

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: <u>7/16/14</u>	Action Requested
UDC MEETING DATE: <u>7/23/14</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1601 Wright St. (Truax Park Apartments)

ALDERMANIC DISTRICT: 15- David Ahrens

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Truax Park Development, Phase 2 LLC</u>	<u>Knothe &amp; Bruce Architects, LLC</u>
_____	<u>7601 University Ave Ste. 201</u>
_____	<u>Middleton, WI 53562</u>

CONTACT PERSON: Natalie Erdman - CDA of Madison  
 Address: 215 Martin Luther King Jr. Blvd. Rm. 312  
 Phone: 608-267-1992  
 Fax: 608-261-6126  
 E-mail address: nerdman@cityofmadison.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other Conditional Use

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.







BENCHMARK HYD  
OPERATING NUT  
ELEV 858.37

ANDERSON STREET  
WIDTH VARIES

WRIGHT STREET  
WIDTH VARIES

ASPHALT  
PAVEMENT

PLAYGROUND  
EQUIPMENT

BASKETBALL  
COURT

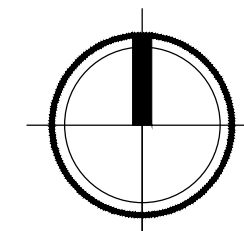
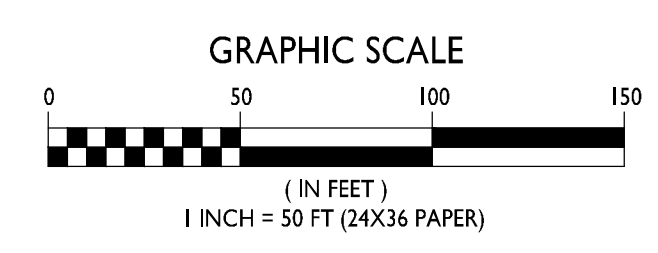
GRAVEL PATH

BENCHMARK HYD  
OPERATING NUT  
ELEV 865.82

BENCHMARK HYD  
OPERATING NUT  
ELEV 868.92

EXISTING CONDITIONS

C-1.0  
1" = 50'-0"



ISSUED  
Land Use Application - May 7, 2014

PROJECT TITLE  
Truax Park  
Development  
Phase 2

Wright St, Anderson St  
& Straubel Ct  
Madison, Wisconsin  
SHEET TITLE  
Existing  
Conditions

SHEET NUMBER

**C-1.0**

PROJECT NO. 1127  
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ISSUED  
Land Use Application - May 7, 2014

PROJECT TITLE  
**Truax Park  
Development  
Phase 2**

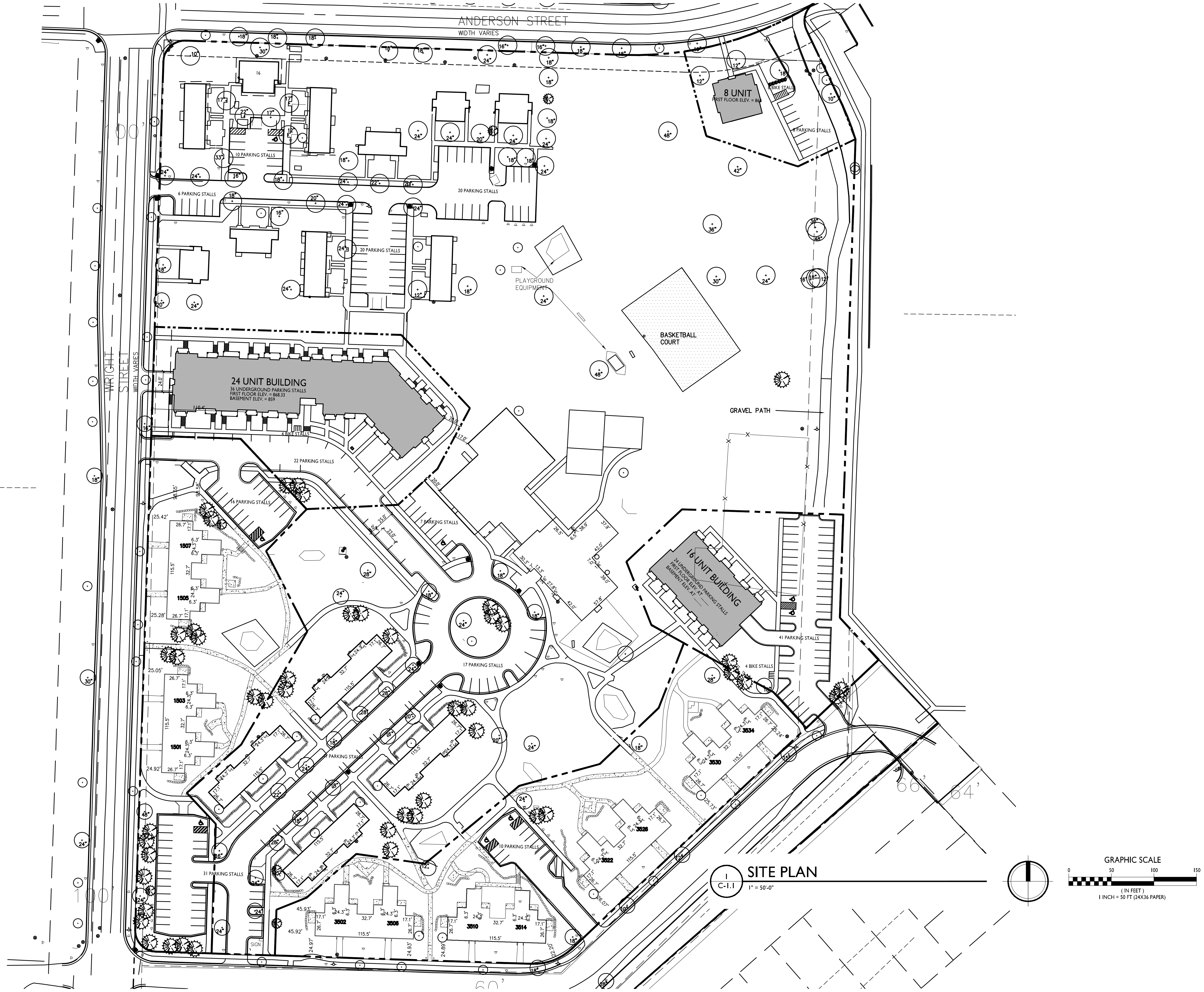
Wright St, Anderson St  
& Straubel Ct  
Madison, Wisconsin  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

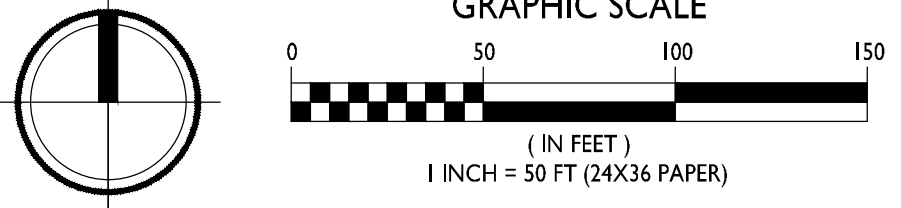
## C-1.1

PROJECT NO. **1127**

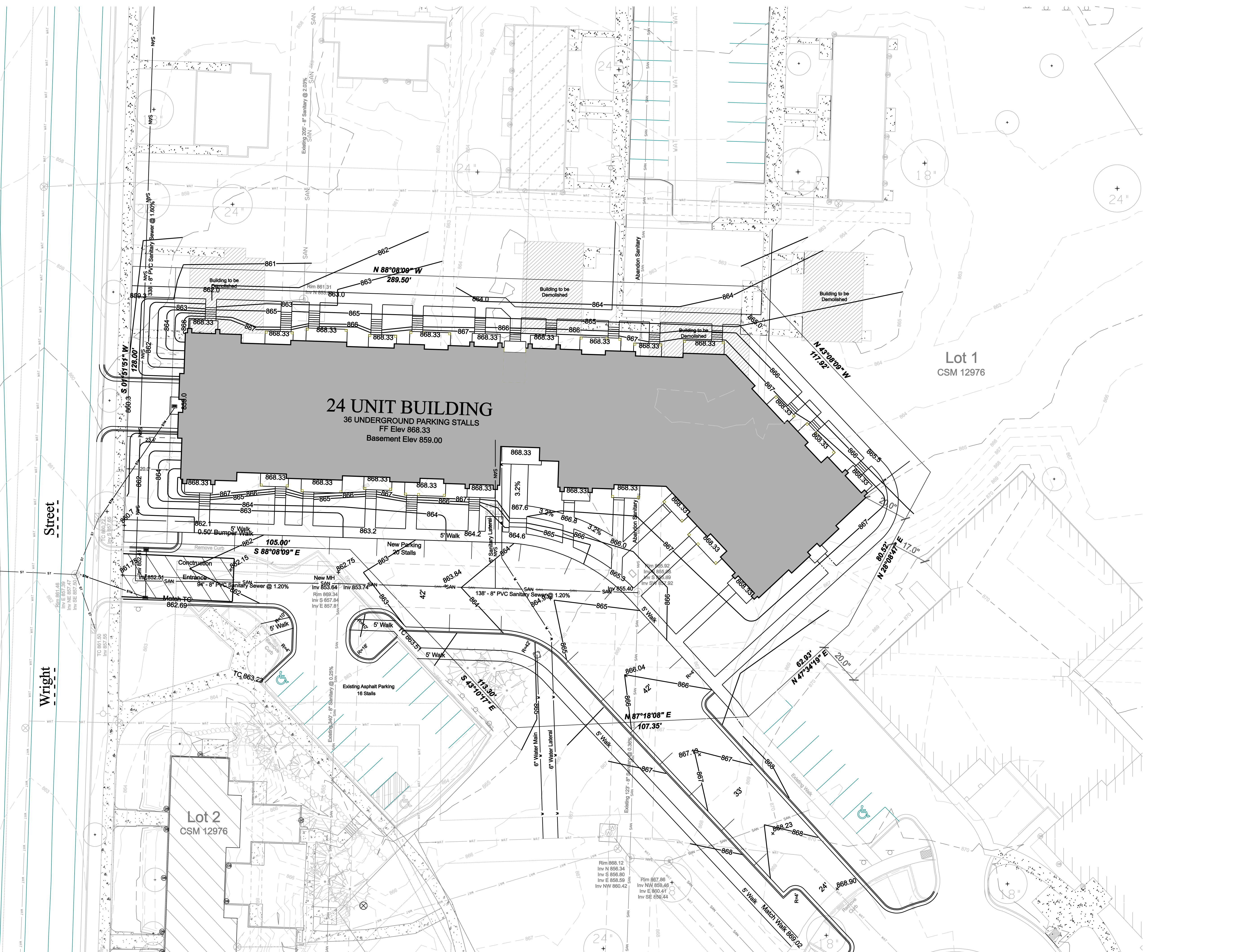
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**SITE PLAN**  
C-1.1 1" = 50'-0"

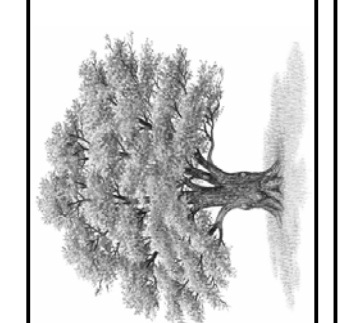






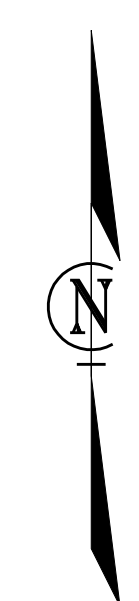
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Drawn By:	
Checked By:	
Approved By:	
Date:	
Project Name:	
Job Number:	
Plot File:	
Plot Title:	
Plot Tab:	
Director:	

**Royal Oak & Associates, Inc**  
 3678 Kinsman Boulevard  
 Madison, WI 53704  
 Phone (608) 274-0500 Fax (608) 274-4530  
 www.royalokengineering.com

