

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

RECEIVED

9/16/2020
12:33 p.m.

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner Sean OB Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

From: Sean O'brien
Sent: Monday, July 20, 2020 12:51 PM
To: district9@cityofmadison.com
Subject: 7601 Mineral Point Road Redevelopment- Written Notice

Mr. Skidmore,

Thanks again for all of your assistance to date regarding our development proposal. We took our site plan before the Development Assistance Team (DAT) and no major concerns regarding the plan were stated by City staff.

Next Steps:

We intend to host a virtual neighborhood meeting regarding the project Aug 4th at 6pm. Attached is an invitation to that meeting and I ask for your assistance in getting the word out given that the site isn't located near any neighborhood associations.

Also, we take this email as written notice that we plan to submit a formal land use application by September 2nd. The purpose of the application would be to amend the current zoning. The property is zoned PD Planned Development and will need a zoning map amendment to change the Planned Development.

Please let me know if you have any availability this week for a phone call. Thanks much.

Sean O'Brien
Northpointe Development
2628 Saw Tooth Drive
Fitchburg WI 53711
608-334-5665



September 16, 2020

Ms. Heather Stouder
Director, Planning Division
Department of Planning, Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent – PD GDP and SIP Approval
7601 Mineral Point Rd – Uno’s Site
KBA Project # 2033

Ms. Heather Stouder:

The following is submitted together with the plans and application for Urban Design Commission and Plan Commission consideration of approval.

Organizational structure:

Owner:	Northpointe Development, Inc 230 Ohio Street, suite 200 Oshkosh, WI 54902 (920) 230-3628 Contact: Sean O’Brien sean@northpointedev.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Civil Engineer:	Vierbicher 999 Fourier Dr, #201 Madison, WI 53717 (608) 826-0532 Contact: Justin Zampardi jzam@vierbicher.com	Landscape Architect:	Olson Toon Landscaping, Inc. 3570 Pioneer Rd Verona, WI 53593 (608) 827-9401 Contact: Brad Fregien brad@olsontoon.com

Introduction:

The proposed site is located at 7601 Mineral Point Rd and is the former site of Pizzeria Uno. The site is zoned PD.

The owner, Northpointe Development, Inc, is an experienced developer who has completed successful multi-family projects throughout Wisconsin. Their intent is to create an affordable housing development that is high-quality and offers great amenities for tenants.

Project Description:

The proposed development consists of 61 dwelling units arranged in a single building with underground parking. These units will create additional housing diversity within the neighborhood. The development

will also utilize the reuse of a portion of the original farmhouse. The structure will be shifted on the site and adapted to serve as the commons space. Additional site amenities include exercise facilities, outdoor seating area and a covered/fenced outdoor play area for children.

The building is comprised of four-story wood frame construction over a concrete basement parking garage. All units will have a private patio or deck. Where grade permits, ground floor units have been provided with private exterior entrances. The exterior facades are finished in quality materials, including brick veneer and composite horizontal siding. Trash and recycling will be collected within the basements with private pickup.

The project is accessed via a shared drive connection to Mineral Point Rd. The shared access drive leads uphill to the surface parking lot. The garage entrance for residents is accessed off of Ganser Way. The site also provides convenient pedestrian access to Ganser Way and via stairs and an accessible ramped sidewalk to Mineral Point Road.

This project will not substantially impair or diminish the use, value and enjoyment of other properties within this neighborhood. Quite the opposite. This project will enhance the character of the neighborhood and bring additional opportunities for housing and redeveloping a site and existing building that has remained vacant for several years.

Demolition Standards

We believe that the demolition standards can be met. The original farm house building will be saved and reused and just the newer additions will be removed, as will the existing surface parking lot.

A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing building additions.

Site Development Data:

Densities:

Lot Area	47,763 s.f. / 1.09 acres
Dwelling Units	61
Density	56 units/acre
Open Space Provided	14,666 s.f. (250 s.f. / unit)
Lot Coverage	32,057 s.f. / 67%

Building Height: 4 Stories / 45'

Gross Floor Area:

Building Footprint:	108,683 s.f.
Floor Area Ratio	2.27

Dwelling Unit Mix:

One Bedroom	24
Two Bedroom	21
Three Bedroom	6

<u>Three Bed Townhome</u>	<u>10</u>
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Total Dwelling Units	61
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Vehicle Parking:

Surface:	14 stalls
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<u>Basement:</u>	<u>75 stalls</u>
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Total	89 stalls
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Parking Ratio:	1.4 stalls / d.u.
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Bicycle Parking:

Surface Short-Term:	6
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Basement – Wall:	16
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Basement – Floor:	<u>53</u>
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Total:	75
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Project Schedule:

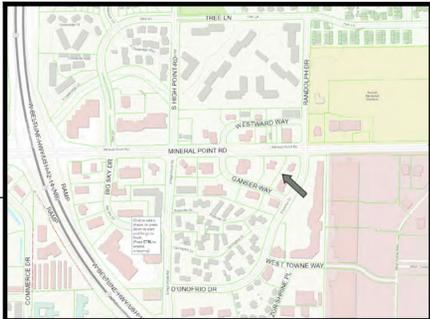
Construction will begin in the fall of 2021 with occupancy in the fall of 2022.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member

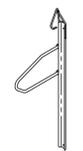


SITE LOCATOR MAP

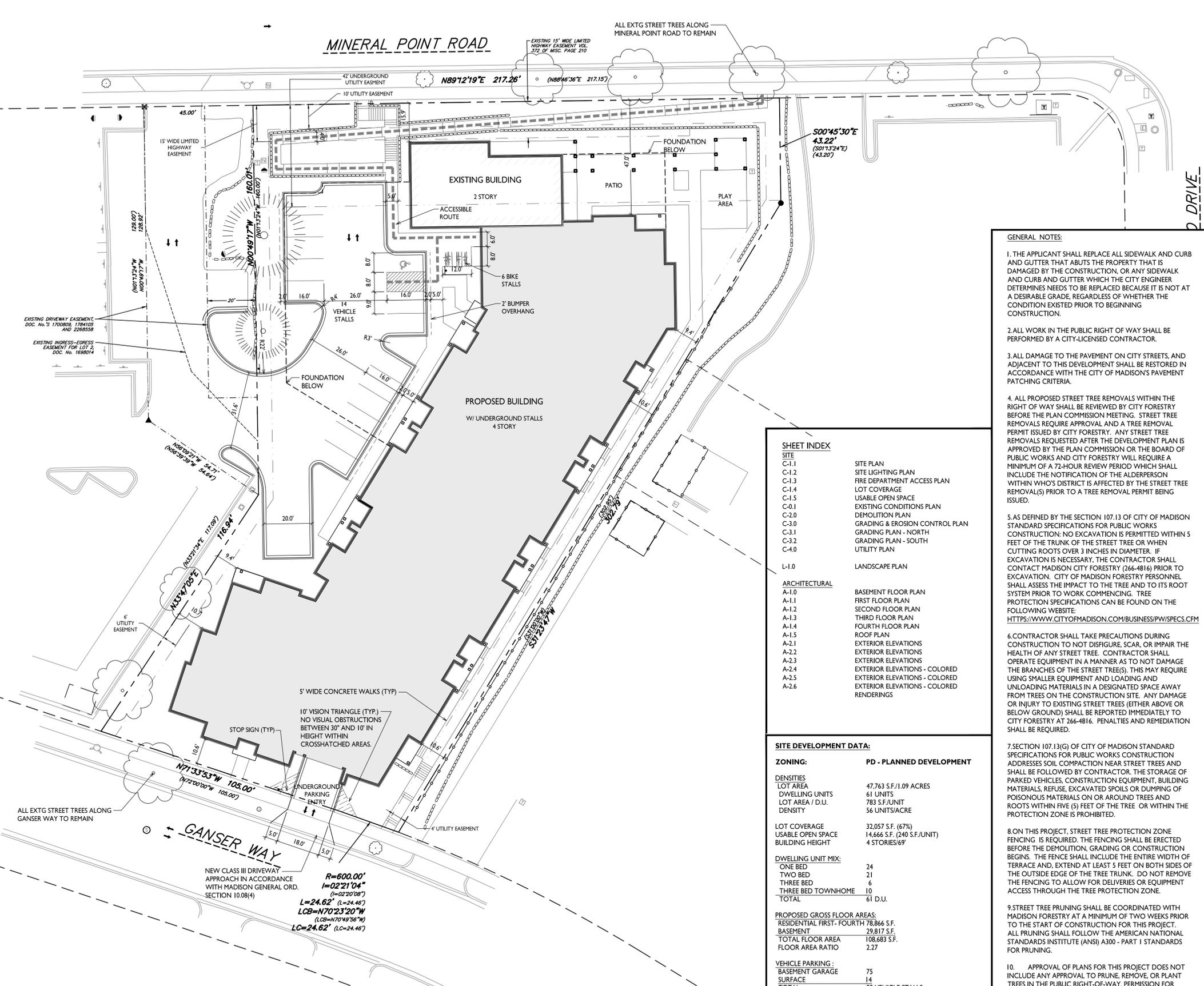
BIKE RACKS:



INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK



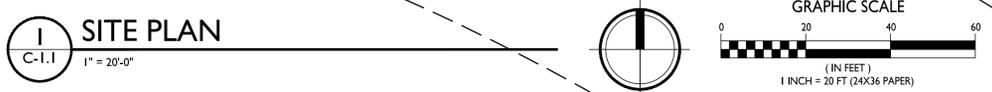
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK



SHEET INDEX	
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A-2.4	EXTERIOR ELEVATIONS - COLORED
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A-2.6	EXTERIOR ELEVATIONS - COLORED RENDERINGS

SITE DEVELOPMENT DATA:	
ZONING:	PD - PLANNED DEVELOPMENT
DENSITIES	
LOT AREA	47.763 S.F./1.09 ACRES
DWELLING UNITS	61 UNITS
LOT AREA / D.U.	783 S.F./UNIT
DENSITY	56 UNITS/ACRE
LOT COVERAGE	
USABLE OPEN SPACE	32,057 S.F. (67%)
BUILDING HEIGHT	14,666 S.F. (240 S.F./UNIT)
4 STORIES/69'	
DWELLING UNIT MIX:	
ONE BED	24
TWO BED	21
THREE BED	6
THREE BED TOWNHOME	10
TOTAL	61 D.U.
PROPOSED GROSS FLOOR AREAS:	
RESIDENTIAL FIRST- FOURTH	78,866 S.F.
BASEMENT	29,817 S.F.
TOTAL FLOOR AREA	108,683 S.F.
FLOOR AREA RATIO	2.27
VEHICLE PARKING:	
BASEMENT GARAGE SURFACE	75
TOTAL	14
TOTAL	89 VEHICLE STALLS
PARKING RATIO	1.4 STALLS/UNIT
BICYCLE PARKING:	
GARAGE - WALL	16
GARAGE - FLOOR	53
TOTAL COVERED/SECURE SURFACE-GUEST	69
TOTAL	69 RESIDENTIAL
	6 (10% OF UNITS)
	75 PROVIDED
	75 MIN. REQUIRED

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT 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.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - 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 (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

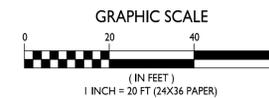
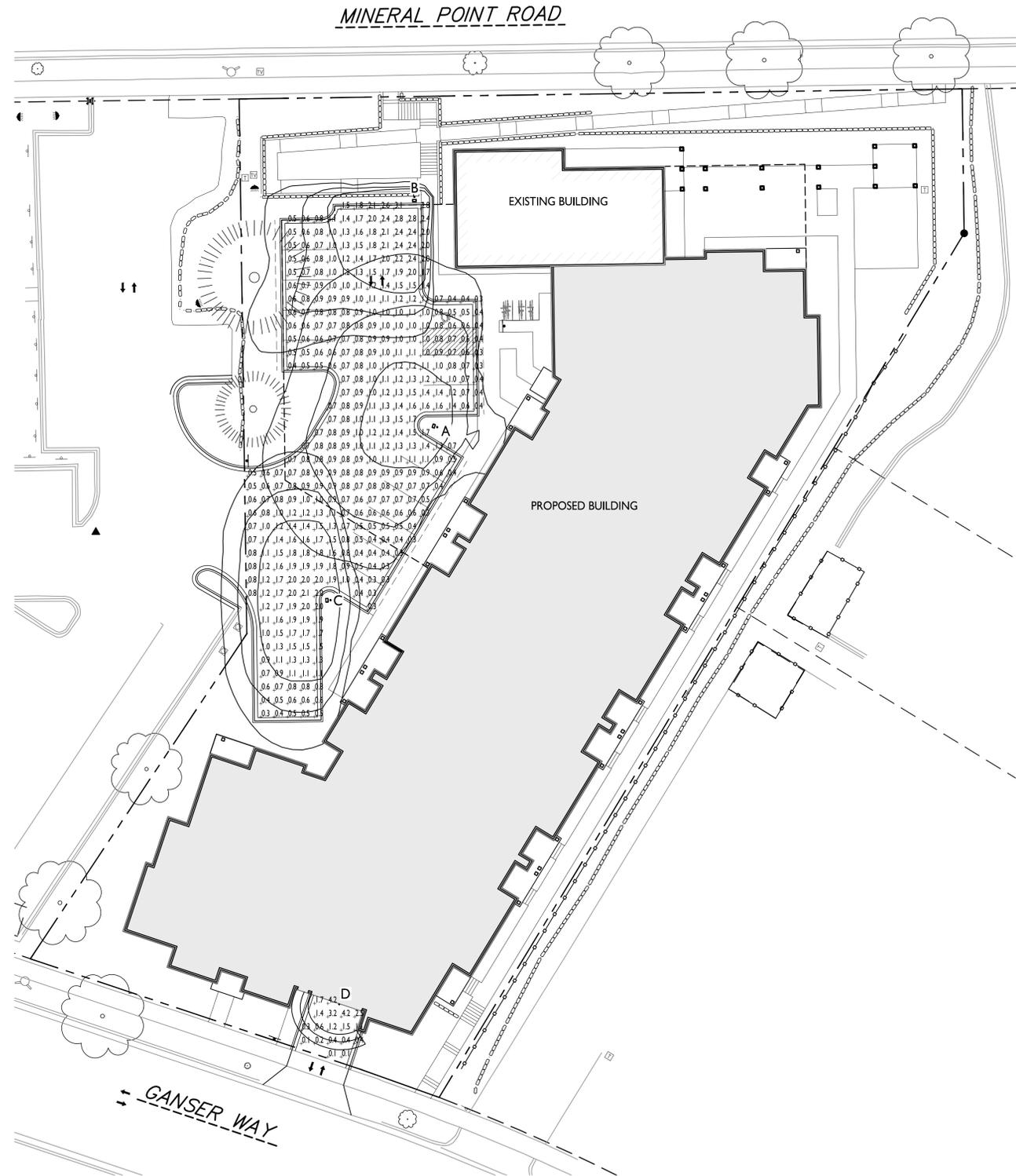


