

# 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

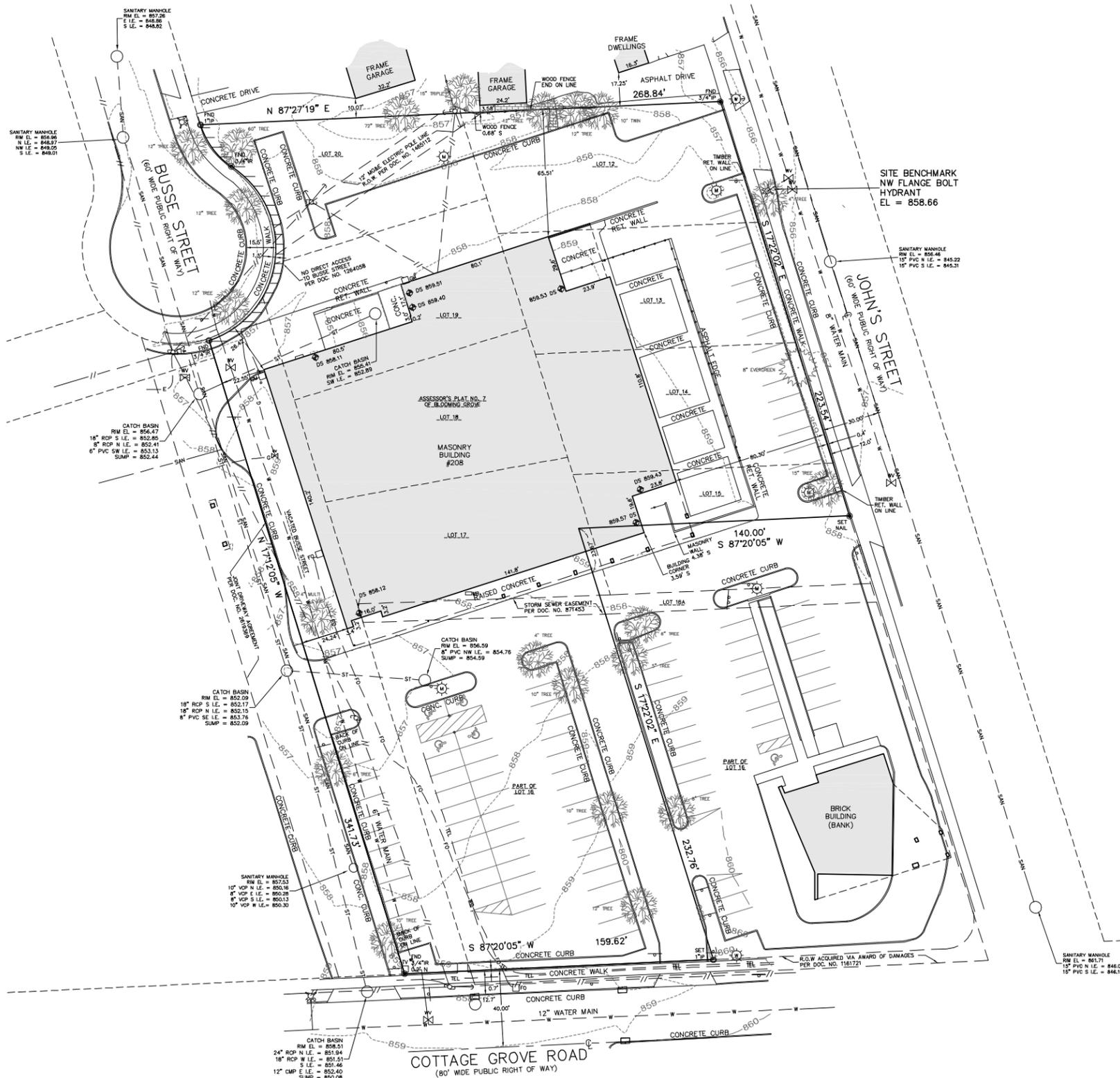
2 Buildings 4 Storys Each

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
<b>TOTAL:</b>	<b>104,167sf</b>	<b>64,340sf</b>	<b>168,507sf</b>



**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 BUSE 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
— OHL	OVERHEAD UTILITY LINES	⊠	GAS METER
— CATV	BURIED CABLE TELEVISION LINES	⊠	AIR CONDITIONER
— COMB	COMBINATION SEWER	⊠	UTILITY POLE
— WOOD FENCE	WOOD FENCE	⊠	WOOD SIGN
— METAL FENCE	METAL FENCE	⊠	METAL SIGN
—	EDGE OF TREES AND BRUSH	⊠	FLAG POLE
—	DOOR SILL ELEVATION	⊠	BOLLARD
—	FIRE DEPARTMENT CONNECTION	⊠	BOLLARD LIGHT
—		⊠	FIBER OPTIC MARKER
—		⊠	UTILITY WIRE
—		⊠	HYDRANT
—		⊠	WATER VALVE
—		⊠	GAS VALVE
—		⊠	MANHOLE
—		⊠	STORM MANHOLE
—		⊠	CATCH BASIN
—		⊠	CURB INLET
—		⊠	METAL LIGHT POLE
—		⊠	CONCRETE LIGHT POLE
—		⊠	WOOD LIGHT POLE
—		⊠	MAIL BOX
—		⊠	FIBER OPTIC MARKER
—		⊠	UTILITY WIRE

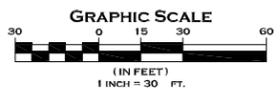
**PLAT OF SURVEY WITH TOPOGRAPHY**  
 FOR  
**THE GROVE APARTMENTS**  
 208 COTTAGE GROVE RD.  
 MADISON, WI

