

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>November 19, 2012</u>	Action Requested
UDC MEETING DATE: <u>November 29, 2012</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2628 Arbor Drive

ALDERMANIC DISTRICT: Sue Ellingson, District #13

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

James Corcoran

Knothe & Bruce Architects, LLC

2607 Monroe Street

7601 University Avenue, Suite 201

Madison, WI

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

October 17, 2012

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

Re: Letter of Intent
Alteration to approved PUD-GDP-SIP
2628 Arbor Drive
Madison, Wisconsin

Dear Mr. Murphy:

The following information is submitted together with the plans and application and zoning text for staff and Plan Commission..

Organizational structure:

Owner: Jim Corcoran
J. Michael Real Estate
2607 Monroe Street
Suite 15
Madison, WI 53711
608-233-4440
608-233-9130 fax
jcorcoran@charterinternet.net

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

Engineer: Burse Surveying & Engineering
1400 E. Washington Ave.
Suite 158
Madison, WI 53703
608-250-9263
608-250-9266fax
Contact: Pete Fortlage
Pfortlage.bursesurveyengr@chorus.net

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

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

This property was rezoned to PUD-GDP-SIP in 2007. The approved development plans proposed a mixed use development consisting of a 4,000 square foot, 2 story commercial building on Monroe Street and a 45 unit, 4 story condominium building facing Arbor Drive. Phase I of the development, the commercial building, was constructed in 2008 and is fully occupied. Phase II, the 24 unit apartment building is also complete.

This alteration proposes 36 apartments facing Arbor Drive. The site plan, locations and massing are very similar to the original approved PUD-SIP. Minor modifications are proposed to the exterior architecture to accommodate adjustments to the floor plans and to provide some differentiation between the two residential buildings.

Construction of Phase III of the development is planned for June 2013 with completion by June of 2014.

Site Development Data:

	<u>Original SIP</u>	<u>Amended SIP</u>
<u>Densities:</u>		
Lot Area	45,732 SF or 1.05 acres	PHASE III 20,182 SF or .46 acres
Lot Area / D.U.	973 SF/unit	782 SF/Unit
Density	45 units/acre	78.26 units/acre
<u>Building Heights:</u>	2, 3 and 4 Stories	4 Story
<u>Floor Area Ratio:</u>		
Total Floor Area (excluding parking)	67,800 S.F. Residential <u>6,000 S.F. Commercial</u> 73,800 S.F. Total	40,911 S.F.
Floor Area Ratio	1.65	2.02
<u>Dwelling Unit Mix:</u>		<u>PHASE II</u> <u>PHASE III</u>
Existing Apartments	2	2 0
Efficiency		6 0
One-Bedroom	3	15 20
One-Bedroom + Den	8	0 0
Two-Bedroom	22	3 14
Two-Bedroom + Den	6	0 0
Three-Bedroom	<u>6</u>	<u>0</u> <u>2</u>
Total dwelling Units	47	26 36
<u>Provided Parking and Ratios:</u>		
Vehicular parking (underground)	57 stalls	16 31
Vehicular parking (surface)	<u>31 stalls</u>	<u>27</u> <u>11</u>
Total Vehicular Parking	88 stalls	43 42
Bicycle parking (underground)	25 stalls	2 28
Bicycle parking (surface)	<u>24 stalls</u>	<u>20</u> <u>8</u>
Total Bicycle Parking	49 stalls	22 36

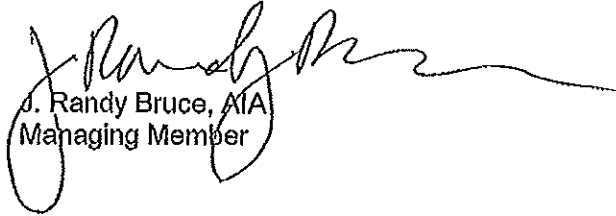
Thank you for your time in reviewing our proposal.

7601 University Ave, Ste 201
 Middleton, Wisconsin 53562
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 f (608) 836-6934
 www.knothebruce.com

Amended PUD-SIP Letter of Intent
2628 Arbor Drive
October 17, 2012
Page 3 of 3

KNOTHE
& BRUCE
architects

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
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f (608) 836-6934
www.knothebruce.com

Zoning Text
Amended PUD-GDP-SIP
2628 Arbor Drive
October 17, 2012

Exhibit A

LEGAL DESCRIPTION:

Lot 1, CERTIFIED SURVEY MAP NO 13230, IN THE CITY OF MADISON, DANE
COUNTY WISCONSIN

Zoning Text
Amended PUD-GDP-SIP
2628 Arbor Drive
October 17, 2012

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a residential development with 36 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as shown on the approved plans.
 - 2. Commercial uses as allowed in the C-2 zoning district as permitted uses;
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests, and outdoor eating areas as shown on the approved plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking 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. 28.03 for the R-2 zoning district.
- J. **Signage:** Signage for the commercial buildings shall be limited to the maximum permitted in the C2 zoning district and to the maximum permitted in the R-5 district for the residential building, as approved by the Urban Design Commission and Zoning Administrator.
- 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.

Consultant

Notes

SITE INDEX SHEET	
SITE	
C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	SITE LIGHTING PLAN
C-2.1	GRADINGS & EROSION CONTROL PLAN
C-3.1	UTILITY PLAN
C-4.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	ELEVATIONS

SITE DEVELOPMENT STATISTICS	
LOT AREA	20182 S.F./0.46 ACRES
DWELLING UNITS	36 D.U.
LOT AREA / D.U.	182 S.F./D.U.
DENSITY	78.26 UNITS/ACRE
BUILDING HEIGHT	4 STORIES
GROSS FLOOR AREA 40,911 S.F. (excluding underground parking)	
FLOOR AREA RATIO	2.02
UNIT MIX	
ONE BEDROOM	20
TWO BEDROOM	14
THREE BEDROOM	2
TOTAL	36
VEHICLE PARKING	
SURFACE	11
UNDERGROUND	31
TOTAL	42
BIKE & MOPED PARKING	
SURFACE	8
UNDERGROUND	28
TOTAL	36

Revisions

- Amended S/P Submittal - April 20, 2011
- Submittal - August 31, 2011
- Plan Review - October 4, 2011
- Issued for Bidding - October 17, 2011
- Issued for Construction - October 28, 2011
- Re-issued for Construction - January 11, 2012
- Amended S/P Submittal - October 17, 2012

Project Title

Wingra Shores
 Apartments

Drawing Title

Site Plan - Phase III

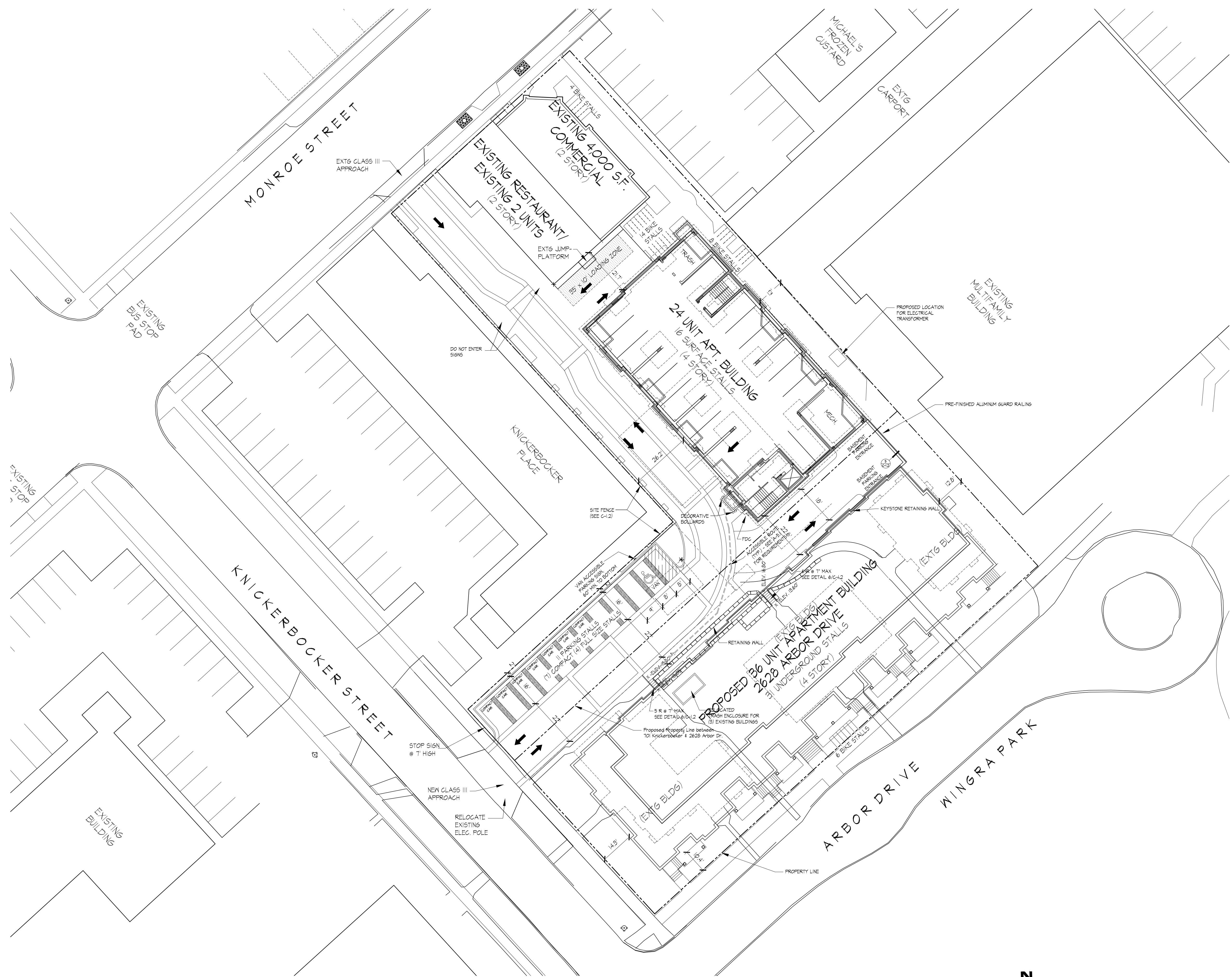
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0522

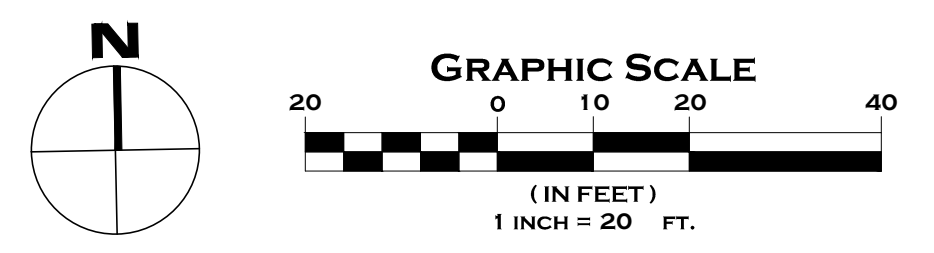
Drawing No.