SITE PLAN
C-1.1
1" = 20'-0"

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	1.0 fc	3.1 fc	0.3 fc	10.3:1	3.3:1
Parking Garage Entry Lighting	+	1.3 fc	4.2 fc	0.1 fc	42.0:1	13.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	I	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT	DSX0 LED P1 30K T4M MVOLT	DSX0_LED_P1_30K_T4M_MVOLT.ies	18'-0" POLE ON FLUSH CONC. BASE
	B	I	LITHONIA LIGHTING	DSX0 LED P1 30K LCCO MVOLT	DSX0 LED P1 30K LCCO MVOLT	DSX0_LED_P1_30K_LCCO_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	I	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	I	LITHONIA LIGHTING	LIL LED 30K MVOLT	LIL WALLPACK (STANDARD)	LIL_LED_30K_T2M_MVOLT.ies	ON BUILDING 8'-0" ABOVE GRADE

EXAMPLE LIGHT FIXTURE DISTRIBUTION	
	ISOLUX CONTOUR = 0.25 FC
	ISOLUX CONTOUR = 0.5 FC
	ISOLUX CONTOUR = 1.0 FC
	LIGHT FIXTURE

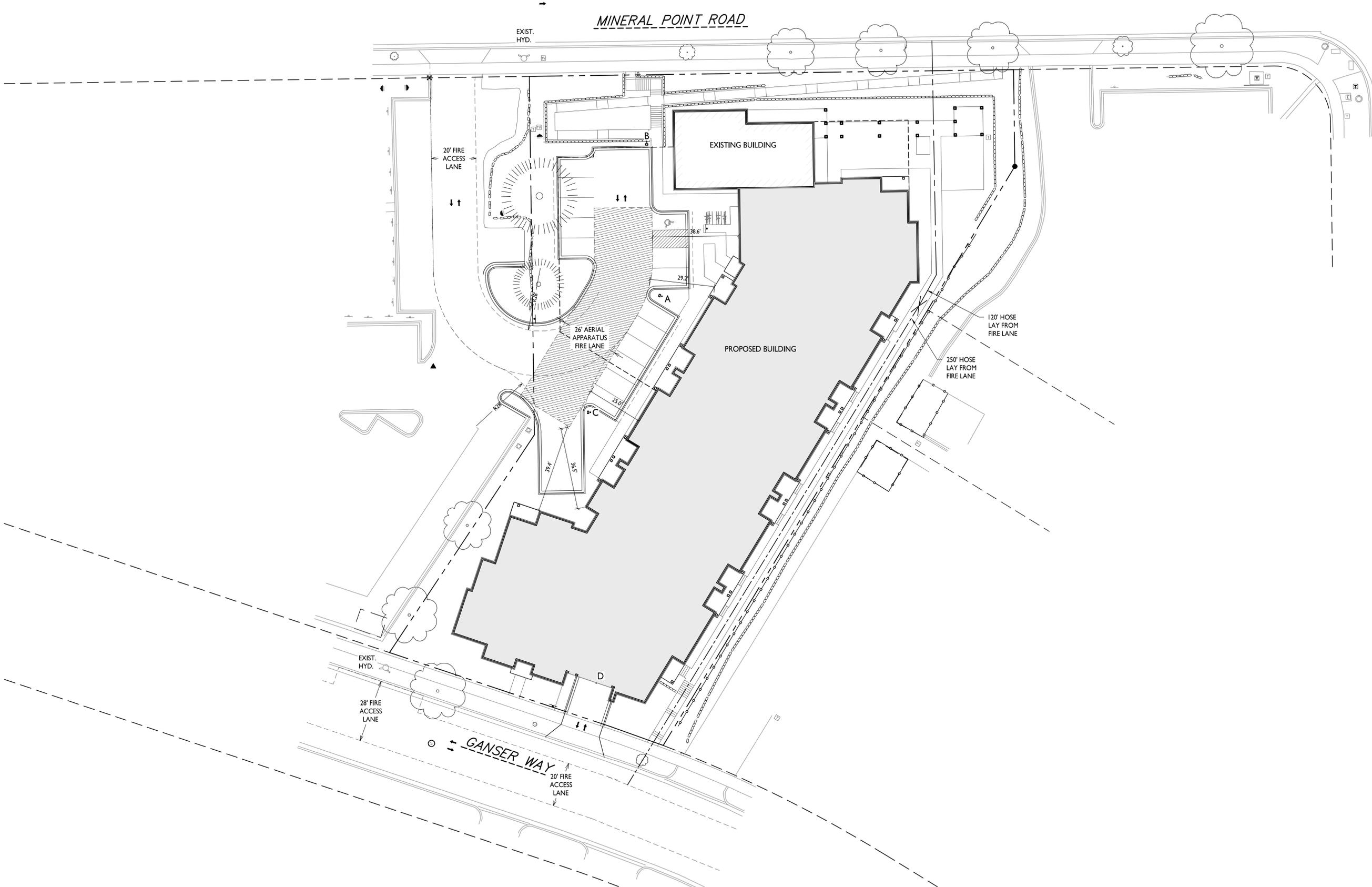




knothe • bruce
ARCHITECTS

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

D'ONOFRIO DRIVE



ISSUED
Issued for Land Use & UDC Submittal - Sept. 16, 2020

PROJECT TITLE
PIZZERIA UNO
Site Redevelopment

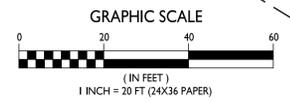
7601 Mineral Point Rd
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER

C-1.3

PROJECT NO. **2033**
© Knothe & Bruce Architects, LLC

FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 20'-0"

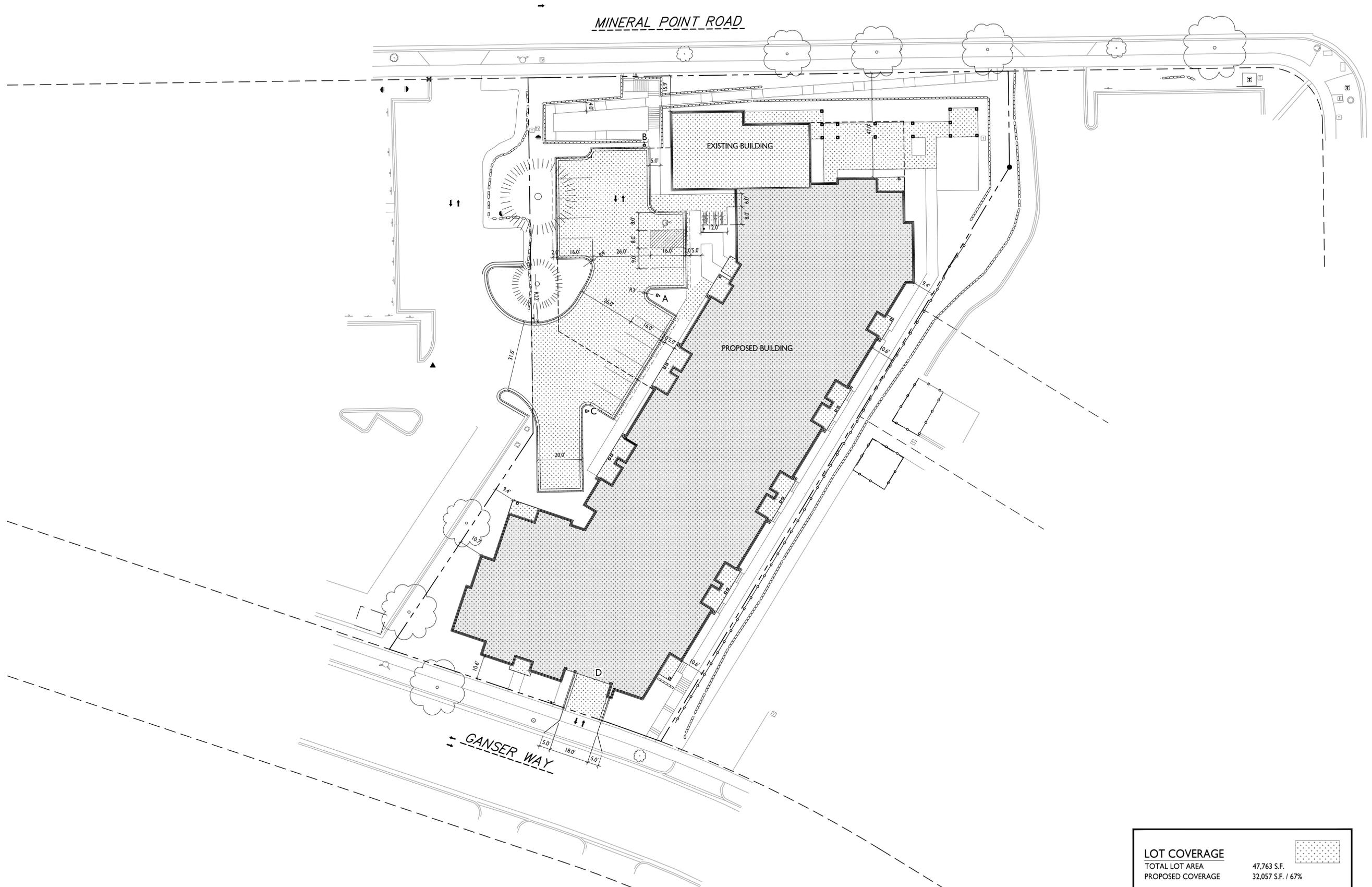




knothe • bruce
ARCHITECTS

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

D'ONOFRIO DRIVE



ISSUED
Issued for Land Use & UDC Submittal - Sept. 16, 2020

PROJECT TITLE
PIZZERIA UNO
Site Redevelopment

7601 Mineral Point Rd
SHEET TITLE
Lot Coverage

LOT COVERAGE		
TOTAL LOT AREA	47,763 S.F.	
PROPOSED COVERAGE	32,057 S.F. / 67%	

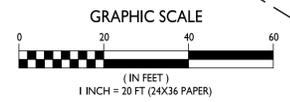
SHEET NUMBER

C-1.4

PROJECT NO. **2033**

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LOT COVERAGE
C-1.4 1" = 20'-0"