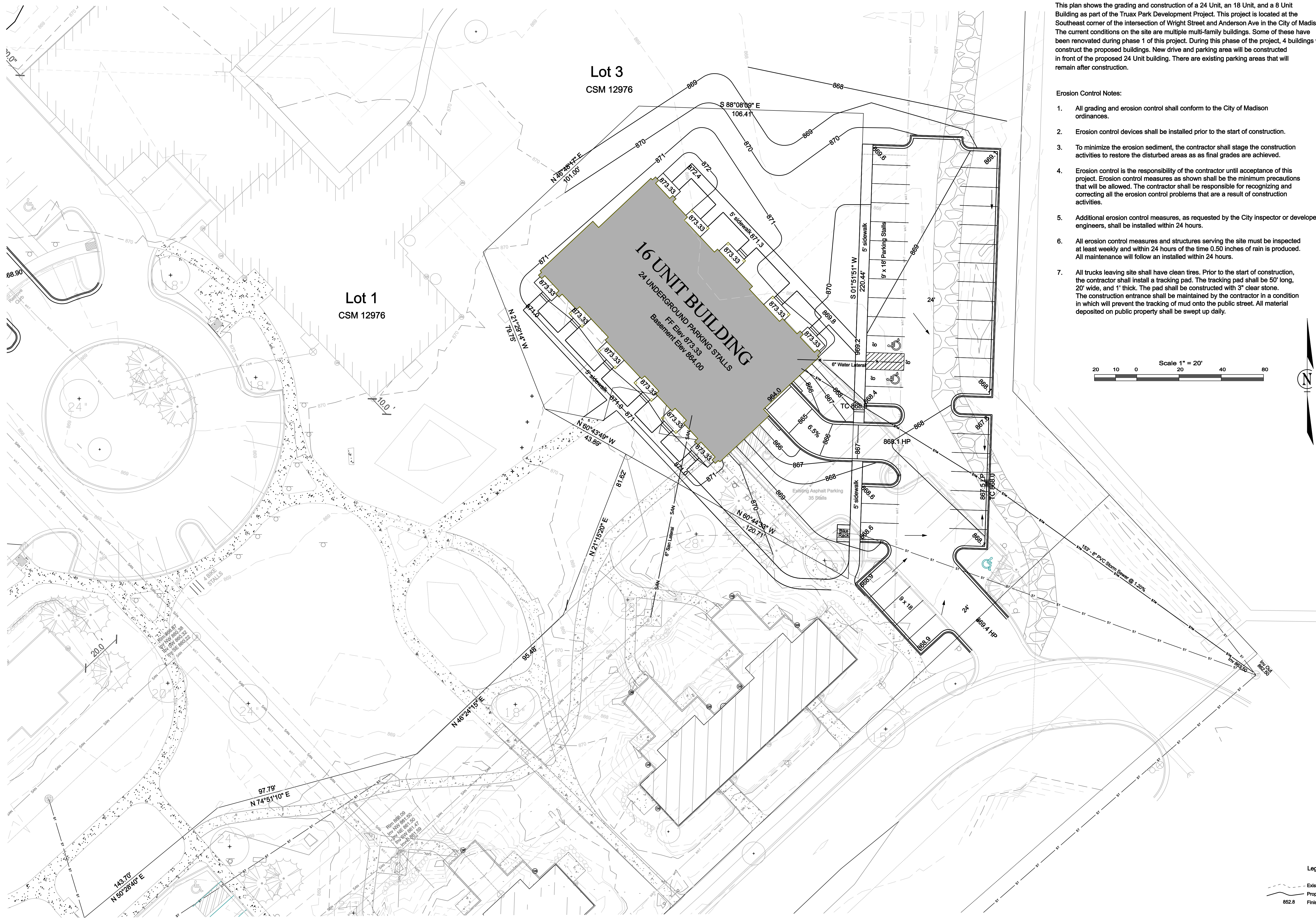


Site / Grading / Utility Plan  
 24 Unit Building  
 Truax Park Development  
 Phase 2

Office Map Number	16192-L
Sheet	1
of Sheets	1

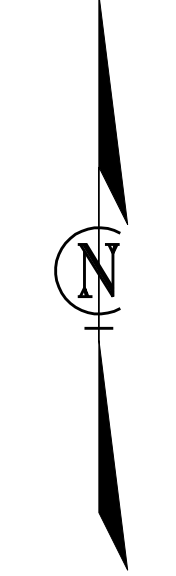
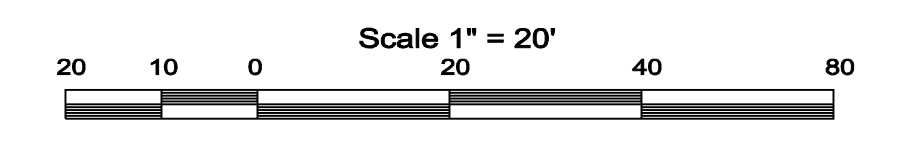






**Project Description**  
 This plan shows the grading and construction of a 24 Unit, an 18 Unit, and a 8 Unit Building as part of the Truax Park Development Project. This project is located at the Southeast corner of the intersection of Wright Street and Anderson Ave in the City of Madison. The current conditions on the site are multiple multi-family buildings. Some of these have been renovated during phase 1 of this project. During this phase of the project, 4 buildings will be razed to construct the proposed buildings. New drive and parking area will be constructed in front of the proposed 24 Unit building. There are existing parking areas that will remain after construction.

- Erosion Control Notes:**
- All grading and erosion control shall conform to the City of Madison ordinances.
  - Erosion control devices shall be installed prior to the start of construction.
  - To minimize the erosion sediment, the contractor shall stage the construction activities to restore the disturbed areas as final grades are achieved.
  - 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 the erosion control problems that are a result of construction activities.
  - Additional erosion control measures, as requested by the City inspector or developers engineers, shall be installed within 24 hours.
  - All erosion control measures and structures serving the site must be inspected at least weekly and within 24 hours of the time 0.50 inches of rain is produced. All maintenance will follow an installed within 24 hours.
  - All trucks leaving site shall have clean tires. Prior to the start of construction, the contractor shall install a tracking pad. The tracking pad shall be 50' long, 20' wide, and 1' thick. The pad shall be constructed with 3" clear stone. The construction entrance shall be maintained by the contractor in a condition in which will prevent the tracking of mud onto the public street. All material deposited on public property shall be swept up daily.

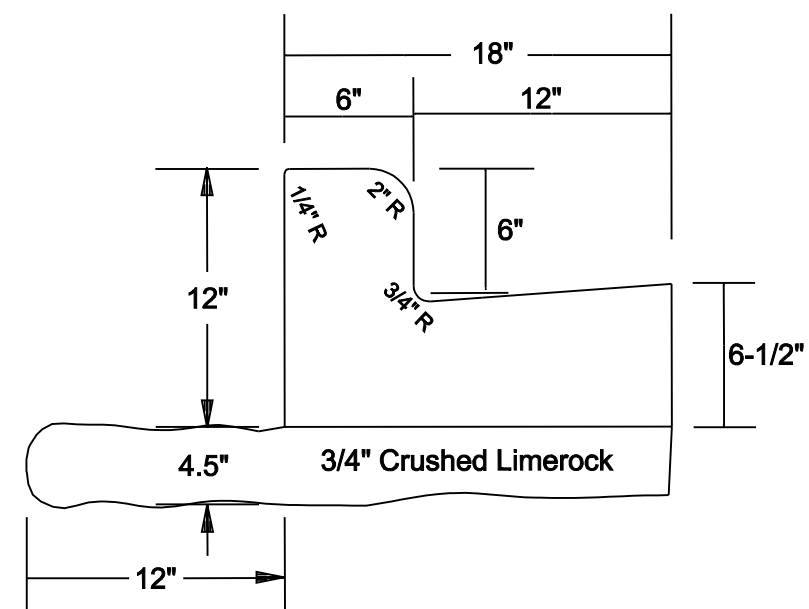


**Legend**

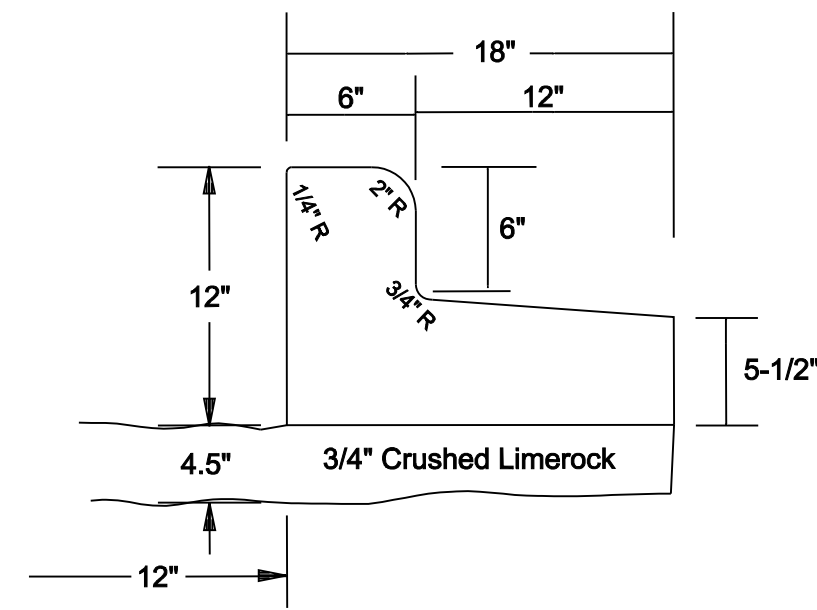
	Existing Contour
	Proposed Contour
852.8	Finish Spot Grade

<p><b>Site / Grading / Utility Plan</b>  <b>18 Unit Building</b>  <b>Truax Park Development</b>  <b>Phase 2</b></p>	<p><b>Royal Oak &amp; Associates, Inc</b>          3678 Kinsman Boulevard          Madison, WI 53704          Phone (608) 274-0500 Fax (608) 274-4530          www.royaloakengineering.com</p>
<p>Office Map Number 16192-L</p> <p>Sheet 1 of Sheets 1</p>	<p>Project No: Project Name: File Name:          ERM Name: ERM Name:          Project Number: Project Name:          Job Number: Job Number:          Plot File: Plot File:          Plot File: Plot File:          Plot File: Plot File:          Directory: Directory:</p>

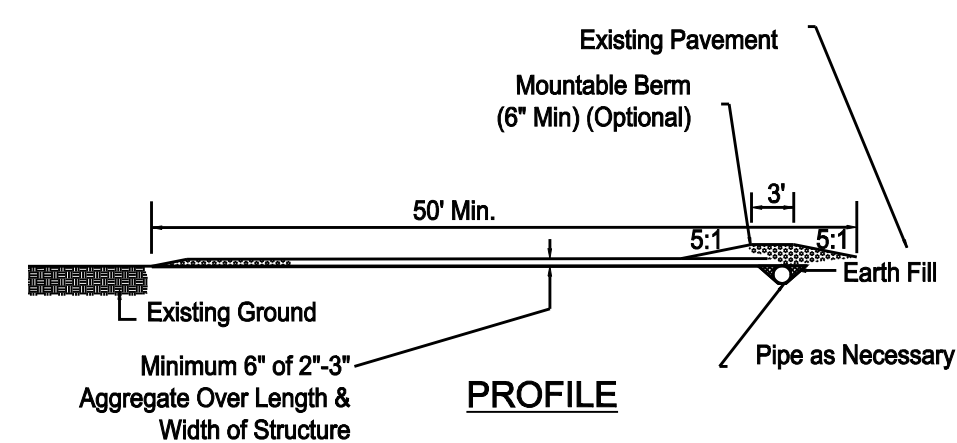
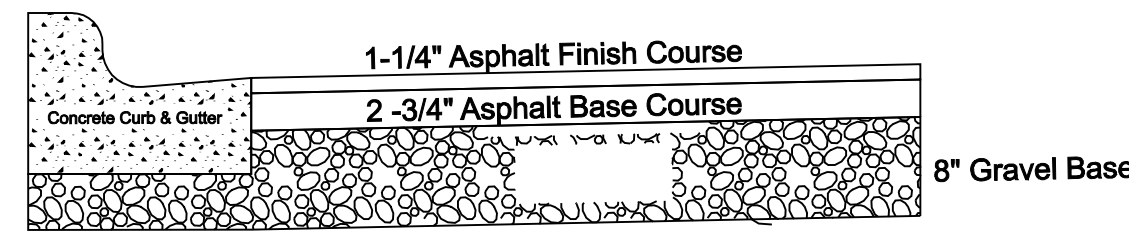




