



City of Madison

Proposed Rezoning

Location
6851 McKee Road

Applicant
Mad Grove, LLC/J. Randy Bruce –
Knothe & Bruce Architects

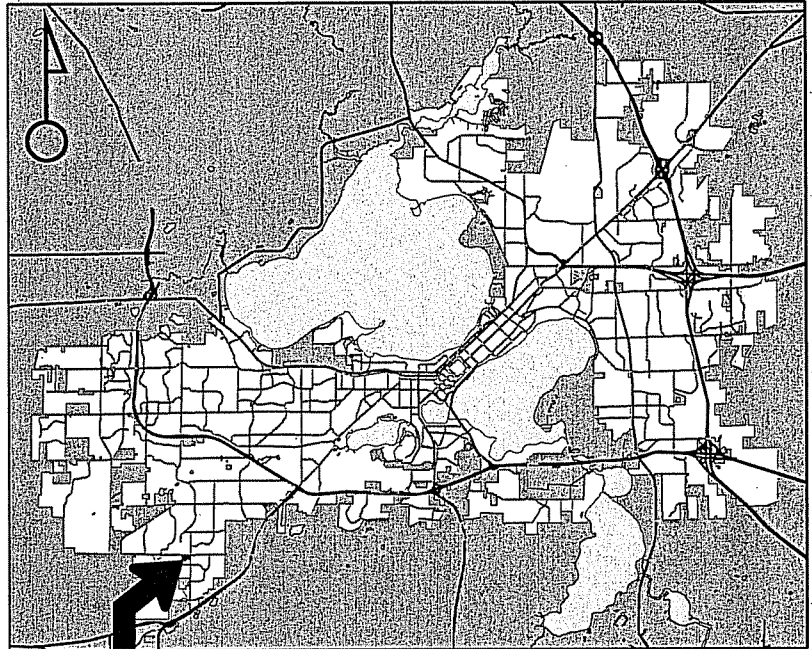
From: PD(GDP) To: PD(SIP)

Existing Use
Vacant land

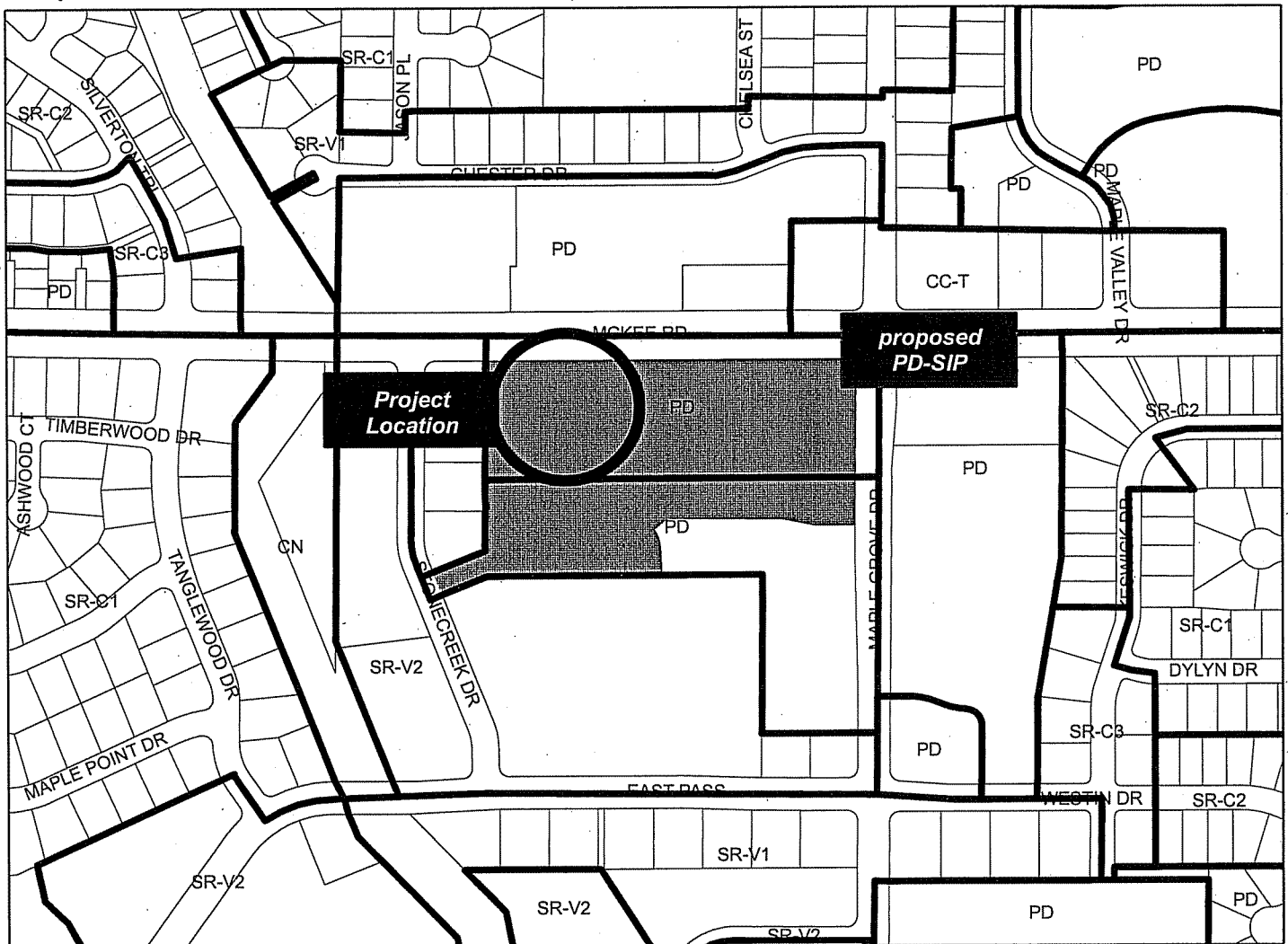
Proposed Use
Construct 80 apartments in 2 buildings

Public Hearing Date
Plan Commission
24 August 2015

Common Council
01 September 2015



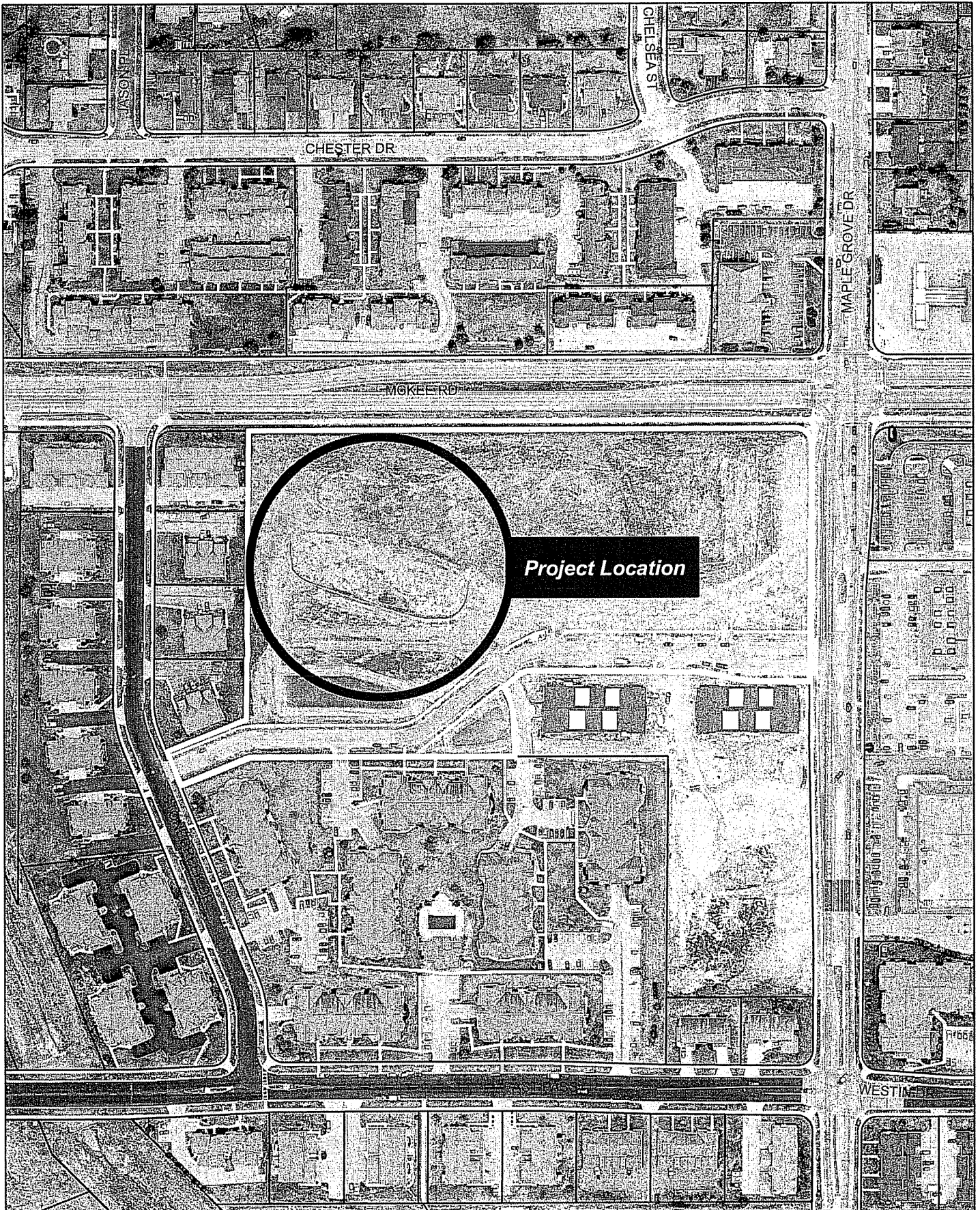
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 August 2015

15





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 6/24/15

Received By JK

Parcel No. 0608-122-0914-1

Aldermanic District 7 Steve King

Zoning District PD

Special Requirements zoned PD

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 6851 ~~6901~~ McKee Road, Madison

Project Title (if any): Maple Grove Commons - Oakbrook Development

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

- Zoning Map Amendment from GDP to SIP
- 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: Michael Morey Company: Oakbrook Corporation

Street Address: 2 Science Ct. City/State: Madison, WI Zip: 53711

Telephone: (608) 443-1053 Fax: (608) 443-1153 Email: mcmorey@oakbrookcorp.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave Ste 201 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-3690 Fax: () Email: rbruce@knothebruce.com

Property Owner (if not applicant): Mad Grove LLC; c/o Livesey Company, Mr. John K. Livesey (and John J. McEwan)

Street Address: 2248 Deming Way, Suite 200 City/State: Middleton, WI Zip: 53562

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
A multi-family development consisting of 80 residential units.

Development Schedule: Commencement Fall 2015 Completion Fall 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/alterd 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 1/2 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:
Mr. Steve King, Alderman for District 7; Notice sent on May 11, 2015

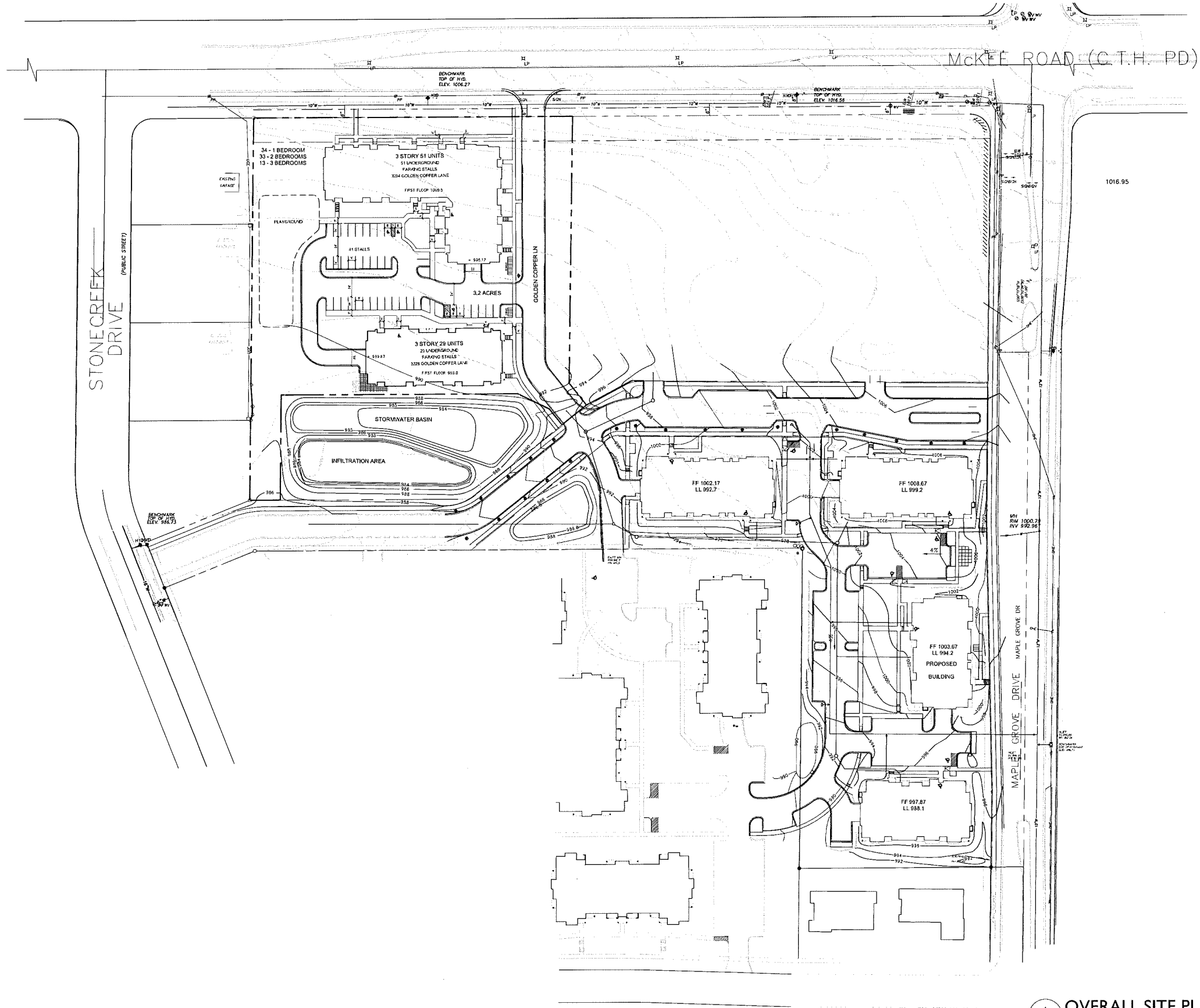
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: Tim Parks Date: 10/30/2014 Zoning Staff: Matt Tucker Date: 10/30/2014

