



# LAND USE APPLICATION Madison Plan Commission

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

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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

**1. Project Address:** 722 Williamson St **Project Area in Acres:** .46

**Project Title (if any):** 300 S. Livingston Street

**2. This is an application for:**

**Zoning Map Amendment** (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: <u>C2</u> to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: <u>C2</u> to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>C2</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

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

Applicant's Name: Marty Rifken Company: The Rifken Group, LTD  
 Street Address: 14 W Mifflin St # 300 City/State: Madison, WI Zip: 53703  
 Telephone: (608) 258-4640 Fax: (608) 258-4647 Email: marty@rifken.com

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC  
 Street Address: 7601 University Ave, Suite 201 City/State: Middleton, WI Zip: 53562  
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Williamson Associates, Limited Partnership  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

**4. Project Information:**

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

5 story, 39 unit apartment building

Development Schedule: Commencement December, 2011 Completion August, 2012

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

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

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of WILLIE STREET BULD II Plan, which recommends: MIXED-USE, 6 STORY for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
  - Planning Staff: DAT MEETING Date: 7/14/11 Zoning Staff: DAT MEETING Date: 7/14/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name MARTIN F. RIFEKEL Date 9.16.11  
 Signature [Handwritten Signature] Relation to Property Owner \_\_\_\_\_  
 Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

September 21, 2011

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
PUD- SIP  
722 Williamson Street  
Madison, WI

Dear Mr. Murphy:

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

**Organizational structure:**

Owner: Marty Rifken  
14 W. Mifflin St #300  
Madison, WI 53703  
608-258-4640  
608-258-4647 fax  
Contact: Marty Rifken  
[marty@rifken.com](mailto:marty@rifken.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: JSD Professional Service, Inc  
161 Horizon Drive, Suite 101  
Verona, WI 53593  
Ph: (608) 848-5060  
Fax: (608) 848-2255  
Contact: Hans P. Justeson  
[justeson@jdsinc.com](mailto:justeson@jdsinc.com)

Landscape Design: Paul Skidmore  
13 Red maple Trail  
Madison, WI 53717  
(608) 826-0032  
[paulskidmore@tds.net](mailto:paulskidmore@tds.net)

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608)836-3690  
f (608)836-6934  
[www.knothebruce.com](http://www.knothebruce.com)

**Introduction:**

The proposed site is located at 722 Williamson Street and South Livingston Street in the Third Lake Ridge Historic District. Currently, the site is occupied by the Old Seeds Co Building, a 4 Story structure built in 1914. The remainder of the site is occupied by on-grade parking. As part of this proposal, a CSM will be submitted to create two separate parcels; one exclusively for the development with the front yard facing Livingston Street.

**Project Description:**

The project consists of 39 apartments over 5,300 s.f. of ground floor commercial space. The building is designed to fit within the architectural fabric of the neighborhood and to maintain the scale and rhythm of the surrounding Williamson Street storefronts. The high-quality exterior materials will be a combination of masonry and contemporary metal siding.

The building has four stories of housing over a commercial level. The uppermost floor is stepped back from the southeast corner of the building minimizing the apparent height of the building from Williamson Street. The resulting roof area created by the step-back provides a roof terrace for the upper level.

Vehicular access to the site is achieved from South Livingston Street. Underground parking for 23 cars is provided for the residents. An additional 5 covered spaces are provided for the commercial user at the ground floor level. Bicycle parking is well distributed around the perimeter of the building as well as an enclosed first floor storage area.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. A common roof deck is provided at the roof of the building and the majority of the apartments will have a balcony for private open space.

**Site Development Data:**

**Dwelling Unit Mix:**

Efficiency	8
One-Bedroom	23
<u>Two-Bedroom</u>	<u>8</u>
Total Dwelling Units	39

**Areas:**

Commercial Area	5,342 S.F.
<u>Residential Area</u>	<u>37,664 S.F.</u>
Total Gross Area	43,006 S.F.

**Densities:**

Lot Area	20,073 or .46 Acres
Lot Area / D.U.	515 SF/unit
Density	84.8 units/acre

**Building Height:**

Five Stories

**Vehicle Parking:**

Underground-Residential	23 stalls
<u>Garage- Commercial</u>	<u>5 stalls</u>

Letter of Intent – PUD-SIP  
722 Williamson Street  
September 21, 2011  
Page 3 of 3

Total	28 stalls
<b><u>Bicycle Parking:</u></b>	
Enclosed-First Floor	30 stalls
<u>Surface- standard 2'x6'</u>	<u>9 stalls</u>
Total	39 stalls (39 required)

**Project Schedule:**

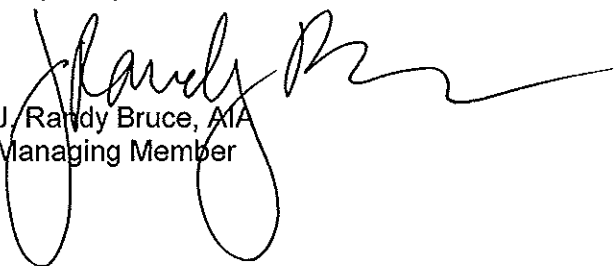
It is anticipated that the new construction phase will start in the December of 2011 and be completed in August of 2012.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. The re-development of this property will provide a pedestrian and transit-oriented development, enhance the Williamson Street Commercial area.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA  
Managing Member

## **Zoning Text**

PUD- SIP

300 S. Livingston St

September 21, 2011

**Legal Description:** Part of Lot Seven (7) together with all of Lots Eight (8), and Nine (9) Block 129, Pritchette Plat of Madison ( a.k.a. Original Plat of Madison), Located in the Northeast Quarter of the Southeast Quarter of Section 13, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, described more particularly as follows:

Beginning at the most Northerly corner of said Lot 9; thence South 43 degrees 43 minutes 17 seconds East along the Southwesterly right-of-way line of South Livingston Street, 132.06 feet; thence South 46 degrees 05 minutes 08 seconds West, 155.00 feet; thence North 43 degrees 53 minutes 17 seconds West, 132.06 feet to the Southeasterly right-of-way line of East Wilson Street; thence North 46 degrees 05 minutes 08 seconds East along the said right-of-way line, 155.00 feet to the Southwesterly right-of-way line of South Livingston Street at the point of beginning.

Said parcel contains 20,469 square feet or 0.469 acres.

A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use building with 5,342 square feet of commercial space and 39 dwelling units.

B. **Permitted Uses:** Following are permitted uses:

1. The following commercial uses:

- a. Artist, photographer, studio, etc.
- b. Insurance office, real estate office, sales office
- c. General office
- d. Clinic – Health
- e. Physical, occupational or massage therapy
- f. Veterinary clinic
- g. Animal grooming
- h. Bank, Financial institution
- i. Business sales and services
- j. Food and related goods sales
- k. General retail
- l. Laundromat, self-service
- m. Liquor store
- n. Photocopying
- o. Post office
- p. Service business
- q. Small appliance repair
- r. Sporting goods store, bait shop
- s. Tattoo shop
- t. Tobacco shop
- u. Coffee shop, tea house
- v. Restaurant
- w. Artisan workshop
- x. Printing and publishing

2. Multifamily residential uses as shown in approved plans.

3. Accessory uses including but not limited to:

- a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.

- b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
  
- C. ***Lot Area:*** As shown on the approved plans.
  
- D. ***Height Regulations:*** As shown on the approved plans.
  
- E. ***Yard Regulations:*** As shown on the approved plans.
  
- F. ***Landscaping:*** Site Landscaping will be provided as shown on the approved plans.
  
- G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.
  
- H. ***Parking & Loading:*** Off-street parking and loading shall be provided as shown on the approved plans.
  
- I. ***Family Definition:*** A family shall be defined as a household not to exceed three unrelated persons.
  
- J. ***Signage:*** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.
  
- K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



*The Rifkin Group, LTD  
14 West Mifflin Street  
P.O. Box 2077  
Madison, WI 53701-2077*

***LEGAL DESCRIPTION***

Part of Lot Seven (7) together with all of Lots Eight (8), and Nine (9) Block 129, Pritchette Plat of Madison ( a.k.a. Original Plat of Madison), Located in the Northeast Quarter of the Southeast Quarter of Section 13, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, described more particularly as follows:

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Said parcel contains 20,469 square feet or 0.469 acres.

