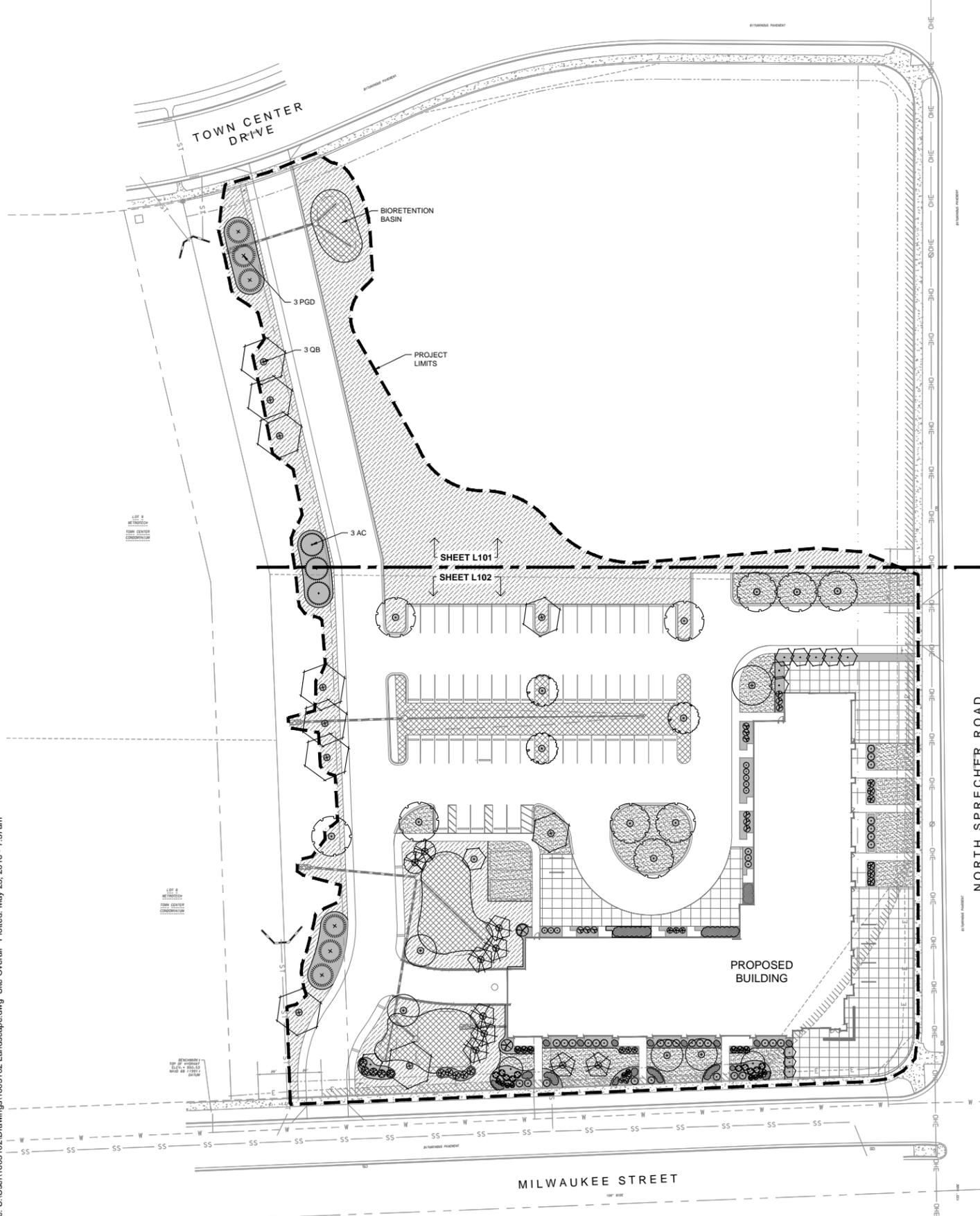
File: U:\User\1603102\Drawings\1603102\_Base.dwg Utility Plan Plotted: May 24, 2016 - 6:33pm

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File: U:\User\1603102\Drawings\1603102\_Base.dwg Detail Plot: May 24, 2016 - 6:32pm

File: U:\User\1603102\Drawings\1603102 Landscape.dwg Site Overall Plot: May 25, 2016 - 7:57 am



**SITE LANDSCAPE PLAN - GENERAL NOTES**

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS BE SEEDED WITH LAWN SEED PER PER THE PROJECT MANUAL.
7. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
9. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 8"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

**LANDSCAPE REQUIREMENTS SUMMARY**

**DEVELOPED AREA REQUIREMENT:**  
 5 POINTS PER 300 SF OF DEVELOPED AREA  
 GROSS DEVELOPED AREA = 108,622 SQ FT  
 BUILDING FOOTPRINTS = 22,452 SQ FT  
 NET DEVELOPED AREA = 86,170 SQ FT (1.98 ACRE)

TOTAL POINTS REQUIRED = 1,436 POINTS  
 POINTS PROVIDED = 2,386 POINTS

**STREET FRONTAGE REQUIREMENT:**  
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

**MILWAUKEE STREET FRONTAGE = 377 FT**  
 PLANTS REQUIRED = 13 OVERSTORY TREES OR  
 25 EVERGREEN / ORNAMENTAL TREES  
 63 SHRUBS  
 PLANTS PROVIDED = 12 OVERSTORY TREES  
 3 EVERGREEN / ORNAMENTAL TREES  
 67 SHRUBS