C-1.1

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SITE PLAN - PHASE III
 1" = 20'

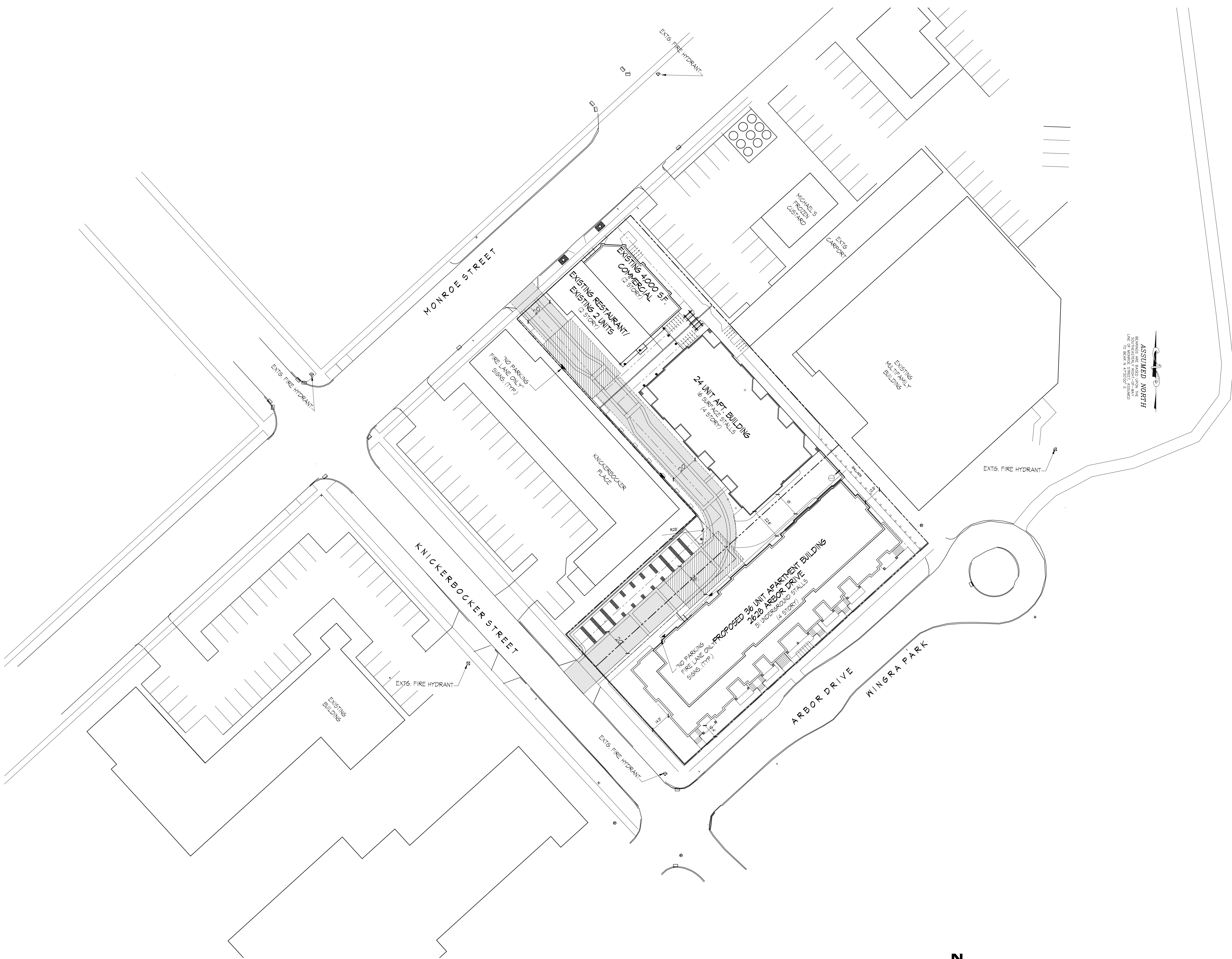


Consultant

Notes

-  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
-  = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)

ASSUMED NORTH
 BUILDING AND PAVED AREAS ARE SHOWN FROM THE POINT OF VIEW OF MONROE STREET AS SHOWN IN THE PLAN ABOVE.



Revisions

- Amended SIP Submittal - April 20, 2011
- Submittal - August 31, 2011
- Plan Review - October 4, 2011
- Issued for Bidding - October 17, 2011
- RESUBMITTED FOR REVISION - JUNE 19, 2012, 2011
- Re-issued for construction - January 11, 2012
- Amended SIP Submittal - October 17, 2012

Project Title

Wingra Shores
 Apartments

Drawing Title

Fire Dept. Access Plan

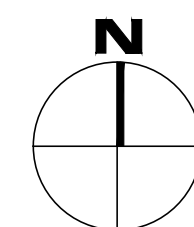
Project No.

0522

Drawing No.

C-1.3

FIRE DEPARTMENT ACCESS PLAN
 1" = 30'



Revisions

Amended SIP Submittal - April 20, 2011
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Project Title

Wingra Shores
 Apartments

Drawing Title

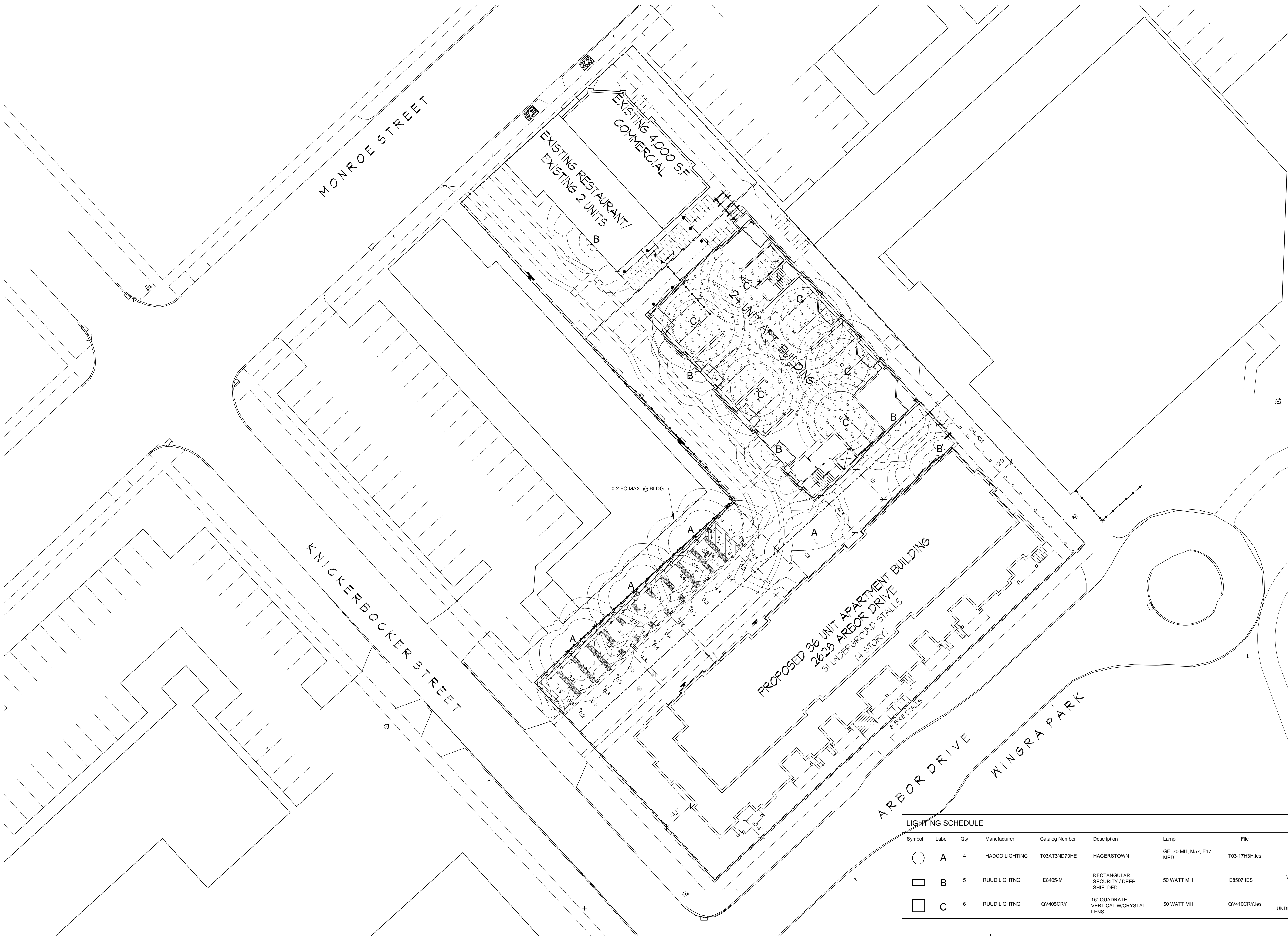
Lighting Plan

Project No.