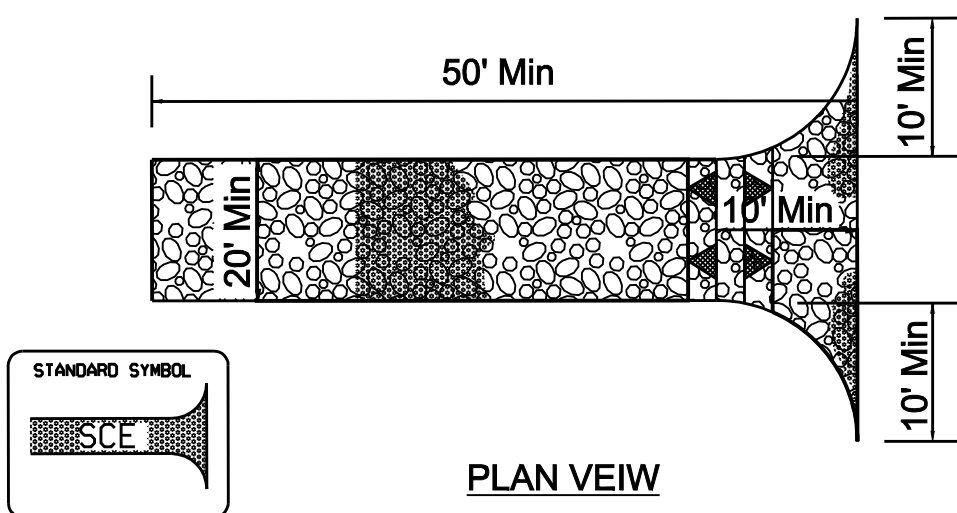
18" Standard Curb



18" Reject Curb

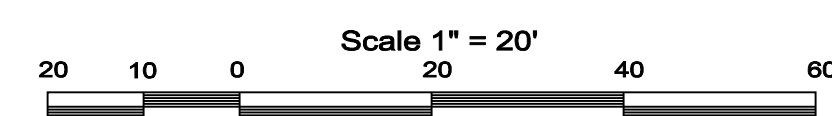
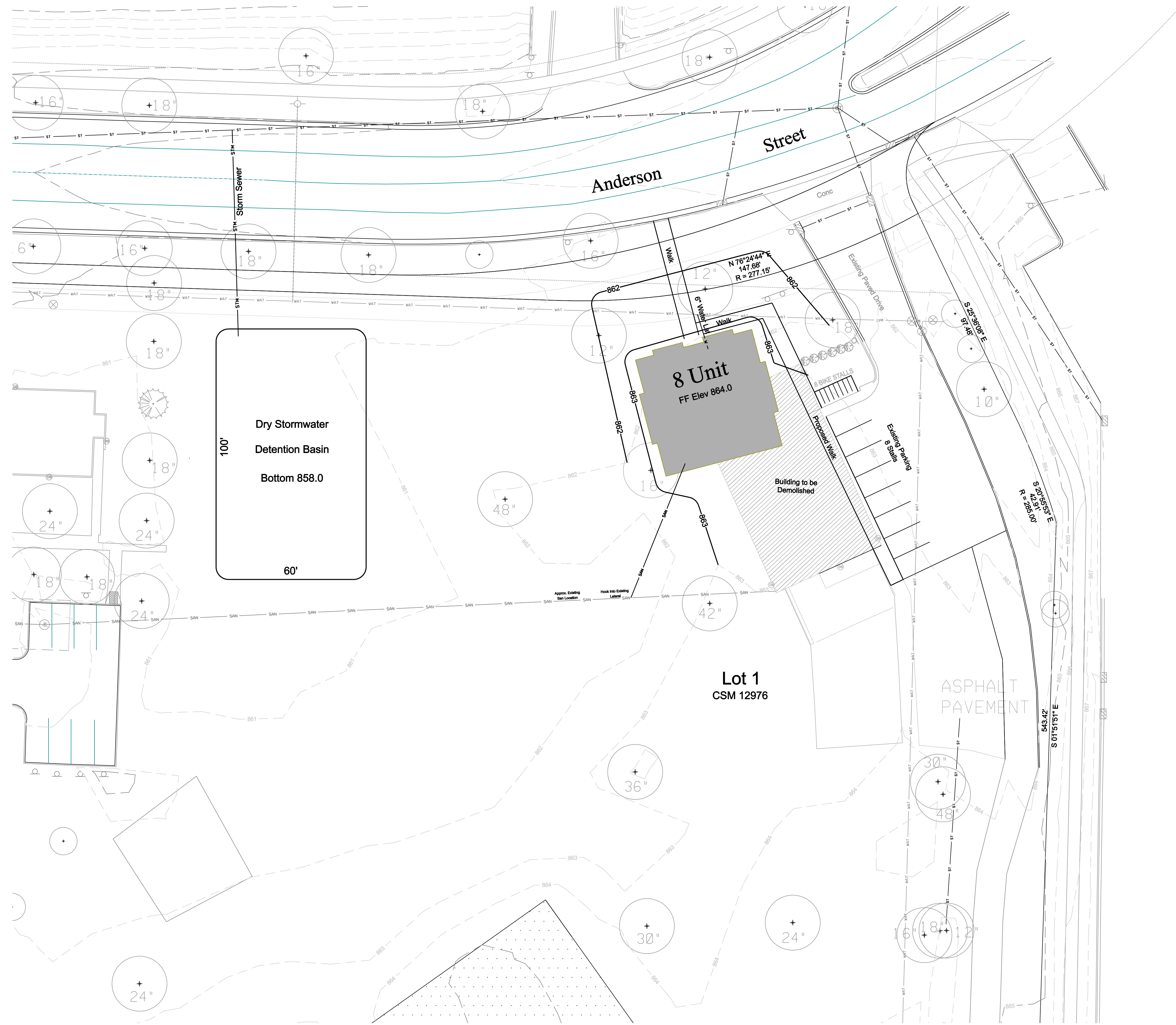


PROFILE



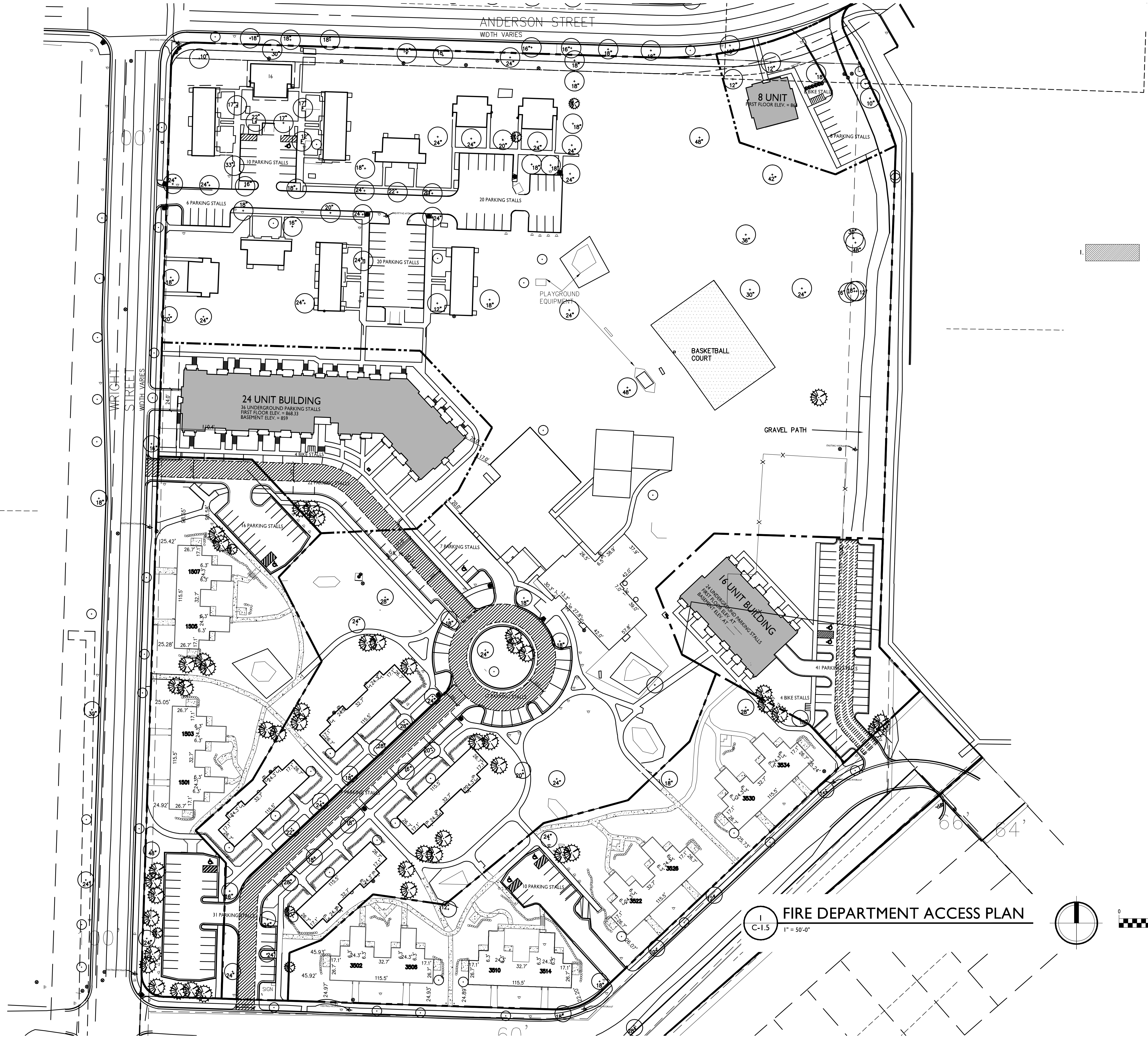
PLAN VIEW

- 1) LENGTH - MINIMUM OF 50' - WIDTH - 20' MINIMUM. SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 2) STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.
- 3) SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
- 4) LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.



