



City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location
1917 Lake Point Drive

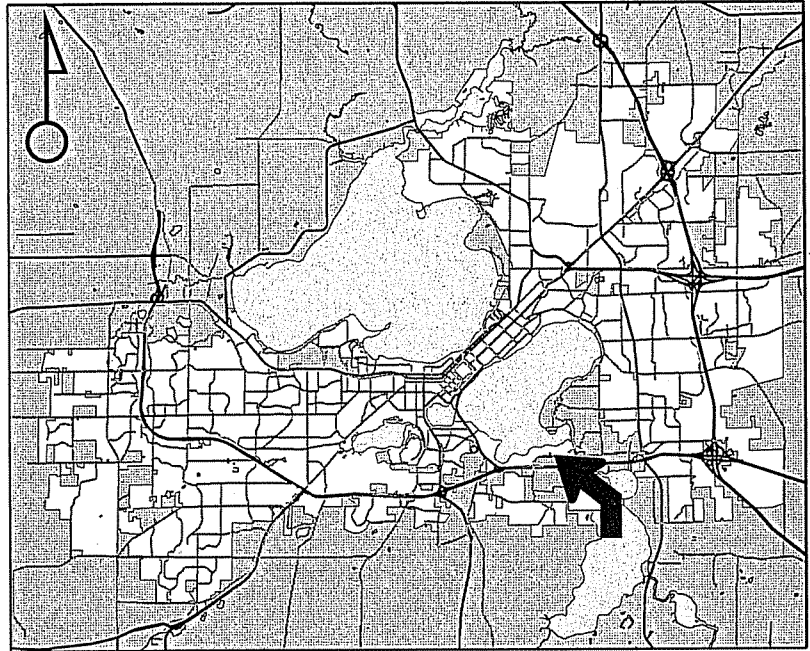
Applicant
Movin' out Inc and Community Development
Authority-City of Madison/Jim Glueck-
Glueck Architects

From: TR-V1 To: TR-U1

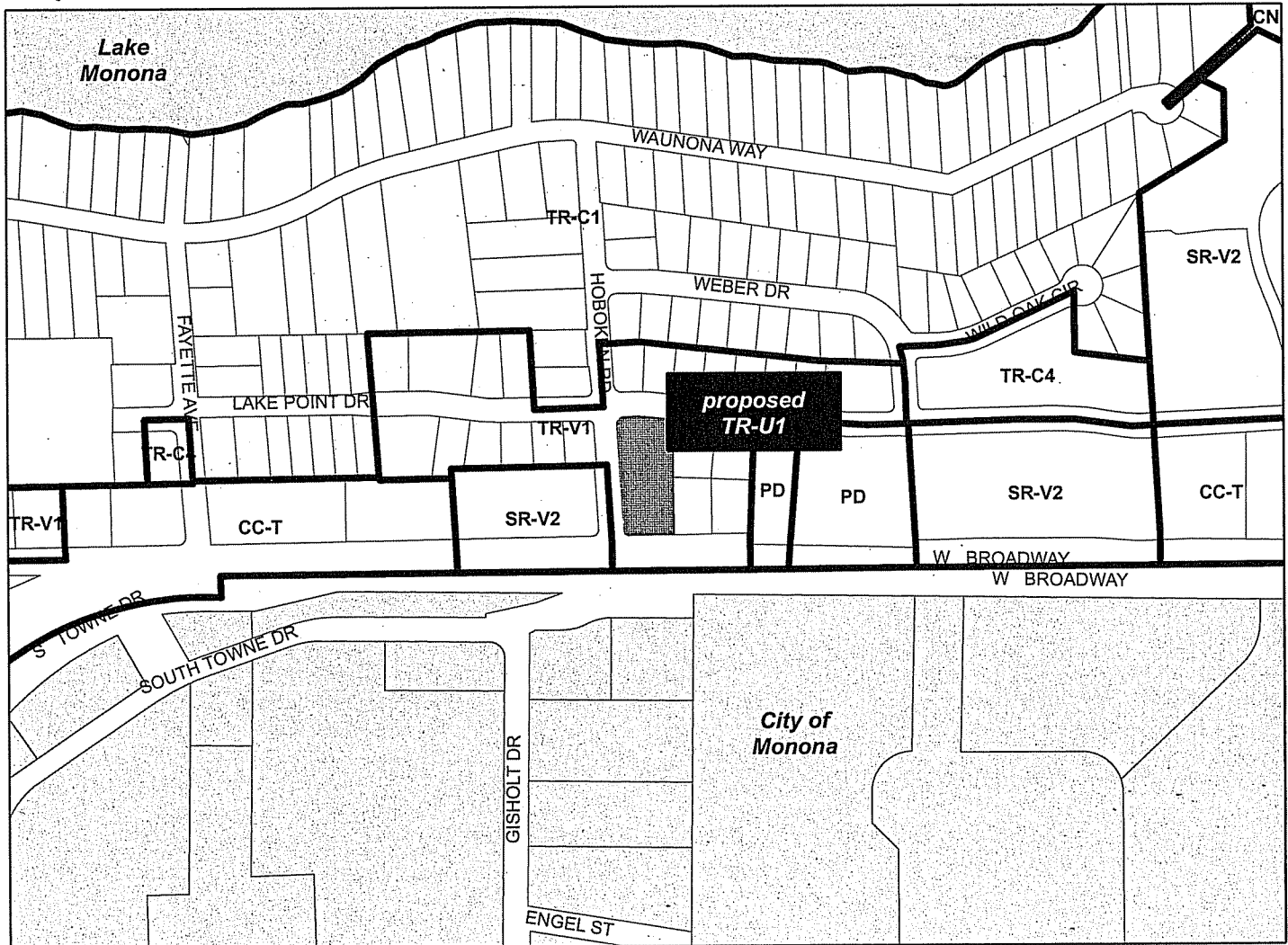
Existing Use
Community Center

Proposed Use
Demolish community center and
construct 12 townhouse units in
2 buildings

Public Hearing Date
Plan Commission
11 January 2016
Common Council
19 January 2016



