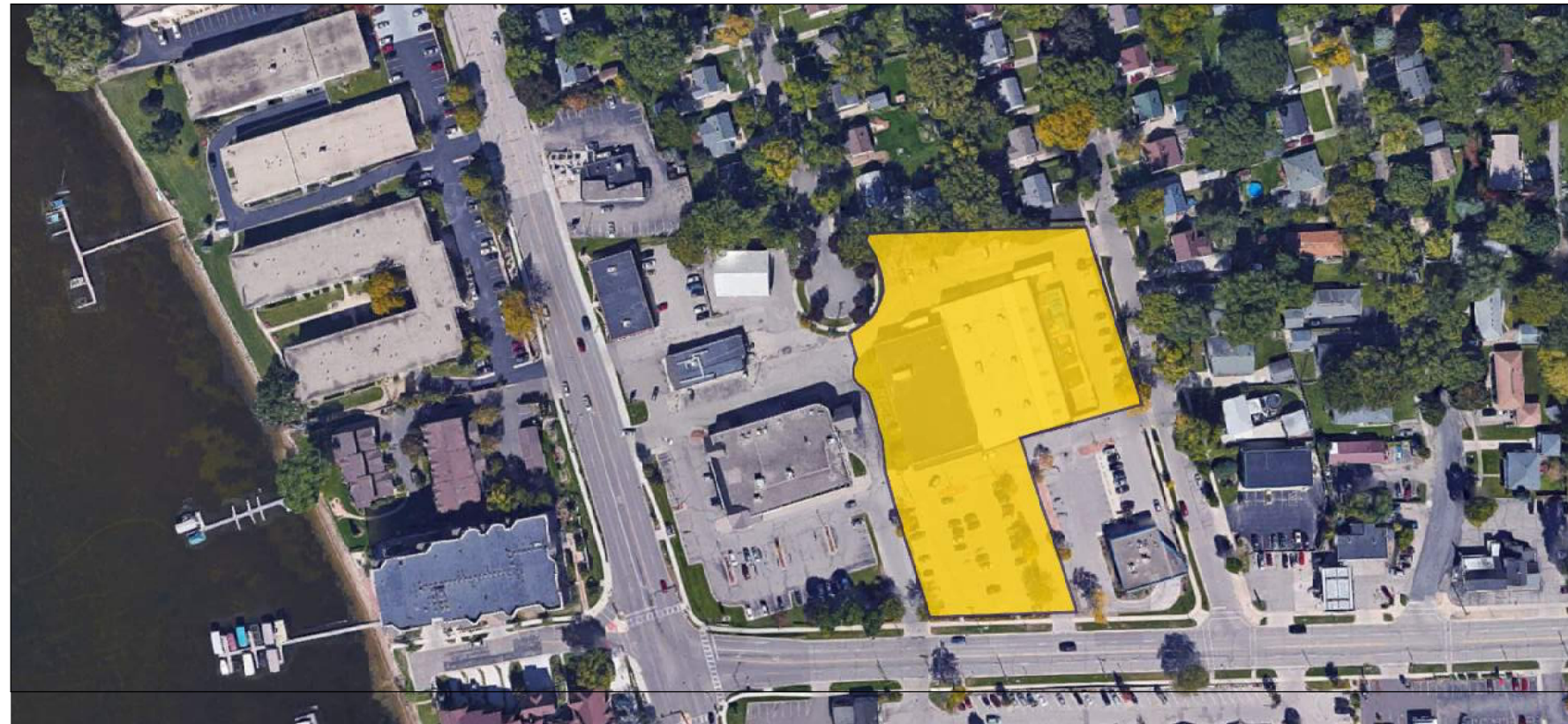


MSP - Cottage Grove RD. Mixed Use

204 Cottage Grove
Rd., Madison, WI



PROJECT SITE / SATELITE IMAGE

Architecture: **Dimension IV - Madison Design Group**
6515 Grand Teton Plaza, Suite 120,
Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Landscape Architecture: **raSmith**
5250 E Terrace Dr #108
Madison, WI 53718
p: 608.467.3034 www.rasmith.com

Civil Engineering: **CJ Engineering**
9205 W Center Street, Suite 214,
Milwaukee, WI 53222
p: 414.443.1312 www.cj-engineering.com

LIST OF DRAWINGS

- a2.7. Aerial View to NW
- ~~a2.2. North Building - Elevation 2~~
- CIVIL
- C1.0 SITE PLAN
- C2.0 SITE GRADING PLAN
- C3.0 SITE UTILITY PLAN
- C4.0 SITE DEMO PLAN
- LANDSCAPE
- L100 Overall Landscape Plan
- L200 North Landscape Plan
- L201 South Landscape Plan
- ARCHITECTURAL
- a1.1. Ground Floor Plan
- a1.2. Upper Floor Plans
- a1.3. Parking Level
- a2.1. North Building - Elevations 1
- a2.6. South Building - View to NE
- a2.3. South Building - West & East Elevation
- a2.4. South Building - South & North Elevation
- a2.5. VIEW FROM COTTAGE GROVE RD. TO NORTH

