

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 2901 University Avenue

Title: The Quarry Shoppes & Apartments at Mid Town

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name John Flad Company Flad Development

Street address 3330 University Ave City/State/Zip Madison, WI 53705

Telephone 608-833-8100 Email jflad@flad-development.com

Project contact person Randy Bruce Company Knothe & Bruce Architects, LLC

Street address 7601 University Ave., Suite 201 City/State/Zip Middleton, WI 53562

Telephone 608 836-3690 Email rbruce@knothebruce.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on September 27, 2017 UDC Informational Meeting
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Flad Development : contact-John Flad Relationship to property Owner

Authorized signature of Property Owner  Date 11/16/17

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

November 20, 2017



Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
The Quarry Shoppes and Apartments at Midtown
2901 University Avenue
KBA Project # 1648

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	Flad Development & Investment Co. 3330 University Ave. Madison, WI 608-833-8100 Contact: John Flad jflad@flad-development.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Duane Johnson djohnson@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 (608) 826-0530 fax Contact: Joe Doyle dday@donofrio.cc	Landscape Design:	The Bruce Company 2830 Parmenter St. Middleton, WI 53562 (608) 836-7041 Contact: Rich Strohmenger rstrohmenger@brucecompany.com

Introduction:

The site is composed of four parcels located at the southwest corner of University Avenue and Ridge Street. The parcel facing University Avenue is occupied by a 1-story retail business (Party Port Liquors) and is zoned CC-T. The three parcels facing Harvey Street are zoned TR-UI and contain four multifamily buildings with 21 total apartments. This application requests demolition of the existing structures and a rezoning from TR-UI to CC-T on the south portion of the site to allow for a mixed-use development.

A Certified Survey Map will be submitted in two weeks that will combine the underlying parcels into one lot. The CSM will also dedicate right-of-way or easements required for the public improvements to the surrounding streets.

Project Description:

This proposed project is a mixed-use development consisting of approximately 10,600 square feet of retail space, 39 apartments and 8 townhomes. The project proposes two above grade buildings over one parking structure. A five-story mixed-use building with 10,600 square feet of retail space and 39 apartments will face along University Avenue. Opposite this building, facing Harvey Street is a two-story structure with 8 individual townhomes. Surface level parking for the commercial users is located between the two buildings with vehicular access off Ridge Street and contains 40 stalls. A below grade parking level with 67 cars for residential and limited commercial use is located beneath both buildings and the parking above.

The exterior architecture for the two buildings is coordinated and uses a combination of masonry, fiber-cement board siding and wood-tone panels and accents. The stone veneer is used as a reference to the quarry stone of the neighborhood and the earth colored siding and wood accents help integrate the buildings into the neighborhood. The Harvey Street frontage is activated with the series of individual front porches and entries to the townhomes creating a very traditional streetscape. The University Avenue frontage is activated with a gently curved plaza space that serves the commercial spaces and engages with the sidewalk and street.

Conformance with adopted plans

The project has been designed to generally conform to the guidelines set in the Comprehensive Plan, UDD 6 and the Hoyt Park Joint Neighborhood Plan.

Based on the adopted plans the following guidelines apply to the site and have been incorporated into the design of the proposed project:

- Community mixed-use with commercial, restaurants, office and retail on the first floor.
- Residential or office on upper floors.
- Pedestrian-oriented, mixed-use design with building entries oriented toward the city sidewalks.
- Compact building design and structured parking.
- Residential densities up to 60 units/acre.
- Parking should be sited to the rear of University Avenue, with access from side streets.
- A maximum building height of 5 stories along University Avenue. Note that the neighborhood plan restricts the height to 5 stories. UDD No. 6 limits height to 6 stories and encourages development to the full limit.
- A maximum building height of 2 stories along Harvey Street that maintains the residential scale.
- 15' setback along University Avenue for pedestrian amenities and landscaping.
- Building step backs are recommended by the UDD 6 for the upper-levels above the third floor.
- Ground-floor retail should have 60% of street wall area devoted to transparent glazing.

Site Development Data:

Densities:

Gross Lot Area	45,289 sf / 1.03 Acres
Land Dedications/Easements	3,373 sf (6' on University, 8.25' on Ridge, 5.25'Harvey)
Net Land Area	41,916 sf / .96 Acres
Dwelling Units	47 DU

Lot Area / D.U.	892 sf / unit
Density	49 units/acre
Gross Commercial Area	10,648 sf
Building Height	2 to 5 stories
Lot Coverage	34,362 S.F. = 82% (85% Max.)
Usable Open Space	9,888 sf (9,760 sf required)

Dwelling Unit Mix:

Efficiency	10
One Bedroom	10
One Bedroom + Den	13
Two Bedroom Apartments	6
Two Bedroom Townhomes	7
<u>Three Bedroom Townhomes</u>	<u>1</u>
Total Dwelling Units	47

Vehicle Parking:

Surface	40 stalls
<u>Underground</u>	<u>67 stalls</u>
Total	107 stalls

Bicycle Parking:

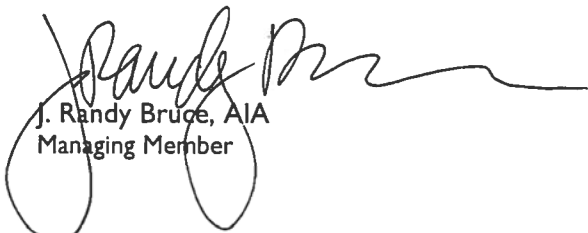
Surface	8 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>51 stalls</u>
Total	59 stalls

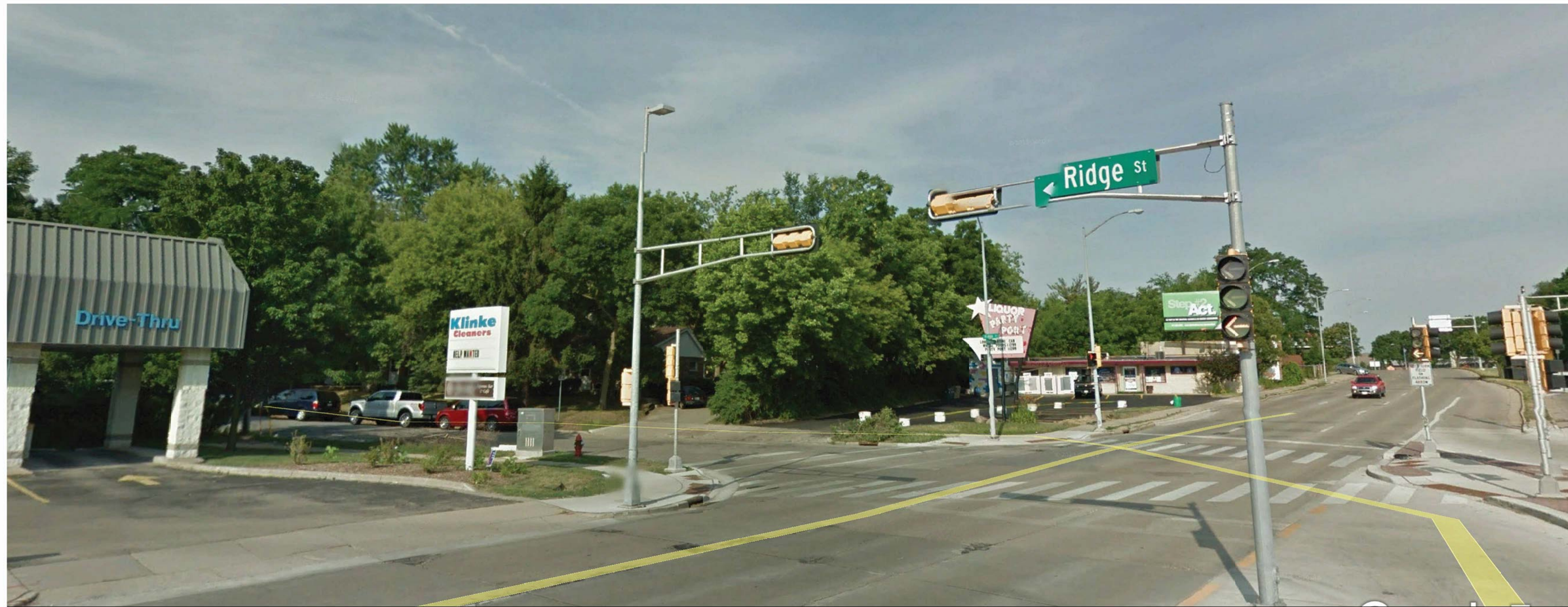
Project Schedule:

It is anticipated that the construction on this site will May 2018 with a final completion date of July 2019.

Thank you for your time reviewing our proposal.

Sincerely,


J. Randy Bruce, AIA
Managing Member



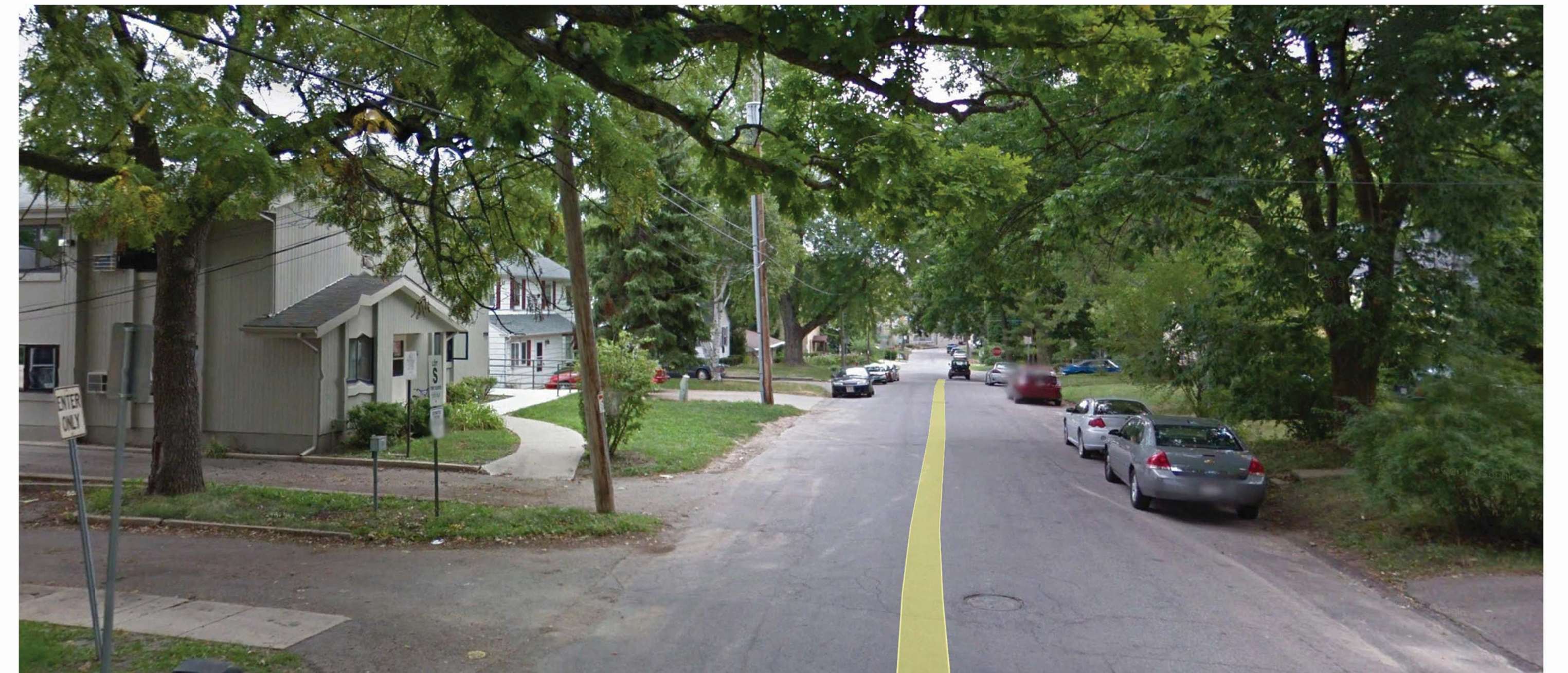
View of site from corner of Ridge St. & University Ave.



View looking east down University Ave.



View from Ridge St. looking across University Ave.



View looking east down Harvey St.



View of site from corner of Ridge St. & Harvey St.

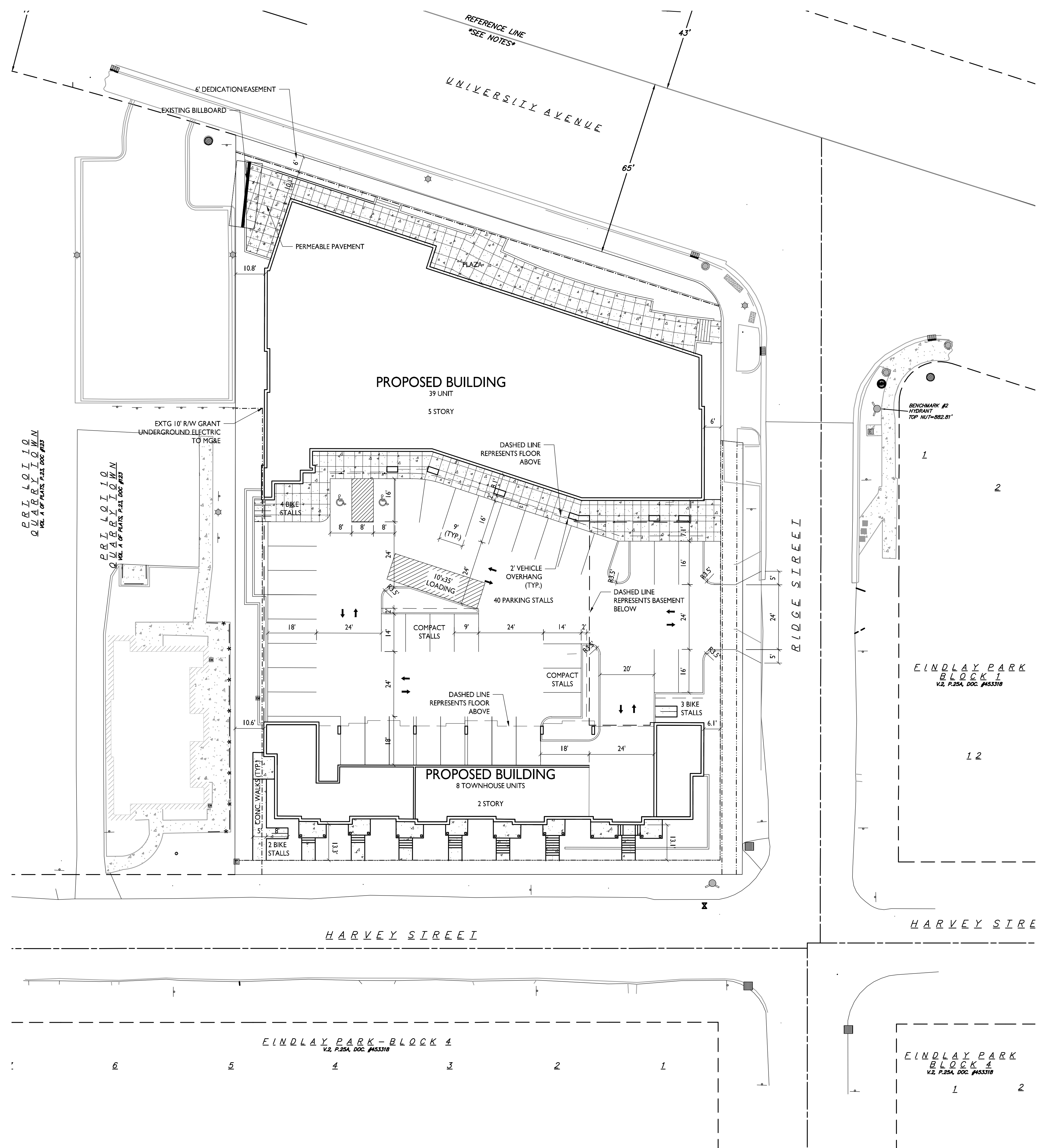
Party Port Redevelopment
2901 University Ave.



SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
EXISTING CONDITIONS	
C-3.0	DEMOLITION PLAN
C-4.0	GRADING & EROSION CONTROL PLAN
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BUILDING A	
A-1.0a	PARTIAL BASEMENT PLAN
A-1.0b	PARTIAL BASEMENT PLAN
A-1.1a	PARTIAL FIRST FLOOR PLAN
A-1.1b	PARTIAL FIRST FLOOR PLAN
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A-1.3	THIRD FLOOR PLAN - BUILDING A
A-1.4	FOURTH FLOOR PLAN - BUILDING A
A-1.5	FIFTH FLOOR PLAN - BUILDING A
A-1.6	ROOF PLAN - BUILDING A
A-1.7	FIRST FLOOR PLAN - BUILDING B
A-1.8	SECOND FLOOR PLAN - BUILDING B
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BUILDING B	
A-5.1	TYPICAL UNIT PLANS
A-2.1	ELEVATIONS - BUILDING A
A-2.2	ELEVATIONS - BUILDING A
A-2.3	ELEVATIONS - BUILDING A & B
A-2.4	ELEVATIONS - BUILDING A & B
A-2.5	ELEVATIONS - BUILDING B
A-2.6	ELEVATIONS - BUILDING B
A-2.7	PERSPECTIVE RENDERINGS

SITE DEVELOPMENT DATA	
DENSITIES:	45,289 SF / 1.03 ACRES
GROSS LOT AREA	3,373 SF (6' ON UNIVERSITY, 8.25' ON RIDGE, 5.25' HARVEY)
LAND DEDICATIONS/EASEMENTS	41,916 SF / .96 ACRES
NET LAND AREA	47 DU
DWELLING UNITS	891 SF / UNIT
LOT AREA / D.U.	49 UNITS/ACRE
DENSITY	
BUILDING HEIGHT	
LOT COVERAGE	34,362 S.F. = 82% (85% MAX.)
USABLE OPEN SPACE	9,888 S.F. (9,760 S.F. REQ'D)
DWELLING UNIT MIX:	
EFFICIENCY	10
ONE BEDROOM	10
ONE BEDROOM + DEN	13
TWO BEDROOM	13
THREE BEDROOM	1
TOTAL DWELLING UNITS	47
VEHICLE PARKING:	
SURFACE	40 STALLS
UNDERGROUND	67 STALLS
TOTAL	107 STALLS
BICYCLE PARKING:	
SURFACE	8 STALLS
UNDERGROUND GARAGE STD. 2'X6'	51 STALLS
TOTAL	59 STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH 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.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 - 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 ALONG THE LENGTH OF THE TERRACE. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



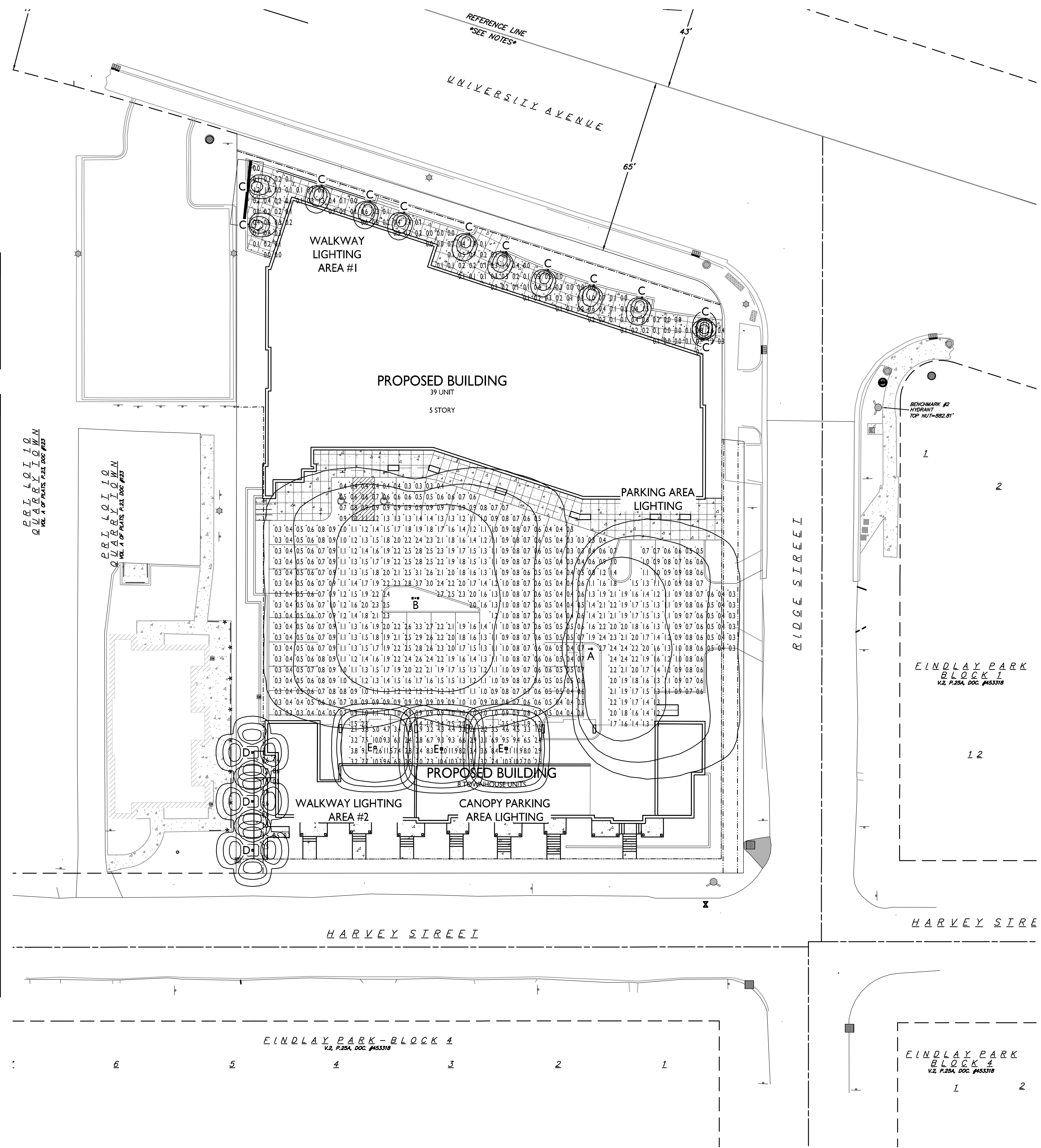
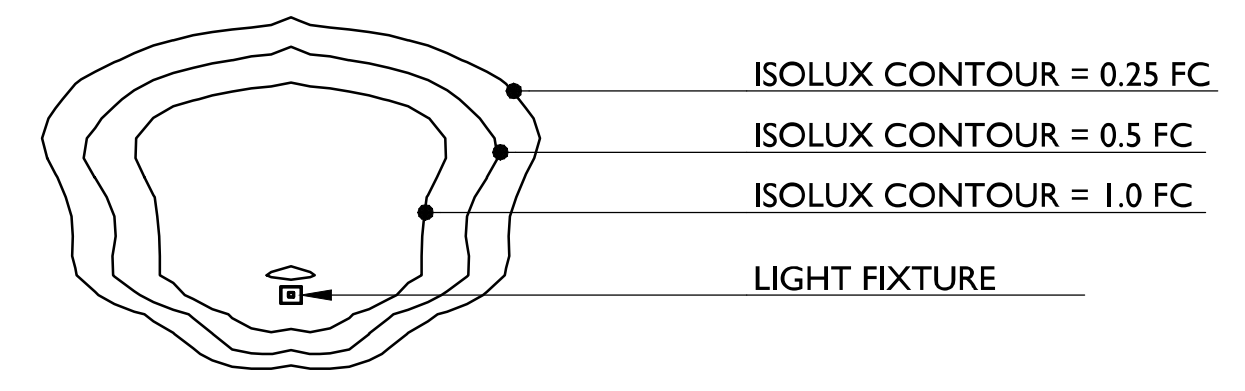
1 SITE PLAN
 C-1.1 1" = 20'-0"

GRAPHIC SCALE FEET
 0 20 40 60
 1 INCH = 20 FT (DRAWING 24 X 36)

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	1.1 fc	3.7 fc	0.3 fc	12.3:1	3.7:1
Canopy Parking Area Lighting	+	6.1 fc	12.6 fc	1.6 fc	7.9:1	3.8:1
Walkway Lighting Area #1	+	0.3 fc	2.6 fc	0.0 fc	N/A	N/A
Walkway Lighting Area #2	+	0.8 fc	1.5 fc	0.3 fc	5.0:1	2.7:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	1	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-01-LED-EI-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LED'S EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	GLEON-AF-01-LED-EI-SL4.ies	18'-0" POLE ON FLUSH CONC. BASE
□	B	1	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-01-LED-EI-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LED'S EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	GLEON-AF-01-LED-EI-SL4.ies	18'-0" POLE ON FLUSH CONC. BASE
○	C	12	EATON - LUMIERE (FORMER COOPER LIGHTING)	I235-RD-x-20T3	LUMIERE 5 INCH INCANDESCENT STEP LIGHT WITH CLEAR OPEN FACEPLATE, SAND BLASTED LENS, WITH REFLECTOR	I235-20T3.ies	WALL MOUNTED 3'-0" ABOVE FINISHED FLOOR
□	D	3	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	BSL-XX-42-CFL-UNV	MCGRAW-EDISON BLACK SQUARE LOUVERED CFL BOLLARD, WITH PRISMATIC GLASS REFRACTOR	BSL-XX-42-CFL.ies	BOLLARD 3'-6" ABOVE WALKWAY
□	E	3	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	LRC-B16-7-LED-EI-WST	LRC CANOPY LUMINAIRE ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	LRC-B16-7-LED-EI-WST.ies	CANOPY LIGHT MOUNTED TO UNDERSIDE OF PARKING STRUCTURE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



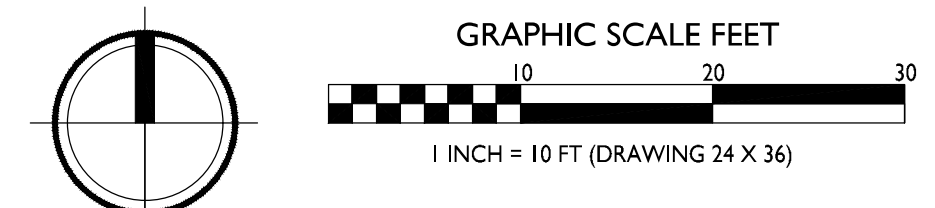
ISSUED
Issued for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE
The Quarry

SHEET TITLE
Site Lighting Plan

SHEET NUMBER

1
C-1.2
1" = 20'-0"



C-1.2
PROJECT NO. **1648**
© Knothe & Bruce Architects, LLC



knothe • bruce
ARCHITECTS

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

ISSUED
Issued for Land Use & UDC - Nov. 20, 2017

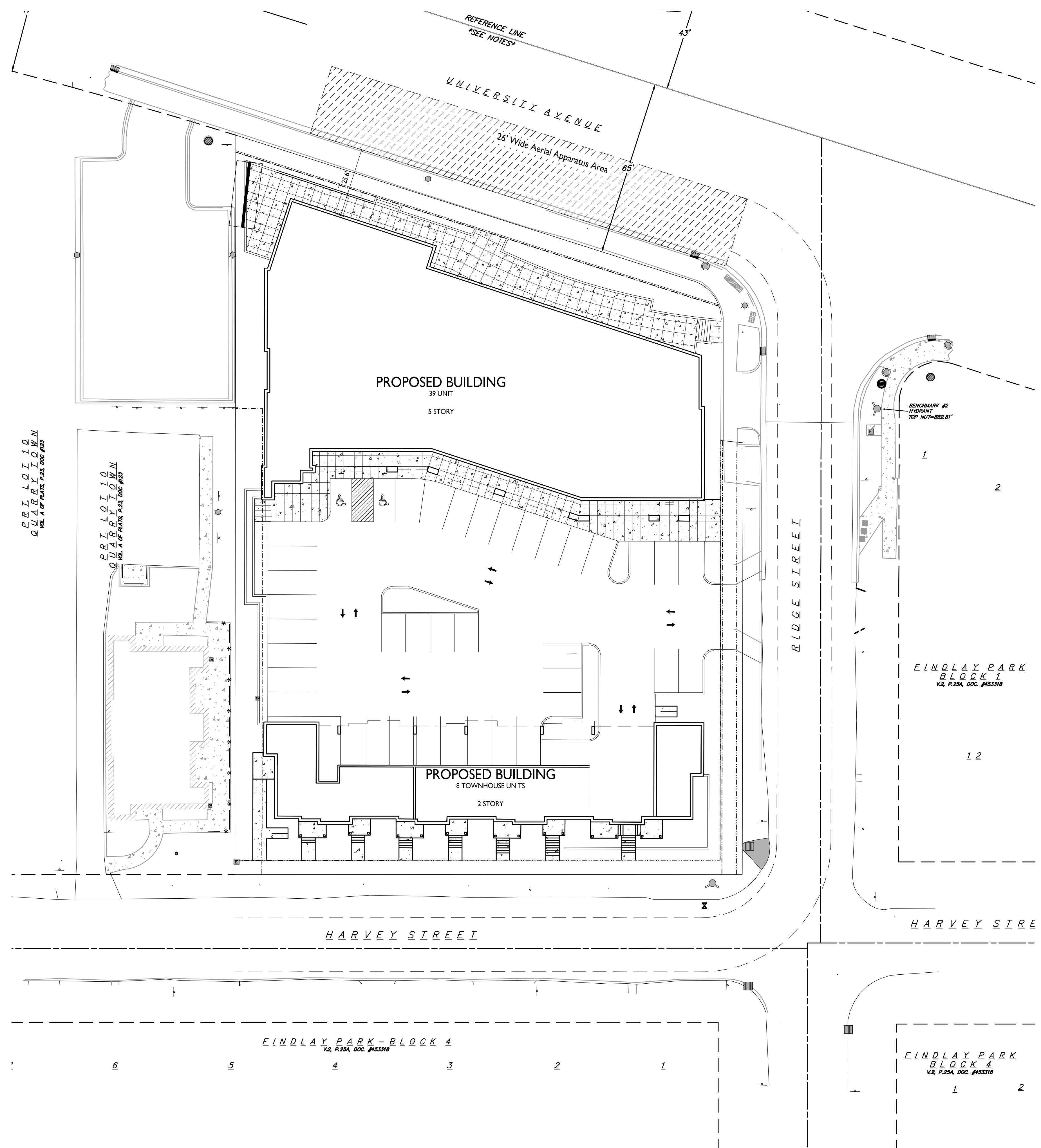
PROJECT TITLE
The Quarry

SHEET TITLE
Fire Department
Access Plan

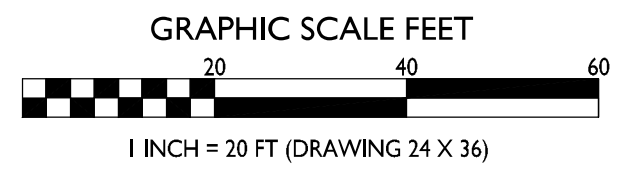
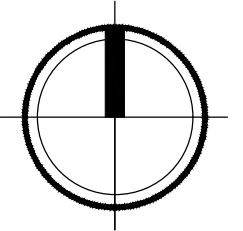
SHEET NUMBER

