



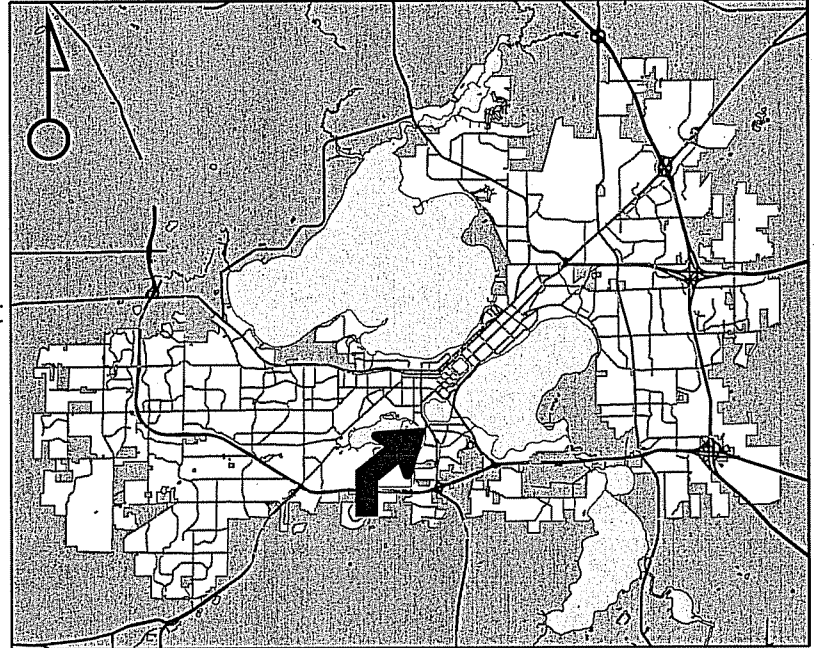
# City of Madison

## Proposed Rezoning

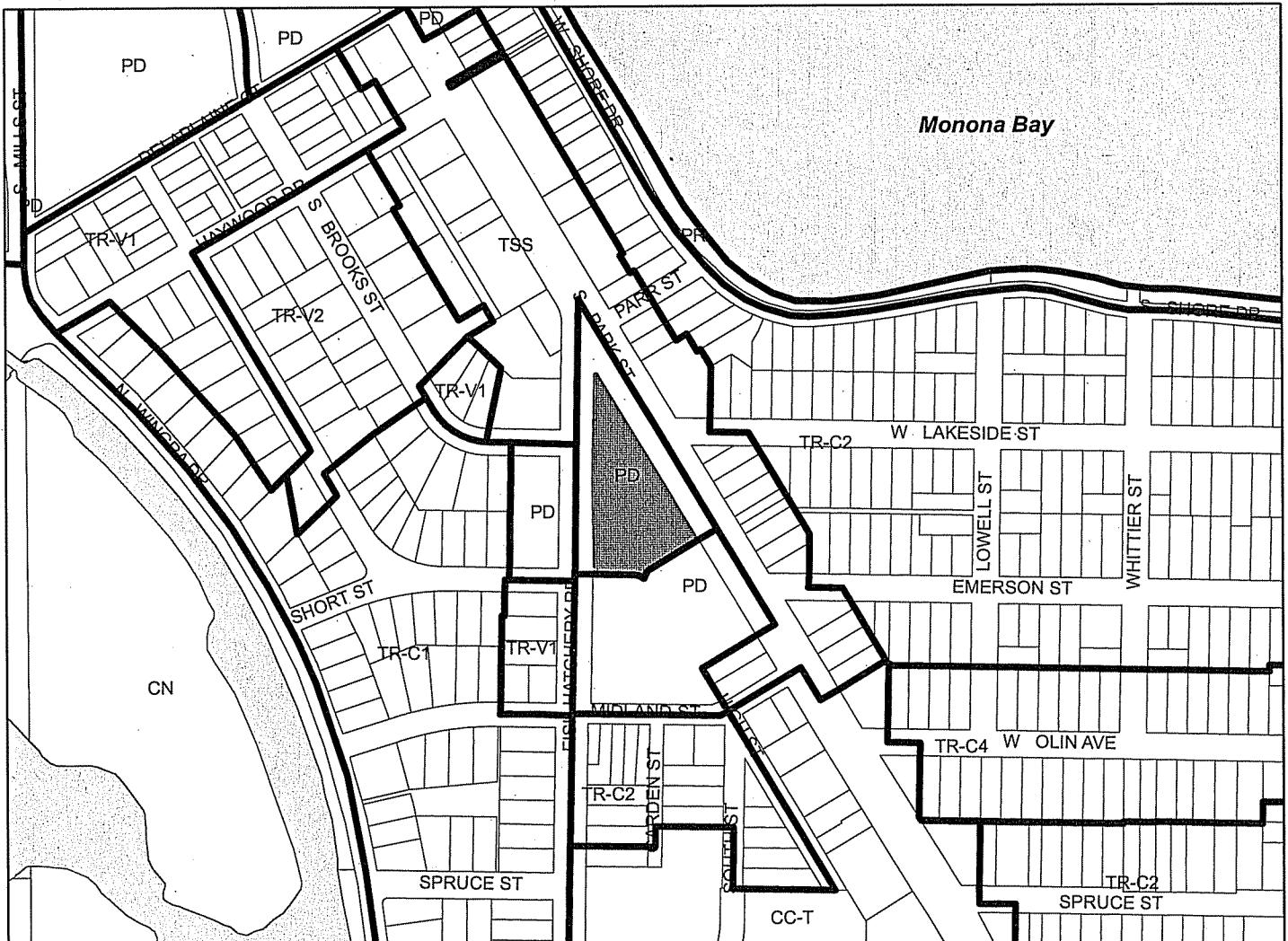
Location  
 1004-1032 South Park Street  
 Applicant  
 Wingra Point LLC/J. Randy Bruce -  
 Knothe & Bruce Architects, LLC  
 From: PD(GDP) To: PUD(SIP)  
 Existing Use  
 Vacant portion of planned development

Proposed Use  
 Construct mixed-use building with 6,000  
 sq. ft. of commercial space, 5,000 sq. ft.  
 of live-work space and 164 apartments

Public Hearing Date  
 Plan Commission  
 08 June 2015  
 Common Council  
 16 June 2015

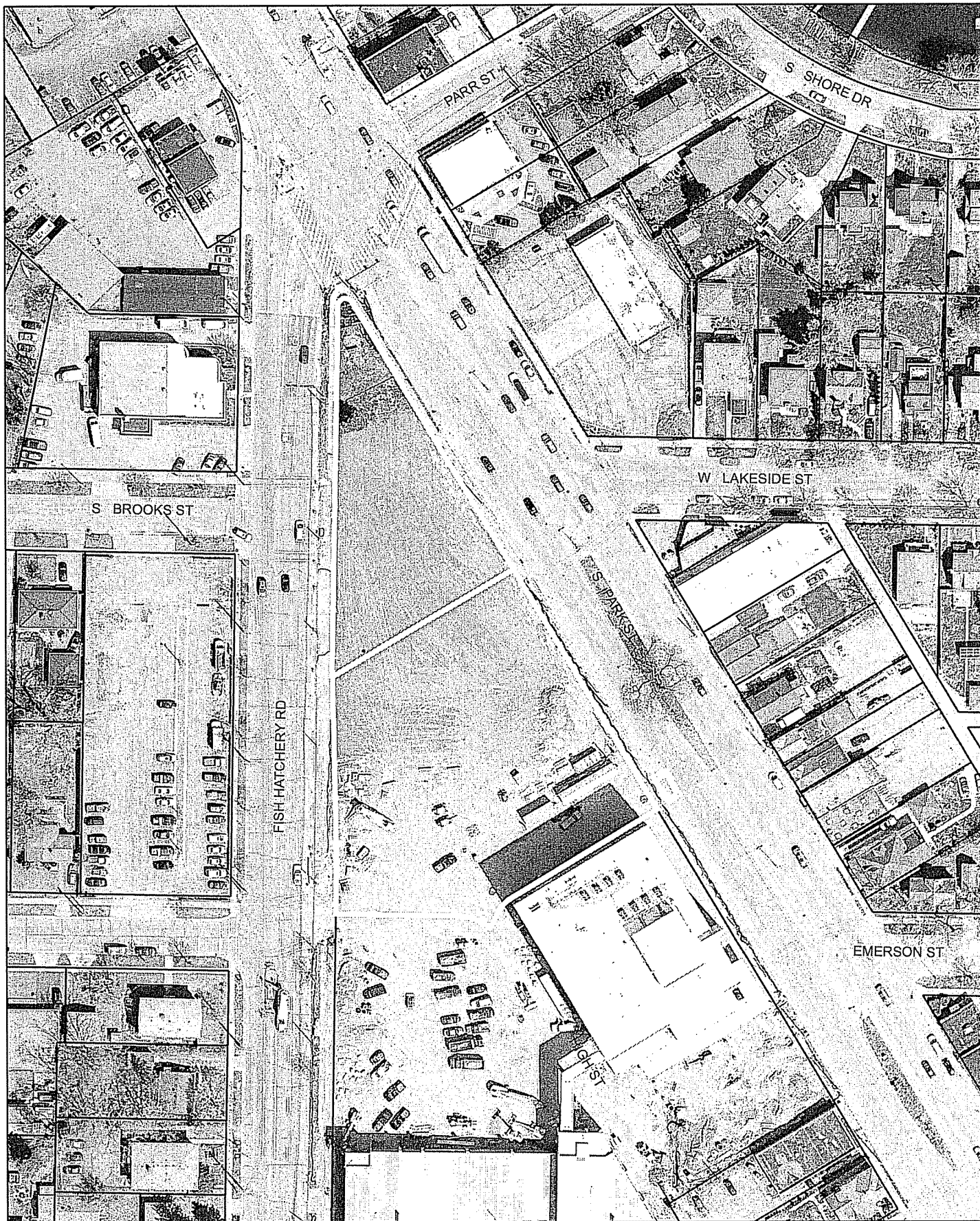


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 June 2015





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$1,700</u>	Receipt No. <u>002029-0005</u>
Date Received <u>3/13/15</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-262-0815-3</u>	
Aldermanic District <u>13 Lucas Dailey</u>	
Zoning District <u>PD</u>	
Special Requirements <u>WDD-07, PD, Eng</u>	
Review Required By: <u>hsl</u>	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1004 & 1032 S. Park Street, Madison WI  
Project Title (if any): Wingra Point 2 Residences

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from PUD-GDP to PUD-SIP
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

Applicant Name: Terrence R. Wall Company: Wingra Point Residences, LLC  
Street Address: P.O. Box 620037 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 345-0701 Fax: ( ) Email: terrence@twallenterprises.com

Project Contact Person: J. 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: ( ) Email: rbruce@knothebruce.com

Property Owner (if not applicant): Wingra Point LLC  
Street Address: 980 N. Michigan Ave #1280 City/State: Chicago, IL Zip: 60611

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Three to Six story mixed use building with lower level parking and a second level roof garden terrace. The building will contain 173 apartments above 9,330 s.f. of first level commercial space.

Development Schedule: Commencement 8/1/2015 Completion 9/1/2017

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
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**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Alder Lucas Dailey, Bay Creek Neighborhood Association 12/10/14


→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Tim Parks Date: 12/10/14 Zoning Staff: Al Martin Date: 12/10/14

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

Name of Applicant Terrence Wall, President Relationship to Property: Developer

Authorizing Signature of Property Owner  Date 3/13/2015

*(purchase contract)*

**Zoning Text**  
**PD-SIP**  
Wingra Point Phase II  
March 12, 2015

**Legal Description:** See attached Exhibit A.

- A. **Statement of Purpose:** This original Planned Development zoning district is established to allow for the construction of a mixed-use development with 173 apartments plus 6,000 square feet of commercial space and 5,000 square feet of flex space to allow for residential units, commercial space or live-work units.
- B. **Permitted Uses:** Following are permitted uses:
  - 1. Multifamily residential uses as shown in approved plans.
  - 2. Commercial uses as allowed in the TSS District or as allowed in the approved PUD-GDP and reproduced in the attached Exhibit B.
  - 3. Live-work units as shown on the plans.
  - 4. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
    - 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:** The family definition shall coincide with the definition given in M.G.O. 28.211 for the TR-V2 zoning district.
- J. **Signage:** Signage for the residential buildings will be allowed as per the TSS zoning district or as provided in the approved PD-SIP plans or as a minor alteration to the approved PD-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.



## T. Wall Enterprises

### MEMO

TO: Madison Urban Design Commission

FROM: Terrence R. Wall, President

RE: Wingra Point Phase 2 - Corner of Fish Hatchery Road and Park Street

DATE: April 7, 2015

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#### **Introduction**

After the Urban Design Commission meeting a few weeks ago in which Randy Bruce presented our vision for the site of the old Bancroft Dairy facility at the corner of Fish Hatchery Road and Park Street, I understand that the Commission talked about a desire for an 'edgy' design for what we are presently referring to as 'Wingra Point Phase 2' until we can come up with an appropriate and memorable name.

