



City of Madison

Conditional Use

Location
1313 Regent St & 7 S Randall St

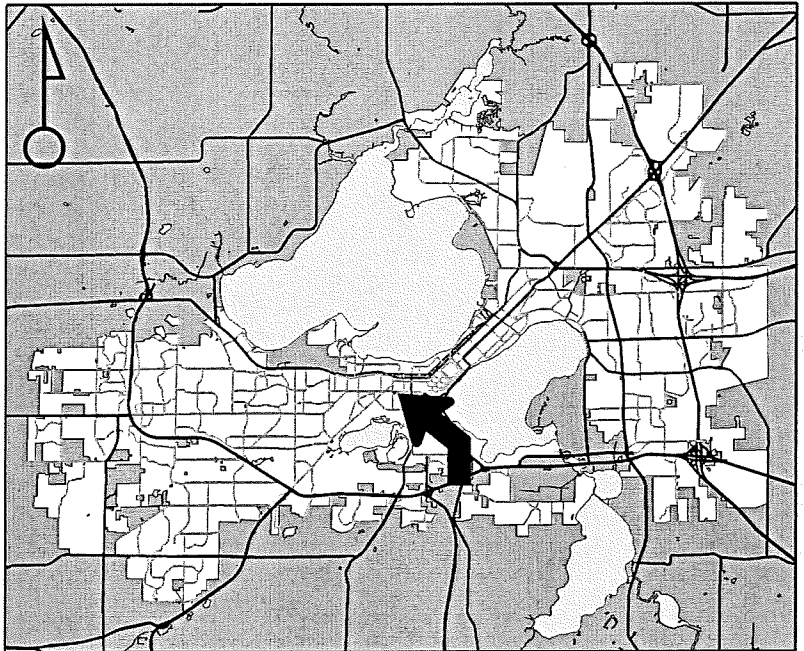
Project Name
Regent Street Brewpub

Applicant
Rod Ripley – FCS Plan B, LLC/
John Bieno – TJK Design Build

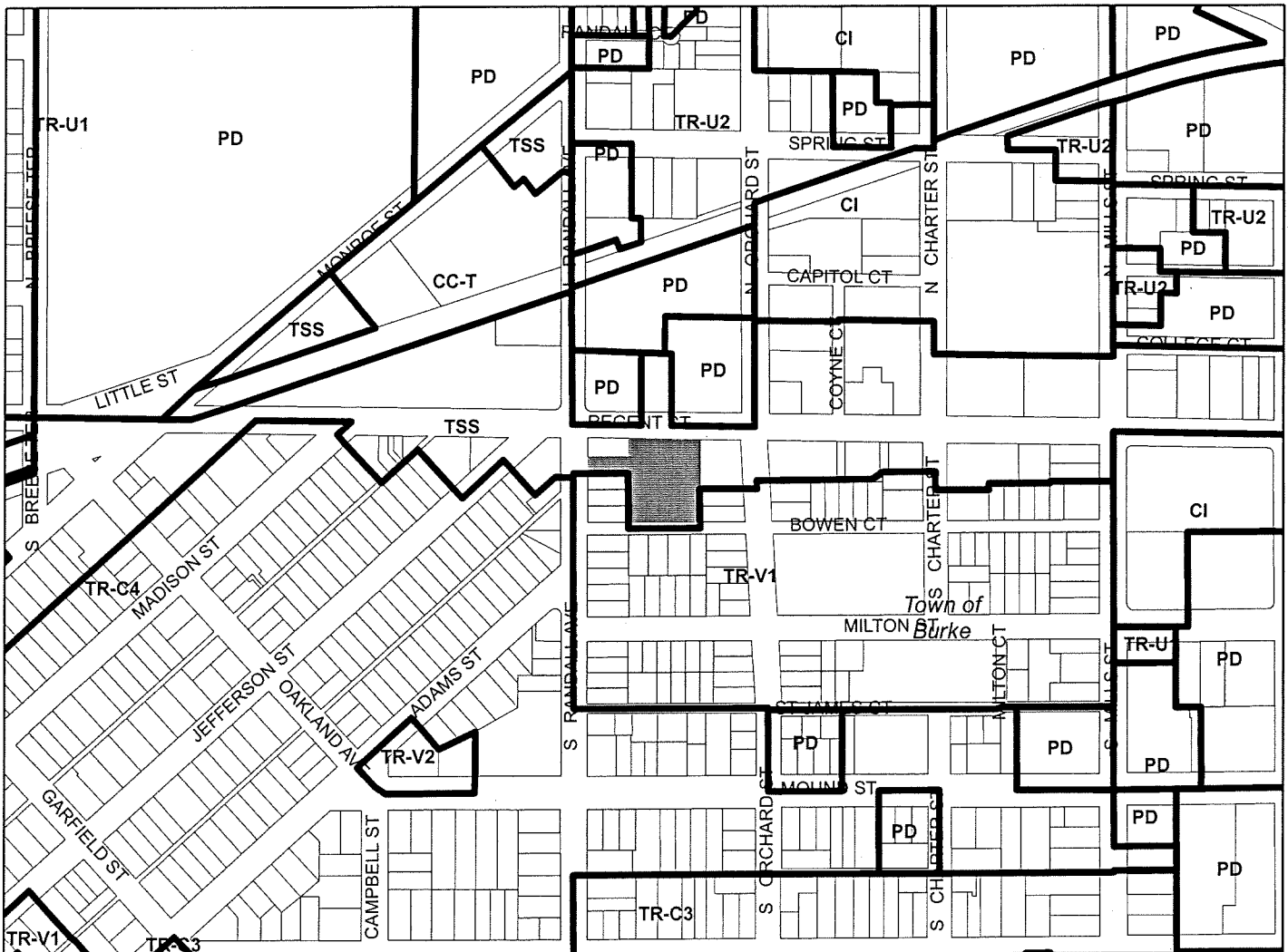
Existing Use
Former automobile repair shop

Proposed Use
Construct outdoor recreation area for
restaurant-tavern

Public Hearing Date
Plan Commission
13 June 2016



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 June 2016





LAND USE APPLICATION

CITY OF MADISON

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

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

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1313 REAGENT STREET
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
- 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: JOHN BIENO Company: TJK DESIGN BUILD
 Street Address: 102 WEST MAIN ST STE 201 City/State: MADISON WI Zip: 53703
 Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: JBIENO@TJKDESIGNBUILD.COM

Project Contact Person: SAME AS ABOVE Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): ROD RIPLEY FCS PLAN B, LLC.
 Street Address: W11579 CN RD V, Apt 1 City/State: LODI, WI Zip: 53755

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 62 VOLLEYBALL COURTS AND ADDITIONAL PARKING AREA

Development Schedule: Commencement MAY 16, 2016 Completion AUG 12, 2016

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:

→ 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 BURCHOW Date: 3.2.16 Zoning Staff: MATT TUCKER Date: 3.2.16

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

Name of Applicant JAMES BIENO Relationship to Property: ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 3.17.16 8

May 10, 2016

Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: **Letter of Intent – Alteration to an Existing Conditional Use - Revised**
1313 Regent Street
Madison, WI

To Whom It May Concern:

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

Organizational structure:

Owner: FCS Plan B, LLC
W 11579 Cty Rd V, Apt 1
Lodi, WI 53555
Contact: Rod Ripley

Architect: TJK Design Build Inc
612 West Main Street, Ste. 201
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbien@tjkdesignbuild.com

Engineer: D'Onofrio, Kottke & Assocs, Inc.
7530 Westward Way
Madison, WI 53717
608-833-7530
Contact: Ron Klaas

Landscape Design: Richard Slayton, ASLA

Introduction:

The site is located mid block on the south side of the 1300 block of Regent Street. The current lot is approximately 35,461 square feet in size. With this submittal, the lot size will increase to approximately 39,467 square feet. This is due to the addition of a neighboring lot that is intended to be used for additional parking. There currently is an existing structure that has seen many purposes over its 70+ year lifespan. Most recently as a car repair center. The property extends all the way through the block to Bowen Court. Regent Street is an active area in the city for all modes of transportation. Bowen Court is a one way street that primarily serves as a link to the converted housing along this street. To the east and west of the property there is a mix of commercial properties and more converted housing.

