



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>10/12/2016 (11/29/2016)</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>12/14/2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>1/9/2017</u>	<input type="checkbox"/> Final Approval

1. Project Address: Lot #159 Cardinal Glen, 301 Cross Oak Drive
Project Title (if any): Leaders 9-Unit Townhome Development

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: <u>Steve Shulfer</u>	Company: <u>Shulfer Architects, LLC</u>
Street Address: <u>7780 Elmwood Ave., #208</u>	City/State: <u>Middleton, WI</u> Zip: <u>53562</u>
Telephone: <u>(608) 836-7570</u> Fax: <u>()</u>	Email: <u>sshulfer@shulferarchitects.com</u>

Project Contact Person: <u>Steve Shulfer</u>	Company: _____
Street Address: <u>(same)</u>	City/State: _____ Zip: _____
Telephone: <u>()</u> Fax: <u>()</u>	Email: _____

Project Owner (if not applicant): <u>Josh Bieber/Leaders Custom Homes</u>	
Street Address: <u>3326 Leopold Way, apt B</u>	City/State: <u>Fitchburg, WI</u> Zip: <u>53713</u>
Telephone: <u>(608) 772-7687</u> Fax: <u>()</u>	Email: <u>josh@leaderscustomhomes.com</u>

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on September.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant <u>Steve Shulfer</u>	Relationship to Property <u>Architect</u>
Authorized Signature	Date <u>10/12/2016</u>

5. Submission Requirements

Application: Each submittal must include **14 collated paper copies** (11" x 17" max.) and an **electronic copy** of all application materials. The electronic copy must include individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM submitted with the paper copies, or in an e-mail sent to: UDCApplcations@cityofmadison.com. The transmittal shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance. For an application to be considered complete and scheduled for a UDC meeting, both the paper copies and electronic copy need to be submitted prior to the application deadline. Late materials will not be accepted. An application is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be easily read when reduced.

Fees: Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer, Madison, Wisconsin.

Project Plans: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Brief Narrative Description of the Project, Site Plan, and 2-dimensional images of proposed buildings or structures. Additional information may provide for a greater level of feedback from the Commission.
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Any and all relevant plans and information on which feedback from the UDC is requested.

2. Initial Approval

- Locator Map
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List
- Building Elevations for all building sides
- PD text and letter of intent (if applicable)

3. Final Approval

- Locator Map
- Site Plan showing location of existing and proposed buildings
- Grading Plan
- Landscape Plan
- Plant List, including scientific name, size at planting, quantity and root condition for each species.
- Building Elevations for all building sides, colored with shadow lines, including exterior building materials and colors.
- Proposed Signage n/a
- Lighting Plan, including fixture cut sheets and photometrics plan
- Utility/HVAC equipment location and screening details
- PD text and letter of intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

Signage: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Initial Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Photographs of site

2. Final Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Description and/or samples of materials and colors for each proposed sign
- Photographs of site
- Context of signs in surrounding parcels, in addition to the site being discussed

***NOTE:** If supplemental perspective renderings are provided, an emphasis should be placed on providing pedestrian/automobile scale viewsheds, in addition to the other required graphics.

***NOTE:** If applying for final approval without having received initial approval, all materials required for initial approval will be required.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Urban Design Commission Approval Process

INTRODUCTION

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

TYPES OF APPROVALS

Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback.

Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information.

Final Approval. Applicants may request final approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

PRESENTATIONS TO THE COMMISSION

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. The applicant is encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.



October 12, 2016

**City of Madison
Department of Planning and Community Development-Urban Design Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701**

Re: Proposed new townhome development
301 Cross Oak Drive
Madison, Wisconsin

On behalf of property owner Josh Bieber (Leader's Custom Homes), I am submitting this Land Use Application and request for final SIP approval for the new apartment development planned at 301 Cross Oak Drive.

This project is part of an approved GDP planned development district at Cardinal Glenn, and for which we are submitting documents for the Specific Implementation Plan, (SIP) seeking Urban Design Commission final approval, Plan Commission and Common Council approval, contingent upon staff review and approval.

We have met with City staff, and have presented for information at the September 21, 2016 UDC meeting.

Project Team:

Owner & General Contractor

Leaders Custom Homes
Josh Bieber
Madison, WI
608-772-7687

Architect

Shulfer Architects, LLC
Steve Shulfer, AIA
7780 Elmwood Ave., Suite 208
Middleton, WI 53562
608-836-7570

Civil Engineer

D'Onofrio Kottke & Associates
Dan Day, PE
7530 Westward Way
Madison, WI 53717
608-833-7530

Landscape Architect

Jeffrey Delaura, RLA
801 Bear Claw Way
Madison, WI 53717
608-334-7949

Structural Engineer

MP Squared Structural Engineers, LLC
Mark Lindloff, PE
583 D'Onofrio Dr., Suite 201
Madison, WI 53719
608-821-4770



Project Overview:

The proposed project is a multi-family townhome development consisting of nine mostly identical units. All units will have street-front access on Silicon Prairie Parkway, with rear parking and private garage access from the south public alley (accessed from Cross Oak Drive).

All units will be two story plus basement-level exposed garage, containing two bedrooms and two and one-half bathrooms. The will be large (approx. 1,500 sf finished), market-rate apartment rental units.

Zoning District:

The property is currently zoned PD, Planned Development (submitting here for SIP)
Lot 159, Located in the “Cardinal Glenn” development

Setbacks:

- Front: minimum 10’
- Corner lot: minimum 10’
- Garage Rear: minimum 2’
- Max. Building Height: 45’

Project Data:

Proposed Use:	Residential Use / Multi-Tenant Apartment Development
Project Name:	Leader’s 9-Unit Townhome (working title)
Lot size:	38,671 sf
Building footprint:	6,800 sf
Paving Coverage:	14,360 sf
Lot Coverage:	53% coverage
Sidewalk width	5’-0”
Automobile Parking:	18 private garage parking stalls 18 private driveway parking stalls 17 shared / visitor parking stalls
Bicycle Parking:	18 total spaces (two per unit)
Building Height:	two stories at Silicon Prairie Parkway, approx. 31’ above street level
Apartment Totals:	9 Total Units, all two-bedroom

LOT LEGAL DESCRIPTION:

PROPOSED USE: RESIDENTIAL USE / MULTI-TENANT

LOT SIZE: 38,671 SF

BUILDING FOOTPRINT: 6,792 SF

BUILDING GROSS AREA: 20,312 SF
EXPOSED BASEMENT: 6,728 SF
FIRST FLOOR: 6,792 SF
SECOND FLOOR: 6,792 SF



PAVING COVERAGE: 14,360 SF

TOTAL IMPERVIOUS: 21,152 SF

TOTAL PERVIOUS:
USEABLE OPEN SPACE: 1,215 SF
FRONT PORCH SPACE: 567 SF
BALCONY SPACE: 648 SF

LOT COVERAGE: 55% COVERAGE

SIDEWALK WIDTH: 5'-0"

AUTOMOBILE PARKING: 33 SPACES TOTAL *
18 INDOOR / GARAGE STALLS
15 SHARED / VISITOR PARKING STALLS
(INCL. 2 ADA VAN-ACCESSIBLE STALLS)

* DOES NOT INCL. 18 PRIVATE DRIVEWAY STALLS

BICYCLE PARKING: 18 TOTAL SPACES (TWO PER UNIT)

BUILDING HEIGHT: TWO STORIES AT SILICON PRAIRIE PARKWAY
APPROX. 31' ABOVE STREET LEVEL

APARTMENT TOTALS: 9 TOTAL UNITS, ALL TWO-BEDROOM

The site design, landscape design, lighting plan, exterior materials and colors are all represented in the documents submitted with this letter, and all meet City ordinances and design standards. We will work with City staff as needed to address any further concerns that may be had as we seek zoning and building permits for construction.

I thank you for your review and consideration of this SIP submittal.

Respectfully,

Steve Shulfer, AIA
SHULFER ARCHITECTS, LLC

CARDINAL GLENN LEADER'S 9-UNIT TOWNHOMES

LOT #159 CARDINAL GLENN
301 CROSS OAK DRIVE
MADISON, WI

LAND USE APPLICATION
URBAN DESIGN COMMISSION
SUBMITTAL
10/12/2016

SHEET LIST

Sheet Number	Sheet Name
A0.1	COVER SHEET
A1.1	PROPOSED SITE PLAN
C1	GRADING & EROSION CONTROL PLAN
C2	UTILITIES PLAN
C3	SITE DETAILS
L1.1	LANDSCAPE PLAN
SL1	SITE LIGHTING & PHOTOMETRICS
A2.1	OVERALL BASEMENT FLOOR PLAN
A2.2	OVERALL FIRST FLOOR PLAN
A2.3	OVERALL SECOND FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	CONCEPT RENDERINGS
A9.1	CONCEPT PHOTOS, NEIGHBORING PROPERTIES

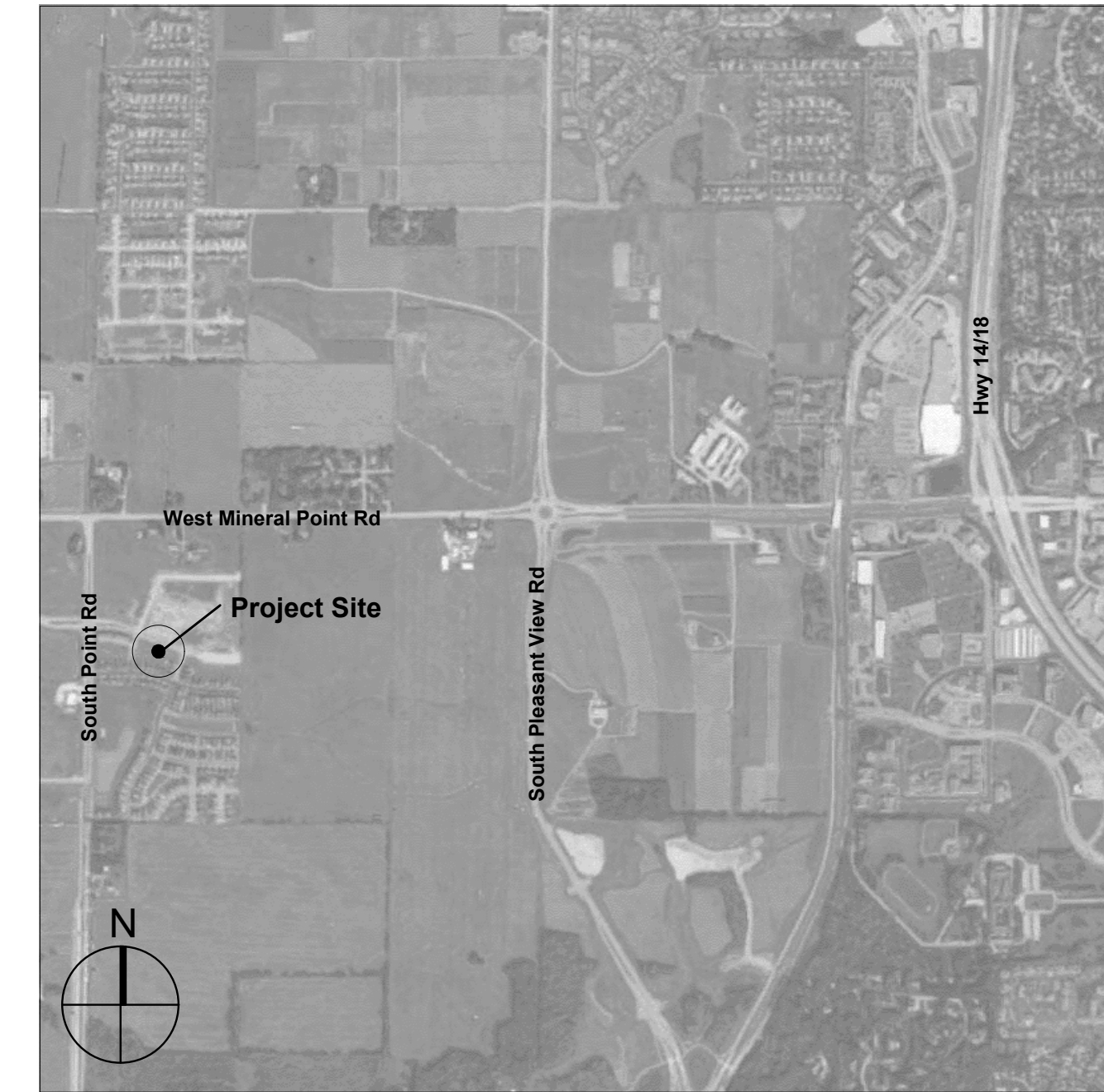
PROJECT CONTACTS:

