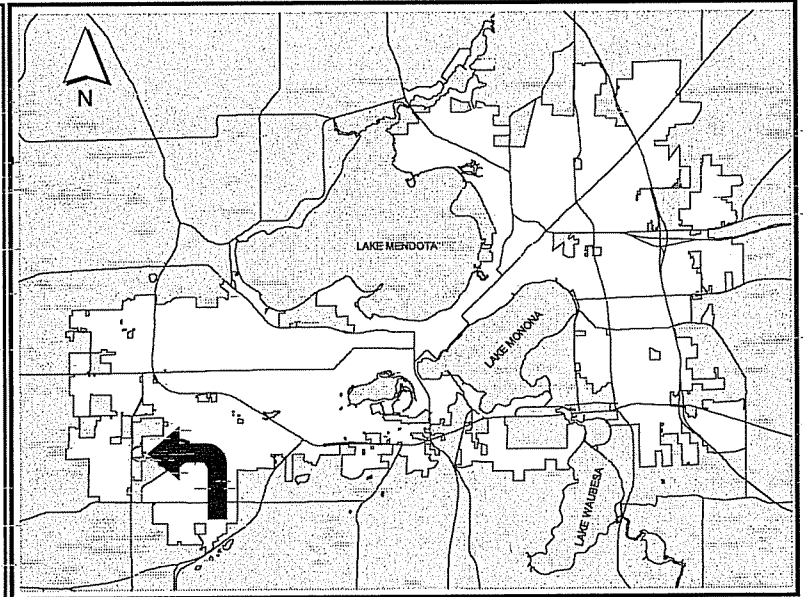


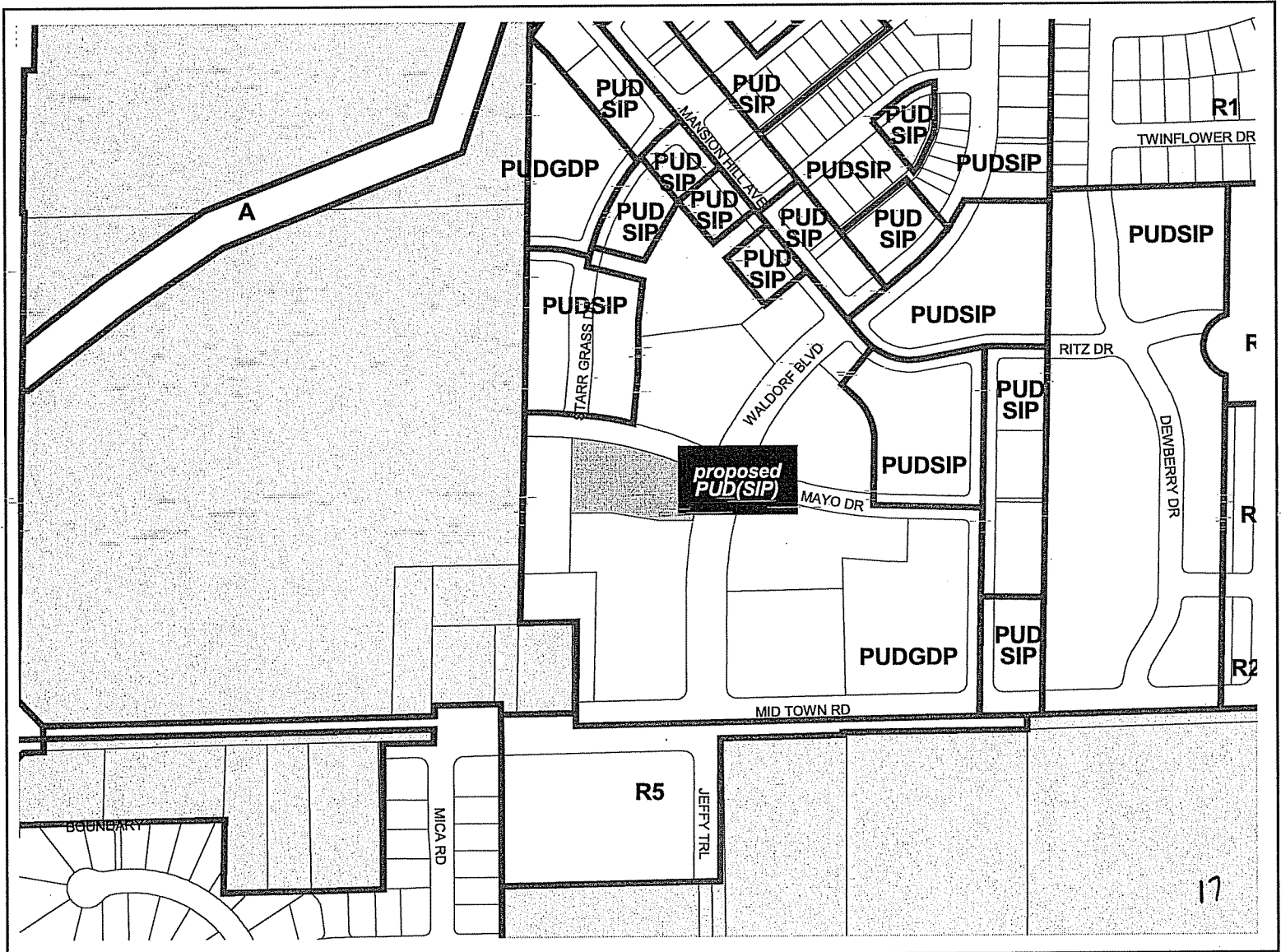
# CITY OF MADISON

# Proposed Rezoning

Location: 8201 Mayo Drive  
 Applicant: Anthias, LLC/Tien Truong & Jim Hess  
 From PUD(GDP) District(s)  
 To PUD(SIP) District(s)  
 Existing Use: Vacant Lot  
 Proposed Use: 44 Condominium Units w/  
1st Floor Retail  
 File No. \_\_\_\_\_  
 Public Hearing Dates:  
 Plan Commission 24 July 2006  
 Common Council 01 August 2006