Deconstruction:

This proposal requests the deconstruction of an existing, un-structured, surface parking area and the transformation of a proposed green space into (2) volleyball courts.

Description:

The original proposal, currently under construction, was to transform the project into a brew-pub and banquet facility. This additional request has (5) parts. First, it is to incorporate a new lot into a structured parking area. Complete with lighting, landscaping and structured parking and drive areas. Second, is for the reworking of a proposed green space into (2) sand, volleyball courts with lighting. In addition, a Cedar fence will be built along most of the perimeter of the property. Third, is to increase the capacity of the outdoor seating area from 58 to 82. Fourth, include a small outdoor bar area to accommodate patio users. Finally, is a re-approval for the Plan Commission level parking reduction for the site.

The volleyball courts will sand structures and built into the site. Landscape fabric will be introduced to minimize weed growth and loss of sand. A net will surround the entire court area. No extra speakers or sound producing devices are going to be added to the volleyball courts. Games will be held beginning the first week of May and ending the first week of October. The latest the court would be used is 10:30pm.

The additional parking area accommodates 8 new parking stalls. These additional stalls will help with the additional capacity created by the volleyball courts and the patio.

Hours of Operation:

Brew Pub	Sunday – Thursday 11:00 AM – 2:00 AM Friday - Saturday 11:00 AM – 2:30 AM
Outdoor Dining	7 days a week (weather permitting) 11:00 AM – 10:00 PM
Banquet Facility	(by reservation) and/or same as Brew Pub
Volleyball Courts	5:30pm-10:30pm Weeknights Noon-10:30pm Weekends May through October Last game ending at 10pm

Occupancy Load:

Brew Pub	2,863 SF = 200 Persons
Commercial Kitchen	1,044 SF = 5 Persons
Banquet Facility	2,432 SF = 450 Persons (owner set amount)
Brewery	1,393 SF = 3 Persons
Outdoor Dining	1,269 SF = 82 Persons (owner set amount)
Volleyball Courts	24 persons (Seasonal - Factored into outdoor dining area)

Parking:

Brew Pub	Vehicle	27 Provided	41 required for Brew Pub and Patio
			68 required for Banquet
	Bicycle	5% of Capacity	37 required

Lot Coverage/Useable Open Space:

Lot Area	39,467 SF
Building	10,156 SF
Green Space	11,641 SF

Schedule:

Plan Submitted	March 23, 2016
Plan Commission	June 13, 2016
Final Zoning Approval	June 27, 2016
Start Construction	June 28, 2016
Final Completion	August 1, 2016

CU Requested:

- Reduction in parking
- Outdoor eating area

Social and Economic Impact:

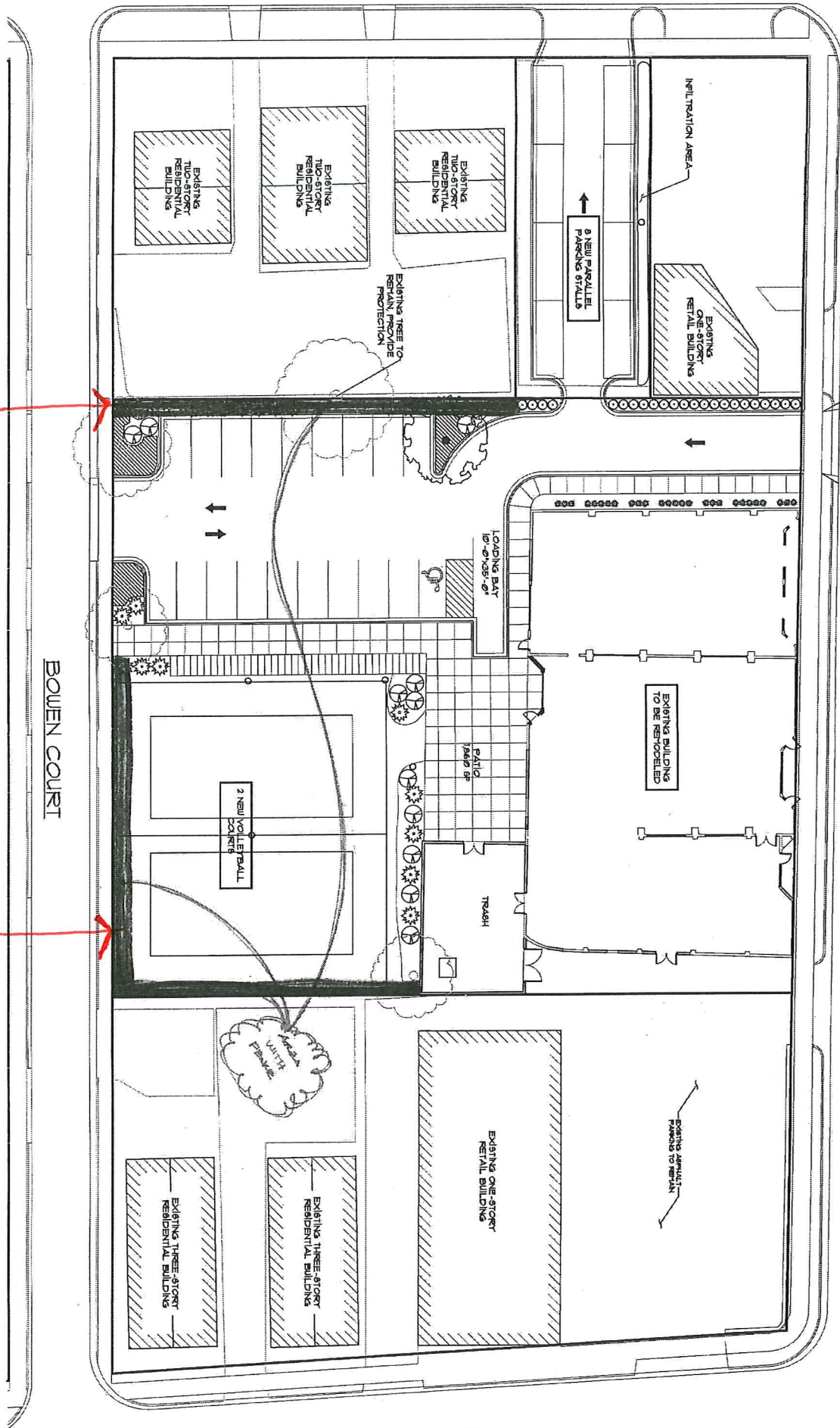
This development will have a positive social and economic impact. The development will potentially increase the city's tax base with minimal if any increased cost to the city. The redevelopment will provide new work opportunities and housing options. It also promotes pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA
TJK Design Build Inc

