



City of Madison

Proposed Demolition & Conditional Use

Location
312 Wisconsin Avenue

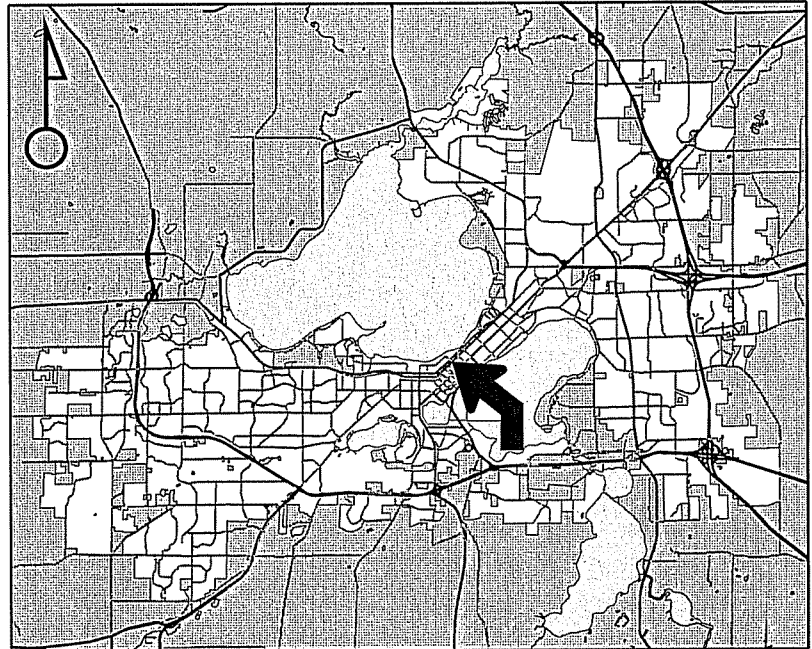
Project Name
Steensland House Relocation

Applicant
Bethel Lutheran Church/
Matthew Aro – Aro Eberle Architects

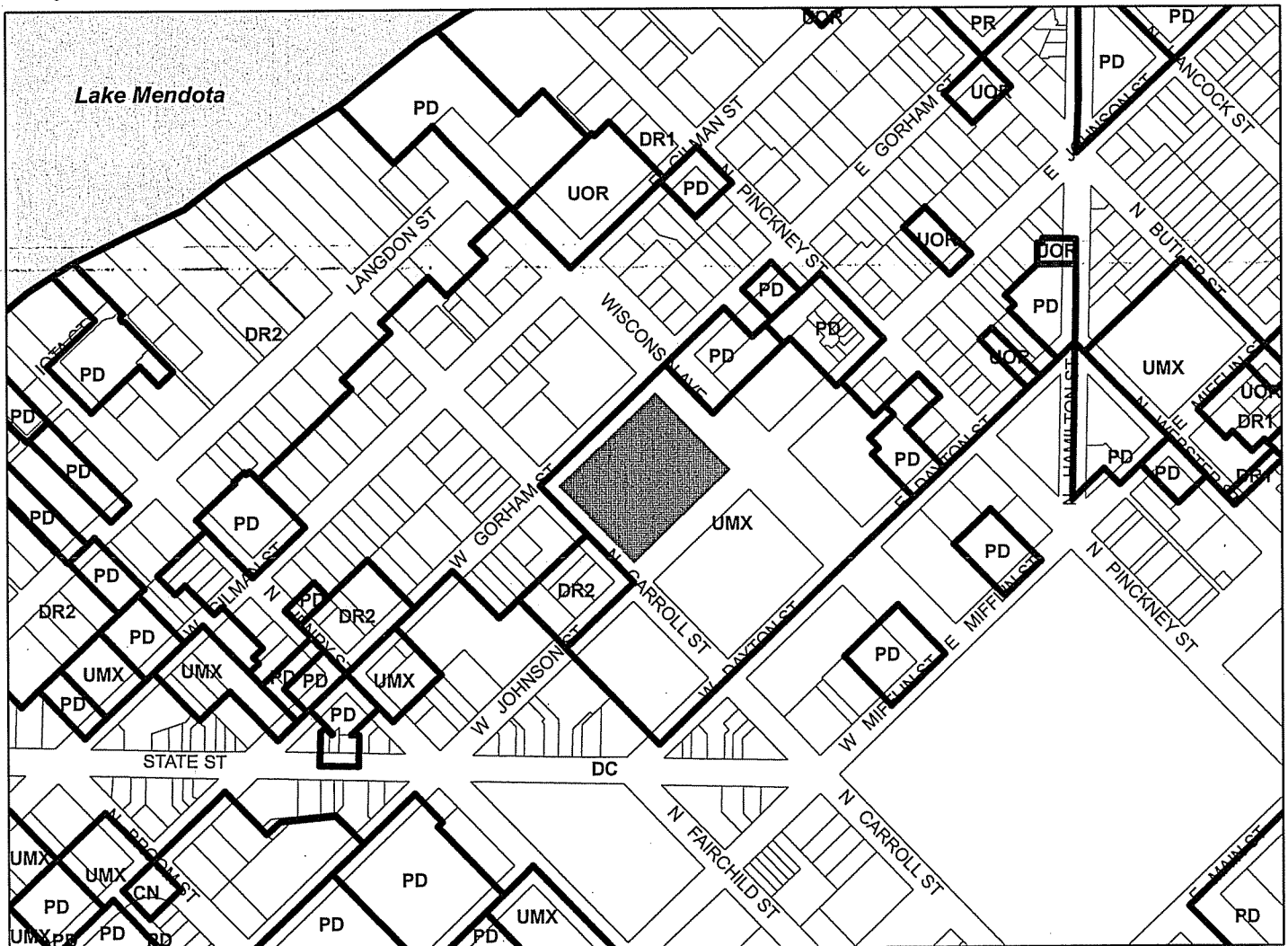
Existing Use
Residence and church site

Proposed Use
Relocate residence at 315 N. Carroll Street
onto W. Gorham Street side of same site and
approve private parking facility at church

Public Hearing Date
Plan Commission
27 October 2014



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 October 2014





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	Received By
Parcel No.	Aldermanic District
Zoning District	Special Requirements
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other:

Form Effective: February 21, 2013

1. **Project Address:** 312 Wisconsin Avenue, Madison, WI
Project Title (if any): Bethel Lutheran Church Steensland House Relocation

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
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Pastor Scot Sorenson **Company:** Bethel Lutheran Church
Street Address: 312 Wisconsin Avenue **City/State:** Madison, WI **Zip:** 53703
Telephone: () 257-3577 **Fax:** () _____ **Email:** _____

Project Contact Person: Matthew Aro **Company:** Aro Eberle Architects
Street Address: 116 King Street, Suite 202 **City/State:** Madison, WI **Zip:** 53703
Telephone: () 204-7464 **Fax:** () _____ **Email:** aro@aroeberle.com

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: Technical demolition/relocation of a house to be moved within the property boundary; private parking facility conditional use for rental of parking stalls

Development Schedule: Commencement 11/15/2014 Completion 7/31/2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

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

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

6. Applicant Declarations

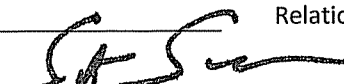
Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
May 1, Mike Verveer, Mansion Hill Neighborhood

→ 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: Firchow Date: 8/17/14 Zoning Staff: Tucker Date: 8/17/14

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

Name of Applicant Scot Sorenson Relationship to Property: Pastor- Bethel Lutheran
Authorizing Signature of Property Owner  Date 9-9-2014 11

ARD EBERLE ARCHITECTS

116 King Street, Suite 202
608 204-7464

Madison, WI 53703
Aroeberle.com

LETTER OF INTENT

October 10, 2014

Matt Tucker
City of Madison Zoning Administrator
215 Martin Luther King, Jr. Blvd
Madison, WI 53703

Dear Matt,

Bethel Lutheran Church, located at 312 Wisconsin Avenue, intends to relocate a historic house currently located on Church property in a parking lot adjacent to the existing church. The Steensland House is a Queen Anne style house, is a Madison Landmark, and is on the National Register of Historic Places. The Steensland House is proposed to be moved from its current location facing Carroll Street to a new location on the same block facing Gorham Street directly adjacent to the church sanctuary. The relocation of the house is a technical demolition under the zoning code, although the house above the foundation is to be kept and restored using the high standards of the Secretary of the Department of the Interior for historic buildings. The relocation of the house preserves a contributing structure to the historic Mansion Hill district and maintains it within the boundary of the district. It also allows planning to move forward on a long-term future expansion of Bethel Lutheran. The proposed use will be 3 apartments with 10 bedrooms total and is a permitted use under the zoning code. The occupants will have a portion of their rent offset by volunteer work.

The site plan is proposed to be updated per the attached plans. The current use of the site is primarily for surface parking and is proposed to continue to be surface parking. The primary curb cut on Gorham Street for vehicle traffic is relocated 10 feet further west from the current location in order to accommodate the house footprint and separations from adjacent structures. Another existing curb cut will also be closed. The existing area of the Steensland House is to be paved and parked, offsetting some of the parking lost at the new Steensland House location, resulting in a slight reduction in parking stalls.

Bethel leases parking during the daytime hours to downtown employers and individuals, and payment in lieu of taxes is paid to the City. Bethel Lutheran is seeking a conditional use approval for this activity to bring the site into compliance with current practices and city requirements for private parking facilities. A few spaces are available for more than the typical work week daytime period, for example, for area hotel shuttles or buses. This is proposed to continue. The typical lease arrangement is for daytime parking for persons working downtown, and Bethel Lutheran has on-site management and observation of parking activities during the Monday-Friday period.

Project Team:

Bethel Lutheran Church
Pastor Scot Sorenson
Randy Alexander, Project Manager

Aro Eberle Architects
Matthew Aro
Douglas Pahl

JSD Professional Services
Hans Justeson, P.E. R.L.S.

