

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

**AGENDA ITEM # _____
Project # _____**

DATE SUBMITTED: <u>November 23, 2009</u>	Action Requested
UDC MEETING DATE: <u>December 16, 2009</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: 621 Mendota Court (formerly 617 and 619)

ALDERMANIC DISTRICT: (8) Bryon Eagon

OWNER/DEVELOPER (Partners and/or Principals) <u>Patrick Properties</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Gary Brink & Associates, Inc.</u>
<u>2417 University Avenue</u>	<u>8401 Excelsior Drive</u>
<u>Madison, WI 53726</u>	<u>Madison, WI 53717</u>

CONTACT PERSON: Gary Brink
Address: (see above)
Phone: 608-829-1750
Fax: 608-829-3056
E-mail address: gary.brink@garybrink.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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

621 MENDOTA COURT

(FORMERLY 617-619 MENDOTA COURT)

MADISON, WISCONSIN

PROJECT DESCRIPTION:

8-STORY STUDENT HOUSING PROJECT DESIGN ZONE 3 CONSISTING OF 28 RENTAL UNITS AND 104 BEDROOMS WITH A MIX OF 5 SIX BEDROOM UNITS, 9 FOUR BEDROOM UNITS, 10 THREE BEDROOM UNITS, AND 4 TWO BEDROOM UNITS. THERE IS A TOTAL OF 38,623 S.F. ON A SITE AREA OF 9,188 S.F., RESULTING IN A FLOOR AREA RATIO OF 3.8 (WHICH DOES NOT INCLUDE THE GARDEN LEVEL). OUTDOOR PARKING FOR 11 MOPEDS AND 58 BICYCLES IS PROVIDED WITH AN ADDITIONAL 35 INDOOR BICYCLE STALLS. THERE IS A TOTAL OF 2,407 S.F. OF USEABLE OPEN SPACE.

UDC INITIAL APPROVAL

DECEMBER 10, 2009

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**PATRICK
PROPERTIES**
608.663.1778

DEVELOPER:

2417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53726
PHONE: 608-663-1778
FAX: 608-663-1557

PATRICK PROPERTIES

PRIMARY CONTACT:
PATRICK J. CORCORAN
EMAIL: patrickproperties@tds.net

**Landgraf
CONSTRUCTION**

CONTRACTOR:

5964 EXECUTIVE DRIVE
MADISON, WISCONSIN 53719
PHONE: 608-577-2047
FAX: 608-274-9470

LANDGRAF CONSTRUCTION

PRIMARY CONTACT:
MARK LANDGRAF
EMAIL: mark.landgraf@landgrafconstruction.com

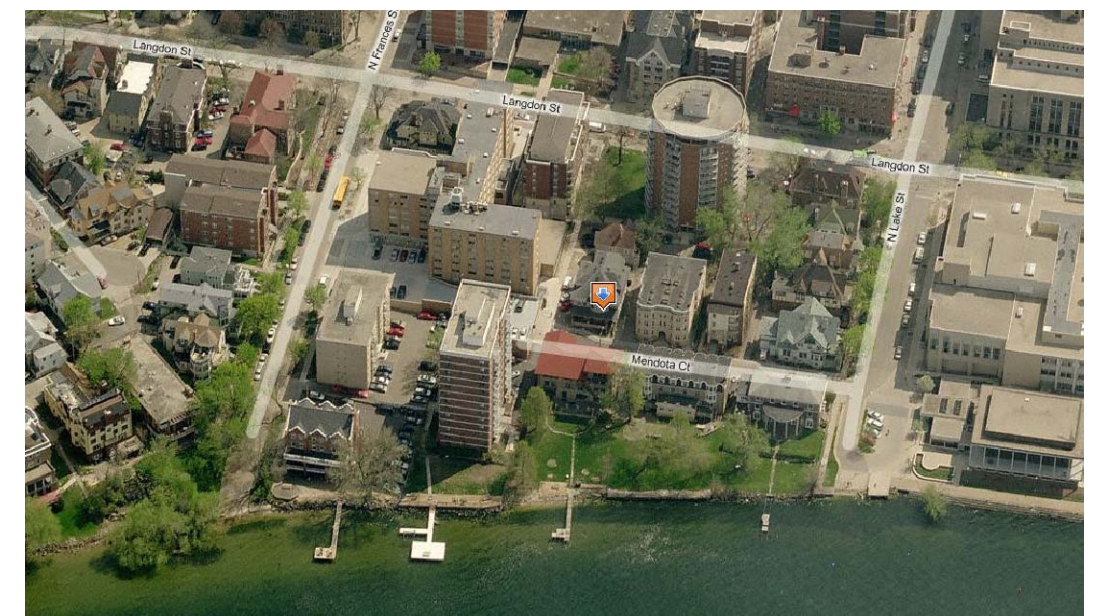
**GARY BRINK
& ASSOCIATES**

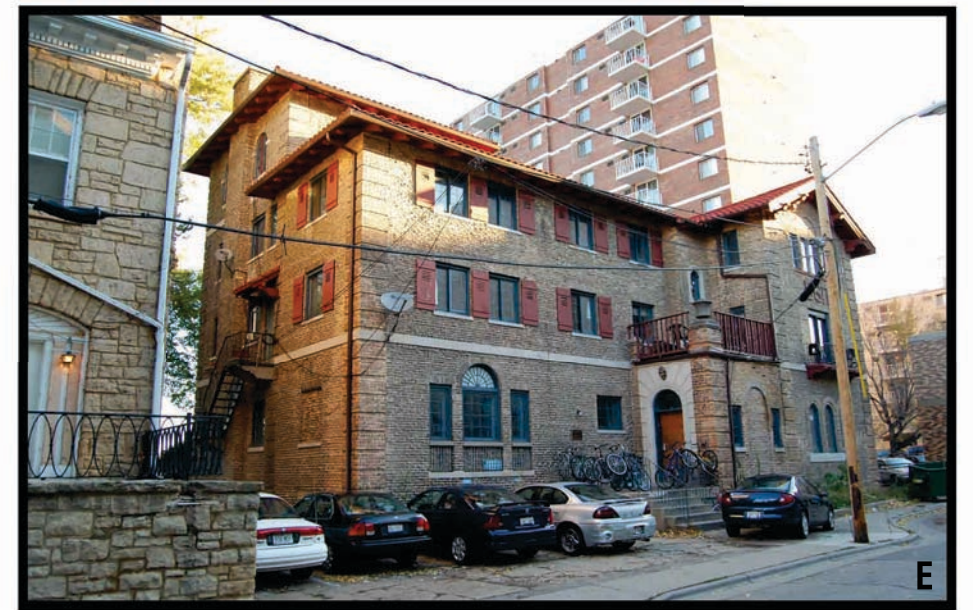
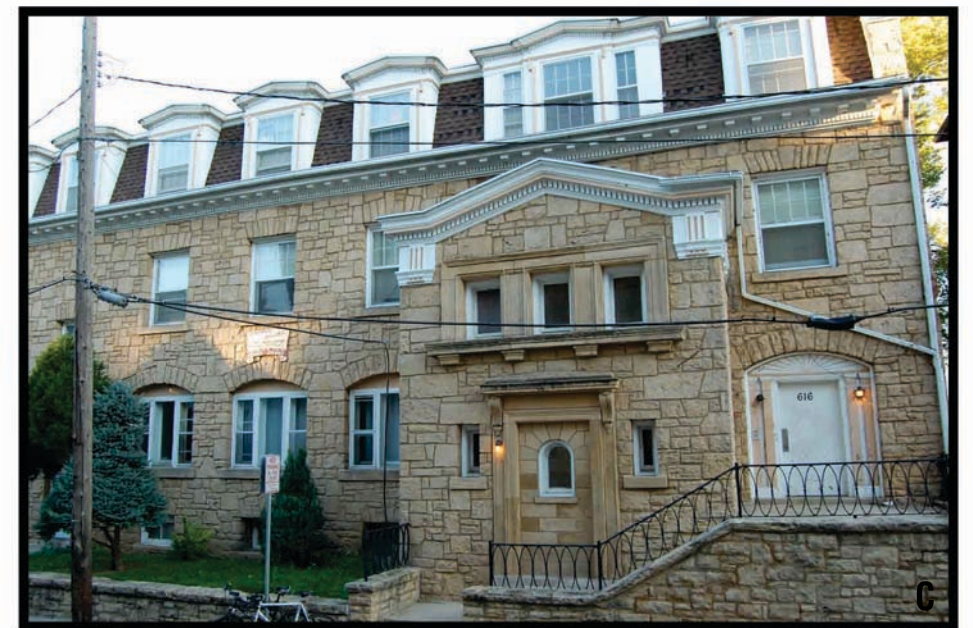
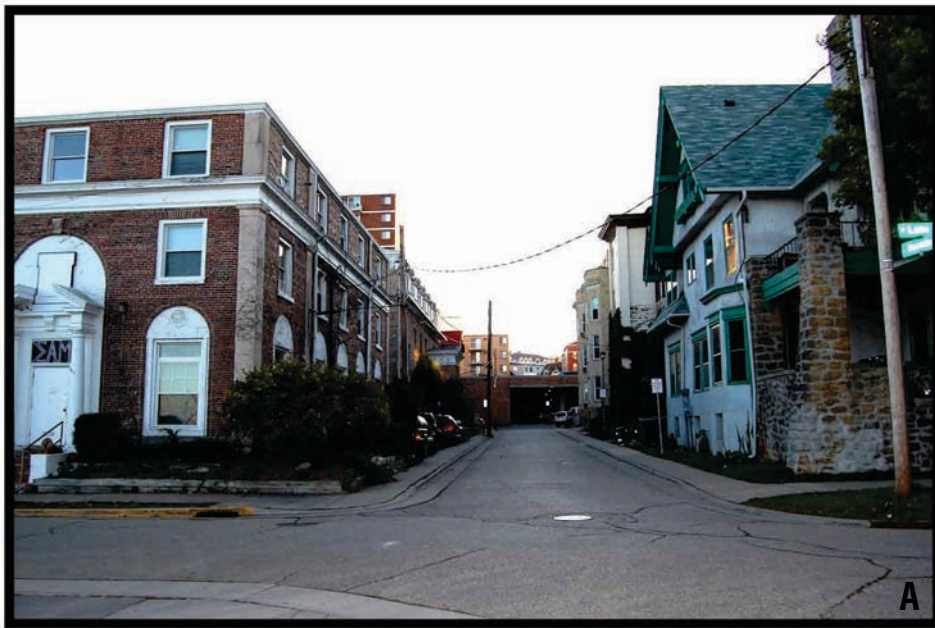
ARCHITECT :

8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
PHONE: 608-829-1750
FAX: 608-829-3056

GARY BRINK & ASSOCIATES, INC.

EMAIL: gary.brink@garybrink.com
CONTACT: GARY BRINK

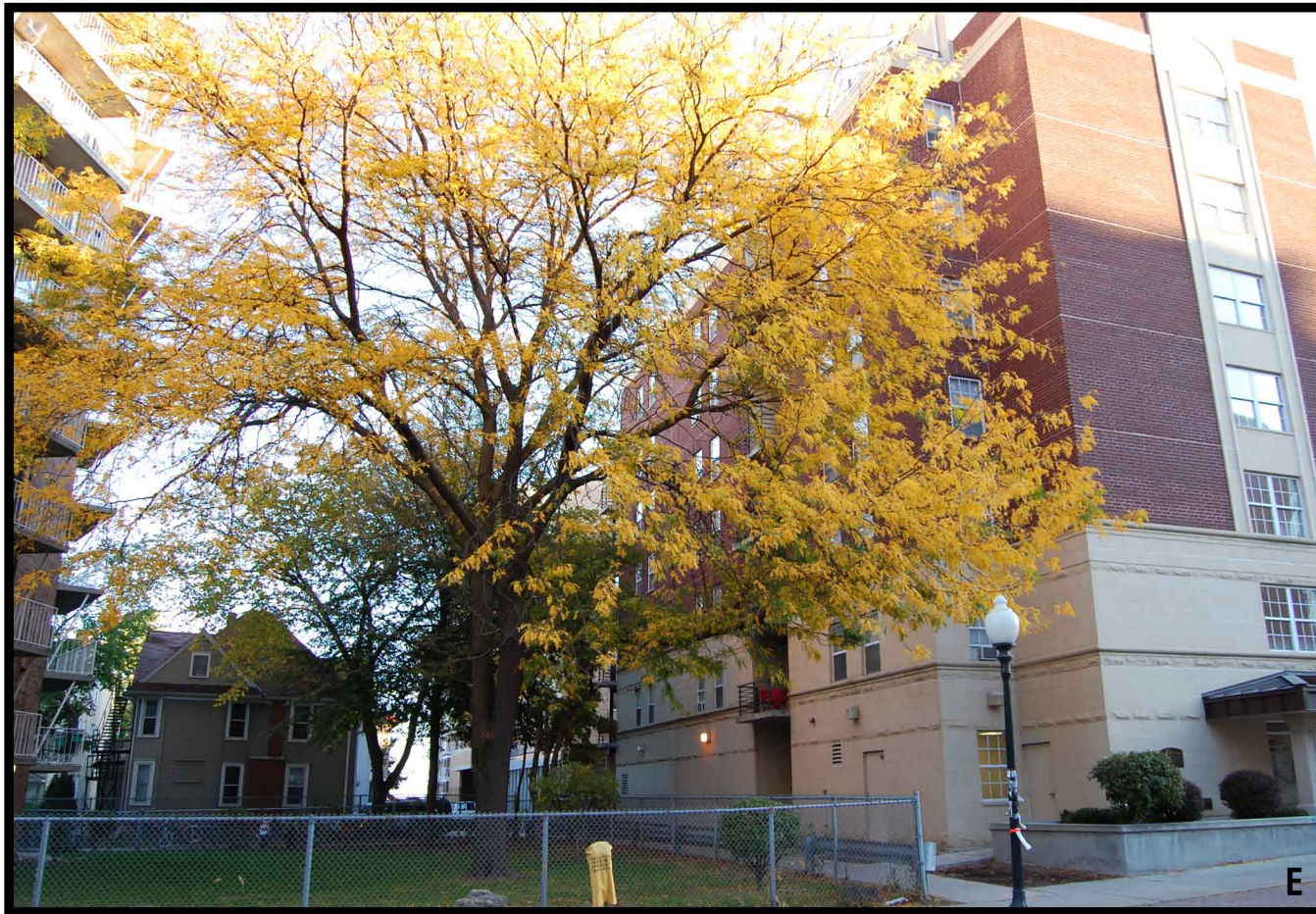
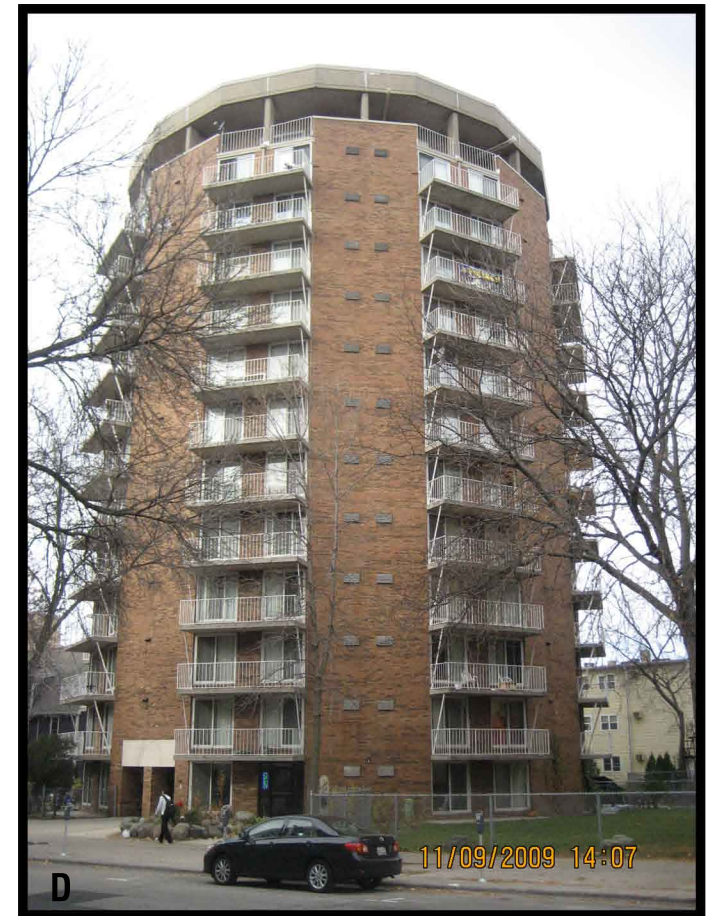
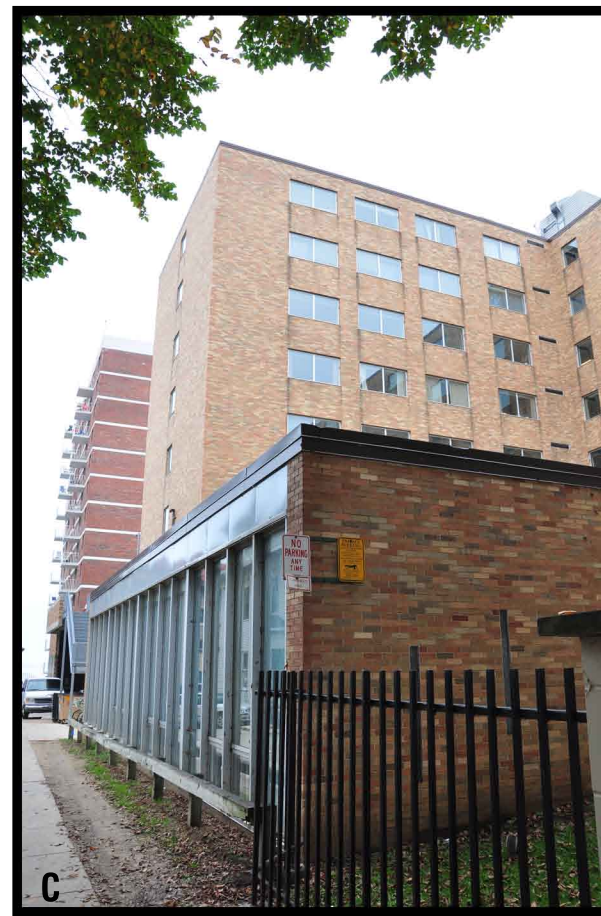