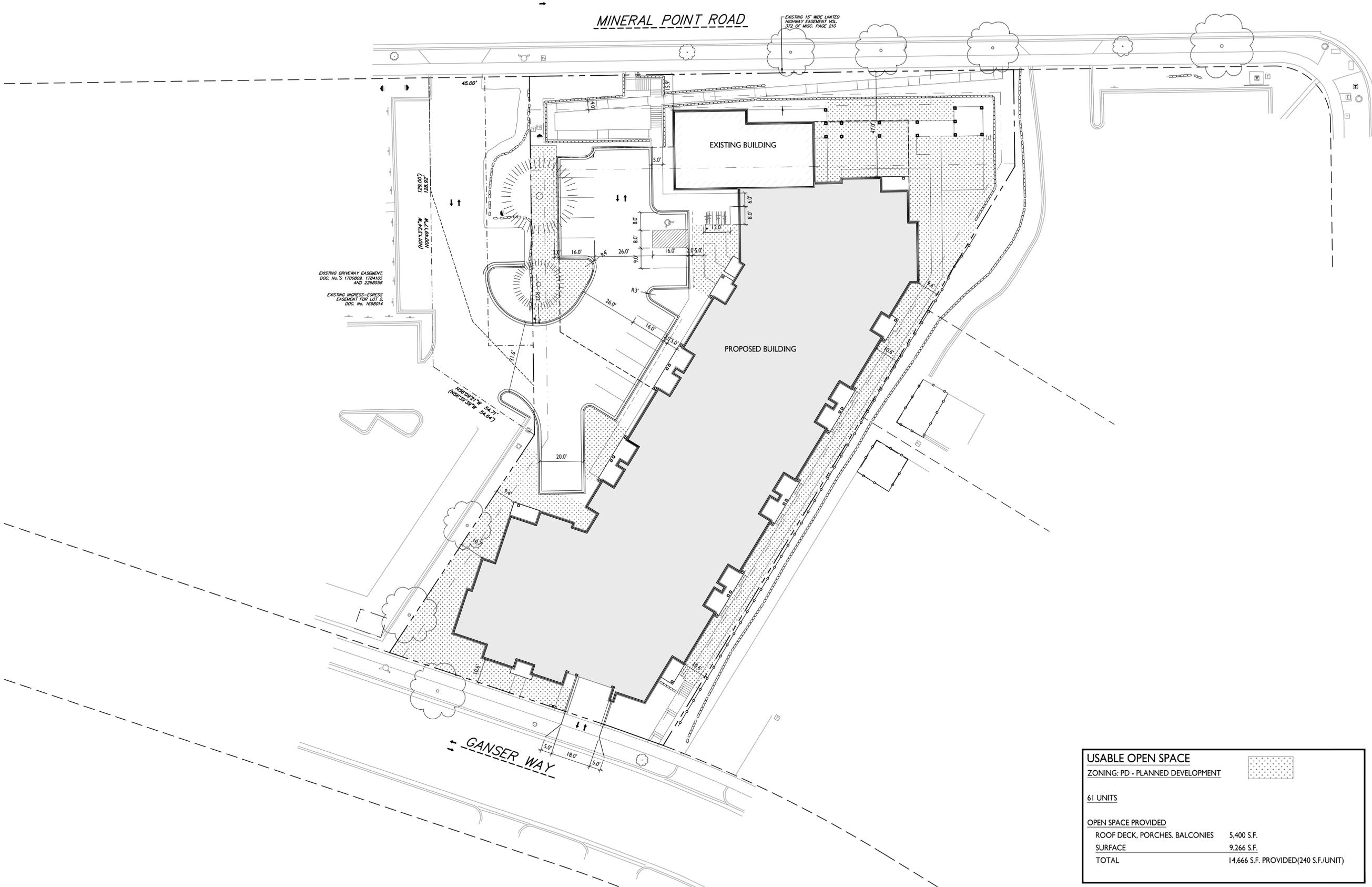




knothe + bruce
ARCHITECTS

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

D'ONOFRIO DRIVE



EXISTING DRIVEWAY EASEMENT
DOC. No. S 1700809, 1784105
AND 2268558

EXISTING INGRESS-EGRESS
EASEMENT FOR LOT 2,
DOC. No. 1698074

EXISTING 15' WIDE LIMITED
HIGHWAY EASEMENT VOL.
372 OF WISC. PAGE 210

ISSUED
Issued for Land Use & UDC Submittal - Sept. 16, 2020

PROJECT TITLE
PIZZERIA UNO
Site Redevelopment

7601 Mineral Point Rd
SHEET TITLE
**Usable Open
Space**

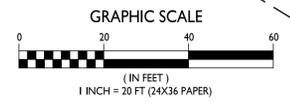
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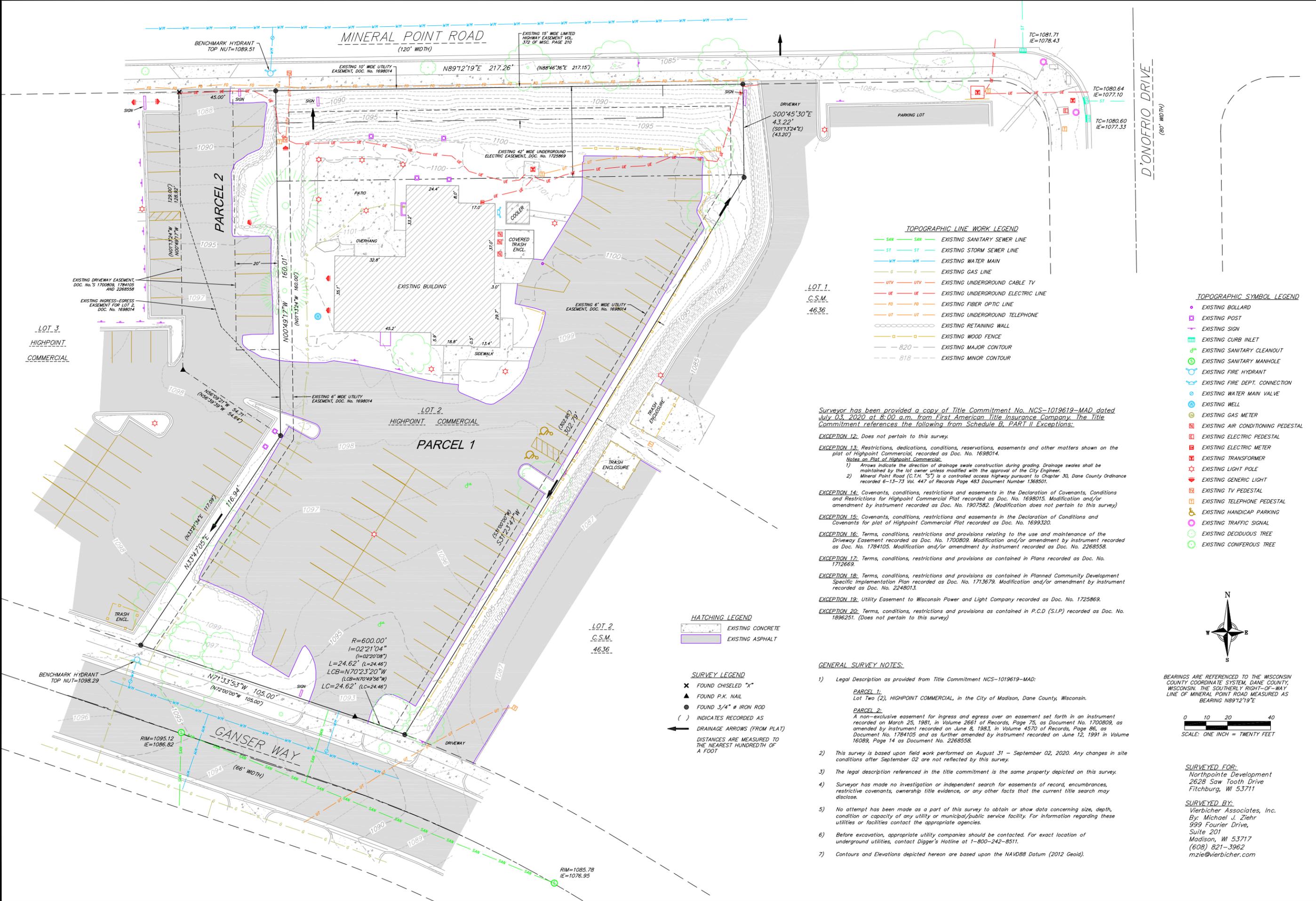
C-1.5

PROJECT NO. **2033**
© Knothe & Bruce Architects, LLC

USABLE OPEN SPACE	
ZONING: PD - PLANNED DEVELOPMENT	
61 UNITS	
OPEN SPACE PROVIDED	
ROOF DECK, PORCHES, BALCONIES	5,400 S.F.
SURFACE	9,266 S.F.
TOTAL	14,666 S.F. PROVIDED(240 S.F./UNIT)

USABLE OPEN SPACE
C-1.5 1" = 20'-0"





TOPOGRAPHIC LINE WORK LEGEND

- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- G — G — EXISTING GAS LINE
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- — — — EXISTING RETAINING WALL
- 820 — — EXISTING MAJOR CONTOUR
- 818 — — EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- ▲ EXISTING SIGN
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING SANITARY CLEANOUT
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING FIRE DEPT. CONNECTION
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING WELL
- ⊕ EXISTING GAS METER
- ⊕ EXISTING AIR CONDITIONING PEDESTAL
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING GENERIC LIGHT
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING HANDICAP PARKING
- ⊕ EXISTING TRAFFIC SIGNAL
- ⊕ EXISTING DECIDUOUS TREE
- ⊕ EXISTING CONIFEROUS TREE

HATCHING LEGEND

- ▨ EXISTING CONCRETE
- ▨ EXISTING ASPHALT

SURVEY LEGEND

- ✕ FOUND CHISELED "X"
 - ▲ FOUND P.K. NAIL
 - FOUND 3/4" Ø IRON ROD
 - () INDICATES RECORDED AS
 - ← DRAINAGE ARROWS (FROM PLAT)
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

LOT 1
C.S.M.
46.36

LOT 2
C.S.M.
46.36

Surveyor has been provided a copy of Title Commitment No. NCS-1019619-MAD dated July 03, 2020 at 8:00 a.m. from First American Title Insurance Company. The Title Commitment references the following from Schedule B, PART II Exceptions:

- EXCEPTION 12:** Does not pertain to this survey.
- EXCEPTION 13:** Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Highpoint Commercial, recorded as Doc. No. 1698014.
Notes on Plat of Highpoint Commercial:
1) Arrows indicate the direction of drainage swale construction during grading. Drainage swales shall be maintained by the lot owner unless modified with the approval of the City Engineer.
2) Mineral Point Road (C.T.H. "S") is a controlled access highway pursuant to Chapter 30, Dane County Ordinance recorded 6-13-73 Vol. 447 of Records Page 483 Document Number 1369501.
- EXCEPTION 14:** Covenants, conditions, restrictions and easements in the Declaration of Covenants, Conditions and Restrictions for Highpoint Commercial recorded as Doc. No. 1698015. Modification and/or amendment by instrument recorded as Doc. No. 1907582. (Modification does not pertain to this survey)
- EXCEPTION 15:** Covenants, conditions, restrictions and easements in the Declaration of Conditions and Covenants for plot of Highpoint Commercial recorded as Doc. No. 1699320.
- EXCEPTION 16:** Terms, conditions, restrictions and provisions relating to the use and maintenance of the Driveway Easement recorded as Doc. No. 1700809. Modification and/or amendment by instrument recorded as Doc. No. 1784105. Modification and/or amendment by instrument recorded as Doc. No. 2268558.
- EXCEPTION 17:** Terms, conditions, restrictions and provisions as contained in Plans recorded as Doc. No. 1712669.
- EXCEPTION 18:** Terms, conditions, restrictions and provisions as contained in Planned Community Development Specific Implementation Plan recorded as Doc. No. 1713679. Modification and/or amendment by instrument recorded as Doc. No. 2248013.
- EXCEPTION 19:** Utility Easement to Wisconsin Power and Light Company recorded as Doc. No. 1725869.
- EXCEPTION 20:** Terms, conditions, restrictions and provisions as contained in P.C.D (S.I.P) recorded as Doc. No. 1896251. (Does not pertain to this survey)

GENERAL SURVEY NOTES:

- 1) Legal Description as provided from Title Commitment NCS-1019619-MAD:
PARCEL 1:
Lot Two (2), HIGHPOINT COMMERCIAL, in the City of Madison, Dane County, Wisconsin.
PARCEL 2:
A non-exclusive easement for ingress and egress over an easement set forth in an instrument recorded on March 25, 1981, in Volume 2661 of Records, Page 75, as Document No. 1700809, as amended by instrument recorded on June 8, 1983, in Volume 4370 of Records, Page 86, as Document No. 1784105 and as further amended by instrument recorded on June 12, 1991 in Volume 16089, Page 14 as Document No. 2268558.
- 2) This survey is based upon field work performed on August 31 - September 02, 2020. Any changes in site conditions after September 02 are not reflected by this survey.
- 3) The legal description referenced in the title commitment is the same property depicted on this survey.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- 5) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.
- 6) Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.
- 7) Contours and Elevations depicted hereon are based upon the NAVD88 Datum (2012 Geoid).