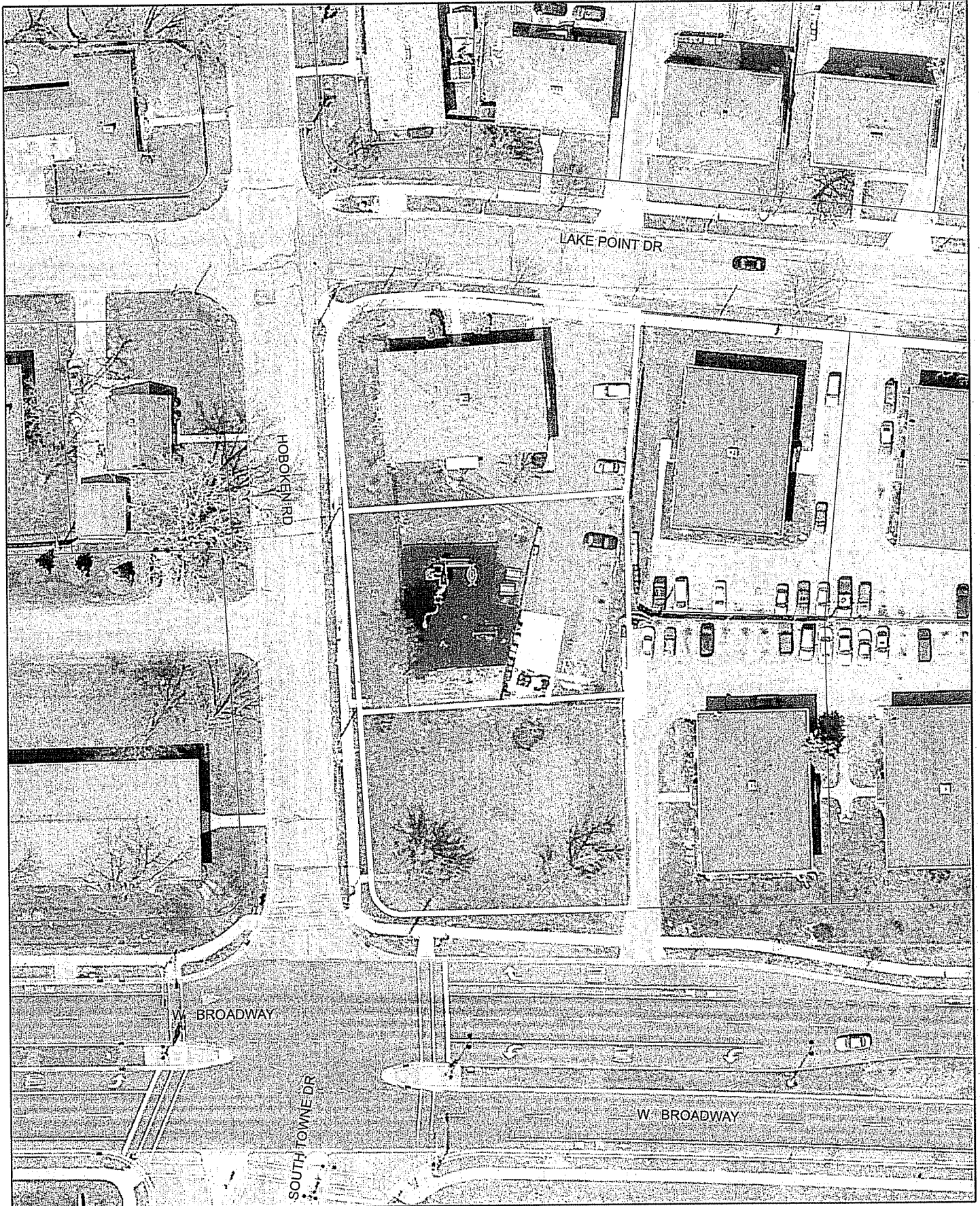
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 January 2016

8-9





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 950 Receipt No. 8733-
 Date Received 10/7/15 0009
 Received By JLK
 Parcel No. 0710-194-0804-8
 Aldermanic District 14-Sheri Carter
 Zoning District TR-VI
 Special Requirements ZONNCA
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1917 LAKE POINT DRIVE,
Project Title (if any): MADISON ON BROADWAY

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

- Zoning Map Amendment from TR-VI to TR-UI
- Major Amendment to Approved PD-GDP Zoning Major Amendment
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

LNDUSE-2015-
00063

3. Applicant, Agent & Property Owner Information:

Applicant Name: JIM GLUECK Company: GLUECK ARCHITECTS
 Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703
 Telephone: (608) 251-2551 Fax: () Email: glueckarch@sbcglobal.net

Project Contact Person: DAVE PORTERFIELD Company: MOVIN' OUT, INC.
 Street Address: 206 EAST OLIN AVE. City/State: MADISON, WI Zip: 53713
 Telephone: (608) 251-4446 Fax: () N/A Email: dp@movin-out.org

Property Owner (if not applicant): CITY OF MADISON/CDA
 Street Address: 215 MLK JR. BLVD. City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DEMOLISH EXISTING BUILDING AND CONSTRUCT TWO SIX-UNIT TOWNHOUSE BUILDINGS.

Development Schedule: Commencement FALL 2016 Completion SUMMER 2017

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:

STEPH CARTER, BRIDGE LAKE POINT N.A., WAUNONA N.A., AUG 20, 2015

→ 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: HEATHER STOWDER, JAY WENOT, Date: 7/2015 Zoning Staff: MATT TUCKER, JENNY KIRCHGATTER, Date: 7/2015

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

Name of Applicant DAVE PORTERFIELD Relationship to Property: DEVELOPER

Authorizing Signature of Property Owner [Signature] Date 10/6/2015 8-9

Wednesday, October 07, 2015

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included, with this Letter of Intent, our Rezoning/Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the properties located at 1917 Lake Point Drive, 5330 Hoboken Road, and 1918 West Broadway, Madison, Wisconsin. The properties are located in the Bridge Lake Point Neighborhood, which is within Madison Common Council District 14.

These sites are all currently zoned TR-V1. We are looking to combine the three parcels into one and then to rezone the property to TR-U1 zoning, which will allow our intended use, which is two six-unit townhouse buildings, which require a Conditional Use for number of units and for the garages, which exceed 1000 square feet.

We have already had several meetings with City staff regarding this request, and have spoken to the area alderperson, Sheri Carter, who has no objections to this use. We have also presented to the Bridge Lake Point Neighborhood Association and the Waunona Neighborhood Association.

There will be demolition of the existing building containing the Bridge Lake Point Waunona Neighborhood Center and four residential units as outlined in our drawings. The Center is planned to be relocated to another development we are proposing at 2230 West Broadway, which will be submitted to the City on October 21, 2015.

The project is expected to be completed within 24 months of city signoff on our conditional use.

The site for this project is 0.874 acres or 38,070 square feet.

We will have twenty car parking spaces. We will have twelve bike parking spaces within the garages. See our site plan for more detail.

The total building area is 16800 square feet. Total garage area is 3168 square feet.

Our lot coverage is 64.6%.
Usable open space is 5462 square feet.

See attached drawings for more detail on these calculations.

Value of land is not determined, as the properties are currently tax-exempt.

Estimated construction cost is \$1,500,000.

Number of jobs created: none.

Public subsidy is required.

Development Team is:

Movin'Out, Inc., Co-Developer
Mirus Partners, Co-Developer
Glueck Architects
Quam Engineering
Landscape Architecture, LLC

The primary contact persons for zoning issues for this project are:

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

Dave Porterfield
Movin' Out, Inc.
206 East Olin Avenue
Madison, WI 53713
(608) 251-4446 Ext 8
email address dp@movin-out.org

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or me.