**SPRECHER ROAD FRONTAGE = 273 FT**  
 PLANTS REQUIRED = 9 OVERSTORY TREES OR  
 18 EVERGREEN / ORNAMENTAL TREES  
 46 SHRUBS  
 PLANTS PROVIDED = 3 OVERSTORY TREES  
 7 EVERGREEN / ORNAMENTAL TREES  
 13 SHRUBS

**PARKING LOT LANDSCAPING REQUIREMENT:**  
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 49,076 SQ FT  
 REQUIRED LANDSCAPED AREA = 3,926 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 13,536 SQ FT

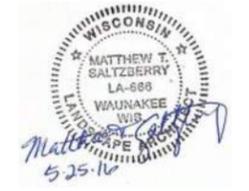
OVERSTORY TREES REQUIRED = 25 OVERSTORY TREES  
 OVERSTORY TREES PROVIDED = 25 OVERSTORY TREES

**PLANT SCHEDULE**

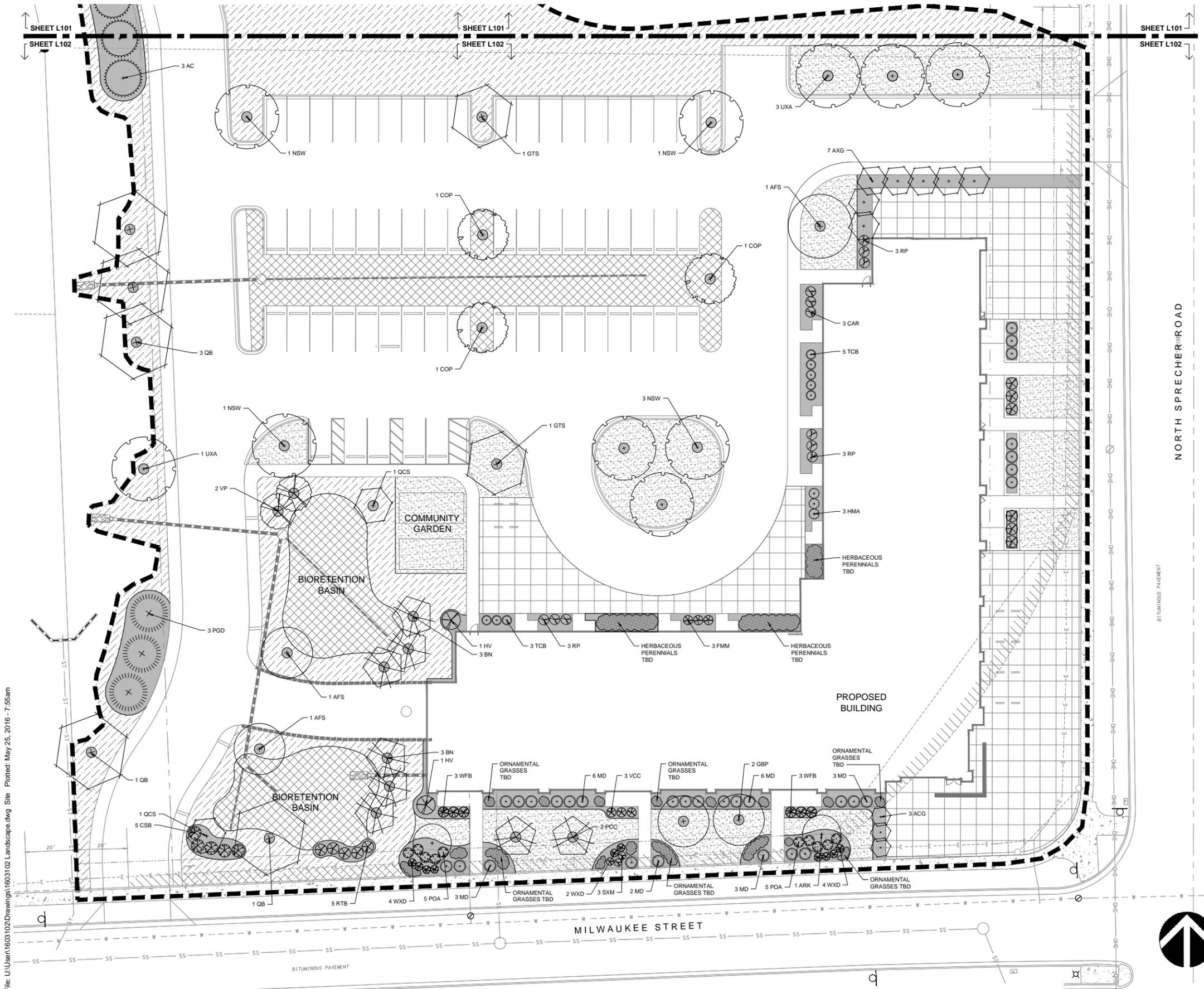
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
<b>OVERSTORY DECIDUOUS TREES</b>								
AFS	Acer x freemani 'Sienna Glen'	Sienna Glen Maple	3	35	105	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	2	35	70	2.5"	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	6	35	210	8' TALL	B&B	3 STEM
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	35	105	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2	35	70	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2	35	70	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	6	35	210	2.5"	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	2	35	70	2.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	8	35	280	2.5"	B&B	
QCS	Quercus 'Crimschmidt'	Crimson Spire Oak	2	35	70	2.5"	B&B	
UXA	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
<b>TALL EVERGREEN TREE</b>								
AC	Abies concolor	Concolor Spruce	3	35	105	6' TALL	B&B	
PCD	Picea glauca v. densata	Black Hills Spruce	6	35	210	6' TALL	B&B	
<b>ORNAMENTAL TREE</b>								
ACG	Amelanchier canadensis 'Glenform'	Rainbow Pillar Serviceberry	3	15	45	6' TALL	B&B	MULTI-STEM
AXG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STEM
VP	Viburnum prunifolium	Blackhaw Viburnum	2	15	30	6' TALL	B&B	MULTI-STEM
<b>DECIDUOUS SHRUB</b>								
CAR	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	3	3	9	24" TALL	POT	
CSB	Cornus sericea 'Bud's Yellow'	Bud's Yellow Twig Dogwood	5	3	15	24" TALL	POT	
FMM	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	3	3	9	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	3	3	9	24" TALL	POT	
HV	Hammamelis virginiana	Witchhazel	2	3	6	36" TALL	POT	
POA	Physocarpus opulifolius 'Amber Jubilee'	Diatribamber Jubilee	10	3	30	24" TALL	POT	
RTB	Rhus typhina 'Baltique'	Tiger Eyes Sumac	11	3	33	36" TALL	POT	
SPM	Syringa 'Minuet'	Minuet Lilac	32	3	96	36" TALL	POT	
SJA	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	10	3	30	12" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spiraea	3	3	9	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	3	3	9	24" TALL	POT	
WB	Weigela 'Bokrasopea'	Sonic Bloom Weigela	6	3	18	12" TALL	POT	
WHD	Weigela 'Dark Horse'	Dark Horse Weigela	10	3	30	12" TALL	POT	
<b>EVERGREEN SHRUB</b>								
MD	Microbiota dicussata	Russian Arborvitae	30	4	120	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	9	4	36	24" TALL	POT	
TCB	Tsuga canadensis 'Bennet'	Bennet Hemlock	8	4	32	24" TALL	POT	
<b>ORNAMENTAL GRASSES</b>								
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
			<b>TOTAL:</b>	<b>2386</b>	<b>POINTS</b>			