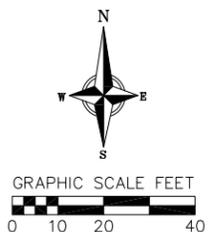
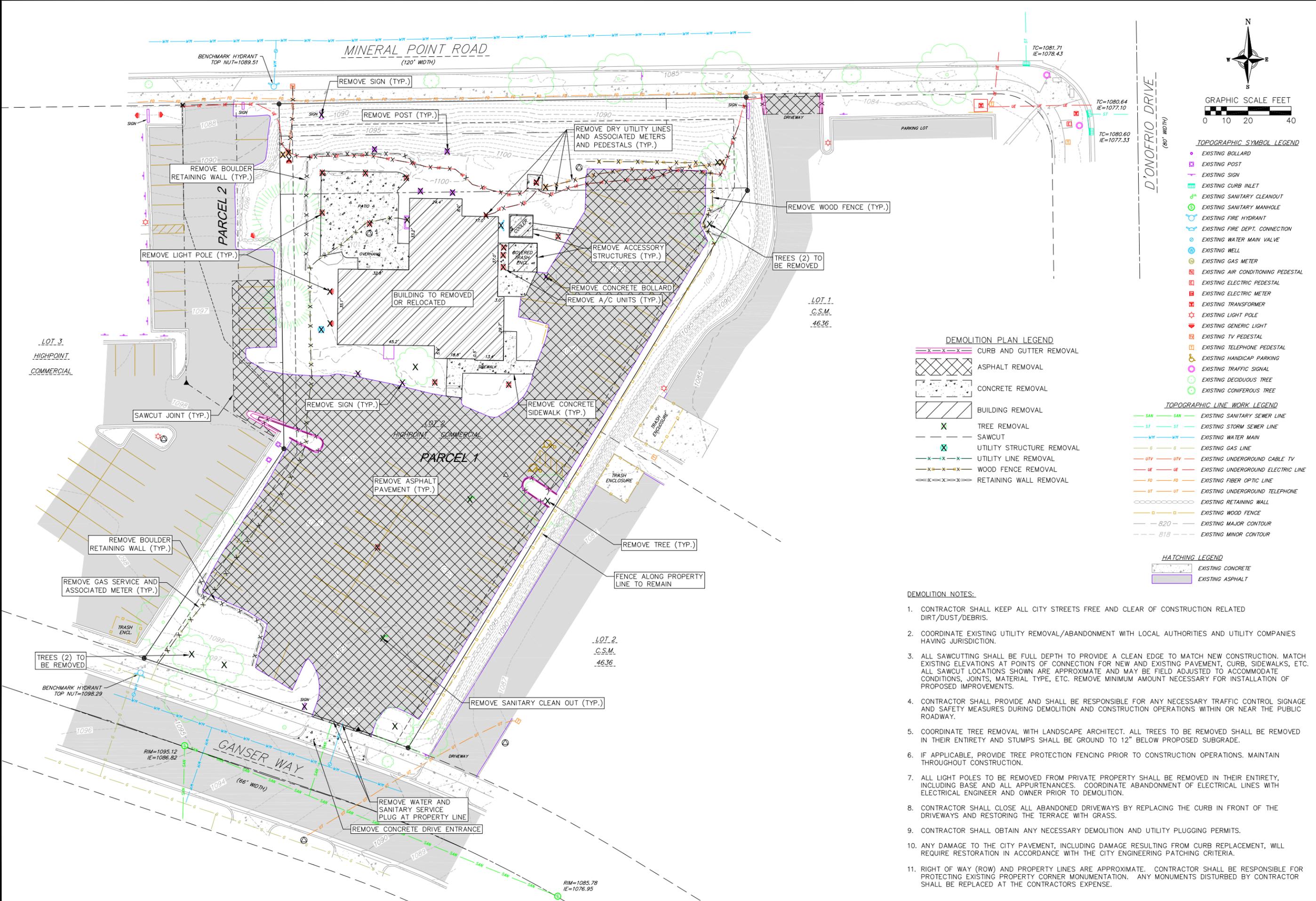
SCALE: ONE INCH = TWENTY FEET

SURVEYED FOR:
Northpointe Development
2628 Saw Tooth Drive
Fitchburg, WI 53711

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

NO.	DATE	REVISIONS	REMARKS

DATE	09/15/2020
DRAFTER	ZDRE
CHECKED	JZAM
PROJECT NO.	200260



- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING POST
 - ✚ EXISTING SIGN
 - ⊕ EXISTING CURB INLET
 - ⊕ EXISTING SANITARY CLEANOUT
 - ⊕ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING FIRE DEPT. CONNECTION
 - ⊕ EXISTING WATER MAIN VALVE
 - ⊕ EXISTING WELL
 - ⊕ EXISTING GAS METER
 - ⊕ EXISTING AIR CONDITIONING PEDESTAL
 - ⊕ EXISTING ELECTRIC PEDESTAL
 - ⊕ EXISTING ELECTRIC METER
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 - ⊕ EXISTING GENERIC LIGHT
 - ⊕ EXISTING TV PEDESTAL
 - ⊕ EXISTING TELEPHONE PEDESTAL
 - ⊕ EXISTING HANDICAP PARKING
 - ⊕ EXISTING TRAFFIC SIGNAL
 - ⊕ EXISTING DECIDUOUS TREE
 - ⊕ EXISTING CONIFEROUS TREE

- DEMOLITION PLAN LEGEND**
- X—X—X— CURB AND GUTTER REMOVAL
 - ▨ ASPHALT REMOVAL
 - ▨ CONCRETE REMOVAL
 - ▨ BUILDING REMOVAL
 - X TREE REMOVAL
 - - - SAWCUT
 - ⊕ UTILITY STRUCTURE REMOVAL
 - X-X- UTILITY LINE REMOVAL
 - X-X- WOOD FENCE REMOVAL
 - X-X- RETAINING WALL REMOVAL

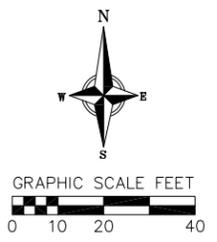
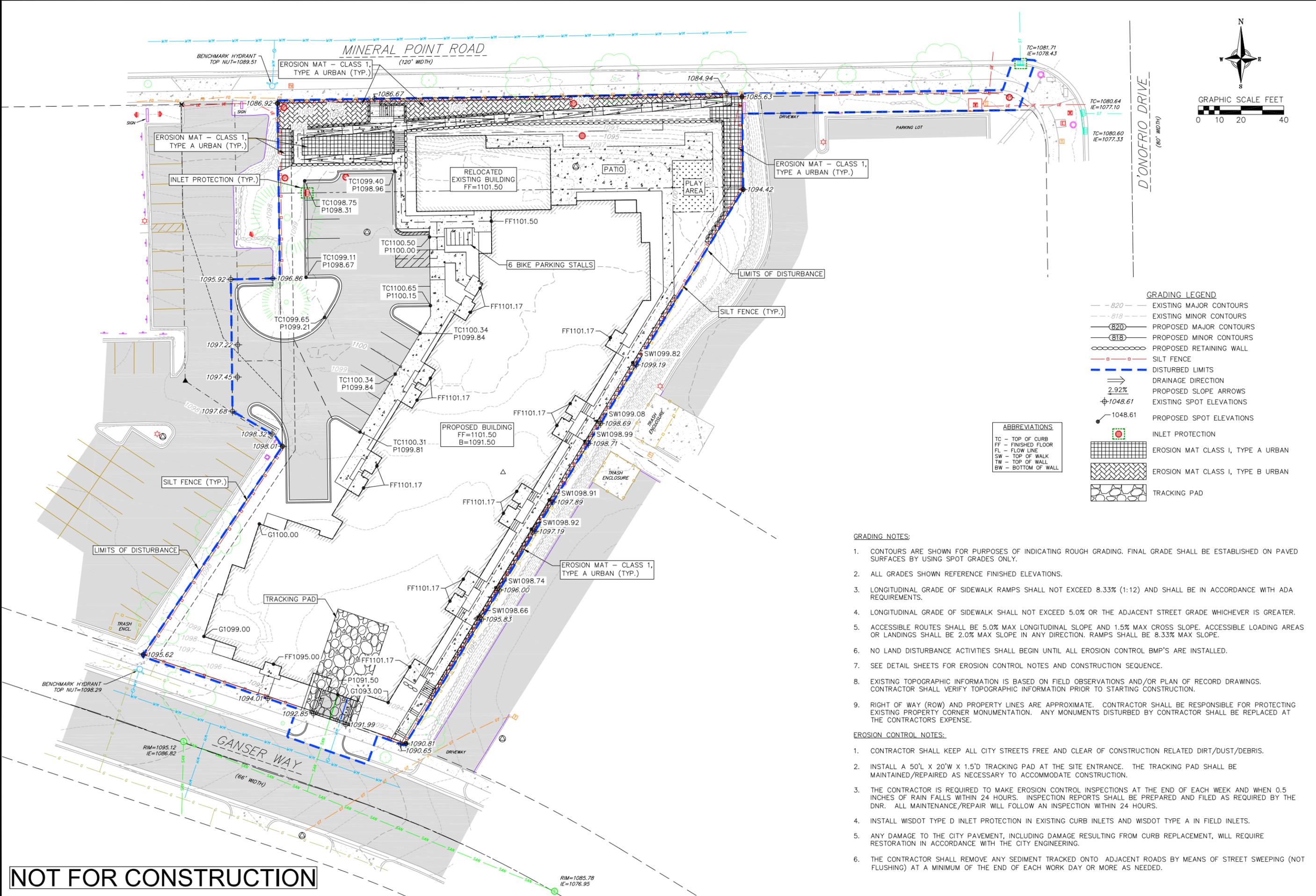
- TOPOGRAPHIC LINE WORK LEGEND**
- SAN — SAN — EXISTING SANITARY SEWER LINE
 - ST — ST — EXISTING STORM SEWER LINE
 - WH — WH — EXISTING WATER MAIN
 - G — G — EXISTING GAS LINE
 - UT — UT — EXISTING UNDERGROUND CABLE TV
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - FO — FO — EXISTING FIBER OPTIC LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - ○ — ○ — EXISTING RETAINING WALL
 - □ — □ — EXISTING WOOD FENCE
 - 820 — 820 — EXISTING MAJOR CONTOUR
 - 818 — 818 — EXISTING MINOR CONTOUR

- HATCHING LEGEND**
- ▨ EXISTING CONCRETE
 - ▨ EXISTING ASPHALT

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
11. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

REVISIONS		NO.	DATE	REMARKS
REVISIONS		NO.	DATE	REMARKS
SCALE AS SHOWN				
DATE 09/15/2020				
DRAFTER ZDRE				
CHECKED JZAM				
PROJECT NO. 200260				
C				
2.0				



GRADING LEGEND

- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- (820) — PROPOSED MAJOR CONTOURS
- (818) — PROPOSED MINOR CONTOURS
- — — PROPOSED RETAINING WALL
- — — SILT FENCE
- — — DISTURBED LIMITS
- DRAINAGE DIRECTION
- ↗ PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- ⊕ INLET PROTECTION
- [Grid Pattern] EROSION MAT CLASS I, TYPE A URBAN
- [Cross-hatch Pattern] EROSION MAT CLASS I, TYPE B URBAN
- [Stippled Pattern] TRACKING PAD

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

- GRADING NOTES:**
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 - ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 - LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 - LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 - ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
 - NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
 - SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
 - EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
 - RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- EROSION CONTROL NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - INSTALL A 50'L X 20'W X 1.5"D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
 - THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 - INSTALL WISDOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WISDOT TYPE A IN FIELD INLETS.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
 - THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

NOT FOR CONSTRUCTION

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/15/2020

DRAFTER ZDRE

CHECKED JZAM

PROJECT NO. 200260

C
3.0

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15 Sep 2020 - 5:22p M:\Northpointe Development\200260_7601 Mineral Point Road\CADD\200260_Base.dwg by: zdre

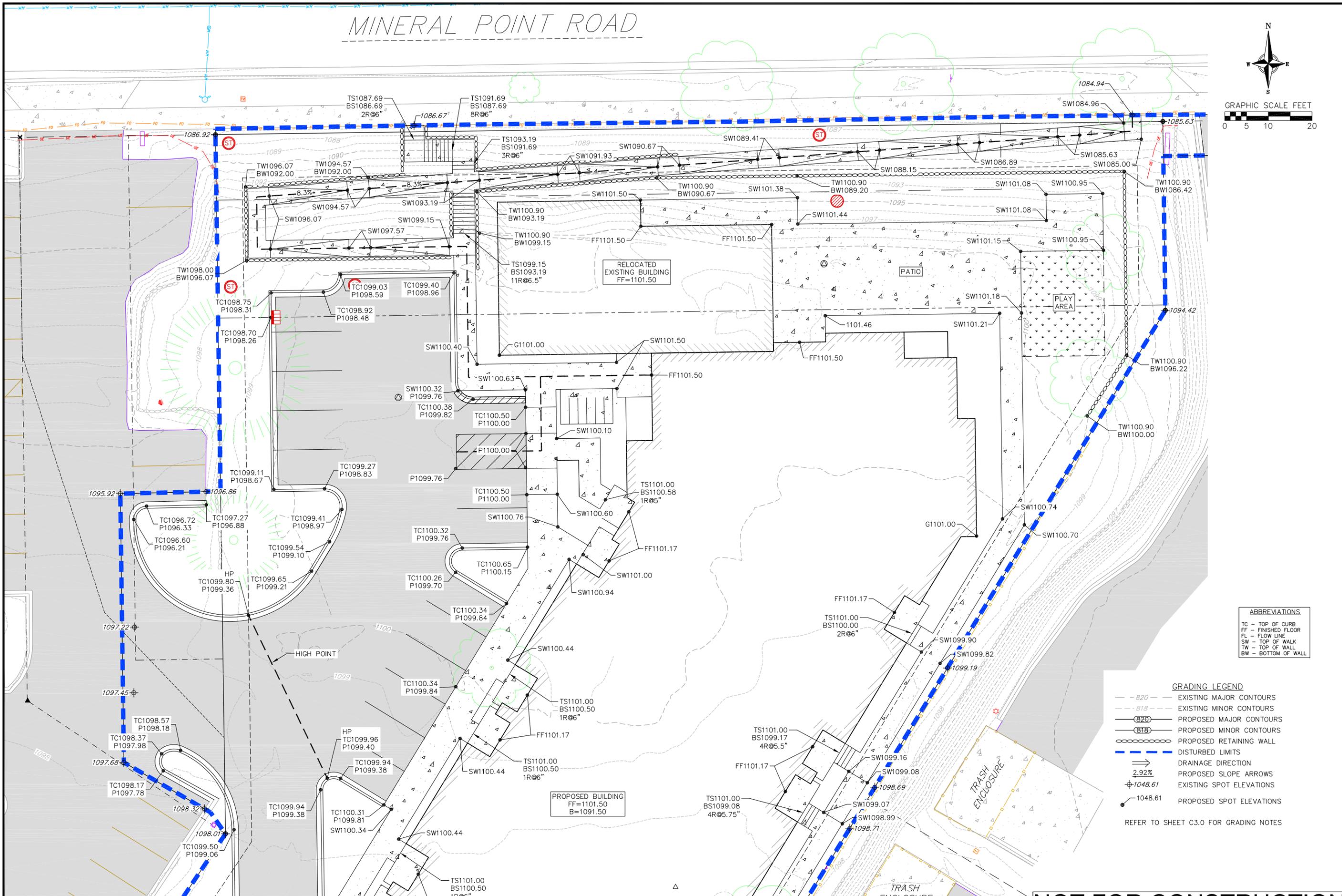
MINERAL POINT ROAD



GRAPHIC SCALE FEET
0 5 10 20



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898



ABBREVIATIONS

TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

GRADING LEGEND

- - 820 - -	EXISTING MAJOR CONTOURS
- - 818 - -	EXISTING MINOR CONTOURS
(820)	PROPOSED MAJOR CONTOURS
(818)	PROPOSED MINOR CONTOURS
—○—○—○—	PROPOSED RETAINING WALL
—●—●—●—	DISTURBED LIMITS
⇒	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS

REFER TO SHEET C3.0 FOR GRADING NOTES

Grading Plan - North
7601 Mineral Point Road
Madison
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/15/2020

DRAFTER ZDRE

CHECKED JZAM

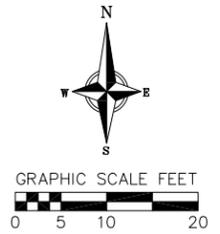
PROJECT NO. 200260

REFER TO SHEET C3.2 - GRADING PLAN - SOUTH

NOT FOR CONSTRUCTION

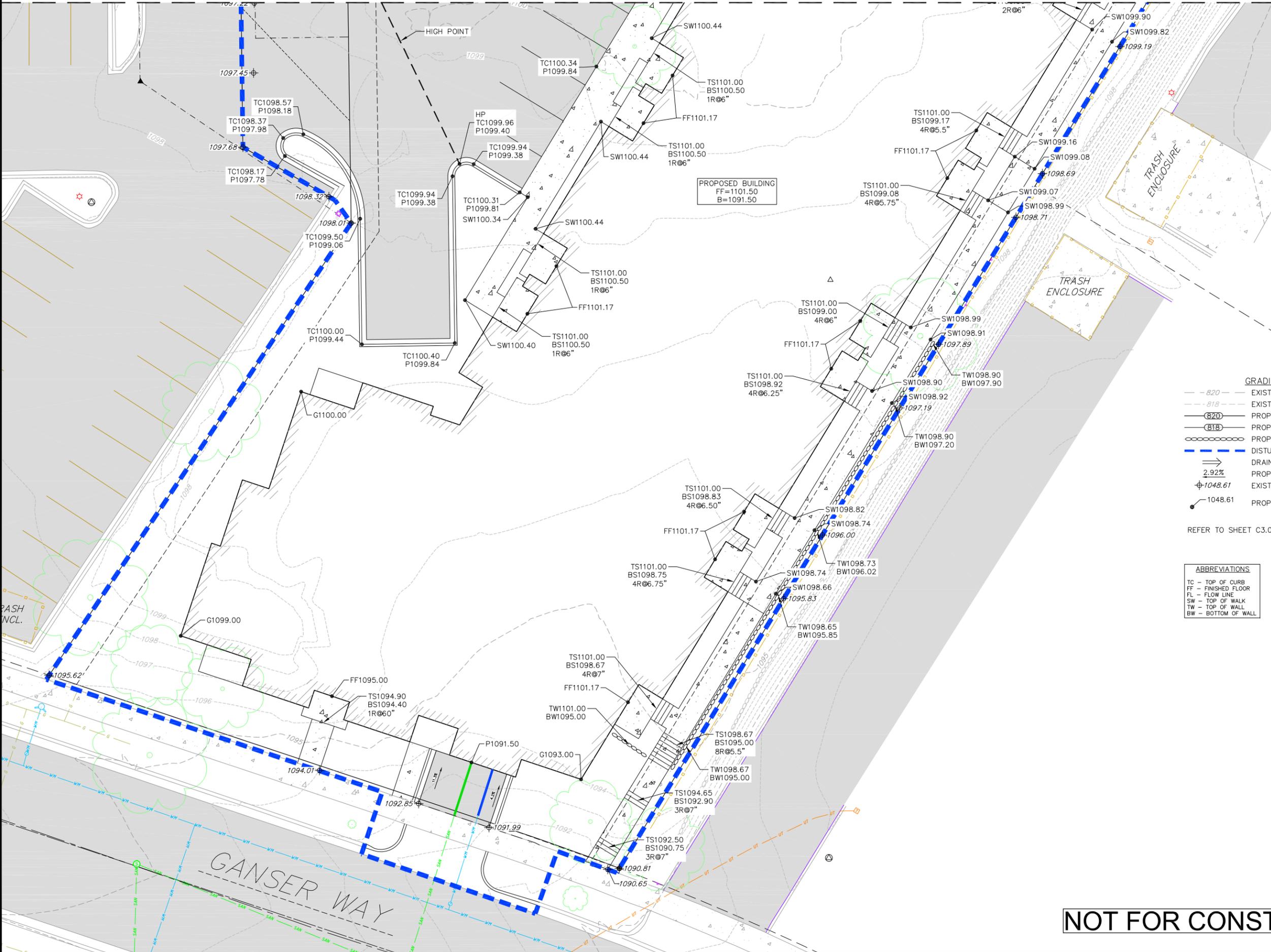
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REFER TO SHEET C3.1 - GRADING PLAN - NORTH



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- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - (820) —— PROPOSED MAJOR CONTOURS
 - (818) —— PROPOSED MINOR CONTOURS
 - () —— PROPOSED RETAINING WALL
 - () —— DISTURBED LIMITS
 - ⇒ DRAINAGE DIRECTION
 - PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - ⊕ 1048.61 PROPOSED SPOT ELEVATIONS

- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - FL - FLOW LINE
 - SW - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL

REFER TO SHEET C3.0 FOR GRADING NOTES

Grading Plan - South
7601 Mineral Point Road
Madison
Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE 09/15/2020

DRAFTER ZDRE

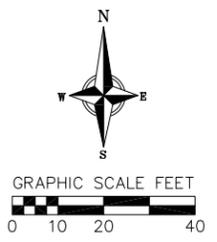
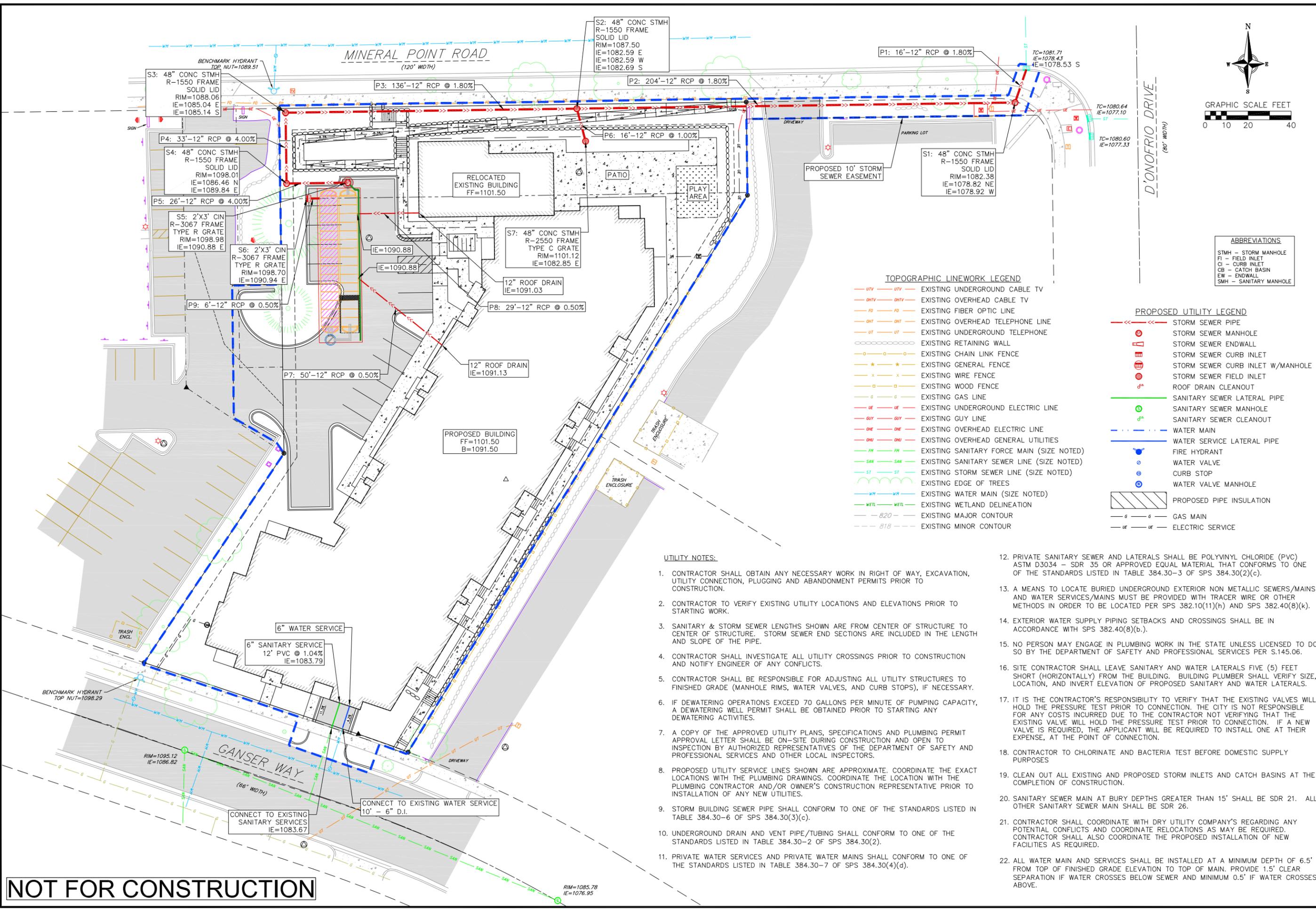
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PROJECT NO. 200260

NOT FOR CONSTRUCTION

C
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ABBREVIATIONS

STMH - STORM MANHOLE
 CI - CURB INLET
 CB - CATCH BASIN
 EW - ENDWALL
 SMH - SANITARY MANHOLE

TOPOGRAPHIC LINEWORK LEGEND

- UTV --- EXISTING UNDERGROUND CABLE TV
- OHV --- EXISTING OVERHEAD CABLE TV
- FO --- EXISTING FIBER OPTIC LINE
- OHT --- EXISTING OVERHEAD TELEPHONE LINE
- UT --- EXISTING UNDERGROUND TELEPHONE
- --- EXISTING RETAINING WALL
- --- EXISTING CHAIN LINK FENCE
- * --- EXISTING GENERAL FENCE
- x --- EXISTING WIRE FENCE
- o --- EXISTING WOOD FENCE
- g --- EXISTING GAS LINE
- UE --- EXISTING UNDERGROUND ELECTRIC LINE
- GUY --- EXISTING GUY LINE
- OHE --- EXISTING OVERHEAD ELECTRIC LINE
- OHU --- EXISTING OVERHEAD GENERAL UTILITIES
- FM --- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- SAN --- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST --- EXISTING STORM SEWER LINE (SIZE NOTED)
- WH --- EXISTING EDGE OF TREES
- WETL --- EXISTING WETLAND DELINEATION
- 820 --- EXISTING MAJOR CONTOUR
- 818 --- EXISTING MINOR CONTOUR

PROPOSED UTILITY LEGEND

- S --- STORM SEWER PIPE
- SM --- STORM SEWER MANHOLE
- SEW --- STORM SEWER ENDWALL
- CI --- STORM SEWER CURB INLET
- CIW --- STORM SEWER CURB INLET W/MANHOLE
- STFI --- STORM SEWER FIELD INLET
- RDC --- ROOF DRAIN CLEANOUT
- SLS --- SANITARY SEWER LATERAL PIPE
- SSM --- SANITARY SEWER MANHOLE
- SSC --- SANITARY SEWER CLEANOUT
- WM --- WATER MAIN
- WSL --- WATER SERVICE LATERAL PIPE
- FH --- FIRE HYDRANT
- WV --- WATER VALVE
- CS --- CURB STOP
- WVM --- WATER VALVE MANHOLE
- PINS --- PROPOSED PIPE INSULATION
- G --- GAS MAIN
- UE --- ELECTRIC SERVICE

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).