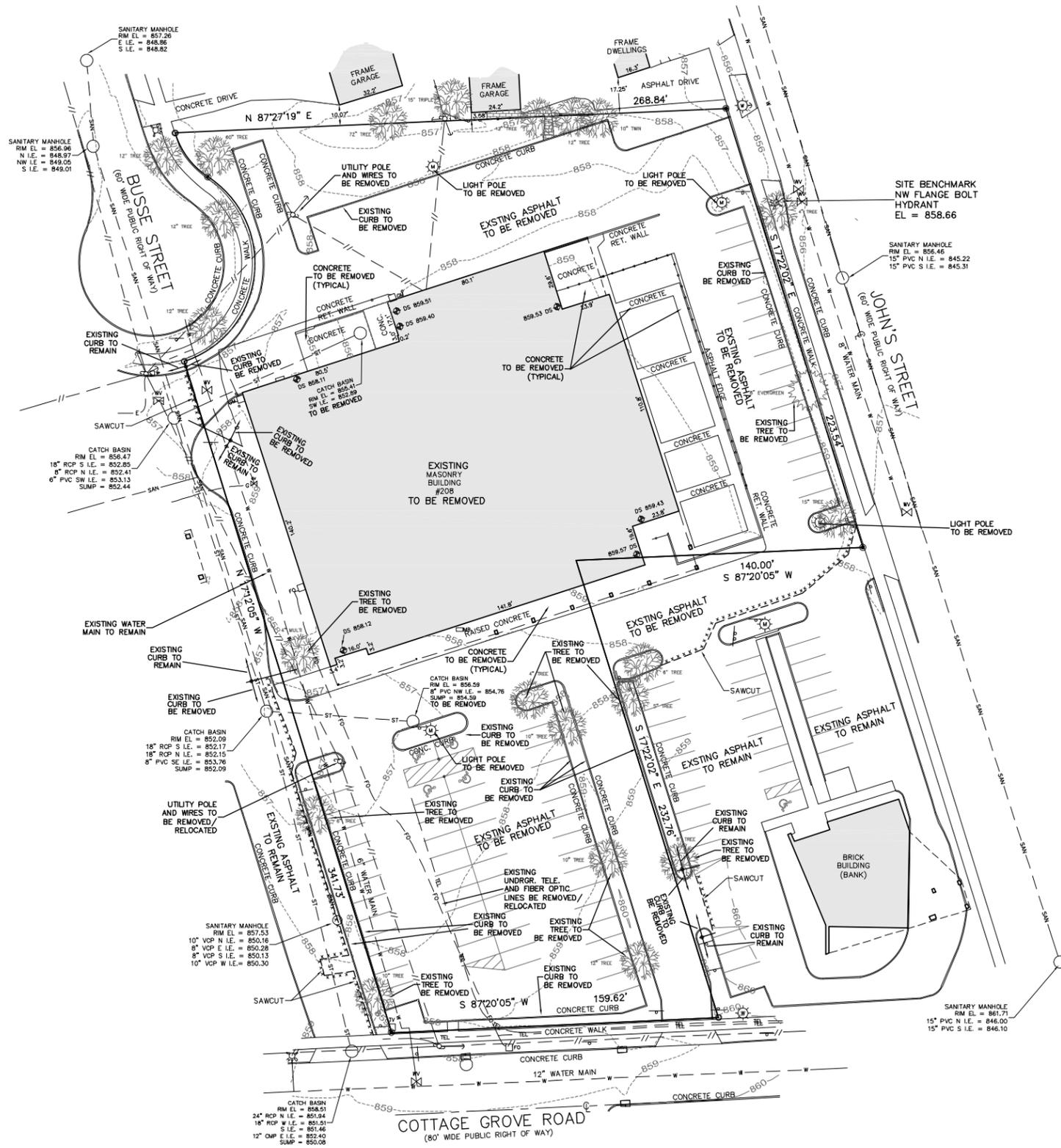
DRAWN BY:	NJF	DATE:	8-23-17
CHECKED BY:	MJB	DRAWING NO.:	P-0
CSE Job No.:	17-065	SHEET:	1 OF 1

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

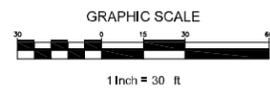




**THE GROVE**  
 MADISON, WISCONSIN

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. EXEMPT. 140 411701813  
 REG. 2/25/11. 140 411701813  
 NOTICE: SEE MS. 100 EXEMPT  
 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