OWNER:
JOSH BIEBER
LEADERS CUSTOM HOMES, LLC
MADISON, WI

ARCHITECT:
SHULFER ARCHITECTS, LLC
7780 ELMWOOD AVE., SUITE #208
MIDDLETON, WI 53562

GENERAL CONTRACTOR:
JOSH BIEBER
LEADERS CUSTOM HOMES, LLC
MADISON, WI

PROJECT LOCATION: West Madison



PROPERTY IMAGE:



9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

COVER SHEET

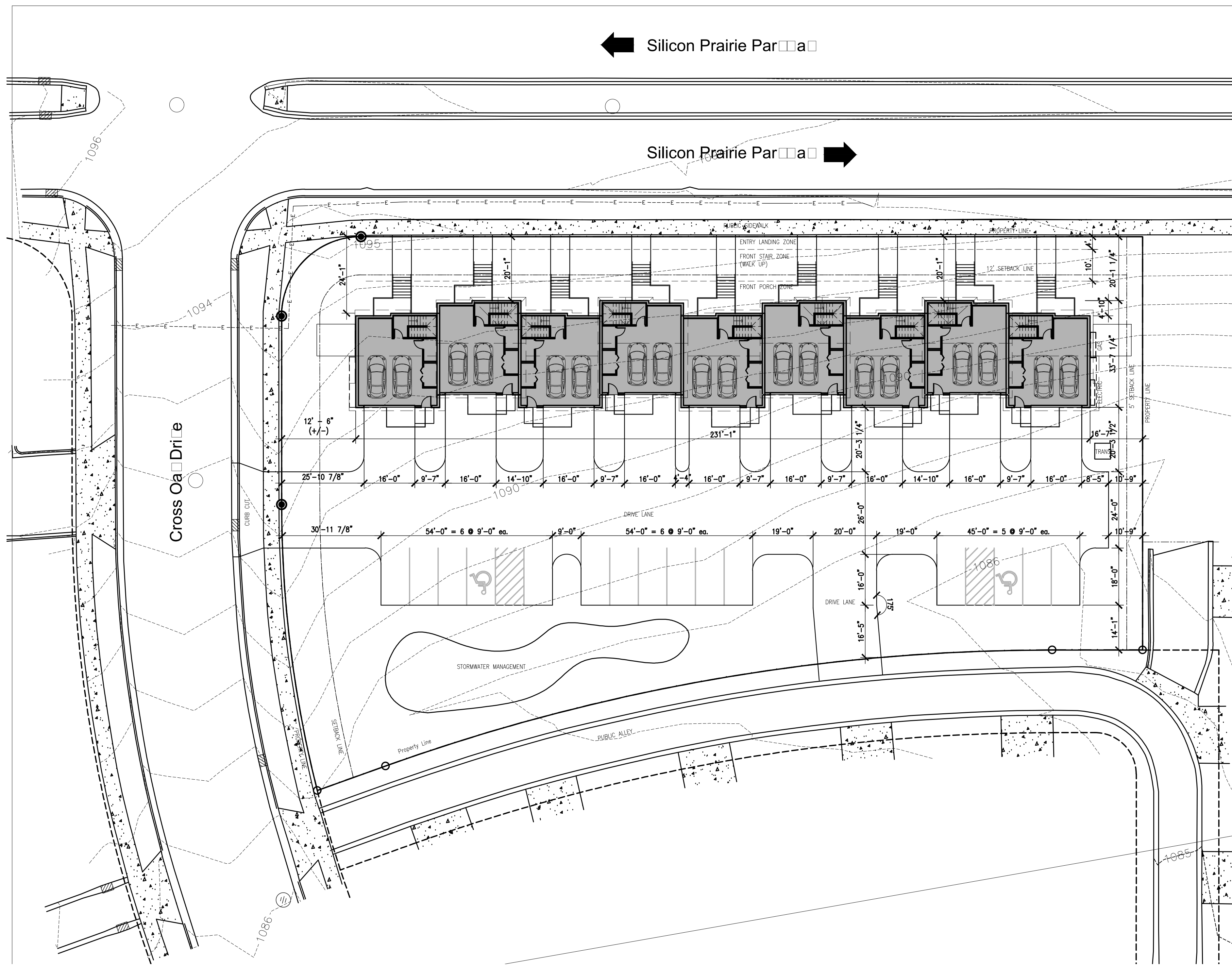
09/07/2016
Schematic Design

No.	Description	Date

**Schematic Design
NOT FOR CONSTRUCTION**

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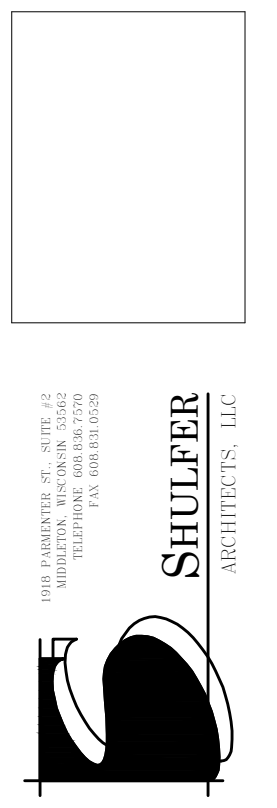


- GENERAL SITE NOTES:**
- REFER TO CIVIL ENGINEERING SITE PLANS FOR INFORMATION REGARDING PAVING, GRADING, EROSION CONTROL, AND STORMWATER MANAGEMENT.
 - REFER TO LANDSCAPE PLAN FOR ALL REQUIRED PLANTINGS.
 - SEE SITE LIGHTING PLAN FOR LIGHTING, FIXTURES, AND PHOTO-METRICS.
 - CONDUCT ALL WORK IN ACCORDANCE WITH CITY OF MADISON REGULATIONS AND PERMITTING.
 - NOTIFY ARCHITECT OF ANY UNFORSEEN SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO UTILITIES, BURIED SUB-SURFACE STRUCTURES OR SOIL CONDITIONS, PRESENCE OF AERIOUS MATERIALS OR SUBSURFACE WATER OR WETLAND CONDITIONS, ETC..
 - CONTRACTOR TO ENGAGE SERVICES OF SURVEYOR TO VERIFY ALL PROPERTY LIMITS AND ENSURE COMPATIBILITY WITH PROPOSED ALTERATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION WITH PROPOSED ALTERATIONS.
 - EXISTING ADJACENT BUILDINGS TO BE PROTECTED FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION WORK.
 - CITY SIDEWALKS, UTILITIES AND LANDSCAPE TO REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. IF MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITIONS AND CURRENT ACCESSIBILITY STANDARDS.
 - VERIFY CURRENT UTILITY LOCATIONS, CONFIRM SERVICES WITH PROPOSED ALTERATIONS AND COORDINATE RELOCATION AS REQUIRED.
 - PROTECT ALL CITY PROPERTY, INCLUDING STREET TREES, WITH FENCING AND PROTECTIVE BARRIERS. REPLACE ANY DAMAGED MATERIALS OR LANDSCAPE TO EXISTING CONDITIONS.

SITE STATISTICS:

LOT LEGAL DESCRIPTION:
 PROPOSED USE: RESIDENTIAL USE / MULTI-TENANT
 LOT SIZE: 38,671 SF
 BUILDING FOOTPRINT: 6,792 SF
 BUILDING GROSS AREA: 20,312 SF
 PROPOSED BASEMENT: 6,728 SF
 FIRST FLOOR: 6,792 SF
 SECOND FLOOR: 6,792 SF
 PAVING COVERAGE: 14,360 SF
 TOTAL IMPERVIOUS: 21,152 SF
 TOTAL PERVIOUS:
 USEABLE OPEN SPACE PROVIDED: 1,215 SF
 FRONT PORCH SPACE: 567 SF
 BALCONY SPACE: 648 SF
 LOT COVERAGE: 55% COVERAGE
 SIDEWALK WIDTH: 5'-0"
 AUTOMOBILE PARKING: 33 SPACES TOTAL
 18 INDOOR / GARAGE STALLS
 15 SHARED / VISITOR PARKING STALLS
 INCL. 2 ADA VAN ACCESSIBLE STALLS
 DOES NOT COUNT 18 PRIVATE DRIVEWAY STALLS
 BICYCLE PARKING: 18 TOTAL SPACES (TWO PER UNIT)
 BUILDING HEIGHT: TWO STORIES AT SILICON PRAIRIE PARKWAY APPROX. 31' ABOVE STREET LEVEL
 APARTMENT TOTALS: 9 TOTAL UNITS, ALL TWO-BEDROOM

- SITE KEYED NOTES:**
- PROPOSED UTILITY ENTRANCE, ELECTRIC, GAS AND WATER METERS.
 - NEW ELECTRICAL TRANSFORMER, SCREEN WITH LANDSCAPE.
 - PROPOSED LOCATION FOR DOWNSPOUT FROM GUTTERS OF PROPOSED ADDITION, COORDINATE DRAINAGE TRENCH.
 - MEDIUM-DUTY ASPHALT PARKING LOT.
 - PROVIDE WHITE PAINT STRIPING ON PARKING LOT AS SHOWN, INCL. STRIPING TO DENOTE OPEN AREA ADJACENT TO ACCESSIBLE STALL.
 - PROVIDE ACCESSIBLE PARKING SIGNAGE.
 - REPAIR/REPLACE SIDEWALK AS REQUIRED FOR NEW CONSTRUCTION.
 - COORDINATE SLOPE AND FINISH OF NEW CONCRETE SLAB AND RAMP TO MEET ACCESSIBILITY STANDARDS FOR ACCESS FROM PROPOSED BUILDING ADDITION AND PARKING LOT. SEE GRADING PLAN. MAXIMUM RISE NOT TO EXCEED 1:12.
 - ALUMINUM STAIR AND PORCH RAILINGS, BOTH SIDES OF CONCRETE STAIR.
 - STORMWATER RETENTION AREA, WITH CONVEYANCE PER CIVIL ENGINEER.
 - SITE LIGHTING POLE AND FIXTURE PER LIGHTING PLAN.