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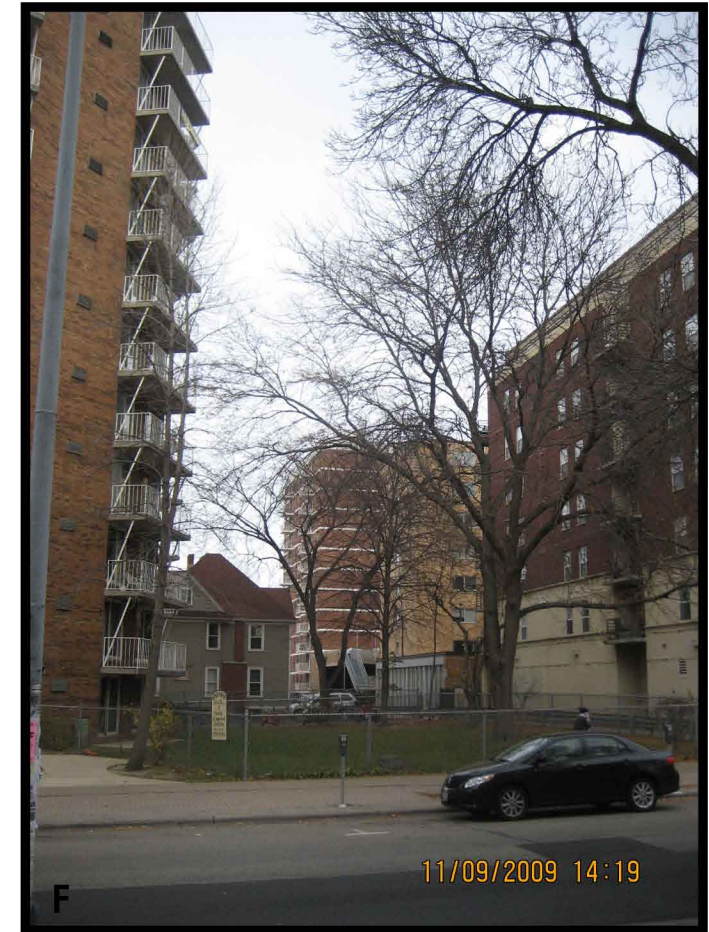
- A. Mendota Court looking East
- B. Mendota Court looking West
- C. 616 Mendota Court
- D. 617 Mendota Court

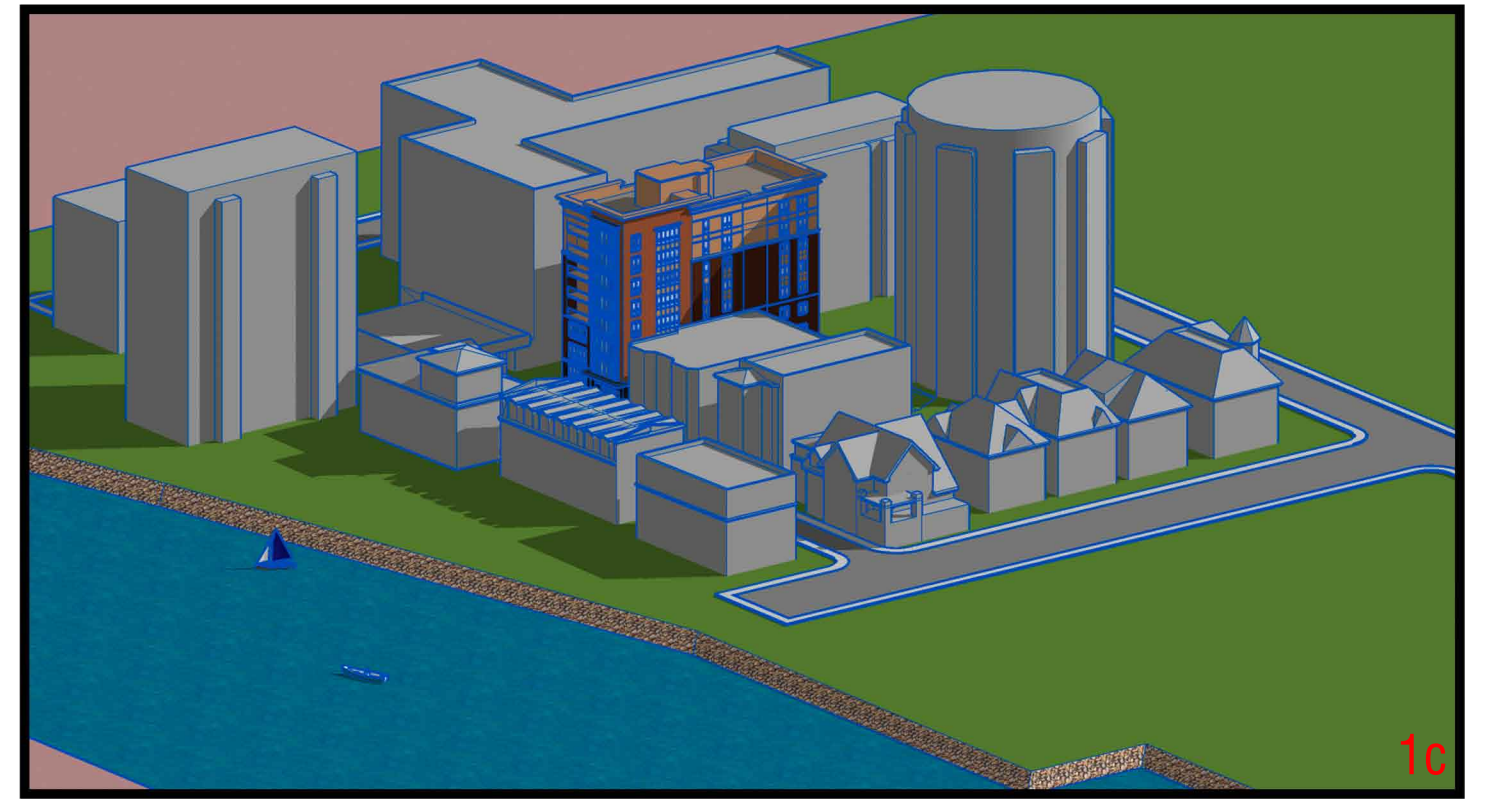
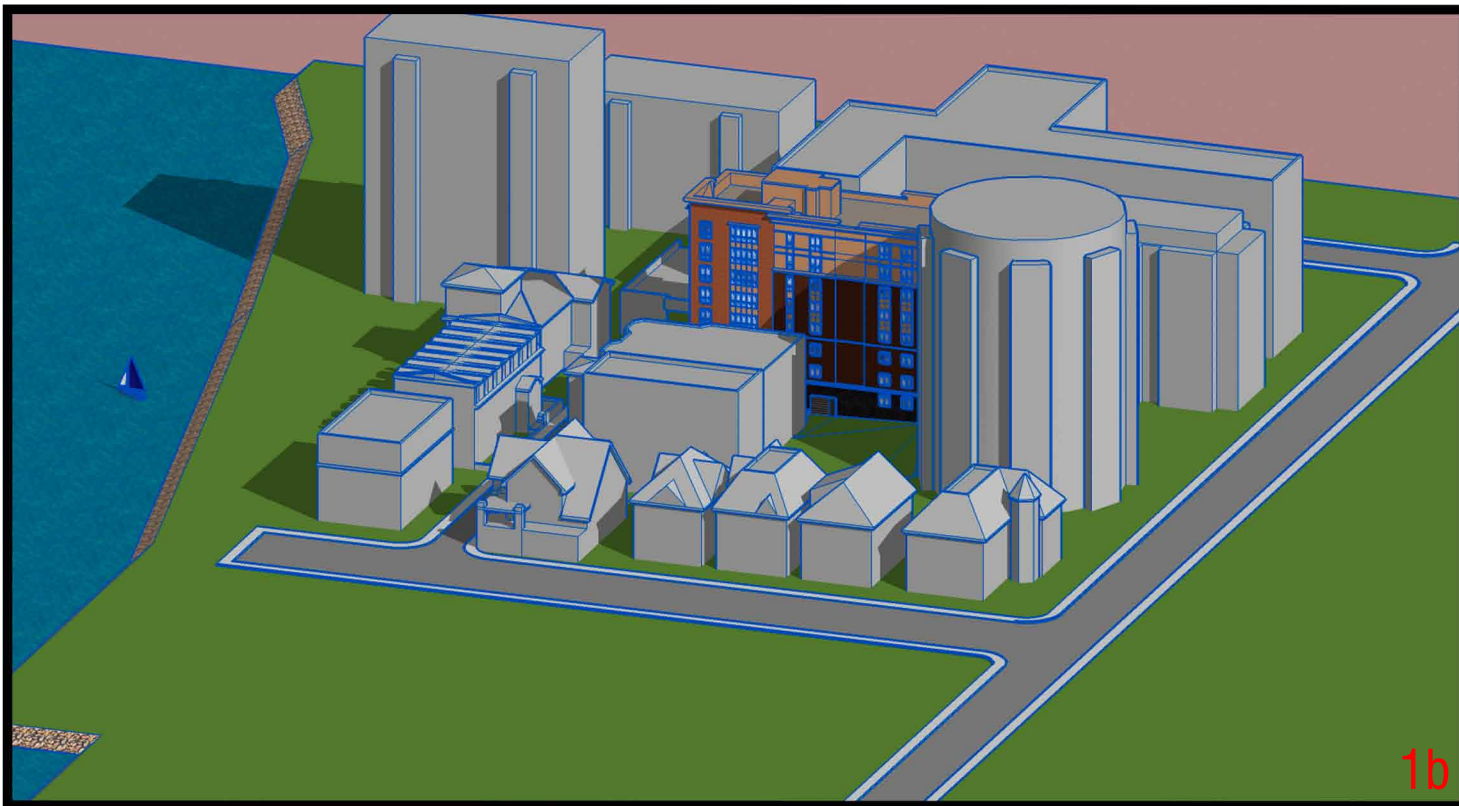
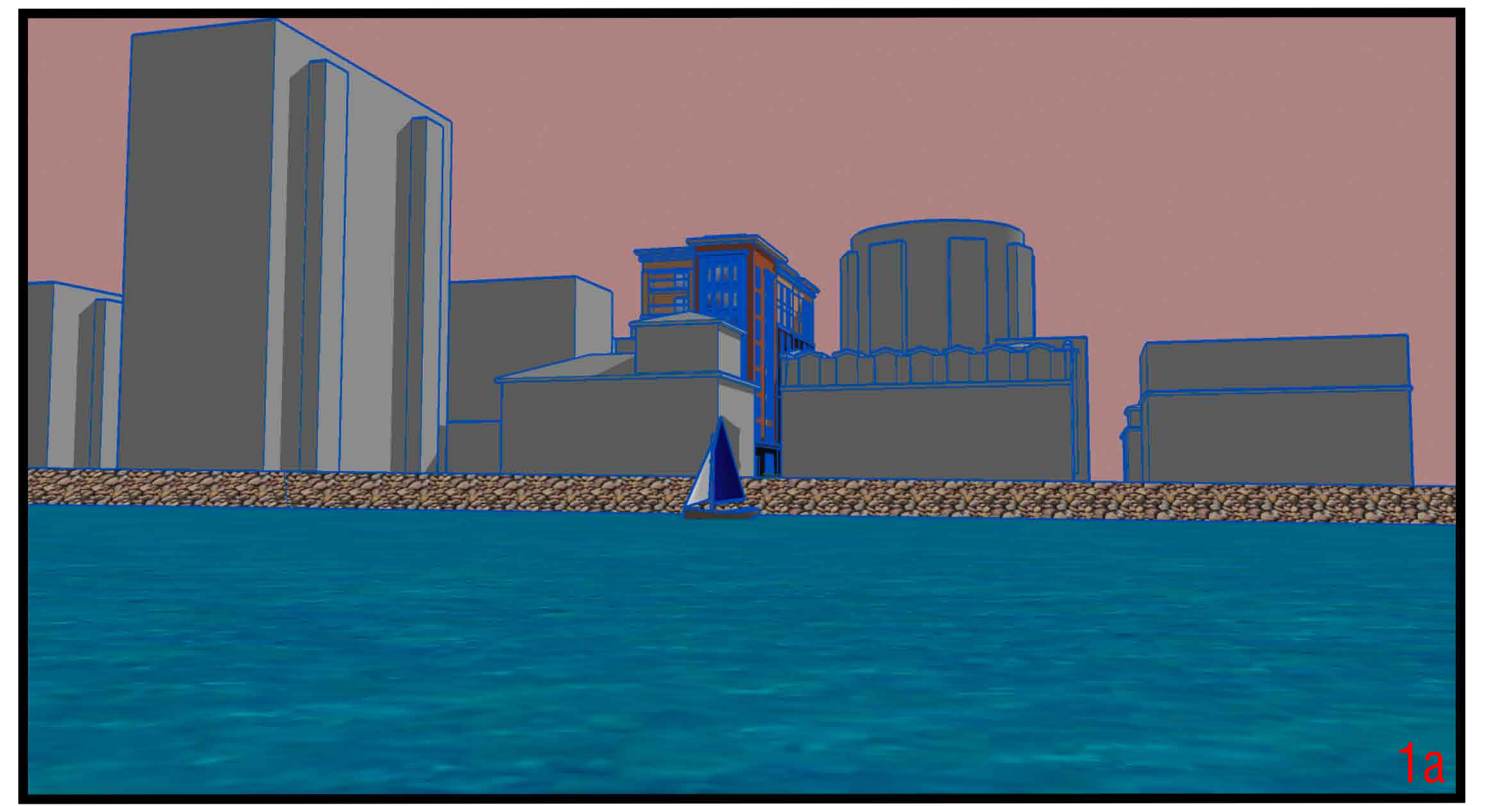
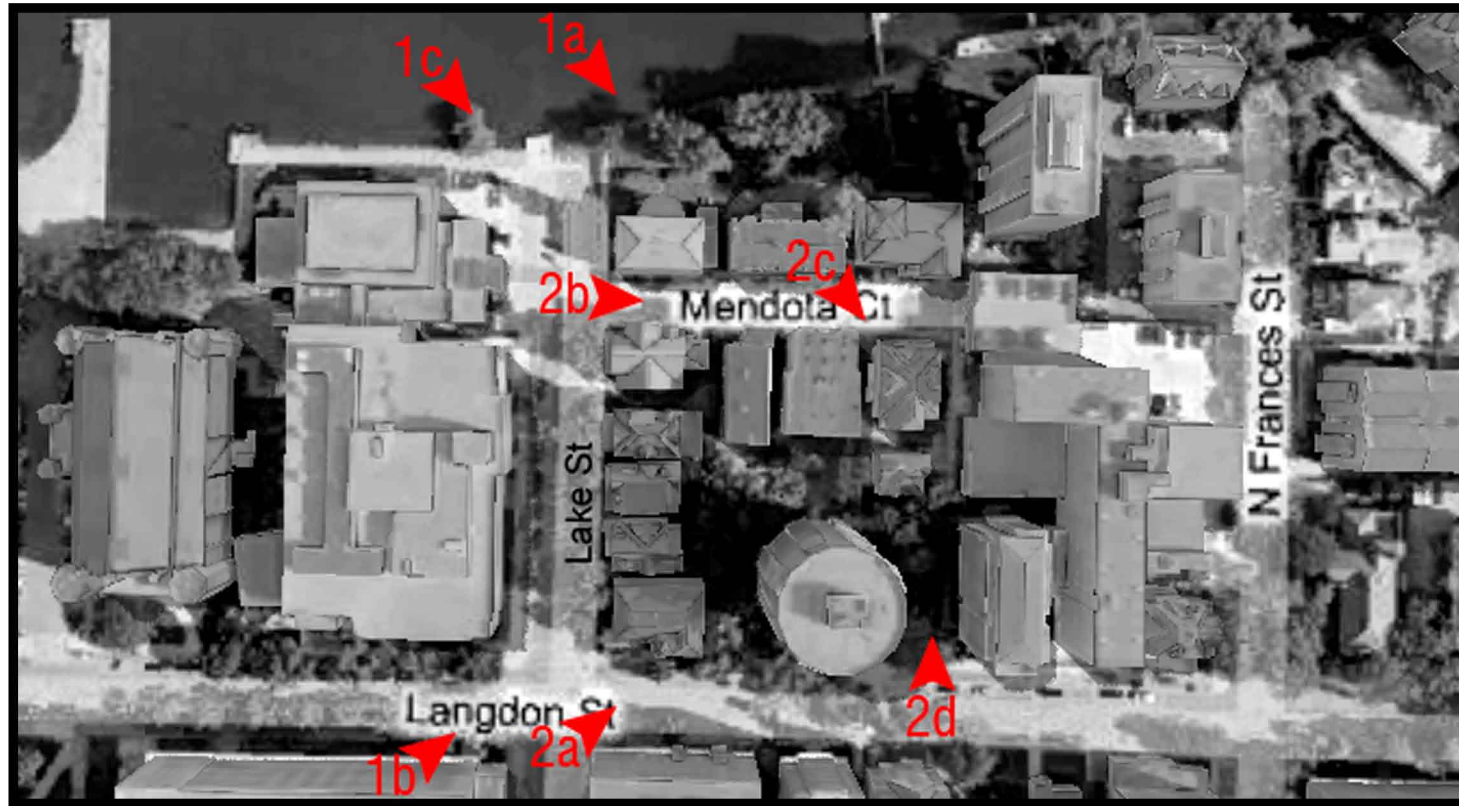
- E. Beta House, 622 Mendota Court
- F. North side of Mendota Court
- G. South side of Mendota Court

