

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

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

DATE SUBMITTED: <u>May 18, 2011</u>	Action Requested
UDC MEETING DATE: <u>May 25, 2011</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1001 UNIVERSITY AVE

ALDERMANIC DISTRICT: SCOTT RESNICK - DISTRICT #8

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>L2 VENTURES</u>	<u>Knothe &amp; Bruce Architects, LLC</u>
<u>1022 W. JOHNSON ST., SUITE ONE</u>	<u>7601 University Avenue, Suite 201</u>
<u>MADISON, WI 53715</u>	<u>Middleton, Wisconsin 53562</u>

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201  
Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District\* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)
- Other \_\_\_\_\_

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

# LAND USE APPLICATION

Submitted April 20, 2011



1001 University Avenue  
Madison, Wisconsin 53715

Applicant: LZ Ventures  
Contact: Bill White  
Address: c/o Michael Best & Friedrich, LLP  
1 S. Pinckney St. Ste 700  
Madison, WI 53703-5154  
Phone: (608) 257-3501

# LAND USE APPLICATION

## 1001 University Avenue

Madison, Wisconsin

Submitted April 20, 2011

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## LIST OF EXHIBITS

- A. Check in the amount of \$1250 made payable to Madison City Treasurer
- B. Letter to Alderperson Bryon Eagan - Alder- District #8
- C. Zoning Text
- D. Neighborhood Context and Existing Building Heights
- E. Legal Description
- F. Deconstruction Photos
- G. CSM

## I. REQUEST FOR APPLICATION

In this application LZ Ventures seeks the following approvals: (1) Granting of Zoning Map Amendment from R-6 to PUD-SIP.

- a. Project Address: 1001 University Avenue  
Madison, WI 53715
- b. Property ID: 251/0709-232-0601-9
- c. Total Lot Size: .57 Acres
- d. Applicant/Owner: LZ Ventures  
John Leja, Managing Member  
c/o Michael Best & Friedrich, LLP  
1 S. Pinckney St. Ste 700  
Madison, WI 53703-5154  
(608) 257-3501  
(608) 283-2775 Fax  
Contact: Bill White  
WFWhite@michaelbest.com
- e. Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
(608) 836-3690  
(608) 836-6934 Fax  
Contact: Randy Bruce  
RBruce@knothebruce.com
- f. Surveyor: Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 826-0532  
(608) 826-0530 Fax  
Contact: David Glusick  
DGle@vierbicher.com
- g. Civil Engineer: Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 826-0532  
(608) 826-0530 Fax  
Contact: David Glusick  
DGle@vierbicher.com

h. Landscape Architect: Ken Saiki Design  
303 S. Paterson St. Ste 1  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
KSaiki@KSD-la.com

**2. FEES PAID:**

ZONING MAP AMENDMENT	\$1200
ADJACENT PROPERTY NOTIFICATION	\$50
	<hr/>
	\$1250

**3. WRITTEN INDICATION THAT ALDERPERSON HAS BEEN CONTACTED**

A letter has been sent to Alderperson Bryon Eagan - Alder- District #8 notifying him of our Land Use application submittal. It is enclosed as Exhibit B.

**4. WRITTEN INDICATION THAT THE APPLICABLE NEIGHBORHOOD GROUP HAS BEEN NOTIFIED OF THE SUBMITTAL**

A neighborhood group does not exist for the proposed project site. The development team has met with neighbors, representatives of the University Facility and Planning Department as well as the UW Student ASM Legislative Committee.

**5. DESCRIPTION OF PROJECT**

The project proposes a redevelopment at the corner of University Avenue and North Brooks Street. The site is currently occupied by the St. Francis House and Episcopal Student Center. The existing building was built in 1930 with a 1960's addition. St. Francis House Episcopal Student Center occupies the building, however the space far exceeds their needs and much of the building has become functionally obsolescent. The planned development includes preserving the original 1930 St. Francis House and relocating it on-site in order to facilitate the construction of a student housing apartment building. The 1960's addition to the chapel shall be deconstructed. The St. Francis House Episcopal Student Center will continue it's mission of serving the student community.

As part of this proposal, a CSM will be submitted to create two separate parcels; one for the St. Francis House and the second for student housing building. The student housing building will be a privately owned and operated facility distinct from the St. Francis House.

The site is well located on the southern edge of the UW-Madison campus and presents an excellent opportunity for infill redevelopment. The project proposal envisions new, high density housing that will complement the University's development plans. The site is currently zoned R-6.

The redevelopment plans for a 12 story residential building consisting of 90 units, ranging from in size from studio to 5 bedroom apartments. Residents for the building shall be sophomores,



juniors, seniors, and graduate students. The main entry shall be from the corner of University Avenue and Brooks Street. Vehicular access is provided from Brooks Street, keeping traffic on Conklin Place to a minimum. The project will provide 67 underground parking spaces on two levels. Convenient bicycle and moped parking is provided both on-site and within the underground parking structure.

The apartment will be responsive to the surrounding neighborhood, which poses unique challenges of tying into academic and religious buildings with a variety of architectural styles. The development will be sensitive to the solar impacts and view lines to the neighboring church and bell tower. The proposed building is a post-tensioned concrete structure with two levels of under-building parking. The contemporary exterior skin will be a combination of pre-cast wall panels, cast stone, metal panels, and spandrel glazing. Metal balconies and railings will articulate the facade and create usable open space for the residents.

## 6. VERIFICATION OF HISTORICAL STATUS

This project site is not located within a historic district and there are no buildings on the site with historic designation.

## 7. SITE DEVELOPMENT DATA

Dwelling Unit Mix		
Efficiency	3	
One-Bedroom	12	
Two-Bedroom	25	
Three-Bedroom	19	
Four-Bedroom	22	
<u>Four-Bedroom + Den</u>	<u>9</u>	
Total dwelling Units	90	
Densities		
Lot Area	24,661	or .57 acres
Lot Area/D.U.	274	sf/unit
Density	158	units/acre
Building Height	12	stories
Floor Area		
Total Floor Area (floors 1-12)	102,704	
Parking Ratios		
Automobile Parking (underground)	63 Stalls	.7 stall/unit
Moped Parking		
(surface)	37 Stalls	
<u>(underground)</u>	<u>21 Stalls</u>	
Total	58 Stalls	.64 stall/unit

Bicycle parking			
	(underground-standard 2'x6')	33 Stalls	
	(underground-wall hung)	115 Stalls	
	<u>(surface - standard 2' x 6' )</u>	<u>41 Stalls</u>	
	Total	189 Stalls	2.1 stall/unit

## 8. COMPREHENSIVE PLAN AND UW-MADISON CAMPUS MASTER PLAN

Neither of the major land-use plans directly addresses the subject site. The City of Madison Comprehensive Plan defers to the UW-Madison Campus Master Plan, while the Campus Master Plan does not include the site within its scope. In meetings with University officials they have reiterated that the property is not in their current or future plans for growth. Although the site is not directly within the City of Madison Comprehensive Plan, the development proposal does meet many of the objectives of the plan:

- It increases in development densities in the downtown/campus area.
- It increases the amount of housing available to the University population within convenient walking distance to campus and downtown.
- It decreases rental housing demand in the traditional residential neighborhoods bordering campus, encouraging the increase in single family home ownership.

## 9. DOWNTOWN DESIGN STANDARDS

Although this site is not in a downtown design district, the architectural requirements of the Downtown Design Zone 2 are worthy of review and comparison to this proposal. The following is a discussion of the project design as outlines in the Zone 2 guidelines:

### *Building Height*

Height: The building height is consistent with the buildings in the immediate surroundings. It has a total of 12 stories with multiple step backs.

Floor Area Ratio: The FAR is 4.16 (Downtown Design Zone 2 requirement is less than 6.0)

### *Exterior Building Design*

Massing: The building massing has been defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The building is composed of twelve stories of glass, metal panel and stone and precast panels.

Orientation: The building is directly oriented to the public sidewalk and street corner on two facades. The arching building facade at University Avenue creates a symbolic gesture, embracing the church.

Articulation: The building is well articulated with vertical modulation, horizontal stepbacks and finely composed window patterns. The articulation is achieved by incorporating a variety of floor plans, unit sizes and types and is reinforced with the use of exterior materials.

Openings: The size and rhythm of the window openings within the body of the building express a the residential architecture.



**Materials:** A variety of materials are used to reinforce the building articulation and to provide visual interest. The exterior glass with spandrel panels and stone and precast panels provide a high-quality building shell. The articulation of building material is consistent on all facades except along University Avenue. Here there is a poetic dialogue of the new with old as the reflective glass wall pays homage to surrounding buildings.

**Entry Treatment:** The building has a clearly defined pedestrian entry on the corner, which opens to the plaza and public sidewalk.

**Terminal Views and High Visibility corners:** The building is located at a street corner and the architecture has been designed to respond to its location. A curved spandrel glass wall spanning all twelve stories at the north elevation wraps the corner of the facade and is a strong gesture setting up a site line and giving the adjacent bell tower prominence.

#### *Site Design/Function*

**Semi-Public Spaces:** The street-side setback has been devoted to a thoughtfully designed semi public plaza space. A landscaped plaza with raised lawn panels provides an area for the building and its occupants to interact with the street.

**Landscaping:** A detailed and comprehensive landscape and hardscape plan has been prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained. Raised planters, scored concrete patios and terraces, and crushed stone are used to enhance the architecture and defines interesting private, public and semi-public spaces.

**Lighting:** Exterior lighting will be used to provide appropriate lighting at the entry and terrace areas and to provide architectural accents to the upper levels.

#### *Interior Building Design*

**Mix of Dwelling Unit Types:** A wide variety of unit sizes and types are available within the building from studio apartments to five bedroom apartments.

**Dwelling Unit Size, Type and Layout:** The unit sizes are larger than typical student housing to provide living areas that are sufficient for proper furniture placement and to meet the social needs of the occupants. Some of the bedrooms in the apartments are sized to allow for double-occupancy, however, the bedrooms in the larger apartments are sized to discourage multiple occupants and limit occupancies to no more than five unrelated individuals.

**Interior Entryway:** The entryway has a transparent vestibule leading to an inviting elevator lobby.

**Usable Open Space:** Both private and public open spaces are provided. The street-side terrace provides a public space at the front of the building, while a roof terrace on the fifth floor provides views for social gatherings and views to the University. Private balconies and patios provide private outdoor spaces and exceed the 4 feet by 8 feet suggested minimum size.

**Trash Storage:** A centrally located trash chute will be located on each floor for

the convenience of the residents. The trash is then collected in the basement level of the building and compacted. The refuse disposal company will have access to the basement trash room from the overhead garage door.

**Resident Parking for Vehicles, Bicycles and Mopeds:** A significant level of parking is provided in the multilevel underground parking garage. Based on the applicants experience with similar housing on this block, the level of parking provided should meet the needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located immediately inside the parking garage entrance.

**Building Security and Management:** The building will be professionally managed and an on-site management office on the first floor of the building will provide a continuous management presence. The building will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

## **10. EXISTING STRUCTURES AND DEMOLITION STANDARDS**

This proposed redevelopment will preserve the original 1930 St. Francis House on-site and allow for reinvestment in the mechanical and structural components of the building. The concrete and wood structure will be relocated over a new foundation that will be constructed along University Avenue. The 1960's chapel addition is functionally obsolescent and will be deconstructed. Components the 1960's addition, including the stained glass and mosaic may be incorporated into the original St. Francis House. A Re-use and Recycling Plan will be prepared for review prior to demolition.

The Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

This development proposal will preserve the original St. Francis House, provide in-fill development of R-6 lands immediately adjacent to the University and substantially increase the taxable value of the property. The applicant believes that the demolition standards are met if the following standards cited in the Zoning Code are considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

## **11. PROJECT SCHEDULE**

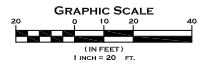
It is planned that construction will start as soon as development approvals are in place in Summer of 2011 and be completed by August of 2012.

## **12. SOCIAL & ECONOMIC IMPACTS**

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the city. New higher density student housing in the central city reduces vehicular traffic and promotes pedestrian and bicycle traffic. It also allows for the relocation of student residents from existing rental properties in older neighborhoods so that those properties may transition back to owner occupancies.

Consultant

Notes



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  - C-12 TOPOGRAPHIC SURVEY
  - C-13 SITE DEMOLITION PLAN
  - C-14 GRADING AND EROSION CONTROL PLAN
  - C-15 UTILITY PLAN
  - C-16 SITE CONSTRUCTION DETAILS

- L-11 SITE PLANTING PLAN
- L-12 PLANT SCHEDULE

- A-11 PARKING LEVEL - TWO
- A-12 PARKING LEVEL - ONE
- A-13 FIRST FLOOR PLAN
- A-14 SECOND-FOURTH FLOOR PLAN
- A-15 FIFTH FLOOR PLAN
- A-16 SIXTH-EIGHTH FLOOR PLAN
- A-17 NINTH-TWELFTH FLOOR PLAN
- A-21 ELEVATION ALONG BROOKS STREET
- A-22 ELEVATION ALONG UNIVERSITY AVENUE
- A-23 WEST ELEVATION
- A-24 ELEVATION ALONG CONKLIN PLACE

**SITE STATISTICS**

**Dwelling Unit Mix:**

Efficiency	3
One-Bedroom	12
Two-Bedroom	25
Three-Bedroom	19
Four-Bedroom	22
Five-Bedroom	4
Total Dwelling Units	40

**Areas:**

Total Gross Floor Area	102,104 S.F.
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**Densities:**

Lot Area	24,661 or .57 acres
Lot Area / D.U.	274 SF/unit
Density	150 units/acre

**Building Height:** Twelve Stories

**Vehicle Parking:**

Underground-Residential	63 stalls
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**Bicycle Parking:**

Underground - standard 2'x6'	33 stalls
Surface - standard 2'x6'	41 stalls
Total	74 stalls (70 required)

Underground - wall hung 115 stalls

Revisions

City Plan Review - April 20, 2011

Project Title

1001 University Avenue  
Madison, WI

Drawing Title

Overall Site Plan

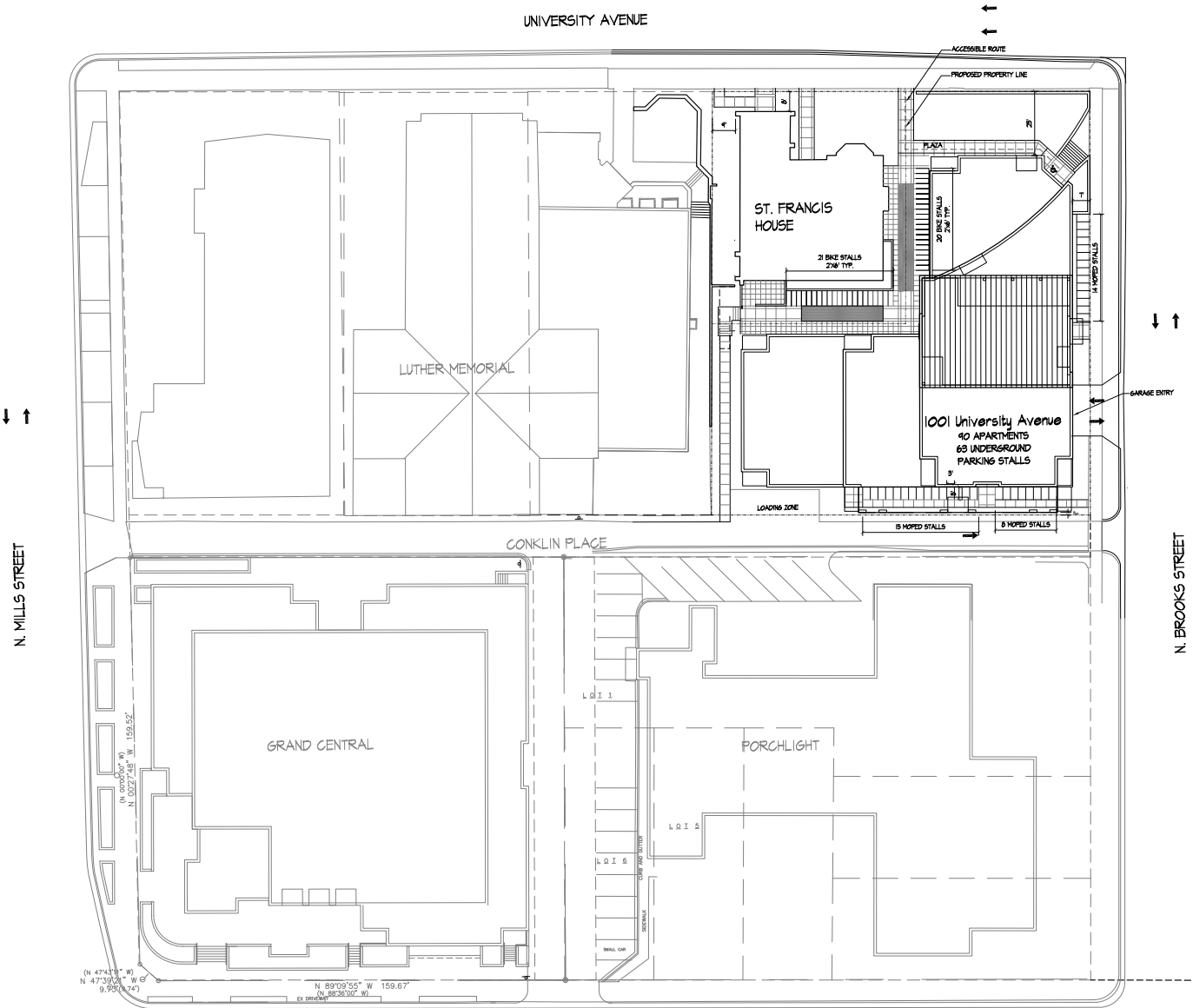
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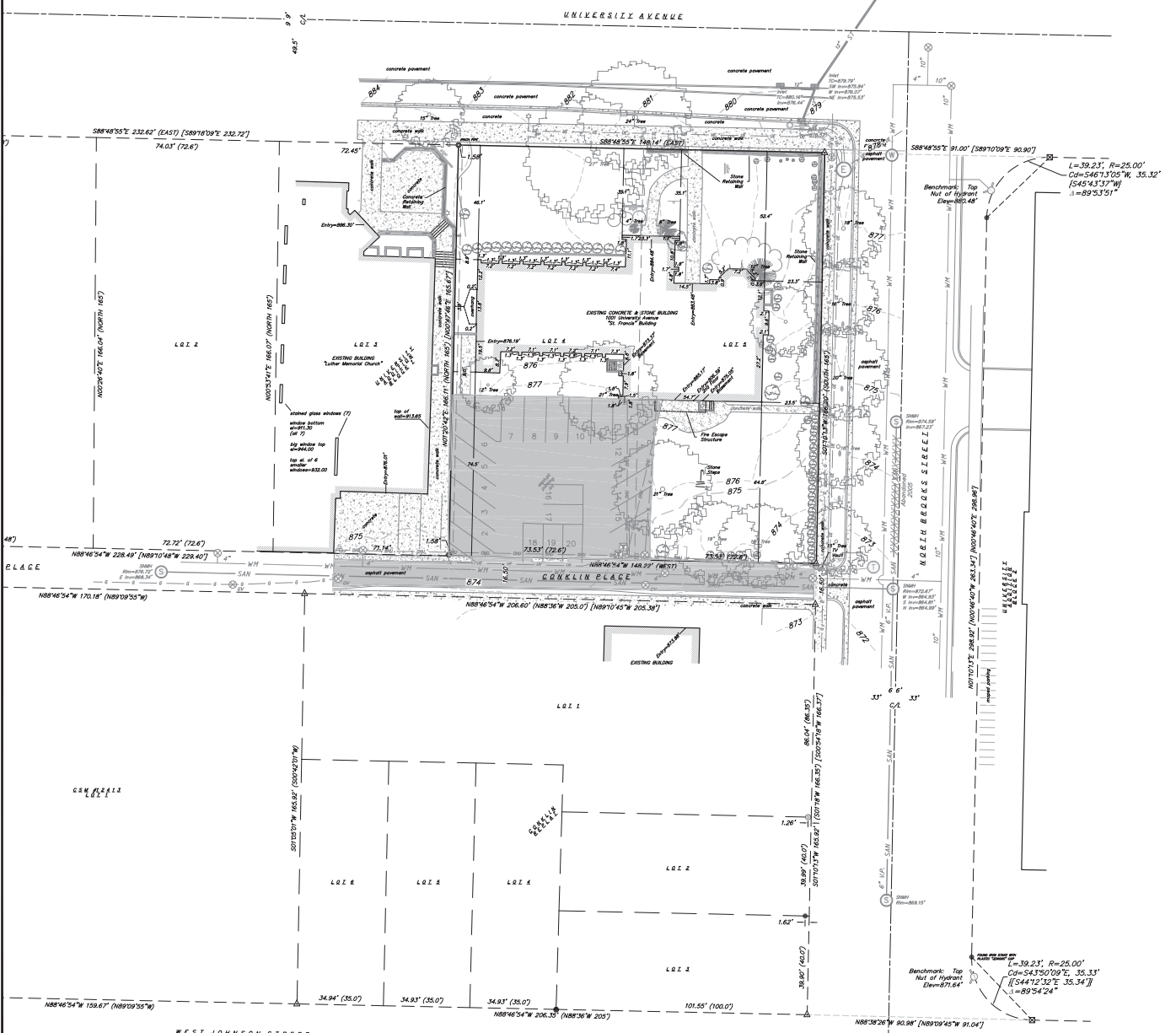
Drawing No.

C-1.0

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**A SITE PLAN**  
7/20/11



### SURVEY LEGEND

- EXISTING 1"OUTSIDE dia. IRON PIPE
- EXISTING 1-1/4"dia. SOLID IRON ROD
- EXISTING 3/4"dia. SOLID IRON ROD
- ⊠ EXISTING CUT CROSS IN CONCRETE
- △ SET MAG NAIL
- SET 3/4"x24" IRON RE-BAR, WT. 1.50lbs./lin.ft. MIN.