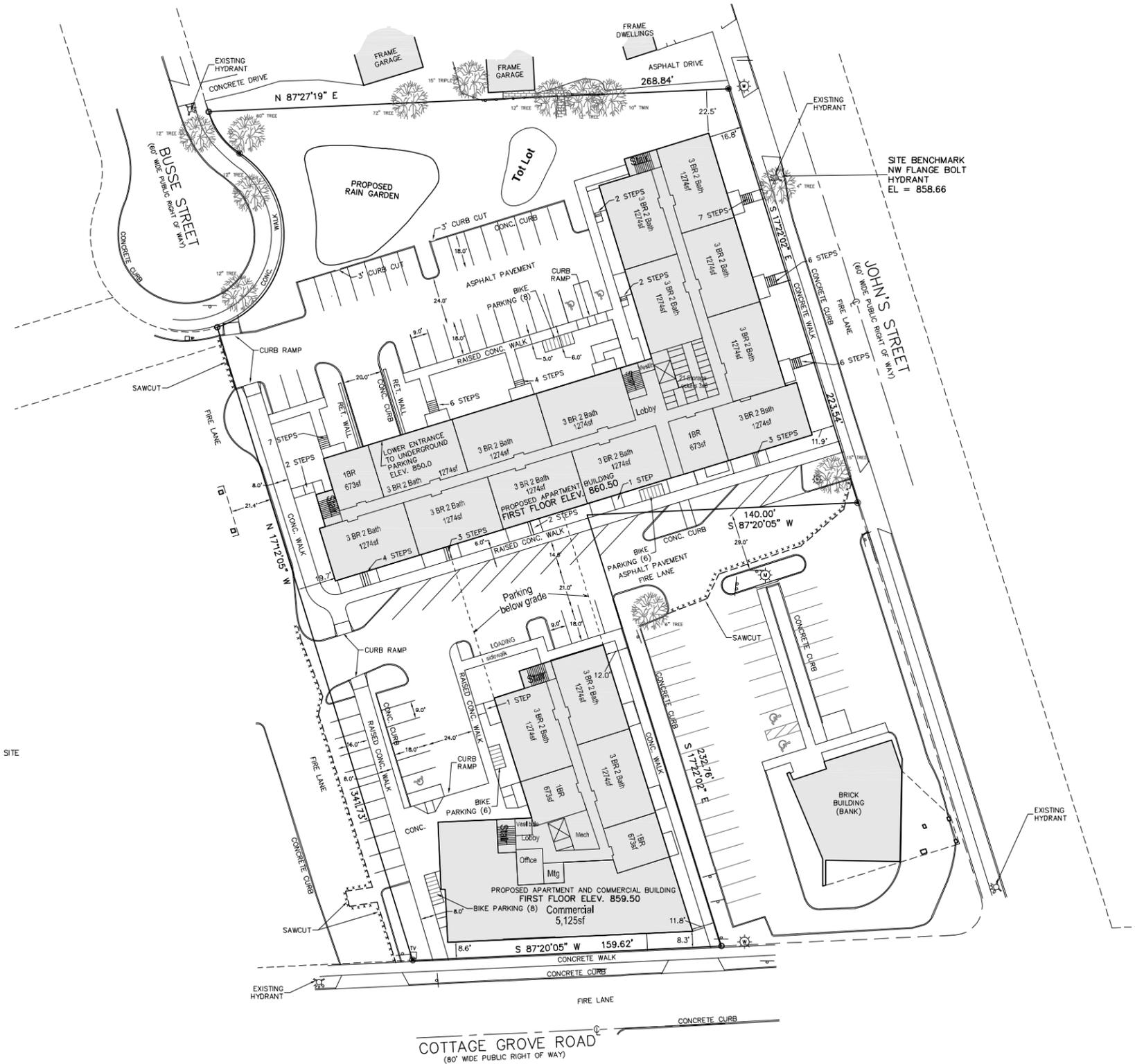
**SURFACE PARKING**

**APARTMENT SITE:**  
 74 REGULAR SPACES  
 3 HANDICAPPED SPACES

**BANK SITE:**  
 33 REGULAR SPACES  
 2 HANDICAPPED SPACES

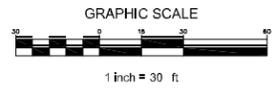
**TOTAL**  
 107 REGULAR SPACES  
 5 HANDICAPPED SPACES

20 EXTERIOR/SHARED BICYCLE PARKING SPACES



TO OBTAIN LOCATIONS OF  
 PARTISANS UNDERGROUND  
 FACILITIES BEFORE YOU  
 DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
 1-800-243-8871  
 TOLL FREE  
 WE START MONDAY (9:00 AM)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU DIG AHEAD  
 MILWAUKEE AREA 299-1181