<p>Project No. _____          Date: _____          Checked By: _____          Approved By: _____          Plot File: _____          Plot Block: _____          Plot Title: _____</p>	<p>Surveyed By: _____          Drawn By: _____          Checked By: _____          Approved By: _____          Plot File: _____          Plot Block: _____          Plot Title: _____</p>
<p><b>Royal Oak &amp; Associates, Inc</b></p> <p>3678 Kinsman Boulevard          Madison, WI 53704          Phone (608) 274-0500 Fax (608) 274-4530          www.royalokengineering.com</p>	
<p>Site / Grading / Utility Plan          8 Unit Building          Truax Park Development          Phase 2</p>	
<p>Office Map Number          16192-L</p>	
<p><b>C-1.4</b></p>	
<p>Sheet 1</p>	<p>of Sheets 1</p>





**knothe + bruce**  
ARCHITECTS

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

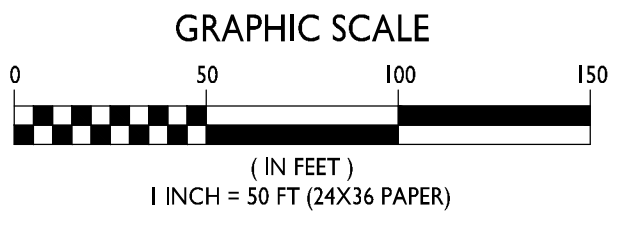
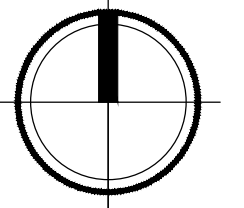
▨ = 20' WIDE FIRE LANE

ISSUED  
Land Use Application - May 7, 2014

PROJECT TITLE  
**Truax Park  
Development  
Phase 2**

Wright St, Anderson St  
& Straubel Ct  
Madison, Wisconsin  
SHEET TITLE  
**Fire Department  
Access Plan**

**FIRE DEPARTMENT ACCESS PLAN**  
C-1.5 1" = 50'-0"



SHEET NUMBER

**C-1.5**

PROJECT NO. **1127**  
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ISSUED  
 Land Use Application - May 7, 2014

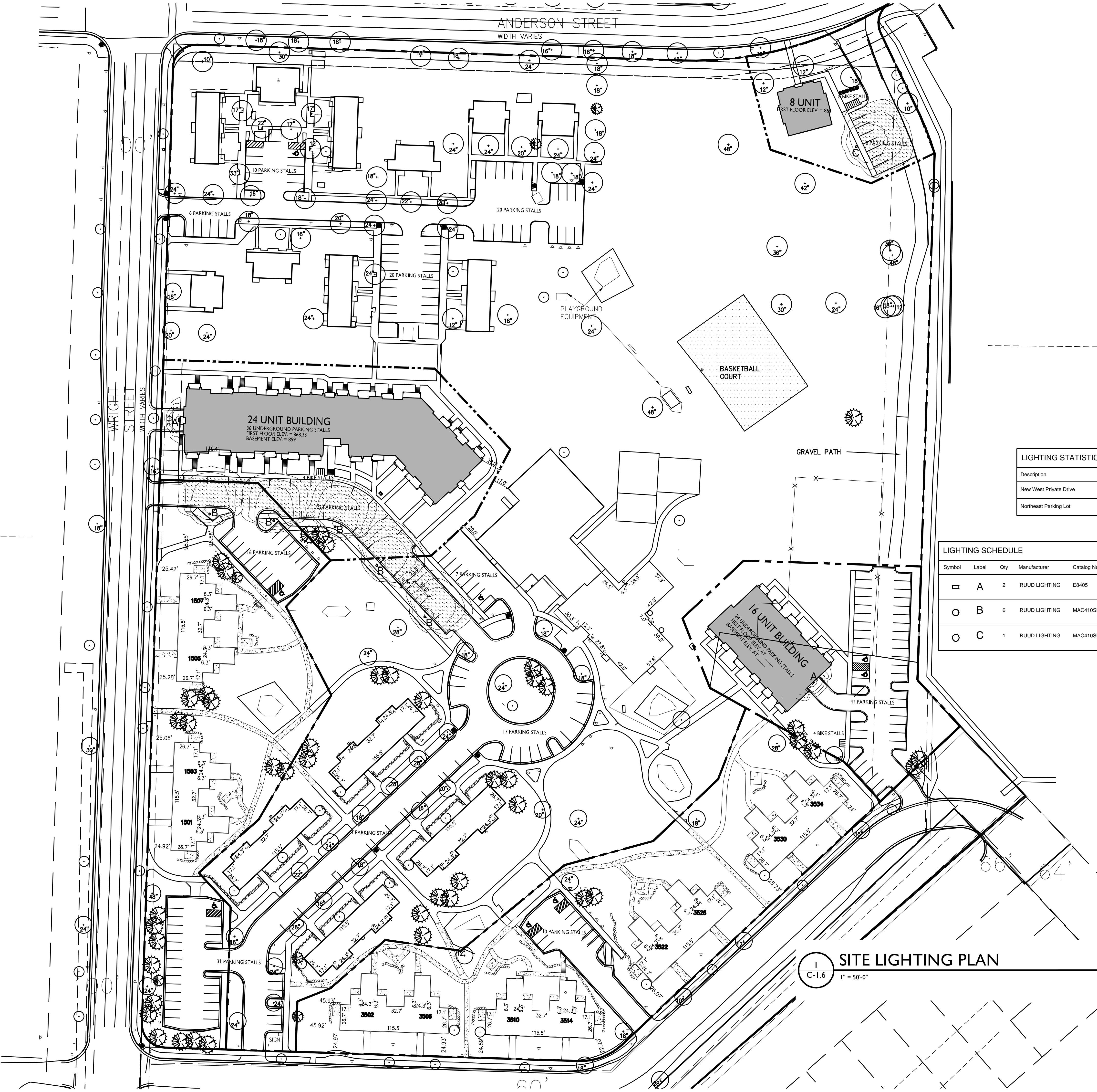
PROJECT TITLE  
**Truax Park  
 Development  
 Phase 2**

Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
**Site Lighting Plan**

SHEET NUMBER

**C-1.6**

PROJECT NO. **1127**  
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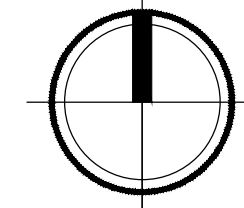
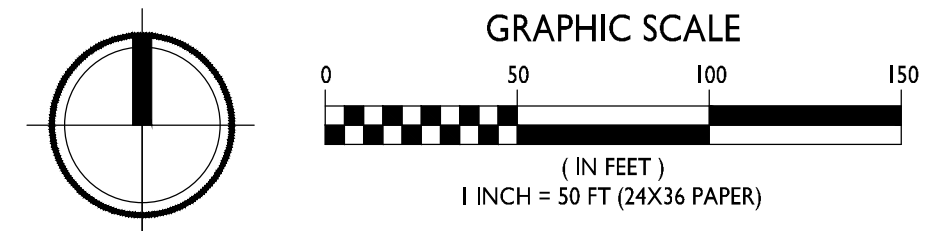
**LIGHTING STATISTICS**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
New West Private Drive	+	1.2 fc	5.8 fc	0.3 fc	19.3:1	4.0:1
Northeast Parking Lot	+	0.8 fc	3.2 fc	0.3 fc	10.7:1	2.7:1

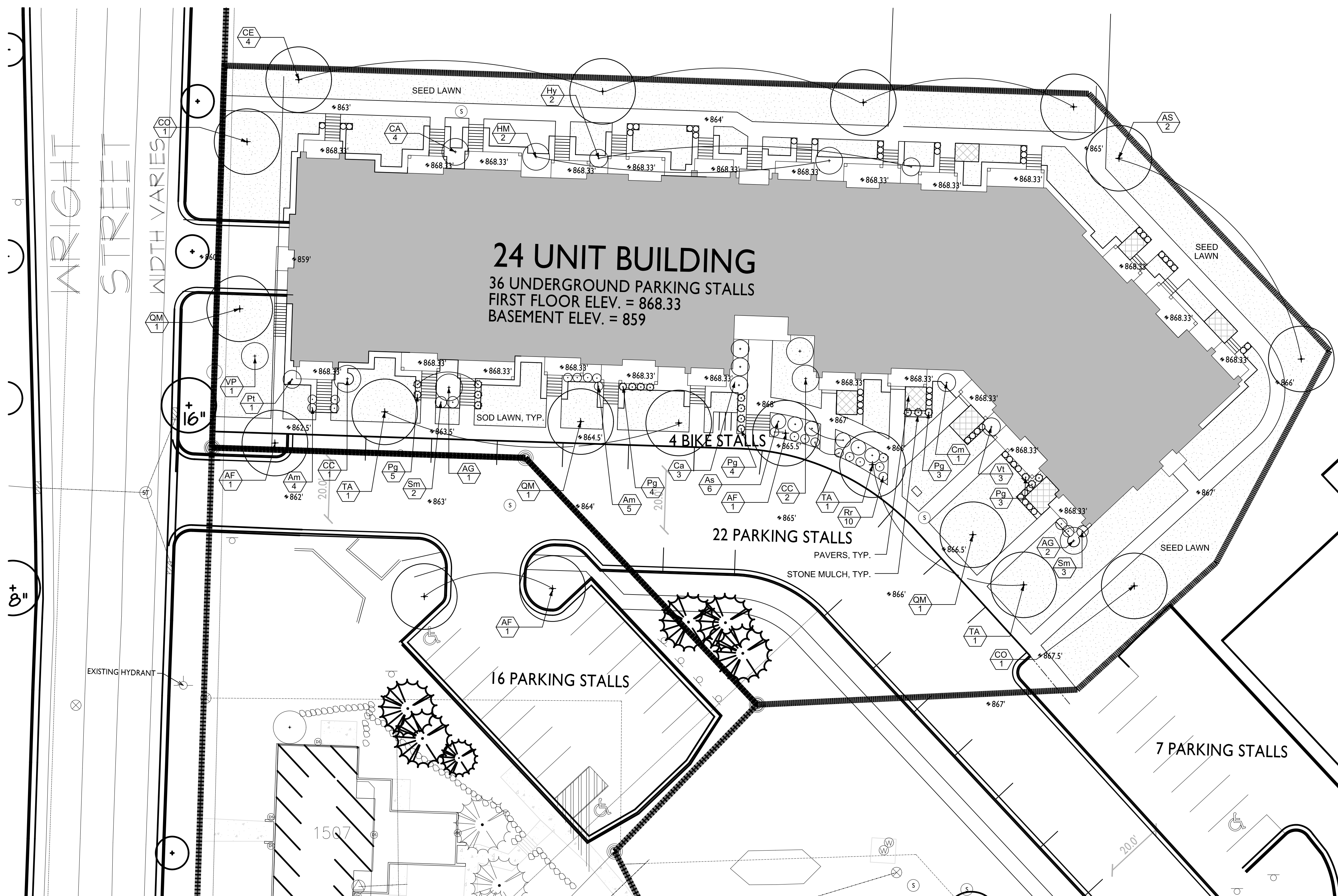
**LIGHTING SCHEDULE**

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
+	A	2	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	E8507.IES	8'-0" ABOVE GRADE ON SIDE OF BUILDING
○	B	6	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBL.iess	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	1	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBL.iess	22'-0" POLE ON 2'-0" TALL CONC. BASE

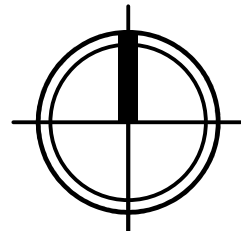
**SITE LIGHTING PLAN**  
 C-1.6  
 1" = 50'-0"



