

# MSP - Cottage Grove RD. Mixed Use

204 Cottage Grove  
Rd., Madison, WI



PROJECT SITE / SATELITE IMAGE

**Architecture:** **Dimension IV - Madison Design Group**  
6515 Grand Teton Plaza, Suite 120,  
Madison, WI 53719  
p: 608.829.4444 www.dimensionivmadison.com

**Landscape Architecture:** **raSmith**  
5250 E Terrace Dr #108  
Madison, WI 53718  
p: 608.467.3034 www.rasmith.com

**Civil Engineering:** **CJ Engineering**  
9205 W Center Street, Suite 214,  
Milwaukee, WI 53222  
p: 414.443.1312 www.cj-engineering.com

## LIST OF DRAWINGS

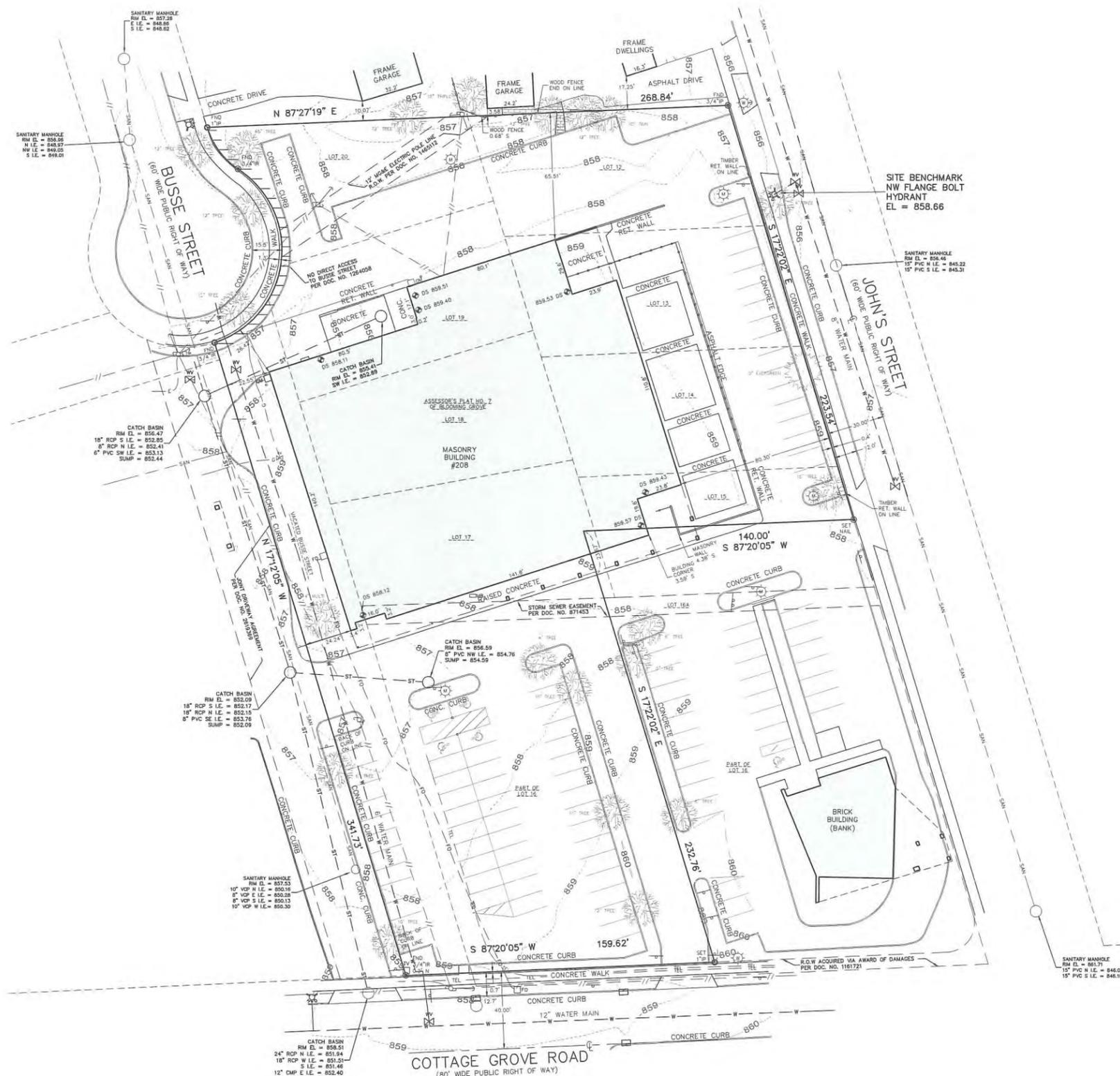
- CIVIL
- C1.0 SITE PLAN
- C2.0 SITE GRADING PLAN
- C3.0 SITE UTILITY PLAN
- C4.0 SITE DEMO PLAN
- LANDSCAPE
- L100 Overall Landscape Plan
- L200 North Landscape Plan
- L201 South Landscape Plan
- ARCHITECTURAL
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- a1.2. Upper Floor Plans
- a1.3. Parking Level
- a2.1. North Building - Elevations 1
- a2.6. South Building - View to NE
- a2.3. South Building - West & East Elevation
- a2.4. South Building - South & North Elevation
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- a2.7. Aerial View to NW
- a2.2. North Building - Elevations 2

## Project Data

CCT Zoning  
2 Buildings 4 Storys Each  
112 Residential Units - 5,125 sf Commercial Space - 95 Stalls Underground Parking  
Dwelling Unit Mix: 54 -1BR, 42 - 2BR, 16 - 3BR

## Building Square Footage:

|               | North Building   | South Building         | Total            |
|---------------|------------------|------------------------|------------------|
| Lower Level:  | 22,079sf         | 17,243sf (w/connector) | 39,322sf         |
| First Level:  | 22,079sf         | 12,018sf               | 34,097sf         |
| Second Level: | 22,079sf         | 12,018sf               | 34,097sf         |
| Third Level:  | 22,079sf         | 12,018sf               | 34,097sf         |
| Fourth Level: | 15,851sf         | 11,043sf               | 26,894sf         |
| <b>TOTAL:</b> | <b>104,167sf</b> | <b>64,340sf</b>        | <b>168,507sf</b> |



