

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>April 16, 2014</u>	Action Requested
UDC MEETING DATE: <u>April 23, 2014</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 617 N. Segoe Road

ALDERMANIC DISTRICT: Chris Schmidt District #11

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Venture II, LLC-Jim Stoppel

Knothe & Bruce Architects, LLC

1202 Regent Street

7601 University Avenue, Suite 201

Madison, WI 53715

Middleton, Wisconsin 53562

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

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

Other Rezoning to PD

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



Segoe Road Elevation



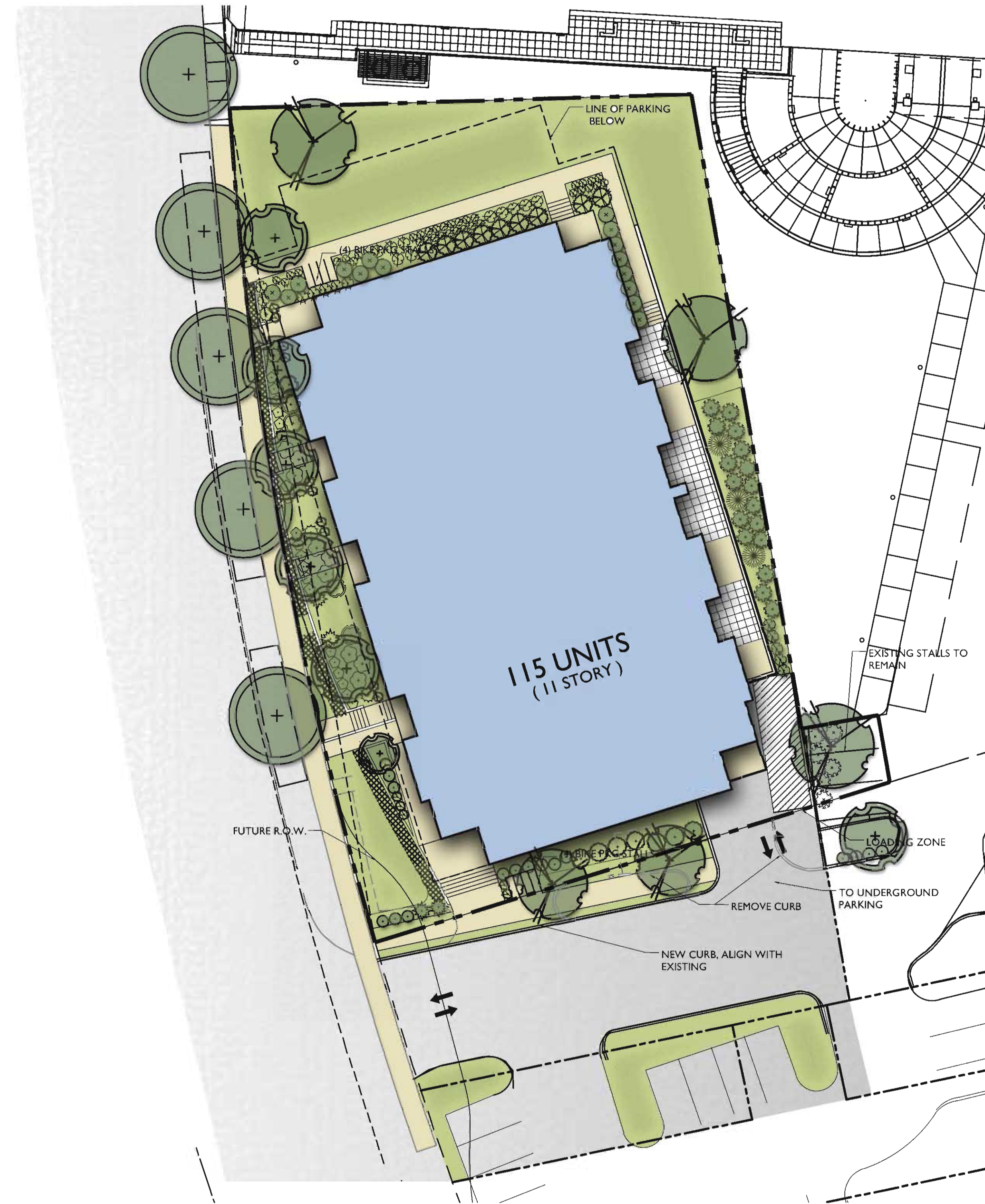
South Elevation



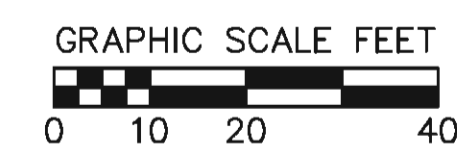
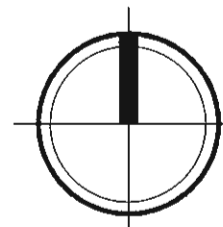
Rear Elevation



North Elevation



1 SITE PLAN
C-1.1 SCALE: 1"=20'-0"





LAND USE APPLICATION Madison Plan Commission

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

- 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.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** _____ **Project Area in Acres:** _____

Project Title (if any): _____

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

- Zoning Map Amendment from _____ to _____**
- Major Amendment to Approved PD-GDP Zoning** **Major Amendment to Approved PD-SIP Zoning**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Review of Minor Alteration to Planned Development by the Plan Commission Only**

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: _____ Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Project Contact Person: _____ Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

In Addition, The Following Items May Also Be Required With Your Application:


- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the COMPREHENSIVE PLAN Plan, which recommends COMMUNITY MIXED USE + T.O.D. for this property.
- Pre-application Notification:** Section 28.12 of 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:
10/9, 11/26 with Alder Schmidt, 12/05 neighborhood mtg, 1/4-neighborhood steering,
- 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: Kevin Firchow, Katherine Cornwell Date: 5/7, 10/28 Zoning Staff: traffic Date: 1/28

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

Name of Applicant Jim Stoppie Relation to Property Owner Owner

Authorizing Signature of Property Owner  Date 2-18-14



February 19, 2014 (REVISED April 11, 2014)

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent – Rezoning from NMX to PD
617 Segoe Road
Madison, Wisconsin
KBA Project # 1012

Ms. Katherine Cornwell:

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

Organizational Structure:

Owner: Venture II, LLC
1202 Regent Street
Madison, WI 53715
(608) 251-8777
Contact: Jim Stoppie
jim@madisonproperty.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
(608) 826-0532
Contact: Joe Doyle
jdoyle@vierbicher.com

Landscape Design: Ken Saiki Design, Inc.
303 Paterson Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Stevie Koeppe
SKoeppe@ksd-la.com

Introduction:

The following letter is submitted to accompany the application materials for the rezoning application for the property at 617 N. Segoe Road.

Demolition Standards:

In order to provide new, high quality, energy efficient housing this proposed development envisions the deconstruction of an existing 8400 sf commercial building.

The building to be deconstructed is located at 617 N. Segoe Road. It is an 8400sf, 2 story commercial building. The building was built in 1979 as a bank. The building is steel frame construction with facebrick exterior and a concrete foundation. Images of the existing structure have been attached.

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the Plan Commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the Plan Commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

We believe that the demolition standards can be met. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

Project Description:

The project consists of 115 apartments. The building has 11 stories of housing over three and a half levels of parking. The mechanical penthouse, common room, exercise facility and roof terrace are located above the eleventh floor.

The building is well articulated with vertical modulation and horizontal setbacks. The articulation is achieved by incorporating a variety of floor plans, unit sizes and types and is reinforced with the use of exterior materials. The exterior spandrel panels, brick and composite metal panel provide a high-quality building shell.

Vehicular access to the site is achieved from Segoe Road. Underground parking for 140 cars is provided for the residents. In addition, a total of 11 visitor stall are provided at the upper parking level. Bicycle parking is well distributed in the basement and on site. A loading zone is provided at the south east

corner of the site.

The exterior open space of the development provides attractive private and public areas for the residents and guests. Each apartment has access to a private patio or balcony. In addition, a common roof terrace provides residents with an outdoor gathering area with expansive views.

The building will be professionally managed and an on-site management office on the first floor of the building will provide a continuous management presence. The building will have security entrances and cameras in the public areas to promote safety and well-being of the residents.

Rezoning:

We initially thought this development could be handled with a conditional use using the existing UMX zoning. However, in consultation with City staff we concluded that a planned development would work best for the project in the long term, allowing the new development to fit in with the existing context.

Site Development Data:

Densities:

Lot Area	25,352 sf
Acres	.58
Dwelling Units	115 units
Lot Area/D.U.	220 sf/ unit
Density	198 units/acre

Dwelling Unit Mix:

Efficiency	19
One Bedroom	42
One Bedroom + Den	11
Two Bedroom	24
<u>Three Bedroom</u>	<u>19</u>
Total dwelling Units	115

Building Heights: 11 Stories

Floor Area:

Gross Floor Area (floors 1-11)
136,368sf (Excludes Underground parking)

Floor Area Ratio: 5.38

Vehicle Parking Stalls

Surface	0
<u>Underground</u>	<u>151 (11 Visitor stalls)</u>
Total	151

Ratio 1.31 stall/unit

Bicycle Parking Stalls

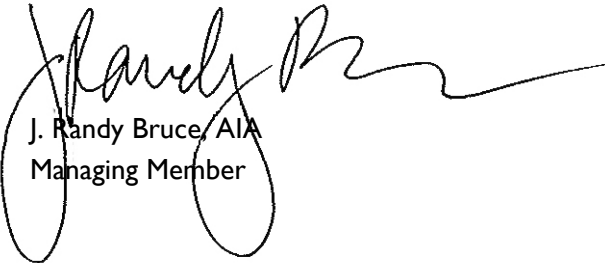
Surface	8
<u>Underground</u>	<u>107 (107 @ 2'x6')</u>
Total	115

Project Schedule:

It is currently anticipated that construction will begin once the development approvals are in place in the summer of 2014 and is anticipated to be completed in the Summer of 2015.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member

December 31, 2013

Chris Schmidt
Aldersperson – District #11
City-County Building
Common Council Office
210 Martin Luther King Jr. Blvd
Madison, Wisconsin 53703



Re: 617 N. Segoe Road
KBA Project #1012


Dear Alder Schmidt,

On behalf of Jim Stopple and Knothe & Bruce Architects, I would like to take this opportunity to formally notify you that we plan on submitting our application to the City of Madison for the redevelopment of the site at 617 N. Segoe Road next month.

The development as currently proposed includes a new multi-family apartment building consisting of approximately 115 units.

We look forward to working with you to create a successful development for this site. If you have any questions, please contact me at 608-836-3690 or rbruce@knothebruce.com.

Sincerely,



J. Randy Bruce, AIA
Managing Member

Jessica Thompson

From: Schmidt, Chris <district11@cityofmadison.com>
Sent: Tuesday, February 18, 2014 9:58 AM
To: Jessica Thompson
Subject: RE: 617 Segoe Road

You mean the 30 day demolition filing notice? Yes, I will waive that. This email should suffice for that purpose.

Thanks,
Chria

-----Original Message-----

From: Jessica Thompson [JThompson@knothebruce.com]
Received: Tuesday, 18 Feb 2014, 9:17AM
To: Schmidt, Chris [district11@cityofmadison.com]
Subject: 617 Segoe Road

Hey Chris, we are submitting this Wednesday for 617 Segoe Road. I have the official alder notification in Word, but not the one Randy signed. Any chance you have a copy, assuming we did send it to you? If not, could you please waive the 30 day notice considering we have been engaged in the process? Thanks, Jess

Jessica Thompson, AIA, CID, LEED AP | Architect | Knothe & Bruce Architects, LLC | Ph: 608.836.3690

7601 University Avenue; Suite 201, Middleton, WI 53562 | jthompson@knothebruce.com

DEMOLITION PHOTOS

617 Segoe Road
Rezoning to PD
Madison, WI 53715



617 Segoe Road

617 Segoe Road-Exterior



WEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



SOUTH ELEVATION

617 Segoe Road-Interior



Interior-office



Interior-office



Interior-office



Interior-office

Legal Description: See Exhibit A

A. Statement of Purpose: This zoning district is established to allow for the construction of a multifamily housing development with 115 dwelling units.

B. Permitted Uses: Following are permitted uses:

1. Multifamily residential uses as shown on approved plans.
2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. Lot Area: As shown on the approved plans.

D. Height Regulations: As shown on the approved plans.

E. Yard Regulations: As shown on the approved plans.

F. Landscaping: Site Landscaping will be provided as shown on the approved plans.

G. Usable Open Space Requirements: Usable open space will be provided as shown on the approved plans.

H. Parking & Loading: Off-street parking and loading shall be provided as shown on the approved plans.

I. Family Definition: The family definition shall coincide with the definition given in M.G.O. for the NMX zoning district.

J. Signage: Signage for the residential building will be allowed as provided by M.G.O. and as further regulated for the NMX zoning district, with signage as approved by the Urban Design Commission and Zoning Administrator.

K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Zoning Text
617 N. Segoe Road
KBA 1012

Exhibit A

Legal Description:

LOT 2, CERTIFIED SURVEY MAP NO. 10358, RECORDED IN VOLUME 61 OF CERTIFIED SURVEY MAPS, ON PAGE 74, AS DOCUMENT NO. 3472661, LOCATED IN THE NE 1/4 - NW 1/4 OF SECTION 20, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Suite 201
608.836.3690 Middleton, WI 53562

CONSULTANT

REVISIONS

REZONING APPLICATION -
FEBRUARY 19 2014
REVISED REZONING APPLICATION -
APRIL 11, 2014

PROJECT TITLE

617 SEGOE RD

Madison, WI

SHEET TITLE

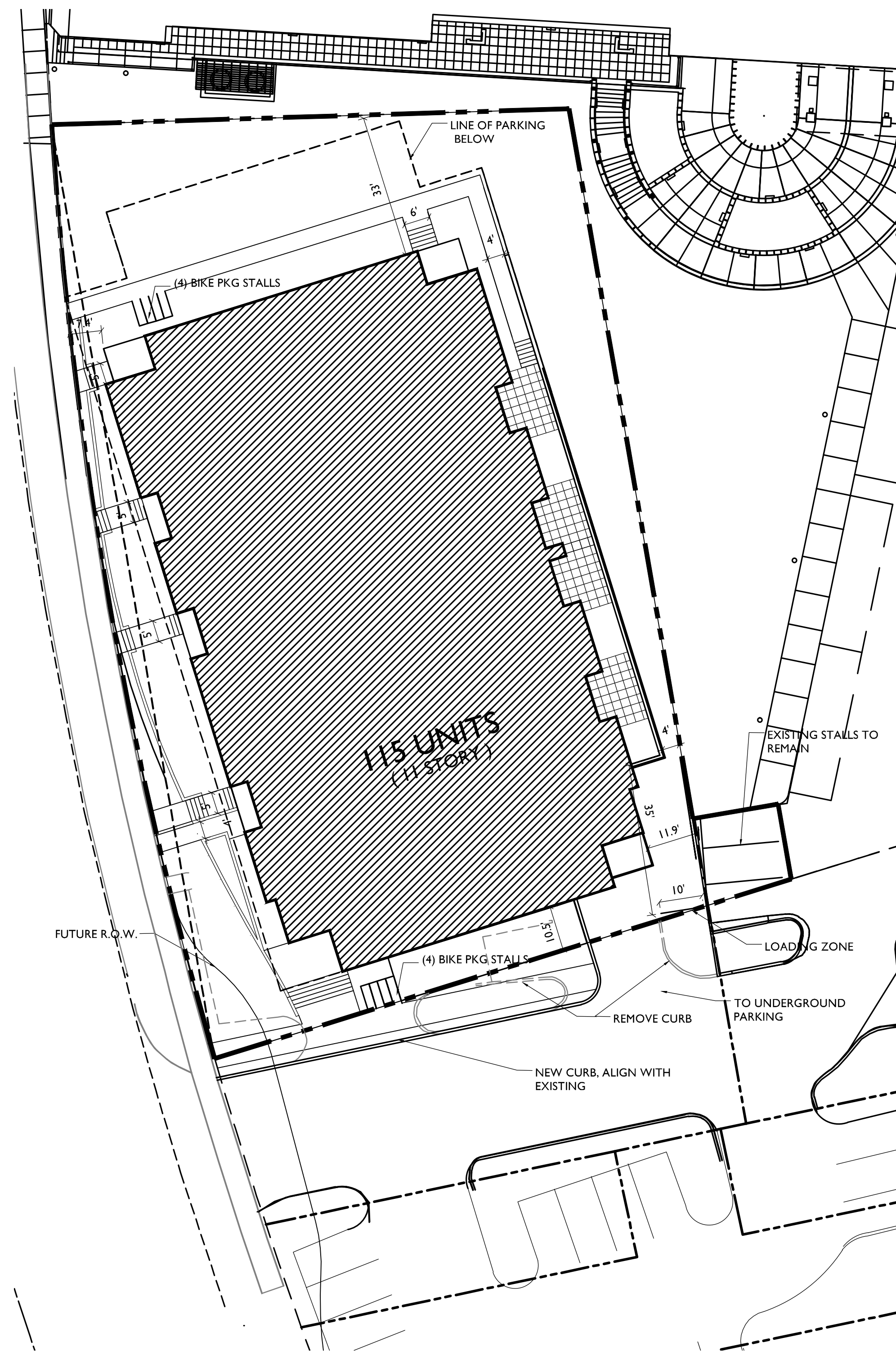
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **1012**