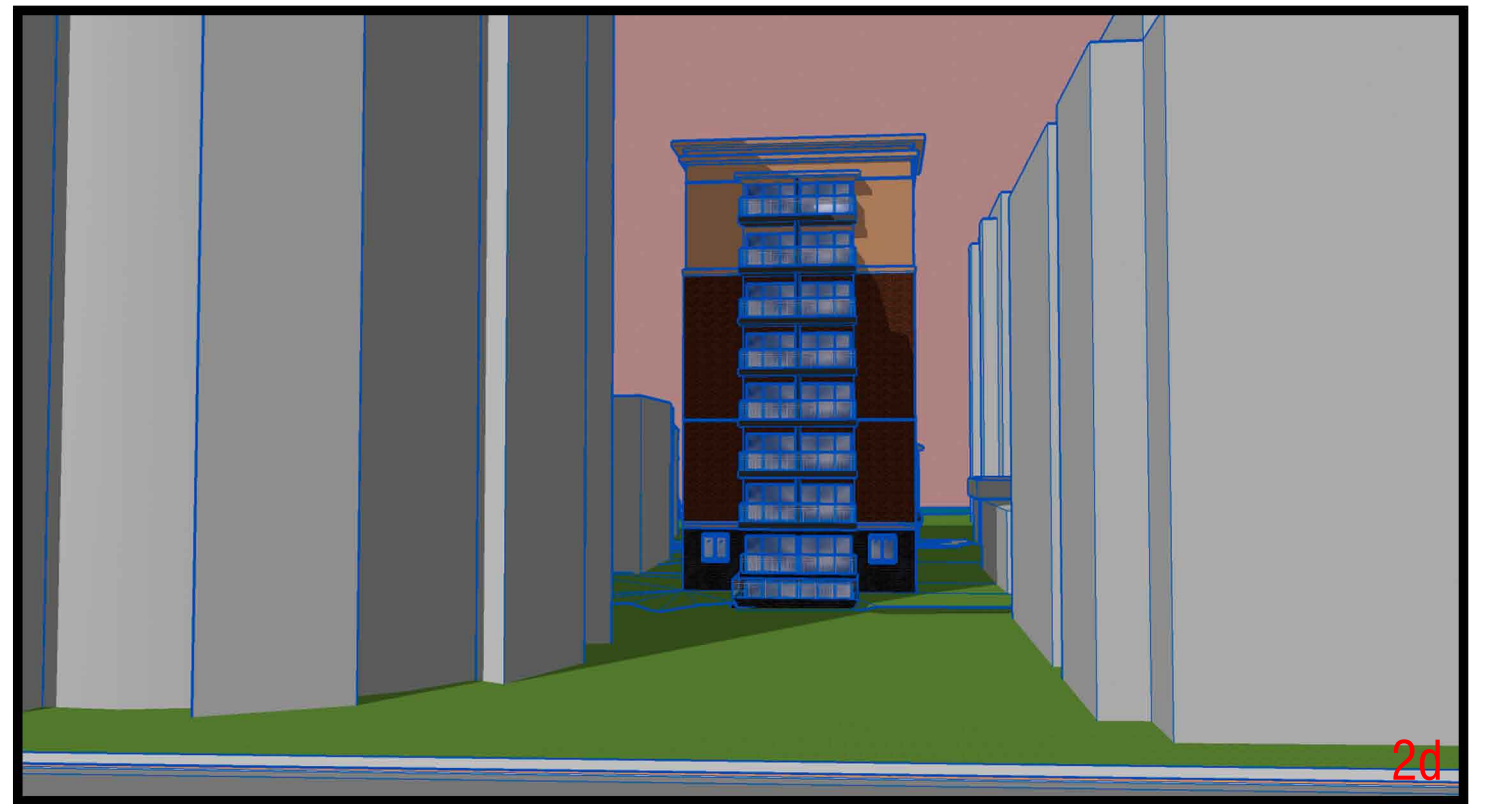
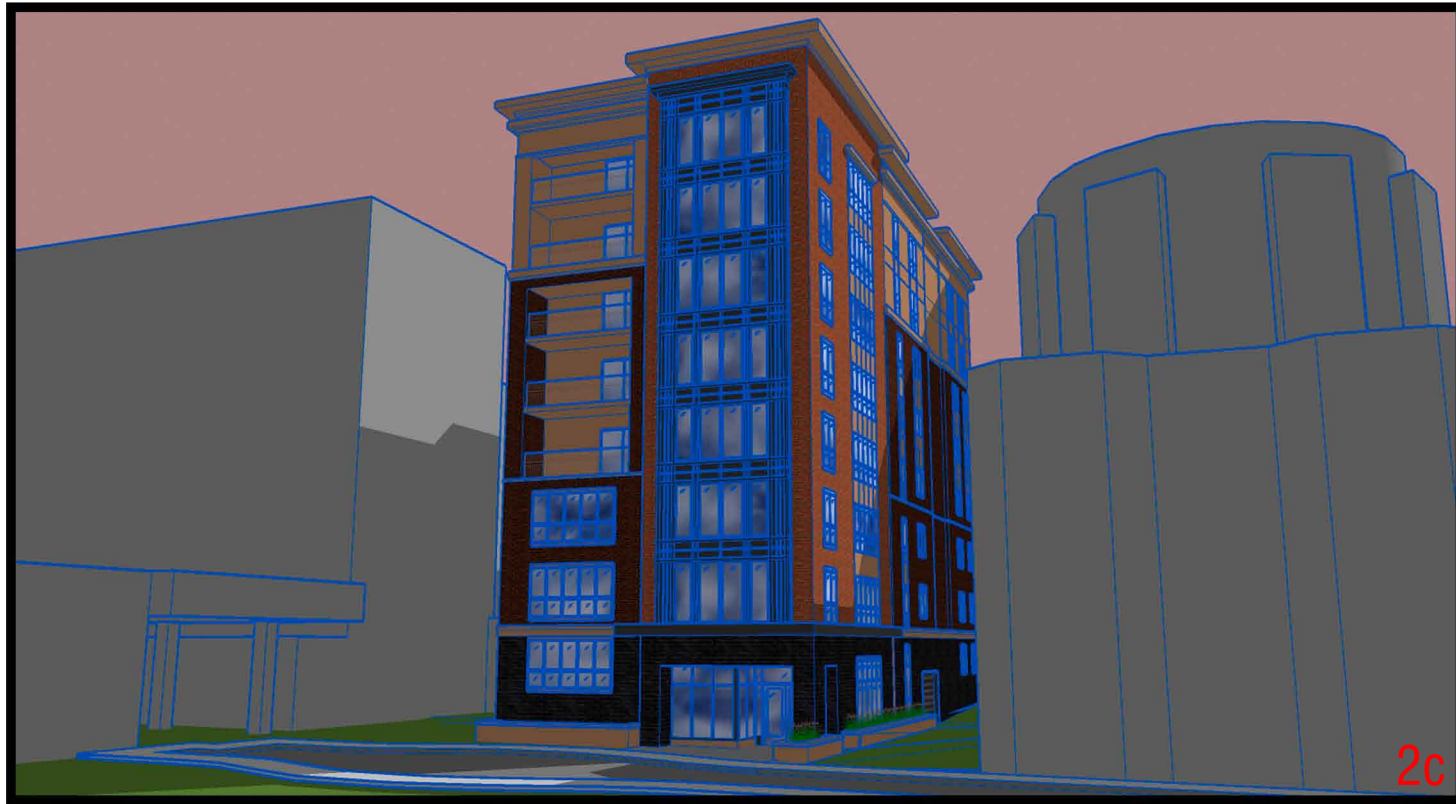
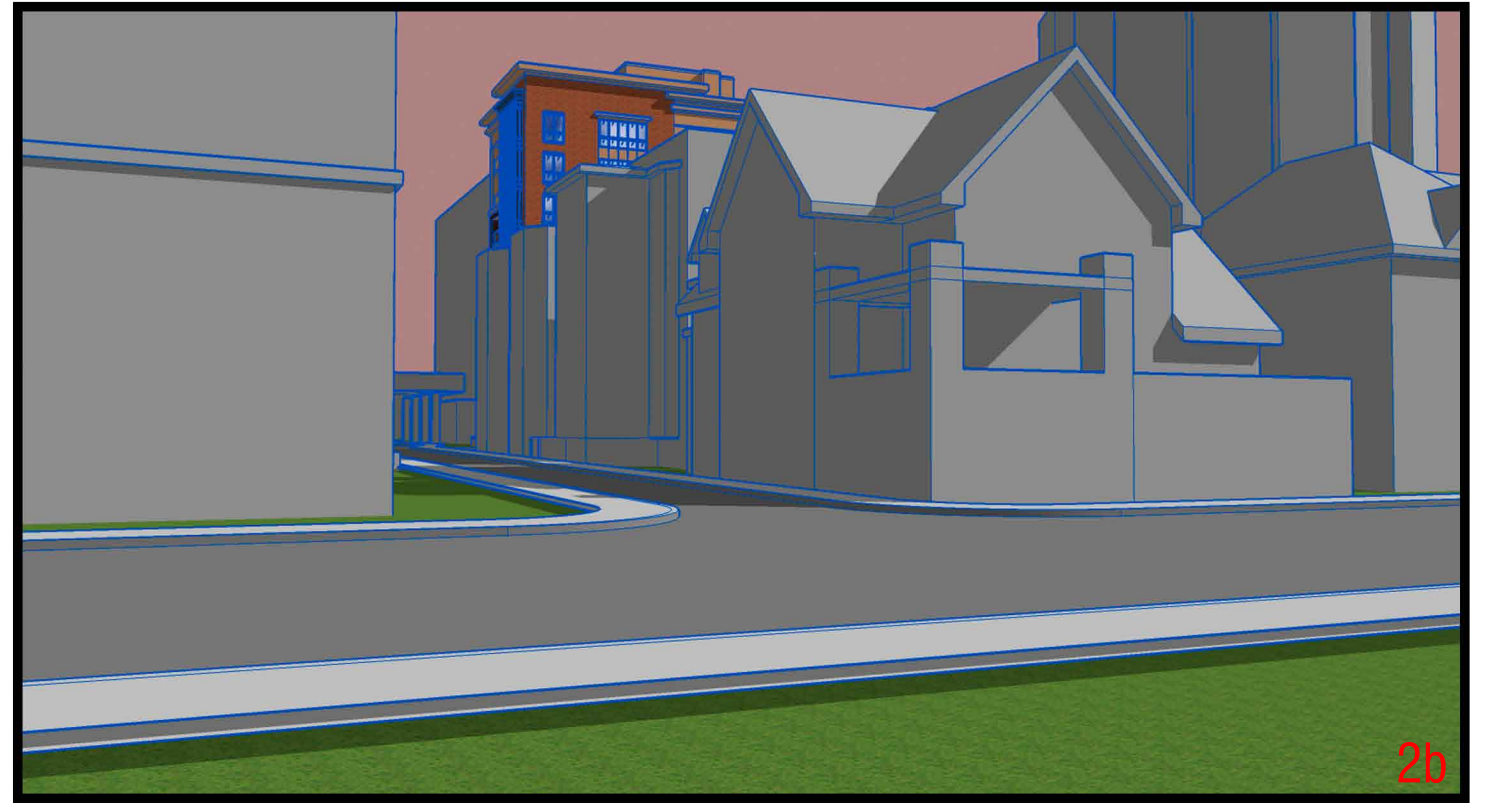
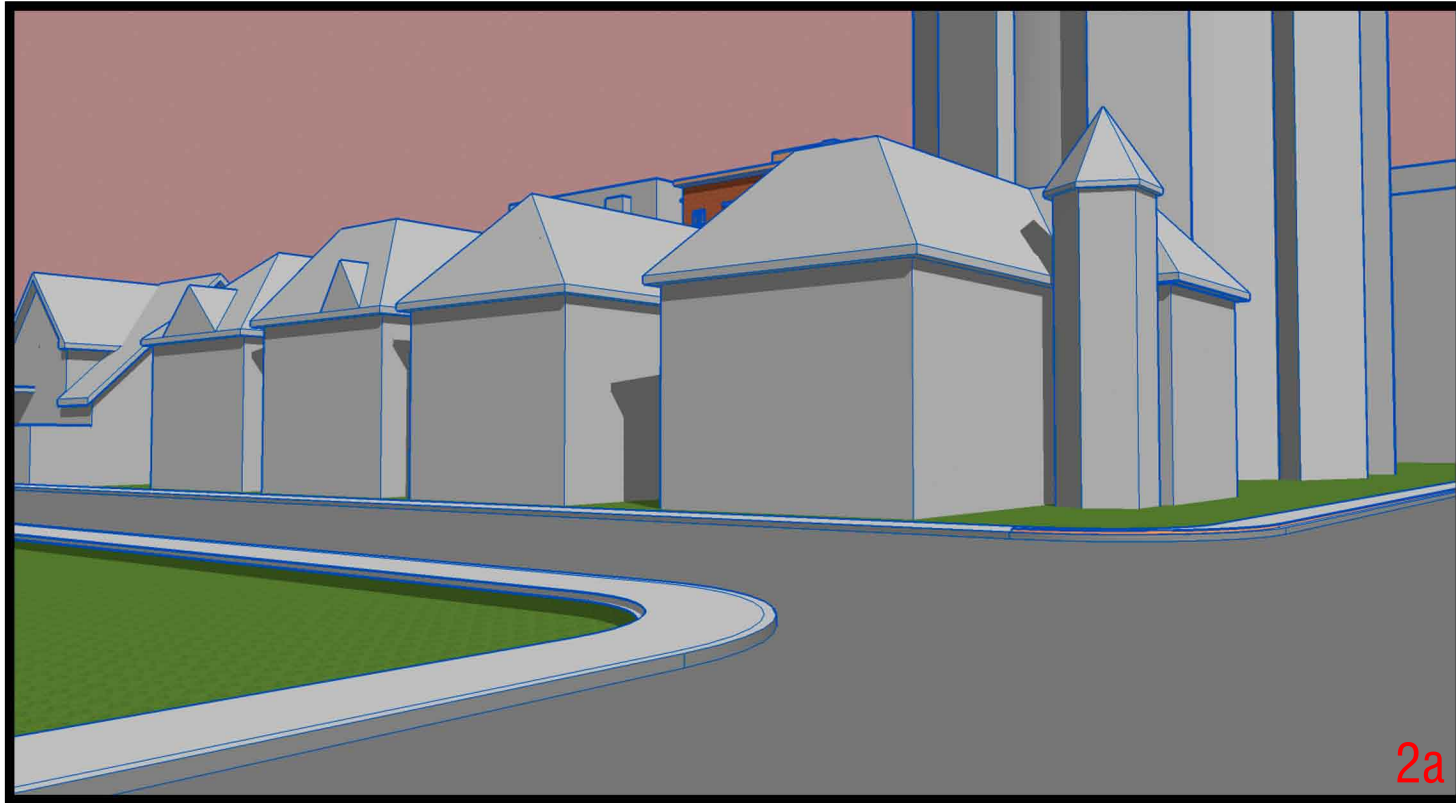


