

523 E MAIN ST 0709-133-1701-C



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	1250 - Receipt No. _____
Date Received	5/26/2010
Received By	LSJP
Parcel No.	0709-133-1702-4
Aldermanic District	6 - Rummel
GQ	FIRST SETTLEMENT, WP17
Zoning District	C3, HIS FS, WP17
<b>For Complete Submittal</b>	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	_____

1. **Project Address:** 517-523 E. Main St. **Project Area in Acres:** 0.30

**Project Title (if any):** Settlement Place Apartments

### 2. This is an application for:

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: C-3 HIST-FS to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Lance T. McGrath, P.E. Company: LT McGrath, LLC

Street Address: 3849 Caribou Rd City/State: Verona, WI Zip: 53593

Telephone: (608) 345-3975 Fax: (608) 255-1132 Email: ltmcgrathllc@gmail.com

Project Contact Person: Applicant/Same Company: \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if not applicant): City of Madison Water Utility

Street Address: 119 E. Olin Ave. City/State: Madison, WI Zip: 53713

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_

Demolish existing 6,000 sf building & construct new 3-story, 21-unit residential building over 1 level of structured parking

Development Schedule: Commencement September 2010 Completion June 2011



**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

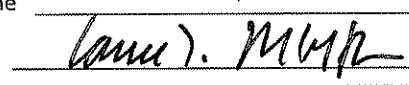
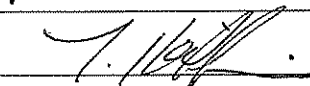
**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of First Settlement Neighborhood (1985) Plan, which recommends: lower density residential development for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Alder Rummel and Jim Skrentny (Neighborhood Chair) on 3/17/10
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
  - Planning Staff: Parks/Chare/Fruhling Date: 5/6/10 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Lance T. McGrath, P.E. Date 5/26/10  
 Signature  Relation to Property Owner Contract to Purchase  
 Authorizing Signature of Property Owner  Date 5/26/10

# LT McGRATH, LLC

3849 Caribou Rd  
Verona, WI 53593  
608-345-3975  
[ltmcgrathllc@gmail.com](mailto:ltmcgrathllc@gmail.com)

May 26, 2010

Mr. Brad Murphy  
Director of Planning  
Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

**RE: LETTER OF INTENT – SETTLEMENT PLACE APARTMENTS  
REZONING FROM C3-HIST-FS TO PUD-SIP**

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for Staff, Plan Commission and Common Council consideration and approval.

**Project:** *Settlement Place Apartments*  
517-523 E. Main St. Madison, WI 53703

**Owner/  
Developer:** LT McGrath, LLC  
c/o Lance T. McGrath, P.E.  
3849 Caribou Rd.  
Verona, WI 53593  
1-608-345-3975  
[ltmcgrathllc@gmail.com](mailto:ltmcgrathllc@gmail.com)

**Architect:** ARTECH Design Group  
1410 Cowart St.  
Chattanooga, TN 37408  
Contact: Bruce Simonson  
1-423-265-4313  
[Bruces@artechdgn.com](mailto:Bruces@artechdgn.com)

**Landscape  
Architect/  
Civil Eng.** Schreiber/Anderson Assoc.  
717 John Nolen Drive  
Madison, WI 53703  
Contact: Patrick Hannon  
1-608-255-0800  
[phannon@saa-madison.com](mailto:phannon@saa-madison.com)

***Project Summary:***

LT McGrath, LLC proposes to redevelop the former City of Madison Water Utility administration building located at 517-523 E. Main St. in downtown Madison. This development will involve demolishing the existing 6,000 sf commercial building and constructing a new 3-story residential building containing 21 new apartment units over one level of partially exposed parking structure. The project is located at the corners of E. Main and S. Blair Streets - at the edge of the historic First Settlement neighborhood and across the street from a primarily industrial neighborhood (MGE, etc...).

Some of the main goals of this project are to complete the “block-face” along E. Main St. where the existing surface parking lot is situated, to create an 8-foot landscaped setback along Main and Blair Streets (currently there is no setback), and to compliment and respect the character of the existing historic First Settlement neighborhood that it resides in. The Developer has a long history of completing challenging infill projects that compliment/enhance adjacent historic properties (Lake Park/Dowling Apartments, 4<sup>th</sup> Ward Lofts/Doris House, Capitol Point/Parkside Building and Nolen Shore/Doty School) and this project has been designed and will be executed with the same level of care.

***Site Description:***

The site is 13,132 sf with 99-feet of frontage along E. Main St and 132-ft of frontage along S. Blair St. Current conditions consist of a 6,000 sf existing concrete block building and the remainder of the site is a surface parking lot covered with asphalt pavement. There is also approximately 12-feet of grade change from the low end of the site on S. Blair to the high end of the site on E. Main. This grade differential presents some challenges – but also allows for an efficient entrance into the partially exposed parking structure.

***Building Description:***

The residential levels of the building are set back 8-feet from E. Main and S. Blair Streets, 13-feet from the side yard on Main St. and 23’-3” from the side yard on Blair St. (for driveway access). At the low end on Blair the three levels of residential and the parking level will be exposed. As you move up Blair and wrap around to Main St. the parking structure begins to disappear into the slope and is entirely below grade at the western end along E. Main St. The main residential entrance is on E. Main Street.

The exterior of the building will be clad entirely in masonry and has been designed to have an “industrial/warehouse” appearance - similar to many of the nearby buildings to the East. The masonry veneer features several details commonly found in this type of building such as projecting bands, recessed window bays that create a vertical column appearance, corbeled brick and soldier course window headers. The exposed base of the building (parking structure) is clad with a cast “stone” product and features rectangular windows that are filled with glass block.

A unique architectural challenge of the building was to create balconies for the residential units that do not interrupt the architectural rhythm of the building and that are discrete to the neighbors and pedestrians. To accomplish this the balconies are completely recessed and the masonry veneer flows past the outside edge creating a 1.5 tall knee wall and 1.5 tall dropped header that align with the adjacent windows.

The building will contain 21 residential units consisting of 8 - 2 Bedroom units and 13 - 1 Bedroom units. The parking structure provides parking for 25 cars and 19 bike stalls (an additional 8 bike stalls are provided on the exterior). An off street loading zone is provided near the driveway entrance on Blair St. The total square footage of the new building is 30,776 sf consisting of 22,395 sf of residential and 8,381 sf of parking.

#### ***Landscape Design:***

The landscape design for the project accents and compliments the architecture. Landscape plants were chosen and positioned to accent the lines of the building, integrating the building to the site. A raised planter flanks the eastern edge of the residential entrance on Main St. and we are exploring the feasibility of installing flower boxes on the facade along Blair St. There is an exposed portion of the parking structure roof that is exposed along the E. Main st. side yard that will be covered with a shallow green roof system - this will contain the appropriate shallow rooted plants for this type of green roof.

#### ***Sustainability and Energy Efficiency:***

Sustainability is synonymous with infill development. Infill projects like Settlement Place create high quality housing opportunities close to work/educational centers and promote the use of mass-transit, pedestrian and bicycle transportation. This dramatically lessens sprawl and the impact on our infrastructure and municipal services.

Another project goal is to make this a very energy efficient building. We have been working with Focus on Energy to realize this goal. We will incorporate many energy star features and the mechanical/electrical/plumbing systems will be designed to meet a high level of energy efficiency not typically seen in apartment projects.

***Trash and Snow Removal:***

Trash and snow removal from the building will be privately contracted. A separate trash collection room with garbage and recycling containers will be located at the lower parking level directly adjacent to the garage entrance door for residents to dispose of their trash and recycling. The trash removal contractor will be able to collect these containers without impeding the flow of traffic.

***Live/Work Zoning:***

The seven (7) first floor units will be zoned as "Live/Work" units which will allow for a unique use not typically seen in non-owner occupied residential rental units. These units can be used for home occupations and professional offices in the home with up to one (1) employee outside the immediate family may work from the space.

***Schedule:***

Construction of Settlement Place is planned to begin in September of 2010 with completion in the Summer of 2011. It is critical that we maintain this schedule in order to be ready for the 2011 Summer rental season.

Sincerely,

LT McGRATH, LLC



Lance T. McGrath, P.E.



# Settlement Place Apartments

## SIP ZONING TEXT PLANNED UNIT DEVELOPMENT DISTRICT

May 26, 2010

**Legal Description:** The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

### **I. Statement of Purpose**

This Planned Unit Development District is established to allow for the construction of a 21-unit residential apartment building with structured parking on a 13,068 sq. ft. site, located in the First Settlement Historic Neighborhood - immediately east of the Capitol Square business district.

### **II. Permitted Uses**

- A. Those that are stated as permitted uses in the R6 zoning District.
- B. Residential Dwellings: 21 New Residential Units, including:
  - 13 - One (1) Bedroom Units
  - 8 - Two (2) Bedroom Units
- C. Home occupations and professional offices in the home. Additionally, the seven (7) first floor units may be permitted to have one (1) employee outside the immediate family work from the premise.
- D. Uses: Uses Accessory to permitted uses as listed above.

### **III. Lot Area**

- A. 13,068 sq. ft., as stated in Exhibit A, attached hereto.

### **IV. Height, Yard, Usable Open Space and Landscaping Requirements**

- A. As provided on the approved PUD plans.

### **V. Accessory Off-Street Parking & Loading**

- A. Accessory off-street parking and loading zone will be provided as shown on the approved plans.

**VI. Lighting**

- A. Site lighting will be provided as shown on the approved plans.

**VII. Signage**

- A. Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, and/or signage will be provided as approved on the recorded plans.
- B. Temporary Construction/Marketing Signage that does not conform with the Chapter 31 of the Madison General Ordinances will be allowed on the building during construction to promote the project, developer and contractors. This signage will be removed upon receipt of a certificate of occupancy, with the exception of leasing signage which will be removed within 6 months of receipt of a certificate of occupancy.

**VIII. Family Definition**

- A. For the purposes of this Planned Unit Development the family will be as defined in Chapter 28.03(2) of Madison General Ordinances for the R-6 District.

**IX. Alterations and Revisions**

- A. No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

EXISTING SITE (517-523 E. MAIN ST)



CORNER OF BLAIR AND MAIN



BLAIR ST FRONTAGE



E. MAIN ST. FRONTAGE

BLAIR ST - WEST SIDE





BLAIR ST - EAST SIDE



MAIN ST. - SOUTH SIDE





E. MAIN ST. - NORTH SIDE



FRANKLIN ST. - EAST SIDE





FRANKLIN ST. - WEST SIDE



## LT McGRATH, LLC

3849 Caribou Rd

Verona, WI 53593

608-345-3975

[ltmcgrathllc@gmail.com](mailto:ltmcgrathllc@gmail.com)

May 26, 2010

Tim Parks  
Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

**RE: DEMOLITION ASSESSMENT  
517-523 E. MAIN ST.**

Dear Mr. Parks:

I am in the process of redeveloping the former City of Madison Water Utility property located at 517-523 E. Main St. Madison, WI, in the First Settlement Historic District. This redevelopment will involve demolition of the existing 6,000 sf commercial building and the construction of a new 21-Unit apartment building consisting of 3 residential levels over 1 level of partially exposed parking structure. I have been working closely with the Neighborhood Steering Committee and am submitting a PUD-SIP application to the City on May 26, 2010.