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

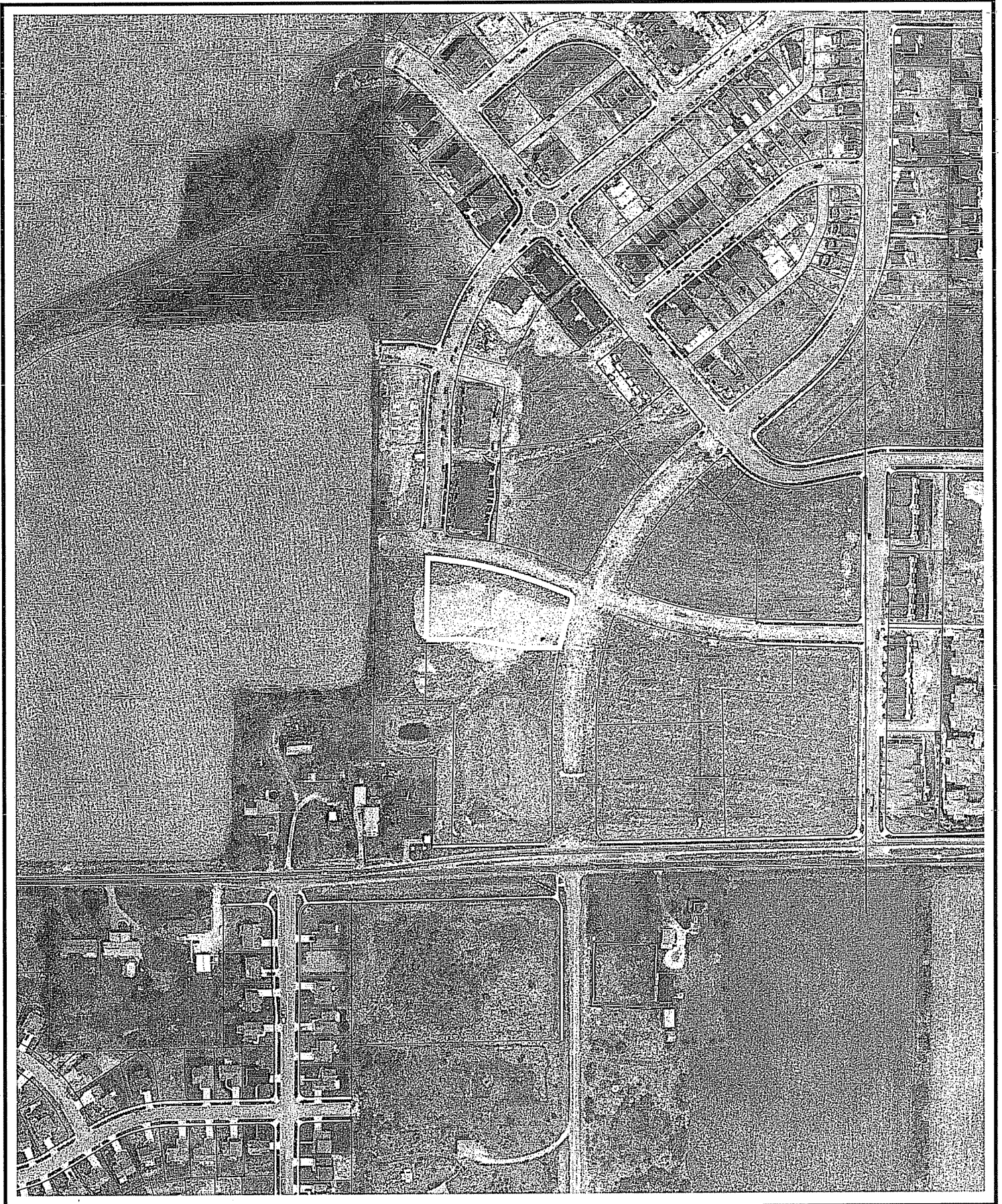


# 8201 Mayo Drive

100 0 100 Feet



*Date of Aerial Photography - April 2003*



# 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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

70589  
70590 } 850

Amt. Paid \$ 1450 Receipt No. 70590

Date Received 5-10-06

Received By KAW

Parcel No. 0708-344-2401-5

Aldermanic District 01-Jed Sanborn

GQ Eng holel

Zoning District PUD (SIP)

**For Complete Submittal**

Application  Letter of Intent

IDUP N/A Legal Descript.

Plan Sets  Zoning Text

Alder Notification Waiver

Ngrbrhd. Assn Not. N/A Waiver

Date Sign Issued 5-10-06

1. **Project Address:** 8201 Mayo Drive **Project Area in Acres:** 1.3

**Project Title (if any):** The Promontory

2. **This is an application for:** (check at least one)

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from PUD (GDP) to PUD(SIP)       Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP       Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**       **Demolition Permit**       **Other Requests (Specify):** \_\_\_\_\_

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

Applicant's Name: \_\_\_\_\_ Company: Anthias, LLC

Street Address: 2970 Chapel Valley Road City/State: Madison Zip: WI

Telephone: (608) 310-4825 Fax: (608) 276-8659 Email: tienandjim@tienandjim.com

Project Contact Person: Tien Truong/Jim Hess Company: \_\_\_\_\_

Street Address: 2970 Chapel Valley Road City/State: Madison Zip: 53711

Telephone: (608) 310-4825 Fax: (608) 276-8659 Email: tienandjim@tienandjim.com

Property Owner (if not applicant): \_\_\_\_\_

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

4. **Project Information:**

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

The project in general consists of a mixed use which includes 44 residential condominiums, first floor street side commercial area and lower level parking.