Sincerely,

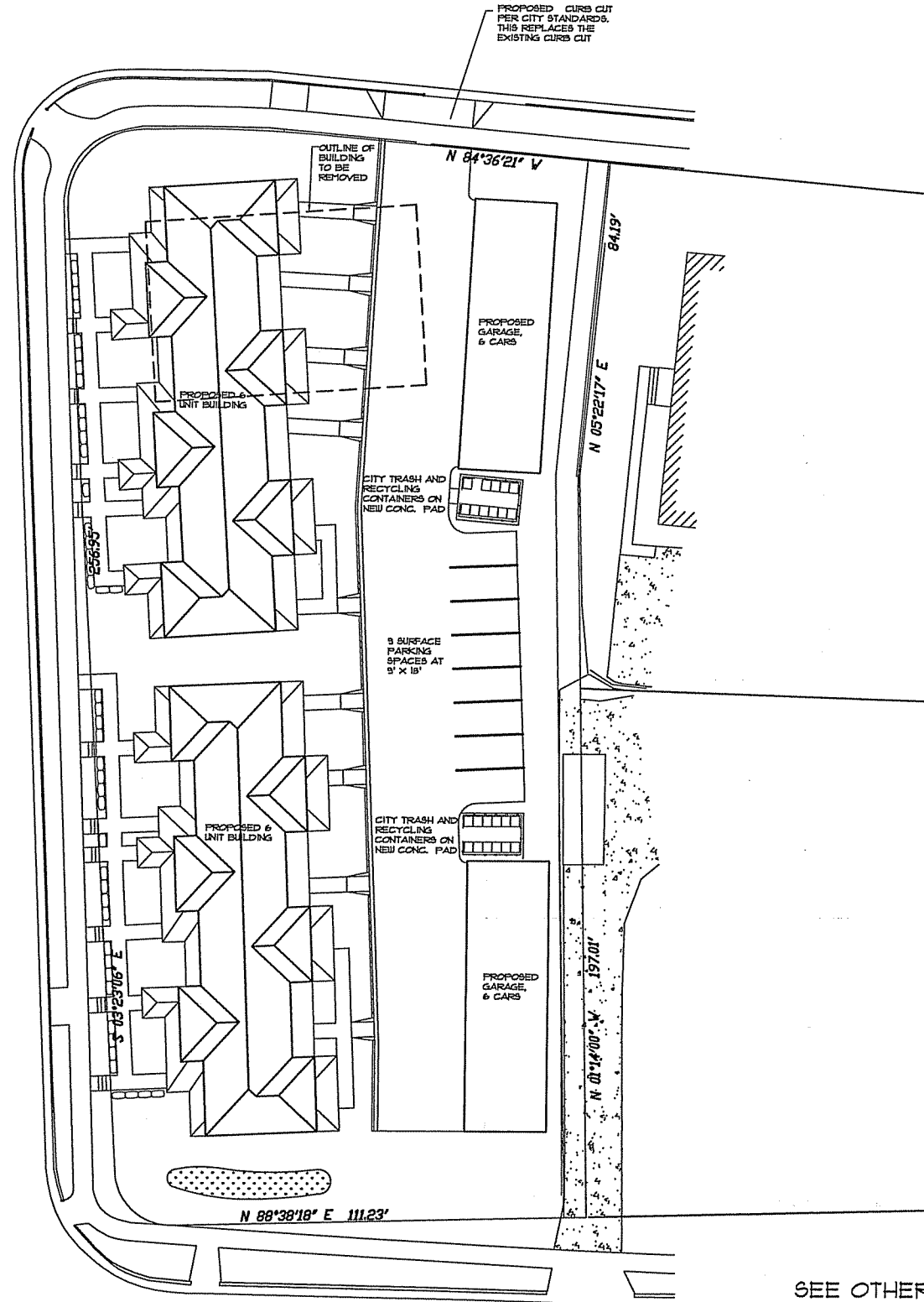
Dave Porterfield
Movin' Out, Inc.

Attachments

LAKE POINT DRIVE

HOBOKEN ROAD

WEST BROADWAY



LIGHTING

SITE LIGHTING WILL BE PROVIDED TO MEET CITY OF MADISON STANDARDS.

PARKING SPACE SUMMARY

CAR PARKING

SURFACE SPACES	EIGHT (8)
GARAGE SPACES	TWELVE (12)
<hr/>	
PROVIDED:	TWENTY (20) TOTAL

BICYCLE PARKING 12 STALLS PROVIDED
12 STALLS REQUIRED WITHIN GARAGES

PROJECT TOTALS

12 RESIDENTIAL UNITS TOTAL
TWO SIX-UNIT TOWNHOUSE BUILDINGS
TWO-STOREY WOOD FRAMED
16800 SQ FT GROSS FINISHED

GARAGE AREA IS 3168 SQ FT TOTAL.