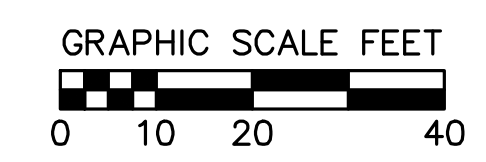
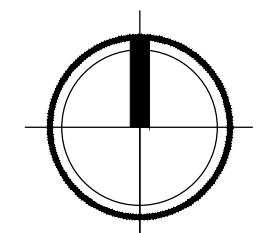
© 2013 Knothe & Bruce Architects

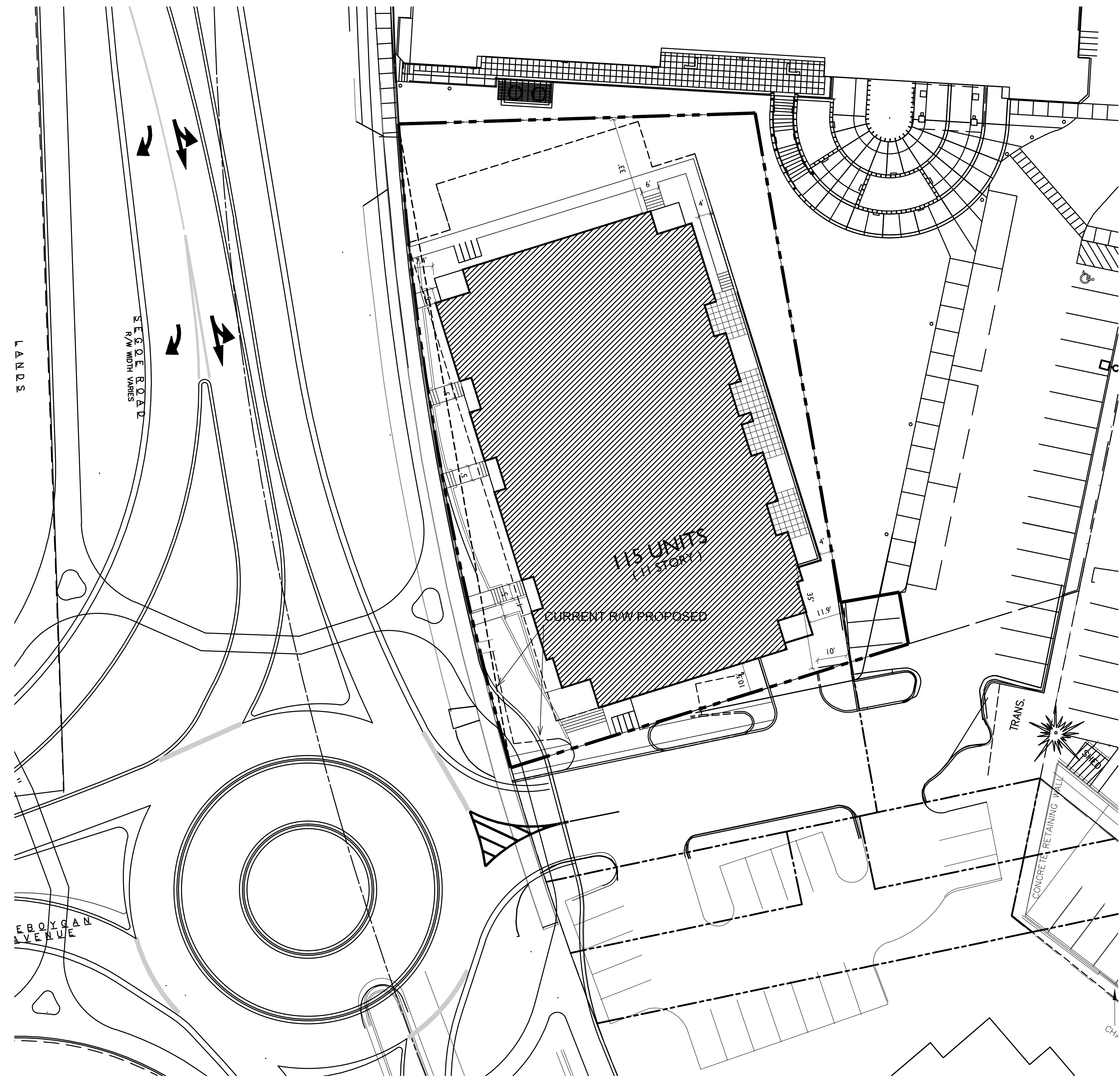


SITE INDEX SHEET	
SITE	
C-1.1	SITE PLAN
C-1.0	EXISTING CONDITIONS
C-1.2	SITE PLAN WITH FUTURE R.O.W.
C-1.3	OPEN SPACE
C-2.0	PRELIMINARY GRADING & EROSION CONTROL PLAN
C-3.0	PRELIMINARY UTILITY PLAN
C-4.0	FIRE DEPARTMENT ACCESS PLAN
L-1.0	PLANTING PLAN
L-2.0	PLANTING DETAILS AND NOTES
ARCHITECTURAL	
A-P1.4	PARKING LEVEL 4
A-P1.3	PARKING LEVEL 3
A-P1.2	PARKING LEVEL 2
A-P1.1	PARKING LEVEL 1
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN (THIRD - EIGHTH SIM)
A-1.3	NINTH FLOOR PLAN
A-1.4	TENTH FLOOR PLAN (ELEVENTH SIM)
A-1.5	PENTHOUSE PLAN
A-2.1	SEGOE ROAD ELEVATION
A-2.2	SOUTH ELEVATION
A-2.3	EAST ELEVATION
A-2.4	NORTH ELEVATION

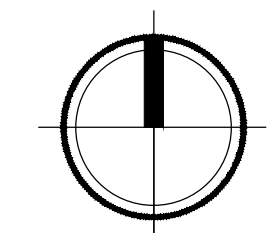
SITE DEVELOPMENT STATISTICS	
LOT AREA	25,352 S.F./58 ACRES
DWELLING UNITS	115 D.U.
LOT AREA/ D.U.	220 S.F./D.U.
DENSITY	198 UNITS/ACRE
BUILDING HEIGHT	11 STORIES
GROSS FLOOR AREA	136,368 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	5.38
UNIT MIX	
EFFICIENCY	19
ONE BEDROOM	42
ONE BEDROOM + DEN	11
TWO BEDROOM	24
THREE BEDROOM	19
TOTAL	115
VEHICLE PARKING	
SURFACE	0
UNDERGROUND	151 (11 Visitor)
TOTAL	151
BIKE PARKING	
FLOOR STALL, SURFACE	8
FLOOR STALL, UNDERGROUND	107
TOTAL	115

1 SITE PLAN
C-1.1 SCALE: 1"=20'-0"





1
C-1.2
FUTURE R.O.W.
SCALE: 1"=20'-0"



GRAPHIC SCALE FEET
0 10 20 40



knothe • bruce
ARCHITECTS
Phone: 7601 University Ave, Suite 201
608.836.3690 Middleton, WI 53562

CONSULTANT

REVISIONS
REZONING APPLICATION -
FEBRUARY 19 2014
REVISED REZONING APPLICATION -
APRIL 11, 2014

PROJECT TITLE
617 SEGUE RD

Madison, WI
SHEET TITLE
**Site Plan with
Future R.O.W.**

SHEET NUMBER
C-1.2

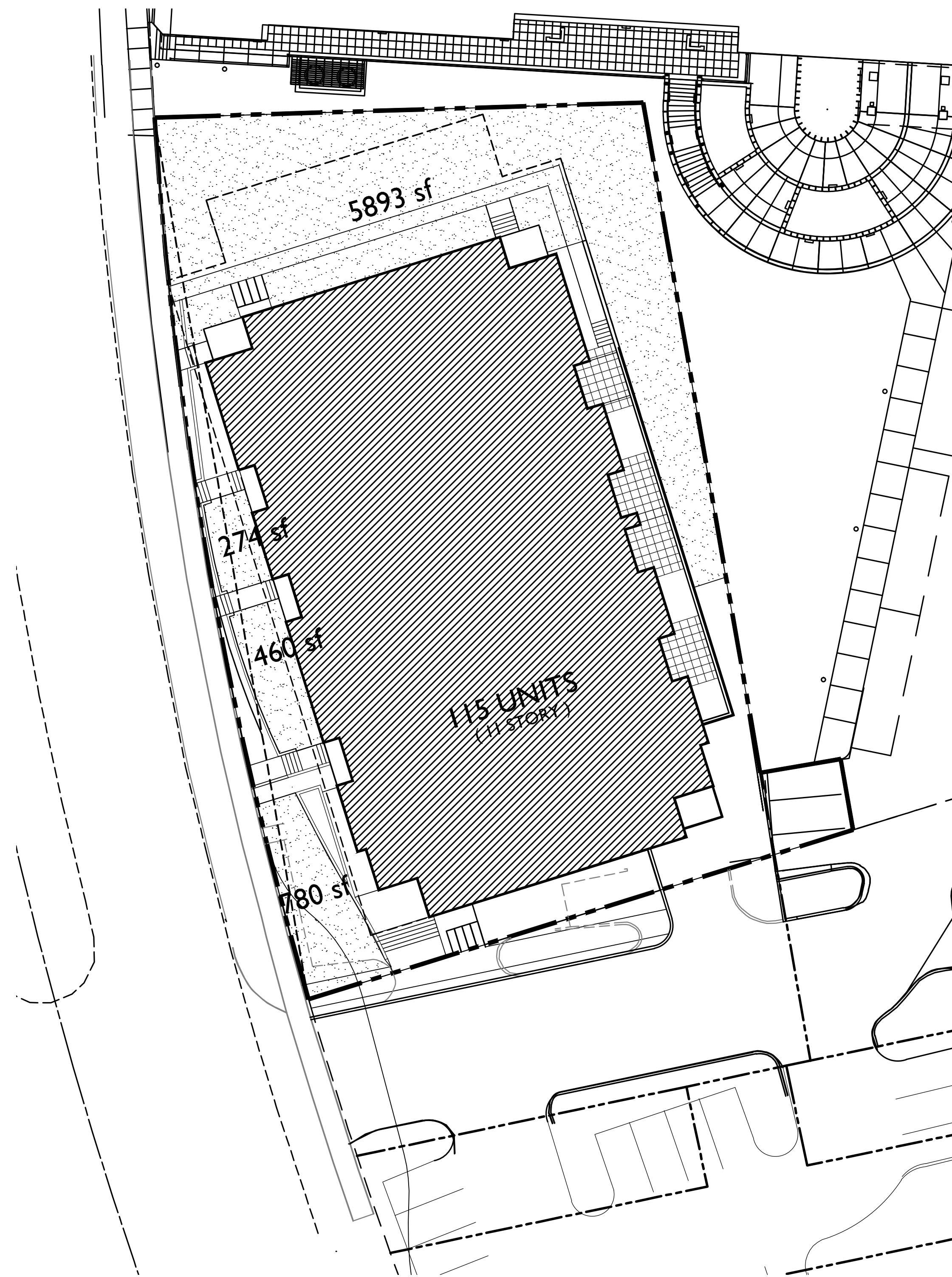
PROJECT NO. **1012**
© 2013 Knothe & Bruce Architects

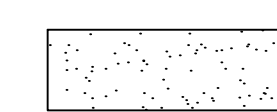


knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Suite 201
608.836.3690 Middleton, WI 53562

CONSULTANT



 USABLE OPEN SPACE

SITE =	7,407 SF
PENTHOUSE DECK =	2,451 SF
BALCONIES =	7,572 SF
TOTAL =	17,430 SF

REVISIONS

- REZONING APPLICATION - FEBRUARY 19 2014
- REVISED REZONING APPLICATION - APRIL 11, 2014

PROJECT TITLE

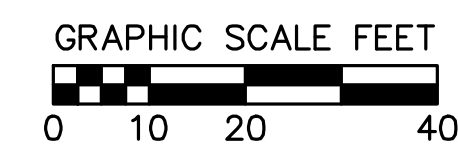
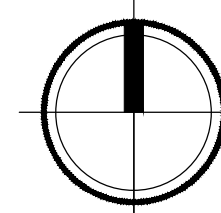
617 SEGOE RD

Madison, WI

SHEET TITLE

OPEN SPACE

1 OPEN SPACE
C-1.3 SCALE: 1"=20'-0"

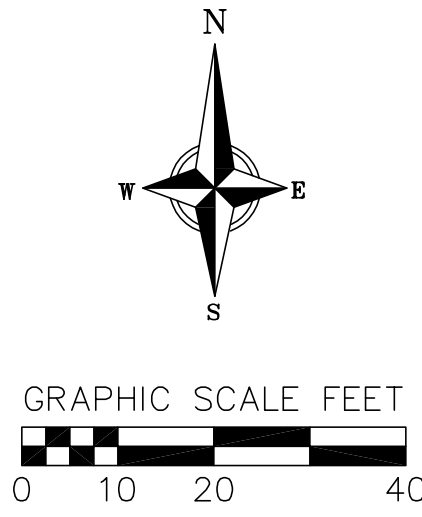


SHEET NUMBER

C-1.3

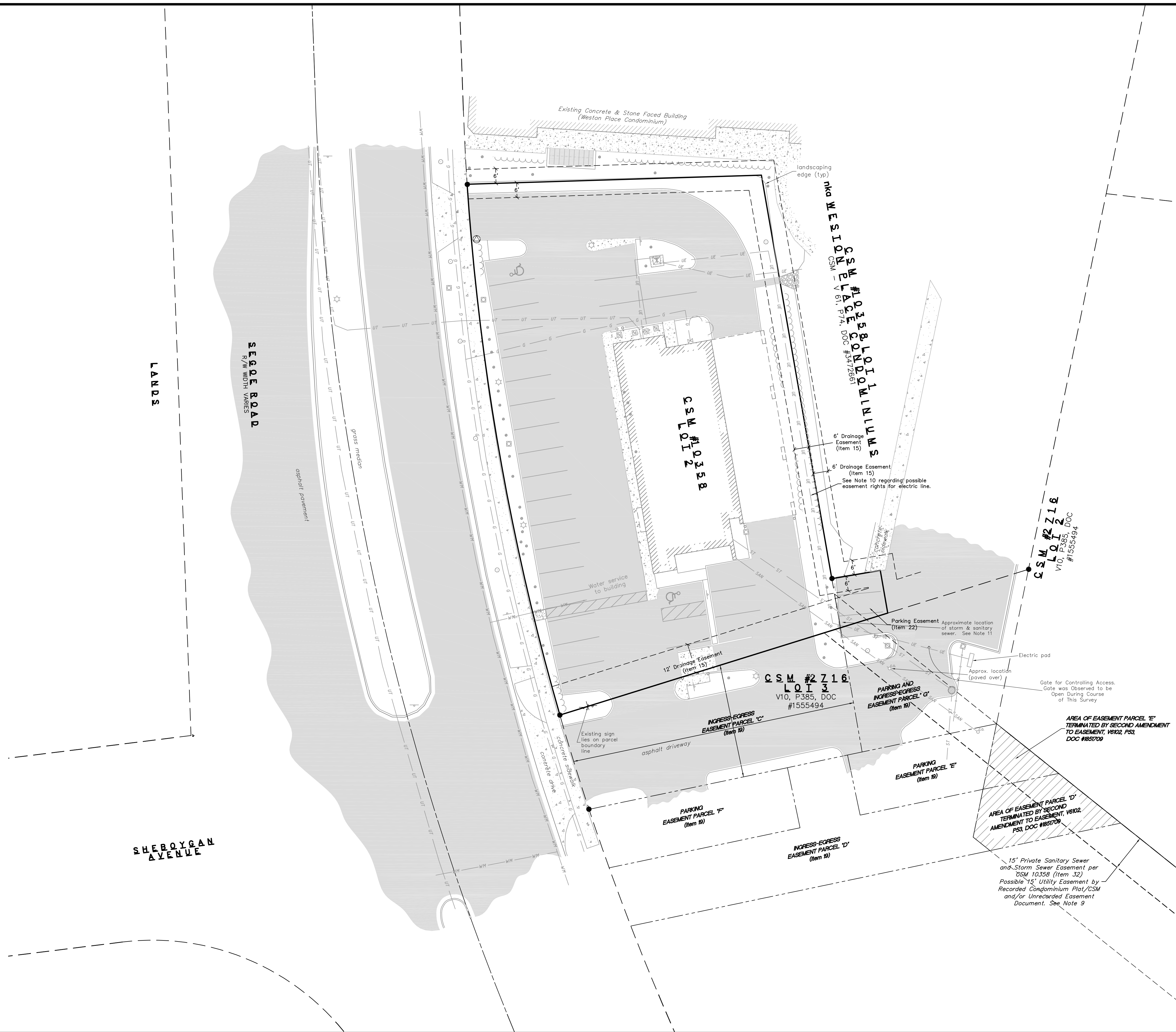
PROJECT NO. 1012

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- TOPOGRAPHIC SYMBOL LEGEND**
- | | |
|-----------------------------------|------------------------------|
| ○ EXISTING BOLLARD | ⊕ EXISTING WELL |
| ⊠ EXISTING POST | ⊕ EXISTING WATER MANHOLE |
| ⊠ EXISTING SIGN (TYPE NOTED) | ⊕ EXISTING TRANSFORMER |
| ⊠ EXISTING CURB INLET (CI) | ⊕ EXISTING LIGHT POLE |
| ⊠ EXISTING FIELD INLET (FIN) | ⊕ EXISTING UTILITY POLE |
| ⊕ EXISTING STORM MANHOLE (STMH) | ⊕ EXISTING TELEPHONE MANHOLE |
| ⊕ EXISTING SANITARY MANHOLE (SMH) | ⊕ EXISTING HANDICAP PARKING |
| ⊕ EXISTING FIRE HYDRANT | ⊕ EXISTING SHRUB |
| ⊕ EXISTING WATER MAIN VALVE | ⊕ EXISTING CONIFEROUS TREE |
| ⊕ EXISTING CURB STOP | ⊕ EXISTING DECIDUOUS TREE |