9-Unit Apartment Building
 Lot #159 Cardinal Glenn
 Madison, Wisconsin

PROPOSED SITE PLAN

10/07/2016
 Construction Documents

NOTE LEGEND

Symbol	Value	Note Text
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No.	Description	Date



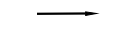

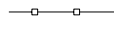

**LAND USE APPLICATION
 NOT FOR CONSTRUCTION**

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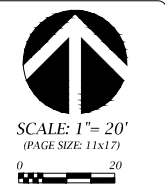
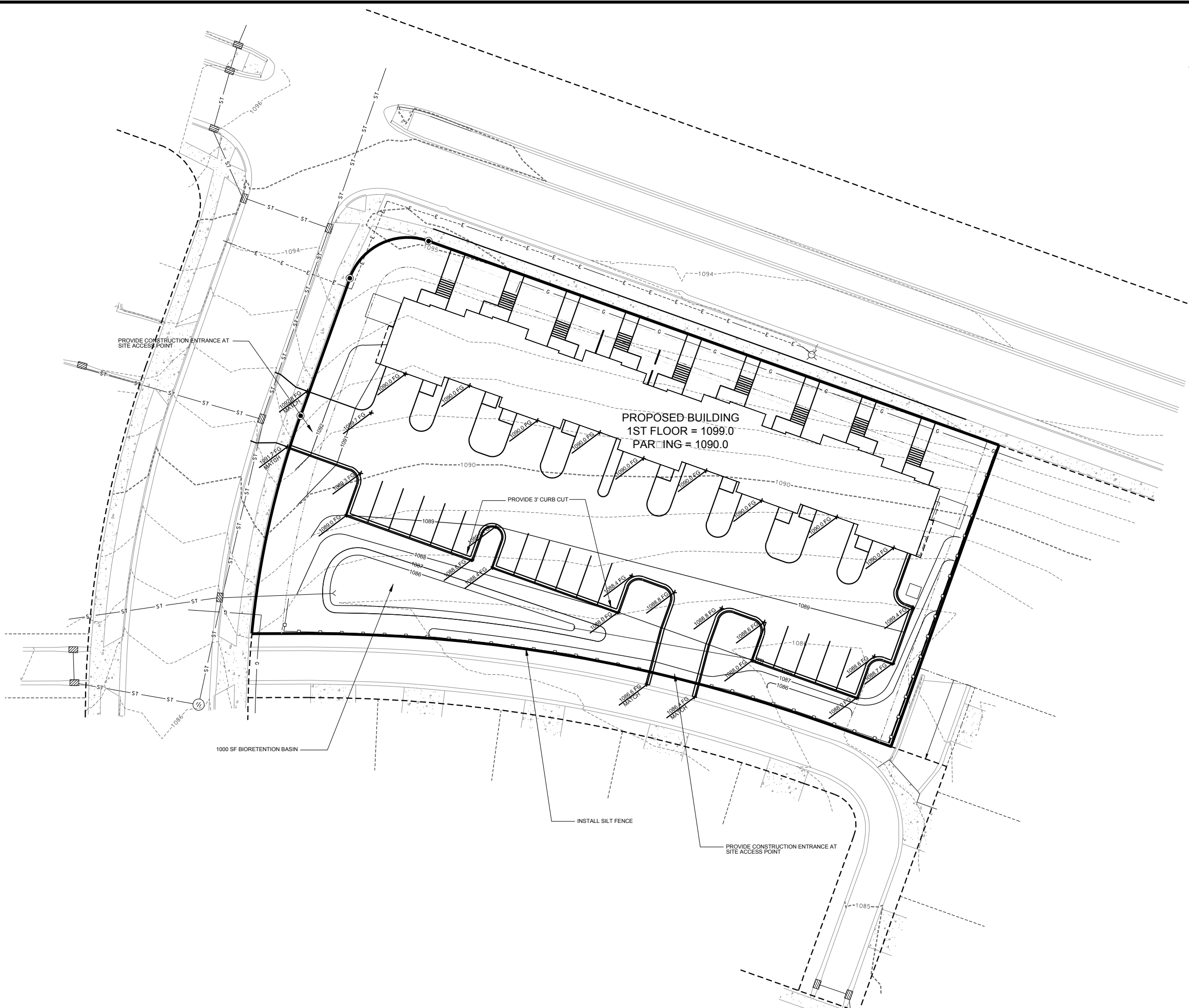
GRADING & EROSION CONTROL PLAN
CARDINAL GLENN TOWNHOMES
 CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

-  PROPOSED CONTOUR
-  EXISTING CONTOUR
-  FLOW ARROW
-  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
-  SILT FENCE/SILT SOCK
-  PROPOSED RETAINING WALL

GRADING AND EROSION CONTROL NOTES:






1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
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
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEE MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.



DATE: 09-15-16
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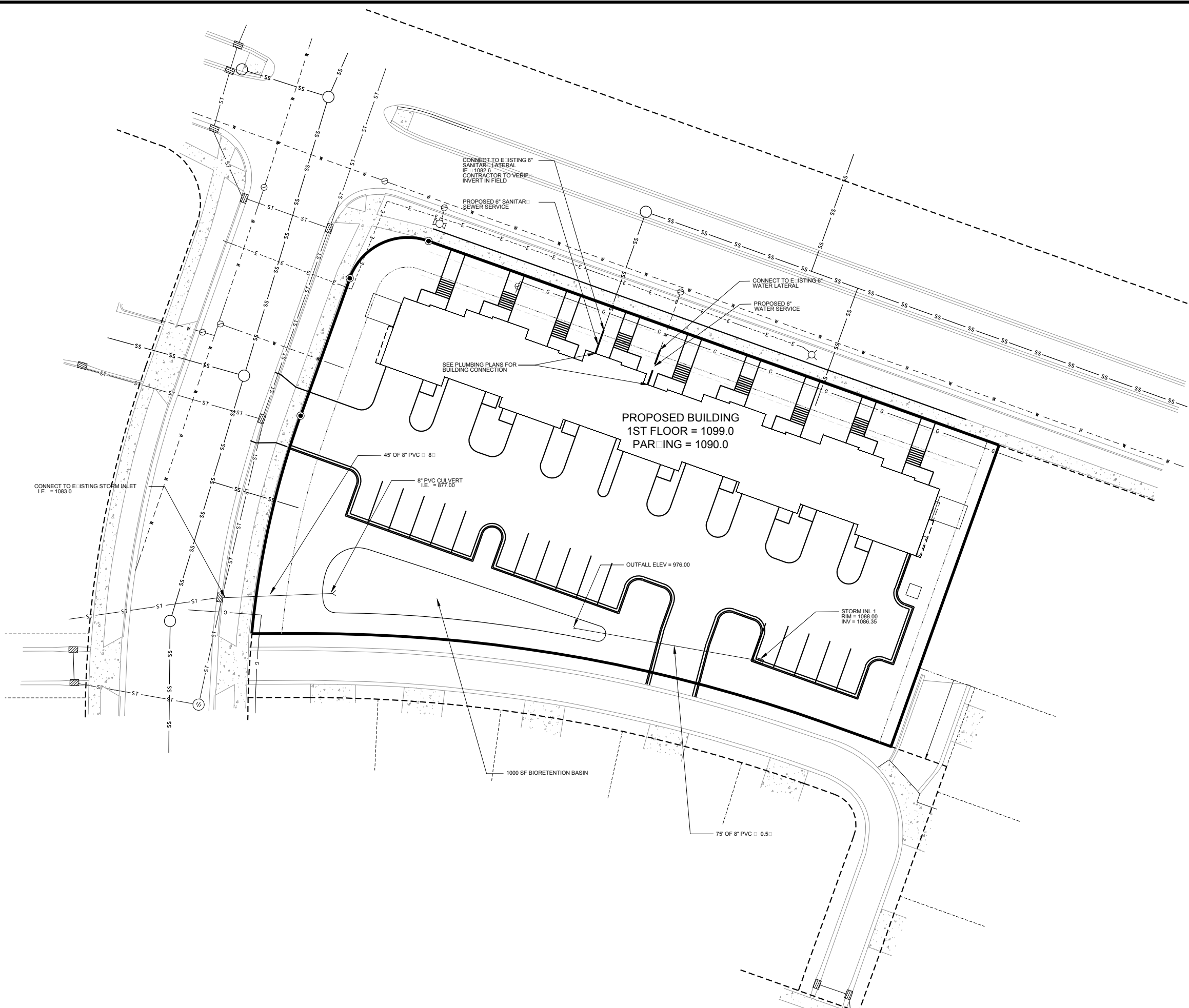
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 FN: 16-05-130
 Sheet Number:
 1 OF 3

LEGEND

-  PROPERTY LINE
-  18" CONCRETE CURB & GUTTER
-  PROPOSED BUILDING
-  PROPOSED RETAINING WALL
-  PROPOSED STORM SEWER

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. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
6. 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
7. ALL ROOF DRAIN STORM PIPES TO BE 6" PVC @ 1.0% AND ROOF DRAIN SYSTEM INLETS TO BE PVC FIELD DRAIN / CLEANOUTS.