**LEGAL DESCRIPTION:**

LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SIXTEEN-A (16A), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), ASSESSOR'S PLAT NO. 7 OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TOGETHER WITH THE EAST HALF (E1/2) OF VACATED BUSSE STREET ABUTTING THE ABOVE DESCRIBED PROPERTY. EXCEPTING FROM THE ABOVE PARCELS, THOSE PARTS THEREOF CONVEYED TO THE CITY OF MADISON IN VOLUME 174 OF RECORDS, PAGE 421 AS DOCUMENT NO. 1264057 AND IN VOLUME 174 OF RECORDS, PAGE 423 AS DOCUMENT NO. 1254058, FURTHER EXCEPTING THE PARCEL DESCRIBED IN THE AWARD OF DAMAGES IN VOLUME 445 OF MISS., PAGE 232 AS DOCUMENT NO. 1161721. FURTHER EXCEPTING PART OF LOTS FIFTEEN (15), SIXTEEN (16), SIXTEEN-A (16A) AND SEVENTEEN (17), ASSESSOR'S PLAT NO. 7 OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

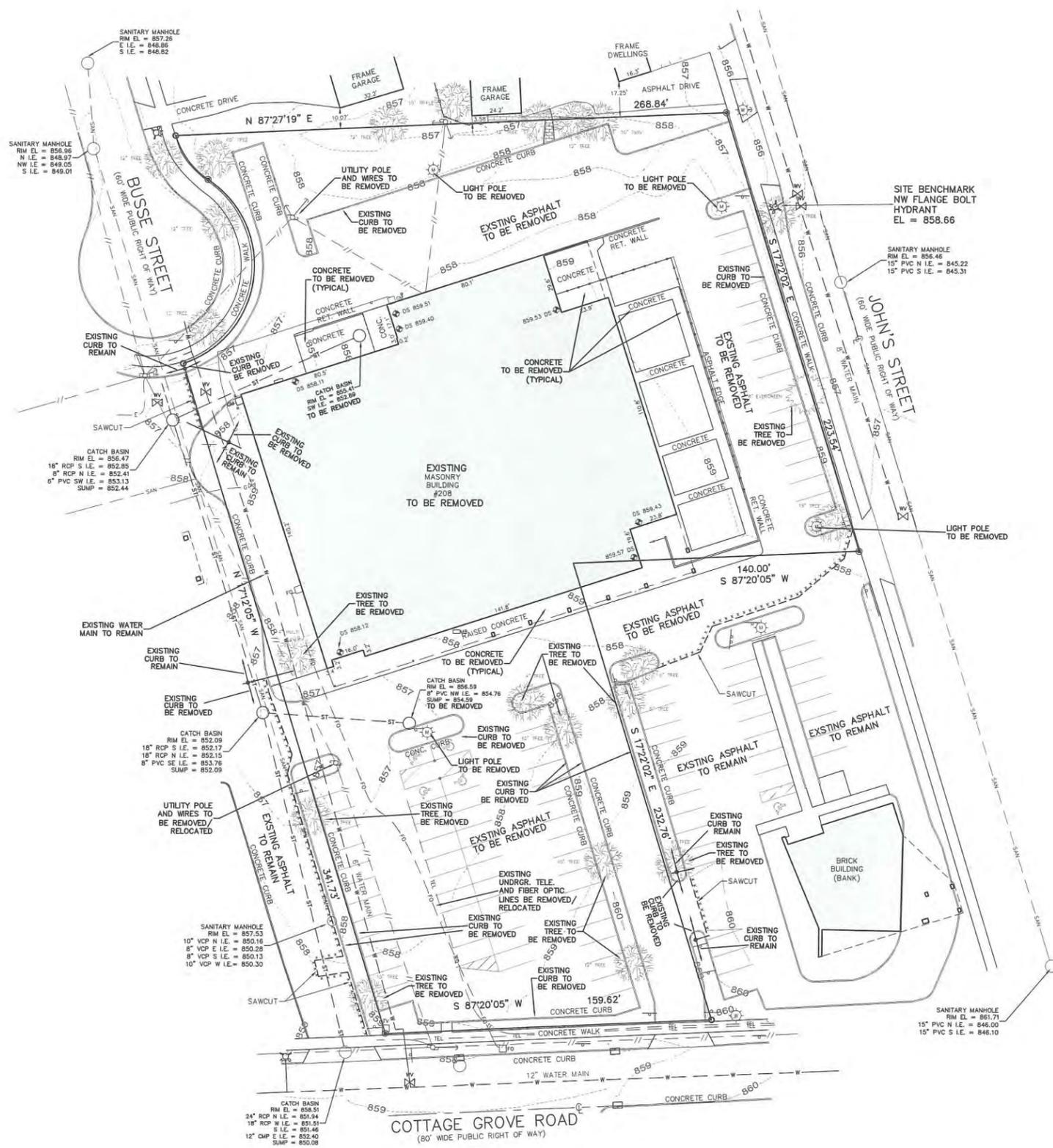
BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, THENCE NORTH ALONG THE EAST LINE OF LOTS 16, 16A AND 15 240 FEET, THENCE N 59° 09' E 140 FEET, THENCE SOUTH PARALLEL TO SAID EAST LINE 240 FEET TO THE SOUTH LINE OF LOT 16, THENCE EAST ALONG SAID LINE 140 FEET TO THE POINT OF BEGINNING.

CONTAINING: 96,219 SQUARE FEET OR 2.2089 ACRES.

- NOTES:**
- LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-856091-MAD, WITH AN EFFECTIVE DATE OF JUNE 26, 2017 AT 7:30 A.M.
  - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
  - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55025C0429H, WITH A DATE OF IDENTIFICATION OF 5/17/2014, IN COMMUNITY NO. 550083, CITY OF MADISON, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
  - SITE BENCHMARK - NW FLANGE BOLT OF HYDRANT AS SHOWN HEREON.
  - ELEVATIONS BASED ON INFORMATION FROM DANE COUNTY AND ARE AT DANE COUNTY DATUM.

**LEGEND**

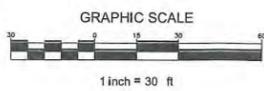
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|---------|----------------------------|---|-------------------------------|---|---------------------|
| - SAN   | SANITARY SEWER             | ⊠ | ELECTRIC TRANSFORMER          | ⊠ | HYDRANT             |
| - ST    | STORM SEWER                | ⊠ | ELECTRIC METER                | ⊠ | WATER VALVE         |
| - W     | WATER MAIN                 | ⊠ | ELECTRIC PEDESTAL             | ⊠ | GAS VALVE           |
| - G     | BURIED GAS LINE            | ⊠ | ELECTRIC BOX AT GRADE         | ⊠ | MANHOLE             |
| - TEL   | BURIED TELEPHONE LINE      | ⊠ | TELEPHONE BOX AT GRADE        | ⊠ | STORM MANHOLE       |
| - E     | BURIED ELECTRIC LINE       | ⊠ | TELEPHONE PEDESTAL            | ⊠ | CATCH BASIN         |
| - FO    | BURIED FIBER OPTIC LINE    | ⊠ | TV PEDESTAL                   | ⊠ | CURB INLET          |
| - COMB  | COMBINATION SEWER          | ⊠ | GAS METER                     | ⊠ | METAL LIGHT POLE    |
| - WOOD  | WOOD FENCE                 | ⊠ | AIR CONDITIONER               | ⊠ | CONCRETE LIGHT POLE |
| - METAL | METAL FENCE                | ⊠ | UTILITY POLE                  | ⊠ | WOOD LIGHT POLE     |
| -       | EDGE OF TREES AND BRUSH    | ⊠ | BURIED CABLE TELEVISION LINES | ⊠ | METAL SIGN          |
| -       | DOOR SILL ELEVATION        | ⊠ | FLAG POLE                     | ⊠ | CONCRETE LIGHT POLE |
| -       | FIRE DEPARTMENT CONNECTION | ⊠ | BOLLARD                       | ⊠ | WOOD LIGHT POLE     |
|         |                            |   | YARD LIGHT                    | ⊠ | METAL SIGN          |
|         |                            |   | OUT WIRE                      | ⊠ | CONCRETE LIGHT POLE |
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**THE GROVE**  
 MADISON, WISCONSIN