[ ] RECORDED PER SURVEY #96-1123 BY DONALD L. PAULSON DATED 11-22-1996 OR PER SURVEY #94-0334 BY DONALD L. PAULSON DATED 04-07-1994

{ } RECORDED PER SURVEY BY FRANCIS R. THOUSAND DATED 07-09-1991

( ) RECORDED INFORMATION PER CSM OR FLAT

### EXISTING TOPOGRAPHIC LEGEND

— SAN —	EXISTING SANITARY SEWER (SIZE NOTED)
— WM —	EXISTING WATER MAIN (SIZE NOTED)
— ST —	EXISTING STORM SEWER (SIZE NOTED)
— G —	EXISTING GAS MAIN
— OH —	EXISTING OVERHEAD UTILITIES
— 945 —	EXISTING CONTOURS
— 944 —	EXISTING PROPERTY LINE
○ S	EXISTING SANITARY MANHOLE
○ SV	EXISTING SANITARY CLEANOUT
○ SV	EXISTING SEPTIC VENT
○ WMV	EXISTING WATER MAIN VALVE
○ WMH	EXISTING WATER MANHOLE
○ CS	EXISTING CURB STOP
○ FH	EXISTING FIRE HYDRANT
○ CI	EXISTING CURB INLET
○ FI	EXISTING FIELD INLET
○ SM	EXISTING STORM MANHOLE
○ UP	EXISTING UTILITY POLE
○ LP	EXISTING LIGHT POLE
○ EM	EXISTING ELECTRIC MANHOLE
○ EP	EXISTING ELECTRIC PEDESTAL
○ TR	EXISTING TRANSFORMER
○ GV	EXISTING GAS VALVE
○ TM	EXISTING TELEPHONE MANHOLE
○ TP	EXISTING TELEPHONE PEDESTAL
○ TV	EXISTING TV PEDESTAL
○ X	EXISTING FENCE
○ CL	EXISTING CHAINLINK FENCE
○ S	EXISTING SIGN (TYPE NOTED)
○ V	LIMITS OF VEGETATION
○ SR	EXISTING SHRUB
○ M	PARKING METER



**TOPOGRAPHIC SURVEY**  
**ST. FRANCIS PROPERTY**  
**1001 UNIVERSITY AVENUE**  
**MADISON, WI 53715**

NO.	DATE	REVISIONS	REMARKS

SCALE  
 1"=20' (2436)  
 3/4"=40' (11437)

DATE  
 04-20-11

DRAFTER  
 TOBY

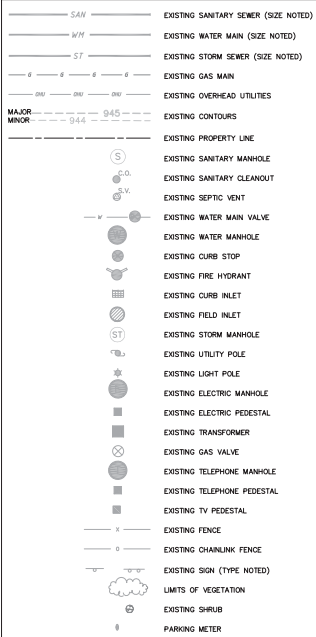
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PROJECT NO.  
 33117535

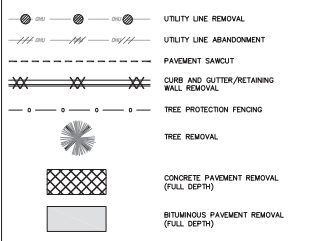
SHEET  
 1 OF 5

DWG. NO.  
 C-1.2

EXISTING TOPOGRAPHIC LEGEND



DEMOLITION LEGEND

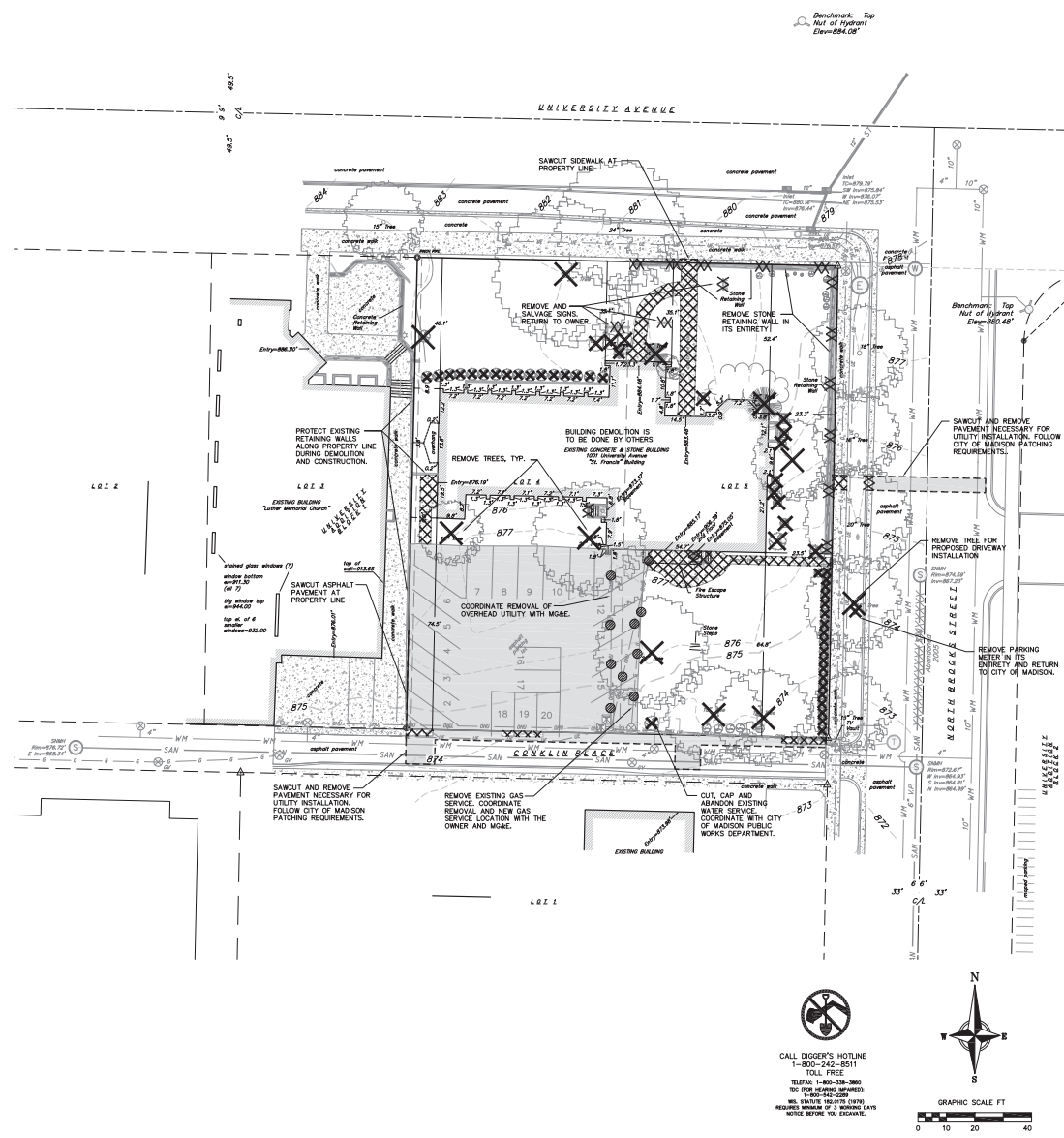


GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN OBTAINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ANY SIDEWALK AND CURB & GUTTER ADJUTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
4. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
5. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
6. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON AT (608) 266-4751. A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.

DEMOLITION NOTES:

1. ALL SIGNS TO BE REMOVED SHALL BE SALVAGED AND STORED IN THE OWNER'S FACILITY FOR FUTURE USE AS APPROPRIATE.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT, DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. 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, JOISTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
7. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.



CALL DIGGER'S HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 TELEFAX 1-800-338-3860  
 TEL. (608) 262-3800  
 1-800-842-2287  
 FAX (608) 262-3800  
 WEATHER SERVICE: 1-800-842-2287  
 REMOVAL SERVICE: 1-800-842-2287



PRELIMINARY - NOT FOR CONSTRUCTION



**SITE DEMOLITION PLAN**  
**ST. FRANCIS PROPERTY**  
**1001 UNIVERSITY AVENUE**  
**MADISON, WI 53715**

REVISIONS	NO.	DATE	REMARKS

SCALE: 1"=20' (24236)  
 1"=40' (11437)  
 DATE: 04-20-11  
 DRAFTER: TOCY  
 CHECKED: BOY  
 PROJECT NO.: 33117535  
 SHEET: 2 OF 5  
 DWG. NO.: C-1.3



### EXISTING TOPOGRAPHIC LEGEND

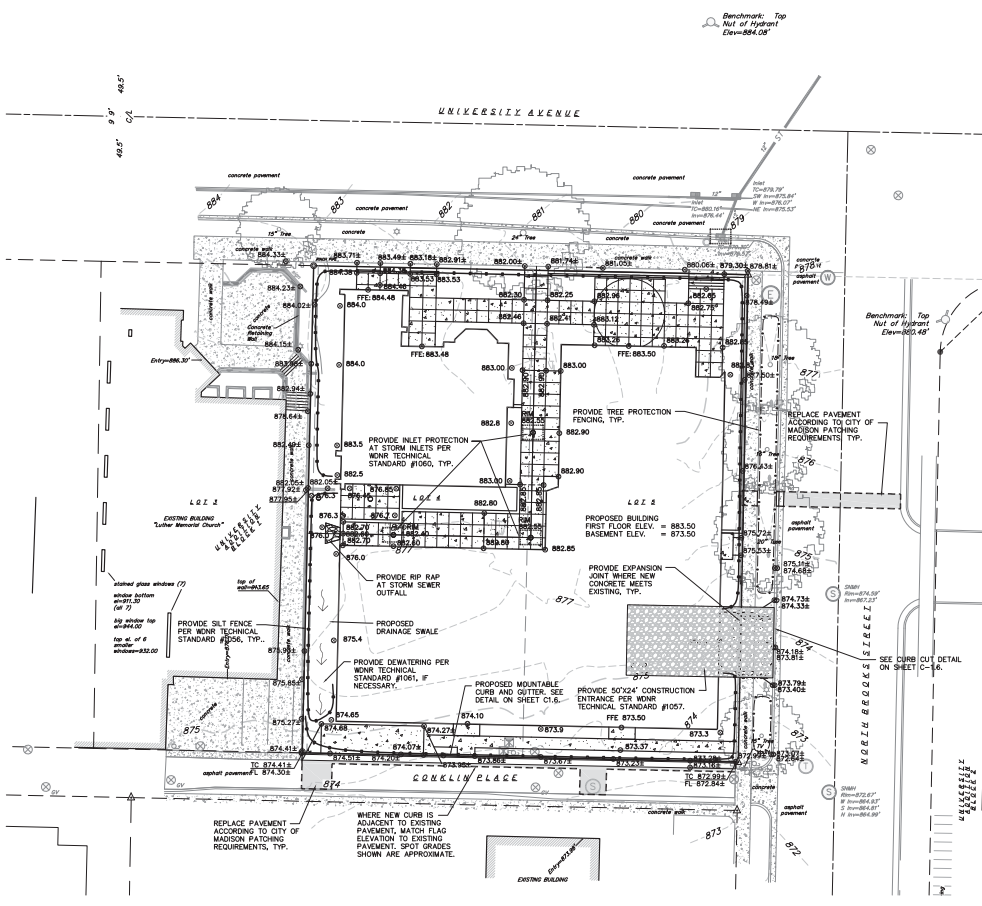
- SAH EXISTING SANITARY SEWER (SIZE NOTED)
- WM EXISTING WATER MAIN (SIZE NOTED)
- ST EXISTING STORM SEWER (SIZE NOTED)
- EXISTING GAS MAIN
- EXISTING OVERHEAD UTILITIES
- EXISTING CONTOURS
- MAJOR EXISTING CONTOURS
- MINOR EXISTING CONTOURS
- EXISTING PROPERTY LINE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SEPTIC VENT
- EXISTING WATER MAIN VALVE
- EXISTING WATER MANHOLE
- EXISTING CURB STOP
- EXISTING FIRE HYDRANT
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING FENCE
- EXISTING CHAINLINK FENCE
- EXISTING SIGN (TYPE NOTED)
- LIMITS OF VEGETATION
- EXISTING SHRUB
- PARKING METER