- TOPOGRAPHIC LINEWORK LEGEND**
- | | |
|-------|-------------------------------------|
| —FO— | EXISTING FIBER OPTIC LINE |
| —B— | EXISTING BOULDER RETAINING WALL |
| —C— | EXISTING CHAIN LINK FENCE |
| —G— | EXISTING GAS LINE |
| —UE— | EXISTING UNDERGROUND ELECTRIC LINE |
| —OHU— | EXISTING OVERHEAD GENERAL UTILITIES |
| —SAN— | EXISTING SANITARY SEWER LINE |
| —ST— | EXISTING STORM SEWER LINE |
| —E— | EXISTING EDGE OF TREES |
| —WM— | EXISTING WATER MAIN |
| —M— | EXISTING MAJOR CONTOUR |
| —m— | EXISTING MINOR CONTOUR |



vierbicher
 planners | engineers | advisors
 BREESBURG, MADISON, PRABIE DU CHEN
 999 Foyale Drive, Suite 201, Madison, Wisconsin, 53717
 Phone: (608) 824-0332 Fax: (608) 824-0330

TOPOGRAPHIC SURVEY
 617 N SEGOE ROAD
 CITY OF MADISON, WI

REVISIONS		NO.	DATE	REMARKS

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

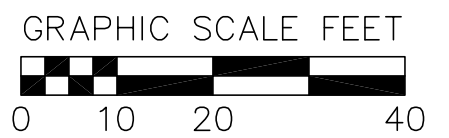
DATE: 2/18/14
 DRAFTER: AMEA
 CHECKED: JDOY
 PROJECT NO.: 35127989
 SHEET: 1 OF 3
 DWG. NO.: C 1.0

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11 Apr 2014 - 10:59a M:\Madison Property Mgmt\35127969_617 N Segoe Road AutoCad\Base_7969.dwg by: jfl

CB53.55 PROPOSED SPOT ELEVATIONS
853.02 EXISTING SPOT ELEVATIONS

ABBREVIATIONS
C - TOP OF CURB
FF - FINISHED FLOOR
W - TOP OF WALK
P - EDGE OF PAVEMENT
R - RISERS



EXISTING PAVEMENT
PROPOSED PAVEMENT
EXISTING PAVEMENT
PROPOSED PAVEMENT

GENERAL NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- 2. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
- 3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- 4. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

SEEDING RATES:

- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
- FERTILIZING RATES:**
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- MULCHING RATES:**
TEMPORARY AND PERMANENT:
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

EROSION CONTROL MEASURES

- 1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- 2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- 3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- 6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- 7. **SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
- 9. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- 10. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- 11. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
- 12. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- 13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 14. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
- 15. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- 16. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

LANDS

SEGOE ROAD
R/W WIDTH Varies

G A N
L E

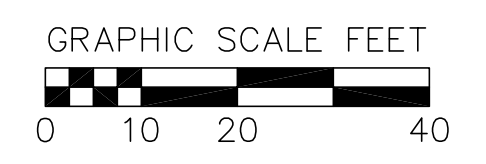


vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 First Drive, Reedsville, WI 53717
Phone: (608) 824-4332 Fax: (608) 824-4330

GRADING & EROSION CONTROL PLAN
617 N SEGOE ROAD
CITY OF MADISON, WI

REVISIONS	NO.	DATE	REMARKS

SCALE
1"=20' (24"x36")
1"=40' (11"x17")
DATE: 2/18/14
DRAFTER: AMEA
CHECKED: JDOY
PROJECT NO.: 35127969
SHEET: 2 OF 3
DWGS. NO.: C 2.0

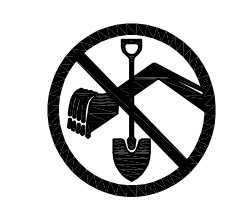


TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ⊠ EXISTING POST
- ▽ EXISTING SIGN (TYPE NOTED)
- ▤ EXISTING CURB INLET
- ⊙ EXISTING FIELD INLET
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING WELL
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING TRANSFORMER
- ☆ EXISTING LIGHT POLE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TELEPHONE MANHOLE
- ♿ EXISTING HANDICAP PARKING
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

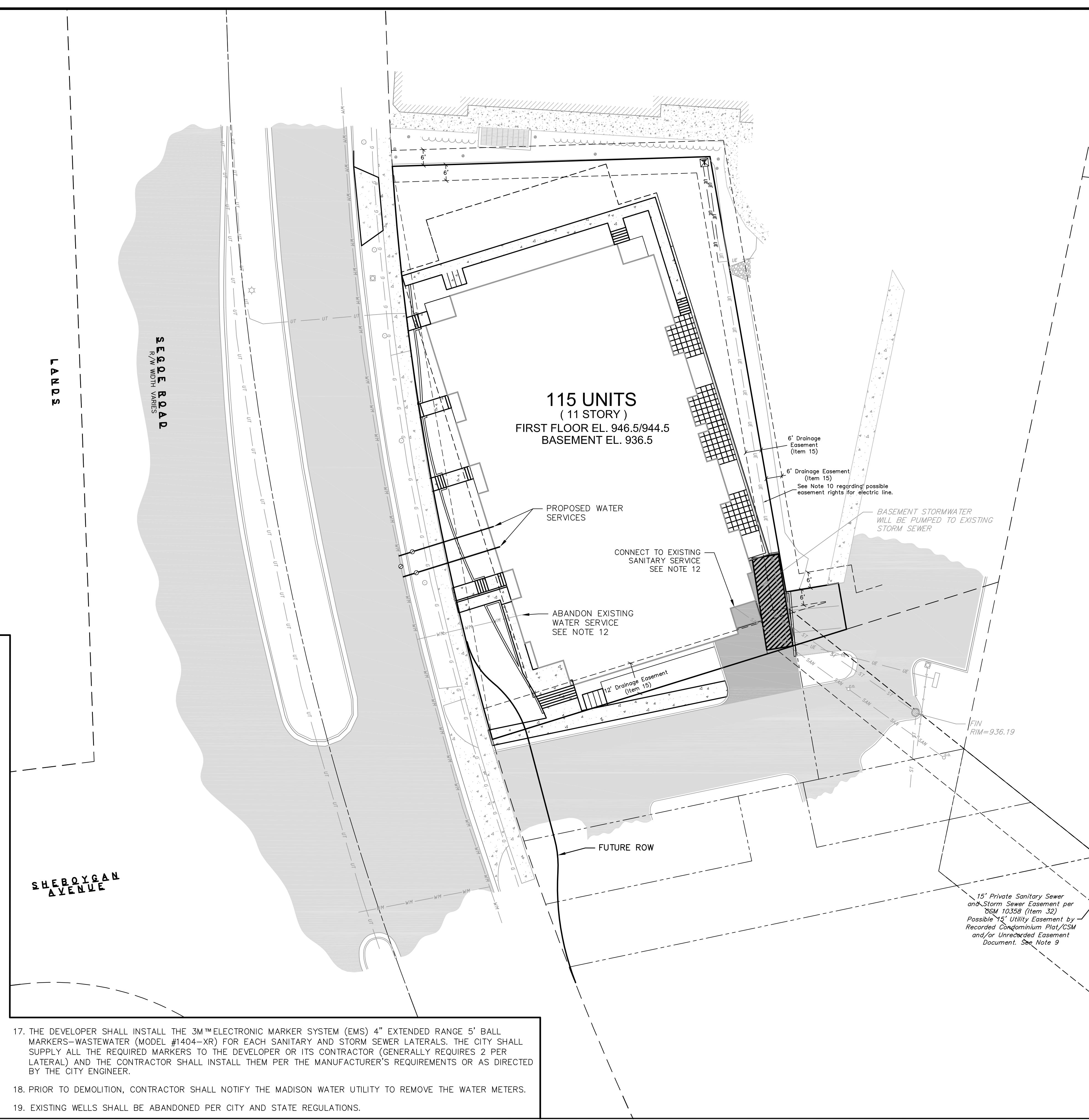
- FO—FO— EXISTING FIBER OPTIC LINE
- EXISTING BOULDER RETAINING WALL
- EXISTING CHAIN LINK FENCE
- G—G— EXISTING GAS LINE
- UE—UE— EXISTING UNDERGROUND ELECTRIC LINE
- OHU—OHU— EXISTING OVERHEAD GENERAL UTILITIES
- SAN—SAN— EXISTING SANITARY SEWER LINE
- ST—ST— EXISTING STORM SEWER LINE
- E—E— EXISTING EDGE OF TREES
- WM—WM— EXISTING WATER MAIN
- B20— EXISTING MAJOR CONTOUR
- B18— EXISTING MINOR CONTOUR



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TOLL FREE
TELEFAX: 1-800-338-3860
TDD (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. STATUTE 196.0715 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

UTILITY NOTES

1. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
3. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
4. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
5. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
6. PRIVATE SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
7. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
8. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
9. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
11. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
12. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
13. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
15. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
16. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.



17. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS—WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
18. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE MADISON WATER UTILITY TO REMOVE THE WATER METERS.
19. EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
997 Prairie Drive, Suite 201, Reedsburg, Wisconsin 53177
Phone: (608) 849-5532 Fax: (608) 849-5533

UTILITY PLAN
617 N SEGOE ROAD
CITY OF MADISON, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

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

DATE
2/18/14

DRAFTER
AMEA

CHECKED
JDOY

PROJECT NO.
65127969

SHEET
3 OF 3

DWG. NO.
C 3.0



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Suite 201
608.836.3690 Middleton, WI 53562