**GROUND COVER LEGEND**

- LAWN SEED
- RAINFALL GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL
- BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL
- BARK MULCH



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**LANDSCAPE REQUIREMENTS SUMMARY**

**DEVELOPED AREA REQUIREMENT:**  
 5 POINTS PER 300 SF OF DEVELOPED AREA  
 GROSS DEVELOPED AREA = 108,622 SQ FT  
 BUILDING FOOTPRINTS = 22,452 SQ FT  
 NET DEVELOPED AREA = 86,170 SQ FT (1.98 ACRE)

TOTAL POINTS REQUIRED = 1,436 POINTS

POINTS PROVIDED = 2,386 POINTS

**STREET FRONTAGE REQUIREMENT:**  
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

**MILWAUKEE STREET FRONTAGE = 377 FT**  
 PLANTS REQUIRED = 13 OVERSTORY TREES OR  
 25 EVERGREEN / ORNAMENTAL TREES  
 63 SHRUBS  
 PLANTS PROVIDED = 12 OVERSTORY TREES  
 3 EVERGREEN / ORNAMENTAL TREES  
 67 SHRUBS

**SPRECHER ROAD FRONTAGE = 273 FT**  
 PLANTS REQUIRED = 9 OVERSTORY TREES OR  
 18 EVERGREEN / ORNAMENTAL TREES  
 46 SHRUBS  
 PLANTS PROVIDED = 3 OVERSTORY TREES  
 7 EVERGREEN / ORNAMENTAL TREES  
 13 SHRUBS

**PARKING LOT LANDSCAPING REQUIREMENT:**  
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 49,076 SQ FT  
 REQUIRED LANDSCAPED AREA = 3,926 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 13,536 SQ FT

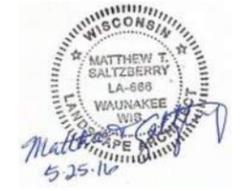
OVERSTORY TREES REQUIRED = 25 OVERSTORY TREES  
 OVERSTORY TREES PROVIDED = 25 OVERSTORY TREES

**PLANT SCHEDULE**

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
<b>OVERSTORY DECIDUOUS TREES</b>								
AFS	Acer x freemansi 'Sienna Glen'	Sienna Glen Maple	3	35	105	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	2	35	70	2.5"	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	6	35	210	8" TALL	B&B	3 STEM
COP	Callis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	35	105	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2	35	70	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2	35	70	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	6	35	210	2.5"	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	2	35	70	2.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	8	35	280	2.5"	B&B	
QCS	Quercus 'Crimschmidt'	Crimson Spire Oak	2	35	70	2.5"	B&B	
LXA	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
<b>TALL EVERGREEN TREE</b>								
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CSB	Cornus sericea 'Bud's Yellow'	Bud's Yellow Twig Dogwood	5	3	15	24" TALL	POT	
FMM	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	3	3	9	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	3	3	9	24" TALL	POT	
HV	Hammamelis virginiana	Witchhazel	2	3	6	36" TALL	POT	
POA	Physocarpus opulifolius 'Amber Jubilee'	Diablo Amber Jubilee	10	3	30	24" TALL	POT	
RTB	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	11	3	33	36" TALL	POT	
SPM	Syringa 'Minuet'	Minuet Lilac	32	3	96	36" TALL	POT	
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WXD	Weigela Dark Horse	Dark Horse Weigela	10	3	30	12" TALL	POT	
<b>EVERGREEN SHRUB</b>								
MD	Microbiota dicussata	Russian Arborvitae	30	4	120	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	9	4	36	24" TALL	POT	
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<b>ORNAMENTAL GRASSES</b>								
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
			<b>TOTAL:</b>	<b>2386</b>	<b>POINTS</b>			