12 THREE BEDROOM UNITS

PROPOSED ZONING
TR-UI

LOT AREA REQUIRED
1000 X 12 PLUS 300 X 12 = 15600 SF

LOT AREA ACTUAL
38070 SF


LOT COVERAGE REQUIRED
75% MAX = 28553 SQ FT

LOT COVERAGE ACTUAL
38070-13473 = 24597 SQ FT = 64.6%

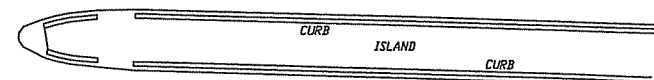
USABLE OPEN SPACE

TOTAL REQUIRED
320 X 12 = 3840 SQ FT
TOTAL PROVIDED
4886 SQ FT NOT INCLUDING PORCHES
576 SQ FT PORCHES
5462 SQ FT TOTAL

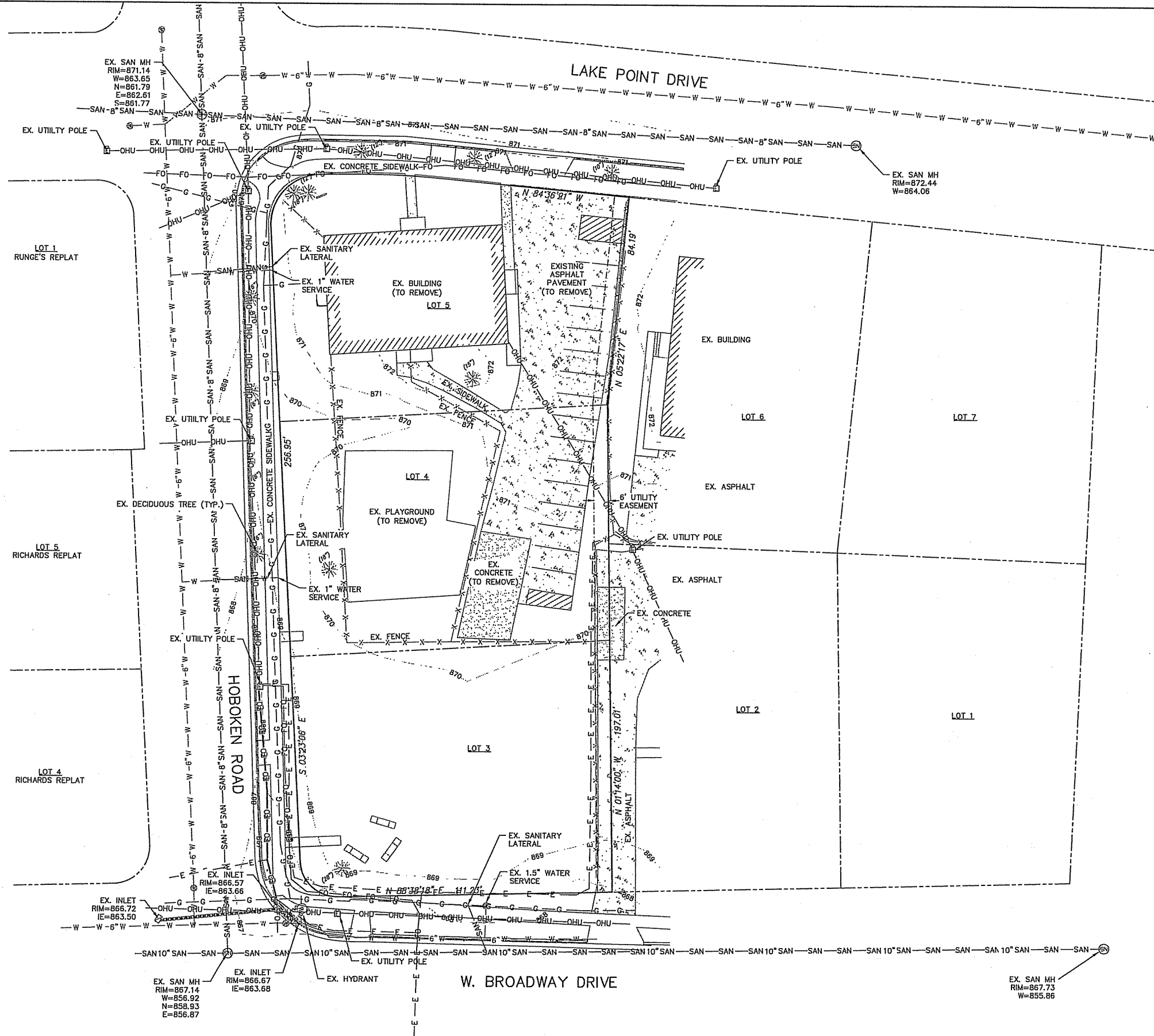
SEE OTHER SHEETS FOR MORE
DETAIL. THIS PLAN IS FOR GENERAL
INFORMATION ONLY

 **SITE PLAN**

SCALE: 1"=20'



	MOVIN' OUT/MIRUS PARTNERS LAKE POINT DRIVE AND HOBOKEN ROAD MADISON WISCONSIN NEW TOWNHOMES	 116 North Few Street, Madison, WI 53703 (608)251-2551	1421 #1
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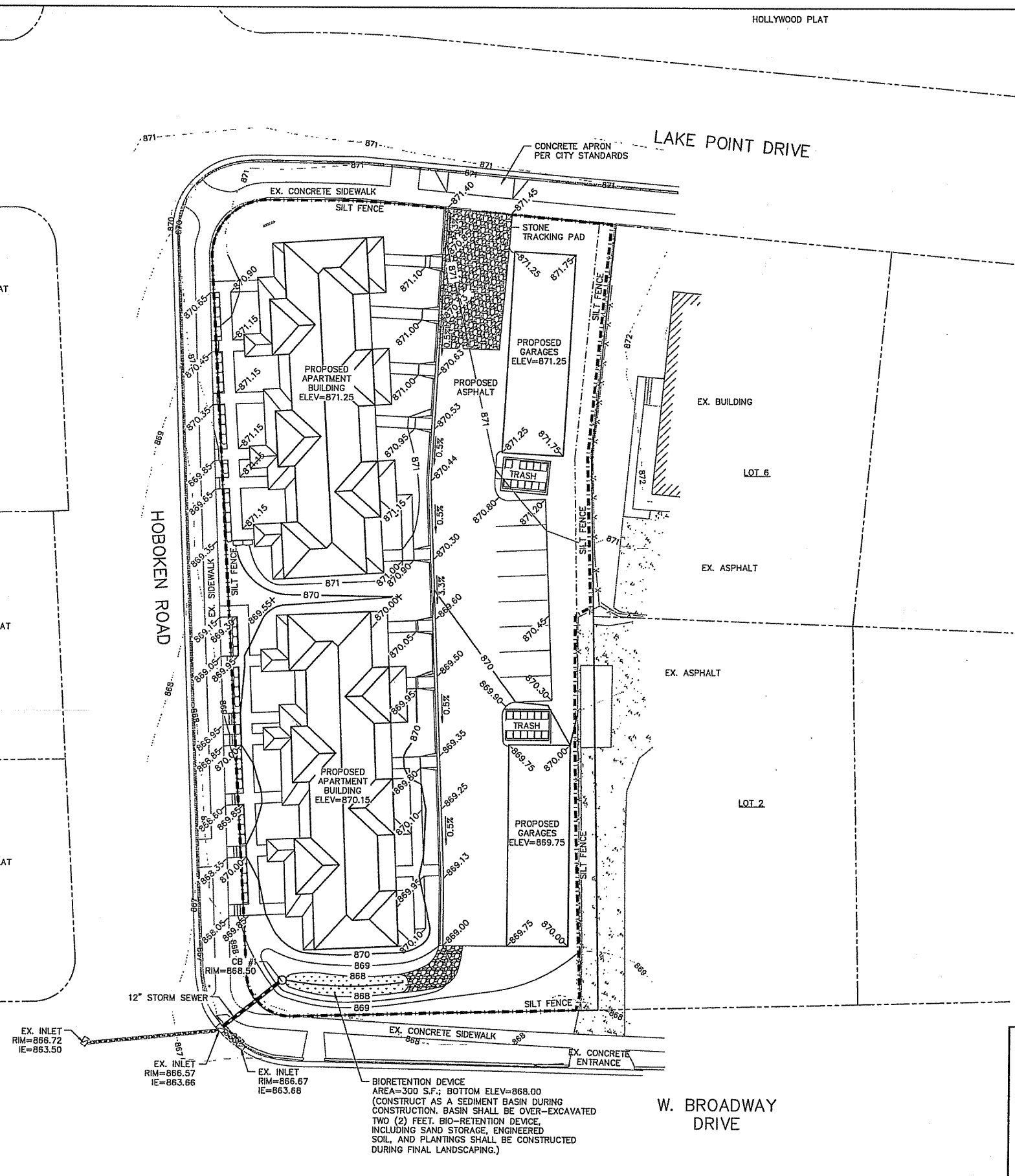
LAKE POINT DRIVE APARTMENTS - CITY OF MADISON
EXISTING SITE PLAN
PAGE: 1 OF 4
DATED: OCTOBER 7, 2015

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

LOT 1 RUNGE'S REPLAT

LOT 5 RUNGE'S REPLAT

LOT 4 RUNGE'S REPLAT

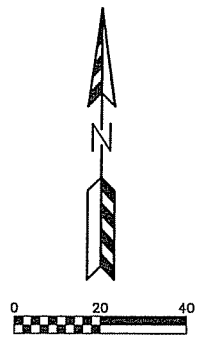


HOLLYWOOD PLAT

LAKE POINT DRIVE

HOBOKEN ROAD

W. BROADWAY DRIVE



EROSION NOTES:

1. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
5. ANIONIC POLYMER: IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050).
6. SILENT / DNR W. COV. ORD. / AN. / NS. / P. / STORMWATER / TECHS / EROSION / DNR1050 - POLYACRYLAMIDE E.P.E.
7. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
8. WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.
9. INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED STORM CATCH BASINS AS SHOWN ON THE PLAN. THE INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED THROUGH THE CONSTRUCTION OF THE SURFACE COURSE OF ASPHALT. THE INLET PROTECTION SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED AND DISTURBED AREAS ARE RESTORED.