Project schedule:

	Submit	Mtg/Hearing	Construction
Mansion Hill Neighborhood Meeting		9/3/2014	
Outline House Relocation With Stakes	9/5/2014		
Plan Commission	9/10/2014	10/27/2014	
Landmarks	9/15/2014	10/6/2014	
Urban Design	9/10/2014	10/15/2014	
Mansion Hill Neighborhood Meeting		10/1/2014	
Parking Construction Plan	10/31/2014		
Construction Documents Complete	11/15/2014		
Foundation Start			11/15/2014
House Relocation			12/1/2014
House Rehab Complete			6/30/2015

Building square footage: 5,310 GSF, 3 stories above grade.

Number of dwelling units: 3 apartments, with 10 bedrooms total:

1st floor: 3 bedroom apartment

2nd floor: 4 bedroom apartment

3rd floor: 3 bedroom apartment

Sincerely,

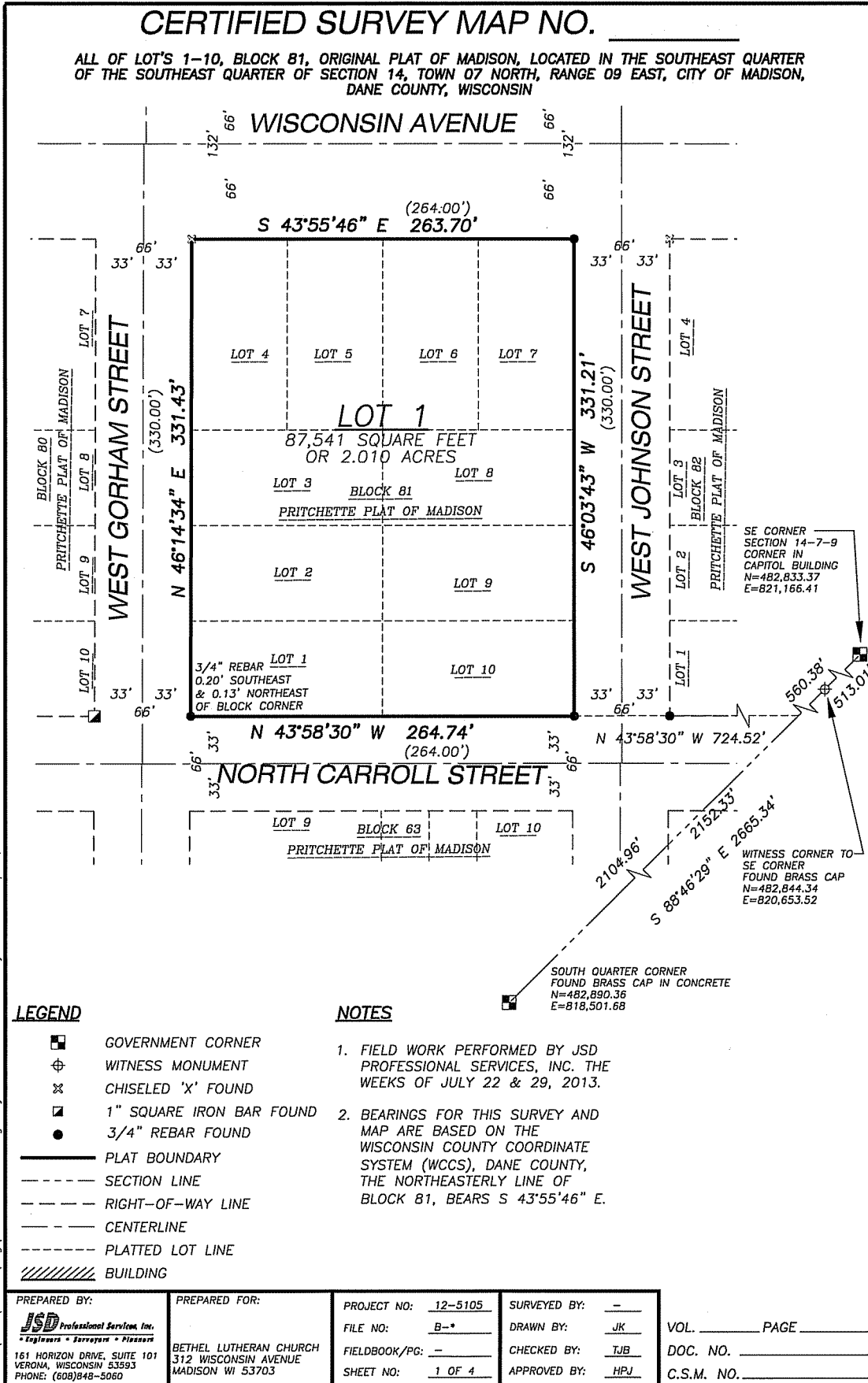


Aro Eberle Architects, Inc.
Matthew Aro

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT'S 1-10, BLOCK 81, ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



File: I:\2012\125105\dwg\12-5105 P-CSM.dwg Layout: CSM 1 of 4 User: jk Plotter: Sep 10, 2014 - 8:07am

LEGEND

- GOVERNMENT CORNER
- ⊕ WITNESS MONUMENT
- ⊗ CHISELED 'X' FOUND
- 1" SQUARE IRON BAR FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - PLATTED LOT LINE
- ▨ BUILDING

NOTES

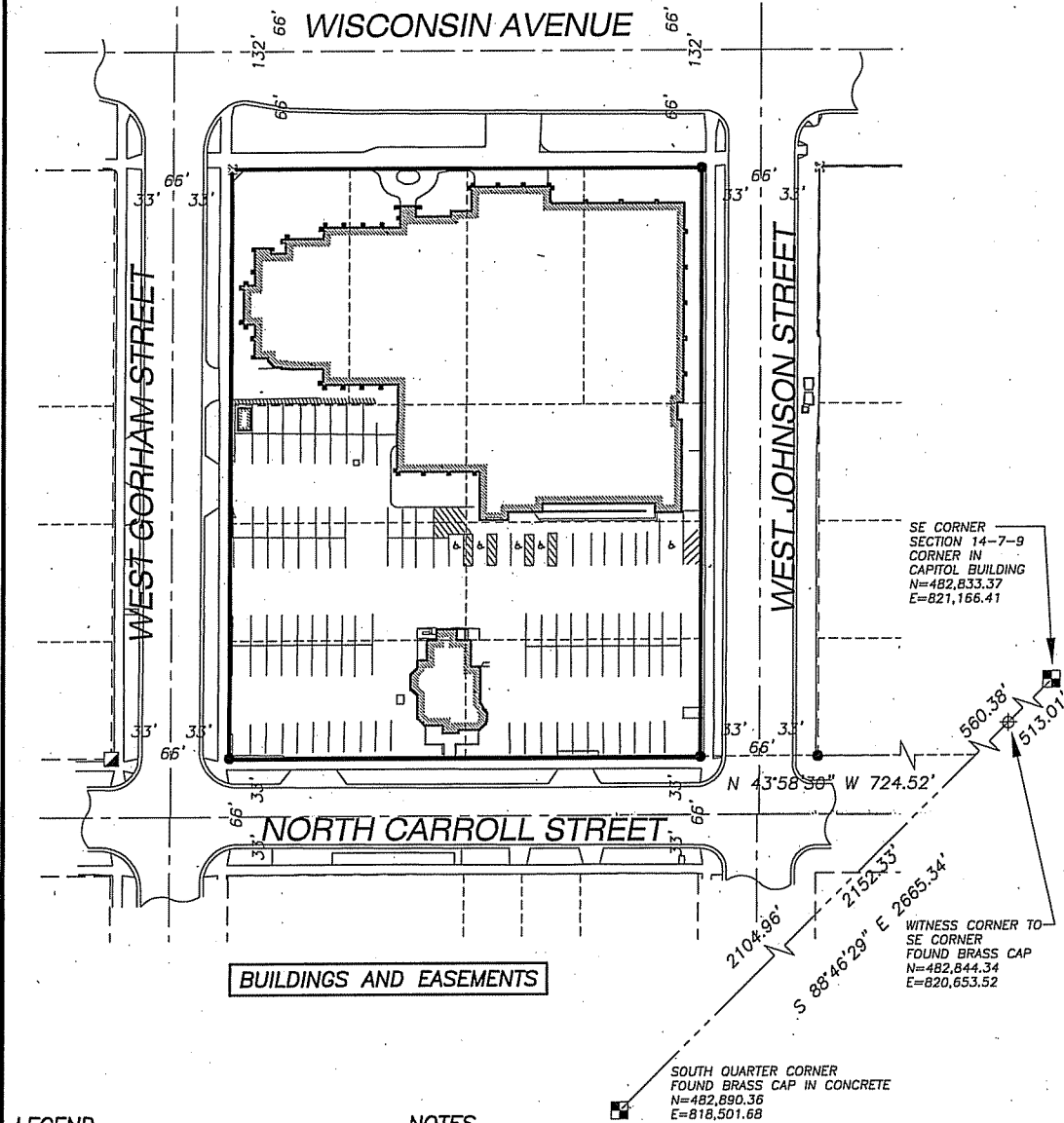
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEKS OF JULY 22 & 29, 2013.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE NORTHEASTERLY LINE OF BLOCK 81, BEARS S 43°55'46" E.

PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: BETHEL LUTHERAN CHURCH 312 WISCONSIN AVENUE MADISON WI 53703	PROJECT NO: 12-5105 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 1 OF 4	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT'S 1-10, BLOCK 81, ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BUILDINGS AND EASEMENTS

LEGEND

- GOVERNMENT CORNER
- ⊕ WITNESS MONUMENT
- ⊗ CHISELED 'X' FOUND
- ▣ 1" SQUARE IRON BAR FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - PLATTED LOT LINE
- ▨ BUILDING

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEKS OF JULY 22 & 29, 2013.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE NORTHEASTERLY LINE OF BLOCK 81, BEARS S 43°55'46" E.