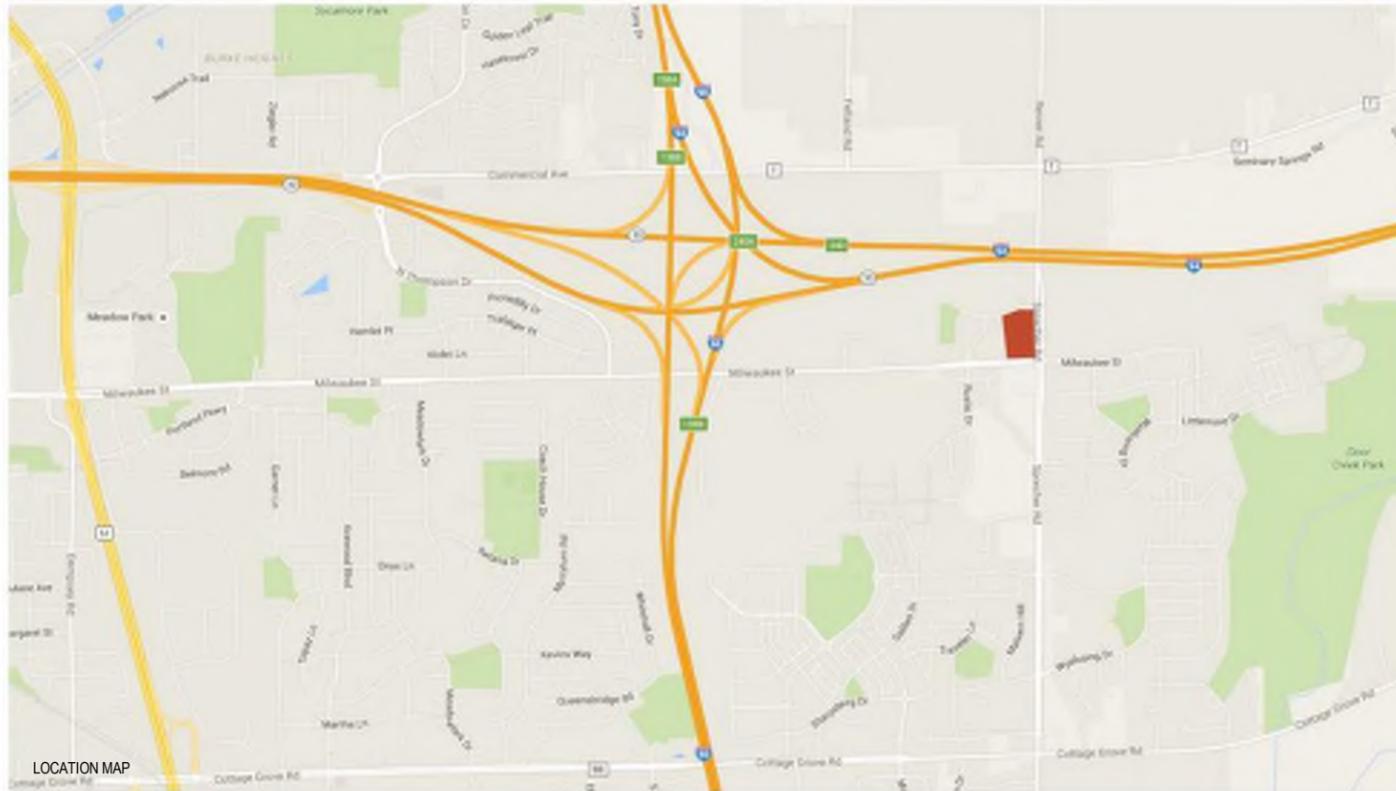
**GROUND COVER LEGEND**

- LAWN SEED
- PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL
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File: U:\User\1603102\Drawings\1603102 Landscape.dwg Site Plotted: May 25, 2016 - 7:55am