Attached please find several interior and exterior photos of the existing building. In general the property is in fairly poor shape and is showing the signs of several years of deferred maintenance. The interior finishes are in various states of disrepair and deconstruction as shown on the attached photos. The roof is approximately 20 years old and the envelope of the building is very energy inefficient. The building is a single story masonry (mostly concrete block) building with a full basement. It was originally constructed in 1948 and there was a modest addition in 1967.

Please feel free to contact me if you have any questions or need additional information.

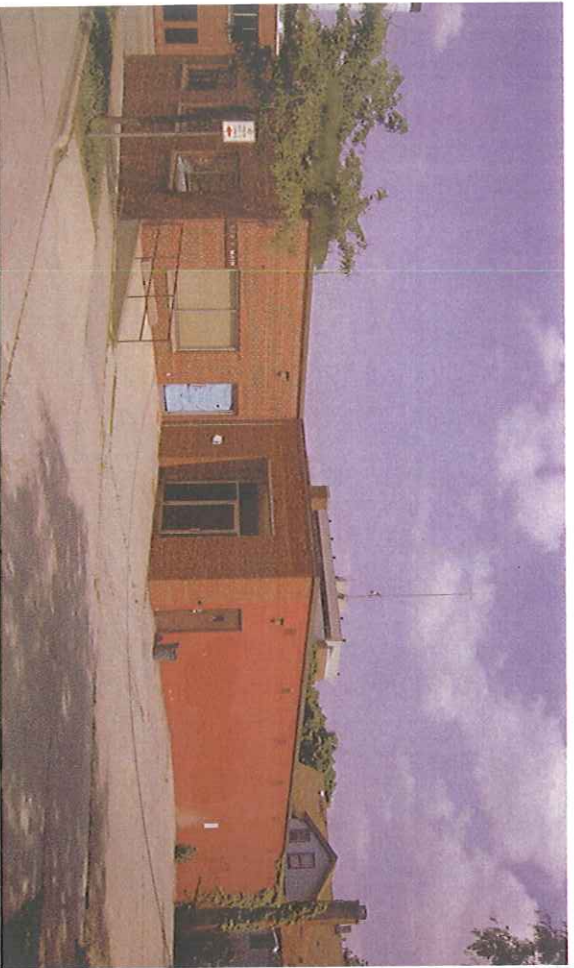
Sincerely,



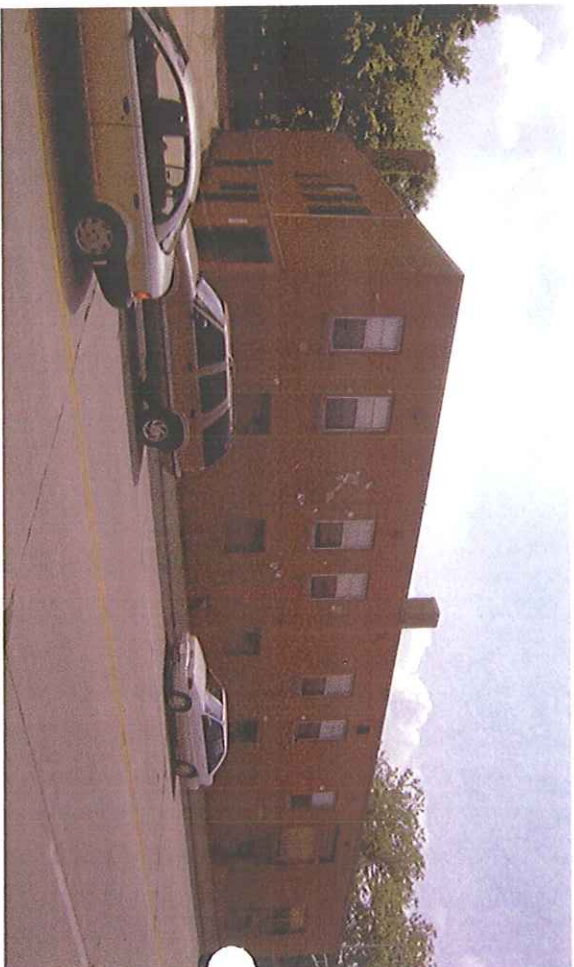
Lance T. McGrath, P.E.



NORTH & WEST ELEVATIONS



EAST & SOUTH ELEVATIONS



NORTH & EAST ELEVATIONS

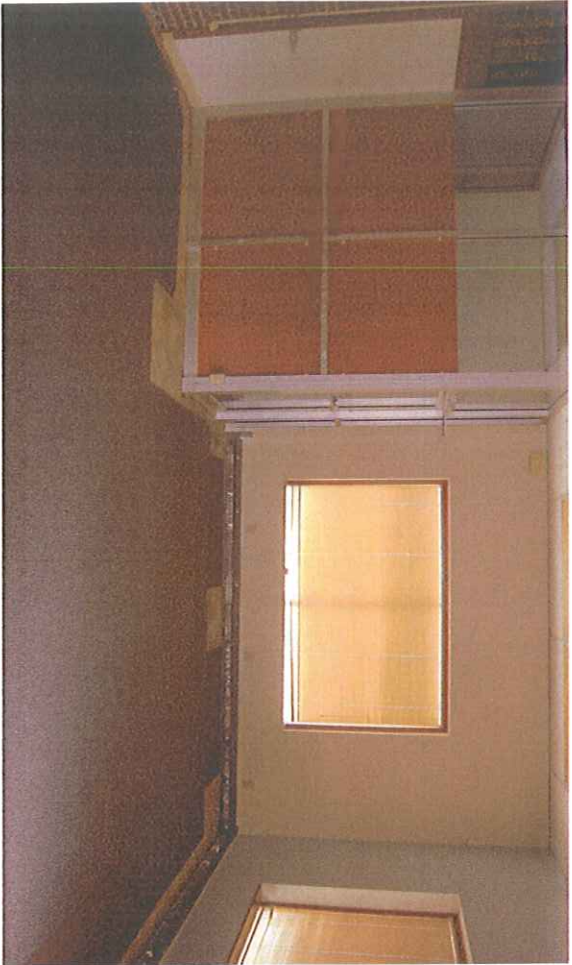


OFFICE AREA





OFFICE AREA



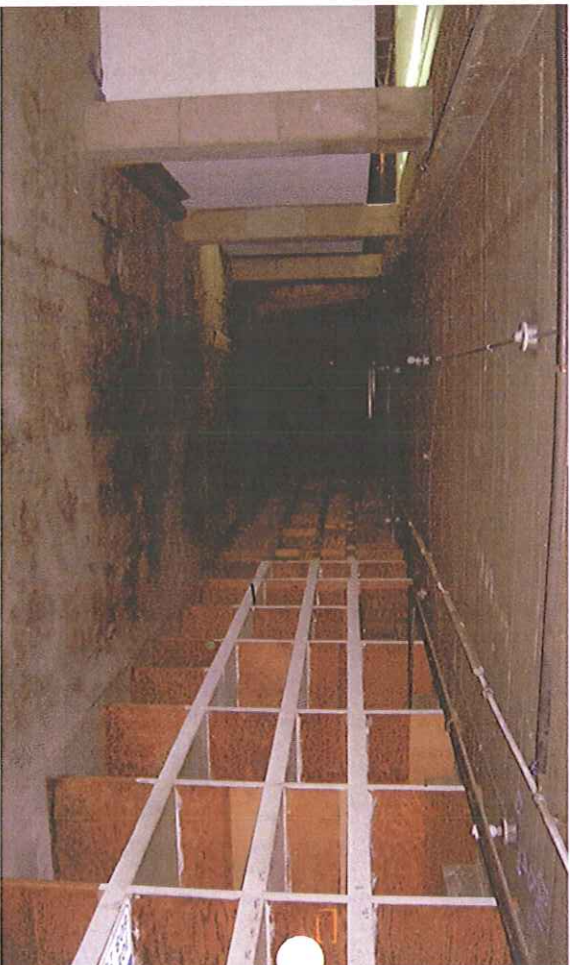
OFFICE AREA



OFFICE AREA

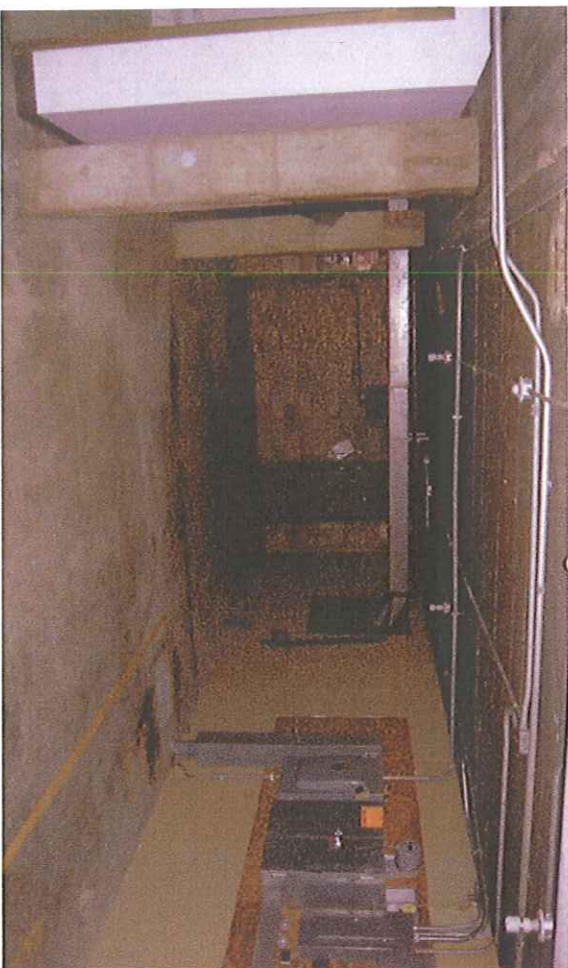


BASEMENT





**BASEMENT**



**OFFICE AREA**



# **RECYCLING & REUSE PLAN**

## **SETTLEMENT PLACE APARTMENTS**

**517-523 E. Main St.  
Madison, WI 53703**

# RECYCLING & REUSE PLAN

**Project Name:** Settlement Place Apartments  
**Project Address:** 517-523 E. Main St. Madison, WI 53703  
**Project Timeline:** September 2010 to June 2011  
**Recycling Contact:** Lance McGrath, LT McGrath, LLC  
(608) 345-3975  
[ltmcgrathllc@gmail.com](mailto:ltmcgrathllc@gmail.com)

The following building is currently on site and will be scheduled for demolition starting in September 2010.

Site Summary		
#	ADDRESS	BUILDING
1	523 E. MAIN ST.	6,000 SF COMMERCIAL BUILDING

## Introduction:

LT McGrath, LLC is in the process of redeveloping the former City of Madison Water Utility property located at 517-523 E. Main St. Madison, WI, in the First Settlement Historic District. This redevelopment will involve demolition of the existing 6,000 sf commercial building and the construction of a new 21-Unit apartment building consisting of 3 residential levels over 1 level of partially exposed parking structure. I have been working closely with the Neighborhood Steering Committee and am submitting a PUD-SIP application to the City on May 26, 2010.

In general the property is in fairly poor shape and is showing the signs of several years of deferred maintenance. The interior finishes are in various states of disrepair and deconstruction as shown on the attached photos. The roof is approximately 20 years old and the envelope of the building is very energy inefficient. Most salvageable items have already been removed by the current owner but best efforts will be made to recycle and reuse components as described below.