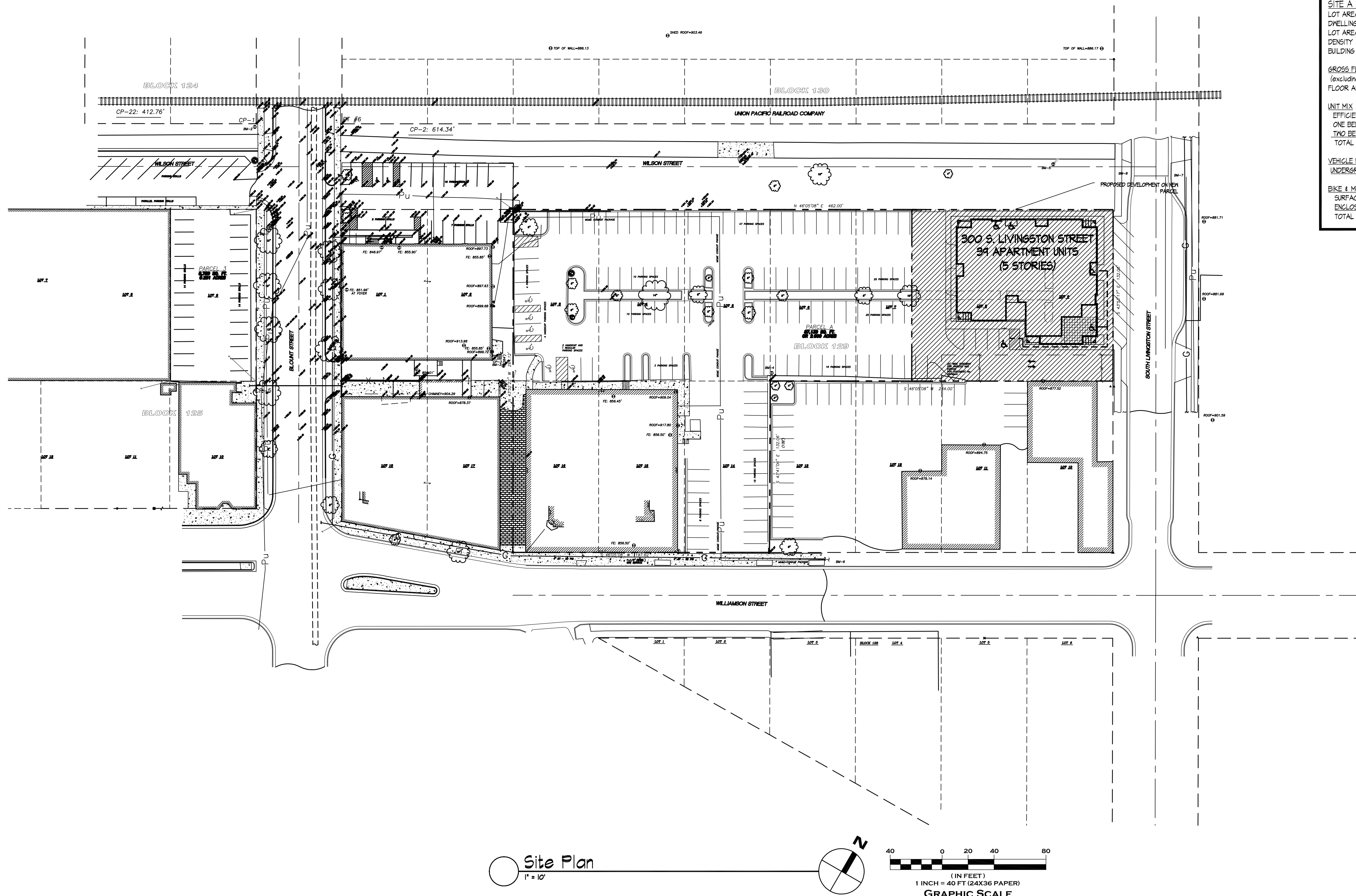


Consultant

Notes

SITE INDEX SHEET	
SITE	
C-1.0	OVERALL SITE PLAN
C-1.1	SURVEY
C-2.1	SITE GRADING & EROSION PLAN
C-2.2	SITE UTILITY PLAN
L-1.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND-FOURTH FLOOR PLAN
A-1.3	FIFTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS

SITE A DEVELOPMENT STATISTICS	
LOT AREA	20,073 SF/0.46 ACRES
DWELLING UNITS	34 D.U.
LOT AREA/ D.U.	515 SF/D.U.
DENSITY	84.8 UNITS/ACRE
BUILDING HEIGHT	5 STORIES
GROSS FLOOR AREA	
(excluding underground parking)	43,006 SF.
FLOOR AREA RATIO	2.14
UNIT MIX	
EFFICIENCY	8
ONE BEDROOM	23
TWO BEDROOM	8
TOTAL	34
VEHICLE PARKING	
UNDERGROUND	28 (INCL. 1 ACCESSIBLE)
BIKE & MOPED PARKING	
SURFACE	4
ENCLOSED	20
TOTAL	34 (34 REQUIRED)



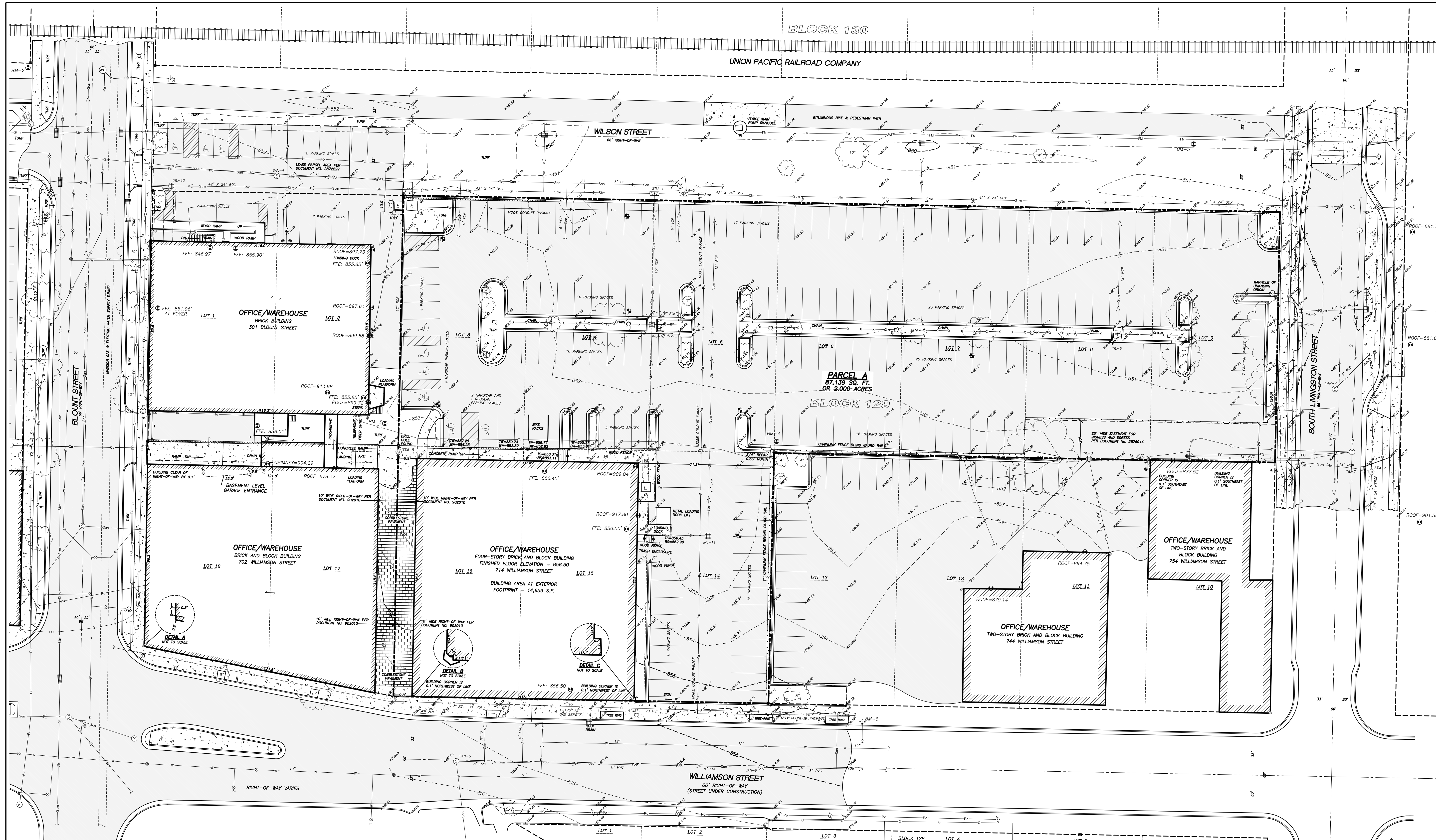
Revisions  
FUD/SIP SUBMITTAL-SEPT. 21, 2011

Project Title  
**300 S. Livingston St.**  
34 Unit Building  
Madison, WI

Drawing Title  
**Overall Site Plan**

Project No. 1110 Drawing No. C-1.0

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STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-4 (1)	851.16	SW	844.17	42"x24"	BOX
		SE	844.17	18"	PVC
		NE	844.17	42"x24"	BOX
STM-5	851.04	SW	844.17	42"x24"	BOX
		NE	844.17	42"x24"	BOX
STM-6 (1)	850.82	SW	845.88*	42"x24"	BOX
		SE	845.88*	18"	RCP
		SW	845.88*	42"x24"	BOX
STM-7 (1)	851.03	SW	847.32*	38"x24"	HERCPC
		NW	843.30*	30"	RCP
		SW	847.32*	12"	RCP
STM-8	852.56	NW	847.80	12"	RCP

NOTES  
 (1) COULD NOT SEE OTHER PIPES DUE TO OVERHUNG STRUCTURE. PIPE SIZE IS PER PLAN.  
 \* PIPE SIZES AND DEPTHS ARE FROM CITY OF MADISON PLANS.

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	850.67	SW	847.37	12"	PVC
		NE	847.37	12"	RCP
INL-2	850.31	SW	847.12	12"	RCP
		NE	847.12	12"	RCP
INL-3	849.90	SE	846.15*	12"	RCP
		NW	846.07*	12"	RCP
INL-4	849.80	NE	846.07*	12"	RCP
		SW	846.07*	18"	RCP
INL-5	849.48	SE	846.00*	18"	RCP
		NW	846.00*	18"	RCP
INL-6	849.48	NW	846.05*	12"	RCP
		SE	843.30*	30"	RCP
		NE	845.90*	38"x60"	HERCPC
		SW	845.90*	38"x60"	HERCPC
INL-8	851.20	S	848.22	6"	PVC
		SE	848.11	6"	PVC
		NE	848.07	12"	PVC
INL-9	849.84	NW	846.75	12"	RCP
INL-10	850.84	SE	846.74	12"	RCP
		NW	846.55	15"	RCP
INL-11	852.09	SW	849.94	3"	PVC
		NW	848.39	12"	RCP
INL-12	851.12	NE	845.12	42"x24"	BOX
		SW	845.15	42"x24"	BOX

NOTES  
 INLETS HAVE SILT FABRIC IN THEM. PIPE SIZES AND DEPTHS ARE FROM CITY OF MADISON PLANS.