**PROJECT DESCRIPTION:**

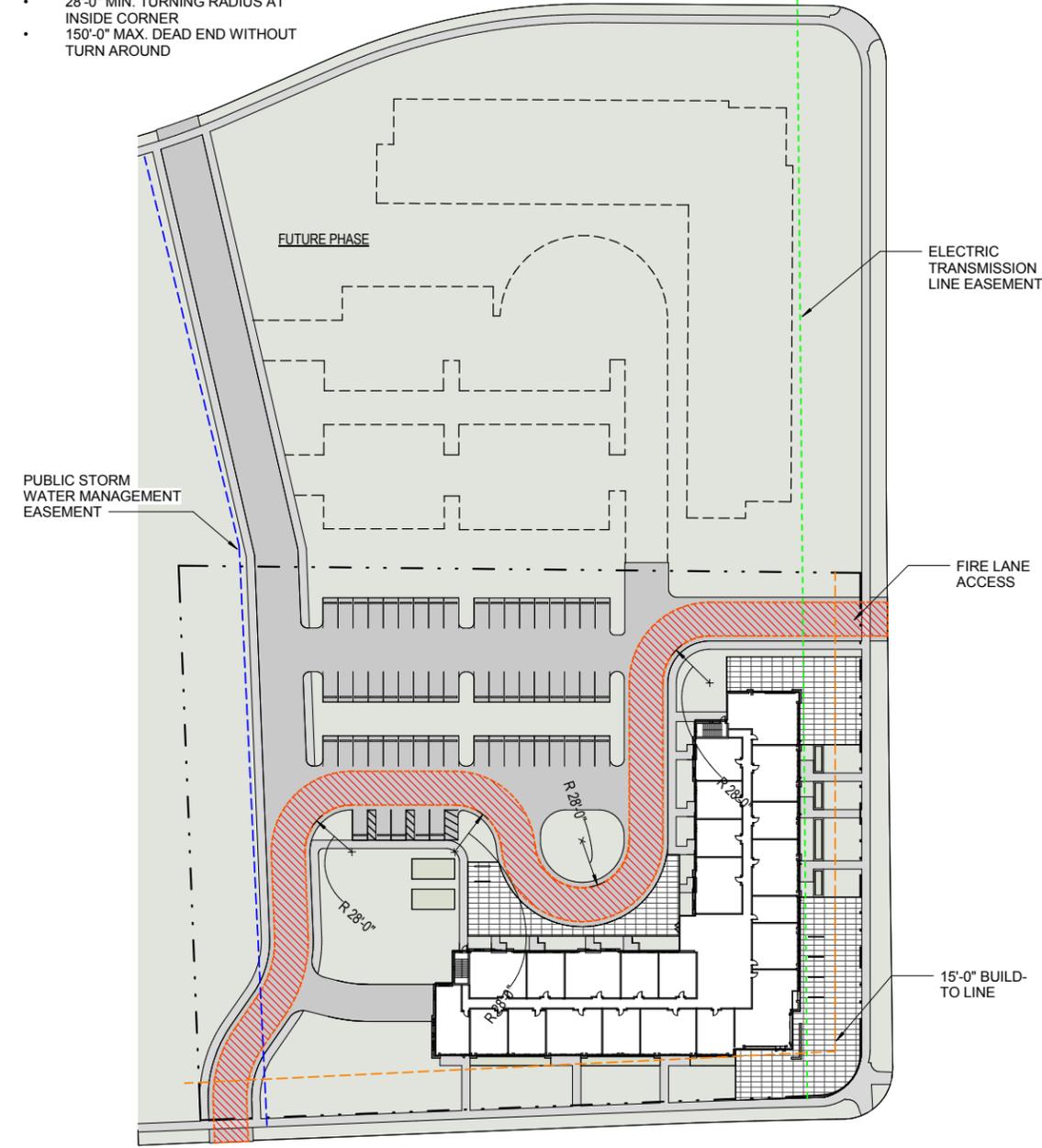
The site is currently zoned PD as part of the Metrotech Neighborhood (2002). Originally intended for mixed use and sharing 83 units with the adjoining lot six, this proposal is part of a two part request for Amended General Development plan for up to 215 units on both sites, and a Specific Implementation Plan for the proposed 5-story, 115-unit mixed-use project located on the corner of Milwaukee Street and North Sprecher Road. Senior citizens living independently are the target demographic, with a mix of one- and two-bedroom units. Retail and amenity space located at the base of the building activate the street and bring guests to the site.

<b>PARKING</b>	
TOTAL ENCLOSED PARKING:	65 SPACES
TOTAL SURFACE PARKING:	59 SPACES
	<b>124 TOTAL SPACES</b>
<b>UNITS</b>	
UNITS PER FLOOR:	24 / FLOOR (4 FLOORS)
UNITS AT LEVEL ONE:	19
TOTAL UNITS:	<b>115 TOTAL UNITS</b>
<b>BICYCLE PARKING</b>	
TOTAL INTERIOR/ENCLOSED:	80 SPACES
TOTAL EXTERIOR:	66 SPACES
	<b>146 TOTAL SPACES</b>
<b>BUILDING AREA</b>	
GROSS SF PER FLOOR:	22,260 SF