Development Schedule: Commencement August 2006 Completion September 2007

CONTINUE →

**5. Required Submittals:**

**Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.

**Filing Fee:** \$\_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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* Midtown Commons *Plan, which recommends:*

Mixed use of 42 units of housing & 1st floor street side commercial *for this property.*

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:*

Owners meet with Alderperson 5-2-06

*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 Counter and Planning Unit staff; note staff persons and date.

Planner Pete Olson Date 3-23-06 | Zoning Staff Kathy Volk Date 3-23-06

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Jerry Bourquin Date 5-9-06

Signature [Signature] Relation to Property Owner Project Architect

Authorizing Signature of Property Owner [Signature] Date 5.9.06

# DIMENSION IV - MADISON

*Architecture, Engineering and Interior Design*

May 10, 2006

Pete Olsen  
Department of Planning and Development  
Planning Unit – City of Madison  
215 Martin Luther King Jr Blvd  
Madison WI 53701-2985

Reference: Letter of Intent  
Lot 90  
Midtown Commons  
Dimension IV Project No. 06018

Dear Mr. Olsen:

This is a Letter of Intent for our project, Lot 90 Midtown Commons Mixed Use at the corner of Mayo Drive and Waldorf Boulevard. Following is the required information. Our application for rezoning from PUDGDP to PUDSIP is enclosed.

The name of the project:

- Lot 90 Midtown Commons.

Lot 90 Midtown Commons:

- The construction of a new 44 condominium apartment building with first floor commercial and a parking level basement.
- The condominium will be available 24 hours a day, seven days a week to the residents. The commercial space will operate between 6:00am and 2:00am.

Construction schedule:

- Construction to start in the summer of 2006 and run through 2007.

Names of people involved:

- Land Owner: Anthias, LLC, Madison, WI
- Developer: Anthias, LLC, Madison, WI
- Architect: Dimension IV – Madison, L.L.C., Madison, WI
- Landscape Architect: Ziegler Design Associates, Middleton, WI
- Civil Engineers: Caulkins Engineering, Madison, WI
- General Contractor: Landgraf Construction, Madison, WI

Uses of all areas of the building(s) and square footages devoted to each use:

17

- Residential Condominiums: 64,400 GSF
- Commercial Area: 8,583 GSF
- Covered Parking: 17,815 GSF
- Total: 90,168 SF

Site:

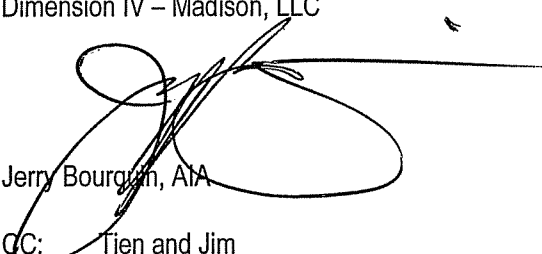
- The site: The 54,826 acre site is located at the northwest corner of Mayo Drive and Waldorf Boulevard.

Proposed New Buildings:

- Proposed 44-unit Residential Condominium Building includes:
  - 44 2-bedroom and 2-bedroom and den condominium apartments.
  - Entry level commercial space.
  - Basement with 46 parking stalls, bicycle parking, mechanical area and storage.

Sincerely,

Dimension IV – Madison, LLC



Jerry Bourquin, AIA

CC: Tien and Jim  
Mark Landgraf

## ZONING TEXT SIP

Lot 90 Midtown Commons  
Mayo Drive and Waldorf Boulevard  
Madison, Wisconsin  
Dimension IV Project No. 06018

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

- A. Statement of Purpose: This zoning district is to allow for the construction of Lot 90 Midtown Commons which includes:
- The construction of a 44 unit, Condominium Apartment Building.
  - The construction of a commercial space at the first floor of the building.
  - The construction of a basement level with 46 parking stalls.
- B. Permitted Uses:
- Those that are stated as permitted uses in the PUD/SIP zoning district.
  - Uses accessory to permitted uses listed above.
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Floor Area Ratio:
- Maximum floor area ratio permitted shall be as per the approved plans.
  - Maximum building height shall be as shown on approved plans.
- E. Yard Requirements: Yard areas will be provided as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on the approved plans
- G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading shall be provided as shown on approved plans.
- H. Lighting: Site lighting will be provided as shown on the approved plans.
- I. Signage: Signage will be allowed as approved on the recorded plans.
- J. Family Definition: The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 Zoning District.
- K. Alterations and Revisions: 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 district Alderperson and area compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

Wednesday, May 10, 2006

To Whom It May Concern,

I, Jed Sanborn, have no objections to the mixed-use project proposed by Tien Truong, Jim Hess, and Anthony Asta for Parcel A, Lot 90, Mid Town Commons, submitted to the city of Madison. This letter serves as my waiver of my thirty day notice of any objections to the city.

Respectfully,

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

Jed Sanborn  
First District Alderperson



# DIMENSION IV - MADISON

*Architecture, Engineering and Interior Design*

June 16, 2006

Hickory Hurie  
Department of Planning and Development  
Community Development Block Grant  
215 Martin Luther King Jr Blvd Room 280  
Madison WI 53701-2985

Reference: Inclusionary Zoning  
Promitory, LLC  
8201 Mayo Drive  
Midtown Commons  
Dimension IV Project No. 06018

Dear Mr. Hurie:

Attached is the project description for our inclusionary zoning. Following is the required information. Application is enclosed.