0522

Drawing No.

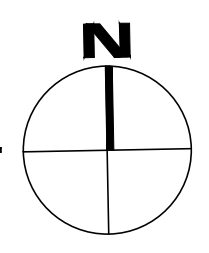
C-1.4



LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting Height
○	A	4	HADCO LIGHTING	T03AT3ND70HE	HAGERSTOWN	GE, 70 MH; M57; E17, MED	T03-17H3H.ies	10'-0" ABOVE GRADE
□	B	5	RUUD LIGHTING	E8405-M	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT MH	E8507.IES	WALL MOUNTED ON SIDE OF BUILDING 10'-0" ABOVE GRADE
□	C	6	RUUD LIGHTING	QV405CRY	16" QUADRATE VERTICAL W/CRYSTAL LENS	50 WATT MH	QV410CRY.ies	SURFACE MOUNT TO UNDERSIDE OF GARAGE CEILING

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Open Parking Stalls	+	1.6 fc	4.4 fc	0.4 fc	11.0:1	4.0:1
Open Parking Garage	+	1.5 fc	3.9 fc	0.4 fc	9.8:1	3.8:1

LIGHTING PLAN
 1" = 20'



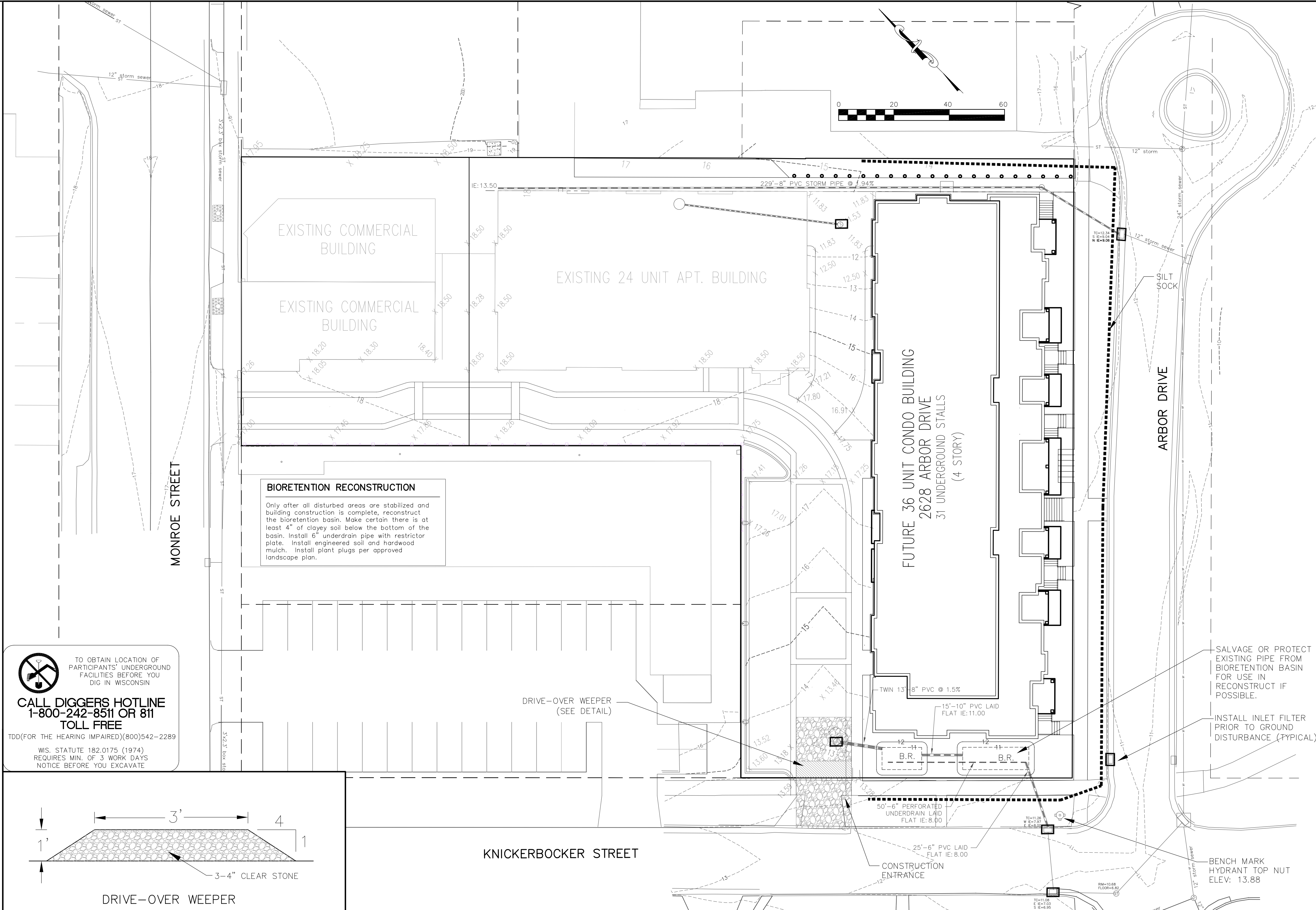
Erosion Control Notes/Specifications:

- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
- Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>
- Dewatering - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Any individual sedimentation basin shall have a depth of at least 3 feet and provide a maximum surface settling rate of 1500 gallons per square foot per day. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
- Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engrsrv/pal.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/org/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NRS151.12(6m).
- No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 630 of Wisconsin D.O.T. specifications. Seed mixtures and fertilizer shall be applied at the rate of seven (7) pounds per 1,000 square feet. Mulch shall be applied at the rate of 2 tons per acre and shall be anchored into the soil by discing or other approved method. Crimping shall be performed on the contour to prevent the formation of rills or gullies. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact
James M. Corcoran
2702 Monroe St., Suite 15
Madison, WI 53711
(608) 233-4440

Schedule:

June 1, 2013	Install silt fence and construction entrance. Begin disturbance of site ground cover.
December 1, 2013	Apply mulch heavily to all exposed areas for winter duration. Add additional mulch as necessary to maintain cover.
May 1, 2014	Install final landscaping items, seed and mulch any lawn areas.
June 1, 2014	Building construction complete.
July 1, 2014	Vegetation established; site stabilized. Excavate Bioretention areas and fill with engineered soil. Install native plantings.