C-1.3

PROJECT NO. **1648**
© Knothe & Bruce Architects, LLC



1 FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 20'-0"





knothe • bruce
ARCHITECTS

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

ISSUED
Issued for Land Use & UDC - Nov. 20, 2017

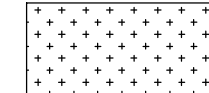
PROJECT TITLE
The Quarry

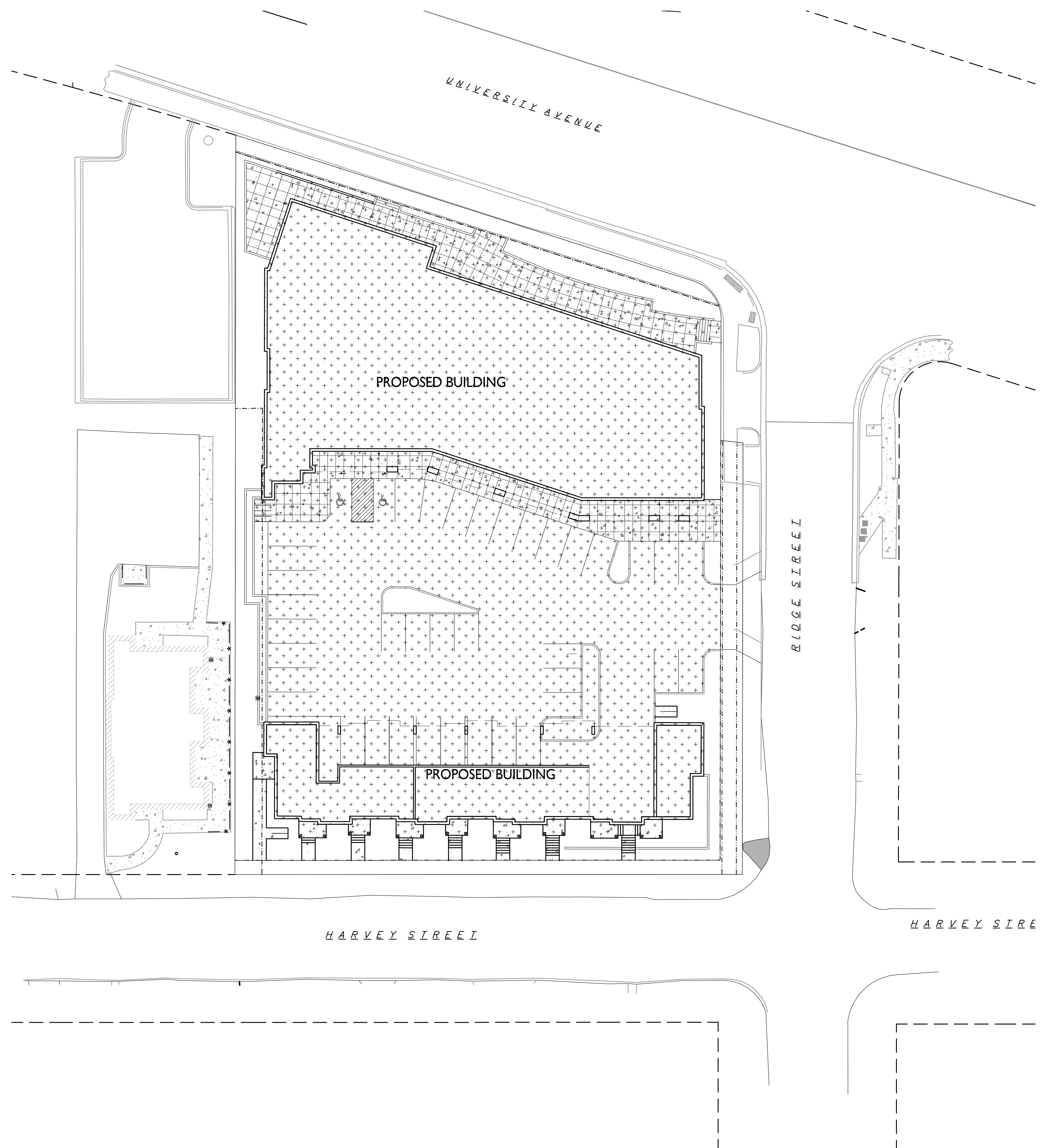
SHEET TITLE
Lot Coverage

SHEET NUMBER

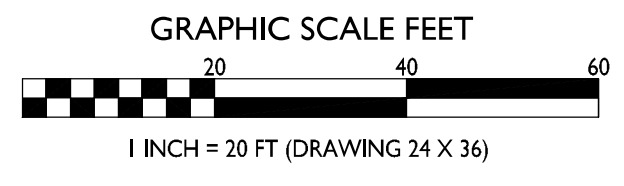
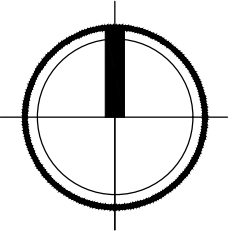
C-1.4

PROJECT NO. **1648**
© Knothe & Bruce Architects, LLC

	LOT COVERAGE
	TOTAL NET LOT AREA = 41,916 SF
	LOT COVERAGE = 34,362 SF (82%)



Lot Coverage
C-1.4 1" = 20'-0"





knothe • bruce
ARCHITECTS

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

ISSUED
Issued for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE
The Quarry

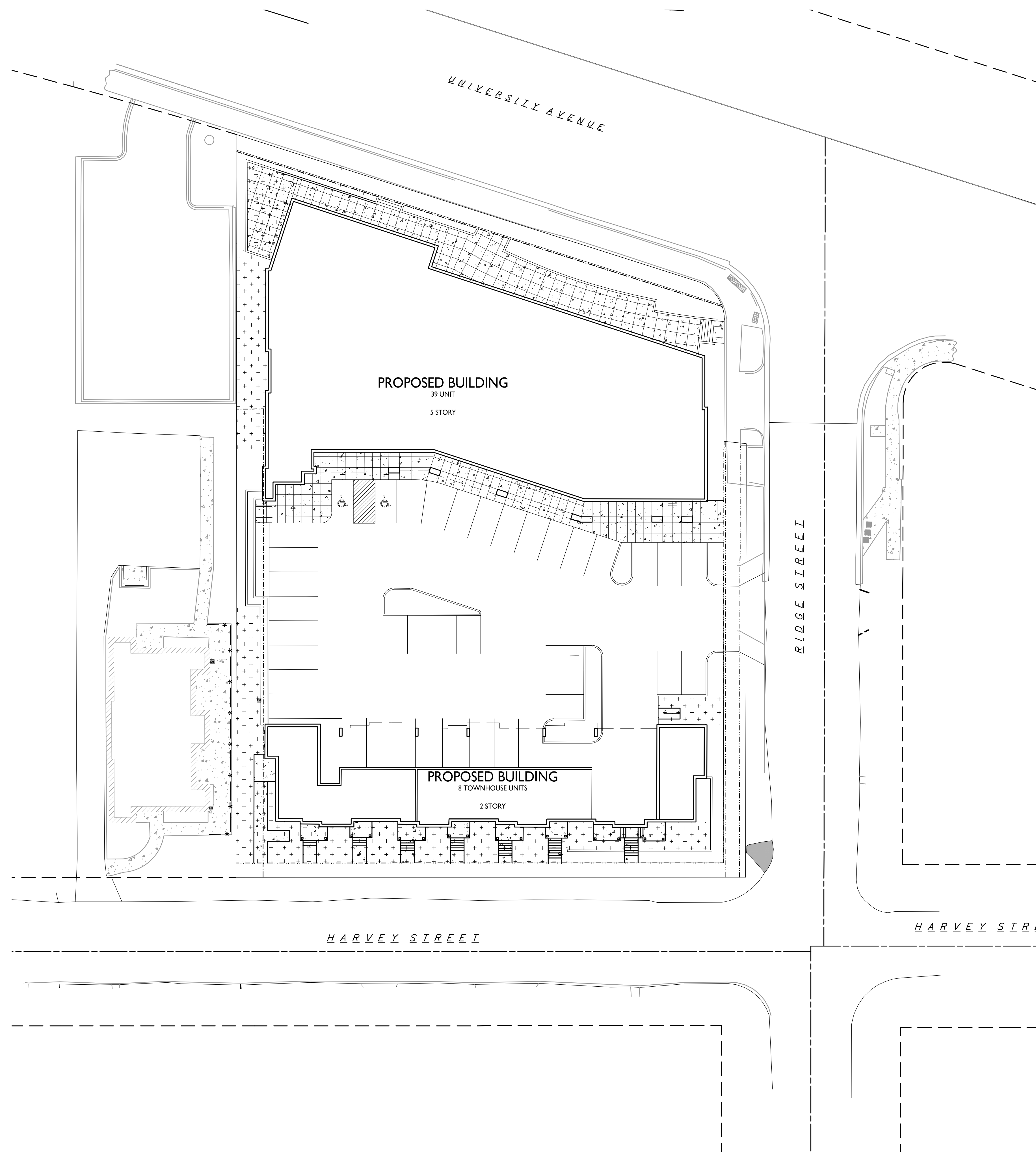
SHEET TITLE
Usable Open Space

SHEET NUMBER

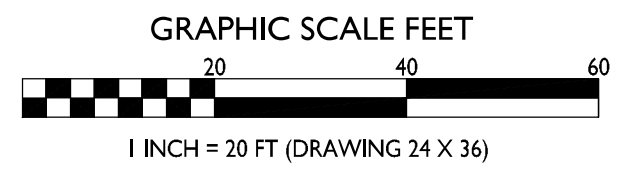
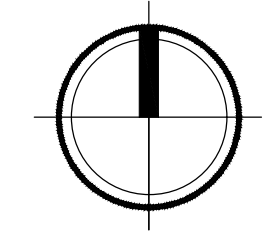
C-1.5

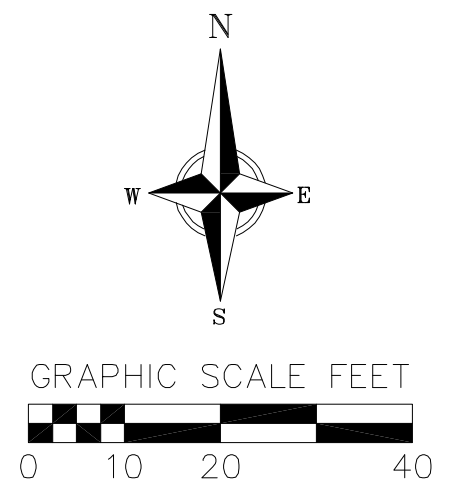
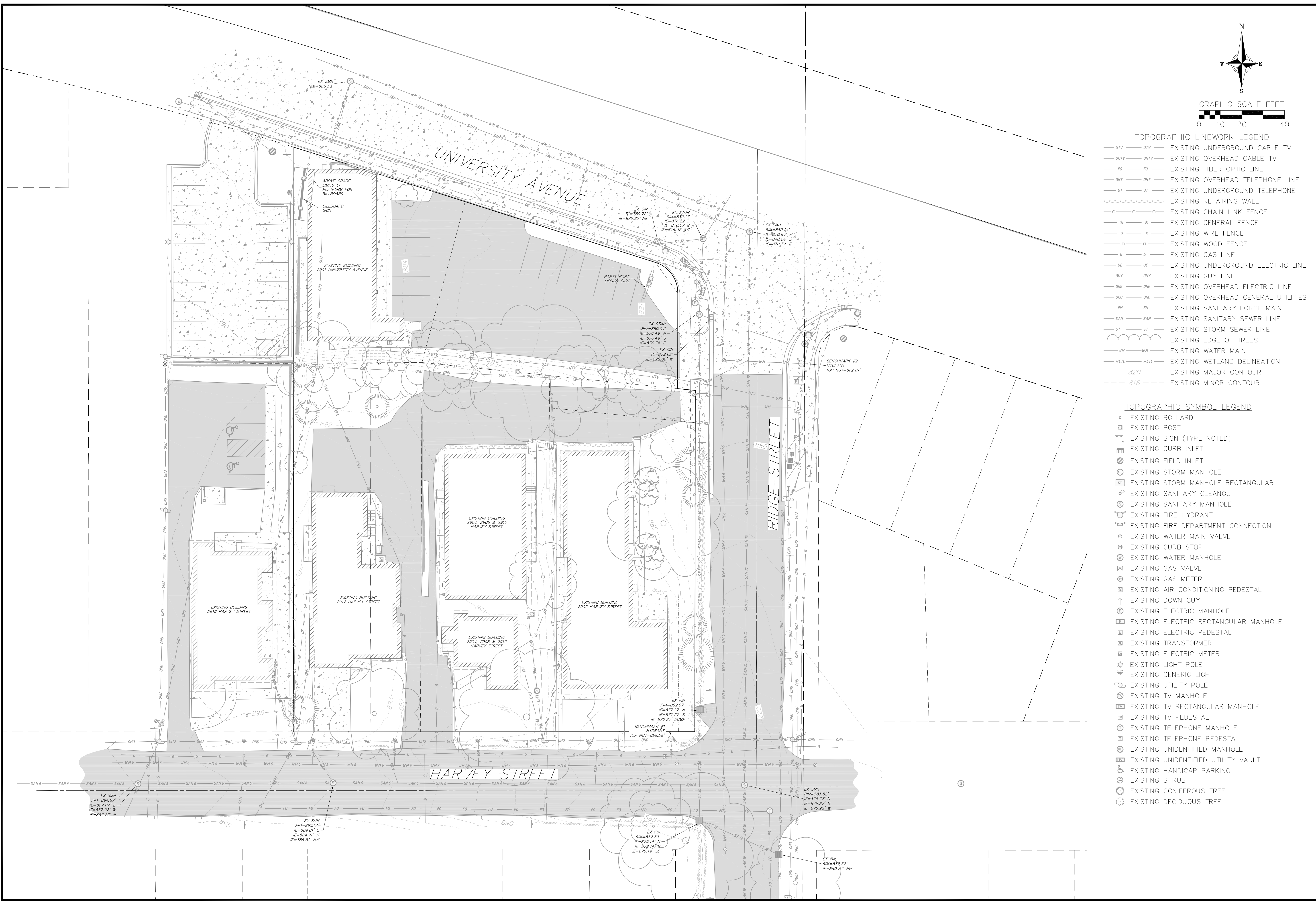
PROJECT NO. 1648
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USABLE OPEN SPACE	
GROUND SPACE	= 4,122 SF
DECKS & BALCONIES	= 5,766 SF
TOTAL OPEN SPACE	= 9,888 SF (9,760 SF REQUIRED)



1 Usable Open Space
C-1.5 1" = 20'-0"





- TOPOGRAPHIC LINEWORK LEGEND**
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
 - OHTV — OHTV — EXISTING OVERHEAD CABLE TV
 - FO — FO — EXISTING FIBER OPTIC LINE
 - OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - RW — RW — EXISTING RETAINING WALL
 - CL — CL — EXISTING CHAIN LINK FENCE
 - * — * — EXISTING GENERAL FENCE
 - X — X — EXISTING WIRE FENCE
 - W — W — EXISTING WOOD FENCE
 - G — G — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - GUY — GUY — EXISTING GUY LINE
 - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
 - OGU — OGU — EXISTING OVERHEAD GENERAL UTILITIES
 - FM — FM — EXISTING SANITARY FORCE MAIN
 - SAN — SAN — EXISTING SANITARY SEWER LINE
 - ST — ST — EXISTING STORM SEWER LINE
 - E — E — EXISTING EDGE OF TREES
 - WM — WM — EXISTING WATER MAIN
 - WEL — WEL — EXISTING WETLAND DELINEATION
 - 820 — 820 — EXISTING MAJOR CONTOUR
 - 815 — 815 — EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING POST
 - ⊞ EXISTING SIGN (TYPE NOTED)
 - ⊞ EXISTING CURB INLET
 - ⊞ EXISTING FIELD INLET
 - ⊞ EXISTING STORM MANHOLE
 - ⊞ EXISTING STORM MANHOLE RECTANGULAR
 - ⊞ EXISTING SANITARY CLEANOUT
 - ⊞ EXISTING SANITARY MANHOLE
 - ⊞ EXISTING FIRE HYDRANT
 - ⊞ EXISTING FIRE DEPARTMENT CONNECTION
 - ⊞ EXISTING WATER MAIN VALVE
 - ⊞ EXISTING CURB STOP
 - ⊞ EXISTING WATER MANHOLE
 - ⊞ EXISTING GAS VALVE
 - ⊞ EXISTING GAS METER
 - ⊞ EXISTING AIR CONDITIONING PEDESTAL
 - ⊞ EXISTING DOWN GUY
 - ⊞ EXISTING ELECTRIC MANHOLE
 - ⊞ EXISTING ELECTRIC RECTANGULAR MANHOLE
 - ⊞ EXISTING ELECTRIC PEDESTAL
 - ⊞ EXISTING TRANSFORMER
 - ⊞ EXISTING ELECTRIC METER
 - ⊞ EXISTING LIGHT POLE
 - ⊞ EXISTING GENERIC LIGHT
 - ⊞ EXISTING UTILITY POLE
 - ⊞ EXISTING TV MANHOLE
 - ⊞ EXISTING TV RECTANGULAR MANHOLE
 - ⊞ EXISTING TV PEDESTAL
 - ⊞ EXISTING TELEPHONE MANHOLE
 - ⊞ EXISTING TELEPHONE PEDESTAL
 - ⊞ EXISTING UNIDENTIFIED MANHOLE
 - ⊞ EXISTING UNIDENTIFIED UTILITY VAULT
 - ⊞ EXISTING HANDICAP PARKING
 - ⊞ EXISTING SHRUB
 - ⊞ EXISTING CONIFEROUS TREE
 - ⊞ EXISTING DECIDUOUS TREE

Existing Conditions

The Quarry
University Avenue
Madison, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE 11/17/2017