The name of the project:

- Promitory, LLC.

Promitory, LLC:

- The construction of a new 44 condominium apartment building with first floor commercial and a parking level basement.
- The condominium will be available 24 hours a day, seven days a week to the residents. The commercial space will operate between 6:00am and 2:00am.

Construction schedule:

- Construction to start in the summer of 2006 and run through 2007.

Names of people involved:

- Land Owner: Promitory, LLC, Madison, WI
- Developer: Promitory, LLC, Madison, WI
- Architect: Dimension IV – Madison, L.L.C., Madison, WI
- Landscape Architect: Ziegler Design Associates, Middleton, WI
- Civil Engineers: Caulkins Engineering, Madison, WI
- General Contractor: Landgraf Construction, Madison, WI

Uses of all areas of the building(s) and square footages devoted to each use:

17

- Residential Condominiums: 65,714 GSF
- Commercial Area: 8,583 GSF
- Covered Parking: 17,815 GSF
- Total: 92,112 SF

Site:

- The site: The 54,826 acre site is located at the northwest corner of Mayo Drive and Waldorf Boulevard.

Proposed New Buildings:

- Proposed 44 unit Residential Condominium Building includes:
  - 44 2-bedroom condominium apartments.
  - Entry level commercial space.
  - Basement with 46 parking stalls, bicycle parking, mechanical area and storage.

Sincerely,

Dimension IV – Madison, LLC

Jerry Bourquin, AIA

CC: Tien and Jim  
Mark Landgraf

**PART 1 – DEVELOPMENT INFORMATION:**

**Project or Plat** 8201 Mayo Drive, Midtown Commons

**Project Address:** Mayo Drive **Project Area (in acres):** 1.3

**Developer:** Promitory, LLC **Representative:** Tien Truong/Jim Hess

**Street Address:** 2970 Chapel Valley Road **City/State:** Madison **Zip:** 53711

**Telephone:** ( ) 310-4825 **Fax:** ( 608 ) 276-8659 **Email:** tienandiim@tienandiim.com

**Agent, If Any:** \_\_\_\_\_ **Company:** \_\_\_\_\_

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

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

**PART 2 – PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family	37		7		44	1.3
<b>TOTAL</b>						

**PART 3 – AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI						7	7
Anticipated Sale Price						156,000	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

**PART 4 – DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Efficcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Efficcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
<b>Owner-Occupied Units with:</b>										
Minimum Floor Area:			1,173					1,173		
<b>Rental Units With:</b>										
Minimum Floor Area:										

CONTINUE →

17

**PART 5 – INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

**PART 6 – WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 – APPLICANT’S DECLARATION:**

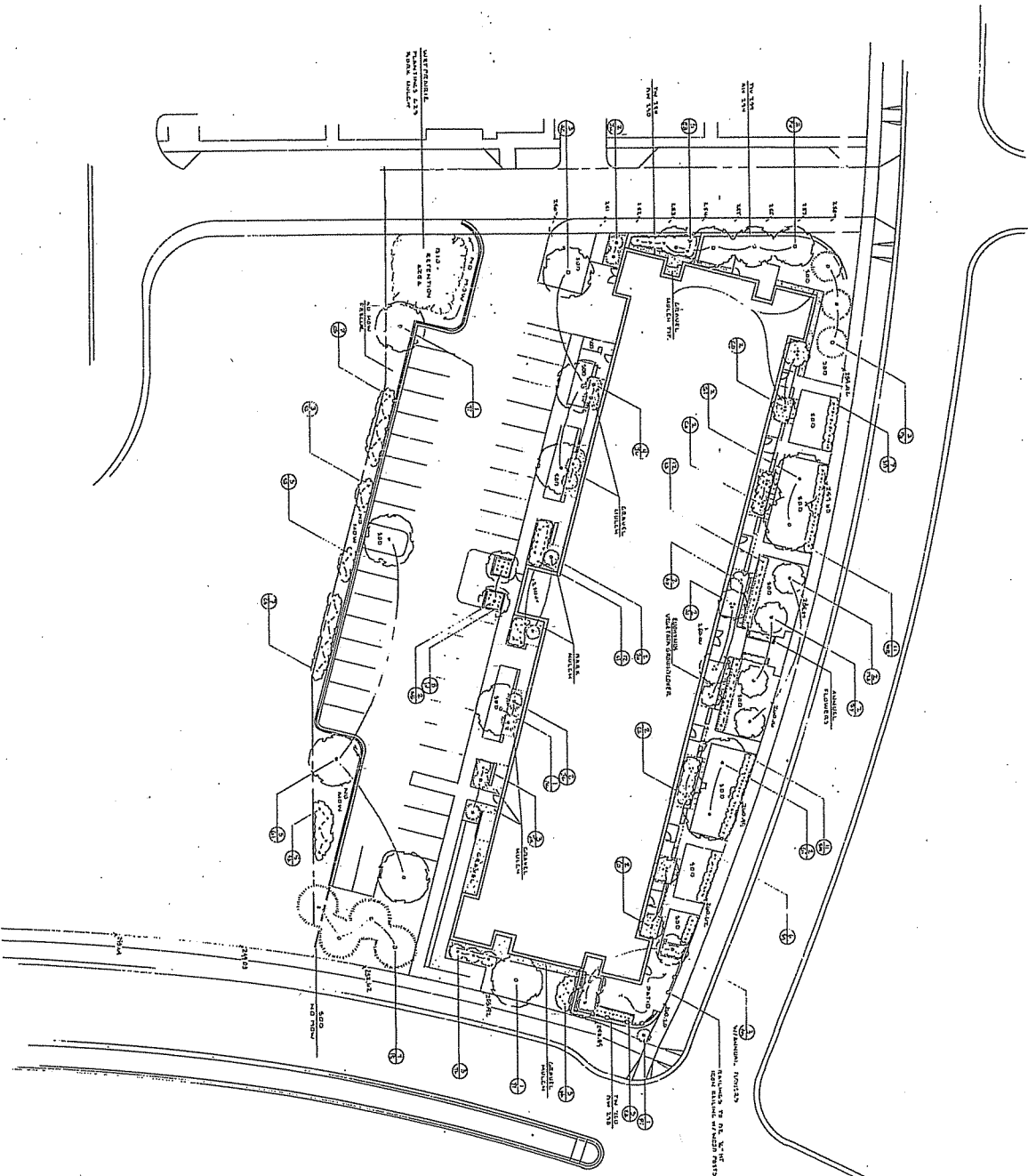
The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proportion of attached and detached IDU units is similar to Market rate.	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable
Mix of IDUs by bedroom size is similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Standards for Inclusionary Dwelling Units (IDUs) (continued)	Will comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
IDUs are to be built in phasing similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pricing fits within Ordinance standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer offers security during construction phase in form of deed restriction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer describes marketing plan for IDUs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Terms of sale or rent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	June 15, 06 Have met to discuss interest in project
Developer has requested waiver for off-site or cash payment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Developer has requested waiver for reduction of number of units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: March 8/Peter Olsen
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: March 23
- The applicant notified Alderperson Jeb Sanborn of District 1 of this development proposal in writing on: May 2
- The applicant also notified - of the - neighborhood in writing on: No Group Presently
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature James Hess Date 6-16-06  
 Printed Name James Hess Phone (608) 310-4825