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

Name of Applicant Michael Morey Relationship to Property: Developer
Authorizing Signature of Property Owner [Signature] Date 6-19-15
John J. McEwen, Authorized Agent / General Counsel for Owner



ISSUED
 GDP Amendment - November 19, 2014
 Issued for SIP Submittal - June 24, 2015

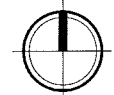
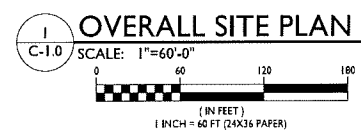
PROJECT TITLE
Maple Grove Commons

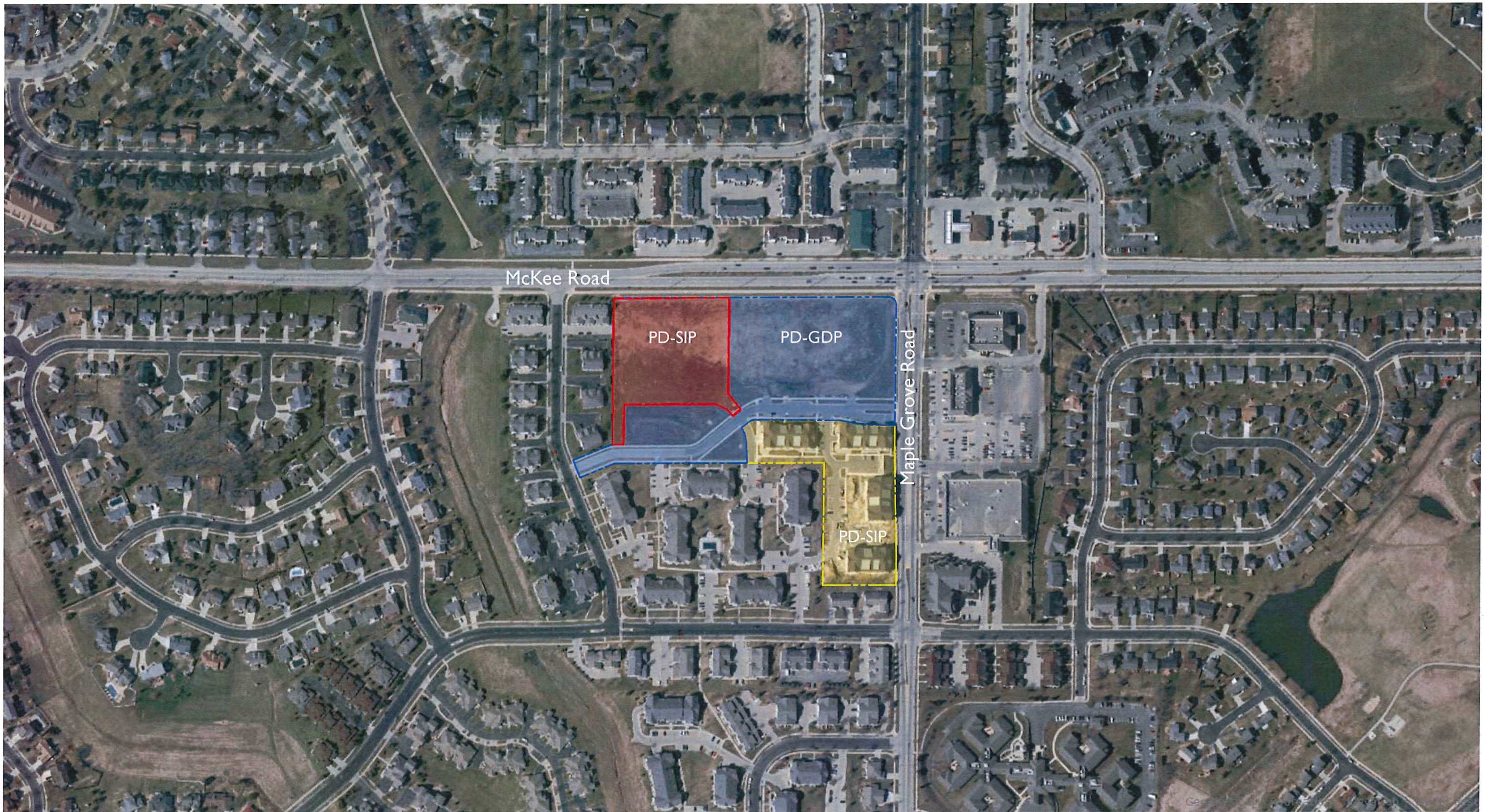
3204 & 3228 Golden
 Copper Ln.
 Madison, WI
 SHEET TITLE
OVERALL GDP SITE PLAN

SHEET NUMBER

C-1.0

PROJECT NO. **1355**
 © 2013 Knothe & Bruce Architects, LLC





SITE INDEX SHEET	
SITE	
C-1.0	OVERALL GDP SITE PLAN
C-1.1	SITE PLAN - ALTERATION
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	USABLE OPEN SPACE - ALTERATION
C-1.4	LOT COVERAGE - ALTERATION
C-1.5	SITE LIGHTING PLAN
C200	PRELIMINARY GRADING & EROSION CONTROL PLAN
C300	SITE UTILITY PLAN
C400	DETAILS
LANDSCAPE	
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE PLAN - NATURAL PLAY AREA
ARCHITECTURAL	
A-1.0	BASEMENT PLAN - BUILDING 1
A-1.1	FIRST FLOOR PLAN - BUILDING 1
A-1.2	SECOND FLOOR PLAN - BUILDING 1
A-1.3	THIRD FLOOR PLAN - BUILDING 1
A-1.4	BASEMENT PLAN - BUILDING 2
A-1.5	FIRST FLOOR PLAN - BUILDING 2
A-1.6	SECOND FLOOR PLAN - BUILDING 2
A-1.7	THIRD FLOOR PLAN - BUILDING 2
A-2.1	ELEVATIONS - BUILDING 1
A-2.2	ELEVATIONS - BUILDING 1
A-2.3	ELEVATIONS - BUILDING 2
A-2.4	ELEVATIONS - BUILDING 2

SITE DEVELOPMENT STATISTICS	
LOT AREA	139,392 SF/ 3.2 ACRES
DWELLING UNITS	80 DU
LOT AREA/ D.U.	1,742 SF/DU
DENSITY	25 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
LOT COVERAGE	68,130 S.F. (49% OF TOTAL LOT AREA)
USABLE OPEN SPACE	51,550 S.F. (27,878 S.F. REQUIRED)
GROSS FLOOR AREA	
BUILDING #1	57,468 S.F.
BUILDING #2	32,685 S.F.
TOTAL	90,153 SF EXCLUDING GARAGE LEVEL
FLOOR AREA RATIO	.65 EXCLUDING GARAGE LEVEL
UNIT MIX	
ONE BEDROOM	34
TWO BEDROOM	33
THREE BEDROOM T.H.	13
TOTAL	80
VEHICLE PARKING	
SURFACE	41
UNDERGROUND	80
TOTAL	121
BIKE PARKING	
SURFACE - 2x6	14
UNDERGROUND	73
TOTAL	89

ISSUED
 GDP Amendment - November 19, 2014
 Issued for SIP Submittal - June 24, 2015
 Issued for LDC - August 3, 2015

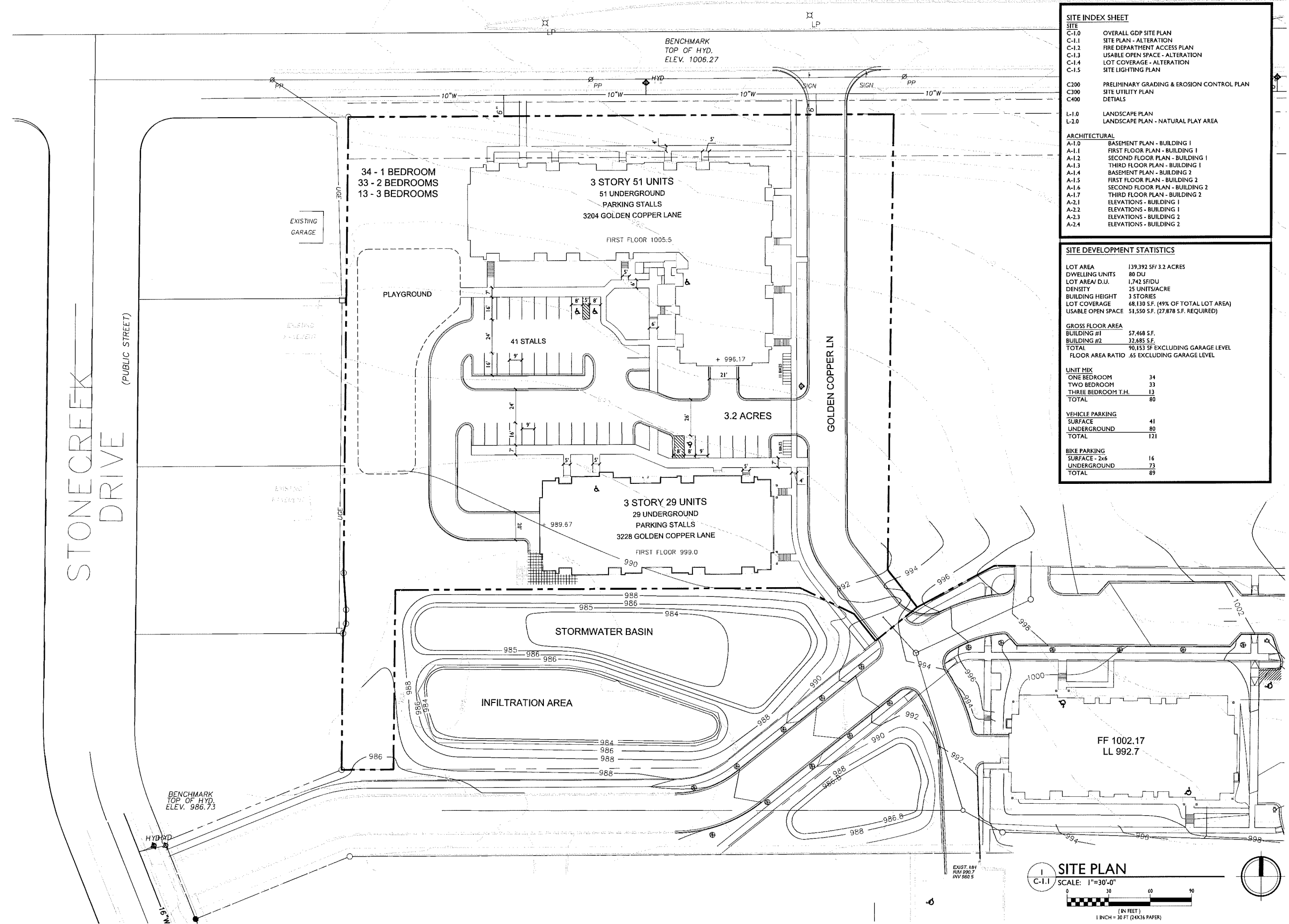
PROJECT TITLE
Maple Grove Commons

3204 & 3228 Golden Copper Ln.
 Madison, WI

SHEET TITLE
SITE PLAN

SHEET NUMBER

C-1.1
 PROJECT NO. 1355
 © 2013 Knothe & Bruce Architects, LLC



SITE PLAN
 SCALE: 1"=30'-0"
 0 30 60 90
 (IN FEET)
 1 INCH = 30 FT (24X36 PAPER)

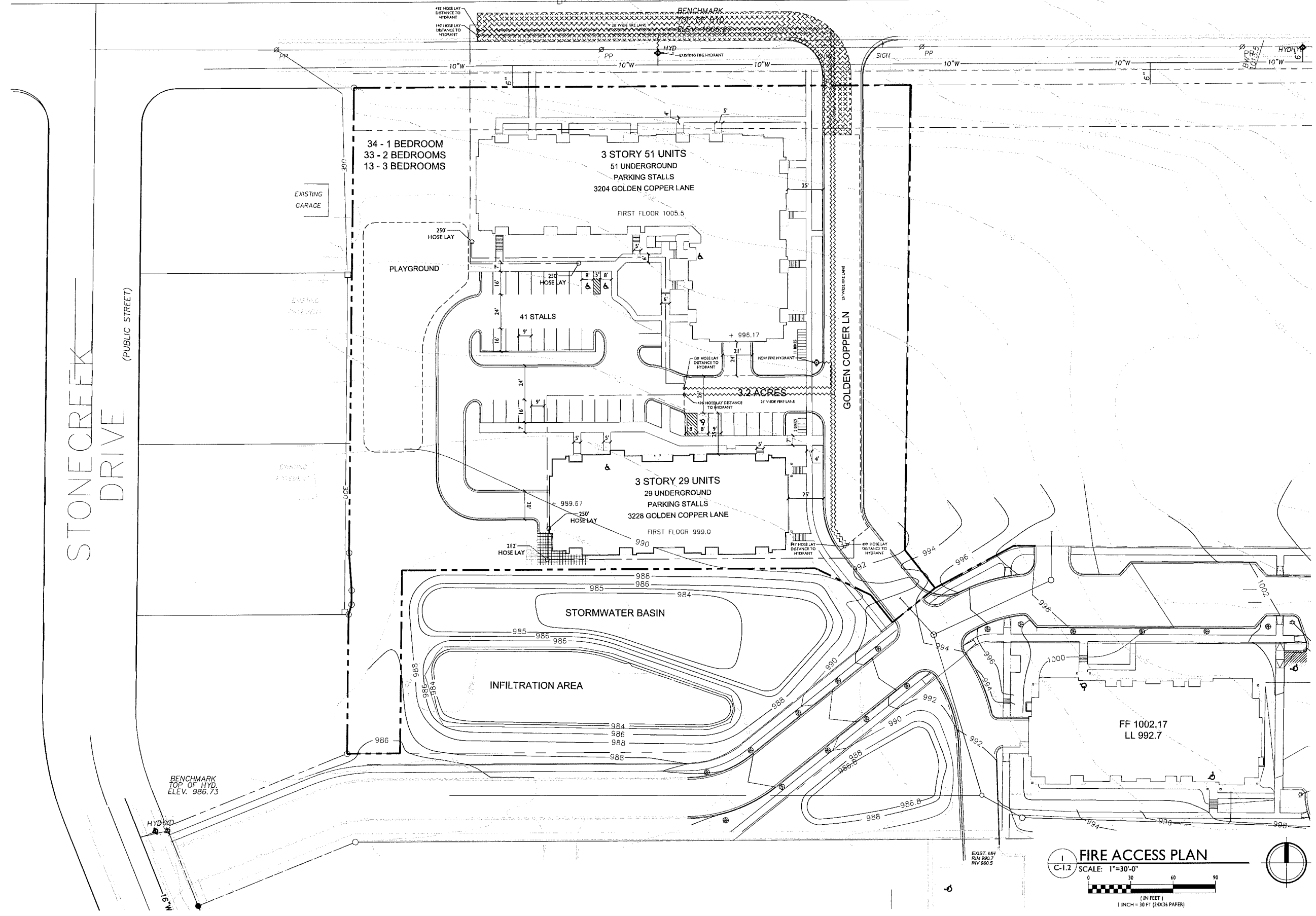
ISSUED
GDP Amendment - November 19, 2014
Issued for SFP Submittal - June 24, 2015
Issued for UDC - August 5, 2015