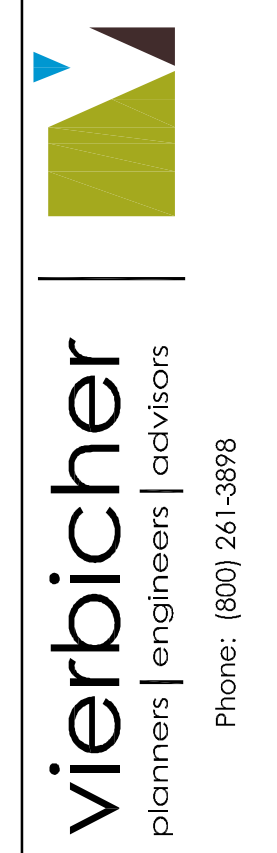
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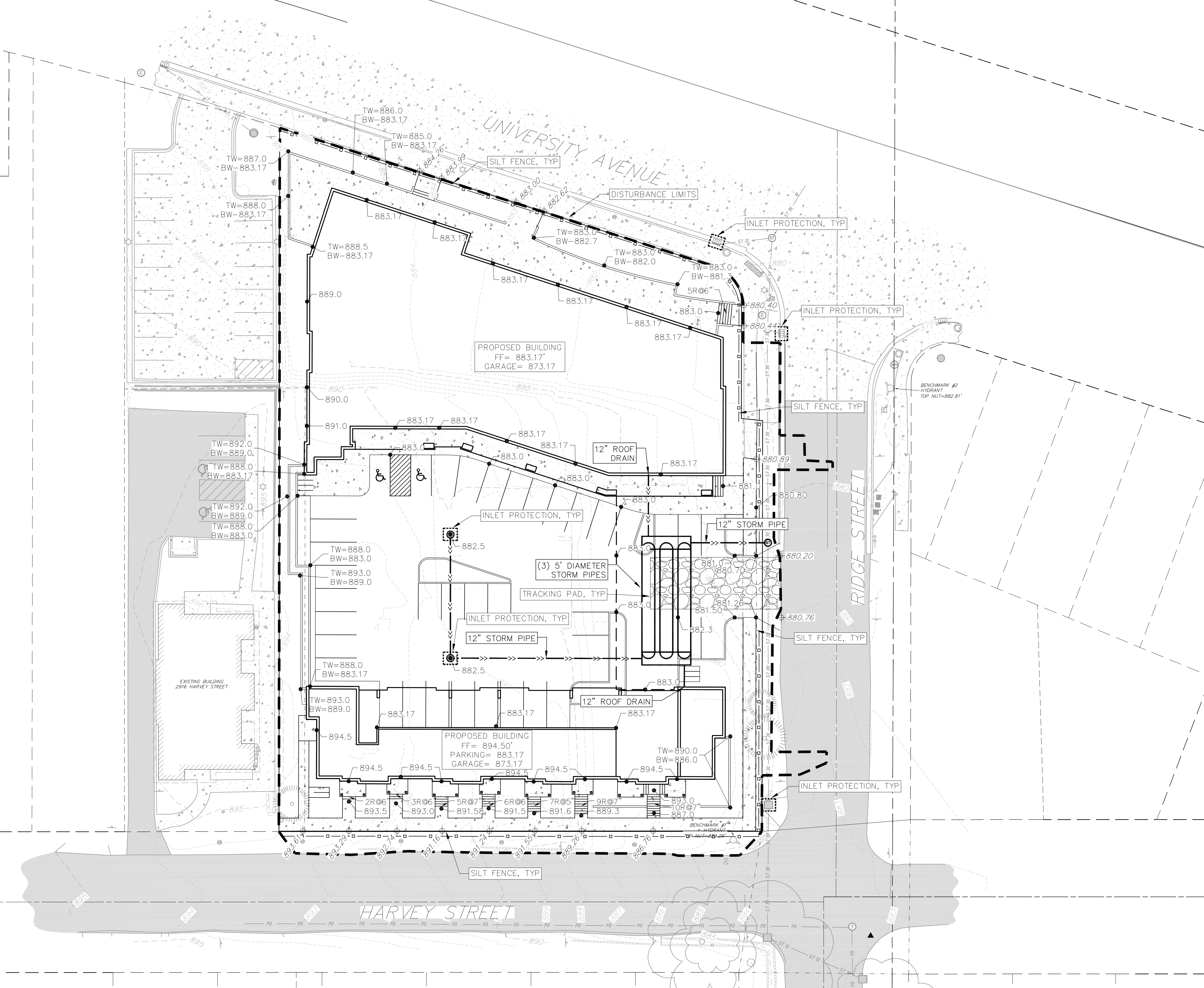
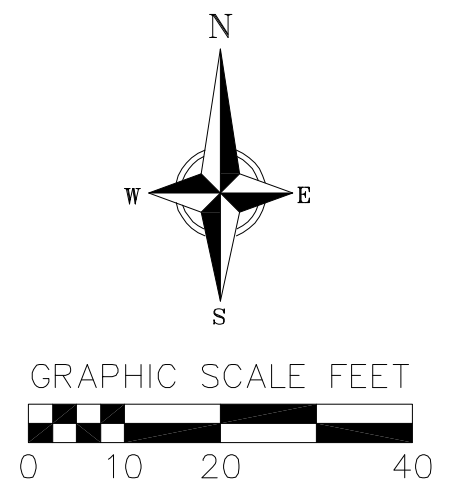
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PROJECT NO. 160404

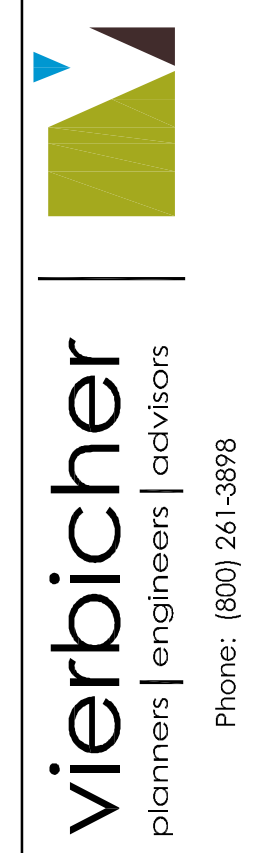
SHEET 1 OF 4

DWG. NO. C-2.0





- GRADING LEGEND**
- 820 — EXISTING MAJOR CONTOURS
 - 818 — EXISTING MINOR CONTOURS
 - 820 — PROPOSED MAJOR CONTOURS
 - 818 — PROPOSED MINOR CONTOURS
 - — DITCH CENTERLINE
 - — SILT FENCE
 - — DISTURBED LIMITS
 - DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
 - ⊕ INLET PROTECTION
 - TRACKING PAD



Grading & Erosion Control Plan
 The Quarry
 University Avenue
 Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 11/17/2017

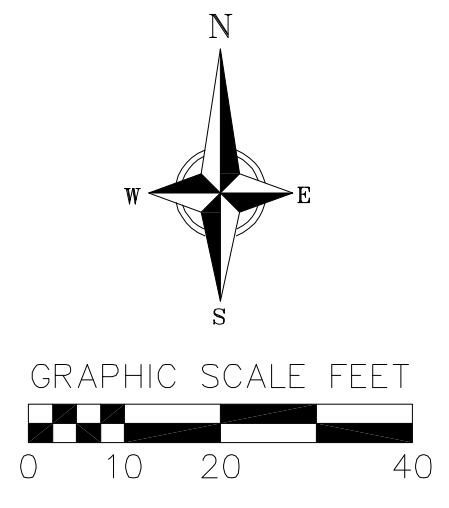
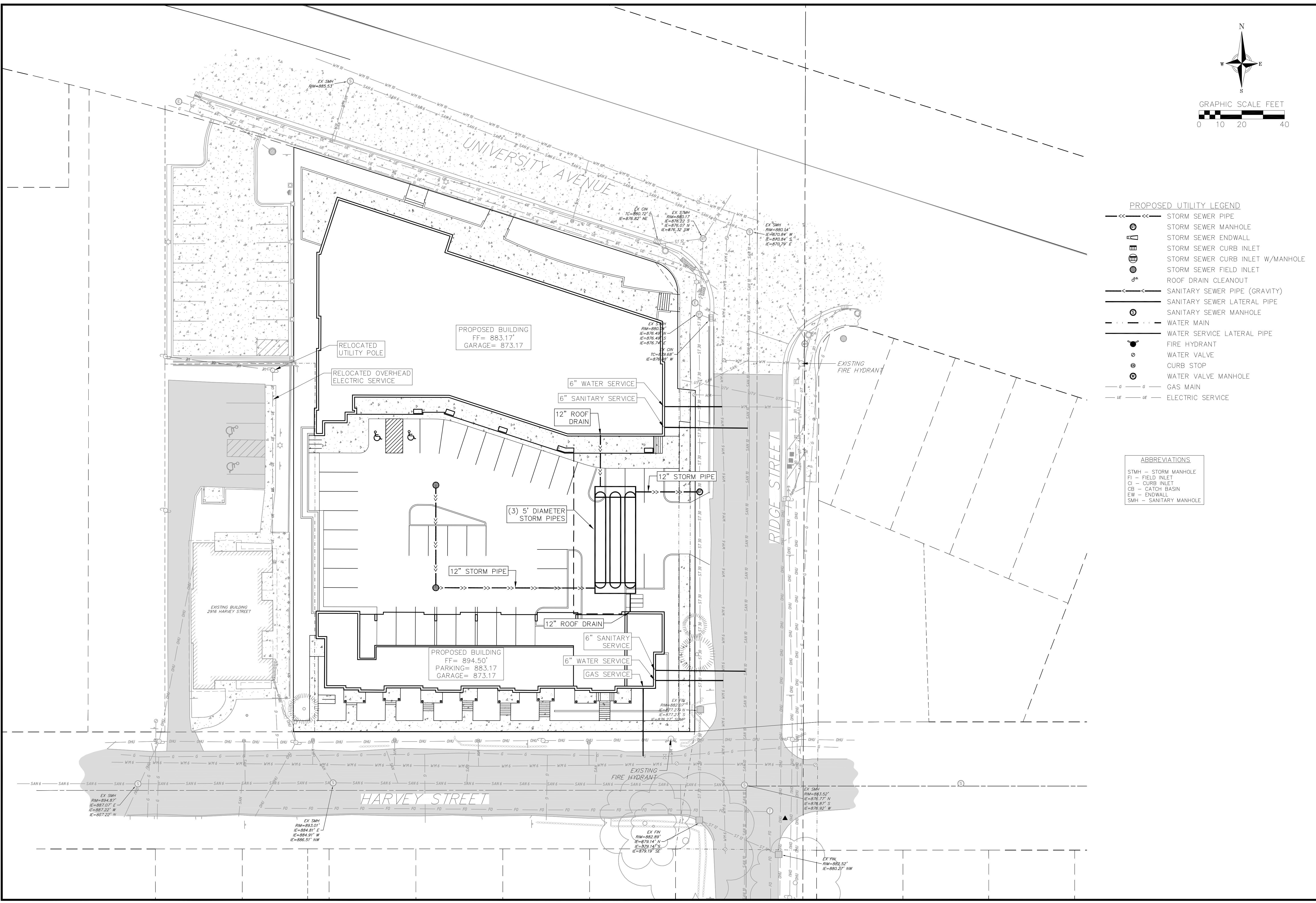
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CHECKED JZAM

PROJECT NO. 160404

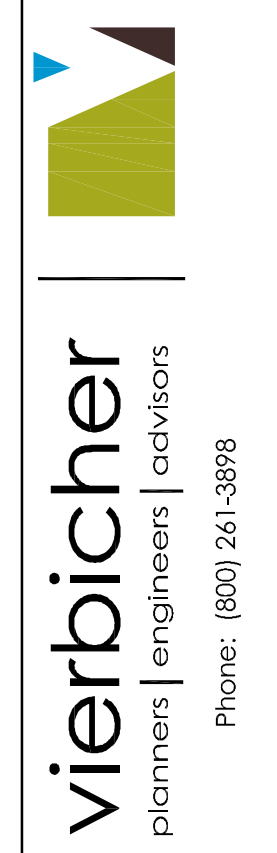
SHEET 3 OF 4

DWG. NO. C-4.0



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - CURB STOP
 - WATER VALVE MANHOLE
 - G --- GAS MAIN
 - UE --- ELECTRIC SERVICE

- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE



Utility Plan
The Quarry
University Avenue
Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 11/17/2017

DRAFTER CBOC

CHECKED JZAM

PROJECT NO. 160404

SHEET 4 OF 4

DWG. NO. C-5.0

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	7' B&B
2	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycle'	2 1/2" B&B
4	RJC	Red Jewel Crabapple	Malus 'jewelcole'	2" B&B
2	AHHB	Amer Hophornbeam	Ostrya Virginiana	2" B&B
5	RPO	Regal Prince English Oak	Quercus Robur 'long'	2 1/2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
10	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	6' B&B
1	BHS	Black Hills Spruce	Picea Glauca Var Densata	6' B&B
22	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
21	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	5' B&B
5	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.

Perennial

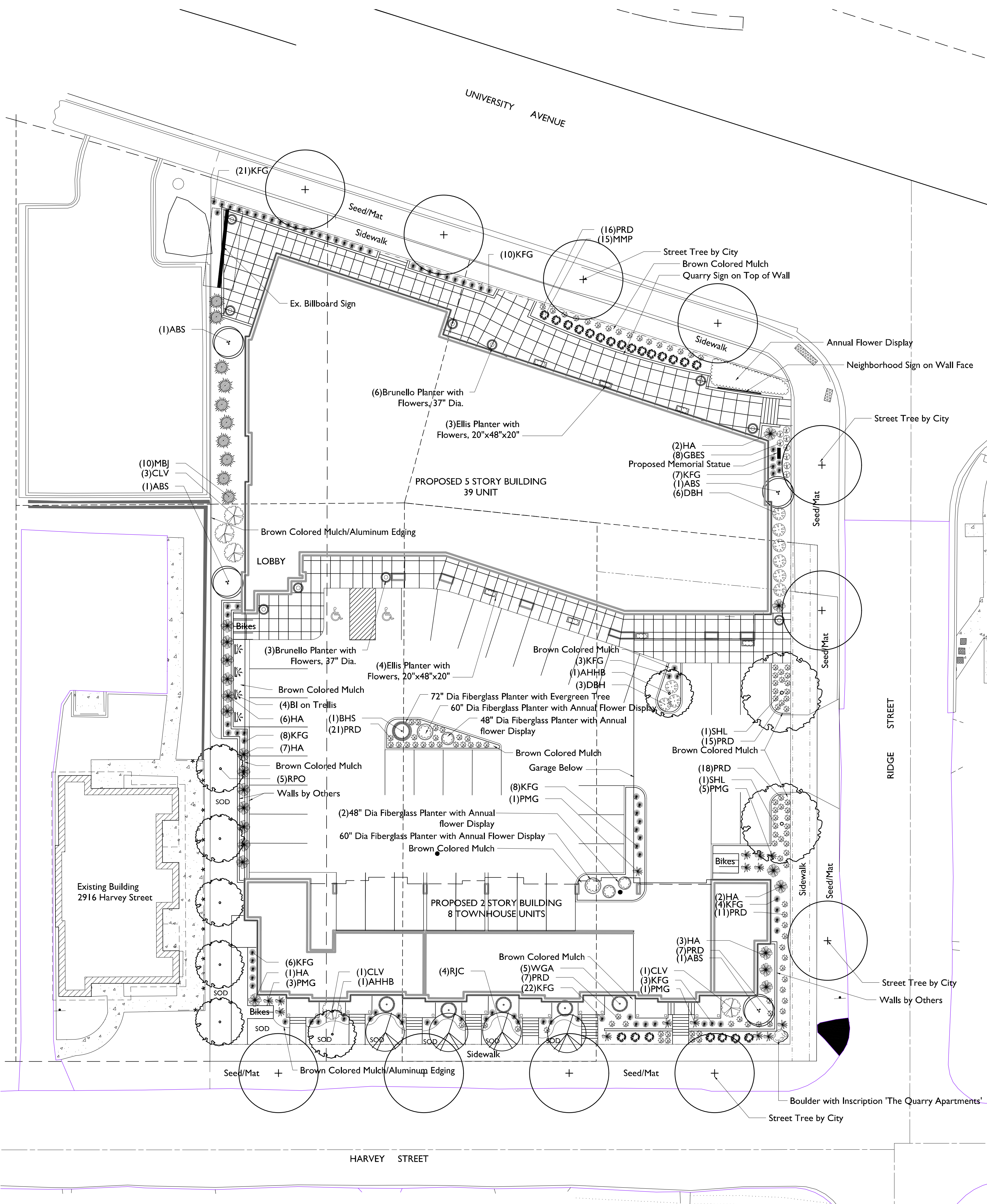
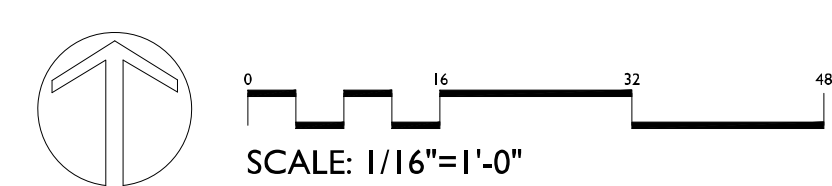
Quantity	Code Name	Common Name	Scientific Name	Planting Size
91	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
15	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpureus	#1 CONT.
4	BI	Boston Ivy	Parthenocissus Tricus	#1 CONT.
8	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
103	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
9	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
5	CLV	Chicago Lustre Arwd Viburnum	Viburnum Dentatum 'synnstedt'	4' B&B

GENERAL NOTES

- A) Areas labeled "Brown 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 beds consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Aluminum Edging" to be Curv Rite Aluminum Edging or equivalent.
- D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- E) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- F) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with D575 straw erosion control netting that is then pegged into the soil with metal staples.
- G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
- I) 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 along the length of the terrace. 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-
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.
- J) 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.