Project Data
CCT Zoning

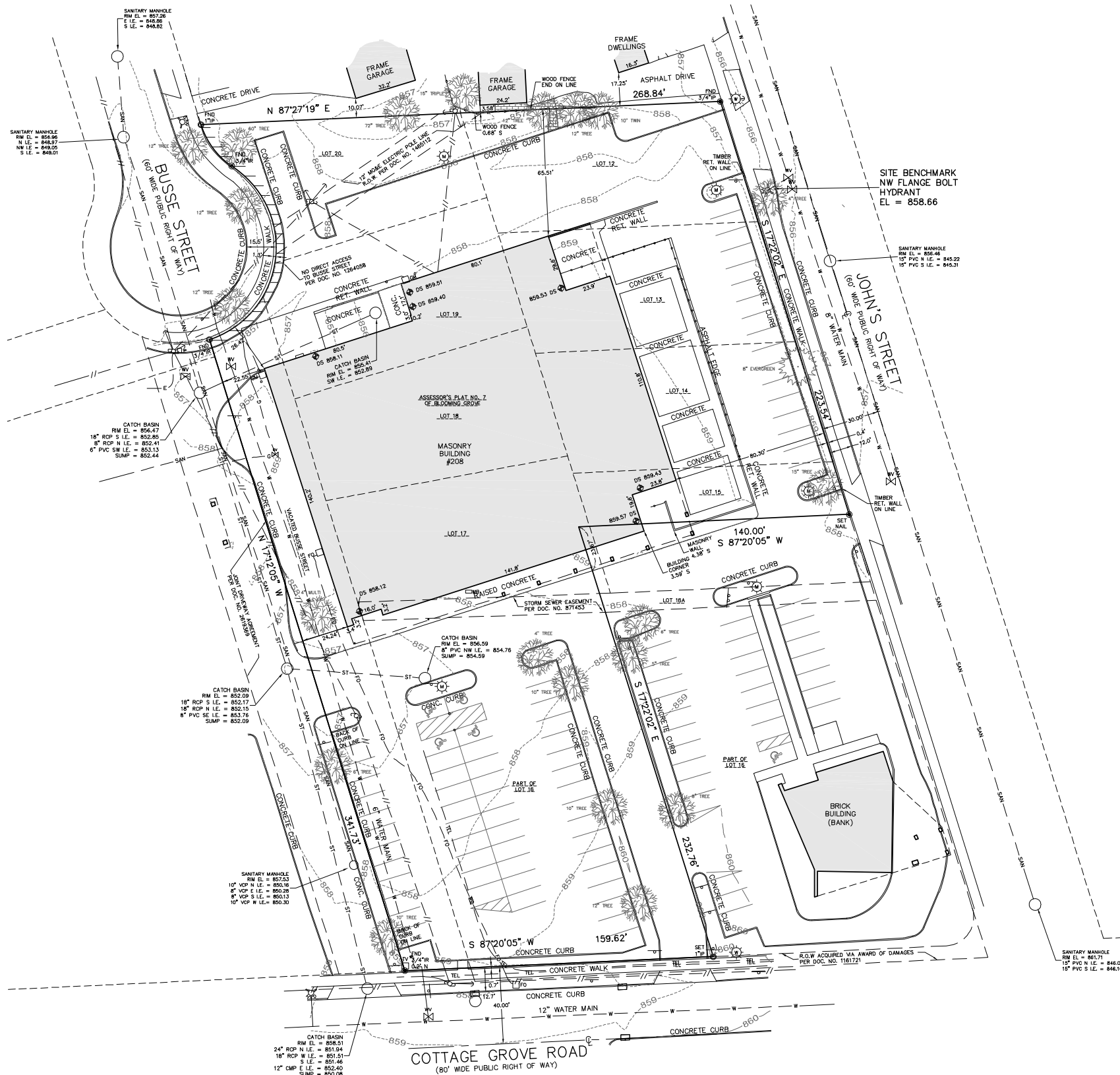
2 Buildings 4 Storys Each

112 Residential Units - 5,125 sf Commercial Space - 95 Stalls Underground Parking

Dwelling Unit Mix: 54 -1BR, 42 -2BR, 16 -3BR

Building Square Footage:

	North Building	South Building	Total
Lower Level:	22,079sf	17,243sf (w/connector)	39,322sf
First Level:	22,079sf	12,018sf	34,097sf
Second Level:	22,079sf	12,018sf	34,097sf
Third Level:	22,079sf	12,018sf	34,097sf
Fourth Level:	15,851sf	11,043sf	26,894sf
TOTAL:	104,167sf	64,340sf	168,507sf



LEGAL DESCRIPTION:

LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SIXTEEN-A (16A), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), ASSESSOR'S PLAT NO. 7 OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TOGETHER WITH THE EAST HALF (E1/2) OF VACATED BUSSE STREET ABUTTING THE ABOVE DESCRIBED PROPERTY. EXCEPTING FROM THE ABOVE PARCELS, THOSE PARTS THEREOF CONVEYED TO THE CITY OF MADISON IN VOLUME 174 OF RECORDS, PAGE 421 AS DOCUMENT NO. 1264057 AND IN VOLUME 174 OF RECORDS, PAGE 423 AS DOCUMENT NO. 1254058. FURTHER EXCEPTING THE PARCEL DESCRIBED IN THE AWARD OF DAMAGES IN VOLUME 445 OF MISC. PAGE 232 AS DOCUMENT NO. 1161721. FURTHER EXCEPTING PART OF LOTS FIFTEEN (15), SIXTEEN (16), SIXTEEN-A (16A) AND SEVENTEEN (17), ASSESSOR'S PLAT NO. 7 OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, THENCE NORTH ALONG THE EAST LINE OF LOTS 16, 16A AND 15 240 FEET, THENCE N 89° 09' E 140 FEET, THENCE SOUTH PARALLEL TO SAID EAST LINE 240 FEET TO THE SOUTH LINE OF LOT 16, THENCE EAST ALONG SAID LINE 140 FEET TO THE POINT OF BEGINNING.

CONTAINING: 96,219 SQUARE FEET OR 2.2089 ACRES.

- NOTES:**
- LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-866091-MAD, WITH AN EFFECTIVE DATE OF JUNE 26, 2017 AT 7:30 A.M.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55025C0429H, WITH A DATE OF IDENTIFICATION OF 9/17/2014, IN COMMUNITY NO. 550083, CITY OF MADISON, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - SITE BENCHMARK - NW FLANGE BOLT OF HYDRANT AS SHOWN HEREON.
 - ELEVATIONS BASED ON INFORMATION FROM DANE COUNTY AND ARE AT DANE COUNTY DATUM.

LEGEND			
— SAN —	Sanitary Sewer	⊠	Electric Transformer
— ST —	Storm Sewer	⊠	Electric Meter
— W —	Water Main	⊠	Electric Pedestal
— G —	Buried Gas Line	⊠	Electric Box at Grade
— TEL —	Buried Telephone Line	⊠	Telephone Box at Grade
— E —	Buried Electric Line	⊠	Telephone Pedestal
— FO —	Buried Fiber Optic Line	⊠	TV Pedestal
— CATV —	Buried Cable Television Lines	⊠	Gas Meter
— COMB —	Combination Sewer	⊠	Air Conditioner
— WOOD FENCE —	Wood Fence	⊠	Utility Pole
— METAL FENCE —	Metal Fence	⊠	Wood Sign
—	Edge of Trees and Brush	⊠	Metal Sign
—	Slope Hill Elevation	⊠	Flag Pole
—	Fire Department Connection	⊠	Bollard
		⊠	Bollard Light
		⊠	Fiber Optic Marker
		⊠	City Wire
		⊠	Hydrant
		⊠	Water Valve
		⊠	Gas Valve
		⊠	Manhole
		⊠	Storm Manhole
		⊠	Catch Basin
		⊠	Curb Inlet
		⊠	Metal Light Pole
		⊠	Concrete Light Pole
		⊠	Mail Box
		⊠	Fiber Optic Marker
		⊠	City Wire

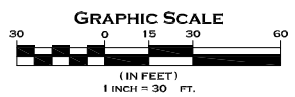
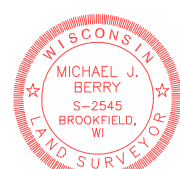
PLAT OF SURVEY WITH TOPOGRAPHY
 FOR
THE GROVE APARTMENTS
 208 COTTAGE GROVE RD.
 MADISON, WI

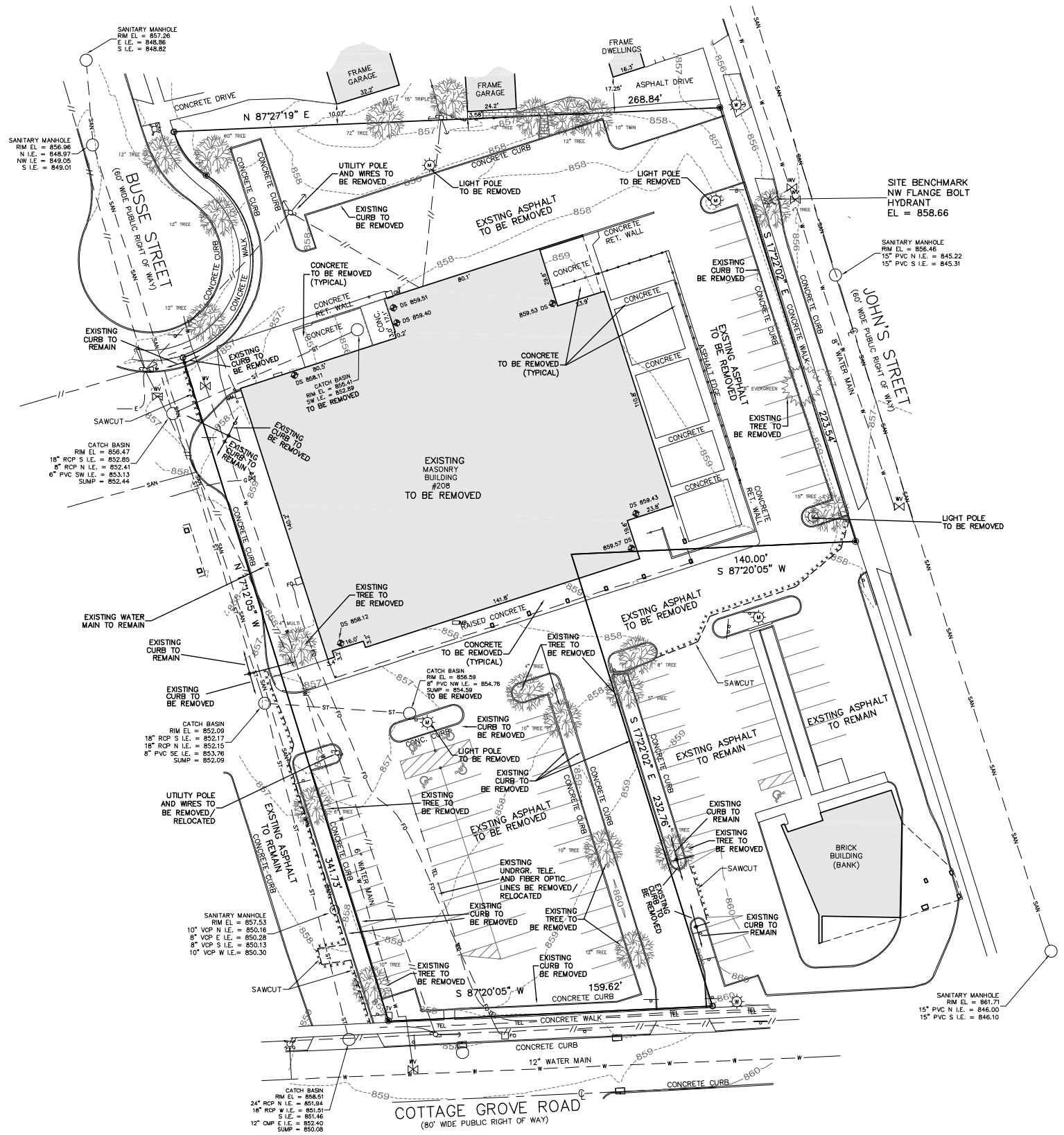
DRAWN BY:	NJF	DATE:	8-23-17
CHECKED BY:	MJB	DRAWING NO.	P-0
CSE Job No.:	17-065	SHEET	1 OF 1