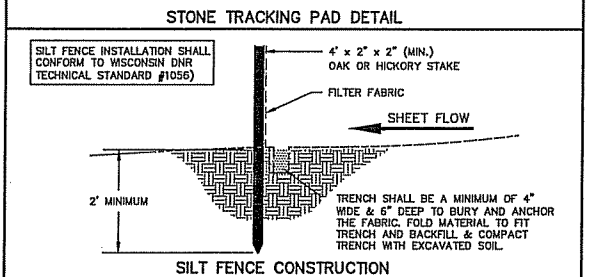
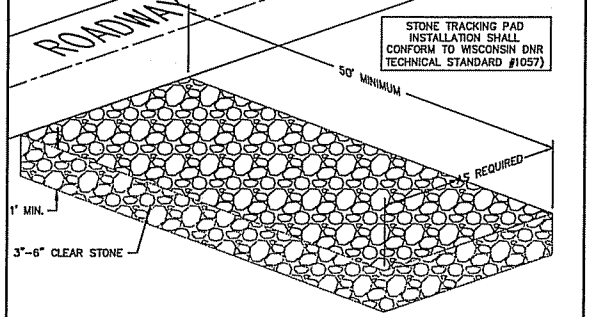
TIME SCHEDULE:

OCTOBER 1 - 15, 2015	INSTALL INITIAL EROSION CONTROL DEVICES AND THE STORM WATER MANAGEMENT FACILITIES, INCLUDING SWALES, BIO-RETENTION AS SEDIMENT BASINS, DETENTION POND AND OUTLET STRUCTURES.
OCTOBER 16 - JUNE 1, 2016	ROUGH GRADE, CONSTRUCT BUILDING, PARKING LOT AND UTILITIES.
JUNE 2 - 30, 2016	RESTORE ALL PVIOUS DISTURBED AREAS AND COMPLETE FINAL LANDSCAPING AND INFILTRATION PONDS.

RESTORATION NOTES:

ALL DISTURBED AREAS WILL BE RESTORED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL. FERTILIZER, SEED AND MULCH WITHIN SEVEN DAYS OF FINAL GRADING. FINAL GRADING WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS EXCEPT THE DETENTION POND AND BIO-RETENTION DEVICES. MIXTURES WILL BE IN ACCORDANCE WITH SECTION 630 OF D.C.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. THE SEED MIXTURE FOR THE DETENTION POND SIDE SLOPES SHALL BE "WET MEADOW" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 6% POTASH, NOT LESS THAN 6% ALL FINISH GRADED AREAS SHALL BE SEED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION (SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICES STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL AND THE PLANTING MADE AS A NO-TILL SEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER: CHRIS JAYE MIRUS PARTNERS 7447 UNIVERSITY AVE # 210, MIDDLETON, WI 53562	OWNER: DAVE PORTERFIELD MOVIN' OUT, INC. 600 WILLIAMSON ST. MADISON, WI 53703	ENGINEER: QUAM ENGINEERING, LLC ATTN: RYAN QUAM 4604 SIGGELKOW RD., SUITE A MCFARLAND, WI 53558
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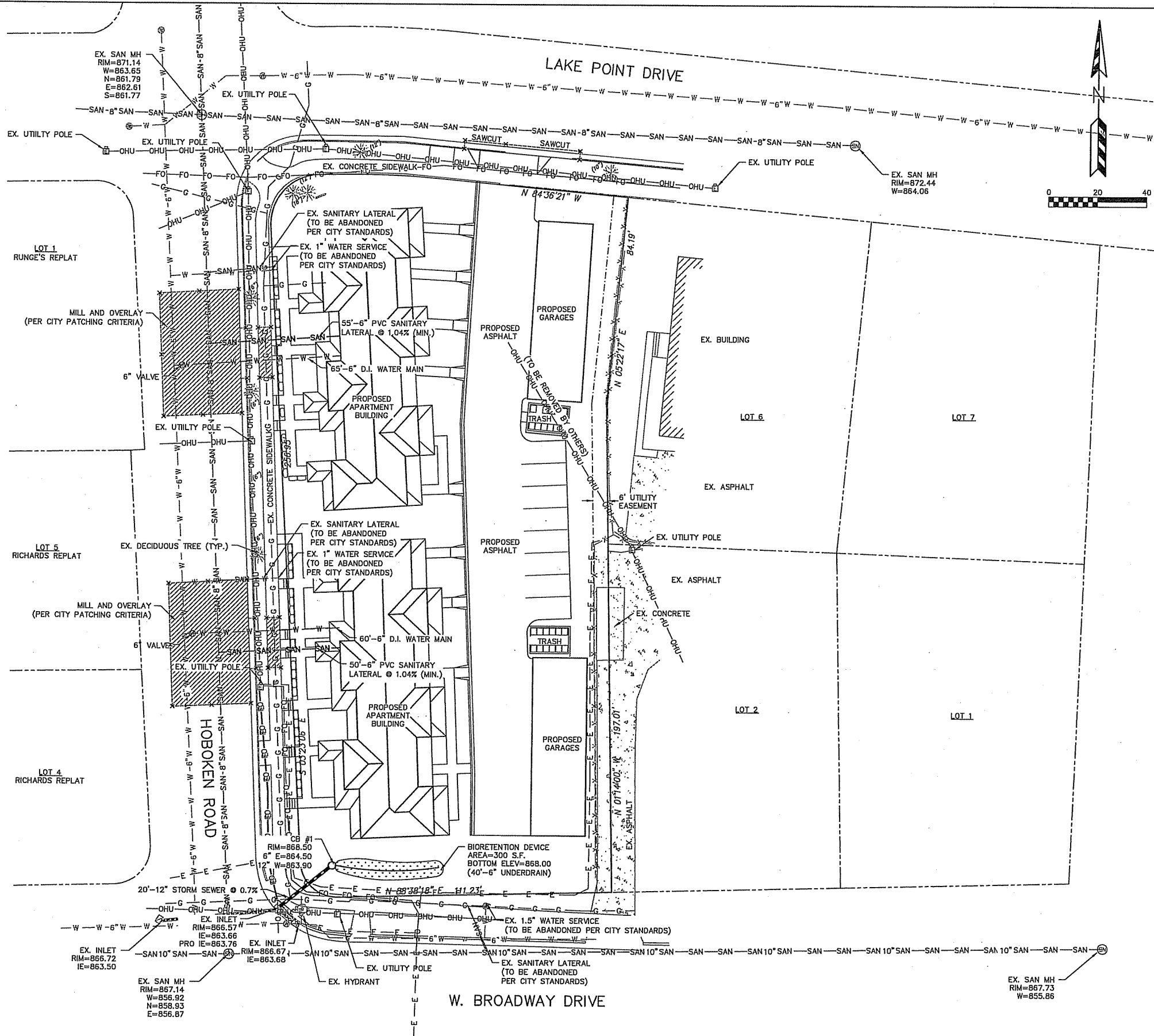


**LAKE POINT DRIVE APARTMENTS - CITY OF MADISON
GRADING AND EROSION CONTROL PLAN**

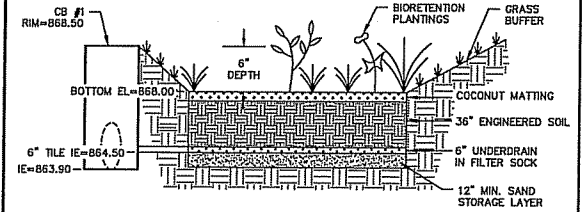
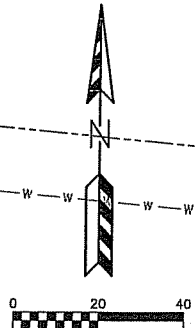
PAGE: 3 OF 4
DATED: OCTOBER 7, 2015

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Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(608)542-2289
WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TDD (FOR THE HEARING IMPAIRED) (608) 542-2269
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET WORN SPECIFICATION S100.
 STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.
 RAIN GARDEN PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE NET FRAMER SHORT STATURE MAX FROM AGRICOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
 TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE RAIN GARDEN AREA.