SOUTH ORCHARD STREET



LOCATION OF 6' TALL WOODEN FENCE

BOWEN COURT

EXISTING TWO-STORY RESIDENTIAL BUILDING

EXISTING TWO-STORY RESIDENTIAL BUILDING

EXISTING TWO-STORY RESIDENTIAL BUILDING

EXISTING TREES TO PROTECTION

9 NEW PARALLEL PARKING STALLS

NEW TREATMENT AREA

EXISTING ONE-STORY RETAIL BUILDING

LOADING BAY 10'-0" x 35'-0"

PATIO 1660 SQ FT

TRASH

EXISTING BUILDING TO BE REBUILT

2 NEW VOLLEYBALL COURTS

LITTLE PLANE

EXISTING THREE-STORY RESIDENTIAL BUILDING

EXISTING THREE-STORY RESIDENTIAL BUILDING

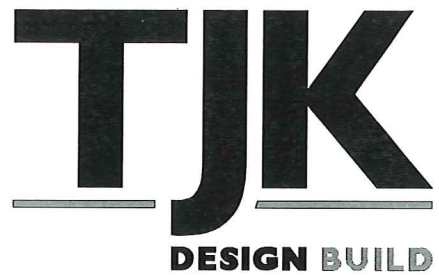
EXISTING ONE-STORY RETAIL BUILDING

EXISTING ASPHALT PARKING TO REMAIN

PROPOSED FACILITY FOR:

REGENT STREET DEVELOPMENT

1313 REGENT STREET
MADISON, WISCONSIN

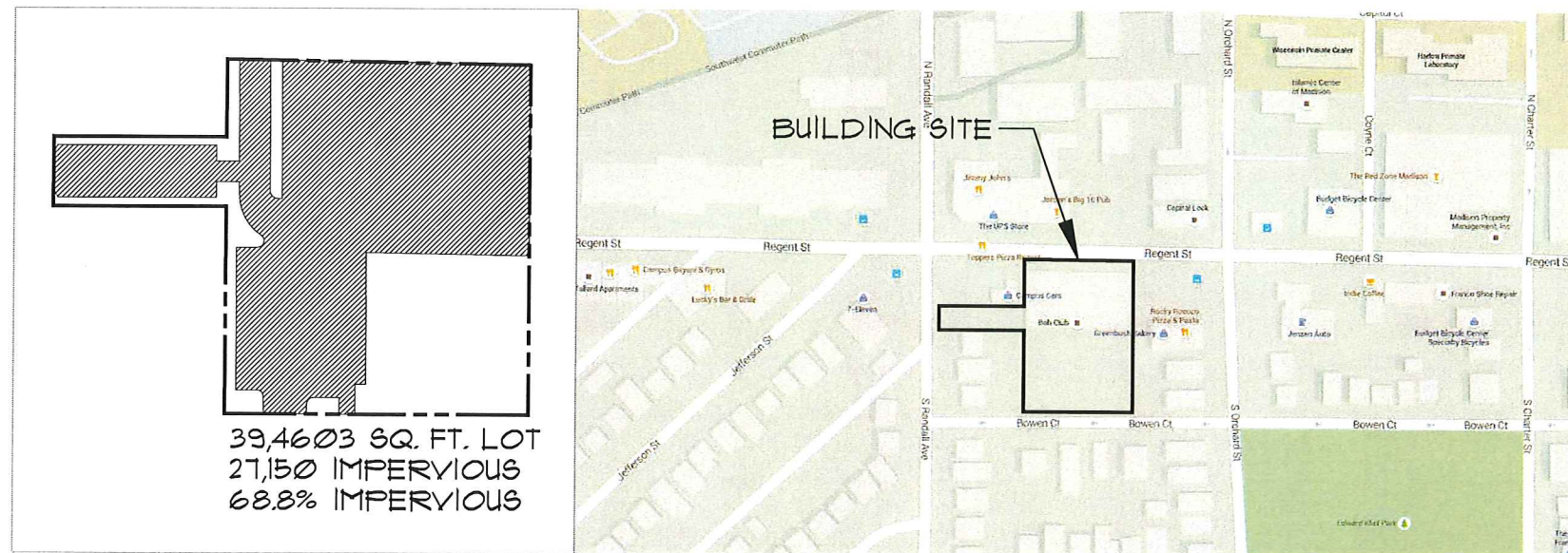


TJK Design Build

612 West Main Street
Madison, WI 53703
608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

- C-1.0 PROPOSED SITE PLAN
- C-1.1 GRADING AND EROSION CONTROL PLAN
- C-1.2 UTILITY PLAN
- C-1.3 PHOTOMETRIC PLAN
- C-1.4 LANDSCAPE PLAN



SITE LOCATION MAP

PROPOSED FACILITY FOR:
REGENT STREET DEVELOPMENT
1313 REGENT STREET, MADISON, WI

LEGEND:

- PROPERTY CORNER
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIRE HYDRANT
- UTILITY POLE
- CITY STREET LIGHT
- MANGRO
- 2 1/2" FIRE HOSE LAY
- WATER VALVE
- CURB INLET

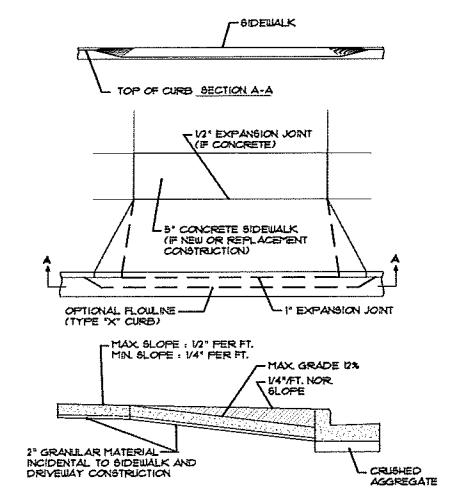
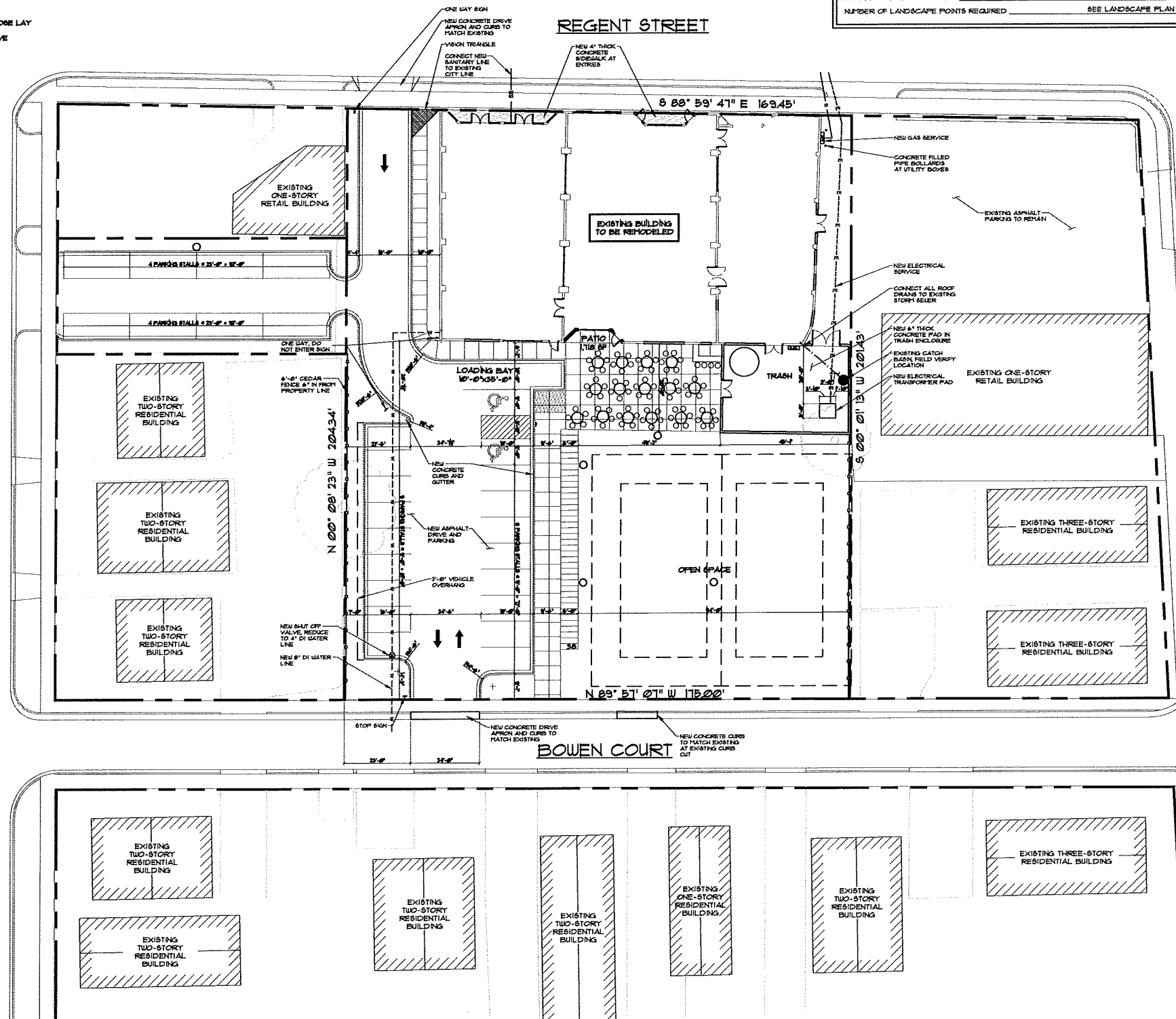
SITE INFORMATION BLOCK - LOT 1 (BREW PUB)