CONSULTANT

REVISIONS

- REZONING APPLICATION - FEBRUARY 19 2014
- REVISED REZONING APPLICATION - APRIL 11, 2014

PROJECT TITLE

617 SEGOE RD

MADISON, WI

SHEET TITLE

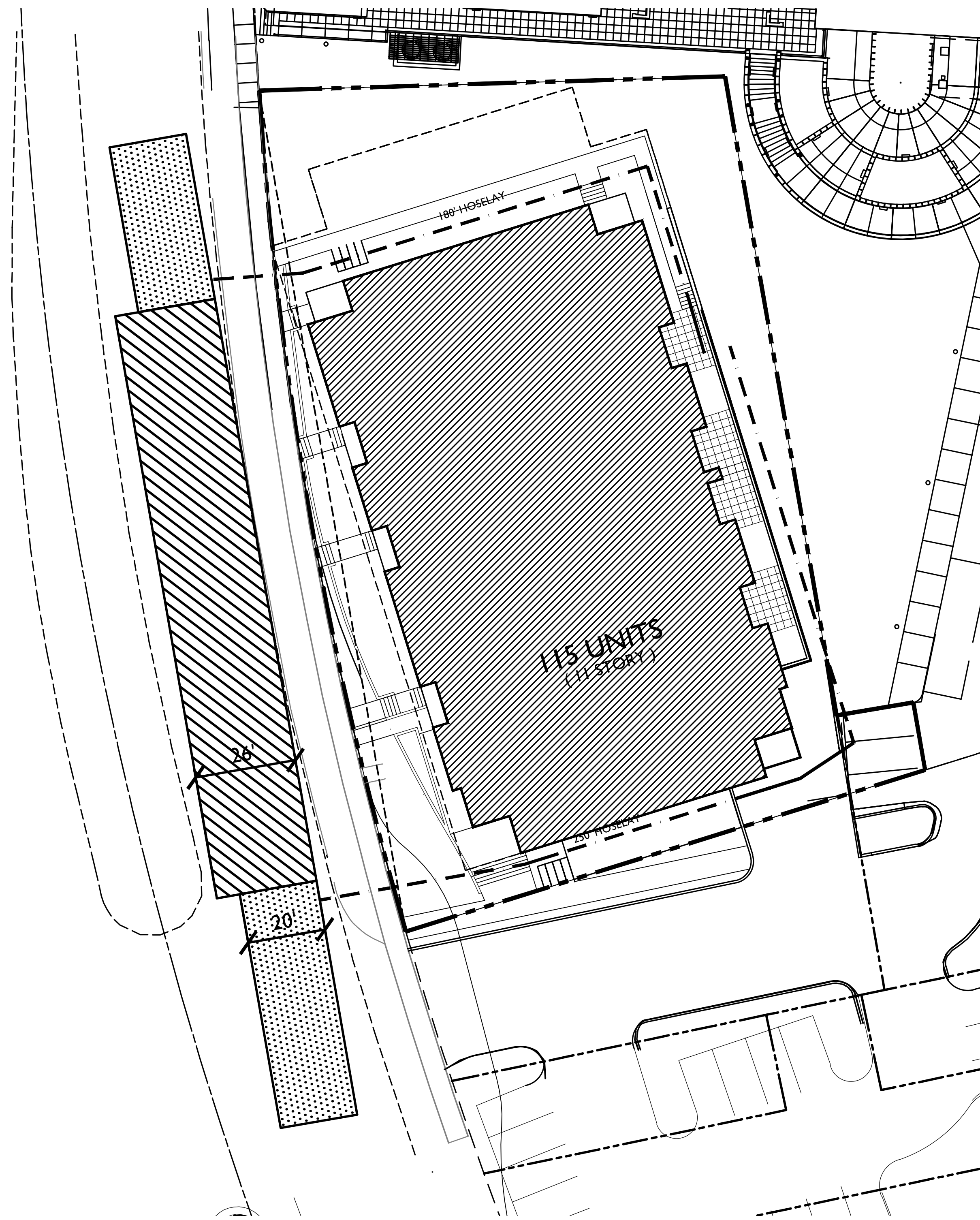
FIRE DEPARTMENT ACCESS PLAN

SHEET NUMBER

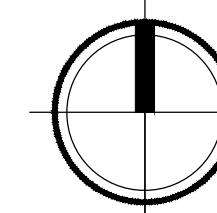
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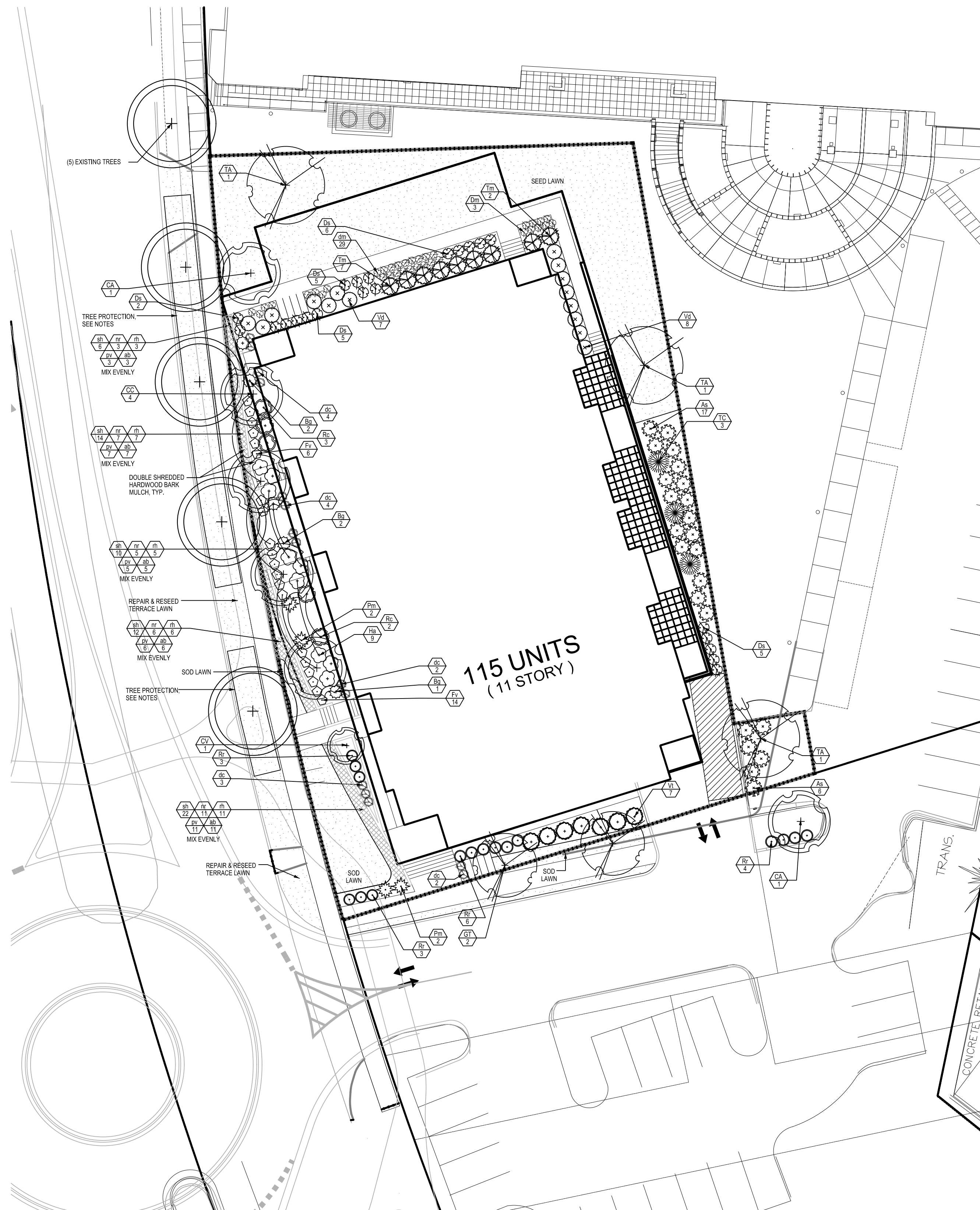
PROJECT NO. 1012

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1 FIRE DEPARTMENT ACCESS PLAN
C-4.0 SCALE: 1"=20'-0"



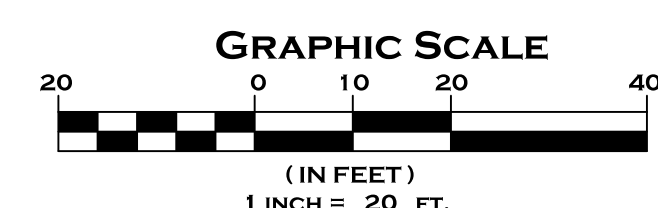


Key	Botanical Name	Common Name	Quantity	Size	Spec.	Comments
Deciduous Trees						
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Thornless Honeylocust	2	2.5" Cal.	BB	
TA	<i>Tilia americana</i> 'Sentry'	Sentry American Linden	3	2" Cal.	BB	
Deciduous Shrubs						
CA	<i>Carpinus caroliniana</i>	American Hornbeam	2	2.5" Cal.	BB	tree form, space per plan; trunk free of branches to 6.5'
CC	<i>Cercis canadensis</i>	Eastern Redbud	4	1.75" Cal.	BB	Columbus, WI strain
CV	<i>Chionanthus virginicus</i>	White Fringetree	1	1.5" Cal.	BB	
Evergreen Trees						
TC	<i>Tsuga canadensis</i> 'Geneva'	Eastern Hemlock	3	4" ht.	BB	
Deciduous Shrubs						
As	<i>Amelanchier stolonifera</i>	Running Serviceberry	23	5 gal.	CG	space 5' on center
Ds	<i>Diervilla sessilifolia</i> 'Butterfly'	Butterfly Bush Honeysuckle	22	5 gal.	CG	space 3.5' on center
Fv	<i>Forsythia viridissima</i> 'Broxensis'	Brom. Forsythia	20	5 gal.	CG	space 3' on center
Ha	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	9	5 gal.	CG	space 4' on center
Rc	<i>Rosa copallina</i> var. <i>latifolia</i> 'Morton'	Prairie Flame Shining Sunsc.	5	5 gal.	CG	space 5' on center
Rr	<i>Rosa rugosa</i> 'Dwarf Pavement'	Dwarf Pavement Rose	16	2 gal.	CG	space 3' on center
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Viburnum	15	5 gal.	CG	space 4' on center
Vt	<i>Viburnum trilobum</i> 'Bailey's Compact'	American Cranberrybush Viburnum	7	5 gal.	CG	space 6' on center
Evergreen Shrubs						
Bg	<i>Buxus</i> x 'Green Velvet'	Green Velvet Boxwood	5	18"-24" spr.	CG	
Pm	<i>Pinus mugo</i> var. <i>Pumilo</i>	Dwarf Mugo Pine	4	18"-24" spr.	CG	
Tm	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew	9	24"-36" spr.	CG	space 5' on center
Perennials/Grasses/Groundcovers						
dc	<i>Deschampsia caespitosa</i> 'Goldtau'	Gold Dew Tufted Hair Grass	13	1 gal.	CG	space 2' on center
dm	<i>Dryopteris marginalis</i>	Leatherleaf Fern	14	1 gal.	CG	space 2' on center
nr	<i>Nepeta racemosa</i> 'Walker's Low'	Walker's Low Catmint	37	1 gal.	CG	space 18" on center
pv	<i>Physalopsis virginiana</i> 'Miss Manners'	White Gayleather	37	1 gal.	CG	space 18" on center
rh	<i>Rudbeckia hirta</i>	Black Eyed Susan	37	1 gal.	CG	space 18" on center
ab	<i>Amsonia</i> x 'Blue Ice'	Blue Ice Star Flower	37	1 gal.	CG	space 18" on center
sh	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	74	1 gal.	CG	space 18" on center

2 PLANT LIST

GENERAL NOTES

- SEE SHEET L-2.0 FOR PLANTING DETAILS.
- SEE CIVIL DOCUMENTS FOR TREE PROTECTION DETAILS.
- TREE PROTECTION FENCING SHALL BE PROVIDED FOR THE EXISTING STREET TREES FOR THE DURATION OF CONSTRUCTION. FENCING SHALL COVER THE WIDTH OF THE TERRACE AND EXTEND AS SHOWN ON THE PLANS.
- IF EXCAVATION IS NECESSARY WITHIN 5 FT OF ANY EXISTING TREE, CITY FORESTRY (DEAN KAHL, 608-266-4816, DKAHL@CITYOFMADISON.COM) SHALL BE CONTACTED SO THAT THEY MAY INSPECT AND PROVIDE RECOMMENDATIONS TO PROTECT THE ROOT SYSTEMS OF THE TREES.
- CITY FORESTRY SHALL BE CONTACTED AT LEAST TWO WEEKS PRIOR TO DEMOLITION TO REVIEW ANY PRUNING NEEDS.



THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN IS APPROXIMATE. THE MAJOR OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN:

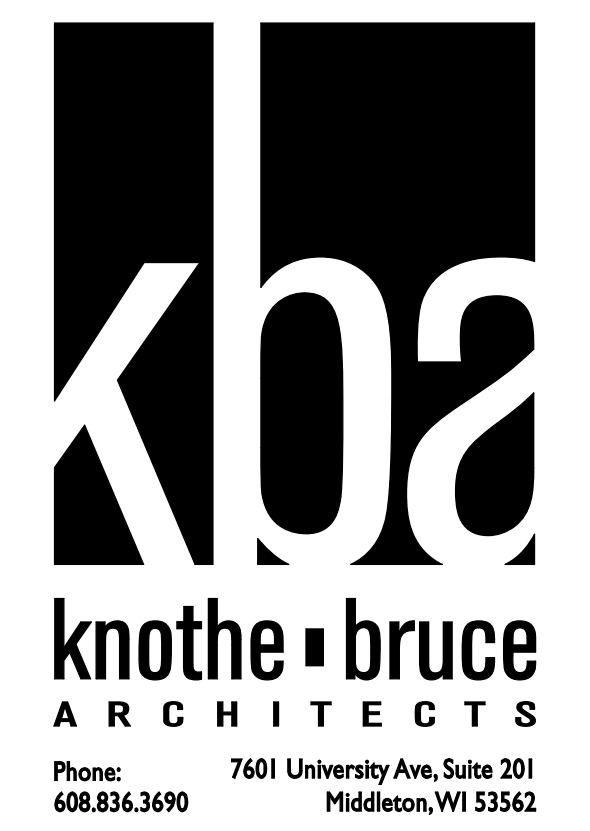
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX & LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-242-2289

WIS. STATUTE 182.075 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

City of Madison, WI Landscape Worksheet			
10-Apr-14			
Developed Lot	SF	Landscape Units Req.	Landscape Points Req.
Total Developed Area	25,351	85	423
Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	11	385
Ornamental Tree	15	7	105
Evergreen Tree	15	3	45
Shrub, deciduous	2	117	234
Shrub, evergreen	3	18	54
Ornamental Grass	2	110	220
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0
			1043
Overstory Tree Req (or x2 for Orn./Evergreen Tree Sub.)			
Development Frontage	LF	Tree Sub.	Shrubs Req.
Total LF of Street Frontage			
Between Bldg./Parking & street	219	7	37
Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	4	140
Ornamental Tree	15	6	90
Evergreen Tree	15	0	0
Shrub, deciduous	2	49	98
Shrub, evergreen	3	9	27

1 PLANTING PLAN
SCALE: 1"=20'-0"



REVISIONS

Revised - February 19, 2014
Revised - April 3, 2014
Revised - April 10, 2014

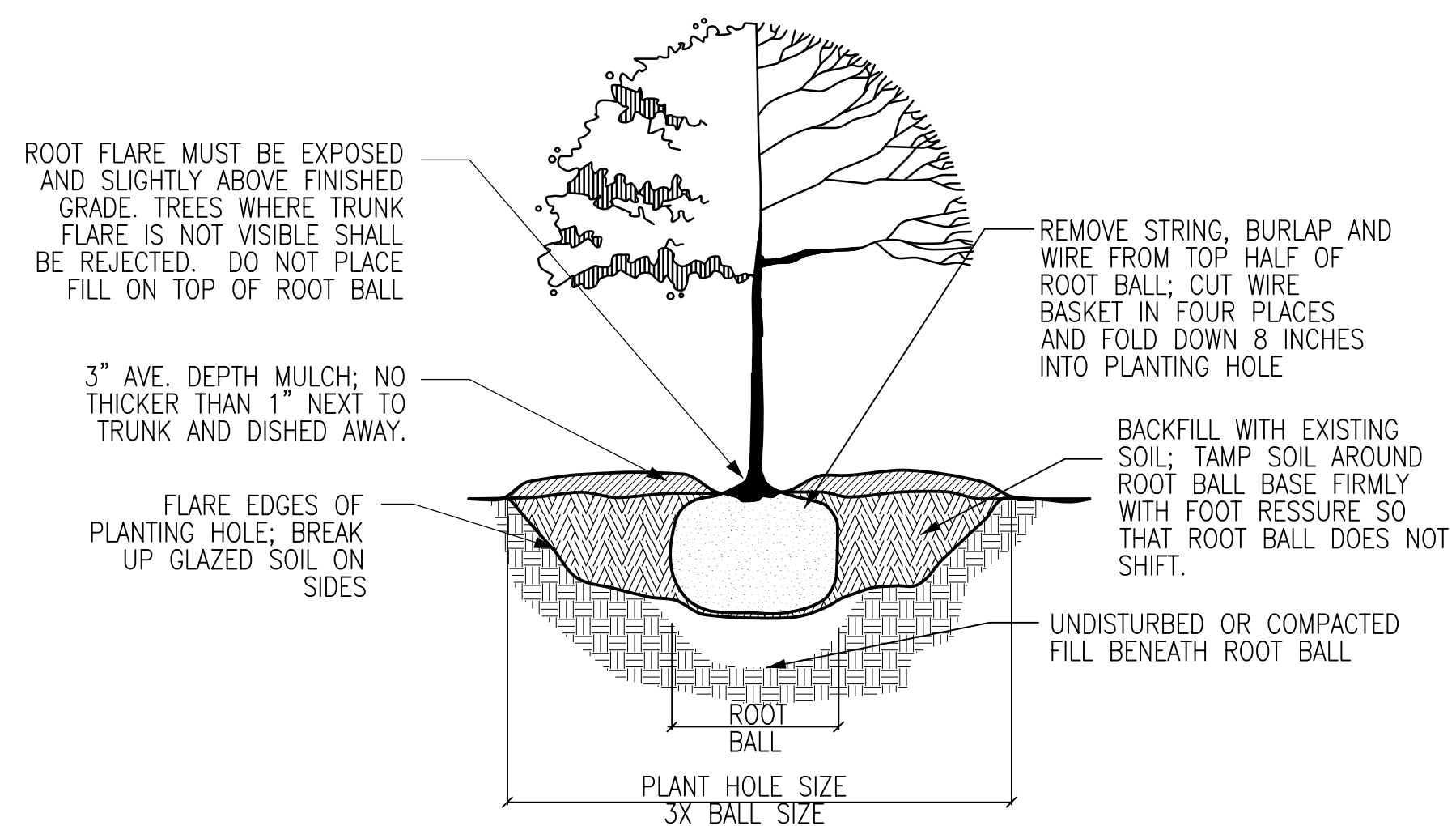
PROJECT TITLE
SEGOE ROAD

MADISON, WI
SHEET TITLE
PLANTING PLAN

SHEET NUMBER

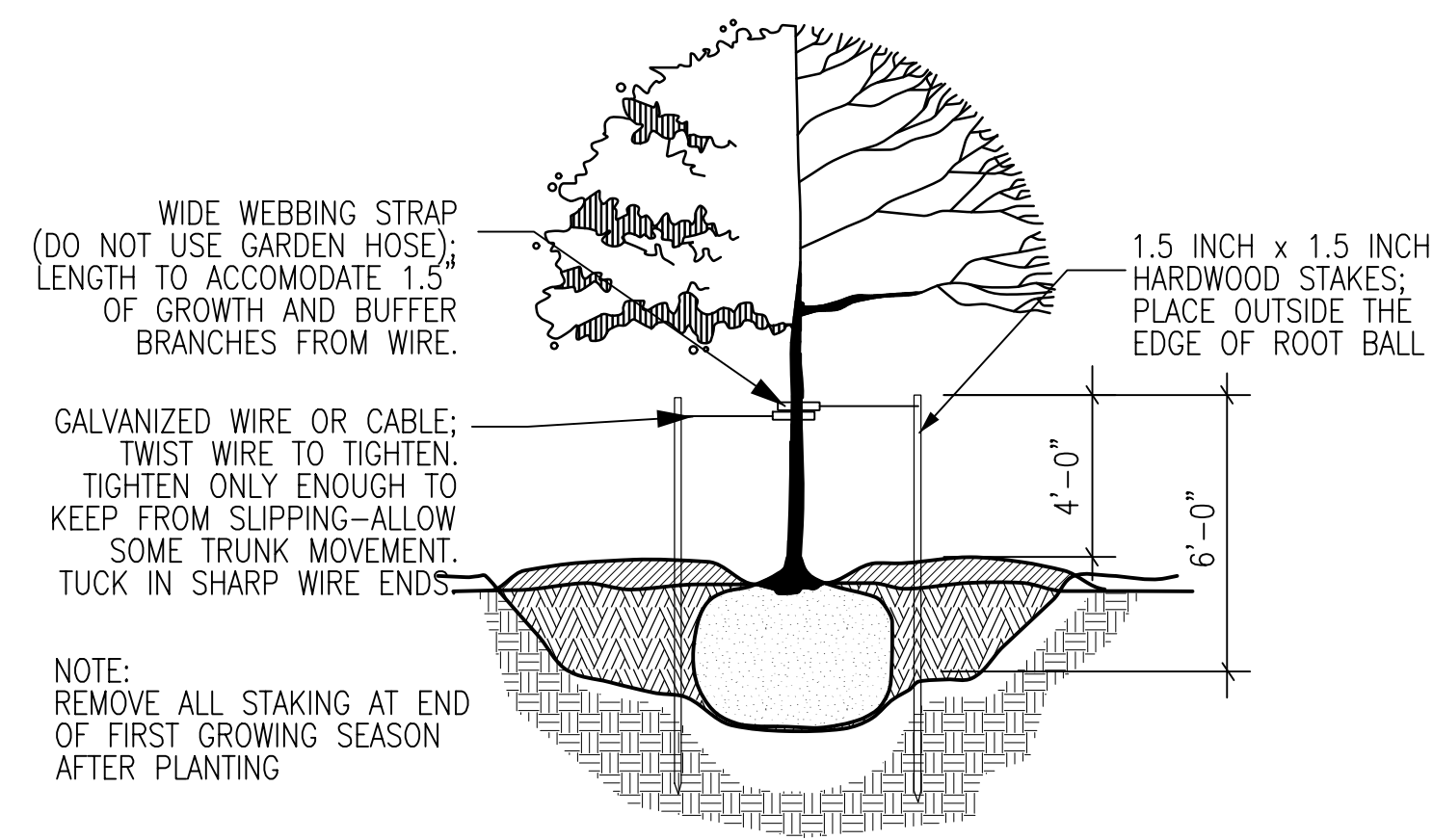
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PROJECT NO. **1012**