## **Phase I: Demolition Recycling and Reuse**

### **A. Building Inspection and Inventory**

LT McGrath, LLC has conducted preliminary site visits to the property which will make up the site of the future Settlement Place Apartment development. The site contains a single story 6,000 sf commercial building over one level of basement with the remainder of the site being paved over for use as a surface parking lot. Additional site visits will be performed to inventory materials and find the highest reuse value for the items. Below is a list of materials we may identify as suitable for reuse and recycling.

#### **a. Building Materials**

- Interior & exterior doors
- Windows
- Paneling
- Built-in shelving
- Wood trim
- Wood flooring

#### **b. Building Systems**

- Furnaces
- Air conditioners
- Controls/thermostats
- Water Heaters

#### **c. Fixtures, Furniture and Appliances**

- Light fixtures, bathroom mirrors & accessories
- Metal cabinets & other shelving units
- Light bulbs
- Appliances (none)

#### **d. Landscape Materials**

- Shrubs, small trees, rocks
- Tools, garden hose, etc.

### **B. Recycling and Reuse**

The following is an outline of potential markets identified and possible reuse and recycling activities to be coordinated by LT McGrath, LLC and its sub-contractors. An inventory of materials removed for reuse and recycling will be made available.

**a. High Value Building Materials**

We will work with salvage crews such as Habitat for Humanity of Dane County ReStore and/or other experienced deconstruction contractors. The contractors will disassemble and remove building materials deemed by such crews to have value in reuse market.

**b. Heating and Cooling Equipment, Refrigerant and Mercury Thermostats**

An HVAC contractor will be retained to decommission HVAC equipment. Refrigerant will be drained from existing air conditioner units and any mercury thermostats will be removed for recycling. HVAC units deemed reusable by the HVAC contractor will be reused on other projects or donated.

**c. Fixtures, Furniture, Appliances and Landscaping Materials**

A site visit will be conducted to evaluate materials. Charitable and or non-profit organizations such as St. Vincent de Paul and Goodwill will be contacted to gauge their interest in the reuse of materials and items found on site. Materials deemed unwanted by the charitable/nonprofit groups may be put up for public sale/ donation.

**d. Florescent Light bulbs**

Light bulbs will be removed for reuse. Used bulbs will be recycled by a local vendor such as Midwest Lamp Recycling, 3224 Kingsley Way.

**e. Demolition Recycling and Reuse Efforts**

During demolition the contractor will be encouraged to segregate building materials for reuse. These materials include, brick, metals & concrete.

## **Phase II: Recycling & Reuse During Construction**

### **A. Construction Recycling and Reuse**

Contractors involved in the project will be required to recycle their construction waste. The following materials will likely be recycled during construction.

**a. Building Materials**

Drywall

Metal

Wood

**b. Miscellaneous Materials**

Cardboard

Paper

Cans/Bottles/Glass

Urban Design Commission Initial Approval Submission

# Settlement Place

A Residential Development at 517-523 East Main Street

Madison, Wisconsin

Owner/Developer

LTMcGath, LLC  
 3849 Carbon Rd.  
 Verona, Wisconsin 53593  
 Telephone (608) 345-3975

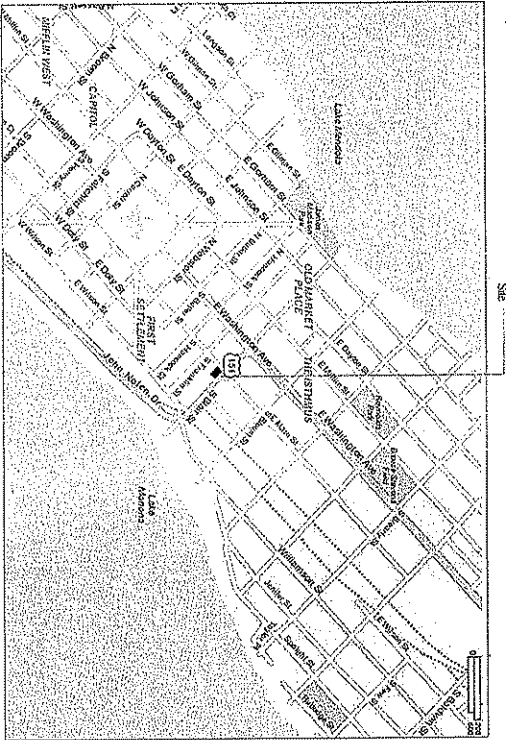
Architects

ARTCHDESIGNGROUP  
 1410 Covart Street  
 Chattanooga, Tennessee 37408  
 Telephone (423) 265-4313

Landscape Architects/Civil Engineers

Schreiber/Anderson Associates  
 717 John Nolan Drive  
 Madison, Wisconsin 53713  
 Telephone (608) 255-0800

July 14, 2010



Location Map

**Building Data**

Proposed Total Construction: 30,734 s.f.  
 Building: 3,281 square feet  
 Residential: 27,453 square feet

Total Dwelling Units: 21  
 Total Units: 21  
 Total Units: 21

Av: 1 B1: 3  
 A-2: 3 B3: 3  
 A-3: 3 B2: 2  
 A-4: 3  
 A-5: 3

**Site Data**

Site Area: 13,132 s.f.  
 Site Area per Bedroom: 439 square feet per bedroom

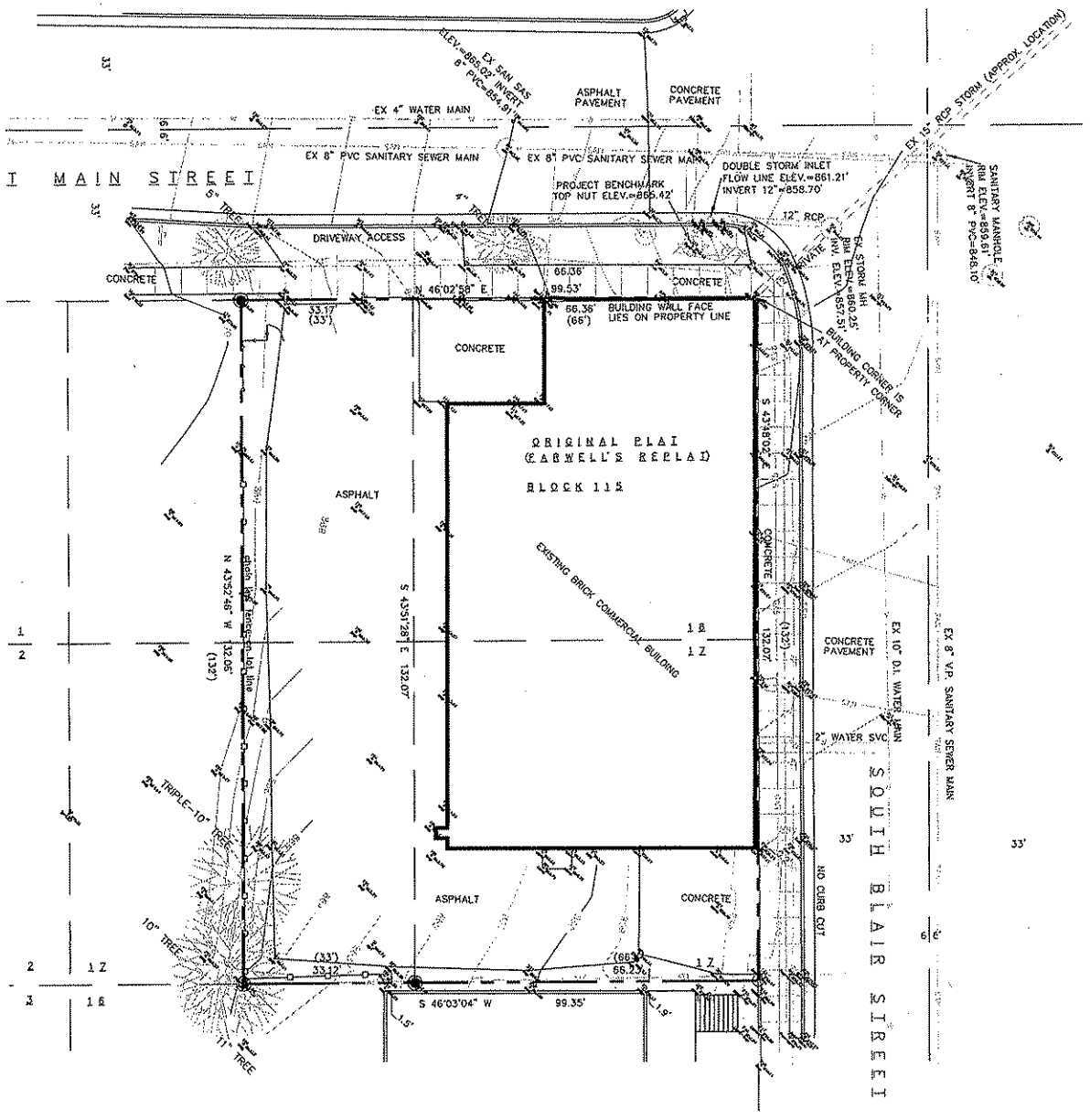
Design 1st story: 7,500 sq ft  
 Design 2nd story: 7,500 sq ft  
 Total: 15,000 sq ft

Site Area per Unit: 621 square feet per unit  
 If 1 van accessible unit provided:  
 Covered: 17  
 Uncovered: 2  
 Total: 25

**Index of Drawings**

Sheet	Scale	Sheet	Scale
C10	Cover Sheet	A1	Architectural Site Plan
C10	Existing Conditions	A2	Paving Level Plan
C10	Demolition/Excavation Control Plan	A3	First Level Plan
C10	Site Layout Plan	A4	Second Level Plan
C10	Site Grading Plan	A5	Third Level Plan
C10	Utility Plan	A6	Basement Level Plan
C10	Landscaping Plan	A7	Site Section
C10	Detail	A8	Wall Section
C10	Detail	A9	Wall Section