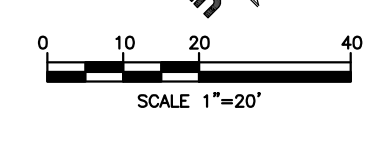
SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-3	850.89	NE	846.57	6"	CI
		SE	846.66	6"	VCP
BM-2	851.86	SW	846.47	6"	CI
SAN-4	851.89	NE	845.87	6"	CI
		SW	845.84	6"	CI
SAN-5	856.68	SE	848.82	6"	PVC
		NE	848.18	6"	PVC
SAN-6	855.16	SW	847.54	6"	PVC
		NE	847.50	6"	PVC
SAN-7	850.56	N	847.26	6"	PVC
		SE	847.12	6"	PVC

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	853.53	TOP NUT OF HYDRANT AT SOUTH QUADRANT OF BLOUNT AND WILSON
BM-2	851.86	3/4" REBAR NORTHWEST OF BIKE PATH & SOUTHWEST OF BLOUNT
BM-3	852.65	RAILROAD SPIKE NEAR EAST CORNER OF BUILDING AT 301 S. BLOUNT
BM-4	853.95	3/4" REBAR IN 6" DIA. CONCRETE AT NORTH CORNER OF LOT 14
BM-5	851.57	3/4" REBAR 4.5' SE OF BIKE PATH & APPROX. 48' SW OF LIVINGSTON
BM-6	857.26	TOP NUT OF HYDRANT NORTH SIDE OF WILMAMSON STREET, MID BLOCK
BM-7	853.86	TOP NUT OF HYDRANT, NORTH SIDE OF SOUTH LIVINGSTON STREET
BM-8	854.54	TOP NUT OF HYDRANT, SOUTH SIDE OF SOUTH LIVINGSTON STREET

- LEGEND**
- CHISELED 'X' FOUND
  - COTTON SPINDLE FOUND
  - PK/MAG NAIL FOUND
  - REBAR FOUND
  - BENCHMARK
  - FINISHED FLOOR ELEVATION
  - MONITORING WELL
  - BOLLARD
  - POST
  - SIGN
  - SANITARY MANHOLE
  - HYDRANT
  - WATER OR GAS VALVE
  - STORM MANHOLE
  - ROUND CASTED INLET
  - SQUARE CASTED INLET
  - CURB INLET
  - STORM SEWER ACCESS
  - DOWNSPOUT
  - MADISON GAS & ELECTRIC
  - ELECTRIC TRANSFORMER
  - AIR CONDITION UNIT
  - POWER POLE W/GUY
  - LIGHT POLE
  - TRAFFIC SIGNAL
  - WALK
  - TELEPHONE MANHOLE
  - TELEPHONE PEDESTAL
  - CABLE MANHOLE
  - DEODOROUS TREE
  - HANDICAP PARKING
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - FENCE LINE
  - GUARD OR SAFETY RAIL
  - EDGE OF PAVEMENT
  - CONCRETE CURB & GUTTER
  - SANITARY SEWER
  - WATER LINE
  - STORM SEWER
  - NATURAL GAS
  - OVERHEAD ELECTRIC
  - UNDERGROUND ELECTRIC
  - FIBER OPTIC
  - UNDERGROUND TELEPHONE
  - OVERHEAD CABLE
  - BUILDING
  - INDEX CONTOUR
  - INTERMEDIATE CONTOUR
  - SPOT ELEVATION
  - BITUMINOUS PAVEMENT
  - CONCRETE PAVEMENT
  - TOP OF WALL
  - BOTTOM OF WALL
  - TOP OF STAIRS
  - BOTTOM OF STAIRS

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 10, 2011.
  - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS DANE ZONE, 1991), NORTH AMERICAN DATUM 1983(1991), (NAD 83(91)).
  - ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89). SITE BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 13, 17N, R9E, ELEVATION = 918.45'
  - CONTOUR INTERVAL IS ONE FOOT.
  - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES. LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20113210723, 20113210727, 20113210739, 20113210750, 20113210756, AND 20113210773.
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
  - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
  - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
  - SITE LIGHTING CONNECTIONS WERE NOT MARKED IN THE FIELD.

CALL DIGGERS HOTLINE  
 1-800-242-8511 TOLL FREE  
 \*MADISON CITY ENGINEERING DEPARTMENT REQUIRES MARKING THE LOCATION OF ALL UTILITIES BEFORE THE DIGGER



**TOPOGRAPHIC AND UTILITY MAP**  
 LOTS 3 THROUGH 9 AND 14 THROUGH 16, BLOCK 129, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN

PROJECT NO. 11-4761  
 FILE NO. E-100  
 SURVEYED: JDS  
 F.B. NO./PG. 247/127  
 SHEET NO. 1 OF 1

DATE: 8-9-2011  
 CHECKED BY: DRS  
 APPROVED BY: DMJ

DATE: 8-17-2011  
 DATE: 8-18-2011

DATE: 8-9-2011  
 DATE: 8-17-2011  
 DATE: 8-18-2011

DESCRIPTION: 114761.dwg 114761-Editing Chulung

BY: JSD Professional Services, Inc.  
 Engineers • Surveyors • Planners  
 181 HORDON DRIVE, SUITE 101  
 MADISON, WISCONSIN 53703  
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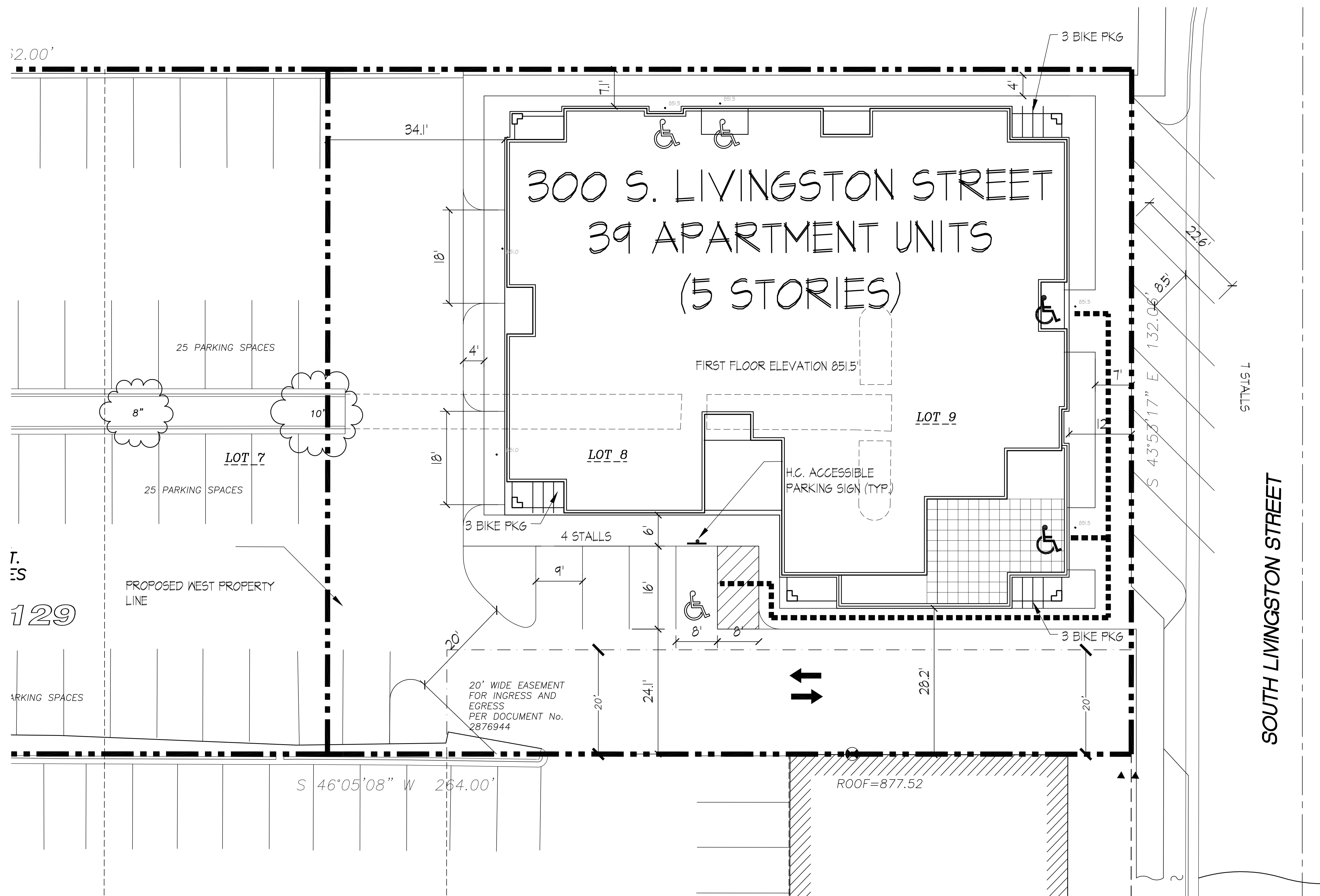
Consultant

Notes

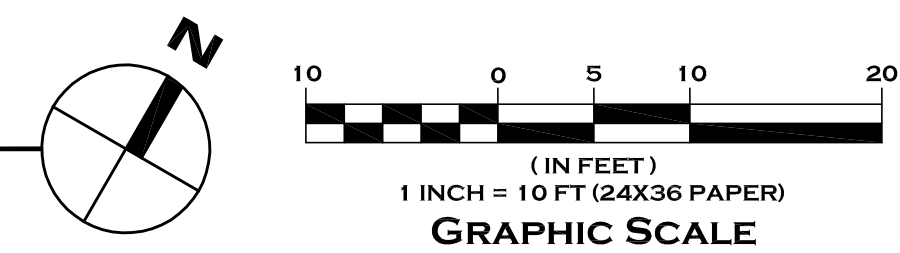
- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
- ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS OR IN PRIVATE GARAGES.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, (SEE SUBSECTIONS (3)(e) AND (3)(h)(2d.))
- ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
- SIGNAGE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE URBAN DESIGN COMMISSION OR STAFF. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.
- PUBLIC SIGNING AND MARKING RELATED TO THE DEVELOPMENT MAY BE REQUIRED BY THE CITY TRAFFIC ENGINEER FOR WHICH THE DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE.

Revisions

FUD/SIP SUBMITTAL-SEPT. 21, 2011



Site Plan  
1" = 10'



Project Title

300 S. Livingston St.  
39 Unit Building  
Madison, WI

Drawing Title

Site Plan

Project No.

1110

Drawing No.