SITE ACREAGE (TOTAL)	33,463 SQ FT • 0.31 ACRES
PROPOSED PARKING AND PAVEMENT	9,301 SQ FT
GREEN SPACE	12,011 SQ FT 31.2%
NUMBER OF BUILDING STORIES (ABOVE GRADE)	1
BUILDING HEIGHT	10'-2" ABOVE FINISH FLOOR
TYPE OF CONSTRUCTION	SB, FULLY SPRINKLED
TOTAL SQUARE FOOTAGE OF BUILDING	10,266 SQ FT
USE OF PROPERTY	B
NUMBER OF PARKING STALLS	26
NUMBER OF LANDSCAPE POINTS REQUIRED	SEE LANDSCAPE PLAN

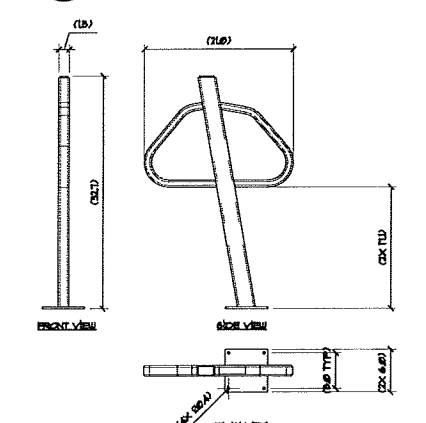
GENERAL NOTES:

1. LOT SIZE = 35,460 SQ FT. GROUND FLOOR FOOTPRINT (EXISTING) = 10,266 SQ FT. 28.6% OF LOT SIZE.
2. CONNECT ALL ROOF DRAINS TO CITY STORM SEWER SYSTEM.
3. REMOVE EXISTING CONCRETE DRIVEWAY APPROACH AND REPLACE WITH NEW CURBS AND GUTTER TO MATCH EXISTING.
4. GENERAL CONTRACTOR TO OBTAIN PERMIT TO PLUG EXISTING PRIVATE STORM LATERAL.
5. ALL CURBS, GUTTER AND SIDEWALK WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED OR IS DETERMINED BY CITY ENGINEER TO BE REPLACED.
6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY TO BE PERFORMED BY A CITY LICENSED CONTRACTOR.
7. ALL DAMAGE TO PAVEMENT ON REGENT STREET AND BOWEN COURT ADJACENT TO SITE SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
8. GENERAL CONTRACTOR TO OBTAIN A STREET EXCAVATION PERMIT FOR INSTALLATION OF REQUIRED UTILITIES.
9. GENERAL CONTRACTOR TO OBTAIN ALL REQUIRED SEWER CONNECTION AND PLUGGING PERMITS PRIOR TO ANY UTILITY WORK BEING PERFORMED.
10. GENERAL CONTRACTOR TO OBTAIN CONNECTION AND EXCAVATION PERMITS PRIOR TO COMMENCING STORE SEWER CONSTRUCTION.
11. NO RESIDENTIAL PARKING PERMITS SHALL BE ISSUED FOR BOWEN COURT APARTMENTS.
12. ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE.
13. TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY.
14. EXISTING WATER MAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION.

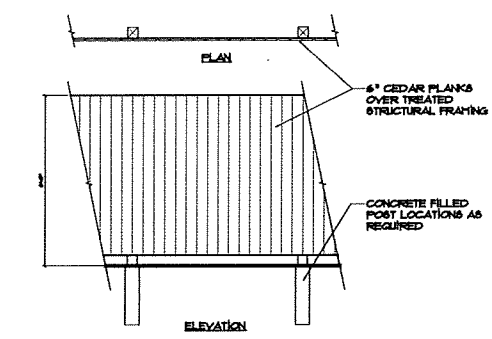
SOUTH RANDALL AVENUE



2 DRIVEWAY APPROACH
C-10 SCALE: N.T.S.



3 BIKE RACK
C-10 SCALE: N.T.S.



4 FENCE DETAIL
C-10 SCALE: N.T.S.

1 PROPOSED SITE PLAN
C-10 SCALE: 1" = 20' - 0"



612 WEST MAIN STREET
MADISON, WI 53703
608-257-1090
FAX 608-257-1092

REV	DATE

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PROPOSED FACILITY FOR:
REGENT STREET DEVELOPMENT

1313 REGENT STREET
MADISON, WI

C-1.0

3.23.16

EROSION CONTROL NOTES:

1. EROSION CONTROL PRACTICES SHALL BE PLACED AT THE COMMENCEMENT OF CONSTRUCTION. ALL PRACTICES SHALL BE INSPECTED AFTER A RAINFALL EVENT OF 0.5" OR GREATER AND/OR WEEKLY AND REPAIRED AS NECESSARY.
2. THE CONTRACTOR SHALL INSPECT STREETS AND SIDEWALK ADJACENT TO THE SITE A MINIMUM OF ONCE DAILY AND CLEAN AS NECESSARY. CLEANING SHALL BE BY SWEEPING AND NOT HYDRAULIC FLUSHING. MUD AND DEBRIS TRACKED ONTO CITY STREETS SHALL BE IMMEDIATELY CLEANED UP.
3. INLET FILTERS FOR EXISTING INLETS SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION. INLET FILTERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A SATISFACTORY STAND OF GRASS HAS BEEN ACHIEVED, THEN REMOVED.
4. ALL DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED SHALL BE WDOT MIXTURE 40 APPLIED AT 2 POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE WDOT TYPE A APPLIED AT 6 POUNDS PER 1000 SQUARE FEET. MULCH SHALL BE HAY OR STRAW APPLIED AT 1.5 TO 3 TONS PER ACRE AND CRIMPED. CHANGES TO ABOVE TYPES SHALL BE APPROVED BY ENGINEER. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. UNTIL ACCEPTANCE OF THIS PROJECT, EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE THE MINIMUM ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE CITY ENGINEER OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. CHANGES TO THE APPROVED EROSION CONTROL PLAN SUBMITTED SHALL BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION.