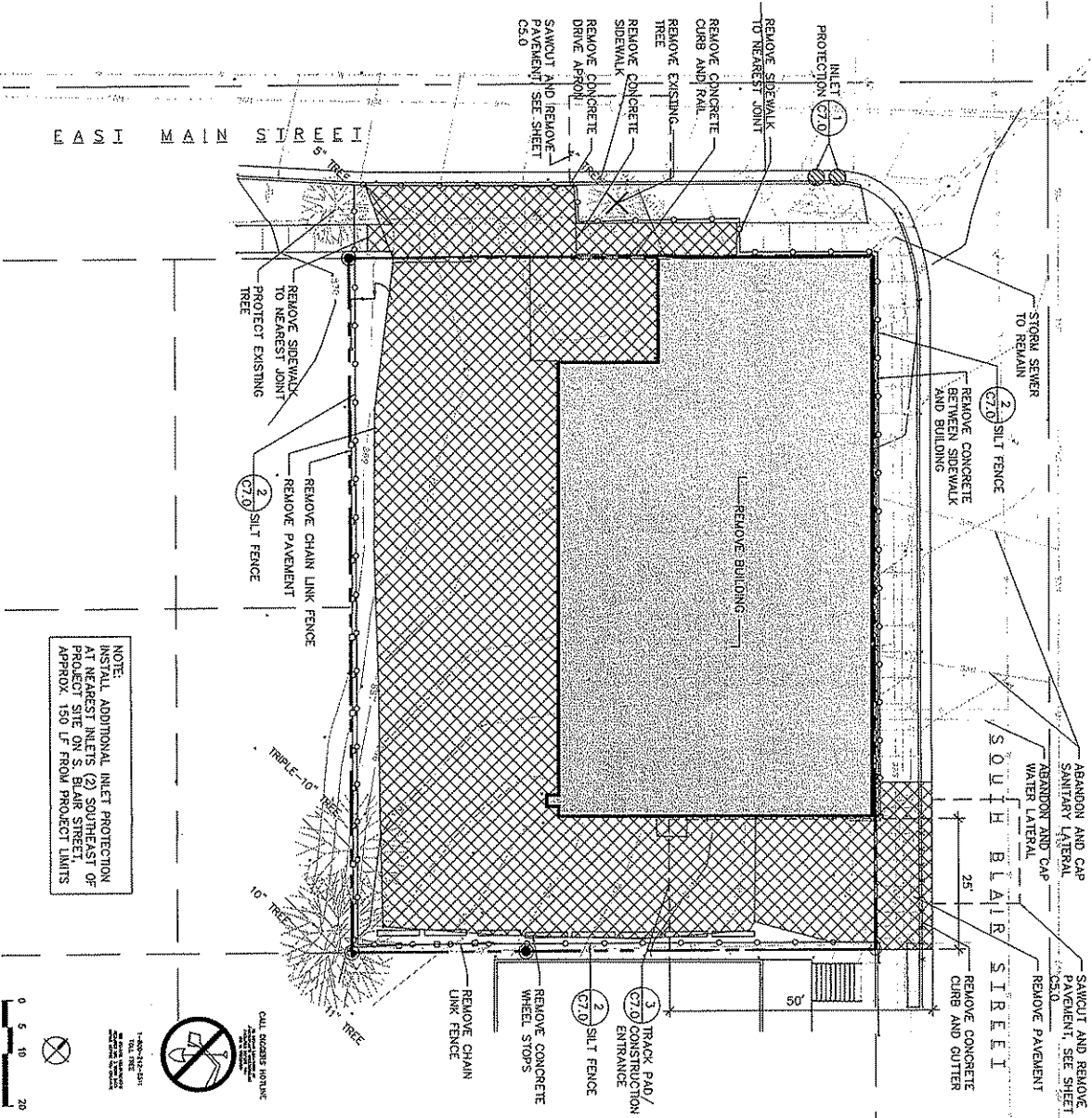
LEGEND

- SOLID IRON ROD FOUND
- IRON PIPE FOUND
- 0.75" SOLID IRON ROD SET
- 1.13 lbs./LINEAL FOOT
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- TELECOMMUNICATIONS ACCESS BOX
- LIGHT POLE OR STOP LIGHT POLE
- WATER GATE VALVE OR GAS VALVE BOX
- STREET SIGN
- MANHOLE-OTHER
- TREE-DECIDUOUS
- SANITARY SEWER
- AT&T UNDERGROUND
- ELECTRIC UNDERGROUND
- WATER
- GAS UNDERGROUND
- STORM SEWER

NOTES:

1. Size and location of Public and Private Utilities are based on field markings and maps provided by the City of Madison. These are shown as existing conditions. However, these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from utility maps.
2. Project Benchmark is the City of Madison PLSS Meander Corner, for the South 1/4 of Section 13, USGS NAVD 88 Datum, Monument Published Elevation=850.53'. Site Benchmark is top nut of Hydrant near the northerly most corner of this parcel Top Nut Elevation=885.42'





**NOTE:**  
 INSTALL ADDITIONAL INLET PROTECTION AT NEAREST INLETS (2) SOUTHWEST OF PROJECT SITE ON S. BLAIR STREET, APPROX. 150 FT FROM PROJECT LIMITS



**LEGEND:**

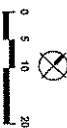
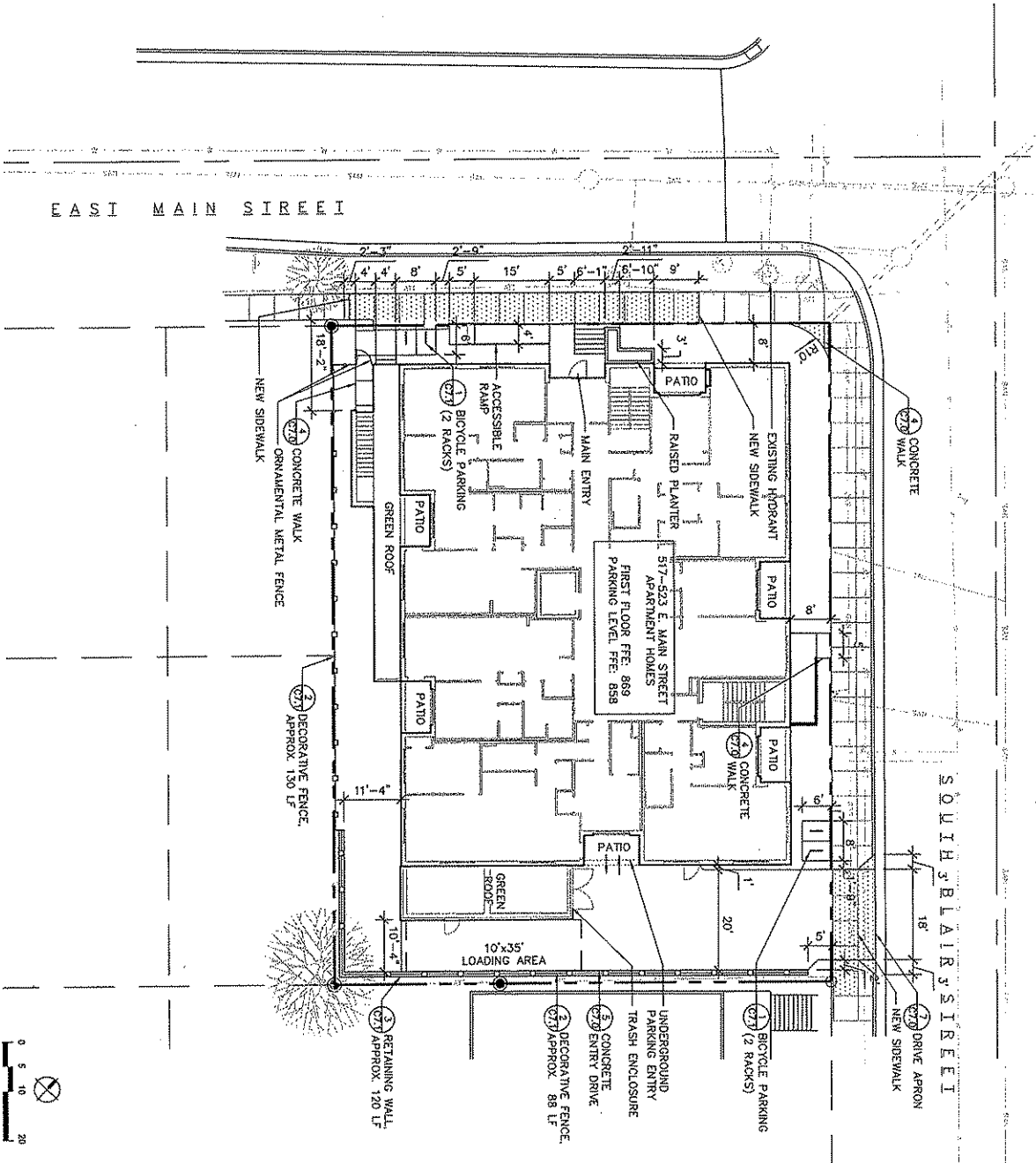
- (Hatched box) REMOVE PAVEMENT (CONCRETE OR ASPHALT)
- (Stippled box) REMOVE BUILDING
- (X symbol) REMOVE CURB OR WALL
- (Crossed box) REMOVE VEGETATION
- (Dashed line) PROJECT LIMITS
- (Circle with 1 and 67.0) INLET PROTECTION
- (Circle with 2 and 67.0) SILT FENCE PROTECTION
- (Circle with 3 and 67.0) TRACK PAD

**DEMOLITION NOTES:**

- CALL DIGGERS HOTLINE TO LOCATE UTILITIES PRIOR TO BEGINNING WORK ON SHE 1,800,242,8511
- CLEAR AND GRUB VEGETATION TO THE LIMITS OF WORK PER SPECIFICATIONS
- UNLESS OTHERWISE NOTED, ALL ITEMS DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE
- ALL EXISTING UTILITIES NOT USED SHALL BE ABANDONED PER CIV OF MADISON SPECIFICATIONS. CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES
- CONTRACTORS SHALL INSTALL FENCING AROUND THE TRUNKS OF ALL EXISTING TERRACE TREES. FENCING SHALL COVER THE WIDTH OF THE TRUNKS AND EXTEND AT LEAST FIVE (5) FEET FROM THE TRUNKS IN BOTH DIRECTIONS. TREES INCLUDE: TWO (2) HYBRID ELMS ALONG S. BASSETT STREET, & ONE (1) GREEN ASH ALONG W. WILSON STREET
- TREE RELOCATION MAY BE NECESSARY DEPENDING ON UTILITY LOCATIONS FROM BUILDING

**EROSION CONTROL NOTES:**

- PROVISIONS TO PREVENT MUD-TRACKING OFF-SITE ONTO PUBLIC THOROUGHFARES DURING CONSTRUCTION SHALL BE TAKEN IN THE FORM OF A TRACK PAD
- ALL EROSION CONTROL PRACTICES SHALL BE INSPECTED DAILY AND MAINTAINED IN A WORKING CONDITION
- ACQUILATED SEDIMENT SHALL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER HEIGHT
- ALL EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE PERMANENTLY STABILIZED AND ESTABLISHED. PERMANENT STABILIZATION ESTABLISHED THROUGH TREE PLANTING. EROSION CONTROL PRACTICES WILL BE REMOVED
- CONTRACTOR SHALL INSTALL FENCING AROUND THE TRUNKS OF ALL EXISTING TERRACE TREES. FENCING SHALL COVER THE WIDTH OF THE TRUNKS AND EXTEND AT LEAST FIVE (5) FEET FROM THE TRUNKS IN BOTH DIRECTIONS.