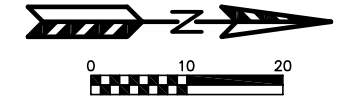
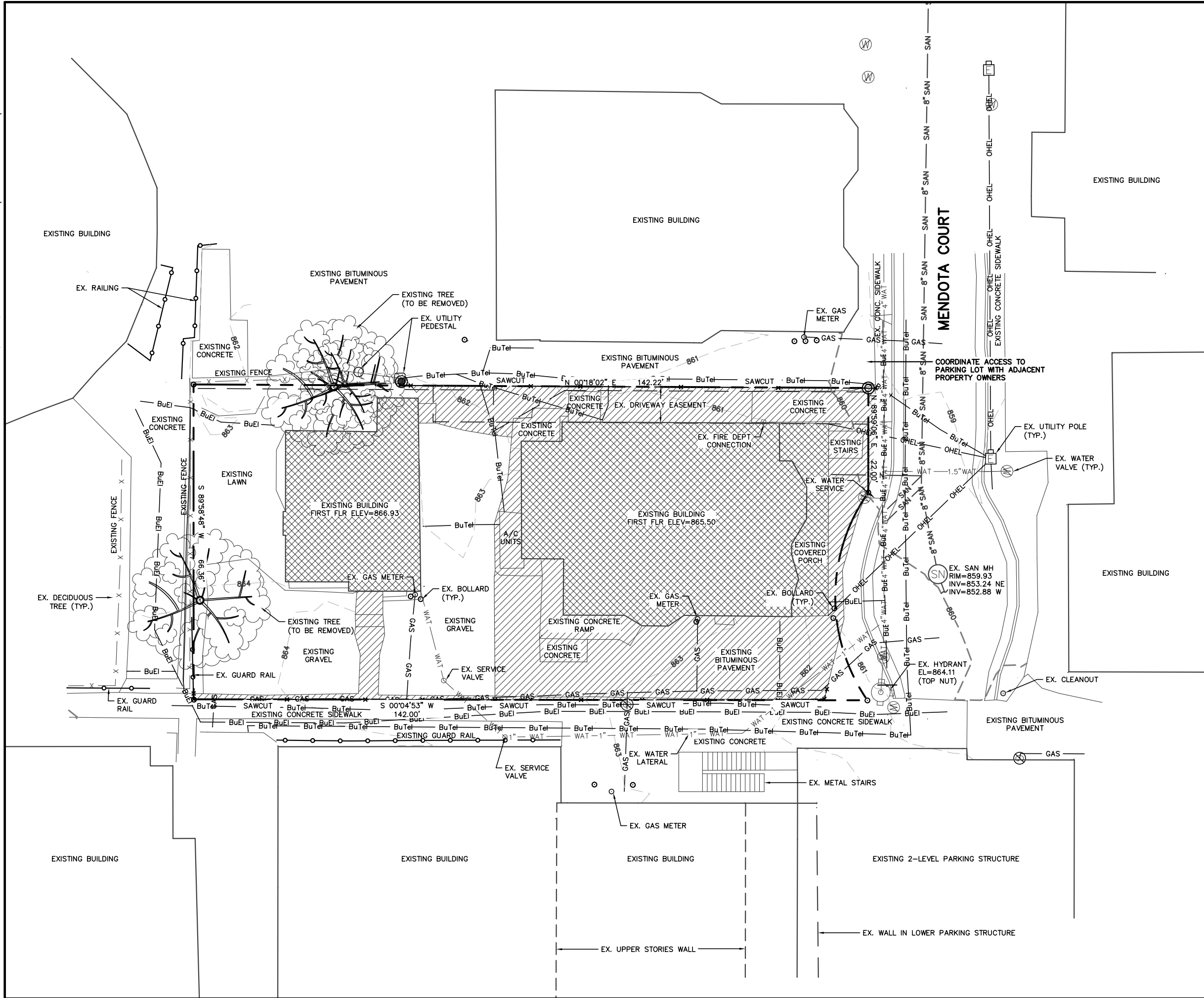
Description of images: (clockwise from left)

- A. Surfside, 603 Frances Street
- B. Mendota Court looking East to Lowell Hall
- C. Lowell Center
- D. Roundhouse, 626 Langdon
- E. 614 Langdon
- F. Langdon Street looking North

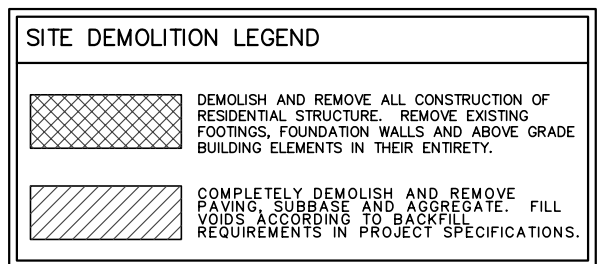








- DEMOLITION GENERAL NOTES**
1. PRIOR TO COMMENCEMENT OF DEMOLITION THE GENERAL CONTRACTOR SHALL EVALUATE THE EXISTING STRUCTURES FOR THE PRESENCE OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE PRESENT, THEY SHALL BE DISPOSED AS REQUIRED BY THE CITY OF MADISON & STATE OF WISCONSIN. HAZARDOUS MATERIALS CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS FROM BUILDING PREMISES.
 2. SHUT-OFF, DISCONNECT, REMOVE, SEAL AND CAP UTILITIES ACCORDING TO SPECIFICATIONS. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
 3. DEMOLISH ALL FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION THAT ARE WITHIN AREA OF WORK IN THEIR ENTIRETY.
 4. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS.
 5. ALL EJECTOR PITS, SUMP PITS, MANHOLES, CATCH BASINS AND ALL OTHER STRUCTURES WITHIN AREA OF DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY.
 6. BACKFILL AND COMPACTION OF SOIL MATERIAL IN AREA WHERE BUILDING DEMOLITION OCCURED SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 7. COMPLETELY REMOVE ANY AND ALL ABOVE GROUND STRUCTURES (I.E. FLAG POLES, SIGNS, STOOPS, RAILINGS ETC.) WITHIN AREA OF WORK.
 8. GENERAL CONTRACTOR TO PRODUCE A "DECONSTRUCTION" REUSE & RECYCLING PLAN AS REQUIRED BY THE CITY OF MADISON.



- NOTES:**
- 1) UTILITIES SHOWN ARE BASED UPON TOPOGRAPHIC COLLECTION AND CITY OF MADISON RECORD DRAWINGS.

621 MENDOTA COURT
 EXISTING SITE/DEMOLITION PLAN
 DATED: DECEMBER 10, 2009

C-101

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4893 Larson Beach Road; McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



ROOF DRAINAGE NOTE:

ROOF INTERNAL DOWNSPOUT DISCHARGE TO CAST IRON STORM SEWER WITH GOOSE NECK. RUNOFF WILL DISCHARGE AT GRADE AND DRAIN TO MENDOTA COURT. SEE PLUMBING PLAN FOR DETAILS.

EXISTING BUILDING
ROUNDHOUSE APARTMENTS
626 LANGDON

EXISTING BITUMINOUS
PAVEMENT

EXISTING BUILDING
625 MENDOTA COURT

EXISTING BUILDING
616 MENDOTA COURT

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

WOOD TYPE D INLET PROTECTION SHALL BE PLACED ON ADJACENT INLETS PRIOR TO ANY CONSTRUCTION.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.

TIME SCHEDULE:

AUGUST 16, 2010	INSTALL EROSION CONTROL DEVICES.
AUGUST 16 - DECEMBER 15, 2010	DEMOLISH EXISTING BUILDINGS AND SIDEWALKS.
DECEMBER 15, 2010 - AUGUST 15, 2011	CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

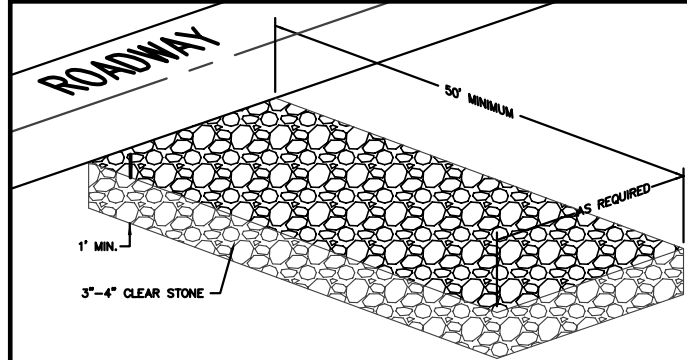
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

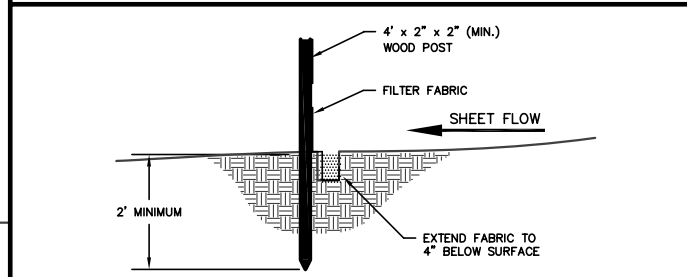
PATRICK PROPERTIES
5417 UNIVERSITY AVE
MADISON, WI 53705

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4893 LARSON BEACH ROAD
MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE

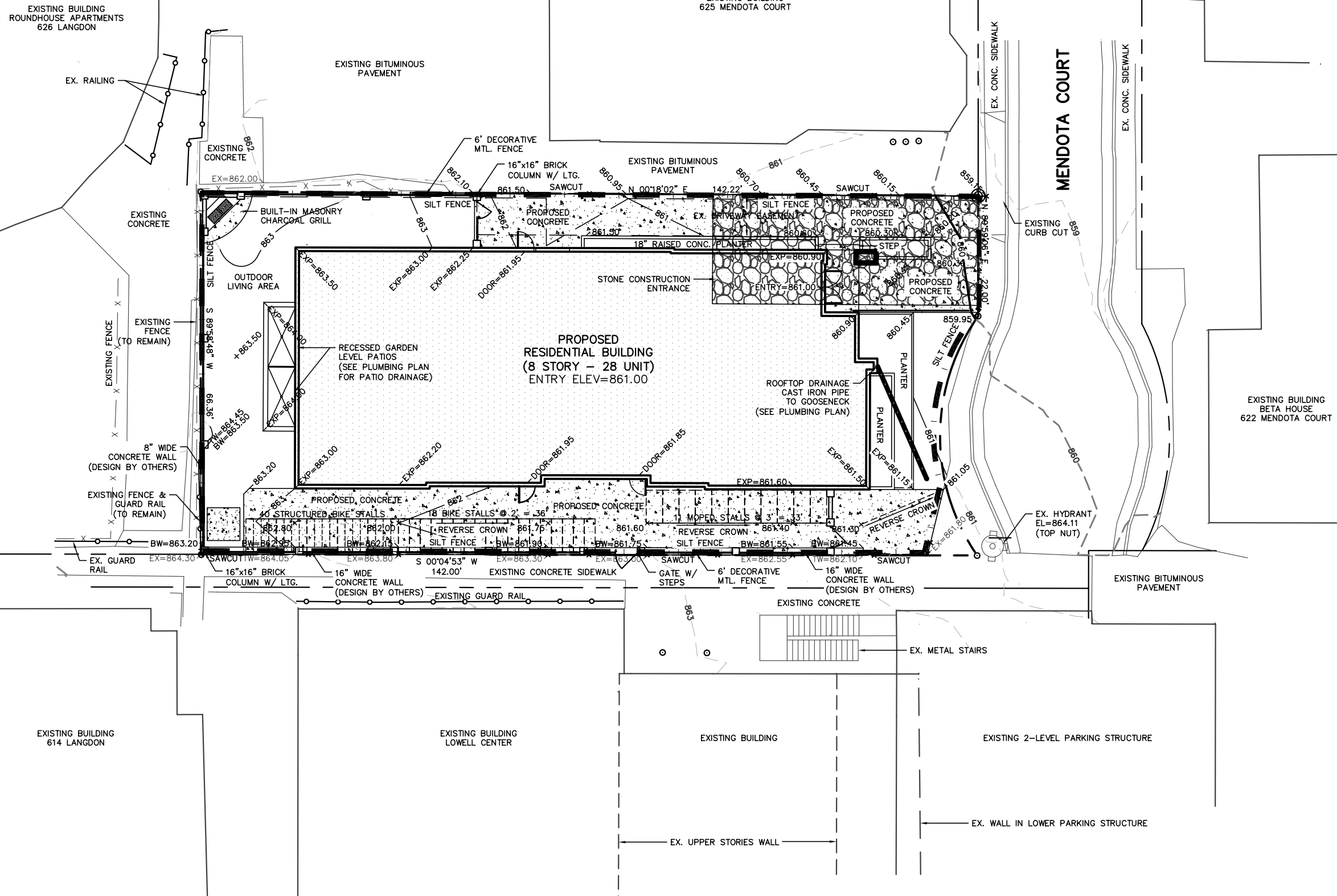


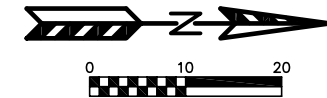
SILT FENCE CONSTRUCTION (SHEET FLOW)

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

621 MENDOTA COURT
 GRADING AND EROSION CONTROL PLAN
 DATED: DECEMBER 10, 2009 **C-102**

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 4893 Larson Beach Road; McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752





NOTES:
1) UTILITIES SHOWN ARE BASED UPON TOPOGRAPHIC COLLECTION AND CITY OF MADISON RECORD DRAWINGS.

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ANY DAMAGE TO THE PAVEMENT ON MENDOTA COURT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.

THE APPLICANT SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.

PRIOR TO APPROVAL OF THE APPLICATION, THE OWNER SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$100 NON-REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION. ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS SHALL BE ABANDONED. THE ABANDONMENT SHALL BE IN CONFORMANCE WITH THE CITY OF MADISON AND WISCONSIN STATE STANDARDS.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE SHOWN FOR PICTORIAL PURPOSES AND ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

THE PROPOSED SANITARY LATERAL SLOPE SHALL BE DETERMINED BY THE PLUMBER IN CONFORMANCE WITH WISCONSIN ADMINISTRATIVE CODE CHAPTER COMM 82.30.