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

AUGUST 23, 2017
 DATE

Michael J. Berry
 MICHAEL J. BERRY, R.L.S.
 REGISTERED LAND SURVEYOR S-2545





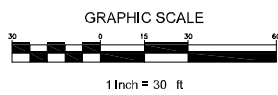
THE GROVE
 MADISON, WISCONSIN

CJE NO.: 1737R2
 DECEMBER 18, 2017

TO OBTAIN LOCATIONS OF
 FACILITIES SETBACK FROM
 DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-342-6511
 TOLL FREE

MS: EXAMINER, 140 EAST WISCONSIN
 NOTICE: SEE ME, 300 EXCHANGE
 M.L.W. AREA 229-1181



SITE DEMO PLAN

C4.0

SHEET # OF #



SITE AREAS

APARTMENT LOT = 96,222 S.F. (2.209 ACRES)
 BANK LOT = 31,434 S.F. (0.722 ACRES)
 TOTAL PROPERTY AREA = 127,656 S.F. (2.931 ACRES)
 EXISTING IMPERVIOUS AREA TO BE REMOVED = 85,200 S.F. (1.96 ACRES)
 EXISTING IMPERVIOUS AREA TO REMAIN = 20,290 S.F. (0.46 ACRES)
 EXISTING TOTAL IMPERVIOUS AREA = 105,490 (2.42 ACRES)
 DISTURBED AREA = 102,696 S.F. (2.36 ACRES)

PROPOSED DEVELOPMENT AREAS:

APARTMENT SITE:
 BUILDING FOOTPRINT = 34,097 S.F.
 PAVEMENT = 33,337 S.F.
 IMPERVIOUS AREA = 67,434 S.F. (1.55 ACRES)
 OPEN SPACE (LANDSCAPE AREA) = 28,788 S.F. (0.66 ACRES) - 30% OF THE SITE

BANK SITE:
 BUILDING FOOTPRINT = 2,691 S.F.
 PAVEMENT = 21,739 S.F.
 IMPERVIOUS AREA = 24,430 S.F. (0.56 ACRES)
 OPEN SPACE (LANDSCAPE AREA) = 7,004 S.F. (0.16 ACRES) - 22% OF THE SITE

TOTAL IMPERVIOUS AREA = 89,173 S.F. (2.05 ACRES)
 TOTAL OPEN SPACE (LANDSCAPE AREA) = 35,792 S.F. (0.82 ACRES) - 28% OF THE SITE

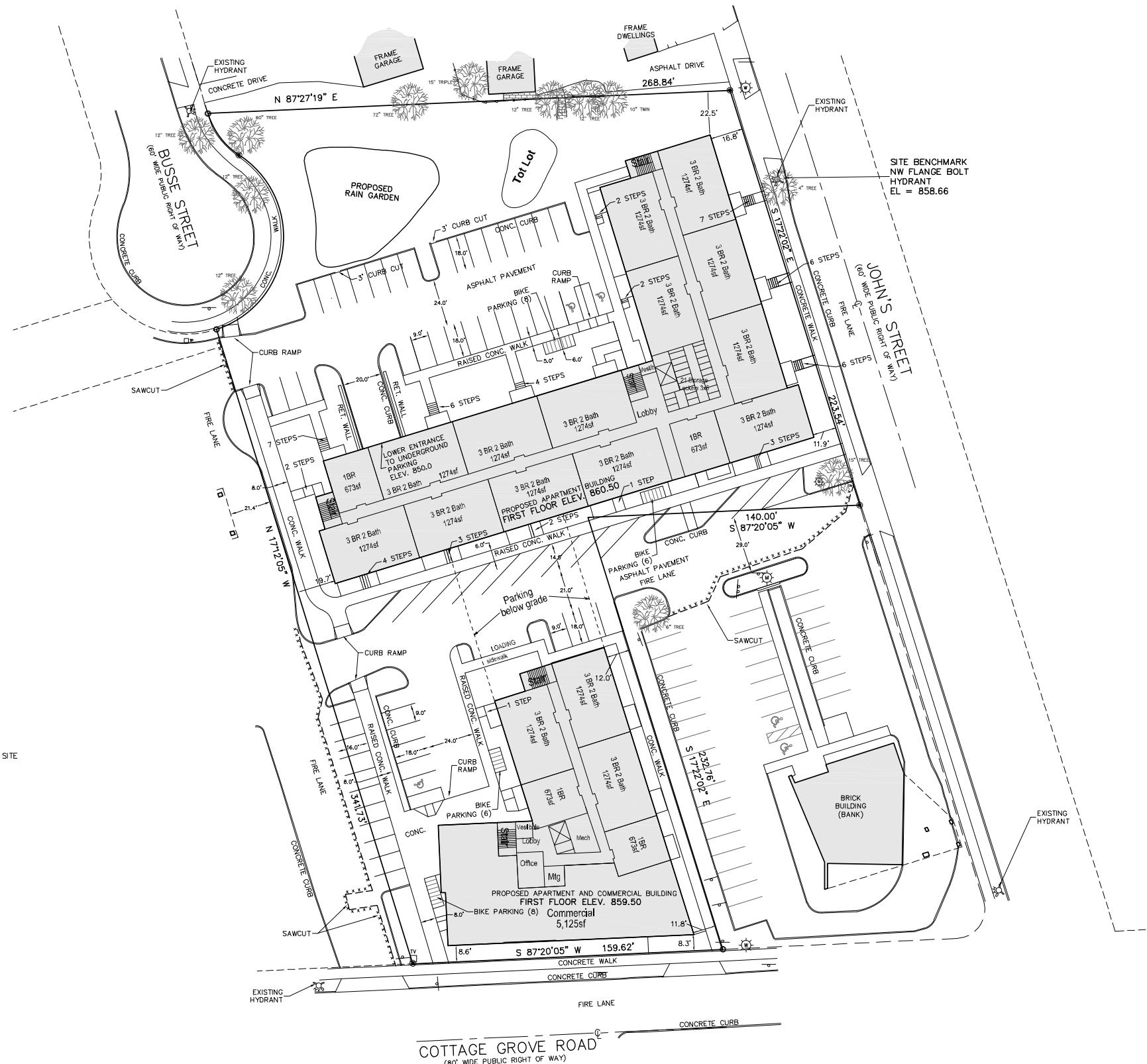
SURFACE PARKING

APARTMENT SITE:
 74 REGULAR SPACES
 3 HANDICAPPED SPACES

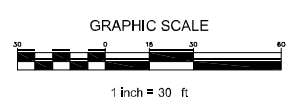
BANK SITE:
 33 REGULAR SPACES
 2 HANDICAPPED SPACES