12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.

NOT FOR CONSTRUCTION

vierbicher
 planners | engineers | advisors
 Phone: (800) 261-3998

Utility Plan
 7601 Mineral Point Road
 Madison
 Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/15/2020

DRAFTER ZDRE

CHECKED JZAM

PROJECT NO. 200260

C
4.0

CITY OF MADISON LANDSCAPE WORKSHEET

City of Madison, WI Landscape Worksheet
 Planned Development District
 9/16/2020

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area	47,763 (lot) - 23,086 (building footprint)	24,677
47,763 (lot) - 23,086 (building footprint)	24,677	411

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	4	140
Tall Evergreen Tree	35	0	0
Ornamental Tree	15	11	165
Upright Evergreen Shrub (i.e. arborvitae)	10	0	0
Shrub, deciduous	3	165	495
Shrub, evergreen	4	13	52
Ornamental Grasses/Perennials	2	144	288
Ornamental/Decorative Fencing or Wall (dpts / 20L)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
POINTS PROVIDED			1140

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii</i> 'Jelferared'	Autumn Blaze Maple	2	2"	B&B	
UN	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	2	2"	B&B	

ORNAMENTAL TREES						
MJ	<i>Malus</i> 'Jewelcole'	Red Jewel Crabapple	6	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	6"	B&B	

EVERGREEN SHRUBS						
Pp	<i>Picea pungens</i> 'Glauca Globosa'	Globe Blue Spruce	2	#5	Cont.	
Rp	<i>Rhododendron</i> 'PJM'	PJM Rhododendron	1	#5	Cont.	
Tm	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew	10	#5	Cont.	

DECIDUOUS SHRUBS						
Cs	<i>Clethra alnifolia</i> 'Sixteen Candles'	Sixteen Candles Summersweet	17	#3	Cont.	
Dk	<i>Dierilla</i> 'G2X885411'	Kodiak Red Bush Honeysuckle	22	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'SMHPLOP'	Little Quick Fire Hydrangea	21	#3	Cont.	
Pj	<i>Physocarpus opulifolius</i> 'Jefani'	Amber Jubilee Ninebark	7	#5	Cont.	
Po	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	15	#5	Cont.	
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	32	#5	Cont.	
Rr	<i>Rosa rugosa</i> 'Hansa'	Hansa Rose	22	#3	Cont.	
Sb	<i>Syringa</i> 'SMSJBP7'	Dark Purple Bloomerang Lilac	3	#3	Cont.	
St	<i>Spiraea betulifolia</i> 'Tor Gold'	Glow Girl Spirea	13	#3	Cont.	
Vd	<i>Viburnum dentatum</i>	Arrowwood Viburnum	13	#5	Cont.	

ORNAMENTAL GRASSES & PERENNIALS						
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	18	#1	Cont.	
he	<i>Hemerocallis</i> 'Going Bananas'	Going Bananas Daylily	40	#1	Cont.	
rf	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black Eyed Susan	17	#1	Cont.	
sh	<i>Sporobolus heterolepis</i> 'Tara'	Dwarf Prairie Dropseed	32	#1	Cont.	
sn	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Salvia	37	#1	Cont.	

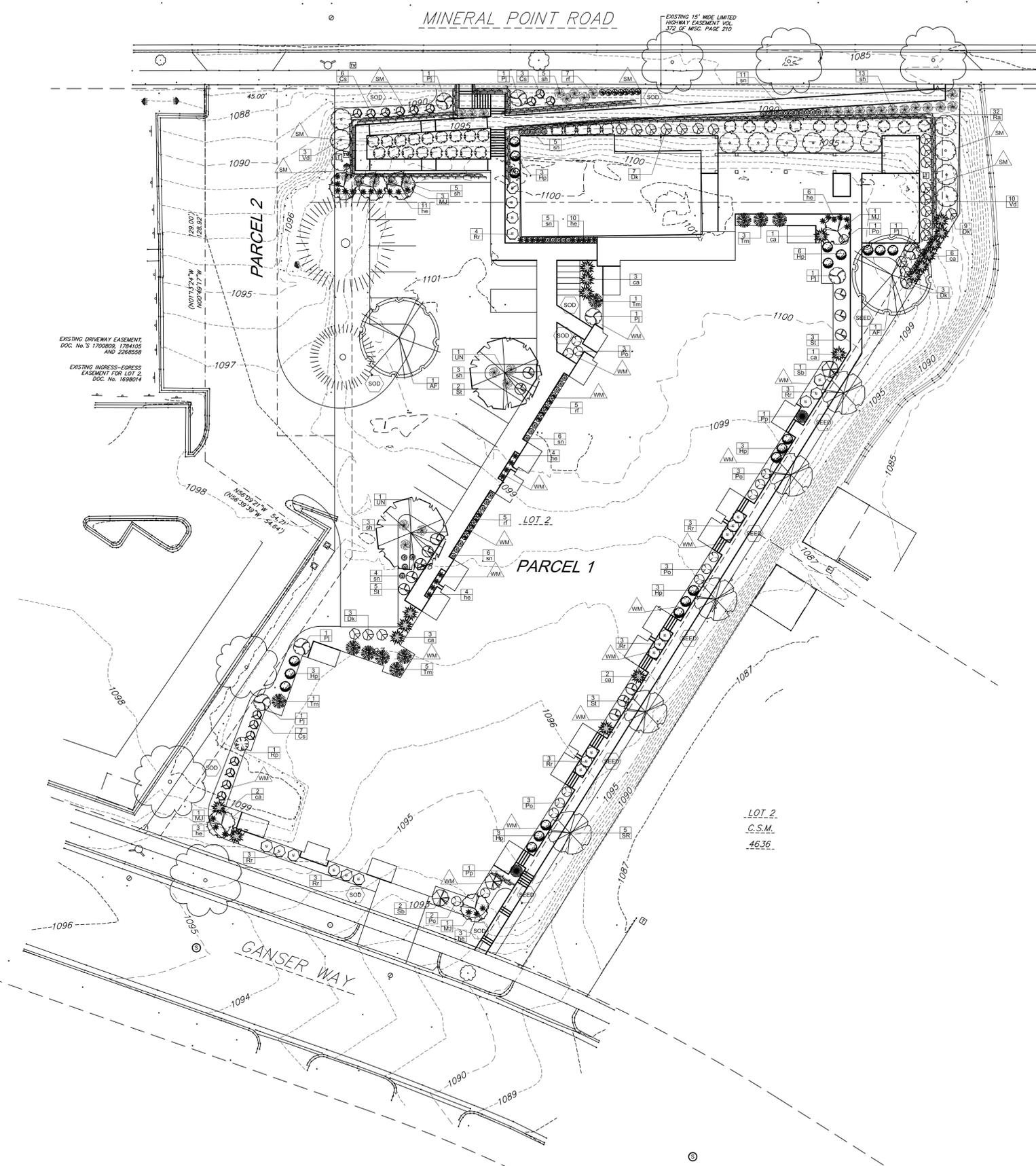
- Capitol Washed Stone / Vinyl Edging
- Brown Dyed Wood Mulch / Vinyl Edging
- Premium Kentucky Bluegrass sod
- Premium sunny seed blend with straw mat. (Class 1 Type B single net)
- Limestone Boulder Wall

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with shovel cut edge.
- Add street trees per the direction of the City Forester.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent

STREET TREE NOTE:

Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.



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

UNO'S SITE DEVELOPMENT
 Mineral Point Road
 Madison, Wisconsin

Date: September 15, 2020
 Scale: 1" = 20'-0"
 Designer: kms
 Job #

Seal:
 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:

L1.0

Reference Name:
 Northpointe Development



knothe bruce ARCHITECTS

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

ISSUED
Issued for Land Use & UDC - Sept. 16, 2020

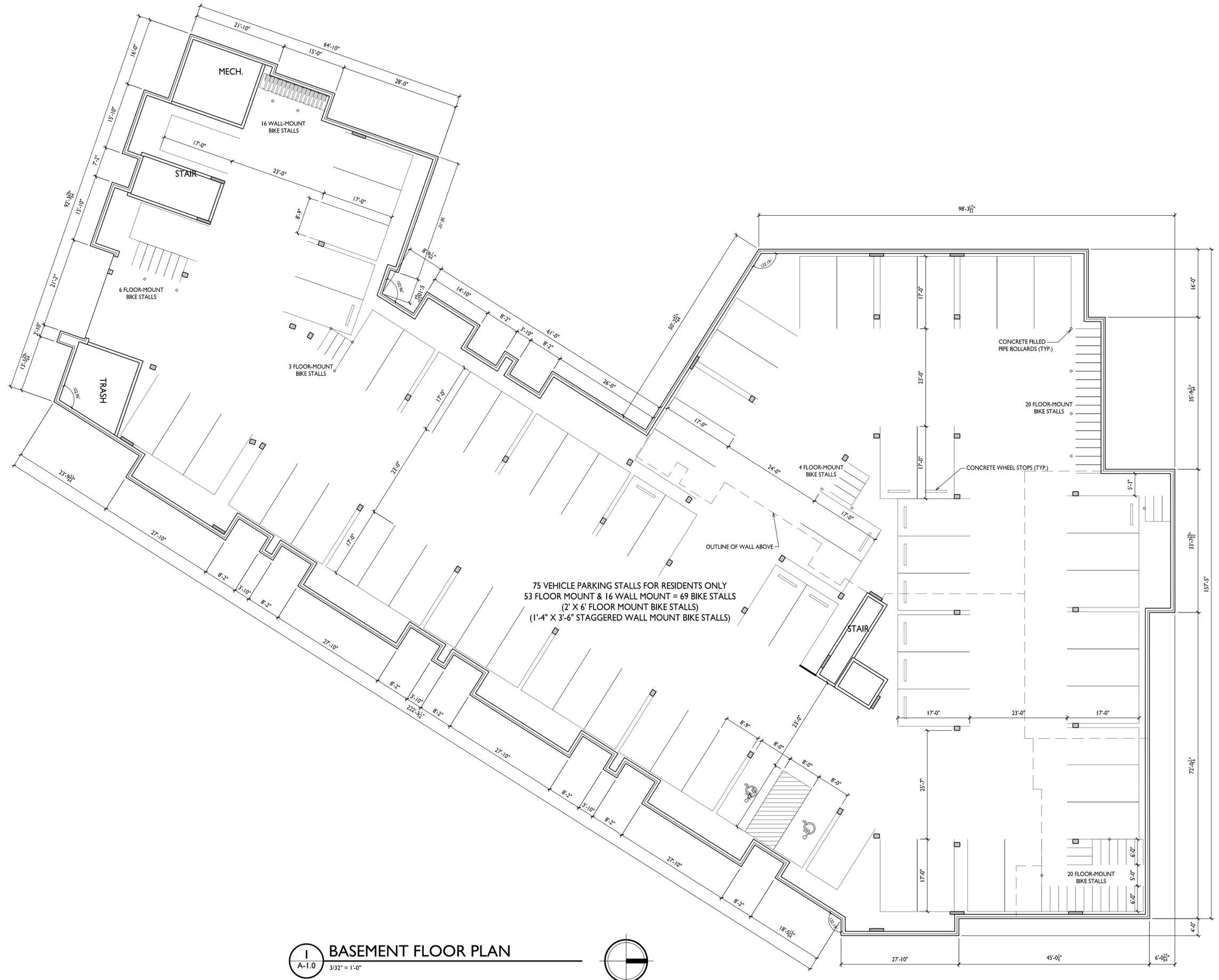
PROJECT TITLE
PIZZERIA UNO
Site Redevelopment

