



# City of Madison

## Conditional Use

Location  
5501 Spring Tide Way

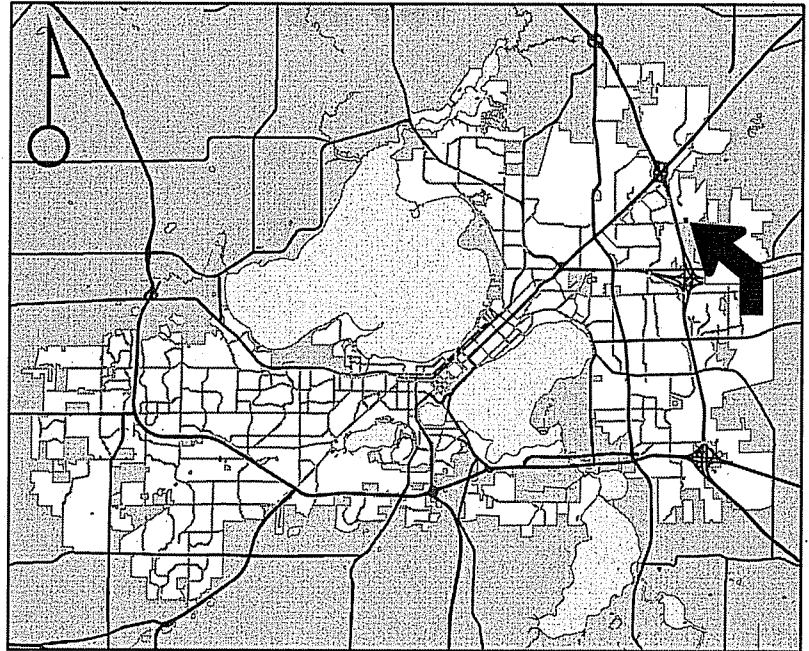
Project Name  
Lot 520 of the Village at  
Autumn Lake

Applicant  
Grosse, Hanzel & Simon / Randy Bruce  
- Knothe & Bruce Architects

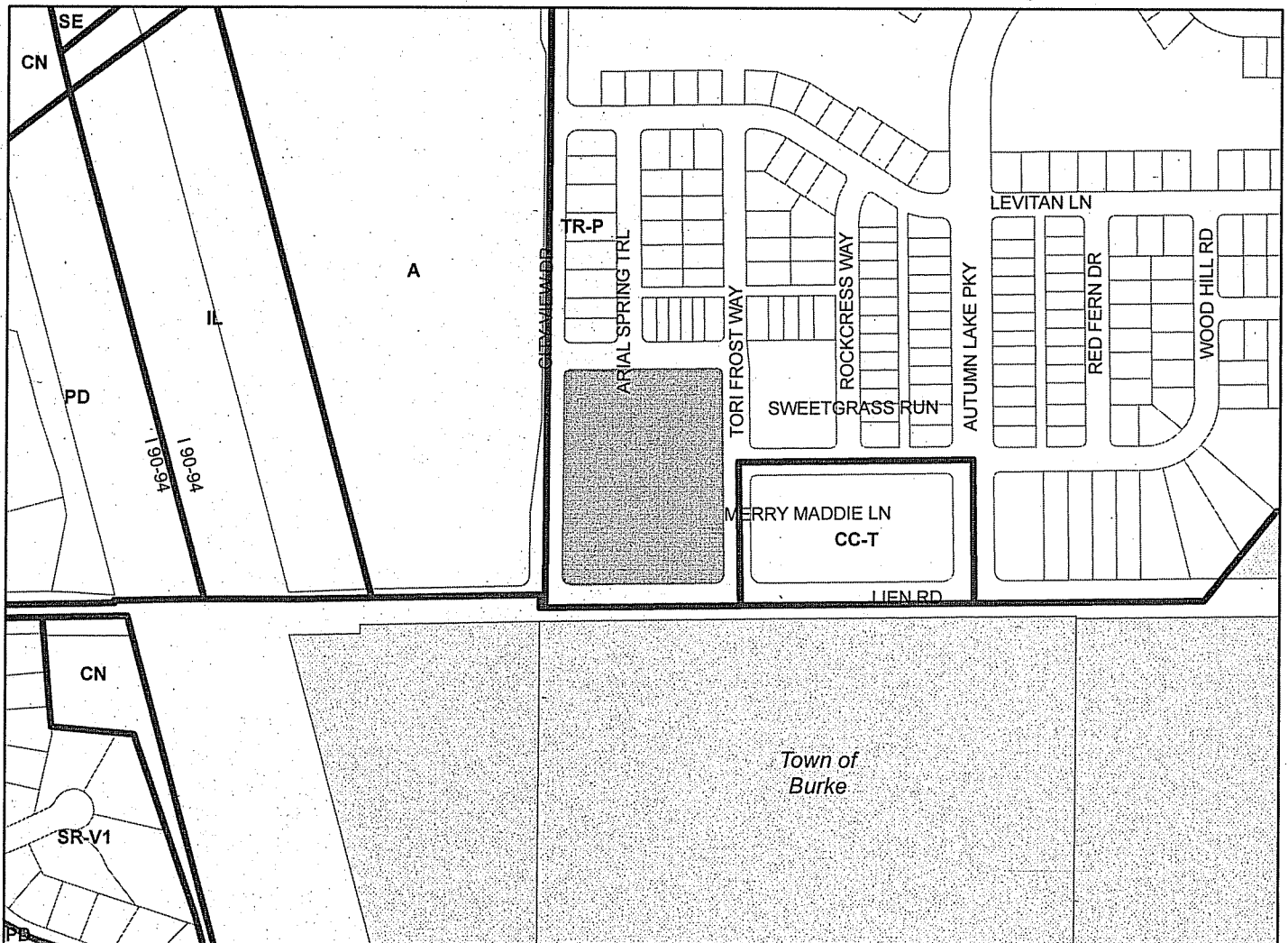
Existing Use  
Vacant

Proposed Use  
Construct residential building complex  
containing 170 apartments in 4 buildings

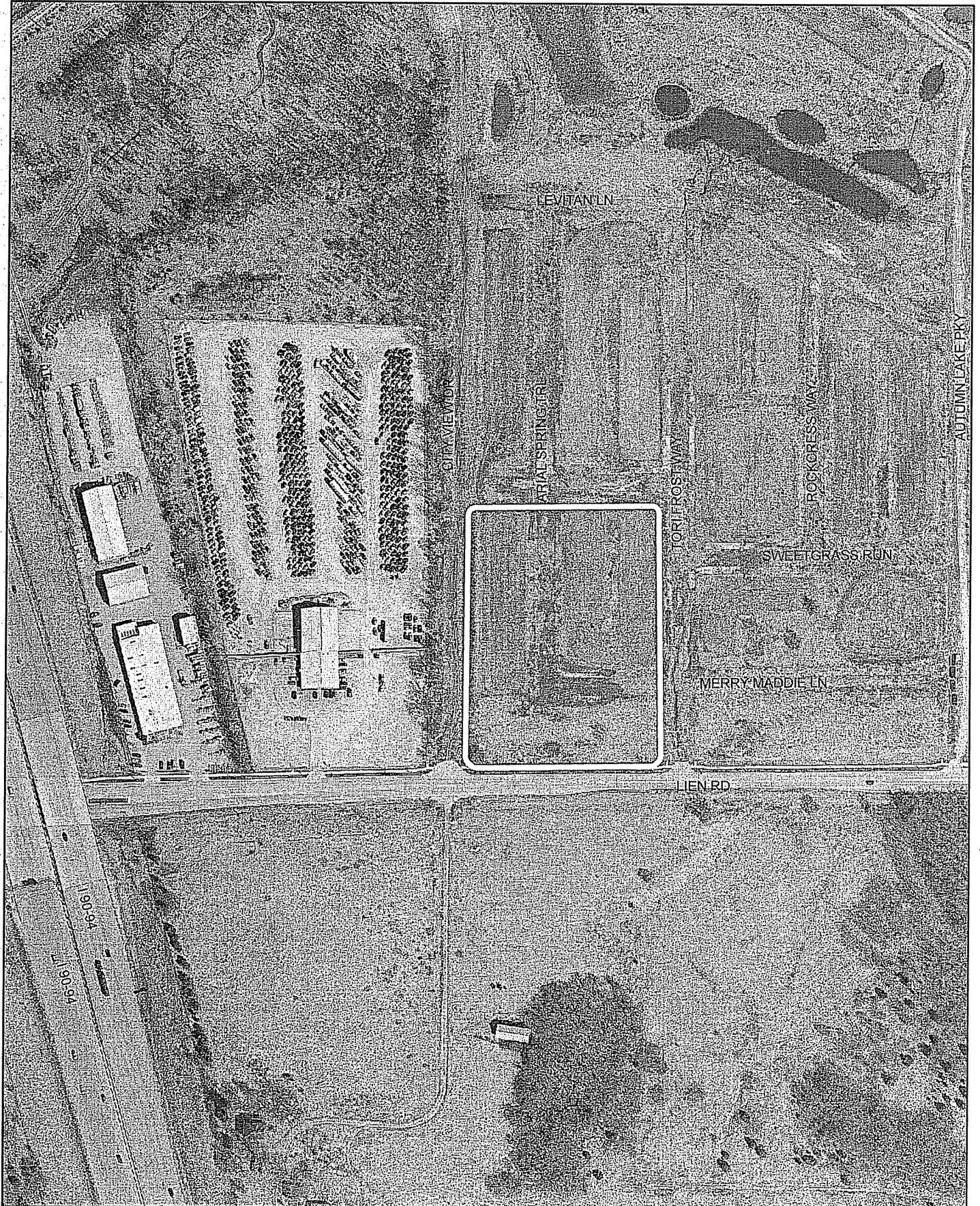
Public Hearing Date  
Plan Commission  
20 March 2017



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



Scale : 1" = 400'





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid: <u>\$1,350</u>	Receipt No. <u>025337-0007</u>
Date Received: <u>1/18/17</u>	
Received By: <u>[Signature]</u>	
Parcel No. <u>0810-263-4201-4</u>	
Aldermanic District <u>17 - Baldeh</u>	
Zoning District <u>TR-P</u>	
Special Requirements <u>OIC</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 5501 Spring Tide Way  
**Project Title (if any):** Lots 520 of The Village at Autumn Lake

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:** Grosse, Hanzel, & Simon and/or assigns      **Company:** same  
**Street Address:** 6650 University Ave.      **City/State:** Middleton, WI      **Zip:** 53562  
**Telephone:** (608) 575-9023      **Fax:** ( )      **Email:** dickhanzel@yahoo.com

**Project Contact Person:** Randy Bruce      **Company:** Knothe & Bruce Architects, LLC  
**Street Address:** 7601 University Avenue, Suite 201      **City/State:** Middleton, WI      **Zip:** 53562  
**Telephone:** (608) 836-3690      **Fax:** ( ) N/A      **Email:** rbruce@knothebruce.com

**Property Owner (if not applicant):** \_\_\_\_\_  
**Street Address:** \_\_\_\_\_      **City/State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Four apartment buildings containing 170 units with underground parking

Development Schedule: Commencement June 2017      Completion August 2021

**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 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 <sup>2</sup> 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:  
Alder Samba Baldeh District 17 December 15, 2016

→ 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: 01-05-2017 Zoning Staff: DAT Mtg Date: 01-05-2017

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

Name of Applicant GROSSE HANZEL & Schmidt Relationship to Property: OWNER

Authorizing Signature of Property Owner [Signature] Date 1-16-17



January 18, 2017

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
146 S. Hamilton Street  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent  
5501 Spring Tide Way  
The Village at Autumn Lake – Lot 520  
**KBA Project # 1644**

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Organizational structure:**

Owner: Grosse, Hanzel & Simon  
6650 University Ave.  
Middleton, WI  
608-575-9023  
Contact: Dick Hanzel  
[dickhanzel@yahoo.com](mailto:dickhanzel@yahoo.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: D'Onofrio & Kottke  
7530 Westward Way  
Madison, WI 53717  
(608) 833-7530  
(608) 833-1089 fax  
Contact: Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

Landscape Design: Olson Toon Landscaping, Inc.  
3570 Pioneer Road  
Verona, WI 53593  
(608) 827-9401  
Contact: Rich Carlson  
[rich@olsontoon.com](mailto:rich@olsontoon.com)

**Introduction:**

The proposed site is Lot 520 of Village of Autumn Lake subdivision, located at the northeast corner of Lien Road and City View Drive in Madison, Wisconsin. This site will be developed along with Lot 564 by development team listed above. The site is zoned TR-P and a conditional-use approval is required to allow the proposed multifamily building complex.

**Project Description:**

Lot 520 contains 170 apartments in a series of two to three-story apartment buildings with underground parking. The exterior architecture is well articulated, using a combination of stone and horizontal siding to create a moderately dense residential village at the entrance to the Autumn Lake subdivision.

The site is bounded on all four sides by public streets and vehicular access to the site is achieved from three of them: City View Drive, Spring Tide Way and Willow Rock Road. Underground parking at each building is provided and includes a total of 182 resident parking stalls. An additional 80 parking spaces on grade are provided and on-street parking is available to supplement the on-site parking. Bicycle

parking is dispersed throughout the site with covered bike parking conveniently located in each basement garage.

**Site Development Data:**

Densities:

Lot Area	207,365 S.F. / 4.9 Acres
Dwelling Units	170 DU
Lot Area / D.U.	1,220 SF/unit
Density	35 units/acre
Open Space	86,557 S.F. (509 S.F./unit)

Building Height 2 - 3 stories

Gross Floor Area 258,588 S.F. (Including garage level)

Dwelling Unit Mix:

Efficiency	14
One Bedroom	78
<u>Two Bedroom</u>	<u>78</u>
Total Dwelling Units	170

Vehicle Parking:

Surface	80 stalls
<u>Underground</u>	<u>181 stalls</u>
Total	261 stalls
Ratio	1.5 stalls/unit

Bicycle Parking:

Surface	17 stalls
Surface Guest	17 stalls
Underground Garage – Wall Hung	38 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>116 stalls</u>
Total	188 stalls

**Project Schedule:**

This site (Lot 520) will be constructed and managed as a single development along with the buildings on Lot 564. It is anticipated that the construction on Lot 564 will start in summer 2017 with Building I and that the 7 buildings on the two sites will be completed over a 4-year build-out.

Thank you for your time reviewing our proposal.

Sincerely,

Letter of Intent – Conditional Use  
The Village at Autumn Lake – Lot 520  
5501 Spring Tide Way, Madison, WI  
January 18, 2017  
Page 3 of 3

A handwritten signature in black ink, appearing to read "Randy Bruce". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Randy Bruce, AIA

SHEET INDEX	
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C-1.2	SITE LIGHTING PLAN
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C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
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C-3.0	SITE GRADING PLAN
	SITE UTILITY PLAN
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ARCHITECTURAL	
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A-1.3	FOURTH FLOOR PLAN
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	TYPICAL UNIT PLANS

ISSUED  
 Issued for Land Use & UDC - Jan. 18, 2017

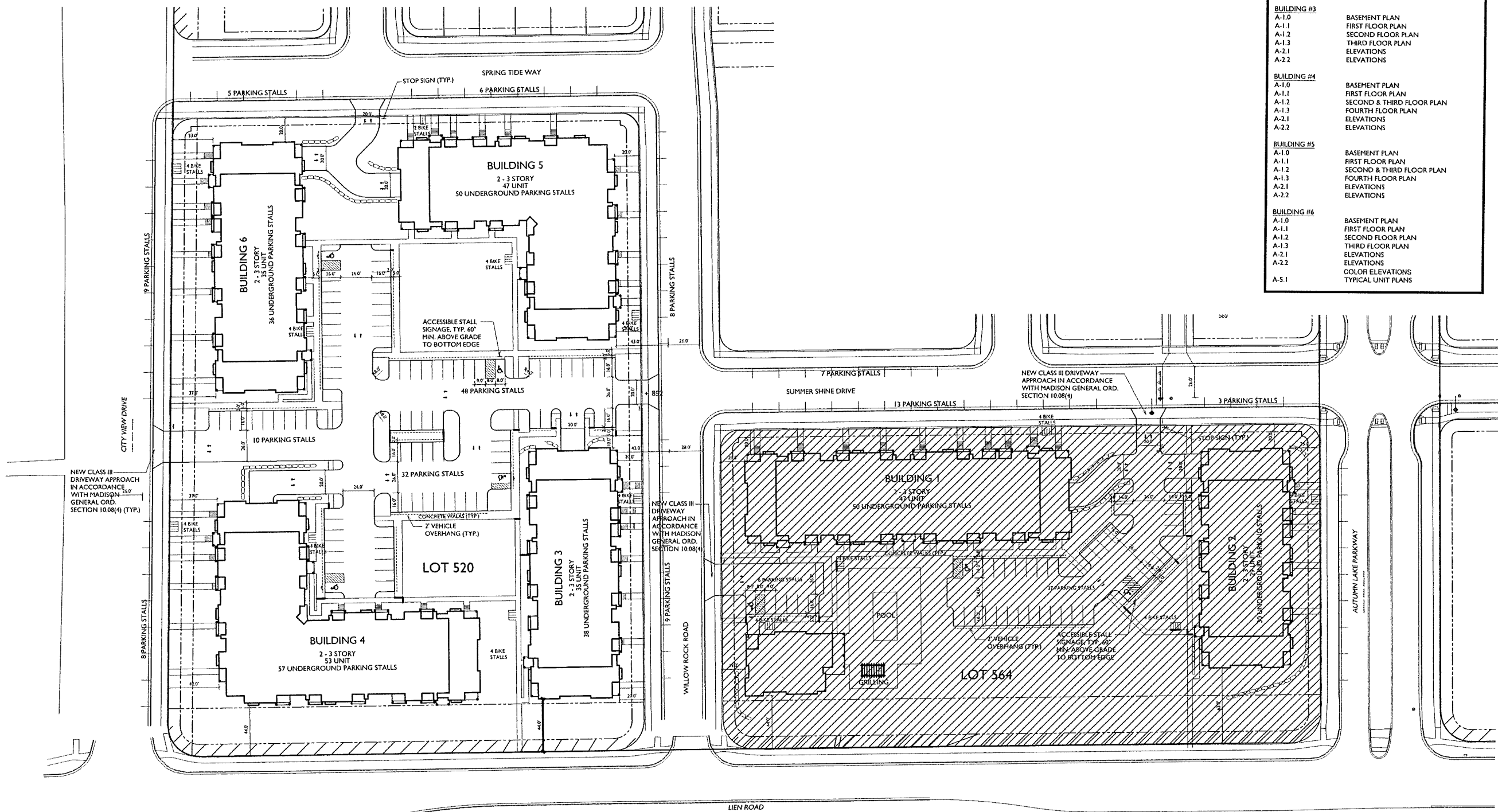
PROJECT TITLE  
**Village at Autumn Lake**