TOTAL
 107 REGULAR SPACES
 5 HANDICAPPED SPACES

20 EXTERIOR/SHARED BICYCLE PARKING SPACES



COTTAGE GROVE ROAD
 (80' WIDE PUBLIC RIGHT OF WAY)



TO OBTAIN LOCATIONS OF
 PARAPETMENTS, UNDERGROUND
 FACILITIES, BEFORE YOU
 DIG IN WISCONSIN

 CALL DIGGERS HOTLINE
 1-800-243-8871
 TOLL FREE
 WE STAY OPEN 24 HOURS (7/24)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG AHEAD
 MILWAUKEE AREA 299-1181

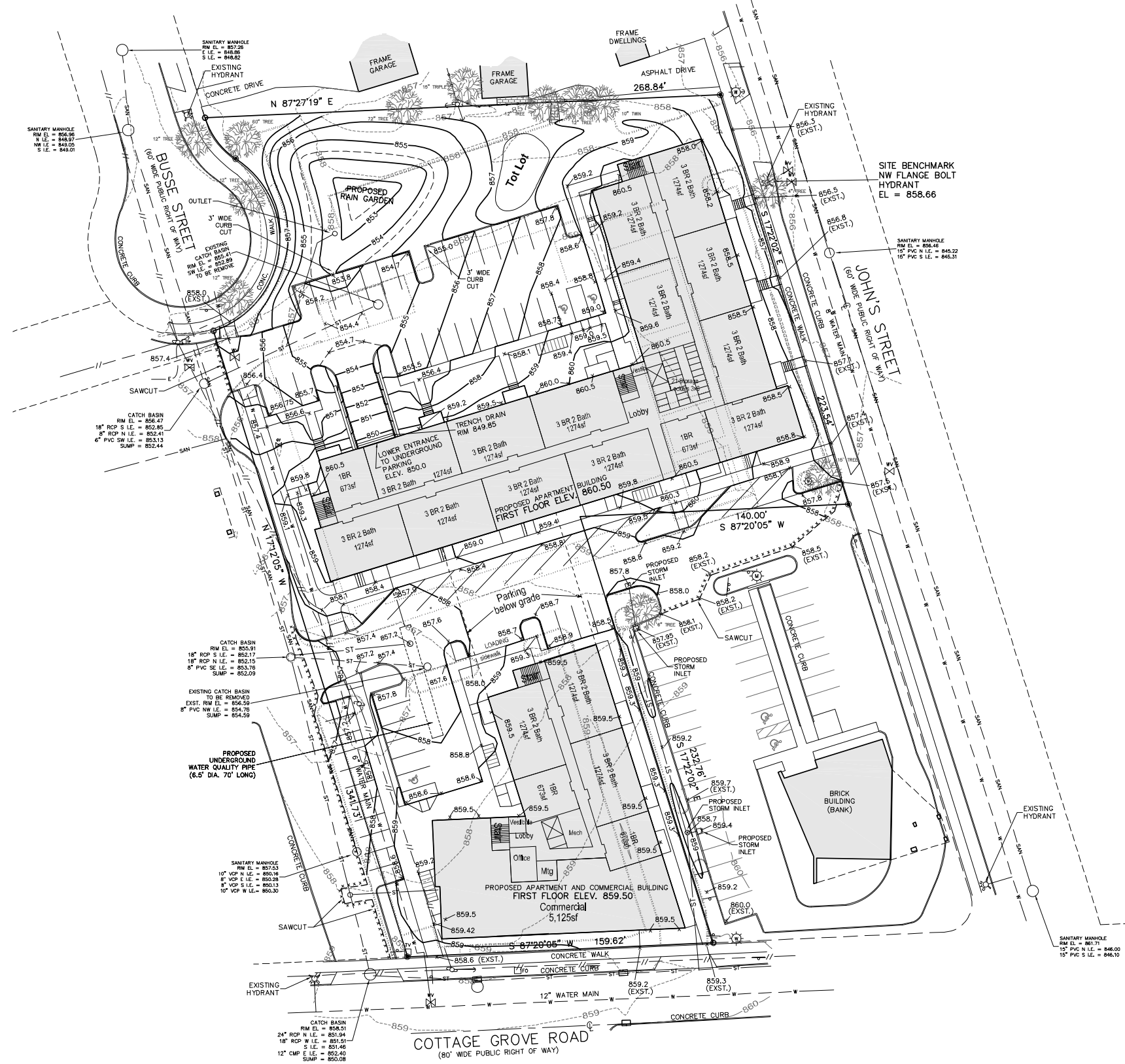
CJE NO.: 1737R3
 FEBRUARY 06, 2018

THE GROVE
 MADISON, WISCONSIN

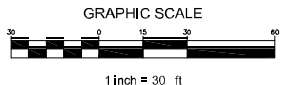
CJE NO.: 1737R3
 FEBRUARY 06, 2018

SITE GRADING PLAN C2.0

SHEET 2 OF 3



LEGEND	
--- 96 ---	EXISTING CONTOUR
— 96 —	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER
xxx xxx xxx xxx xxx	PROPOSED SAW CUT
— o — o — o —	PROPOSED SILT FENCE