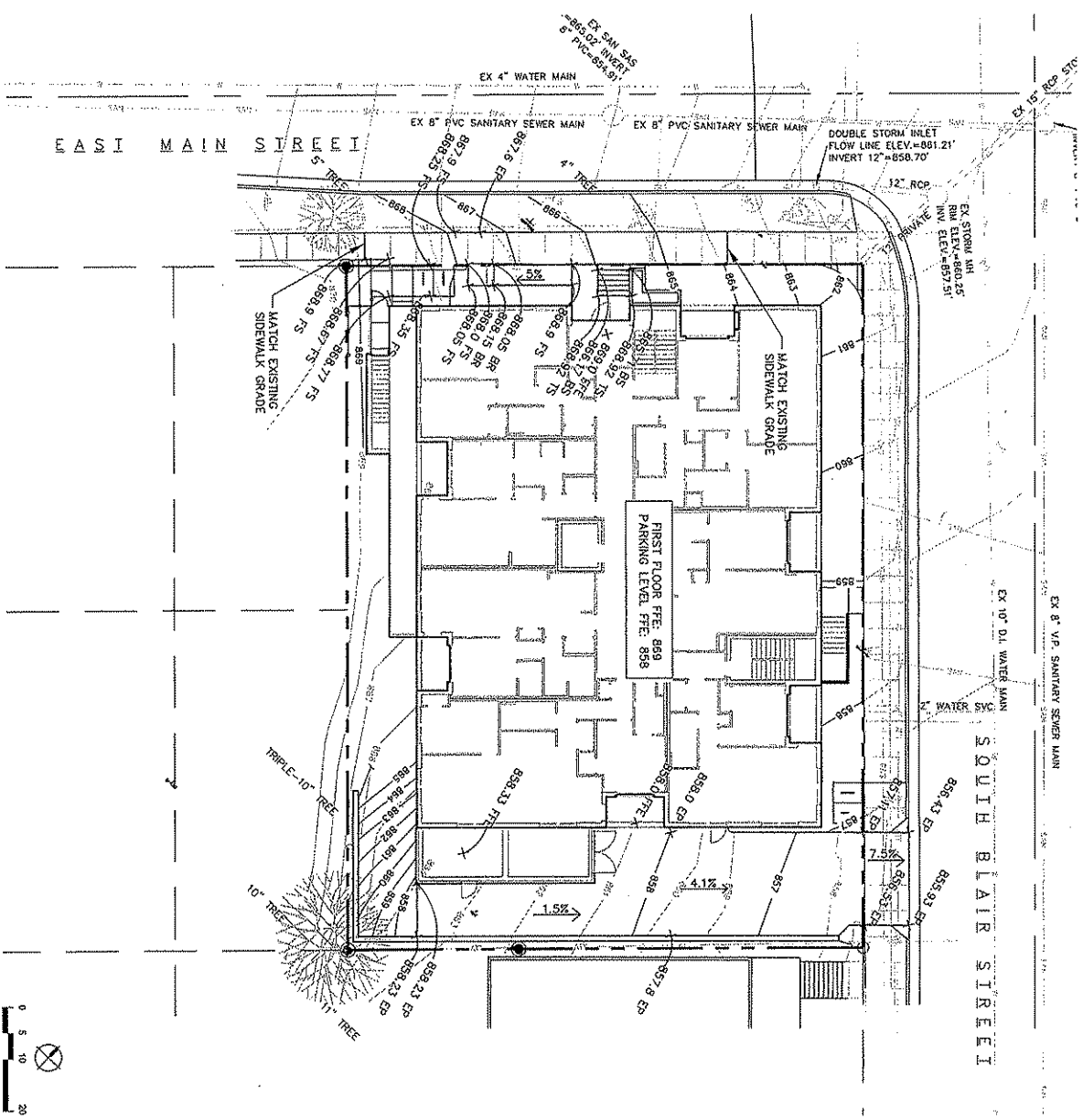
SITE STATISTICS	
SITE AREA	13,132 SF
EXISTING IMPERVIOUS SURFACES	12,123 SF
EXISTING ISR	0.93
PROPOSED IMPERVIOUS SURFACES	10,718 SF
PROPOSED ISR	0.82

**LEGEND:**

- PROJECT LIMITS
- BICYCLE PARKING (1) (2) (3) (4)
- NEW CONCRETE SIDEWALK (C7.0)

**NOTES:**

- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES
- ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED ACCORDING TO THE CITY'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.



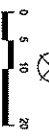
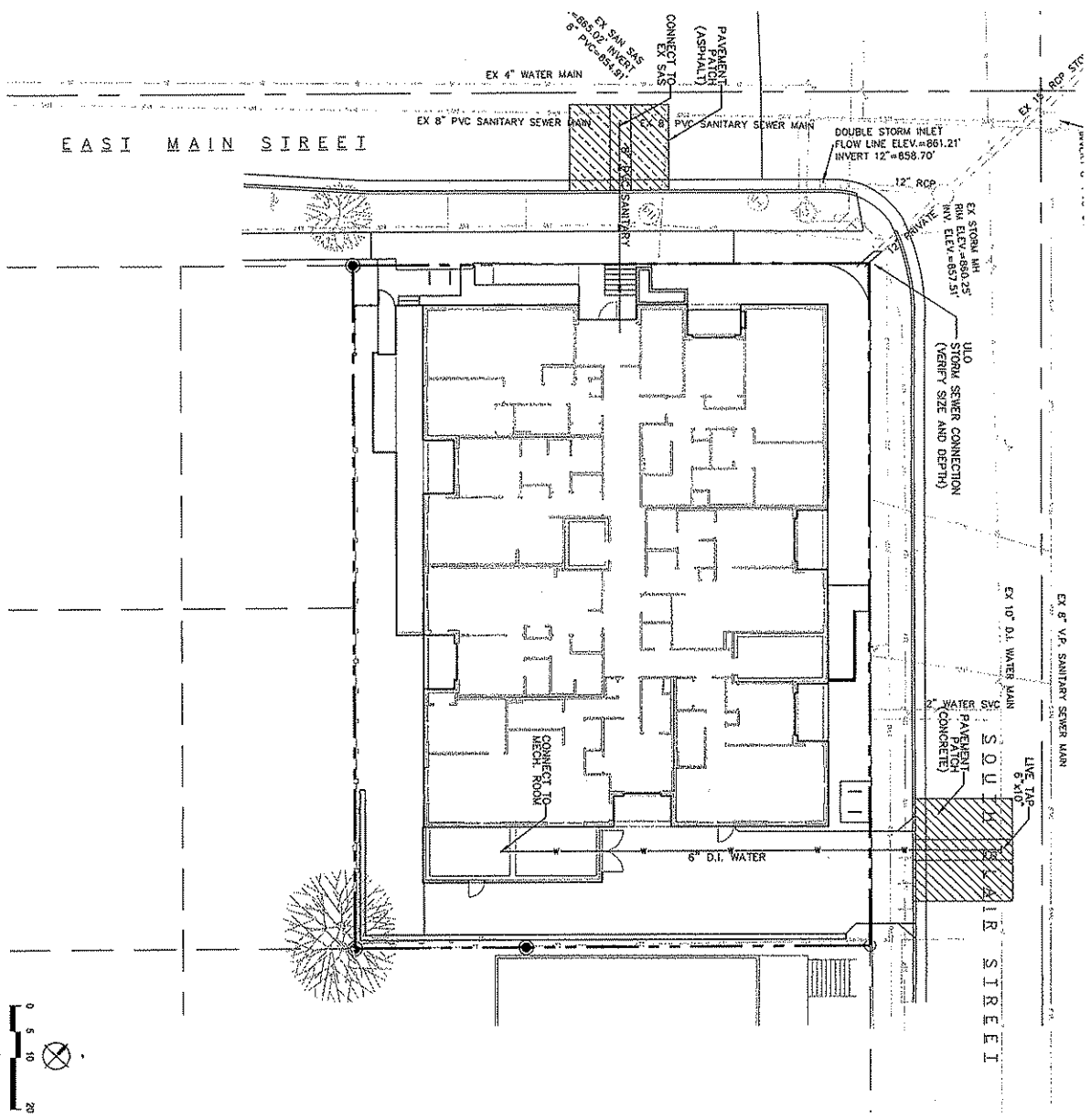
**LEGEND:**

- TS TOP OF STAIR
  - BS BOTTOM OF STAIR
  - TW TOP OF WALL
  - BW BOTTOM OF WALL
  - TR TOP OF RAMP
  - BR BOTTOM OF RAMP
  - HP HIGH POINT
  - LP LOW POINT
  - FS FINISH SURFACE
  - FG FINISH GRADE
  - FTE FINISH FLOOR ELEVATION
- 2% SLOPE DIRECTION
- PROJECT LIMITS

**NOTES:**

1. CONTRACTOR SHALL PERFORM ALL EARTHWORK AND GRADING PER SPECIFICATIONS. ALL PROPOSED PAVING, CURBS, AND PLANTING AREAS SHALL TRANSITION SMOOTHLY TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL PLANTING AREAS.
2. EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OFF-SITE.
3. EXISTING CURB ALONG BASSETT STREET TO REMAIN. TERRACE AND SIDEWALK GRADES HAVE BEEN MODIFIED TO ACCOMMODATE BUILDING ENTRY POINTS AND/OR UTILITY LINES.
4. CONTOUR INTERVAL IS ONE (1) FOOT.

5



**NOTES:**

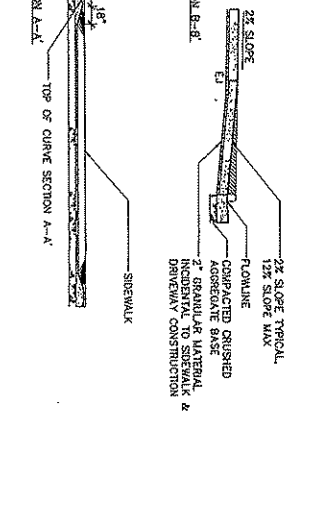
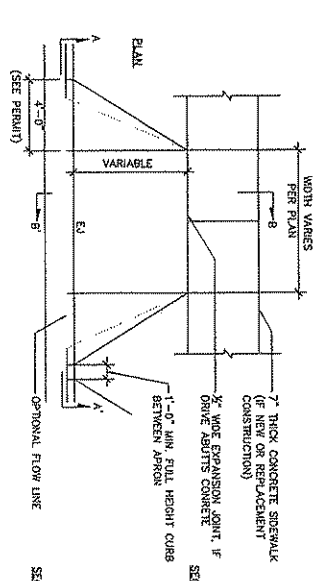
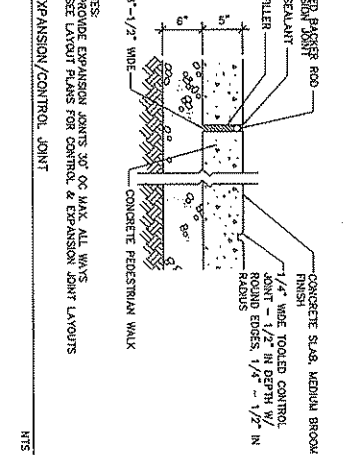
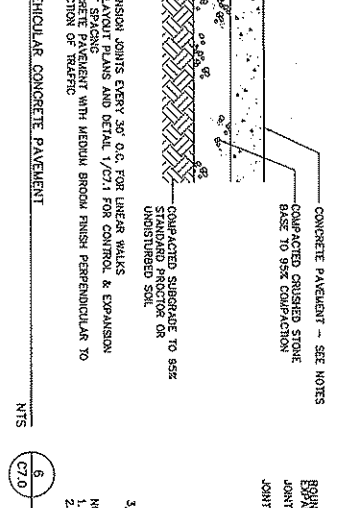
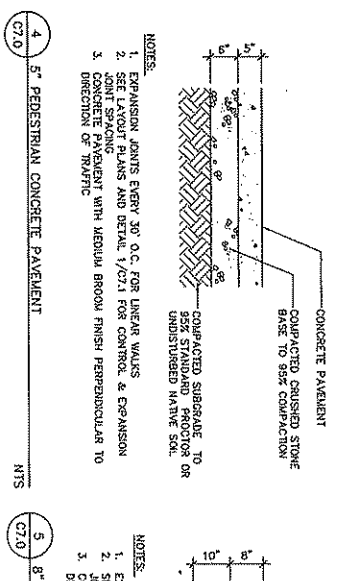
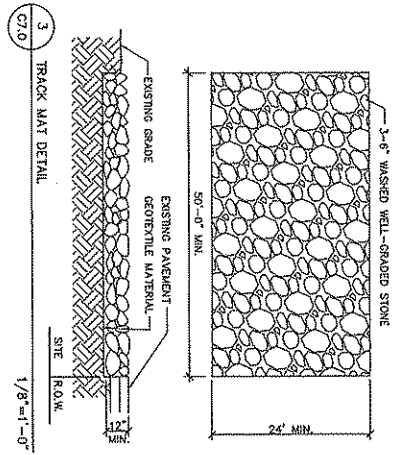
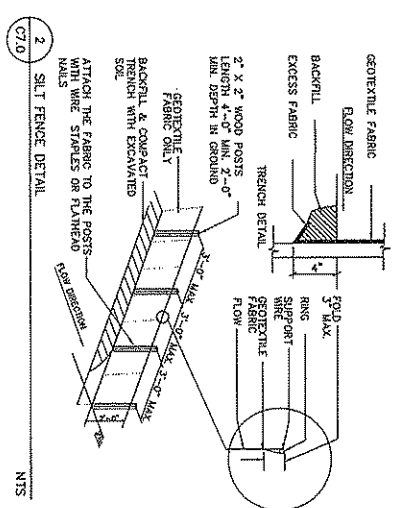
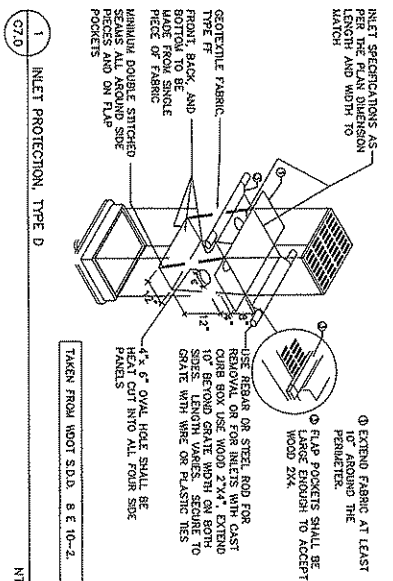
- REFER TO GRADING PLAN, SHEET C4.0 FOR REFERENCE AND TO MAINTAIN APPROPRIATE COVER OVER ALL UTILITIES
- REFER TO DEMOLITION PLAN, SHEET C2.0 FOR ABANDONED UTILITIES
- GAS AND ELECTRIC SERVICE TO BE COORDINATED WITH MG&E