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
**Overall Site Plan**

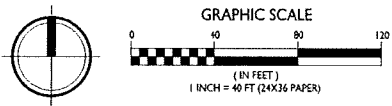
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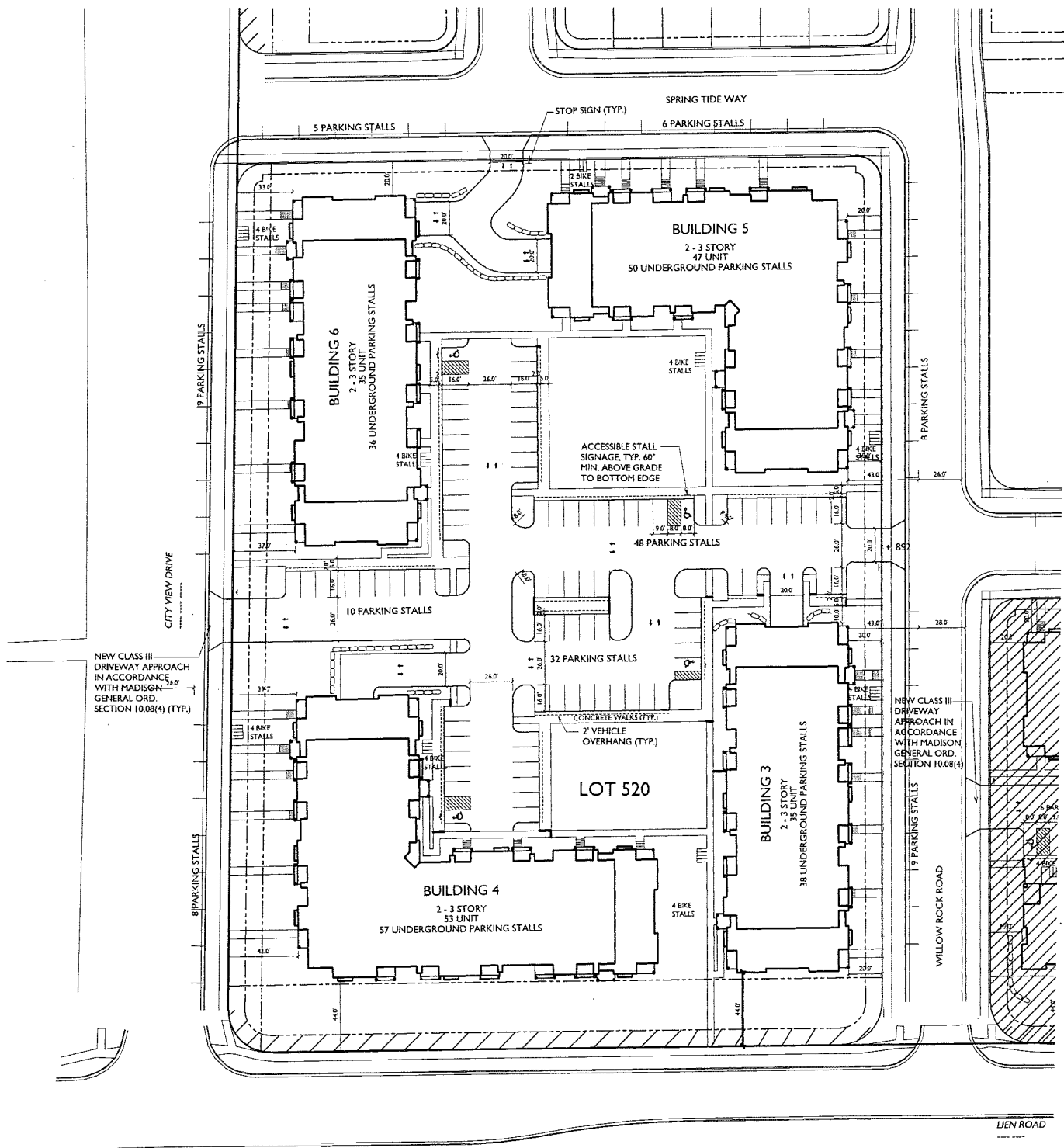
PROJECT NO. **1644**  
 ©Knothe & Bruce Architects, LLC



**OVERALL SITE PLAN**  
 C-1.0 1" = 40'-0"



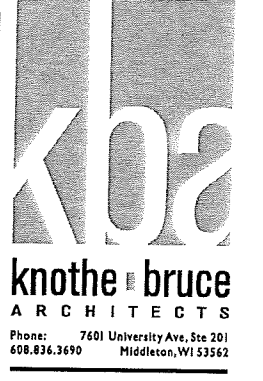




**LOT 520 SITE DEVELOPMENT DATA**

<b>DENSITIES</b>	
LOT AREA	207,365 S.F./4.9 ACRES
DWELLING UNITS	170 DU
LOT AREA / D.U.	1,220 S.F./D.U.
DENSITY	35 UNITS/ACRE
<b>BUILDING HEIGHT</b>	
	2-3 STORIES
<b>LOT COVERAGE</b>	
USABLE OPEN SPACE	120,808 S.F. = 58% (75% MAX)
USABLE OPEN SPACE / D.U.	86,557 S.F. 509 S.F./D.U.
<b>DWELLING UNIT MIX:</b>	
EFFICIENCY	14
ONE BEDROOM	78
TWO BEDROOM	78
TOTAL UNITS	170 UNITS
<b>VEHICLE PARKING STALLS:</b>	
SURFACE	80
UNDERGROUND	181
TOTAL	261 VEHICLE STALLS
RATIO	1.5 STALLS/UNIT
<b>BICYCLE PARKING STALLS:</b>	
SURFACE	17
SURFACE GUEST	17
UNDERGROUND GARAGE-WALL HUNG	38
UNDERGROUND GARAGE STD. 2'X6'	116
TOTAL	188 BICYCLE STALLS

- GENERAL NOTES:**
1. THE APPLICANT 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.
  2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
  3. ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4916.
  5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.



**ISSUED**  
Issued for Land Use & UDC - Jan. 18, 2017

**PROJECT TITLE**  
Village at Autumn Lake

Lot 520  
5501 Spring Tide Way  
**SHEET TITLE**  
Site Plan

**SHEET NUMBER**

**C-1.1**

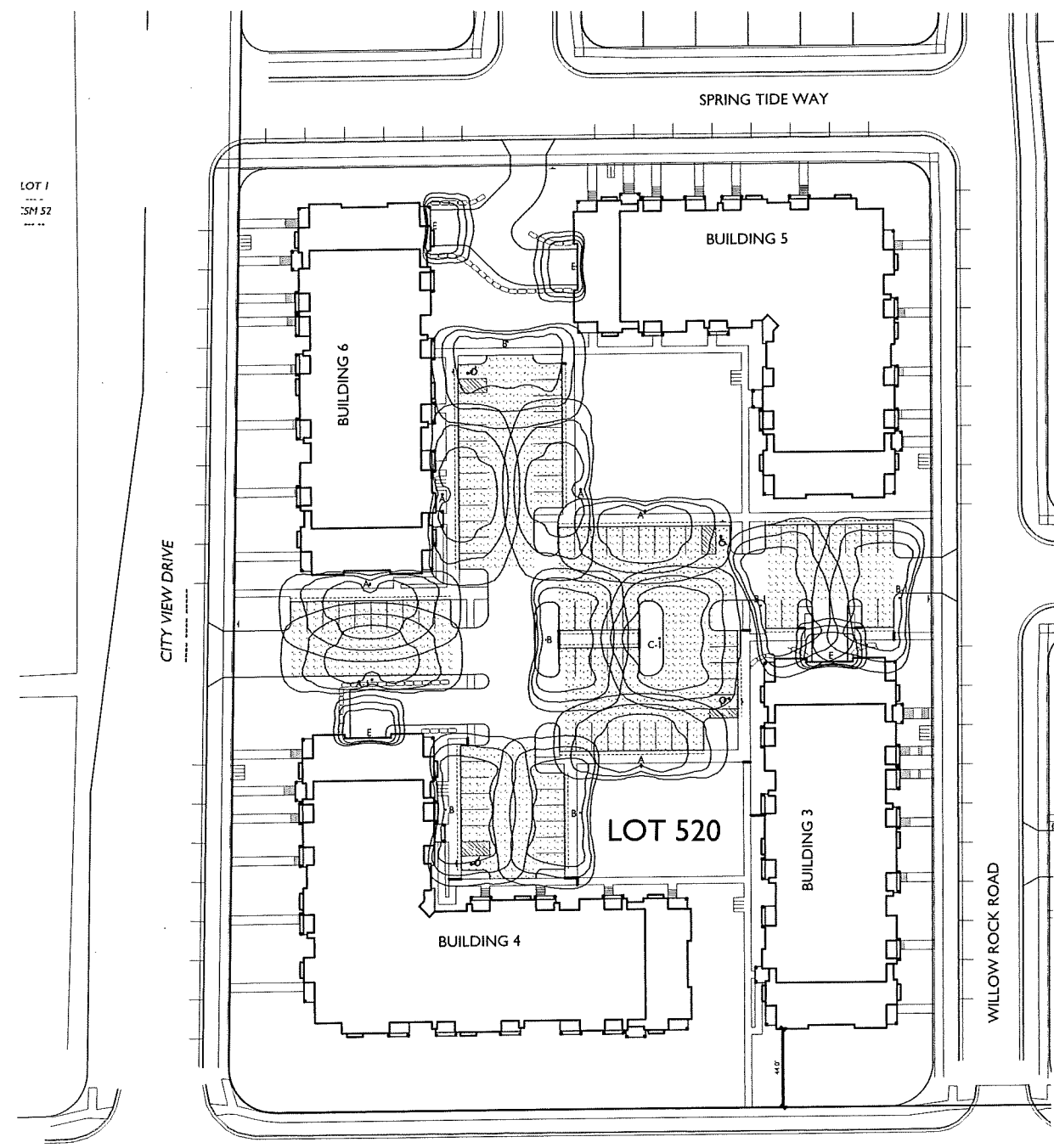
PROJECT NO. 164  
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SEE SHEETS C-1.2a THRU C-1.2c FOR ENLARGED SITE LIGHTING PLANS

LOT #520 - STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot #520 - North	+	1.1 fc	2.4 fc	0.5 fc	4.8:1	2.2:1
Lot #520 - South	+	1.3 fc	2.3 fc	0.5 fc	4.6:1	2.6:1
Lot #520 - East	+	1.3 fc	2.4 fc	0.4 fc	6.0:1	3.3:1
Lot #520 - West	+	1.4 fc	2.8 fc	0.5 fc	5.6:1	2.8:1
Lot #520 - Central	+	1.2 fc	3.0 fc	0.3 fc	10.0:1	4.0:1

LOT #520 - LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY	CATALOG	DESCRIPTION	LAMP	FILE	MOUNTING
□	A	5	ARE-EDG-3MB-**-06-E-UL-350-40K (350mA)	LED TYPE III MEDIUM OPTIC W/ FULL BACKLIGHT 700MA 4000K LEDWAY STREETLIGHT	60 WHITE LED, VERTICAL BASE-UP	ARE-EDG-3MB-**-06-E-UL-350-40K-CONFIGURED. IES	A 20'-0" POLE ON FLUSH CONC. BASE A-1 18'-0" POLE ON 2'-0" TALL CONC. BASE
○	B	4	ARE-EDG-4MB-**-06-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEDS, 525MA, 4000K	120 WHITE LED, VERTICAL BASE-UP	ARE-EDG-4MB-**-06-E-UL-350-40K-CONFIGURED. IES	B 20'-0" POLE ON FLUSH CONC. BASE B-1 18'-0" POLE ON 2'-0" TALL CONC. BASE
□	C-1	1	ARE-EDG-4M-**-06-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM, 60 LEDS, 700MA, 4000K	120 WHITE LED, VERTICAL BASE-UP	ARE-EDG-4M-**-06-E-UL-350-40K-CONFIGURED. IES	18'-0" POLE ON 2'-0" TALL CONC. BASE
D (NOT USED ON LOT #520)							
○	E	4	SEC-EDG-4MB-**-02-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEDS, 525mA, 4000K	120 WHITE LED, VERTICAL BASE-UP	SEC-EDG-4MB-**-02-E-UL-350-40K-CONFIGURED. IES	8'-0" ABOVE GRADE ON SIDE OF BUILDING
EXAMPLE LIGHT FIXTURE DISTRIBUTION							

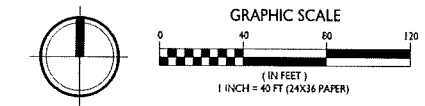


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Issued for Land Use & UDC - Jan. 18, 2017  
Issued for Land Use & UDC - Jan. 27, 2017

PROJECT TITLE  
**Village at Autumn Lake**

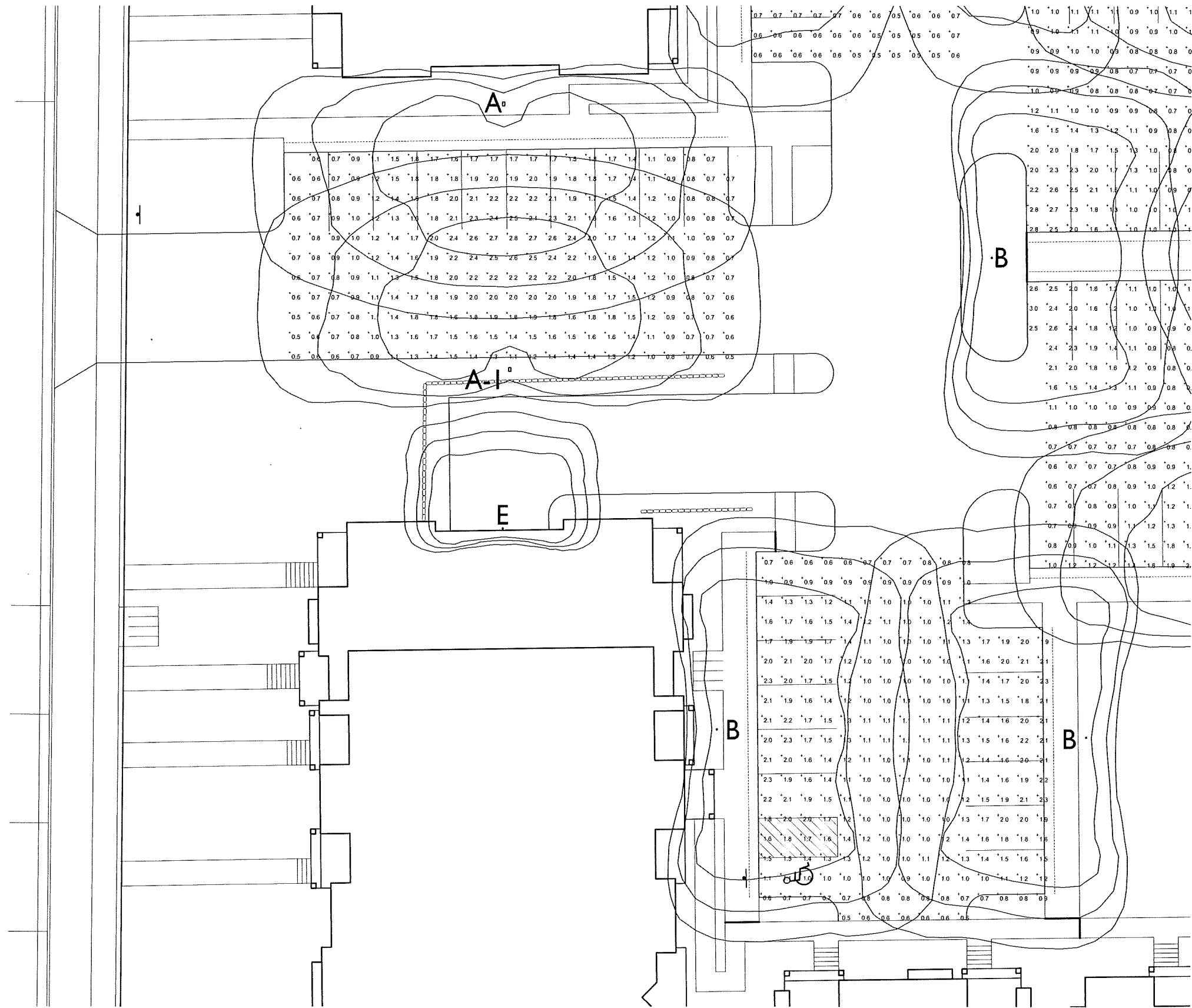
Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
**Overall Site Lighting Plan**

**OVERALL SITE LIGHTING PLAN**  
C-1.2 1" = 40'-0"



SHEET NUMBER  
**C-1.2**  
PROJECT NO. **1644**  
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CITY VIEW DRIV



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 Issued for Land Use & UDC - Jun. 18, 2017  
 Issued for Land Use & UDC - Jun. 27, 2017

PROJECT TITLE  
**Village at Autumn Lake**

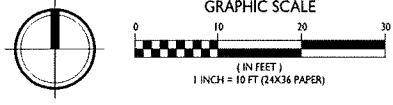
Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
**Site Lighting Plan**