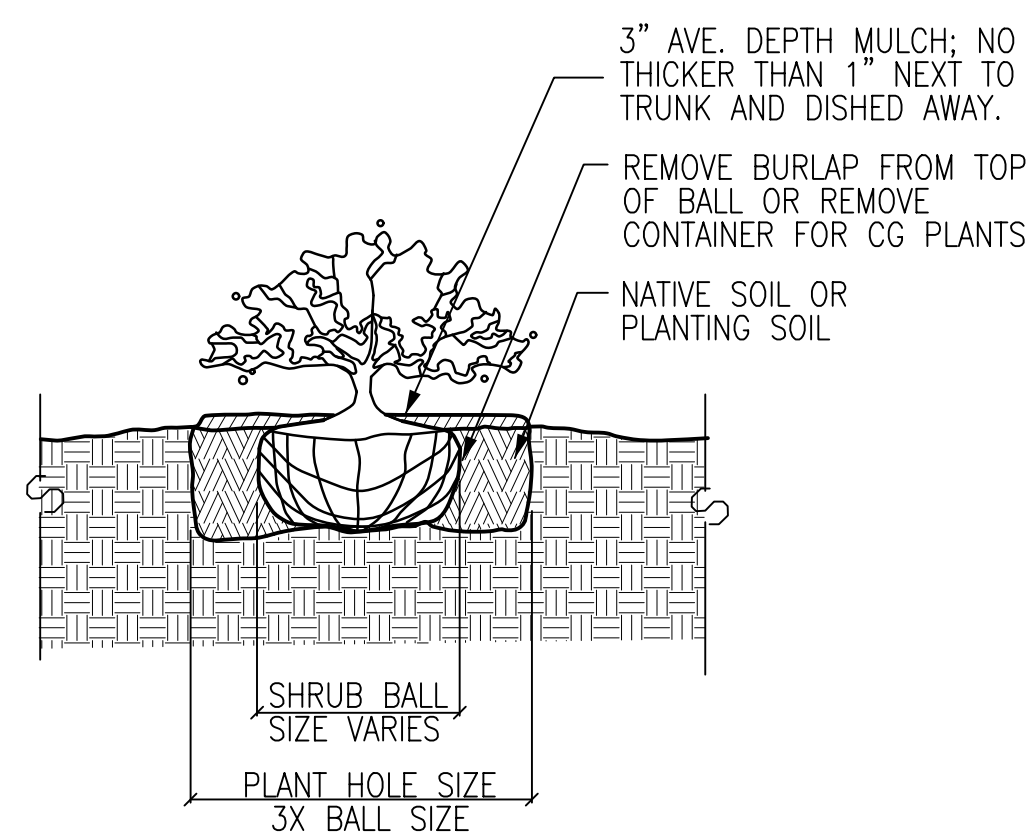
1 Tree Planting Detail

NTS



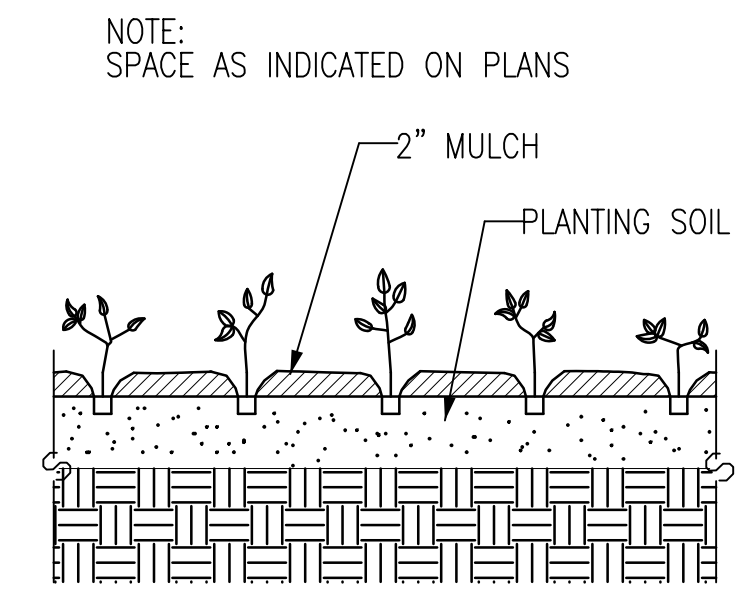
2 Tree Staking Detail

NTS



3 Shrub Planting Detail

NTS



4 Perennial Planting Detail

NTS

SOIL

- Contractor shall provide a suitable amended topsoil blend for all planters and areas where existing soil conditions are unsuitable for planting, seeding, or sodding. Topsoil shall be clean salvaged or imported material capable of passing the 1" sieve and meeting the requirements of Section 625.2(1) of the Standard Specifications for Highway Construction. The material shall be free of rocks, gravel, wood, debris, and of noxious weeds and their seeds.
- Remove all rocks, debris, and litter from the site and all planting/seeding/sodding areas. Till or disc the subsoil to a depth of 2"-4" to allow aeration. Provide a minimum of 6" of topsoil in areas where existing soil conditions are unsuitable for sodding and seeding. Provide a minimum of 12" topsoil in planting areas.
- Soil depths will vary by planter. See Architectural for details.
- Do not apply topsoil to saturated or frozen subgrades.
- Provide organic soil amendments as recommended by soil analysis. If topsoil has been determined acceptable by a soil test, no amendments are needed. Uniformly apply any organic soil amendments and incorporate into the top 4"-6" of soil by tilling or discing.

PLANTS

- All plant material shall conform to the American Standards of Nursery Stock.
- All plant material shall be true to the species and variety/hybrid/cultivar specified, and nursery-grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. Nursery-dug material shall be freshly dug and properly prepared for planting. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.
- Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, abrasions, or limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.
- Trees and shrubs shall have healthy, well-developed root systems, free from physical damage.
- Plants shall conform to the measurements specified within the contract documents.
- During transportation, no plant shall be bound with rope or wire in a manner that damages trunks or breaks branches. Plants are not to be dragged, lifted, or pulled by the trunk, branches or foliage. Plants are not to be thrown off of a truck or loader.
- Prior to installation, plants must be protected from sun and drying winds, kept in shaded areas, and kept well-watered. Install all plants within three days of delivery to site.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season. The guarantee does not cover damage from vandalism, animals, freezing rain, or winds over 60 mph. During any time of the guarantee period, the Contractor shall remove or replace, without cost to the owner, all plants not in a healthy and flourishing condition as determined by the Landscape Architect.
- All plant material shall be guaranteed for one (1) year from time of installation. Only one replacement per plant shall need to be made.
- Organic Mulch is to be double shredded hardwood bark, free of material detrimental to healthy plant growth. Shredded bark mulch shall be 1/8" nominal thickness, with at least 50% having an area of not less than 1 sq. inch, and no piece having an area of more than 4 sq. inches.
- Stake all planting and notify Digger's Hotline (1-800-242-8511) to verify location of all underground utilities prior to excavation.
- The planting pit for containerized and balled and burlapped plants shall be at least 2.5 to 3 times the diameter of the soil ball. The soil beyond the edges is to be loosened. The soil at the base of the pit is to remain undisturbed.
- The depth of the planting pit shall correspond to the distance from the bottom of the soil ball to the root flare, or slightly less. Plant material set too low will need to be re-set by the contractor pending the Landscape Architect's instructions. Pits shall be backfilled with excavated soil so long as it is not muddy or frozen.
- The planters shall be prepared for planting by placing topsoil on top of filter fabric and crushed aggregate (to be provided by general contractor); tamp and/or water to ensure that large air pockets have been removed from planter; allow for settling and re-fill so that topsoil is 2" below cap of lower wall; mound planting beds slightly in the center for added height.

(PLANTS CONT'D)

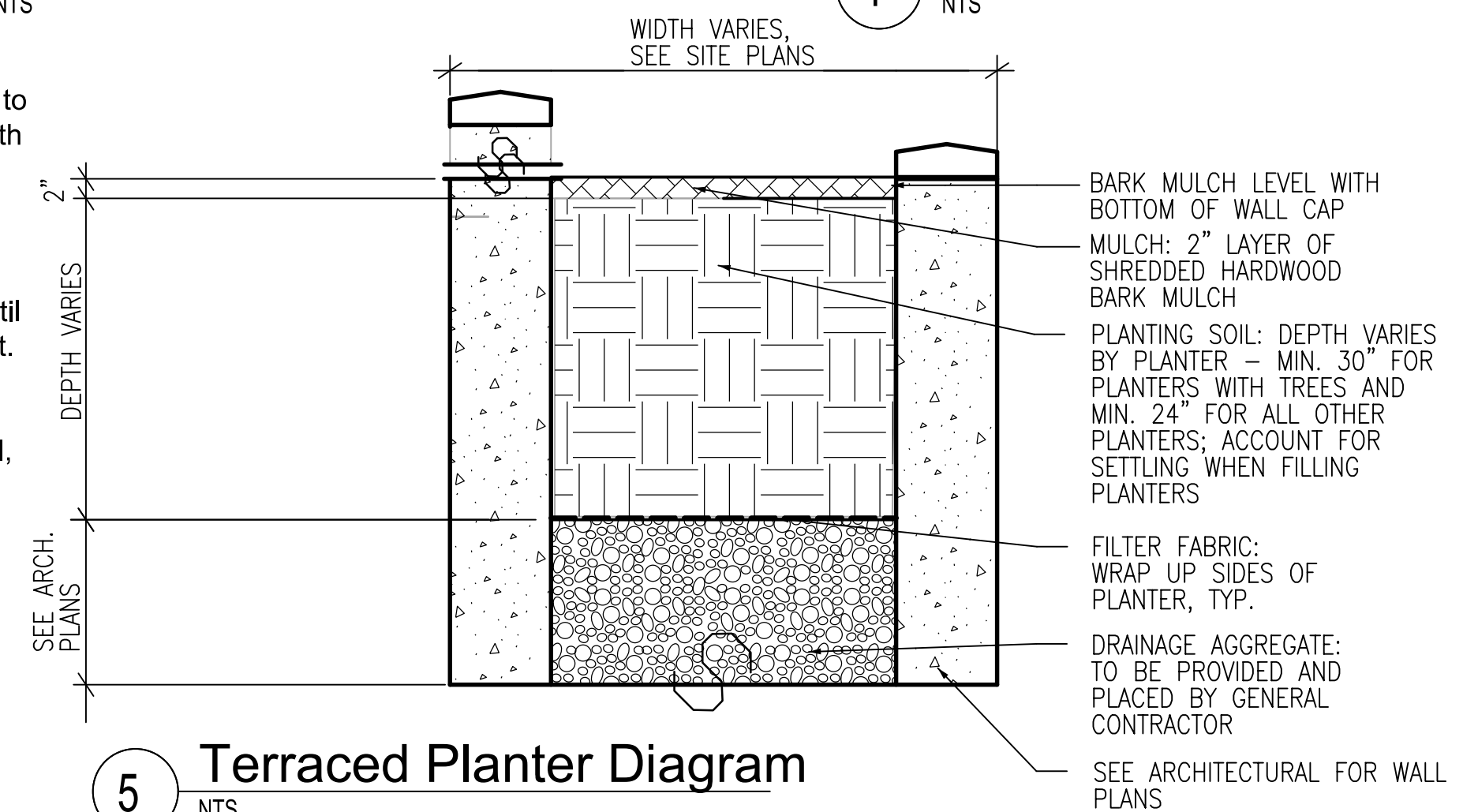
- Root balled plants shall have rope, string, burlap and/or other wrapping material cut away and removed from top half of the root ball after the plant has been set in the hole. Cut wire basket in four places and fold down 8 inches into planting hole.
- No soil is to cover the top of the root flare. All plants shall be mulched with a 3" layer of specified mulch immediately after planting. Mulch is to be pulled back no less than 3" and no more than 6" from trunks.
- Thoroughly water plants immediately after planting and before mulching.
- Remove all twine and labels and prune any dead or broken branches after planting.
- Maintenance for plant material shall be 30 days. Plants shall be watered, staked, pruned, dead-headed, and planting beds shall be weeded during this time period.
- If any street trees are damaged or need to be removed to accommodate construction, the appraised value of the tree(s) will need to be paid. The planned removal of the two street trees includes all brush and stump removal.
- Tree protection fencing shall be provided for each of the existing street trees for the duration of the construction. The fencing shall cover the width of the terrace and extend as shown on the plans. If excavation is necessary within 5 ft of any existing tree, City Forestry (Dean Kahl, 608-266-4816, dkahl@cityofmadison.com) shall be contacted so that they may inspect and provide recommendations to protect the root systems of the trees.
- City Forestry shall be contacted at least two weeks prior to demolition to review any pruning needs. City Forestry will prune the existing street trees, they will need building plans to determine how much they will need to prune off the building side of the trees.

LAWNS & GRASSES

- Seed shall be delivered to the site in its original, unopened container, labeled as to weight, analysis, and manufacturer. Store any seed delivered prior to use in a manner safe from damage from heat, moisture, rodents, or other causes. Any seed damaged after acceptance shall be replaced by the Contractor.
- The Contractor shall guarantee the germination of seed installed during the regular seeding season (May 1 - October 15).
- Grass seed shall meet the requirements of Section 630.2.1 of Standards Specifications for Highway Construction. Unless otherwise specified, provide Kentucky Bluegrass seed blend.
- Place and anchor clean straw or hay mulch that is well-seasoned, and free of rot, mildew, and seeds of noxious weeds over the seeded area according to the methods outlined by Section 627.3 of Standards Specifications for Highway Construction.
- Erosion control mat shall be used on slopes greater than 1:4.
- Seeded areas are to be watered daily to maintain adequate surface soil moisture for proper seed germination. Watering shall continue for not less than 60 days following seeding. Thereafter, apply 1/2" of water twice weekly until final acceptance.
- All sod is to be turfgrass species Kentucky Bluegrass (*Poa pratensis*), a minimum of three cultivars, of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
- All sod is to be harvested, delivered, stored, and handled according to requirements in TPI's "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod and Transplanting and Installation" in its "Guideline Specifications to Turfgrass Sodding".
- Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
- Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between sod pieces; remove excess soil.
- Lay sod across angle of slopes exceeding 1:3. Anchor sod on slopes exceeding 1:6 with wood pegs space as recommended by sod manufacturer but not less than two (2) anchors per strip.
- Saturate sod with fine water spray within two hours of planting. During the first week, water daily or more frequently as necessary to maintain moist soil to a min. depth of 1-1/2" below sod.
- Maintenance of sodded lawn is to begin immediately after each area is planted and continue until acceptable lawn is established, but not less than 60 days from date of substantial completion.