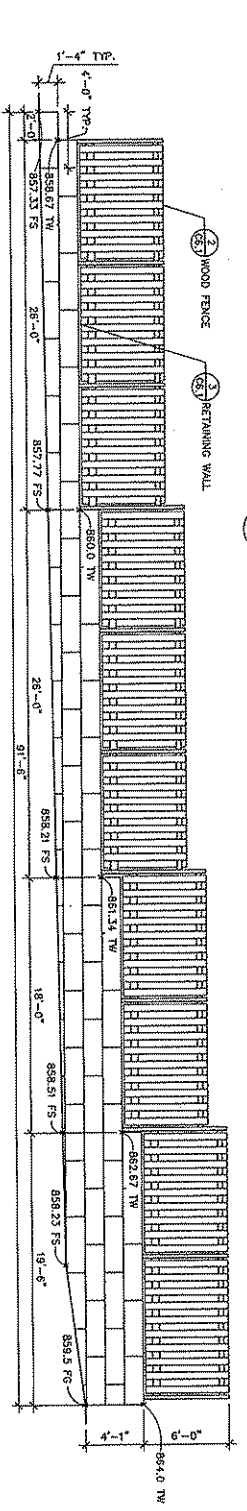
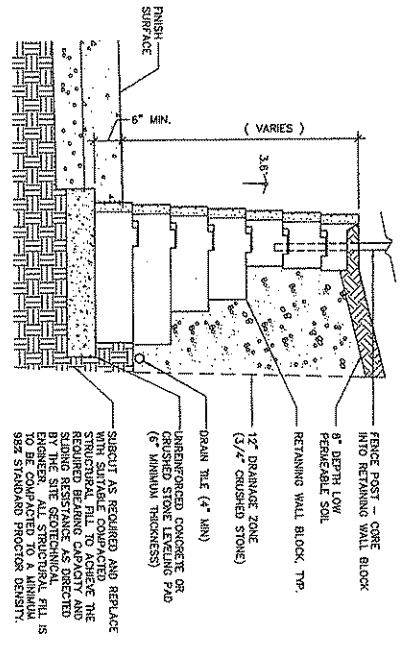
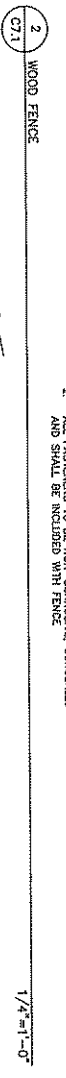
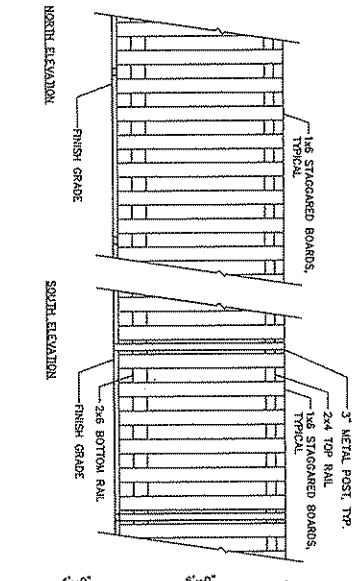
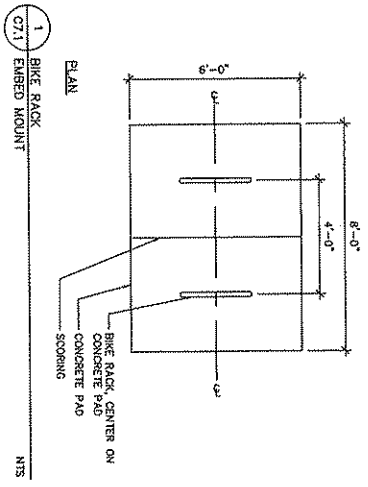
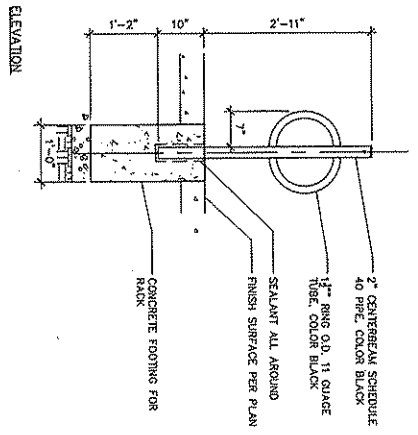
1  
PAYMENT PATCH SECTION, TYPE I (CONCRETE)  
CS.0 SEE MADISON S.D.D. 5.2.4.

2  
PAYMENT PATCH SECTION, TYPE II (ASPHALT)  
CS.0 SEE MADISON S.D.D. 5.2.4.









LT McGrath, LLC

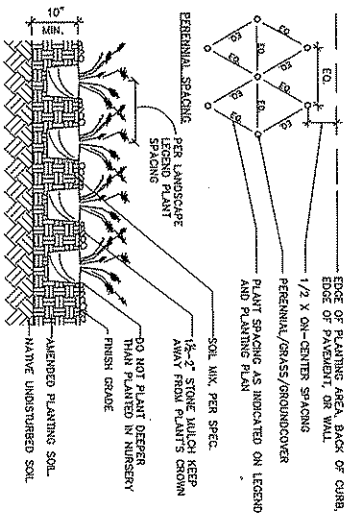
Settlement Place

ARTECH DESIGN GROUP

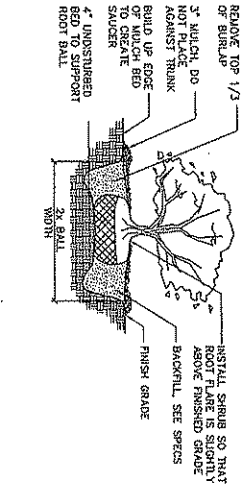
SCALE: 1/8" = 1'-0"

C7.1

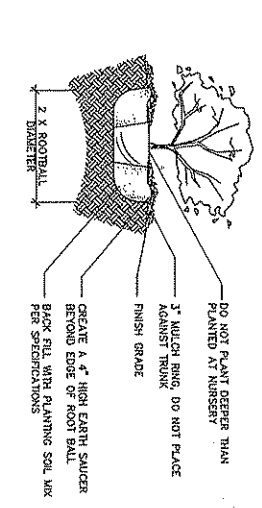
7



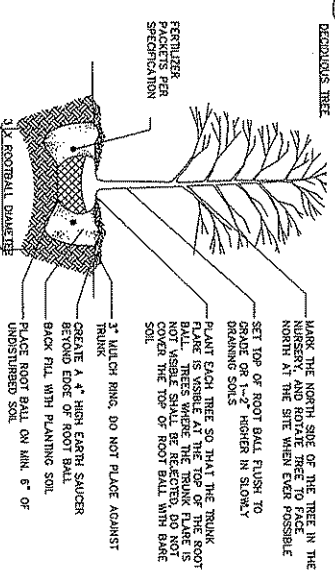
1 GROUNDCOVER / PERENNIAL PLANTING  
C7.2 SCALE 1" = 1'-0"