CARDINAL GLENN TOWNHOMES

UTILITY PLAN

CITY OF MADISON, DANE COUNTY, WISCONSIN



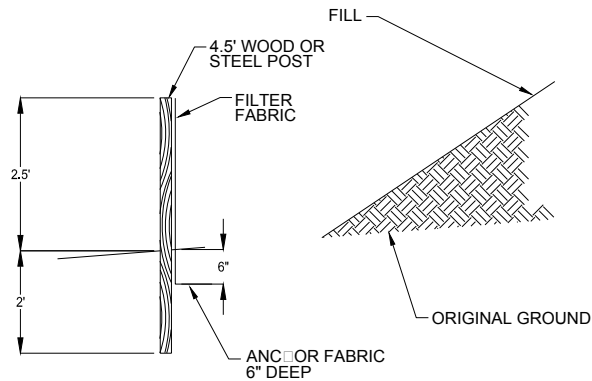
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DATE: 09-15-16
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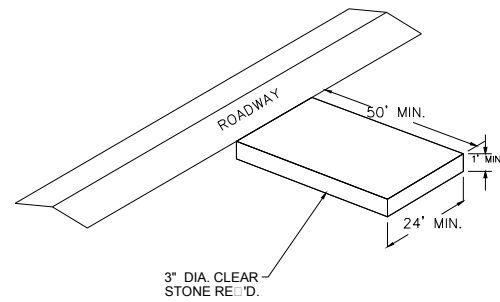
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FN: 16-05-130

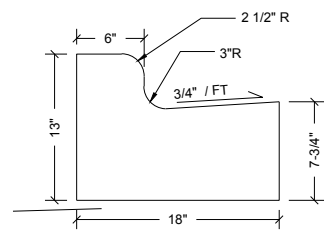
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 2 OF 3



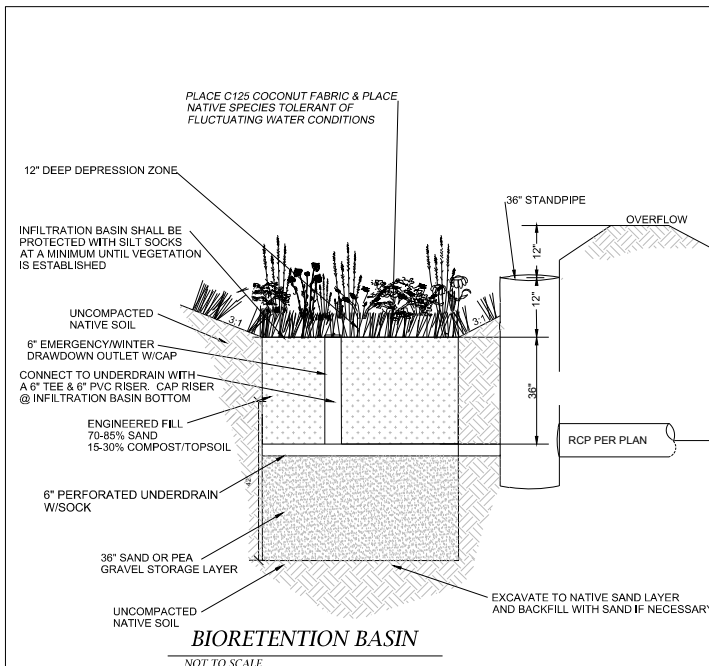
SILT FENCE DETAIL
NOT TO SCALE



STONE TRACKING PAD DETAIL
NOT TO SCALE

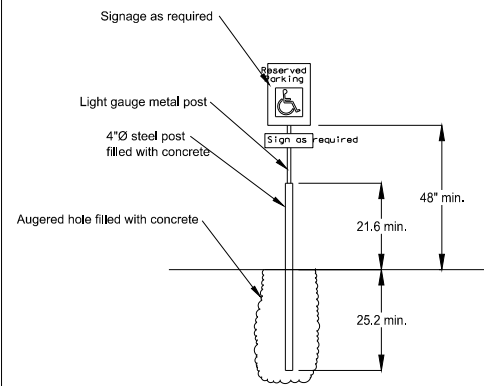


18" CURB & GUTTER (TYPE G)
CURB & GUTTER DETAIL
NOT TO SCALE



BIORETENTION BASIN
NOT TO SCALE

NOTE:
DO NOT COMPACT BIORETENTION AREA DURING CONSTRUCTION
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATION COMPLIANCE INCLUDING THE PROTECTION, RECORDS AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES
INFILTRATION DEVICE AREA SHALL BE FENCED PRIOR TO SITE CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED FROM CONSTRUCTION AND SEDIMENT DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. THE PROPOSED INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED SITE AND VEGETATION REQUIREMENTS.