PROJECT TITLE
Maple Grove Commons

3204 & 3228 Golden Copper Ln.
Madison, WI
SHEET TITLE
FIRE DEPARTMENT ACCESS PLAN

SHEET NUMBER

C-1.2
PROJECT NO. 1355
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FIRE ACCESS PLAN
C-1.2 SCALE: 1"=30'-0"
0 30 60 90
(IN FEET)
1 INCH = 30 FT (24X36 PAPER)

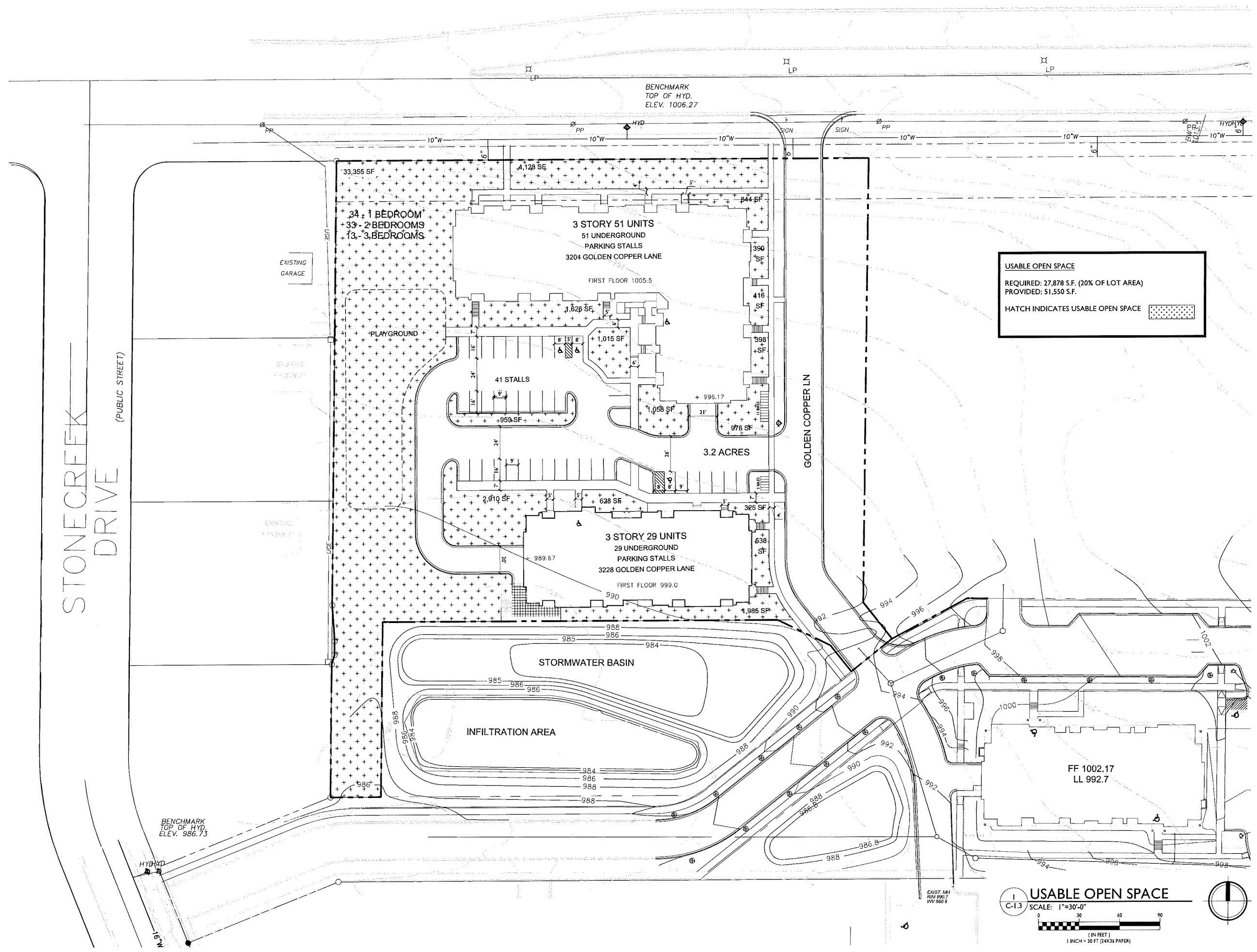
ISSUED
 GDP Amendment - November 19, 2014
 Issued for SIP Submittal - June 24, 2015
 Issued for LDC - August 5, 2015

PROJECT TITLE
Maple Grove Commons

3204 & 3228 Golden Copper Ln.
 Madison, WI
 SHEET TITLE
USABLE OPEN SPACE

SHEET NUMBER

C-1.3
 PROJECT NO. 1355
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USABLE OPEN SPACE
 REQUIRED: 27,878 S.F. (20% OF LOT AREA)
 PROVIDED: 51,550 S.F.
 HATCH INDICATES USABLE OPEN SPACE

USABLE OPEN SPACE
 SCALE: 1"=30'-0"
 (IN FEET)
 1 INCH = 30 FT (24X36 PAPER)

ISSUED
 GDP Amendment - November 19, 2014
 Issued for SIP Submittal - June 24, 2015
 Issued for UDC - August 5, 2015

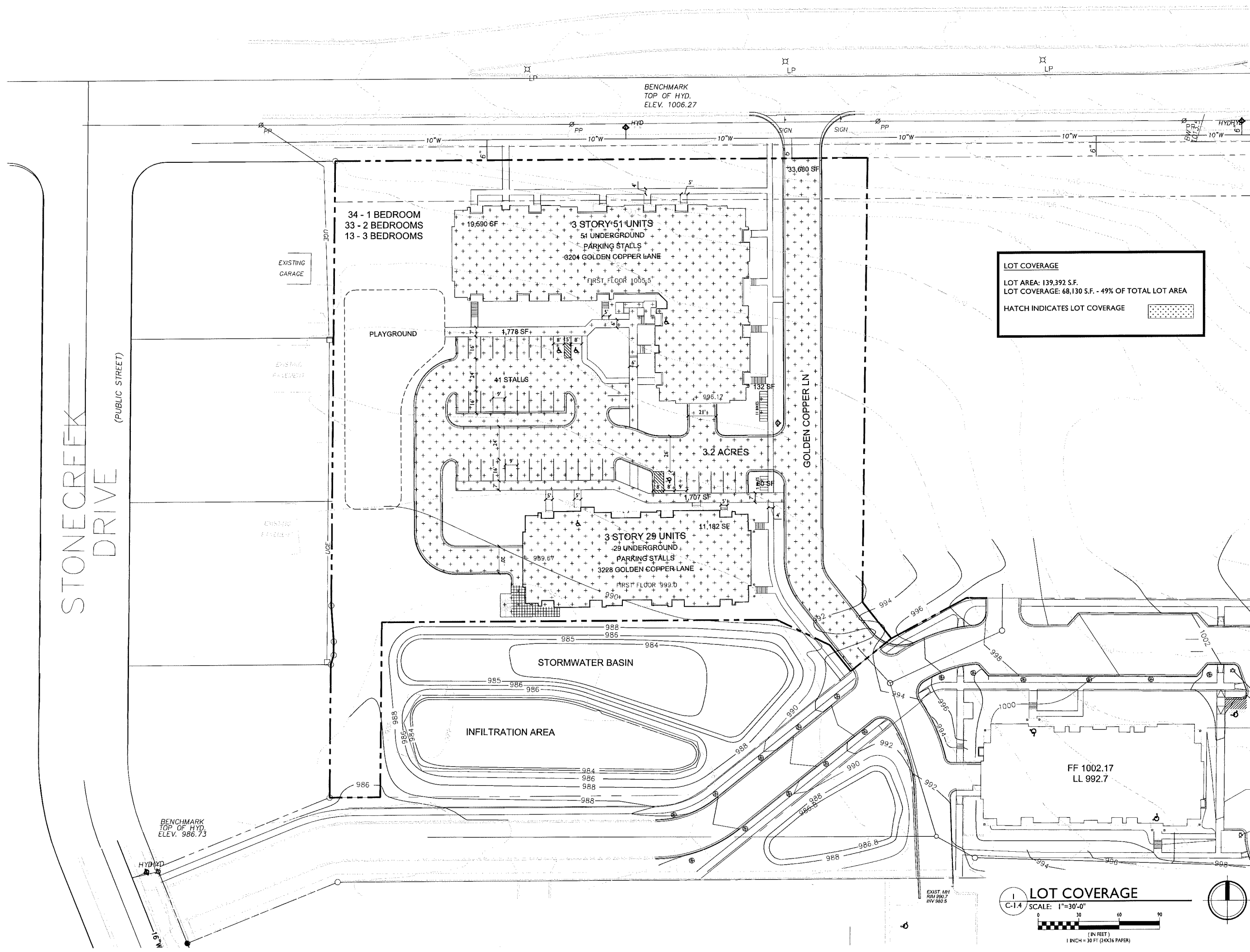
PROJECT TITLE
Maple Grove Commons

3204 & 3228 Golden Copper Ln.
 Madison, WI
 SHEET TITLE
LOT COVERAGE

SHEET NUMBER

C-1.4

PROJECT NO. **1355**
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STONECREEK DRIVE
 (PUBLIC STREET)

34 - 1 BEDROOM
 33 - 2 BEDROOMS
 13 - 3 BEDROOMS

13 STORY 51 UNITS
 51 UNDERGROUND
 PARKING STALLS
 3204 GOLDEN COPPER LANE
 FIRST FLOOR 1055.5'

41 STALLS
 1,778 SF

3.2 ACRES

3 STORY 29 UNITS
 29 UNDERGROUND
 PARKING STALLS
 3228 GOLDEN COPPER LANE
 FIRST FLOOR 999.0'

STORMWATER BASIN

INFILTRATION AREA

FF 1002.17
 LL 992.7

BENCHMARK
 TOP OF HYD.
 ELEV. 1006.27

BENCHMARK
 TOP OF HYD.
 ELEV. 986.73

EXIST. MET
 RUN 990.7
 INV 980.5

ISSUED
GDP Amendment - November 19, 2014
Issued for SIP Submittal - June 24, 2014
Issued for UDC - August 5, 2015

PROJECT TITLE
Maple Grove Commons

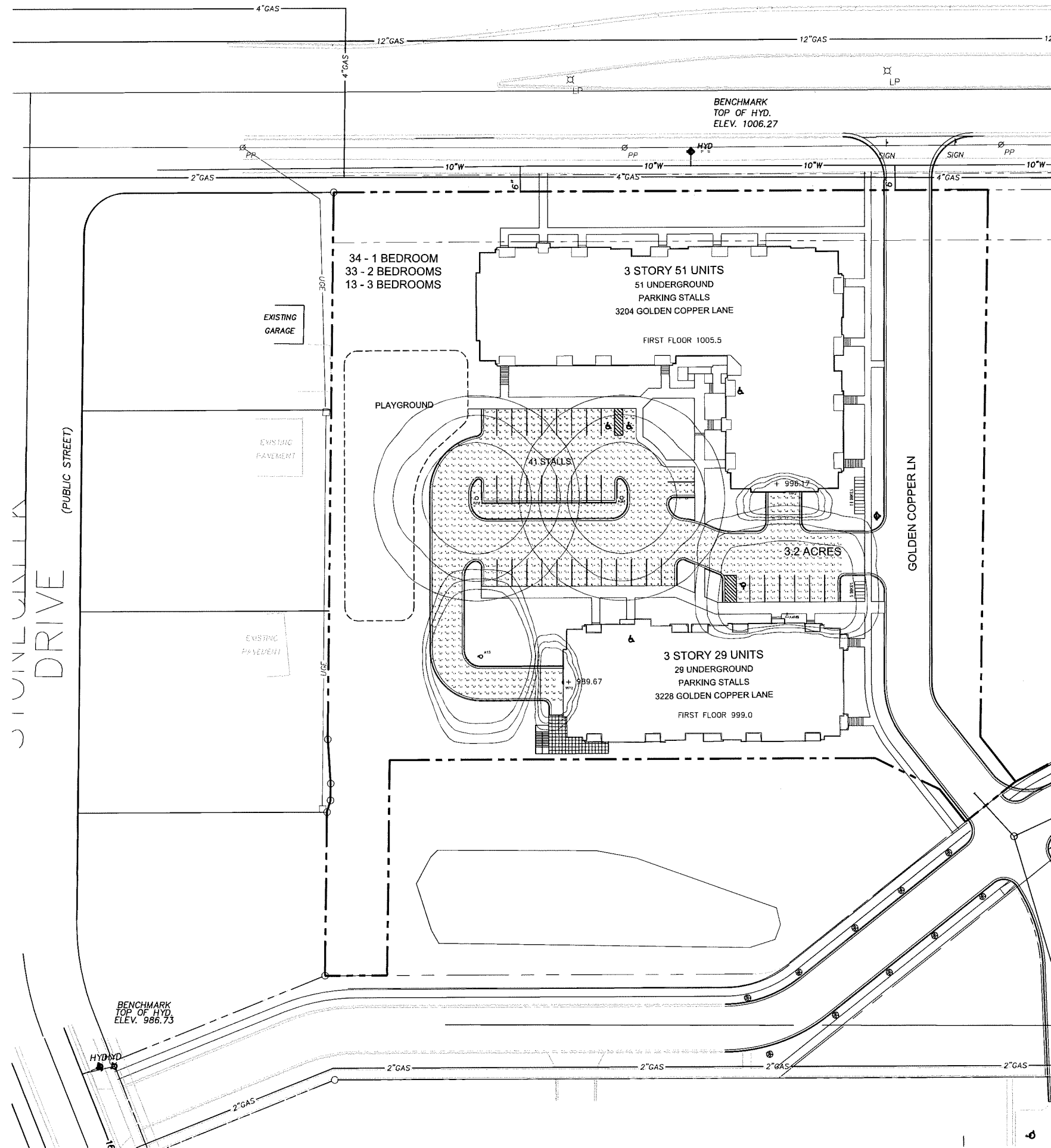
3204 & 3228 Golden
Copper Ln.
Madison, WI
SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER

C-1.5

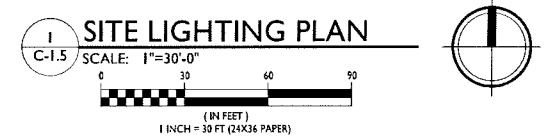
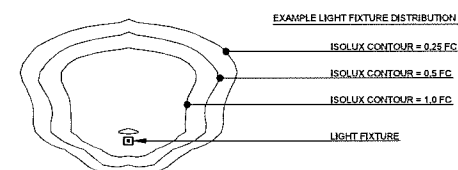
PROJECT NO. **1355**

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STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	1.5 fc	7.2 fc	0.4 fc	18.0:1	3.8:1

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Mounting
WP2	2	XSPWA2FG-U	Cree XSPM Series WideArea Luminaire, Type II Medium, 4000K, Input Power Designator G	4 type MDA LEDs	XSPWA2FG-U_RESTL-2014-0017.JES	5'-0" ABOVE GRADE ON SIDE OF BUILDING	
A15	1	ARE-EDG-15-xx-06-E-UL-xx-700-40Kxxx (BXALxT05E-U07)	Cree Edge Area, Type I Short, 50 LEDs, 700mA, 4000K	Sixty White LEDs, Vertical Base-Up Position	ARE-EDG-15-xx-06-E-UL-700-40K.Jes	19'-0" ABOVE GRADE 20'-0" POLE ON 2'-0" TALL CONC. BASE	
A4MB	1	ARE-EDG-4MB-DA-12-E-UL-xx-525-40K (BXAL112E-U07)	Cree Edge Area, Type IV Medium vs Full BLS, 120 LEDs, 525mA, 4000K	One Hundred Twenty White LEDs, Vertical Base-Up Position	ARE-EDG-4MB-12-E-UL-525-40K.Jes	22'-0" ABOVE GRADE 20'-0" POLE ON 2'-0" TALL CONC. BASE	
ASM	2	ARE-EDG-5M-xx-05-E-UL-xx-700-40Kxxx (BXAL506E-U07)	Cree Edge Area, Type V Medium, 50 LEDs, 700mA, 4000K	Sixty White LEDs, Vertical Base-Up Position	ARE-EDG-5M-xx-05-E-UL-700-40K.Jes	22'-0" ABOVE GRADE 20'-0" POLE ON 2'-0" TALL CONC. BASE	





knothe bruce
ARCHITECTS

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

ISSUED
GDP Amendment - November 19, 2014

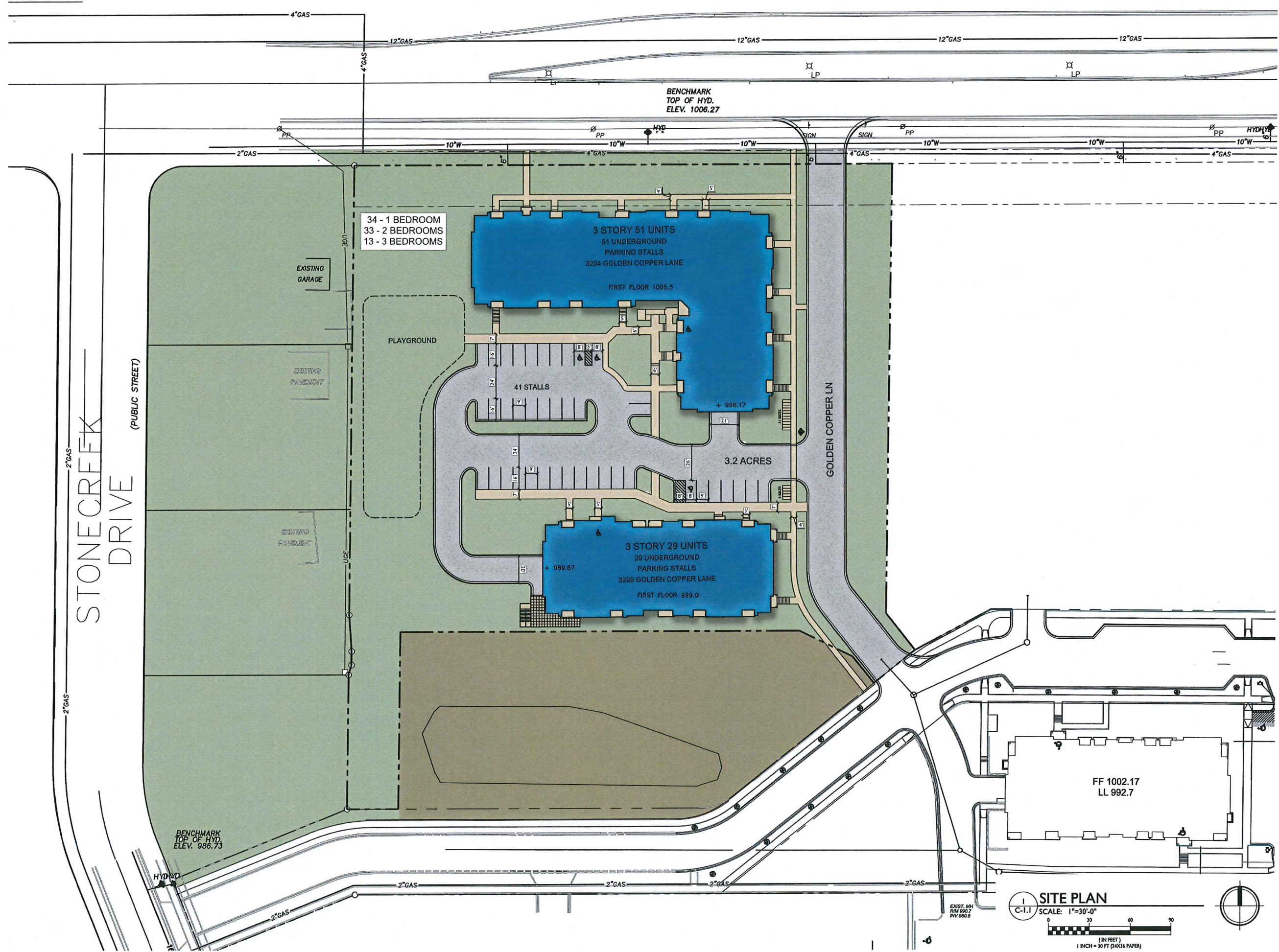
PROJECT TITLE
Maple Grove Commons

3204 & 3228 Golden
Copper Ln.
Madison, WI
SHEET TITLE
SITE PLAN

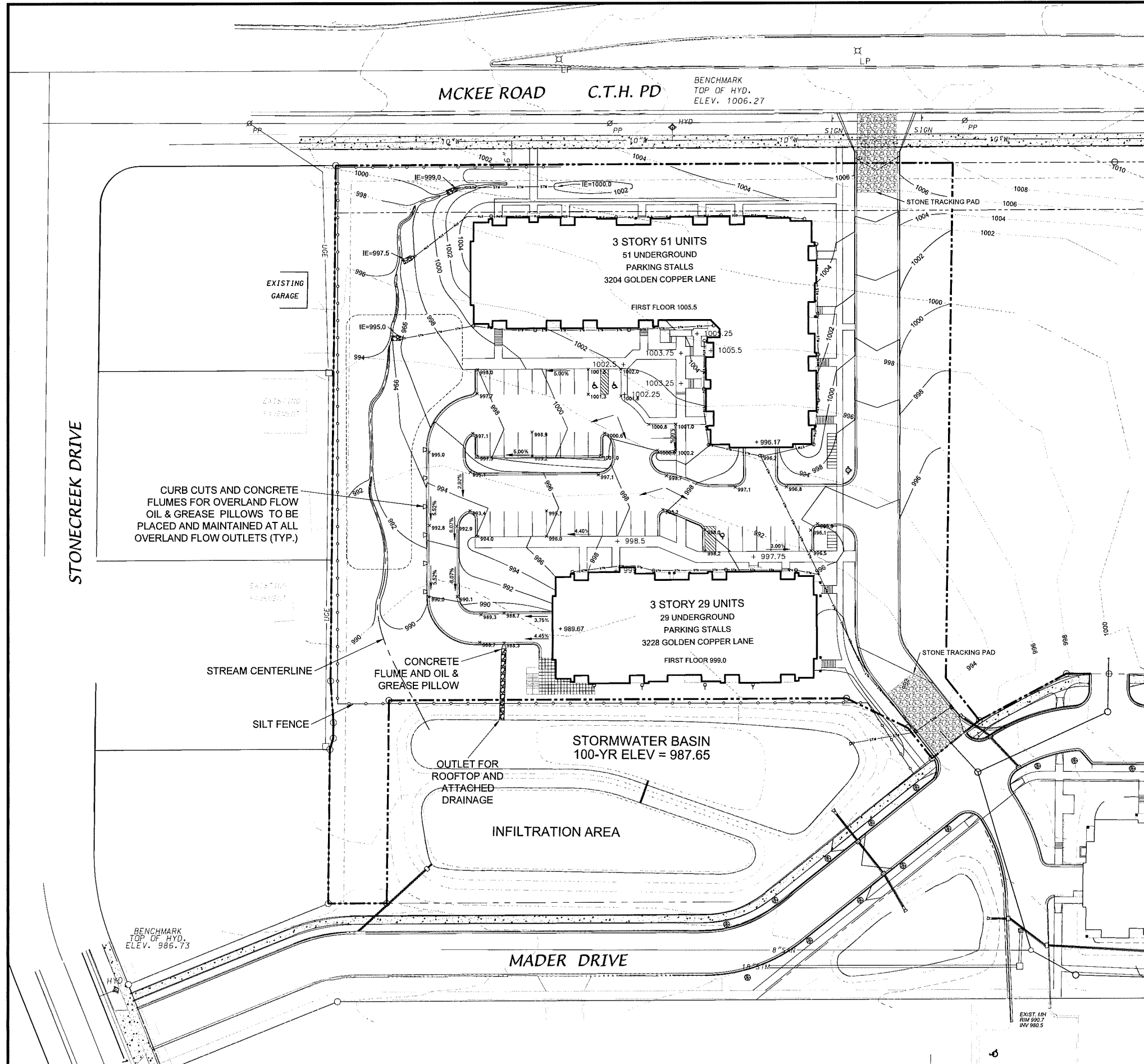
SHEET NUMBER

C-1.1

PROJECT NO. **1355**
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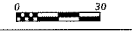
SITE PLAN
SCALE: 1"=30'-0"
(IN FEET)
1 INCH = 30 FT (A3X5 PAPER)



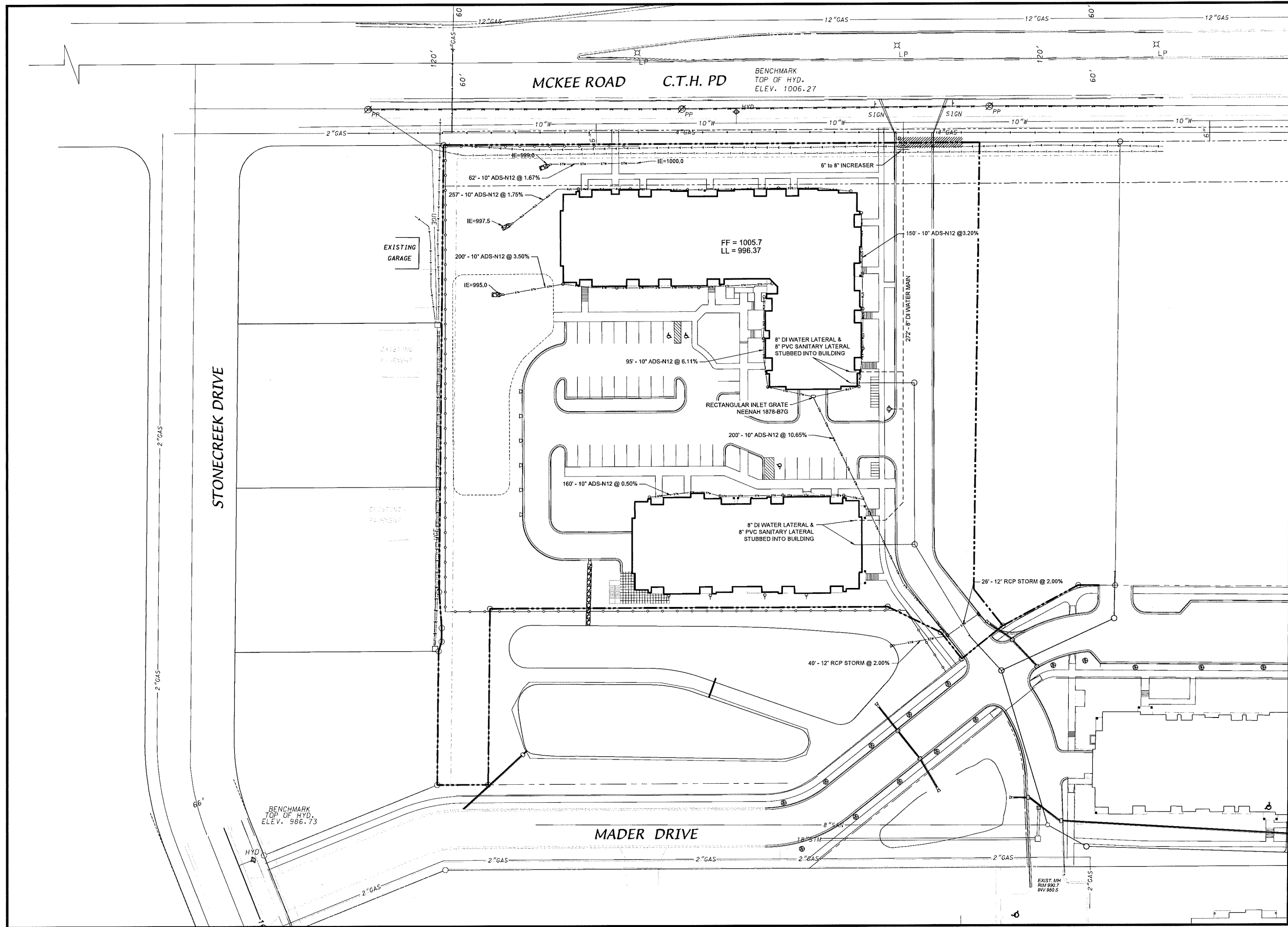
- SITE GRADING AND EROSION CONTROL NOTES**
- All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.
 - Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
 - Areas disturbed within the McKee Road right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.
 - Disturbed areas within the site shall be restored per the approved landscape plan.
 - McKee Rd and Mader Dr shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
 - Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.
 - The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
 - Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
 - Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned and maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
 - Slopes 4:1 or steeper shall be restored with 4" topsoil, fertilizer, seed and Class I, Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