SHEET NUMBER

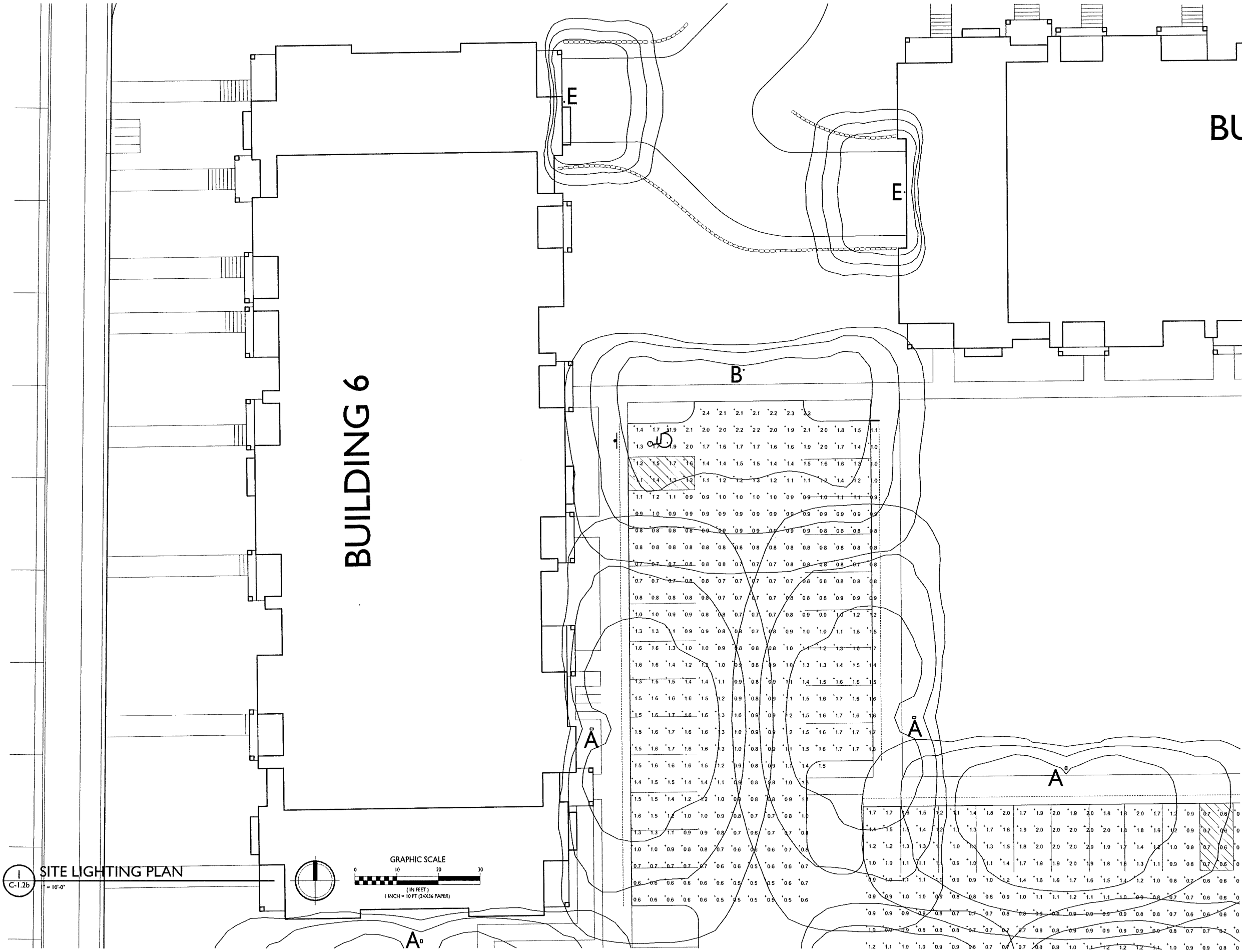
**C-1.2a**

PROJECT NO. **1644**  
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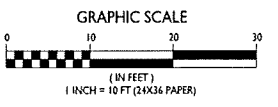
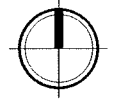
**I** SITE LIGHTING PLAN  
 C-1.2a 1" = 10'-0"



DRIVE



C-1.2b  
= 10'-0"



ISSUED  
Issued for Land Use & UDC - Jan. 18, 2017  
Issued for Land Use & UDC - Jan. 27, 2017

PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Site Lighting Plan

SHEET NUMBER

C-1.2b

PROJECT NO. 1644  
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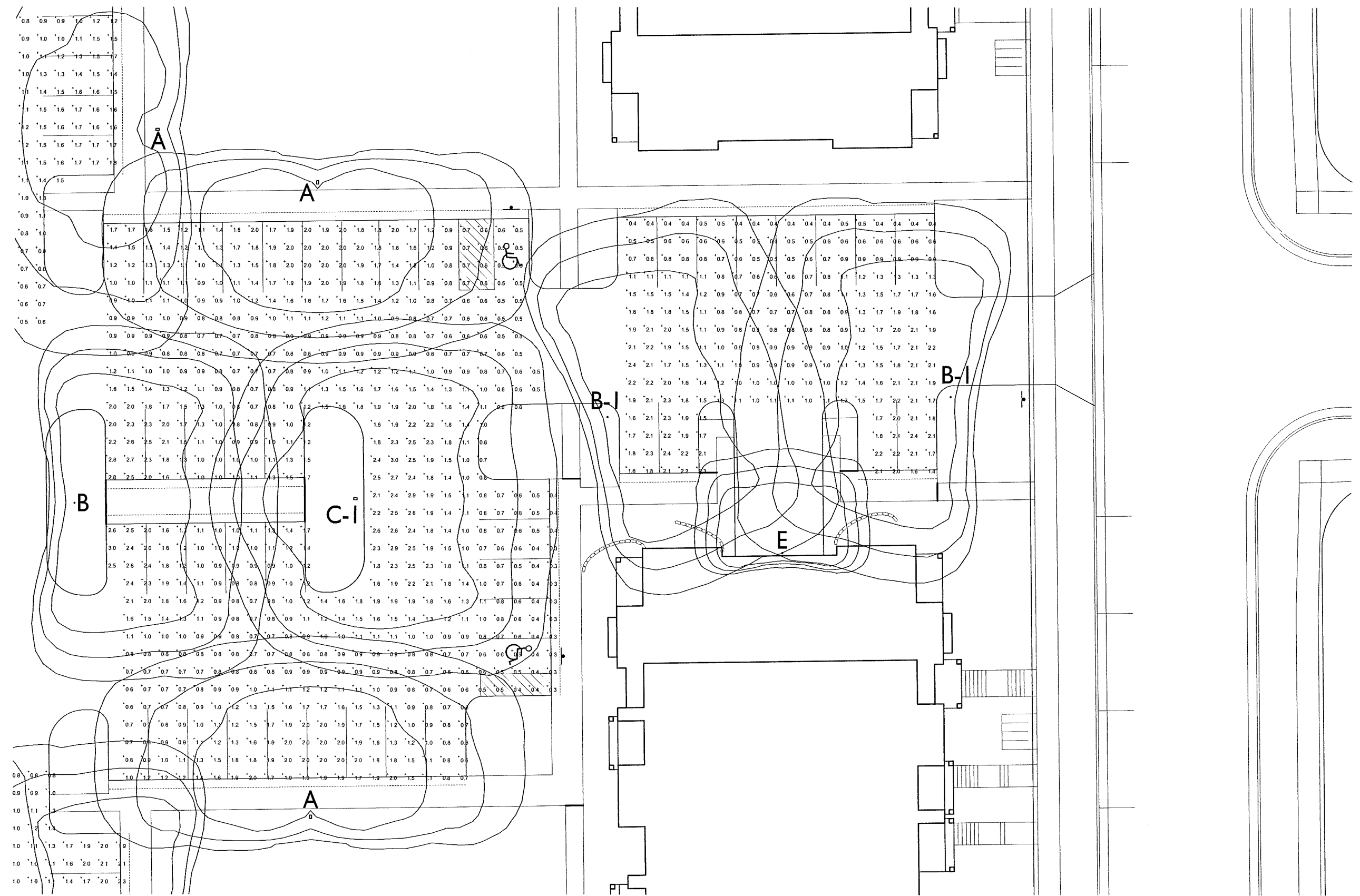
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PROJECT TITLE  
**Village at Autumn  
 Lake**

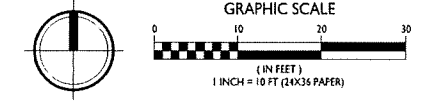
Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
**Site Lighting Plan**

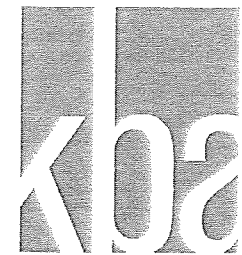
SHEET NUMBER

**C-1.2c**  
 PROJECT NO. **1644**  
 ©Knothe & Bruce Architects, LLC



**SITE LIGHTING PLAN**  
 C-1.2c 1" = 10'-0"





**knothe & bruce**  
ARCHITECTS

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



26' WIDE FIRE AERIAL APPARATUS LANE

ISSUED  
Issued for Land Use & UDC - Jan. 18, 2017

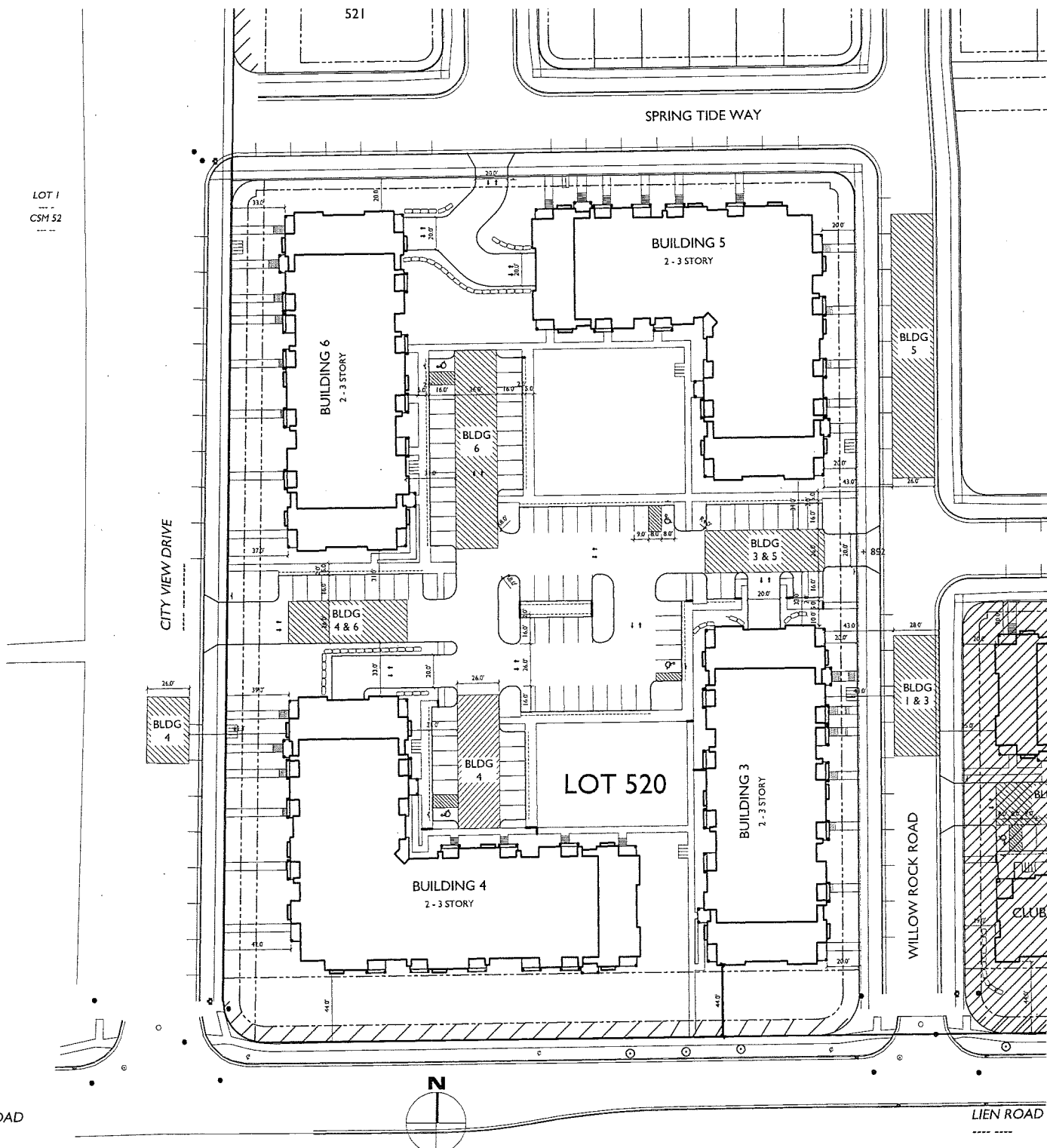
PROJECT TITLE  
**Village at Autumn Lake**

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
**Fire Department Access Plan**

SHEET NUMBER

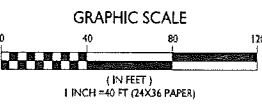
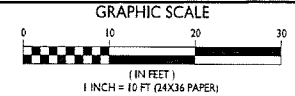
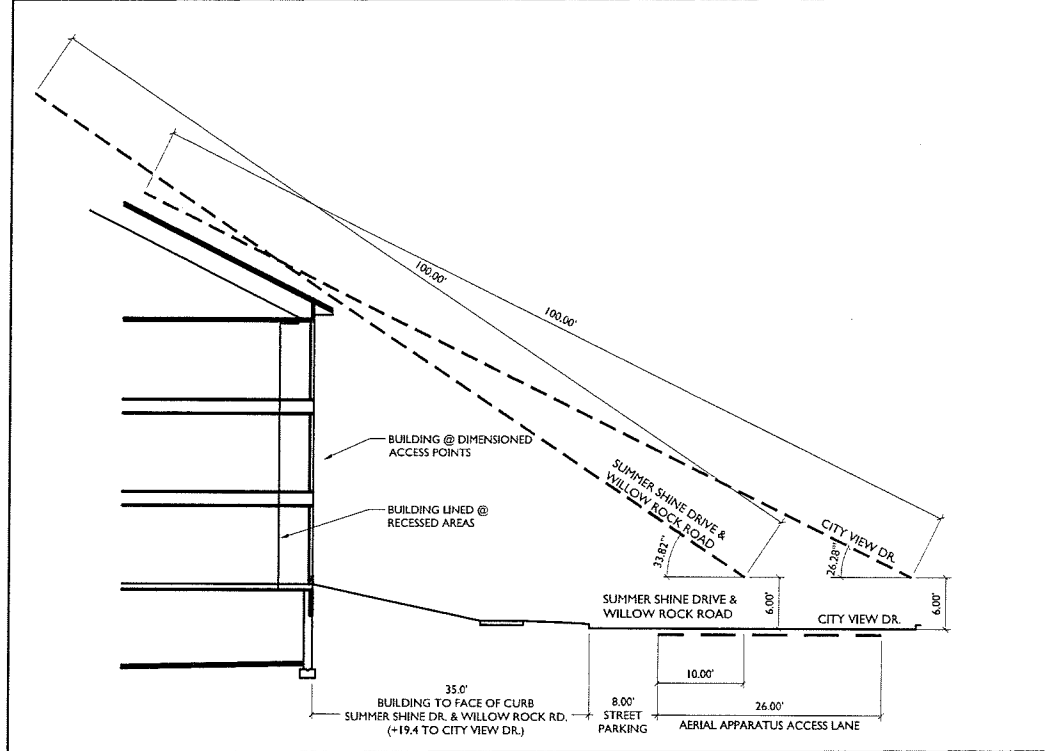
**C-1.3**

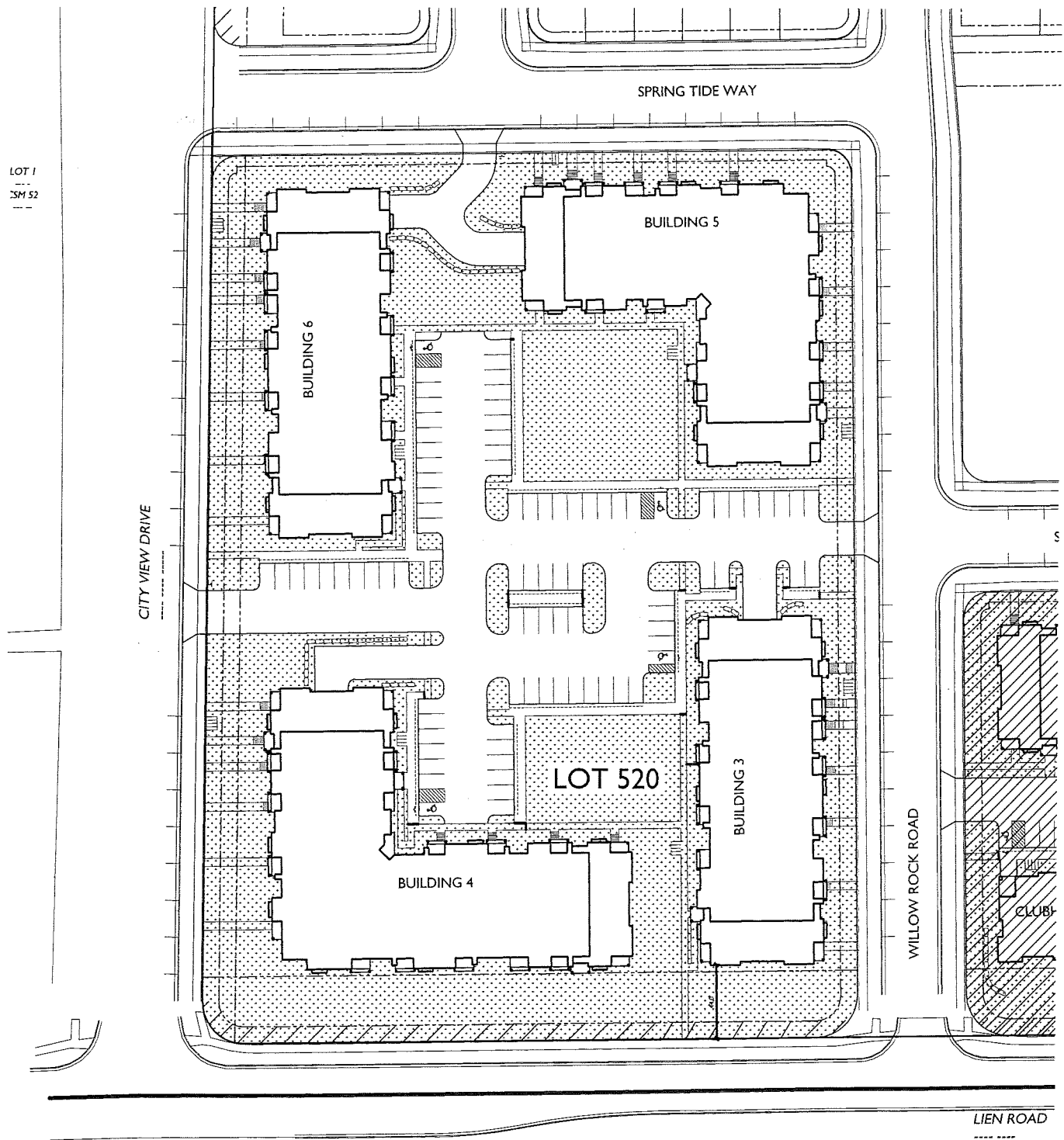
PROJECT NO. **1644**  
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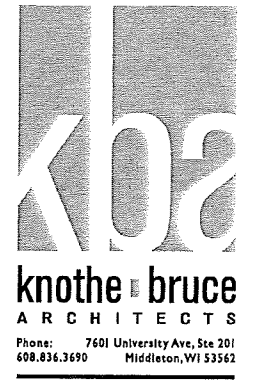
**1 FIRE DEPARTMENT ACCESS PLAN**  
C-1.3 1" = 40'-0"