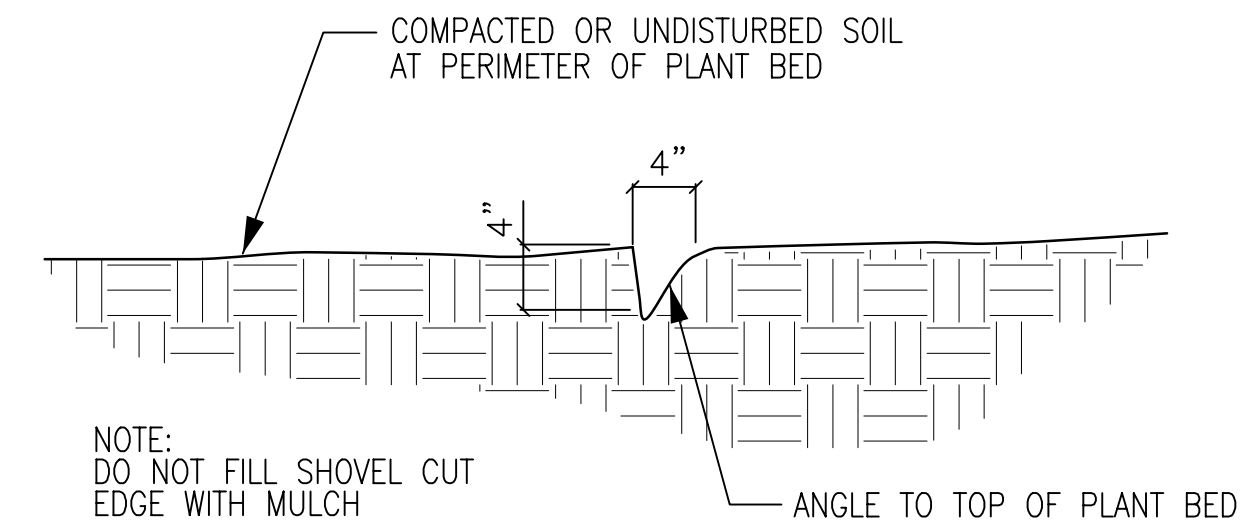
(LAWNS & GRASSES CONT'D)

- Provide and maintain temporary piping, hoses, and watering equipment to convey water from sources and keep sodded lawn uniformly moist to a depth of 4". After first week, water sodded lawn at a minimum rate of 1" per week.
- All lawn areas of seed or sod are to be mowed to a height of 2"-3" by scheduled mowings. Repeat mowing to maintain specified height without cutting more than 40% of grass height. Remove no more than 40% of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Mow to maintain during entire 60-day maintenance period.
- Maintain and establish seeded and sodded lawn areas by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn.
- At the end of the maintenance period, a healthy, well-rooted, even-colored, viable lawn will have been established, free of weeds, open joints, bare areas, and surface irregularities.



5 Terraced Planter Diagram

NTS



6 Shovel Cut Edge

NTS

CONSULTANT



REVISIONS

Revised - April 3, 2014
Revised - April 10, 2014

PROJECT TITLE

SEGOE ROAD

MADISON, WI

SHEET TITLE

**PLANTING
DETAILS AND
NOTES**

SHEET NUMBER

L-2.0

PROJECT NO.

1012



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Revised Rezoning - April 11, 2014

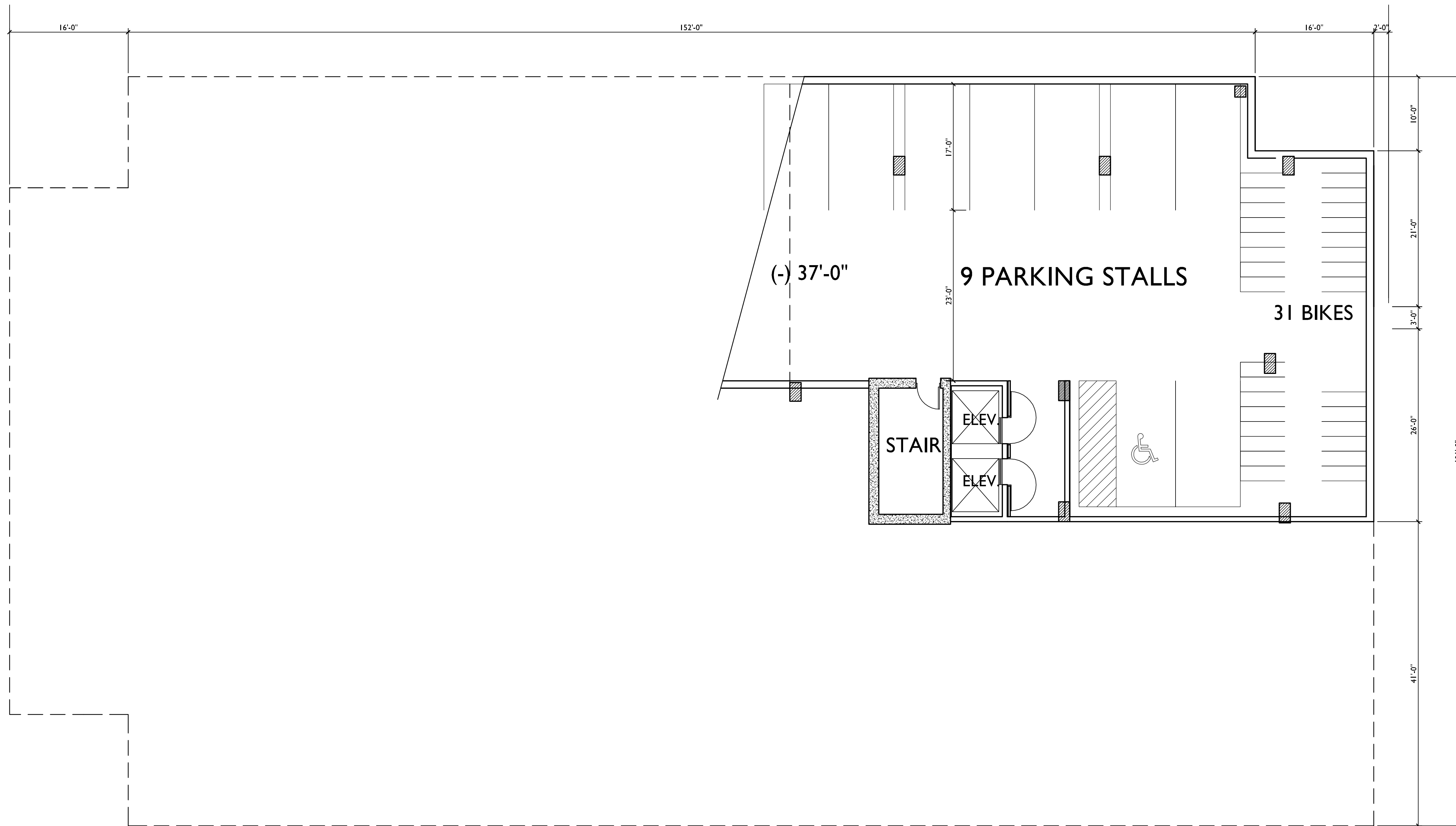
PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
**PARKING
LEVEL 4**

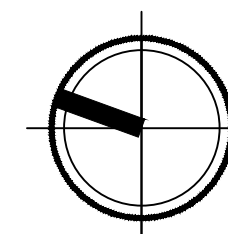
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A-PI.4

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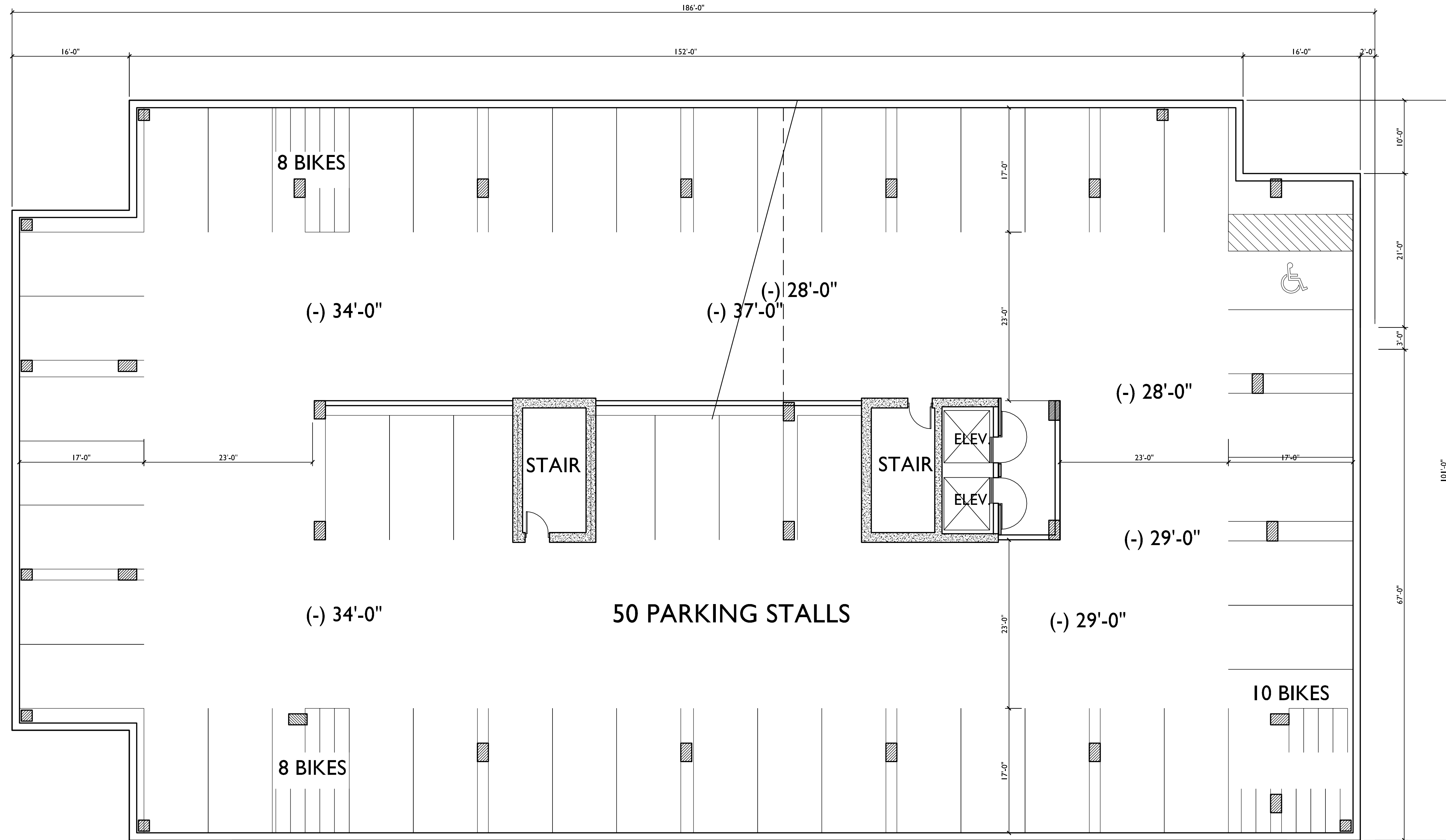
PARKING LEVEL 4
A-PI.4 SCALE: 1/8"=1'-0"





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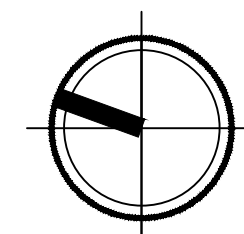
Madison, WI
SHEET TITLE
PARKING
LEVEL 3

SHEET NUMBER

A-PI.3

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PARKING LEVEL 3
SCALE: 1/8"=1'-0"



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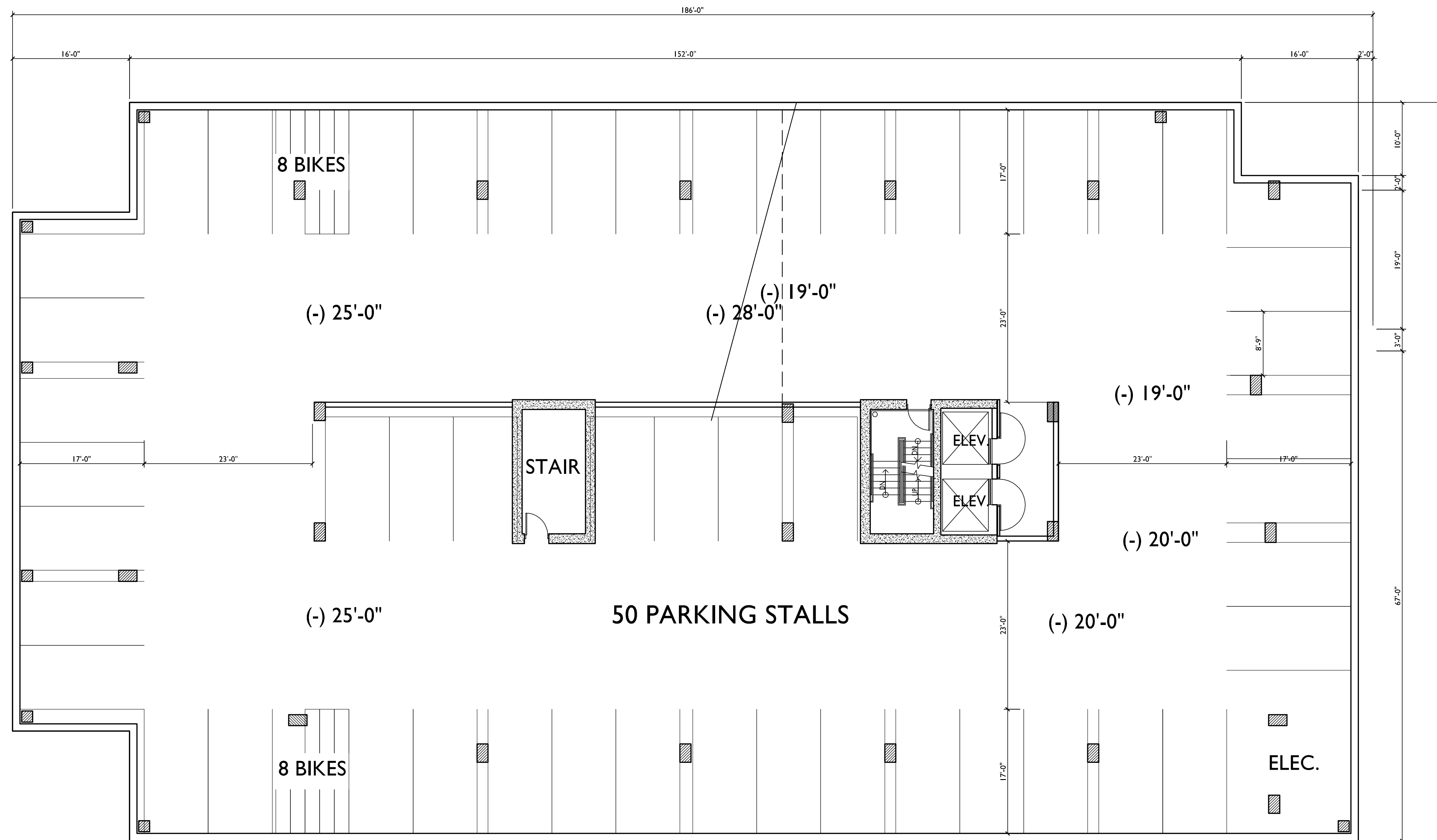
PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
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LEVEL 2

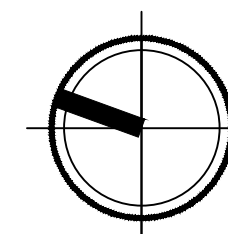
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A-PI.2

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PARKING LEVEL 2
SCALE: 1/8"=1'-0"