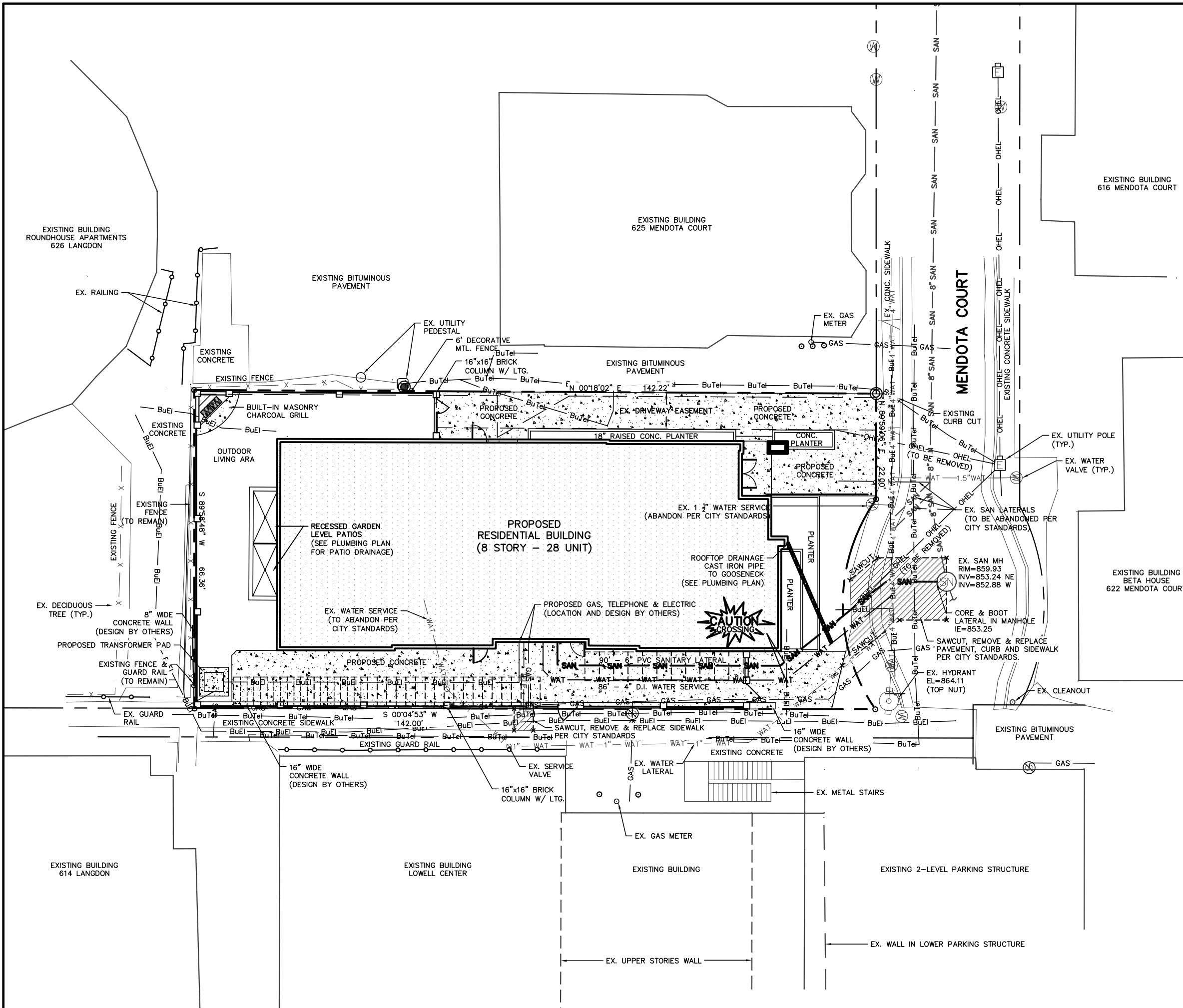
621 MENDOTA COURT

UTILITY PLAN
DATED: DECEMBER 10, 2009

C-103



www.quamengineering.com
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Phone (608) 838-7750; Fax (608) 838-7752



616 MENDOTA COURT

the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 W. BELTLINE HWY
 P.O. BOX 620330
 MIDDLETON, WI 53562-0330
 TEL: (608) 836-7941
 FAX: (608) 831-6266

ROUNDHOUSE APARTMENTS
 626 LANGDON

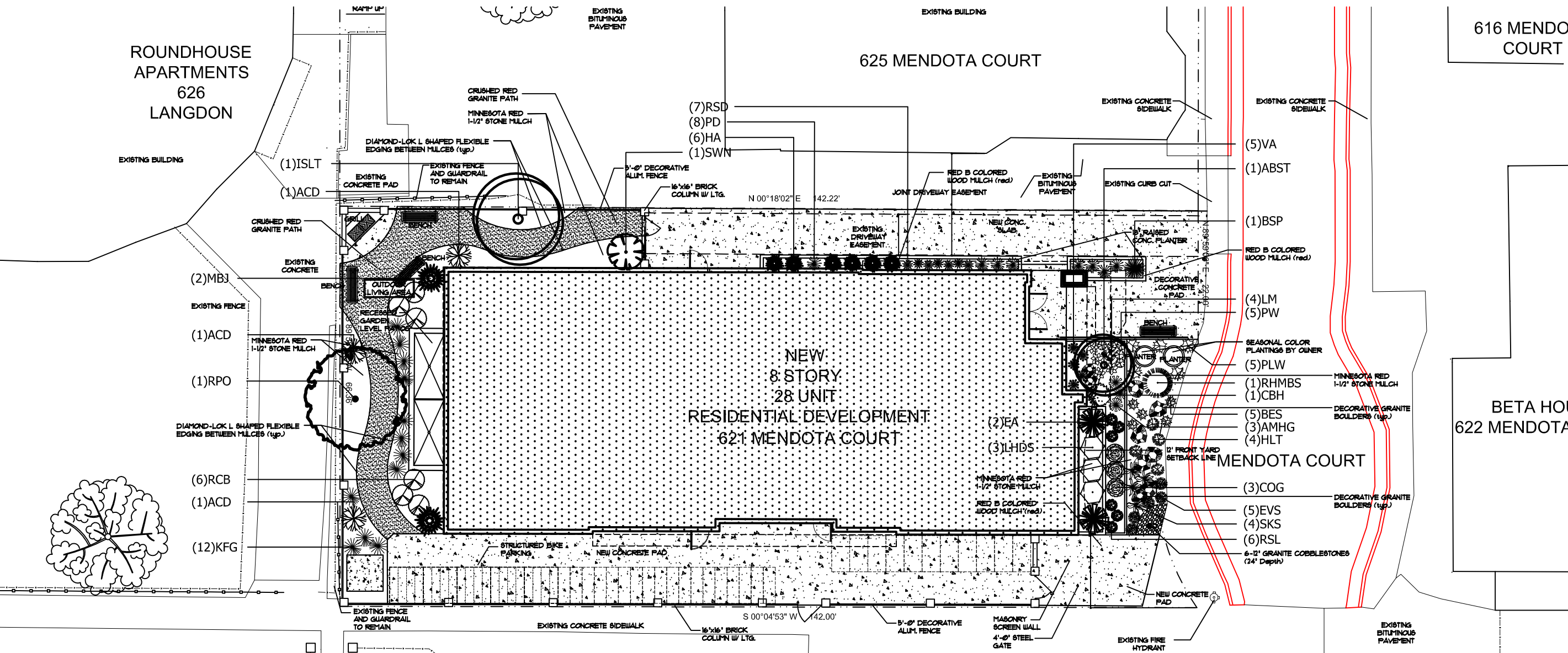
625 MENDOTA COURT

BETA HOUSE
 622 MENDOTA

MENDOTA COURT
 PATRICK PROPERTIES
 621 MENDOTA COURT
 MADISON, WISCONSIN 53703

614 LANGDON

NEW
 8 STORY
 28 UNIT
 RESIDENTIAL DEVELOPMENT
 621 MENDOTA COURT



Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
Broadleaf Deciduous				
1	ABST	Amelanchier X Grand 'Autumn Brill' (tr)	Autumn Brill Serviceberry (tr)	2" B&B
1	RPO	Quercus Robur 'Fastigiata X Q. bicolor'	Regal Prince English Oak	2 1/2" B&B
Conifer Evergreen				
1	BSP	Pinus Strobus 'Blue Shag'	Blue Shag Eastern White Pine	#3 CONT.
2	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4" B&B
6	HA	Thuja Occidentalis 'Holmstrup'	Holmstrup Arborvitae	#5 CONT.
1	RHMBS	Picea pungens 'Montgomery'	Montgomery Blue Spruce	3" B&B
2	MBJ	Juniperus Chinensis 'Mountbatten'	Mountbatten Juniper	4" B&B
Perennial				
3	AMHG	Hosta Fortunei 'Aureo-marginata'	Aureo Marginata Hosta	#1 CONT.
1	CBH	Dicentra Spectabilis	Common Bleeding Heart	#1 CONT.
5	EVS	Carex Hachijensis 'Evergold'	Evergold Variegated Japanese Sedge	#1 CONT.
5	BES	Rudbeckia Ful Var Sullivan 'Goldsturm'	Goldsturm Black-eyed Susan	#1 CONT.
4	HLT	Cheone Lyoni 'Hot Lips'	Hot Lips Turtlehead	#1 CONT.
12	KFG	Calamagrostis Aquatiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
4	LM	Alchemilla Mollis	Lady's Mantle	#1 CONT.
5	PW	Vinca Minor 'Boniles'	Petunlike	#1 CONT.
8	PD	Sporobolus Heterolepis	Prairie Dropseed	#1 CONT.
5	PLW	Eustoma Fortunei Var Color	Purpleleaf Wintercreeper	#1 CONT.
6	RSL	Pulsanaria 'Raspberry Splash'	Raspberry Splash Lungwort	#1 CONT.
7	RSD	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	#1 CONT.
4	SKS	Tradescantia 'Sweet Kate'	Sweet Kate Spiderwort	#1 CONT.
5	VA	Astilbe Chinesis 'Visions'	Visions Astilbe	#1 CONT.
Shrub				
3	ACD	Cornus Sericea 'Alleman's Compact'	Alleman's Compact Dogwood	#5 CONT.
3	COG	Mahonia Aquifolium 'Compactum'	Compact Oregon Grapeholly	#2 CONT.
1	ISLT	Syringa Reticulata 'Ivory Silk' (tr)	Ivory Silk Japanese Tree Lilac (tr)	2" B&B
3	LHDS	Itea Virginica 'Sprich'	Little Henry Dwarf Sweetspire	#2 CONT.
6	RCB	Berberis Thunb Var 'Atrop 'Ballone'	Ruby Carousel Barberry	#2 CONT.
1	SWN	Physocarpus Opulifolius 'Seward'	Summer Wine Ninebark	#5 CONT.

GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored red as indicated, spread to a 3" depth over pre-emergent herbicide.

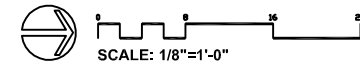
B) "Diamond-Lok Path Edging" to be Valley View Diamond-Lok L Shaped Flexible Edging or equivalent. Dimensions are 15" Lengths X 2.5" base width X 1.75" Height. Secure with manufacturers metal stakes using 8 stakes per each edging length.

C) Areas labeled "Minnesota Red washed stone" to receive 1-1/2" Minnesota Red washed stone from Midwest Decorative Stone, Madison, WI (608) 273-9787 spread to a 3" depth over fabric weed barrier.

D) Areas labeled "Crushed Red Granite mulch" to receive decomposed red granite mulch from Kafka Granite, LLC, in Stratford, WI, USA toll free call (800) 852-7415, spread and compacted to a 1.75" depth over fabric weed barrier.

E) Areas labeled "6-12" Granite cobblestone mulch" to receive WI native granite cobblestones or pond cobbles from Kafka Granite, LLC, in Stratford, WI, USA toll free call (800) 852-7415, spread to a 18-24" depth over fabric weed barrier.

LANDSCAPE PLAN



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

FAX A LOCATE 1-800-338-3860
 TDD (FOR HEARING IMPAIRED) 1-800-542-2289

VIS. STATUTE 18C.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE.

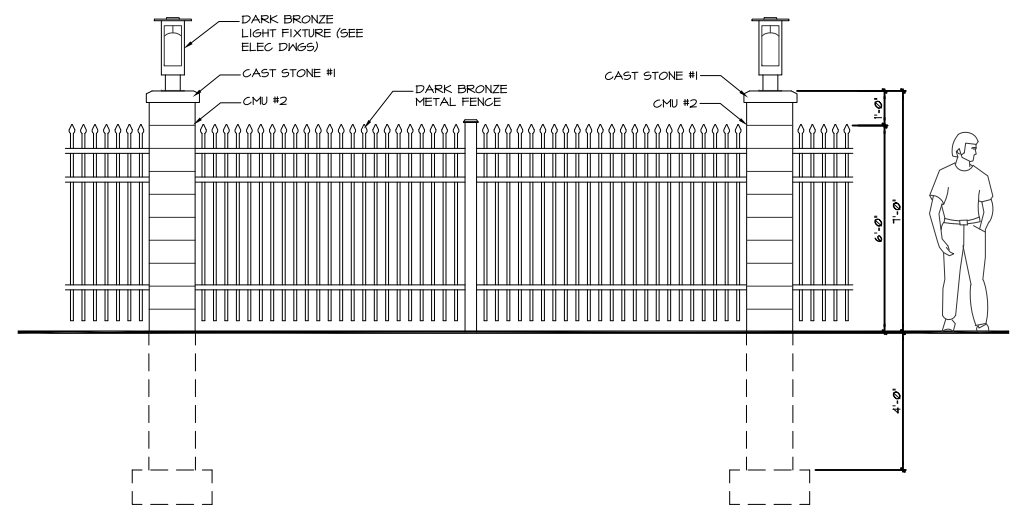
Checked By: SS
 Drawn By: CP
 Submittal: 12/10/09
 Revised: #
 Revised: #
 Revised: #
 Revised: #
 Revised: #

Job #
L1

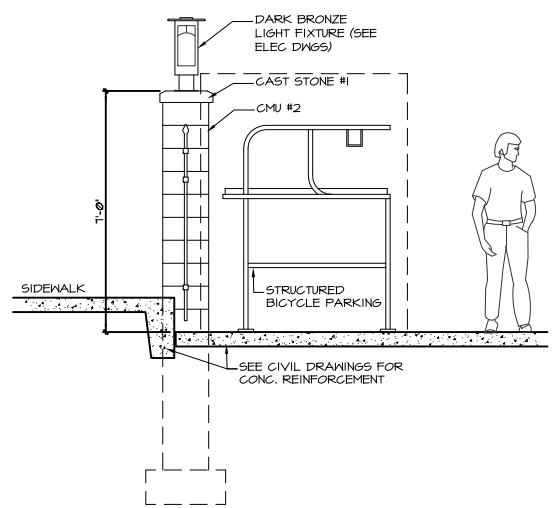
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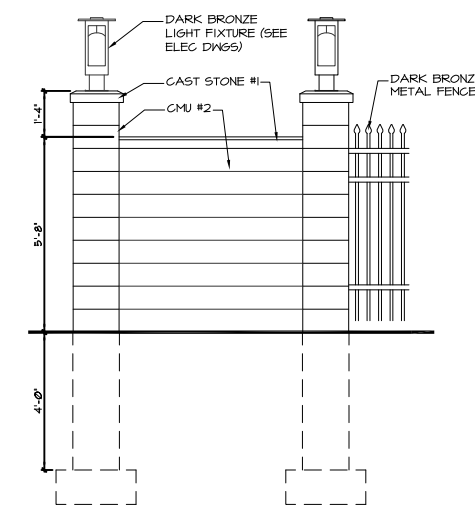
GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-879-1750
608-879-3066 (FAX)



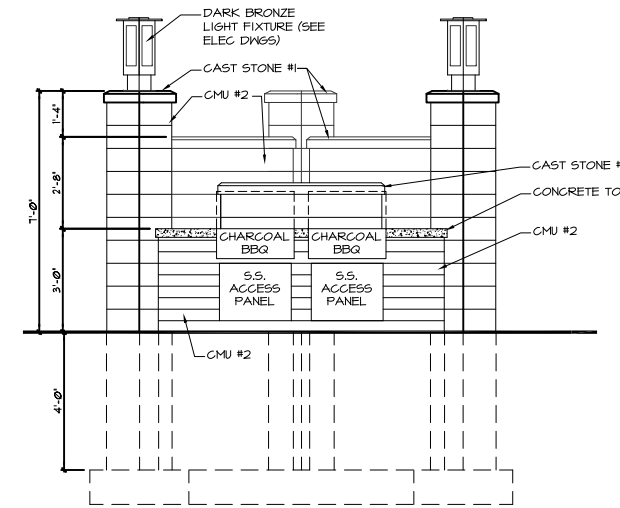
1 TYPICAL PEIR/ FENCE ELEVATION
3/8"=1'-0"



2 TYPICAL PEIR/ FENCE SECTION
3/8"=1'-0"



3 BBQ ELEVATION
3/8"=1'-0"



4 BBQ ELEVATION
3/8"=1'-0"

Bike-Double-Decker-Framework™



(1) BDDF-8.16 Bike-Double-Decker-Framework™

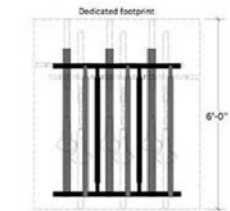
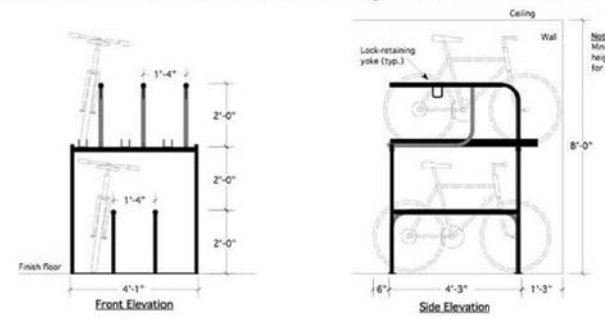