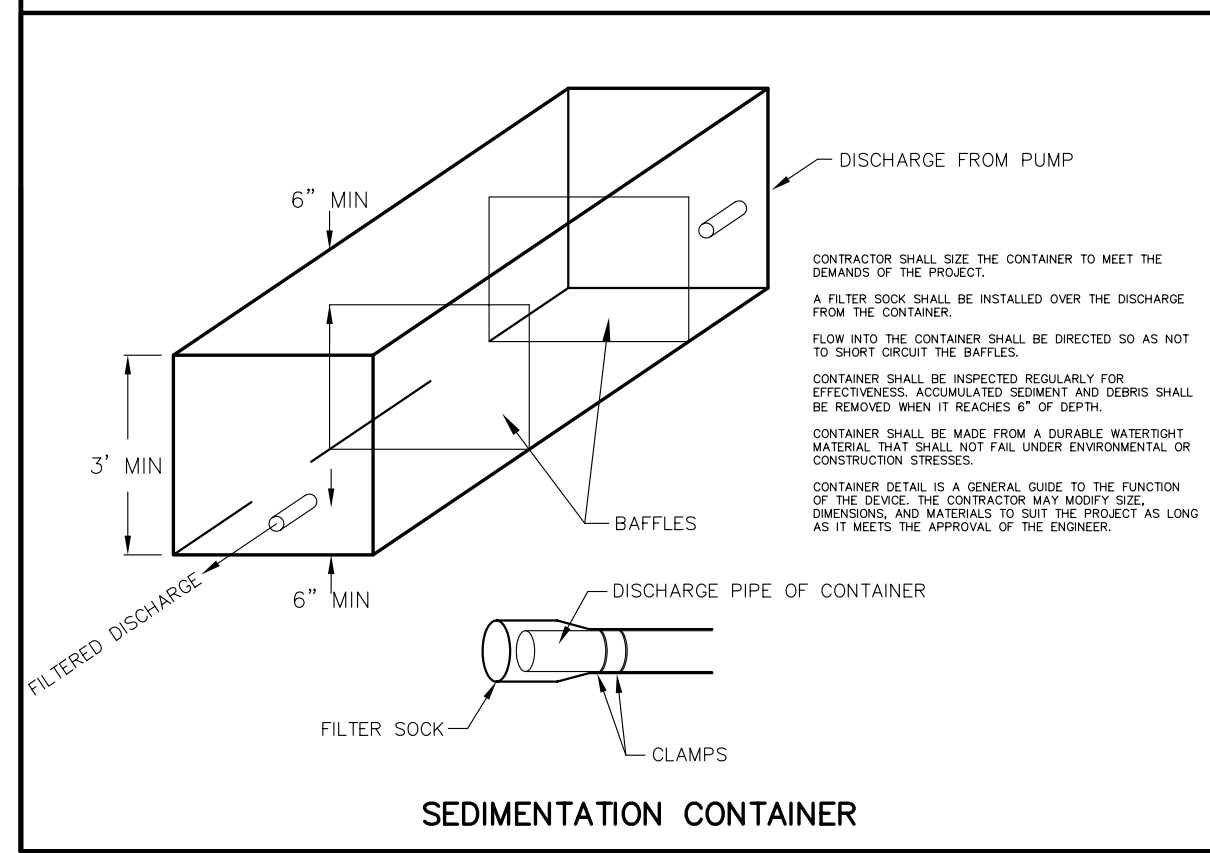
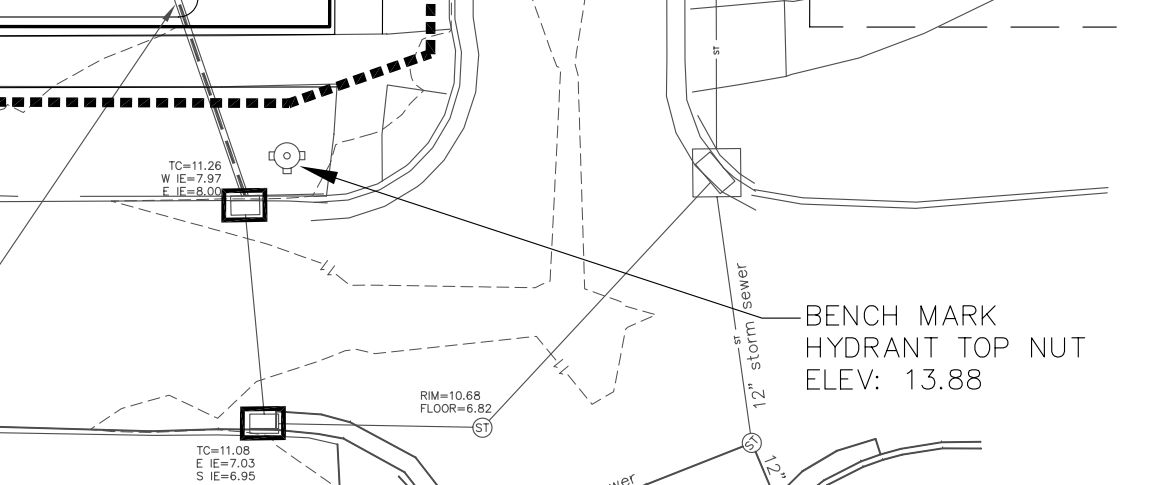
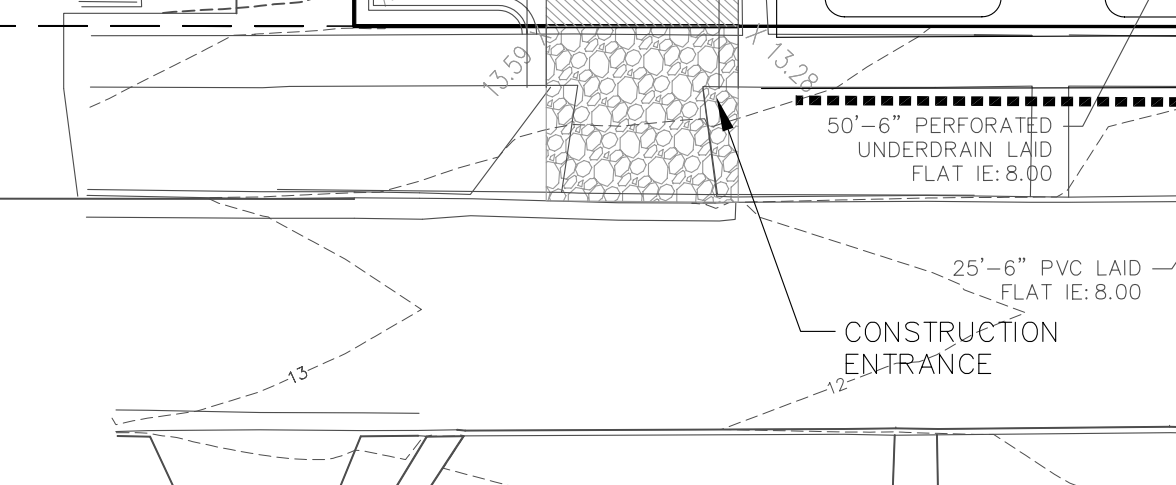
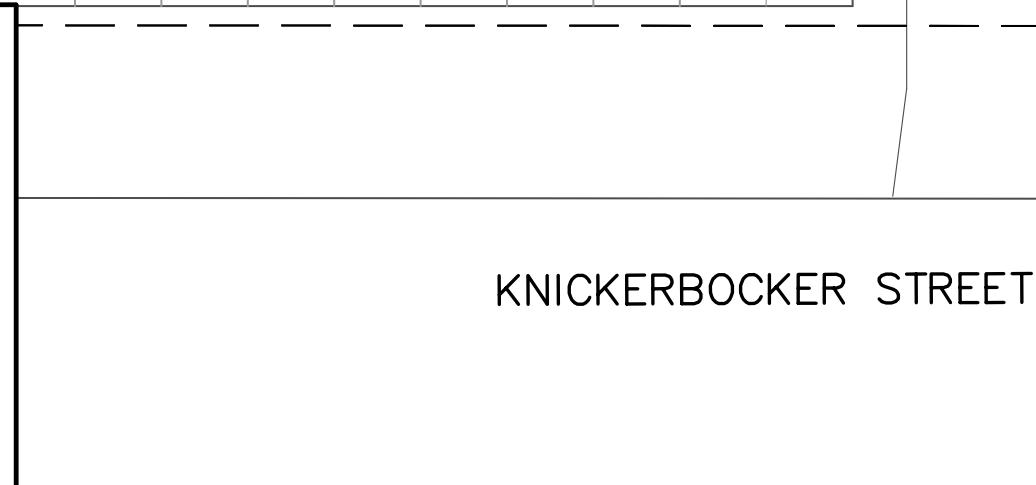
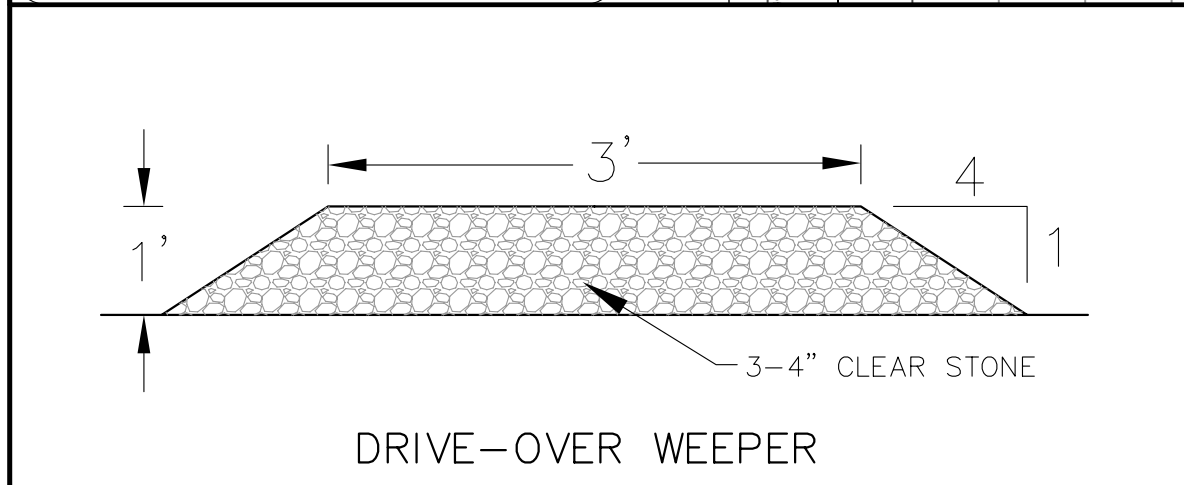