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

PRELIMINARY GRADING AND EROSION CONTROL
MAPLE GROVE COMMONS
 CITY OF MADISON, DANE COUNTY, WISCONSIN


 SCALE: 1" = 30'
 (PAGE SIZE: 24x36)

 DATE: 08-03-15
 REVISED:

 DRAWN BY: JLM
 EN: 14-03-109
 Sheet Number:
C200



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

MAPLE GROVE COMMONS

CITY OF MADISON, DANE COUNTY, WISCONSIN

SITE UTILITY PLAN



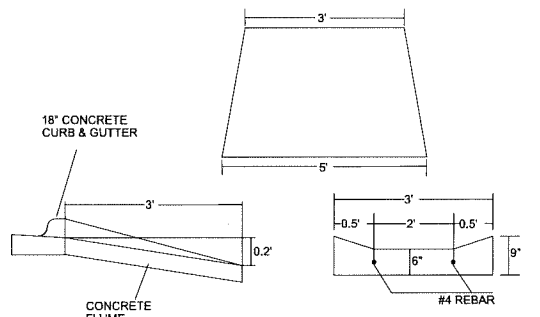
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DATE: 08-03-15
 REVISED:

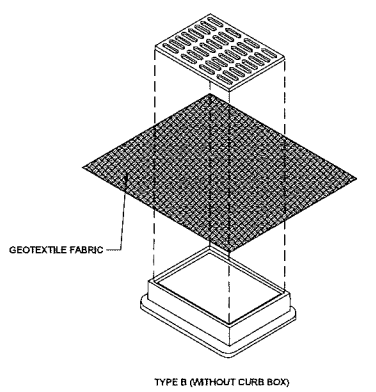
DRAWN BY: JLM

FN: 14-03-109

Sheet Number:
C300

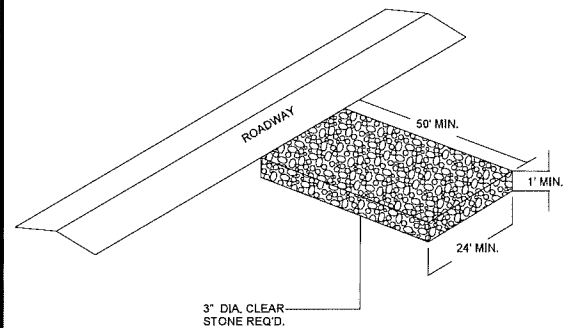


CONCRETE FLUME DETAIL
 NOT TO SCALE

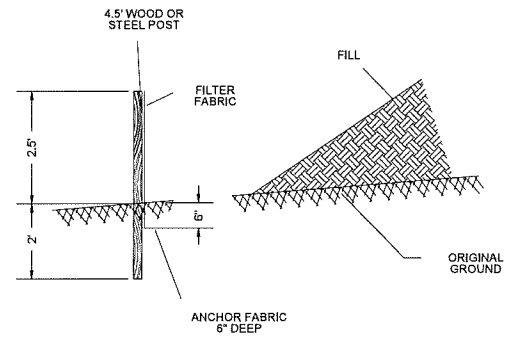


NOTES:
 1. FABRIC SIZE SHALL BE 6" MIN. GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.
 2. 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

TYPE B (WITHOUT CURB BOX)
TYPE C INLET PROTECTION
 NOT TO SCALE



STONE TRACKING PAD DETAIL
 NOT TO SCALE



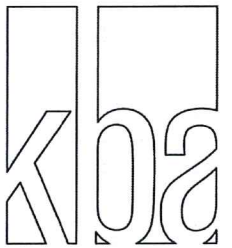
SILT FENCE DETAIL
 NOT TO SCALE

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
 PRODUCT SELECTION AND SPECIFICATION DRAWING

NOTES:

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
- UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIRM AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER PART NUMBER ALONG IS NOT SUFFICIENT.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INLET SIZE	FRAMING DIMENSIONS (IN)	FRAMING WEIGHT (LBS)	FRAMING PART NUMBER
18"	24" x 24"	15	18-18-01
24"	30" x 30"	20	24-24-01
30"	36" x 36"	25	30-30-01
36"	42" x 42"	30	36-36-01
42"	48" x 48"	35	42-42-01
48"	54" x 54"	40	48-48-01
54"	60" x 60"	45	54-54-01
60"	66" x 66"	50	60-60-01
66"	72" x 72"	55	66-66-01
72"	78" x 78"	60	72-72-01
78"	84" x 84"	65	78-78-01
84"	90" x 90"	70	84-84-01
90"	96" x 96"	75	90-90-01
96"	102" x 102"	80	96-96-01
102"	108" x 108"	85	102-102-01
108"	114" x 114"	90	108-108-01
114"	120" x 120"	95	114-114-01
120"	126" x 126"	100	120-120-01
126"	132" x 132"	105	126-126-01
132"	138" x 138"	110	132-132-01
138"	144" x 144"	115	138-138-01
144"	150" x 150"	120	144-144-01
150"	156" x 156"	125	150-156-01
156"	162" x 162"	130	156-162-01
162"	168" x 168"	135	162-168-01
168"	174" x 174"	140	168-174-01
174"	180" x 180"	145	174-180-01
180"	186" x 186"	150	180-186-01
186"	192" x 192"	155	186-192-01
192"	198" x 198"	160	192-198-01
198"	204" x 204"	165	198-204-01
204"	210" x 210"	170	204-210-01
210"	216" x 216"	175	210-216-01
216"	222" x 222"	180	216-222-01
222"	228" x 228"	185	222-228-01
228"	234" x 234"	190	228-234-01
234"	240" x 240"	195	234-240-01
240"	246" x 246"	200	240-246-01
246"	252" x 252"	205	246-252-01
252"	258" x 258"	210	252-258-01
258"	264" x 264"	215	258-264-01
264"	270" x 270"	220	264-270-01
270"	276" x 276"	225	270-276-01
276"	282" x 282"	230	276-282-01
282"	288" x 288"	235	282-288-01
288"	294" x 294"	240	288-294-01
294"	300" x 300"	245	294-300-01
300"	306" x 306"	250	300-306-01
306"	312" x 312"	255	306-312-01
312"	318" x 318"	260	312-318-01
318"	324" x 324"	265	318-324-01
324"	330" x 330"	270	324-330-01
330"	336" x 336"	275	330-336-01
336"	342" x 342"	280	336-342-01
342"	348" x 348"	285	342-348-01
348"	354" x 354"	290	348-354-01
354"	360" x 360"	295	354-360-01
360"	366" x 366"	300	360-366-01
366"	372" x 372"	305	366-372-01
372"	378" x 378"	310	372-378-01
378"	384" x 384"	315	378-384-01
384"	390" x 390"	320	384-390-01
390"	396" x 396"	325	390-396-01
396"	402" x 402"	330	396-402-01
402"	408" x 408"	335	402-408-01
408"	414" x 414"	340	408-414-01
414"	420" x 420"	345	414-420-01
420"	426" x 426"	350	420-426-01
426"	432" x 432"	355	426-432-01
432"	438" x 438"	360	432-438-01
438"	444" x 444"	365	438-444-01
444"	450" x 450"	370	444-450-01
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468"	474" x 474"	390	468-474-01
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480"	486" x 486"	400	480-486-01
486"	492" x 492"	405	486-492-01
492"	498" x 498"	410	492-498-01
498"	504" x 504"	415	498-504-01
504"	510" x 510"	420	504-510-01
510"	516" x 516"	425	510-516-01
516"	522" x 522"	430	516-522-01
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546"	552" x 552"	455	546-552-01
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564"	570" x 570"	470	564-570-01
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678"	684" x 684"	565	678-684-01
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708"	714" x 714"	590	708-714-01
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786"	792" x 792"	655	786-792-01
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798"	804" x 804"	665	798-804-01
804"	810" x 810"	670	804-810-01
810"	816" x 816"	675	810-816-01
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888"	894" x 894"	740	888-894-01
894"	900" x 900"	745	894-900-01
900"	906" x 906"	750	900-906-01
906"	912" x 912"	755	906-912-01
912"	918" x 918"	760	912-918-01
918"	924" x 924"	765	918-924-01
924"	930" x 930"	770	924-930-01
930"	936" x 936"	775	930-936-01
936"	942" x 942"	780	936-942-01
942"	948" x 948"	785	942-948-01
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966"	972" x 972"	805	966-972-01
972"	978" x 978"	810	972-978-01
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990"	996" x 996"	825	990-996-01
996"	1002" x 1002"	830	996-1002-01
1002"	1008" x 1008"	835	1002-1008-01
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1020"	1026" x 1026"	850	1020-1026-01
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1056"	1062" x 1062"	880	1056-1062-01
1062"	1068" x 1068"	885	1062-1068-01
1068"	1074" x 1074"	890	1068-1074-01
1074"	1080" x 1080"	895	1074-1080-01
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1086"	1092" x 1092"	905	1086-1092-01
1092"	1098" x 1098"	910	1092-1098-01
1098"	1104" x 1104"	915	1098-1104-01
1104"	1110" x 1110"	920	1104-1110-01
1110"	1116" x 1116"	925	1110-1116-01
1116"	1122" x 1122"	930	1116-1122-01
1122"	1128" x 1128"	935	1122-1128-01
1128"	1134" x 1134"	940	1128-1134-01
1134"	1140" x 1140"	945	1134-1140-01
1140"	1146" x 1146"	950	1140-1146-01
1146"	1152" x 1152"	955	1146-1152-01
1152"	1158" x 1158"	960	1152-1158-01
1158"	1164" x 1164"	965	1158-1164-01
1164"	1170" x 1170"	970	1164-1170-01
1170"	1176" x 1176"	975	1170-1176-01
1176"	1182" x 1182"	980	1176-1182-01
1182"	1188" x 1188"	985	1182-1188-01
1188"	1194" x 1194"	990	1188-1194-01
1194"	1200" x 1200"	99	



knothe + bruce
ARCHITECTS

Phone: 608.264.3690 7401 University Ave, Suite 201
Madison, WI 53706

CONSULTANT



LANDSCAPE ARCHITECTS

303 S. WATERSON
SUITE 101
MADISON, WI 53703
Phone: 608.551.3600
Fax: 608.551.2930
www.ksb-ia.com

REVISIONS

SIP Submittal June 24, 2015

PROJECT TITLE

Maple Grove

SHEET TITLE

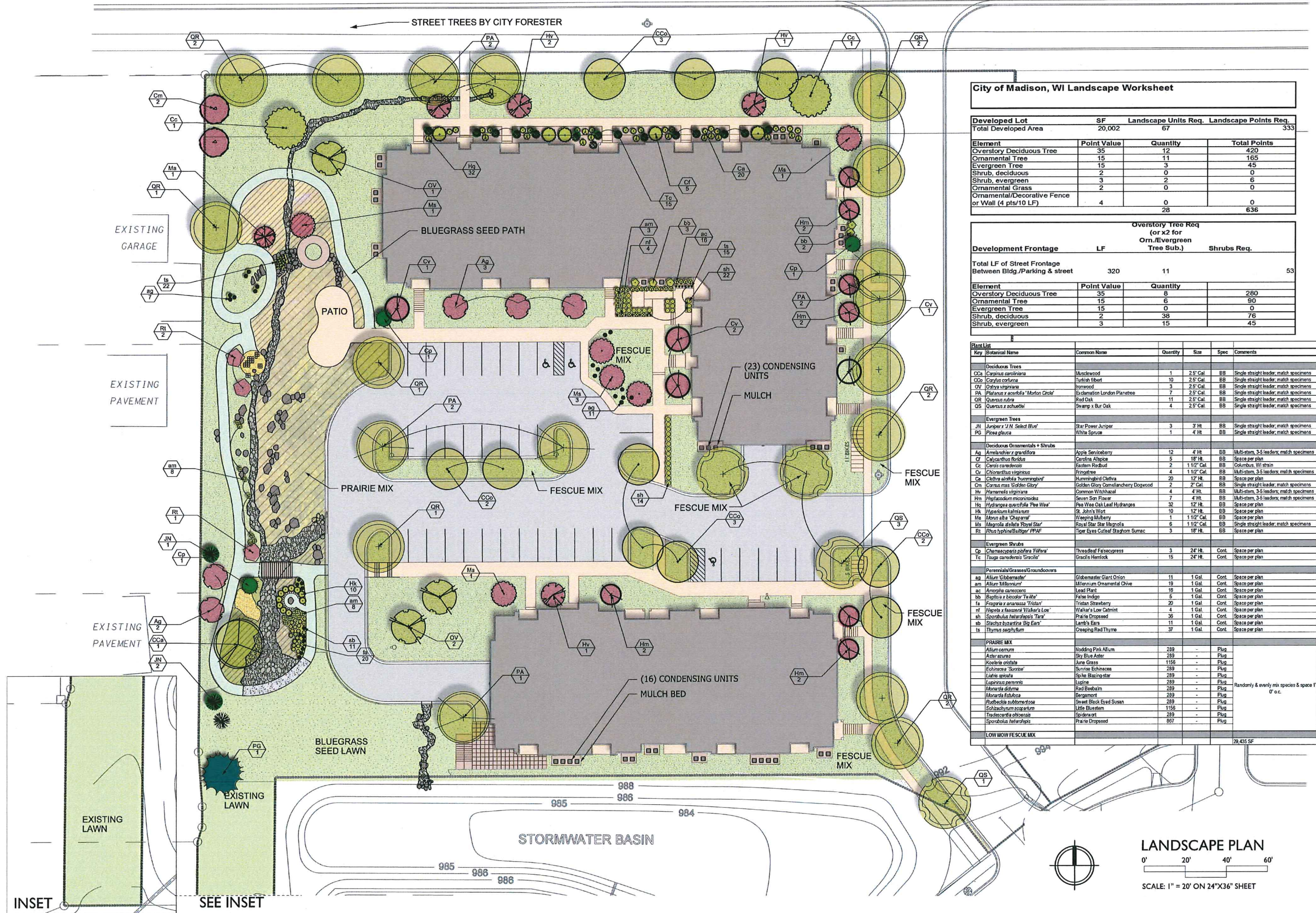
LANDSCAPE PLAN

SHEET NUMBER

L-1.0

PROJECT NO.