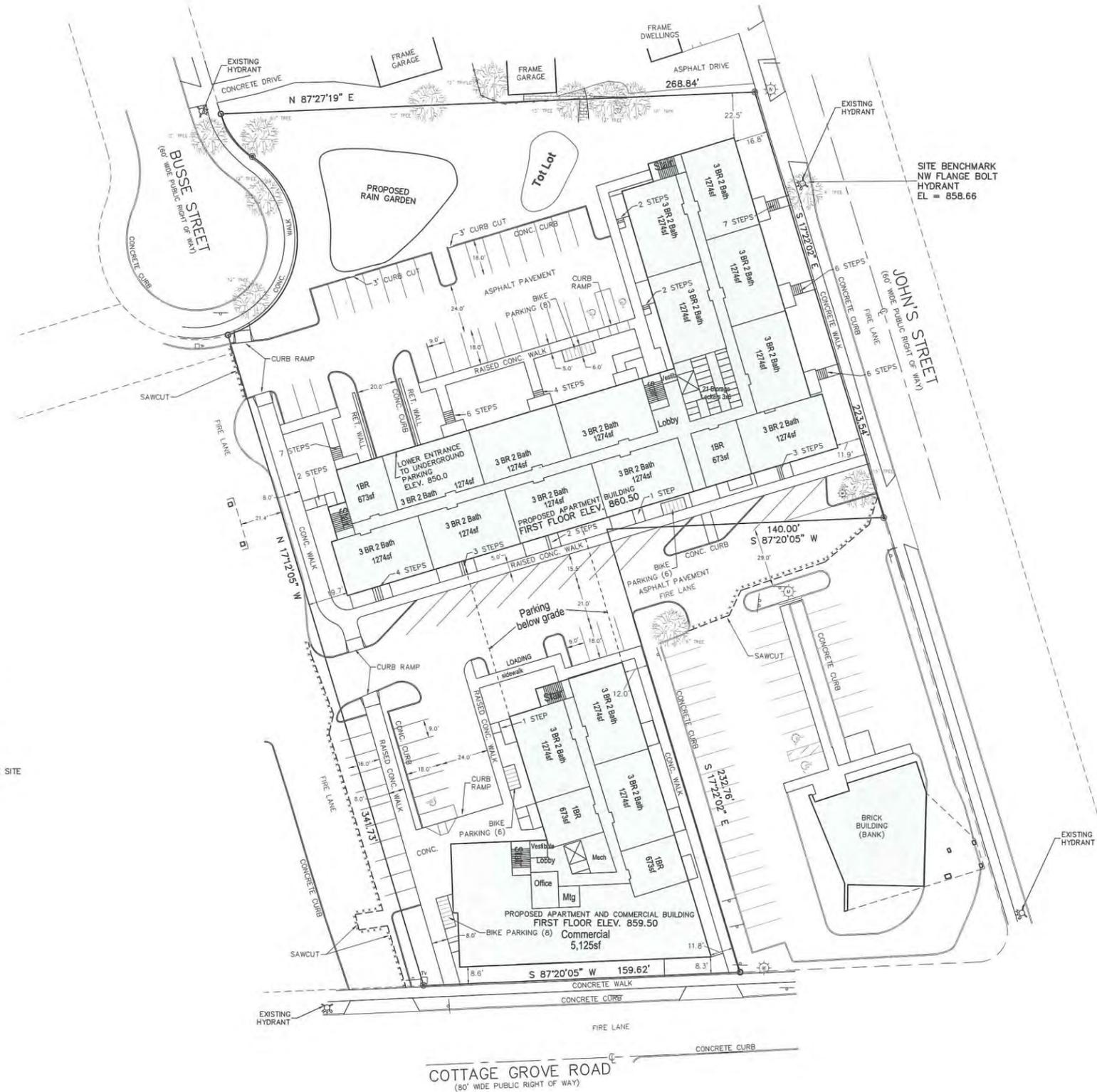
CJE NO.: 1737R2  
 DECEMBER 18, 2017

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG, CALL 811.  
 CALL DIGGERS HOTLINE  
 1-800-442-8811  
 TOLL FREE  
 WIS. STATUTE, §§ 91.25(187A)  
 REQUIRES 14-18 HOURS ADVANCE NOTICE BEFORE YOU EXCAVATE  
 MILWAUKEE AREA 255-1181



**SITE DEMO PLAN**

**C4.0**  
 SHEET \* OF \*



**SITE AREAS**

APARTMENT LOT = 96,222 S.F. (2.209 ACRES)  
 BANK LOT = 31,434 S.F. (0.722 ACRES)  
 TOTAL PROPERTY AREA = 127,656 S.F. (2.931 ACRES)  
 EXISTING IMPERVIOUS AREA TO BE REMOVED = 85,200 S.F. (1.96 ACRES)  
 EXISTING IMPERVIOUS AREA TO REMAIN = 20,290 S.F. (0.48 ACRES)  
 EXISTING TOTAL IMPERVIOUS AREA = 105,490 (2.42 ACRES)  
 DISTURBED AREA = 102,696 S.F. (2.36 ACRES)

**PROPOSED DEVELOPMENT AREAS:**

**APARTMENT SITE:**  
 BUILDING FOOTPRINT = 34,097 S.F.  
 PAVEMENT = 33,337 S.F.  
 IMPERVIOUS AREA = 67,434 S.F. (1.55 ACRES)  
 OPEN SPACE (LANDSCAPE AREA) = 28,788 S.F. (0.66 ACRES) - 30% OF THE SITE

**BANK SITE:**  
 BUILDING FOOTPRINT = 2,691 S.F.  
 PAVEMENT = 21,739 S.F.  
 IMPERVIOUS AREA = 24,430 S.F. (0.56 ACRES)  
 OPEN SPACE (LANDSCAPE AREA) = 7,004 S.F. (0.16 ACRES) - 22% OF THE SITE