HARVEY STREET

UNIVERSITY AVENUE

RIDGE STREET

Street Tree by City

Walls by Others

Street Tree by City

Boulder with Inscription 'The Quarry Apartments'



LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS

2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

MADISON LANDSCAPE WORKSHEET

Zoning district is GDP/SIP

Total square footage of developed area26,657 SF

Total square footage of first 5 acres of developed area ÷ 300 square feet =89 Landscape Units

Total square footage of 0 additional acres of developed area ÷ 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED

89 Landscape Units x 5 landscape points for first 5 acres..... 445 points

0 Landscape Units x 1 landscape point for additional _____ acres.....0 points

TOTAL LANDSCAPE POINTS REQUIRED.....445 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	9	315			
Tall Evergreen Tree : 5-6 feet tall	35	1	35			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	8	120			
Upright Evergreen Shrub : 3-4 feet tall	10	31	310			
Shrub, deciduous : 3 gallon / 12"-24"	3	14	42			
Shrub, evergreen : 3 gallon / 12"-24"	4	27	108			
Ornamental grass/perennial : 1gallon / 8"-18"	2	221	442			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			1,372	+	NA	= 1,372

Street Frontage Landscape Required

Street Frontage = 596 LF

Canopy Trees Required: 1 per 30 LF Frontage = 20

Shrubs Required : 5 per 30 LF Frontage = 100

Street Frontage Landscape Supplied

Proposed Canopy Trees = 14Due to site constraints we request alternative requirements as shown per plan

Proposed Shrubs = 72Due to site constraints we request alternative requirements as shown per plan

THE QUARRY
 2901 UNIVERSITY AVENUE 53705
 MADISON, WISCONSIN

Checked By: ----
Drawn By: 11/20/17
RS

Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L-2.1

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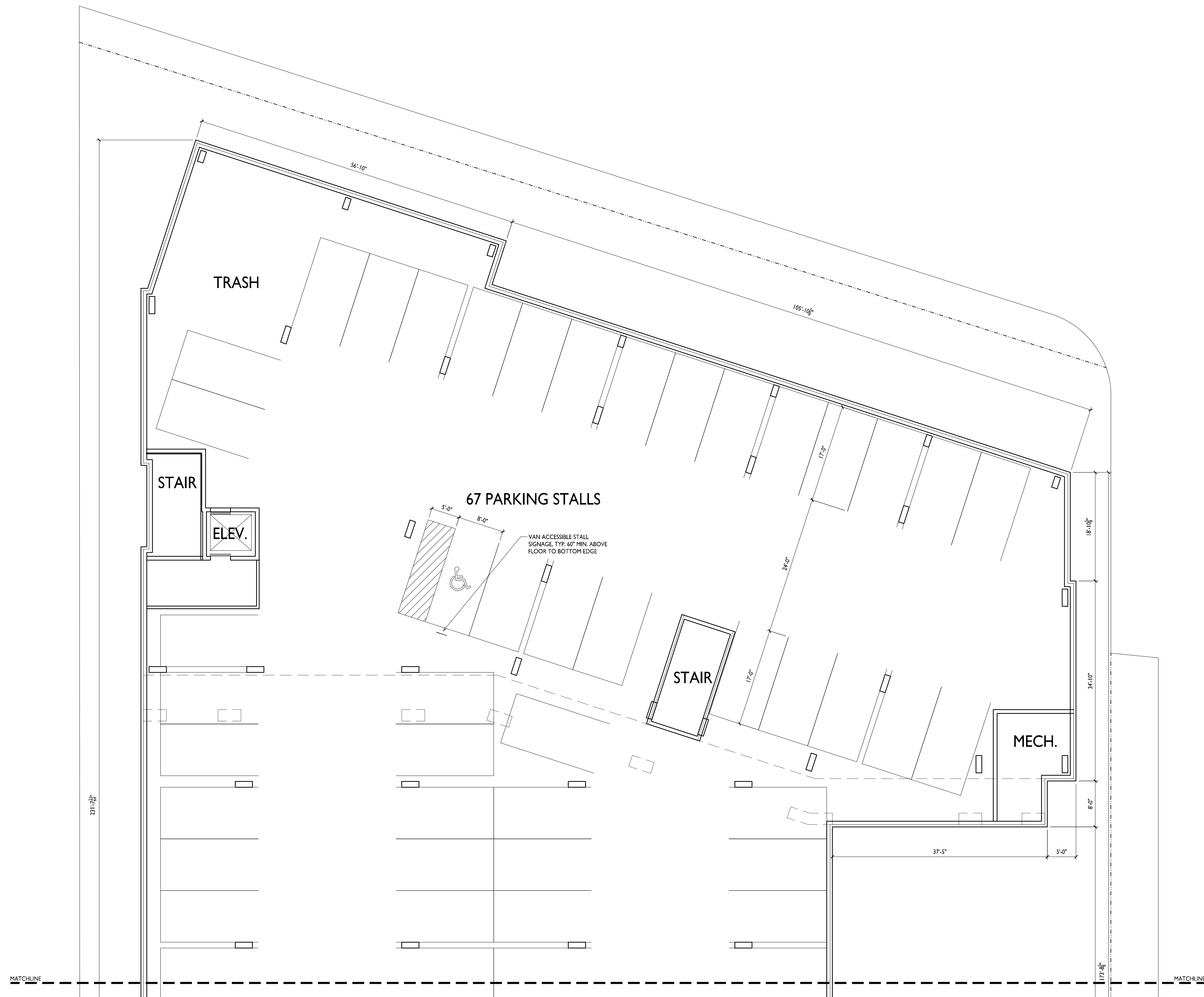
PROJECT TITLE
The Quarry

SHEET TITLE
Basement Floor Plan

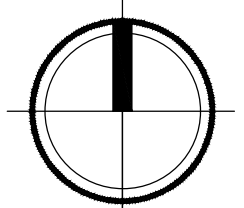
SHEET NUMBER

A-1.0A

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I PARTIAL BASEMENT FLOOR PLAN
A-1.0A 1/8" = 1'-0"





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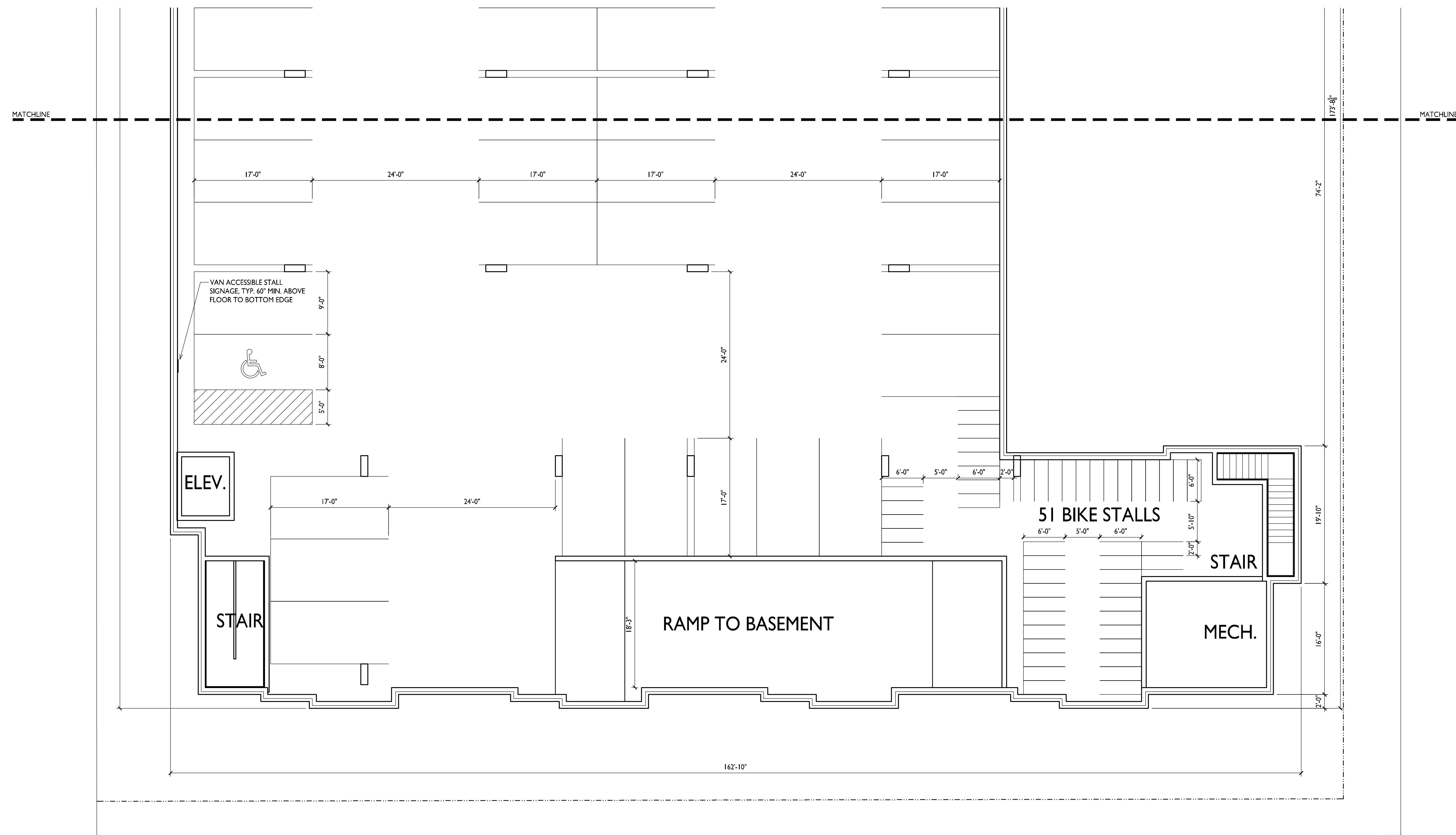
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The Quarry

SHEET TITLE
Basement Floor
Plan

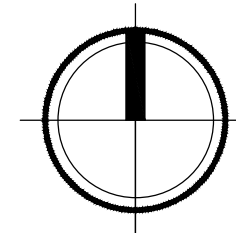
SHEET NUMBER

A-1.0B

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I PARTIAL BASEMENT FLOOR PLAN
A-1.0B 1/8" = 1'-0"





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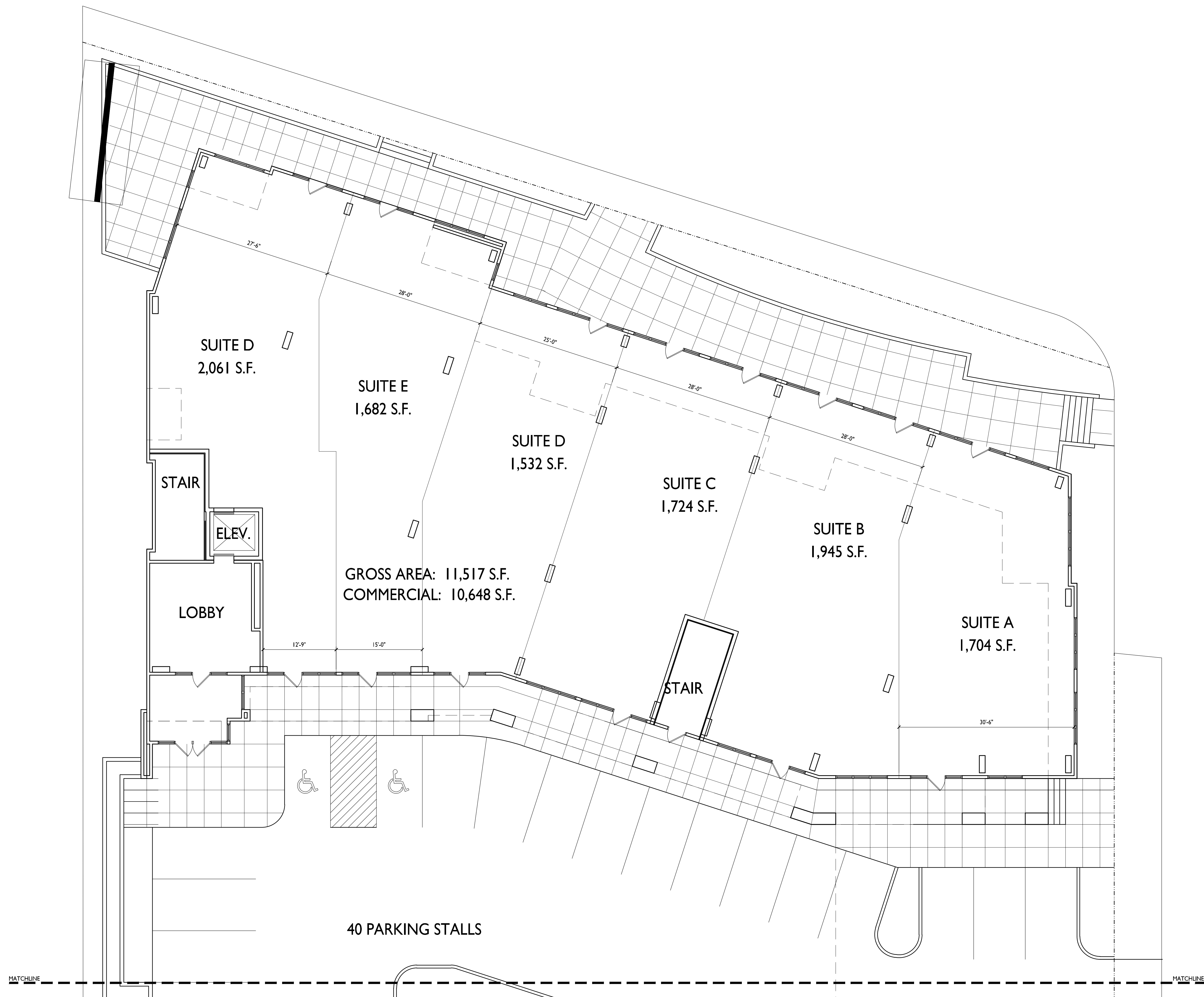
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1A