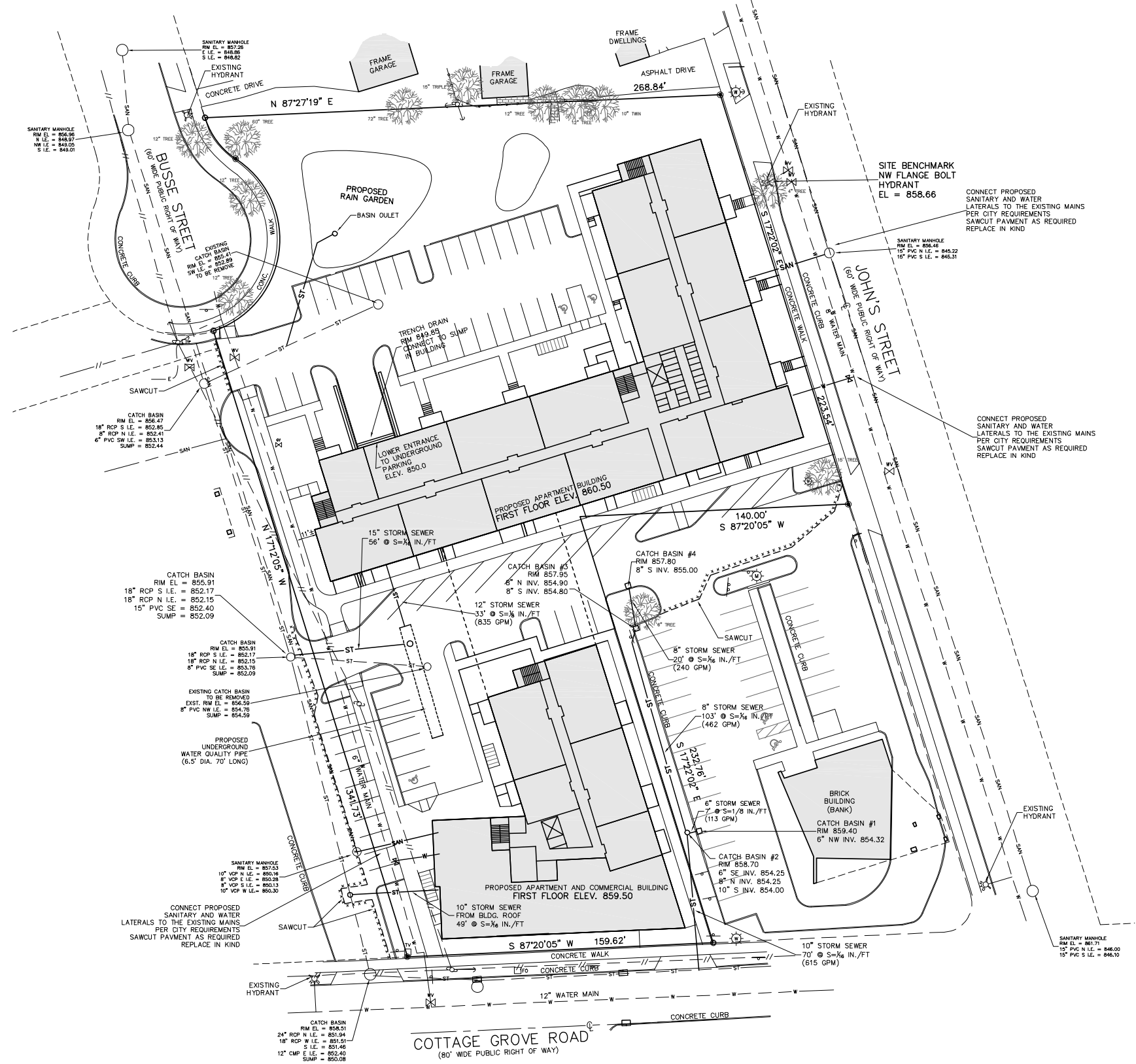


TO OBTAIN LOCATIONS OF
 PARALLELS AND PERPENDICULARS
 FACILITIES BEFORE YOU
 DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 TOLL FREE
 1-800-242-8511

WE STATUTE REG. 19.14
 REQUIRE YOU TO STOP DAILY
 NOTICE BEFORE YOU EXCAVATE
 M.L.K. AREA 228-1181

THE GROVE
 MADISON, WISCONSIN



- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

LEGEND	
— ST —	EXISTING STORM SEWER
— ST —	PROPOSED STORM SEWER
— SAN —	EXISTING SANITARY SEWER
— SAN —	PROPOSED SANITARY SEWER
— W —	EXISTING WATER MAIN
— W —	PROPOSED WATER MAIN
— G —	BURIED GAS MAIN
— // —	OVER HEAD WIRE
— E —	BURIED ELECTRIC
— □ —	UTILITY POLE

TO OBTAIN LOCATIONS OF
 APPROPRIATE UNDERGROUND
 UTILITIES BEFORE YOU
 DIG IN WISCONSIN

 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE REG. 19.14
 REG. 19.14
 NOTICE BEFORE YOU EXCAVATE
 WIS. REG. 19.14

CJE NO.: 1737R3
 FEBRUARY 06, 2018



1 Zoning Area Satellite View
1" = 40'-0"

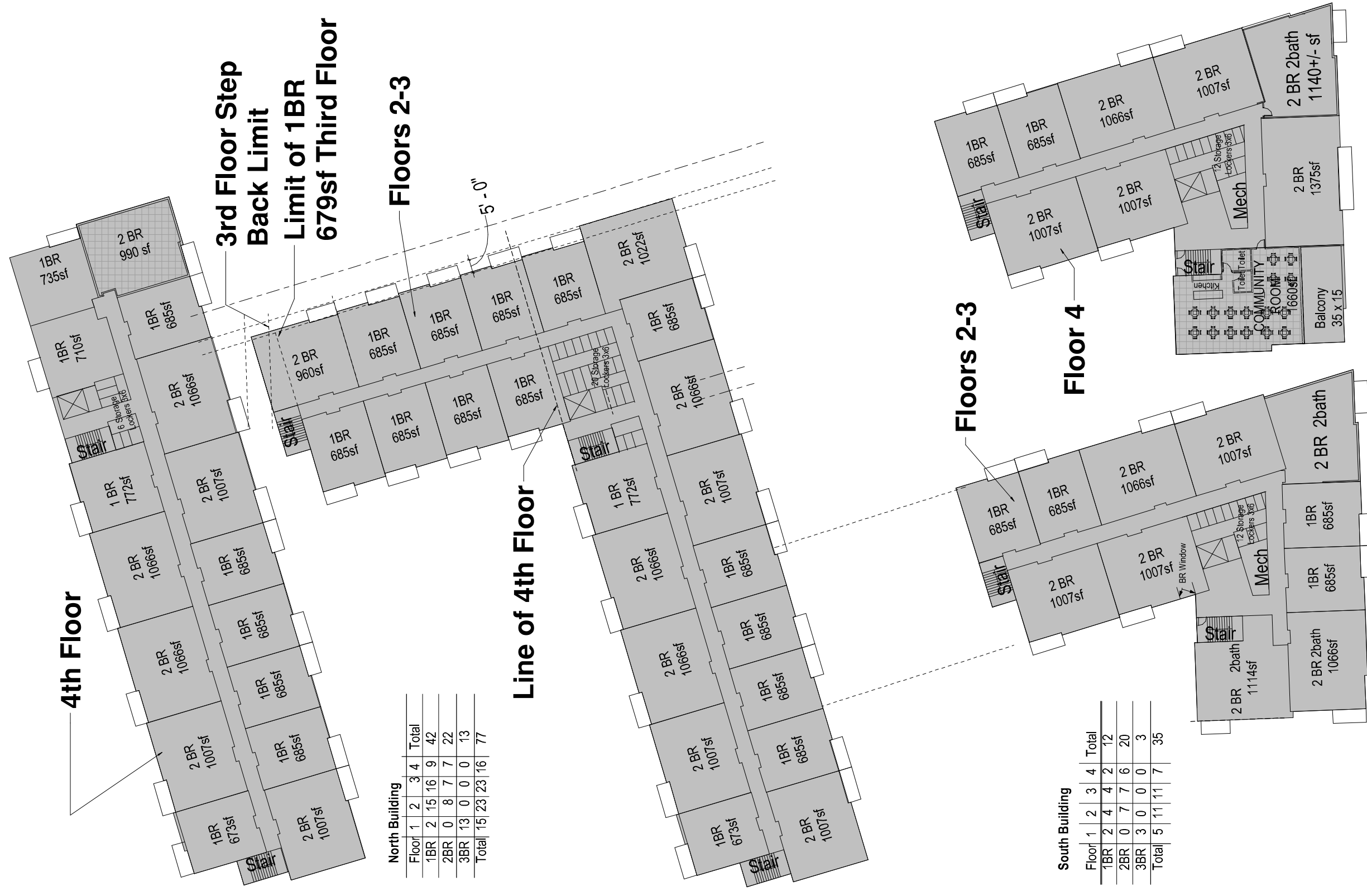


Useable Open Space Required = 27,200sf

Useable Open Space Supplied

Balconies @ 5x12.5' = 62.5sf each x 112 units = 7,000 sf
 Community Rm Balcony = 525 sf
 Open Ground Area = 23,117sf

TOTAL = 30,642 sf



4th Floor

3rd Floor Step Back Limit
Limit of 1BR 679sf Third Floor

Floors 2-3

Line of 4th Floor

Floors 2-3

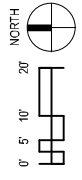
Floor 4

North Building

Floor	1	2	3	4	Total
1BR	2	15	16	9	42
2BR	0	8	7	7	22
3BR	13	0	0	0	13
Total	15	23	23	16	77