**2 AERIAL ACCESS FROM STREETS**  
C-1.2 1" = 10'-0"





**USABLE OPEN SPACE**  
 GROUND SPACE = 86,557 SF



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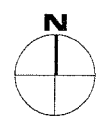
PROJECT TITLE  
 Village at Autumn Lake

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
 Open Space

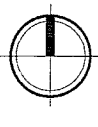
SHEET NUMBER

**C-1.4**

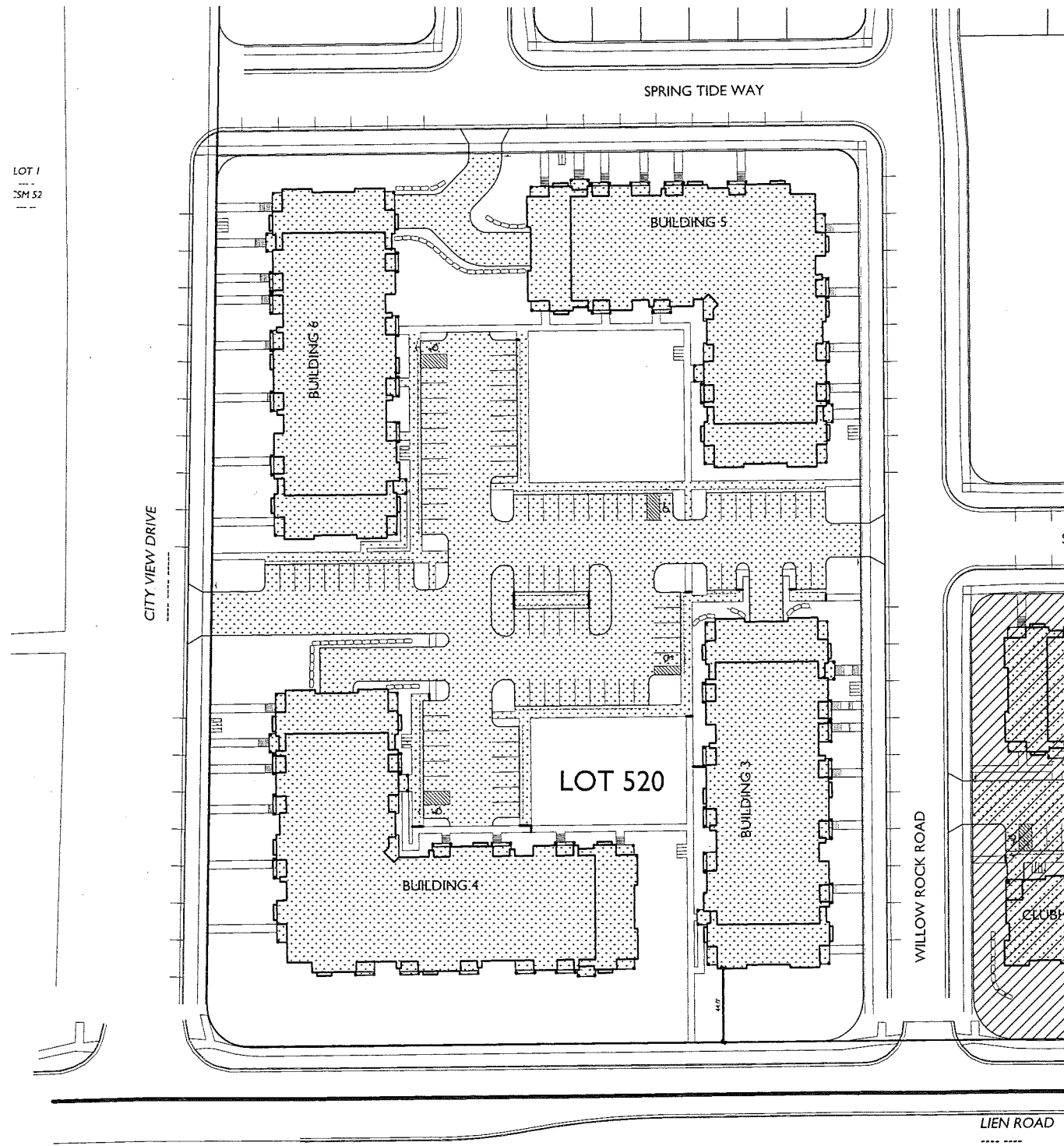
PROJECT NO. 1644  
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**C-1.4**  
 OPEN SPACE  
 1" = 40'-0"

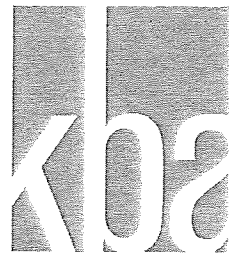


GRAPHIC SCALE  
 0 40 80 120  
 (IN FEET)  
 1 INCH = 40 FT (24X36 PAPER)



LOT 1  
SM 52

LOT COVERAGE	
TOTAL LOT AREA	= 207,447 SF
LOT COVERAGE	= 120,808 SF
	= 58 %
ALLOWED	75 %



**knothe bruce**  
ARCHITECTS

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608.836.3690 Middleton, WI 53562

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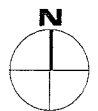
PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Lot Coverage

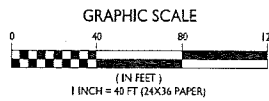
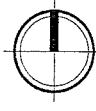
SHEET NUMBER

**C-1.5**

PROJECT NO. 1644  
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C-1.5  
1" = 40'-0"





LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION**
  - EP - EDGE OF PAVEMENT
  - FFE - FINISHED FLOOR ELEVATION
  - TC - TOP OF CURB
  - TW - TOP OF WALL (GROUND ELEVATION)
  - BW - BOTTOM OF WALL (GROUND ELEVATION)
  - HP - HIGHPOINT
- LIMITS OF DISTURBANCE
- SILT FENCE/SILT SOCK
- FLOW ARROW
- RETAINING WALL (DESIGN BY OTHERS)

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARDSPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION.
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESOTRED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL TYPE D INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

IMPROVEMENTS IN PUBLIC RIGHT OF WAY TO BE APPROVED BY BOARD OF PUBLIC WORKS. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

PROPOSED RETAINING WALL (DESIGN BY OTHERS)(TYP.)

SILT FENCE (TYP.)

IMPROVEMENTS IN PUBLIC RIGHT OF WAY TO BE APPROVED BY BOARD OF PUBLIC WORKS. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

TYPE D INLET PROTECTION (TYP.) FOR ALL INLETS ACCEPTING WATER FROM DISTURBED AREAS

PROPOSED RETAINING WALL (DESIGN BY OTHERS)(TYP.)

IMPROVEMENTS IN PUBLIC RIGHT OF WAY TO BE APPROVED BY BOARD OF PUBLIC WORKS. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

TYPE D INLET PROTECTION (TYP.) FOR ALL INLETS ACCEPTING WATER FROM DISTURBED AREAS

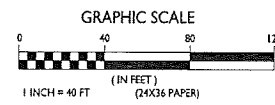
SEQUENCE/ ANTICIPATED TIME SCHEDULE

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.
4. RESPREAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

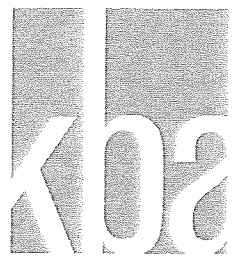
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DiggersHotline.com

**GRADING PLAN**  
1" = 40'-0"



PRELIMINARY - NOT FOR CONSTRUCTION



**knothe bruce**  
ARCHITECTS

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7530 Watertown Way, Madison, WI 53711  
Phone: 608.522.7530 Fax: 608.543.1080  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ISSUED  
Issued for Land Use & UDC - Jun. 18, 2017

PROJECT TITLE  
**Village at Autumn Lake**

Lot 520  
5501 Spring Tide Way

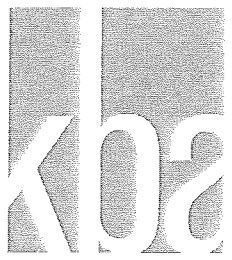
SHEET TITLE  
**Grading Plan**

SHEET NUMBER

**C-2.0**

PROJECT NO.

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ISSUED  
Issued for Land Use & UDC - Jan. 18, 2017

PROJECT TITLE  
**Village at Autumn Lake**

Lot 520  
5501 Spring Tide Way

SHEET TITLE  
**Utility Plan**

SHEET NUMBER

**C-3.0**

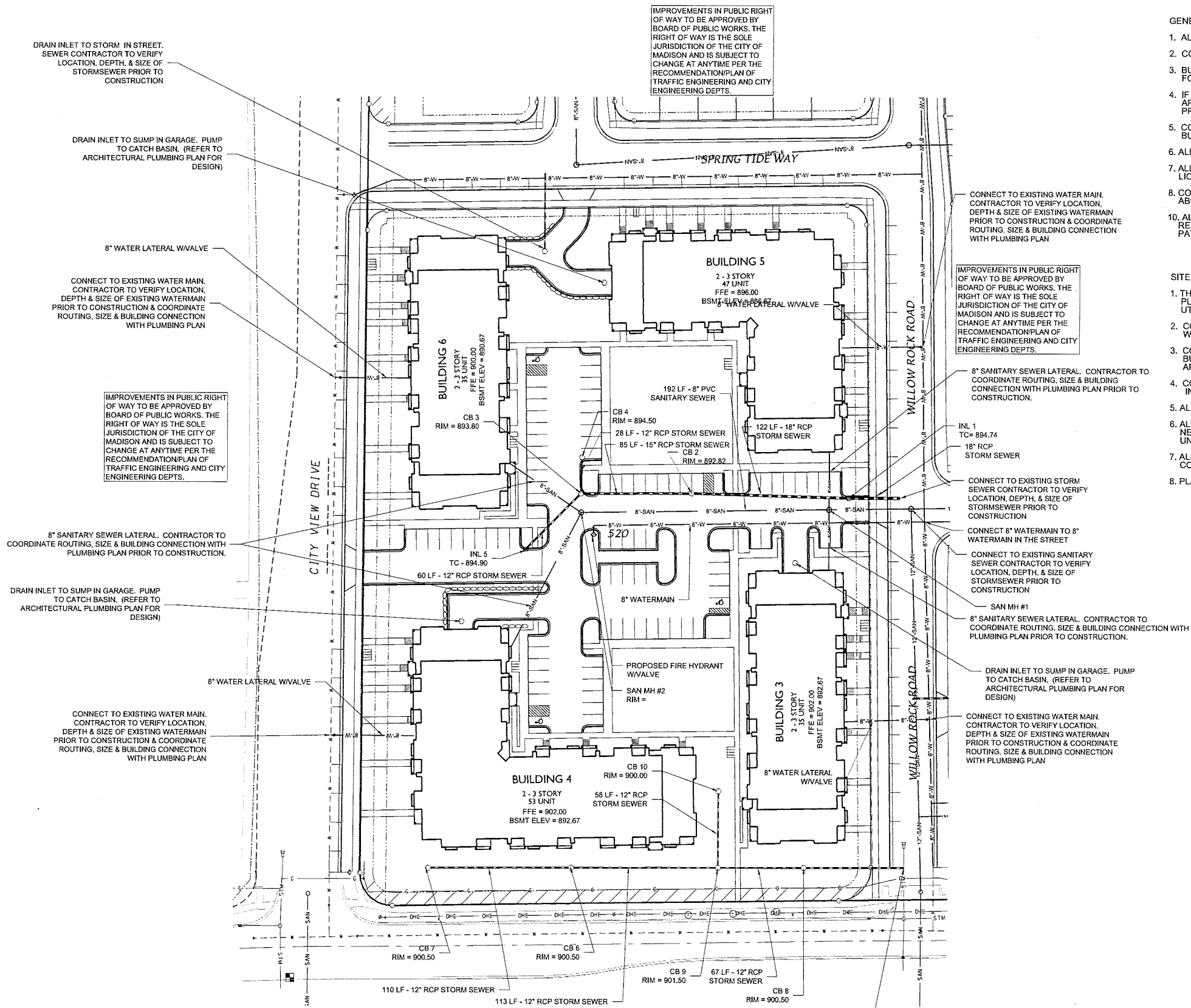
PROJECT NO.  
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5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
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7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
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10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR TO VERIFY LOCATION, DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER BUILDING SERVICE CONNECTION LOCATION, SIZES, & DEPTHS WITH ARCHITECTURAL PLUMBING PLAN PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
5. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.
6. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
7. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
8. PLACE 8" X 4" X 2" WATERMAIN INSULATION AT ALL STORM SEWER CROSSINGS



IMPROVEMENTS IN PUBLIC RIGHT OF WAY TO BE APPROVED BY BOARD OF PUBLIC WORKS. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO VERIFY LOCATION, DEPTH & SIZE OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION & COORDINATE ROUTING, SIZE & BUILDING CONNECTION WITH PLUMBING PLAN

IMPROVEMENTS IN PUBLIC RIGHT OF WAY TO BE APPROVED BY BOARD OF PUBLIC WORKS. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

8" SANITARY SEWER LATERAL. CONTRACTOR TO COORDINATE ROUTING, SIZE & BUILDING CONNECTION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION.

CONNECT TO EXISTING STORM SEWER CONTRACTOR TO VERIFY LOCATION, DEPTH, & SIZE OF STORMSEWER PRIOR TO CONSTRUCTION

CONNECT 8" WATERMAIN TO 8" WATERMAIN IN THE STREET

CONNECT TO EXISTING SANITARY SEWER CONTRACTOR TO VERIFY LOCATION, DEPTH, & SIZE OF STORMSEWER PRIOR TO CONSTRUCTION

8" SANITARY SEWER LATERAL. CONTRACTOR TO COORDINATE ROUTING, SIZE & BUILDING CONNECTION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION.

DRAIN INLET TO SUMP IN GARAGE. PUMP TO CATCH BASIN. (REFER TO ARCHITECTURAL PLUMBING PLAN FOR DESIGN)

CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO VERIFY LOCATION, DEPTH & SIZE OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION & COORDINATE ROUTING, SIZE & BUILDING CONNECTION WITH PLUMBING PLAN

CONNECT TO EXISTING STORM SEWER CONTRACTOR TO VERIFY LOCATION, DEPTH, & SIZE OF STORMSEWER PRIOR TO CONSTRUCTION

DRAIN INLET TO STORM IN STREET. SEWER CONTRACTOR TO VERIFY LOCATION, DEPTH, & SIZE OF STORMSEWER PRIOR TO CONSTRUCTION

DRAIN INLET TO SUMP IN GARAGE. PUMP TO CATCH BASIN. (REFER TO ARCHITECTURAL PLUMBING PLAN FOR DESIGN)

8" WATER LATERAL W/WALVE

CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO VERIFY LOCATION, DEPTH & SIZE OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION & COORDINATE ROUTING, SIZE & BUILDING CONNECTION WITH PLUMBING PLAN

IMPROVEMENTS IN PUBLIC RIGHT OF WAY TO BE APPROVED BY BOARD OF PUBLIC WORKS. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

8" SANITARY SEWER LATERAL. CONTRACTOR TO COORDINATE ROUTING, SIZE & BUILDING CONNECTION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION.

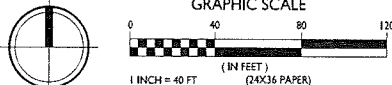
DRAIN INLET TO SUMP IN GARAGE. PUMP TO CATCH BASIN. (REFER TO ARCHITECTURAL PLUMBING PLAN FOR DESIGN)

8" WATER LATERAL W/WALVE

CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO VERIFY LOCATION, DEPTH & SIZE OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION & COORDINATE ROUTING, SIZE & BUILDING CONNECTION WITH PLUMBING PLAN

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
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**UTILITY PLAN**  
1" = 40'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	ROOT CONDITION
<b>DECIDUOUS TREES</b>					
AF	<i>Acer x freemanii 'Jefferson'</i>	Autumn Blaze Maple	11	2 1/2"	B&B
CO	<i>Cornus occidentalis</i>	Common Hackberry	11	2 1/2"	B&B
GB	<i>Grinkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	4	2 1/2"	B&B
GT	<i>Quercus macrocarpa var. hemisphaerica 'Skyline'</i>	Skyline Treeless Honeylocust	10	2 1/2"	B&B
<b>ORNAMENTAL TREES</b>					
AG	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	9	2"	B&B
CC	<i>Carpinus caroliniana</i>	American Hornbeam	5	2"	B&B
MC	<i>Malus 'Camelot'</i>	Camelot Crabapple	12	2"	B&B
PC	<i>Pyrus calleryana 'Chantrelle'</i>	Chantrelle Crabapple Pear	5	2"	B&B
<b>EVERGREEN TREES</b>					
PG	<i>Picea glauca var. densata</i>	Black Hills Spruce	5	6'	B&B
TO	<i>Thuja occidentalis 'Techny'</i>	Techny Arborvitae	11	6'	B&B
<b>EVERGREEN SHRUBS</b>					
TM	<i>Taxus x media 'Taunton'</i>	Taunton Yew	68	24"	B&B
<b>DECIDUOUS SHRUBS</b>					
HA	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	22	#3	Cont.
RP	<i>Rhododendron 'TJM'</i>	TJM Rhododendron	20	#3	Cont.
RR	<i>Rosa 'Radrazz'</i>	Knockout Shrub Rose	57	#3	Cont.
SP	<i>Syringa pubescens subsp. pallida 'Miss Kim'</i>	Miss Kim Lilac	9	#5	Cont.
VD	<i>Viburnum dentatum 'Synthesis'</i>	Chicago Lace Viburnum	39	#5	Cont.
WF	<i>Weigela florida 'Alexander'</i>	Wine & Roses Weigela	34	#5	Cont.
<b>ORNAMENTAL GRASSES / PERENNIALS</b>					
CA	<i>Chloragrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	82	#1	Cont.
HH	<i>Hosta 'Halcyon'</i>	Halcyon Hosta	5	#1	Cont.