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



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 MADISON, WI 53703
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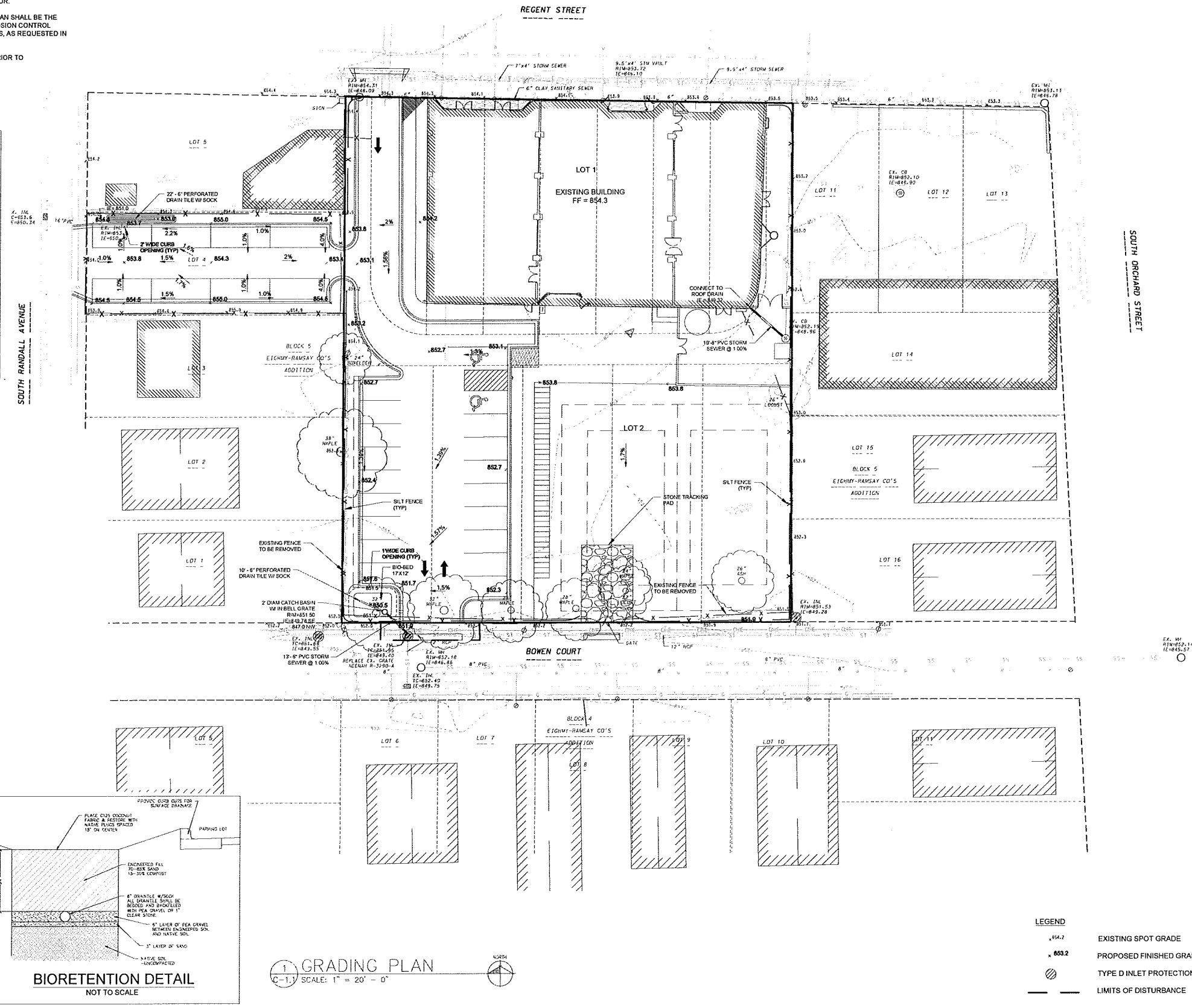
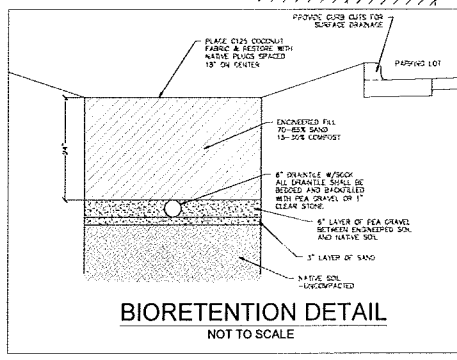
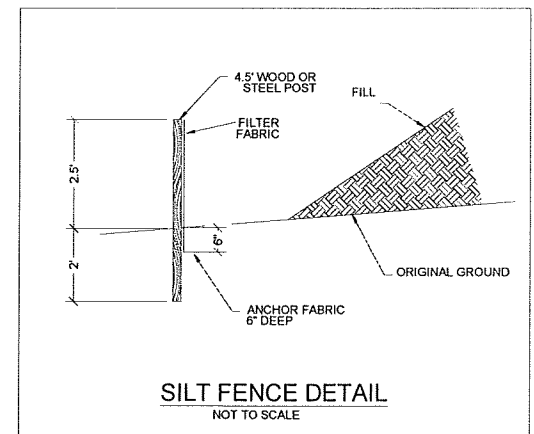
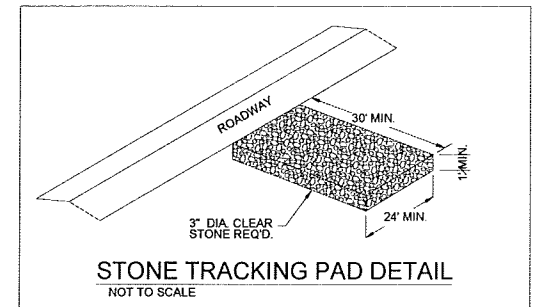
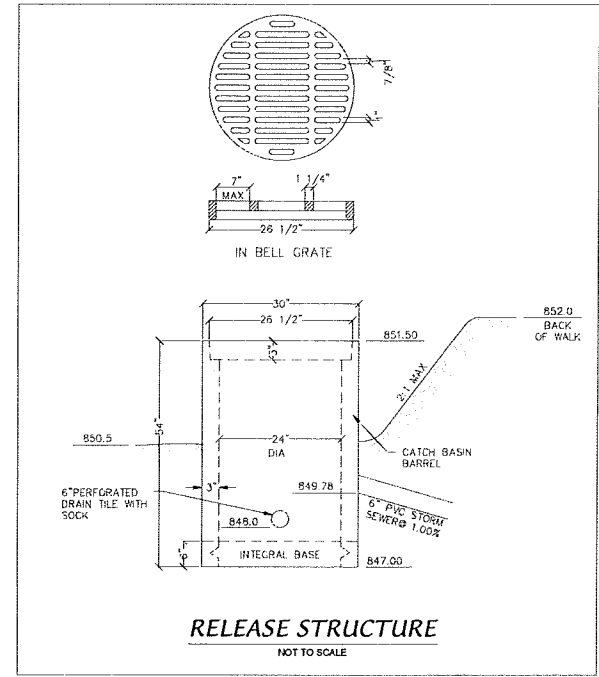
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**PROPOSED FACILITY FOR:
 REGENT STREET**
 1313 REGENT STREET
 MADISON, WI