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City of Madison, WI Landscape Worksheet

Developed Lot	SF	Landscape Units Req.	Landscape Points Req.
Total Developed Area	20,002	67	333

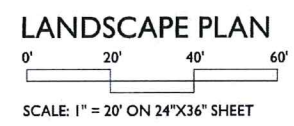
Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	12	420
Ornamental Tree	15	11	165
Evergreen Tree	15	3	45
Shrub, deciduous	2	0	0
Shrub, evergreen	3	2	6
Ornamental Grass	2	0	0
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0
		28	636

Overstory Tree Req (or x2 for Orn./Evergreen Tree Sub.)

Development Frontage	LF	Tree Sub.	Shrubs Req.
Total LF of Street Frontage Between Bldg./Parking & street	320	11	53

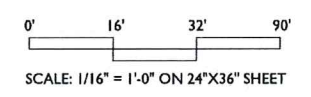
Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	8	280
Ornamental Tree	15	6	90
Evergreen Tree	15	0	0
Shrub, deciduous	2	38	76
Shrub, evergreen	3	15	45

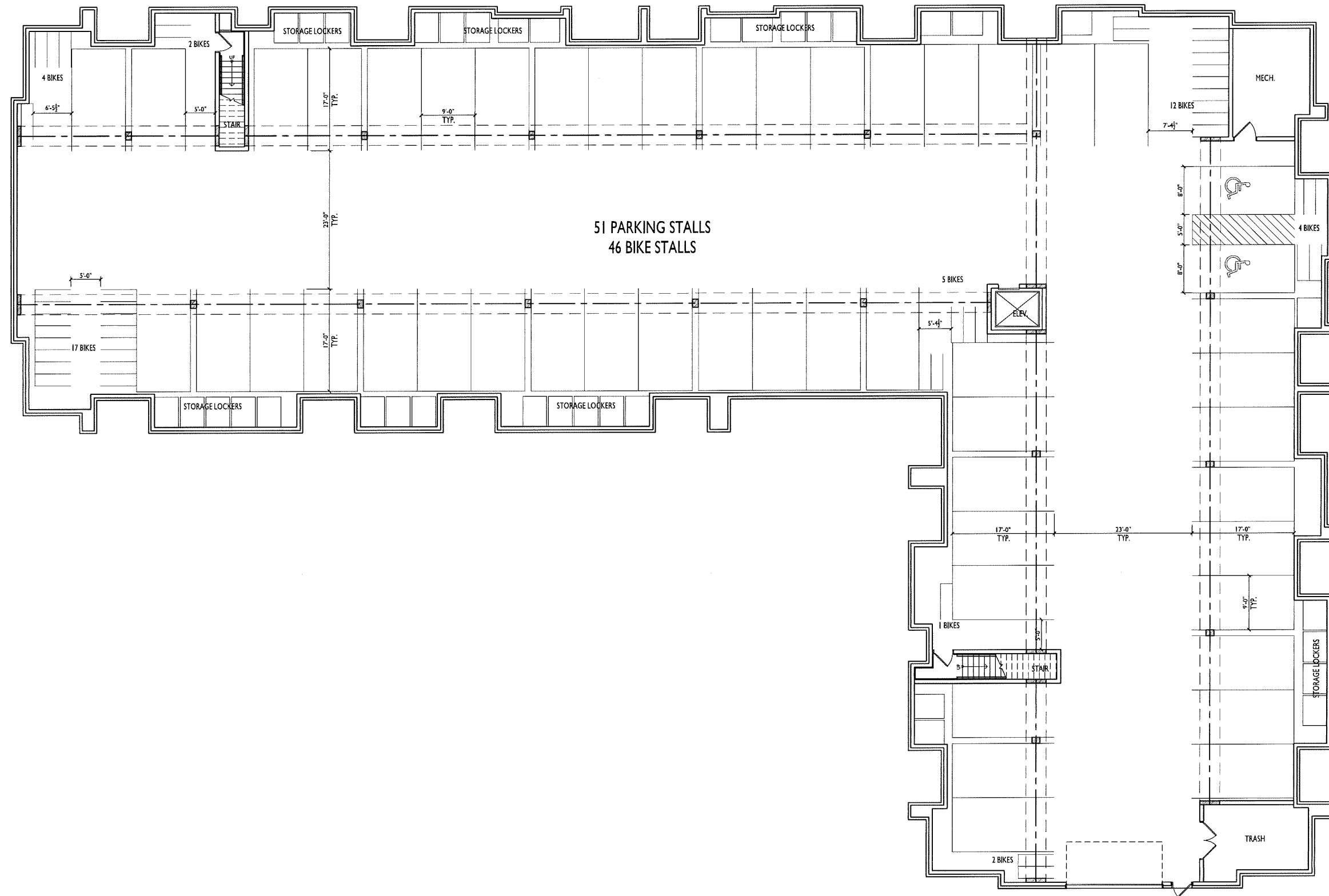
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
Co	<i>Carpinus caroliniana</i>	Muscadoleaf	1	2.5' Cal	BB	Single straight leader, match specimens
Co	<i>Corulus cornuta</i>	Turkish Fibert	10	2.5' Cal	BB	Single straight leader, match specimens
OV	<i>Ostrya virginiana</i>	Promwood	3	2.5' Cal	BB	Single straight leader, match specimens
PA	<i>Parrotus x acerifolia 'Morton Circle'</i>	Edenham London Planetree	7	2.5' Cal	BB	Single straight leader, match specimens
QR	<i>Quercus rubra</i>	Red Oak	11	2.5' Cal	BB	Single straight leader, match specimens
QS	<i>Quercus x schottii</i>	Swamp x Bur Oak	4	2.5' Cal	BB	Single straight leader, match specimens
Evergreen Trees						
JN	<i>Juniper x 'N. Select Blue'</i>	Star Power Juniper	3	3' Ht	BB	Single straight leader, match specimens
PG	<i>Picea glauca</i>	White Spruce	1	4' Ht	BB	Single straight leader, match specimens
Deciduous Ornamentals + Shrubs						
Aq	<i>Amelanchier x grandiflora</i>	Apple Serviceberry	12	4' Ht	BB	Multi-stem, 3-5 leaders, match specimens
Ca	<i>Cayugaensis floribunda</i>	Carolina Allspice	5	18" Ht	BB	Space per plan
Cc	<i>Cornus canadensis</i>	Eastern Dogwood	2	1 1/2' Cal	BB	Columbus, WI strain
Cv	<i>Chionodoxa virginiana</i>	Ring-poinsett	4	1 1/2' Cal	BB	Multi-stem, 3-5 leaders, match specimens
Ca	<i>Clethra alnifolia 'Hummingbird'</i>	Hummingbird Clethra	20	12" Ht	BB	Space per plan
Om	<i>Cornus mas 'Golden Glory'</i>	Golden Glory Corneliancherry Dogwood	2	2' Cal	BB	Single straight leader, match specimens
Hv	<i>Hieracium virginiana</i>	Common Witch-hazel	4	4' Ht	BB	Multi-stem, 3-5 leaders, match specimens
Hm	<i>Hydrangea macrophylla</i>	Seven Son Flower	7	4' Ht	BB	Multi-stem, 3-5 leaders, match specimens
Hq	<i>Hydrangea quercifolia 'Pee Wee'</i>	Pee Wee Oak Leaf Hydrangea	32	12" Ht	BB	Space per plan
Hk	<i>Hippocrepis kalmianum</i>	St. John's Wort	10	12" Ht	BB	Space per plan
Mi	<i>Morone alba 'Chaparral'</i>	Weeping Mulberry	1	1 1/2' Cal	BB	Space per plan
Ms	<i>Morone alba 'Royal Star'</i>	Royal Star Star Mulberry	6	1 1/2' Cal	BB	Single straight leader, match specimens
Rt	<i>Rhus typhina 'Baldor' PPAF</i>	Tiger Eyes Cutsleaf Staghorn Sumac	3	18" Ht	BB	Space per plan
Evergreen Shrubs						
Op	<i>Chamaecyparis plectra 'Fideline'</i>	Threadleaf Falsecypress	3	24" Ht	Cont.	Space per plan
Te	<i>Taxus canadensis 'Gracile'</i>	Grace's Hemlock	15	24" Ht	Cont.	Space per plan
Perennials/Grasses/Groundcovers						
ag	<i>Allium 'Gibbmaster'</i>	Gibbmaster Giant Onion	11	1 Gal	Cont.	Space per plan
am	<i>Allium 'Millenium'</i>	Millenium Ornamental Onion	19	1 Gal	Cont.	Space per plan
am	<i>Allium 'Parsons'</i>	Parsons Ornamental Onion	19	1 Gal	Cont.	Space per plan
bb	<i>Baptisia x bicolor 'Twilight'</i>	False Indigo	5	1 Gal	Cont.	Space per plan
fa	<i>Fragaria x ananassa 'Tristar'</i>	Tristar Strawberry	20	1 Gal	Cont.	Space per plan
nl	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	4	1 Gal	Cont.	Space per plan
sh	<i>Sporobolus heterostachys 'Tara'</i>	Prairie Dropseed	36	1 Gal	Cont.	Space per plan
sh	<i>Sporobolus heterostachys 'Big Ears'</i>	Prairie Dropseed	11	1 Gal	Cont.	Space per plan
th	<i>Thymus serpyllum</i>	Creeping Red Thyme	37	1 Gal	Cont.	Space per plan
PRAIRIE MIX						
	<i>Allium caeruleum</i>	Woodland Pink Allium	289	-	Plug	
	<i>Aster spicata</i>	Spice Blue Aster	289	-	Plug	
	<i>Koeleria orbiculata</i>	June Grass	1156	-	Plug	
	<i>Echinacea 'Sunrise'</i>	Sunrise Echinacea	289	-	Plug	
	<i>Liatris spicata</i>	Spice Blazing Star	289	-	Plug	
	<i>Lupinus perennis</i>	Lupine	289	-	Plug	
	<i>Morone didyma</i>	Red Balm	289	-	Plug	
	<i>Morone didyma</i>	Bergamont	289	-	Plug	
	<i>Rudbeckia subtomentosa</i>	Sweet Black Eyed Susan	289	-	Plug	
	<i>Schizachyrium scoparium</i>	Little Bluestem	1156	-	Plug	
	<i>Tradescantia virginiana</i>	Spiderwort	289	-	Plug	
	<i>Sporobolus heterostachys</i>	Prairie Dropseed	697	-	Plug	
LOW MOW FESCUE MIX						
						28,455 SF



INSET

SEE INSET





51 PARKING STALLS
 46 BIKE STALLS

ISSUED
 Revised GDP - November 19, 2014
 Issued for SIP Submittal - June 24, 2015
 Issued for Review - July 22, 2015
 Issued for UDC - August 5, 2015

PROJECT TITLE
Maple Grove Commons

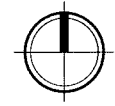
3204 & 3228 Golden
 Copper Ln.
 Madison, WI
 SHEET TITLE
**Basement Plan -
 Building I**

SHEET NUMBER

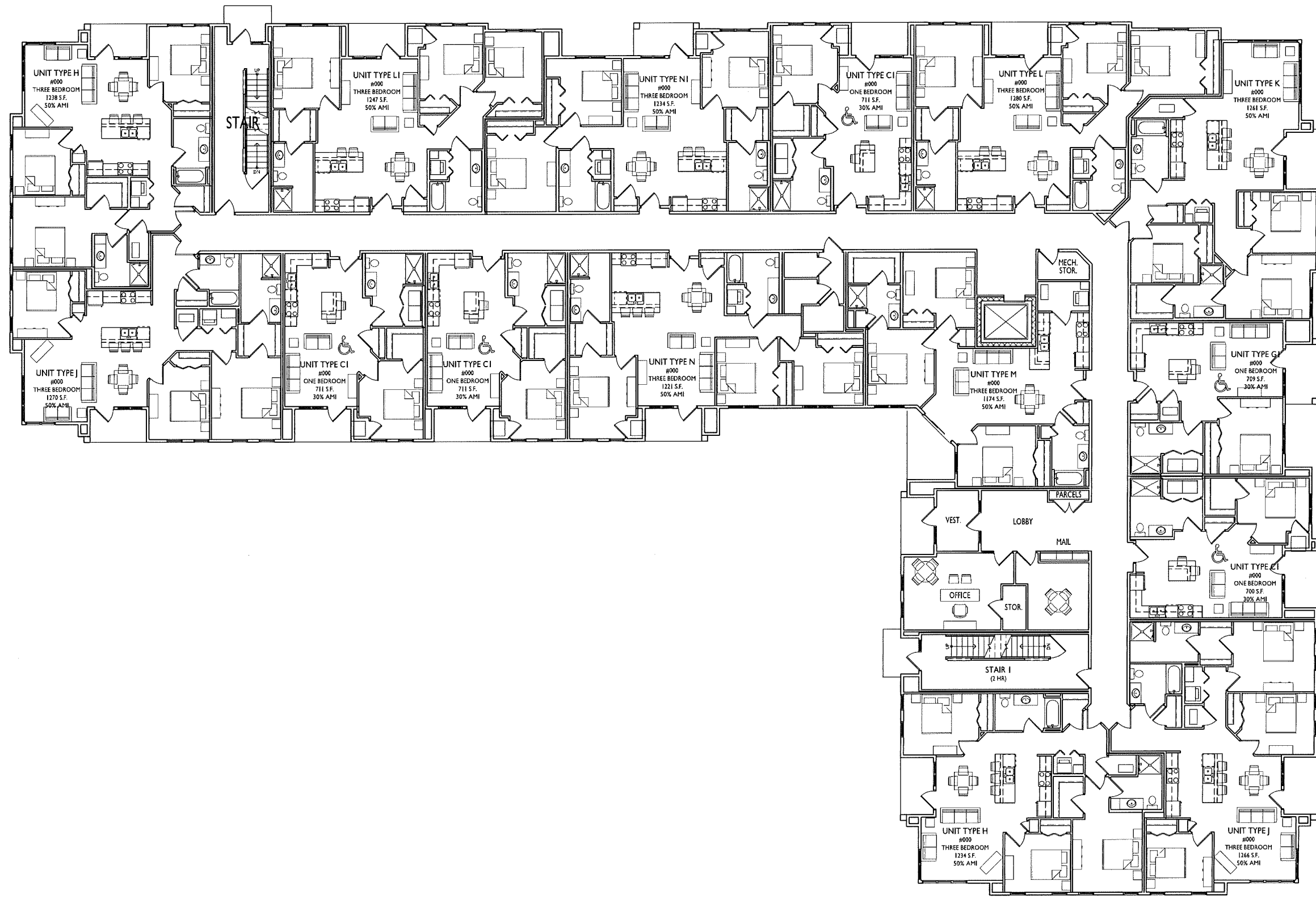
A-1.0

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1 BASEMENT PLAN
 A-1.0 SCALE: 1/8"=1'-0"



19,657 SQ.FT.