Planting Schedule for Project A, Lot 10, Mill Farm Commons  
 As per Landscape Plan 5-10-06  
 Page 2 of 2

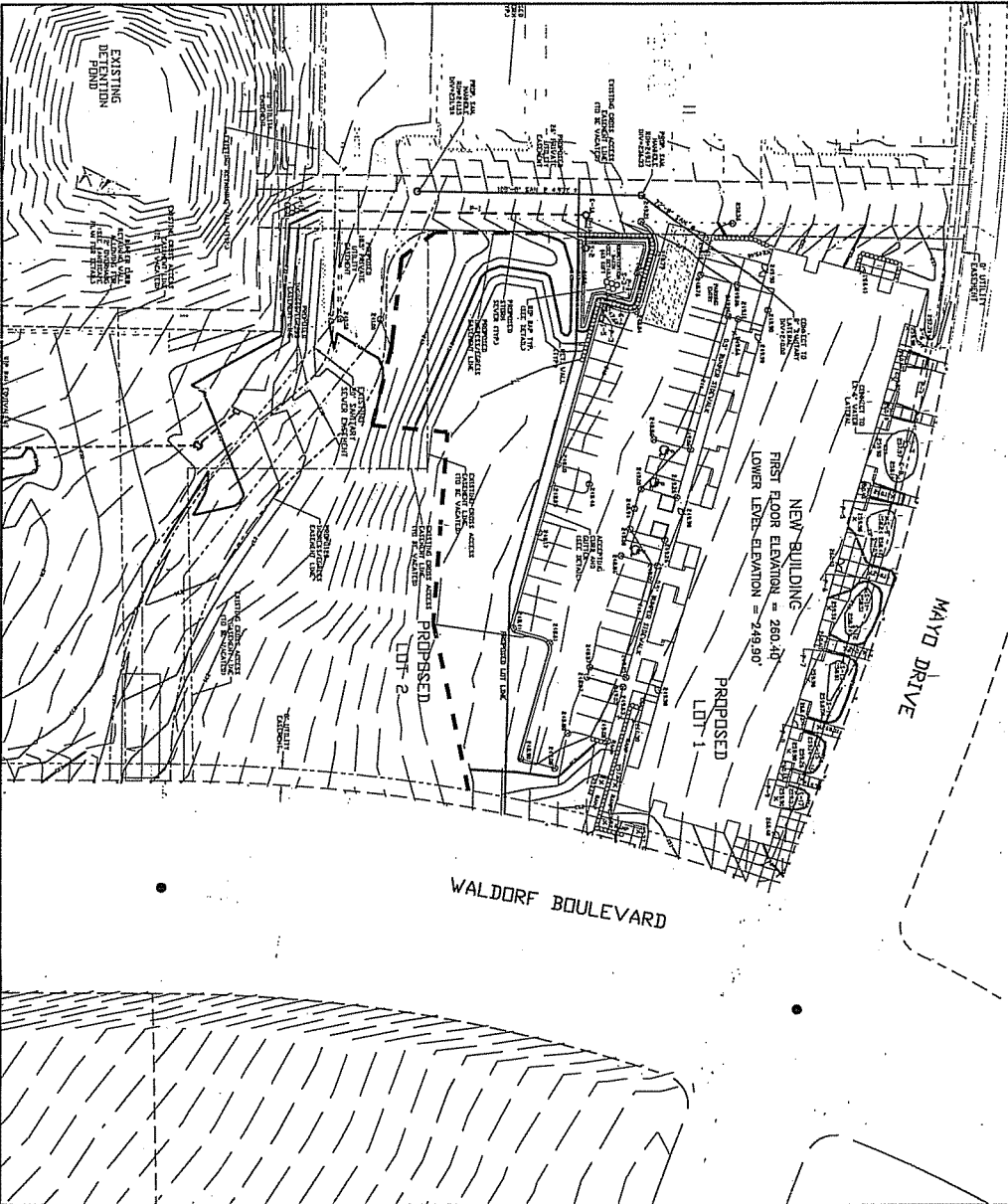
Plant Name	Quantity	Plant Name	Quantity
Redbud	1.00	Redbud	1.00
...	...	...	...