C-1.1

03.22.16



LEGEND
 -154.7 EXISTING SPOT GRADE
 x 853.2 PROPOSED FINISHED GRADE
 (Symbol) TYPE D INLET PROTECTION REQUIRED
 - - - - - LIMITS OF DISTURBANCE

SITE UTILITY NOTES

1. ALL SITE UTILITY WORK SHALL COMPLY WITH THE CITY OF MADISON CODE OF ORDINANCES. ALL MATERIALS SHALL BE IN COMPLIANCE WITH THE CITY'S MATERIAL STANDARDS.
2. SANITARY SEWER SHALL BE SDR 35 PVC.
3. SITE UTILITY CONTRACTOR SHALL COORDINATE WORK EFFORTS INVOLVING ANY OTHER UTILITIES WITH THEIR PERSPECTIVE COMPANIES: MG&E, CHARTER, TDS, ETC
4. UTILITIES LOCATED IN THE RIGHT-OF-WAY TO BE CONSTRUCTED AS PART OF A CITY OF MADISON IMPROVEMENT PROJECT.

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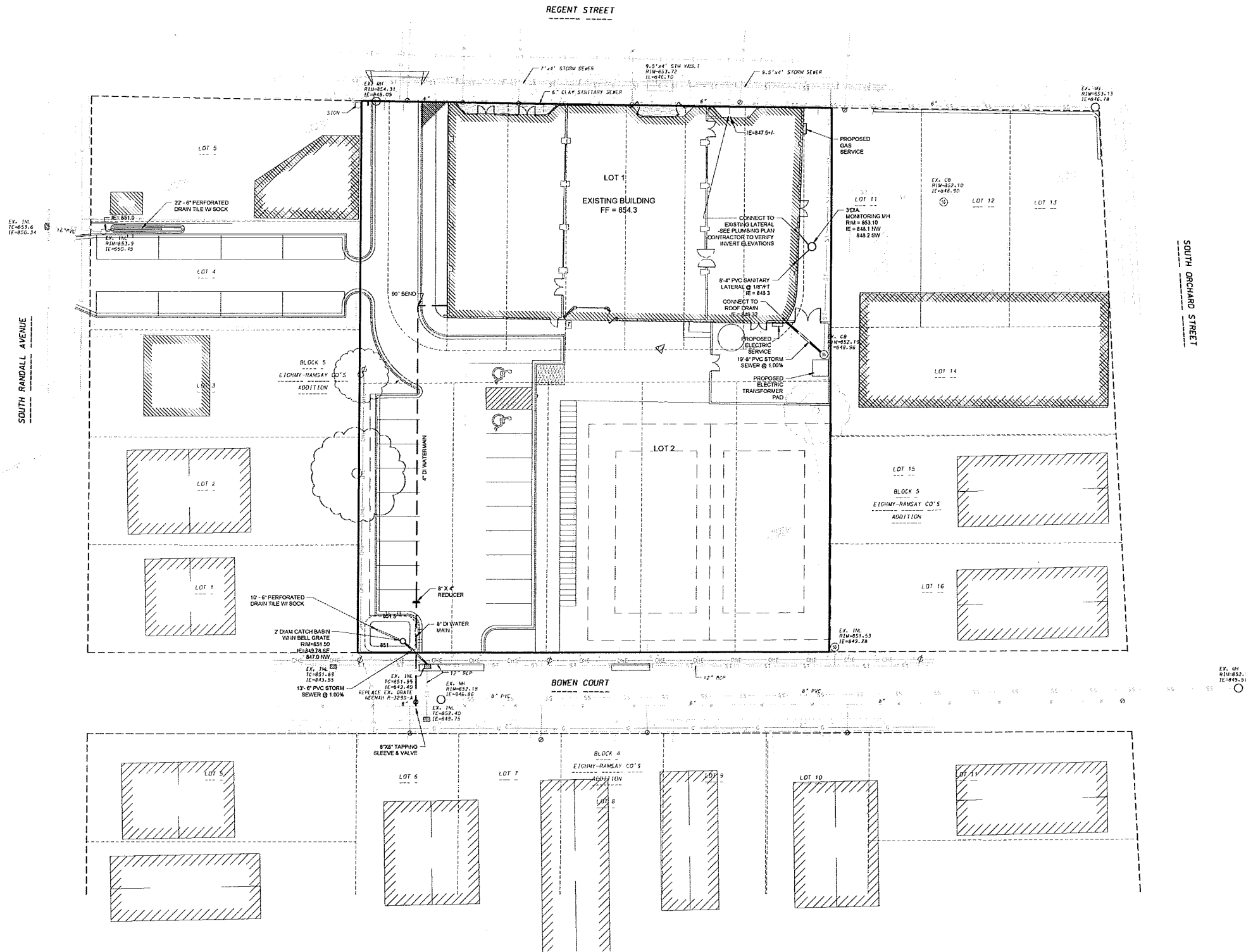
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PROPOSED FACILITY FOR:
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 1313 REGENT STREET
 MADISON, WI