BIORETENTION DEVICE DETAIL

GENERAL NOTES:

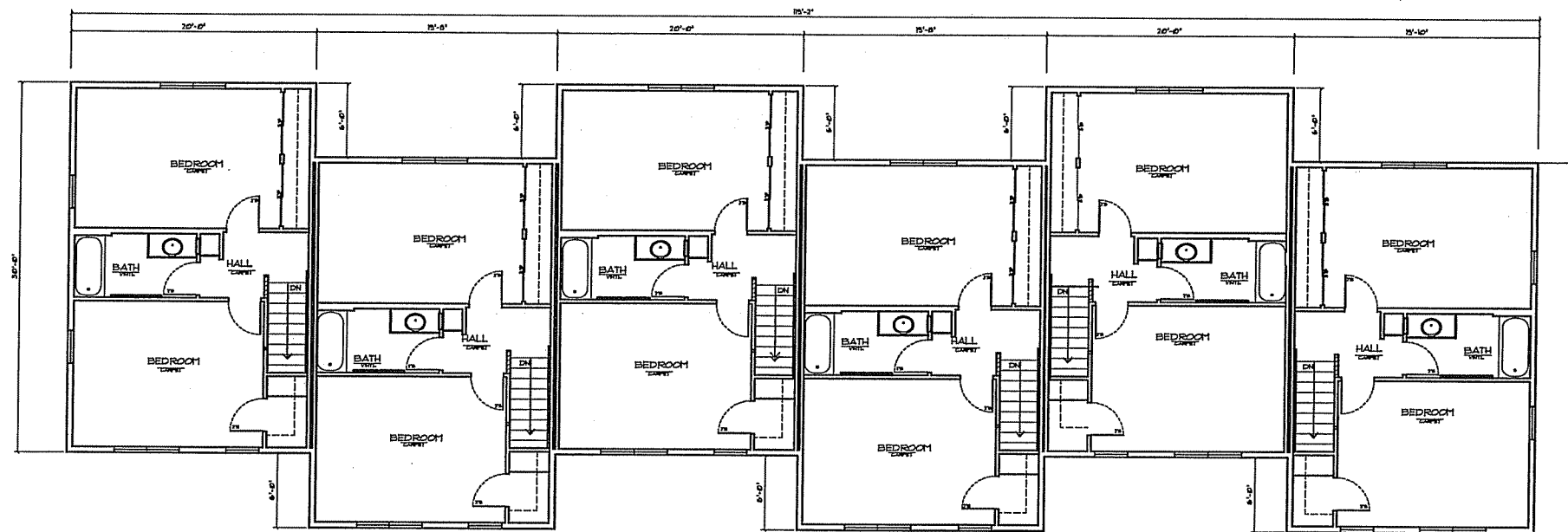
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.
 THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.
 ANY DAMAGE TO THE PAVEMENT ON LAKE POINT DRIVE, HOBOKEN ROAD OR WEST BROADWAY ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

UTILITY NOTES:

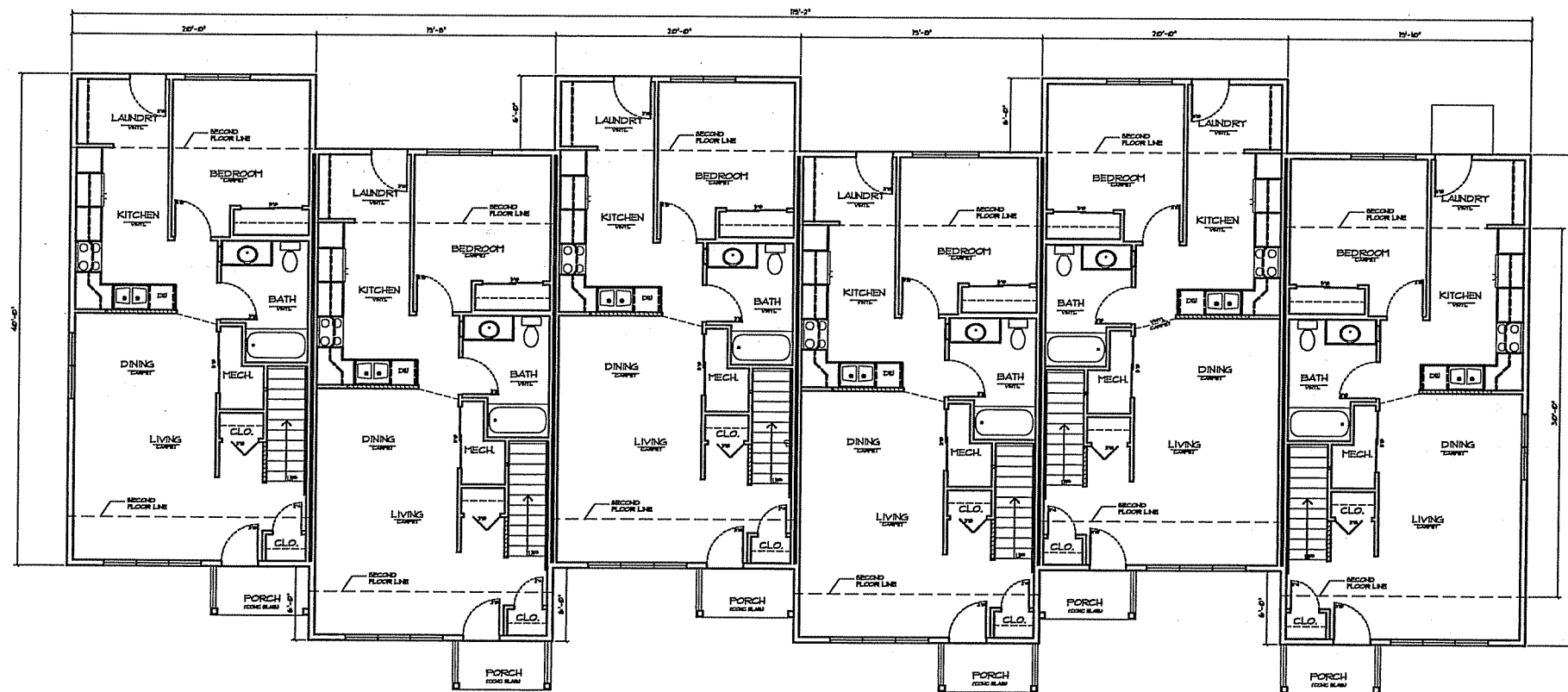
ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.
 THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
 PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
 THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.
 CONTRACTOR SHALL CONTACT MADISON WATER UTILITY PRIOR TO INSTALLING WATER SERVICE AND PAY CITY INSPECTION FEE.