Plant Name	Quantity	Plant Name	Quantity
Redbud	1.00	Redbud	1.00
...	...	...	...

- Field Notes**
- All lawn areas and tree way areas to be sod.
  - All driveway areas to be asphalt.
  - All individual trees and shrubs to be installed within 14 days of completion.
  - All ground work to be 18" clear diameter 1/2" depth minimum on weed barrier fabric with plastic edging as needed.
- WALLS**
- All walls to be modular concrete block, Keystone, Veneer/Lak or equivalent.

**PARCELA LOT 10**  
 1100 Landscaping Planning Plan  
 1000 West Valley Road, Madison, WI  
**ZIEGLER DESIGN ASSOCIATES**  
 600 S. 15th St.  
 Madison, WI 53702  
 Phone: 608.255.5000  
 Fax: 608.255.5001

Drawing Scale: 1" = 20'-0"



### STORM SEWER PIPE SCHEDULE

PIPE NUMBER	DEPTH	DRAINAGE AREA	LENGTH	INVERT ELEVATION	PIPE DIA	INVERT SPACING	PERCENT GRADE
P-1	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-2	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-3	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-4	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-5	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-6	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-7	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-8	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-9	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-10	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-11	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-12	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-13	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-14	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-15	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-16	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-17	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-18	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-19	6"	126'	228.89	224.00	18"	16.6'	12.5%
P-20	6"	126'	228.89	224.00	18"	16.6'	12.5%

EROSION CONTROL SCHEDULE:  
 EROSION CONTROL INSTALLED: SEPTEMBER 15, 2006  
 GRASS BASE COURSE INSTALLED: MAY 6, 2007  
 BRUSH CONTROL: SEPTEMBER 15, 2006

NOTE: AN EROSION CONTROL PLAN EXPANSION NEEDS TO BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO THE GRASS BASE COURSE INSTALLATION DATE INDICATED ABOVE FOR EROSION CONTROL. INSTALLATION DATE SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.

### STORM SEWER STRUCTURE SCHEDULE

STRUCTURE NUMBER	TYPE	DEPT. NO.	MANHOLE NUMBER	DEPTH	PIECE
S-1	CB MANHOLE	22725	22725	6.0	R-455
S-2	CB MANHOLE	22725	22725	6.0	R-455
S-3	CB MANHOLE	22725	22725	6.0	R-455
S-4	CB MANHOLE	22725	22725	6.0	R-455
S-5	CB MANHOLE	22725	22725	6.0	R-455
S-6	CB MANHOLE	22725	22725	6.0	R-455
S-7	CB MANHOLE	22725	22725	6.0	R-455
S-8	CB MANHOLE	22725	22725	6.0	R-455
S-9	CB MANHOLE	22725	22725	6.0	R-455
S-10	CB MANHOLE	22725	22725	6.0	R-455
S-11	CB MANHOLE	22725	22725	6.0	R-455
S-12	CB MANHOLE	22725	22725	6.0	R-455
S-13	CB MANHOLE	22725	22725	6.0	R-455
S-14	CB MANHOLE	22725	22725	6.0	R-455
S-15	CB MANHOLE	22725	22725	6.0	R-455
S-16	CB MANHOLE	22725	22725	6.0	R-455
S-17	CB MANHOLE	22725	22725	6.0	R-455
S-18	CB MANHOLE	22725	22725	6.0	R-455
S-19	CB MANHOLE	22725	22725	6.0	R-455
S-20	CB MANHOLE	22725	22725	6.0	R-455

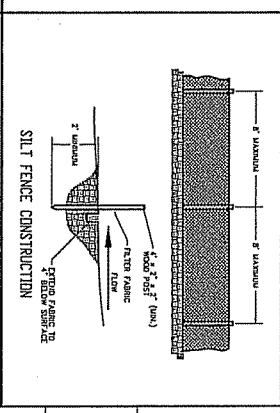
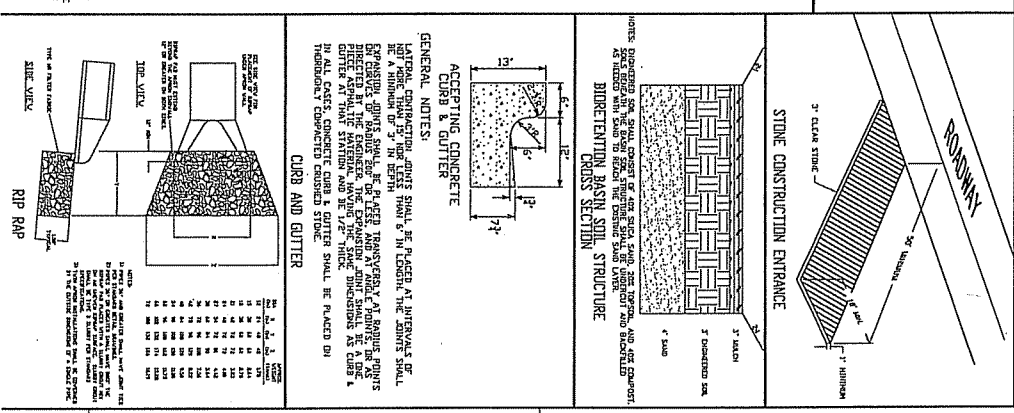
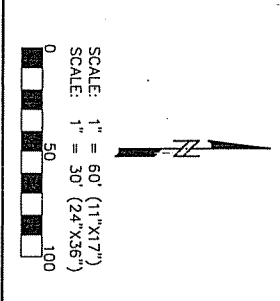
NOTE: AND LID TYPES REFERRED TO FROM COMPANY CATALOG.