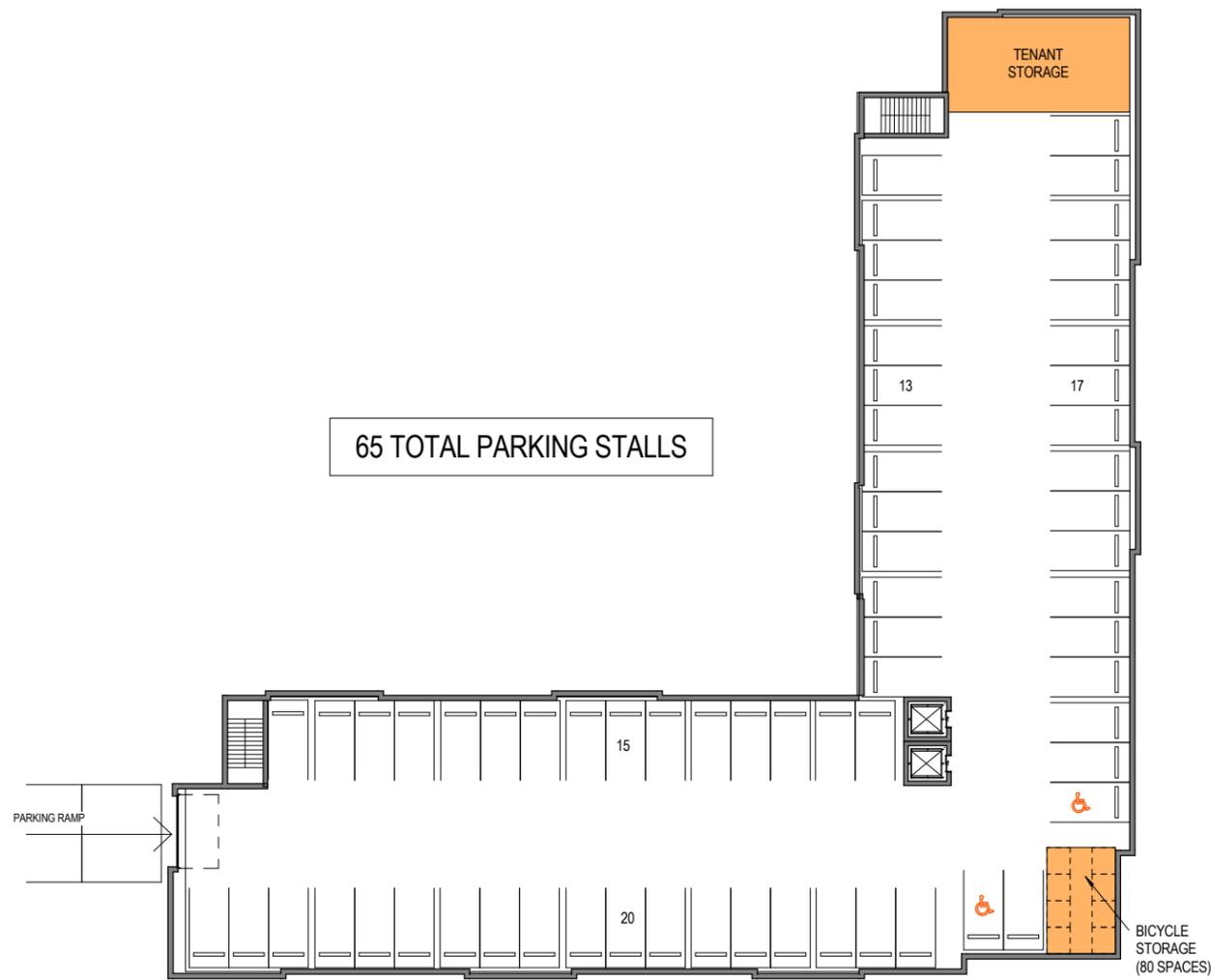
UNIT MIX				
TYPE	AREA	BEDROOMS	BATHROOMS	QUANTITY
1A	594 SF	1	1	54
1B	675 SF	1	1	9
1C	752 SF	1	1	5
2A	891 SF	2	2	39
2B	1012 SF	2	2	4
2C	1048 SF	2	2	4
TOTAL 1BR UNITS				68
TOTAL 2BR UNITS				47
TOTAL UNITS IN BUILDING				115



- ACCESS TO 25% OF BUILDING PERIMETER, MAX. 30'-0" FROM DRIVE LANE
- 26'-0" MIN. WIDTH OF DRIVE LANE
- 28'-0" MIN. TURNING RADIUS AT INSIDE CORNER
- 150'-0" MAX. DEAD END WITHOUT TURN AROUND