LAKE POINT DRIVE APARTMENTS - CITY OF MADISON
 UTILITY PLAN
 PAGE: 4 OF 4
 DATED: OCTOBER 7, 2015

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



○ SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

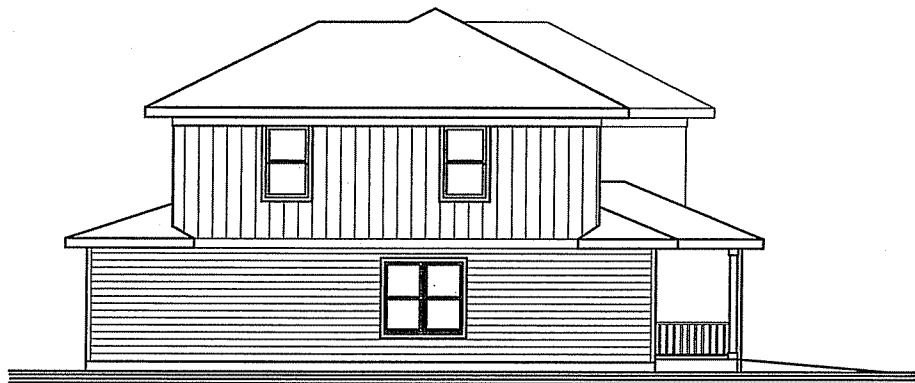


○ FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

NORTH BUILDING



FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

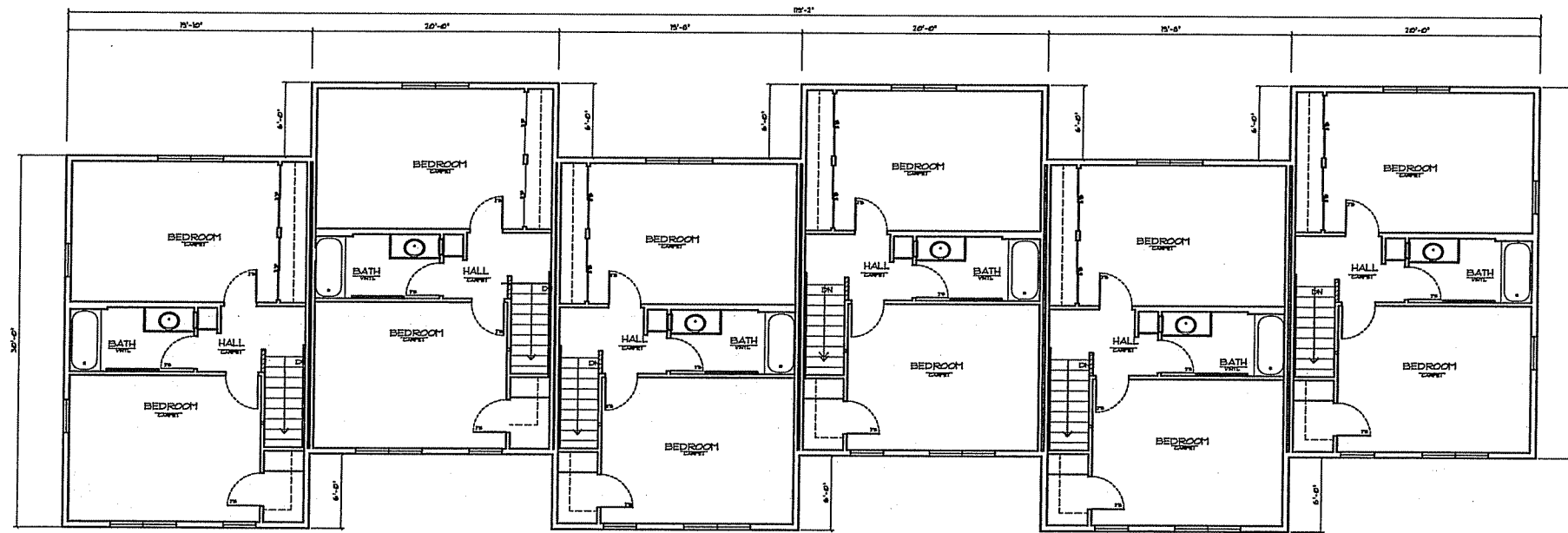


RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

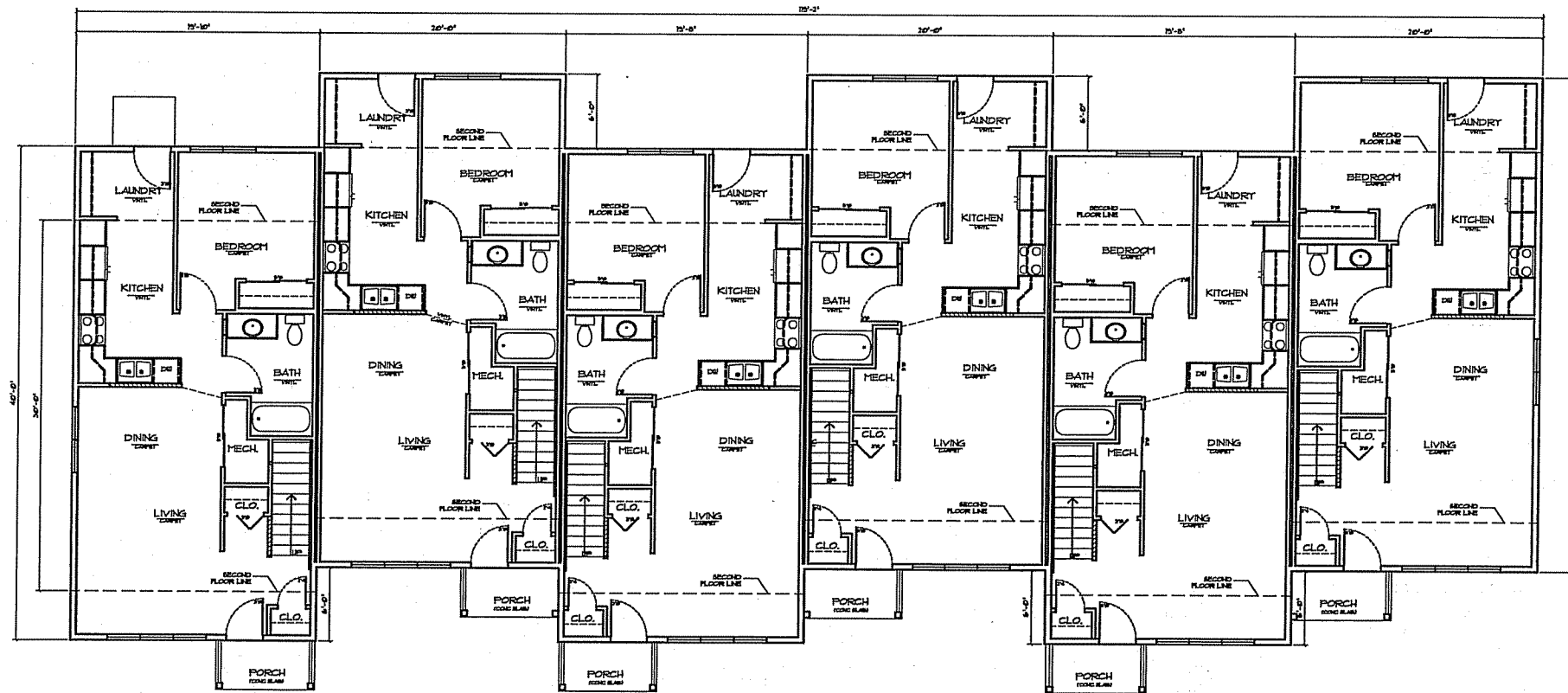


REAR ELEVATION
SCALE 1/4" = 1'-0"