File: I:\2012\125105\05\dwg\12-5105_P_CSM.dwg Layout: CSM 2 of 4 User: jk Plotted: Sep 10, 2014 -- 8:01am

PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: BETHEL LUTHERAN CHURCH 312 WISCONSIN AVENUE MADISON WI 53703	PROJECT NO: 12-5105 FILE NO: B-* FIELDBOOK/PAGE: - SHEET NO: 2 OF 4	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ
		VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT'S 1-10, BLOCK 81, ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

ALL OF LOT'S 1-10, BLOCK 81, ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, AFORESAID; THENCE SOUTH 88 DEGREES 46 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 2,104.96 FEET; THENCE NORTH 43 DEGREES 58 MINUTES 30 SECONDS WEST, 724.52 FEET TO THE SOUTHERLY CORNER OF BLOCK 81, AFORESAID, BEING THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES 58 MINUTES 30 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 81 A DISTANCE OF 264.74 FEET TO THE WESTERLY CORNER OF SAID BLOCK; THENCE NORTH 46 DEGREES 14 MINUTES 34 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 81 A DISTANCE OF 331.43 FEET TO THE NORTHERLY CORNER OF SAID BLOCK; THENCE SOUTH 43 DEGREES 55 MINUTES 46 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF BLOCK 81 A DISTANCE OF 263.70 FEET TO THE EASTERLY CORNER OF SAID BLOCK; THENCE SOUTH 46 DEGREES 03 MINUTES 43 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF BLOCK 81 A DISTANCE OF 331.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 87,541 SQUARE FEET OR 2.010 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF BETHEL LUTHERAN CHURCH, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

BETHEL LUTHERAN CHURCH, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID BETHEL LUTHERAN CHURCH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2014.

BETHEL LUTHERAN CHURCH

BY: ***** MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2014, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED BETHEL LUTHERAN CHURCH, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

File: I:\2012\125105\dwg\12-5105 P-CSM.dwg Layout: CSM 3 of 4 User: JK Plotted: Sep 10, 2014 - 8:03am

Table with 4 columns: PREPARED BY (JSD Professional Services, Inc.), PREPARED FOR (BETHEL LUTHERAN CHURCH), PROJECT NO. (12-5105), SURVEYED BY (-), FILE NO. (B-*), DRAWN BY (JK), FIELDBOOK/PG. (-), CHECKED BY (TJB), SHEET NO. (4 OF 5), APPROVED BY (HPJ), VOL., PAGE, DOC. NO., C.S.M. NO.

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT'S 1-10, BLOCK 81, ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-13-_____ FILE ID NUMBER 32126, ADOPTED ON THE _____ DAY OF _____, 2014, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND/OR RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2014.

MARIBETH L. WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

File: I:\2012\125105\dwg\12-5105 P-CSM.dwg Layout: CSM 4 of 4 User: J. Plotted: Sep 10, 2014 - B.Dham

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 _____ AT _____ O'CLOCK _____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____

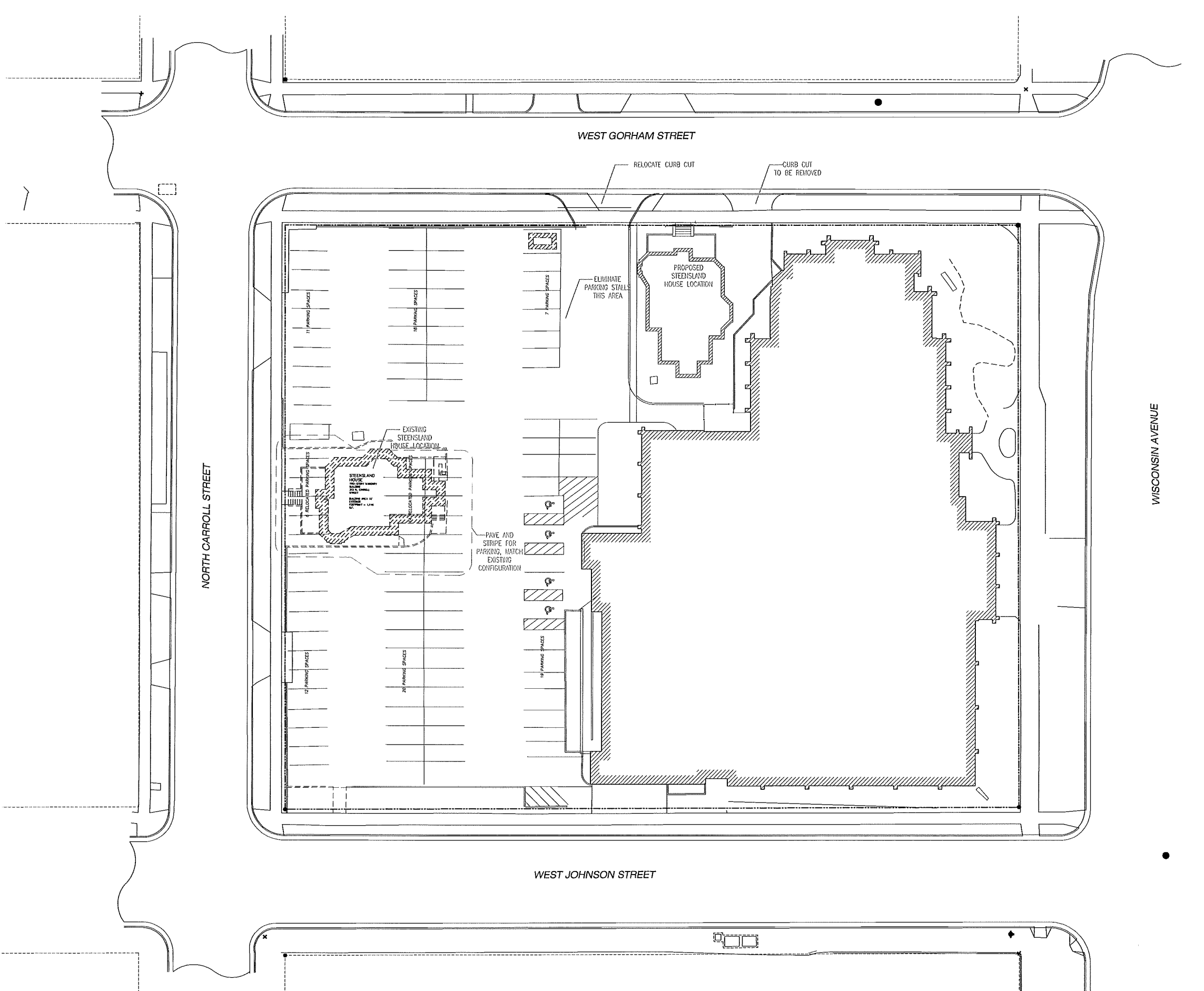
REGISTER OF DEEDS

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
BETHEL LUTHERAN
CHURCH
312 WISCONSIN AVENUE
MADISON WI 53703.

PROJECT NO: 12-5105
FILE NO: B-*
FB/PG: -
SHEET NO: 4 OF 4

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: HRJ



No.	Description	Date
1	ADDENDUM 01	XXXXXX

Bethel Lutheran
Steensland House Relocation
312 Wisconsin Avenue
Madison, Wisconsin

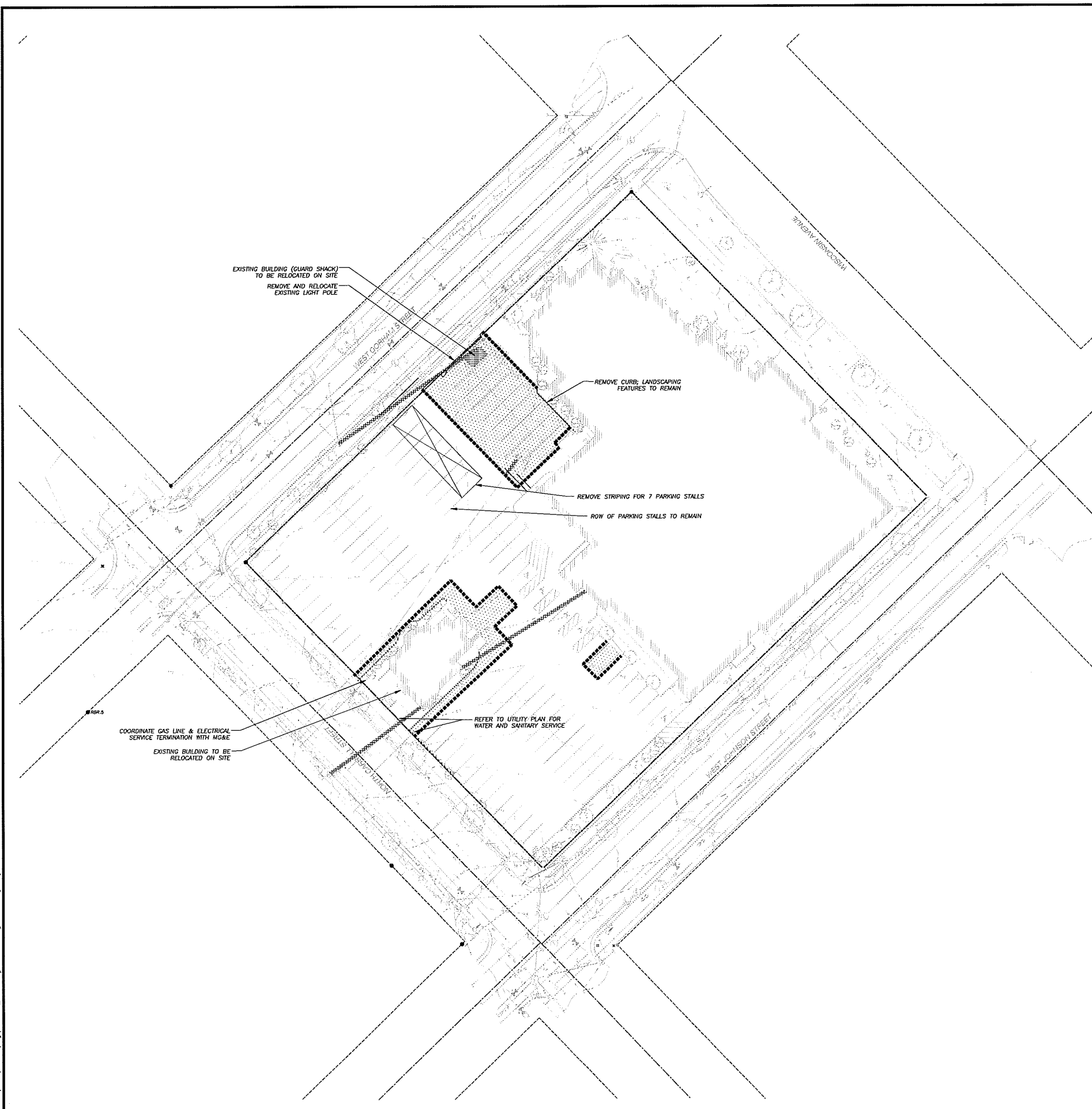
Site/Layout Plan

NOT FOR CONSTRUCTION
Project number BTH-14-01
Date 9/10/2014

A000

P:\BETHEL LUTHERAN\BTH-14-01 STEENSLAND\CAD\DRAWINGS\A101-FINAL.DWG
9/10/2014 11:22 AM

File: I:\2012\125105\125105.dwg User: ewallina Plotfile: Oct 08, 2014 - 10:47am Xref:z