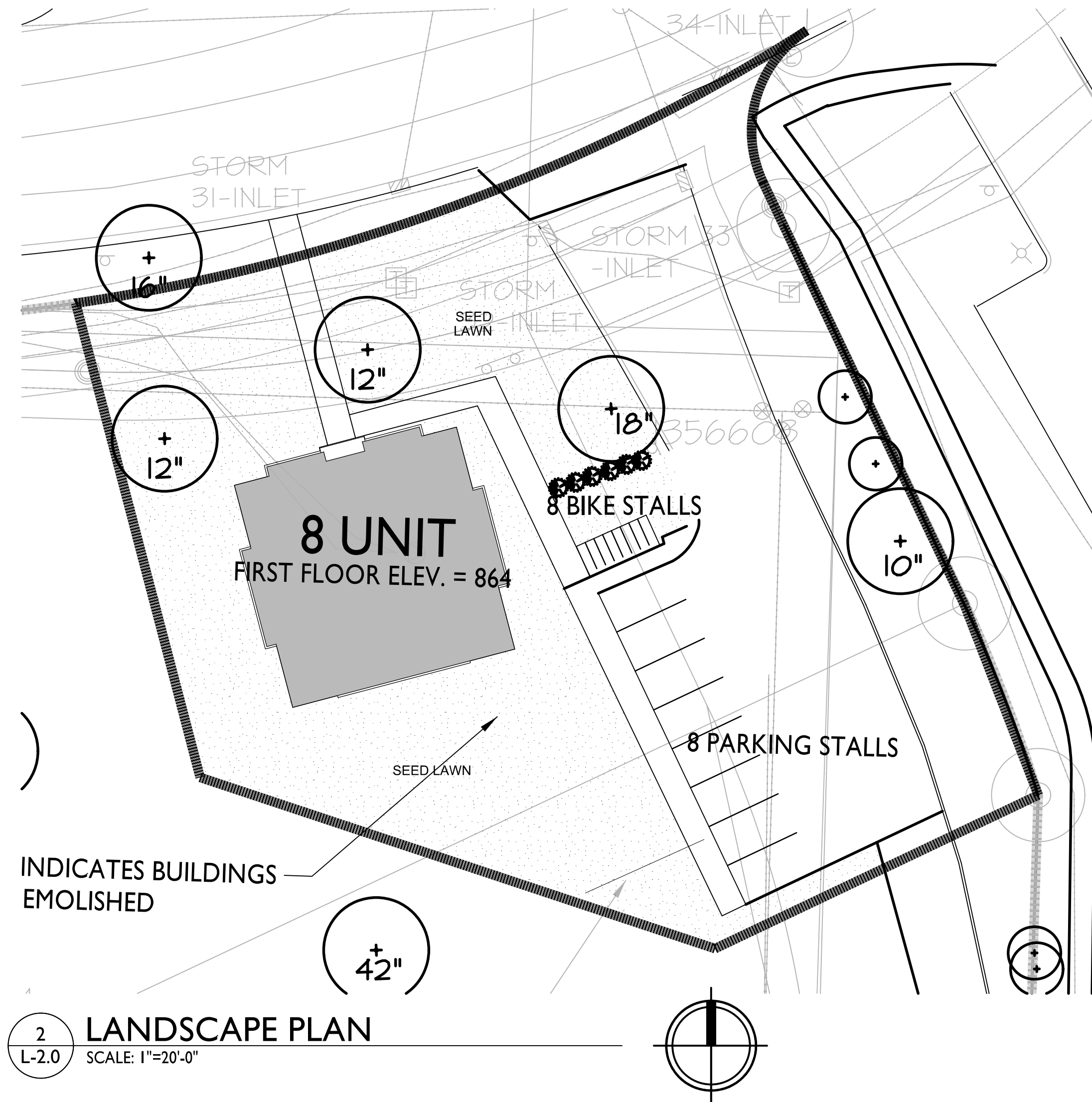




1 LANDSCAPE PLAN  
 L-1.0 SCALE: 1"=20'-0"







Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
<b>Deciduous Trees</b>						
AS	<i>Acer saccharum</i> 'Morton'	Cresendo Sugar Maple		BB	2 1/2" Cal.	
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Freeman Maple		BB	2 1/2" Cal.	
CE	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry		BB	2 1/2" Cal.	
CO	<i>Corylus coriama</i>	Turkish filbert		BB	2" Cal.	
QM	<i>Quercus muhlenbergii</i>	Chinkapin Oak		BB	2" Cal.	
TA	<i>Tilia americana</i> 'Greenspire'	Sentry American Linden		BB	2 1/2" Cal.	
<b>Ornamental Trees</b>						
AG	<i>Amelanchier x grandiflora</i>	Apple Serviceberry		BB	5' Ht.	Multi-stem, 3-5 leaders
CA	<i>Carpinus caroliniana</i>	American Hornbeam		BB	1 1/2" Cal.	tree form, space per plan; trunk free of branches to 6.5'
CE	<i>Cercis Canadensis</i>	Eastern Redbud		BB	1 1/2" Cal.	*Columbus, WI strain
CR	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn		BB	7' Ht.	Multi-stem, 3-5 leaders
HV	<i>Hamamelis virginiana</i>	Common Witchhazel		BB	4'Ht.	Multi-stem, 3-5 leaders
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum		BB	6' Ht./BB	Tree form
<b>Evergreen Trees</b>						
PD	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce		BB	4'Ht.	
<b>Deciduous Shrubs</b>						
Am	<i>Aronia melanocarpa</i> 'Nero'	Nero Black Chokecherry		CG	18" Ht.	Space at 40"; A. melanocarpa 'Viking' is acceptable substitute
Cm	<i>Cornus mas</i> 'Golden Glory'	Golden Glory Corneliancherry Dogwood		CG	36" Ht.	Space per plan
Ca	<i>Corylus americana</i>	American Filbert		CG	24" Ht.	Space at 6'-0"
Hy	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea		CG	18" Ht.	Space at 3'-6"
Pt	<i>Prunus tomentosa</i>	Nanking Cherry		CG	36" Ht.	Space per plan
Rr	<i>Rosa rugosa</i> 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose		CG	1.5' ht.	Space at 3'-6"
Rp	<i>Rubus parviflora</i>	Thimbleberry		CG	18" Ht.	Space at 3'-6"
Sc	<i>Sambucus canadensis</i> 'Boerner'	Boerner Elderberry		CG	5 Gal.	Space per plan
Sm	<i>Syringa meyeri</i> 'Palibin'	Meyer Lilac		CG	36" Ht.	Space at 4'-0"
Vt	<i>Viburnum trilobum</i> 'Wentworth'	Highbush Cranberry		CG	36" Ht.	Space per plan
<b>Evergreen Shrubs</b>						
Pg	<i>Picea glauca</i> 'Conica'	Dwarf Alberta Spruce		CG	30" Ht.	space at 3.5'

CONSULTANT



REVISIONS

City Submittal - May 7th, 2014  
City Submittal - July 11th, 2014

PROJECT TITLE

Truax- CDA

SHEET TITLE

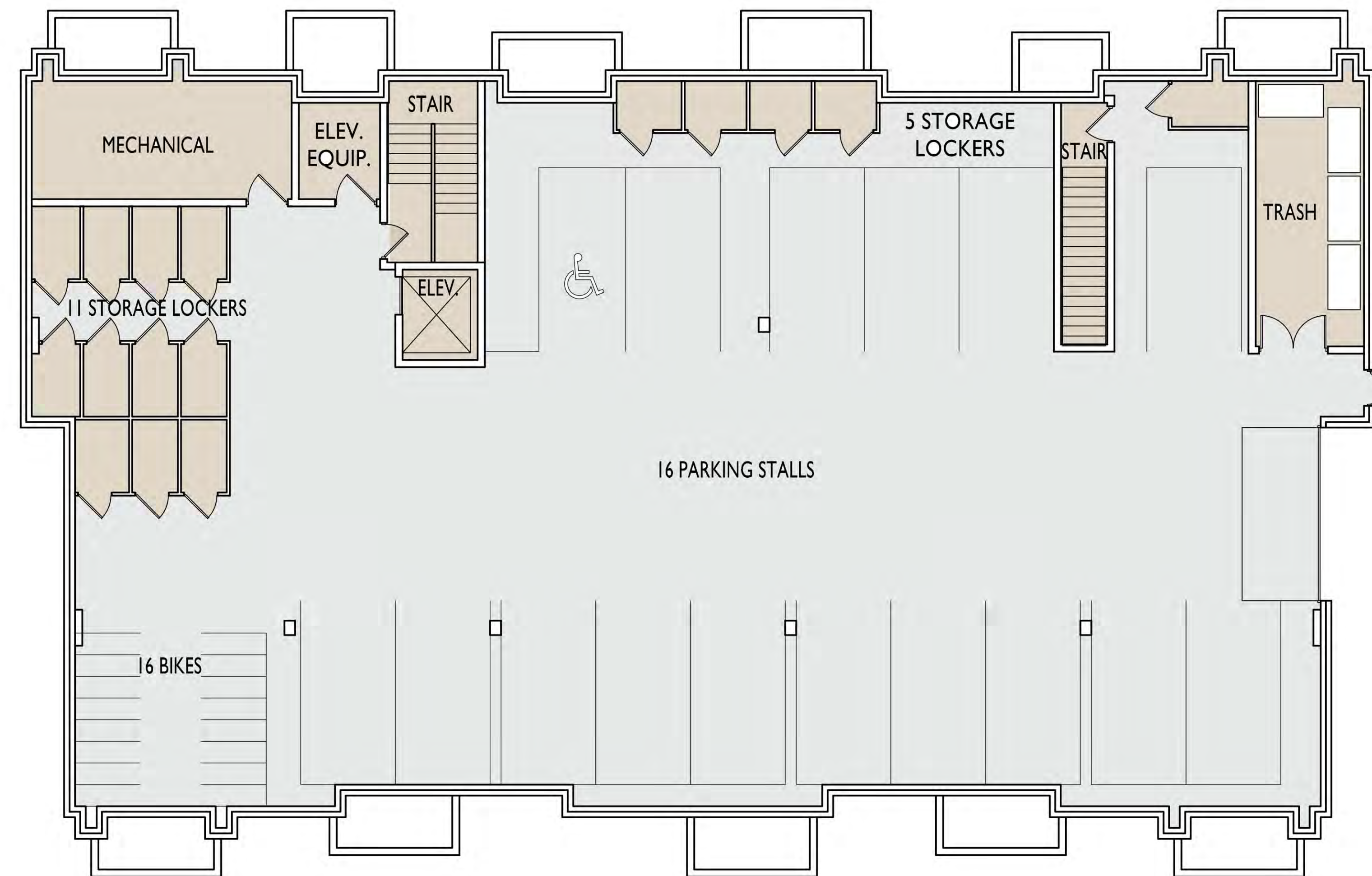
LANDSCAPE PLAN

SHEET NUMBER

L-2.0

PROJECT NO.