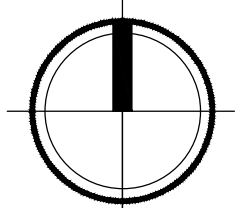
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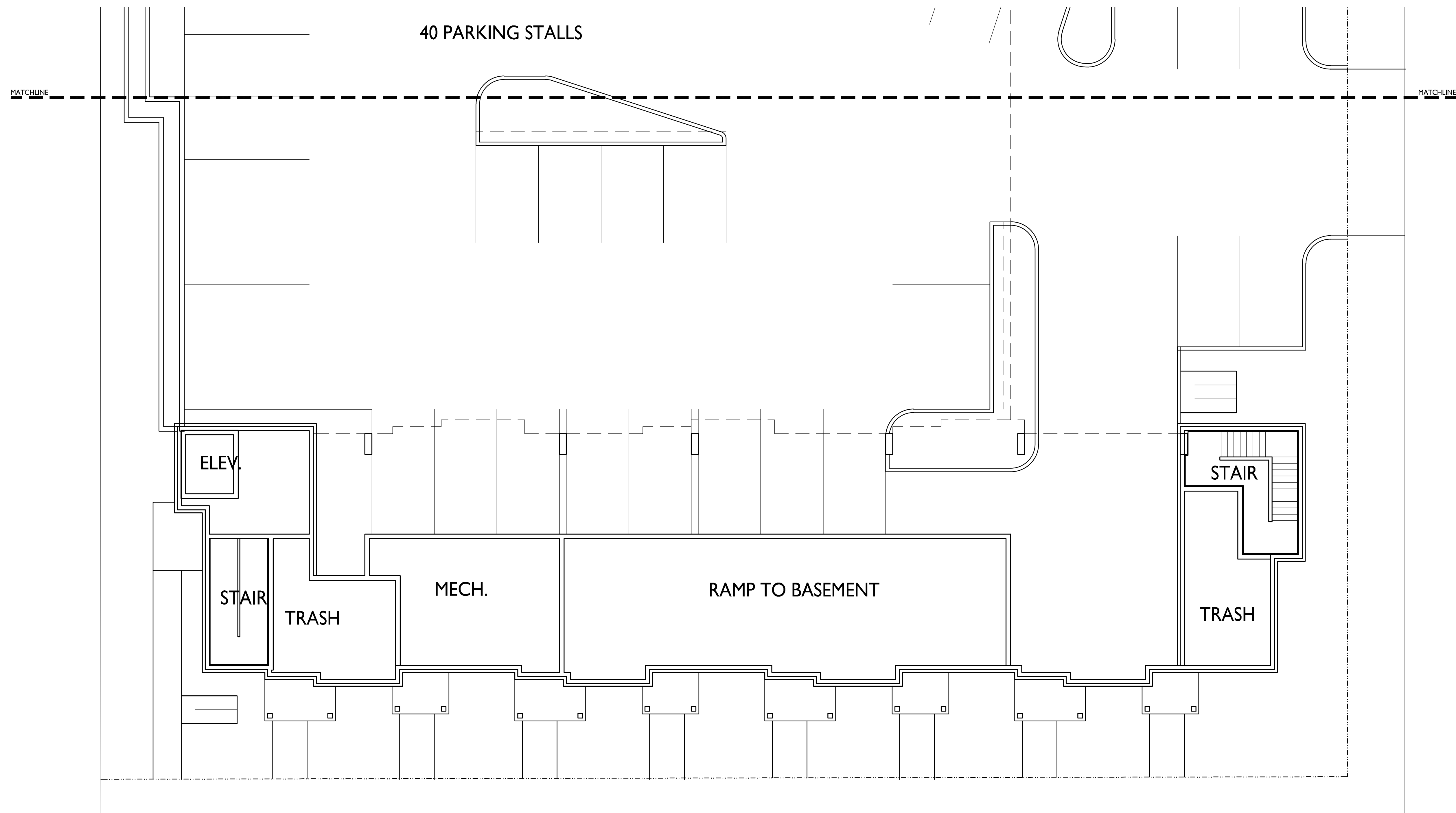
40 PARKING STALLS

1 PARTIAL FIRST FLOOR PLAN
A-1.1A 1/8" = 1'-0"



MATCHLINE

MATCHLINE



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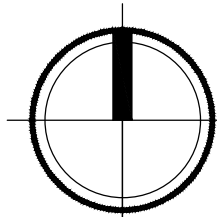
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First Floor Plan

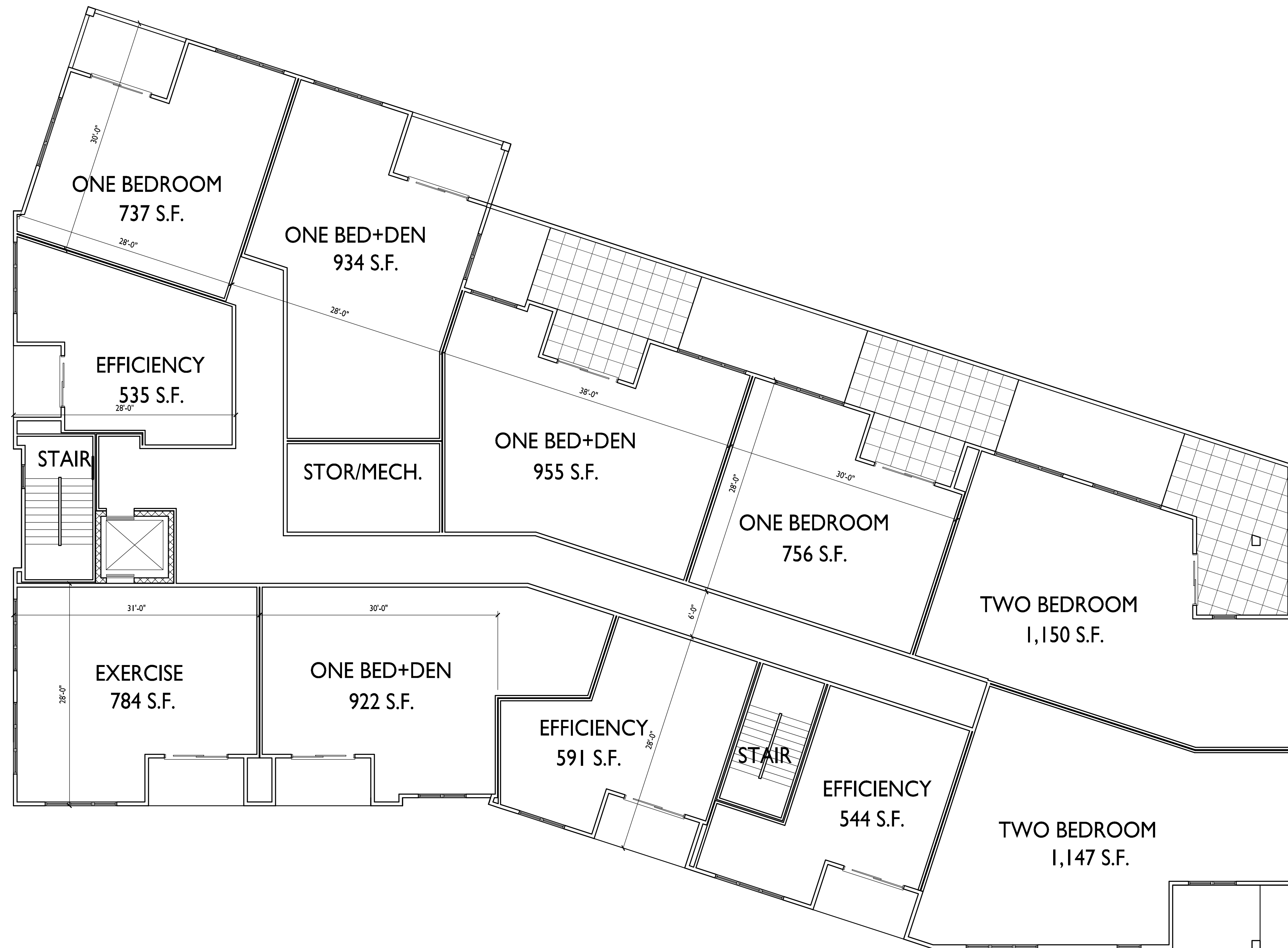
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I PARTIAL FIRST FLOOR PLAN
A-1.IB 1/8" = 1'-0"





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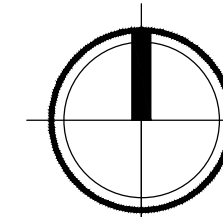
PROJECT TITLE
The Quarry

SHEET TITLE
Second Floor Plan
Building A

SHEET NUMBER

A-1.2

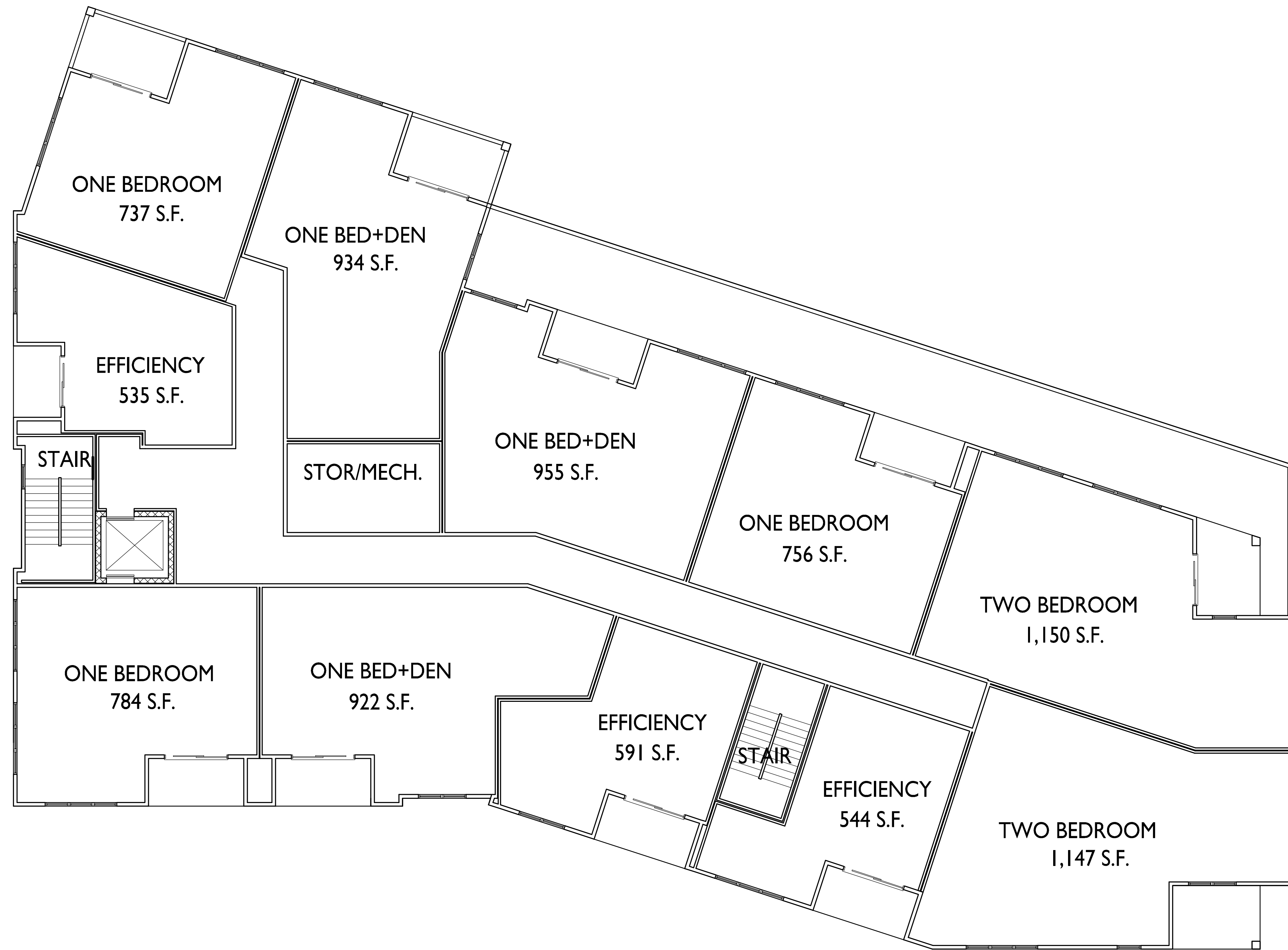
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GROSS AREA: 10,800 S.F.
NET AREA: 9,110 S.F.

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PROJECT TITLE
The Quarry

SHEET TITLE
Third Floor Plan
Building A

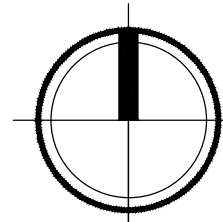
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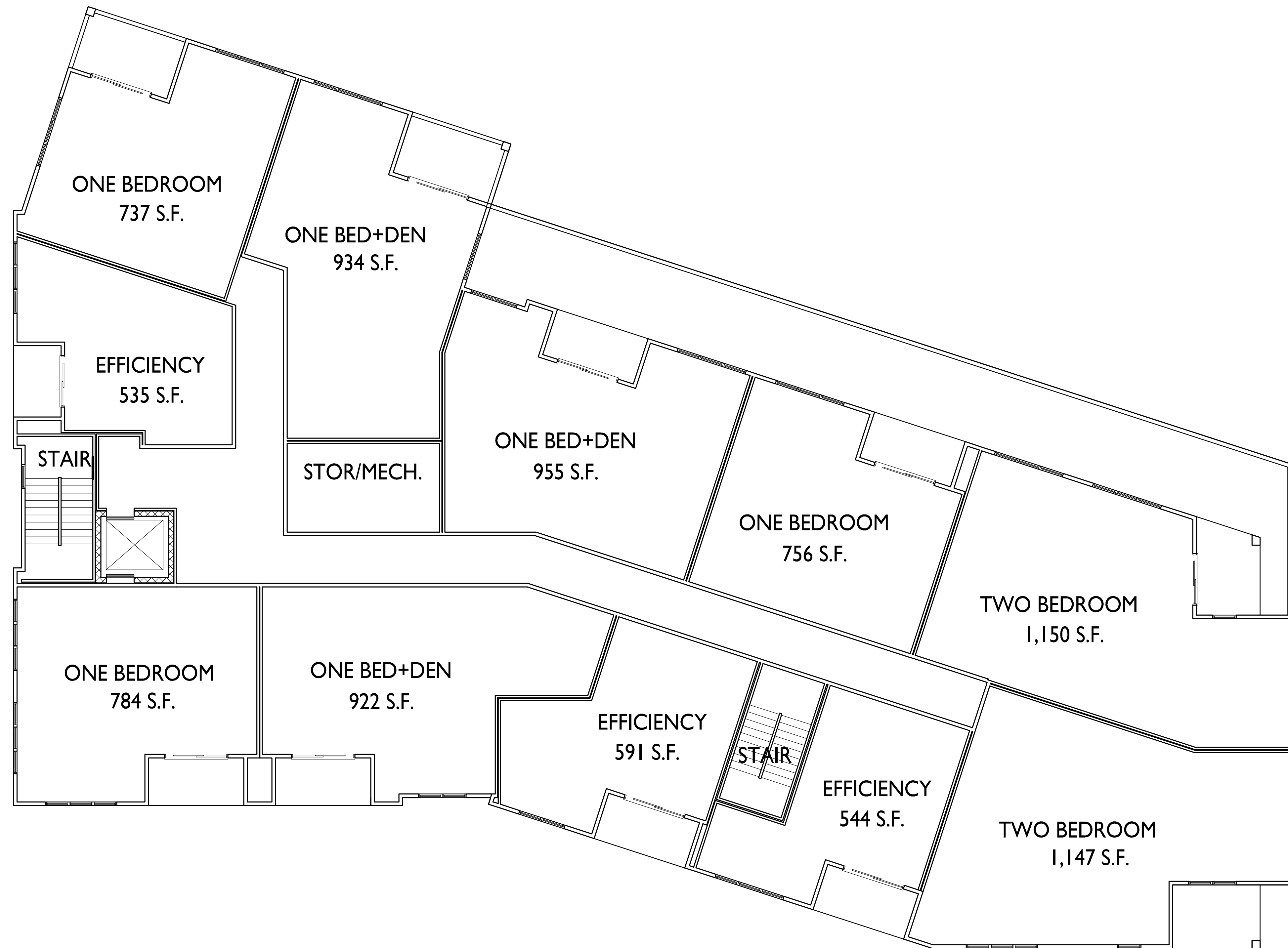
A-1.3

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1 THIRD FLOOR PLAN - BUILDING A
A-1.3 1/8" = 1'-0"





GROSS AREA: 10,800 S.F.
NET AREA: 9,110 S.F.