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

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

DETAILS
CARDINAL GLENN TOWNHOMES
CITY OF MADISON, DANE COUNTY, WISCONSIN



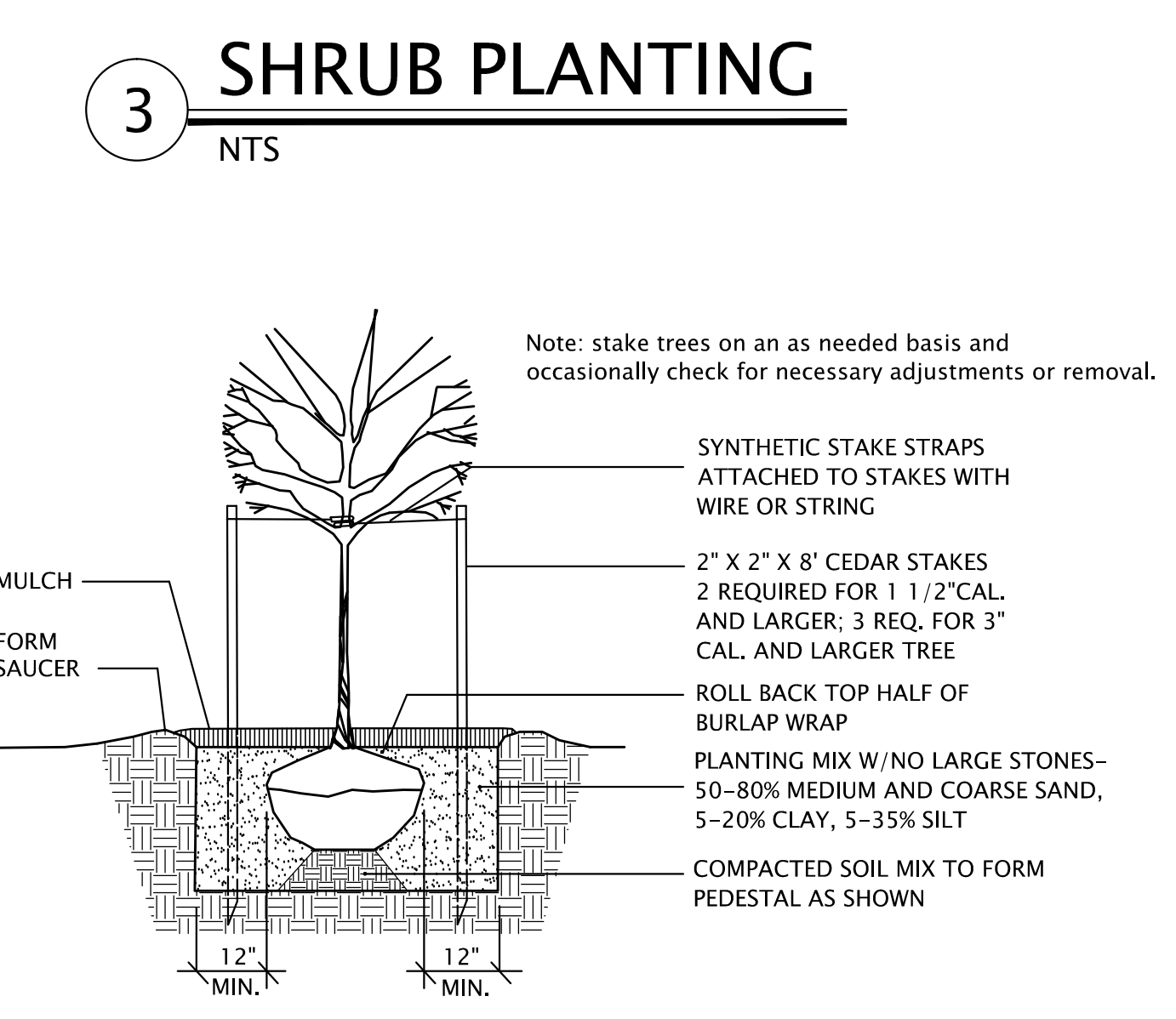
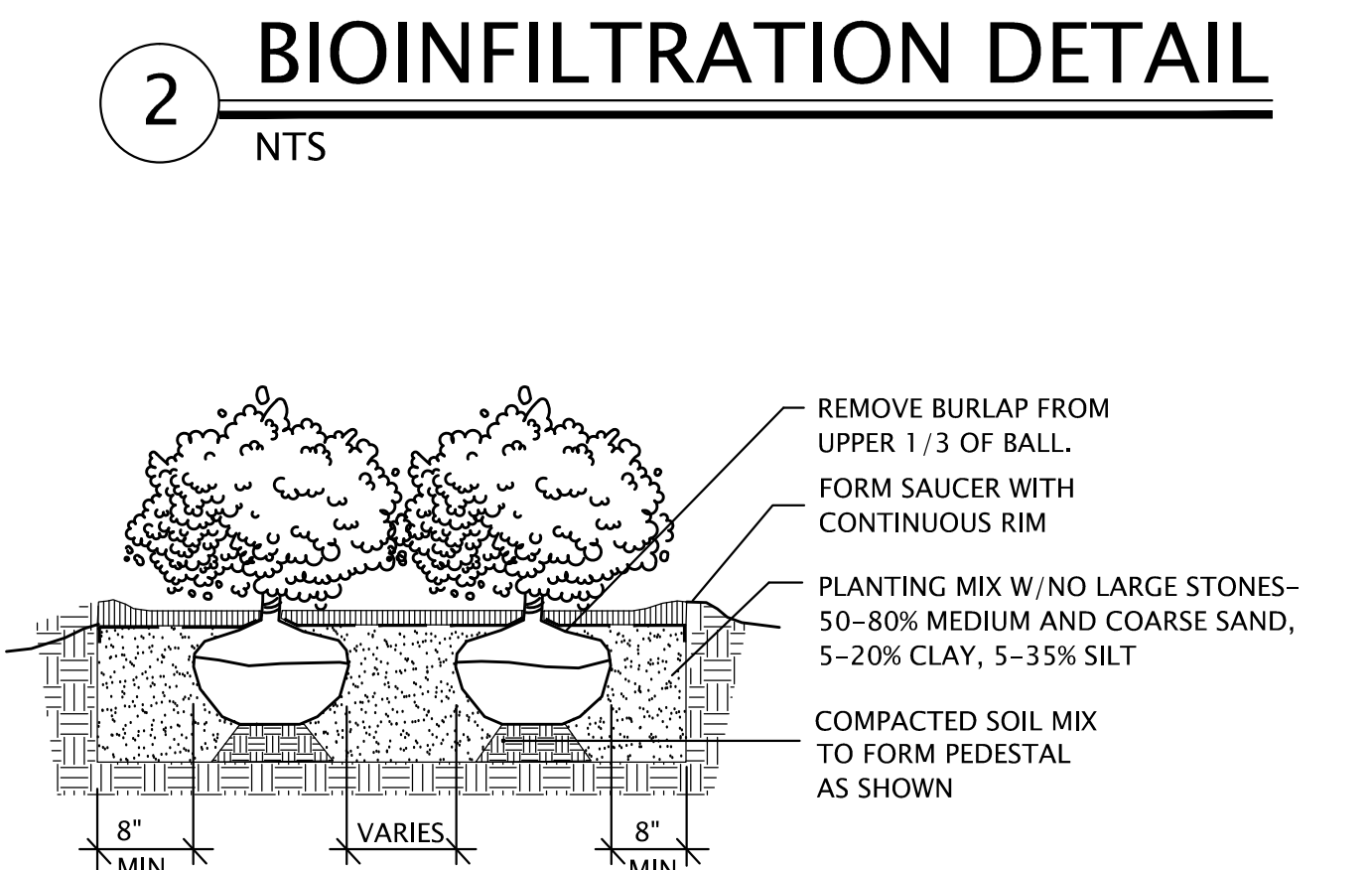
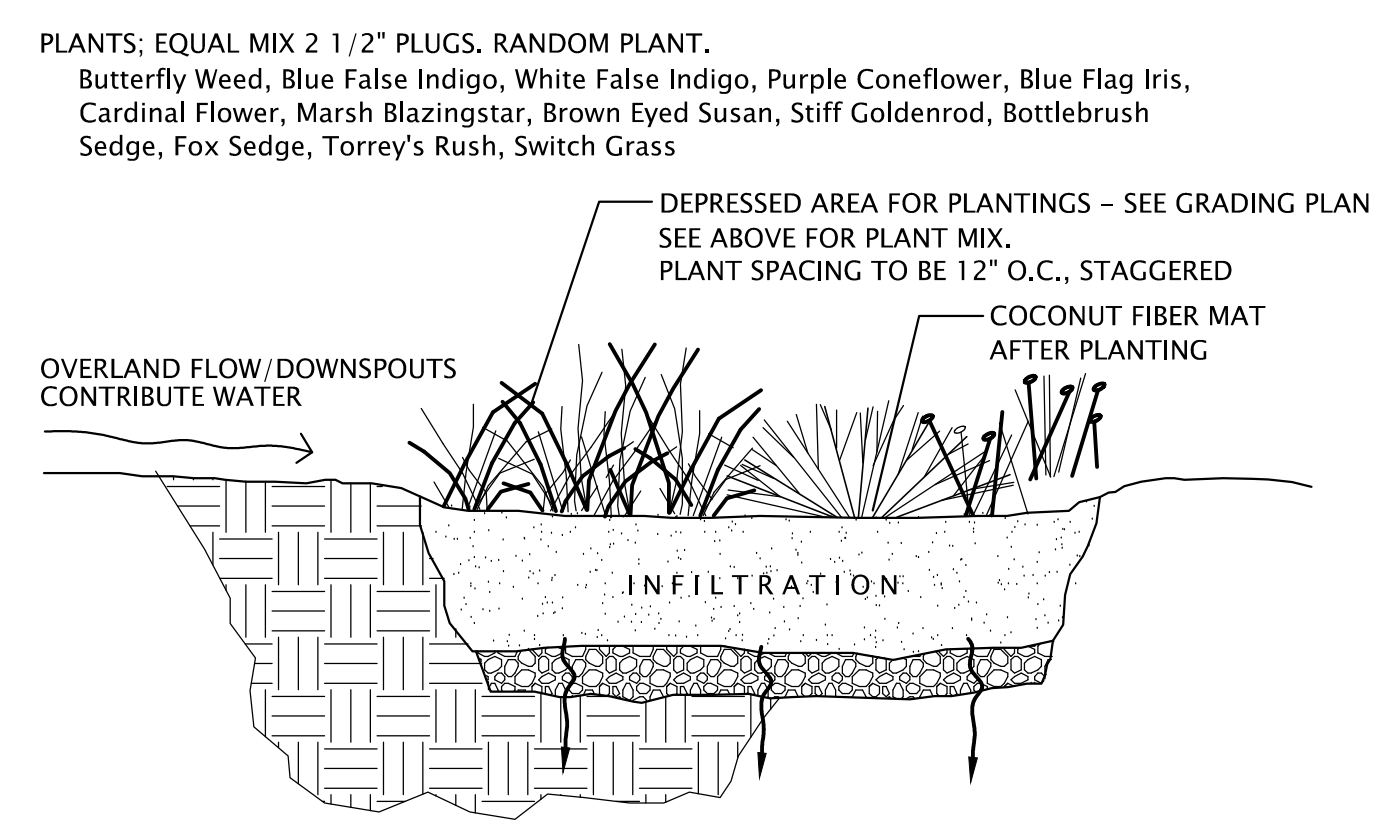
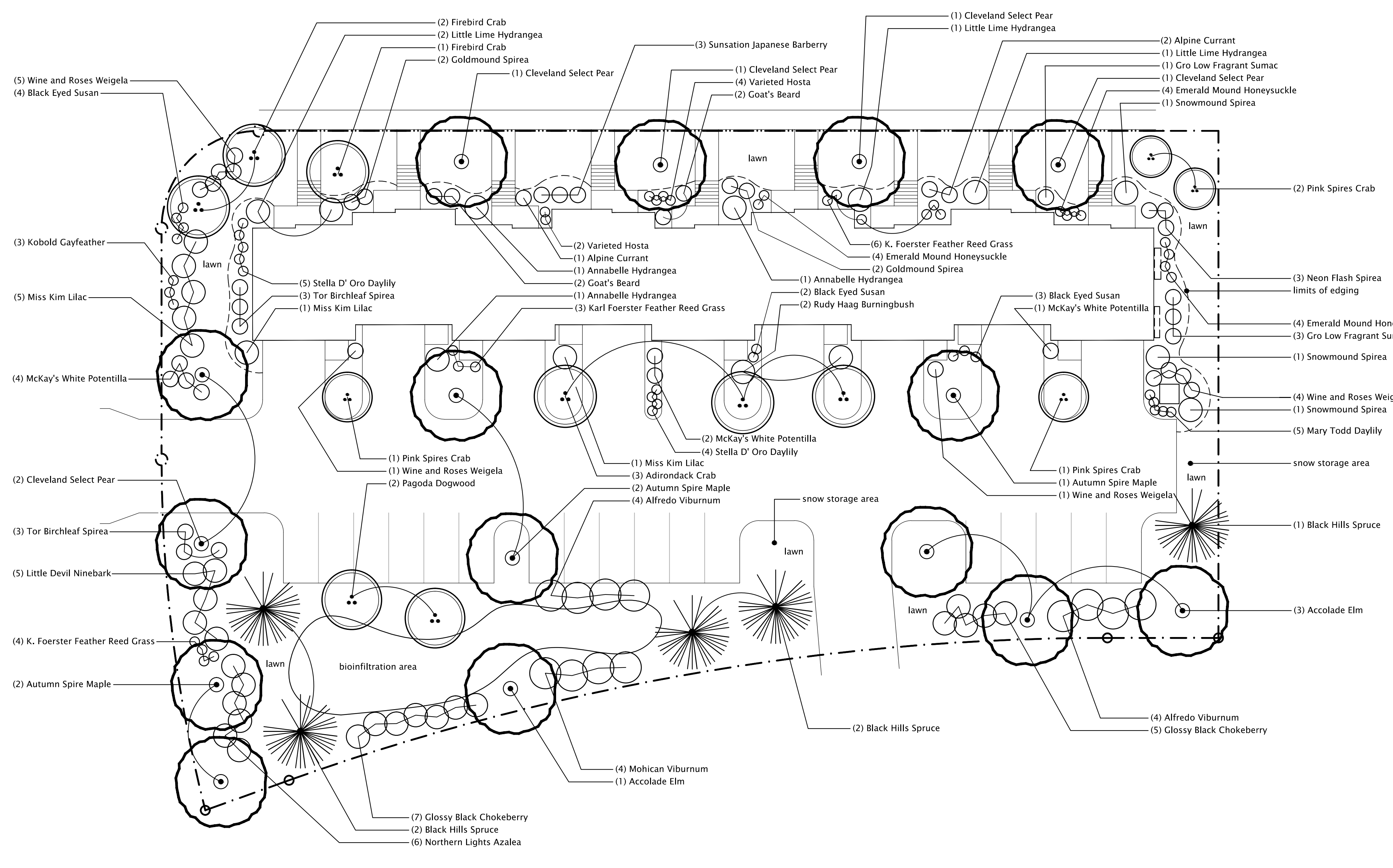
SCALE: 1" = 20'
(PAGE SIZE: 11x17)

DATE: 09-15-16
REVISED:

DRAWN BY: KWB

FN: 16-05-130

Sheet Number:
3 OF 3



1 LANDSCAPE PLAN

Notes:
 1. Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)
 3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
 4. Unless otherwise indicated, plant beds to receive locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
 5. Perennials in mass bed plantings to be planted in staggered rows.
 6. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
 7. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

Landscape Calculations and Distribution:

(a) One (1) landscape unit for each (300) sf developed area
 Total sf of developed area = 14,125 sf
 Developed area divided by (300) = 47 Landscape Units

(b) Within (IL) and (IG) districts, one (1) landscape unit for each (600) sf developed area
 Total sf of developed area = NA
 Developed area divided by (600) = NA Landscape Units

(c) One landscape unit = 5 landscape points
 Landscape units (47) x 5 landscape points = 235 Total points Required

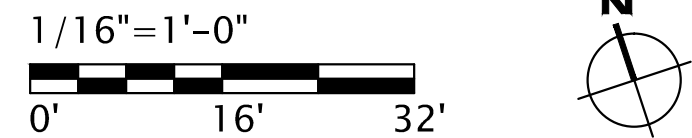
Development Frontage Landscaping:

Provide (1) overstory deciduous tree and five (5) shrubs per (30) lf of lot frontage
 Existing lot frontage = 435 lf
 (15) trees required (15) proposed
 (73) shrubs required (73) proposed

Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Proposed Qty.	Points
Overstory Deciduous Tree	2 1/2" cal.	35	3	105
Ornamental tree	1 1/2" cal.	15	7	105
Evergreen tree	5-6 feet tall	35	7	-
Shrub, deciduous	18" or 3 gal.	3	29	87
Shrub, evergreen	18" or 3 gal.	4	-	-
Orn. grasses/perennials	1 gal.	2	26	52
Total Proposed				349
Total Required				235