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511 OR 811 TOLL FREE

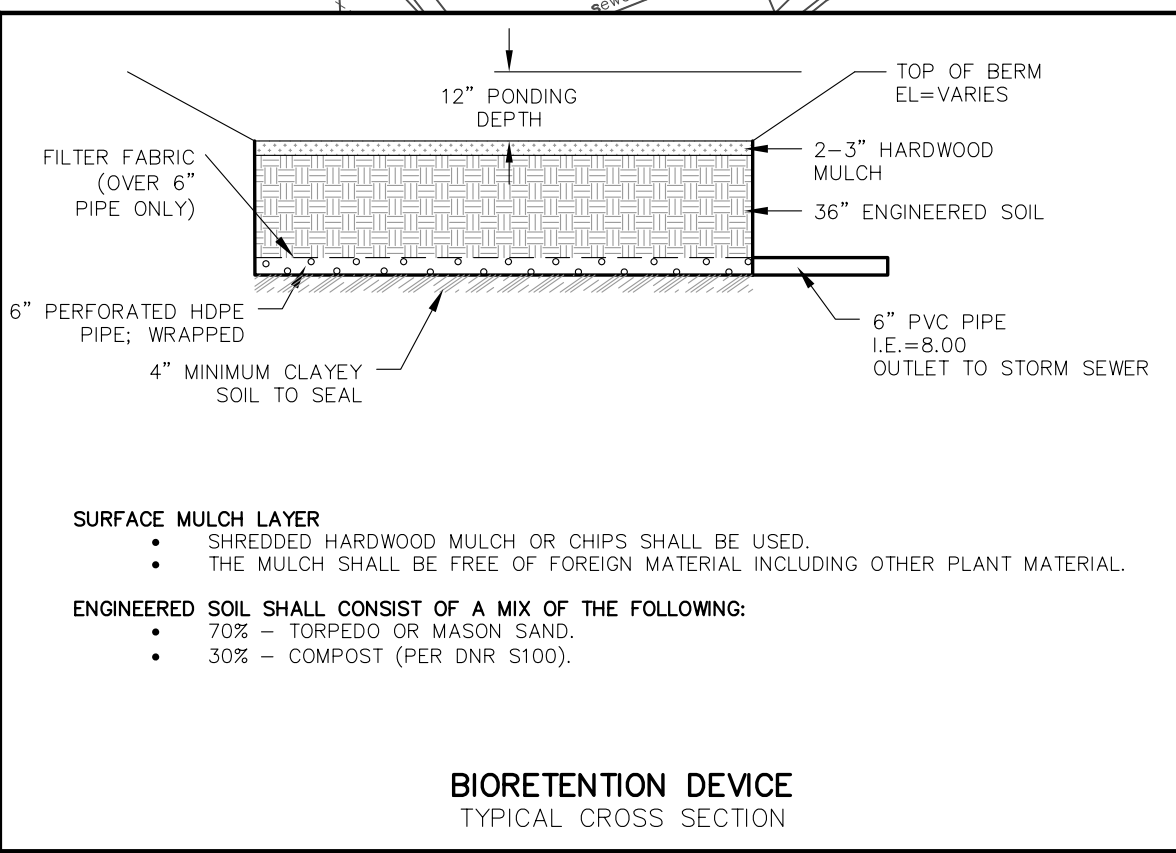
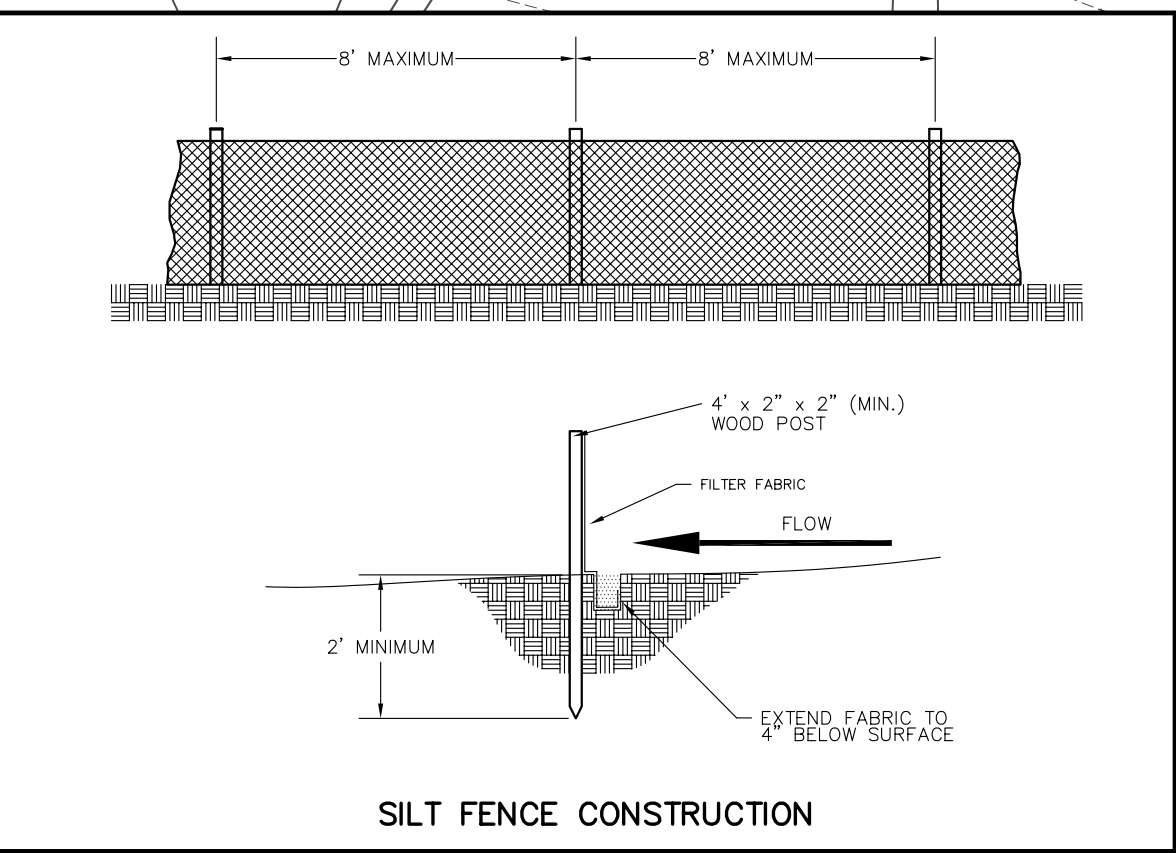
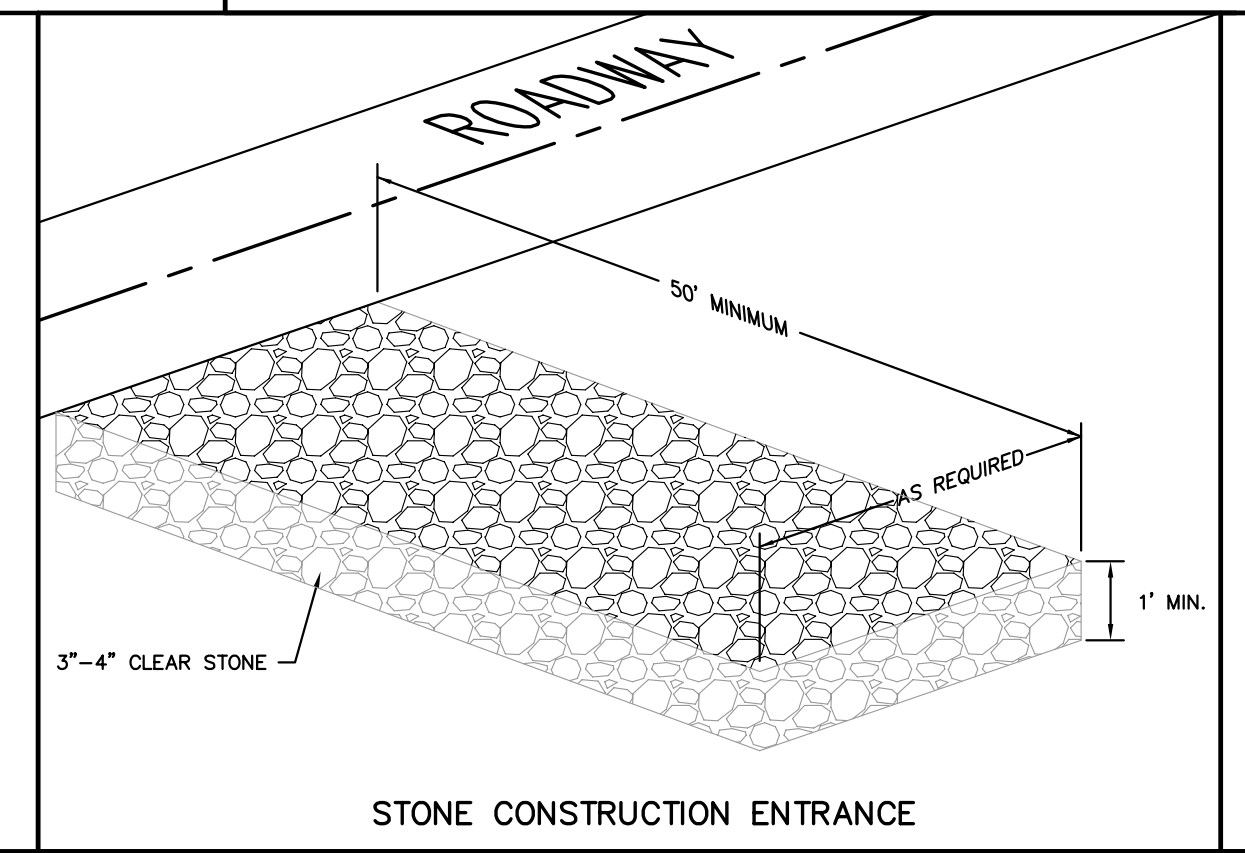
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



LEGEND

- 984--- EXISTING MINOR CONTOUR
- 985--- EXISTING MAJOR CONTOUR
- 984--- PROPOSED MINOR CONTOUR
- 985--- PROPOSED MAJOR CONTOUR
- --- STORM SEWER
- B.R. BIORETENTION AREA
- SILT SOCK
- x 12.15 EXISTING SPOT ELEVATION
- x 10.78 PROPOSED SPOT ELEVATION
- INLET PROTECTION



Burse
Surveying and Engineering, Inc.

1400 E. Washington Ave. Suite 150
Madison, WI 53702
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: mburse@bse-inc.net
www.bursesurveyengr.com

APPROVALS

PROJECT ENG	MLB
DESIGNED BY	PDF
CHECKED BY	CKS
CREATED BY	MLB
APPROVED	

WINGRA SHORES APARTMENTS

2628 Arbor Drive
Madison, Wisconsin

J. MICHAEL REAL ESTATE
2607 MONROE STREET
MADISON, WI 53711

PROJECT #: BSE1029-06
PLOT DATE: 10-17-2012

REVISION DATES:

09-01-2011
10-04-2011
10-28-2011
10-17-2012

ISSUE DATES:

09-01-2011
10-04-2011
10-28-2011
10-17-2012

PHASE III GRADING AND EROSION CONTROL PLAN

Burse
Surveying and Engineering, Inc.