**Basement Plan**





**Upper Floor Plan**



**First Floor Plan**





**1** NORTHWEST ELEVATION  
A-2.1 1/8"=1'-0"



**2** SOUTHWEST ELEVATION  
A-2.1 1/8"=1'-0"

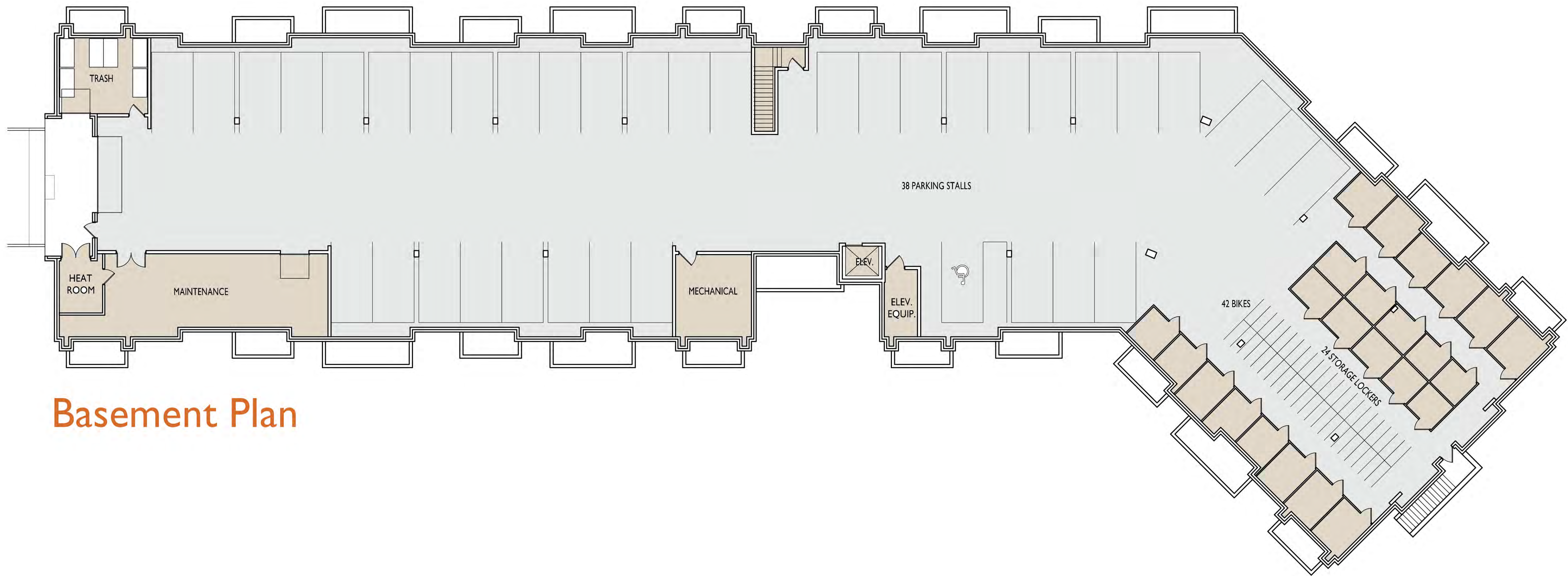


**3** NORTHEAST ELEVATION  
A-2.1 1/8"=1'-0"



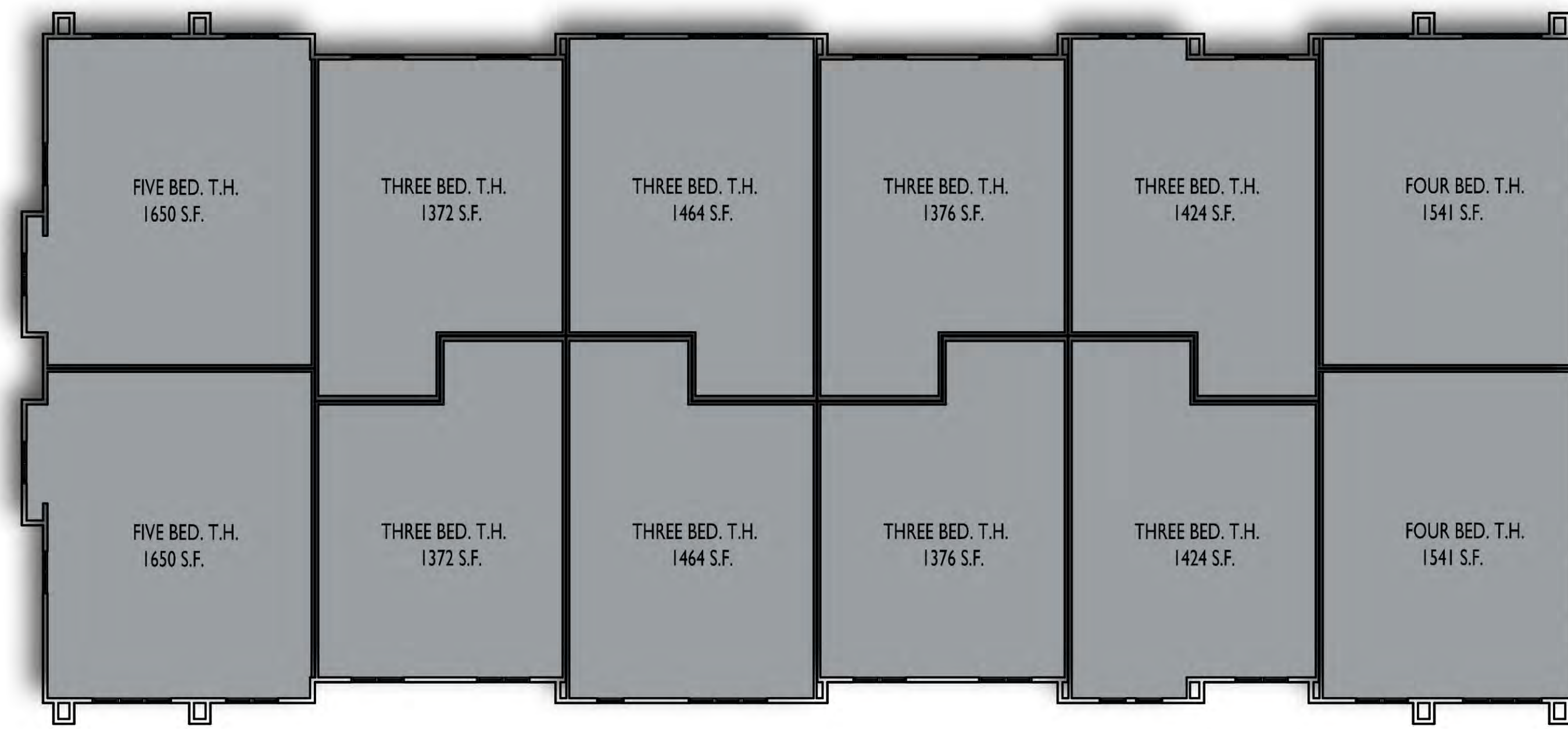
**4** SOUTHEAST ELEVATION  
A-2.1 1/8"=1'-0"