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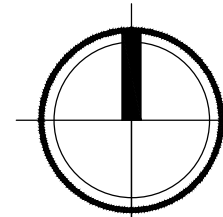
PROJECT TITLE
The Quarry

SHEET TITLE
Fourth Floor Plan
Building A

SHEET NUMBER

A-1.4

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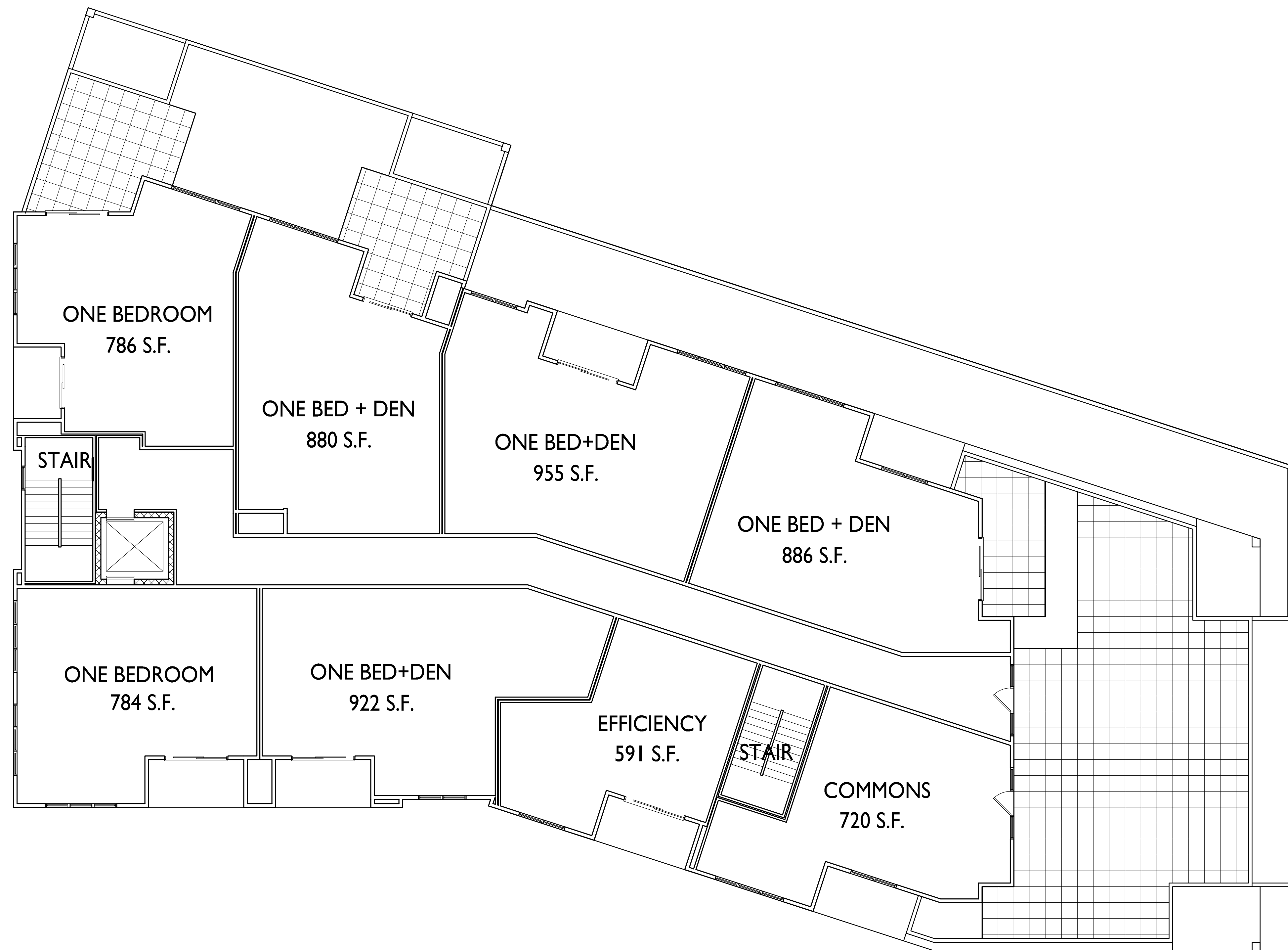
PROJECT TITLE
The Quarry

SHEET TITLE
Fifth Floor Plan
Building A

SHEET NUMBER

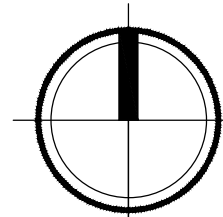
A-1.5

PROJECT NO. 1648
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GROSS AREA: 7,913 S.F.
NET AREA: 5,804 S.F.

I FIFTH FLOOR PLAN - BUILDING A
A-1.5 1/8" = 1'-0"





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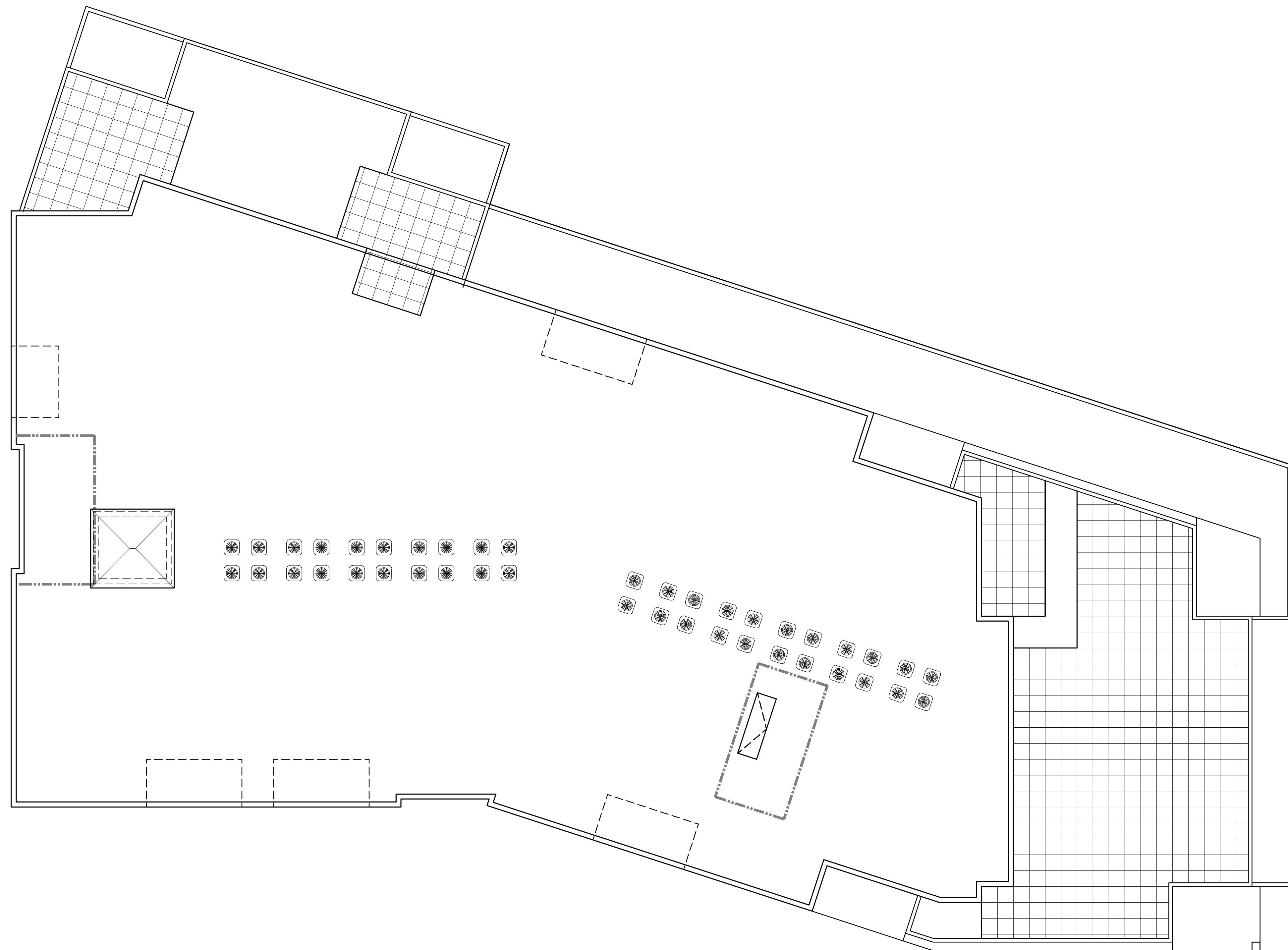
PROJECT TITLE
The Quarry

SHEET TITLE
Roof Plan
Building A

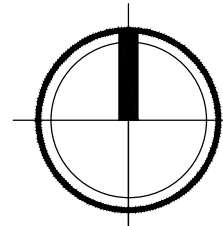
SHEET NUMBER

A-1.6

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1 ROOF PLAN - BUILDING A
A-1.6 1/8" = 1'-0"





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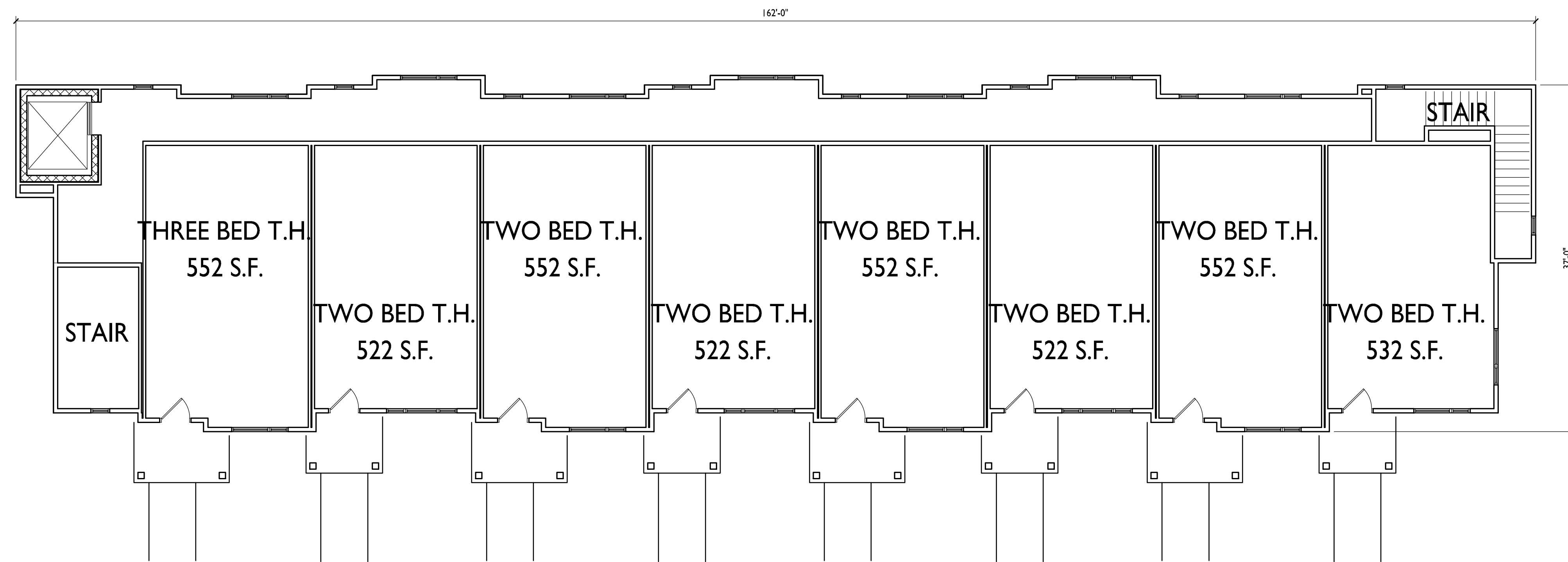
PROJECT TITLE
The Quarry

SHEET TITLE
First Floor Plan
Building B

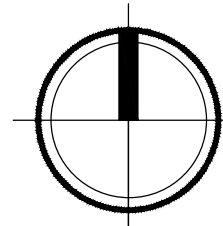
SHEET NUMBER

A-1.7

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I FIRST FLOOR PLAN - BUILDING B
A-1.7 1/8" = 1'-0"



GROSS AREA: 5,401 S.F.
 NET AREA: 5,401 S.F.



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PROJECT TITLE
 The Quarry

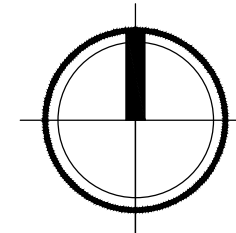
SHEET TITLE
 Second Floor Plan
 Building B

SHEET NUMBER

A-1.8

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I SECOND FLOOR - BUILDING B
 A-1.8 1/8" = 1'-0"





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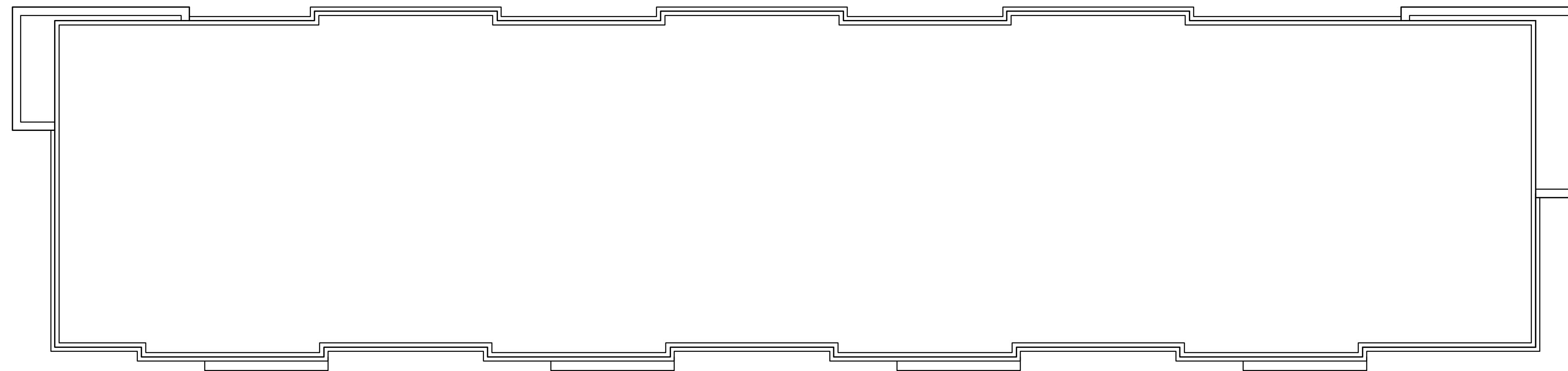
PROJECT TITLE
The Quarry

SHEET TITLE
Roof Plan
Building B

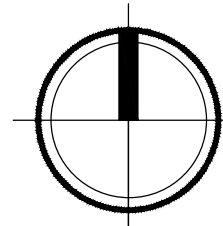
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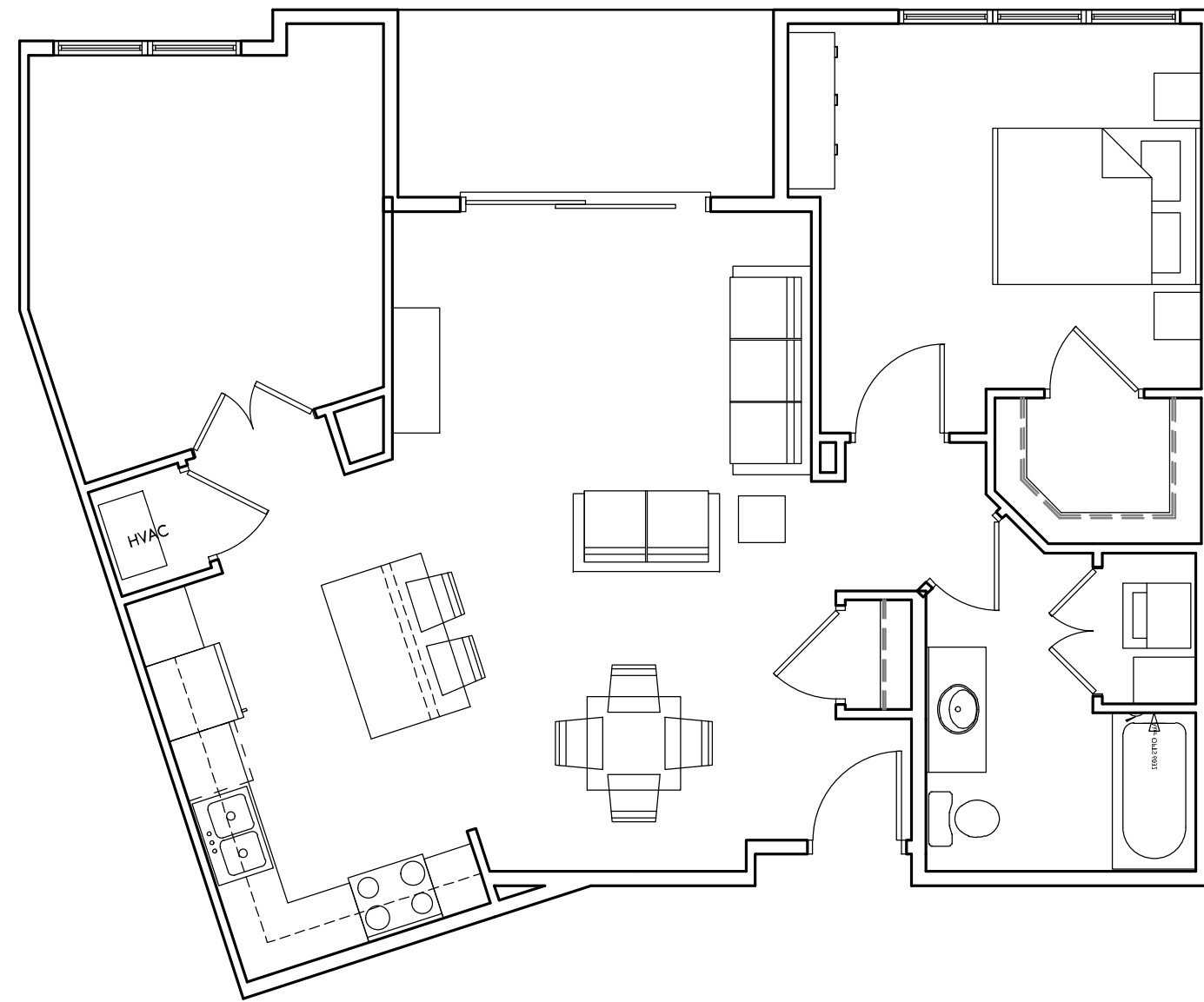
A-1.9