South Building

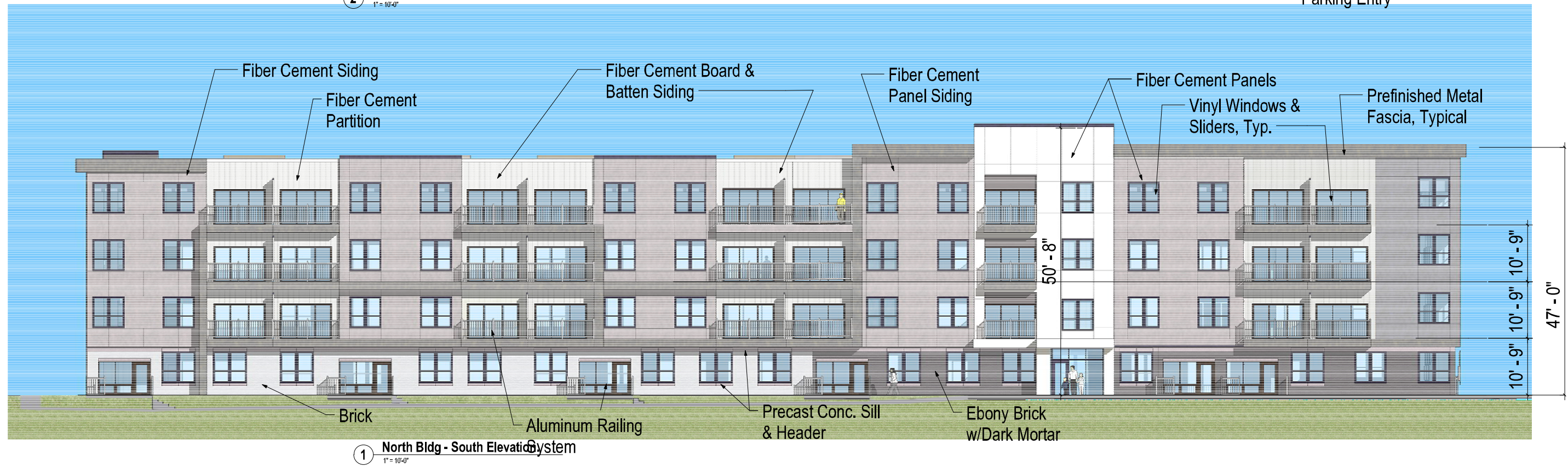
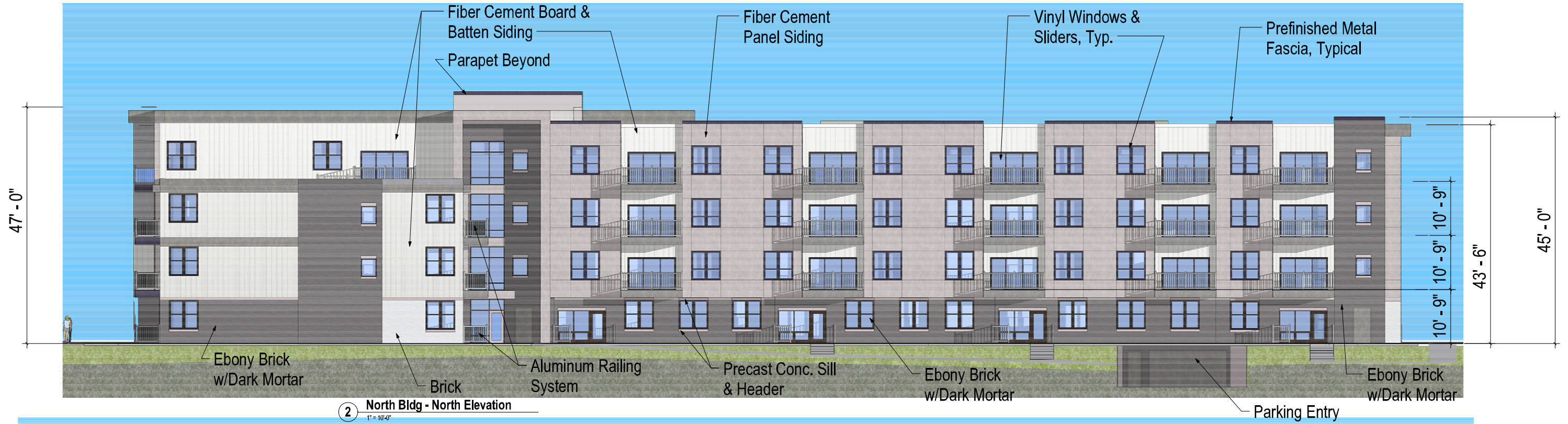
Floor	1	2	3	4	Total
1BR	2	4	4	2	12
2BR	0	7	7	6	20
3BR	3	0	0	0	3
Total	5	11	11	7	35

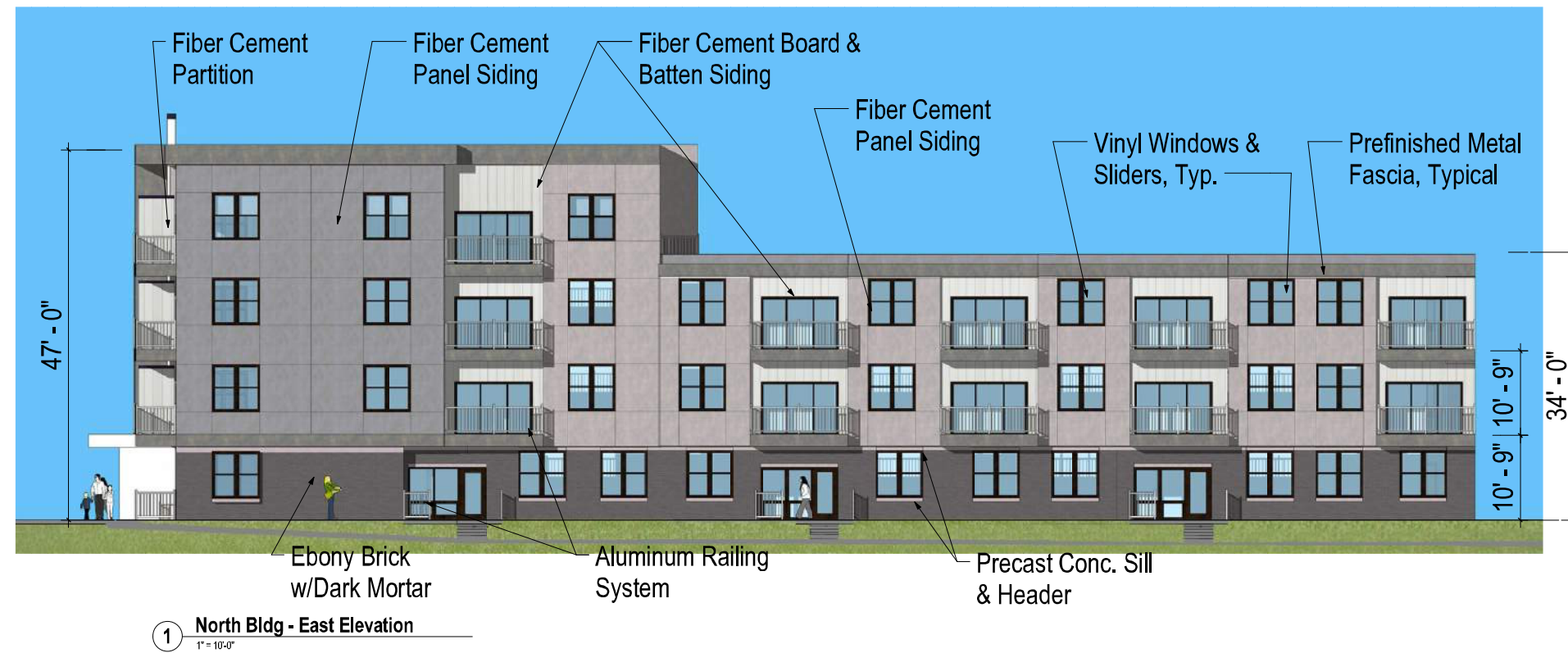
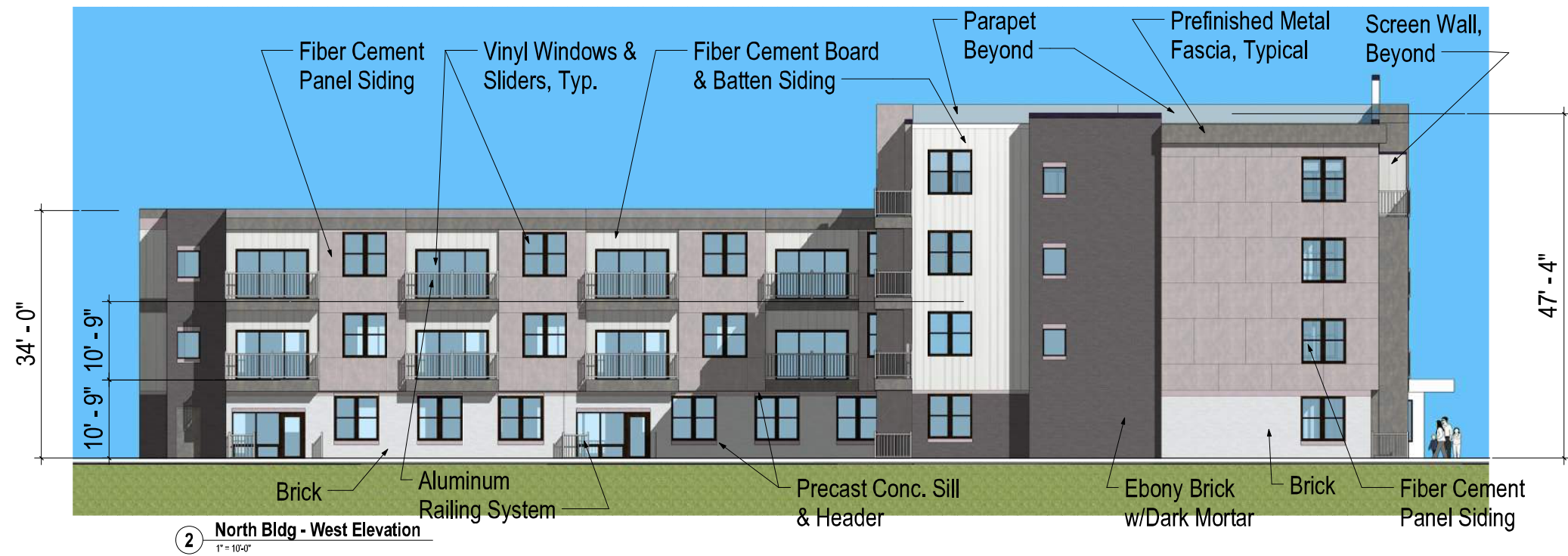