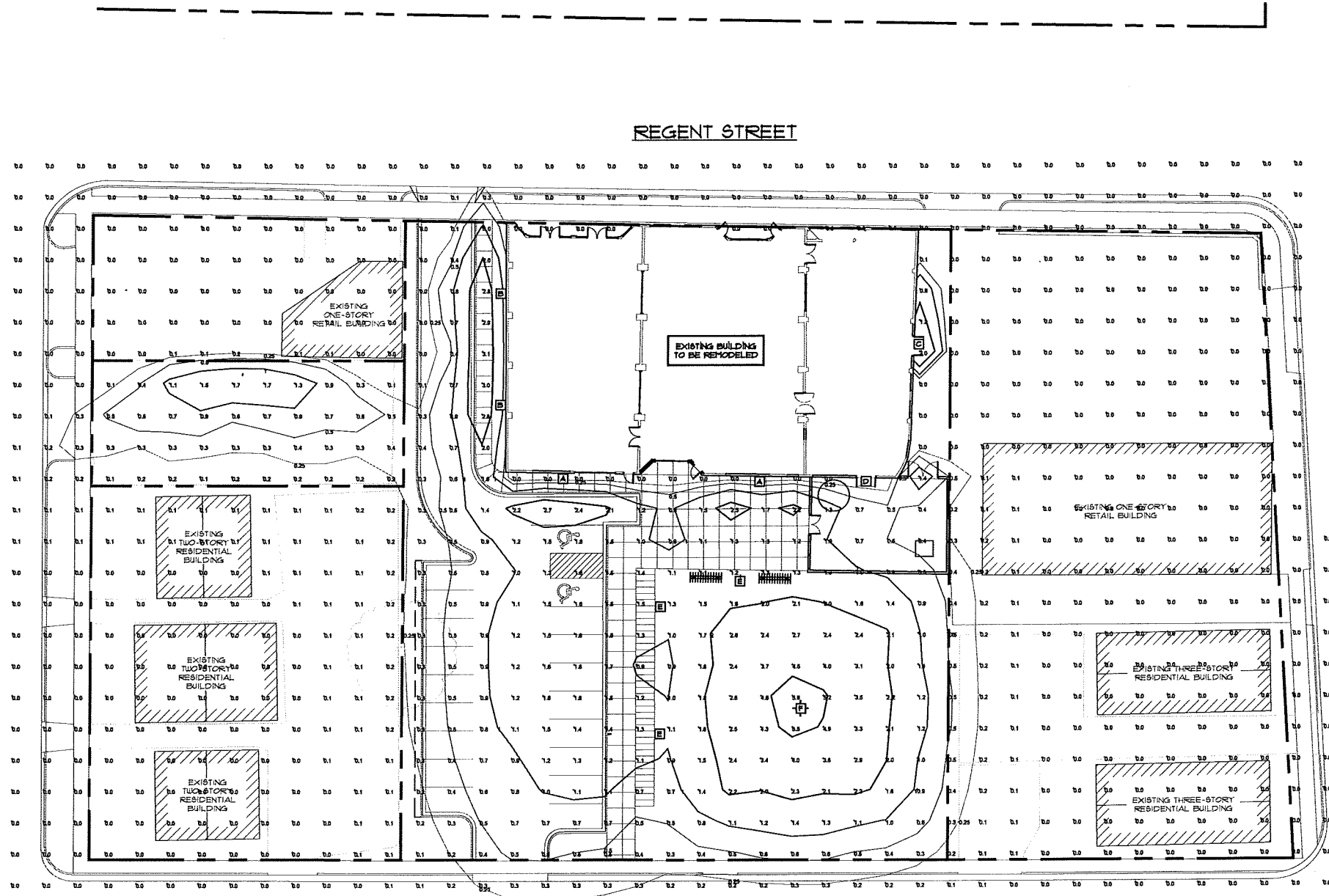
C-1.2

03.22.16



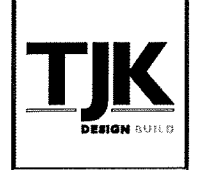
1 SITE UTILITY PLAN
 SCALE: 1" = 20' - 0"

SOUTH RANDALL AVENUE



Label	Qty	Catalog Number	Description	Lamp	Watts
A	2	ENV-E01-LED-EI-BL3	ENTRI LED LUMINAIRE WITH UPLIGHT (U) LIGHTBAR WITH ACCOLED OPTICS - TYPE 3 WITH SPILL LIGHT CONTROL MOUNTED 10'-0" ABOVE GRADE		21
B	2	ENV-E01-LED-EI-BL2	ENTRI LED LUMINAIRE WITH UPLIGHT (U) LIGHTBAR WITH ACCOLED OPTICS - TYPE 2 WITH SPILL LIGHT CONTROL MOUNTED 10'-0" ABOVE GRADE		21
C	1	ENV-E01-LED-EI-BL2	ENTRI LED LUMINAIRE WITH UPLIGHT (U) LIGHTBAR WITH ACCOLED OPTICS - TYPE 2 WITH SPILL LIGHT CONTROL MOUNTED 8'-0" ABOVE GRADE		21
D	1	ENV-E01-LED-EI-6LL	ENTRI LED LUMINAIRE WITH UPLIGHT (U) LIGHTBAR WITH ACCOLED OPTICS - TYPE 2 WITH SPILL LIGHT CONTROL LIGHT ELIMINATOR LEFT MOUNTED 10'-0" ABOVE GRADE		21
E	3	PM1-E02-LED-E-U-14-1030	MESA DECORATIVE LED LUMINAIRE (2) LIGHTBARS WITH ACCOLED OPTICS - TYPE 4 SHORT MOUNTED 10'-0" ABOVE GRADE	(2) 3000K CCT, 10 CRI LED	24.1
F	1	PM1-E02-LED-E-U-14-1030	(4) HEAD MESA DECORATIVE LED LUMINAIRE (2) LIGHTBARS WITH ACCOLED OPTICS - TYPE 4 SHORT MOUNTED 10'-0" ABOVE GRADE	(4) 3000K CCT, 10 CRI LED	208.4
G	1	PM1-E02-LED-E-U-17-1030	MESA DECORATIVE LED LUMINAIRE (2) LIGHTBARS WITH ACCOLED OPTICS - TYPE 3 AREA MOUNTED 16'-0" ABOVE GRADE	(2) 3000K CCT, 10 CRI LED	92.1

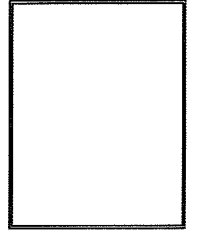
STATISTICS						
Description	Symbol	Avg	Max	Min	Avg/Min	
Calc Zone #	+	0.3 fc	5.8 fc	0.0 fc	N/A	N/A



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MADISON, WI 53703
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PROPOSED FACILITY FOR:
REGENT STREET DEVELOPMENT
1313 REGENT STREET
MADISON, WI

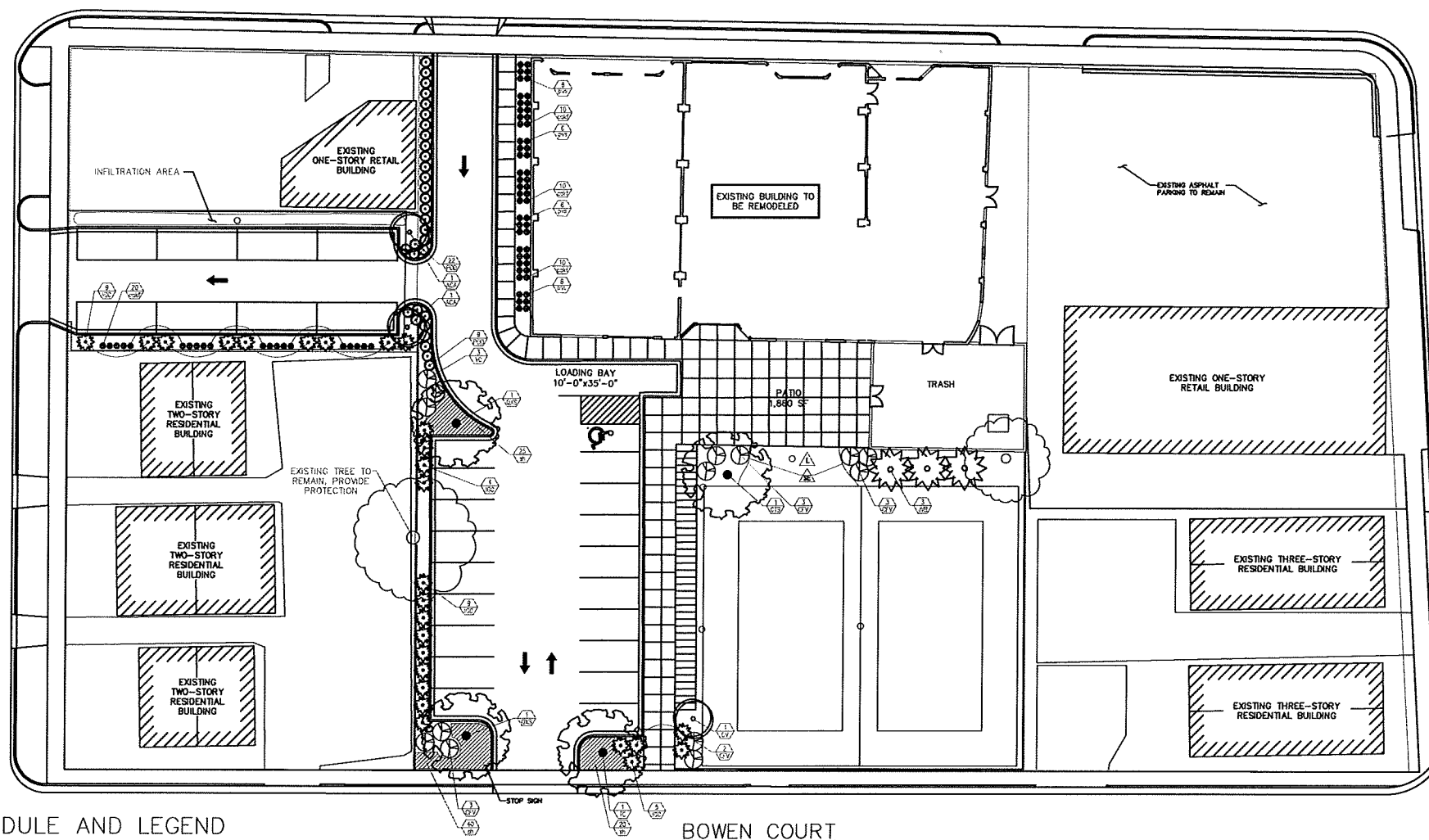
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PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