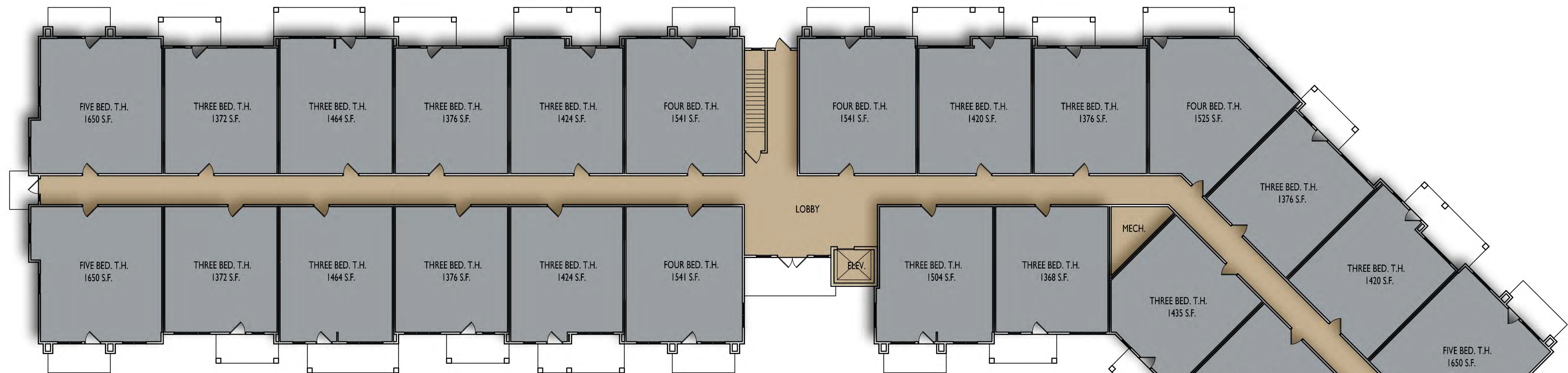


**Basement Plan**





Upper Floor Plan



First Floor Plan





**1 SOUTH ELEVATION**  
A-2.1 3/32"=1'-0"



**2 WEST ELEVATION**  
A-2.1 3/32"=1'-0"

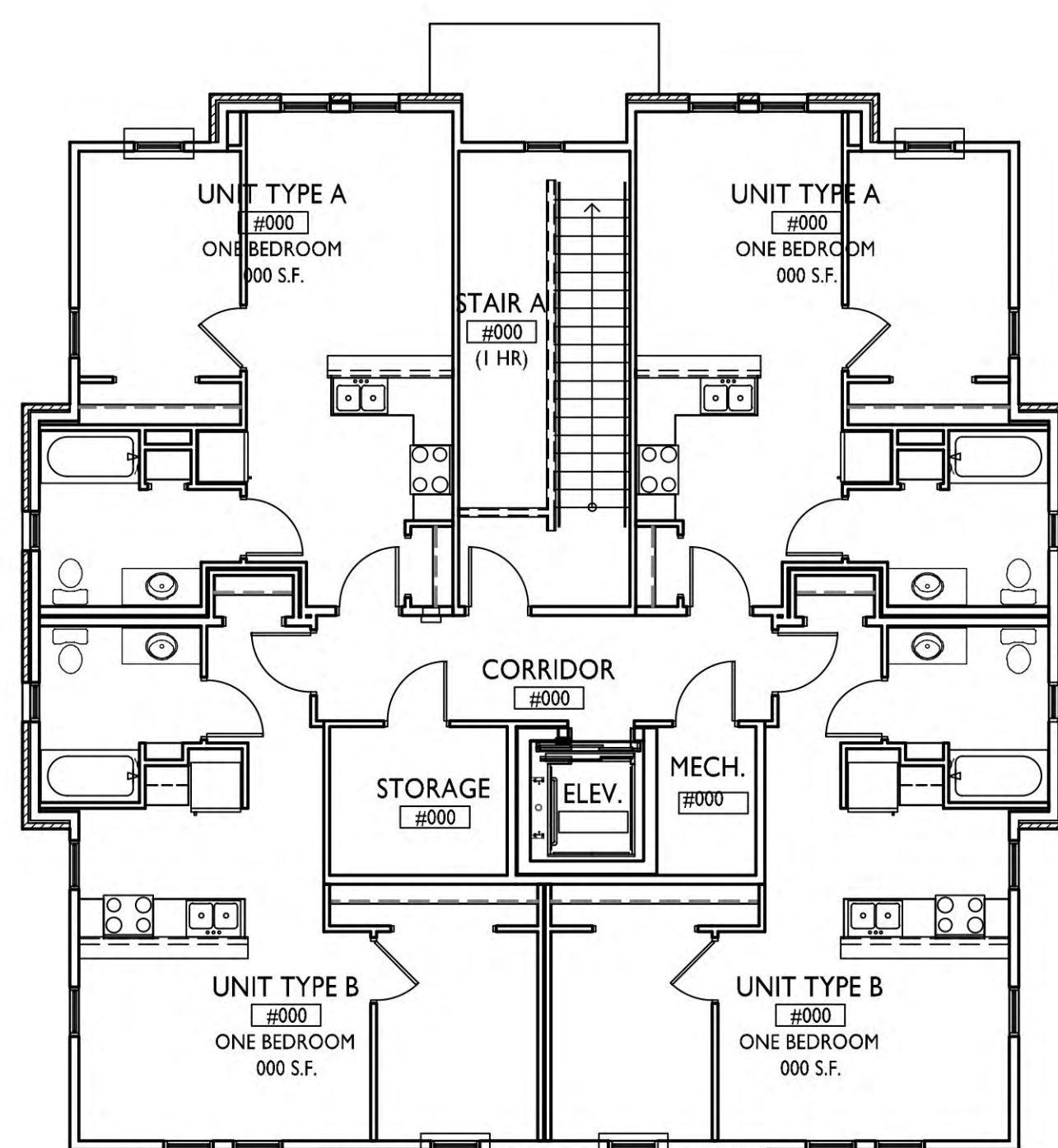


**3 SOUTHEAST ELEVATION**  
A-2.1 3/32"=1'-0"

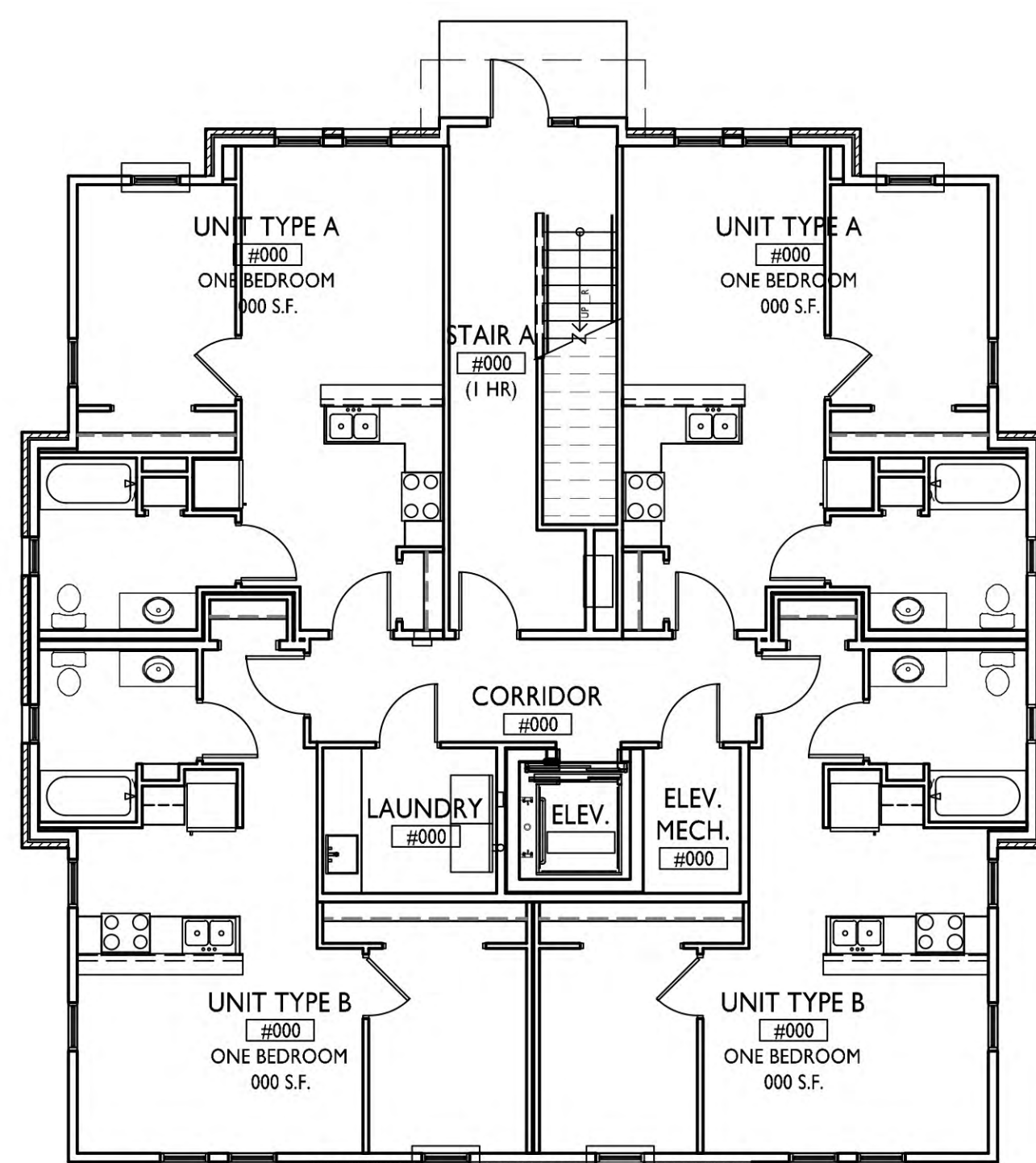
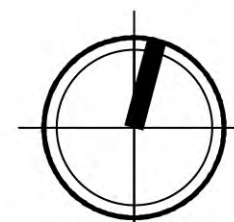


**4 NORTH ELEVATION**  
A-2.1 3/32"=1'-0"

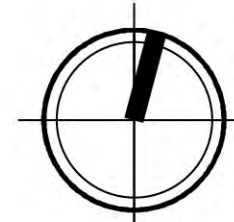




**2 SECOND FLOOR PLAN**  
A-1.1 1/8"=1'-0"



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



**1 NORTH ELEVATION**  
A-2.1 1/8"=1'-0"

- ASPHALT SHINGLES - GAF "WEATHERED WOOD"
- ALUM. FASCIA - SOFFIT - FREIZE - MATCH "CAMEO"
- COMPOSITE SIDING 2
- ALUMINUM WRAPPED TRIM - MATCH "CAMEO"
- COMPOSITE SIDING 1
- PRECAST BANDS - BIG RIVER 8-164
- COMPOSITE WINDOW TRIM
- BRICK VENEER - ACME "MOCHA BROWN ANTIQUE" MORTAR COLOR "MOROCCO DESERT"
- PRECAST HEAD AND SILL - BIG RIVER 8-164
- METAL ROOF - MCELROY "SILVER"
- COMPOSITE SIDING 1 - TBD
- COMPOSITE SIDING 2 - TBD
- \*\*\* SIDING CORNERS TO MATCH SIDING\*\*\*
- \*\*\* SIDING COLOR TO CHANGE AT INSIDE CORNERS \*\*\*
- COMPOSITE WINDOW TRIM - MASTIC QUEST "CAMEO"
- ALUMINUM FASCIA/SOFFIT/TRIM TO MATCH MASTIC "CAMEO"