#### **History**

The site used to hold a brick building housing the old Bancroft Dairy facility. The back part of the site now has a four-story UW Clinic with a building design incorporating what I refer to as highway architecture - continuous banded windows, feature-less and devoid of details or of any variety, with flat two-dimensional sides and a flat roof with no variation adjacent a similarly designed parking ramp.

Across the street is the new fairly innovative, four-story multi-family building that Randy Bruce designed and we developed and opened last year to great success. The roof line varies; there are two corner roof-top decks that provide stunning views of the Capitol and downtown Madison; there are street level (at-grade) pedestrian entrances to the units fronting on Fish Hatchery Road, with the garage entrance hidden off to the side; and a 'store front' corner that houses our community and game room along with a separate fitness center with windows that allow passers-by to see the life and activity inside. It may not be edgy, but it is innovative for this neighborhood. Yet, at the same time, the architecture has variety, with different heights, setbacks, street level patios, and a mix of different materials.

There is no doubt in my mind that Wingra Point Residences will stand the test of time and it has been well received by the neighborhood.

#### **Wingra Point Phase 2 Site Conditions and Attributes**

This subject site is quite challenging. Everyone naturally thinks of it as a 'flat iron' type corner, thereby dictating a traditional flat iron type design. However, a typical flat iron building has a more obtuse corner, whereas this corner is quite acute. It is simply too narrow for the traditional curved flat iron type design that I originally asked Randy Bruce to consider. Likewise, the acute nature of the corner dictates that the corner of the building be pulled back a little (but not too much) from the point to provide sight lines for drivers turning at that intersection. This was of particular interest to the neighbors.

This site is also unique in that it has no street parking along it, with difficult access, since an entrance cannot be located too close to the signaled intersection. Without street parking, commercial space is less likely to be in high demand, especially given the numerous vacant store fronts in the area. This is why we tried to strike a balance on the size of the commercial space (too much and it will sit vacant).

In terms of parking, we need to provide enough parking for the residents as well as any visitors to businesses that would be located in the building, which is a severe challenge on an acute angled site. We have incorporated one level of underground parking (limited to one level due to the high water table), as well as some at-grade parking hidden behind the front facades of the building face at street level. We also have the challenge of providing code required exiting to and from the garage below - on an acute corner site.

The other significant challenge is the high water table at this site. We must work within that context. Similarly, at Veritas Village, the high water table dictates that the first floor units be walk-ups, slightly above street grade, just like the adjacent homes.

So as you can imagine, the site is quite challenging, not to mention the design and architectural components that need to be decided.

The favorable attributes of the site include incredible views of the Capitol and Monona Bay above the rooftops of the houses to the north. In addition, the corner is quite unique and we want to emphasize that.

### **Vision**

Our vision for the site is a building that a.) fits in with the neighborhood; b.) is innovative but not so trendy as to become outdated within a generation; and c.) to provide a building that is varied in height and materials. Varying the height, materials and colors, in particular in the brick, is what mimics the neighborhood. We also incorporated walk-up units because that is part of Madison's culture. The materials, colors and height of the design Randy Bruce came up with fits in well with this area.

Yes, the corner is a little edgy; but not too much. We are open to ideas, but the neighborhood already turned down a more innovative design at the corner. We do like the idea of a gathering place at that corner at street level, which is why we placed a sitting area there with a door to the business inside.

At the same time, while we are open to the appearance of a six story building at the apex, the neighborhood prefers an actual five story building there. I do not blame them; they do not want the building to overwhelm the neighborhood just across the street, which is why I agree with the neighbors; five stories is the right height. In contrast, a seven story building would not have enough parking and would be the tallest structure in the neighborhood.

At the request of the neighbors, we also reversed the original design and placed the building openings on the Park Street side facing Monona Bay rather than on Fish Hatchery. We also incorporated a lot of glass in the corner building to take advantage of the stunning views of the lake and Capitol.

The second floor rooftop deck (interior courtyard) is also quite unique, and provides a place for residents to meet each other. Our company slogan is 'Creating Places Where People Interact' and we strive to incorporate both indoor and outdoor spaces for that purpose. Indoors we incorporate community rooms, game rooms, libraries, and other meeting places. Outdoors we include a courtyard, rooftop decks or a barbecue area.

You will also note that the design Randy presented breaks up the building to look like three buildings, in keeping with the other smaller buildings on Park Street.

### **My Rules for Design**

There are a couple of simple overriding rules that I use to govern the architecture of our developments. First, the design cannot be so trendy as to become dated within one generation. I grew up having to look at and use the Humanities building, the Vilas building, the Van Hise building, the Helen C. White library building and a host of other 1960's and 1970's era buildings that within one generation became dated; you know exactly what decade they were built in by their design. In that era, the civil defense shelter, bunker mentality design dictated. These buildings still haunt the campus.

My second rule is that our buildings cannot use materials that will become dated or that will age poorly. I have never been a fan of EIFS or stucco for that reason, the material ages and discolors quickly. The same issue is a risk with the current popularity of metal panels. We do not know how they will age or discolor over time. I also refused to employ the less expensive vinyl siding on the apartment buildings that I developed in the mid-1990's, instead choosing a sustainable material. Today, those buildings still appear brand new. No one can tell when they were built because they were built with sustainable and long-lasting design and materials.

My third general rule is 'does it fit within the neighborhood'? In the case of Fish Hatchery and Park Street, there is some flexibility to be eclectic, because there is a wider variety of architecture. On one hand, there is the institutional architecture of the two hospitals in the adjacent neighborhood, the highway architecture of the new UW clinic, and the eclectic and varied architecture of the older local buildings on Park Street. Those buildings tend to employ brick and a variety of traditional materials.

For these reasons, I favor brick over other materials for our development, combined with some accents employing a limited amount of metal or concrete board (like Hardiplank). I also prefer to vary the roof lines and add accents and details, just like they used to do before the era of design devoid of detailing in the 1960's and 1970's came into being. I also like to pedestrian-size the building; i.e. provide pedestrian level at-grade direct access to as many units as possible at street level, not only because it makes a building more pedestrian friendly, but because the homes in the area have the same architecture.



And because this development will be located on the corner of two commercial arterial collector streets with other small commercial store fronts, we have included a few commercial store fronts, including a **number of live-work units, with show room space at street level** that allows a private, sole proprietor to hang out his or her shingle while living a level above the store front. This design, in particular, is very much in keeping with the way that small town centers, including Madison's, evolved over time. Store owners frequently lived above their stores, in particular along Park Street.

The other component to consider is signage. Park Street has a long history of varying signage, and we wish to incorporate different kinds of signage as well. Randy is working on that.

### **Conclusion**

As you can see, we have spent considerable time thinking about and trying different ideas for this site, as well as running those ideas past the neighbors who have to live with the final design.

We are not looking for perfectionism, we are looking for appropriateness. It's like UW professor James Graaskamp said, it's not about highest and best use; it's about the most appropriate use. The same goes for design. The UDC may be looking for a home run hit here, but we are not. We are looking for a design that 20 years from now will not be dated and that 100 years from now will still be appropriate. I build for 100 years.

While we are open to considering ideas for the apex building on the corner, we really like the vision we have presented for the site plan and the rest of the building on the remainder of the site. Certainly, the facade can be changed at the corner or the detail of the corner treatment can be changed as well, and we are open to ideas on that.

I thank you for your thoughtful consideration of our perspective on the design. As the guy who is taking all the risk, I would ask politely for some consideration or deference since I am the one on the hook. Yes, we want this to be outstanding development, but it has to be appropriate too. Thank you.



# LAND USE APPLICATION

CITY OF MADISON

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

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FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1004 & 1032 S. Park Street, Madison WI  
**Project Title (if any):** Wingra Point 2 Residences

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- Major Amendment to Approved PD-GDP Zoning**       **Major Amendment to Approved PD-SIP Zoning**
- Review of Alteration to Planned Development (By Plan Commission)**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Other Requests:** \_\_\_\_\_

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

**Applicant Name:** Terrence R. Wall      **Company:** Wingra Point Residences, LLC  
**Street Address:** P.O. Box 620037      **City/State:** Middleton, WI      **Zip:** 53562  
**Telephone:** (608) 345-0701      **Fax:** ( )      **Email:** terrence@twallenterprises.com

**Project Contact Person:** J. 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:** ( )      **Email:** rbruce@knothebruce.com

**Property Owner (if not applicant):** Wingra Point LLC  
**Street Address:** 980 N. Michigan Ave #1280      **City/State:** Chicago, IL      **Zip:** 60611

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Three to Six story mixed use building with lower level parking and a second level roof garden terrace. The building will contain 173 apartments above 9,330 s.f. of first level commercial space.

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|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
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Alder Lucas Dailey, Bay Creek Neighborhood Association 12/10/14

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Planning Staff: Tim Parks Date: 12/10/14 Zoning Staff: Al Martin Date: 12/10/14

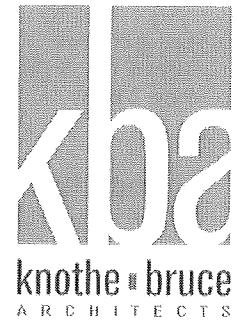
**The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Terrence Wall, President Relationship to Property: Developer

Authorizing Signature of Property Owner  Date 3/13/2015  
(purchase contract)

March 13, 2015 (Revised May 13, 2015)

Ms. Katherine Cornwell  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701



Re: Wingra Point II Residences  
PD-SIP Application  
1004 & 1032 S. Park Street  
Madison, WI  
**KBA Project # 1433**

Ms. Katherine Cornwell:

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

**Organizational Structure:**

**Owner/Developer:**

Wingra Point 2 Residences, LLC  
P.O. Box 620037  
Middleton, WI 53562  
Contact: Terrence R. Wall  
[terrence@twallenterprises.com](mailto:terrence@twallenterprises.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:**

Vierbicher  
999 Fourier Drive Ste 201  
Madison, WI 53717  
608-826-0532  
608-826-0530 fax  
Contact: Joe Doyle  
[jdoyle@vierbicher.com](mailto:jdoyle@vierbicher.com)

**Landscape Design:**

The Bruce Company  
2830 Parmenter Street  
P.O. Box 620330  
Middleton, WI 53562  
Phone: 608-836-7041  
Contact: Rich Strohmenger  
[rstrohmenger@brucecompany.com](mailto:rstrohmenger@brucecompany.com)

**Introduction:**

The triangular 1.65 acre site is located on the south corner of Park Street and Fish Hatchery Road and is part of an approved PUD-GDP that established a guide for redevelopment of the former Bancroft Dairy site. The PUD-GDP was approved by the Common Council on October 4, 2011 along with a PUD-SIP for the UW Wingra Clinic that is directly south of the subject site.

This proposal requests rezoning to a PD-SIP for the 1.65 acre site. It will create a dynamic mixed-use community that features attractive architecture and landscaping with density and uses that will support the surrounding businesses and residential neighborhood. In conjunction with this PD-SIP application a CSM will be submitted to combine the two underlying lots.

**Project Description:**

The proposed development consists of three buildings of three to five stories surrounding an elevated and landscaped courtyard. The development meets the surrounding streetscape with commercial uses at the corner of Park and Fish Hatchery, live-work spaces on Park Street and residential uses on Fish Hatchery. Parking is internalized within the first floor level or located in the basement parking garage. Residential apartments extend from the second through fifth floors with a range of unit types available. The buildings will contain 164 apartment units, 6,000 square feet commercial space and 5,000 square feet of live-work space. The live work units will allow the flexibility for residential or live-work use in the near term or commercial use later as demand in the neighborhood strengthens.

The UW/Wingra Clinic plan provided a shared drive for vehicular access to the site from either Park Street or Fish Hatchery. This PD-SIP includes an additional drive entry on Park Street to support the commercial uses on the corner. All three drive entries provide access to the enclosed parking and distribute the traffic impacts. Automobile parking is provided at an excess of 1 stall per unit. Bicycle parking is designed to meet the City requirements.

The property is in the Bay Creek Neighborhood Association and within the boundaries of UDD 7, the South Madison Neighborhood Plan, the Wingra BUILD plan and an approved PD-GDP. The proposed development is generally consistent with those plans.

**Site Development Data:**

Densities:

Lot Area	71,647 S.F. or 1.64 acres
Dwelling Units	164 units
Lot Area / D.U.	436 S.F./unit
Density	100 units/acre
Lot Coverage	53,000 S.F.
Usable Open Space	17,717 S.F.