- DECIDUOUS and EVERGREEN TREES**
 Autumn Spire Maple (50't x 20'w)
 Adirondack Crab (18't x 10'w)
 Pink Spire Crab (15't x 12'w)
 Cleveland Select Pear (30't x 20'w)
 Accolade Elm (50't x 40'w)
 Black Hills Spruce (25't x 15'w)
 Firebird Crab (8't x 10'w)
- SHRUBS**
 Glossy Black Chokeberry (4't x 4'w)
 Gro Low Fragrant Sumac (2't x 6'w)
 Neon Flash Spiraea (3't x 3'w)
 Little Lime Hydrangea (4't x 4'w)
 Wine and Roses Weigela (4't x 4'w)
 Tor Birchleaf Spiraea (2't x 2't)
 Snowmound Spiraea (4't x 4'w)
 Little Devil Ninebark (4't x 4'w)
 Mohican Viburnum (6't w)
 Miss Kim Lilac (5't x 5'w)
 Alfredo Viburnum (5't x 5'w)
 McKay's White Potentilla (4't x 4'w)
 Pagoda Dogwood (20't x 20'w)
 Northern Lights Azalea (4't x 4'w)
 Goldmound Spiraea (3't x 3'w)
 Emerald Mound Honeysuckle (2't x 2'w)
 Annabelle Hydrangea (5't x 4'w)
 Sunsation Jap. Barberry (4't x 4'w)
 Alpine Currant (4't x 4'w)
 Rudy Haag Burningbush (4't x 4'w)
- PERENNIALS**
 K. Foerster Feather Reed Grass
 Mary Todd Daylily (24't x 24'w)
 Stella D' Oro Daylily (24't x 24'w)
 Black Eyed Susan (24't x 24'w)
 Kobold Gayfeather (24't x 24' w)
 Biokovo Geranium (12't x 24' w)
 Variegated Hosta (2't x 2'w)
- Acer rubrum 'Autumn Spire'** 2" B&B
Malus 'Adirondack' 6' tall
Malus 'Pink Spire' 6' tall
Pyrus calleryana 'Cleveland Select' 2" B&B
Ulmus 'Morton' 2" B&B
Picea glauca var. 'densata' 6' tall
Malus sargentii 'Select A' 6' tall
- Aronia melanocarpa** 18" tall
Rhus aromatica 'Gro Low' 18" tall
Spiraea japonica 'Neon Flash' 18" tall
Hydrangea paniculata 'Limelight' 18" tall
Weigela florida 'Wine and Roses' 18" tall
Spiraea beutifolia 'Tor' 18" tall
Spiraea nipponica 'Snowmound' 18" tall
Psycarpus opulifolius 18" tall
Viburnum lantana 'Mohican' 18" tall
Syringa 'Miss Kim' 18" tall
Viburnum triloba 'Alfredo' 18" tall
Potentilla fruticosa 'McKay's White' 18" tall
Cornus alternifolia 4' ht.
Rhododendron 'Northern Lights' 18" tall
Spiraea japonica 'Gold Mound' 18" tall
Lonicera xylosteum 'Emerald Mound' 18" tall
Hydrangea arborescens 'Annabelle' 18" tall
Berberis thunbergii 'Monry' 18" tall
Ribes alpinum 18" tall
Eunymus alatus 'Rudy Haag' 18" tall
- Calamagrostis acutiflora 'Karl Foerster'** #1 CONT.
Hemerocallis 'Mary Todd' #1 CONT.
Hemerocallis 'Stella D' Oro' #1 CONT.
Rudbeckia fulgida 'Goldsturm' #1 CONT.
Liatris spicata 'Kobold' #1 CONT.
Geranium x cantabrigiense 'Biokovo' #1 CONT.
Hosta 'Blue Angel' #1 CONT.

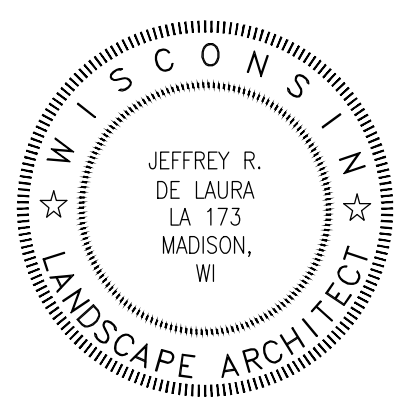


2 BIOINFILTRATION DETAIL
NTS

3 SHRUB PLANTING
NTS

4 TREE PLANTING
NTS

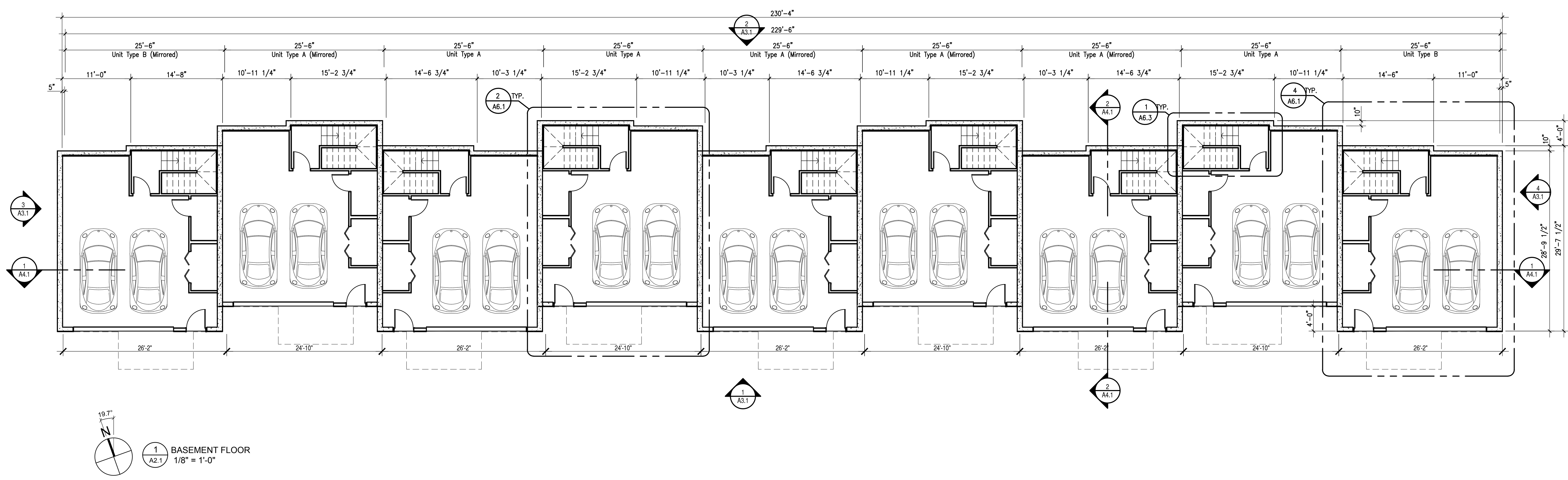
SHULFER ARCHITECTS, LLC
 9-Unit Apartment Building
 Lot #159 Cardinal Glenn
 Madison, Wisconsin
 LANDSCAPE PLAN
 10/11/2016
 Submittal
 L1.1



9-Unit Apartment Building
 Lot #159 Cardinal Glenn
 Madison, Wisconsin

**OVERALL BASEMENT
 FLOOR PLAN**

10/07/2016
 Construction Documents



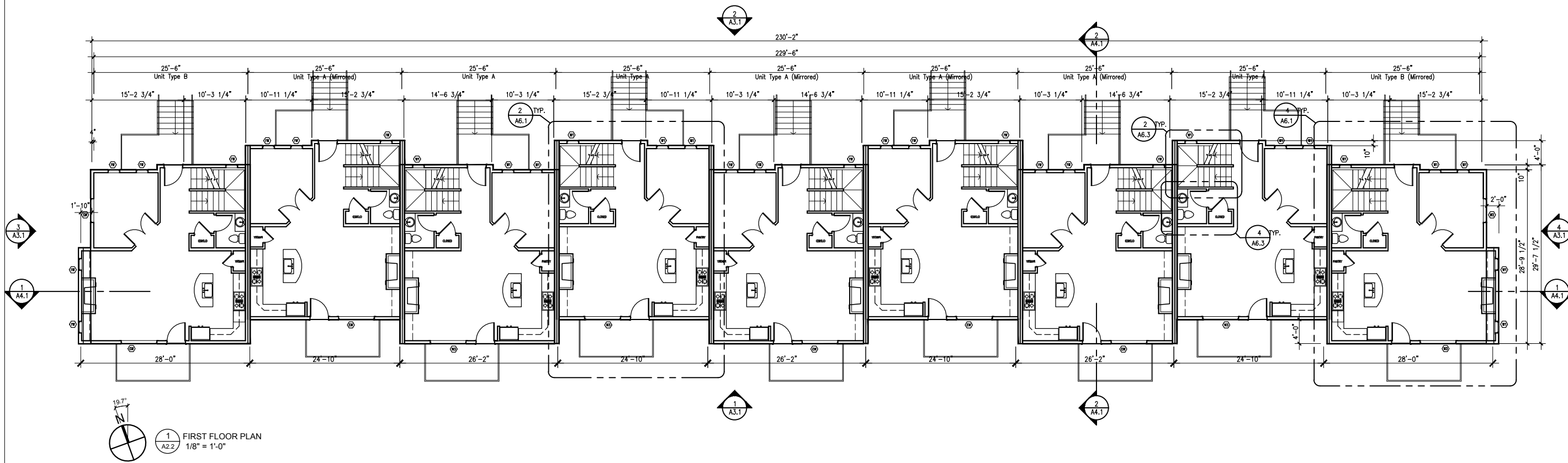
GENERAL PLAN NOTES:

1. MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGN BUILD, DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS.
2. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED IN THIS DRAWING SET.
3. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
4. WALLS TO BE PARTITION TYPE P-1 UNLESS OTHERWISE NOTED.
5. PROVIDE NEW PLANK WINDOW SILLS AT ALL EXISTING AND NEW WINDOW OPENINGS. FINAL FINISH TBD.

REVISION NOTE LEGEND

No.	Value	Date	Description

No.	Description	Date



1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL PLAN NOTES:

1. MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGN BUILD, DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS.
2. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED IN THIS DRAWING SET.
3. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
4. WALLS TO BE PARTITION TYPE P-1 UNLESS OTHERWISE NOTED.
5. PROVIDE NEW PLASTER WINDOW SILLS AT ALL EXISTING AND NEW WINDOW OPENINGS. FINAL FINISH TBD.