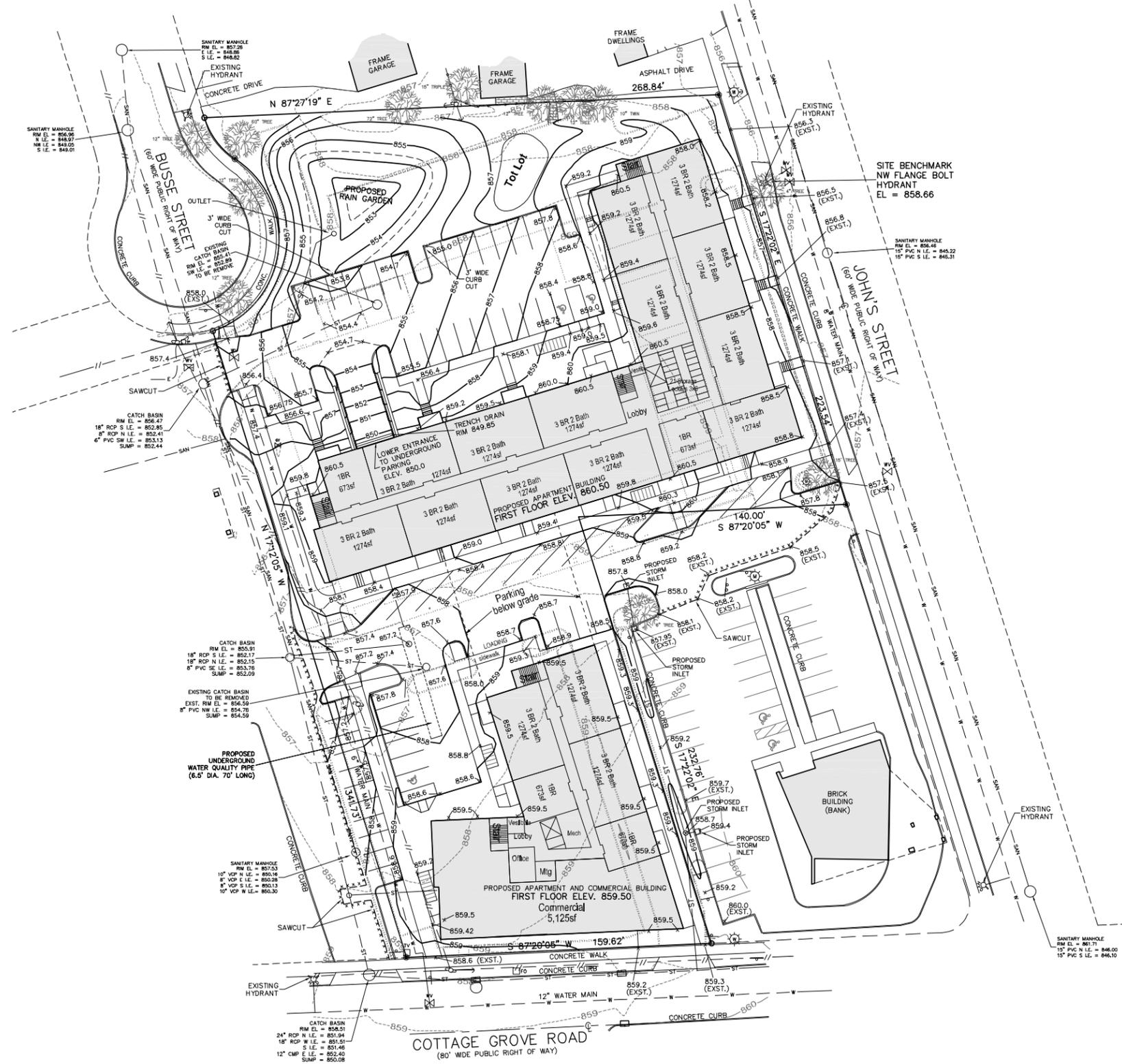


CJE NO.: 1737R3  
 FEBRUARY 06, 2018

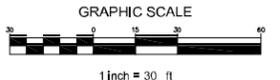
**THE GROVE**  
 MADISON, WISCONSIN

CJE NO.: 1737R3  
 FEBRUARY 06, 2018

**SITE GRADING PLAN C2.0**

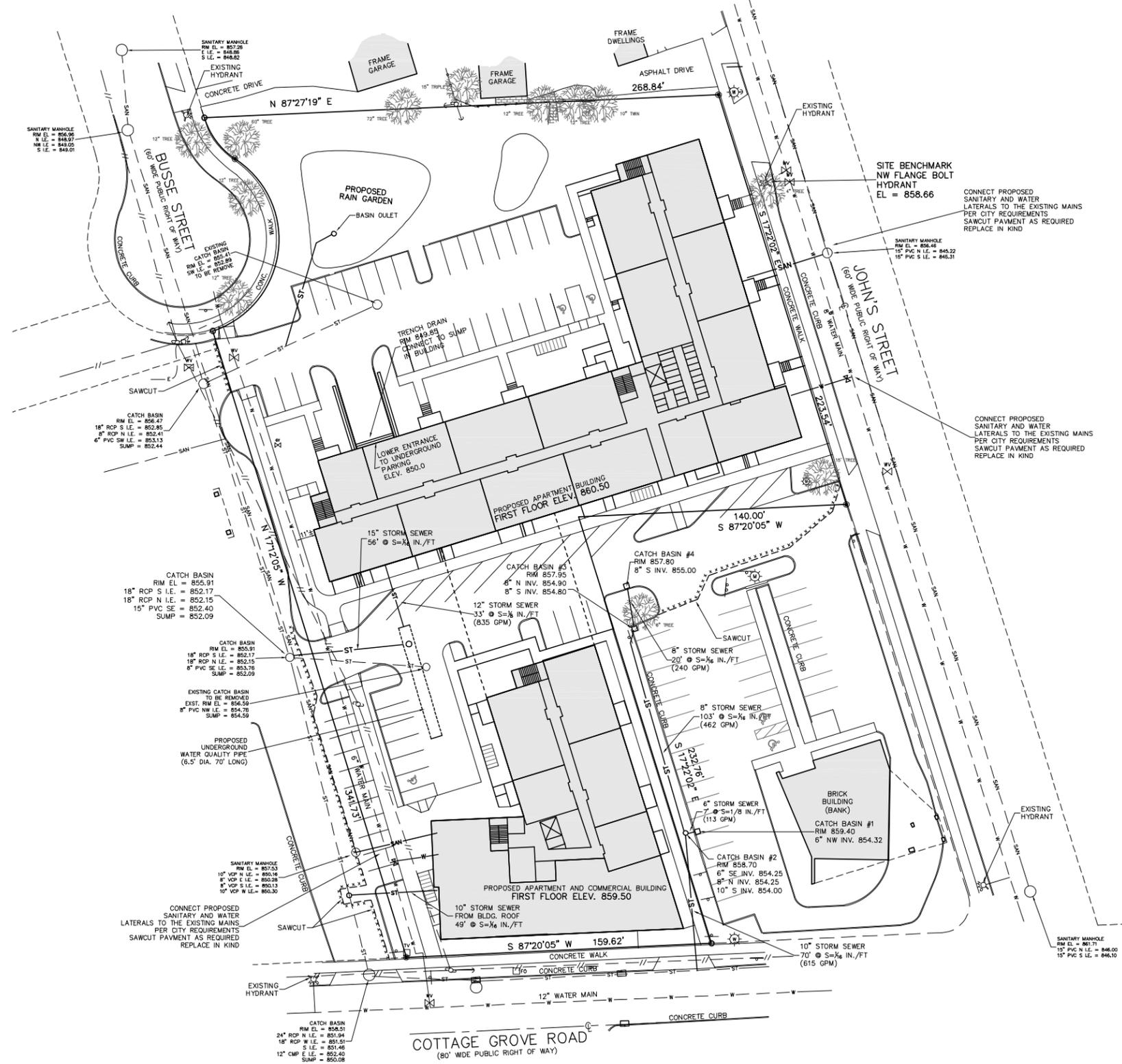


LEGEND	
--- 96 ---	EXISTING CONTOUR
— 96 —	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER
xxx xxx xxx xxx xxx	PROPOSED SAW CUT
— o — o — o —	PROPOSED SILT FENCE



TO OBTAIN LOCATIONS OF  
 PARALLELS UNDERGROUND  
 FACILITIES BEFORE YOU  
 DIG IN WISCONSIN  
  
 CALL DIGGERS HOTLINE  
 TOLL FREE  
 1-800-242-8511  
 WE STATE: HELD TO 1974  
 REQUIREMENT TO WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 WIS. STAT. AREA 226-1181

**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  
 NEARBY UNDERGROUND  
 UTILITIES BEFORE YOU  
 DIG IN WISCONSIN  
  
 CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 WIS STATUTE REG. 19.17(4)  
 REQUIRES CALL TO MARK DATES  
 NOTICE BEFORE YOU EXCAVATE  
 M.S. AREA 226-1181

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**

**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
<b>Total</b>	<b>15</b>	<b>23</b>	<b>23</b>	<b>16</b>	<b>77</b>

**Line of 4th Floor**

**Floors 2-3**

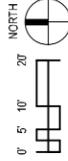
5'-0"