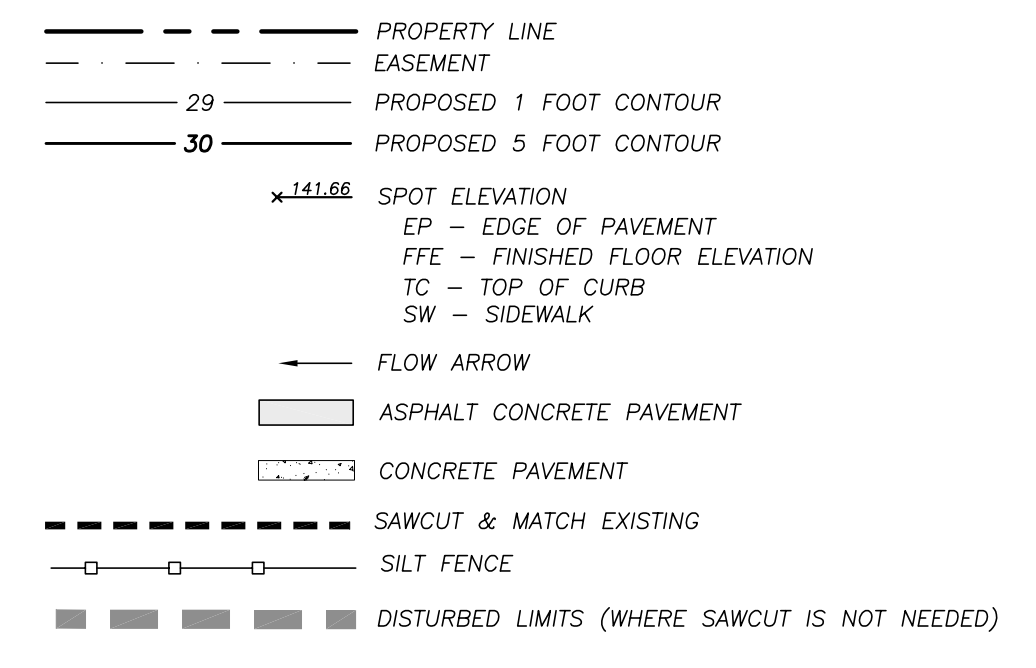
C-1.1

DESIGN:	GVP	09/20/11
DRAWN:		
APPROVED:		
PLAN MODIFICATIONS:		DATE:
LAND USE APPLICATION		09/21/11

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SHEET TITLE:  
**GRADING, EROSION CONTROL AND UTILITY PLAN**

SHEET NUMBER:  
**C 2.1**



**GENERAL NOTES**

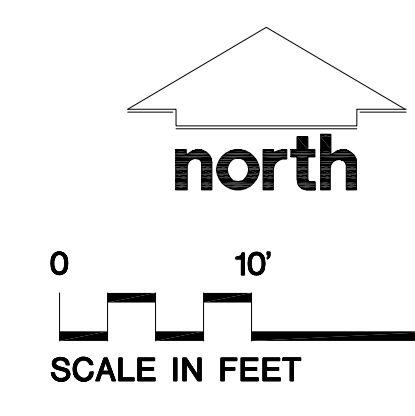
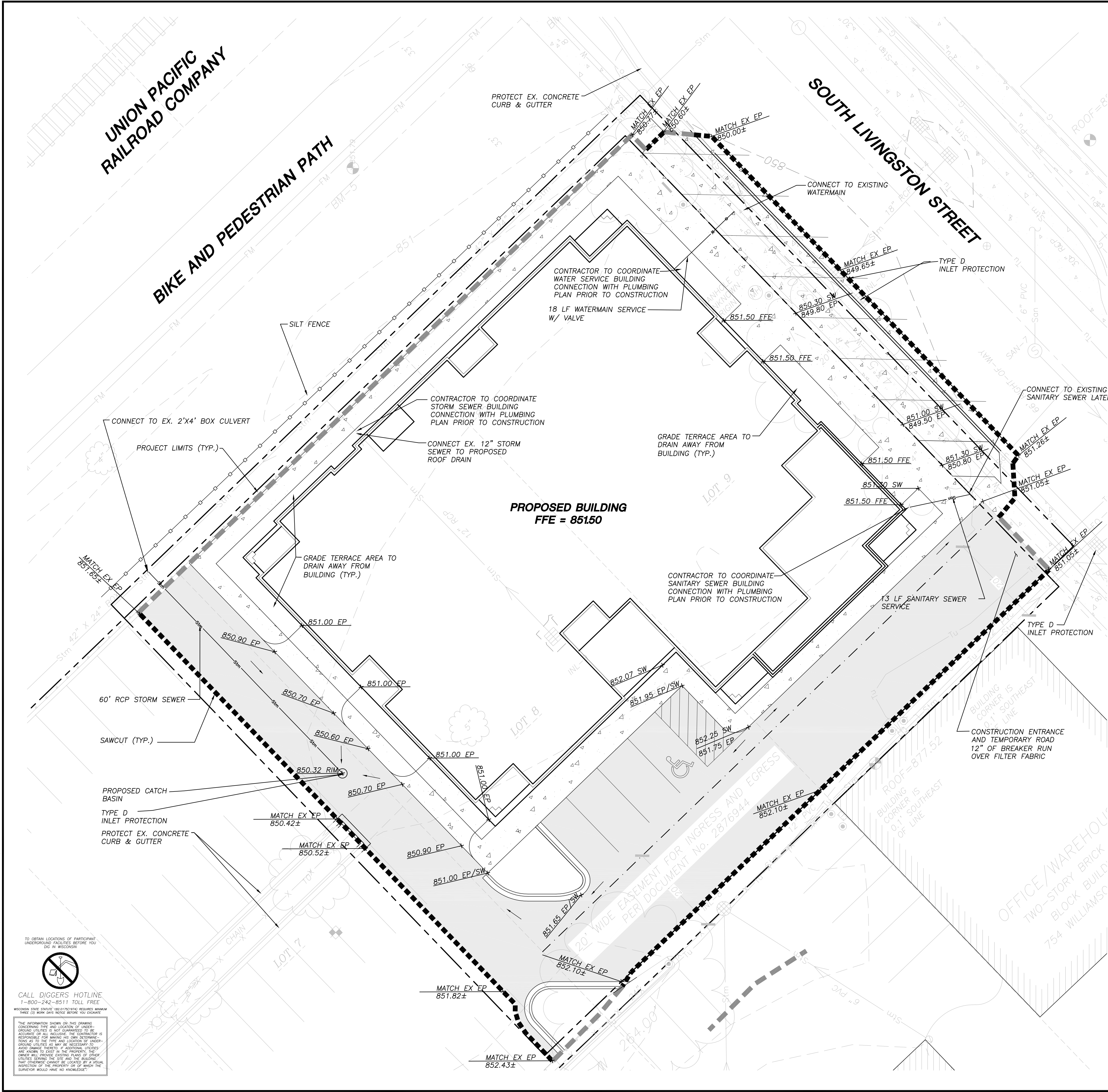
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS - LATEST EDITION.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- SALVAGE ALL REMOVED SIGNAGE ON SITE FOR RE-USE AS DIRECTED BY OWNER AND ENGINEER.
- BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM ALL BUILDING FOUNDATIONS DURING FINAL RESTORATION.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK

**CONSTRUCTION SITE EROSION CONTROL**

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- CONTRACTOR SHALL COMPLETE WEEKLY SELF-INSPECTIONS OF EROSION CONTROL PRACTICES AND POST THESE INSPECTIONS TO THE CITY OF MADISON WEBSITE AS REQUIRED PER CHAPTER 37 OF THE MADISON GENERAL ORDINANCE.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- STONE CONSTRUCTION ENTRANCE CONSISTS OF EXISTING GRAVEL BASE COURSE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
- CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
- PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):  
 A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.  
 B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.  
 C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1081 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES EXCEEDING 4:1 (20%) AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING OR APPLICATION OF A WOOL APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.

**GRADING AND SEEDING NOTES**

- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- CONTRACTOR TO USE A MINIMUM SEEDING RATE OF 5 LBS. PER 1000 S.F. FOR TURF AREAS UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMPLETION.
- CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- BUILDING CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM ALL BUILDING FOUNDATIONS DURING FINAL RESTORATION.
- SURFACE DRAINAGE SHALL BYPASS REFUSE AND RECYCLING CONTAINERS.



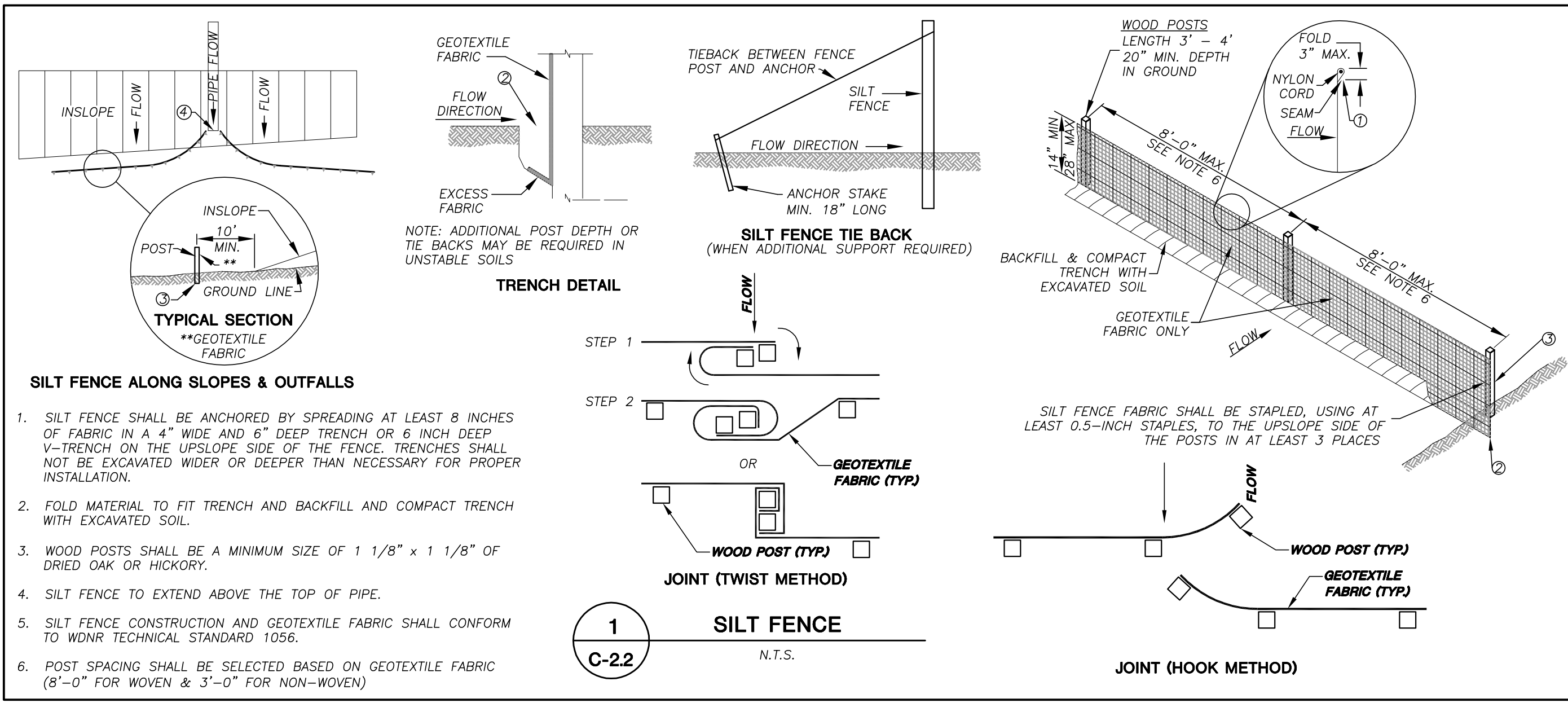
TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND UTILITIES BEFORE YOU EXCAVATE, CALL 811.