Dwelling Unit Mix: Apartments

Town Houses	6
Studio	35
One Bedroom	64
One Bedroom + Den	9
<u>Two Bedroom</u>	<u>50</u>
Total	164

**Site Development Data (cont):**

**Building Height:** 3-5 Stories

**Floor Area Ratio:**

Commercial	6,000 S.F.
Live/Work Space	5,000 S.F.
First Level Parking	29,500
<u>Residential</u>	<u>171,900 S.F.</u>
Gross Floor Area	212,400 S.F.
Floor Area Ratio	3

**Vehicle Parking Stalls**

Surface	64
<u>Underground</u>	<u>110</u>
Total	174

**Bicycle parking Stalls**

Surface	60
<u>Underground</u>	<u>147</u>
Total	207

**Project Schedule**

This project will be a phased development with construction of the first phase commencing in fall 2015 with scheduled completion/occupancy slated for spring 2017. The second phase will follow as market conditions dictate and is currently expected to start in 2017.

**Hours of Operation:**

The residential apartment's property will be a professionally managed apartment community. The building will have an on-site management office with of operation are expected to be from 8:00 A.M. – 5:00 P.M., Monday through Friday, with scheduled appointments at other times. The hours of operation for the commercial spaces on the first floor will vary depending on the specific commercial user.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member



Wingra Point II  
View looking South  
on Park Street



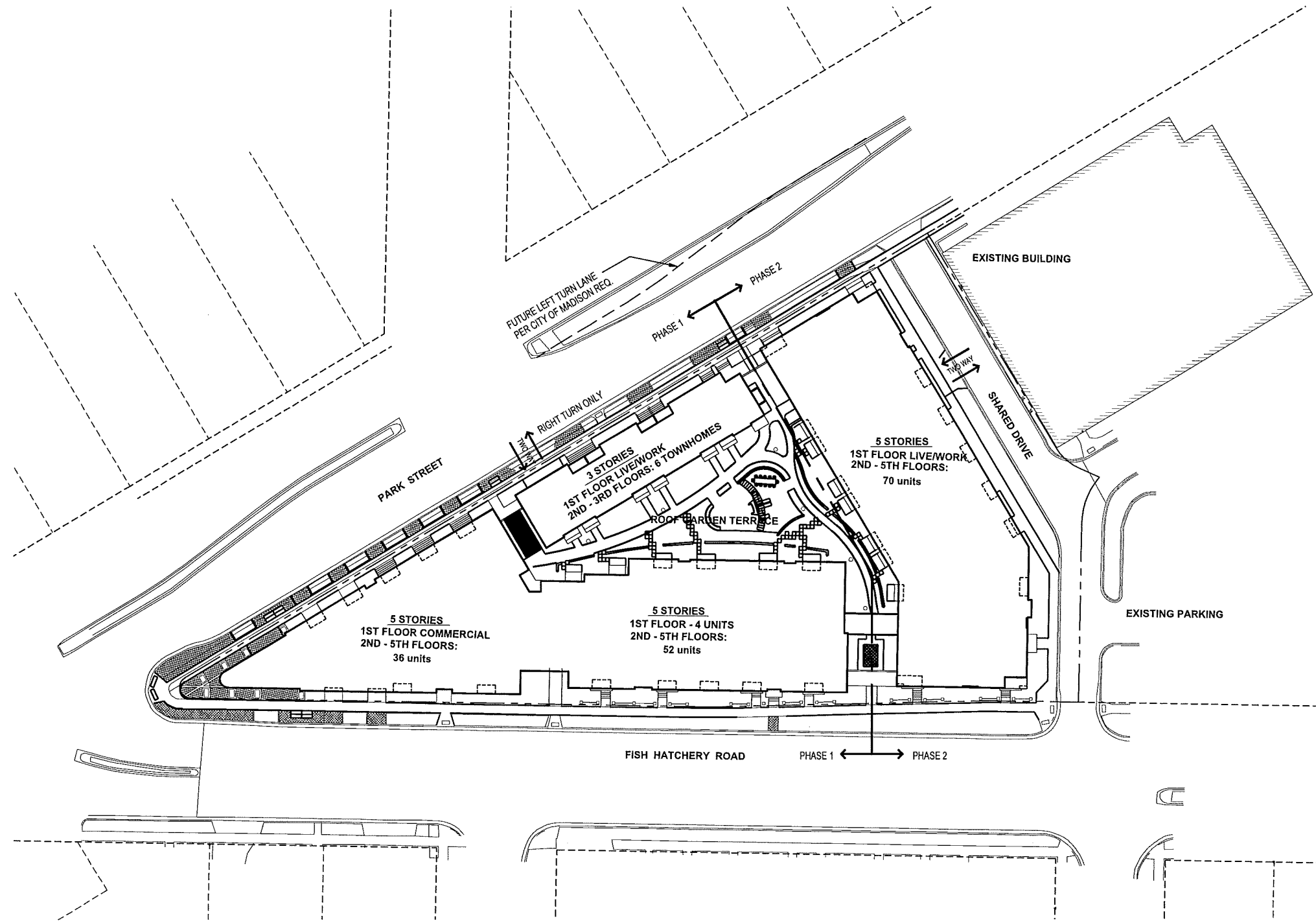


1 PARK STREET ELEVATION  
A-2.1 1/16"=1'-0"



2 FISH HATCHERY ROAD ELEVATION  
A-2.1 1/16"=1'-0"





**SITE INDEX SHEET**

<b>SITE</b>	
T-1.0	TITLE SHEET
C-1.0	SITE SURVEY
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C-1.5	FIRE ACCESS PLAN
C-2.0	PRELIMINARY GRADING & EROSION CONTROL PLAN
C-3.0	PRELIMINARY UTILITY PLAN
C4.0	SITE CIVIL NOTES
L-1.1	LANDSCAPING PLAN - SITE
L-2.2	LANDSCAPING PLAN - SECOND FL.
<b>ARCHITECTURAL</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH - FIFTH FLOOR PLAN
A-1.5	SIXTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.1A	EXTERIOR ELEVATIONS - Alternate
A-2.2A	EXTERIOR ELEVATIONS - Alternate

**SITE DEVELOPMENT STATISTICS**

LOT AREA	71,647 S.F. / 1.64 ACRES
DWELLING UNITS	164
LOT AREA/ D.U.	437 S.F./D.U.
DENSITY	100 UNITS/ACRE
BUILDING HEIGHT	3-5 STORIES
<b>GROSS FLOOR AREA</b>	
Commercial Area	6,000 S.F.
Live / Work Area	5,000 S.F.
First Level Parking	29,500 S.F.
Residential Area	171,900 S.F.
<b>Total Gross Area</b>	<b>212,400 S.F.</b>
<b>UNIT MIX</b>	
TOWNHOUSES	6
STUDIO	35
ONE BEDROOM	64
ONE BEDROOM + Den	9
TWO BEDROOM	50
<b>TOTAL</b>	<b>164</b>
<b>VEHICLE PARKING</b>	
SURFACE	64
UNDERGROUND	110
<b>TOTAL</b>	<b>174</b>
<b>BIKE PARKING</b>	
SURFACE	60
UNDERGROUND	147
<b>TOTAL</b>	<b>207</b>

**ISSUED**  
 Issued for SIP March 13, 2015  
 Issued for UDC May 6, 2015  
 Issued for UDC - May 13, 2015

**PROJECT TITLE**  
**WINGRA POINT**  
**PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
**SHEET TITLE**  
**Title Sheet**

**SHEET NUMBER**

**T-1.0**

**PROJECT NO.** 1433  
 © 2013 Knothe & Bruce Architects, LLC

**1** **SITE - ROOF PLAN**  
 T-1.0 1" = 30'

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11 Mar 2015 - 4:27p A:\T Wall Enterprises, LLC\140245, Wingra Point Phase 2, CAD\DWG\_140245\_base\_eng.dwg by: cpay

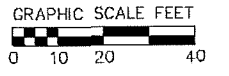
- SURVEY LEGEND**
- FOUND 3/4" Ø IRON ROD
  - △ SET P.K. NAIL
  - ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT. MIN.

- TOPOGRAPHIC SYMBOL LEGEND**
- ▲ EXISTING BOLLARD
  - ⊠ EXISTING SIGN
  - ⊠ EXISTING CURB INLET
  - ⊠ EXISTING FIELD INLET
  - ⊠ EXISTING STORM MANHOLE
  - ⊠ EXISTING SANITARY MANHOLE
  - ⊠ EXISTING FIRE HYDRANT
  - ⊠ EXISTING WATER MAIN VALVE
  - ⊠ EXISTING CURB STOP
  - ⊠ EXISTING GAS VALVE
  - ⊠ EXISTING DOWN CUY
  - ⊠ EXISTING ELECTRIC MANHOLE
  - ⊠ EXISTING ELECTRIC PEDESTAL
  - ⊠ EXISTING LIGHT POLE
  - ⊠ EXISTING GENERIC LIGHT
  - ⊠ EXISTING UTILITY POLE
  - ⊠ EXISTING TELEPHONE MANHOLE
  - ⊠ EXISTING TRAFFIC SIGNAL
  - ⊠ EXISTING CONIFEROUS TREE

- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
  - EXISTING OVERHEAD CABLE TV
  - EXISTING FIBER OPTIC LINE
  - EXISTING OVERHEAD TELEPHONE LINE
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING OVERHEAD GENERAL UTILITIES
  - EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - EXISTING STORM SEWER LINE (SIZE NOTED)
  - EXISTING WATER MAIN (SIZE NOTED)
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPERTY LINE



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF E. MIFLIN STREET MEASURED AS BEARING S48°14'54"W

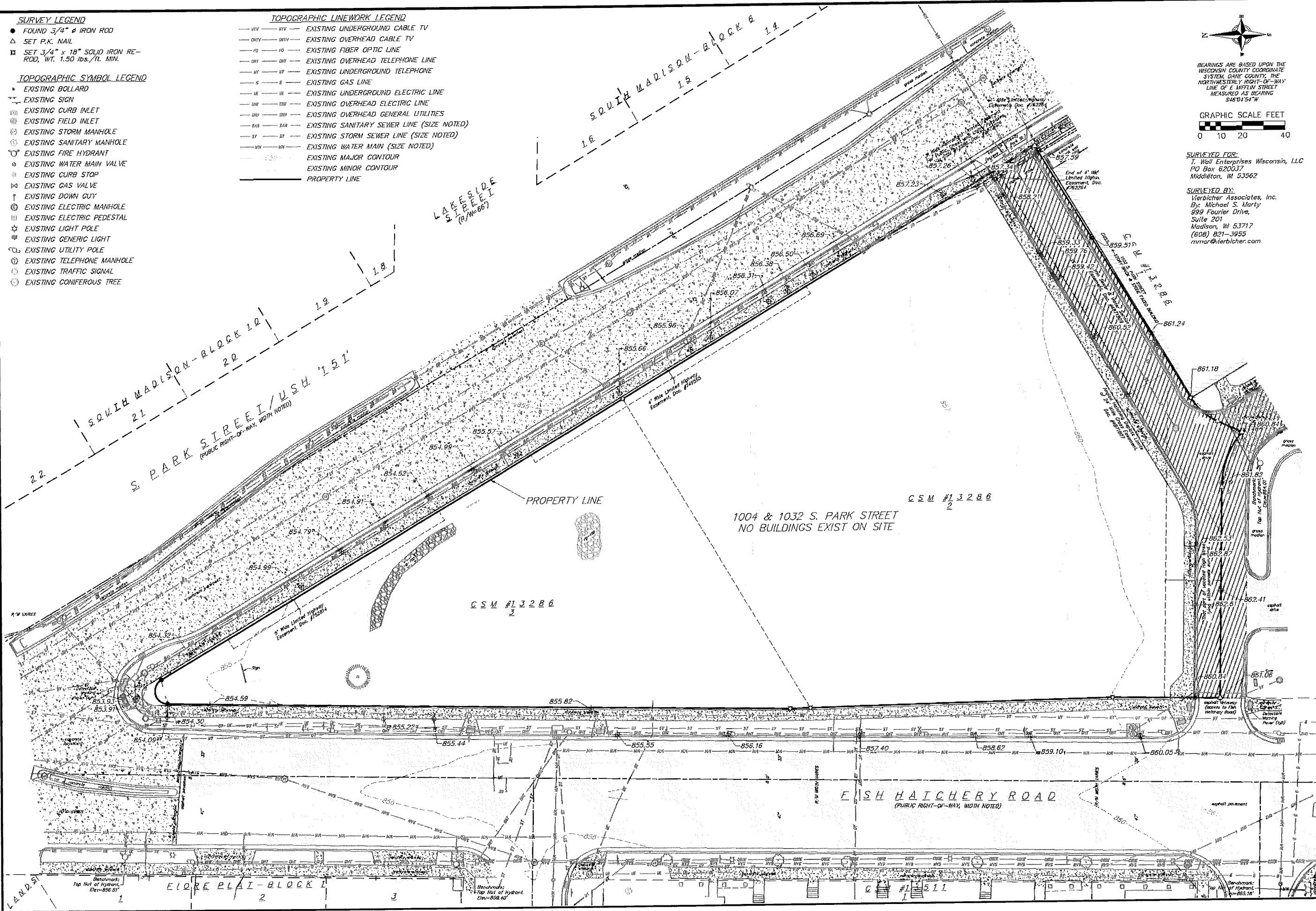


**SURVEYED FOR:**  
T. Wall Enterprises Wisconsin, LLC  
PO Box 620037  
Middleton, WI 53562

**SURVEYED BY:**  
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**vierbicher**  
planners | engineers | advisors

REBORING - MADISON - PRAIRIE DU CHIEN  
999 PRAIRIE DU CHIEN ROAD  
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**Existing Conditions Plan**  
Wingra Point Phase 2  
City of Madison  
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	3/12/15		