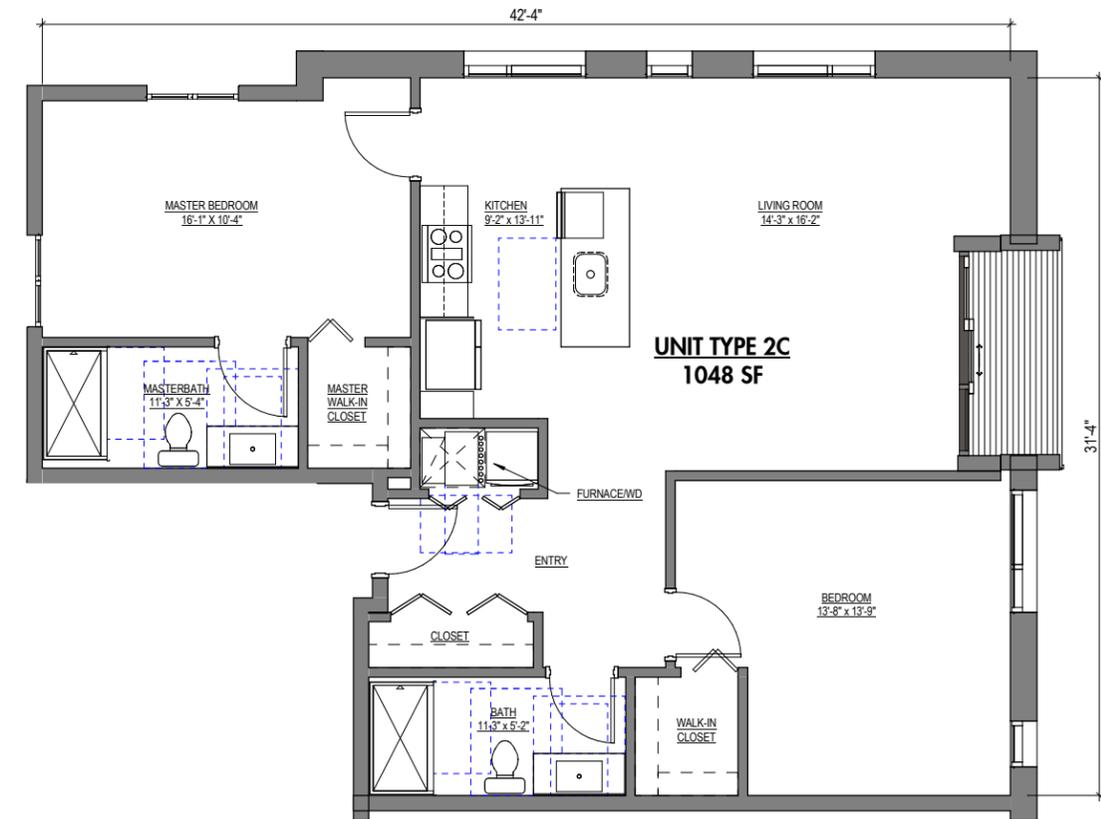
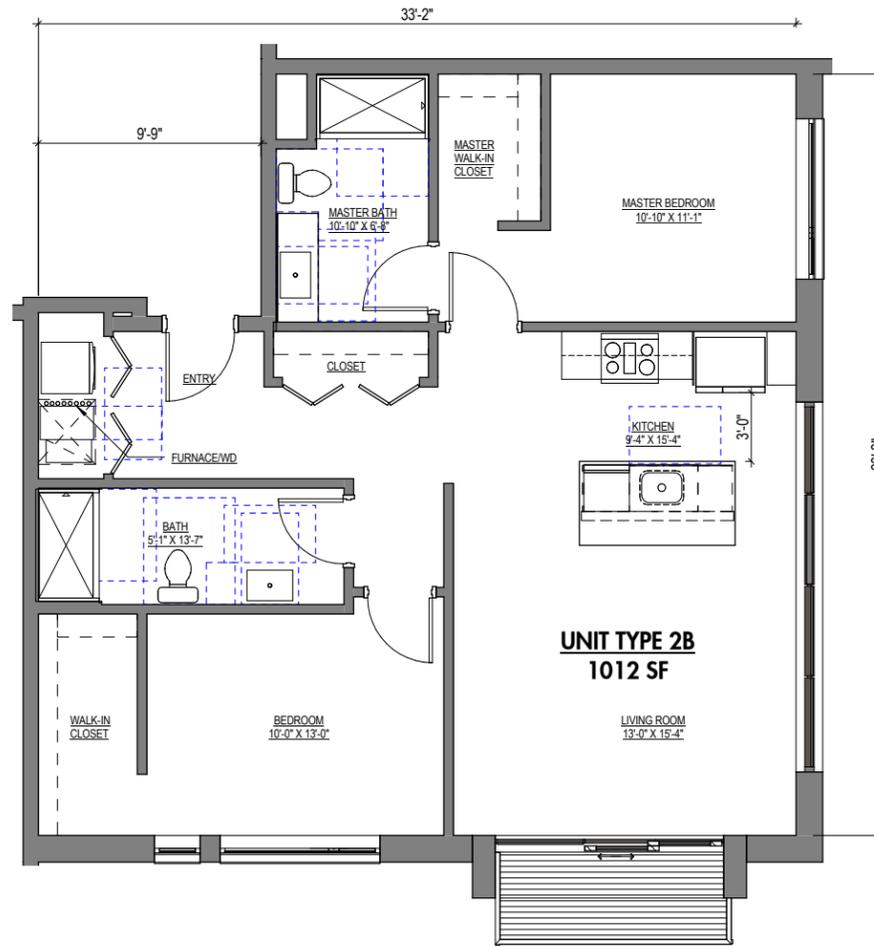
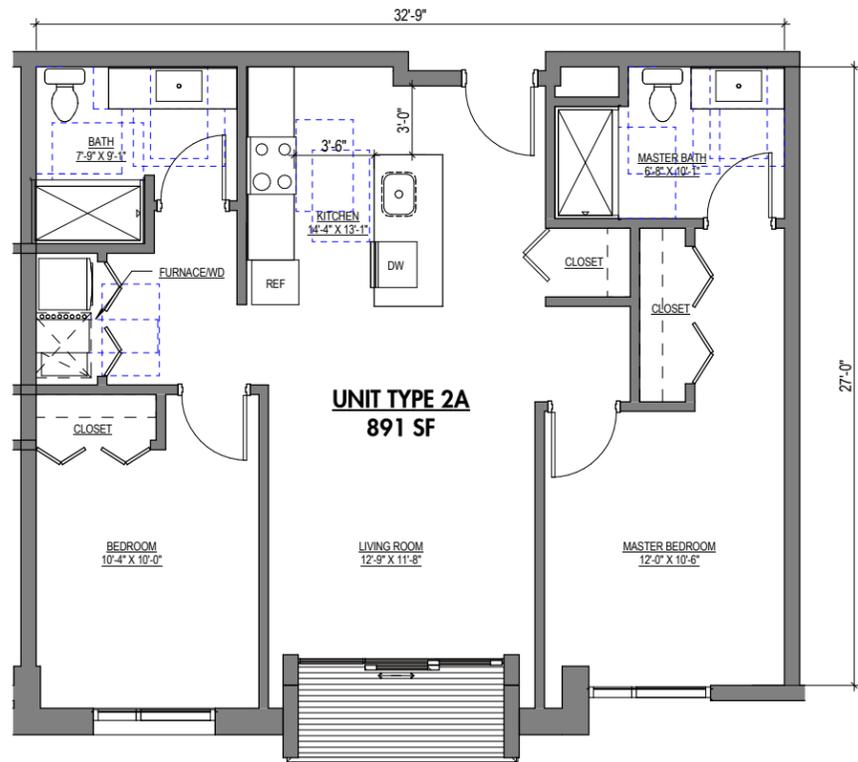
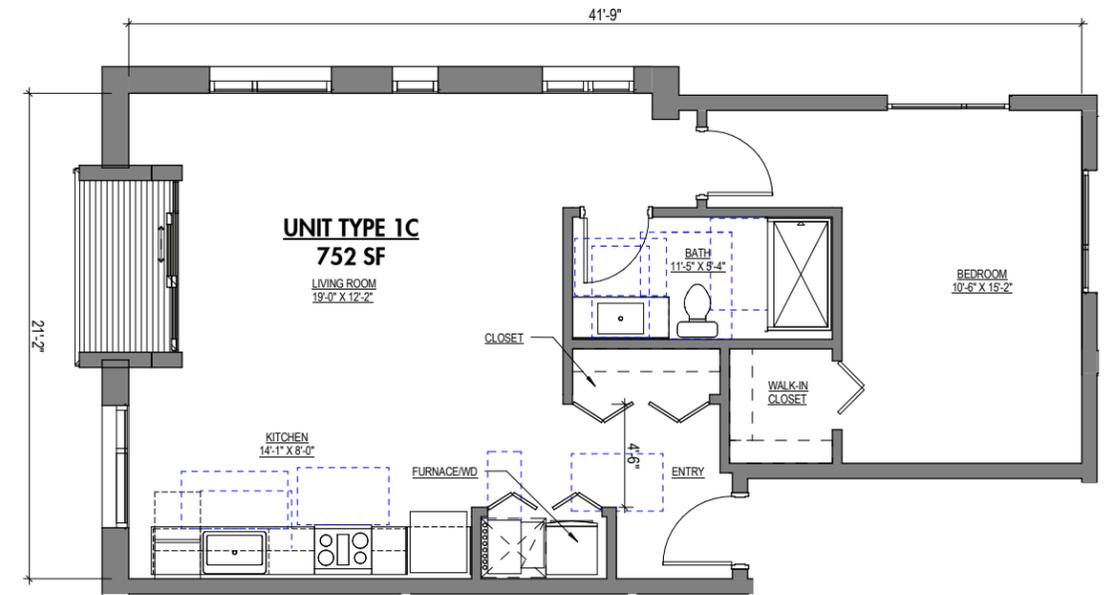