LEGEND (PROPOSED)

- PROPERTY LINE
- SAWCUT LINE
- PAVEMENT REMOVAL, SURFACE AND BASE
- CURB REMOVAL, SURFACE AND BASE
- BUILDING DEMOLITION/RELOCATION
- REMOVE/RELOCATE EXISTING UTILITY

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCRUSHS WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TREES WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION. THE POLES AND LUMINAIRES SHALL BE TURNED OVER TO THE OWNER UNLESS OTHERWISE DIRECTED.
5. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. NO PORTIONS OF THE BUILDING SHALL NOT BE BURIED ON SITE. ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
6. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
8. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
9. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
10. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
9. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
11. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
12. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF MADISON SPECIFICATIONS.
13. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION. ALL INCLUDED WATER AND SEWER SERVICES SHALL BE FIELD VERIFIED FOR LOCATION, SIZE, AND INVERT PRIOR TO CONSTRUCTION. THESE SHOULD BE REMOVED IF LOCATED WITHIN THE BUILDING FOOTPRINT AND REMOVED OR ABANDONED IF LOCATED OUTSIDE OF THE BUILDING FOOTPRINT. THE CONTRACTOR SHALL SHUT THE CORPORATION VALVE AT THE MAIN AS PART OF THE ABANDONMENT/RECONNECTION.

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5060 PHONE | 608.848.2255 FAX
 MADISON | MILWAUKEE
 KENOSHA | APPLETON
 www.jsdinc.com

SERVICES PROVIDED TO:
BETHEL LUTHERN CHURCH

PROJECT:
PHASE 1 - STEENSLAND HOUSE RELOCATION

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 12-5105E

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	AJV	09-08-14
DRAWN:	AJV	09-08-14
APPROVED:	HPJ	09-08-14
PLAN MODIFICATIONS:		DATE:
LAND USE APPLICATION SUBMITTAL		09-10-14
UDC RESUBMITTAL		10-08-14

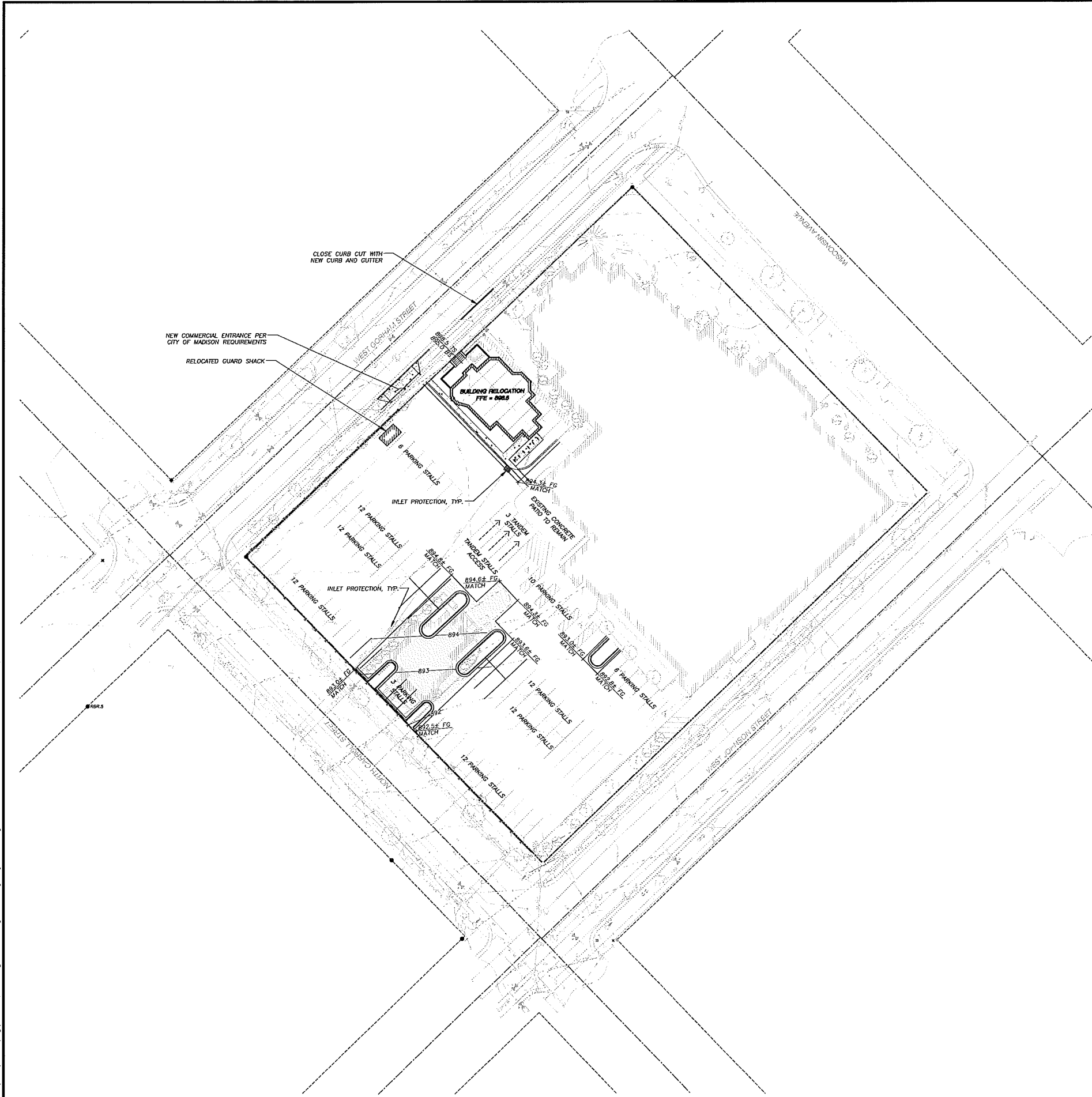
DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2269
 www.DiggersHotline.com

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C100

THESE PLANS AND DESIGNS ARE COPYRIGHTED AND PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\2012\125105\dwg\12-5105_Civil Design with Parking Islands.dwg Layout: Grading & Erosion Control User: arekies Plotted: Oct 08, 2014 -- 11:08am xref's



LEGEND (PROPOSED)

---	PROPERTY LINE
---	BUILDING LINE
---	EDGE OF PAVEMENT
---	89.3 1 FOOT CONTOUR
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
SPOT ELEVATION	
BS	- BOTTOM OF STAIRS
EP	- EDGE OF PAVEMENT
FG	- FINAL GRADE
TS	- TOP OF STAIRS

- GENERAL NOTES**
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
 - 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.
 - 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. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
 - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
 - INSTALL A TRACKING PAD, 30' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
 - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
 - INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
 - EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
 - INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
 - APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
 - ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
 - ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SHOULDS SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
 - CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
 - IT IS ACCEPTABLE TO SUBSTITUTE INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS PER WDNR TECHNICAL STANDARD 1051 FOR SILT FENCING.
 - CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
 - CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

- GRADING AND SEEDING NOTES**
- ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
 - CONTRACTOR SHALL STABILIZE ANY EXPOSED SOIL SURFACES ON THE SITE WITH MULCH PRIOR TO WINTER.
 - ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
 - CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
 - CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 151 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
 KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:
BETHEL LUTHERN CHURCH

PROJECT:
PHASE 1 - STEENSLAND HOUSE RELOCATION

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO: 12-5105E

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

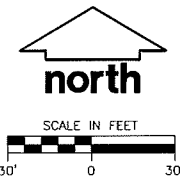
DESIGN:	AJY	09-08-14
DRAWN:	AJY	09-08-14
APPROVED:	HPJ	09-08-14
PLAN MODIFICATIONS:		DATE:
LAND USE APPLICATION SUBMITTAL		09-10-14
UDC RESUBMITTAL		10-08-14