TOTAL IMPERVIOUS AREA = 89,173 S.F. (2.05 ACRES)  
 TOTAL OPEN SPACE (LANDSCAPE AREA) = 35,792 S.F. (0.82 ACRES) - 28% OF THE SITE

**SURFACE PARKING**

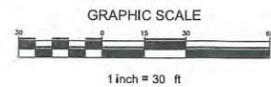
**APARTMENT SITE:**  
 74 REGULAR SPACES  
 3 HANDICAPPED SPACES

**BANK SITE:**  
 33 REGULAR SPACES  
 2 HANDICAPPED SPACES

**TOTAL:**  
 107 REGULAR SPACES  
 5 HANDICAPPED SPACES  
 20 EXTERIOR/SHARED BICYCLE PARKING SPACES

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
 1-800-442-8811  
 TOLL FREE  
 WIS STATUTE 18.02(18)(7)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 BULK AREA 259-1181

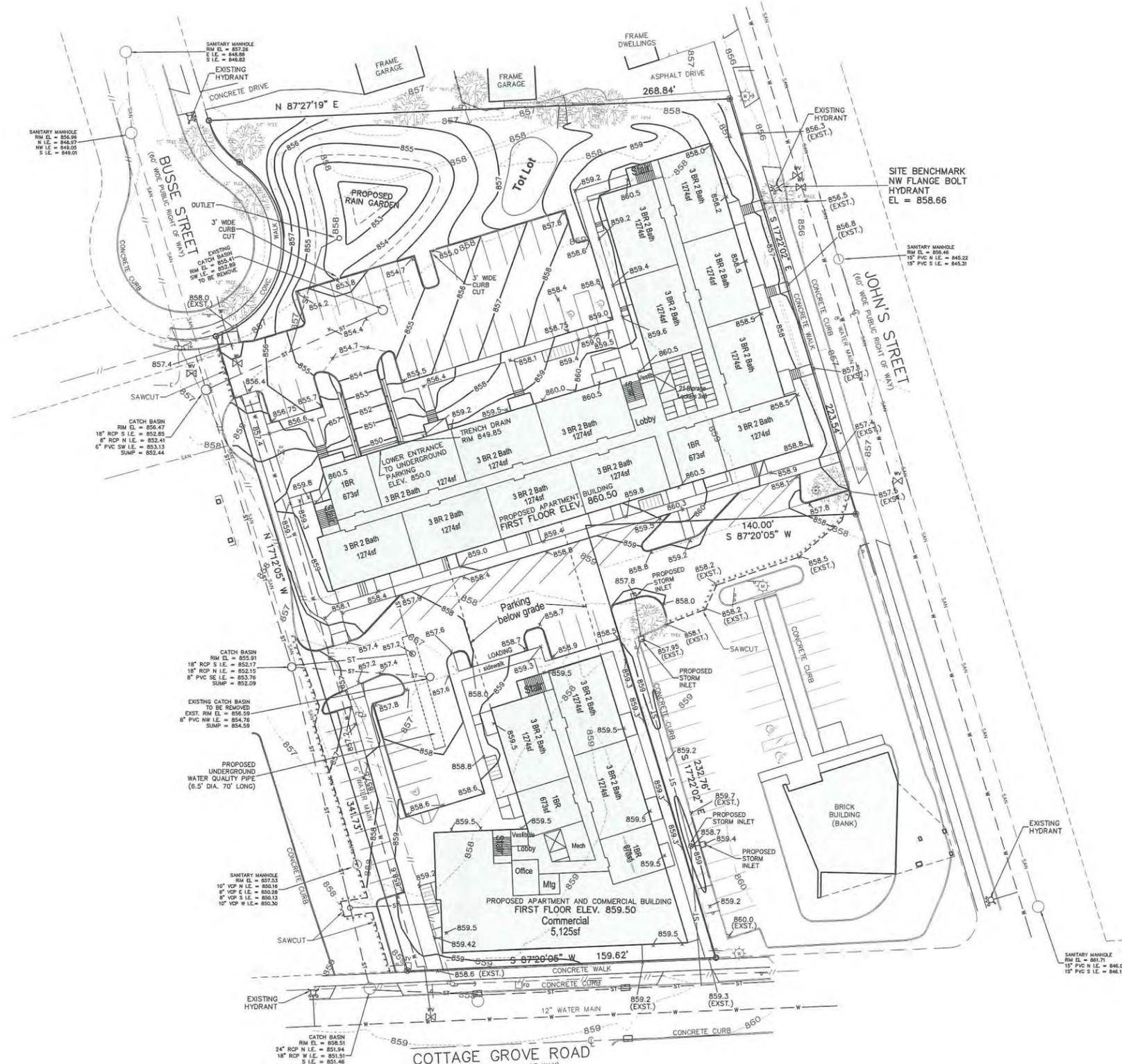


**THE GROVE**  
 208 COTTAGE GROVE ROAD MADISON, WISCONSIN

CJE NO.: 1737R2  
 DECEMBER 18, 2017

**SITE PLAN C1.0**

SHEET \* OF \*



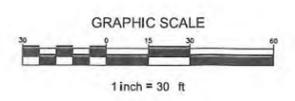
**THE GROVE**  
 MADISON, WISCONSIN

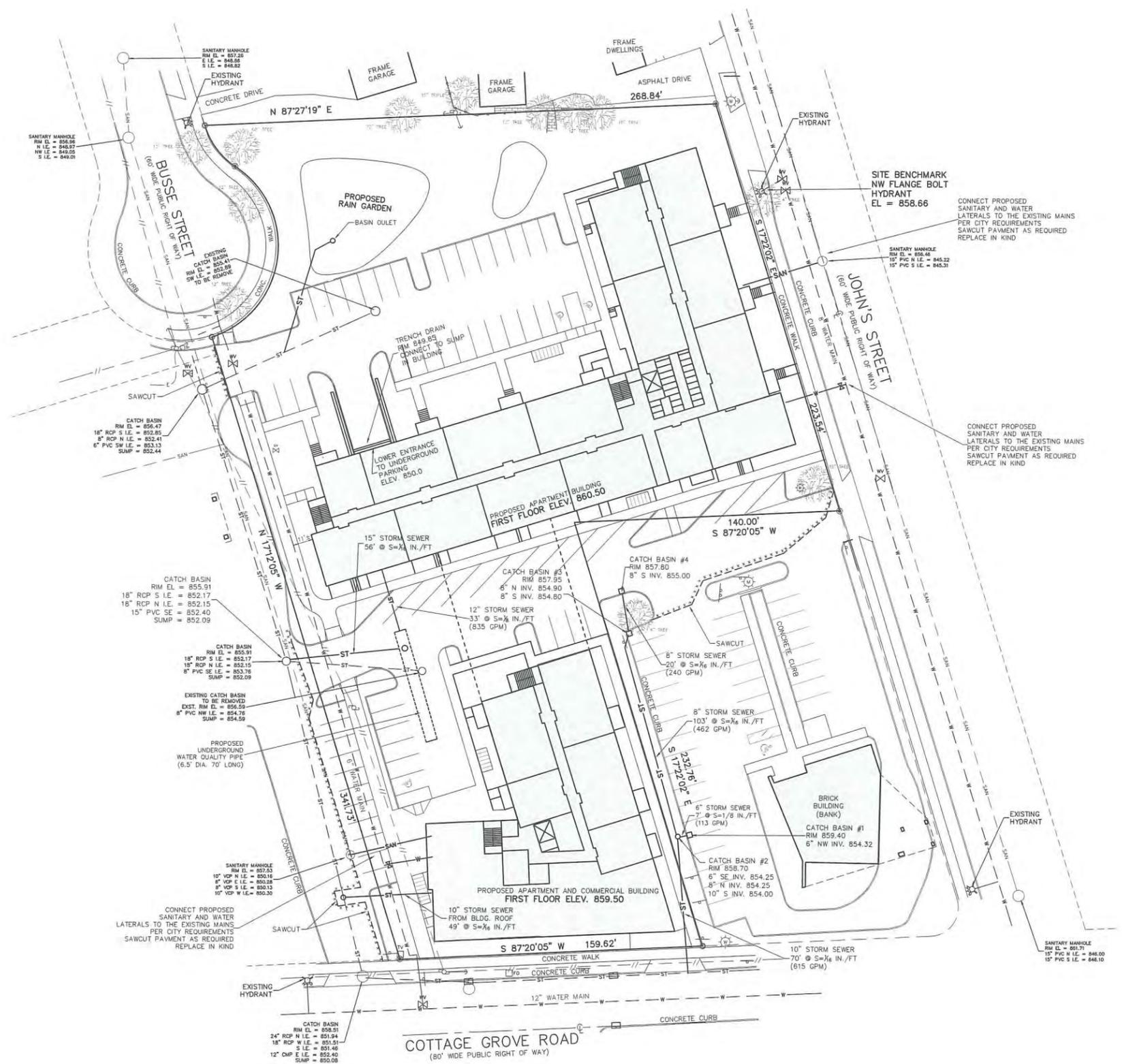
CJE NO.: 1737R2  
 DECEMBER 18, 2017

TO OBTAIN LOCATIONS OF PARTISAN'S UNDERGROUND FILING BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE  
 1-800-248-8811  
 TOLL FREE  
 WE STRIKE HARD/WORK FAST!  
 REGISTERED AND LICENSED  
 NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 258-1181

| LEGEND              |                      |
|---------------------|----------------------|
| --- 96 ---          | EXISTING CONTOUR     |
| — 96 —              | PROPOSED CONTOUR     |
| x 96.5              | PROPOSED ELEVATION   |
| — ST —              | PROPOSED STORM SEWER |
| — x x x x x x x x — | PROPOSED SAW CUT     |
| — o o o o o o o o — | PROPOSED SILT FENCE  |

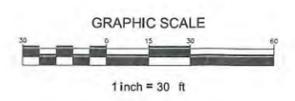




- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
  2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
  3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
  4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
  5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

| LEGEND |                         |
|--------|-------------------------|
| —ST—   | EXISTING STORM SEWER    |
| —ST—   | PROPOSED STORM SEWER    |