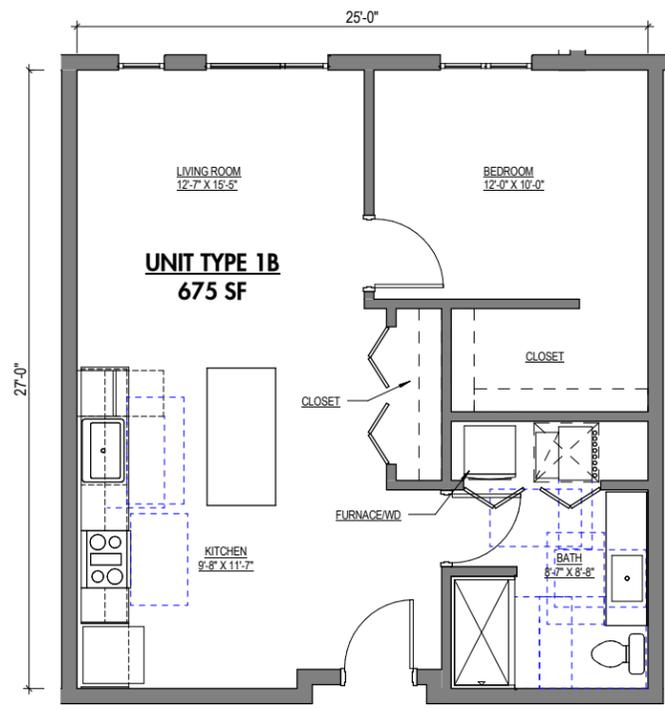
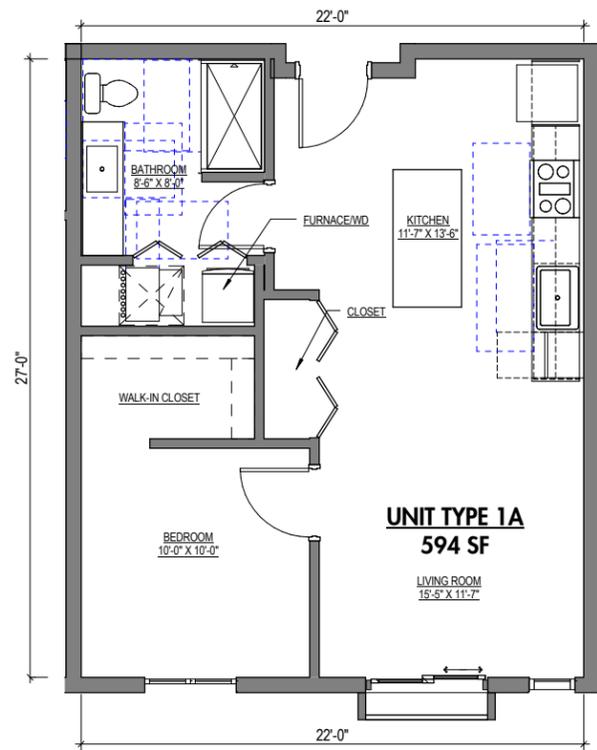


LOWER LEVEL PARKING PLAN



TYPICAL RESIDENTIAL LEVEL







EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