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

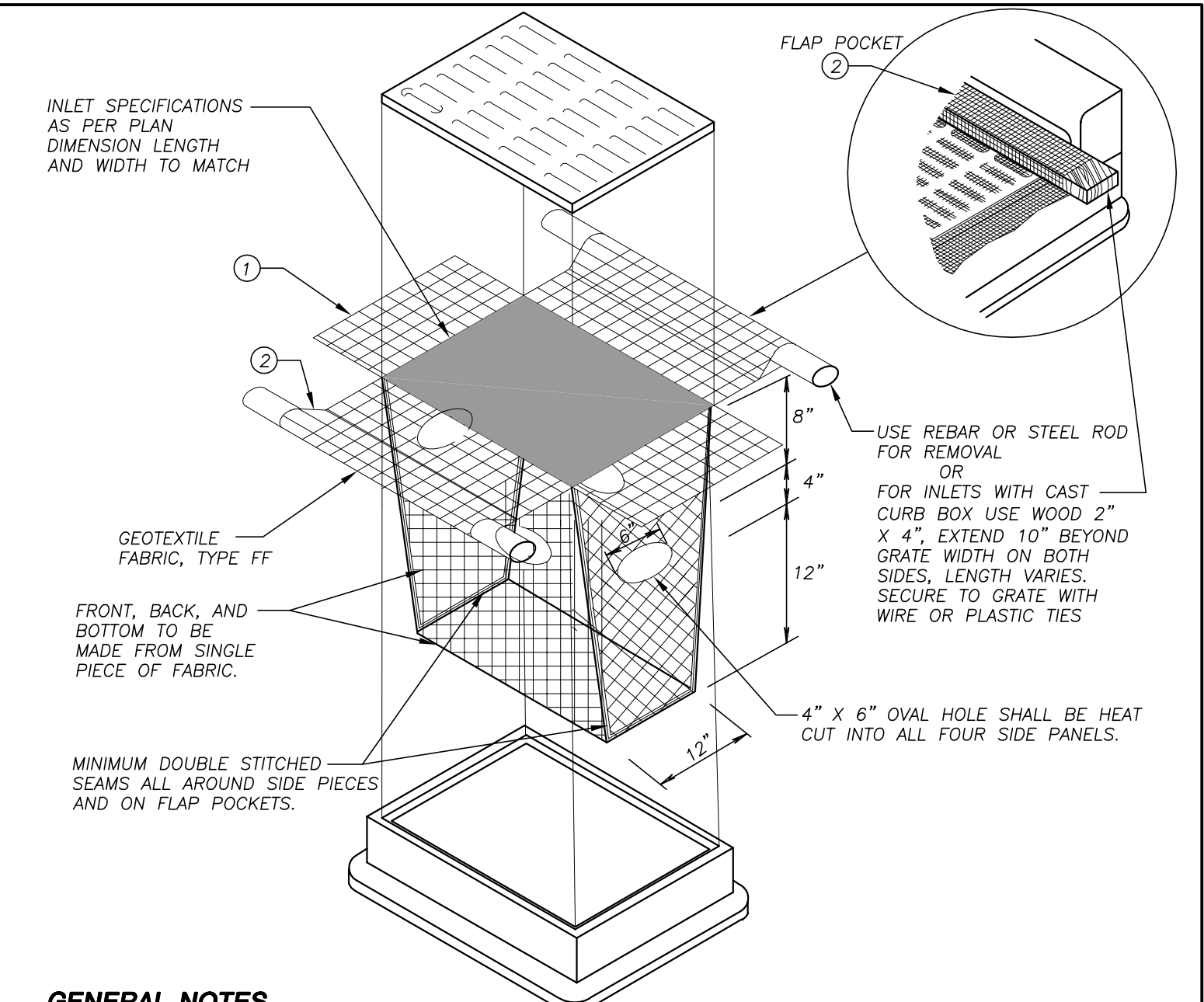
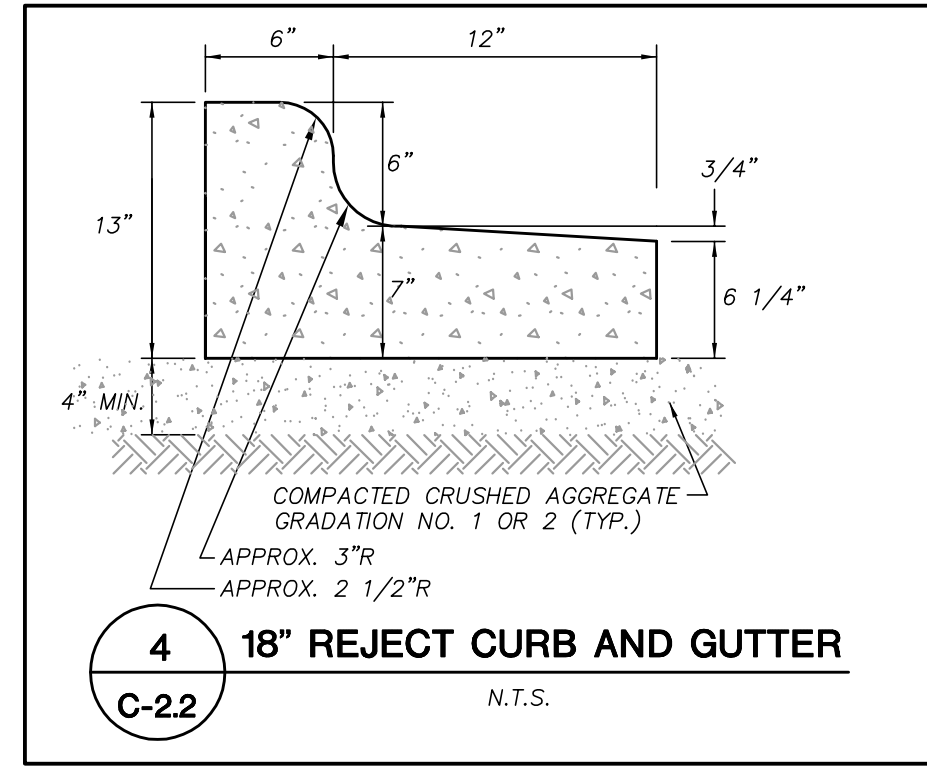
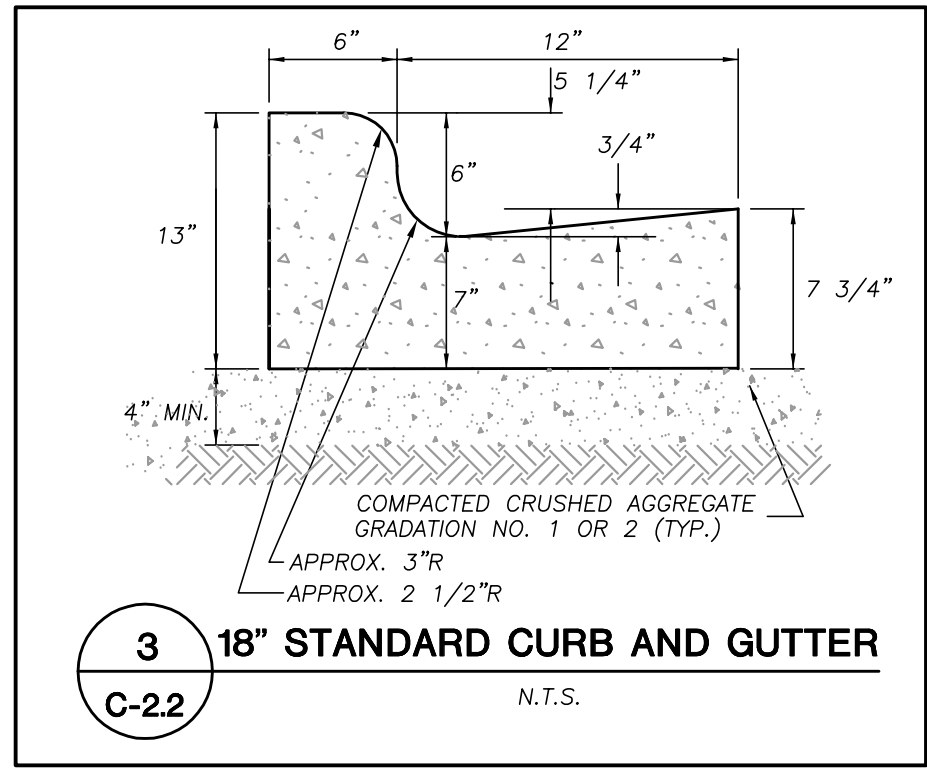
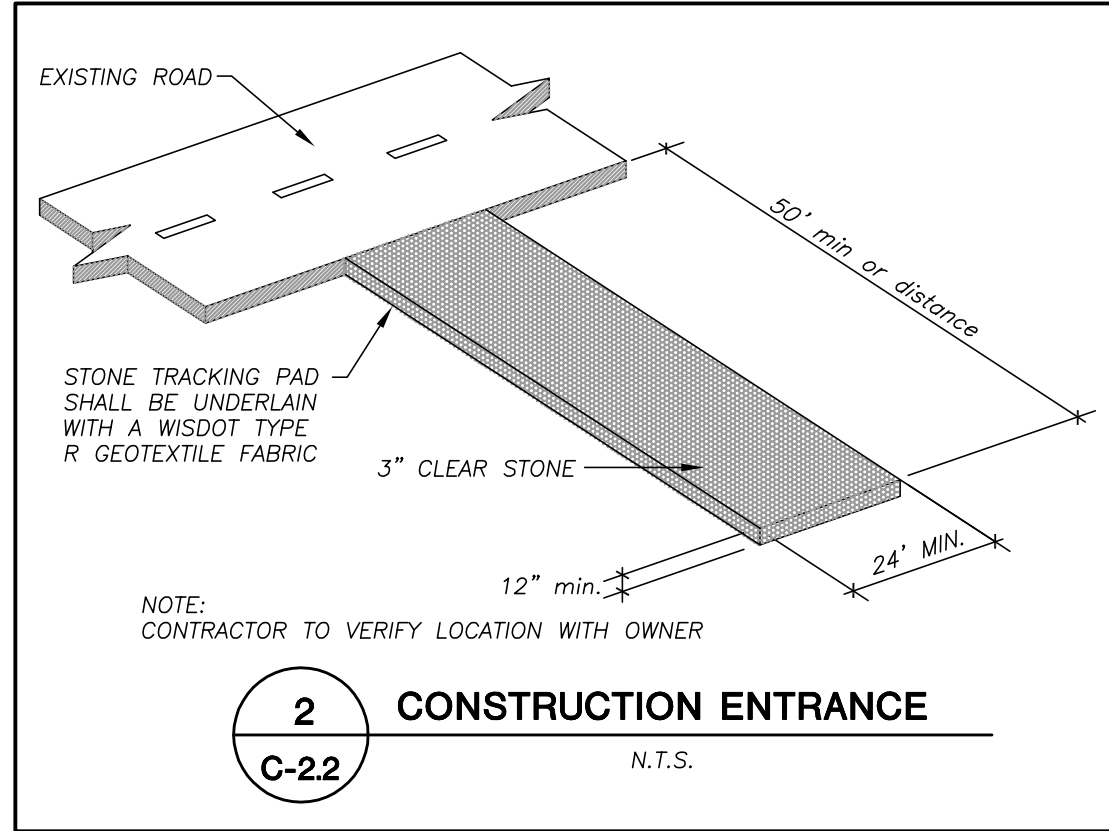
REGULATORY AGENCIES REQUIRE MINIMUM 48 HOURS NOTICE BEFORE YOU EXCAVATE.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR TO INCLUDE ALL UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS WELL AS NECESSARY TO AVOID DAMAGE THEREBY. ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROJECT. THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SHOWING THE SIZE AND THE DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