| —SAN—  | EXISTING SANITARY SEWER |
| —SAN—  | PROPOSED SANITARY SEWER |
| —W—    | EXISTING WATER MAIN     |
| —W—    | PROPOSED WATER MAIN     |
| —G—    | BURIED GAS MAIN         |
| —//—   | OVER HEAD WIRE          |
| —E—    | BURIED ELECTRIC         |
| —□—    | UTILITY POLE            |

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN  
  
 CALL DIGGERS HOTLINE  
 1-800-248-8011  
 TOLL FREE  
 WE STAND BY YOU! (24/7)  
 REQUESTS MUST BE WORK DAYS  
 NOTICE BEFORE YOU DIG!  
 MILW. AREA 255-1181



**THE GROVE**  
 MADISON, WISCONSIN

CJE NO.: 1737R2  
 DECEMBER 18, 2017







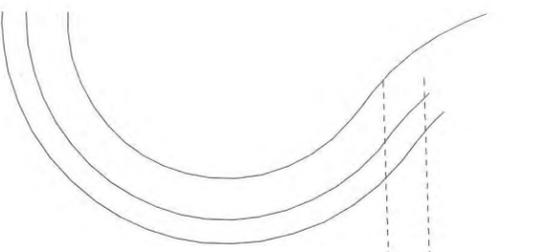
| Symbol | Label  | Quantity | Manufacturer       | Catalog Number | Description  | Lamp | Number Lamps | Filename        | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|--------|----------|--------------------|----------------|--|------|--------------|-----------------|-----------------|-------------------|---------|
|        | A3     | 7        | RAB LIGHTING, INC. | ALED3T125N     | TYPE 3 FIXTURE MOUNTED TO 20' POLE WITH 0.5' BASE      | LED  | 6            | RIB0127 (1).ies | 1523            | 1                 | 134     |
|        | A3 (2) | 2        | RAB LIGHTING, INC. | ALED3T125N     | (2) TYPE 3 FIXTURES MOUNTED TO 20' POLE WITH 0.5' BASE | LED  | 6            | RIB0127 (1).ies | 1523            | 1                 | 268     |
|        | A4     | 3        | RAB LIGHTING, INC. | ALED4T125N     | TYPE 4 FIXTURE MOUNTED TO 20' POLE WITH 0.5' BASE      | LED  | 6            | RIB0133 (1).ies | 1824            | 1                 | 137     |

| Statistics  |        |        |        |        |         |         |
|-------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| North Area  | +      | 1.9 fc | 9.7 fc | 0.1 fc | 97.0:1  | 19.0:1  |
| North Lot   | +      | 2.3 fc | 7.9 fc | 0.5 fc | 15.8:1  | 4.6:1   |
| South Area  | +      | 1.9 fc | 5.3 fc | 0.2 fc | 26.5:1  | 9.5:1   |
| South Lots  | +      | 2.2 fc | 5.4 fc | 0.5 fc | 10.8:1  | 4.4:1   |