(1) BDDF-8.16 Bike-Double Decker-Framework™

Specifications

- Materials:**
- 1" nom., Sched. 40, ASTM A 500, welded seamless-steel pipe for railings
 - 1" nom., Sched. 40, black plastic sleeve covers horizontal portion of railings
 - 2" nom., Sched. 40, ASTM A 500, welded seamless-steel pipe for headers and end structures
 - 2" x 2" x 1/8" H.R. steel angle for bike wheel tracks
 - 3/8" x 3" H.R. steel flat-bar for base
- Fabrications:**
- All metallurgical joints are MIG welds
- Standard:**
- Black thermoplastic powder coating 8 to 10 mils thick
- Finishes:**
- Hot-dipped galvanized
- Options:**
- Colored thermoplastic powder-coating topcoats 8 to 10 mils thick quoted upon request
 - Stainless-steel construction with satin finish quoted upon request

BDDF-6-16E Bike-Double-Decker Framework™ Economy Version : Two-Tier Bike Rack For 6 Bikes

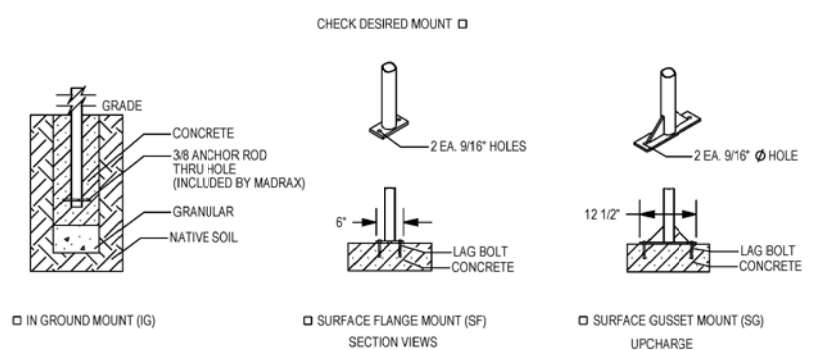
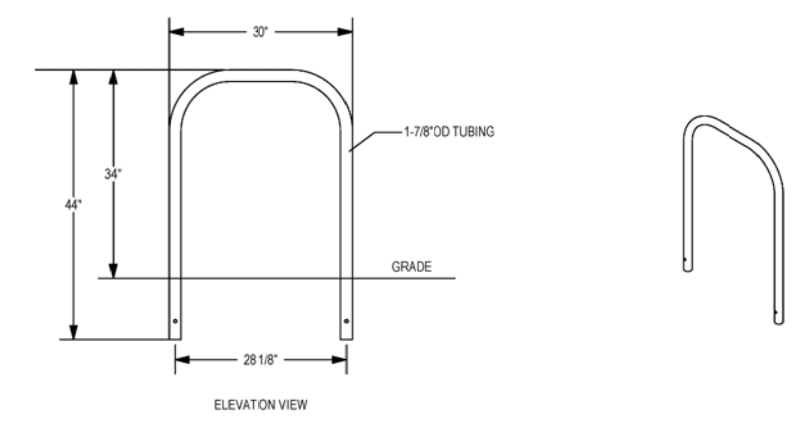


Model No.	Length	Capacity
BDDF- 4-16E	2'-9"	4
BDDF- 6-16E	4'-1"	6
BDDF- 8-16E	5'-5"	8

STRUCTURED BICYCLE RACK



MADRAX DIVISION
TRILARY, INC.
1080 UNEX DRIVE
WALUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: UX190-IG(SF,SG)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 8-5-02
ENG: TLG
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- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR(FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

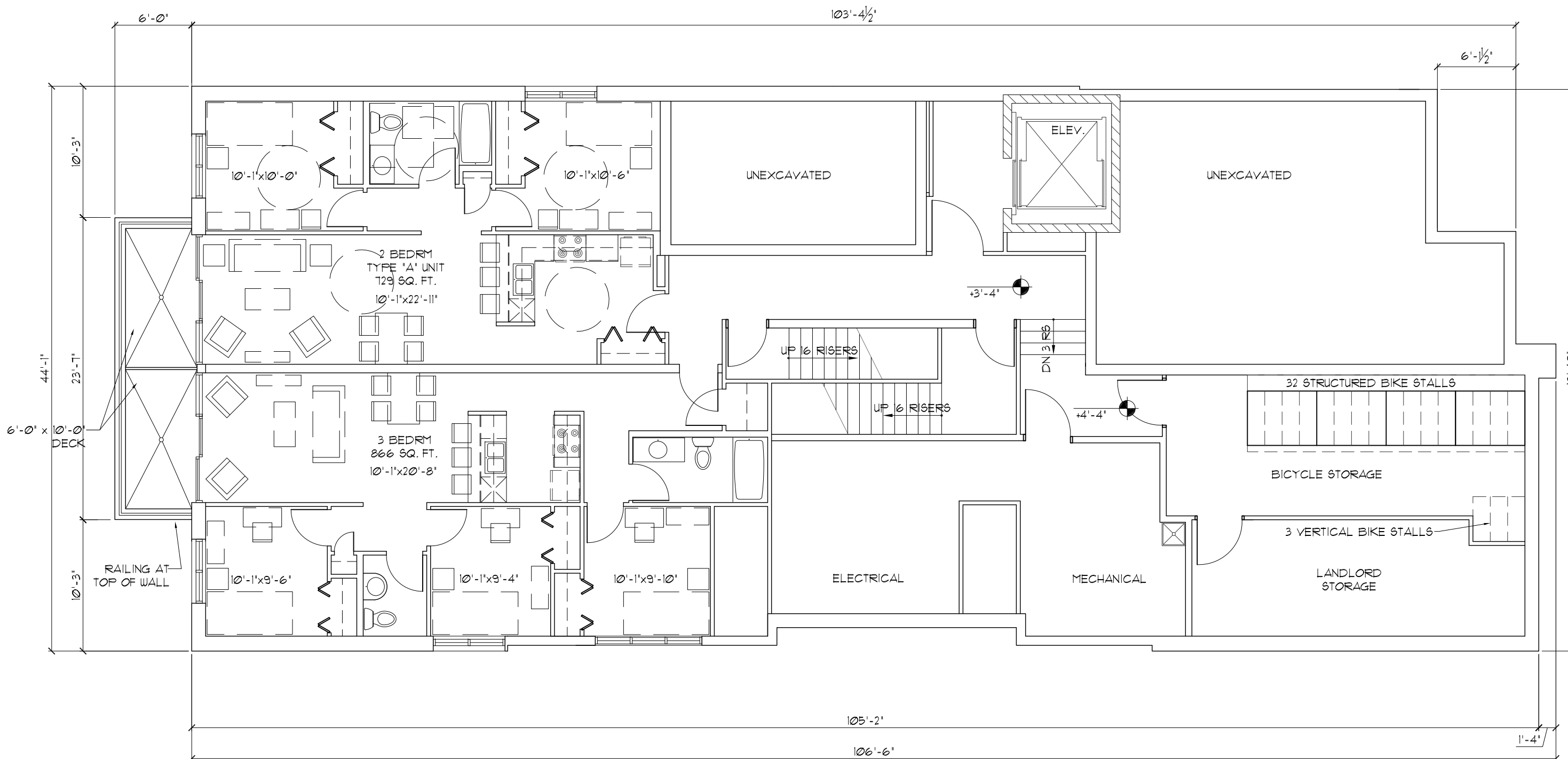
STANDARD BICYCLE RACK

PROJECT: MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
5417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

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PROJECT: 200849
DRAWN BY:
DATE: 12/10/09
SCALE: AS NOTED
UDC 10/28/09
PLAN COPY/ISSUANCE/UDC 11/23/09
NEIGHBORHOOD 12/03/09
UDC 12/10/09



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8401 EXCHLSIOR DRIVE
MADISON, WI 53717
608-879-1750
608-879-3056 (FAX)



PROJECT: MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

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PROJECT: 200849
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DATE: 12/10/09
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UDC 10/28/09
PLAN COMMISSION/UDC 11/23/09
NEIGHBORHOOD 12/3/09
UDC 12/10/09

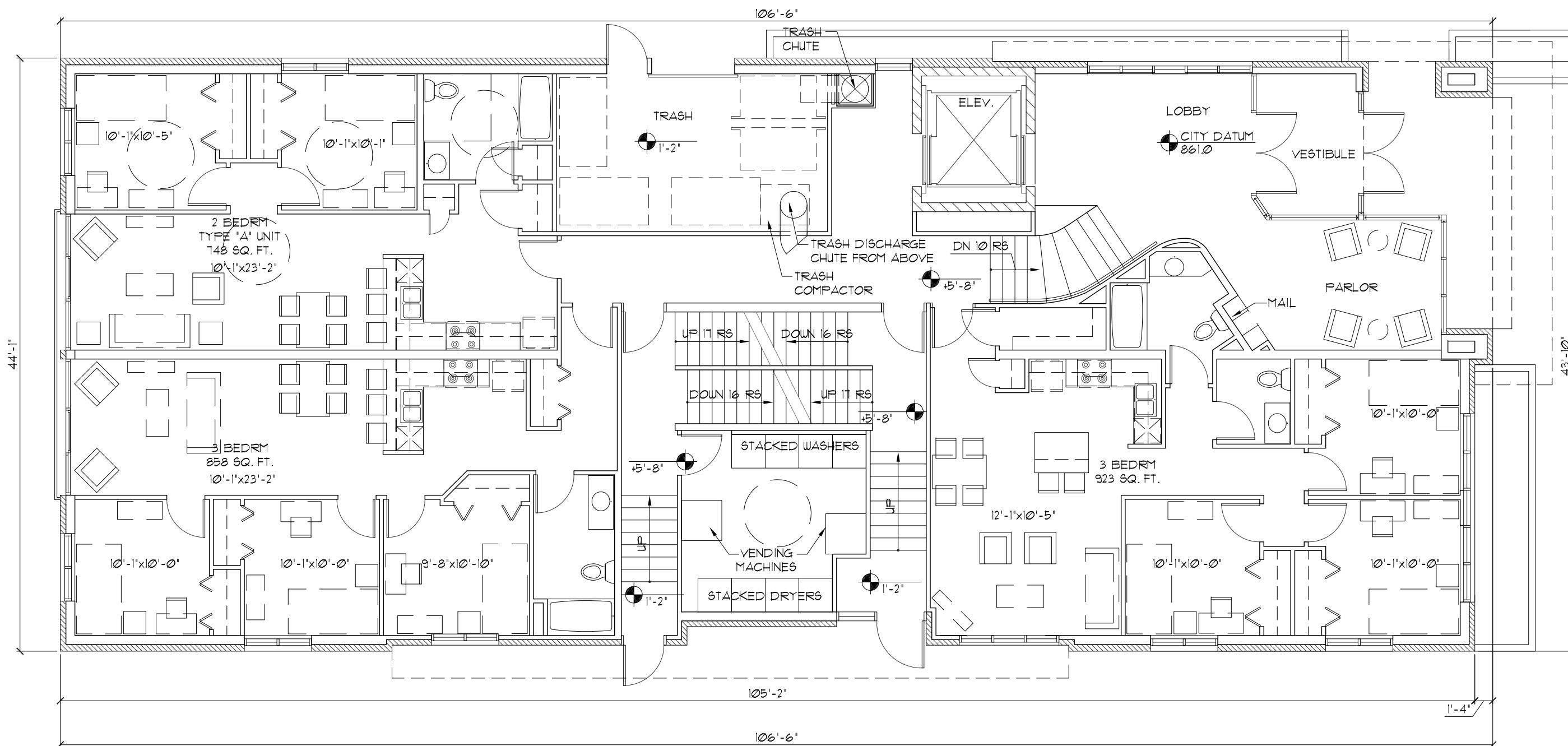


GARDEN LEVEL

1/8" = 1'-0"



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LEVEL ONE

1/8" = 1'-0"

PROJECT: MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
5417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

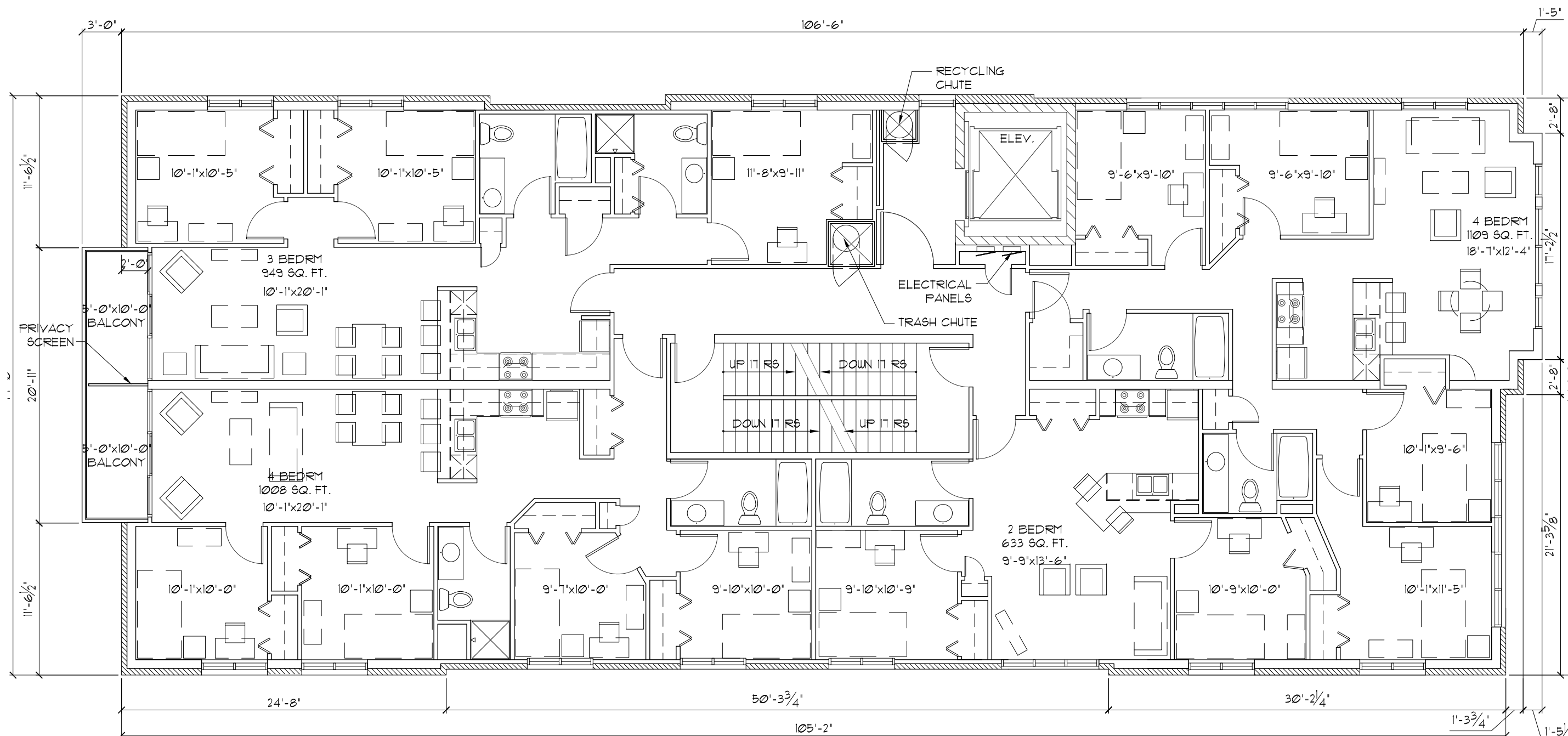
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UDC 10/28/09
PLAN COMMISSION/UDC 11/23/09
NEIGHBORHOOD 12/3/09
UDC 12/10/09



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8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-879-1750
608-879-3056 (FAX)



PROJECT: MENDOTA COURT
627 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
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UDC 10/28/09
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NEIGHBORHOOD 12/03/09
UDC 1/10/09