SCALE AS SHOWN

DATE: 3/12/2015

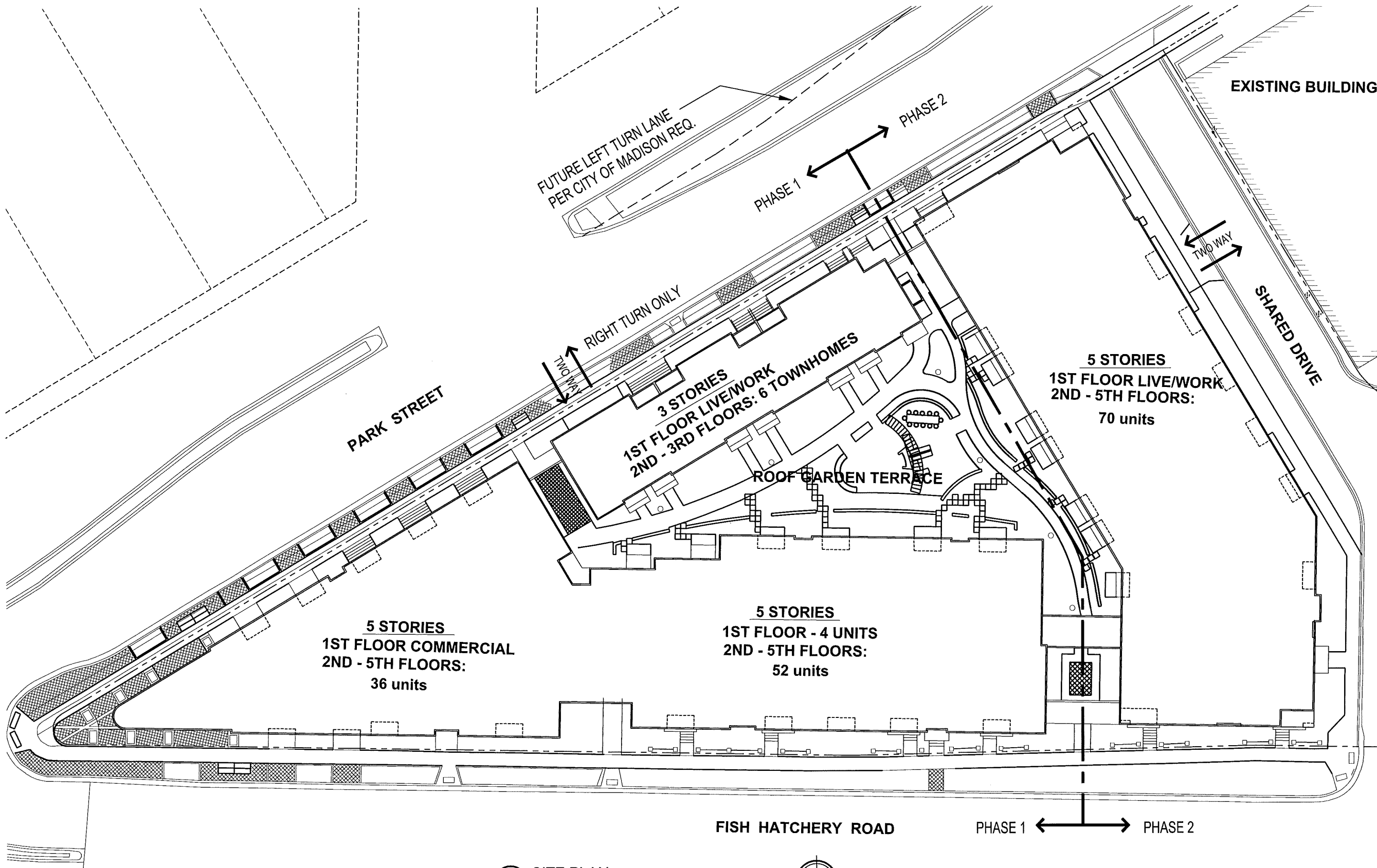
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PROJECT NO.: 140245

SHEET: 1 OF 4

DWG. NO.: C-1.0



ISSUED  
 Issued for SIP March 13, 2015  
 Issued for UDC May 6, 2015  
 Issued for UDC - May 13, 2015

PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
 SHEET TITLE  
**Site Plan**

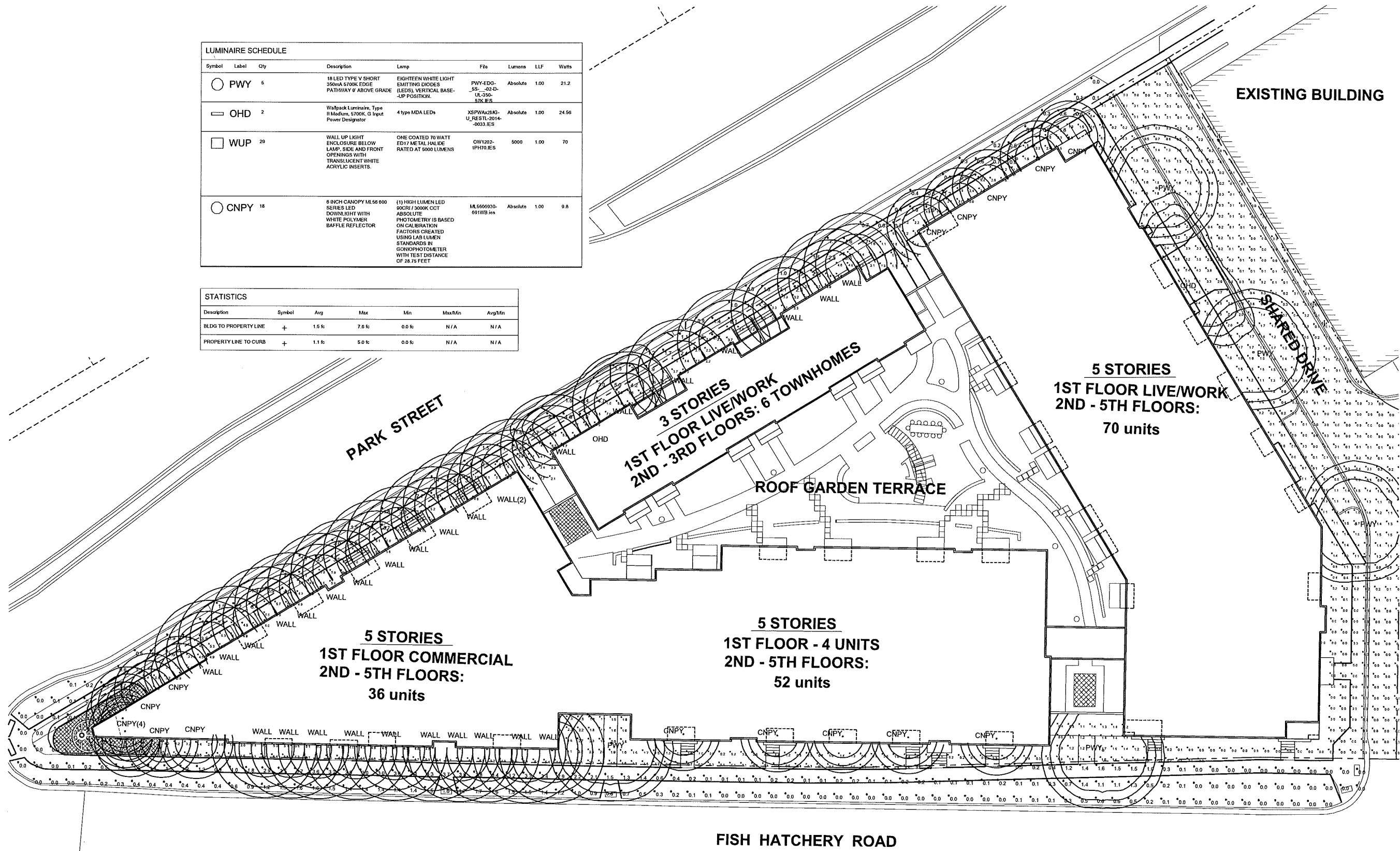
1 SITE PLAN  
 C-1.1 1/16" = 1'-0"



SHEET NUMBER  
**C-1.1**  
 PROJECT NO. 1433  
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LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Description	Lamp	Fte	Lumens	LLF	Watts
○	PWY	5	18 LED TYPE V SHORT 35Wx4.5700K EDGE PATHWAY 9' ABOVE GRADE	EIGHTEEN WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION.	PWY-EDG-SS-02-DL-350-530.E.S.	Absolute	1.00	21.2
□	OHD	2	Wallpack Luminaire, Type II Medium, 5700K, G Input Power Designator	4 type MDA LEDs	XS/PWA23KG-U_RESTL-2014-0033.E.S.	Absolute	1.00	24.56
□	WUP	29	WALL UP LIGHT ENCLOSURE BELOW LAMP, SIDE AND FRONT OPENINGS WITH TRANSLUCENT WHITE ACRYLIC INSERTS.	ONE COATED 70 WATT ED17 METAL HALIDE RATED AT 5000 LUMENS	OW1202-1PH70.E.S.	5000	1.00	70
○	CNPY	18	6 INCH CANOPY ML56 600 SERIES LED DOWN LIGHT WITH WHITE POLYMER BAFFLE REFLECTOR	(1) HIGH LUMEN LED 90CRI / 3000K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	ML5606205-691WB.S.S.	Absolute	1.00	9.8

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG TO PROPERTY LINE	+	1.5 f	7.6 f	0.0 f	N/A	N/A
PROPERTY LINE TO CURB	+	1.1 f	5.0 f	0.0 f	N/A	N/A



ISSUED  
Issued for SIP March 13, 2015  
Issued for UDC May 6, 2015

PROJECT TITLE  
**WINGRA POINT  
PHASE 2**

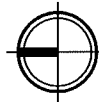
Fish Hatchery Road &  
Park Street  
Madison, WI  
SHEET TITLE  
**Site Plan -  
Site Lighting**

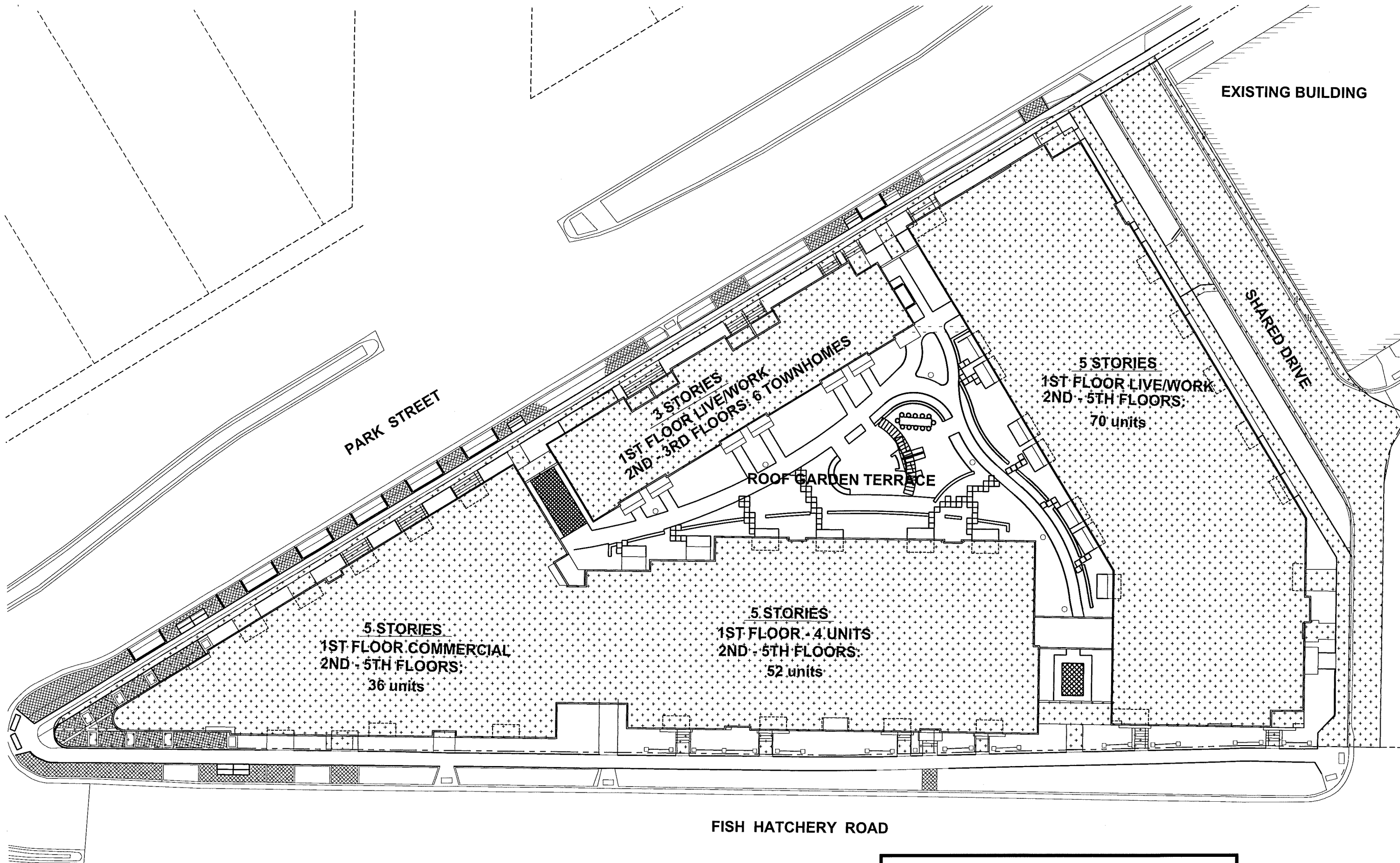
SHEET NUMBER

**C-1.2**

PROJECT NO. **1433**  
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1 SITE PLAN - SITE LIGHTING  
C-1.0 1" = 30'