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- SILT FENCE ALONG SLOPES & OUTFALLS**
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
  - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
  - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
  - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
  - SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDMR TECHNICAL STANDARD 1056.
  - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)



**GENERAL NOTES**

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

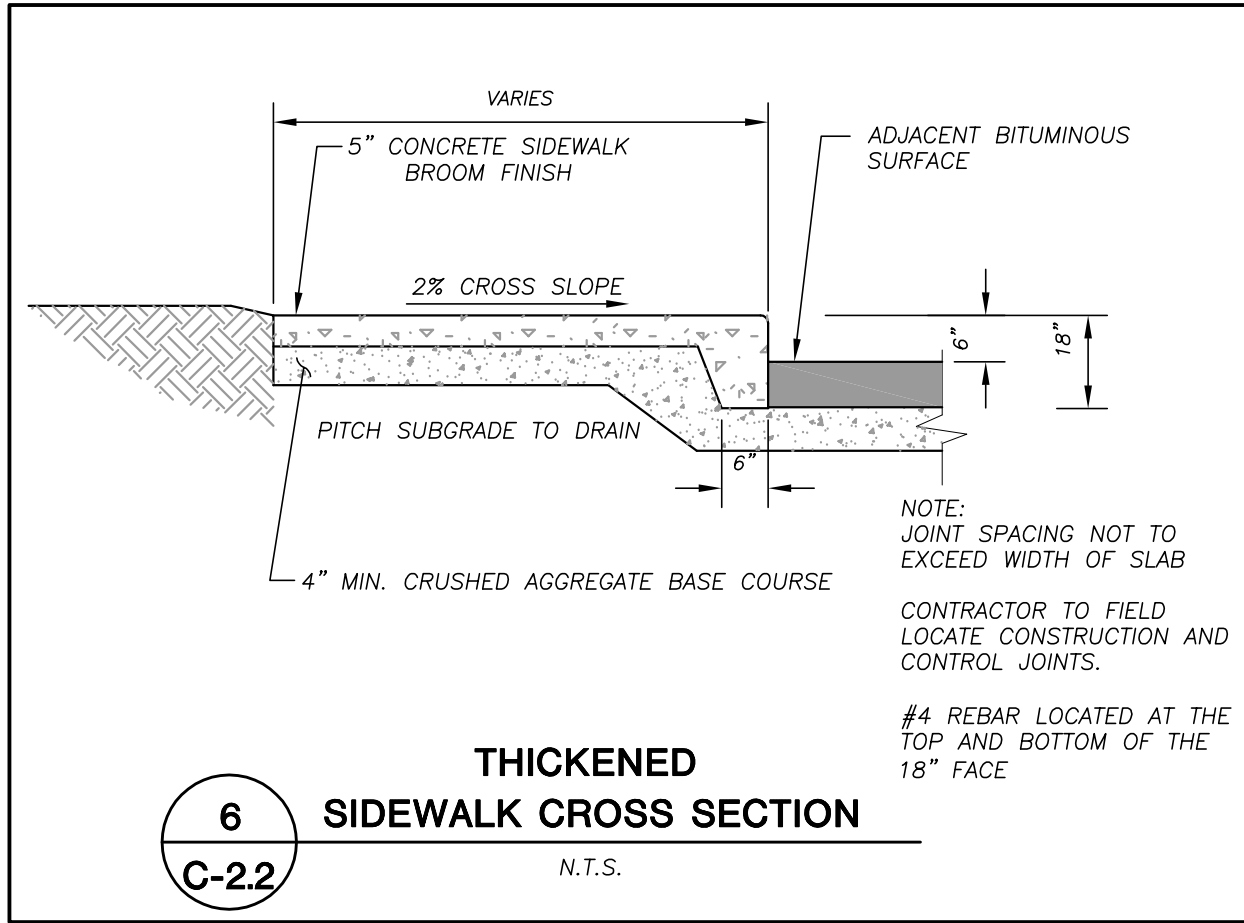
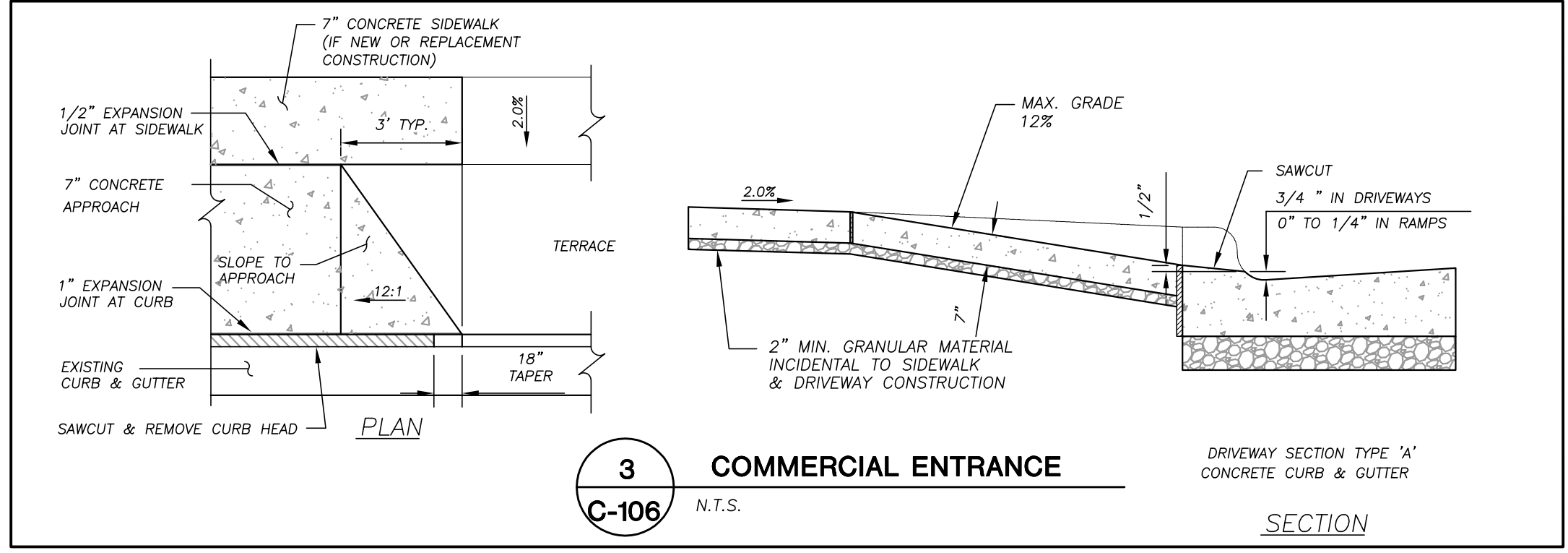
② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