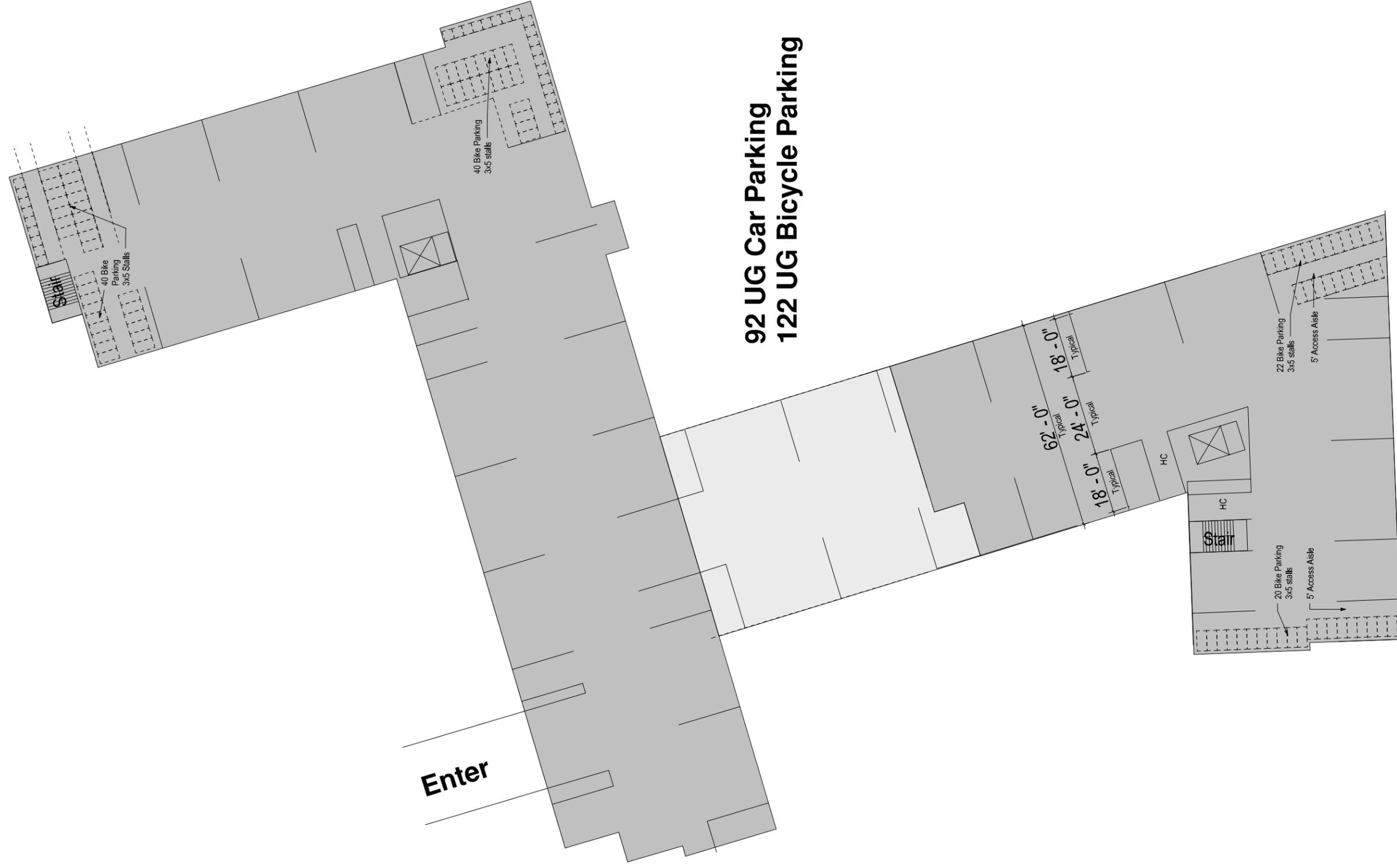
**Floors 2-3**

**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
<b>Total</b>	<b>5</b>	<b>11</b>	<b>11</b>	<b>7</b>	<b>35</b>

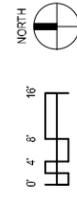
**Floor 4**



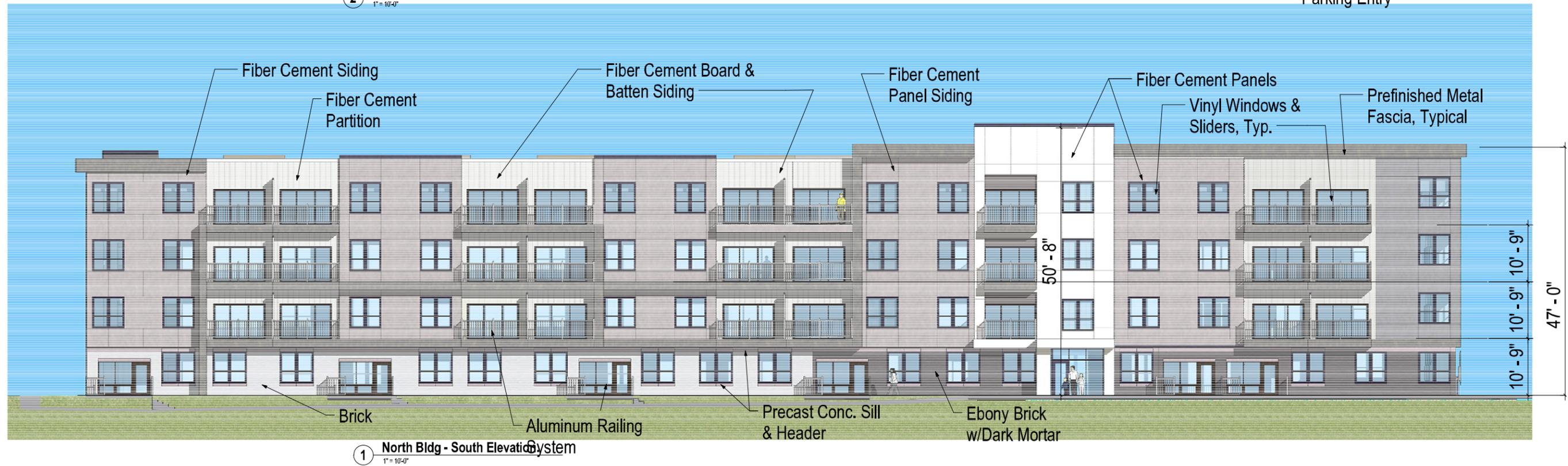
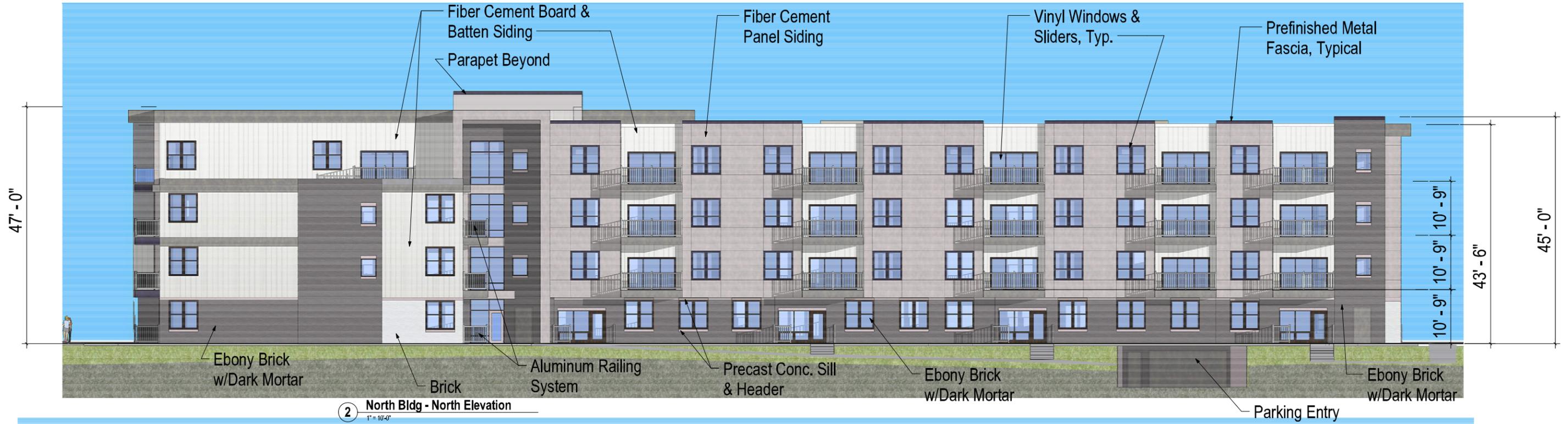