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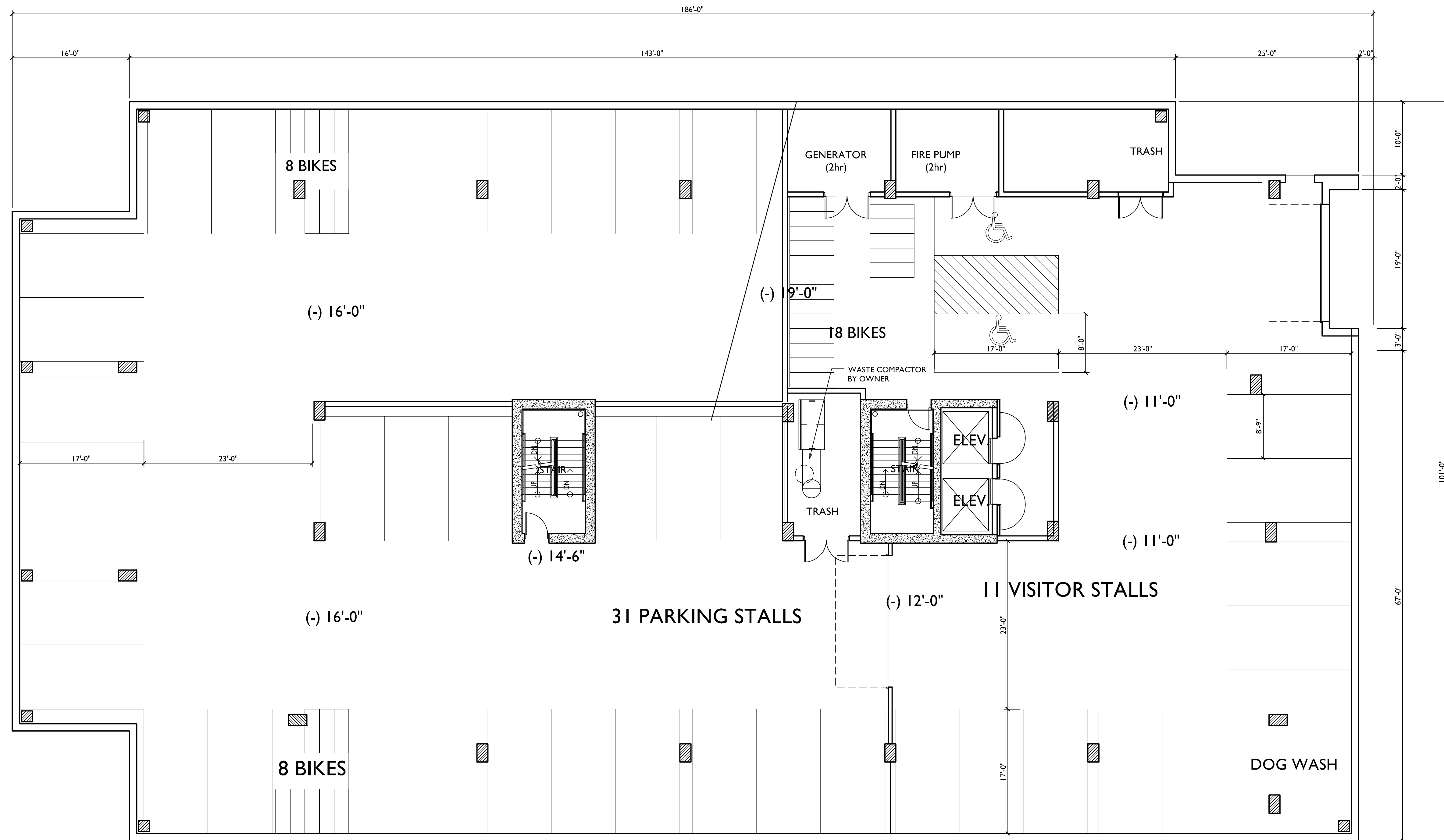
PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
**PARKING
LEVEL I**

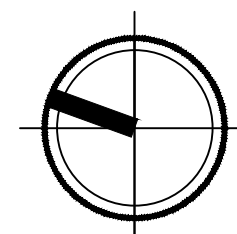
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A-PI.1

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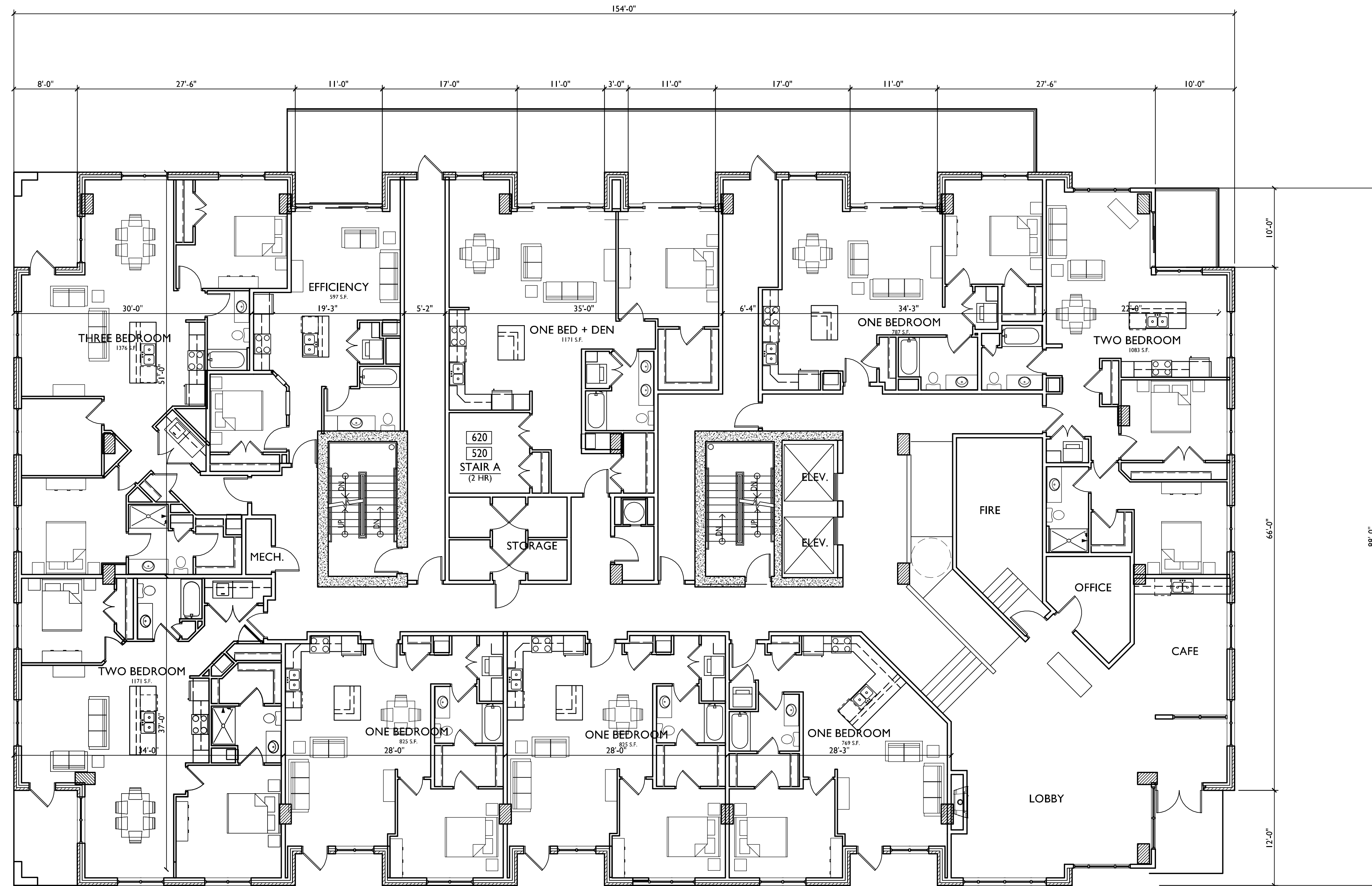
I PARKING LEVEL I
A-PI.1 SCALE: 1/8"=1'-0"





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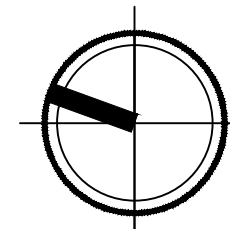


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PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
**FIRST FLOOR
PLAN**

FIRST FLOOR PLAN
A-1.1 SCALE: 1/8"=1'-0"



SHEET NUMBER

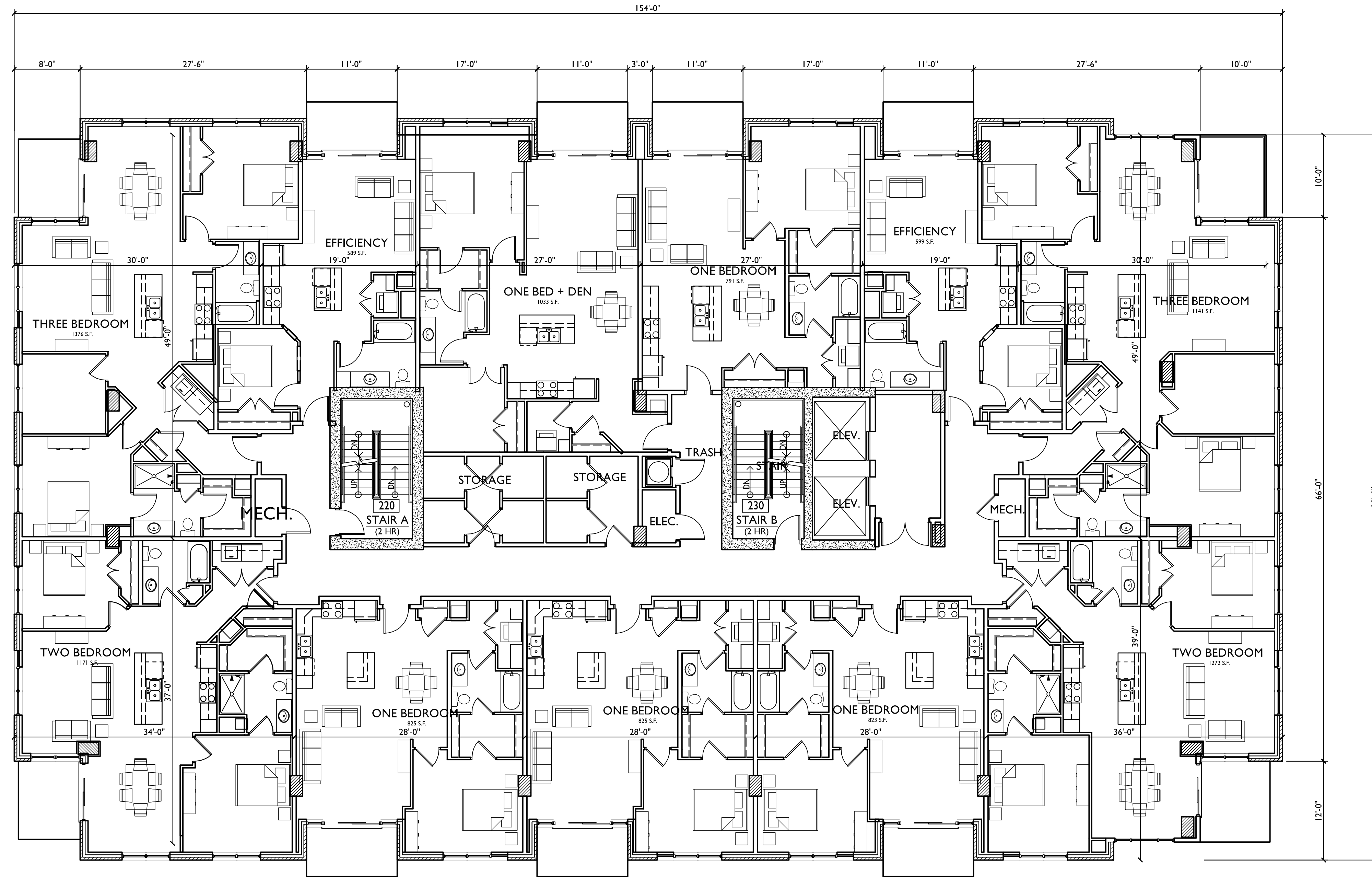
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PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
**SECOND-EIGHTH
FLOOR PLAN**

1 SECOND FLOOR PLAN (THIRD-EIGHTH SIM)
A-1.4 SCALE: 1/8"=1'-0"

SHEET NUMBER

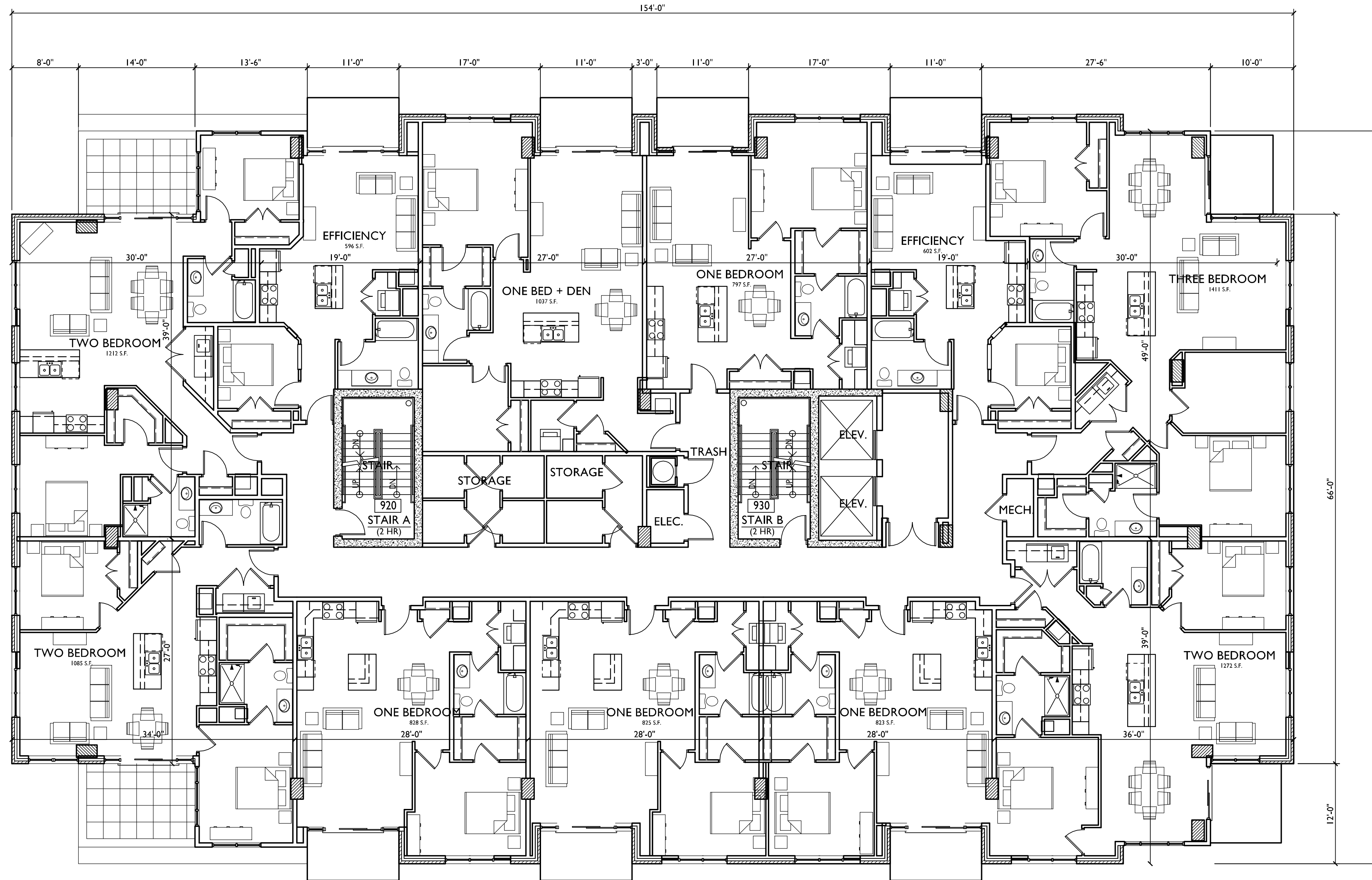
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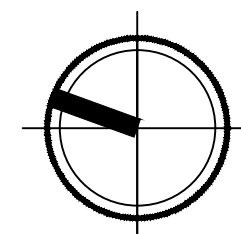


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PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
**NINTH FLOOR
PLAN**

NINTH FLOOR PLAN
SCALE: 1/8"=1'-0"