**INSTALLATION NOTES**

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



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161 HORIZON DRIVE, SUITE 101  
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7601 UNIVERSITY AVE, STE 201  
MIDDLETON, WI 53562

PROJECT:  
**300 S. LIVINGSTON  
40 UNIT BUILDING**

PROJECT LOCATION:  
MADISON  
WISCONSIN

JSD PROJECT NO.: 11-4761

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: GVP 09/20/11  
DRAWN:  
APPROVED:

PLAN MODIFICATIONS:	DATE:
LAND USE APPLICATION	09/21/11

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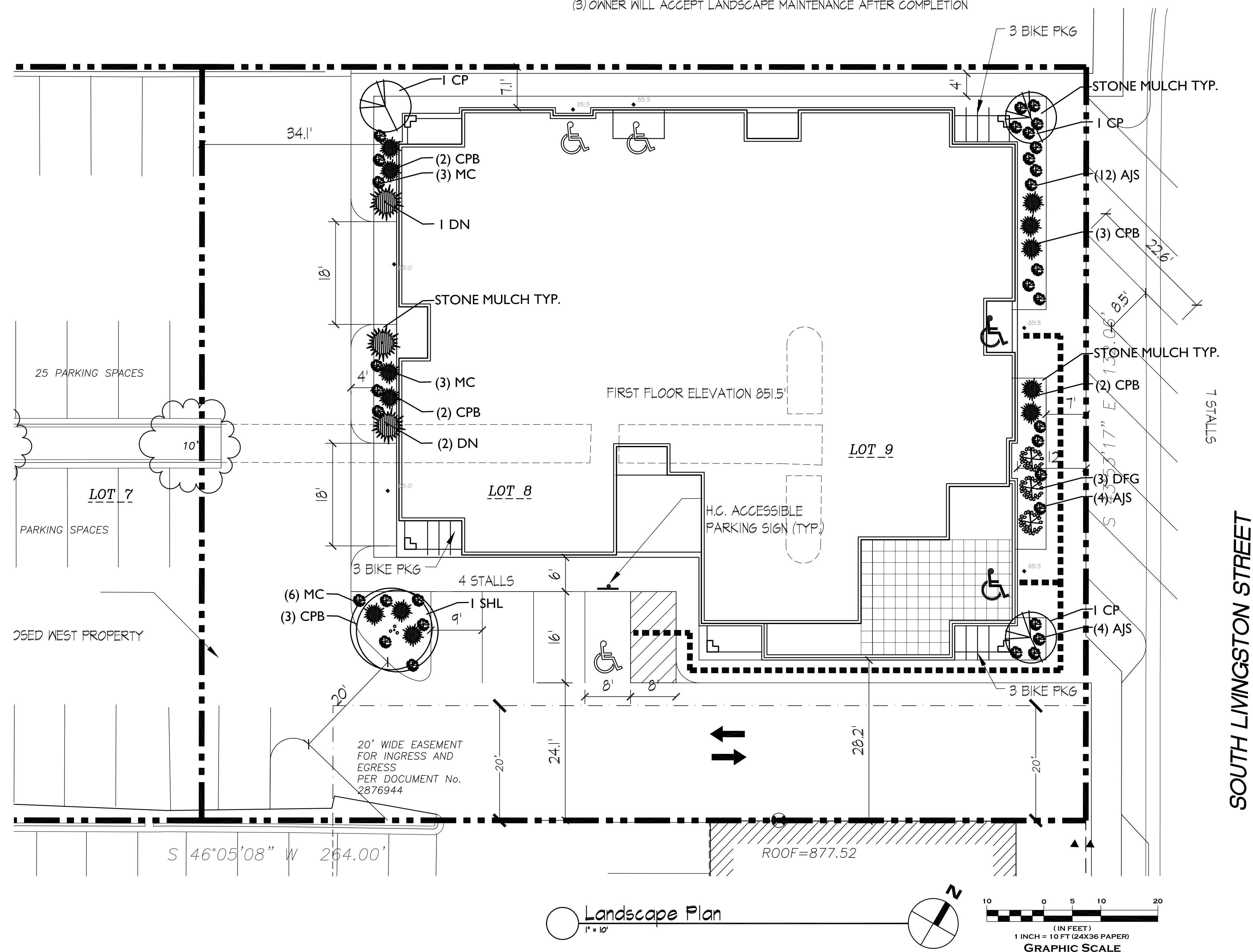
SHEET TITLE:  
**GRADING, EROSION CONTROL AND UTILITY PLAN**

SHEET NUMBER:  
**C 2.2**

PLANT LEGEND				
KEY	SIZE	QUANTITY	TYPE	ROOT
<b>CANOPY TREE</b>				
SHL	3"	1	SKYLINE HONELOCUST	BB
<b>ORNAMENTAL TREE</b>				
CP	2"	3	ARRISTOCRAT PEAR	BB
<b>DECIDUOUS SHRUBS</b>				
CPB	15"	12	GRIMSON PYGMY BARBERRY	POT
DN	36"	3	DIABLO NINEBARK	BB
<b>PERENNIALS</b>				
AJS	1 GALLON	20	AJ SEDUM	CON
DFG	1 GALLON	3	DWARF FOUNTAIN GRASS	CON
MC	1 GALLON	12	MOONBEAM COREOPSIS	CON

**NOTES:**

- (1) PLANTING BEDS TO RECEIVE A MINIMUM DEPTH OF 2' OF PLANTING SOIL (1/2 TOPSOIL, 1/4 COMPOST, AND 1/4 SAND). OVER EXCAVATE THE AREA UNDER THE CANOPY TREE AND ORNAMENTAL TREES TO PROVIDE AN ADDITIONAL DEPTH OF 1'.
- (2) PLANTING BEDS DESIGNATED AS 'STONE MULCH' TO RECEIVE 3" OF #2 WASHED BARABOO STONE OVER WEED BARRIER FABRIC.
- (3) OWNER WILL ACCEPT LANDSCAPE MAINTENANCE AFTER COMPLETION



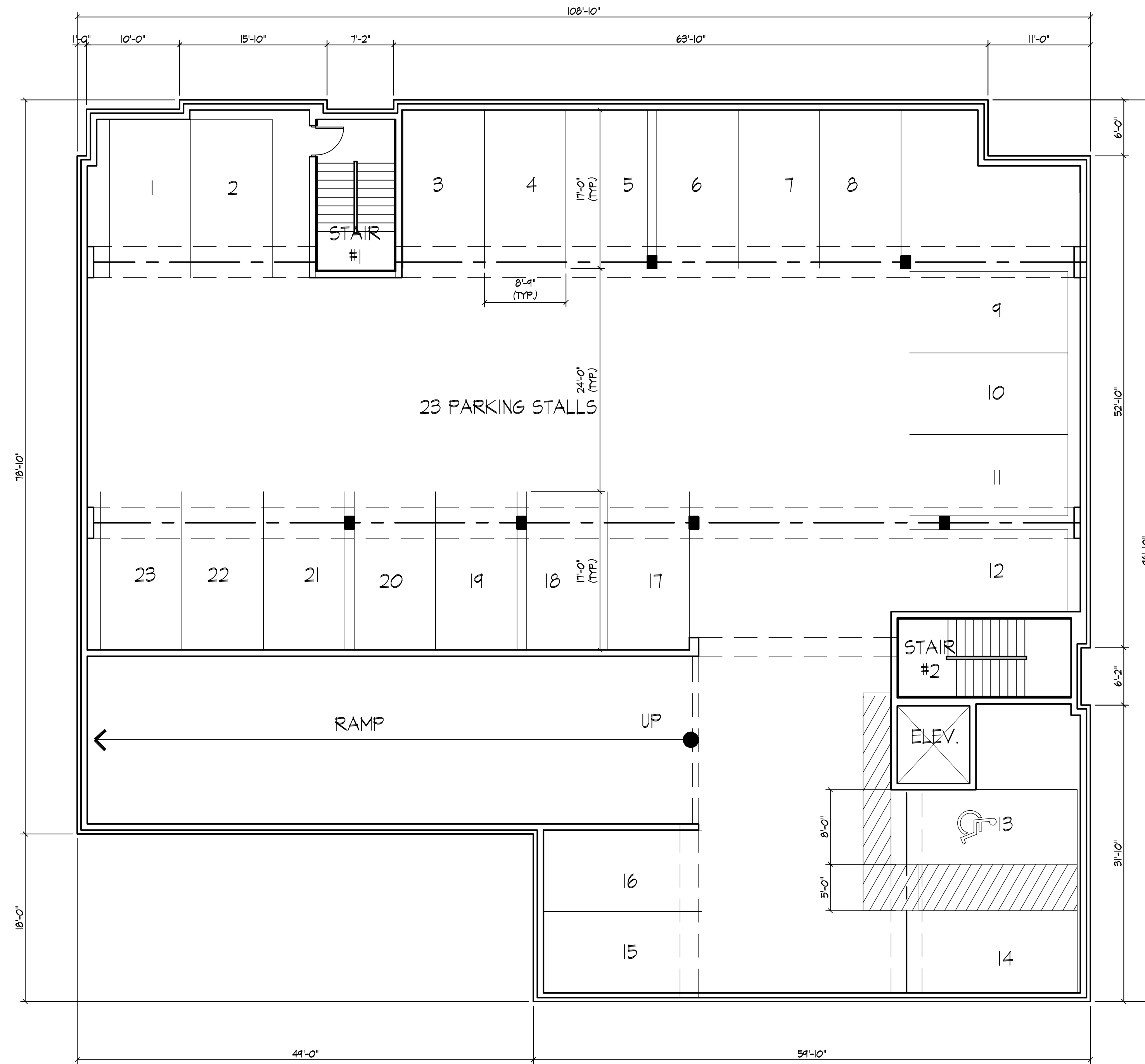
Revisions  
RUD/SIP SUBMITTAL-SEPT. 21, 2011

Project Title  
**300 S. Livingston St.**  
39 Unit Building  
Madison, WI

Drawing Title  
**Landscape Plan**

Project No. 1110 Drawing No. L-1.1

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N  
BASEMENT PLAN  
1/8" = 1'-0"