**Note**  
 FC Measured at 0' AFG  
 Mounting Height = 20.5' AFG  
 (20' pole + 0.5' base)



Plan View  
 Scale - 1" = 25ft



**Useable Open Space Required = 27,200sf**

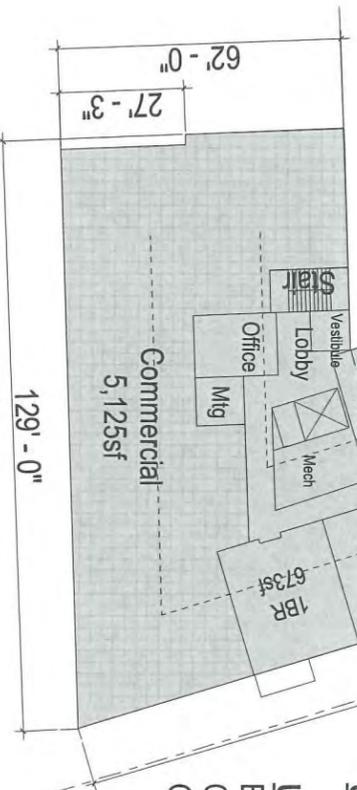
**Useable Open Space Supplied**

Balconies @ 5x12.5' = 62.5sf each x 112 units = 7,000 sf

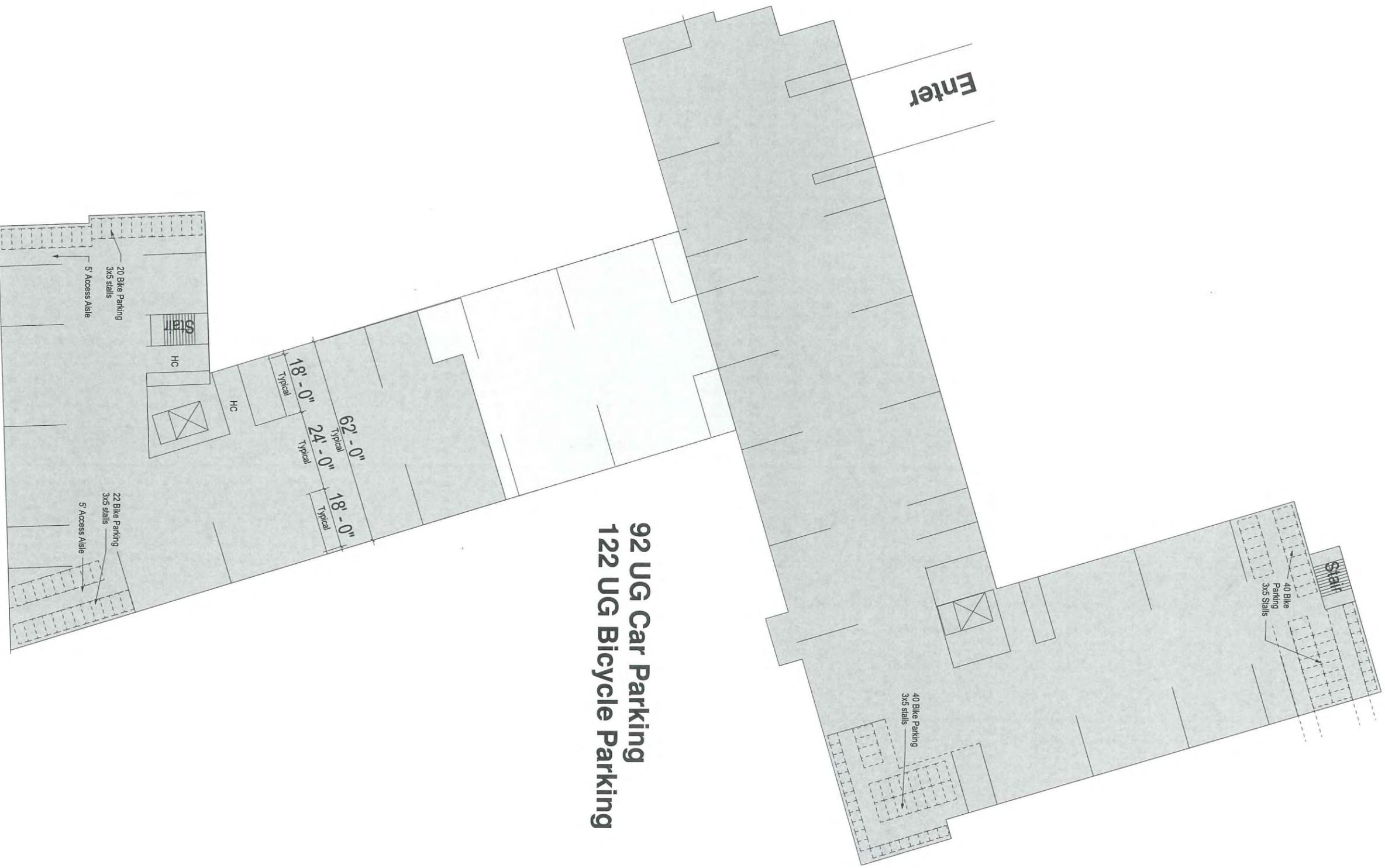
Community Rm Balcony = 525 sf

Open Ground Area = 23,117sf

**TOTAL = 30,642 sf**

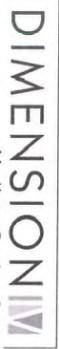






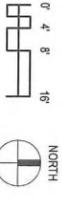
**92 UG Car Parking**  
**122 UG Bicycle Parking**

MSP - Cottage Grove RD. Mixed Use



Madison Design Group

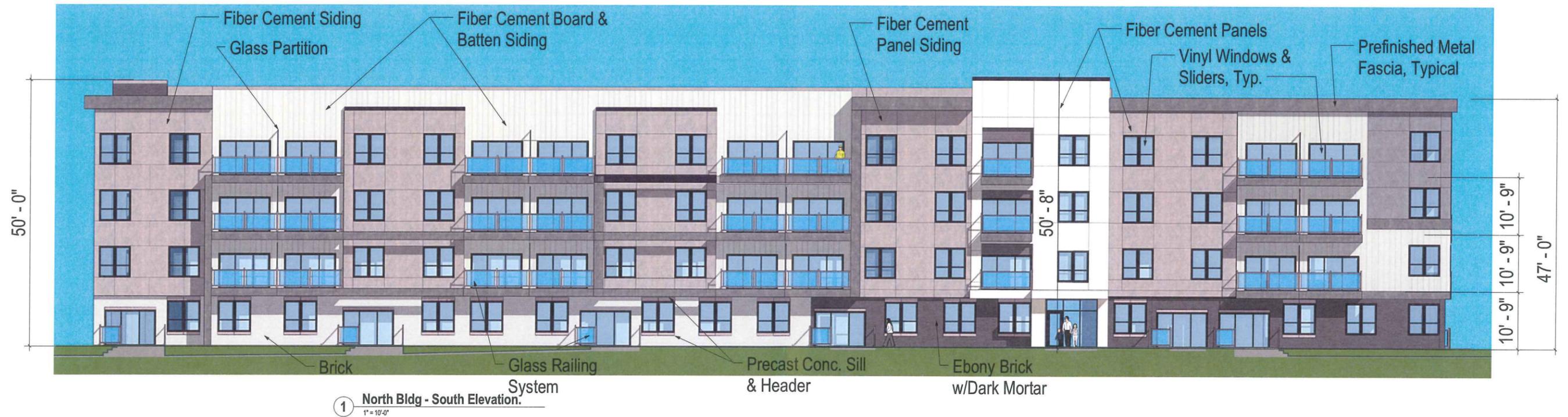
architecture - interior design - planning  
 6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
 608.829.4444 608.829.4445 dimensionmadison.com