### PROPOSED LEGEND

- MAJOR PROPOSED CONTOURS
- MINOR PROPOSED CONTOURS
- SILT FENCE
- TREE PROTECTION FENCING
- STANDARD CURB & GUTTER (SEE DETAIL ON SHEET C-14)
- SAWCUT
- WATER VALVE
- STORM MANHOLE
- SANITARY MANHOLE
- CONCRETE
- ASPHALT PAVEMENT
- STONE TRACKING PAD
- INLET PROTECTION

- ### GENERAL NOTES:
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR, THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
  - ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
  - ANY SIDEWALK AND CURB & GUTTER ADJACENT TO THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PAVING CRITERIA.
  - THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
  - PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
  - CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON AT (608) 266-4751. A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
- 
- ### EROSION CONTROL MEASURES
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
  - CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wisconsin.gov/topic/water/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
  - INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WORK DAY AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
  - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
  - A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO MINOR TECHNICAL STANDARD 1057 (HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
  - STABILIZED DISTURBED GROUND, ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 30 CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25 FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND PILES, WHICH WILL REMAIN UNWORKED FOR A PERIOD OF MORE THAN 30 CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
  - SITE BOUNDARIES, WATER BARRIERS FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 2 FEET, BE OPEN TO THE AIR, AND BE PROTECTED BY A FENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 250 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DESIGN FLOW RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY ONE TECHNICAL STANDARD 1051 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
  - WASHED STONE WEEDERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
  - RIP-RAP SHALL BE NO SMALLER THAN 3" TO 4".
  - INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS MEET WISCONSIN D.O.T. D.T. 2 INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BROADER COURSE OF ASPHALT.
  - RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
  - ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
  - SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
  - EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
  - SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. PRODUCT ACCEPTABILITY LIST, OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
  - SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
  - SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
  - SEEDMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
  - ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
  - ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
  - THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
  - CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
  - ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
  - CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.



- ### SEEDING RATES:
- TEMPORARY:**  
 1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.  
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 S.F. FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**  
 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
- FERTILIZING RATES:**  
**TEMPORARY AND PERMANENT:**  
 USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- MULCHING RATES:**  
**TEMPORARY AND PERMANENT:**  
 USE 3" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 4073.3.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

- ### CONSTRUCTION SEQUENCE:
- INSTALL SILT FENCE AND TRACKING PAD
  - INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY
  - STRIP TOPSOIL
  - ROUGH GRADE FOR DRIVEWAYS/BUILDING PADS
  - CONSTRUCT UNDERGROUND UTILITIES
  - INSTALL INLET PROTECTION ON NEW INLETS
  - CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA.
  - SEED/SOD PROPOSED GREEN SPACES.
  - REMOVE TRACKING PAD AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED.

CALL DIGGER'S HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 (608) 1-800-338-3865  
 NO FEE (608) 262-3869  
 1-800-942-2287  
 (608) 262-3869  
 WE LOCATE 100' DEEP (20')  
 REQUIRES MINIMUM OF 3 WISCONSIN DNR  
 NOTICE BEFORE YOU EXCAVATE.

SCALE:  
 1"=20' (24336)  
 1/4"=10' (11037)  
 DATE: 04-20-11  
 DRAFTER: JDOY  
 CHECKED: TCOY  
 PROJECT NO.: 33117535  
 SHEET: 3 OF 5  
 DWG. NO.: C-14

GRAPHIC SCALE FT: 0 10 20 40

**verichor**  
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 REBECCA HANCOCK-PAARE, LEU, CEN  
 950 UNIVERSITY AVENUE, SUITE 200  
 MADISON, WI 53715  
 TEL: 608.262.3869  
 FAX: 608.262.3869

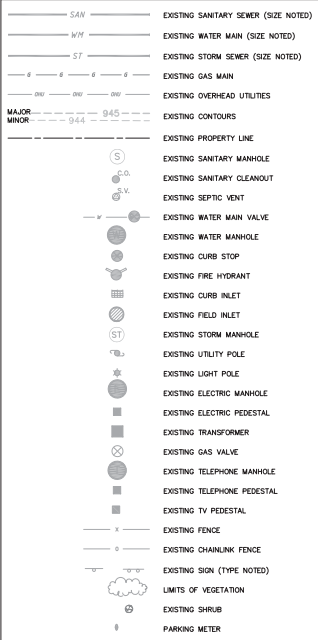
**GRADING AND EROSION CONTROL PLAN**  
 ST. FRANCIS PROPERTY  
 1001 UNIVERSITY AVENUE  
 MADISON, WI 53715

REVISIONS	NO.	DATE	REMARKS

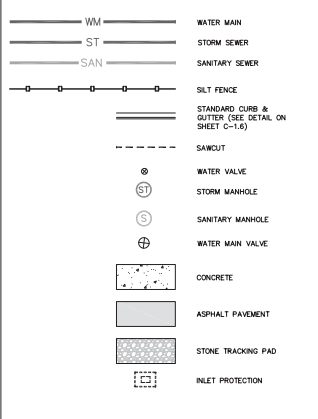
PRELIMINARY - NOT FOR CONSTRUCTION



EXISTING TOPOGRAPHIC LEGEND



PROPOSED LEGEND



GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
4. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
5. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
6. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON AT (608) 266-4751. A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.

UTILITY NOTES:

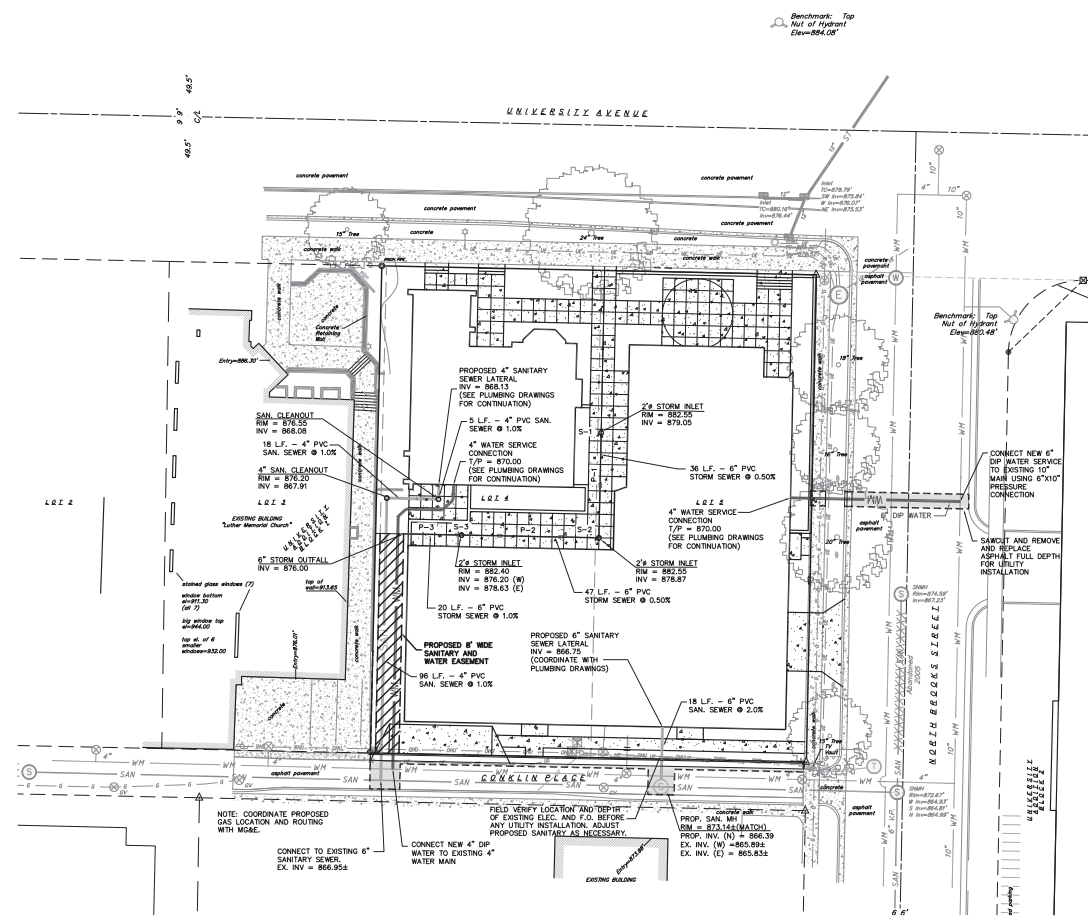
1. STORM SEWER PIPES P-1 THRU P-3 SHALL BE PVC, ASTM D3034 (OR EQUIVALENT) MATERIAL.
2. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52).
3. PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SIZE 53).
4. SITE CONTRACTOR SHALL LEAVE STORM, SANITARY, AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY, STORM, AND WATER LATERALS.
5. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
6. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
7. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
8. ALL GARAGE CATCH BASINS SHALL BE PUMPED TO SANITARY SEWER AND INSTALLED PER DEPARTMENT OF COMMERCE GUIDELINES.
9. UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
11. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FORM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
12. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
13. ALL CLOSED MANHOLES SHALL HAVE NENAH R1713-B FRAME AND CLOSED LID OR APPROVED EQUAL.

STORM SEWER PIPE SCHEDULE

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH (FT)	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	DIAMETER OF PIPE (IN)
P-1	S-1	S-2	36	879.05	878.87	0.50	6
P-2	S-2	S-3	47	878.87	878.63	0.51	6
P-3	S-3	-	20	876.20	876.00	1.00	6

STORM SEWER STRUCTURE DETAIL

STRUCTURE NUMBER	TYPE	GRATE/LID TYPES	TOP OF CASTING	INVERT	DEPTH (FT)
S-1	2' DIAMETER INLET	2504-D	882.55	879.50	3.05
S-2	2' DIAMETER INLET	2504-D	882.55	878.87	3.69
S-3	2' DIAMETER INLET	2504-D	882.40	876.20	6.20



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NO FEE (MAYBE SPAMMED)

1-800-942-2287  
NO FEE (MAYBE SPAMMED)

REQUIRES MANUAL OF 3 WORKING DAYS  
NOTICE BEFORE YOU EXCAVATE.