ISSUED  
 Issued for SIP March 13, 2015  
 Issued for UDC April 29, 2015

PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
 SHEET TITLE  
**Site Plan-  
 Lot Coverage**

SHEET NUMBER  
**C-1.3**  
 PROJECT NO. **1433**  
 © 2013 Knothe & Bruce Architects, LLC

**1** SITE PLAN - LOT COVERAGE  
 C-1.3 1" = 30'

LOT COVERAGE	
TOTAL LOT AREA	= 71,647 S.F.
LOT COVERAGE: Building + Paved Areas	= 64,700 S.F.
SUBTRACT Green Roof Garden Terrace	= 11,700 S.F.
ADJUSTED LOT COVERAGE	= 53,000 S.F.
(53,000 SF / 71,647 S.F.)	= <u>74 %</u>

ISSUED  
 Issued for SIP March 13, 2015  
 Issued for UOC April 28, 2015

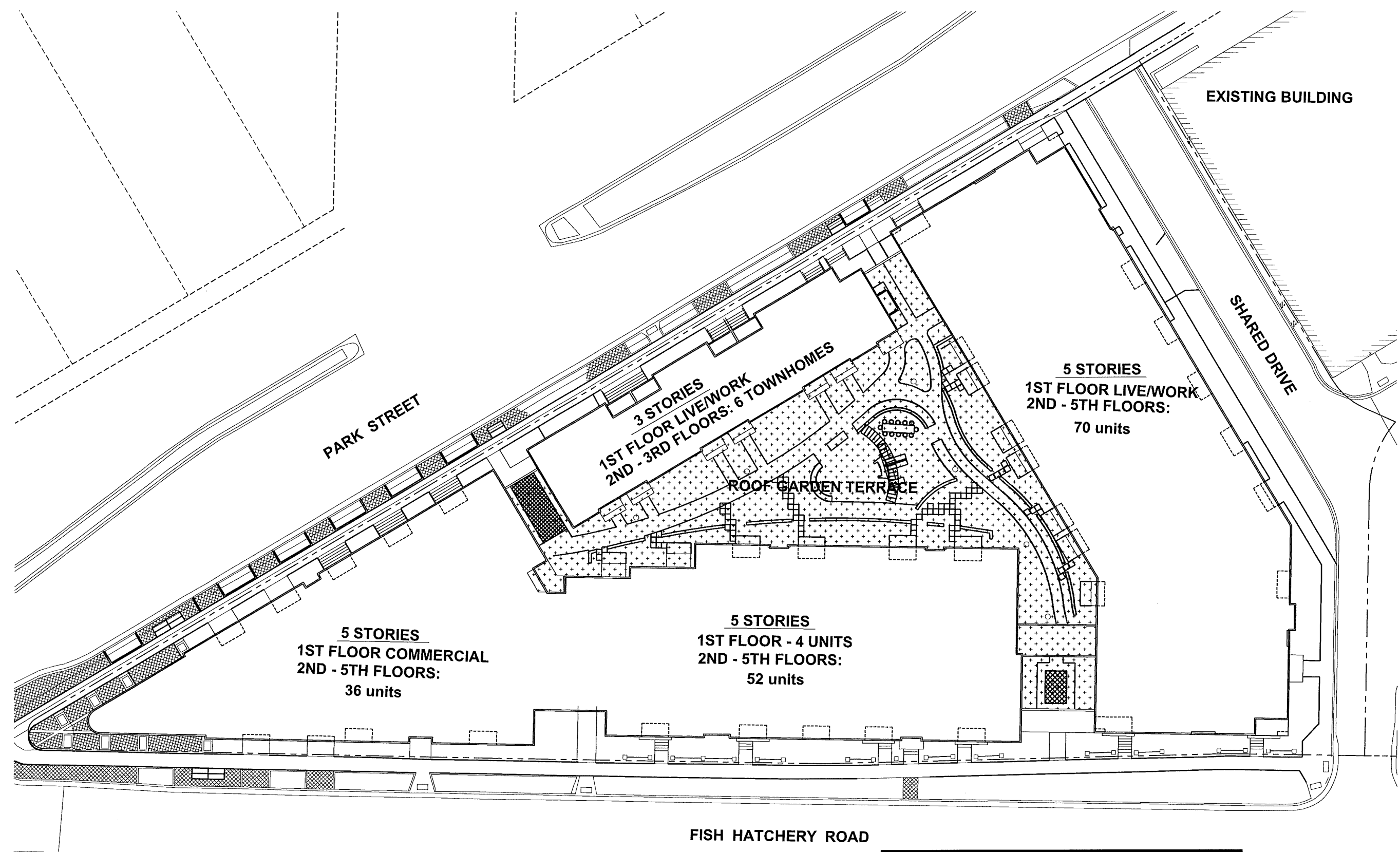
PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
 SHEET TITLE  
**Site Plan -  
 Usable Open  
 Space**

SHEET NUMBER

**C-1.4**

PROJECT NO. **1433**  
 © 2013 Knothe & Bruce Architects, LLC



**5 STORIES**  
 1ST FLOOR COMMERCIAL  
 2ND - 5TH FLOORS:  
 36 units

**3 STORIES**  
 1ST FLOOR LIVE/WORK  
 2ND - 3RD FLOORS: 6 TOWNHOMES

ROOF GARDEN TERRACE

**5 STORIES**  
 1ST FLOOR LIVE/WORK  
 2ND - 5TH FLOORS:  
 70 units

**5 STORIES**  
 1ST FLOOR - 4 UNITS  
 2ND - 5TH FLOORS:  
 52 units

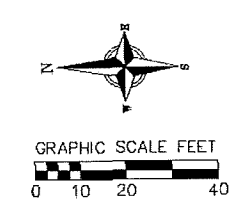
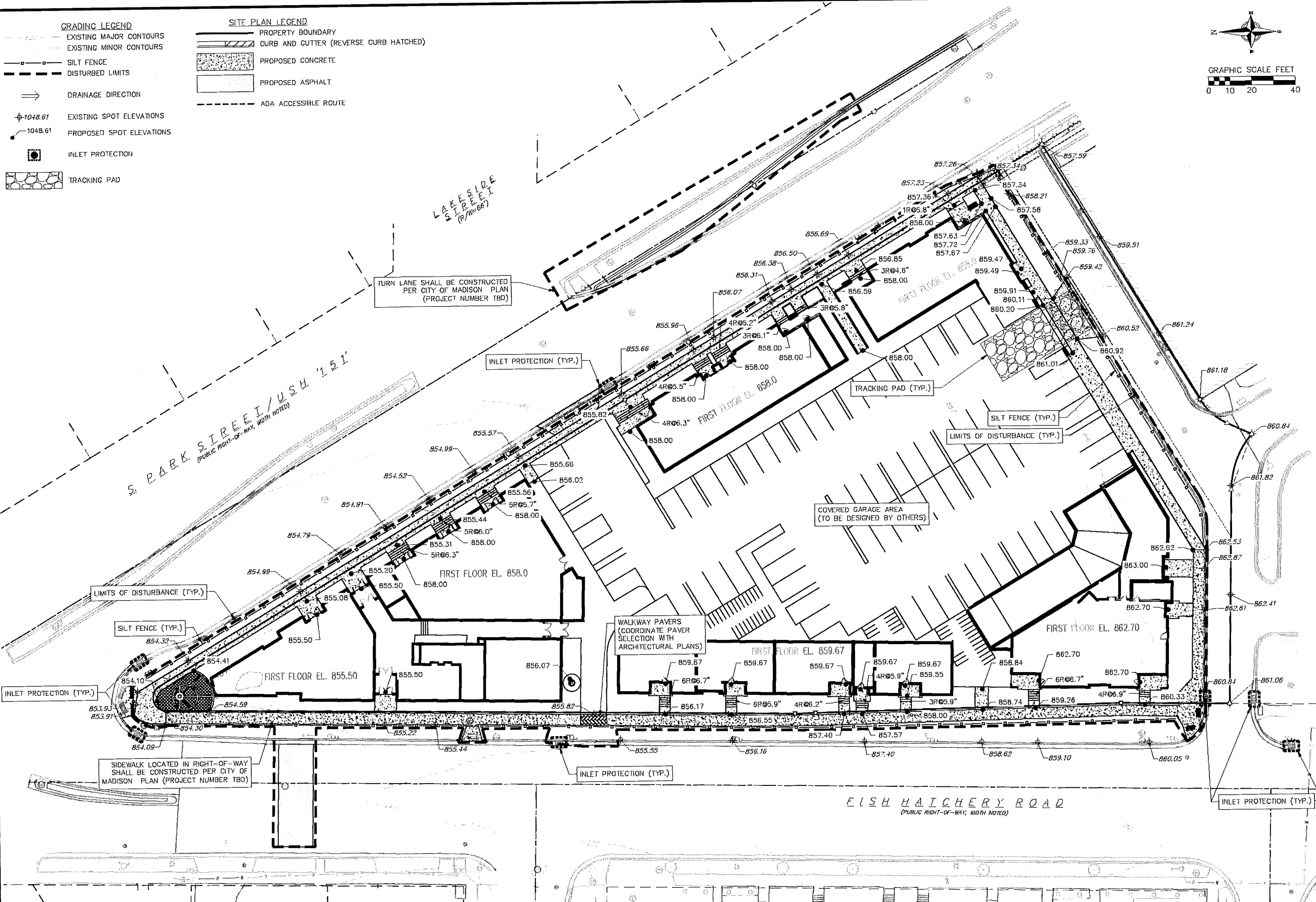
**1**  
 C-1.4 1" = 30'  
 SITE PLAN - USABLE OPEN SPACE



USABLE OPEN SPACE	
ROOF GARDEN TERRACE	= 4,584 S.F.
DECKS & PATIOS 7,970 (177 X 45 S.F.) X 75%	= 5,977 S.F.
<b>TOTAL</b>	<b>= 17,717 S.F.</b> (100 S.F./UNIT)