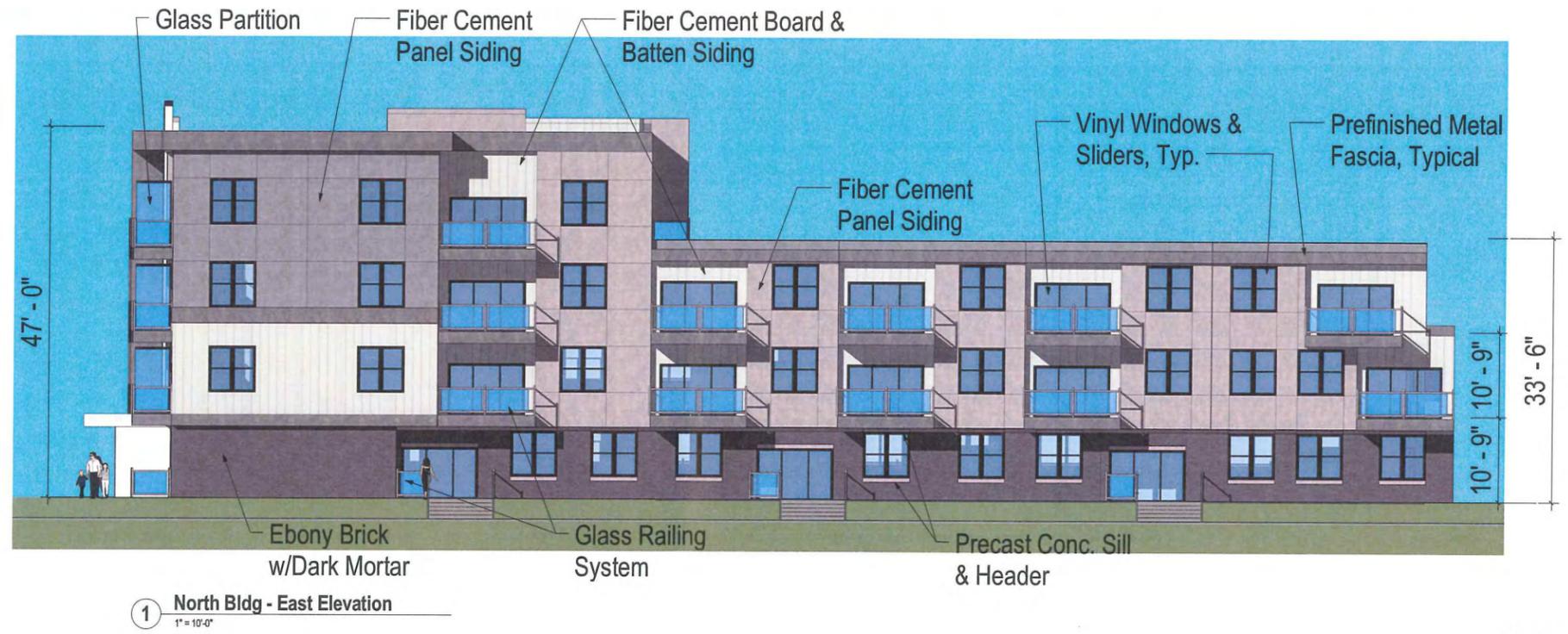
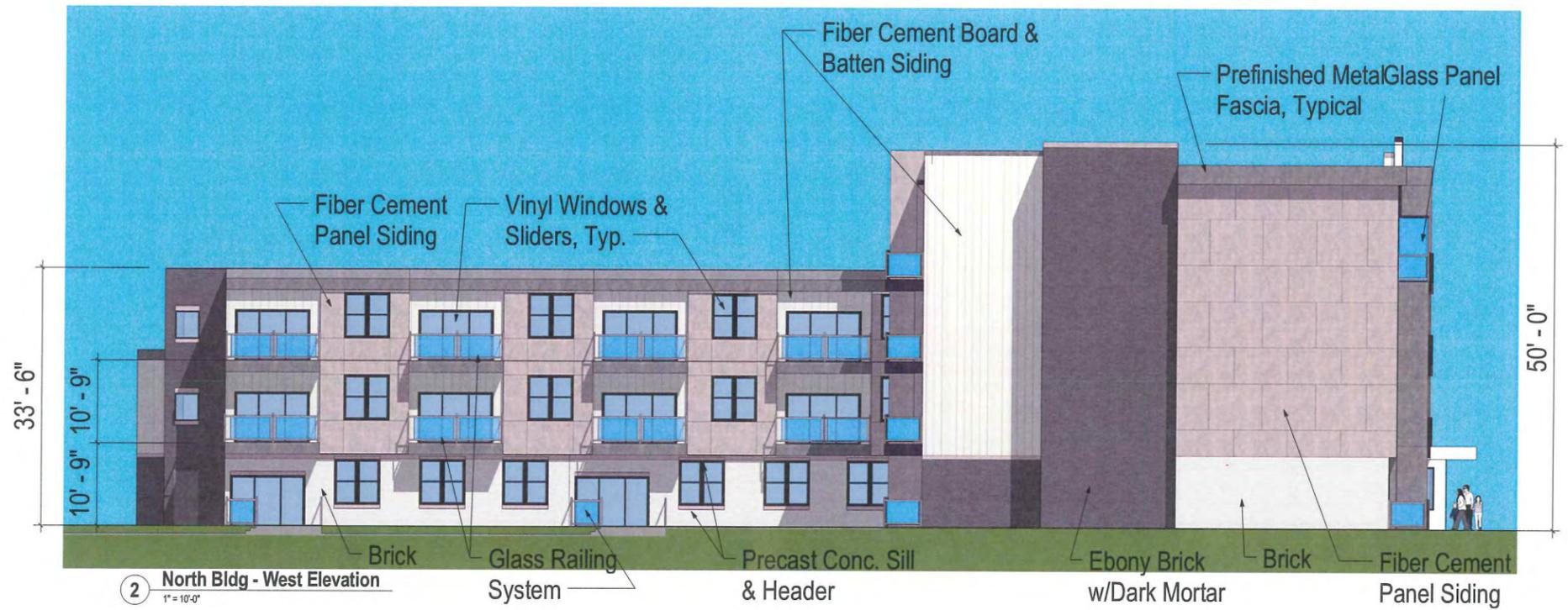


a1.3.