GRAPHIC SCALE FT  
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

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REBECCAH HANCOCK-PAINE DUCHEIN  
Project Manager (608)266-4751  
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**UTILITY PLAN**  
ST. FRANCIS PROPERTY  
1001 UNIVERSITY AVENUE  
MADISON, WI 53715

REVISIONS	NO.	DATE	REMARKS

SCALE  
1"=20' (2436)  
1"=40' (11437)

DATE  
04-20-11

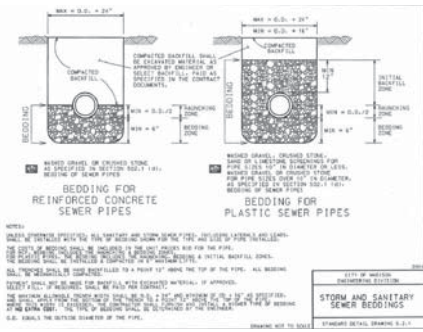
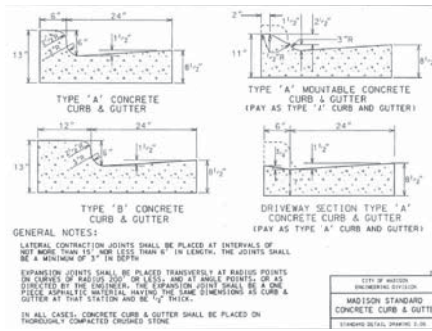
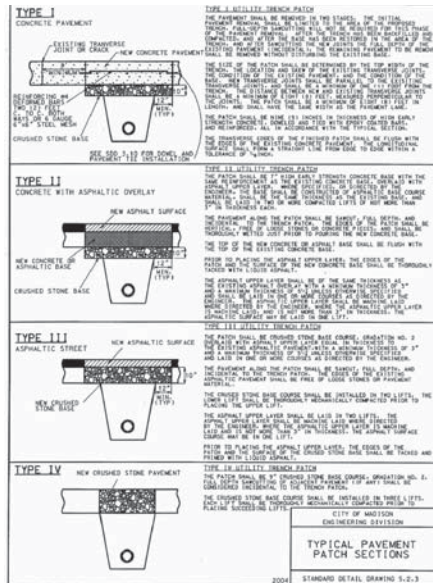
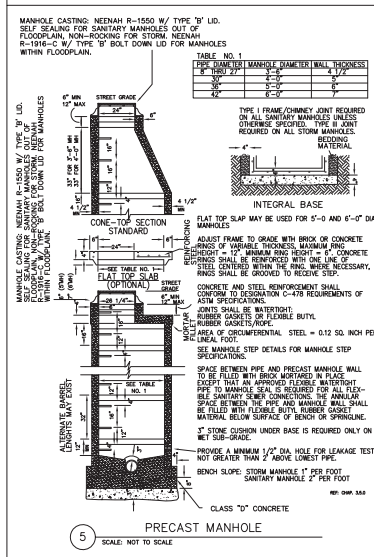
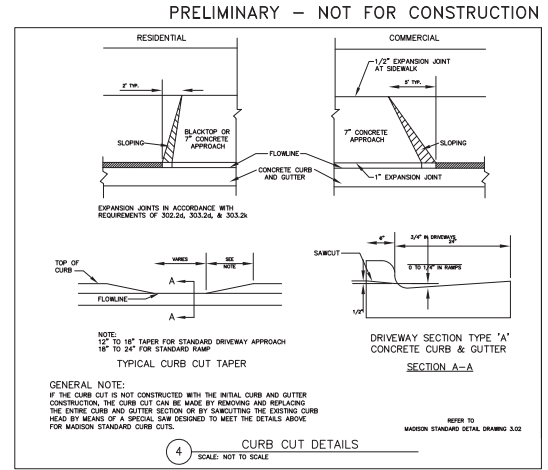
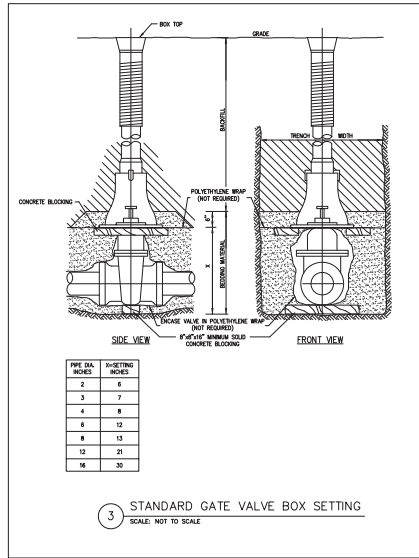
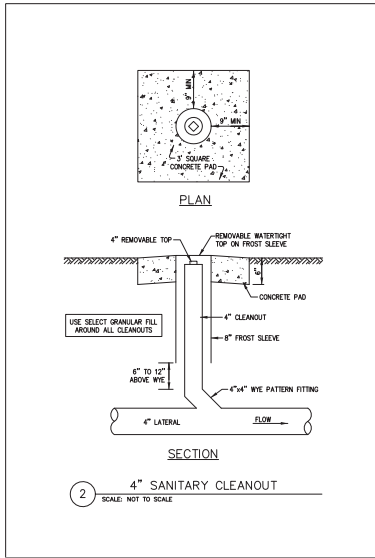
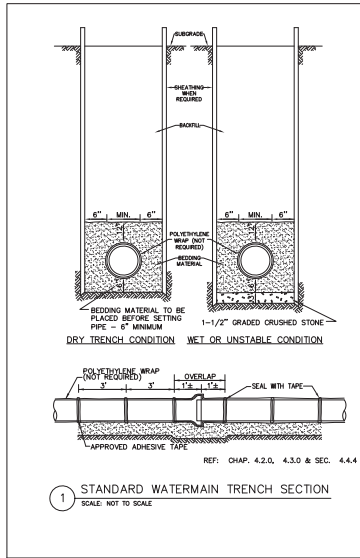
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PROJECT NO.  
33117535

SHEET  
4 OF 5

DWG. NO.  
C-1.5



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**SITE CONSTRUCTION DETAILS**  
ST. FRANCIS PROPERTY  
1001 UNIVERSITY AVENUE  
MADISON, WI 53715

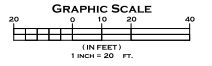
REVISIONS	NO.	DATE	REMARKS

DATE: 04-20-11  
DRAWN: TOBY  
CHECKED: TOBY  
PROJECT NO.: 33117535  
SHEET: 5 OF 5  
DWG. NO.: C-16

Consultant



Notes



Revisions

City Plan Review - April 20, 2011

Project Title

1001 University Avenue

1001 UNIVERSITY AVE.

Drawing Title

Site Planting Plan

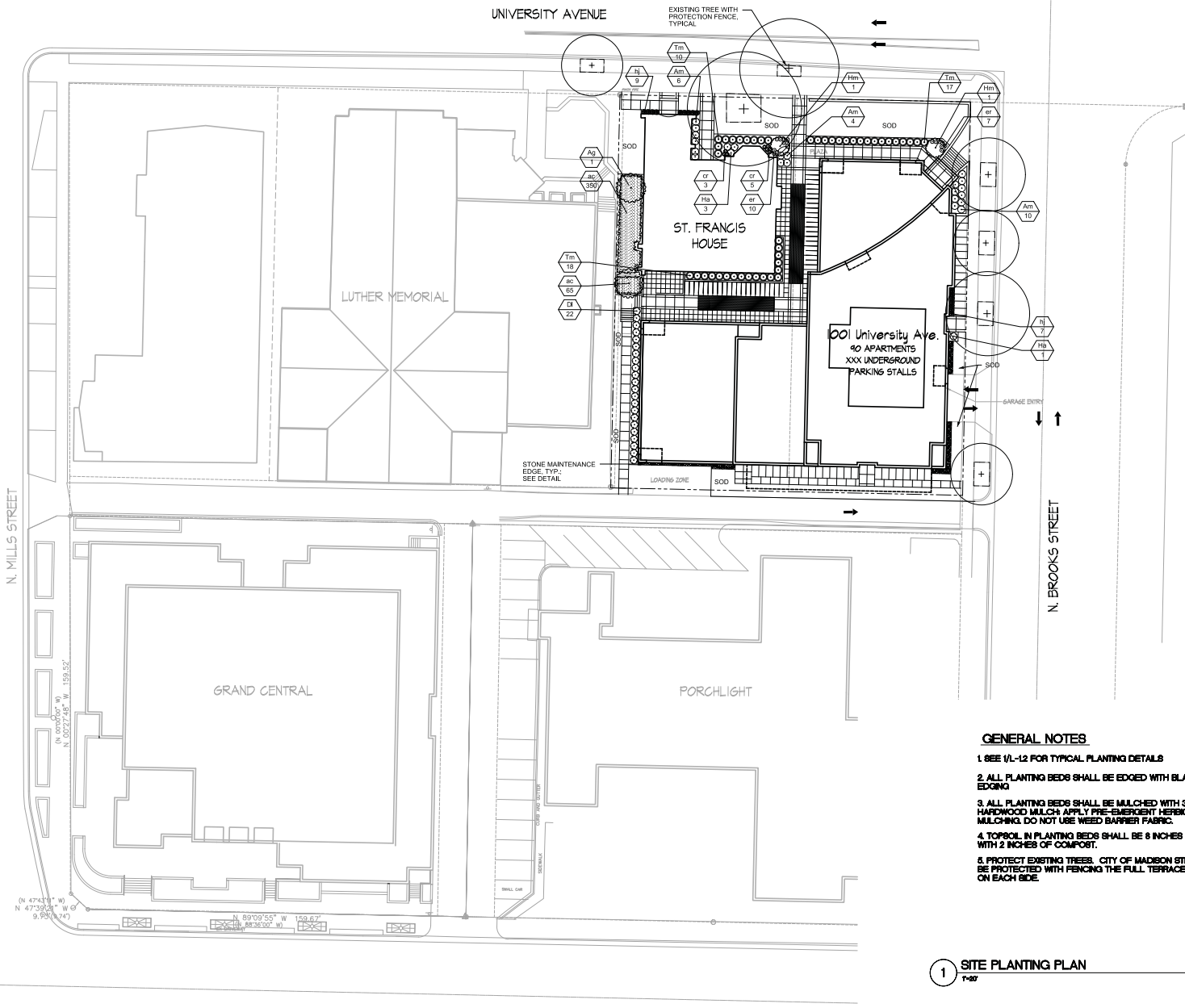
Project No.

1037

Drawing No.

L-1.1

BROOKS PLAT  
BLOCK 4



**GENERAL NOTES**

1. SEE 1/1-12 FOR TYPICAL PLANTING DETAILS
2. ALL PLANTING BEDS SHALL BE EDGED WITH BLACK ALUMINUM EDGING
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD MULCH. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCHING. DO NOT USE WEED BARRIER FABRIC.
4. TOPSOIL IN PLANTING BEDS SHALL BE 8 INCHES DEEP AND AMENDED WITH 2 INCHES OF COMPOST.
5. PROTECT EXISTING TREES. CITY OF MADISON STREET TREES SHALL BE PROTECTED WITH FENCING THE FULL TERRACE WIDTH AND 8'-0" MIN ON EACH SIDE.

**1 SITE PLANTING PLAN**

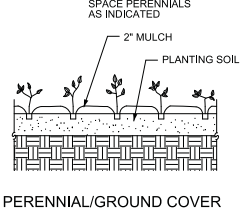
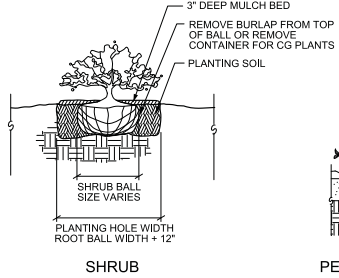
T-20

(N 47°41'17" W  
N 47°39'28" W  
9.95' (324')  
N 89°09'55" W 150.67'  
N 89°09'55" W  
N 89°09'55" W



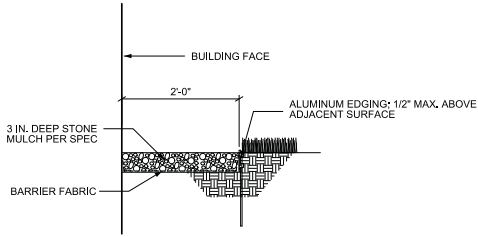
Notes

PLANT LIST					
Key	Botanical Name	Common Name	Qty.	Size at Planting	Comments
<b>Deciduous Shrubs</b>					
Ag	<i>Amelanchier x grandiflora</i> 'Princess Diana'	Princess Diana Serviceberry	2	5' Ht/B&B	shrub form
Am	<i>Aronia melanocarpa</i> 'Iroquois Beauty'	Iroquois Beauty Aronia	20	18" Ht/Cont	
DI	<i>Diervilla lonicera</i>	Dwarf Bushhoneysuckle	22	18" Ht/Cont	
Hm	<i>Heptacodium miconioides</i>	Seven Son Flower	2	5' Ht/B&B	shrub form
Ha	<i>Hydrangea arborescens</i> 'Grandiflora'	Snowhill Hydrangea	4	18" Ht/Cont	
<b>Evergreen Shrubs</b>					
Tm	<i>Taxus x media</i> 'Everlow'	Everlow Yew	35	2 1/2" Spd./Cont	
<b>Perennials/Ground Covers</b>					
ac	<i>Asarum canadense</i>	Wild Ginger	415	2" pot	space 12" oncenter
cr	<i>Cimicifuga racemosa</i> 'Brunete'	Brunette Snakeroot	8	1 gal. pot	
er	<i>Epimedium rubrum</i>	Red Barrenwort	17	2" pot	space 12" oncenter
hj	<i>Hosta x June</i>	June Hosta	16	1 gal. pot	