### LEGEND

- STORM SEWER
- STONE CONSTRUCTION ENTRANCE
- BIODRETENTION BASIN CURB & GUTTER
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- STONE CONSTRUCTION ENTRANCE
- BIODRETENTION BASIN CURB & GUTTER

### GENERAL NOTES

- STORM SEWER CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND SHALL BE INSTALLED TO THE DEPTH AND INVERT ELEVATION INDICATED ON THE DRAWINGS.
- ALL STORM SEWER SHALL BE 18" DIA. UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT AS NECESSARY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY STORM SEWER PERMITS AND STORM SEWER PERMITTING PRIOR TO CONSTRUCTION.
- ALL STORM SEWER SHALL BE CONSTRUCTED TO THE CITY OF MADISON STANDARD SPECIFICATIONS FOR STORM SEWER.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 3' CLEARANCE FROM ALL UTILITIES AND ADJACENT PROPERTIES.
- ALL STORM SEWER SHALL BE 12' DEEP AT ALL TIMES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.
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- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.







11

**DIMENSION IV**  
**MADISON**

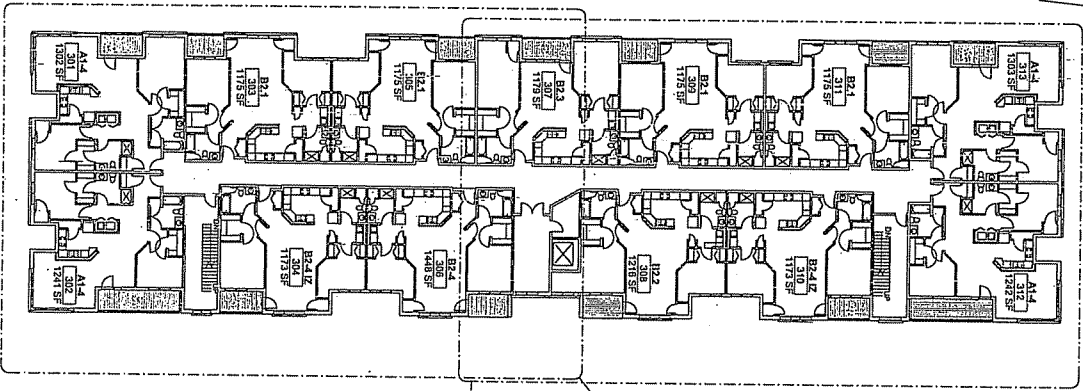
Architecture  
Engineering  
Interior Design  
313 West Industrial Hwy., Suite 101  
Madison, WI 53713  
Phone: (608) 229-4444 Fax: (608) 229-4445