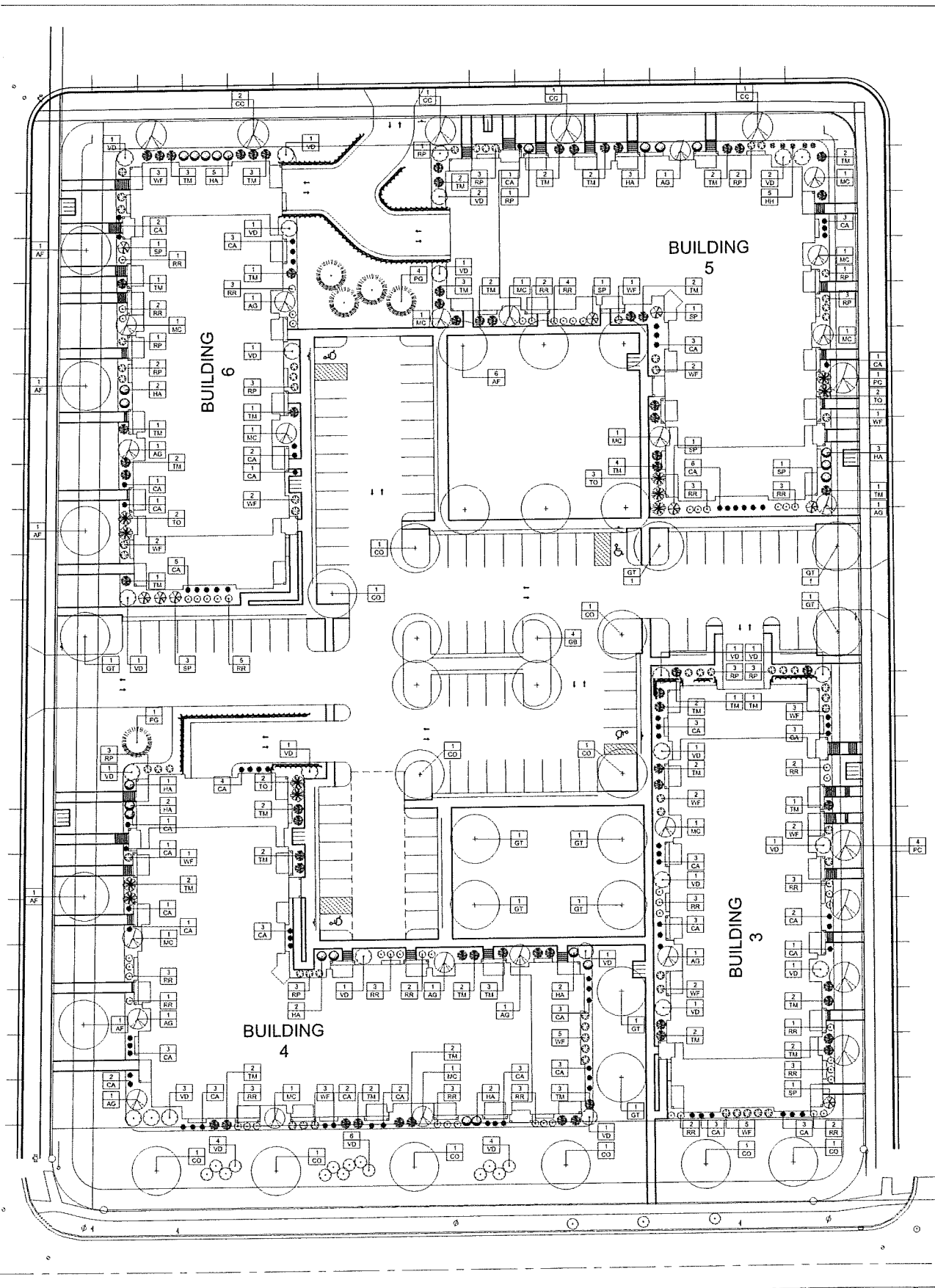
▲ Bark Mulch / Trench Cut Edge

GENERAL NOTES:

- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
- BED EDGING TO BE DIMEX EDGEPRO OR EQUIVALENT
- ALL CONCRETE AREAS, STEPS AND RAMPS TO BE UN-COLORED CONCRETE, BRUSH FINISHED.
- SEE ASP-100 FOR SITE MATERIAL IMAGES.

BIKE PARKING AND AMENITIES NOTES:

- SEE SITE PLAN FOR DETAILED LAYOUT
- ALL SEATING SHOWN WILL BE SUPPLIED BY TENANT AND NON-PERMANENT FIXTURES.



3570 Pioneer Road  
Verona, WI 53593  
PH: (608) 827-9401  
FAX: (608) 827-9402  
WEB: www.olsontoon.com

**AUTUMN LAKE - LOT 520**

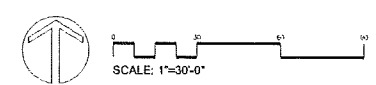
5501 Spring Tide Way  
Madison, Wisconsin

L-1.0

Date: 1/19/17  
Scale: 1" = 30'-0"  
Designer: rcm/mm  
Job # 6758

Seek:  
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:



Reference Name:  
DSI - Autumn Lake

ISSUED  
 Issued for Land Use & UDC - January 18, 2017

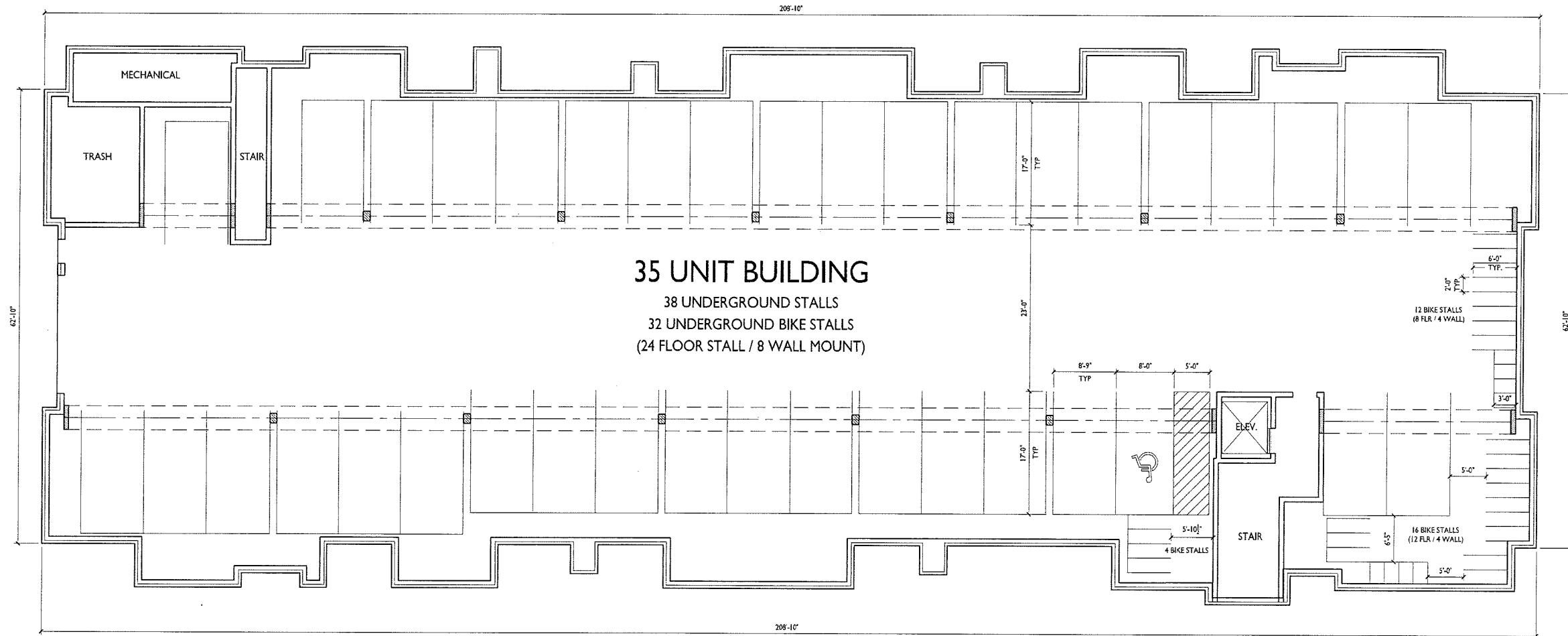
PROJECT TITLE  
 Village at Autumn  
 Lake

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
 Basement Floor Plan  
 Building 3

SHEET NUMBER

**A-1.0**

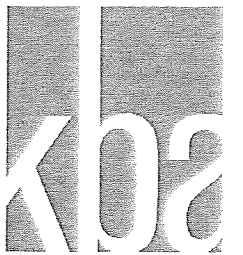
PROJECT NO. 1644  
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**BASEMENT FLOOR PLAN**  
 A-1.0 1/8" = 1'-0"

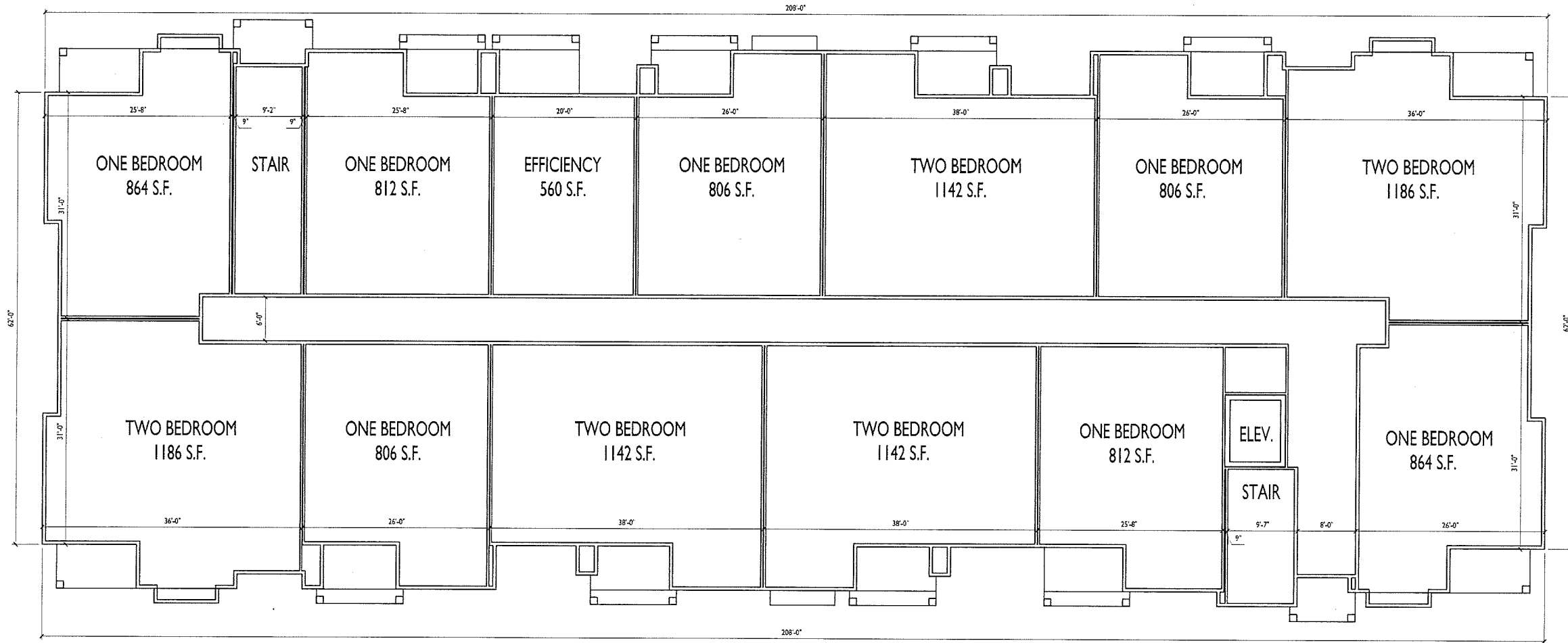






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PROJECT TITLE  
Village at Autumn  
Lake

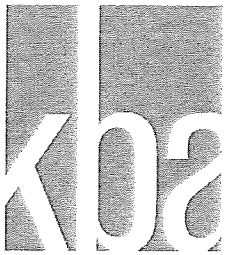
Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
First Floor Plan  
Building 3

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

SHEET NUMBER

A-1.1

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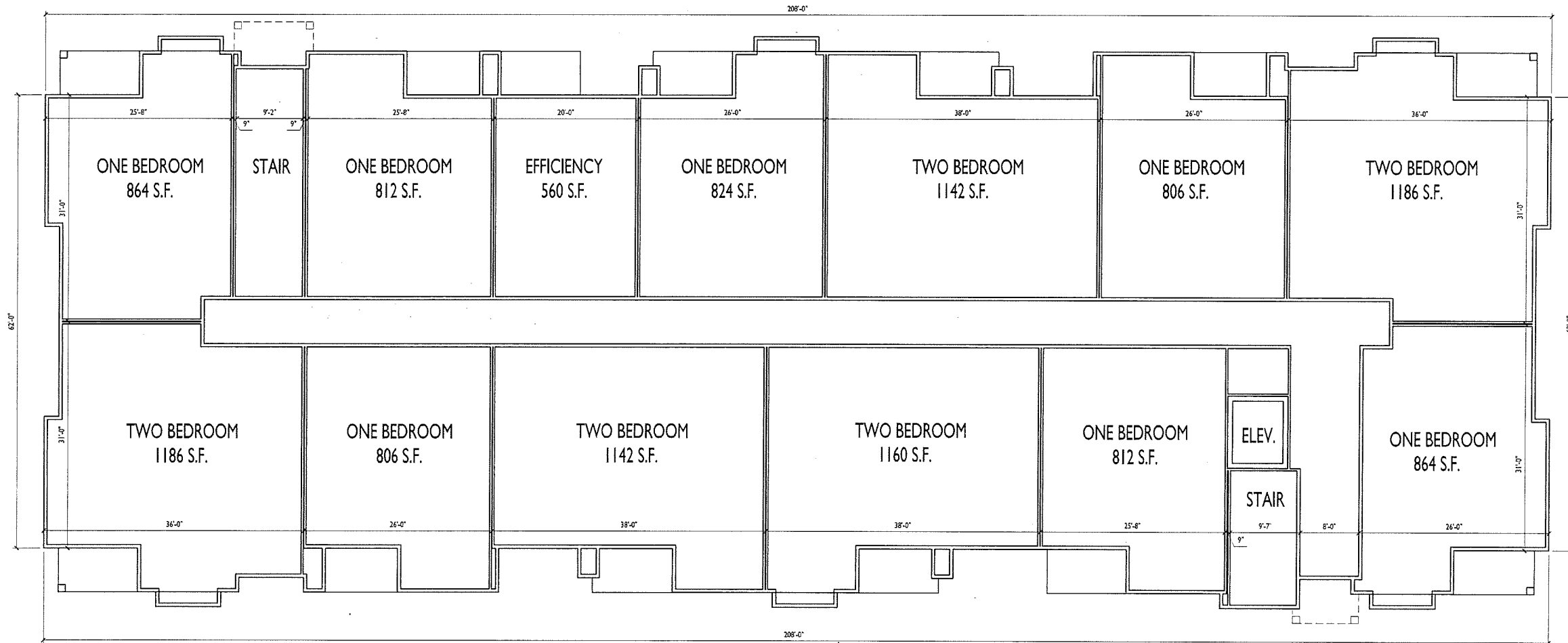
PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Second Floor Plan  
Building 3