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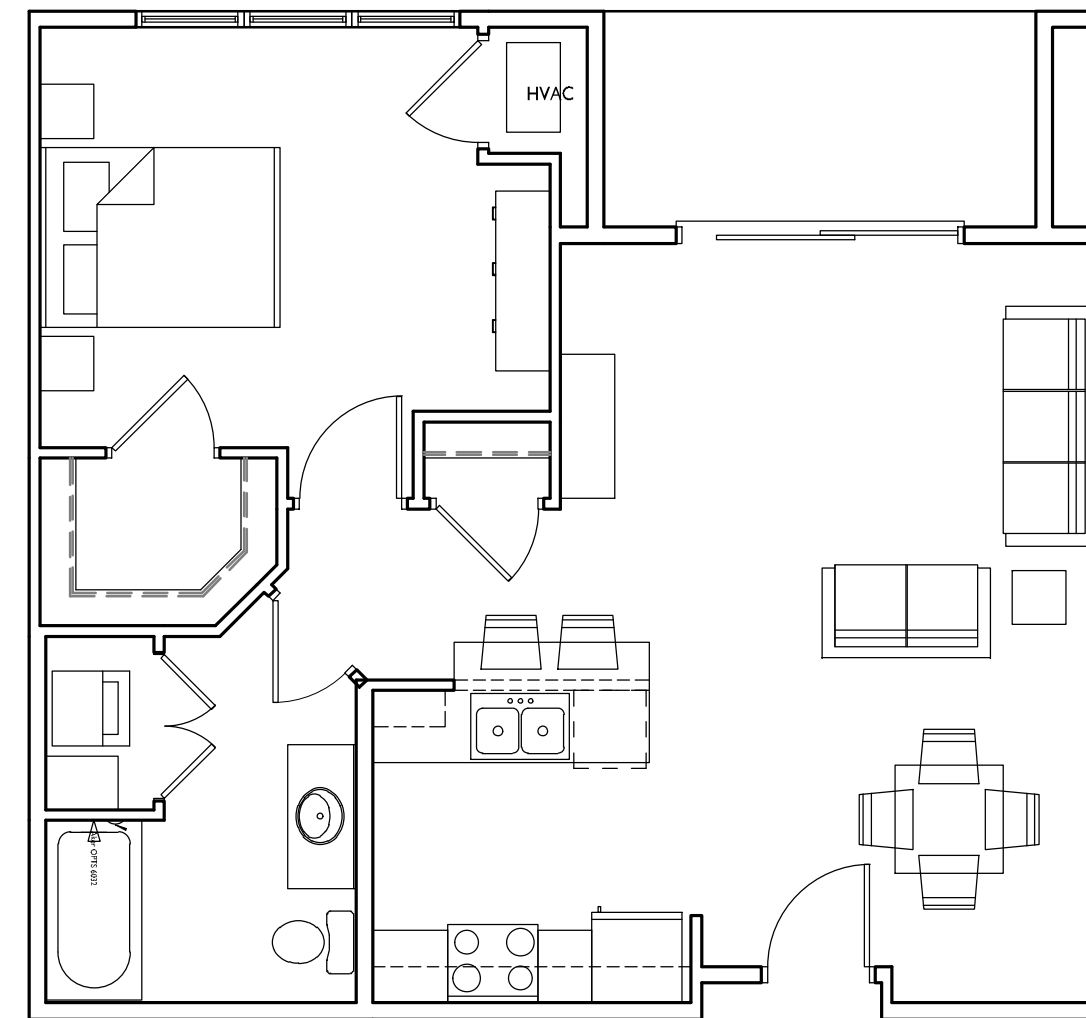


I ROOF PLAN - BUILDING B
A-1.9 1/8" = 1'-0"

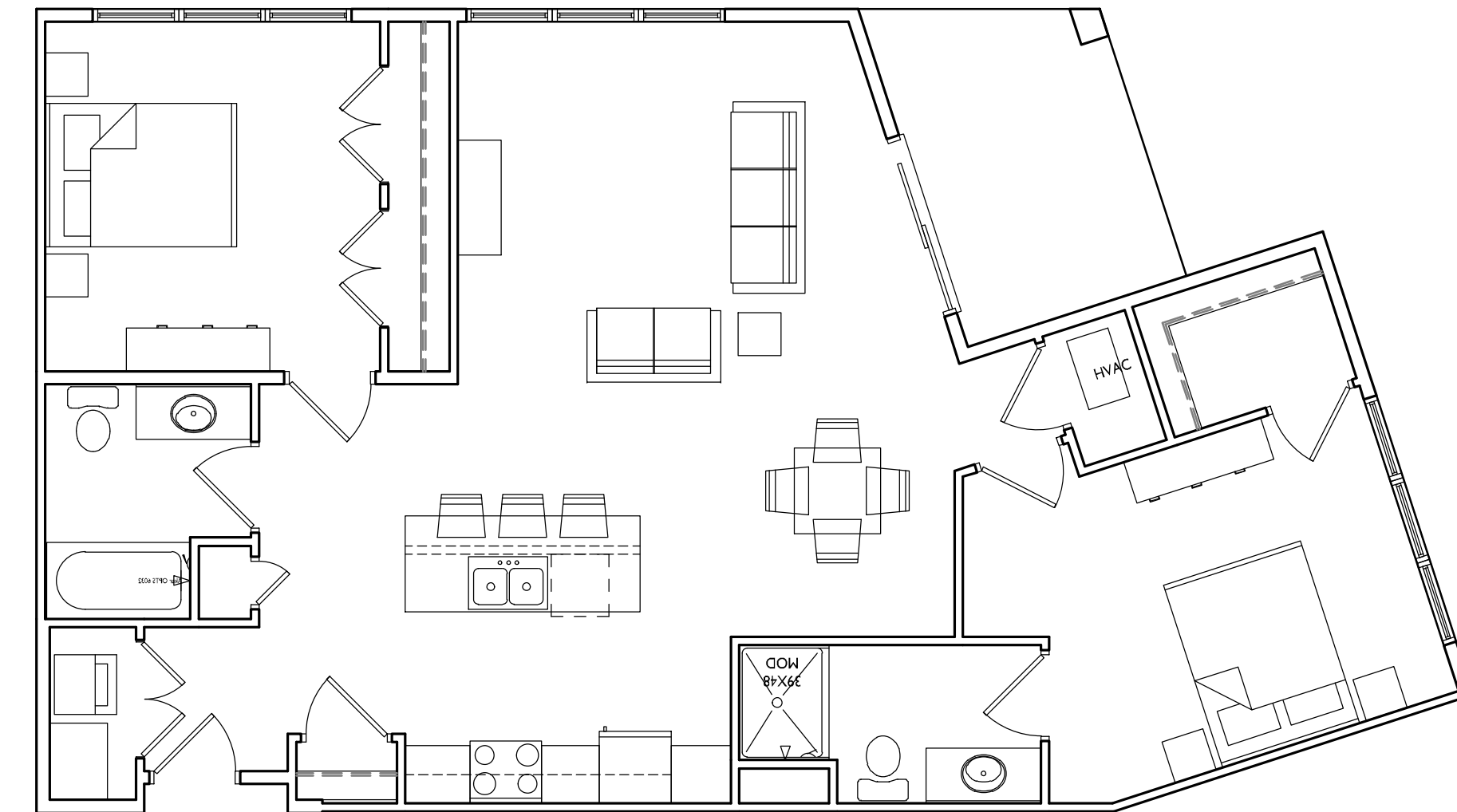




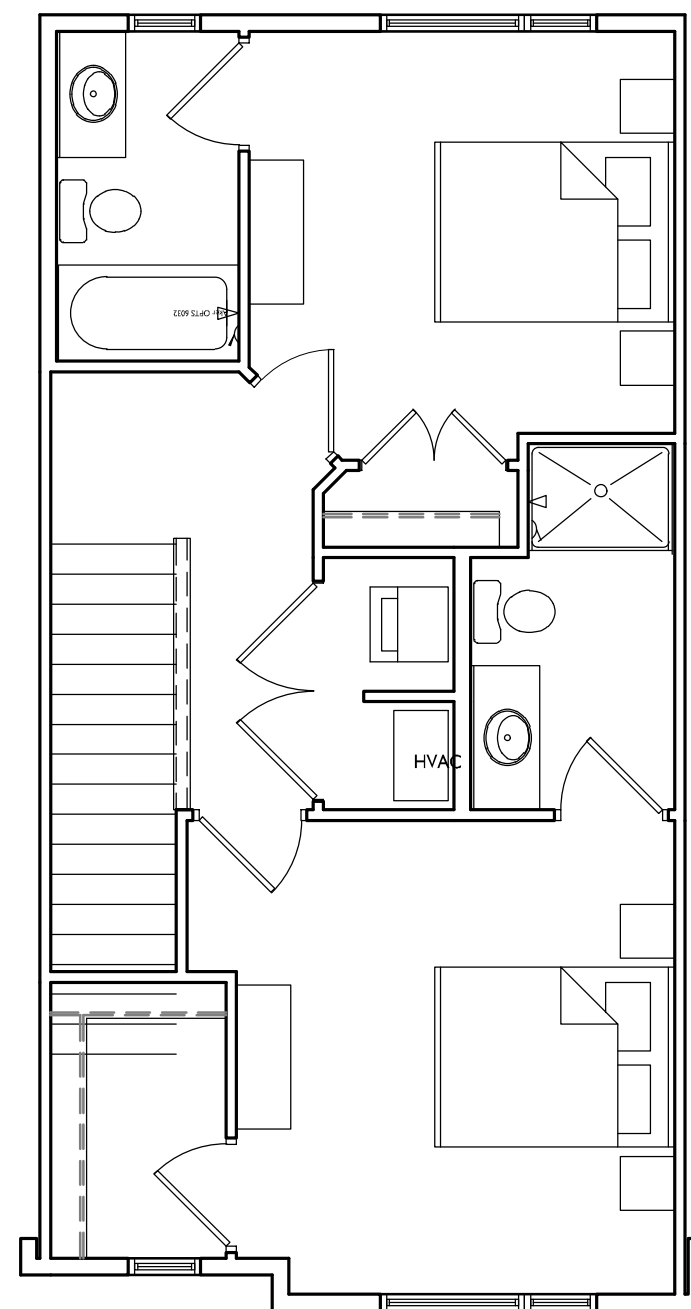
TYPICAL ONE BED+DEN
955 S.F.



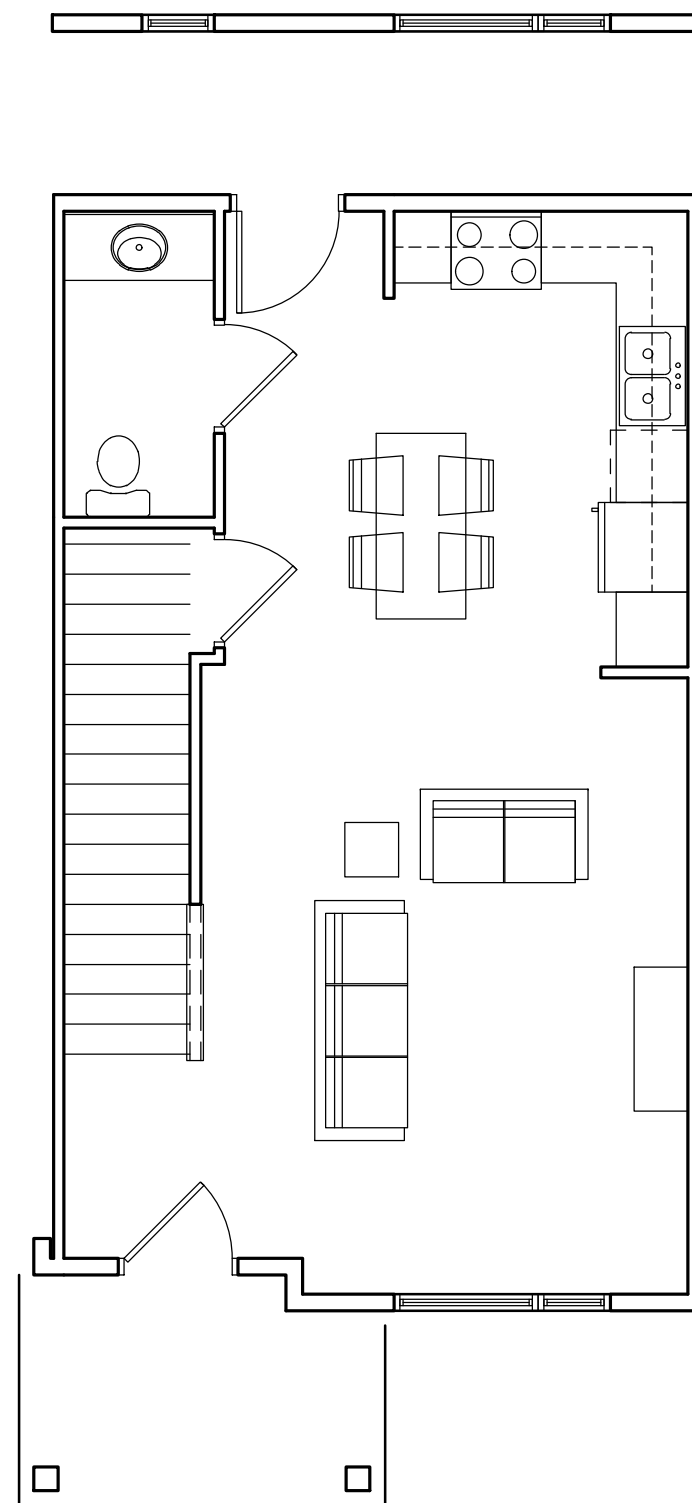
TYPICAL ONE BEDROOM
756 S.F.



TYPICAL TWO BEDROOM
1,150 S.F.



TYPICAL TWO BEDROOM T.H.
1,194 S.F.



TYPICAL EFFICIENCY
544 S.F.



TYPICAL MATERIALS

- COMPOSITE HORIZONTAL SIDING
- COMPOSITE TRIM
- VINYL WINDOWS
- ALUMINUM RAILINGS
- COMPOSITE TRIM
- COMPOSITE PANELS
- BRICK VENEER
- CAST STONE HEADS, SILLS & BANDS
- ALUMINUM STORE FRONT
- CAST STONE

PROJECT TITLE
The Quarry

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.1

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BUILDING A - SOUTH ELEVATION
A-2.1 1/8" = 1'-0"



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PROJECT TITLE
The Quarry

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.2

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BUILDING A - NORTH ELEVATION
A-2.2 1/8" = 1'-0"



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PROJECT TITLE
The Quarry

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.3

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BUILDINGS A & B - EAST ELEVATION
A-2.3 1/8" = 1'-0"



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PROJECT TITLE
The Quarry

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.4

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BUILDINGS A & B - WEST ELEVATION
A-2.4 1/8" = 1'-0"



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PROJECT TITLE
The Quarry

SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A-2.5

PROJECT NO. **1648**
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BUILDINGS B - SOUTH ELEVATION
1/8" = 1'-0"



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PROJECT TITLE
The Quarry

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.6

PROJECT NO. 1648
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BUILDINGS B - NORTH ELEVATION
A-2.6 1/8" = 1'-0"