**3 EAST ELEVATION**  
A-2.1 1/8"=1'-0"



**2 WEST ELEVATION**  
A-2.1 1/8"=1'-0"

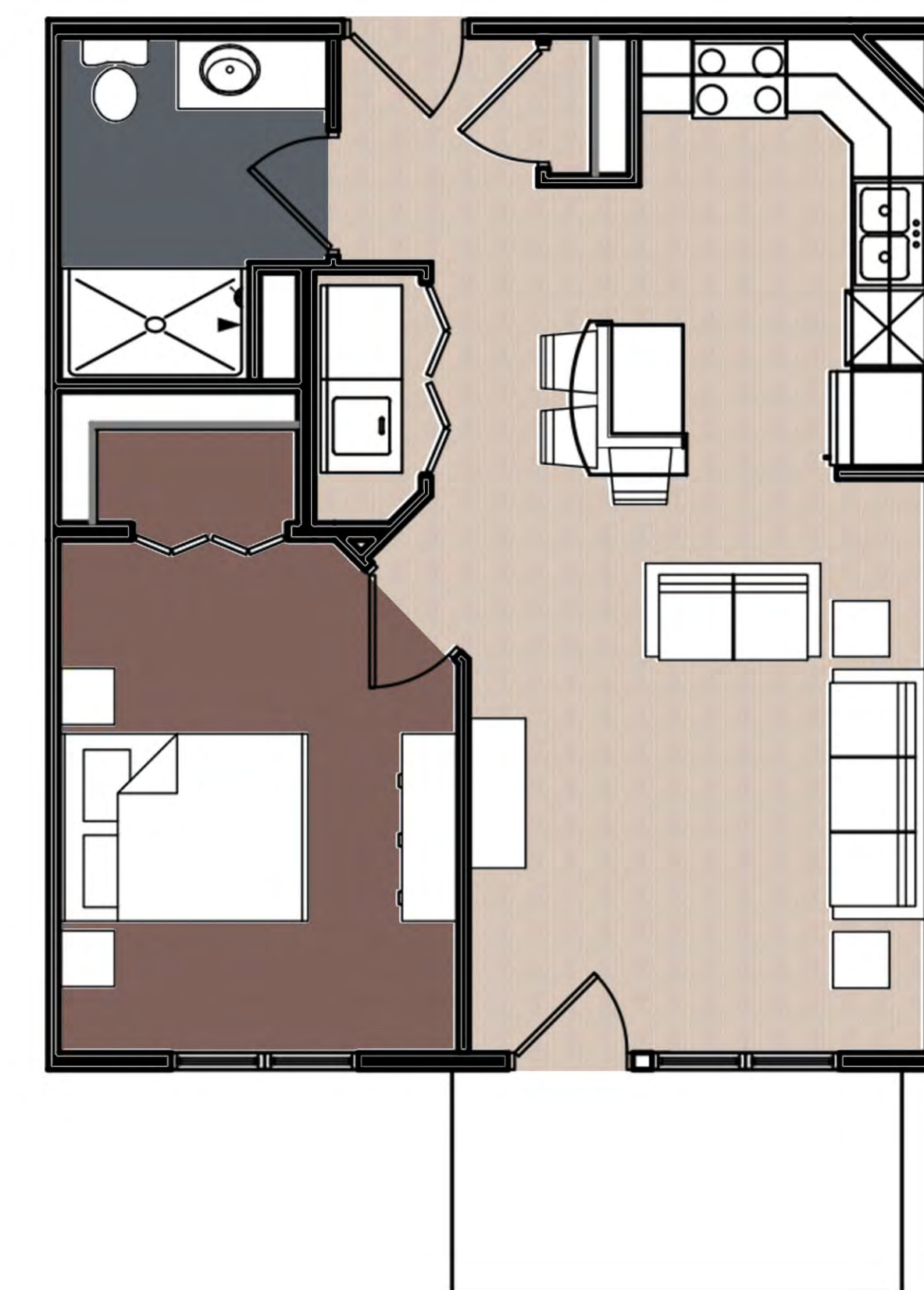
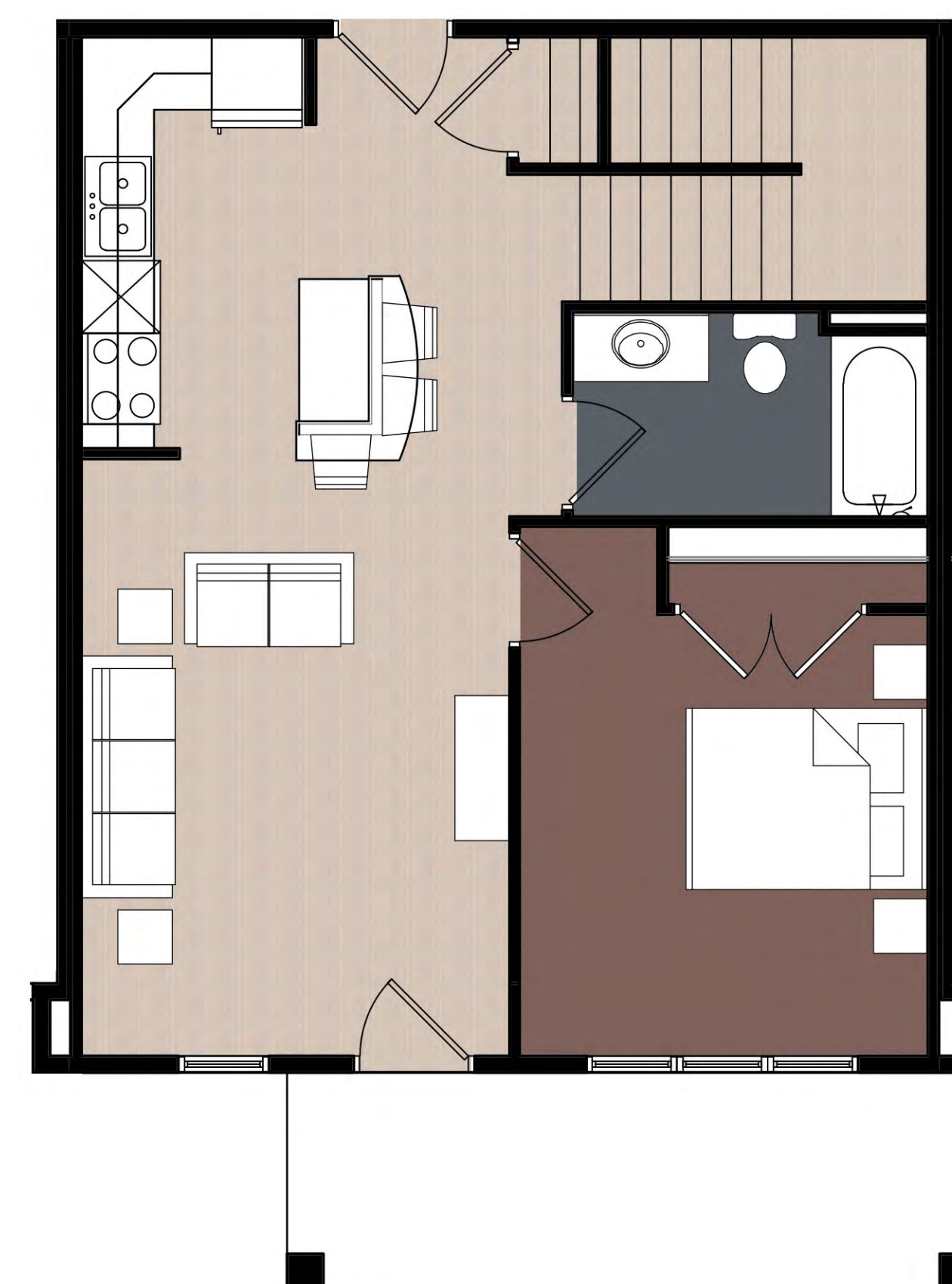
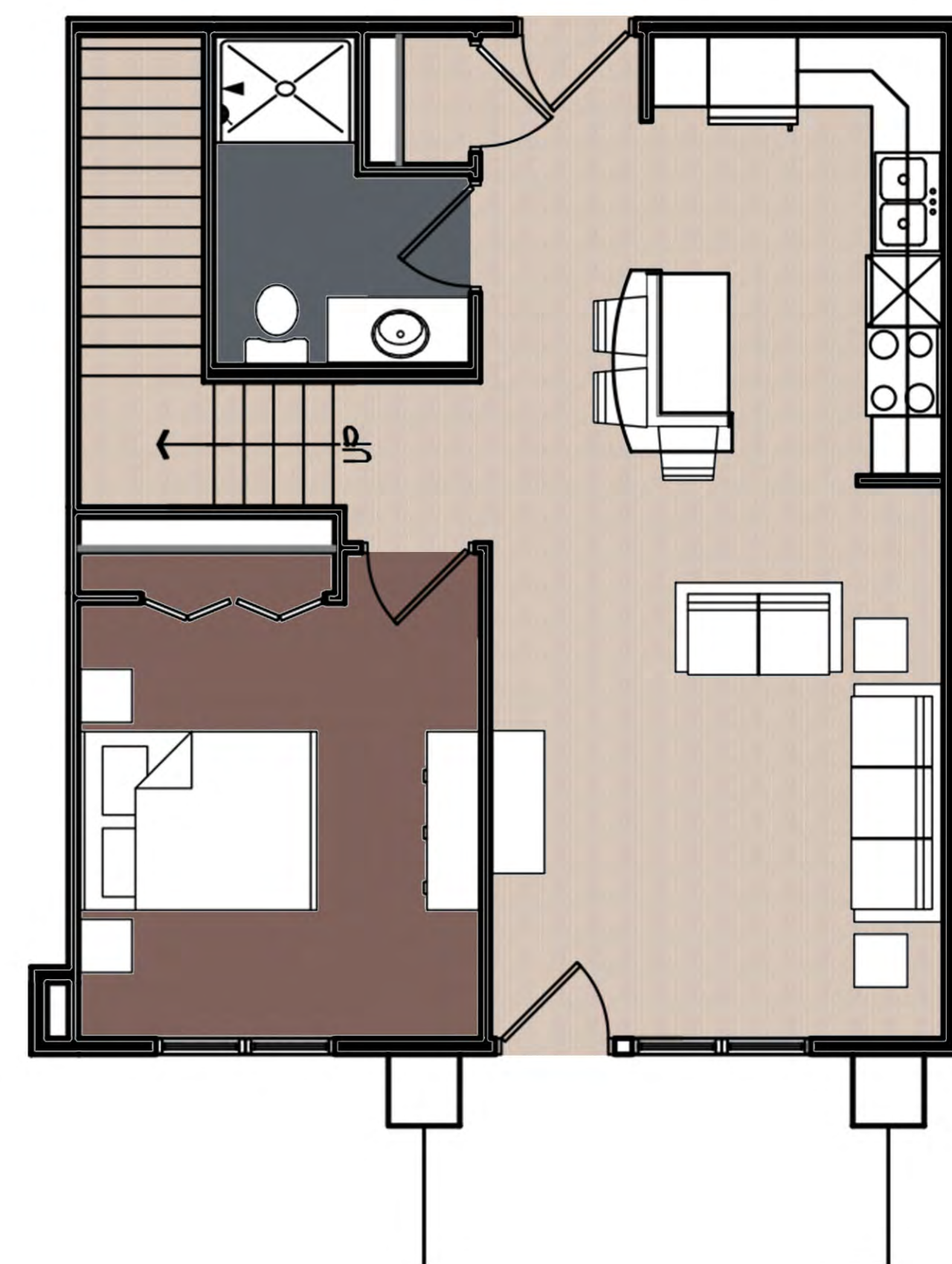
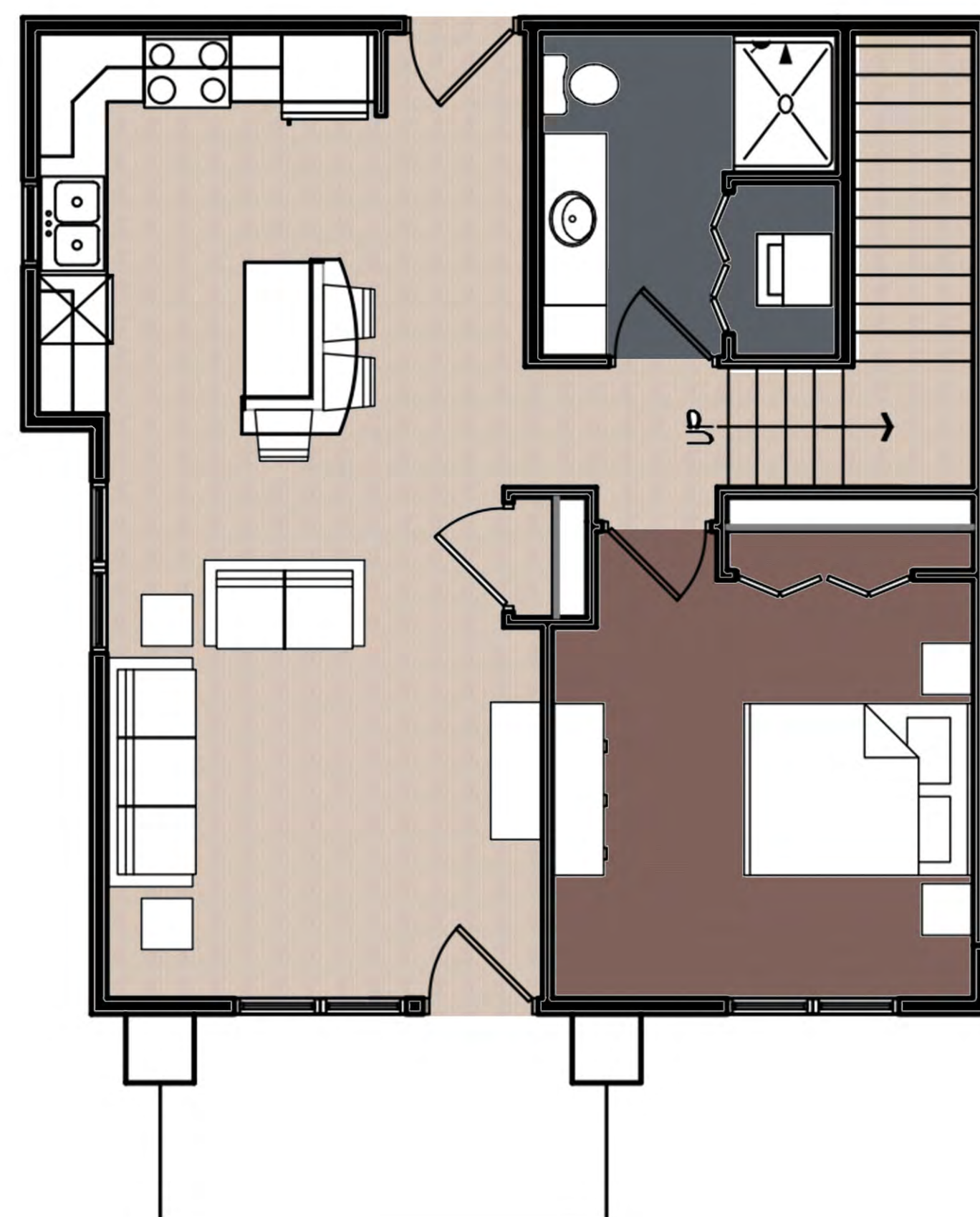
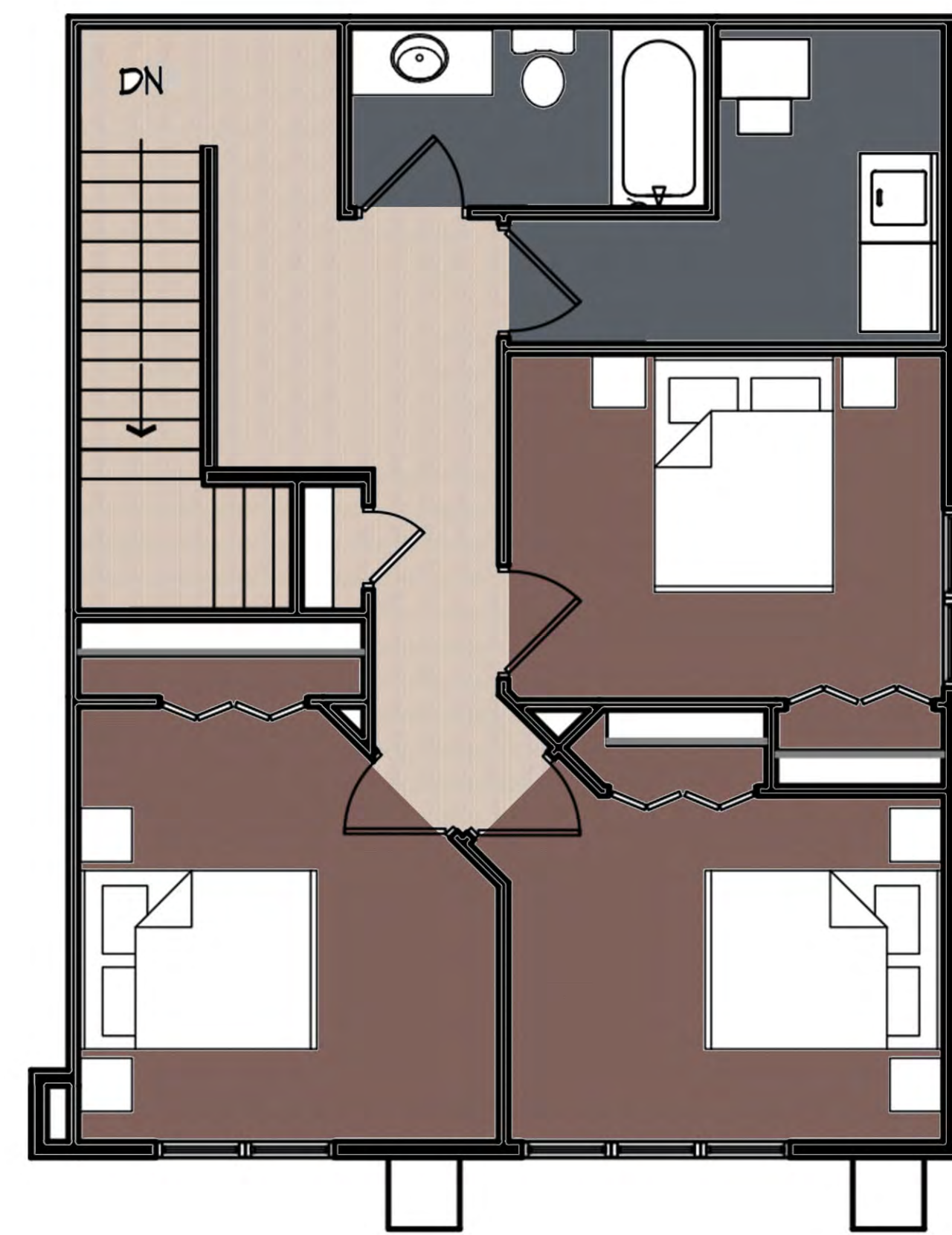
- ASPHALT SHINGLES
- ALUM. FASCIA - SOFFIT - FREIZE
- COMPOSITE WINDOW TRIM
- COMPOSITE SIDING 1
- PRECAST BAND
- BRICK VENEER
- PRECAST HEAD AND SILL



**4 SOUTH ELEVATION**  
A-2.1 1/8"=1'-0"

- VINYL TRIM - MATCH SIDING COLOR
- ALUM. FASCIA - SOFFIT - FREIZE
- COMPOSITE SIDING 2
- COMPOSITE SIDING 1





FIVE BED. T.H.  
1634 S.F.

FOUR BED. T.H.  
1525 S.F.

THREE BED T.H.  
1375 S.F.

ONE BEDROOM  
672 S.F.