DIGGERS HOTLINE

Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

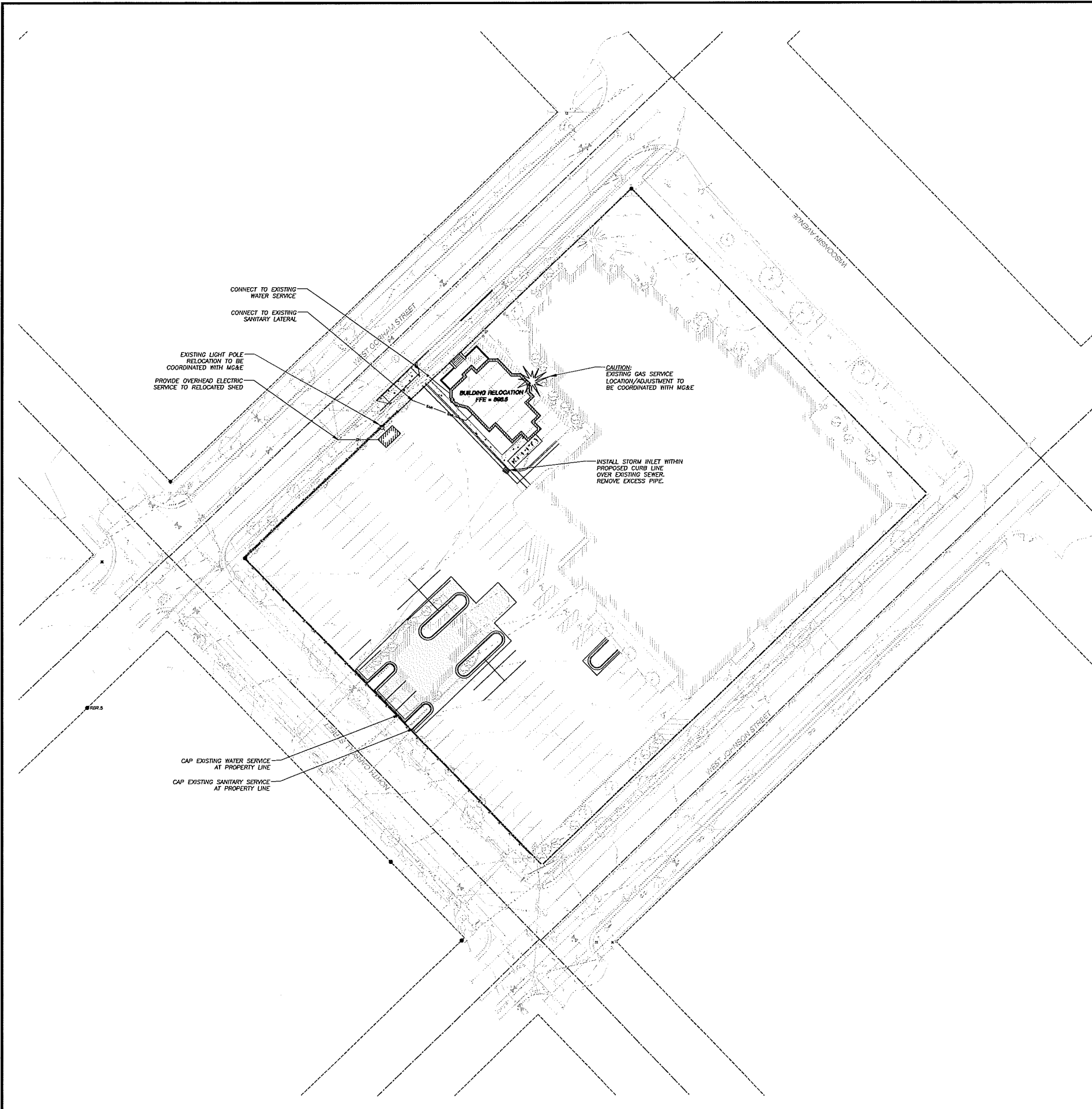
SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C200



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: P:\2012\125105\12-5105-C300-Utility User: amathias Plotfile: Oct 08, 2014 - 11:07am xref.c



LEGEND (PROPOSED)

- PROPERTY LINE
- PROPOSED BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SANITARY SEWER
- WATER MAIN
- OVERHEAD ELECTRIC

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WDSPS, AND WENR.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
12. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON PROJECT NUMBER 930329. PUBLIC IMPROVEMENTS ONLY SHOWN ON THIS PLAN FOR GRAPHIC PURPOSES. CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF MADISON INSPECTION A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES OR DOING ANY OTHER WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
15. ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
16. COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF MADISON.
17. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WENR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
 KENOSHA | APPLETON
 www.jsdinc.com

SERVICES PROVIDED TO:
BETHEL LUTHERN CHURCH

PROJECT:
PHASE 1 - STEENSLAND HOUSE RELOCATION

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 12-5105E

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

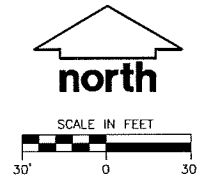
DESIGN:	AJV	09-08-14
DRAWN:	AJV	09-05-14
APPROVED:	HPJ	09-05-14
PLAN MODIFICATIONS:		DATE:
LAUD USE APPLICATION SUBMITTAL		09-10-14
UDC RESUBMITTAL		10-06-14

DIGGERS HOTLINE

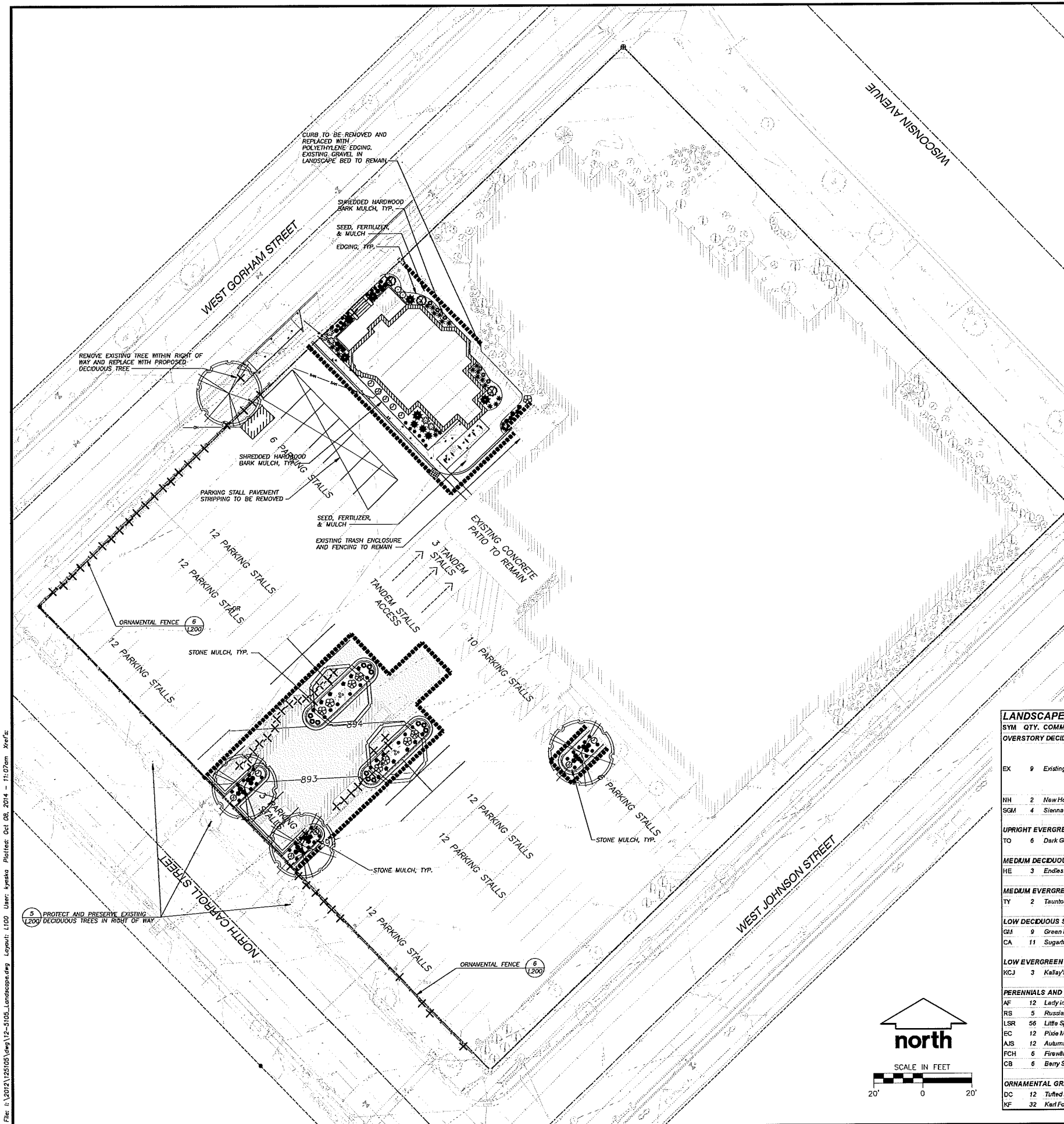
Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C300



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



- LEGEND (PROPOSED)**
- 894 — PROPERTY LINE
 - 895 — PROPOSED 1 FOOT CONTOUR
 - 895 — PROPOSED 5 FOOT CONTOUR
 - — POLYETHYLENE EDGING
 - — SANITARY SEWER
 - — WATER UTILITY
 - — RIGHT-OF-WAY
 - — PROPOSED BUILDING OUTLINE
 - — PROPOSED 4' ORNAMENTAL FENCE
 - X — TREE/SHRUB TO BE REMOVED
 - — EXISTING SIGNIFICANT TREE SPECIMEN
 - — EXISTING TALL EVERGREEN TREE
 - — EXISTING ORNAMENTAL TREE
 - — EXISTING DECIDUOUS SHRUB
 - — EXISTING EVERGREEN SHRUB
 - — EXISTING ORNAMENTAL GRASS/PERENNIAL

- GENERAL NOTES:**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

- LEGEND (PROPOSED)**
- TALL CLIMAX DECIDUOUS TREES**
- — New Horizon Elm
 - — Sienna Glen Maple
- UPRIGHT EVERGREEN SHRUBS**
- — Dark Green Arborvitae
- MEDIUM DECIDUOUS SHRUBS**
- — Endless Summer Hydrangea
- MEDIUM EVERGREEN SHRUBS**
- — Taunton Yew

- LOW DECIDUOUS SHRUBS**
- — Green Mound Alpine Currant
 - — Sugarina Summersweet
- LOW EVERGREEN SHRUBS**
- — Kallay's Compact Pfitzer Juniper
- PERENNIALS AND FERNS**
- — Lady in Red Fern
 - — Russian Sage
 - — Little Spire Russian Sage
 - — Pile Meadowbrite Coneflower
 - — Autumn Joy Sedum
 - — Firewitch Cheddar Pink
 - — Berry Smoothie Coral Bell
- ORNAMENTAL GRASSES**
- — Tufted Hairgrass
 - — Karl Foerster Feather Reed Grass