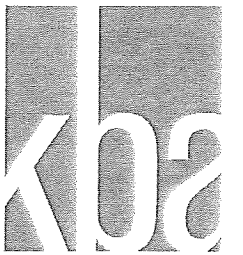
SHEET NUMBER

**A-1.2**

PROJECT NO. **1644**  
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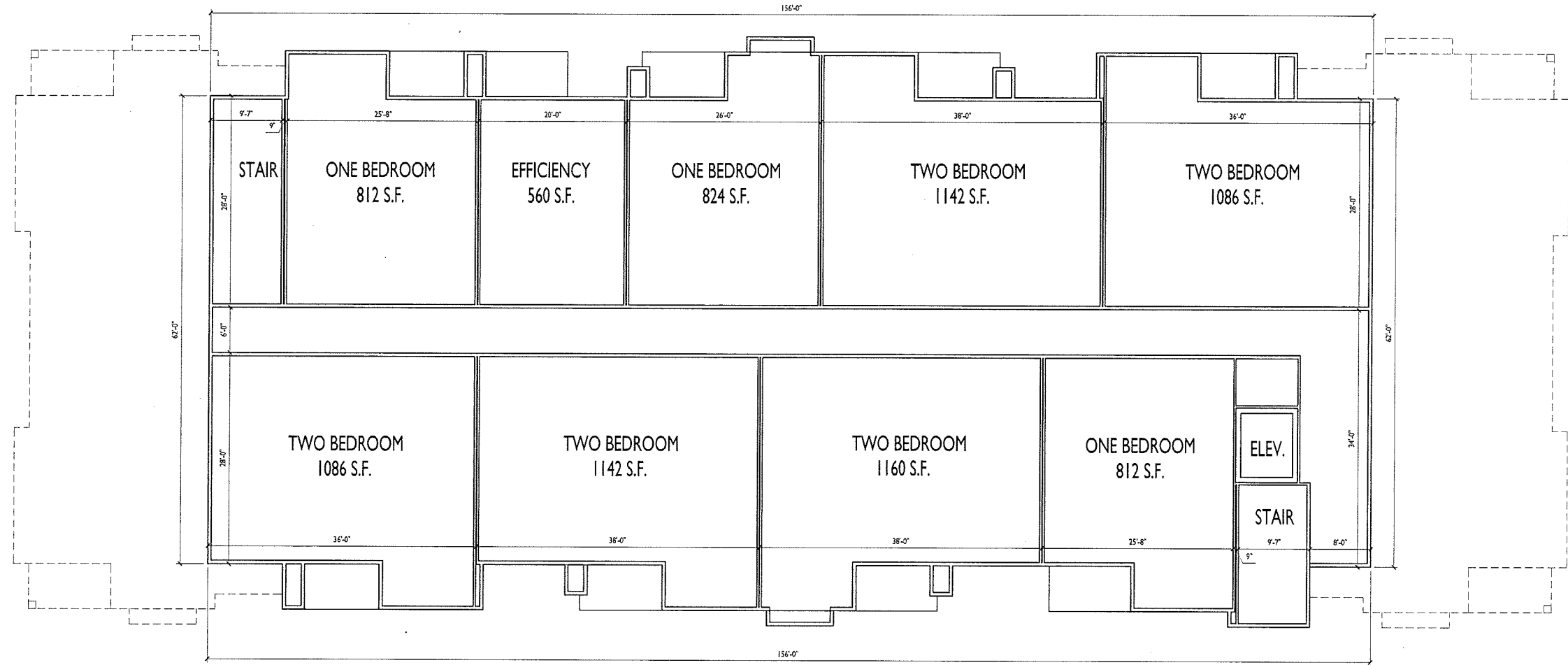


1 SECOND FLOOR PLAN  
A-1.2 1/8" = 1'-0"



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PROJECT TITLE  
Village at Autumn  
Lake

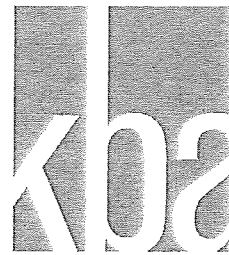
Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Third Floor Plan  
Building 3

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

SHEET NUMBER

**A-1.3**

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



TYPICAL MATERIALS

- ASPHALT SHINGLES
- FASCIA
- VINYL WINDOWS
- HORIZONTAL SIDING
- TRIM
- SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

2 EAST ELEVATION  
(ALONG WILLOW ROCK RD.)  
A-2.1 1/8"=1'-0"

PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Exterior Elevations  
Building 3

SHEET NUMBER

A-2.1

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1 NORTH ELEVATION  
 A-2.2 1/8"=1'-0"



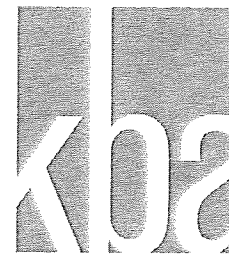
2 SOUTH ELEVATION  
 (ALONG LIEN RD.)  
 A-2.2 1/8"=1'-0"

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PROJECT TITLE  
 Village at Autumn  
 Lake

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
 Exterior Elevations  
 Building 3

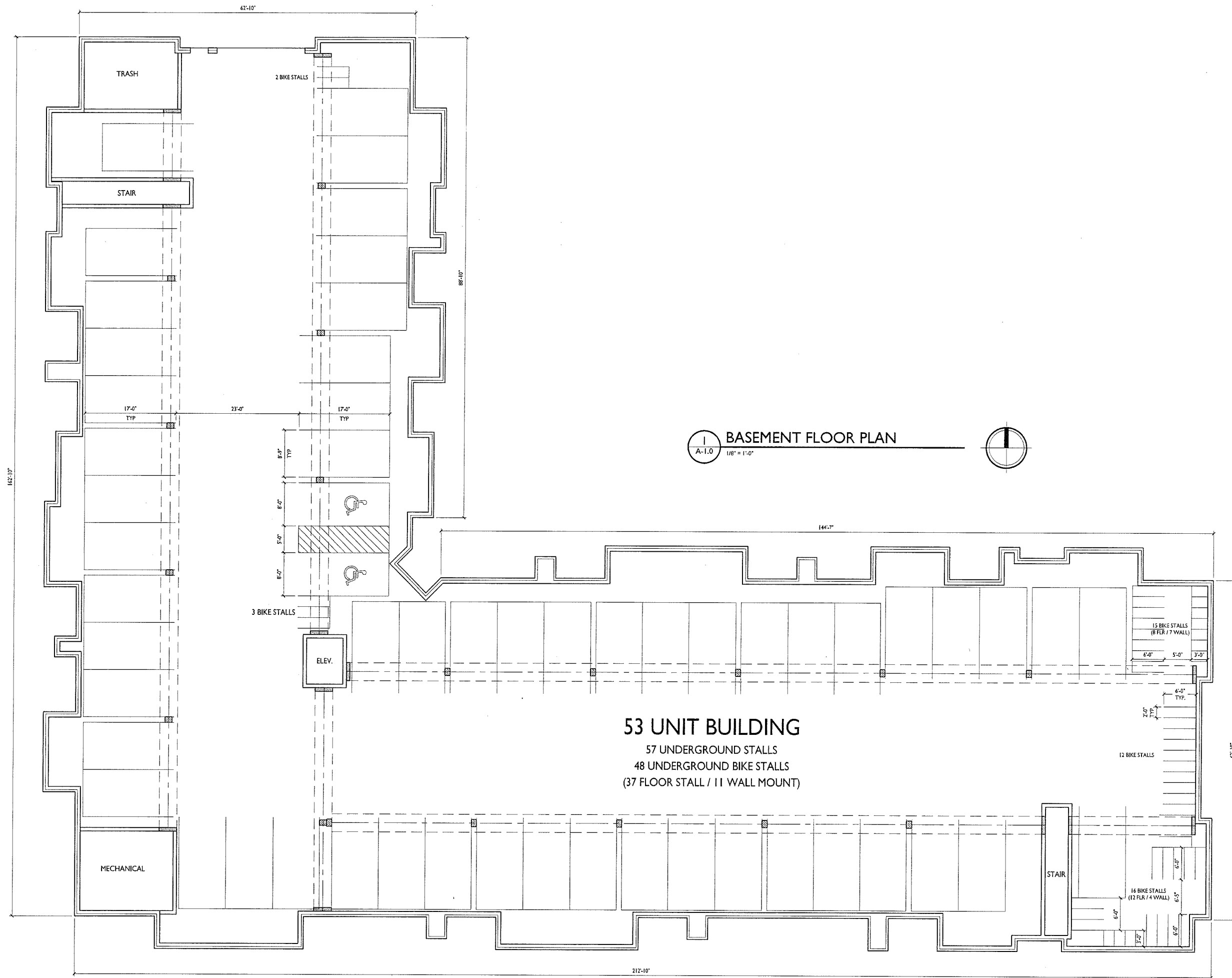
SHEET NUMBER  
**A-2.2**  
 PROJECT NO. 1644  
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**BASEMENT FLOOR PLAN**  
A-1.0 1/8" = 1'-0"

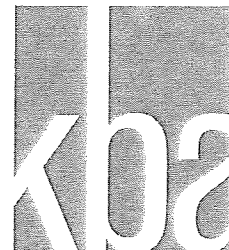
PROJECT TITLE  
**Village at Autumn Lake**

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
**Basement Floor Plan Building 4**

SHEET NUMBER  
**A-1.0**

PROJECT NO. **1644**  
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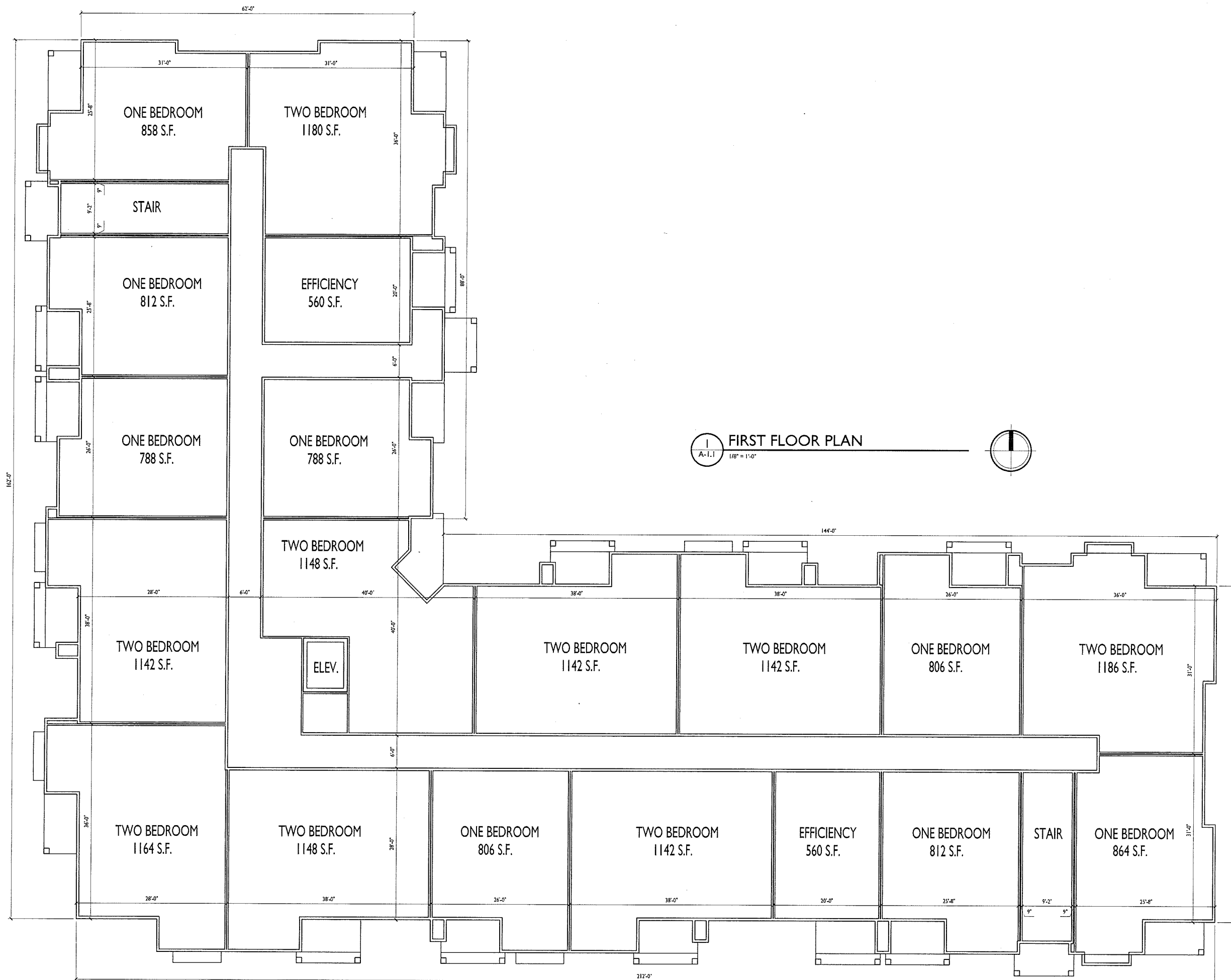




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PROJECT TITLE  
**Village at Autumn Lake**

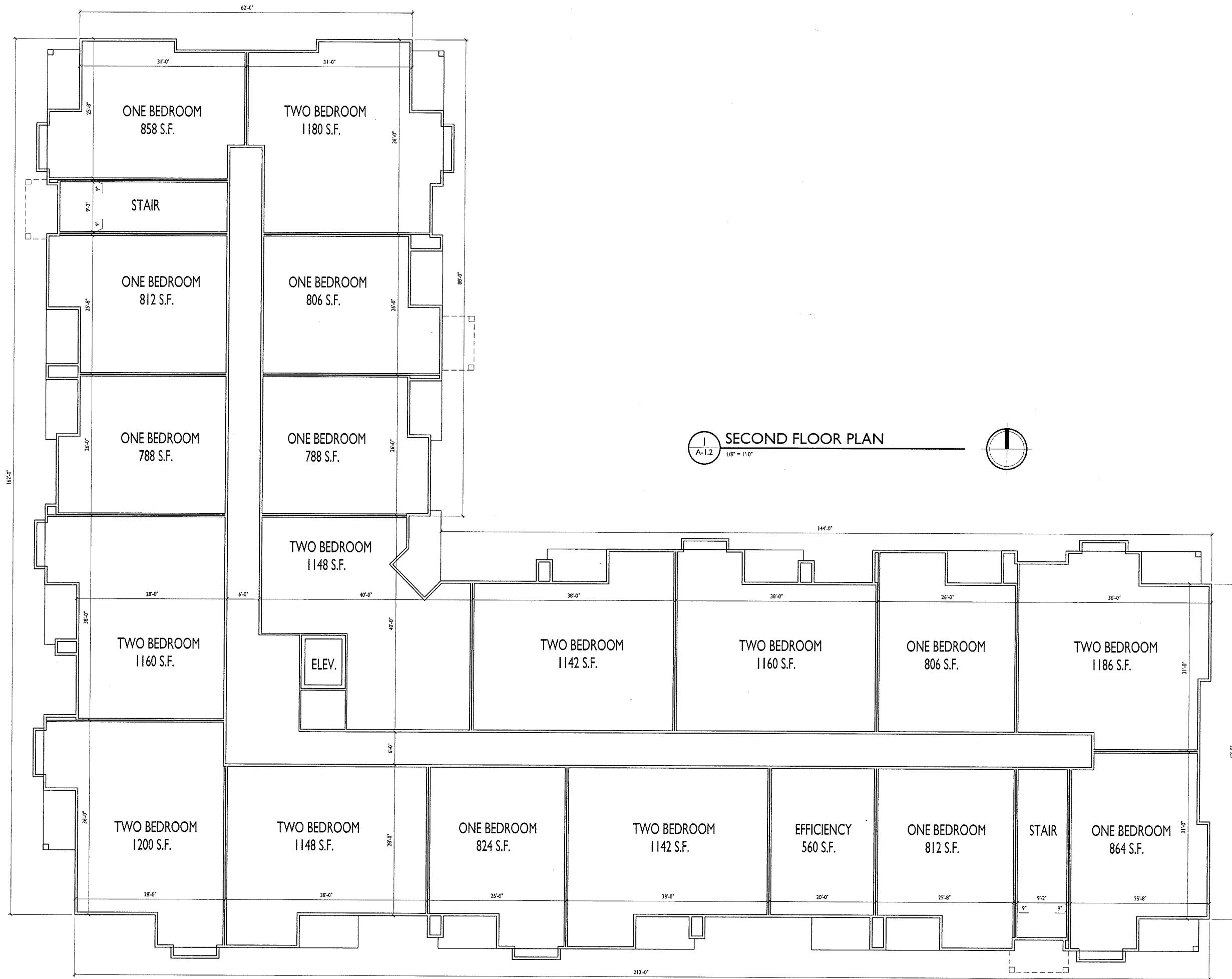
Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
**First Floor Plan Building 4**

SHEET NUMBER

**A-1.1**

PROJECT NO. **1644**  
©Knothe & Bruce Architects, LLC

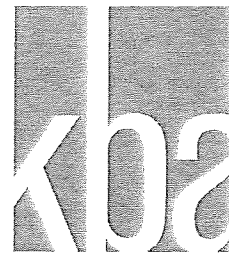
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PROJECT TITLE  
 Village at Autumn Lake

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
 Second Floor Plan  
 Building 4

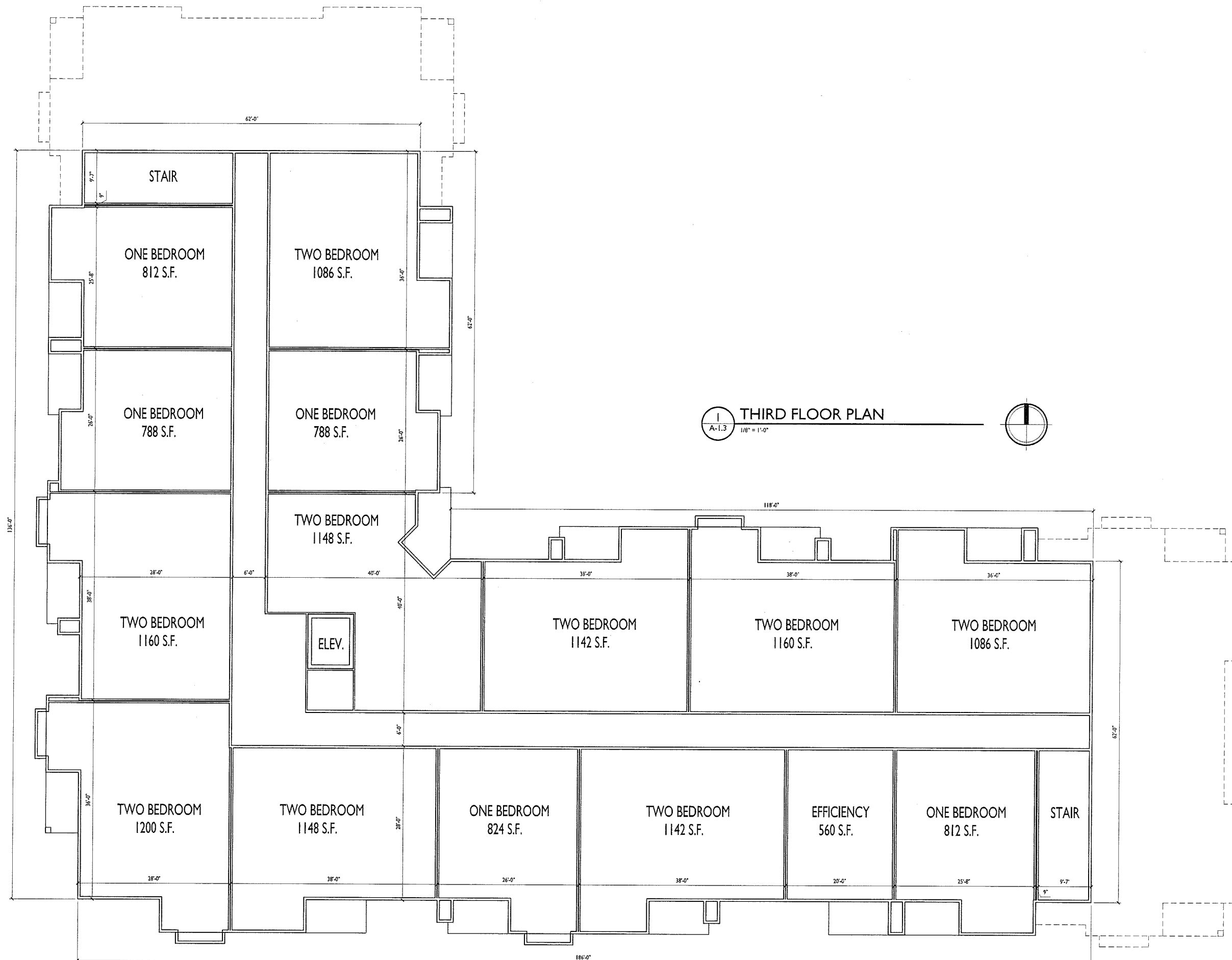
SHEET NUMBER  
**A-1.2**  
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1 THIRD FLOOR PLAN  
A-1.3 1/8" = 1'-0"

PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Third Floor Plan  
Building 4

SHEET NUMBER

**A-1.3**

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**WEST ELEVATION**  
 (ALONG CITY VIEW DR.)  
 1  
 A-2.1 1/8"=1'-0"

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**TYPICAL MATERIALS**

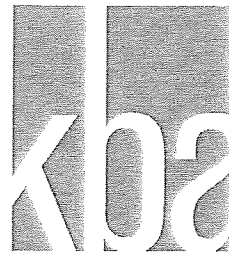
- ASPHALT SHINGLES
- FASCIA
- VINYL WINDOWS
- HORIZONTAL SIDING
- TRIM
- SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

**SOUTH ELEVATION**  
 (ALONG LIEN RD.)  
 2  
 A-2.1 1/8"=1'-0"

PROJECT TITLE  
**Village at Autumn Lake**

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
**Exterior Elevations Building 4**

SHEET NUMBER  
**A-2.1**  
 PROJECT NO. 1644  
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1 NORTH ELEVATION  
A-2.2 1/8"=1'-0"

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2 EAST ELEVATION  
A-2.2 1/8"=1'-0"

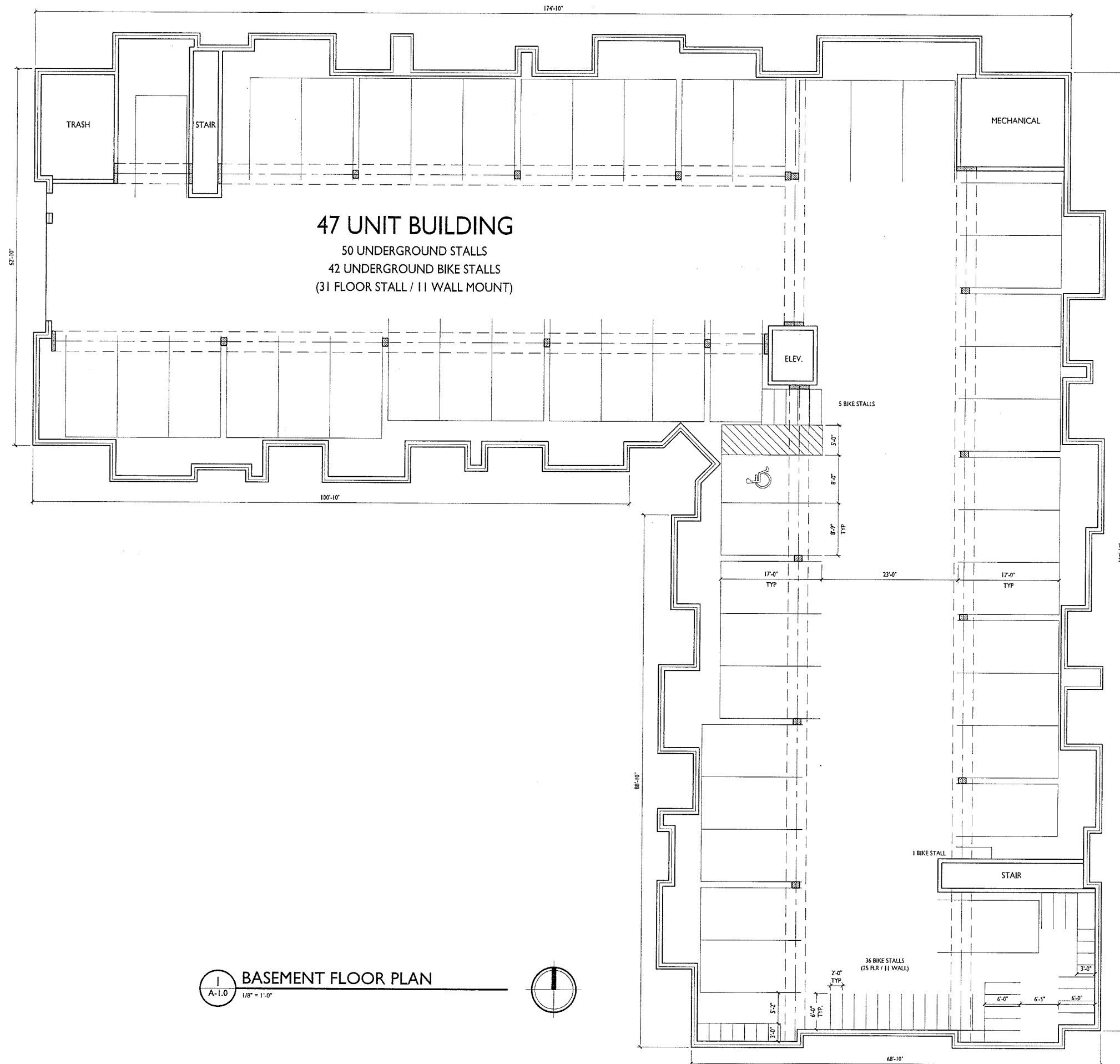
PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Exterior Elevations  
Building 4

SHEET NUMBER

**A-2.2**

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**BASEMENT FLOOR PLAN**  
 A-1.0 1/8" = 1'-0"

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PROJECT TITLE  
**Village at Autumn Lake**

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
**Basement Floor Plan Building 5**

SHEET NUMBER

**A-1.0**

PROJECT NO. **1644**  
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**FIRST FLOOR PLAN**  
 A-1.1 1/8" = 1'-0"

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PROJECT TITLE  
**Village at Autumn Lake**

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
**First Floor Plan Building 5**

SHEET NUMBER

**A-1.1**

PROJECT NO. **1644**  
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1 SECOND FLOOR PLAN  
A-1.2 1/8" = 1'-0"

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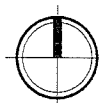
PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Second Floor Plan  
Building 5

SHEET NUMBER  
**A-1.2**



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

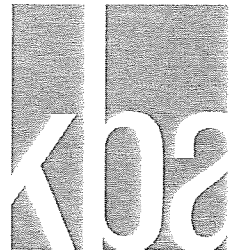


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PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Third Floor Plan  
Building 5

SHEET NUMBER  
**A-1.3**  
PROJECT NO. 1644  
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1  
A-2.1 1/8"=1'-0"  
EAST ELEVATION  
(ALONG WILLOW ROCK RD.)

PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Exterior Elevations  
Building 5

SHEET NUMBER

A-2.1

PROJECT NO. 1644  
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2  
A-2.1 1/8"=1'-0"  
NORTH ELEVATION  
(ALONG SPRING TIDE WAY)

TYPICAL MATERIALS

- ASPHALT SHINGLES
- FASCIA
- VINYL WINDOWS
- HORIZONTAL SIDING
- TRIM
- SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

ISSUED  
 Issued for Land Use & UDC - January 18, 2017

PROJECT TITLE  
 Village at Autumn  
 Lake

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
 Exterior Elevations  
 Building 5

SHEET NUMBER

**A-2.2**

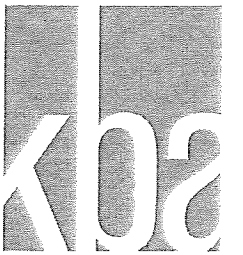
PROJECT NO. 1644  
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**1 SOUTH ELEVATION**  
 A-2.2 1/8"=1'-0"



**2 WEST ELEVATION**  
 A-2.2 1/8"=1'-0"



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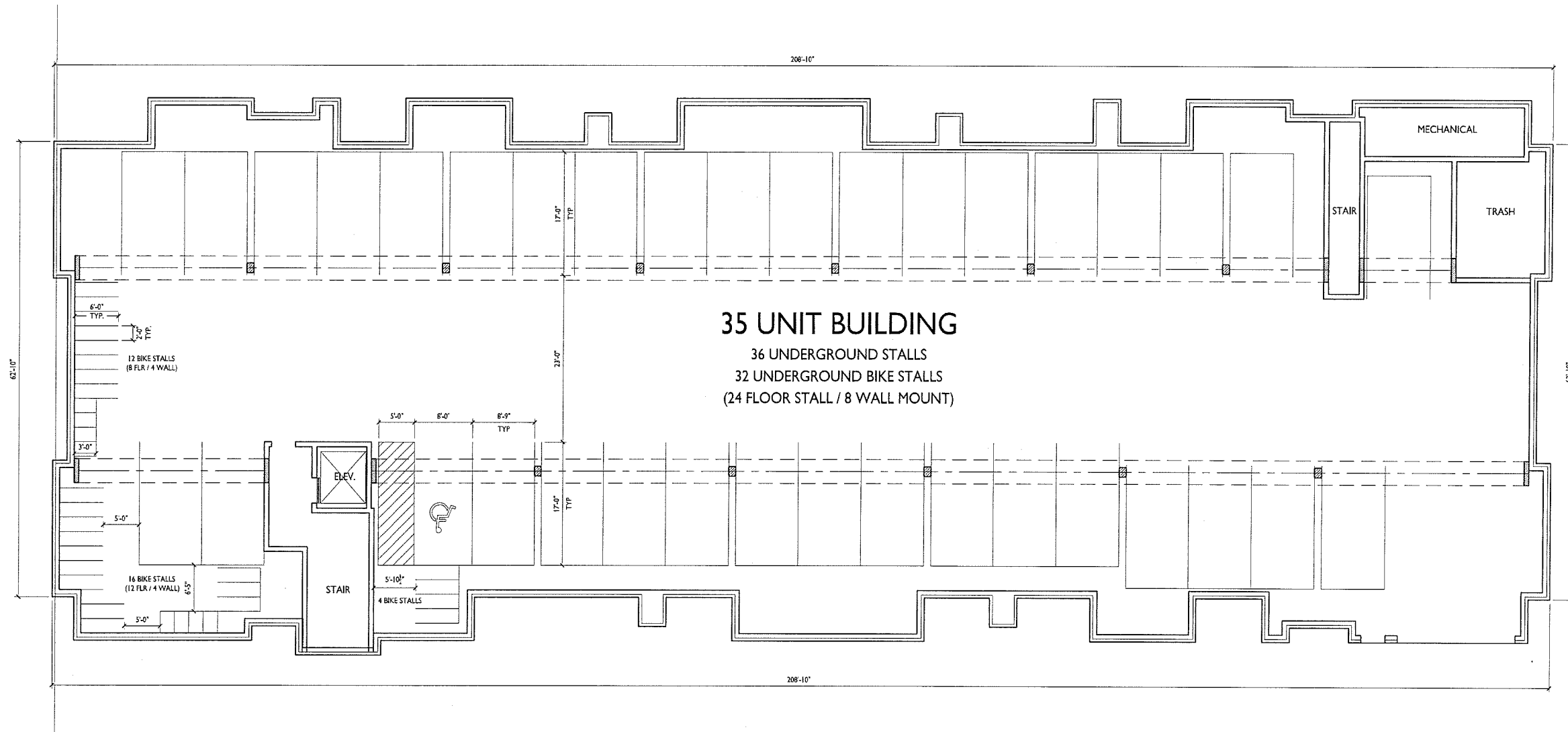
PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Basement Floor Plan  
Building 6

SHEET NUMBER

**A-1.0**

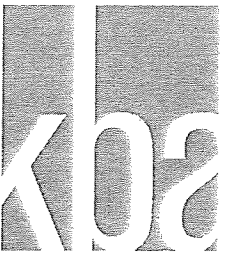
PROJECT NO. 1644  
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**1** BASEMENT FLOOR PLAN  
A-1.0 1/8" = 1'-0"

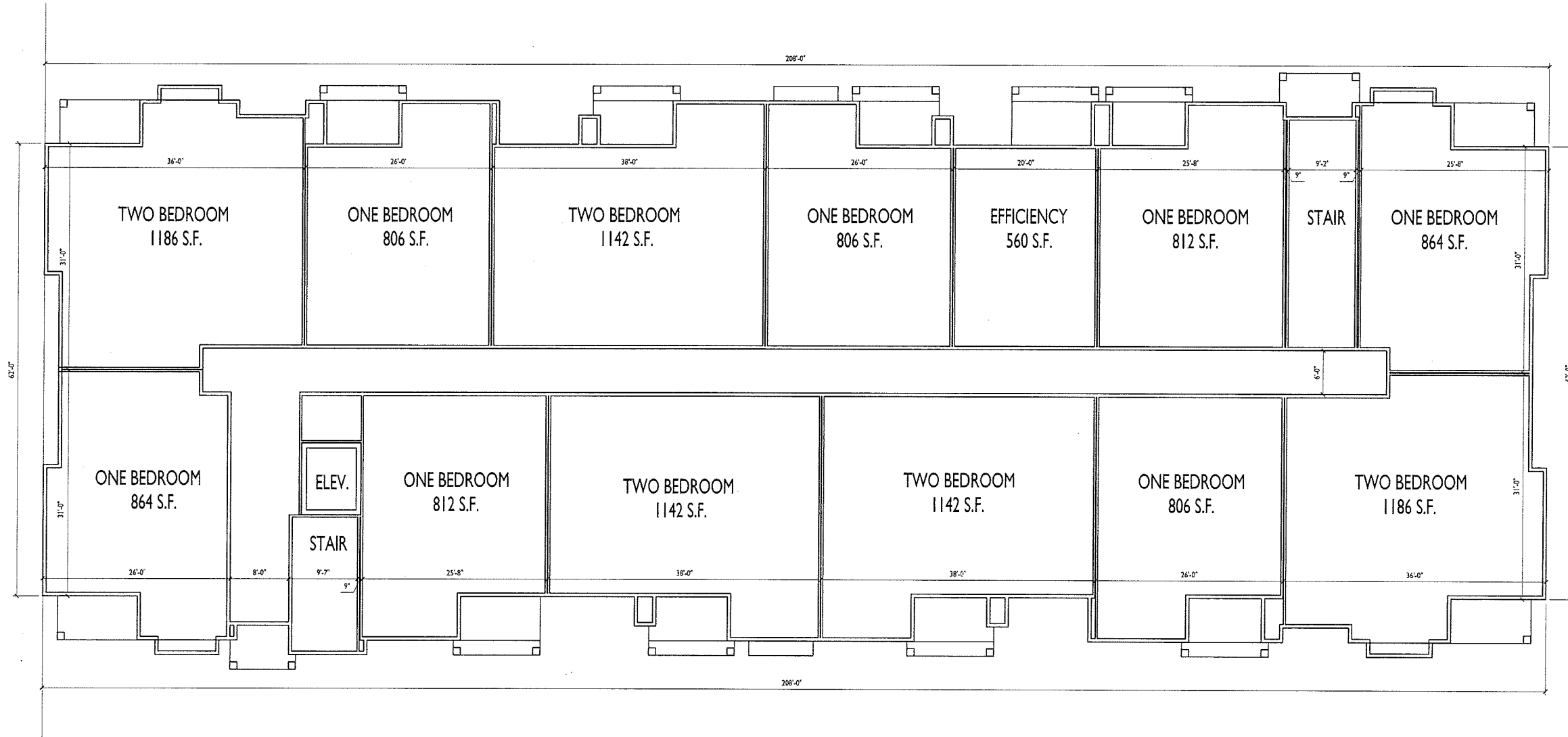






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PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
First Floor Plan  
Building 6