NOTE LEGEND	
Value	Note Text

9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

OVERALL FIRST FLOOR PLAN

10/07/2016
Construction Documents

No.	Description	Date

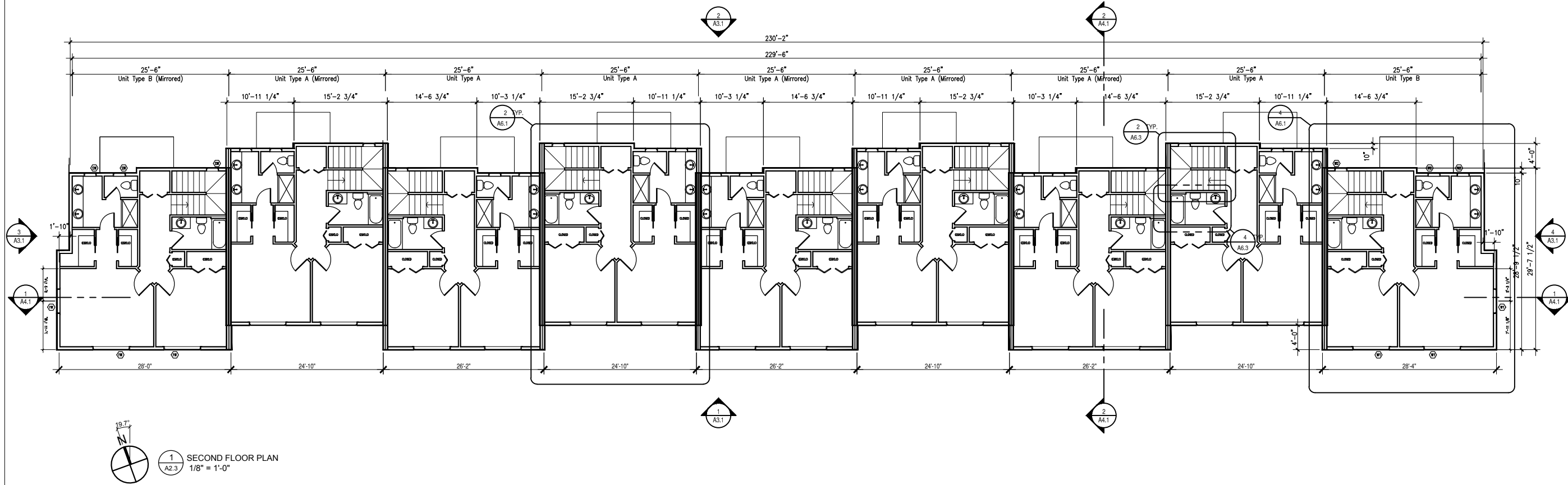
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NOT FOR CONSTRUCTION

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SHULFER
ARCHITECTS, LLC



1 SECOND FLOOR PLAN
1/8" = 1'-0"

GENERAL PLAN NOTES:

1. MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGN BUILD, DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS.
2. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED IN THIS DRAWING SET.
3. PROVIDE ADA APPROVED TRIP RESISTANCE AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
4. WALLS TO BE PARTITION TYPE P-1 UNLESS OTHERWISE NOTED.
5. PROVIDE NEW P-LAM WINDOW SILLS AT ALL EXISTING AND NEW WINDOW OPENINGS. FINAL FINISH TBD.

REVISION LEGEND	
Value	note Text

9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

OVERALL SECOND FLOOR PLAN

10/07/2016
Construction Documents

No.	Description	Date

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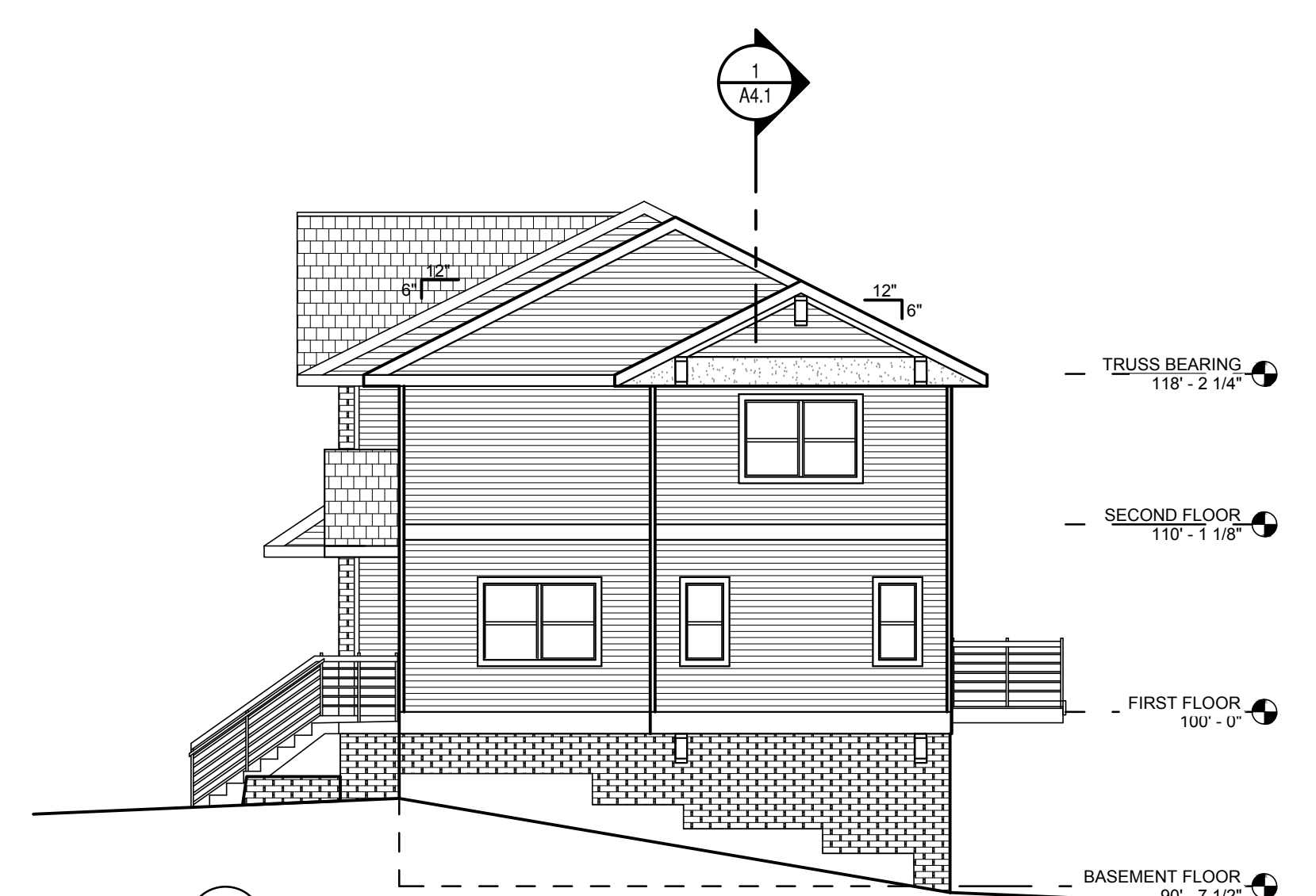
1000 PARKWAY SOUTH, SUITE 102
MADISON, WISCONSIN 53704
TELEPHONE: 608.939.7010
FAX: 608.939.0010



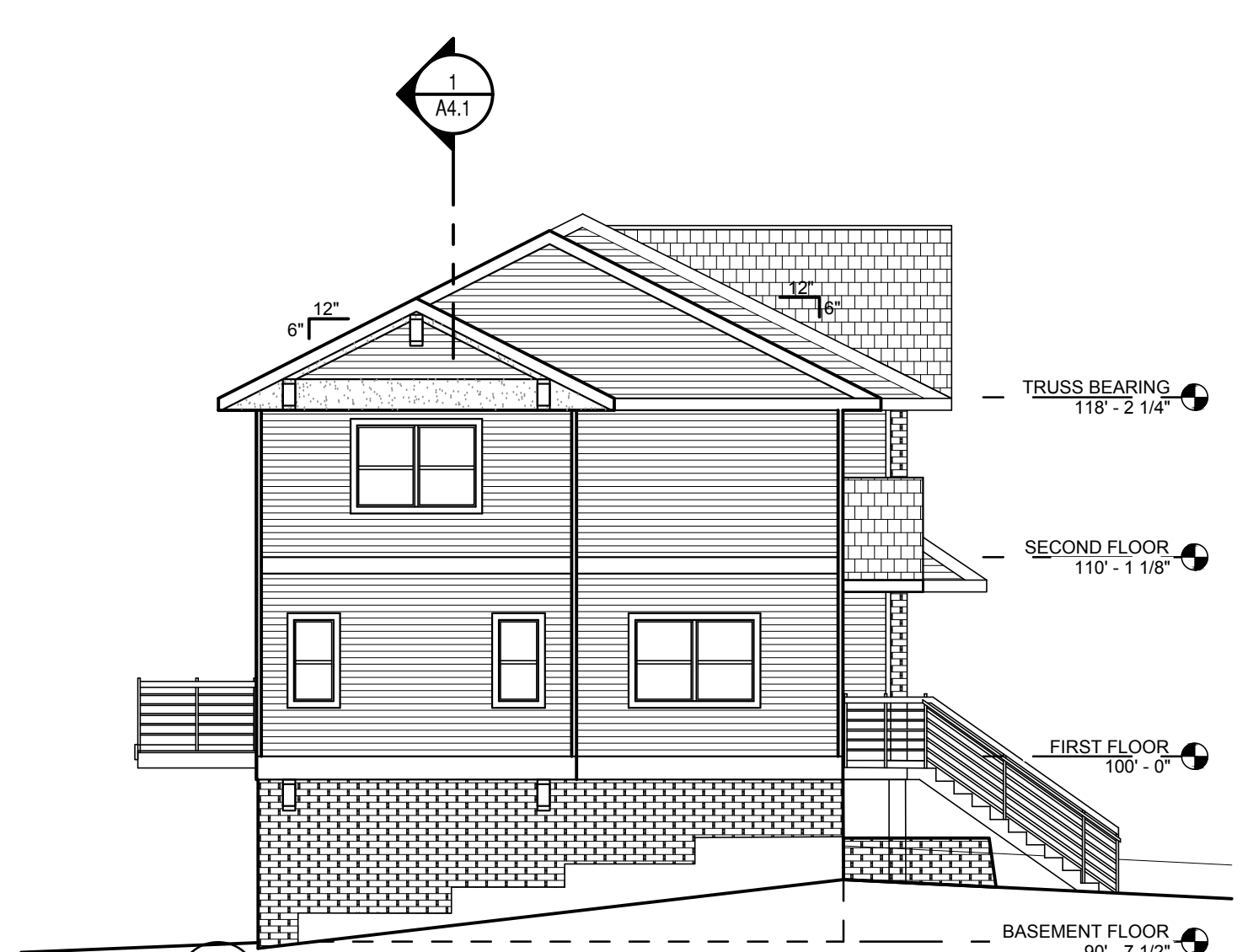
1
A3.1
EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2
A3.1
EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3
A3.1
EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



4
A3.1
EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND:

Material	Description
00	□□
00	□□
00	□□
00	□□
00	□□
00	□□
00	□□
00	□□
00	□□
00	□□

No.	Description	Date



1
A3.1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



1
A3.1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND:

Material	Description
01	VINYL SIDING: "MASTIC, QUEST, DOUBLE-FOUR" PROFILE, COLOR: VARIES
02	VINYL SIDING: "MASTIC, QUEST, DOUBLE-FOUR" PROFILE, COLOR: MIST SADOW
03	TERRAZZO VENEER STONE: "DUTCH QUALITY, COLUMBUS BLEND LIMESTONE"
04	ARCHITECTURAL ASPHALT: SINGLE
05	VINYL WINDOWS: ELWIN VINYL, WHITE
06	ALUMINUM FASCIA: 8" ALUM. VENTED SOFFIT, WHITE
07	CONCRETE STAIR WALKWAYS: TERRAZZO VENEER STONE
08	COMPOSITE DECKING
09	ALUMINUM RAILING SYSTEM, WHITE

NOTE: ALL COLORS ARE TO BE DETERMINED AND ARE SHOWN HERE AS REPRESENTATIONS OF MATERIAL AND COLOR CHANGES ONLY. FINAL SELECTIONS WILL BE MADE AND PRESENTED AT THE TIME OF MEETING.