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 Revised GDP - November 19, 2014
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 Issued for UDC - August 5, 2015

PROJECT TITLE
Maple Grove Commons

3204 & 3228 Golden
 Copper Ln.
 Madison, WI
 SHEET TITLE
**First Floor Plan -
 Building I - 51
 Unit**

SHEET NUMBER

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



19,111 SQ.FT.

A-1.1

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ARCHITECTS

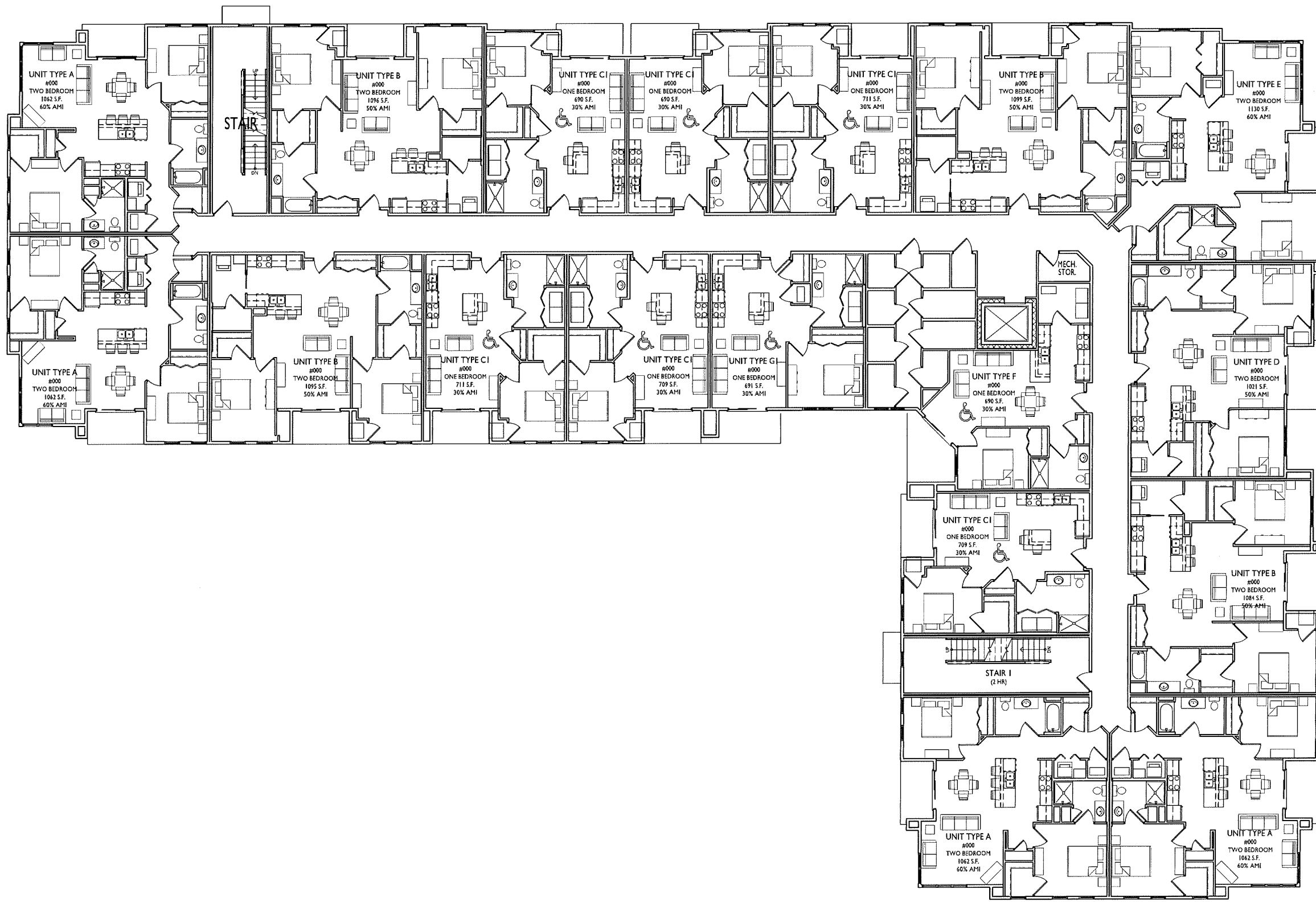
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Revised GDP - November 19, 2014
Issued for SIP Submittal - June 24, 2015
Issued for Review - July 22, 2015
Issued for UDC - August 5, 2015

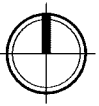
PROJECT TITLE
Maple Grove
Commons

3204 & 3228 Golden
Copper Ln.
Madison, WI
SHEET TITLE
Second Floor
Plan - Building I
- 51 Unit

SHEET NUMBER



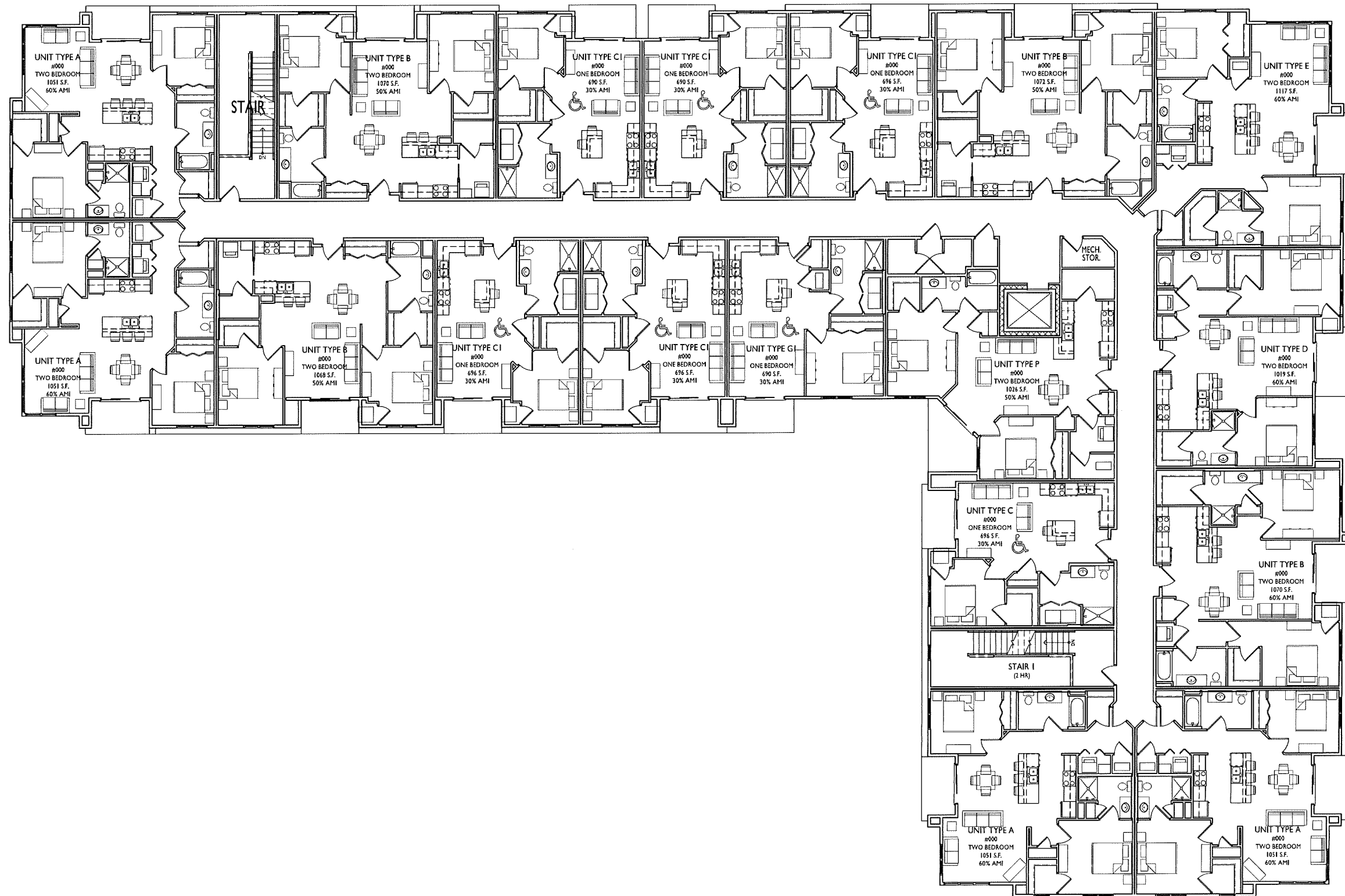
I SECOND FLOOR PLAN
A-1.2 SCALE: 1/8"=1'-0"



19,148 SQ.FT. (SECOND FLOOR)

A-1.2

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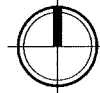
ISSUED
 Revised GDP - November 19, 2014
 Issued for SIP Submittal - June 24, 2015
 Issued for Review - July 22, 2015
 Issued for UDC - August 5, 2015

PROJECT TITLE
Maple Grove Commons

3204 & 3228 Golden Copper Ln.
 Madison, WI
 SHEET TITLE
Third Floor Plan - Building 1 - 51 Unit

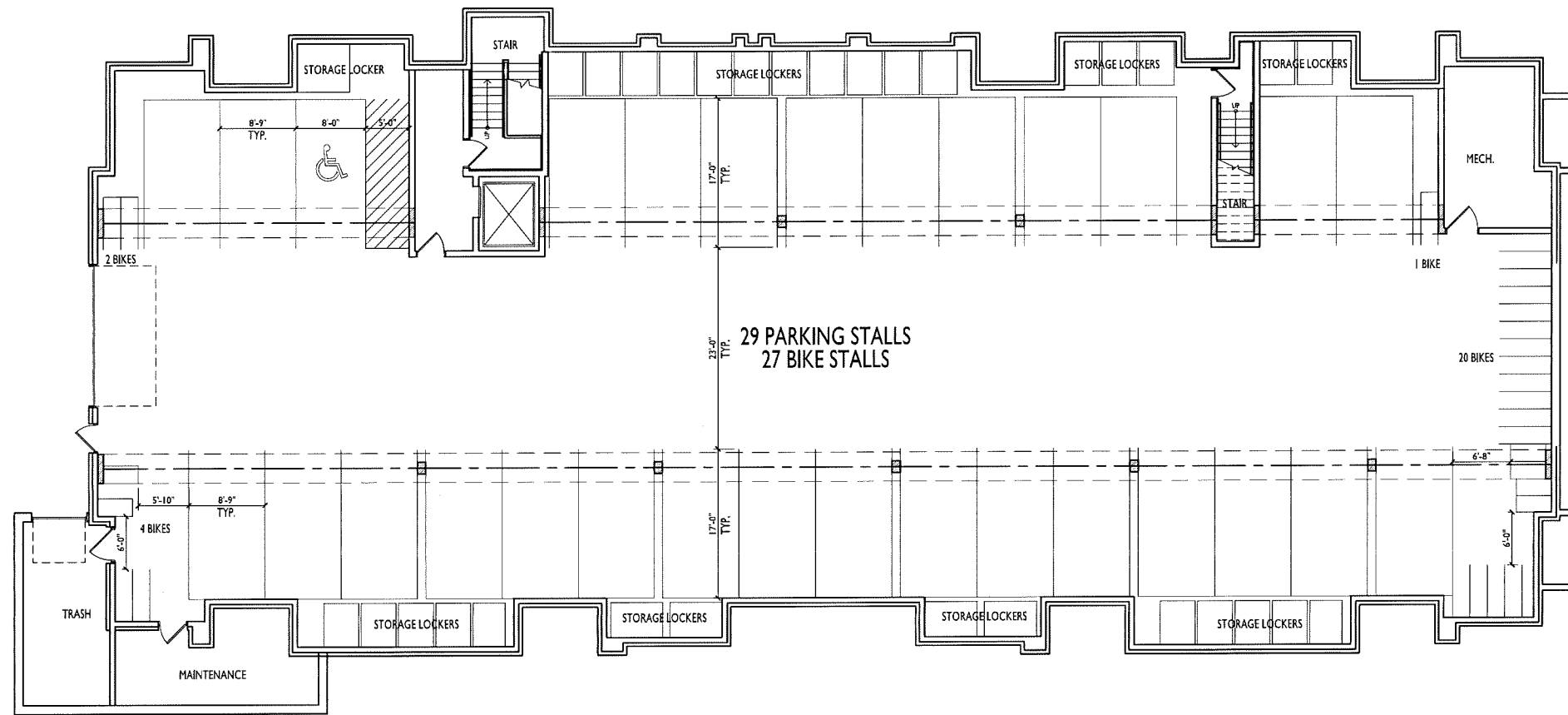
SHEET NUMBER

1 THIRD FLOOR PLAN
 A-1.3 SCALE: 1/8"=1'-0"



18,920 SQ.FT.

A-1.3



11,397 SQ.FT.