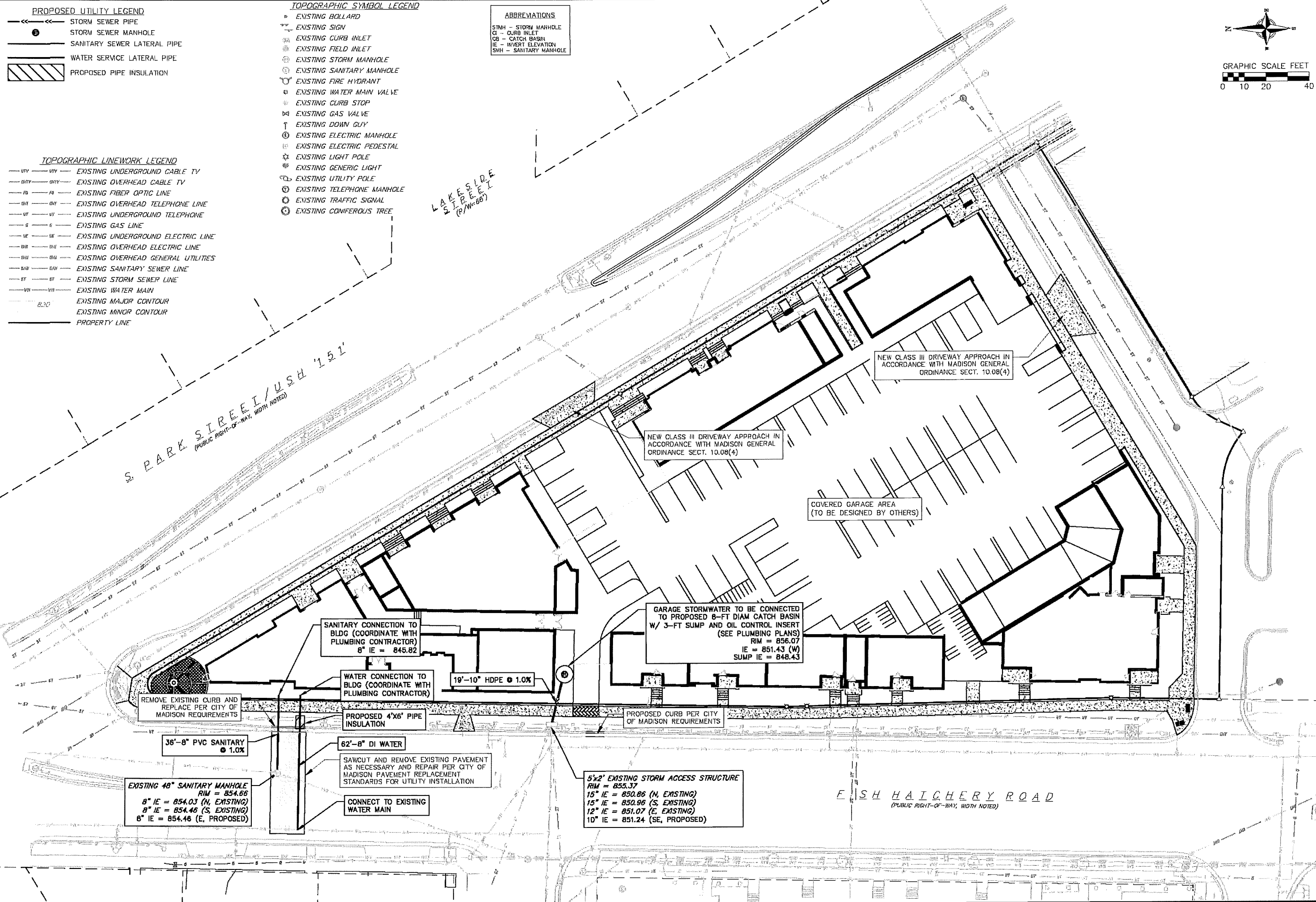
REVISIONS NO.	DATE	REVISIONS	REMARKS
1	5/12/15	SUBMITTAL TO CITY	

SCALE AS SHOWN  
 DATE 3/12/2015  
 DRAFTER GUY  
 CHECKED J.F.L.  
 PROJECT NO. 140245  
 SHEET 2 OF 4  
 DWG. NO. C-2.0



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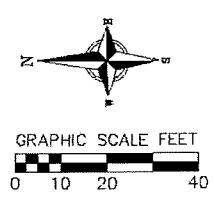


- PROPOSED UTILITY LEGEND**
- >--- STORM SEWER PIPE
  - STORM SEWER MANHOLE
  - SANITARY SEWER LATERAL PIPE
  - WATER SERVICE LATERAL PIPE
  - ▨ PROPOSED PIPE INSULATION

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - ▽ EXISTING SIGN
  - EXISTING CURB INLET
  - EXISTING FIELD INLET
  - EXISTING STORM MANHOLE
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER MAIN VALVE
  - EXISTING CURB STOP
  - EXISTING GAS VALVE
  - ↑ EXISTING DOWN GUY
  - EXISTING ELECTRIC MANHOLE
  - EXISTING ELECTRIC PEDESTAL
  - EXISTING LIGHT POLE
  - EXISTING GENERIC LIGHT
  - EXISTING UTILITY POLE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING TRAFFIC SIGNAL
  - EXISTING CONIFEROUS TREE

- ABBREVIATIONS**
- STMH - STORM MANHOLE
  - CI - CURB INLET
  - CB - CATCH BASIN
  - IE - INVERT ELEVATION
  - SMH - SANITARY MANHOLE

- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
  - EXISTING OVERHEAD CABLE TV
  - EXISTING FIBER OPTIC LINE
  - EXISTING OVERHEAD TELEPHONE LINE
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING GAS LINE
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  - EXISTING STORM SEWER LINE
  - EXISTING WATER MAIN
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPERTY LINE



**vierbicher**  
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 Phone: (608) 836-0000 Fax: (608) 836-0000

**Utility Plan**  
 Wingra Point Phase 2  
 City of Madison  
 Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS
1	3/12/2015			SUBMITTAL TO CITY

SCALE AS SHOWN

DATE 3/12/2015

DRAWN CQJY

CHECKED JFEL

PROJECT NO. 140245

SHEET 3 OF 4

DWG. NO. C-3.0



11 Mar 2015 - 4:50p M:\V Wall Enterprises LLC\140245\_Wingra Point Phase 2\CA\DD\140245\_Base\_eng.dwg by: cgray

**GENERAL NOTES:**

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
4. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
7. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).

**SITE CONSTRUCTION NOTES:**

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-TBD FOR DETAILS.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
6. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

**EROSION CONTROL MEASURE NOTES:**

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. 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. 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.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
8. **SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.

10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
22. IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.
23. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).

**CONSTRUCTION SEQUENCE:**

1. INSTALL SILT FENCE AND TRACKING PAD.
2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT (AS NECESSARY).
4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
5. ROUGH GRADE FOR BUILDING PADS AND WALKS.
6. CONSTRUCT UNDERGROUND UTILITIES.
7. INSTALL INLET PROTECTION ON NEW INLETS.
8. CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA.
9. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH.
10. REMOVE SILT FENCE AFTER DISTURBED AREAS ARE RESTORED.

**SEEDING RATES:**

- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
  2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

**FERTILIZING RATES:**

- TEMPORARY AND PERMANENT:**  
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

**MULCHING RATES:**

- TEMPORARY AND PERMANENT:**  
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

**UTILITY NOTES:**

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.

6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).
16. ALL DAMAGE TO THE PAVEMENT ON SOUTH PARK STREET AND FISH HATCHERY ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
18. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.



RESEARCH - MADISON - PRAIRIE DU CHIEN  
999 Foster Drive, Suite 201, Madison, Wisconsin 53717  
Phone: (608) 834-0380 Fax: (608) 834-0380

**Notes**  
Wingra Point Phase 2  
City of Madison  
Dane County, Wisconsin

NO.	DATE	REVISIONS	
		REMARKS	NO. DATE
1	3/12/15	SUBMITTAL TO CITY	

SCALE: AS SHOWN  
DATE: 3/12/2015  
DRAFTER: CQUY  
CHECKED: JFEL  
PROJECT NO.: 140245  
SHEET: 4 OF 4  
DWG. NO.: C-4.0

Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
<b>Broadleaf Deciduous</b>				
7	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
4	SOS	Standing Ovation Serviceberry	Amelanchier Alnifolia 'obelisk'	#5 CONT.
3	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2' B&B
<b>Conifer Evergreen</b>				
6	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B
7	DMP	Dwarf Mugo Pine	Pinus Mugo Var Pumilio	15" POT
4	MBJ	Mountbatten Juniper	Juniperus Chinensis 'mountbatten'	4' B&B
11	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
12	MGSJ	Moon glow Spiral Juniper	Juniperus scopulorum 'moonglow'	18" B&B
<b>Perennial</b>				
26	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
43	LTC	Little Titch Catmint	Nepeta Racemosa 'little Titch'	#1 CONT.
128	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
187	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
62	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
<b>Shrub</b>				
2	PLST	Palibin Lilac (std)	Syringa Meyeri 'palibin' (std)	2' B&B
22	DKOR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.
5	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B
14	NFS	Neon Flash Spirea	Spiraea Japonica 'neon Flash'	#2 CONT.
2	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
1	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3' B&B

MADISON LANDSCAPE WORKSHEET

Zoning district is \_\_\_\_\_  
 Total square footage of developed area \_\_\_\_\_ Landscape Units  
 Total square footage of first 5 acres of developed area + 300 square feet = \_\_\_\_\_ Landscape Units  
 Total square footage of \_\_\_\_\_ additional acres of developed area + 100 square feet = \_\_\_\_\_ Landscape Units

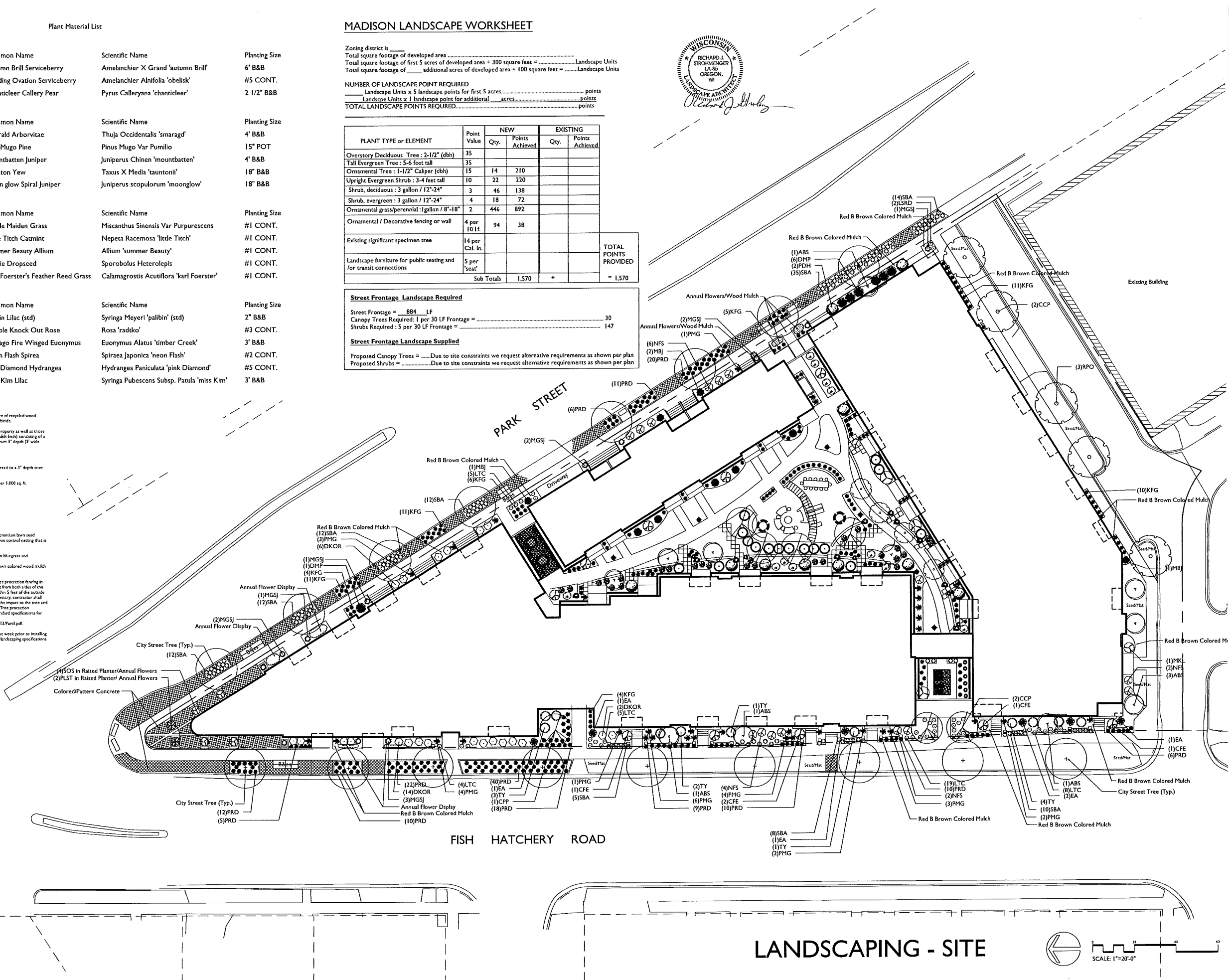
NUMBER OF LANDSCAPE POINT REQUIRED  
 Landscape Units x 5 landscape points for first 5 acres = \_\_\_\_\_ points  
 Landscape Units x 1 landscape point for additional acres = \_\_\_\_\_ points  
**TOTAL LANDSCAPE POINTS REQUIRED = \_\_\_\_\_ points**

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING	
		Qty.	Points Achieved	Qty.	Points Achieved
Overstory Deciduous Tree : 2-1/2" (dbh)	35				
Tall Evergreen Tree : 5-6 feet tall	35				
Ornamental Tree : 1-1/2" Caliper (dbh)	15	14	210		
Upright Evergreen Shrub : 3-4 feet tall	10	22	220		
Shrub, deciduous : 3 gallon / 12"-24"	3	46	138		
Shrub, evergreen : 3 gallon / 12"-24"	4	18	72		
Ornamental grass/perennial : 1 gallon / 8"-18"	2	446	892		
Ornamental / Decorative fencing or wall	4 per 10 lf.	94	38		
Existing significant specimen tree	14 per Cal. In.				
Landscape furniture for public seating and /or transit connections	5 per 'seat'				
Sub Totals		1,570			
					<b>TOTAL POINTS PROVIDED = 1,570</b>