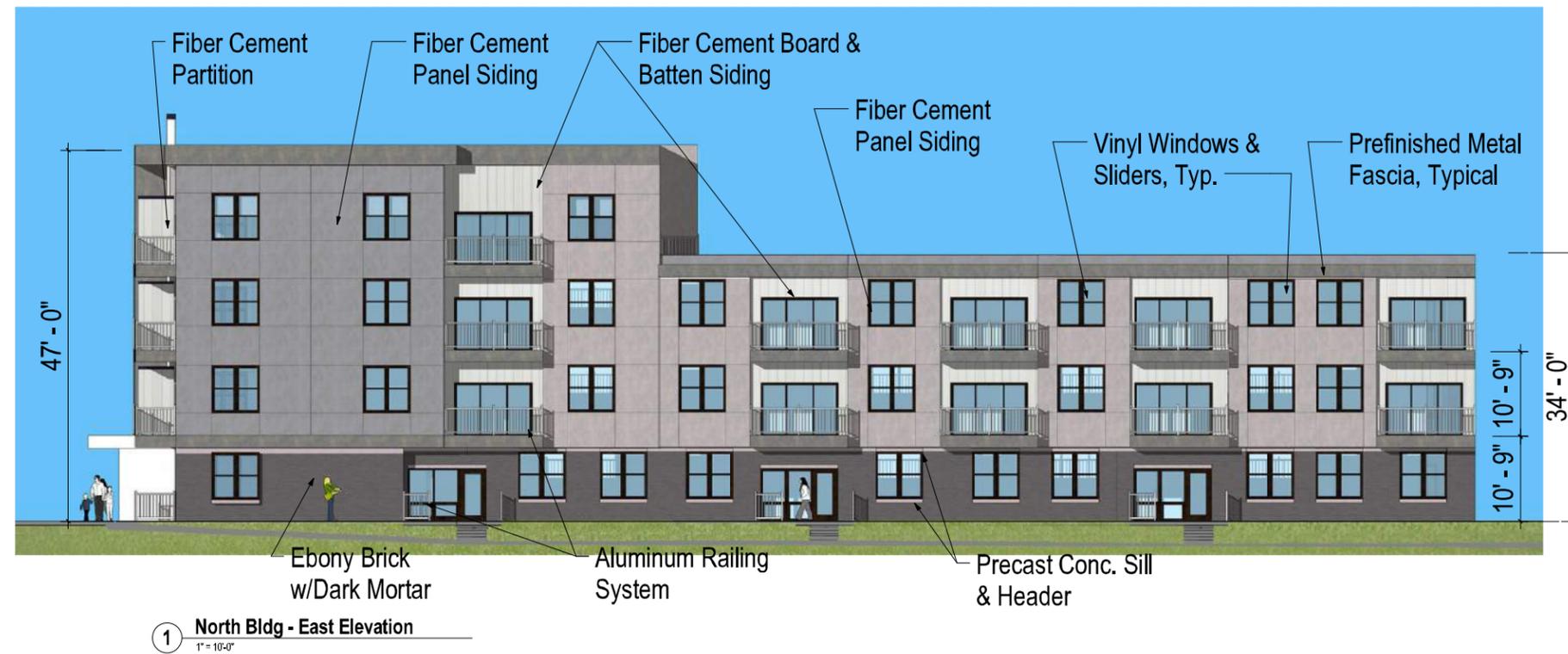
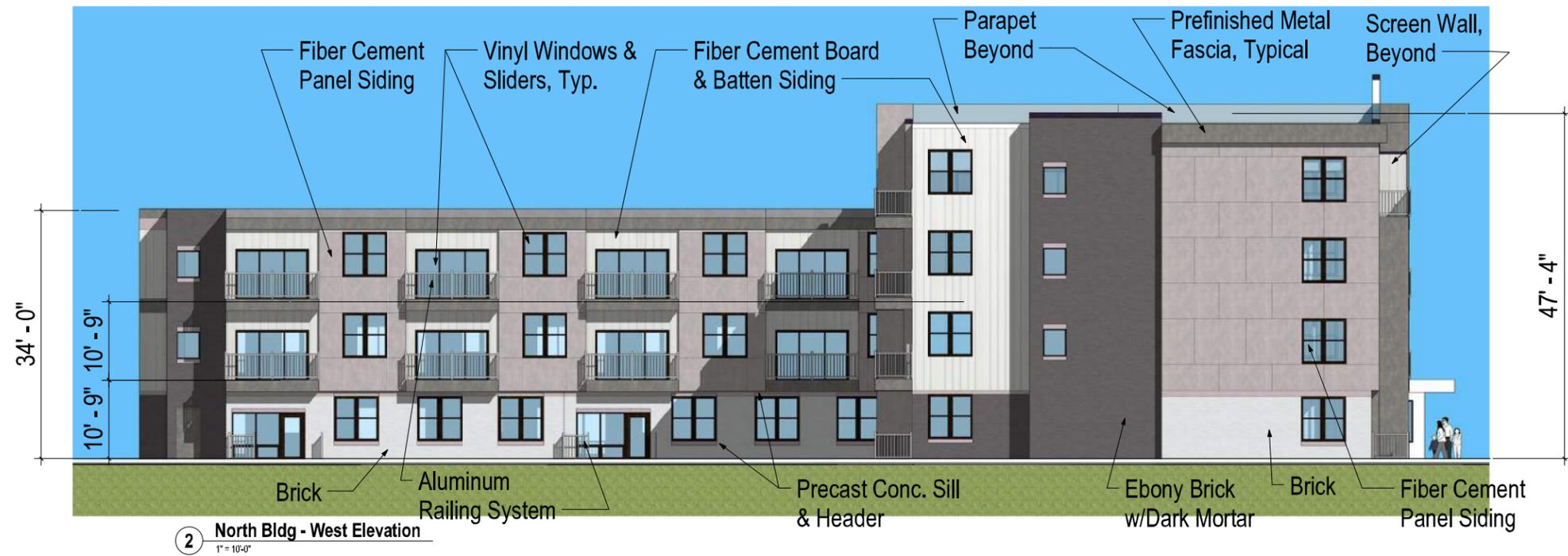
**92 UG Car Parking**  
**122 UG Bicycle Parking**