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DRAWING NUMBER

C-2.2



1400 E. Washington Ave, Suite 150
 Madison, WI 53703
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: mburse@bse-inc.net
 www.bursesurveying.com



APPROVALS	PROJECT FILE	MLB
	PREPARED BY	PDF
	DESIGNED BY	PDF
	CHECKED BY	MLB
	APPROVED	MLB

WINGRA SHORES APARTMENTS

2628 Arbor Drive
 Madison, Wisconsin
J. MICHAEL REAL ESTATE
 2607 MONROE STREET
 MADISON, WI 53711

PROJECT #: BSE1029-06

PLOT DATE: 10-17-2012

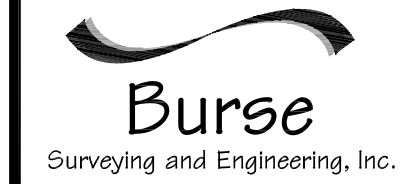
REVISION DATES:

09-01-2011
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10-28-2011
10-17-2012

ISSUE DATES:

09-01-2011
Issued for Plan Review 10-04-2011
Issued for Construction 10-28-2011
Issued for SIP Review 10-17-2012

PHASE III UTILITY PLAN



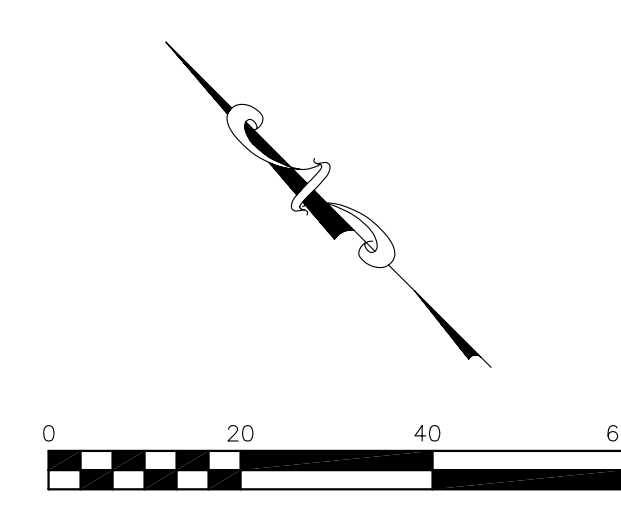
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C-3.2

Printed: Oct 16, 2012 - 3:52pm Printed By: Peter

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LEGEND

—○—	OVERHEAD UTILITY	⊗	FIRE HYDRANT
—○—	BURIED GAS MAIN	⊗	STORM SEWER INLET
—○—	WATER MAIN	⊗	ELECTRIC MANHOLE
—○—	SANITARY SEWER	⊗	TELECOMM. MANHOLE
—○—	STORM SEWER	⊗	STORM SEWER MANHOLE
—○—	BURIED TELEPHONE	⊗	SANITARY SEWER MANHOLE
—○—	BURIED ELECTRIC	⊗	WATER UTILITY MANHOLE
—○—	BURIED CABLE TV	⊗	UTILITY POLE
—○—	BURIED FIBER OPTIC	⊗	LIGHT POLE
⊗	WATER VALVE	⊗	GUY WIRE
⊗	GAS VALVE	⊗	TELEPHONE PEDESTAL
⊗	CABLE TV PEDESTAL	⊗	B.I.R.
⊗	ELECTRIC PEDESTAL		BIORETENTION BASIN

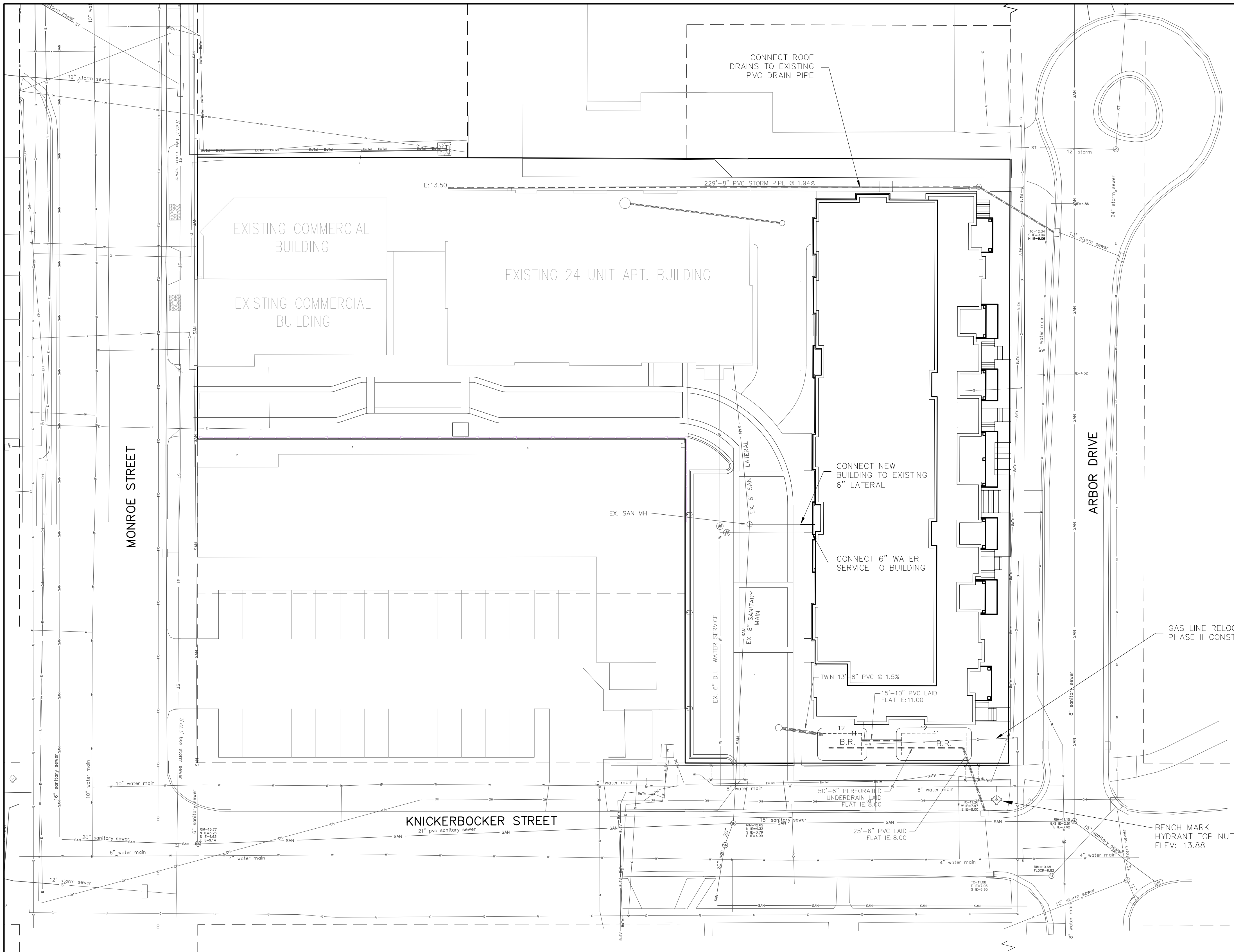
- NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES.
 2. ORIGINAL SURVEY WAS PERFORMED IN FEBRUARY OF 2003.
 3. RE-SURVEY PERFORMED IN AUGUST OF 2011 FOR THE RECONSTRUCTION OF ARBOR DRIVE.

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 OR 811
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



NOTES:

REQUIRED TREES PER CITY OF MADISON LANDSCAPE POINT SYSTEM HAVE LABELS IN SQUARES ON THE PLAN.

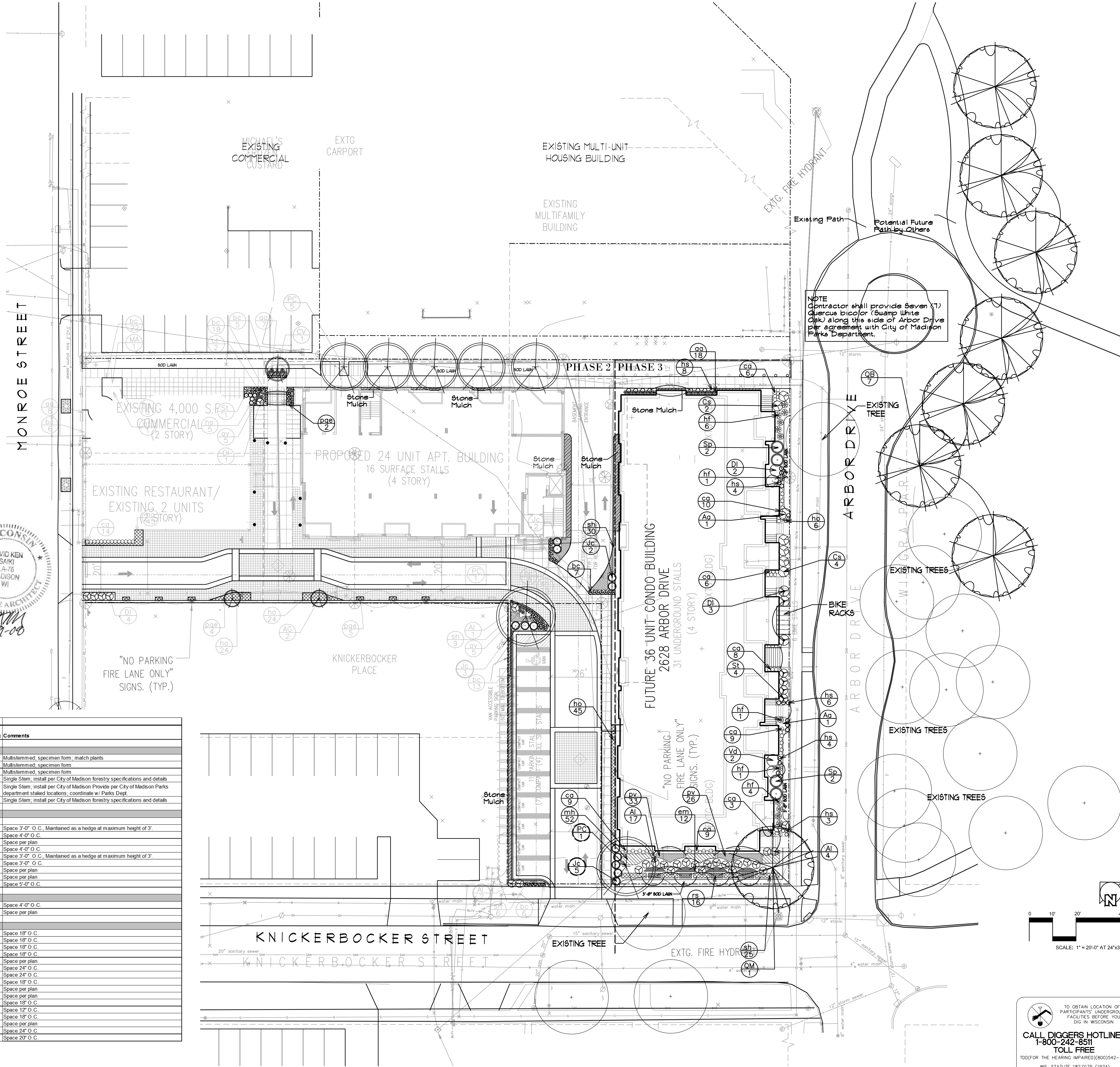
PLANTS USED TOWARD POINTS IN LANDSCAPE WORKSHEET HAVE CIRCLED LABELS ON THE PLAN.