REGENT STREET

SOUTH RANDALL AVENUE

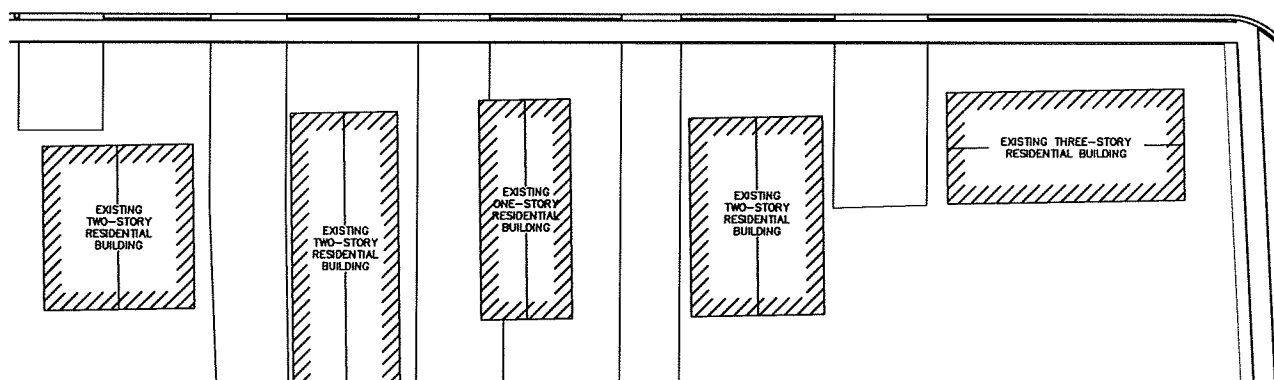
SOUTH ORCHARD STREET



BOWEN COURT

PLANTING SCHEDULE AND LEGEND

Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
Deciduous Tree							
AGA	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	4-8' Ht	B&B	As shown	Single-stem
CV	<i>Chionodoxa virgiflora</i>	White Fringe Tree	1	4-8' Ht	B&B	As shown	Single-stem
GT3	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	1	2 1/2" cal	B&B	As shown	Straight leader
QJ5	<i>Quercus x Schweini</i>	Schweini Oak	2	2 1/2" cal	B&B	As shown	Straight leader, matched
TC	<i>Tilia cordata</i> 'June Bride'	June Bride Littleleaf Linden	1	2 1/2" cal	B&B	As shown	Straight leader
Deciduous Shrub							
CV	<i>Calycanthus floridus</i> 'Yucca'	Venus Carolina Alspica	11	24" HT/3 Gal	Cont	As shown	Full plants, matched
POD	<i>Rhus copallina</i> 'Dorona May'	Little Devil Nunebark	31	24" HT/3 Gal	Cont	As shown	Full plants, matched
VC	<i>Viburnum carlesii</i>	Konaraspic Viburnum	3	18" HT/3 Gal	Cont	As shown	Full plants, matched
Evergreens							
IGC	<i>Bux glabra</i> 'Compacta'	Compact hollyberry	27	24" HT/3 Gal	Cont	As shown	Full plants, matched
JVB	<i>Juniperus virginiana</i> 'Burkii'	Burk Eastern Redcedar	3	6' HT	B&B	As shown	Full plants
Perennials, Ornamental Grasses, Vines and Groundcovers							
caif	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	50	1 Gal	Cont	As shown	Full plants, matched
pvf	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	24	1 Gal	Cont	As shown	Full plants, matched
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	85	1 Gal	Cont	As shown	Full plants, matched
Infiltration Zone Seed Mix							
	<i>Aster tuberosus</i>	Butterfly Wood	10% by weight				
	<i>Aster azureus</i>	Sky Blue Aster	15% by weight				
	<i>Helianthus occidentalis</i>	Ox-Eye Sunflower	10% by weight				
	<i>Rudbeckia hirta</i>	Black-Eyed Susan	20% by weight				
	<i>Zizia aurea</i>	Golden Alexander	10% by weight				
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	15% by weight				
	<i>Schizachyrium scorzonum</i>	Little Bluestem	20% by weight				
Groundcover Treatment							
		Shredded Bark Mulch: Shredded Natural Cypress at all planting beds					
		Spade edge					
		Stone Mulch: Planting bed along building					
		Lawn					



GENERAL NOTES:

1. LOT SIZE = 34,922 SQ. FT., GROUND FLOOR FOOTPRINT (EXISTING) = 10,156 SQ. FT., 29.1% OF LOT SIZE.
2. CONNECT ALL ROOF DRAINS TO CITY STORM SEWER SYSTEM.
3. REMOVE EXISTING CONCRETE DRIVEWAY APPROACH AND REPLACE WITH NEW CURB AND CUTTER TO MATCH EXISTING.
4. GENERAL CONTRACTOR TO OBTAIN PERMIT TO PLUG EXISTING PRIVATE STORM LATERAL.
5. ALL CURB, CUTTER, AND SIDEWALK WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED OR IS DETERMINED BY CITY ENGINEER TO BE REPLACED.
6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY TO BE PERFORMED BY A CITY LICENSED CONTRACTOR.
7. ALL DAMAGE TO PAVEMENT ON REGENT STREET AND BOWEN COURT ADJACENT TO SITE SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
8. GENERAL CONTRACTOR TO OBTAIN A STREET OCCUPATION PERMIT FOR INSTALLATION OF REQUIRED UTILITIES.
9. GENERAL CONTRACTOR TO OBTAIN ALL REQUIRED SEWER CONNECTION AND PLUMBING PERMITS PRIOR TO ANY UTILITY WORK BEING PERFORMED.
10. GENERAL CONTRACTOR TO OBTAIN CONNECTION AND EXCAVATION PERMITS PRIOR TO COMMENCING STORM SEWER CONSTRUCTION.
11. NO RESIDENTIAL PARKING PERMITS SHALL BE ISSUED FOR BOWEN COURT APARTMENTS.
12. ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE.
13. TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY.
14. EXISTING WATER MAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION.

REQUIRED LANDSCAPE CALCULATIONS

Landscaping Calculations and Distribution
 Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
 Total square footage of developed area: **21,782 sf**
 Total landscape points required: **363 pts**

PROVIDED LANDSCAPE CALCULATIONS

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35	1	35	4	140
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			3	105
Ornamental tree	1 1/2 inch caliper	15			3	45
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			45	135
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			27	108
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			150	318
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft.				
Sub Totals				35		851
Total Number of Points Provided			856			

REV DATE

1 03/16/16

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PROPOSED FACILITY FOR:
REGENT STREET DEVELOPMENT

1313 REGENT STREET
 MADISON, WI

C-1.4

3.11.16

LANDSCAPE PLAN
 SCALE: 1" = 20'