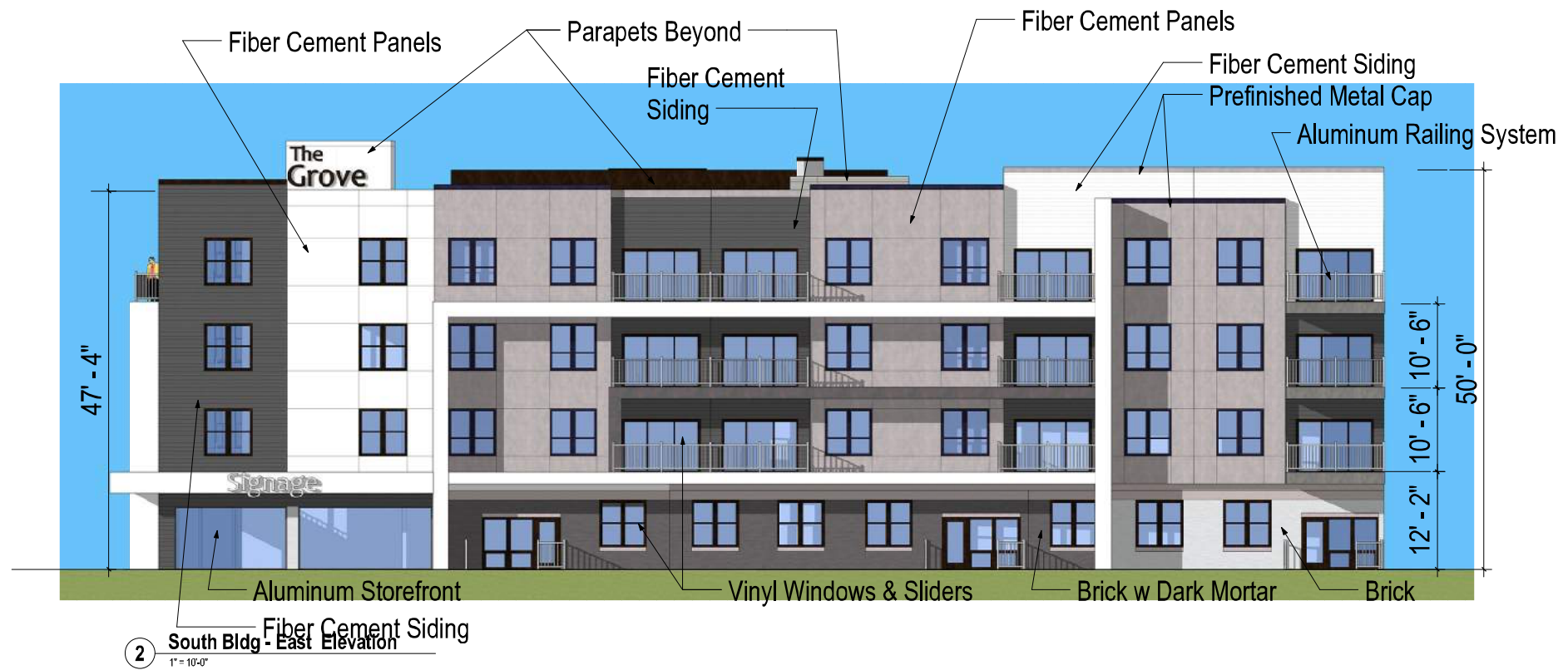


**92 UG Car Parking
122 UG Bicycle Parking**

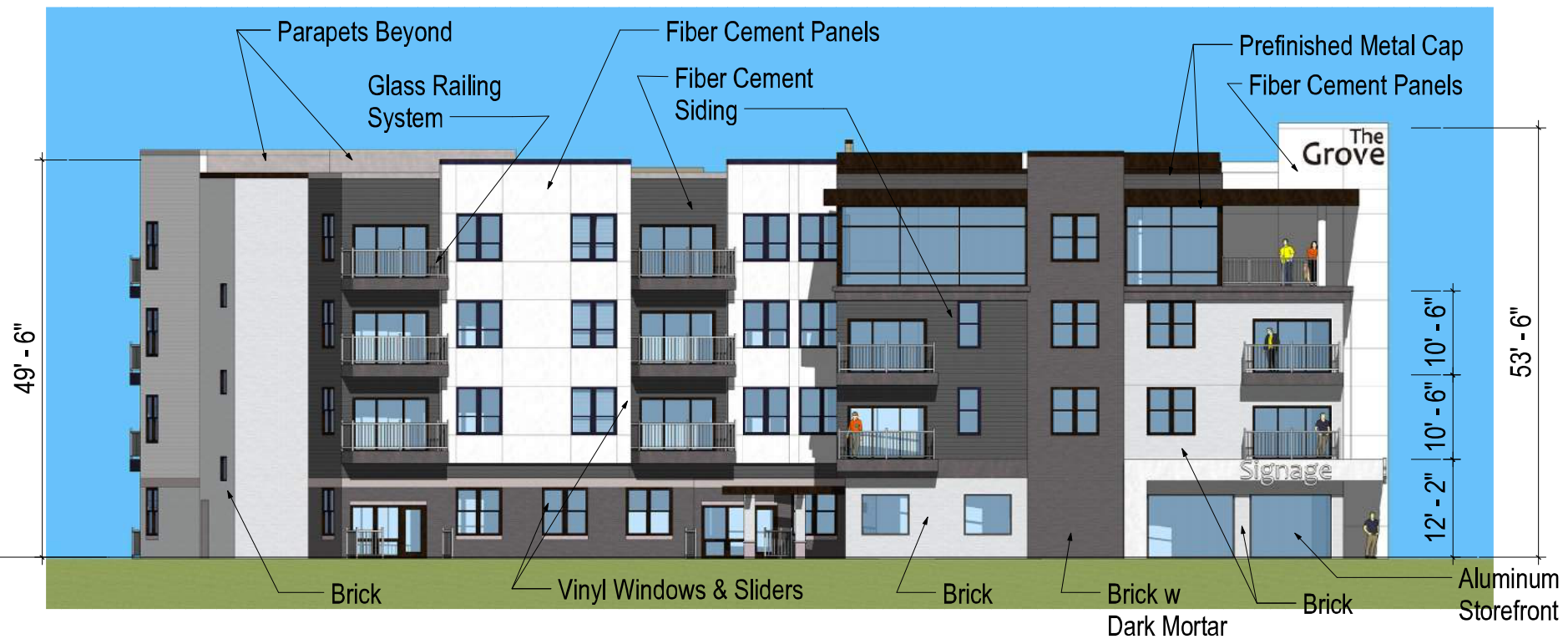
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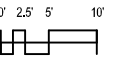


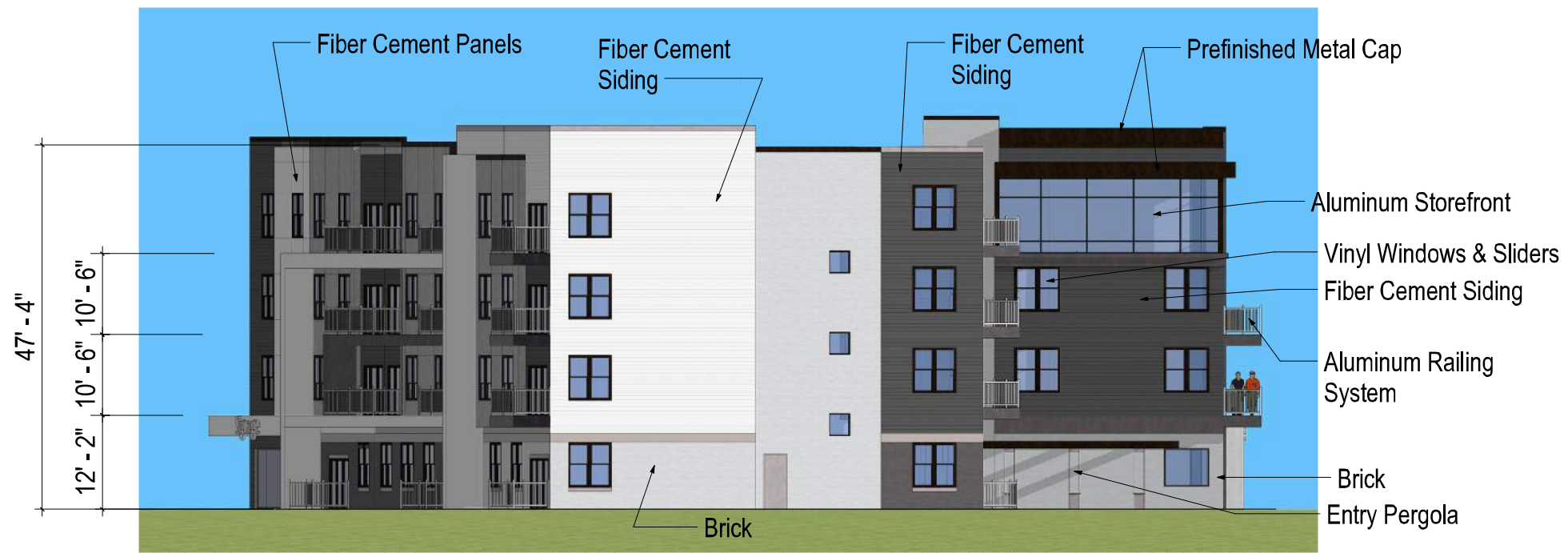