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
OVERSTORY DECIDUOUS TREES							
EX	9	Existing Significant Specimen Trees	VARIABLES	51" TOTAL DBH		14	51X14=714 (30% OF 647=194.1) 194 POINTS ALLOWED FOR EXISTING TREE TOTAL
NH	2	New Horizon Elm	ULMUS x 'New Horizon'	2-1/2" Cal.	B&B	35	70
SGM	4	Sienna Glen Maple	ACER x 'freemantii' 'Sienna' (PP11322)	2-1/2" Cal.	B&B	35	70
UPRIGHT EVERGREEN SHRUBS							
TO	6	Dark Green Arborvitae	THUJA occidentalis 'Smaragd'	3-4' Mn. Ht.	B&B	10	60
MEDIUM DECIDUOUS SHRUBS							
HE	3	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Mn. Ht.	#3 Cont.	3	9
MEDIUM EVERGREEN SHRUBS							
TY	2	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Mn. Ht.	#3 Cont.	4	8
LOW DECIDUOUS SHRUBS							
GM	9	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	12-24" Mn. Ht.	#3 Cont.	3	27
CA	11	Sugarina Summersweet	CLETHRA alnifolia 'Cristalina'	12-24" Mn. Ht.	#3 Cont.	3	33
LOW EVERGREEN SHRUBS							
KCJ	3	Kallay's Compact Pfitzer Juniper	JUNIPERUS chinensis 'Kallay's Compact'	15" Mn. Ht.	#2 Cont.	4	12
PERENNIALS AND FERNS							
AF	12	Lady in Red Fern	ATHYRIUM filix-ferna 'Lady in Red'	8-18" Mn. Ht.	#1 Cont.	2	24
RS	5	Russian Sage	PEROVSKIA atriplicifolia	8-18" Mn. Ht.	#1 Cont.	2	10
LSR	56	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	8-18" Mn. Ht.	#1 Cont.	2	112
EC	12	Pile Meadowbrite Coneflower	ECHINACEA 'CBG Cone 2'	8-18" Mn. Ht.	#1 Cont.	2	24
AJS	12	Autumn Joy Sedum	SEDUM 'Autumn Joy'	8-18" Mn. Ht.	#1 Cont.	2	24
FCH	6	Firewitch Cheddar Pink	DIANTHUS graefianopolitanus 'Firewitch'	3" Ht.	#3 Cont.	2	12
CB	6	Berry Smoothie Coral Bell	HEUCHERA x 'Berry Smoothie'	8-18" Mn. Ht.	#1 Cont.	2	12
ORNAMENTAL GRASSES							
DC	12	Tufted Hairgrass	DESCHAMPSIA cespitosa	4 1/2"	#1 Cont.	2	24
KF	32	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x scutiflora 'Karl Foerster'	8-18" Mn. Ht.	#1 Cont.	2	64

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
 KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:
BETHEL LUTHERN CHURCH

PROJECT:
PHASE 1 - STEENSLAND HOUSE RELOCATION

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 12-5105E

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: KJY 09-08-14
 DRAWN: KJY 09-08-14
 APPROVED: MAS 09-08-14

PLAN MODIFICATIONS: DATE:
 LAND USE APPLICATION 09-10-14

DIGGERS HOTLINE

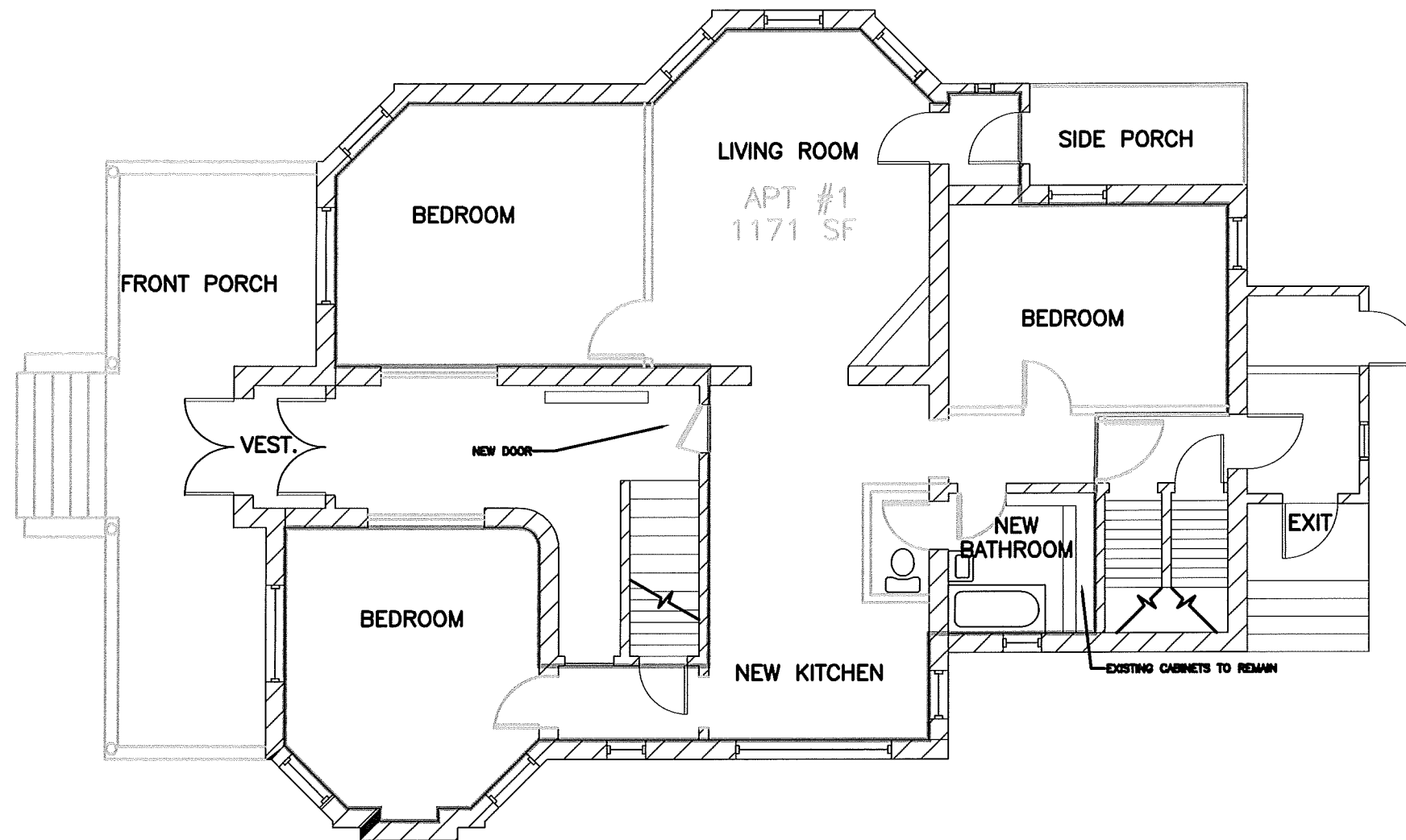
Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

File: P:\2012\125105E\125105E_Landscape.dwg Layout: L100 User: kymako Plotfile: Oct 08, 2014 - 11:07am Xref: -

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



1745 GSF

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

ARD EBERLE ARCHITECTS

Bethel Lutheran Church
Steensland House Relocation

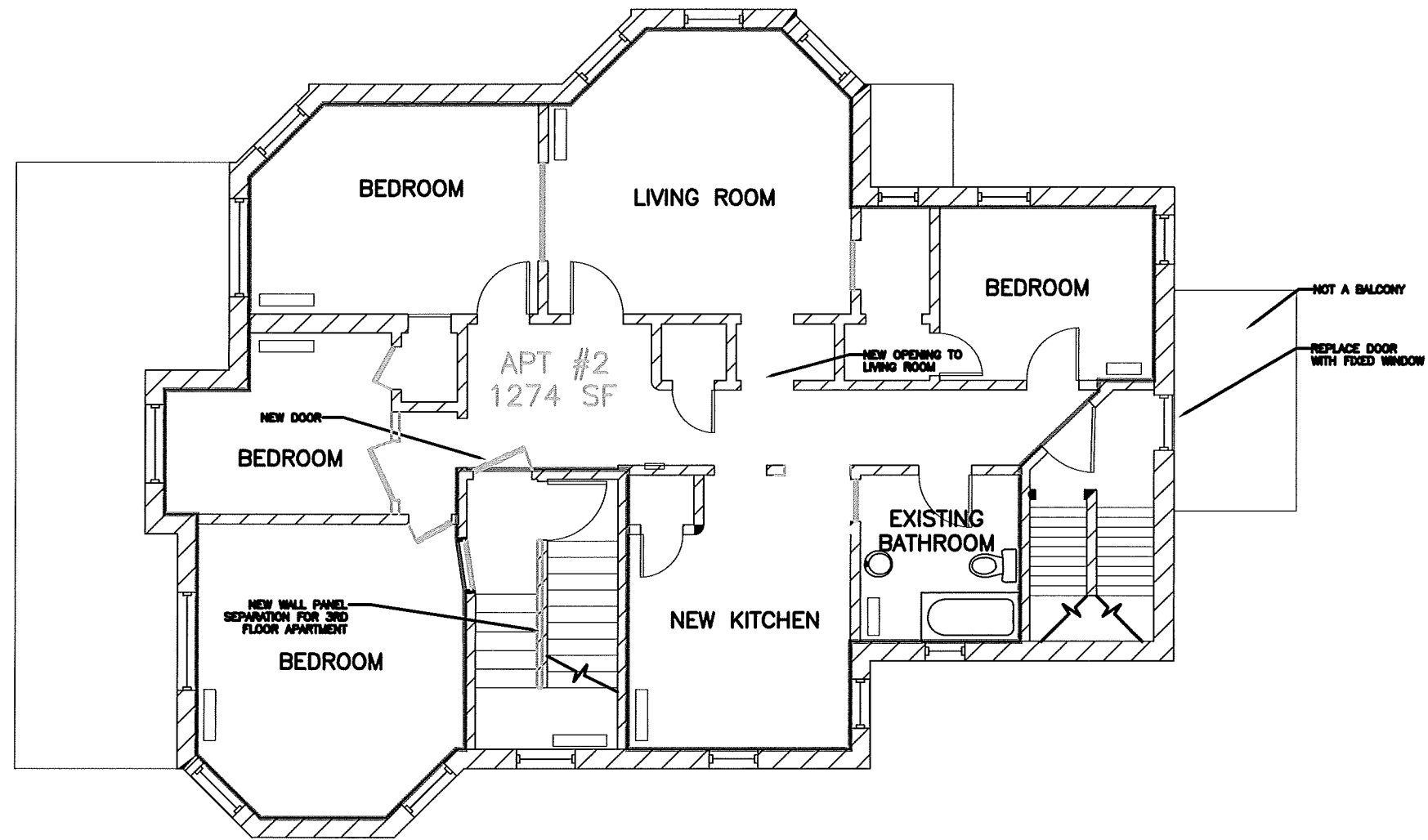
312 Wisconsin Avenue
Madison, WI

No.	Description	Date
1	Plan Revisions	10/6/2014

First Floor Plan- Proposed

Project number	
Date	9/22/2014
Scale	1/8" = 1'-0"
Project Phase	Part 2 Application