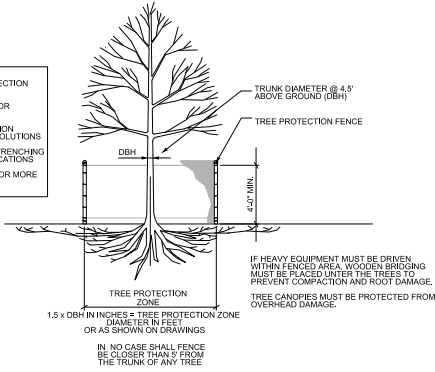


**1 PLANT SCHEDULE**  
NO SCALE

**2 TYPICAL PLANTING DETAILS**  
NO SCALE



PROHIBITED WITHIN TREE PROTECTION ZONE:  
1. NO CONSTRUCTION STAGING OR MATERIALS STORAGE  
2. NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS  
3. GRADING, EXCAVATION, AND TRENCHING ONLY AS DESCRIBED IN SPECIFICATIONS  
4. SEE SPEC SECTION 31-13-16 FOR MORE INFORMATION



**3 STONE MAINTENANCE EDGE**  
1:1-0'

**4 TREE PROTECTION DETAIL**  
1:1-0'

Revisions  
City Plan Review - April 20, 2011

Project Title  
TEN-01

1001 UNIVERSITY AVE.  
Drawing Title  
Plant Schedule

Project No. 1037 Drawing No. L-1.2

Consultant \_\_\_\_\_

Notes \_\_\_\_\_

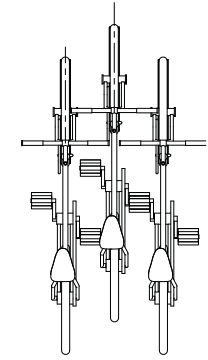
Revisions  
City Plan Review - April 20, 2018

Project Title  
1001 University Avenue  
Madison, WI

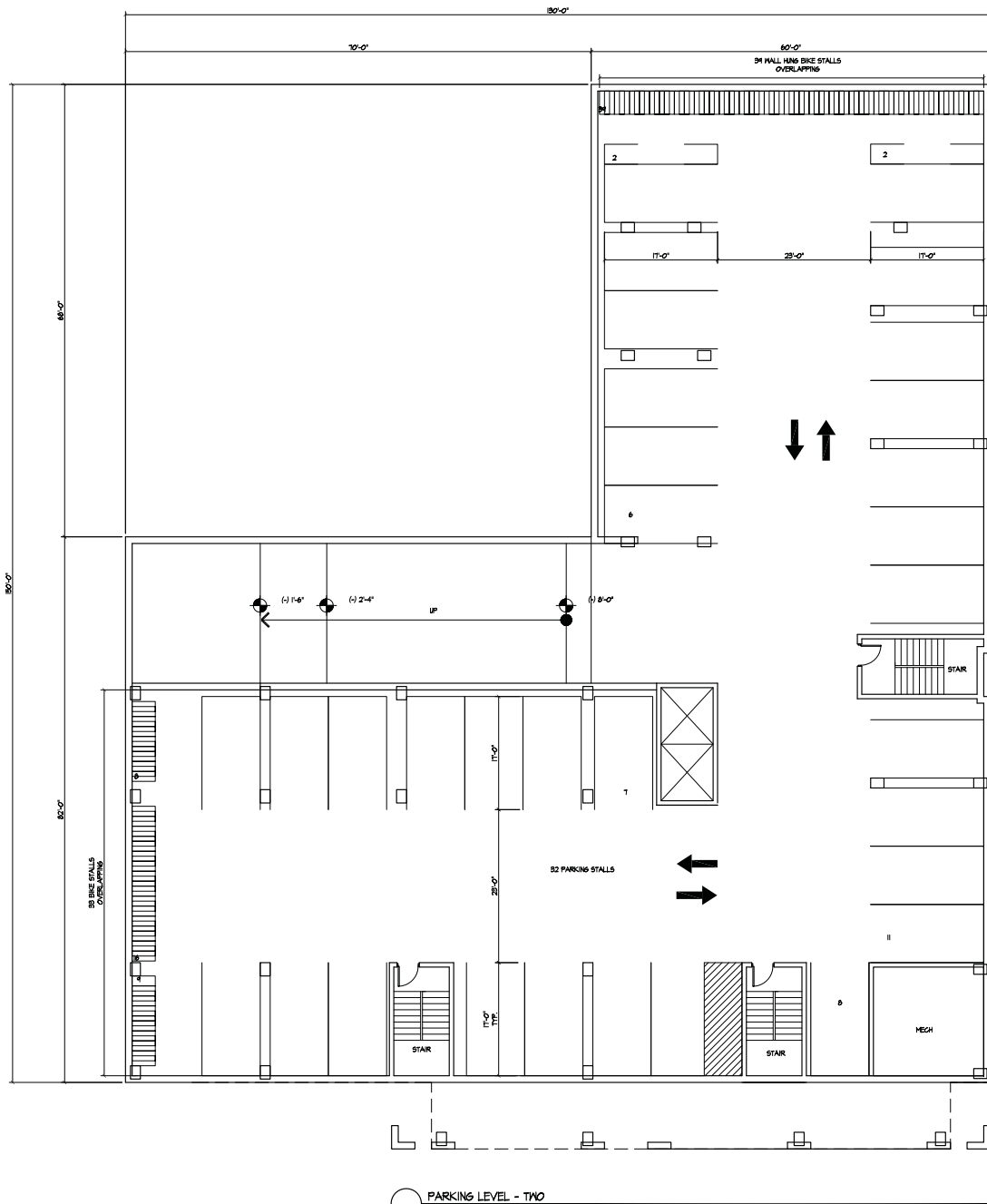
Drawing Title  
Parking Level - Two

Project No. 1037 Drawing No. A-1.1

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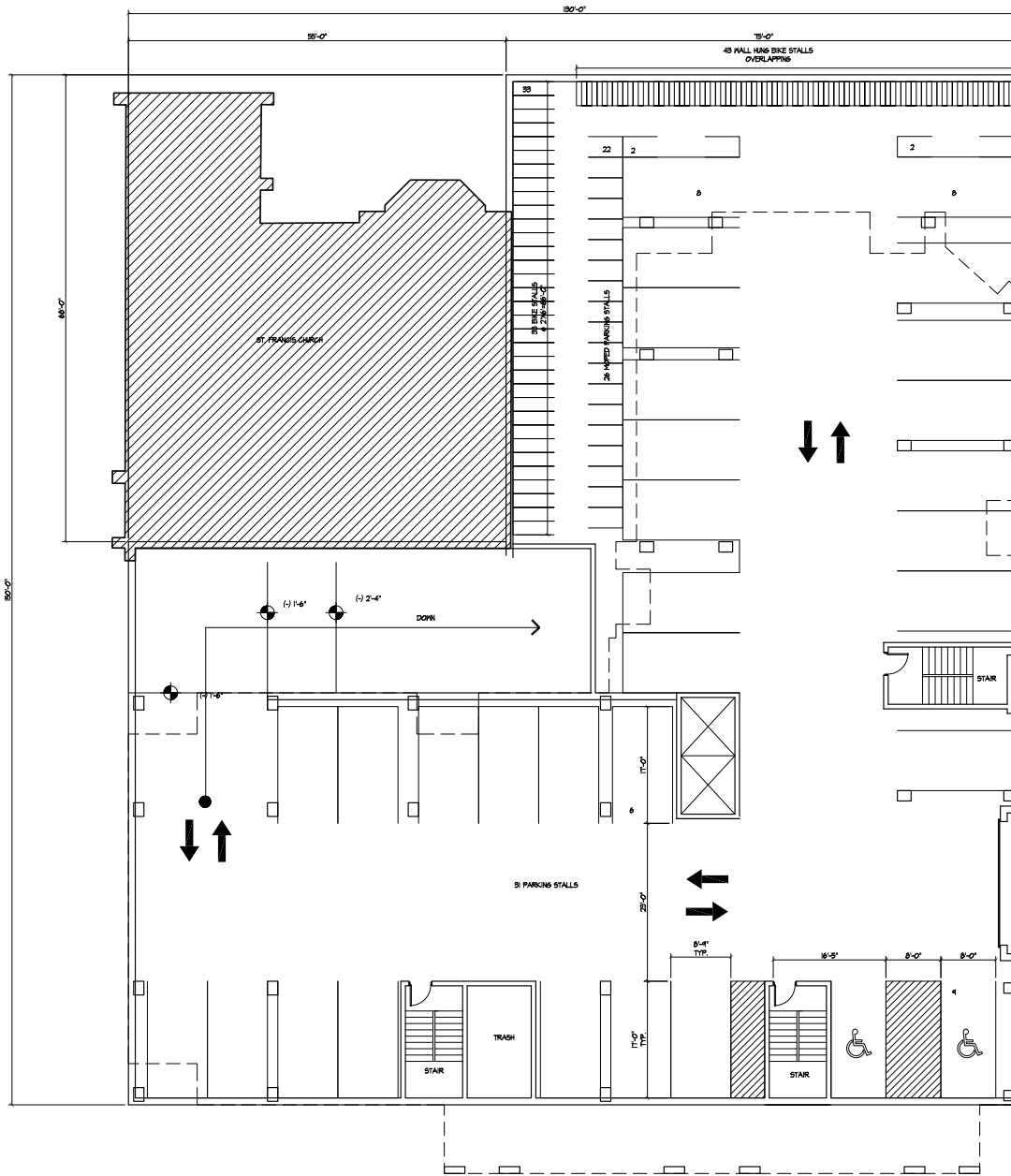
○ WALL MOUNTED BIKE RACK



○ PARKING LEVEL - TWO  
10' x 1'-0"

Consultant \_\_\_\_\_

Notes \_\_\_\_\_



○ PARKING LEVEL - ONE  
1/8" = 1'-0"