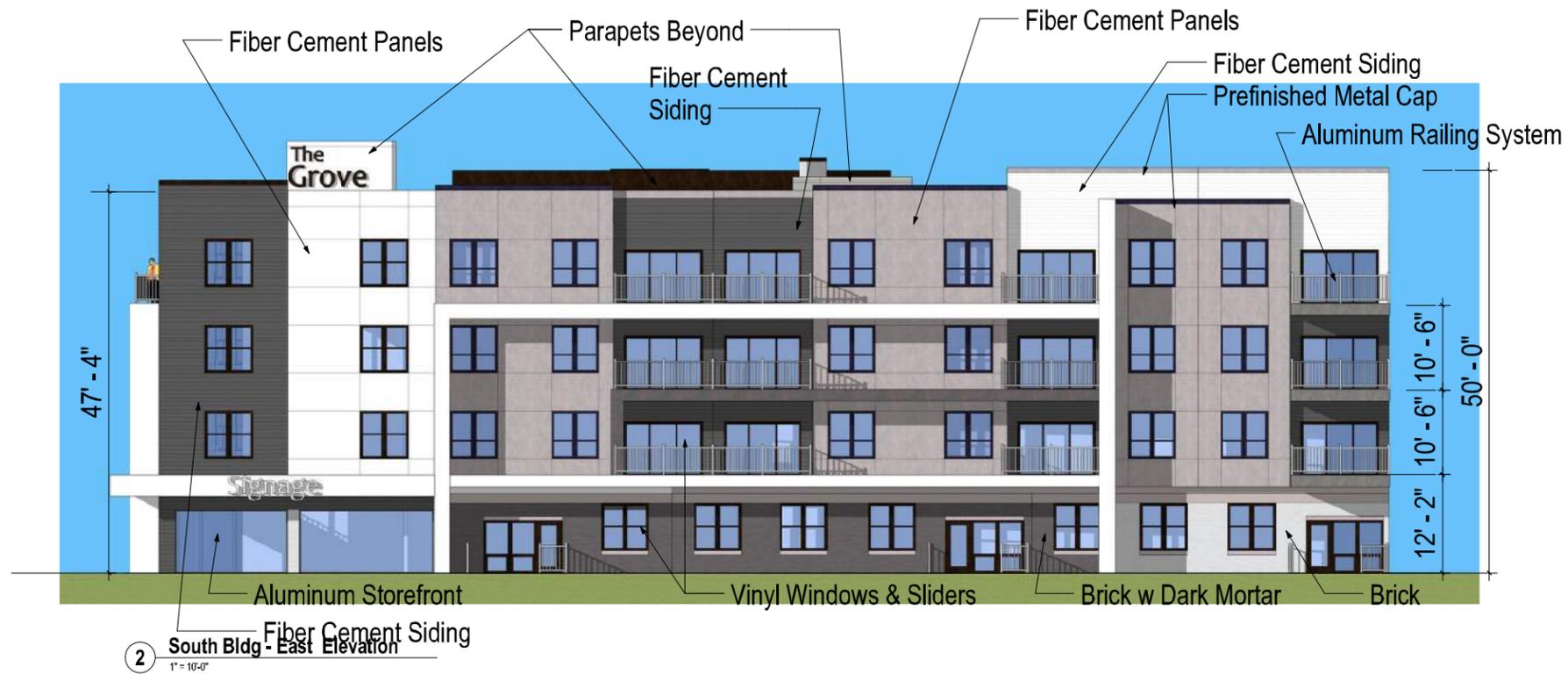
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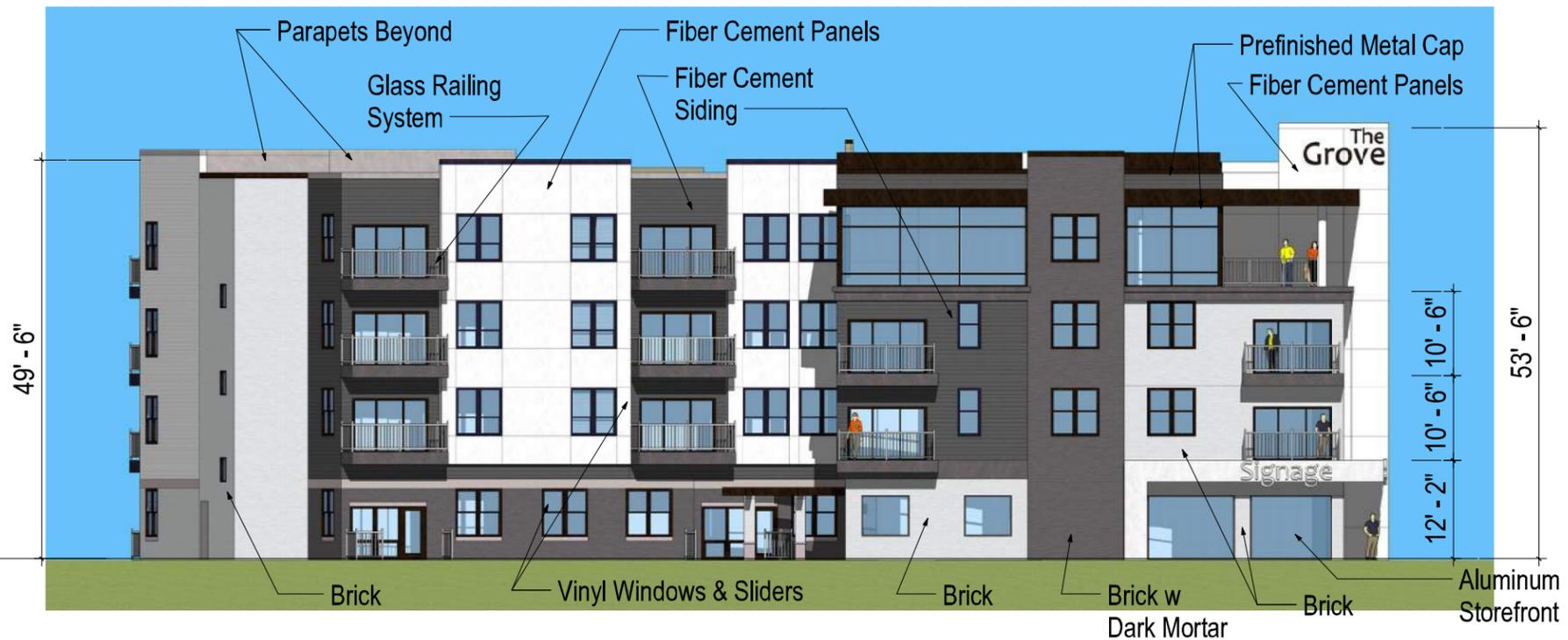
**MSP - Cottage Grove RD. Mixed Use**