7601 Mineral Point Rd
SHEET TITLE
Basement Floor Plan

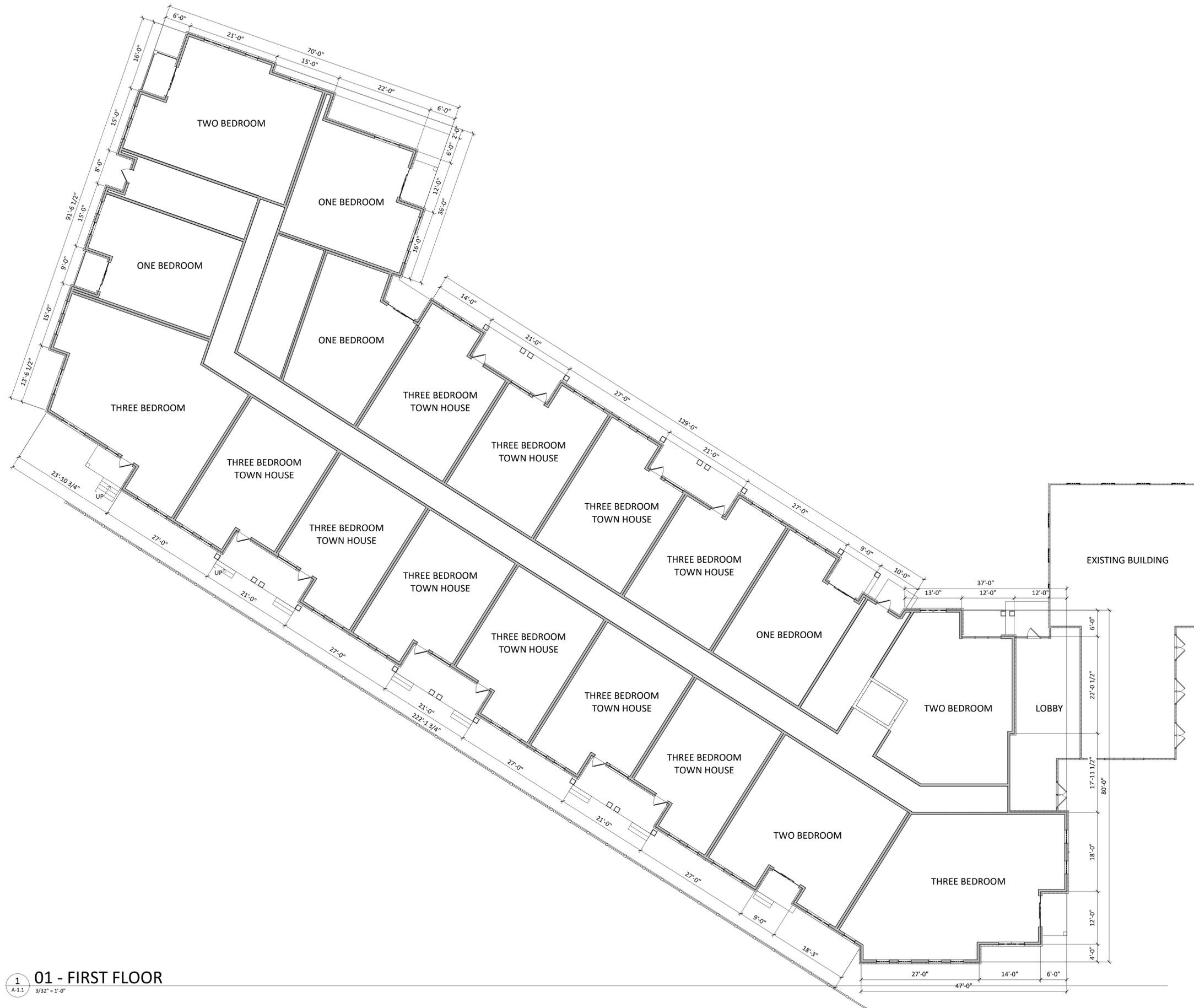
SHEET NUMBER

A-1.0

PROJECT NO. 2033
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I BASEMENT FLOOR PLAN
A-1.0 3/32" = 1'-0"



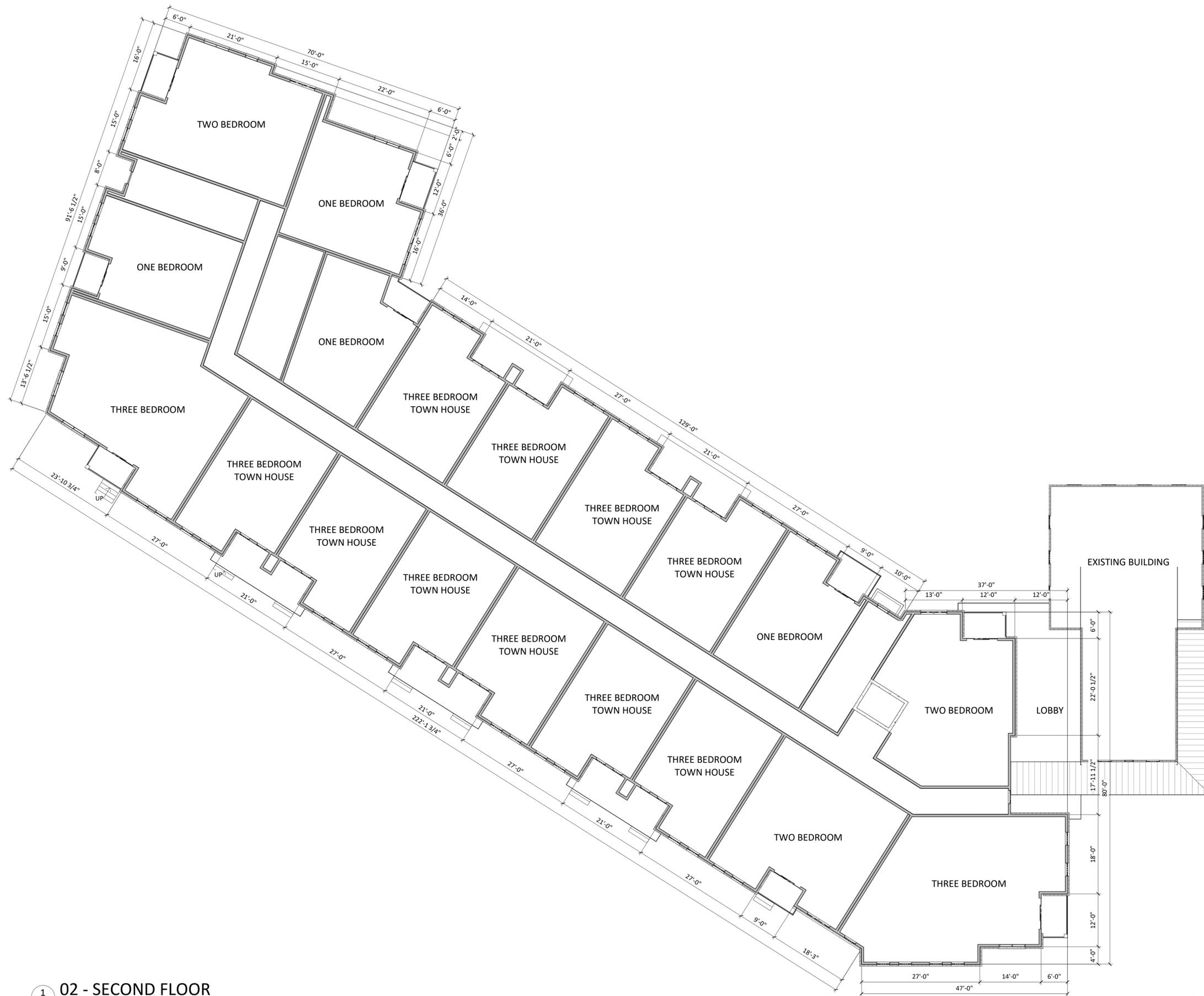
1 01 - FIRST FLOOR
A-1.1 3/32" = 1'-0"



knothe | bruce
ARCHITECTS

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

KEY PLAN



ISSUED
September 16, 2020

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER

A-1.2

PROJECT NUMBER **2033**

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02 - SECOND FLOOR
1
A-1.2
3/32" = 1'-0"



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608.836.3690 Middleton, WI 53562

KEY PLAN

ISSUED
September 16, 2020

PROJECT TITLE
NORTHPOINTE
UNO'S SITE

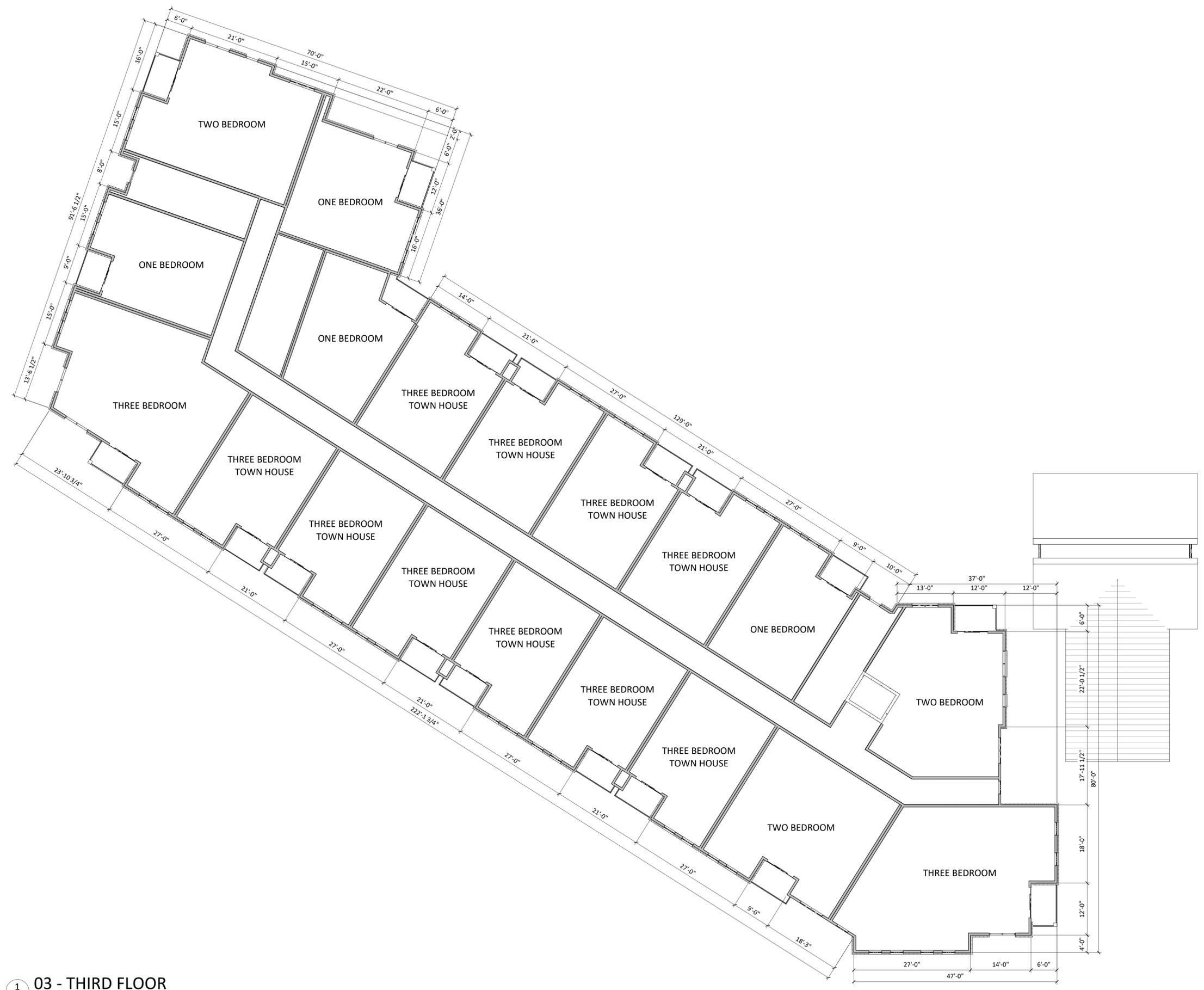
7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
THIRD FLOOR
PLAN

SHEET NUMBER

A-1.3

PROJECT NUMBER 2033
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1
A-1.3 3/32" = 1'-0"
03 - THIRD FLOOR



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KEY PLAN

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September 16, 2020

PROJECT TITLE
NORTHPOINTE
UNO'S SITE

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
FOURTH FLOOR
PLAN

SHEET NUMBER

A-1.4

PROJECT NUMBER 2033

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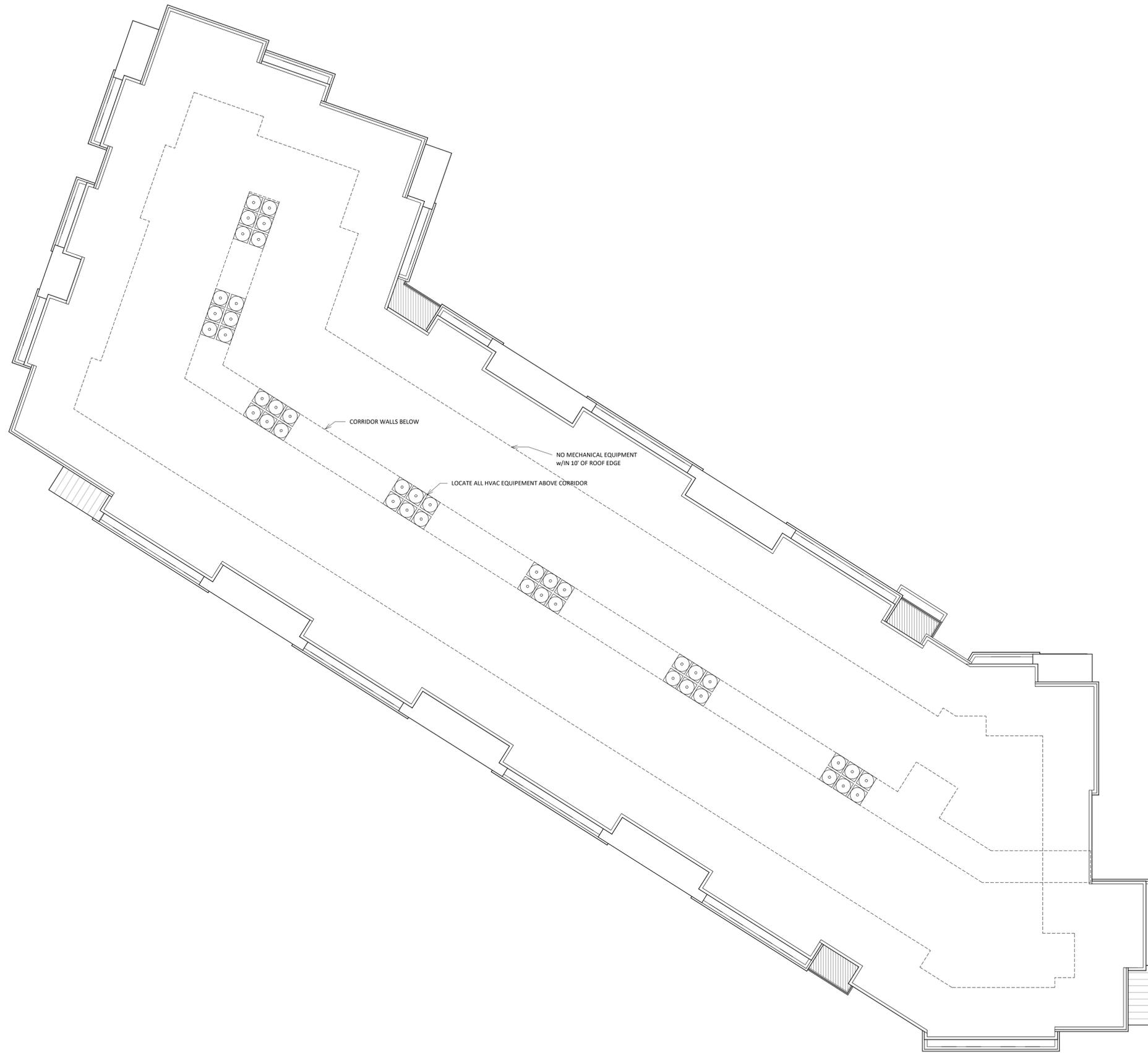
1 04 - FOURTH FLOOR
A-1.4 3/32" = 1'-0"