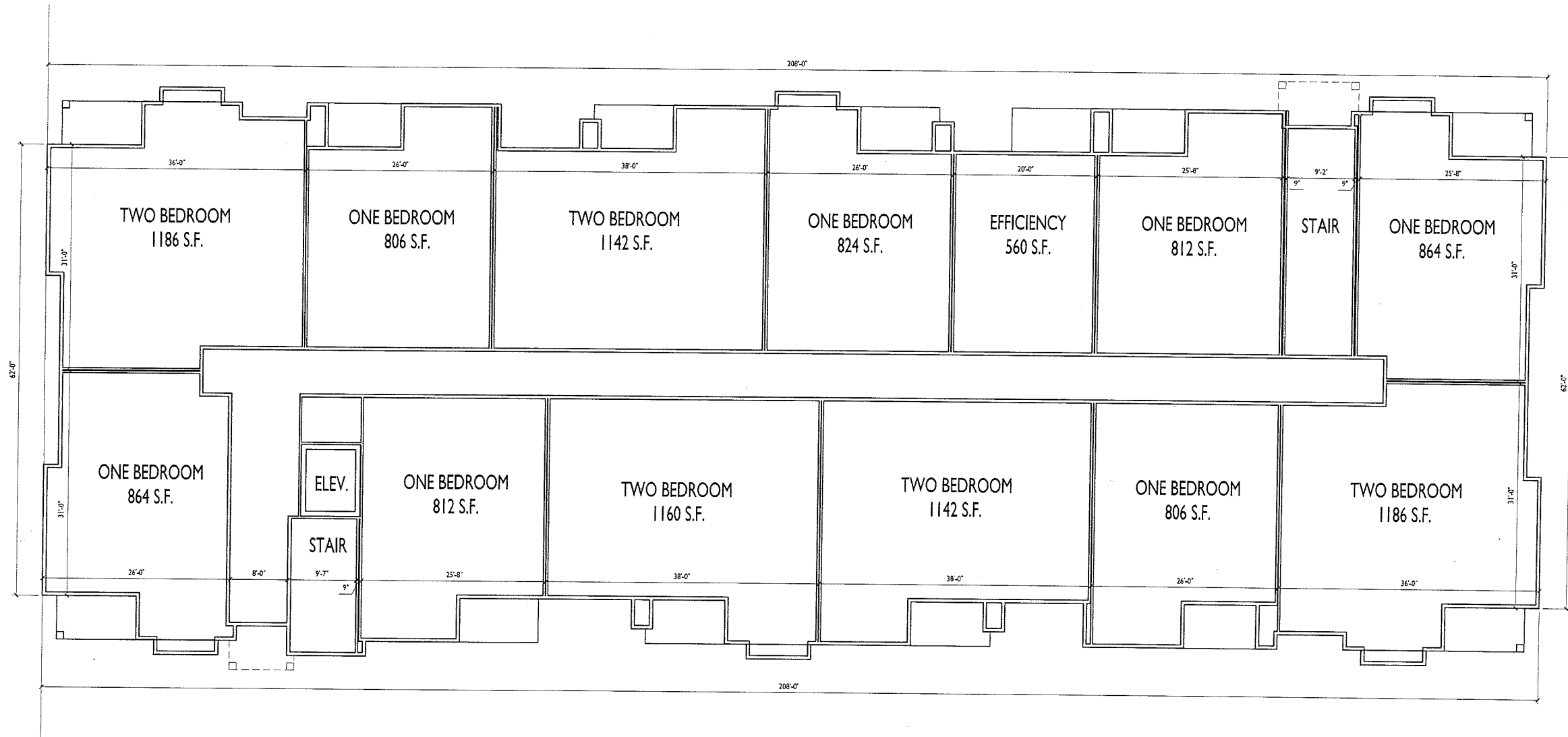
**FIRST FLOOR PLAN**  
A-1.1 1/8" = 1'-0"



SHEET NUMBER

**A-1.1**

PROJECT NO. 1644  
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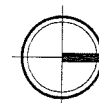


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PROJECT TITLE  
 Village at Autumn  
 Lake

Lot 520  
 5501 Spring Tide Way  
 SHEET TITLE  
 Second Floor Plan  
 Building 6

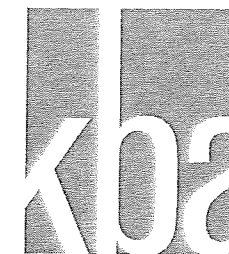
1 SECOND FLOOR PLAN  
 A-1.2 1/8" = 1'-0"



SHEET NUMBER

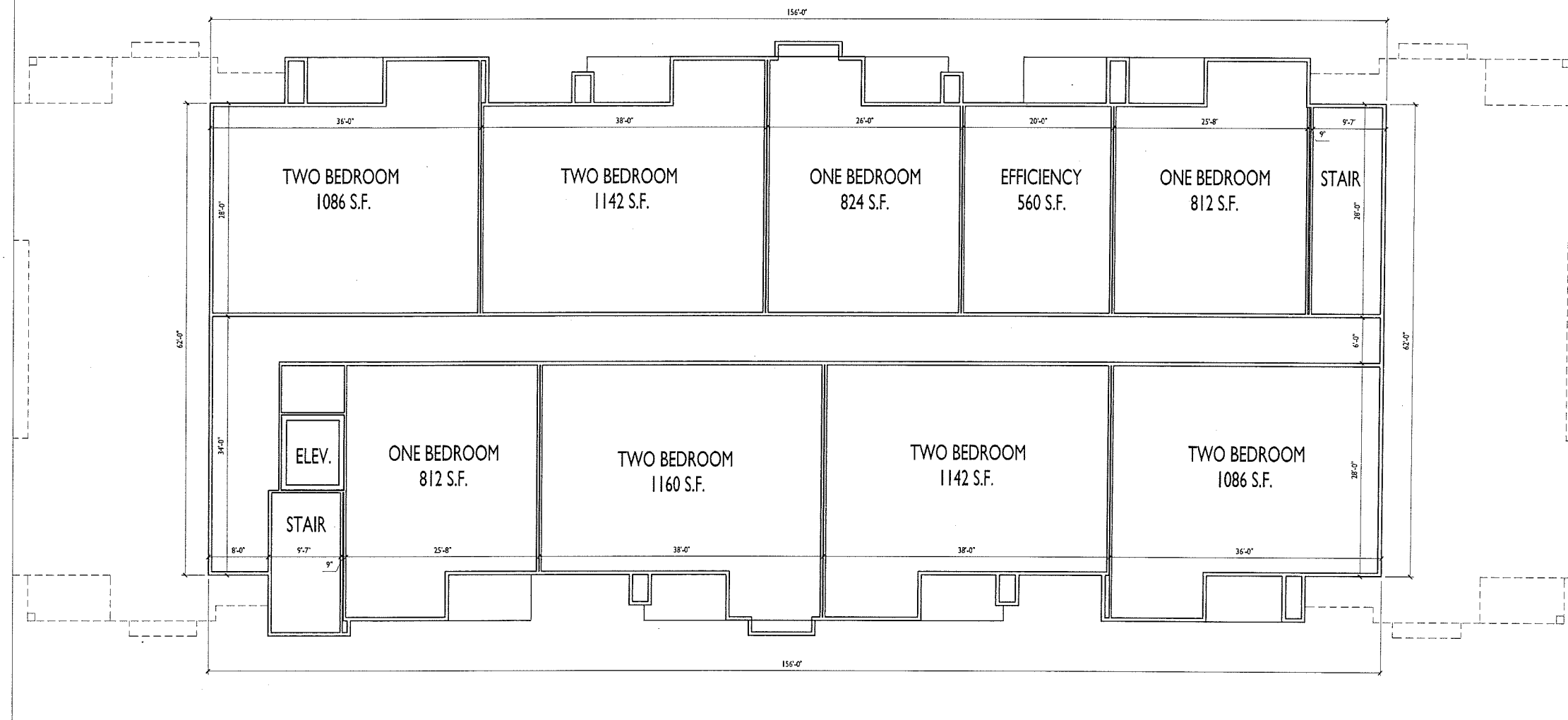
**A-1.2**

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PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Third Floor Plan  
Building 6

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



SHEET NUMBER

**A-1.3**

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



2 WEST ELEVATION  
(ALONG CITY VIEW DR.)  
A-2.1 1/8"=1'-0"

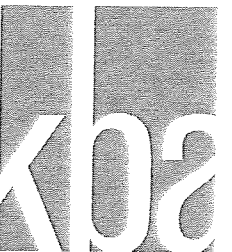
PROJECT TITLE  
**Village at Autumn Lake**

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
**Exterior Elevations Building 6**

SHEET NUMBER

**A-2.1**

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1 NORTH ELEVATION  
A-2.2 1/8"=1'-0"



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

PROJECT TITLE  
Village at Autumn  
Lake

Lot 520  
5501 Spring Tide Way  
SHEET TITLE  
Exterior Elevations  
Building 6

SHEET NUMBER

**A-2.2**

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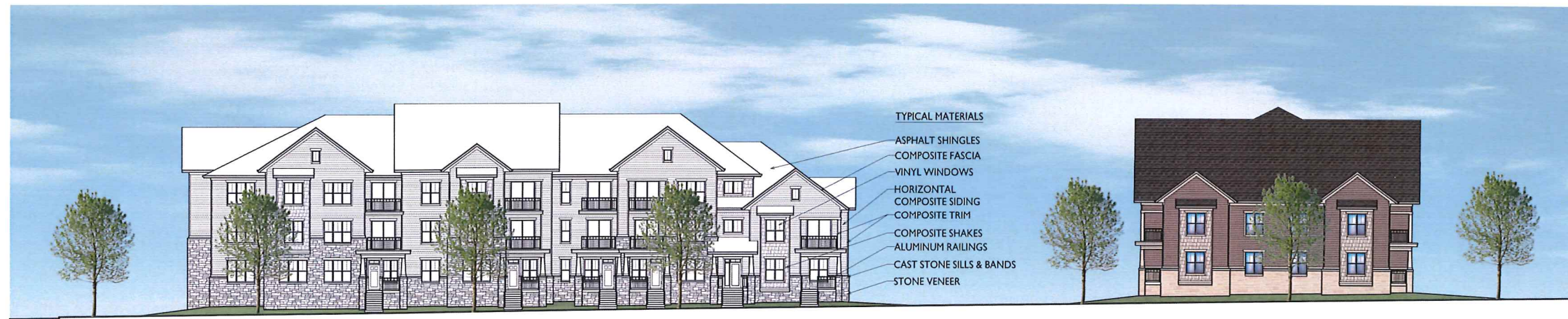




Building #3

Street Elevation along Willow Rock Road

Building #5



TYPICAL MATERIALS

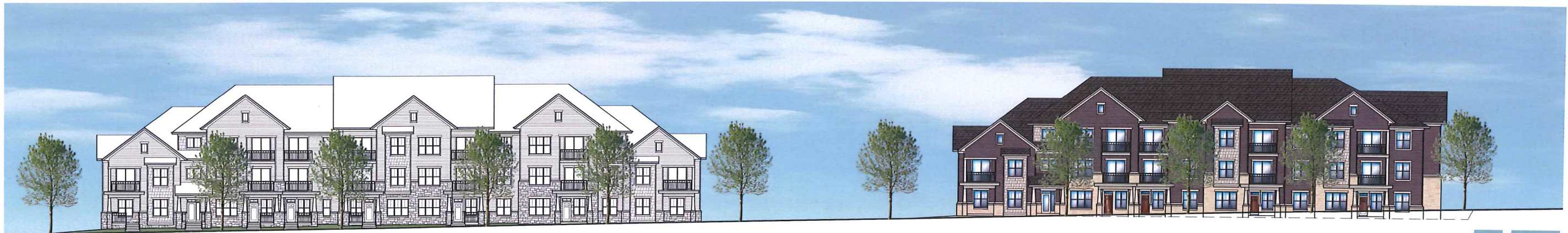
- ASPHALT SHINGLES
- COMPOSITE FASCIA
- VINYL WINDOWS
- HORIZONTAL COMPOSITE SIDING
- COMPOSITE TRIM
- COMPOSITE SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

Building #5

Street Elevation along Spring Tide Way

Building #6

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF - WEATHERED WOOD
STONE MASONRY	MILL CREEK - CASTLE ROCK
STONE SILLS & BANDS	BUFF
HORIZONTAL SIDING	
BUILDING 3	COMPOSITE - IRON GRAY
BUILDING 4	COMPOSITE - RICH ESPRESSO
BUILDING 5	COMPOSITE - COUNTRYLANE RED
BUILDING 6	COMPOSITE - CHESTNUT BROWN
SHAKE SIDING	COMPOSITE - COBBLESTONE
FASCIA / SOFFIT / TRIM	COMPOSITE - COBBLESTONE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BLACK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BLACK



Building #6

Street Elevation along City View Drive

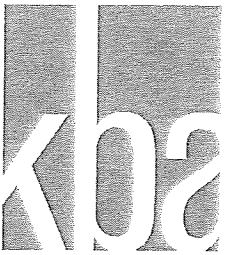
Building #4

Elevations

Lot 520 Autumn Lake  
5501 Spring Tide Way, Madison, WI  
January 27, 2017



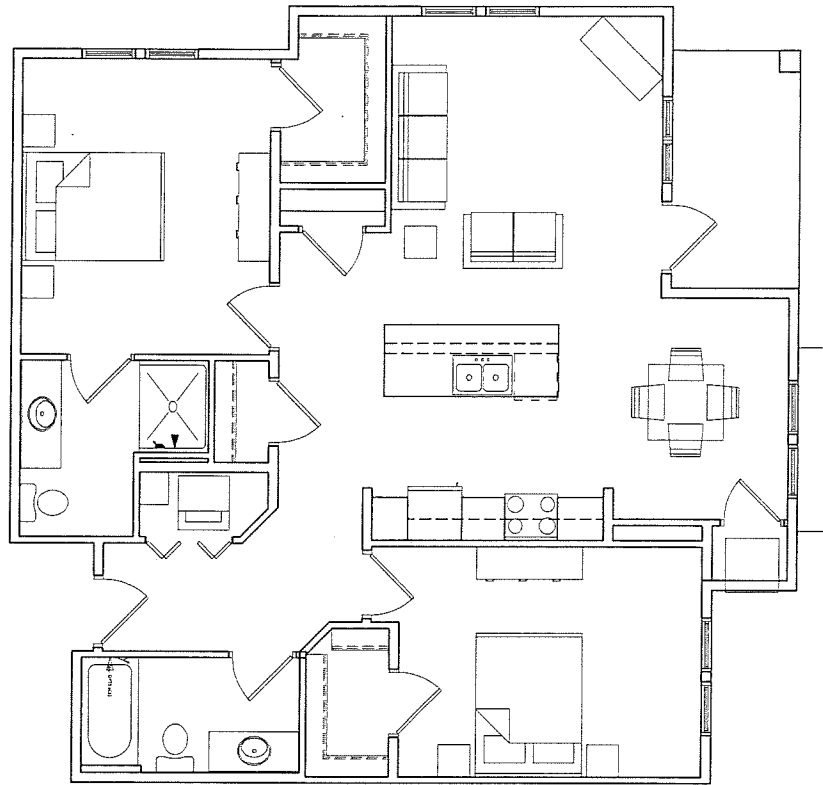




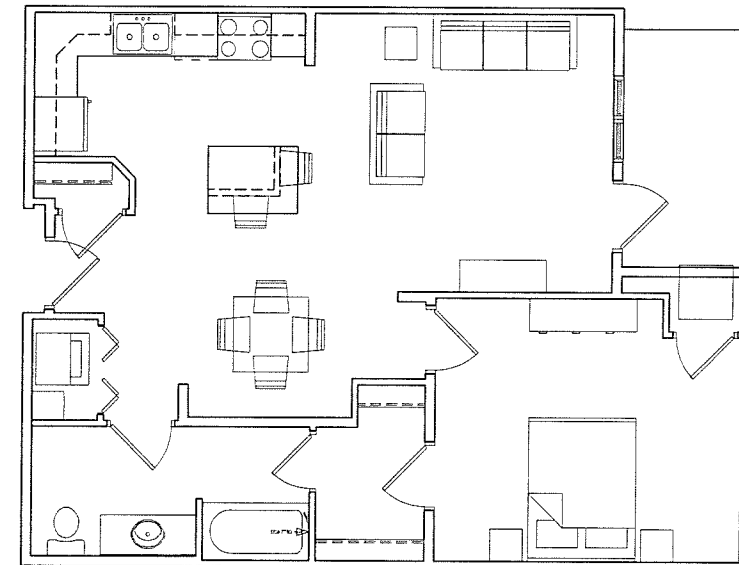
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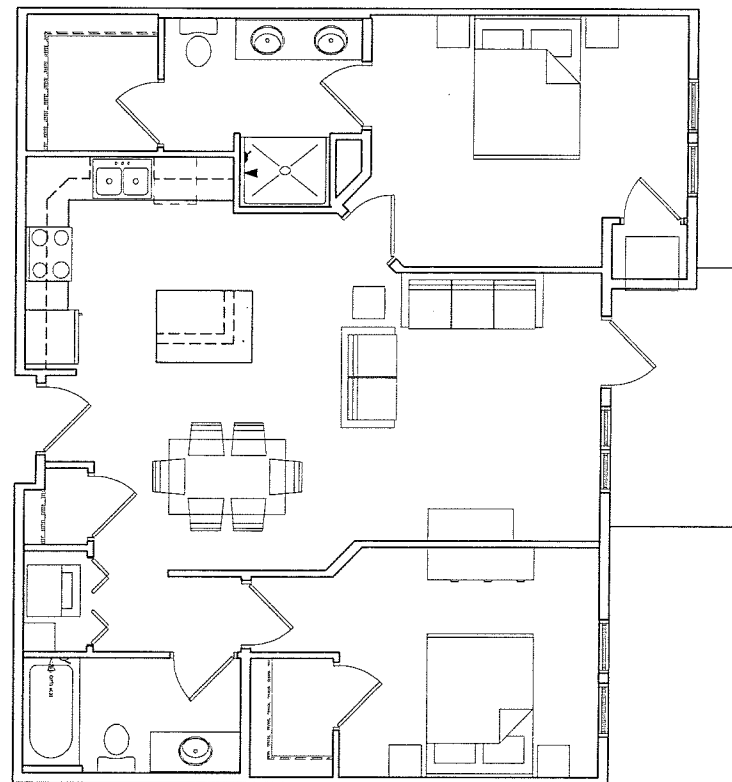
ISSUED  
Issued for Land Use & UDC - January 18, 2017



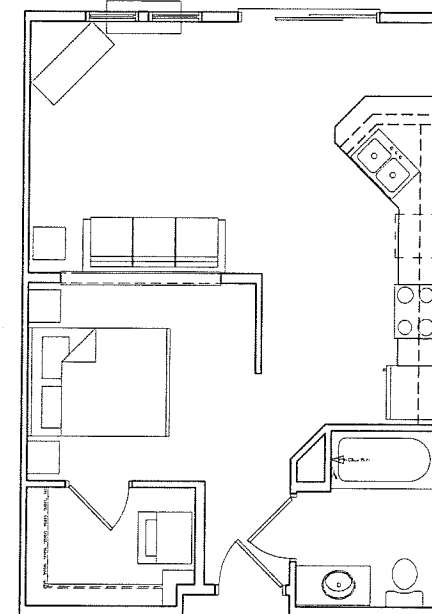
1 TYP. TWO BED 1156 S.F.  
A-5.1 1/4" = 1'-0"



2 TYP. ONE BED 809 S.F.  
A-5.1 1/4" = 1'-0"



3 TYP. TWO BED 1057 S.F.  
A-5.1 1/4" = 1'-0"



4 TYP. EFFICIENCY 560 S.F.  
A-5.1 1/4" = 1'-0"

PROJECT TITLE  
Village at Autumn  
Lake

Lot 520 & 564  
5501 Spring Tide Way

SHEET TITLE  
Typical Unit Plans

SHEET NUMBER

**A-5.1**

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