Revisions  
City Plan Review - April 20, 2018

Project Title  
1001 University Avenue  
Madison, WI

Drawing Title  
Parking Level - One

Project No. 1037 Drawing No. A-1.2

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Consultant

Notes

Revisions  
City Plan Review - April 20, 2018

Project Title  
**1001 University Avenue**  
Madison, WI

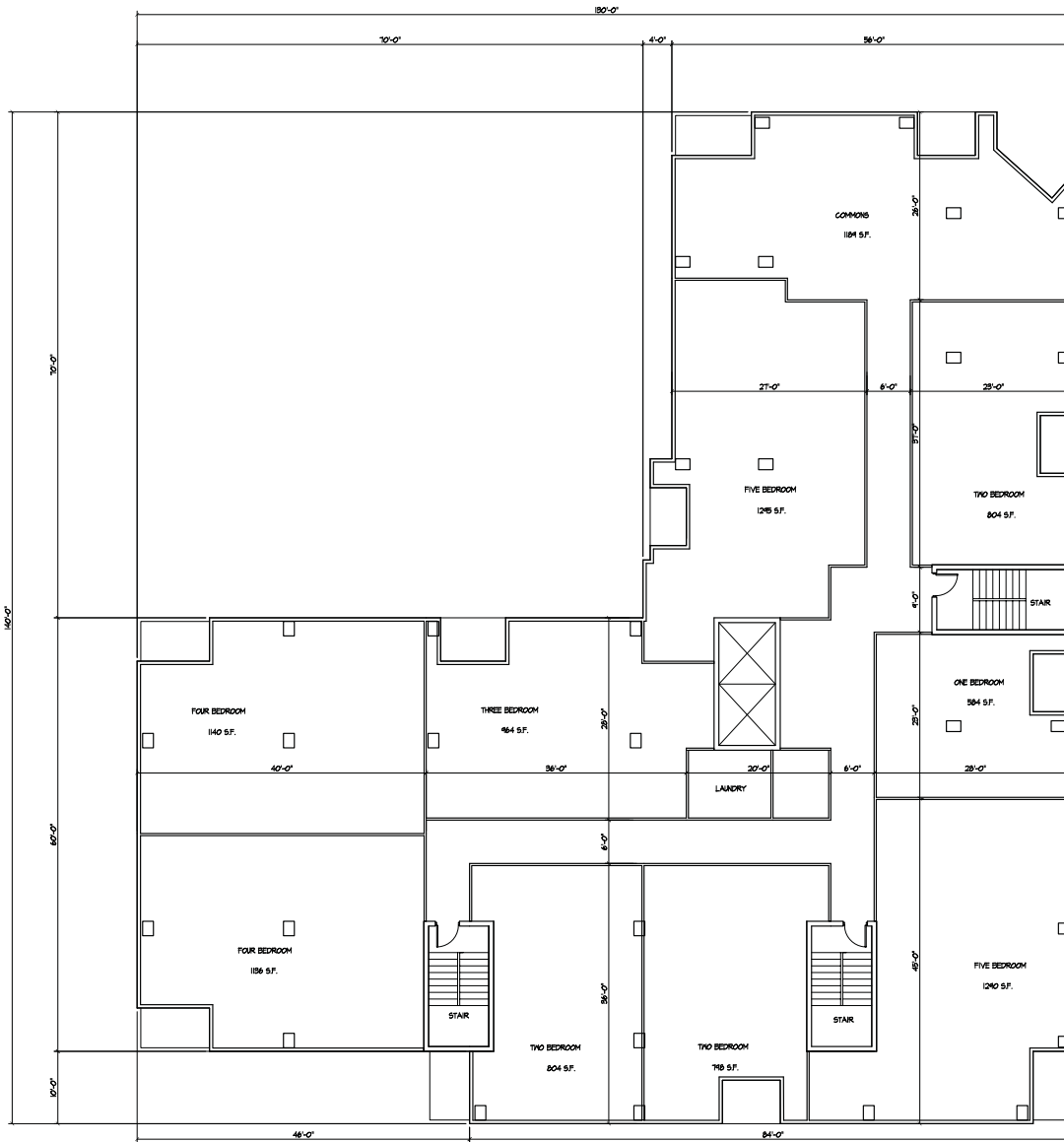
Drawing Title  
**First Floor Plan**

Project No. Drawing No.

1037

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





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Notes

Revisions  
City Plan Review - April 20, 2018

Project Title  
1001 University Avenue  
Madison, WI

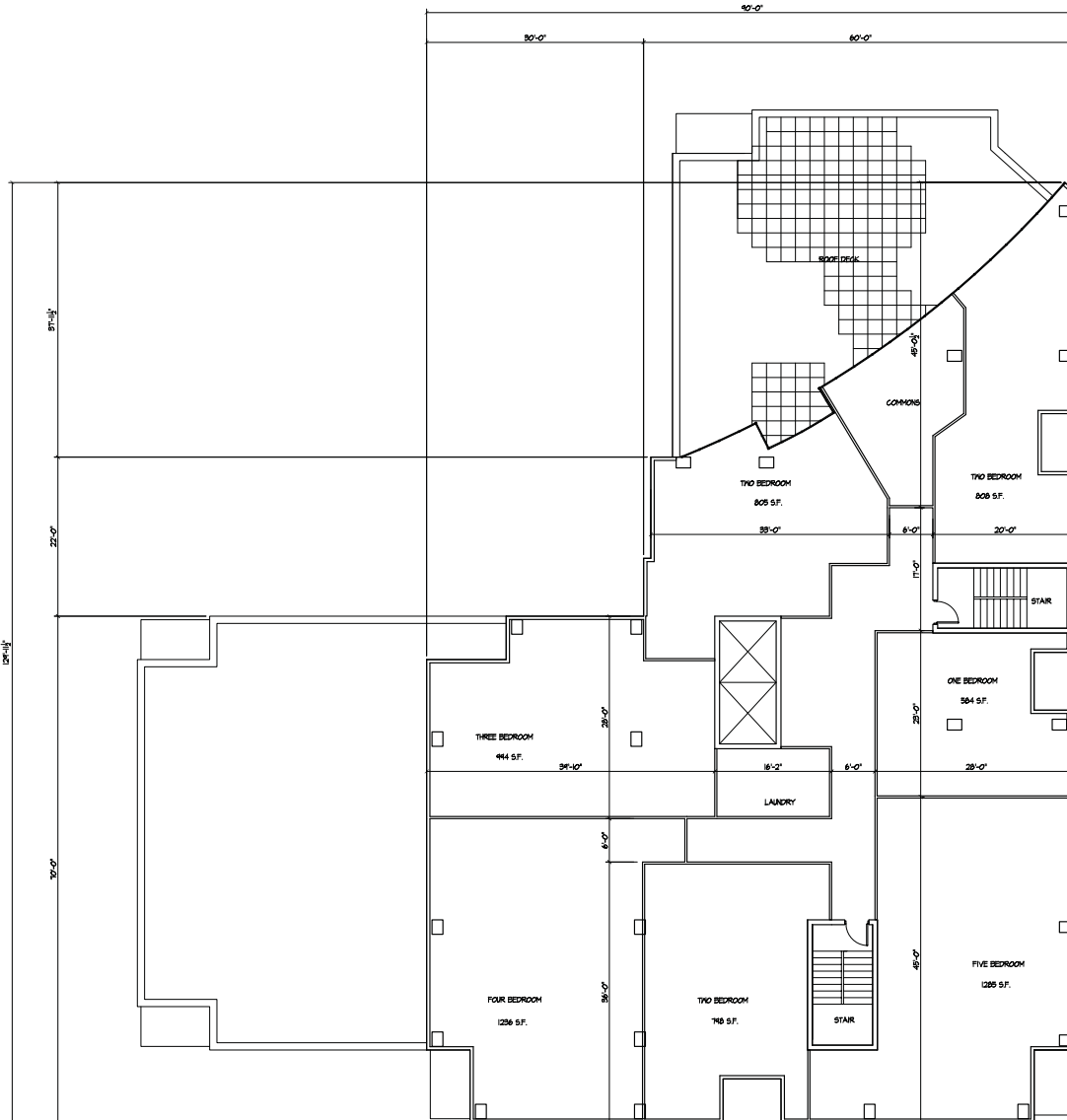
Drawing Title  
Fifth Floor Plan

Project No. Drawing No.

1037

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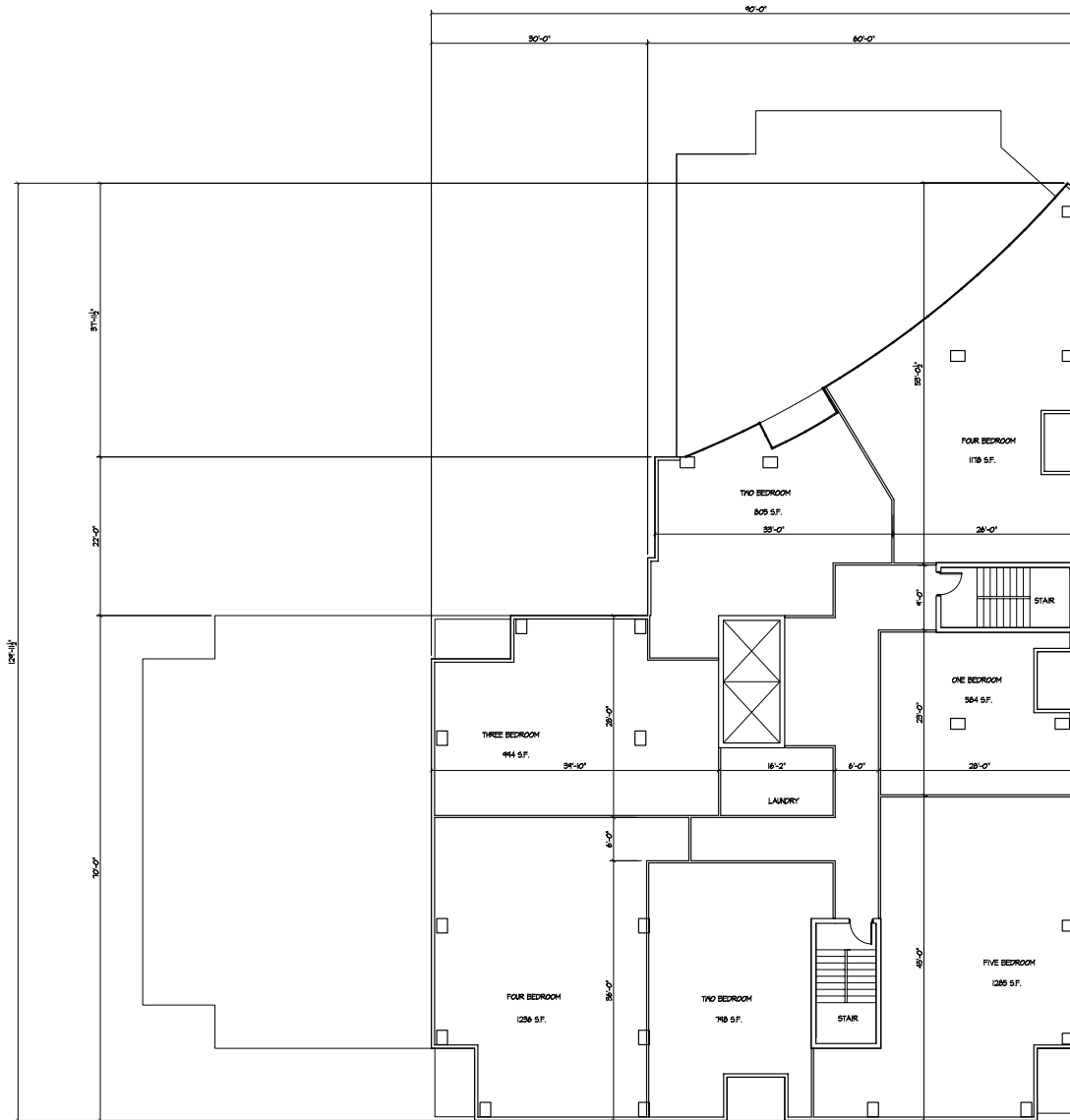
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FIFTH FLOOR PLAN  
1/8" = 1'-0"

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Revisions  
 City Plan Review - April 20, 2018

Project Title  
**1001 University Avenue**  
 Madison, WI

Drawing Title  
**Sixth-Eighth  
 Floor Plan**

Project No.

Drawing No.