**CONSULTANTS:**

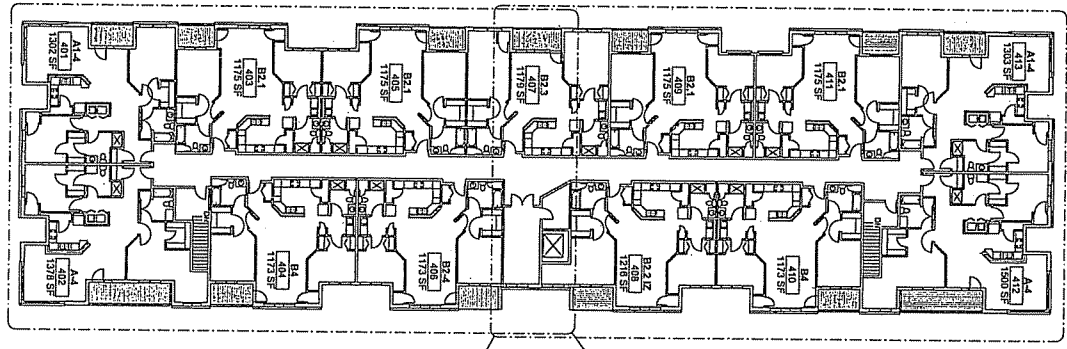
**LOT 90 MIDDTOWN**

CORNER OF MAVO DRIVE &  
WALDOFF BLVD  
MADISON, WI 53719

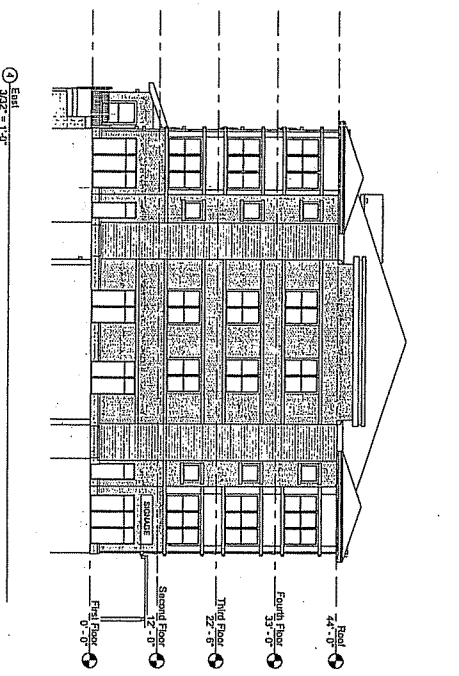
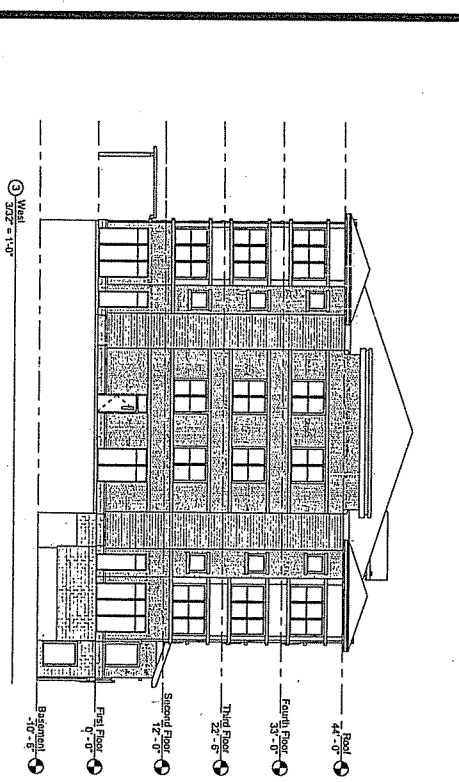
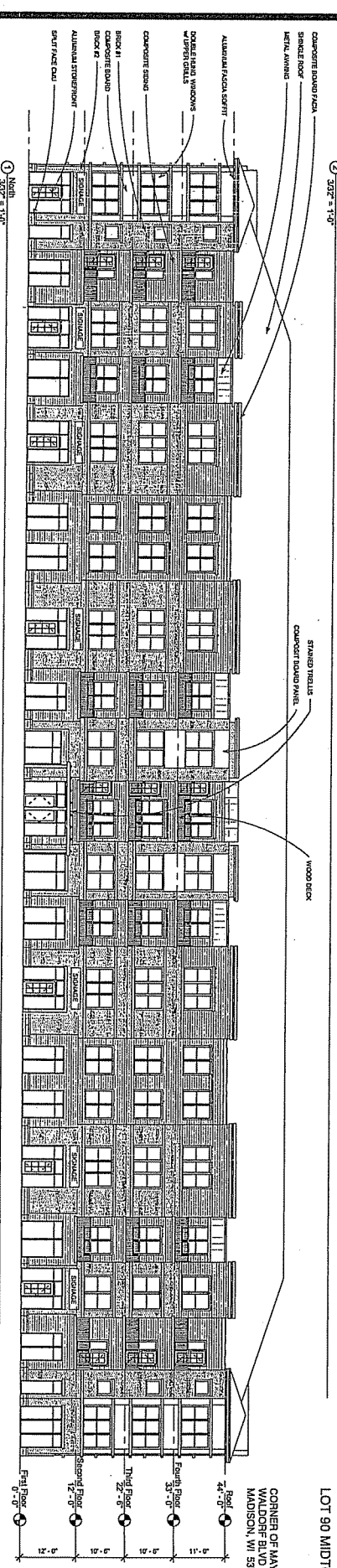
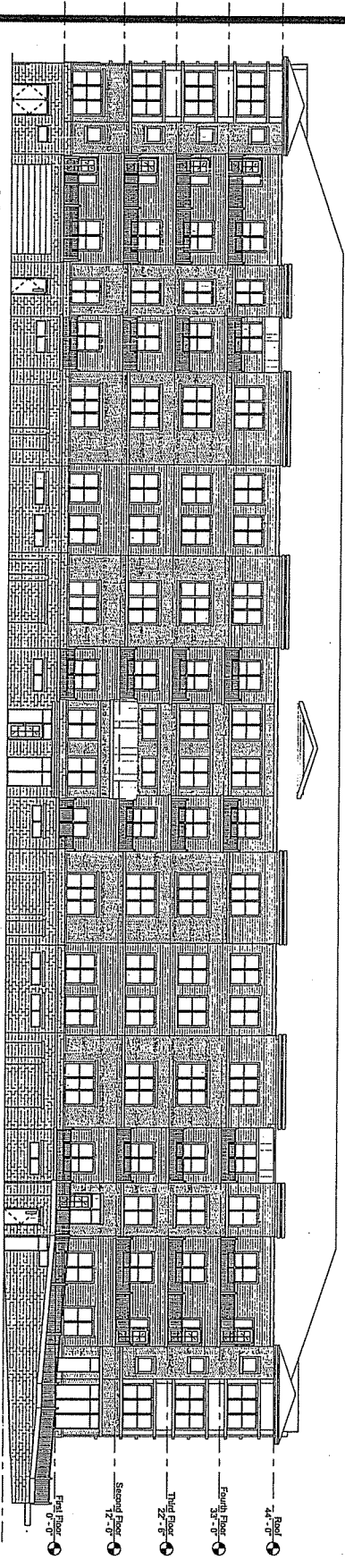
DATE OF ISSUE:	JUNE 14 2006
REVISIONS:	
PROJECT #:	06076
KEY PLANS:	



① THIRD FLOOR PLAN  
1/16" = 1'-0"



② FOURTH FLOOR PLAN  
1/16" = 1'-0"



**DIMENSION IV**  
**MADISON**  
 Architecture  
 Engineering  
 Interior Design  
 313 West Baltimore Hwy., Suite 181  
 Madison, WI 53713  
 Phone: (608) 225-4444 Fax: (608) 225-4445  
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LOT 90 MIDDLETOWN

CORNER OF MAYO DRIVE &  
 WALDORF BLVD.  
 MADISON, WI 53719

DATE OF ISSUE:	JUNE 14 2005
REVISIONS:	
PROJECT #	06018
Exterior Elevations	