A100



- - - - - NEW PARTITION/DOOR
 = = = = = APARTMENT BOUNDARY
 REVISION

1653 GSF

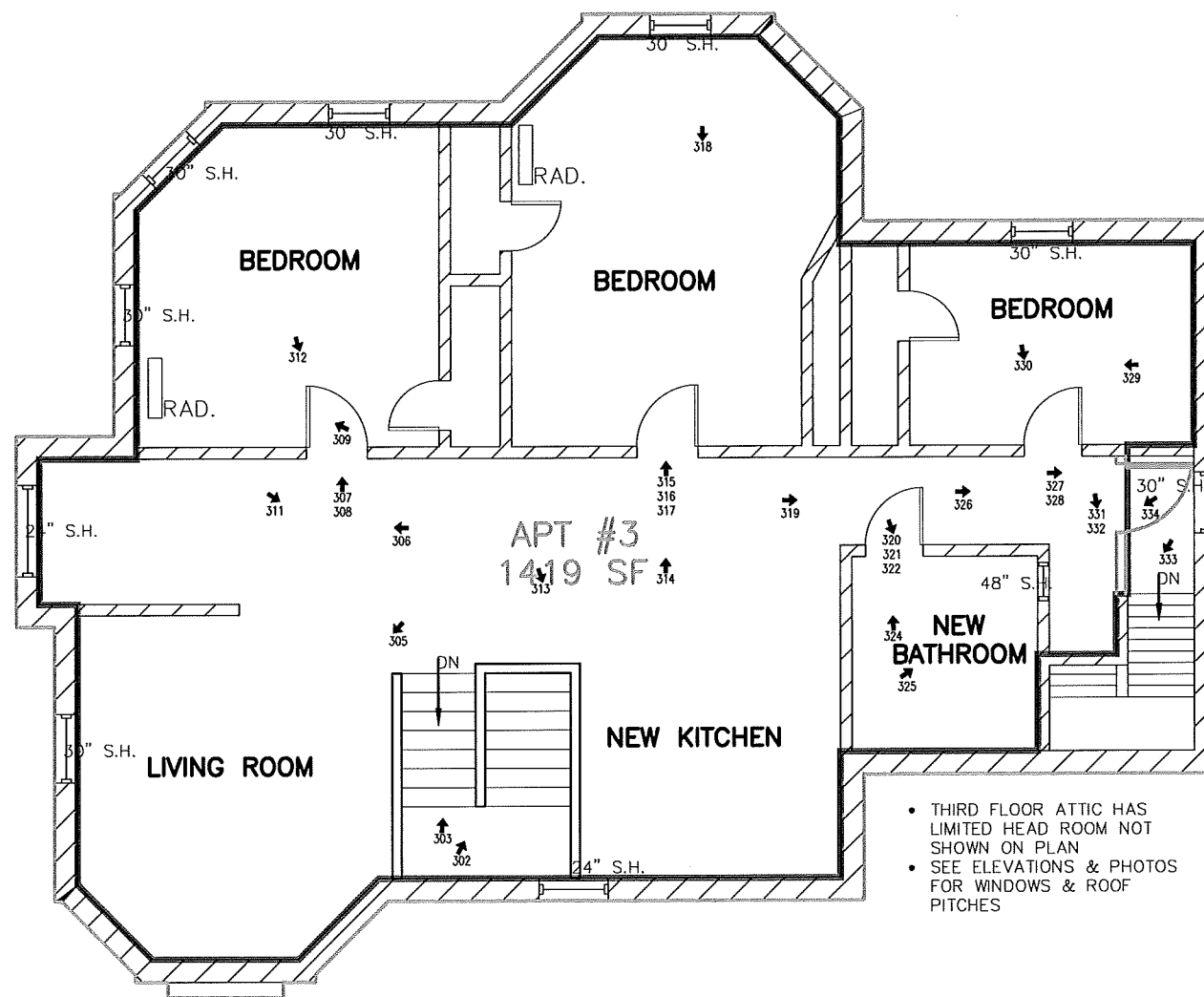
1 SECOND FLOOR PLAN
1/8" = 1'-0"

ARD EBERLE ARCHITECTS

Bethel Lutheran Church
Steensland House Relocation

312 Wisconsin Avenue
Madison, WI

No.	Description	Date	Second Floor Plan- Proposed		
1	Plan Revisions	10/6/2014	Project number	A101	
			Date		9/22/2014
			Scale		1/8" = 1'-0"
			Project Phase		Part 2 Application



1653 GSF

- THIRD FLOOR ATTIC HAS LIMITED HEAD ROOM NOT SHOWN ON PLAN
- SEE ELEVATIONS & PHOTOS FOR WINDOWS & ROOF PITCHES

--- NEW PARTITION/DOOR
 === APARTMENT BOUNDARY

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

ARO EBERLE ARCHITECTS

**Bethel Lutheran Church
 Steensland House Relocation**

312 Wisconsin Avenue
 Madison, WI

No.	Description	Date	Third Floor Plan- Proposed	
			Project number	
			Date	9/22/2014
			Scale	1/8" = 1'-0"
			Project Phase	Part 2 Application

A102



4 VIEW FROM SOUTHEAST
A100



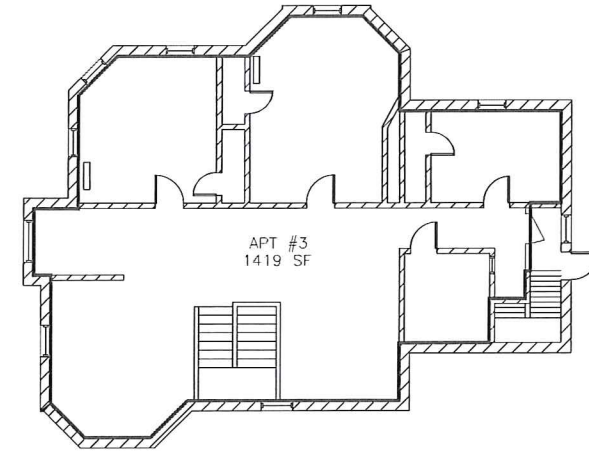
4 CARROLL STREET ELEVATION
A100



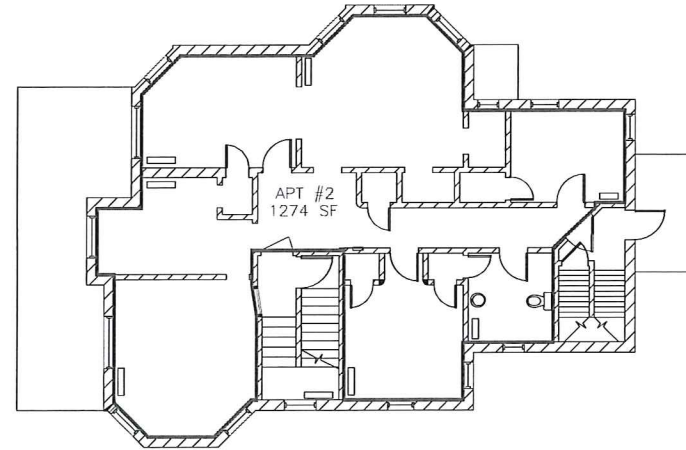
4 VIEW FROM NORTH
A100



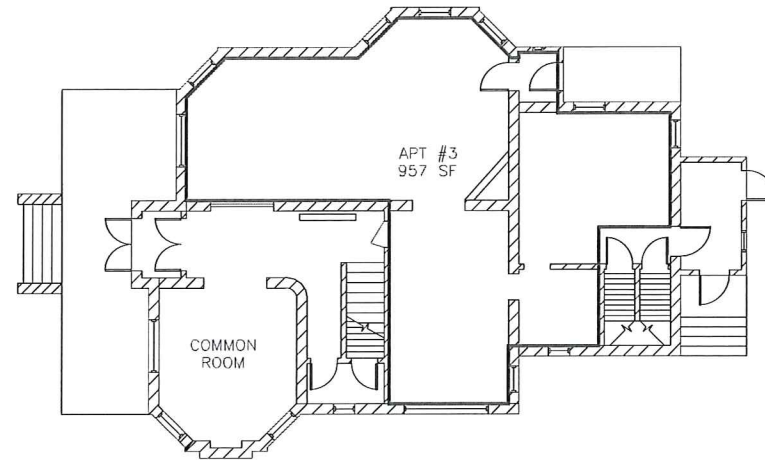
4 VIEW FROM WEST
A100



3 THIRD FLOOR PLAN
A100 SCALE : 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A100 SCALE : 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A100 SCALE : 1/8" = 1'-0"

No.	Description	Date
1	ADDENDUM 01	XXXXXX

Bethel Lutheran
Steensland House
Relocation
312 Wisconsin Avenue
Madison, Wisconsin