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Middleton, WI 53562

KEY PLAN



ISSUED
September 16, 2020

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A-1.5

PROJECT NUMBER **2033**

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1 ROOF PLAN
A-1.5 3/32" = 1'-0"



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

ISSUED
September 16, 2020



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

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

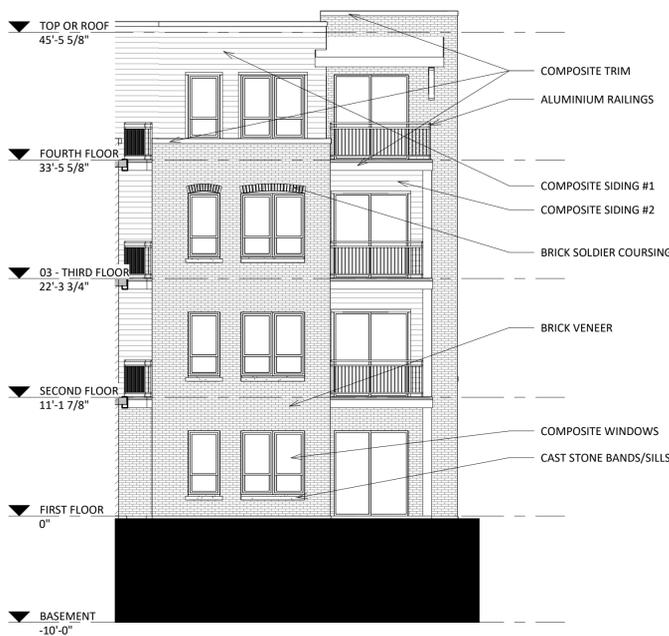
A-2.1

PROJECT NUMBER **2033**

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



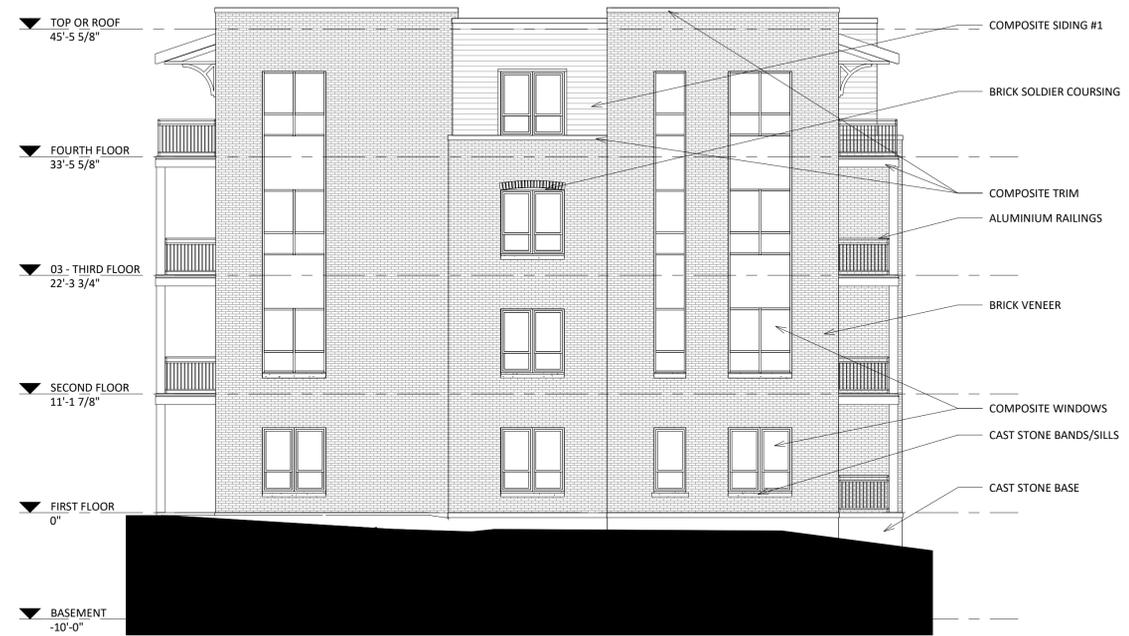
2 NORTH ANGLE ELEVATION
1/8" = 1'-0"



3 SOUTH ANGLE ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
A-2.3 1/8" = 1'-0"



3 WEST ANGLE #2 ELEVATION
A-2.3 1/8" = 1'-0"



2 WEST ANGLE #1 ELEVATION
A-2.3 1/8" = 1'-0"

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.3

PROJECT NUMBER **2033**

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1 EAST ELEVATION - COLORED

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



2 EAST ANGLE ELEVATION - COLORED

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

PROJECT TITLE
NORTHPOINTE
UNO'S SITE

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
EXTERIOR
ELEVATIONS -
COLORED

SHEET NUMBER

A-2.4

PROJECT NUMBER 2033

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1 NORTH ELEVATION - COLORED
1/8" = 1'-0"



2 NORTH ANGLE ELEVATION - COLORED
1/8" = 1'-0"



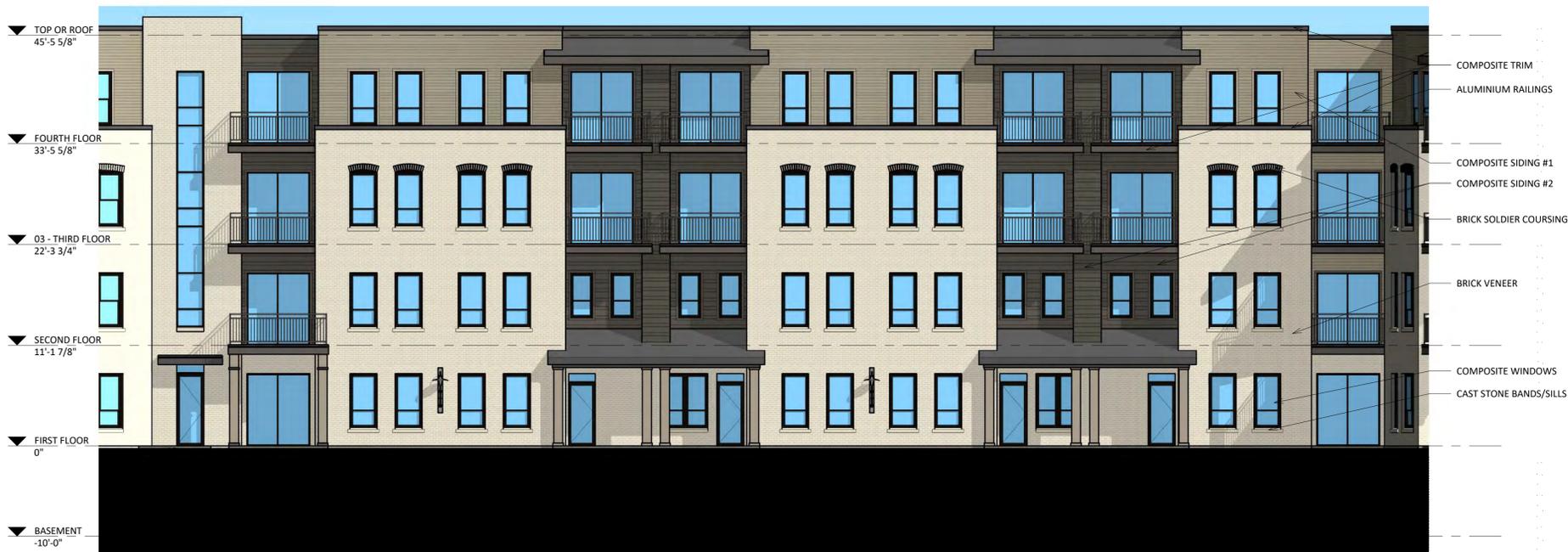
3 SOUTH ANGLE ELEVATION - COLORED
1/8" = 1'-0"



1 WEST ELEVATION - COLORED
A-2.3 1/8" = 1'-0"



3 WEST ANGLE #2 ELEVATION - COLORED
A-2.3 1/8" = 1'-0"



2 WEST ANGLE #1 ELEVATION - COLORED
A-2.3 1/8" = 1'-0"



CORDOVA
BUFF TEXTURED FACE

STONE BASE | SILLS | BANDS



T.B.D.
DARK BRONZE

WINDOWS
ALUMINIUM RAILINGS



T.B.D.
SILVER

METAL ROOF



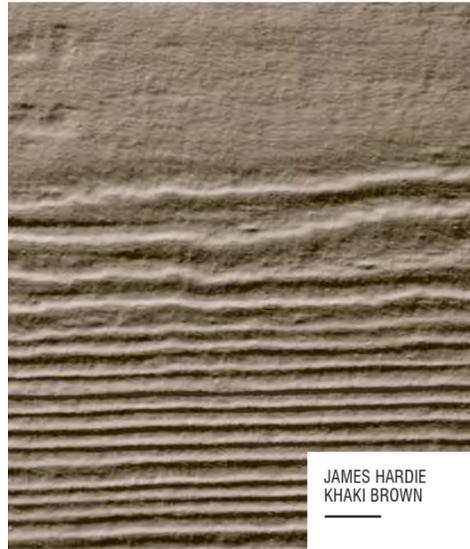
T.B.D.
BURNISHED SLATE

METAL FLASHINGS



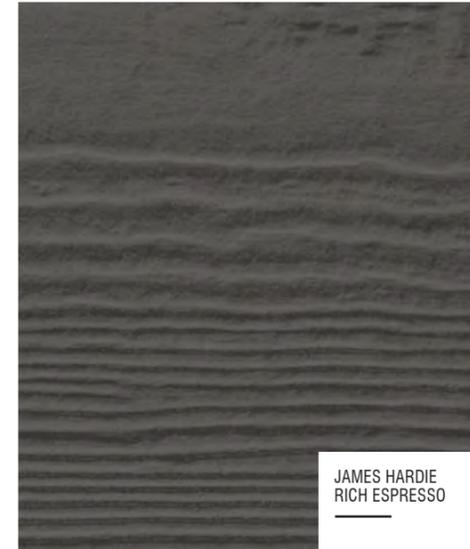
HEBRON
CHAMPAGNE

BRICK VENEER



JAMES HARDIE
KHAKI BROWN

COMPOSITE SIDING #1



JAMES HARDIE
RICH ESPRESSO

COMPOSITE SIDING #2

MATERIAL BOARD
NORTHPOINTE UNO'S SITE
7601 MINERAL POINT ROAD
MADISON, WI
SEPTEMBER 16, 2020





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
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**PIZZERIA UNOS
SITE REDEVELOPMENT**

7601 Mineral Pt Rd
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ISSUED
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PROJECT TITLE
PIZZERIA UNO
Site Redevelopment

7601 Mineral Point Rd
SHEET TITLE
Typical Unit Plans

SHEET NUMBER

A-5.1

PROJECT NO. **2033**
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TYPICAL UNIT PLANS
A-5.1 1/4" = 1'-0"



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PROJECT TITLE
PIZZERIA UNO
 Site Redevelopment

7601 Mineral Point Rd
 SHEET TITLE
Typical Unit Plans

SHEET NUMBER

A-5.2

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THREE BED T.H.

ONE BED

STYLE A
 THREE BED T.H.
 1488 S.F.
 #000

STYLE B
 THREE BED T.H.
 1520 S.F.
 #000

STYLE C
 THREE BEDROOM
 1339 S.F.
 #000

STYLE D
 BEDROOM
 523 S.F.
 #000

TOWN HOME SECOND FLOOR PLANS

TYPICAL UNIT PLANS
 1/4" = 1'-0"