2 BARE SHRUB PLANTING  
C7.2 SCALE 1" = 1'-0"



3 POTTED / CONTAINER PLANTING  
C7.2 SCALE 1" = 1'-0"

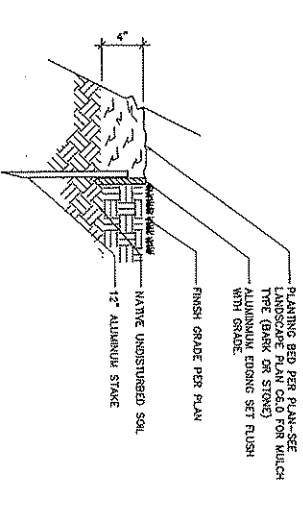


4 BARE TREE PLANTING DETAILS  
C7.2

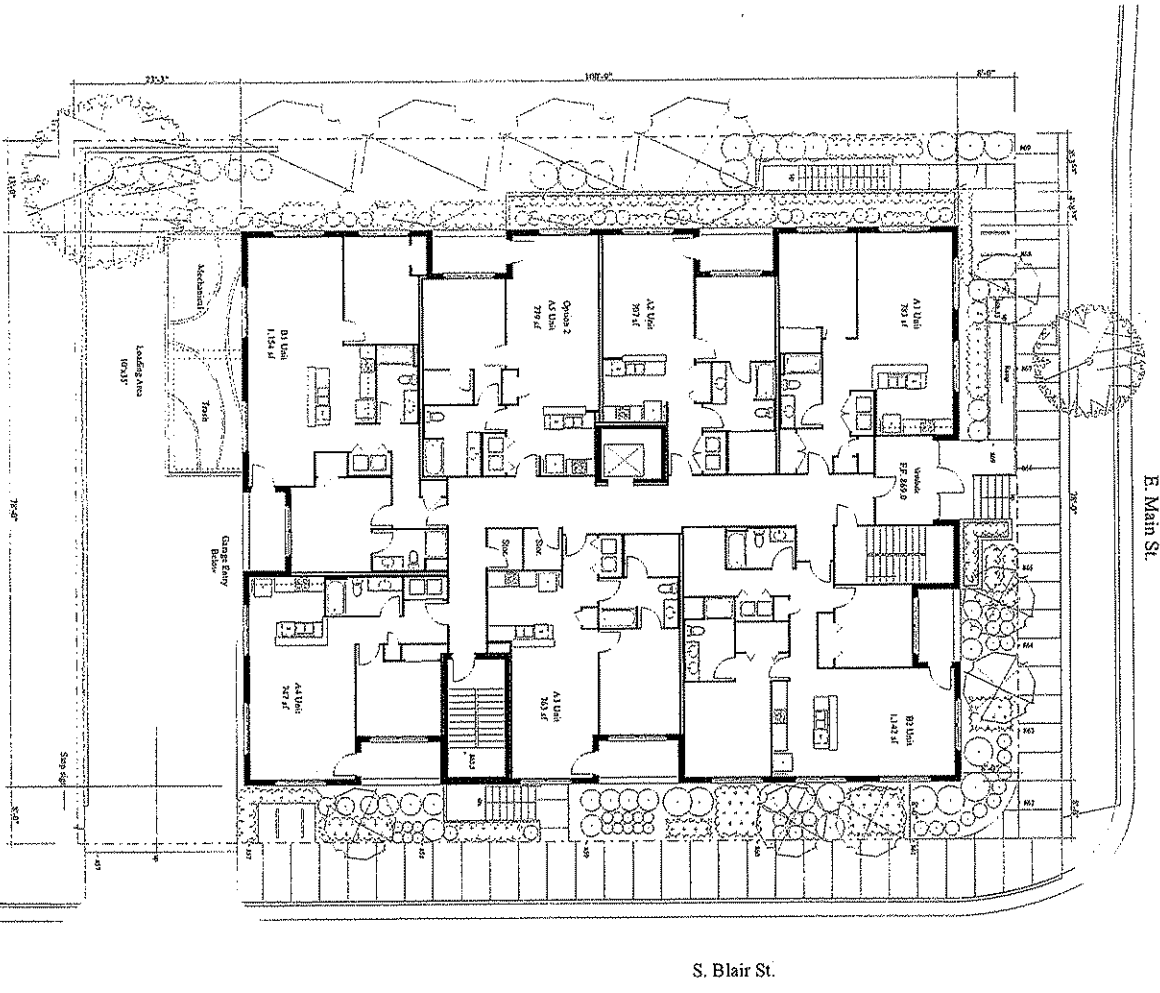
**NOTES:**

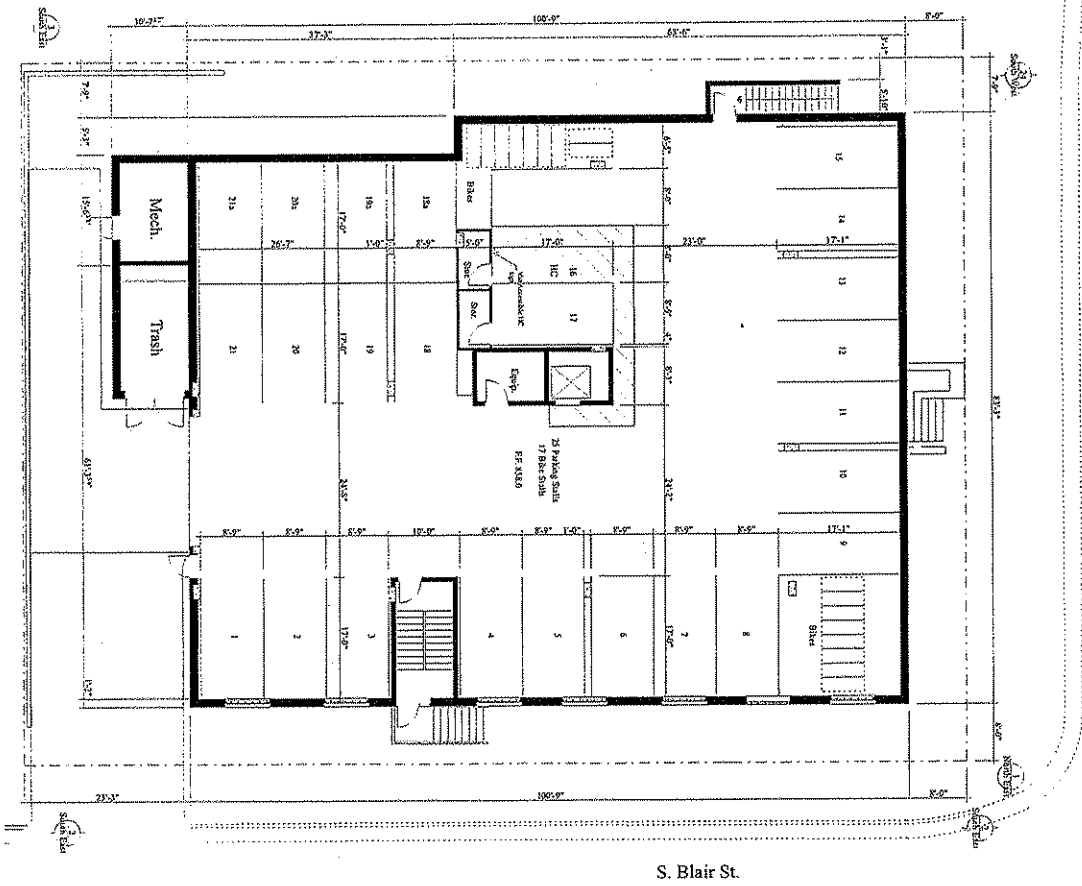
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TUNGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT-IF APPLICABLE.
- WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT-IF APPLICABLE.
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 6" INTO THE PLANTING HOLE.
- REMOVE ALL THINNE, ROPE/WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.
- REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