SHEET NUMBER

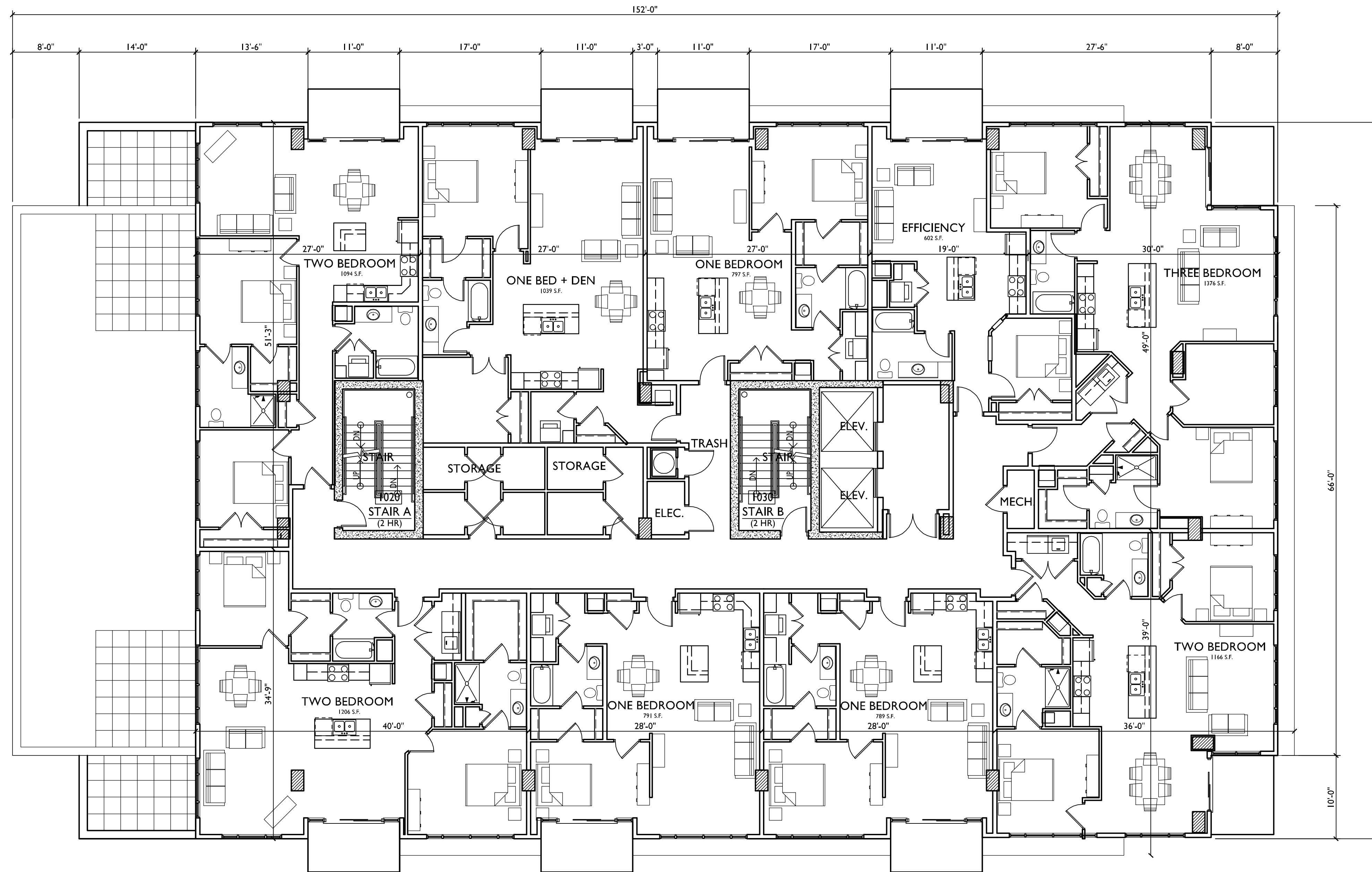
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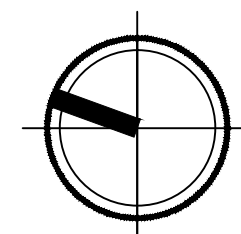
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PROJECT TITLE
617 SEGOE RD

TENTH & ELEVENTH FLOOR PLAN
SCALE: 1/8"=1'-0"



Madison, WI
SHEET TITLE
**TENTH &
ELEVENTH
FLOOR PLAN**

SHEET NUMBER

A-1.4

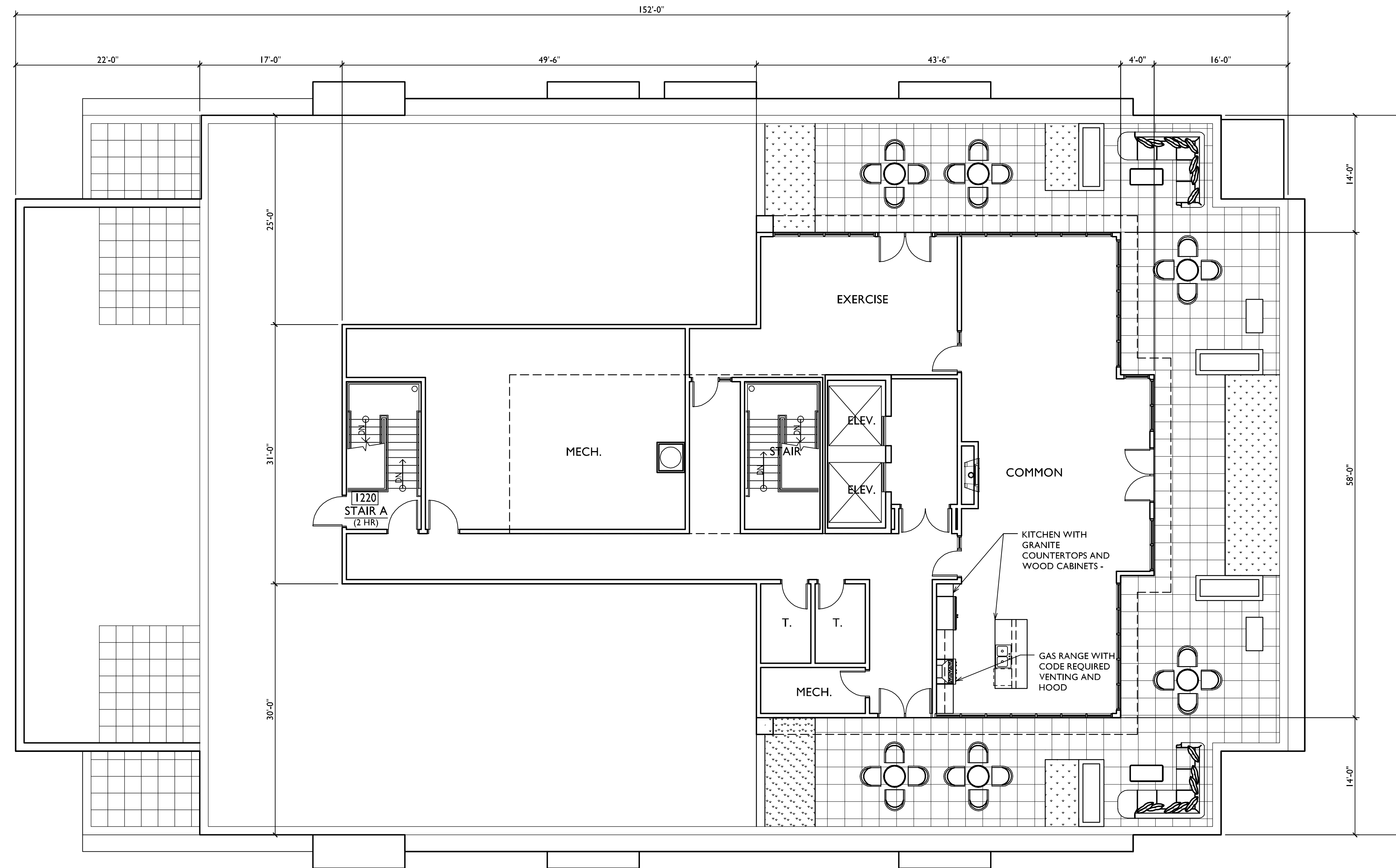
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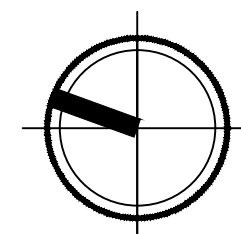


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PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
**PENTHOUSE
PLAN**

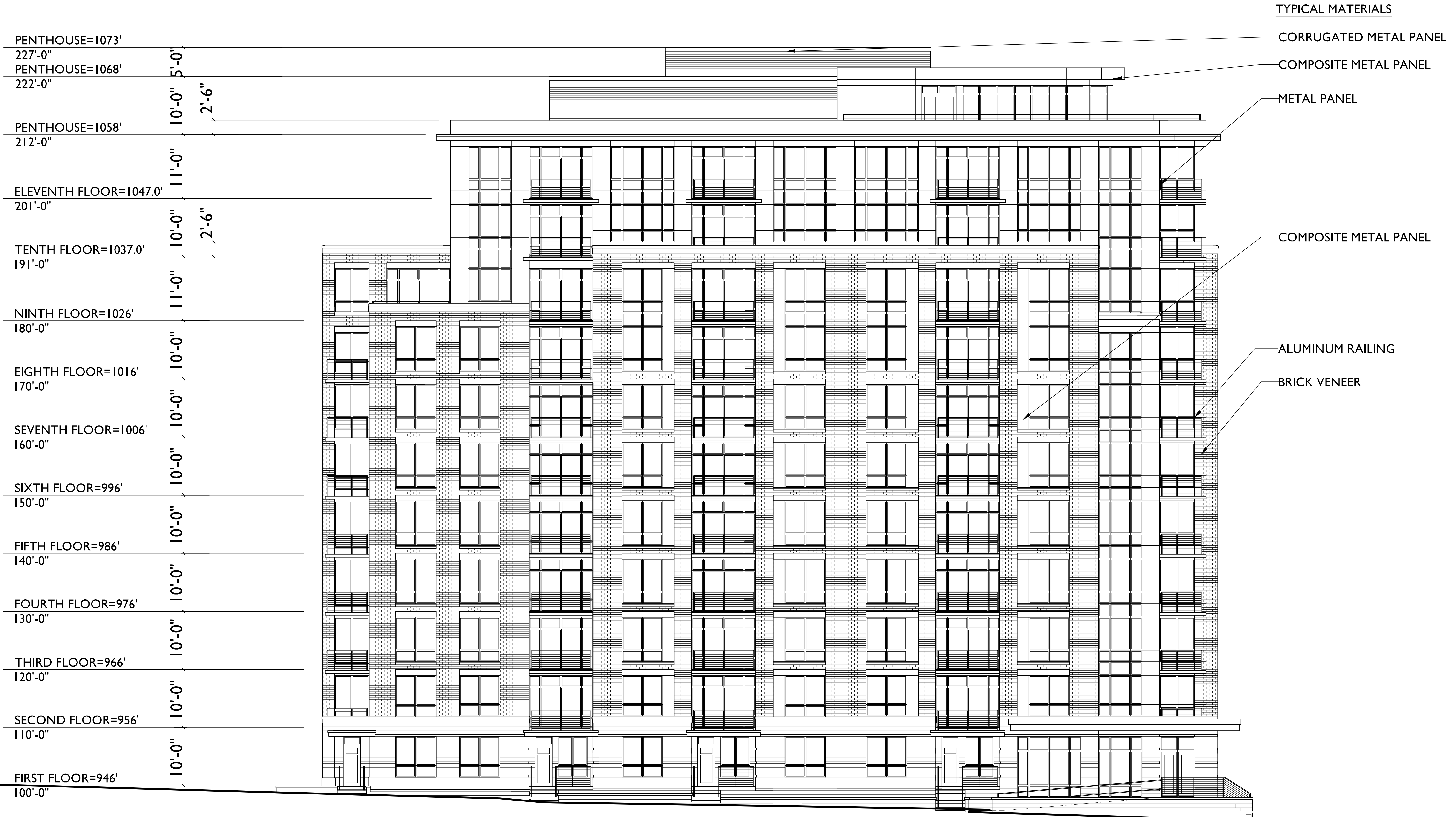
PENTHOUSE PLAN
SCALE: 1/8"=1'-0"



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A-1.5

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PROJECT TITLE
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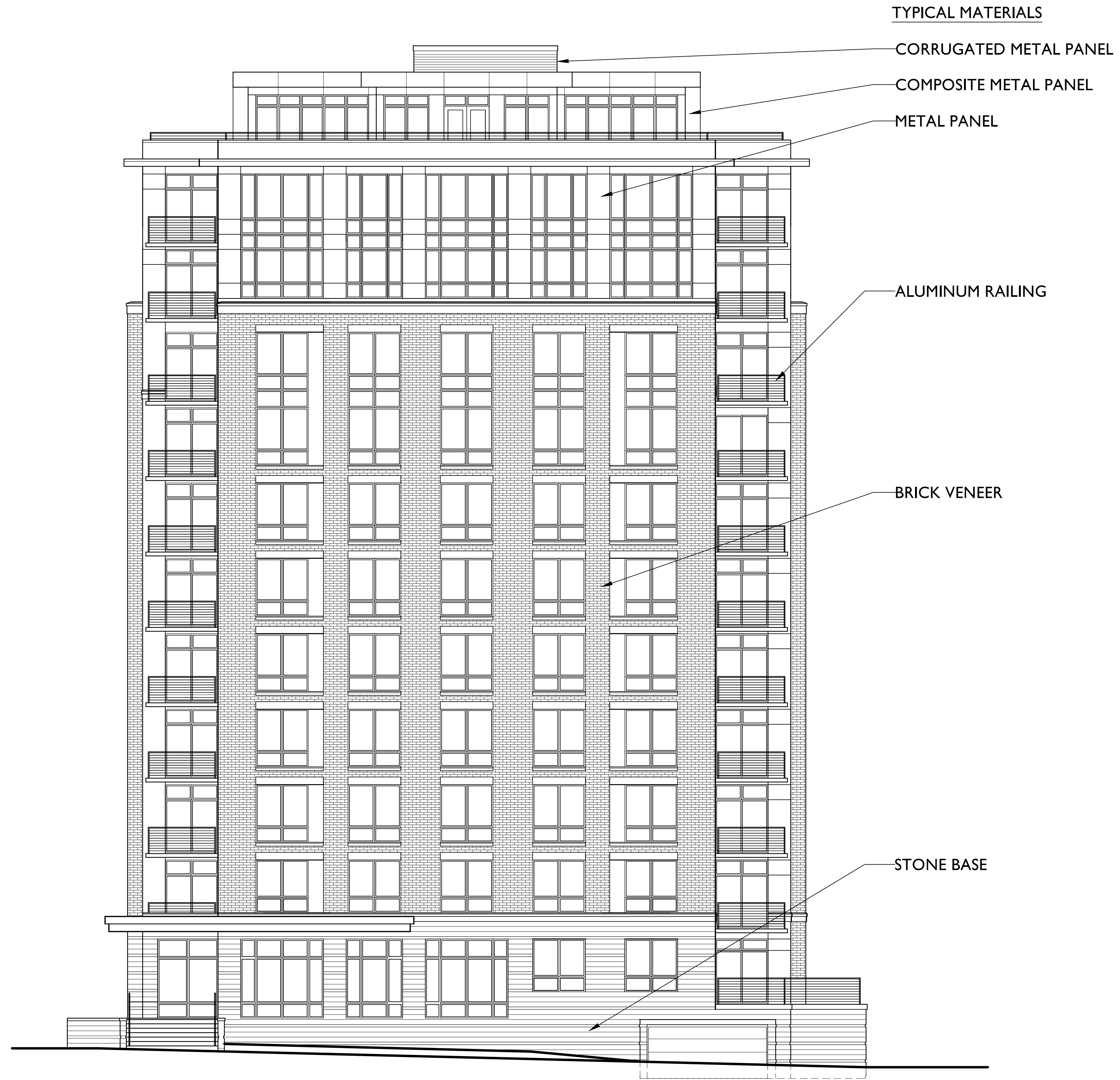
Madison, WI
 SHEET TITLE
 SEGUE ROAD
 ELEVATION

SHEET NUMBER

A-2.1

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1 SEGUE ROAD ELEVATION
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PROJECT TITLE
 617 SEGOE RD

Madison, WI
 SHEET TITLE
 SOUTH
 ELEVATION

SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

SHEET NUMBER

A-2.2

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PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
EAST
ELEVATION

SHEET NUMBER

A-2.3

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EAST ELEVATION
SCALE: 1/8"=1'-0"



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PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
NORTH
ELEVATION

1 NORTH ELEVATION
A-2.4 SCALE: 1/8"=1'-0"

SHEET NUMBER

A-2.4

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