1037

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SIXTH-EIGHTH FLOOR PLAN  
 1/8" = 1'-0"

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Revisions  
City Plan Review - April 20, 2018

Project Title  
1001 University Avenue  
Madison, WI

Drawing Title  
Ninth-Twelfth  
Floor Plan

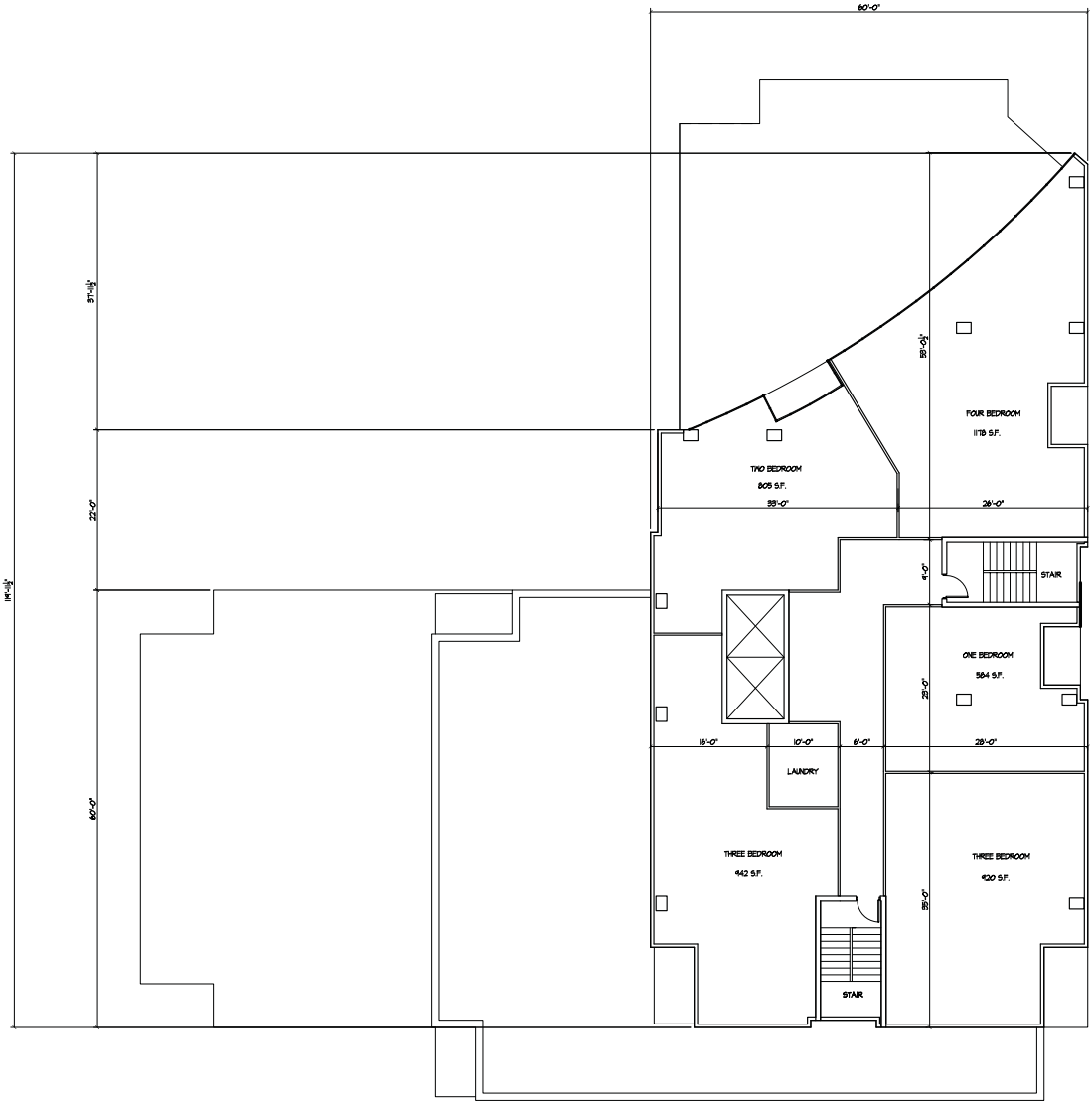
Project No.

Drawing No.

1037

A-1.7

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**NINTH-TWELFTH FLOOR PLAN**  
1/8" = 1'-0"



Brooks Street Elevation



University Elevation



Conklin Elevation



West Elevation



Perspective #1

1001 University Avenue  
**Perspectives**

May 9, 2011



Perspective #2

1001 University Avenue  
**Perspectives**

May 18, 2011





Perspective #3

1001 University Avenue  
**Perspectives**

May 18, 2011



Perspective #4

1001 University Avenue  
**Perspectives**

May 18, 2011



Perspective #5

1001 University Avenue  
**Perspectives**

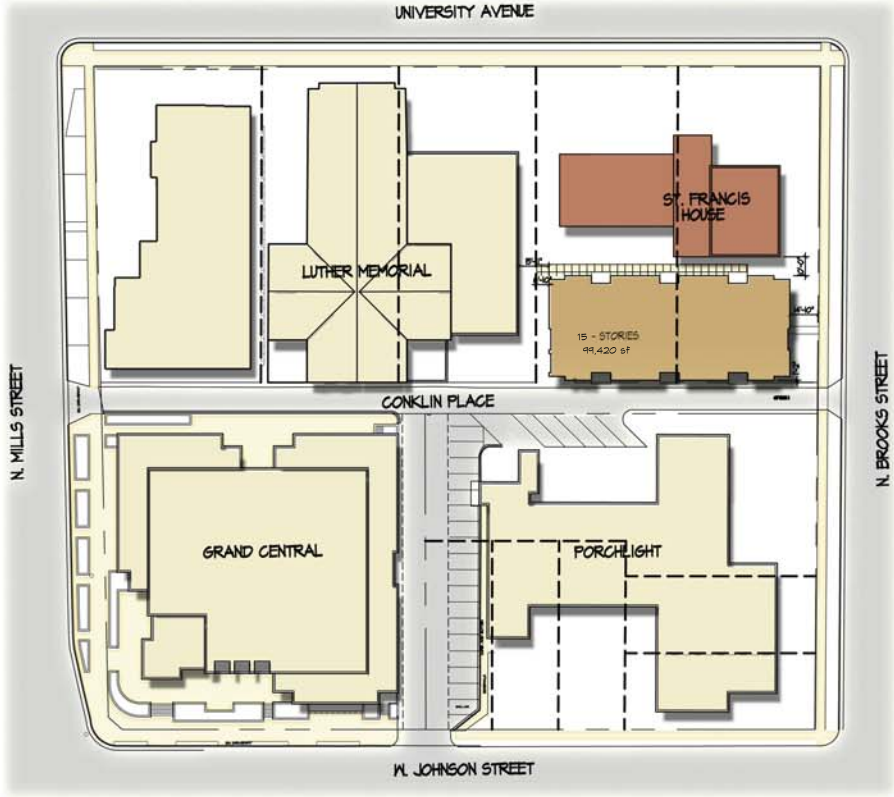
May 18, 2011



Perspective #6

1001 University Avenue  
**Perspectives**

May 18, 2011



Site Plan



### 1001 University





Aerial View



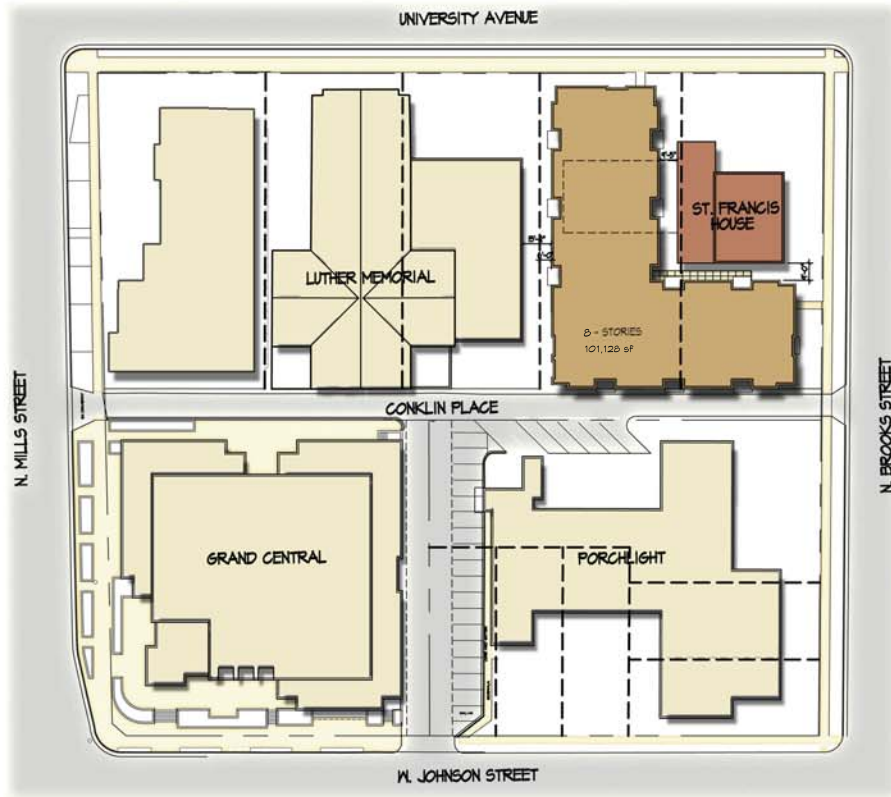
a

Street View



## 1001 University





Site Plan



## 1001 University





Aerial View



b

Street View



## 1001 University





Site Plan



## 1001 University



Aerial View

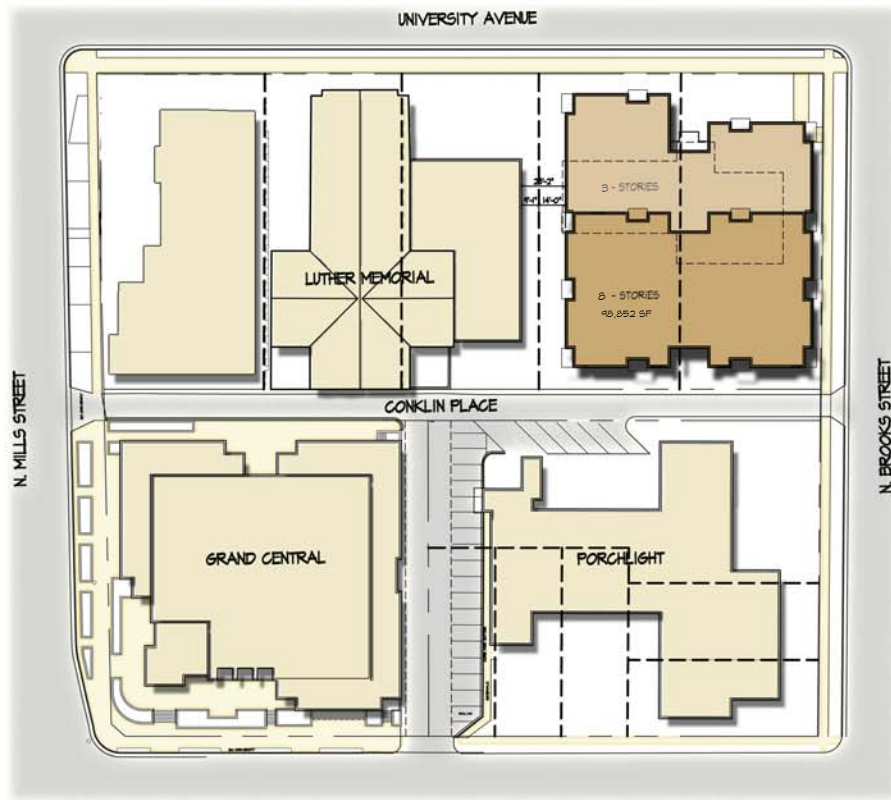


Street View



## 1001 University





Site Plan



## 1001 University





Aerial View



d

Street View



## 1001 University