Floor Plans
Photos

NOT FOR CONSTRUCTION
Project number BTH-14-01
Date 9/10/2014

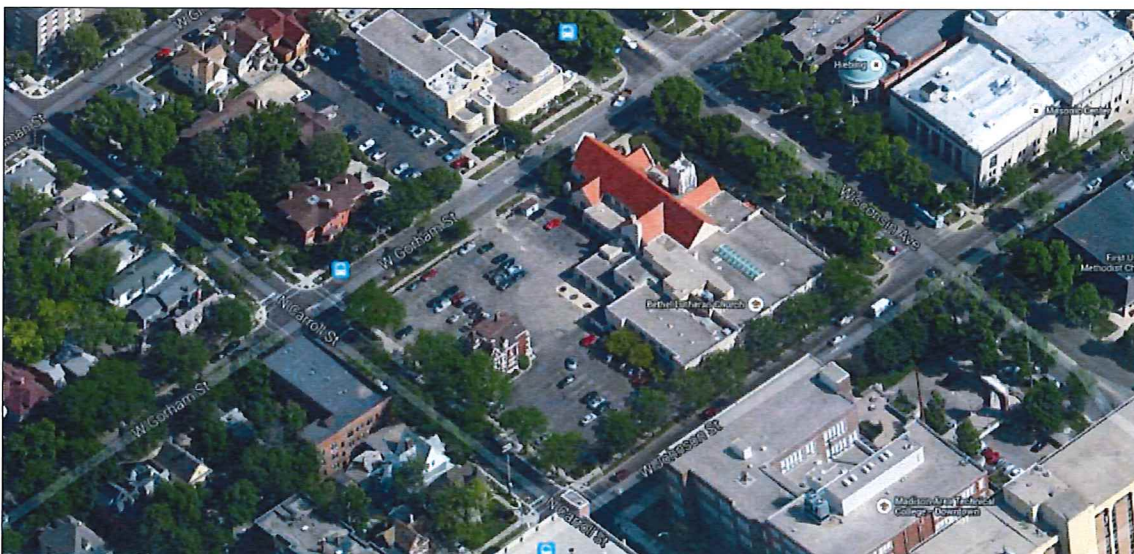
A101



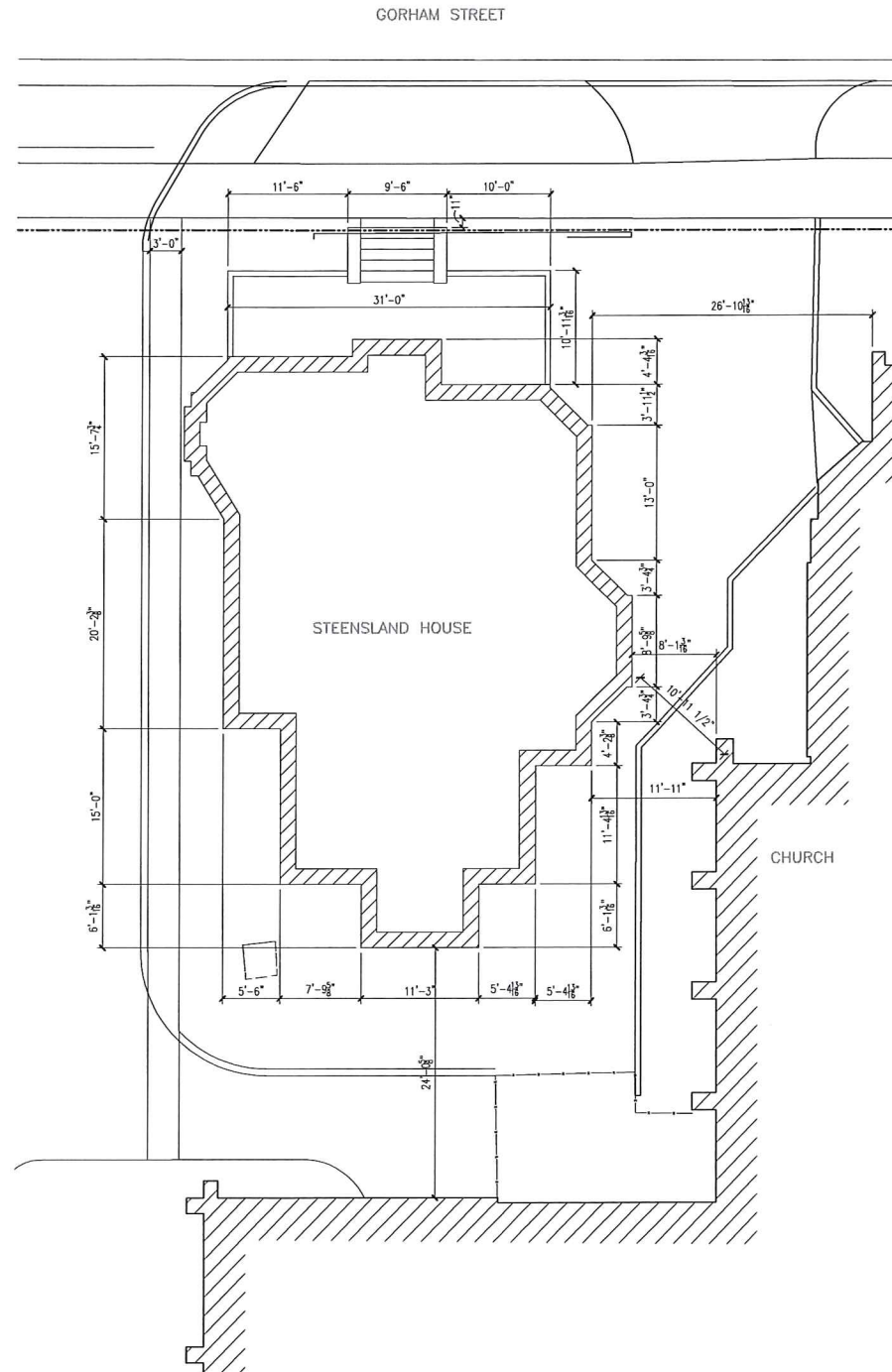
4
A100 VIEW TO INTENDED SITE



3
A100 VIEW TO INTENDED SITE



2
A100 AERIAL VIEW FROM SOUTH



1
A100 BUILDING LOCATION PLAN
SCALE : 1/8" = 1'-0"

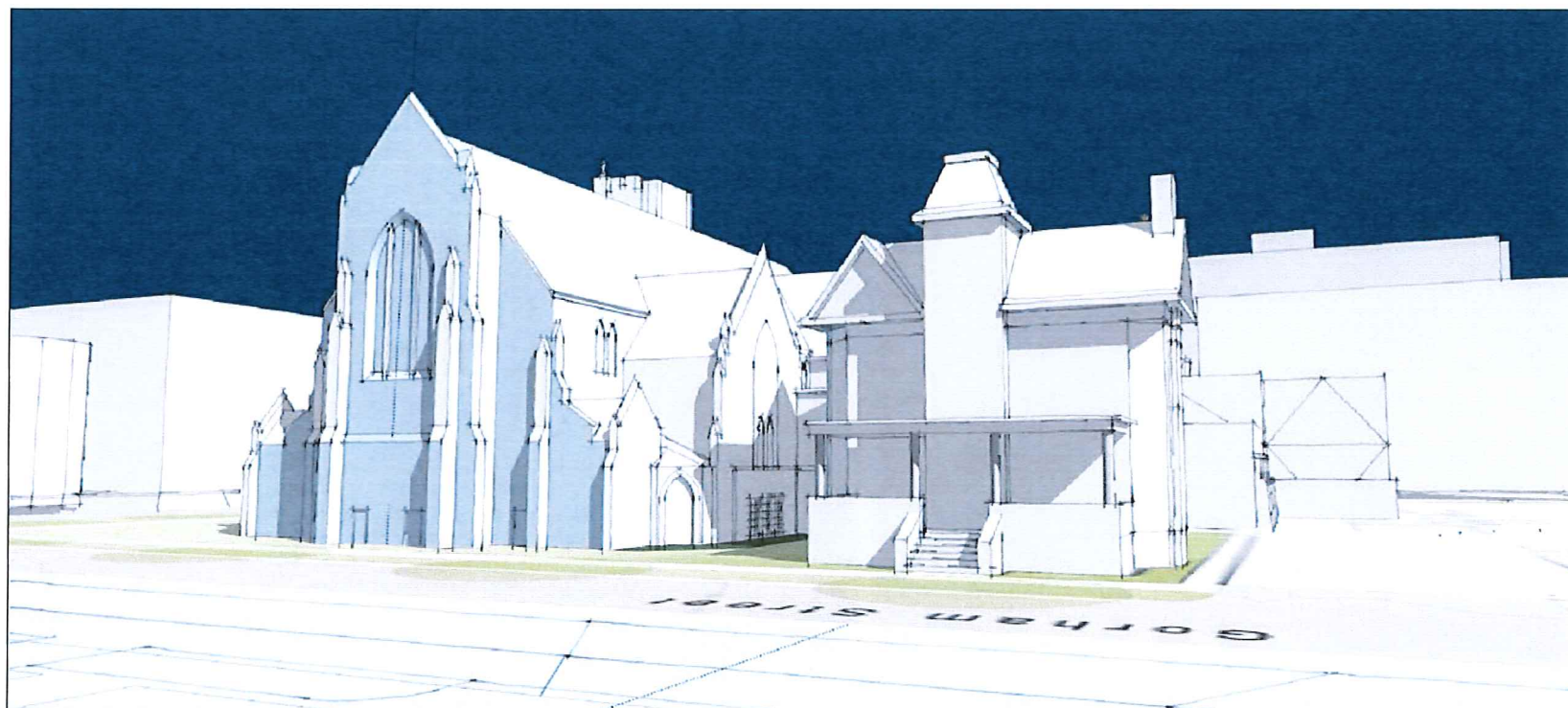
No.	Description	Date
1	ADDENDUM 01	XXXXXX

Bethel Lutheran
Steensland House Relocation
312 Wisconsin Avenue
Madison, Wisconsin

Location Plan/Context Photos

NOT FOR CONSTRUCTION
Project number: BTH-14-01
Date: 9/10/2014

A102



No.	Description	Date
1	ADDENDUM 01	XXXXXX

Bethel Lutheran
Steensland House Relocation
312 Wisconsin Avenue
Madison, Wisconsin

Renderings
in Context

NOT FOR CONSTRUCTION
Project number BTH-14-01
Date 9/10/2014

A102