**Street Frontage Landscape Required**  
 Street Frontage = 884 LF  
 Canopy Trees Required: 1 per 30 LF Frontage = 30  
 Shrubs Required: 5 per 30 LF Frontage = 147

**Street Frontage Landscape Supplied**  
 Proposed Canopy Trees = \_\_\_\_\_ Due to site constraints we request alternative requirements as shown per plan  
 Proposed Shrubs = \_\_\_\_\_ Due to site constraints we request alternative requirements as shown per plan

- GENERAL NOTES**
- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
  - B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
  - C) "Spaced Edge" to be Hand Trenched to depth of 4".
  - D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
  - E) "Seed" areas shall be final-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
  - F) Seed shall consist of the following mixture:  
 10% Palmer IV Perennial Ryegrass  
 20% Oregon Kentucky Bluegrass  
 20% Dixie Kentucky Bluegrass  
 20% Fovay II Creeping Red Fescue  
 15% Vista II Perennial Ryegrass  
 15% Greenway Kentucky Bluegrass
  - G) Areas labeled "Seed/Flt" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class I Urban Type A organic straw erosion control matting that is then pegged into the soil with biodegradable staples.
  - H) Areas labeled "Soil" shall receive only No. 1 grade nursery-grown bluegrass sod.
  - I) Plant beds adjacent to building foundations to be mulched with brown colored wood mulch spread to a 3" depth with pre-emergent herbicide.
  - J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree trunk. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction.
  - K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



**the bruce company**  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2810 PARMENTER STREET  
 P.O. BOX 610330  
 MADISON, WI 53762-0330  
 TEL (608) 816-7041  
 FAX (608) 891-6266

**WINGRA POINT PHASE 2**  
 FISH HATCHERY ROAD and PARK STREET  
 MADISON, WISCONSIN

Checked By: SS  
 Drawn By: 3/12/15 RS  
 Revised: 4/28/15 RS  
 Revised: 5/13/15 RS  
 Revised: 5/15/15 RS  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

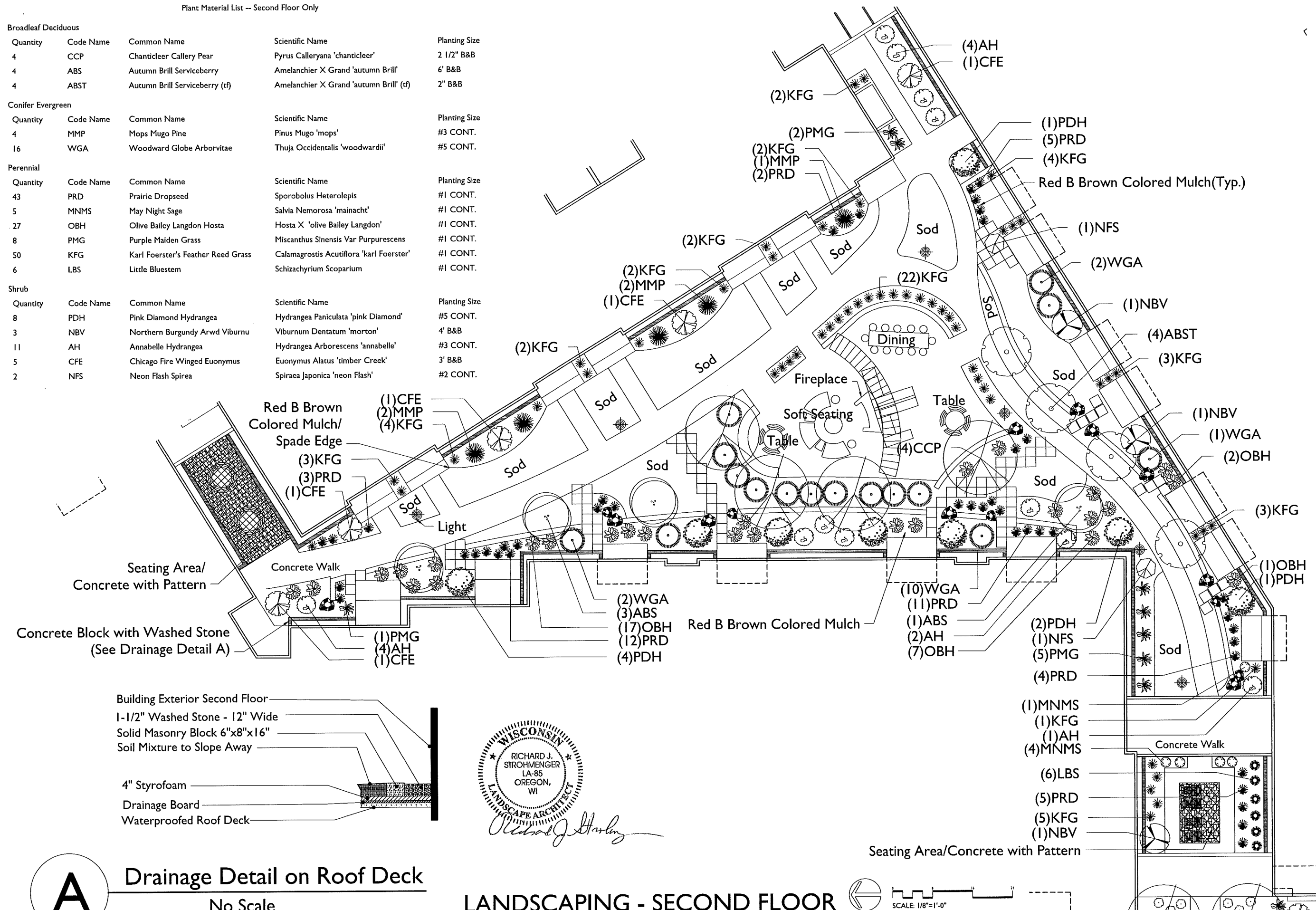
**L-1.1**

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15201 CADASTRE STREET WINGRA POINT WISCONSIN 53705 Created: 6/12/2015, Sheet: 4/12/2015, Printed: 5/12/2015

Plant Material List -- Second Floor Only

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
4	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
4	ABST	Autumn Brill Serviceberry (tf)	Amelanchier X Grand 'autumn Brill' (tf)	2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
16	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
43	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
5	MNMS	May Night Sage	Salvia Nemorosa 'mainacht'	#1 CONT.
27	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
8	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
50	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
6	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
8	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
3	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morton'	4' B&B
11	AH	Annabelle Hydrangea	Hydrangea Arborescens 'annabelle'	#3 CONT.
5	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B
2	NFS	Neon Flash Spirea	Spiraea Japonica 'neon Flash'	#2 CONT.



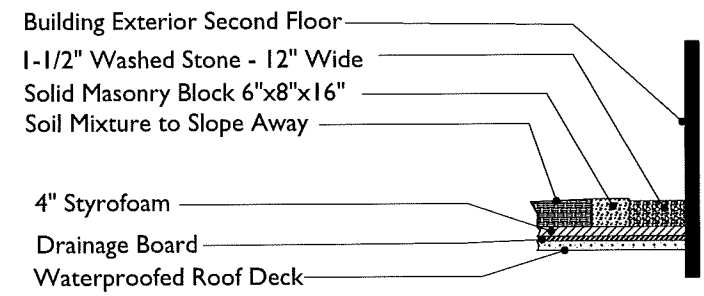
**the bruce company**  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2830 PARKVIEW STREET  
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**WINGRA POINT PHASE 2**  
 FISH HATCHERY ROAD and PARK STREET  
 MADISON, WISCONSIN

Checked By: SS  
 Drawn By: 3/12/15 RS  
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 Revised:  
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**L-2.1**

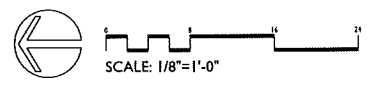
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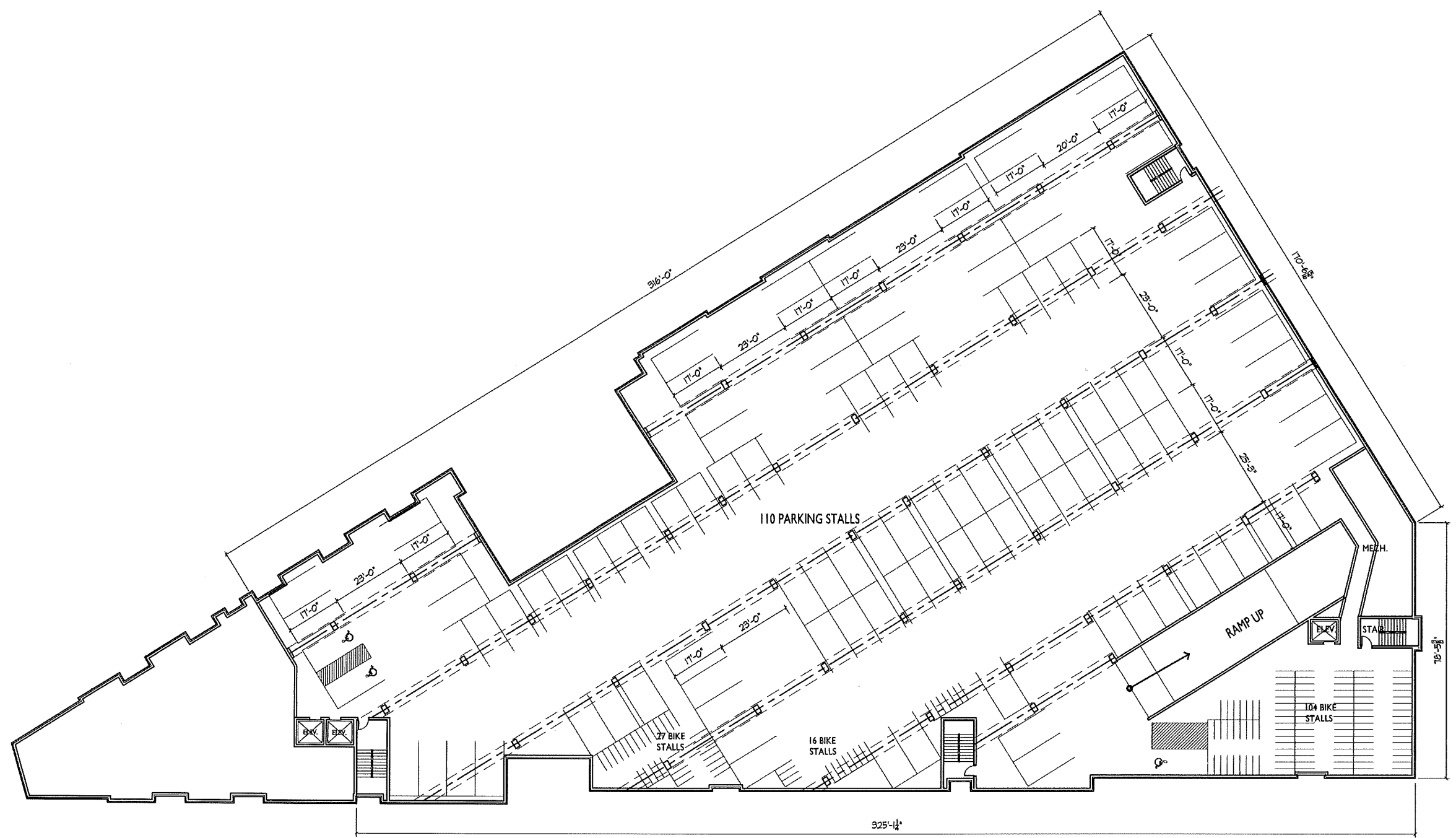
*Richard J. Strohmenger*

**A** Drainage Detail on Roof Deck  
 No Scale

**LANDSCAPING - SECOND FLOOR**



15015 CADSWINGRAPOINT WINGRA 11/23/2015, L-2.1, 3/12/15, Revise: 5/15/15, Revise: 5/15/15



ISSUED  
 Issued for SIP March 13, 2015  
 Issued for UDC - May 6, 2015  
 Issued for UDC - May 13, 2015

PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
 SHEET TITLE  
**Basement Floor  
 Plan**

SHEET NUMBER

**A-1.0**

PROJECT NO. **1433**  
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**1** BASEMENT FLOOR PLAN  
 A-1.0 1/16"=1'-0"  


ISSUED  
 Issued for SIP March 13, 2015  
 Issued for UDC - May 6, 2015  
 Issued for UDC - May 13, 2015