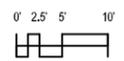


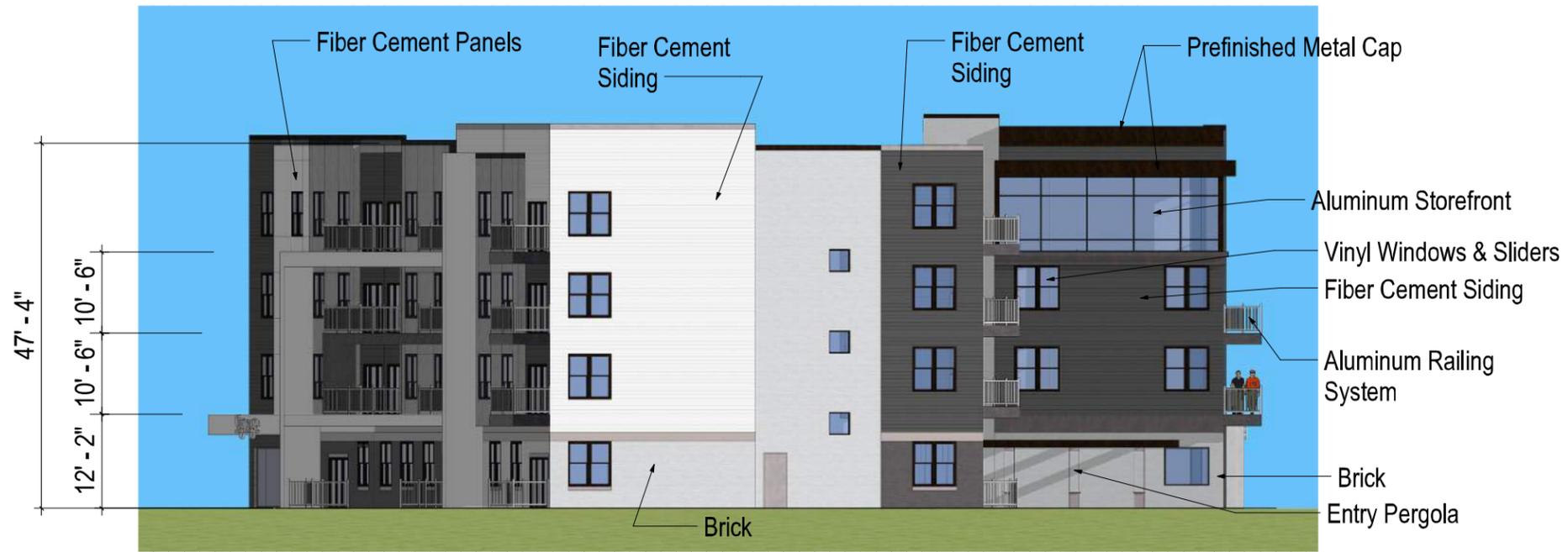


2 South Bldg - East Elevation  
1" = 10'-0"

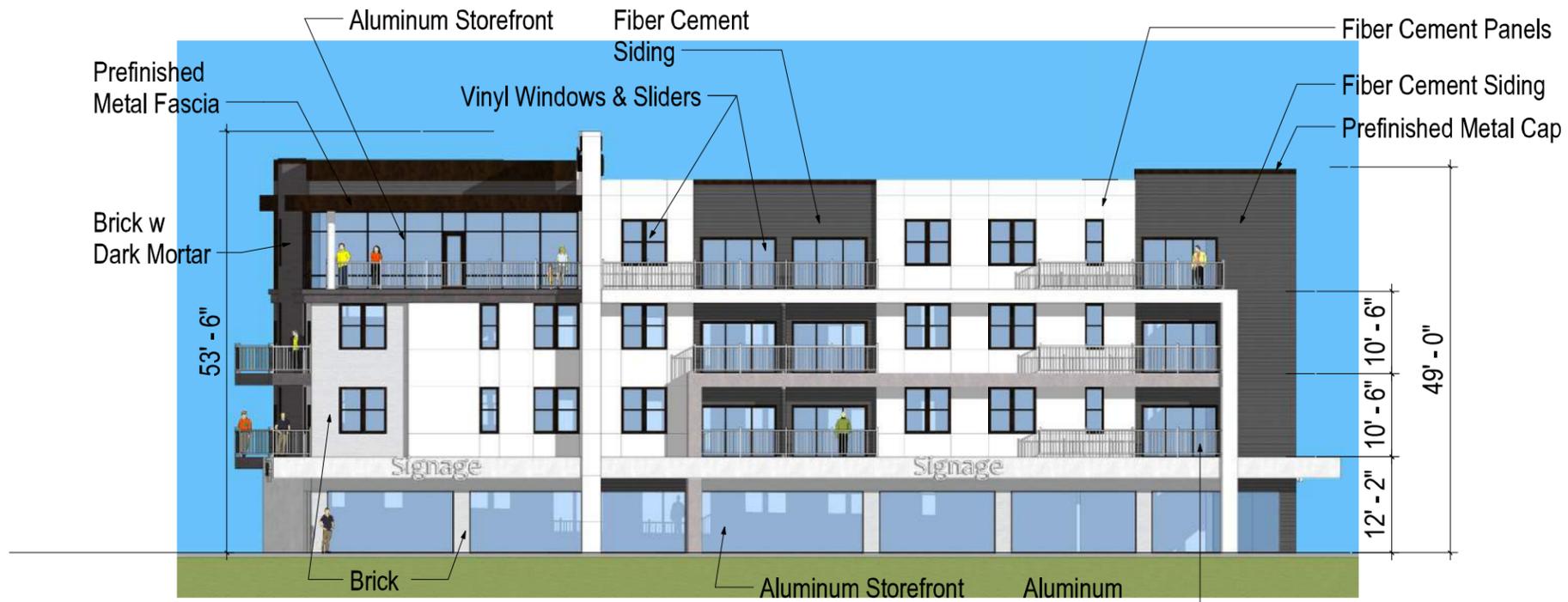


1 South Bldg - West Elevation  
1" = 10'-0"





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.