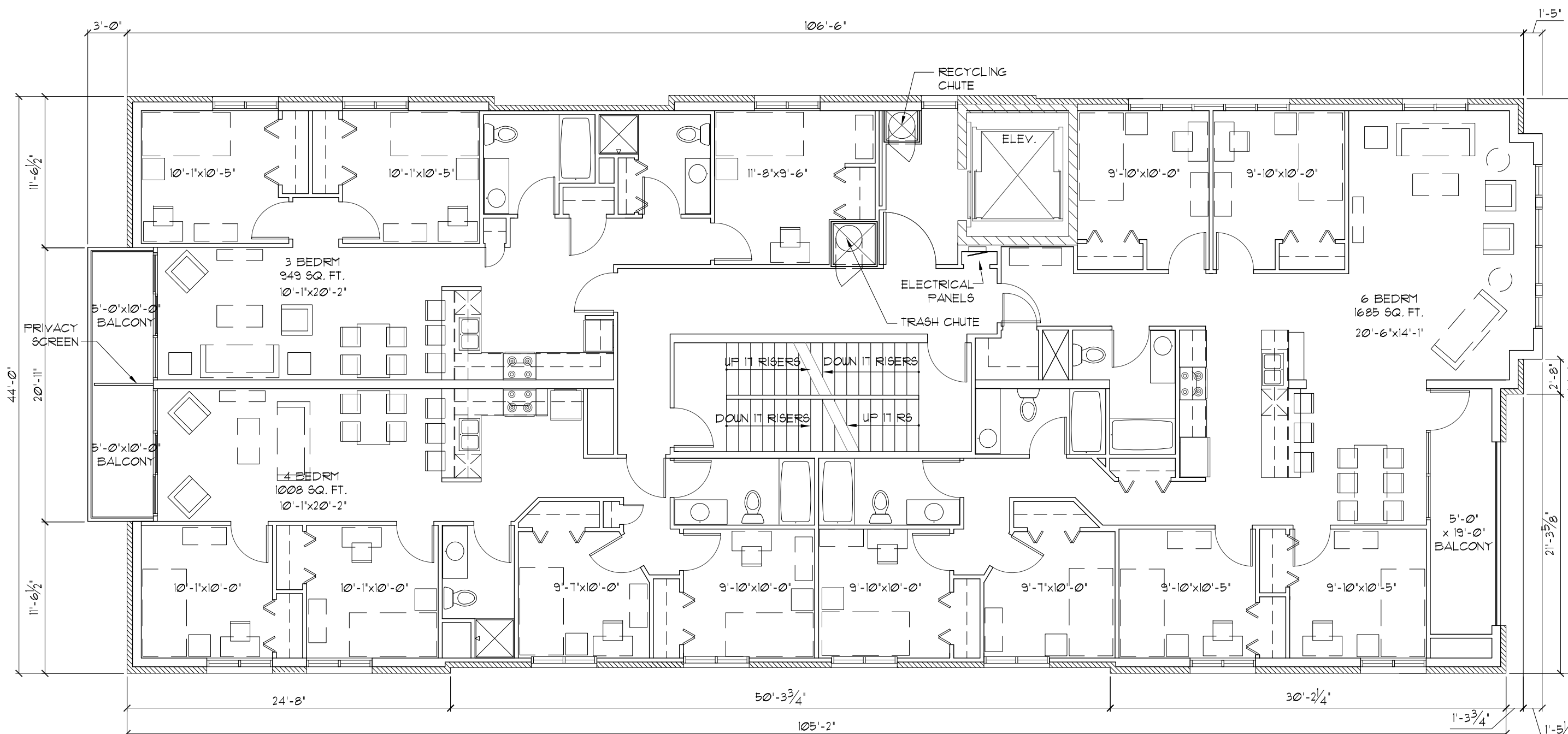


LEVELS TWO THRU THREE

1/8" = 1'-0"



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PROJECT: **MENDOTA COURT**
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: **PATRICK PROPERTIES**
5417 UNIVERSITY AVENUE
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NEIGHBORHOOD 12/03/09
UDC 12/10/09



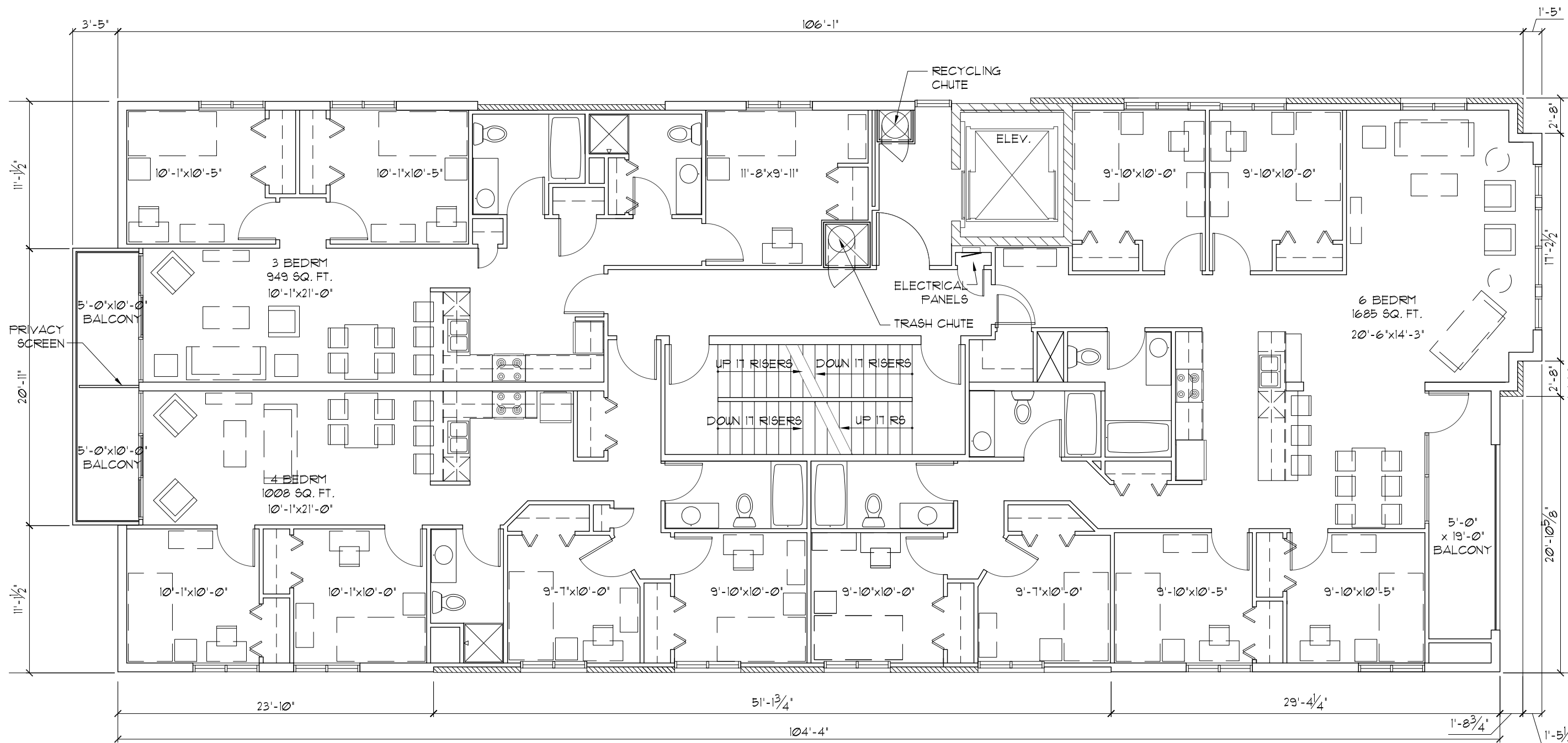
LEVELS FOUR THRU SIX

1/8" = 1'-0"

LEVELS FOUR
THRU SIX
FLOOR PLAN
A2.03



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MADISON, WI 53717
608-879-1750
608-879-3056 (FAX)



PROJECT: **MENDOTA COURT**
627 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: **PATRICK PROPERTIES**
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

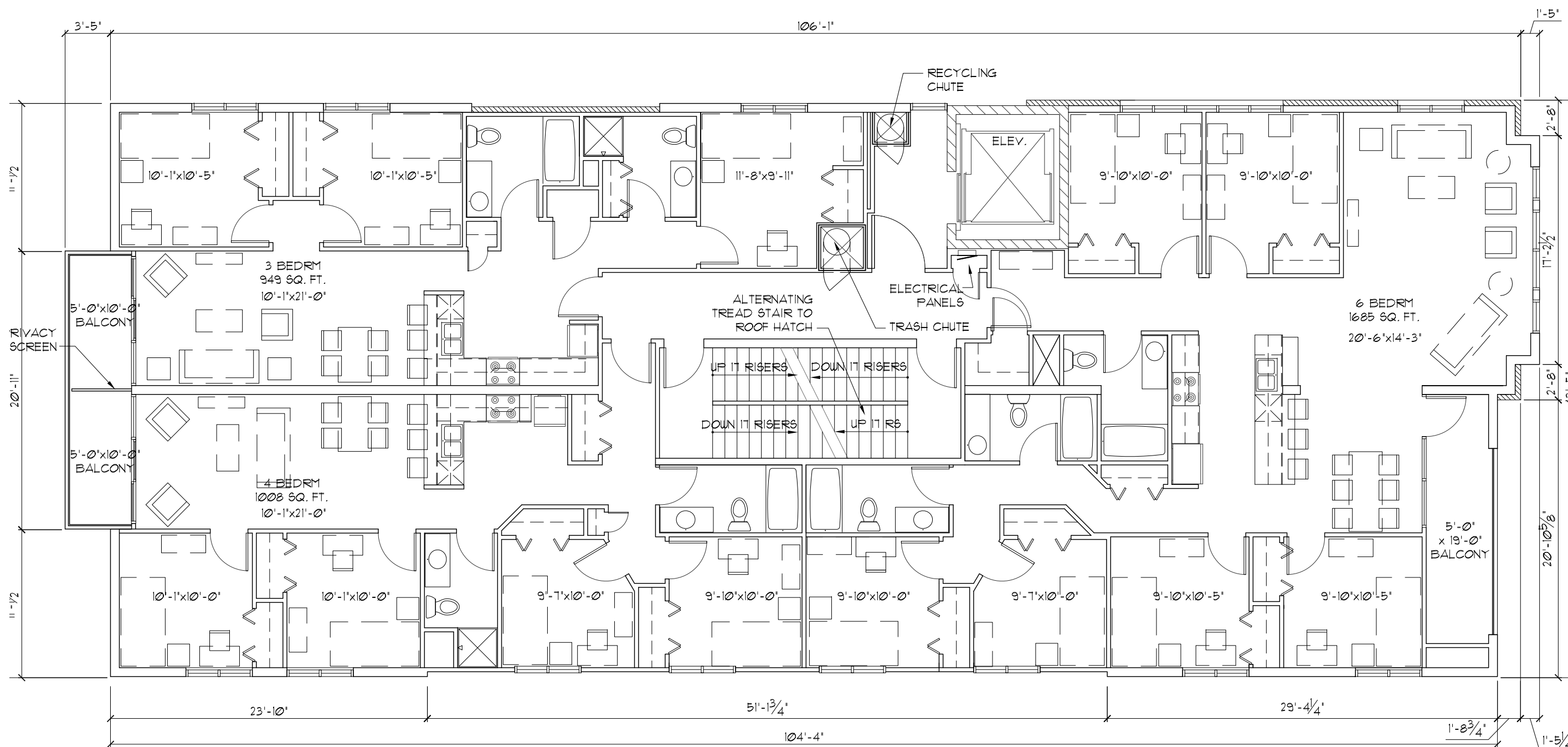
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NEIGHBORHOOD 12/03/09
UDC 12/10/09



LEVEL SEVEN
1/8" = 1'-0"



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MADISON, WI 53717
608-879-1750
608-879-3056 (FAX)



PROJECT: MENDOTA COURT
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
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PLAN COMMISSION/UDC 11/23/09
NEIGHBORHOOD 12/3/09
UDC 12/10/09

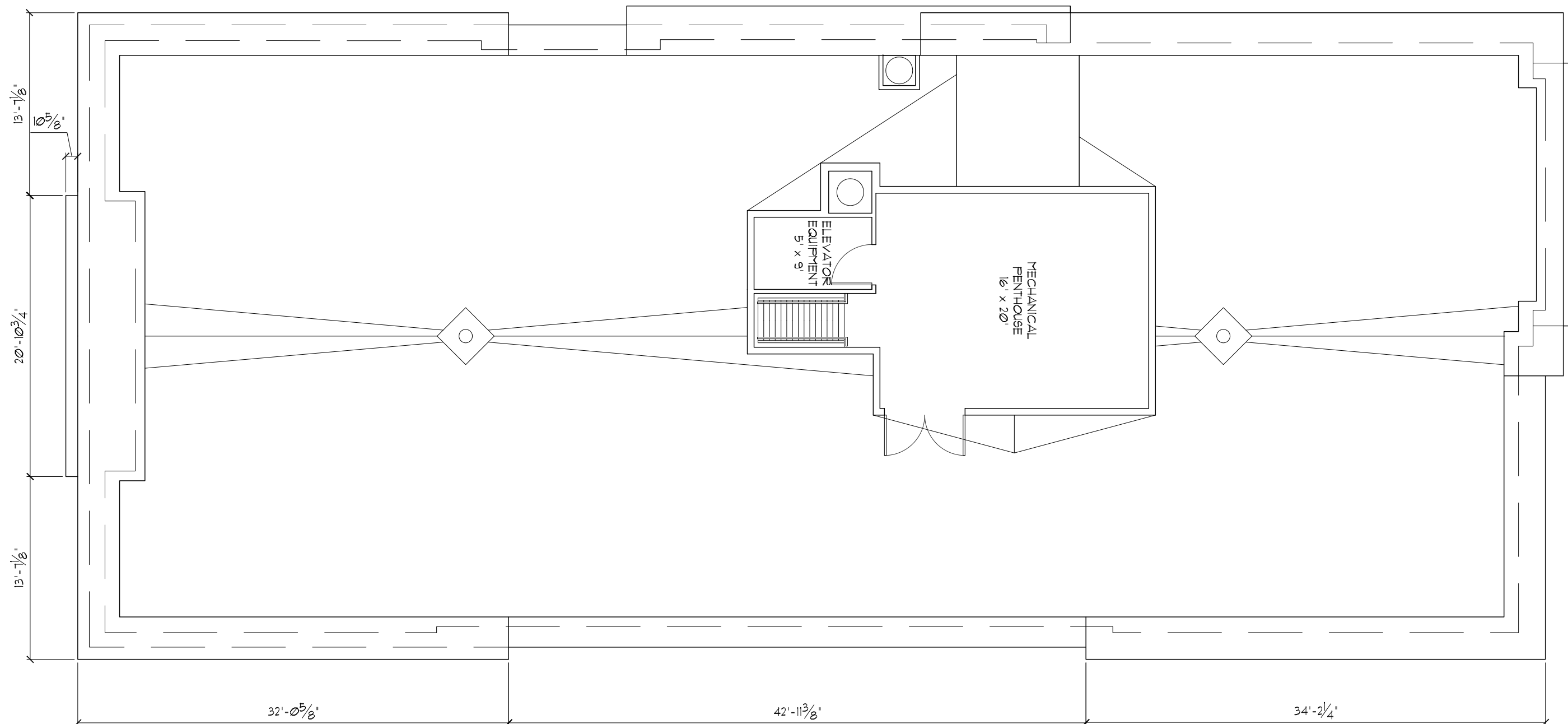


LEVEL EIGHT

1/8" = 1'-0"



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MADISON, WI 53717
608-839-1750
608-839-3066 (FAX)



PROJECT: **MENDOTA COURT**
621 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: **PATRICK PROPERTIES**
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

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SCALE: AS NOTED

UDC 10/28/09
PLAN COMMISSION/UDC 11/23/09
NEIGHBORHOOD 12/03/09
UDC 12/10/09



ROOF PLAN

1/8" = 1'-0"