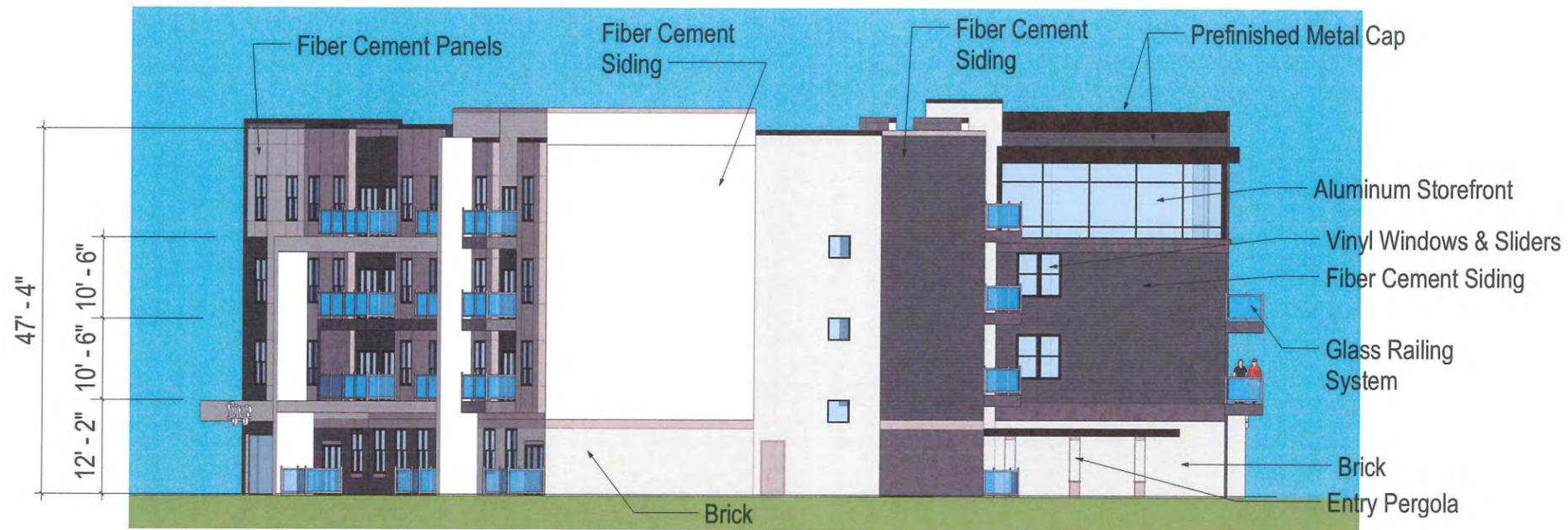
Madison, WI

Parking Layout  
 19 DECEMBER 2017  
 17092

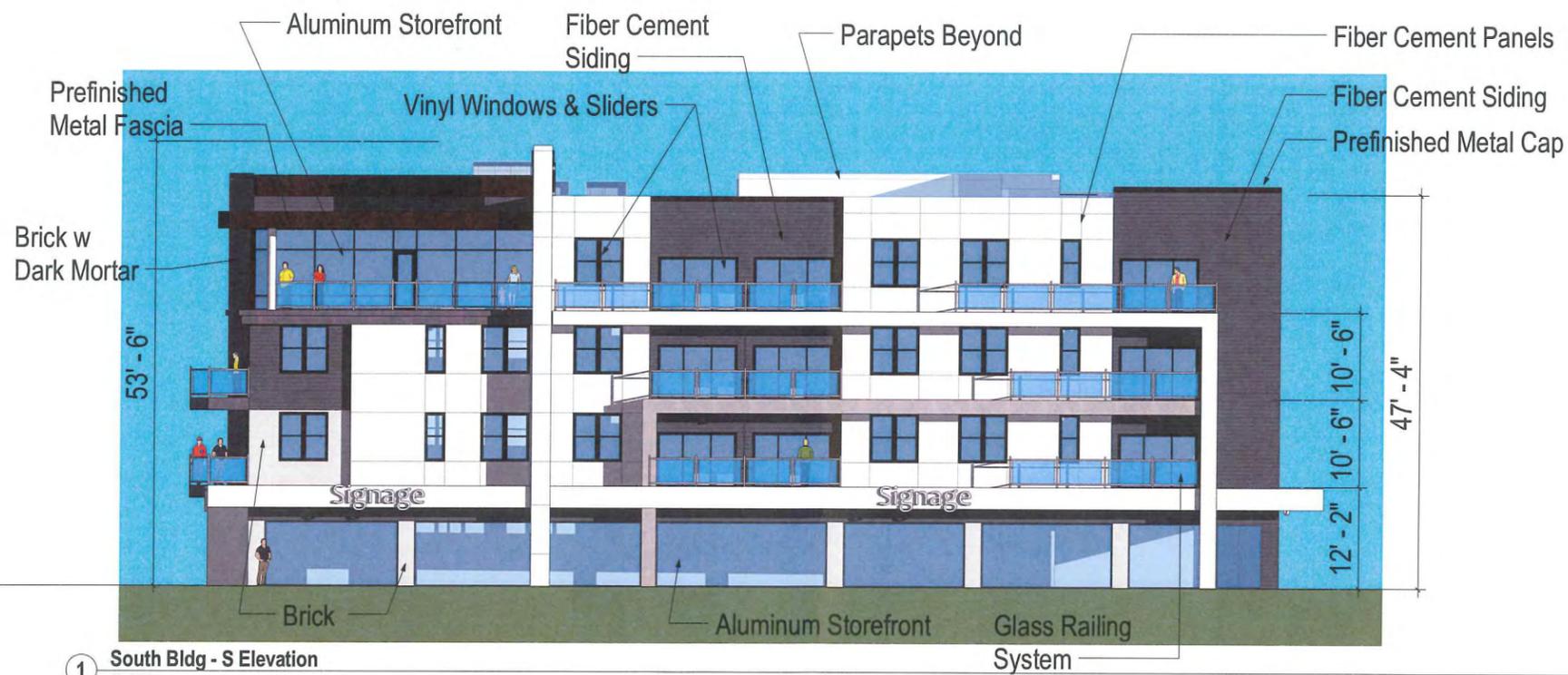








② South Bldg - North Elevation  
1" = 10'-0"



① South Bldg - S Elevation  
1" = 10'-0"



View from Cottage Grove Road and Johns Street to NW



South Building - View to NE Along Cottage Grove Rd.