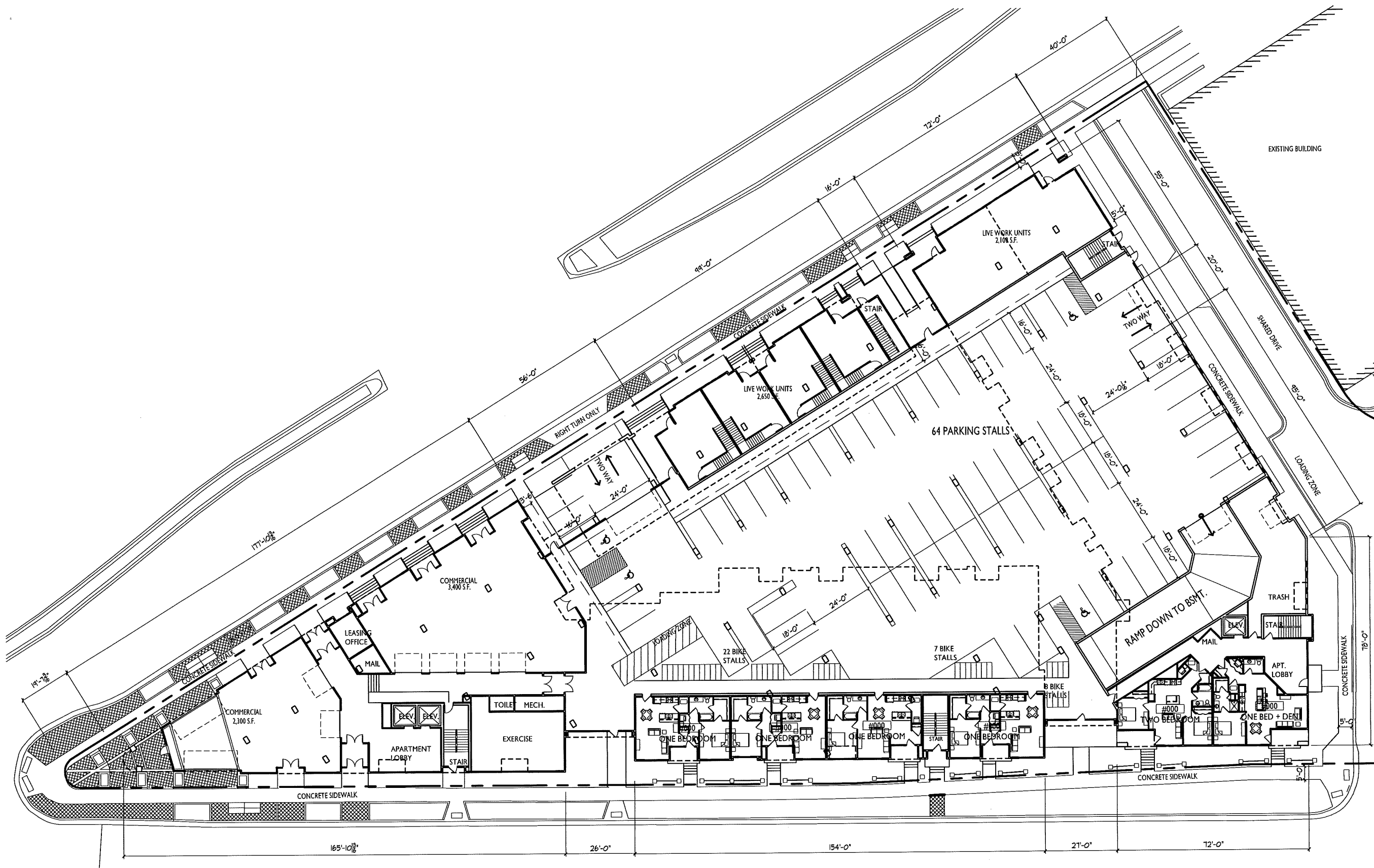
PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
 SHEET TITLE  
**First Floor Plan**

SHEET NUMBER

**A-1.1**

PROJECT NO. **1433**  
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**FIRST FLOOR PLAN**  
 A-1.1 1/16" = 1'-0"



ISSUED  
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 Issued for UDC - May 6, 2015  
 Issued for UDC - May 13, 2015

PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
 SHEET TITLE  
**Second Floor Plan**

**1 SECOND FLOOR PLAN**  
 A-1.2 1/16"=1'-0" 

SHEET NUMBER  
**A-1.2**  
 PROJECT NO. **1433**  
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ISSUED  
 Issued for SIP - March 13, 2015  
 Issued for UDC - May 6, 2015  
 Issued for UDC - May 13, 2015

PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
 SHEET TITLE  
**Third Floor Plan**

SHEET NUMBER

**A-1.3**

PROJECT NO. **1433**  
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**THIRD FLOOR PLAN**  
 A-1.3 1/16"=1'-0" 

ISSUED  
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 Issued for UDC - May 13, 2015

PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
 SHEET TITLE  
**Fourth - Fifth  
 Floor Plan**

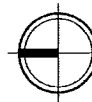
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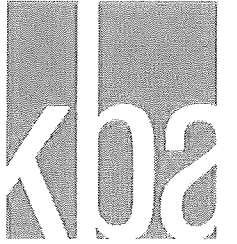
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**1** FOURTH - FIFTH FLOOR PLAN  
 A-1.4 1/16"=1'-0"







**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

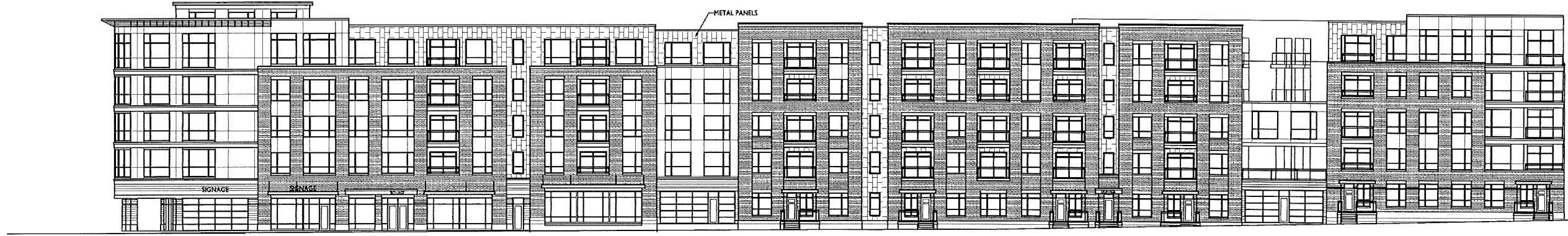


- TYPICAL MATERIALS: ALUMINUM CANOPY
- COMPOSITE METAL PANELS
- ALUMINUM AND GLASS RAILINGS
- FLAT LOCK METAL PANELS
- BRICK VENEER
- CAST STONE BASE

**1** PARK STREET ELEVATION  
A-2.1 1/16"=1'-0"

ISSUED  
Issued for SIP March 13, 2015  
Issued for UDC - April 1, 2015  
Issued for UDC - May 6, 2015  
Issued for UDC - May 13, 2015

PROJECT TITLE  
**WINGRA POINT**  
PHASE 2



**2** FISH HATCHERY ROAD ELEVATION  
A-2.1 1/16"=1'-0"

Fish Hatchery Road &  
Park Street  
Madison, WI  
SHEET TITLE  
**Exterior**  
Elevations

SHEET NUMBER

**A-2.1**

PROJECT NO. **1433**

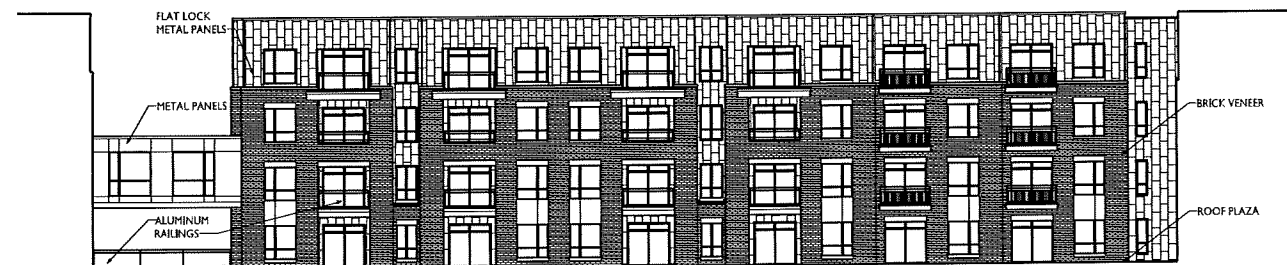
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1 COURTYARD ELEVATION  
 A-2.2 1/16"=1'-0"



2 COURTYARD ELEVATION  
 A-2.2 1/16"=1'-0"



3 COURTYARD ELEVATION  
 A-2.2 1/16"=1'-0"



4 SOUTH ELEVATION  
 A-2.2 1/16"=1'-0"

ISSUED  
 Issued for SIP March 13, 2015  
 Issued for UDC - May 6, 2015  
 Issued for UDC - May 13, 2015

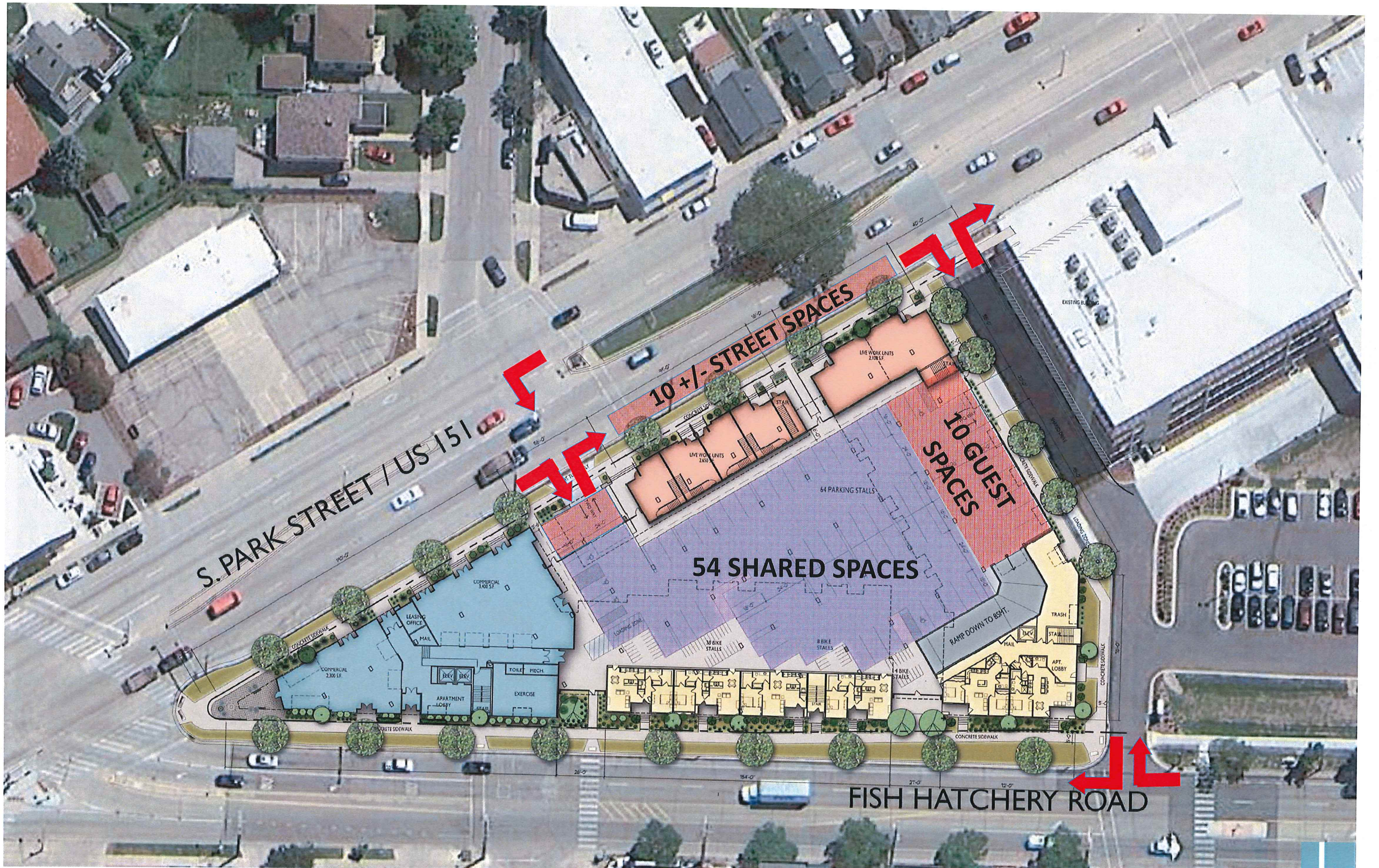
PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

Fish Hatchery Road &  
 Park Street  
 Madison, WI  
 SHEET TITLE  
**Exterior  
 Elevations**

SHEET NUMBER

**A-2.2**

PROJECT NO. 1433  
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**WINGRA POINT 2 RESIDENCES – PARKING PLAN**



**WINGRA POINT 2 RESIDENCES – PARKING PLAN**