ISSUED
 Revised GDP - November 19, 2014
 Issued for SIP Submittal - June 24, 2015
 Issued for Review - July 22, 2015
 Issued for UDC - August 5, 2015

PROJECT TITLE
Maple Grove Commons

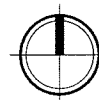
3204 & 3228 Golden
 Copper Ln.
 Madison, WI
 SHEET TITLE
**Basement Plan -
 Building 2**

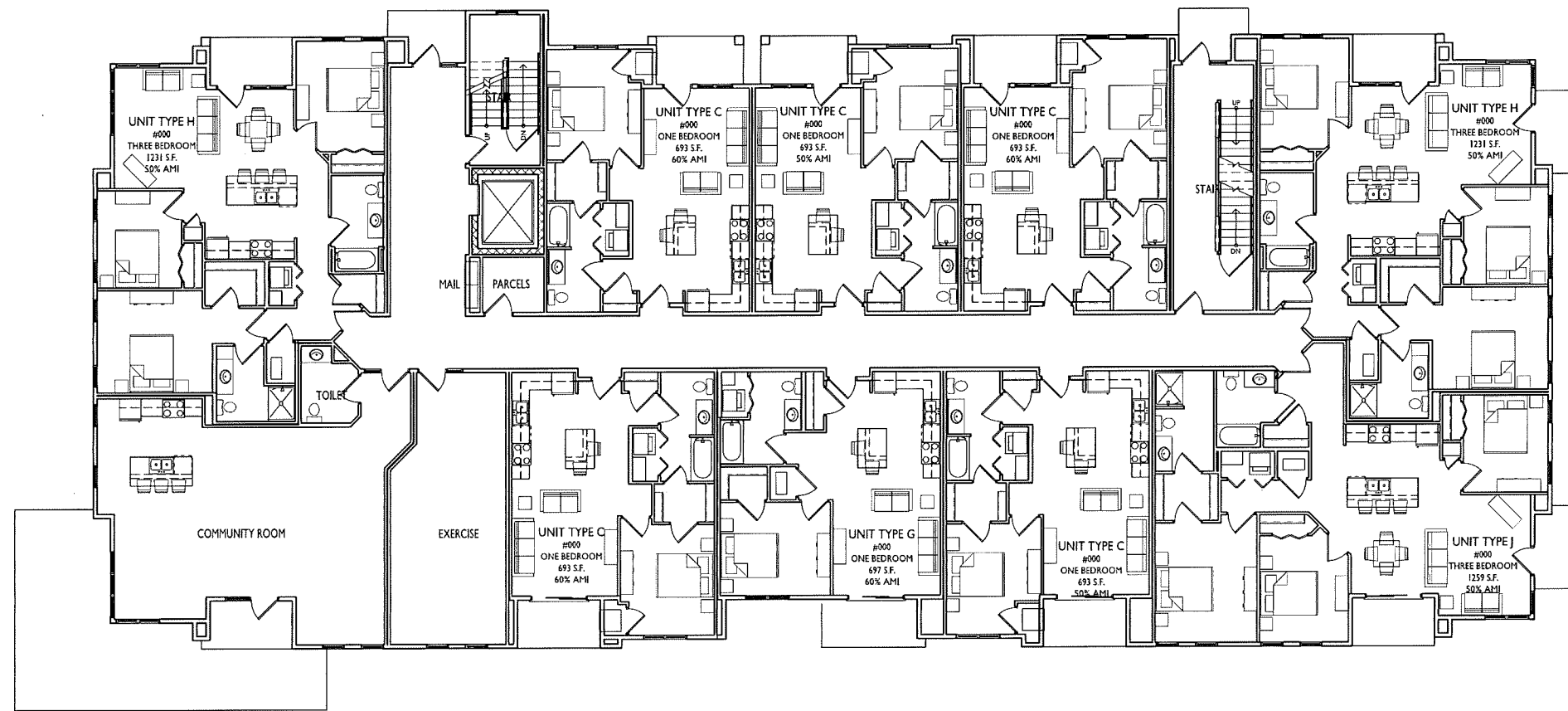
SHEET NUMBER

A-1.4

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1 BASEMENT PLAN
 A-1.4 SCALE: 1/8"=1'-0"





10,908 SQ.FT.

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 Revised GDP - November 19, 2014
 Issued for SIP Submittal - June 24, 2015
 Issued for Review - July 22, 2015
 Issued for UDC - August 5, 2015

PROJECT TITLE
Maple Grove Commons

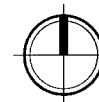
3204 & 3228 Golden
 Copper Ln.
 Madison, WI
 SHEET TITLE
**First Floor Plan -
 Building 2 - 29
 Unit**

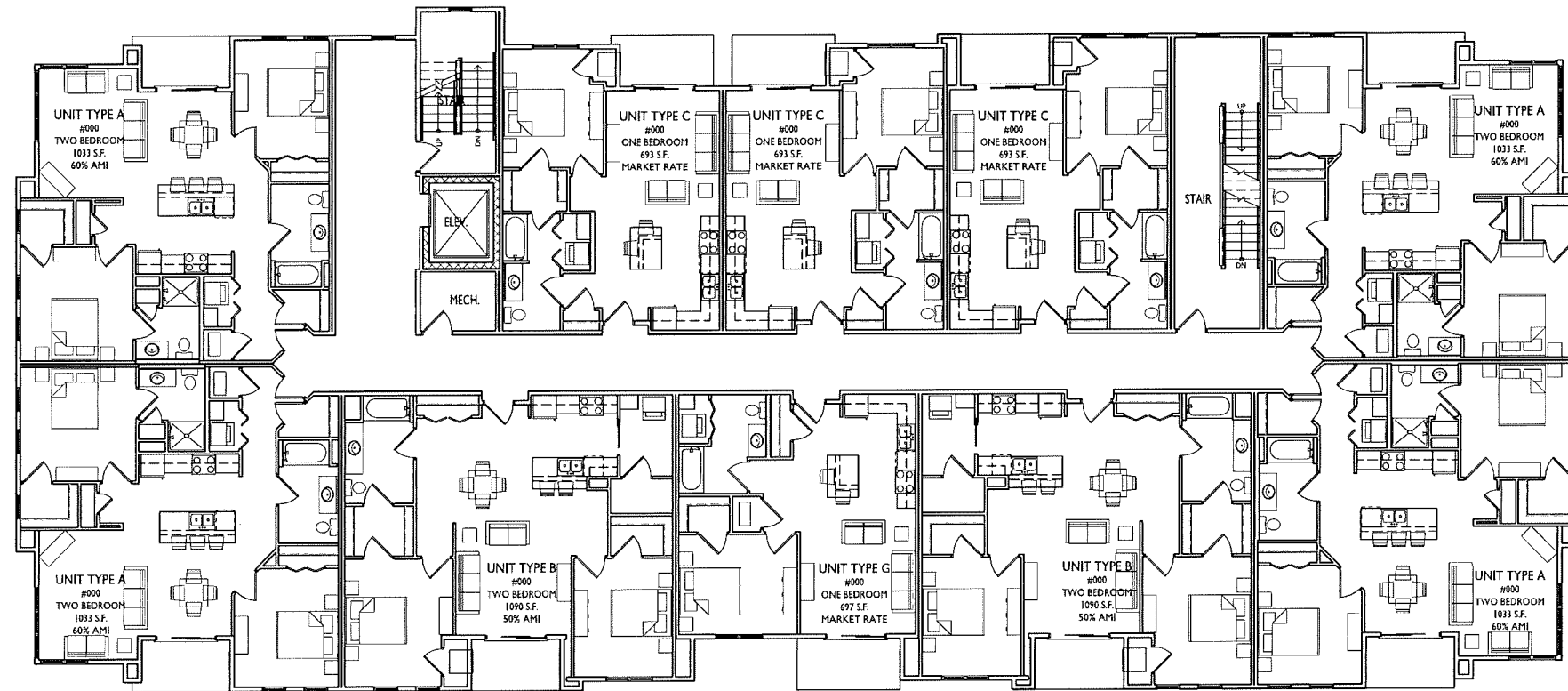
SHEET NUMBER

A-1.5

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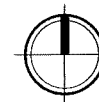
FIRST FLOOR PLAN
 A-1.5 SCALE: 1/8"=1'-0"





10,945 SQ.FT.

1 SECOND FLOOR PLAN
 A-1.6 SCALE: 1/8"=1'-0"



ISSUED
 Revised GDP - November 19, 2014
 Issued for SIP Submittal - June 24, 2015
 Issued for Review - July 22, 2015
 Issued for UDC - August 5, 2015

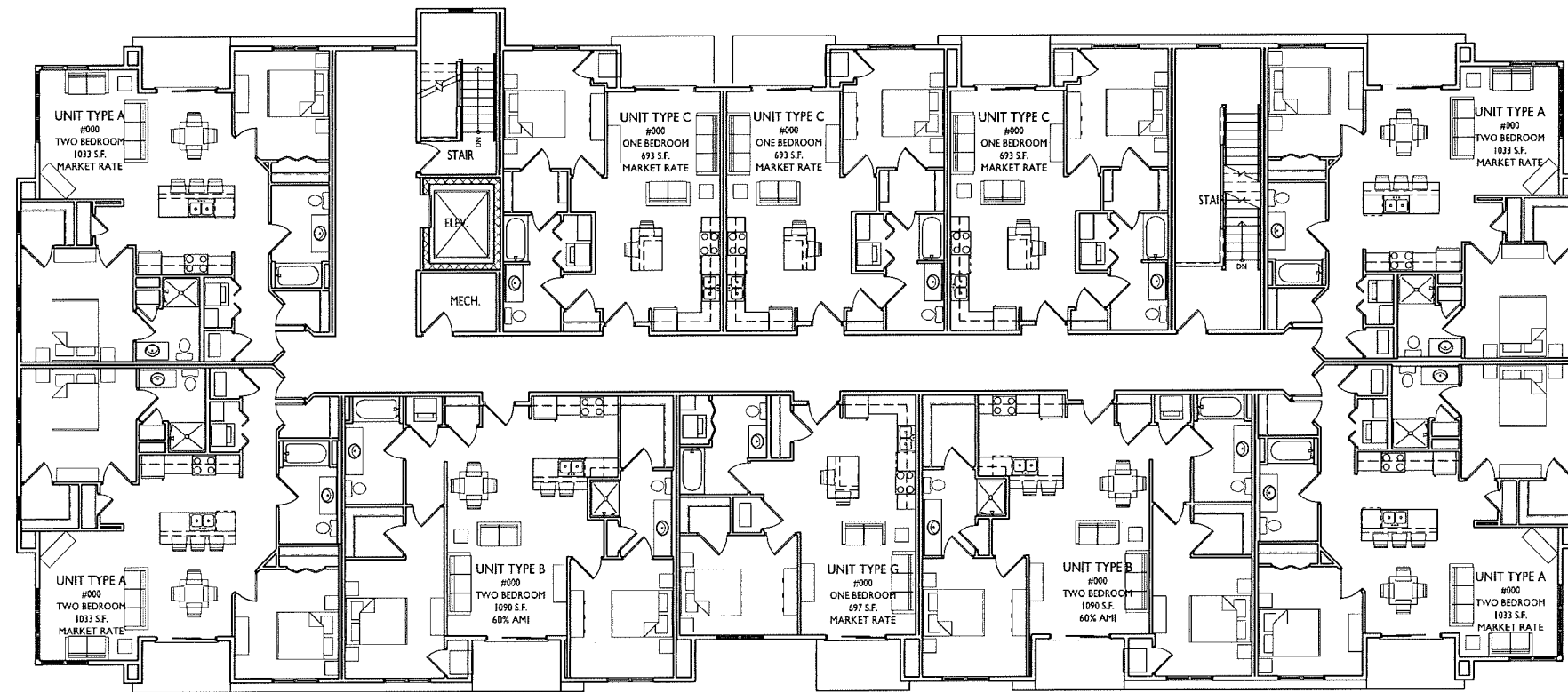
PROJECT TITLE
 Maple Grove
 Commons

3204 & 3228 Golden
 Copper Ln.
 Madison, WI
SHEET TITLE
 Second Floor
 Plan - Building 2
 - 29 Unit

SHEET NUMBER

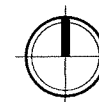
A-1.6

PROJECT NO. 1355
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10,832 SQ.FT.

1 THIRD FLOOR PLAN
 A-1.7 SCALE: 1/8"=1'-0"



ISSUED
 Revised GDP - November 19, 2014
 Issued for SIP Submittal - June 24, 2015
 Issued for Review - July 22, 2015
 Issued for UDC - August 5, 2015

PROJECT TITLE
Maple Grove Commons

3204 & 3228 Golden
 Copper Ln.
 Madison, WI
 SHEET TITLE
**Third Floor Plan
 - Building 2 - 29
 Unit**

SHEET NUMBER

A-1.7

PROJECT NO. **1355**
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ISSUED
Revised GDP - November 19, 2014
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PROJECT TITLE
**Maple Grove
Commons**

3204 & 3228 Golden
Copper Ln.
Madison, WI

SHEET TITLE
**Elevations -
Building 1 -
51 Unit**

SHEET NUMBER

A-2.1

PROJECT NO. **1355**
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2 NORTH ELEVATION
A-2.1 SCALE: 1/8"=1'-0"



1 EAST ELEVATION
A-2.1 SCALE: 1/8"=1'-0"



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2 SOUTH ELEVATION
A-2.2 SCALE: 1/8"=1'-0"



1 WEST ELEVATION
A-2.2 SCALE: 1/8"=1'-0"

PROJECT TITLE
Maple Grove
Commons

3204 & 3228 Golden
Copper Ln.
Madison, WI

SHEET TITLE
Elevations -
Building 1 - 51
Unit

SHEET NUMBER

A-2.2

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- ASPHALT SHINGLES
- VINYL SIDING & TRIM
- COMPOSITE PANELS & TRIM
- CAST STONE
- ALUMINUM RAILINGS
- VINYL WINDOWS
- BRICK VENEER
- PRAIRIE STONE BASE

2 NORTH ELEVATION
 A-2.3 SCALE: 1/8"=1'-0"

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1 SOUTH ELEVATION
 A-2.3 SCALE: 1/8"=1'-0"

PROJECT TITLE
Maple Grove Commons

3204 & 3228 Golden
 Copper Ln.
 Madison, WI
 SHEET TITLE
**Elevations -
 Building 2 - 29
 Unit**

SHEET NUMBER

A-2.3
 PROJECT NO. 1355
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2 EAST ELEVATION
 A-2.4 SCALE: 1/8"=1'-0"



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

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PROJECT TITLE
**Maple Grove
 Commons**

3204 & 3228 Golden
 Copper Ln.
 Madison, WI
 SHEET TITLE
**Elevations -
 Building 2 - 29
 Unit**

SHEET NUMBER

A-2.4

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NORTH ELEVATION - 51 UNIT



NORTH ELEVATION - 29 UNIT

Maple Grove Commons
 Street View - Golden Copper Lane
 August 5, 2015





EAST ELEVATION - 29 UNIT

STREET VIEW - GOLDEN COPPER LANE

EAST ELEVATION - 51 UNIT

Maple Grove Commons
 Street View - Golden Copper Lane
 August 5, 2015