No.	Description	Date

10/07/2016
Construction Documents

EXTERIOR RENDERINGS
FOR REFERENCE ONLY



1
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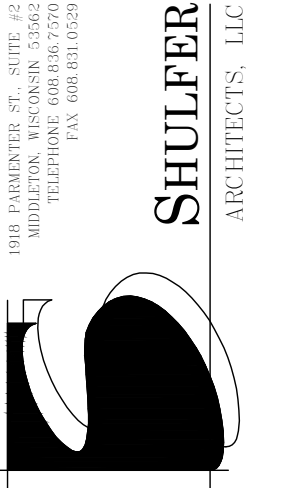
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NOT TO SCALE



3
A3.3 EXTERIOR RENDERING - SOUTH (APPROXIMATE FOR REFERENCE ONLY)
NOT TO SCALE



4
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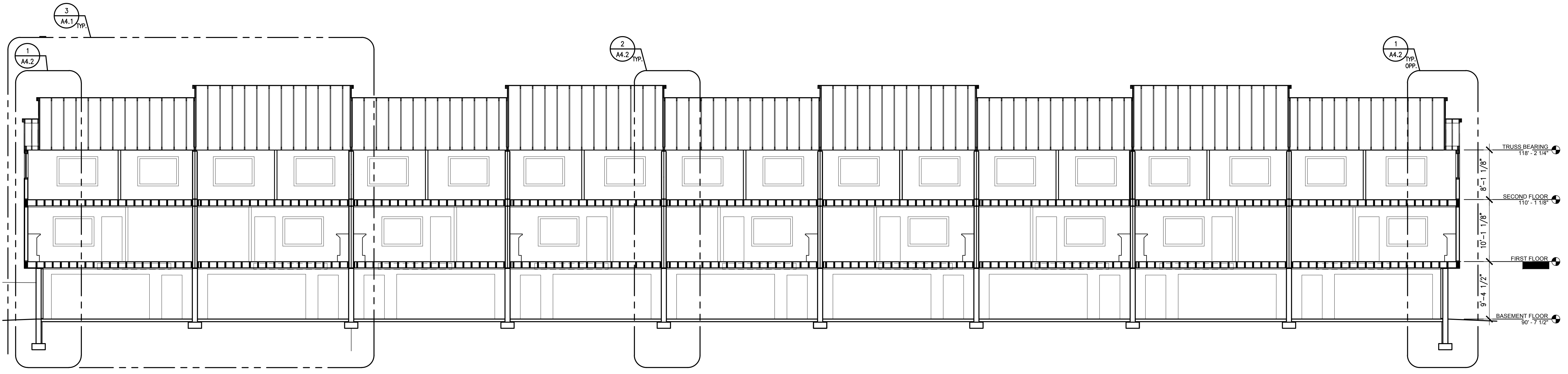
1000 PARKWAY ST., SUITE 202
MADISON, WISCONSIN 53704
TEL: 608.813.0009

9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

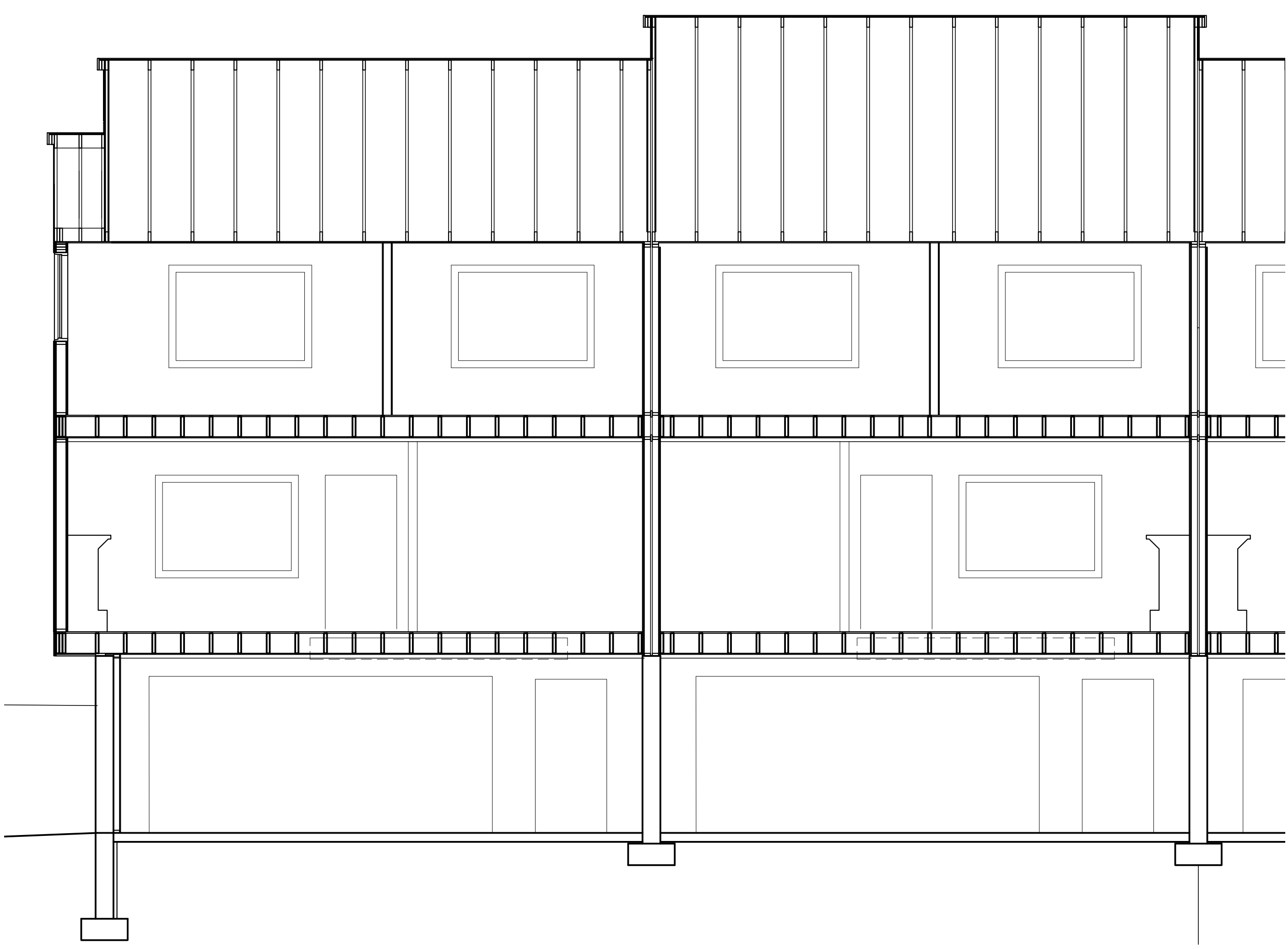
EXTERIOR RENDERINGS
FOR REFERENCE ONLY

10/12/2016
Construction Documents

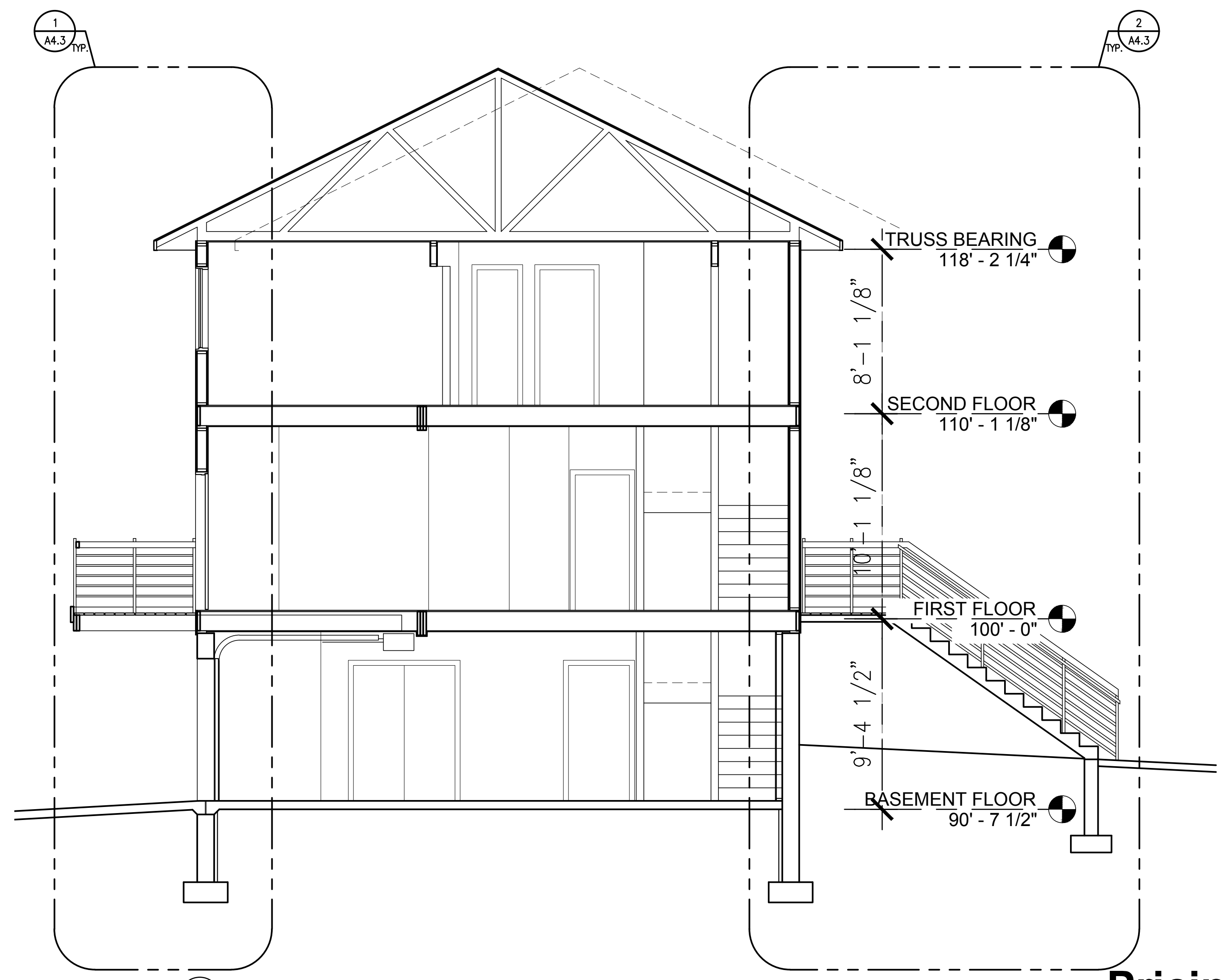
No.	Description	Date



1 BUILDING SECTION - OVERALL EAST/WEST
1/8" = 1'-0"



3 BUILDING SECTION - PARTIAL/ENLARGED
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"



9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

BUILDING SECTIONS

10/07/2016
Construction Document

No.	Description	Date

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