Revisions

PUD/SIP SUBMITTAL-SEPTEMBER 21, 2011

Project Title

300 S. Livingston St.  
39 Unit Building  
Madison, WI

Drawing Title

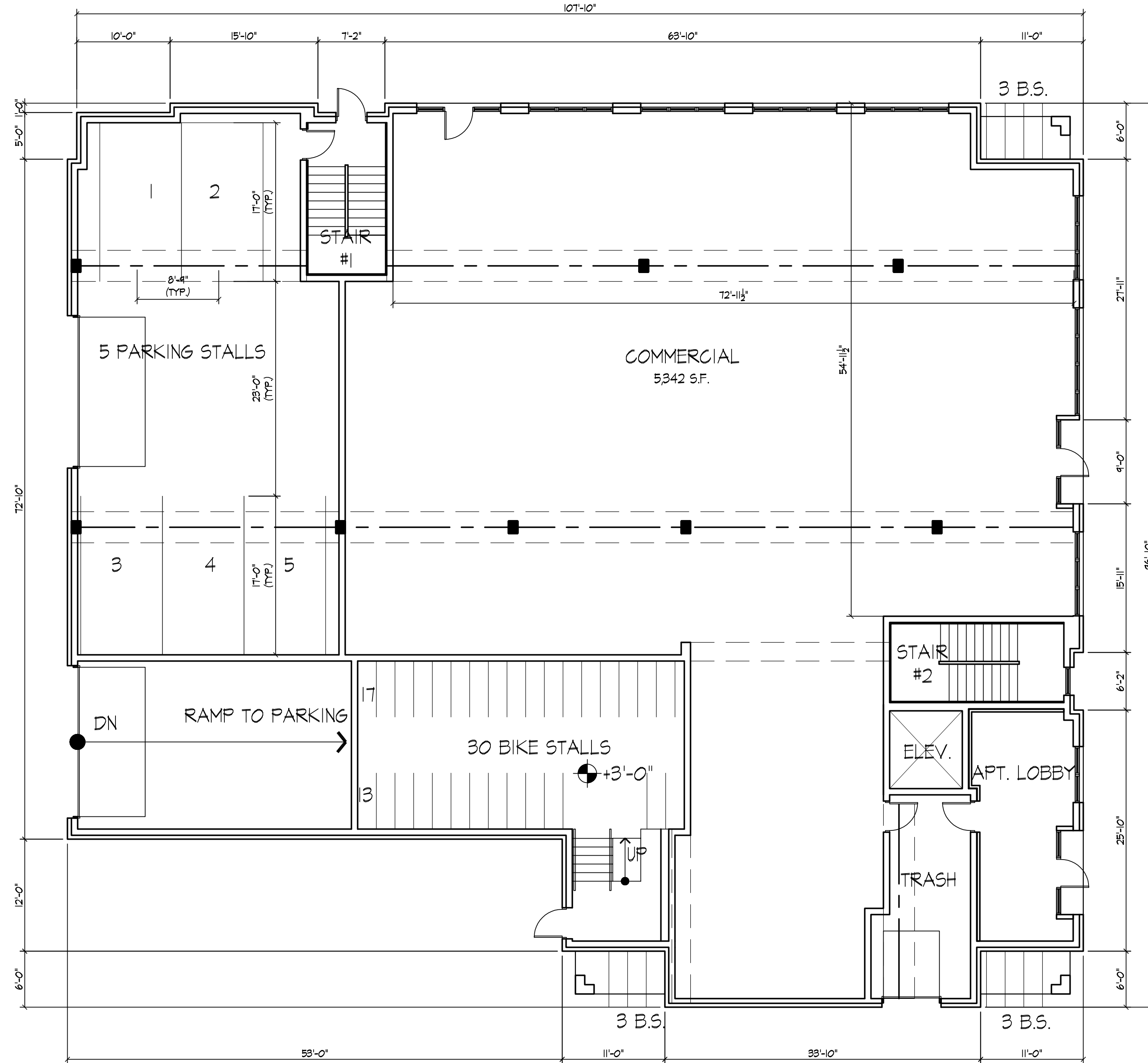
Basement Plan

Project No.

1110

Drawing No.

A-1.0



N  
FIRST FLOOR PLAN  
1/8" = 1'-0"

Revisions

PUD/SIP SUBMITTAL-SEPTEMBER 21, 2011

Project Title

300 S. Livingston St.  
39 Unit Building  
Madison, WI

Drawing Title

First Floor Plan

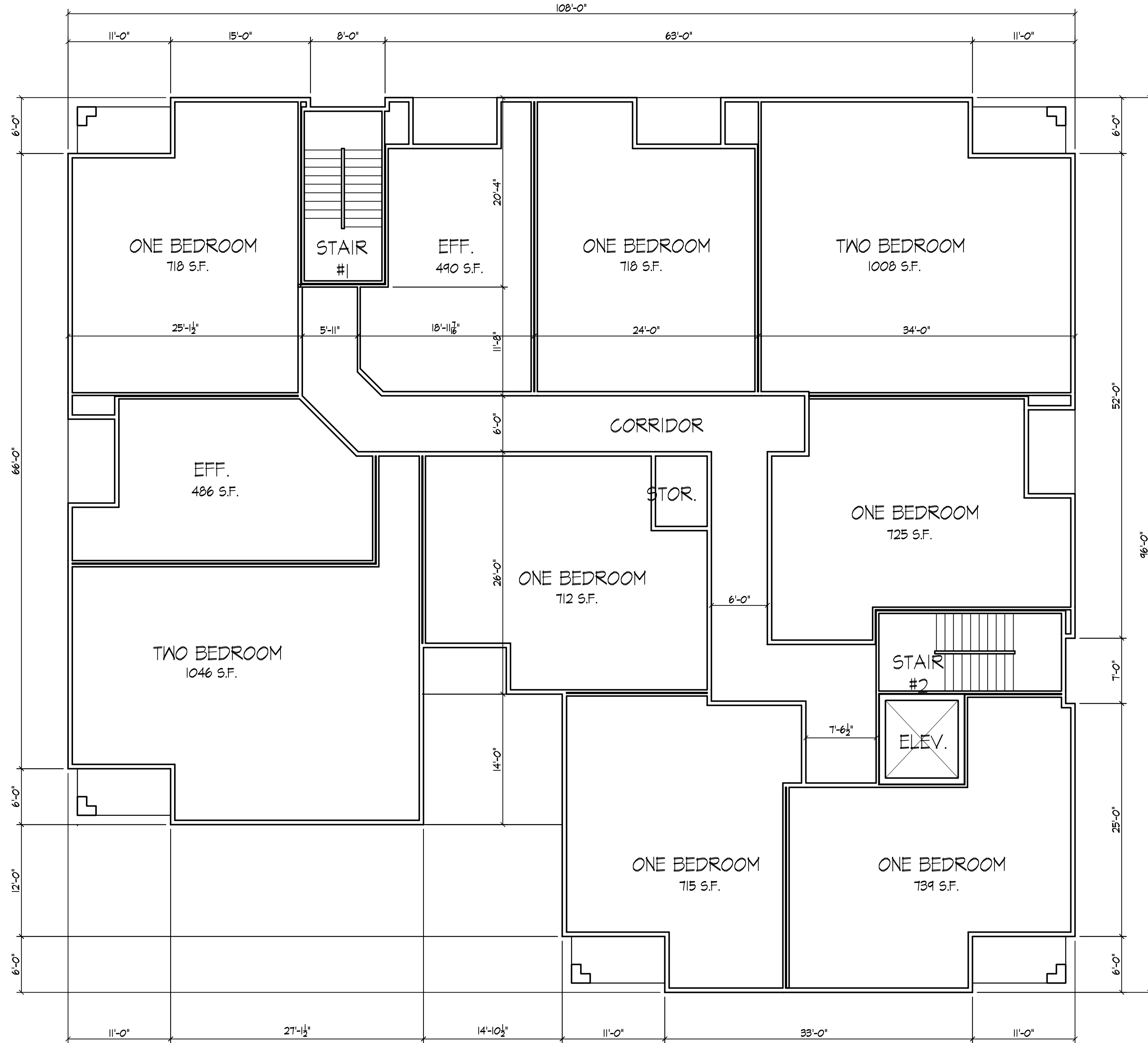
Project No.

1110

Drawing No.

A-1.1





Revisions

PUD/SIP SUBMITTAL-SEPTEMBER 21, 2011

Project Title

300 S. Livingston St.  
39 Unit Building  
Madison, WI

Drawing Title

Second - Fourth  
Floor Plan

Project No.

1110

Drawing No.

A-1.2

 **SECOND - FOURTH FLOOR PLAN**  
1/8" = 1'-0"



N  
FIFTH FLOOR PLAN  
1/8" = 1'-0"

Revisions

PUD/SIP SUBMITTAL-SEPTEMBER 21, 2011

Project Title

300 S. Livingston St.  
39 Unit Building  
Madison, WI

Drawing Title

Fifth Floor Plan

Project No.

1110

Drawing No.

A-1.3



TYPICAL MATERIALS

- BLACK ALUMINUM WINDOWS, TYP.
- CORRUGATED METAL
- ALUMINUM RAILING
- BRICK
- PRECAST WINDOW SILL
- SOLDIER COURSE
- CORRUGATE METAL, FIXED OVER ANNING
- ALUMINUM STOREFRONT
- PRAIRIE STONE VENEER BASE

ELEVATION ALONG LIVINGSTON  
1/8" = 1'-0"



BIKE PATH ELEVATION  
1/8" = 1'-0"

Revisions

PUD/SIP SUBMITTAL-SEPTEMBER 21, 2011

Project Title

300 S. Livingston St.  
39 Unit Building  
Madison, WI

Drawing Title

Elevations

Project No. Drawing No.

1110 A-2.1

Consultant

Notes



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



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

Revisions

PUD/SIP SUBMITTAL-SEPTEMBER 21, 2011

Project Title

300 S. Livingston St.  
39 Unit Building  
Madison, WI

Drawing Title

Elevations

Project No.

1110

Drawing No.

A-2.2