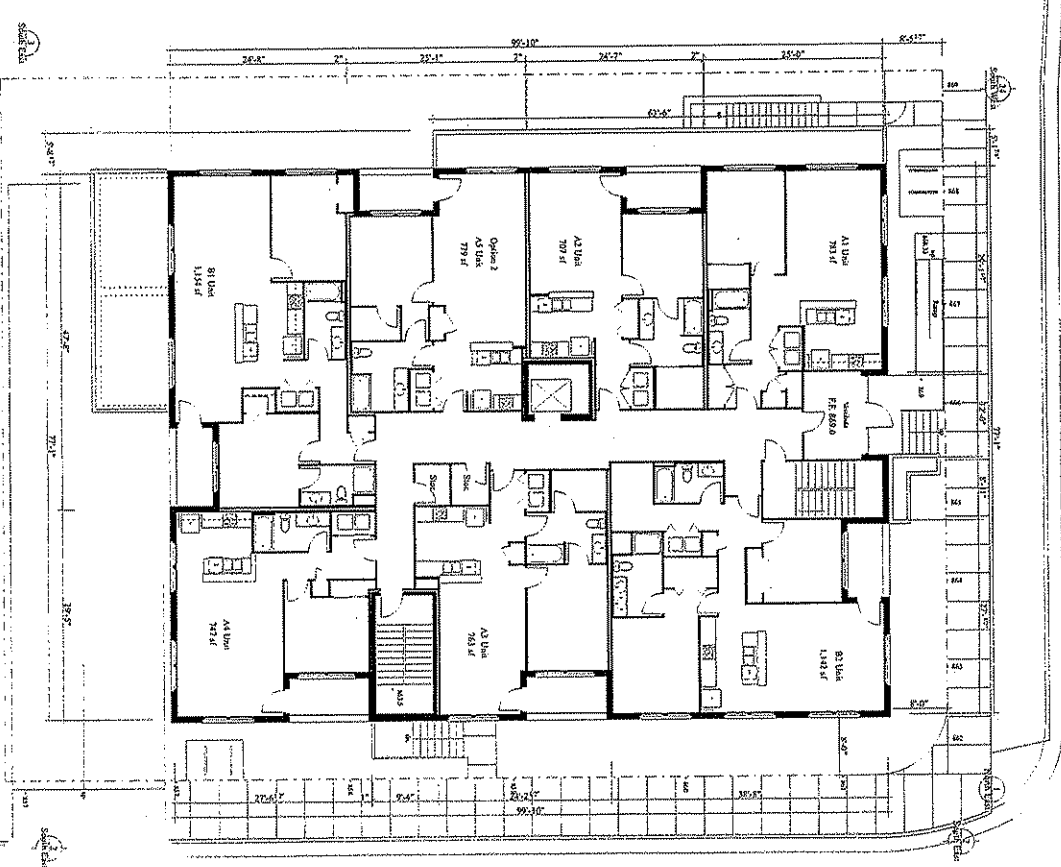
NTS



4 ALUMINUM EDGING  
C7.2 NTS



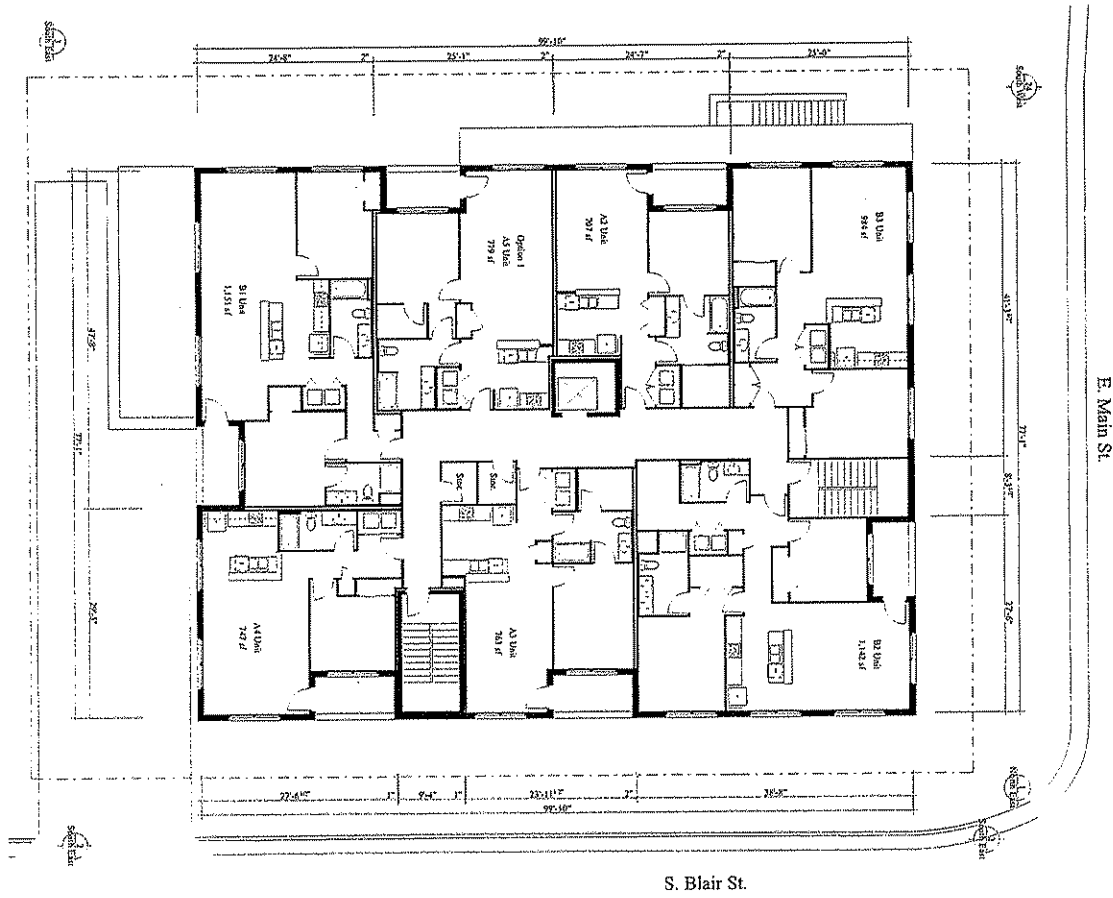


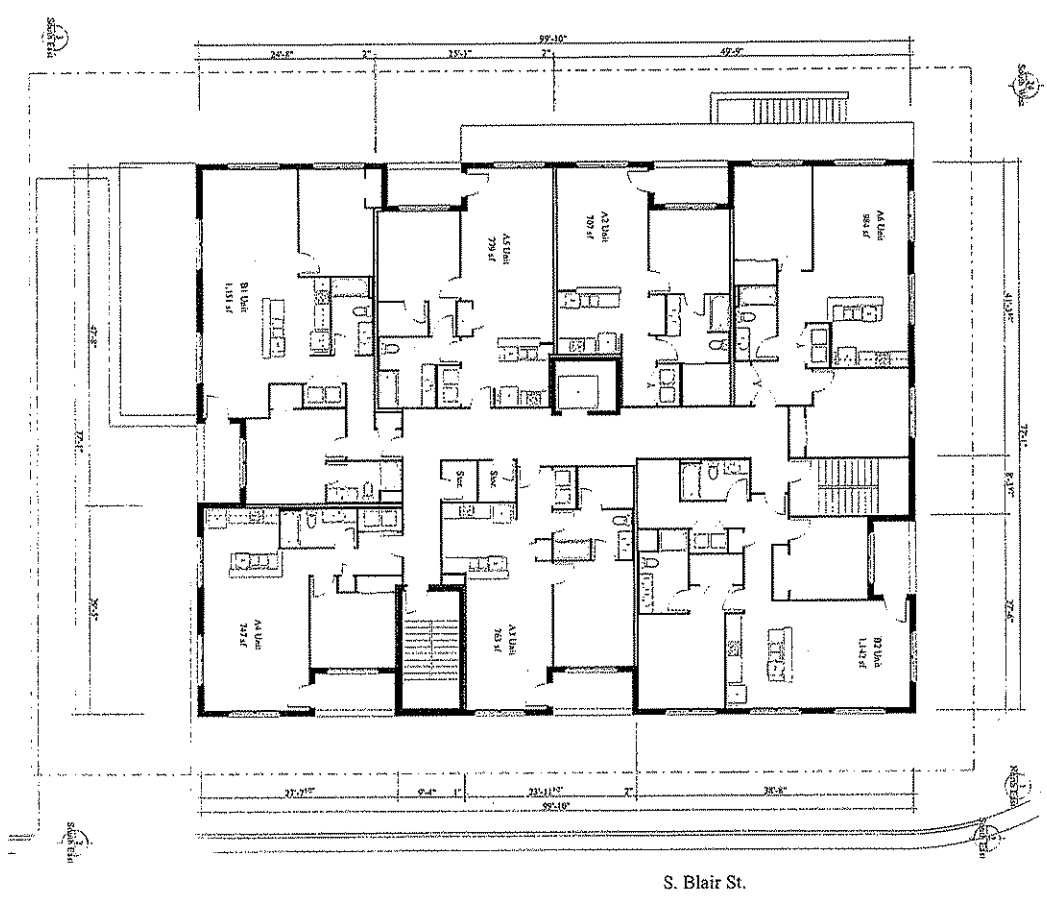


S. Blair St.

E. Main St.

7

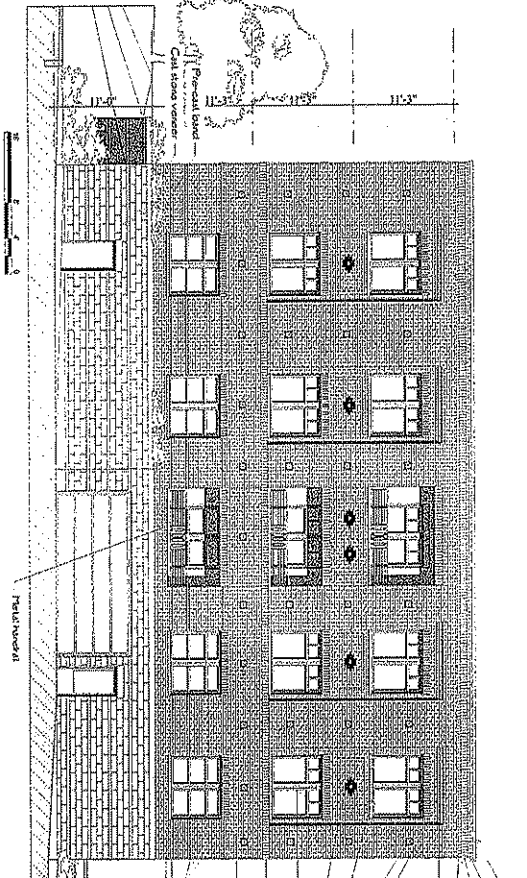






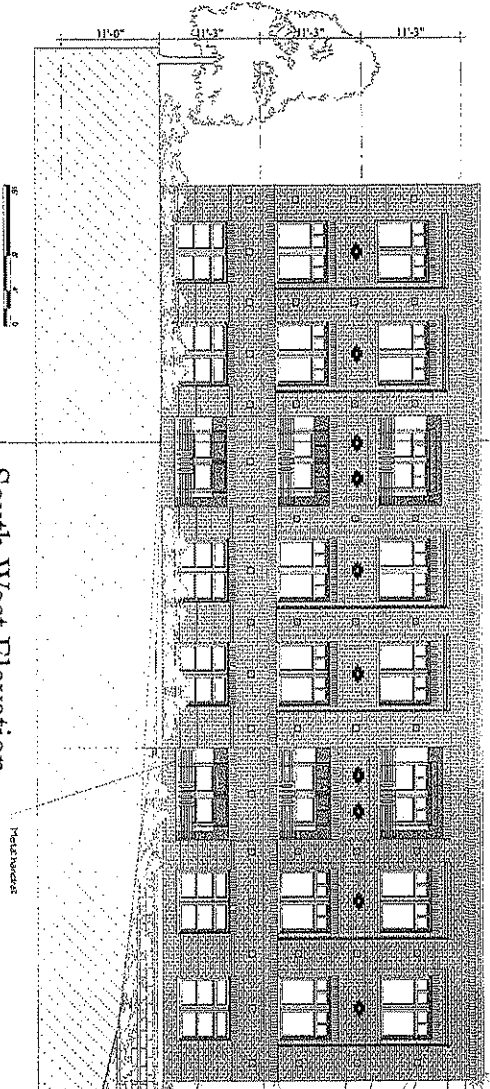


### South East Elevation



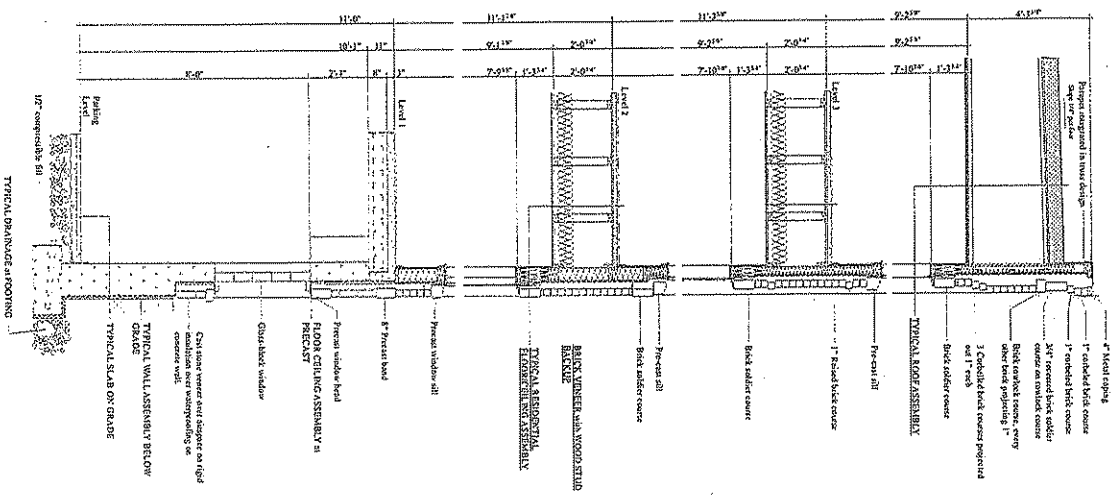
- Flat coping
- Two courses of 3/4" corbelled brick
- Back soldier course on roofline course
- Back soldier course every other brick protruding out 1"
- Corbelled brick course
- Illinois head soldier course
- Pre-cast insulation
- Pre-cast window sill
- Back spacer (ultra) brick course
- Illinois
- Back soldier course
- Back veneer
- Reassail brick course

### South West Elevation

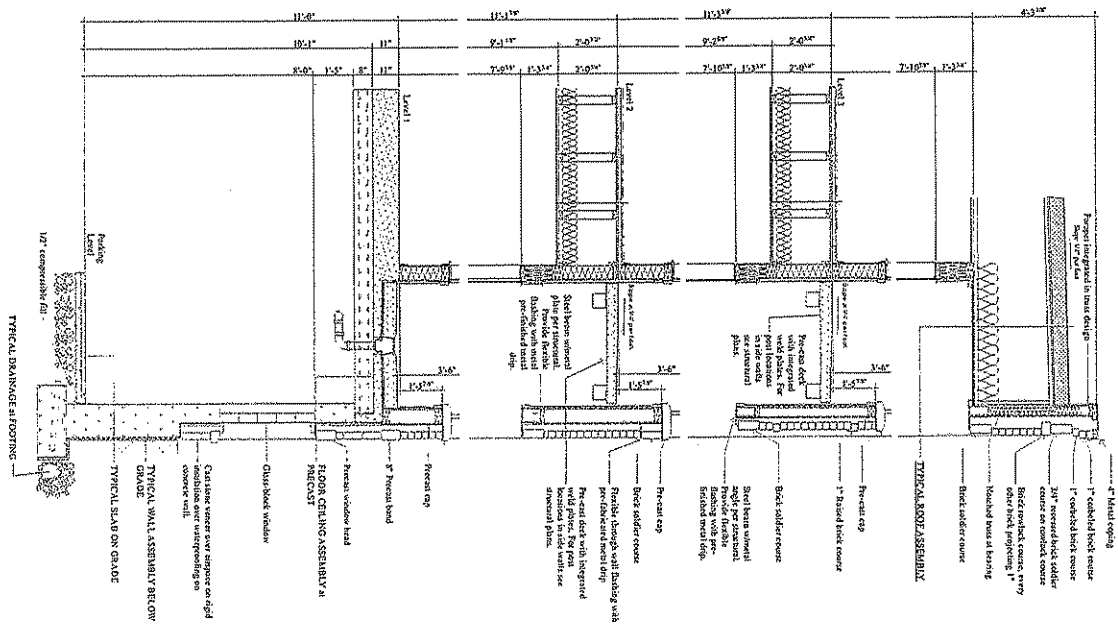


- Flat coping
- Two courses of 3/4" corbelled brick
- Back soldier course on roofline course
- Back soldier course every other brick protruding out 1"
- Corbelled brick course
- Illinois head soldier course
- Pre-cast insulation
- Pre-cast window sill
- Back spacer (ultra) brick course
- Back soldier course
- Back veneer
- Reassail brick course
- Pre-cast stone band
- Cast stone veneer

1 Wall Section at Window



2 Wall Section at Deck



CONSTRUCTION ASSEMBLY NOTES

**TYPICAL WINDOW ASSEMBLY AT GRADE**  
 1. Window frame shall be installed on a concrete sill. The sill shall be a minimum of 4" thick and shall be finished with a smooth surface. The sill shall be finished with a smooth surface. The sill shall be finished with a smooth surface.

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