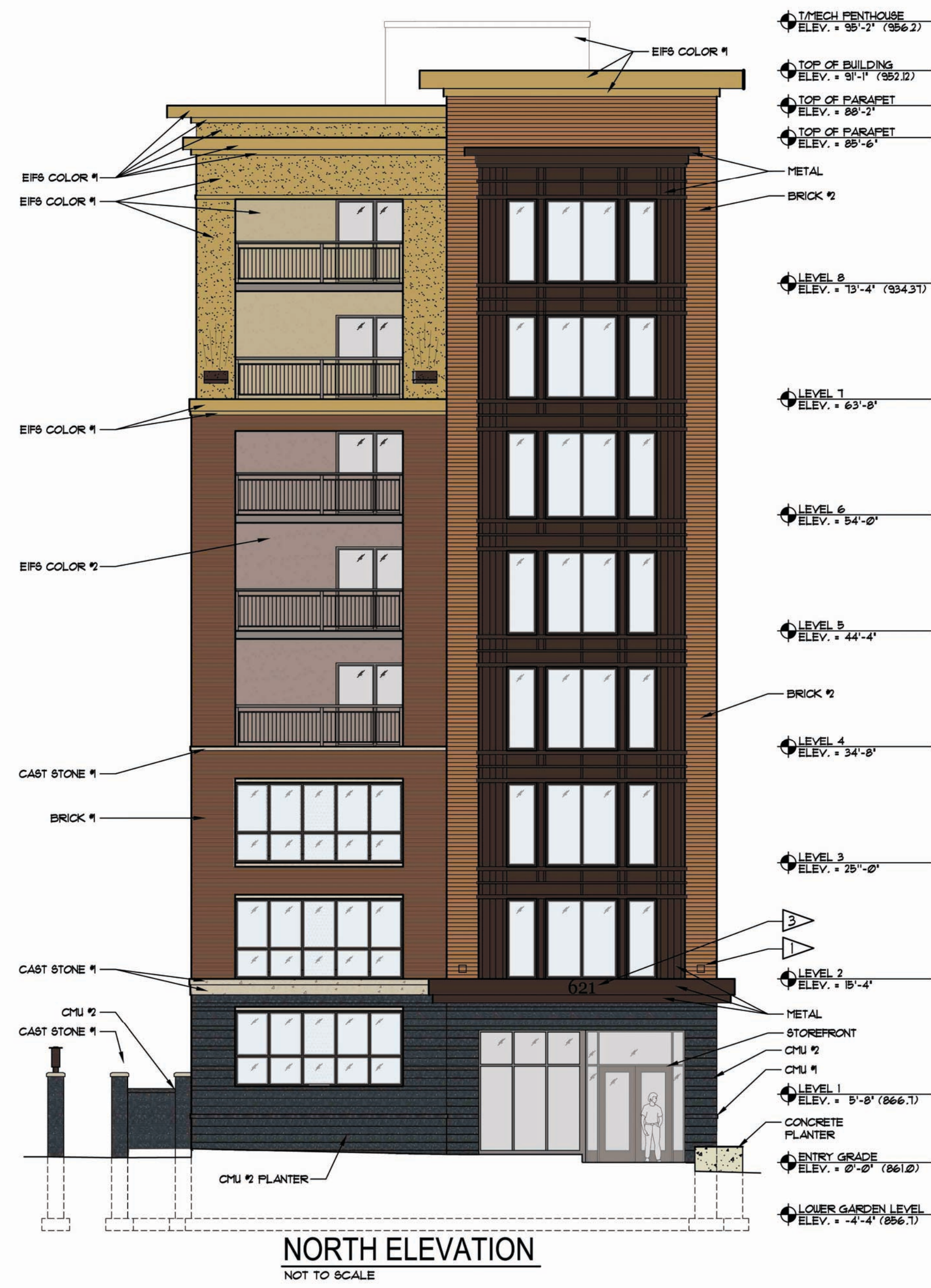


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MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

GRAPHIC	EXTERIOR FINISH KEY
	CMU-1 TRENDSONE - MIDWEST SLATE, GROUND FACE, 8x16x4
	CMU-2 TRENDSONE - MIDWEST SLATE, GROUND FACE, 4x16x4
	B-1 INTERSTATE BRICK - WALNUT UTILITY BRICK
	B-2 INTERSTATE BRICK - COPPERSTONE UTILITY BRICK
	EIFS W/FINE SAND FINISH TO MATCH 806029 HOPBACK
	S-1 PRECAST CONTINENTAL CAST STONE, 4.45 OR EQUAL
	M-1 EQUAL TO CENTRIA '9965 XL DARK BRONZE'

KEY NOTES

- LIGHTING FIXTURE (SEE ELECT DUGS)
- ROOF SCUPPER
- 12" CAST ALUMINUM LETTERS



NORTH ELEVATION

NOT TO SCALE



WEST ELEVATION

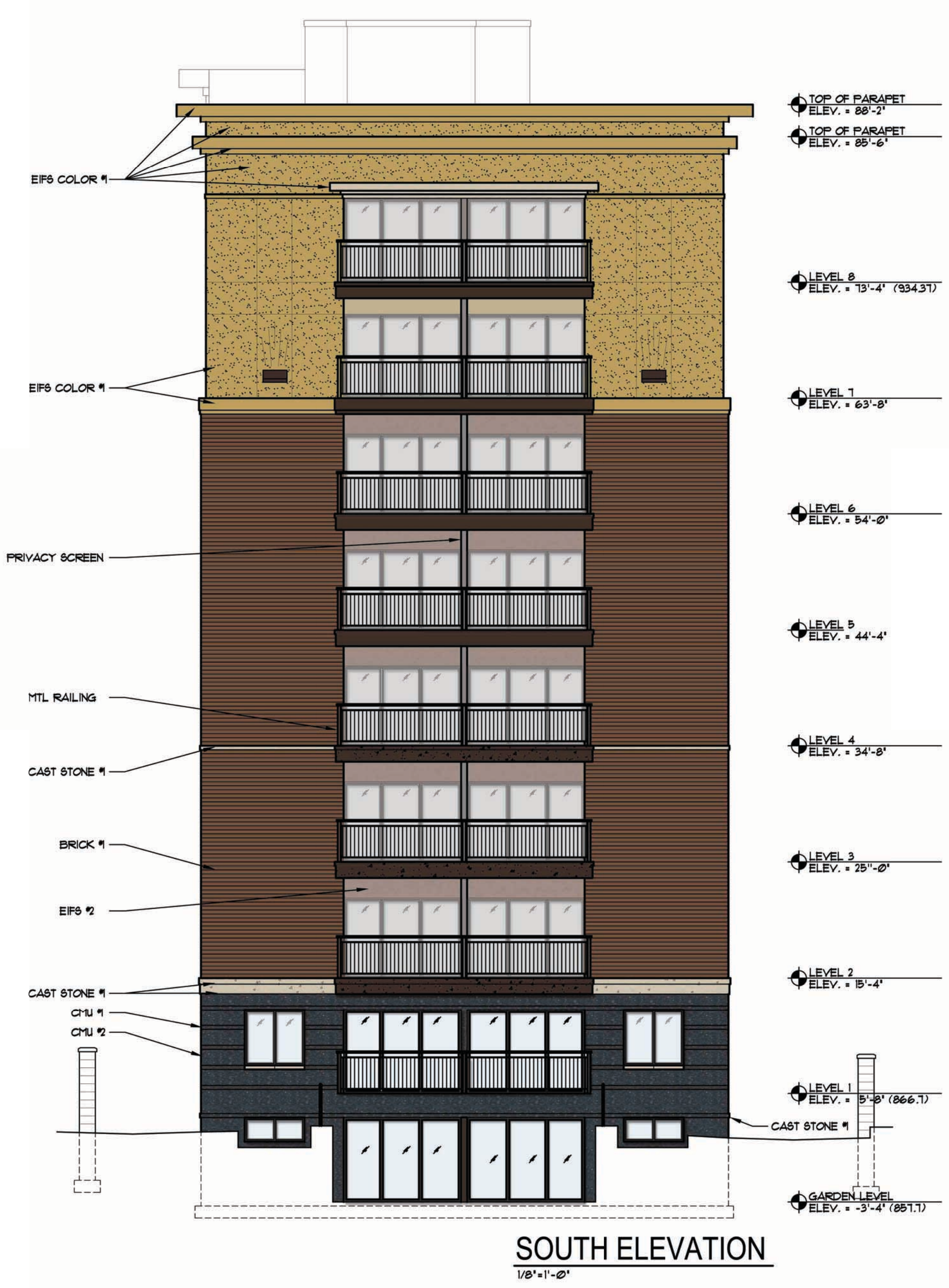
NOT TO SCALE

PROJECT: **MENDOTA COURT**
621 MENDOTA COURT
MADISON, WISCONSIN
DEVELOPER: **PATRICK PROPERTIES**
5417 UNIVERSITY AVENUE
MADISON, WISCONSIN

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PROJECT: 200849
DRAWN BY: KB
DATE: 12/10/09
SCALE: AS NOTED
UDC 10/28/09
PLAN COMMISSION/UDC 11/23/09
NEIGHBORHOOD 12/3/09
UDC 12/10/09



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MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)



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



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

PROJECT: **MENDOTA COURT**
621 MENDOTA COURT
MADISON, WISCONSIN
DEVELOPER: **PATRICK PROPERTIES**
5417 UNIVERSITY AVENUE
MADISON, WISCONSIN

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UDC 10/28/09
PLAN COMMISSION/ADC 11/23/09
NEIGHBORHOOD 12/9/09
UDC 12/10/09

PROPOSED ZONING TEXT: PUD-GDP/SIP

621 MENDOTA COURT

MADISON, WI

December 10, 2009

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

All of lot 7 and the East ½ of lot 8, Manufacturing Company's Replat of Lots 1, 2, 3, 4, Block 3 in the City of Madison, also the North 20 feet of the South 132 feet of Lot 4, Block 3, the Original Plat of the City of Madison, Dane County, Wisconsin.

- A. Statement of Purpose:** This Downtown Design Zone 3 District is established to allow for the construction at 621 Mendota Court with the following program:

Total Site Area: 9,188 s.f.

Building Area:

Garden level:	3,496 s.f. (Not counted towards F.A.R.)
1 st Floor:	4,344 s.f.
2 nd Floor:	4,479 s.f.
3 rd Floor:	4,479 s.f.
4 th Floor:	4,365 s.f.
5 th Floor:	4,365 s.f.
6 th Floor:	4,365 s.f.
7 th Floor:	4,365 s.f.
8 th Floor:	<u>4,365 s.f.</u>
Total New Construction:	38,623 s.f.

Apartments: 28

Bedrooms: 104

Auto Parking: None

Bicycle Parking:

Outdoor Total Site:

58 bicycle (40 of those are stacked)

11 Mopeds

Indoor Bicycle Storage Spaces: 35

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above.
3. The Garden Level is not counted as a story per Zoning Code as less than fifty percent (50%) of the front exterior wall is exposed above grade.

C. Lot Area: 9,188 s.f.

D. Floor Area Ratio:

1. Floor area ratios will be 3.8
2. Maximum building height shall be as limited by Design District 3 of the Madison Zoning Code; the height of the structure is identified on submitted architectural plans.

E. Yard Area Requirements: Yard areas will be provided as shown on the submitted site plan and landscape plan and as outlined in the Downtown Design District 3 Zoning Code.

F. Landscaping: Site Landscaping will be provided as shown on final approved landscape plan.

G. Accessory Off-Street Parking & Loading: Accessory off street bicycle and moped parking will be provided as shown on the site plan. A 10' x 18' Off Street Loading Zone is located along the eastern edge of the property.

H. Lighting: Site Lighting is provided as shown on the submitted lighting plan. Light spill at the eastern edge of the property on to the easement is for security.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and/or its Designee (Secretary)

J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District. No more than six unrelated persons can occupy a six bedroom unit.

K. Alterations and Revisions: No alteration or revision to 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.

L. Terrace Improvements: Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.

M. Sanitary and Water: All sanitary and water lines in the public right-of-way shall be built/installed per City of Madison plans and standards.

N. Residential Parking Permits: No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.

O. Management/Maintenance Plan:

1. Resident Manager will be on-site for maintenance issues and emergencies.
2. Inspection of all common areas will be made by maintenance staff three times a week.
3. Maintenance office will be located within 200 feet of building.
4. Common areas and building exterior will be monitored by security cameras.
5. Appropriate signage will be installed in the common areas prohibiting loitering or partying.
4. All leases will specifically prohibit the use of common areas for loitering or partying. All leases will provide that the maximum number of guests cannot exceed the number of tenant occupants.
5. Repairs to the common areas will be done immediately upon learning of the need and, if appropriate, damages will be assessed against the proper individuals.
7. All tenants will be provided with the office emergency telephone number.
8. The building will be managed by the building owner and assigned staff.

December 4, 2009

City of Madison Plan Commission

215 Martin Luther King Jr. Blvd., Room LL-100

Madison, WI 53703-2985

Re: 621 Mendota Court

Dear Commission Members:

On Thursday, December 3, 2009, Patrick Corcoran with his Architect, Gary Brink, of Gary Brink and Associates, and Contractor, Mark Landgraf, of Landgraf Construction, met with the State-Langdon Neighborhood Association and presented the proposed project at 621 Mendota Court. Upon review by the neighborhood, we hereby give our support for the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Resnick", with a long horizontal flourish extending to the right.

Scott Resnick

President

State-Langdon Neighborhood Association

621 Mendota Court
Exterior and Interior Design Criteria
11/23/09

Exterior Building Design

1. Massing: The proposed eight story building is in scale with many of the buildings in the surrounding area. It is less stories than Lowell Hall, The Surf and The Round which are directly adjacent. The immediate neighborhood contains several other structures that are similarly sized in both footprint and height. The base of the building has been designed to be three stories in height to compliment adjacent properties on Mendota Court.
2. Orientation: The building is oriented towards Mendota Court with the primary entrance logically located on the west corner of the building. Most of the occupants will be arriving from this direction and is consistent with other buildings on the court. Access to the property can also be achieved from the sidewalk that connects to Langdon Street. This area will have a decorative aluminum fence with masonry piers that include lighting for security.
3. Building Components: The exterior design is comprised of a well defined base, body and cap. The base of the building is designed to engage the varied public space that surrounds it with the use of material details, planters, windows, canopies and lighting. The top of the building is clearly defined with the use of appropriately scaled treatments that also function as mechanical screen, while the middle of the building uses masonry, window groupings and balconies to transition the top and base.
4. Articulation: The façade is articulated through the use of a varied unit size, material module size and texture, strong vertical and horizontal plane changes, window groupings, balconies, canopies with three dimensional details. The monumental northwest corner accentuates the entrance and anchors the building while providing enlarged openings to lake views. The roof line is broken with the use of raised parapets that grow out of vertical elements that soften the mass of the building. The end result is a design that is befitting of the area with a rich, warm and comfortable character that will enrich the neighborhood.
5. Openings: The size and rhythm of the opening are similar to other buildings in the area and are grouped to enhance the vertical and horizontal architectural elements which create an appropriately scaled building. Many of the openings on the upper floors and northwest corner are oversized to maximize views. Lower level openings to lodging units are sized to fit with the base materials and have sills that are a minimum of five feet above grade for security. The entry is composed primarily of full height transparent glass to enhance visibility to the court and landscaping

elements which creates an inviting and secure space. The location to the trash service door is pulled back from the public sightline and will be complimentary to the adjacent materials.

6. Materials: Building and site materials will be rich in appearance with intriguing textural and module characteristics that will be compatible with the site and neighborhood. The high quality, durable materials will be continuous around the building and scaled to reinforce the identifiable base, body and cap.
7. Entry Treatment: The corner monumental entrance provides a visible and clearly defined entry to the building via enlarged building massing, articulation, canopy, differentiation of materials, site treatments, lighting and canopy.
8. Terminal Views: The main approach and most visible view of the building is from Mendota Court via Lake Street. That corner of the building has been designed to be the prominent feature of the façade. The sightlines to the majority of the façade are impeded by adjacent large structures or trees.

Site Design / Function

1. Semi-Public Space: The semi public spaces are being enhanced with a variety of ground treatments, site amenities, raised planters, outdoor cooking area and lighting.
2. Landscaping: Due to the urban site, nature of tenant abuse and use of the semi-public space, landscaping will be limited to varied ground materials, raised planters and sod.
3. Lighting: Exterior lighting will be designed to meet this criteria and provide addition security to the east sidewalk.

Interior Building Design

1. & 2. Mix of Dwelling Unit Types: The building is intended for student housing and young professionals. A mix of two, three, four and six bedrooms are provided.
2. Dwelling Unit Size, Type and Layout: All bedrooms are designed for single occupancy while the living areas are capable of comfortably seating all occupants.
3. Interior Entryway: The primary entry creates an inviting appearance with the use of transparent glass, 13' tall ceilings, canopies, planters and lighting. The lobby is sufficiently sized for deliveries and circulation.
4. Usable Open Space: The total 2,407 s.f. of usable open space is attributed to the back yard and balconies on the front and back of the building.
5. Trash Storage: The trash and recycling storage is located within the building footprint and is accessible to all resident via vertical chutes.

6. Off Street Loading: A 10'x35' loading zone is provided on the west side yard. Additionally, it is the owner's intent that the units will be furnished which will reduce the impact during move in week.
7. Resident Parking: There is no vehicle parking on this project. 28 (2'x6') designated outdoor moped stalls and 56 structured bicycle stalls, along with 76 indoor bicycle stalls are provided.