City of Madison - Landscape Worksheet					
NEW PARKING LOT					
Number of Parking Stalls					12
Total Sq. Footage of Storage Area					-
Number of Canopy Shade Trees					1
Required - 2' - 2 1/2" cal.					1
No. of Landscape Points Required					59.2
Points for Loading Area Required					59.2
Number of Points Required					59.2
Credits					
Element	Point Value	Quantity	Points Achieved	Quantity	Points
Canopy Tree: 2' - 2 1/2"	35	1	35	0	0
Deciduous Shrub	2	2	4	0	0
Evergreen Shrub	3	8	24	0	0
Decorative Wall or Fence (per 10 L.F.)	5	0	0	0	0
Earth Berm (per 10 L.F.)	5	0	0	0	0
Avg. Height 30"	5	0	0	0	0
Avg. Height 15"	2	0	0	0	0
Evergreen Trees	15	0	0	0	0
3' height minimum	15	0	0	0	0
Canopy Tree or Small Tree	15	0	0	0	0
1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)					
Sub-Totals					63
Total Points					63

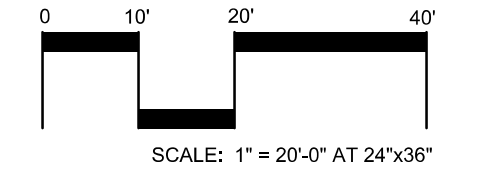
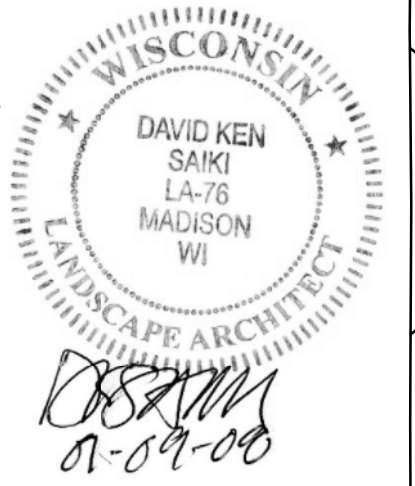
- LAYOUT AND SPECIES SELECTION FOR TREES IN PARK HAVE BEEN APPROVED BY SI WIDSTRAND, CITY OF MADISON PARKS.
- TERRACE TREE PLANTING ALONG KNICKERBOCKER REQUIRES APPROVAL BY DEAN KAHL, CITY OF MADISON FORESTRY DEPARTMENT. CONTACT CITY FORESTRY DEPARTMENT TO SCHEDULE INSTALLATION SUPERVISION FOR ALL STREET AND PARK TREES (608-266-4816).
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AT LEAST 5 FEET AWAY FROM THE TRUNKS OF THE TWO TERRACE TREES. ANY EXCAVATION WITHIN 5 FT OF THE TRUNK OF THE TREE MUST BE REVIEWED AND APPROVED BY CITY FORESTRY PRIOR TO EXCAVATION.
- WOONERF SIGNS SHALL BE POSTED ON EITHER END OF THE PRIVATE DRIVE (ONE AT THE MONROE STREET ENTRANCE/EXIT AND ONE AT THE KNICKERBOCKER PLACE ENTRANCE/EXIT). SIGNAGE SHALL BE STANDARD WOONERF SIGN.
- SEE SHEET C-4.2 FOR LANDSCAPE DETAILS AND ADDITIONAL NOTES.

PLANT SCHEDULE

Key	Botanical Name	Common Name	Quantity	Phase III Quantity	Size	Spec	Comments
Deciduous Trees							
AG	<i>Amelanchier x grandiflora</i> "Prince William"	Prince William Serviceberry	2	2	5'	B&B	Multistemmed, specimen form, match plants
CV	<i>Chionanthus virginicus</i>	White Fringetree	1	1	5'	B&B	Multistemmed, specimen form
HV	<i>Hamelis verticillata</i>	Vernal Witchhazel	1	1	36" Ht.	B&B	Multistemmed, specimen form
PC	<i>Pyrus calleryana</i> "Aristocrat"	Aristocrat Pear	7	7	1 1/2" Cal.	B&B	Single Stem, install per City of Madison forestry specifications and details
QB	<i>Quercus bicolor</i>	Swamp White Oak	7	7	2-2 1/2" Cal.	B&B	Single Stem, install per City of Madison forestry specifications and details
QM	<i>Quercus macrocarpa</i>	Bur Oak	1	1	1-3/4"	B&B	Single Stem, install per City of Madison forestry specifications and details
Deciduous Shrubs							
Aa	<i>Aronia arbutifolia</i> "Brilliantissima"	Brilliant Red Chokeberry	3	2	36" Ht.	cont.	Space 3'-0" O.C. Maintained as a hedge at maximum height of 3'
Al	<i>Aronia melanocarpa</i> "Iroquois Beauty"	Iroquois Beauty Black Chokeberry	42	21	36" Ht.	cont.	Space 3'-0" O.C. Maintained as a hedge at maximum height of 3'
Am	<i>Aronia melanocarpa</i> var. <i>elata</i>	Glossy Black Chokeberry	13	3	36" Ht.	cont.	Space 4'-0" O.C.
Co	<i>Cornus alba</i>	Baby's Breckon Dogwood	1	1	36" Ht.	cont.	Space per plan
Cs	<i>Cornus sericea</i> "Flairamae"	Yellow Twig Dogwood	9	6	36" Ht.	cont.	Space 4'-0" O.C.
Ci	<i>Cornus lucidus</i>	Hedge Cornelian	33	3	36" Ht.	cont.	Space 3'-0" O.C. Maintained as a hedge at maximum height of 3'
Di	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	10	5	18" Ht.	cont.	Space 3'-0" O.C.
Sp	<i>Salix purpurea</i> "Nana"	Dwarf Arctic Blue Willow	4	4	36" Ht.	cont.	Space per plan
St	<i>Spiraea trilobata</i> "Fairy Queen"	Fairy Queen Spiraea	3	4	24" Ht.	cont.	Space per plan
Vd	<i>Viburnum dentatum</i> "Blue Muffin"	Blue Muffin Viburnum	2	2	36" Ht.	cont.	Space 3'-0" O.C.
Evergreen Shrubs							
Jc	<i>Juniperus pfitzeriana</i> "Kallay's Compact"	Kallay's Compact Juniper	11	7	18" Ht./Cont.	cont.	Space 4'-0" O.C.
To	<i>Thuja occidentalis</i> "Smaragd"	Emerald Arborvitae	8	8	4" Ht./BB	B&B	Space per plan
Perennials/Grasses/Groundcovers/Vines							
aa	<i>Asiibe arvensis</i> "White Gloria"	White Gloria Astilbe	7	18	1 Qt.	cont.	Space 18" O.C.
av	<i>Asiibe "Visions in Pink"</i>	Visions in Pink Astilbe	10	7	1 Qt.	cont.	Space 18" O.C.
bc	<i>Bergenia cordifolia</i> "Rose"	Rose Shearman Tea	58	7	1 Qt.	cont.	Space 18" O.C.
ca	<i>Calamagrostis x acutifolia</i> "Karl Foerster"	Karl Foerster Feather Reed Grass	6	60	1 Gal.	cont.	Space 18" O.C.
ct	<i>Clematis paniculata</i>	Sweet Autumn Clematis	2	2	1 Gal.	cont.	Space per plan
em	<i>Eupatorium maculatum</i> "Gateway"	Gateway Joe Pye Weed	42	12	1 Qt.	cont.	Space 24" O.C.
ho	<i>Heimerocallis "Stella de Oro"</i>	Stella de Oro Daylily	150	6	1 Qt.	cont.	Space 24" O.C.
hm	<i>Heuchera x "Palace Purple"</i>	Purple Palace Heuchera	10	1	1 Qt.	cont.	Space 18" O.C.
hf	<i>Hosta "Frances Williams"</i>	Frances Williams Hosta	5	13	1 Qt.	cont.	Space per plan
hs	<i>Hosta "Stripplease"</i>	Stripplease Hosta	15	25	1 Qt.	cont.	Space per plan
mh	<i>Monarda fistulosa</i> "Claire Grace"	Claire Grace Monarda	69	52	1 Qt.	cont.	Space 18" O.C.
pl	<i>Pachysandra terminalis</i> "Green Carpet"	Japanese Pachysandra	127	3	1 Qt.	cont.	Space 12" O.C.
pv	<i>Panicum virgatum</i> "Shanandoah"	Shanandoah Switch Grass	38	59	1 Gal.	cont.	Space 18" O.C.
pe	<i>Parthenocissus quinquefolia</i> "Englemanni"	Englemanni's Virginia Creeper	11	1	1 Gal.	cont.	Space per plan
rs	<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	133	16	1 Qt.	cont.	Space 24" O.C.
sh	<i>Sporobolus heteropus</i>	Prairie Dropseed	95	55	1 Gal.	cont.	Space 20" O.C.