NORTH BUILDING



○ SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

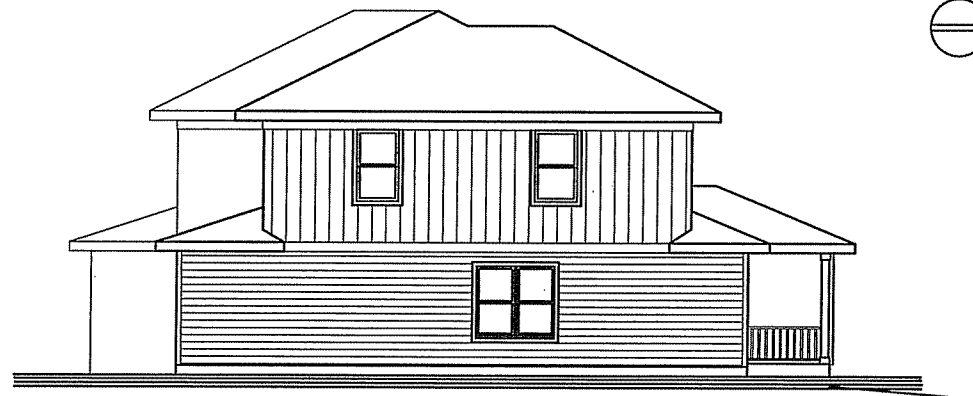


○ FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

SOUTH BUILDING



FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

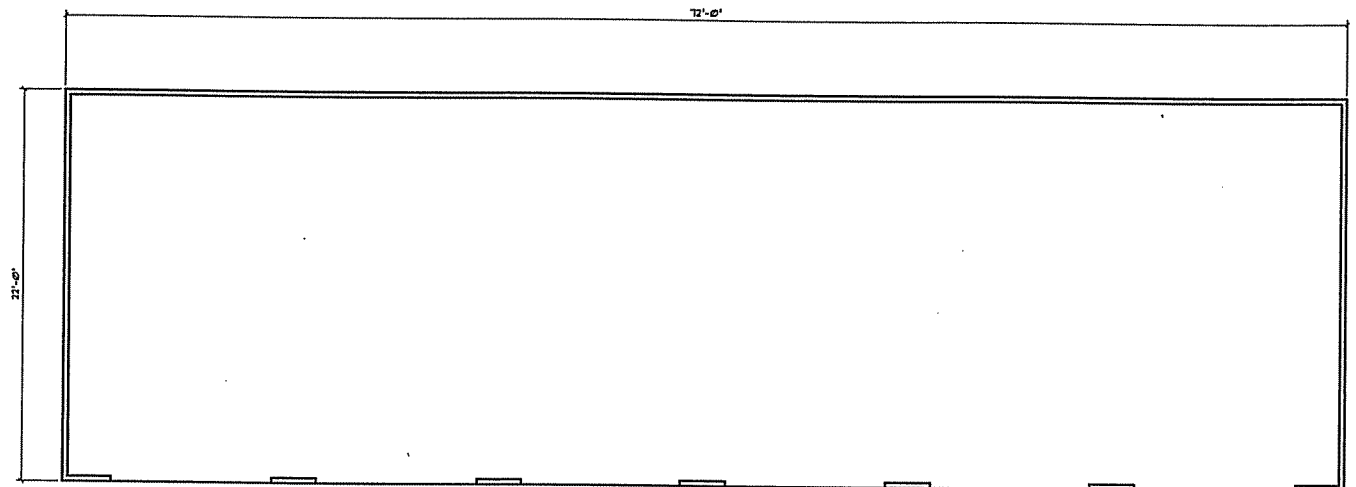



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

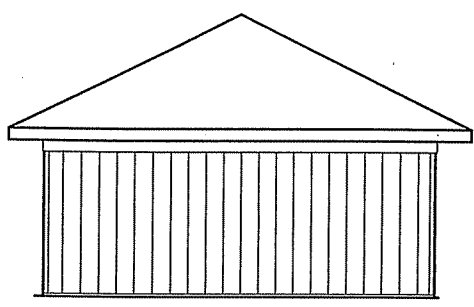


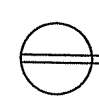
REAR ELEVATION
SCALE 1/4" = 1'-0"

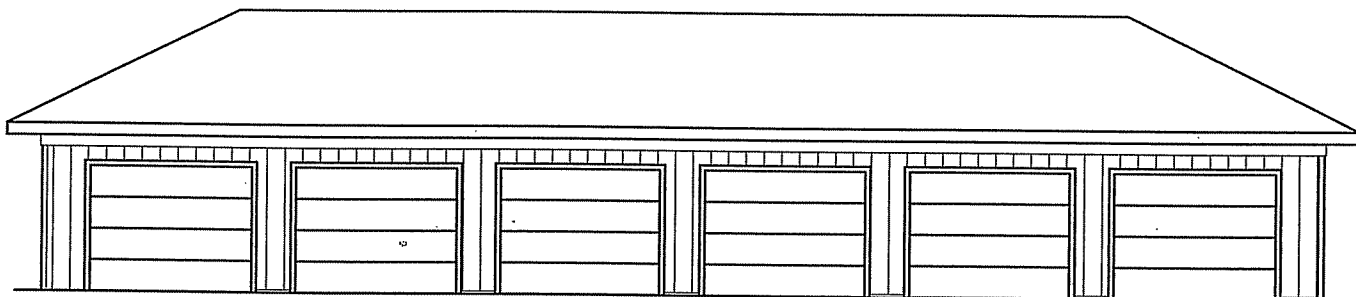
SOUTH BUILDING



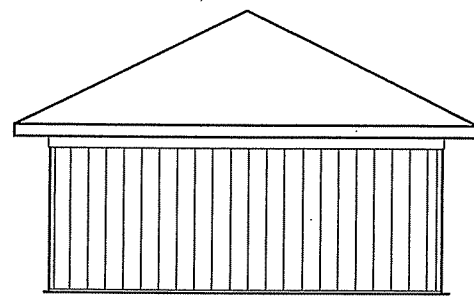

GARAGE PLAN
 SCALE 1/4" = 1'-0"



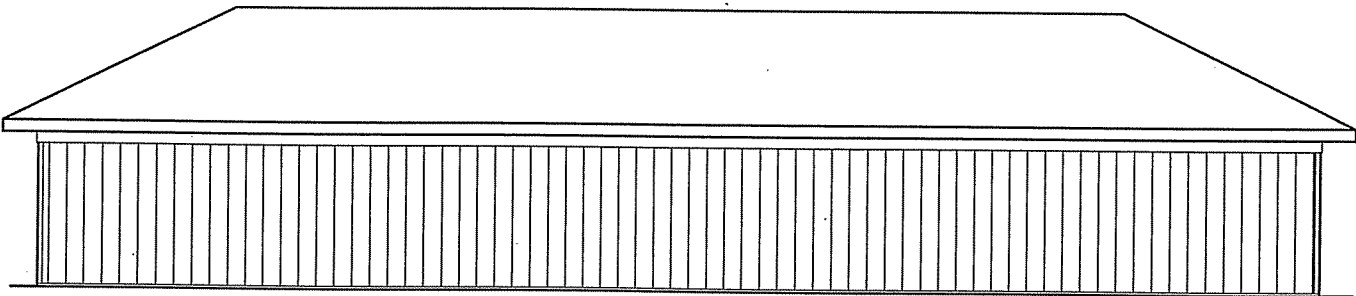

RIGHT SIDE ELEVATION
 SCALE 1/4" = 1'-0"




FRONT ELEVATION
 SCALE 1/4" = 1'-0"




LEFT SIDE ELEVATION
 SCALE 1/4" = 1'-0"




REAR ELEVATION
 SCALE 1/4" = 1'-0"