2 South Bldg - East Elevation
1" = 10'-0"

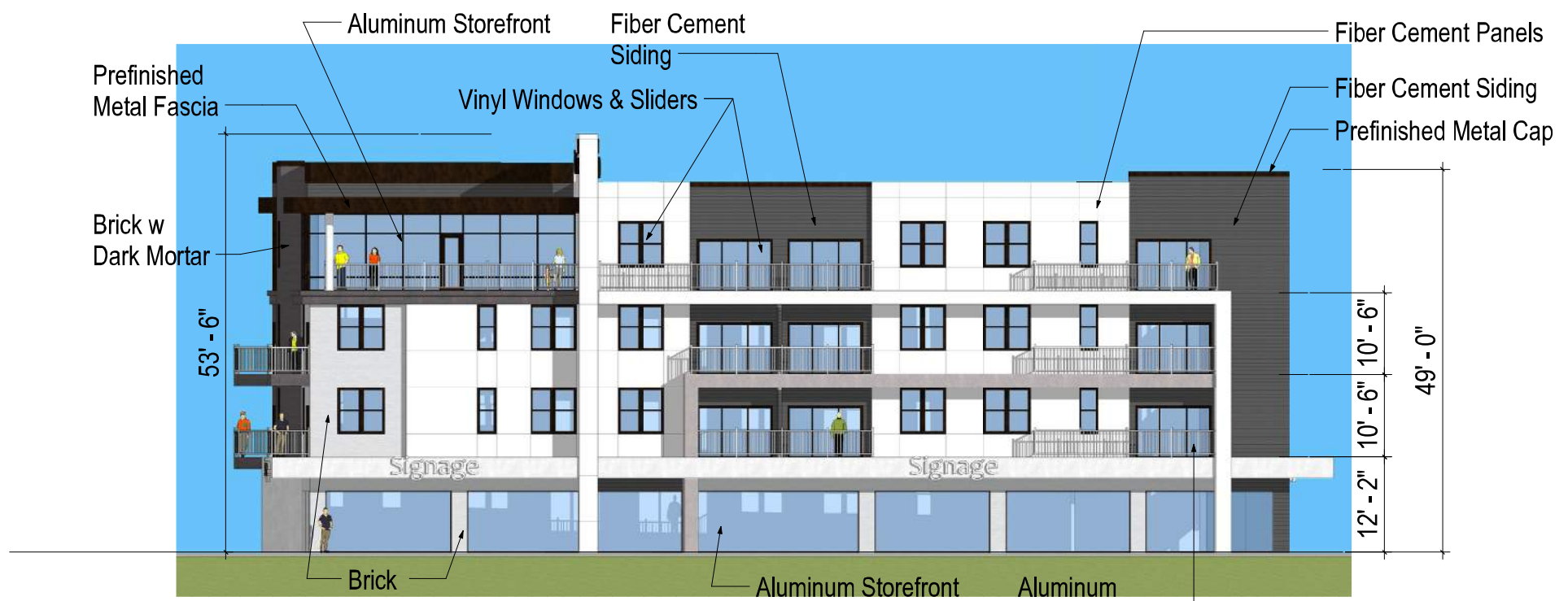


1 South Bldg - West Elevation
1" = 10'-0"





2 South Bldg - North Elevation
1" = 10'-0"



1 South Bldg - S Elevation
1" = 10'-0"



South Building - View to NE Along Cottage Grove Rd.