NOTE: Contractor shall provide seven (7) *Quercus bicolor* (Swamp White Oak) along this side of Arbor Drive per agreement with City of Madison Parks Department.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

KNOTHE & BRUCE ARCHITECTS

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Consultant

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MADISON, WI 53703
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Notes

- Revisions
- NEIGHBORHOOD MEETING - JAN. 11, 2007
 - ISSUED TO PLANNING - FEB. 01, 2007
 - ISSUED TO UDC - FEB. 28, 2007
 - PARKING LOT SUBMITTAL - FEB. 20, 2008
 - SUBMITTAL - MAR. 03, 2008
 - SUBMITTAL - APR. 20, 2011
 - SUBMITTAL - AUG. 31, 2011
 - SUBMITTAL - SEPT. 23, 2011
 - ISSUED FOR PLAN REVIEW - OCT. 4, 2011
 - ISSUED FOR CONSTRUCTION - OCT. 11, 2011
 - PHASE III SUBMITTAL - OCT. 11, 2012

Project Title
**701 Knickerbocker St.,
Phase III**

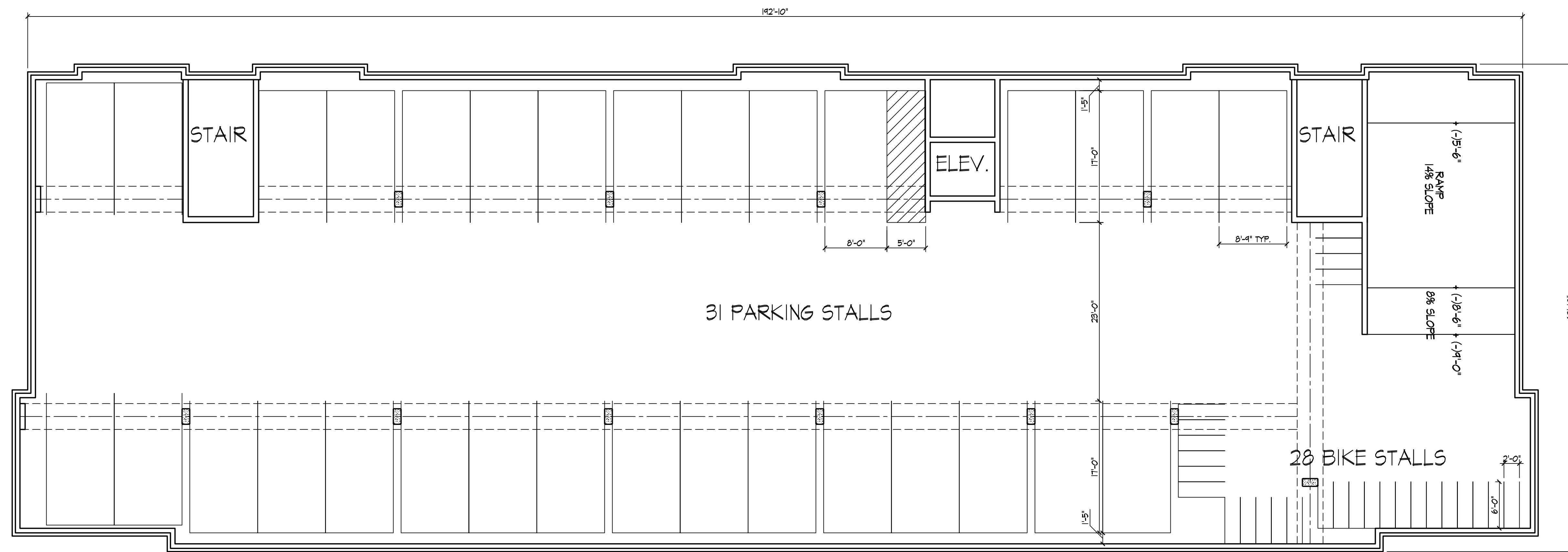
Drawing Title
Landscape Plan

Project No. **0522** Drawing No. **C-4.1**

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Notes



Revisions
 2012-10-17 SIP SUBMITTAL

Project Title
 2628 Arbor Drive

Drawing Title
Basement Plan
 36 Unit Bldg

Project No.

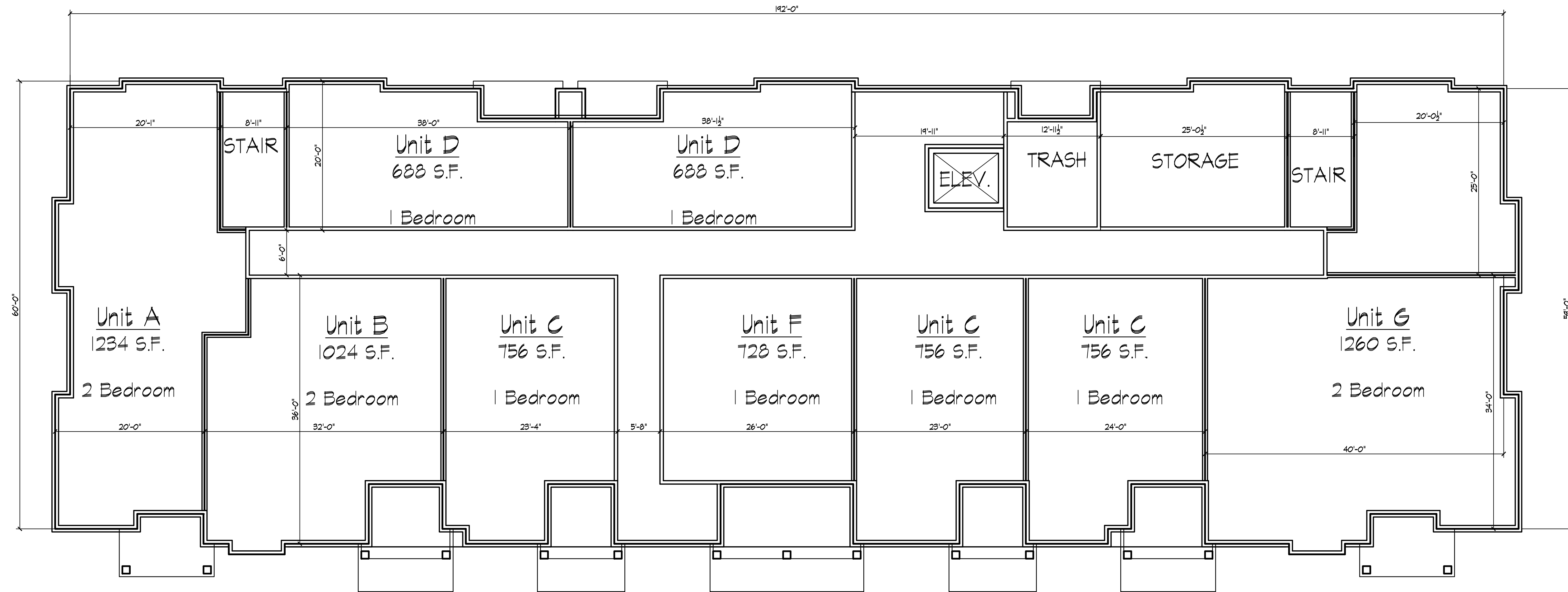
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Drawing No.

A-1.0



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Revisions
2012-10-17 SIP SUBMITTAL

Project Title
2628 Arbor Drive

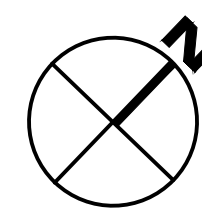
Drawing Title
First Floor Plan
36 Unit Bldg

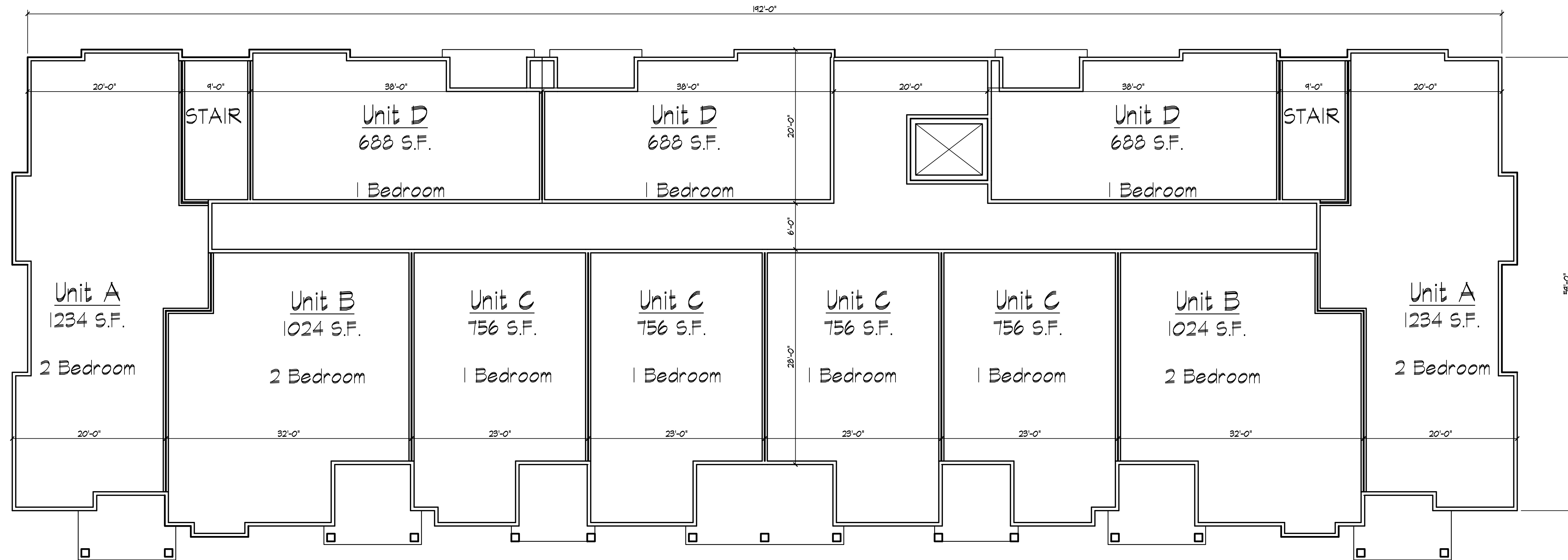
Project No. Drawing No.

0522 A-1.1

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





Revisions
2012-10-17 SIP SUBMITTAL

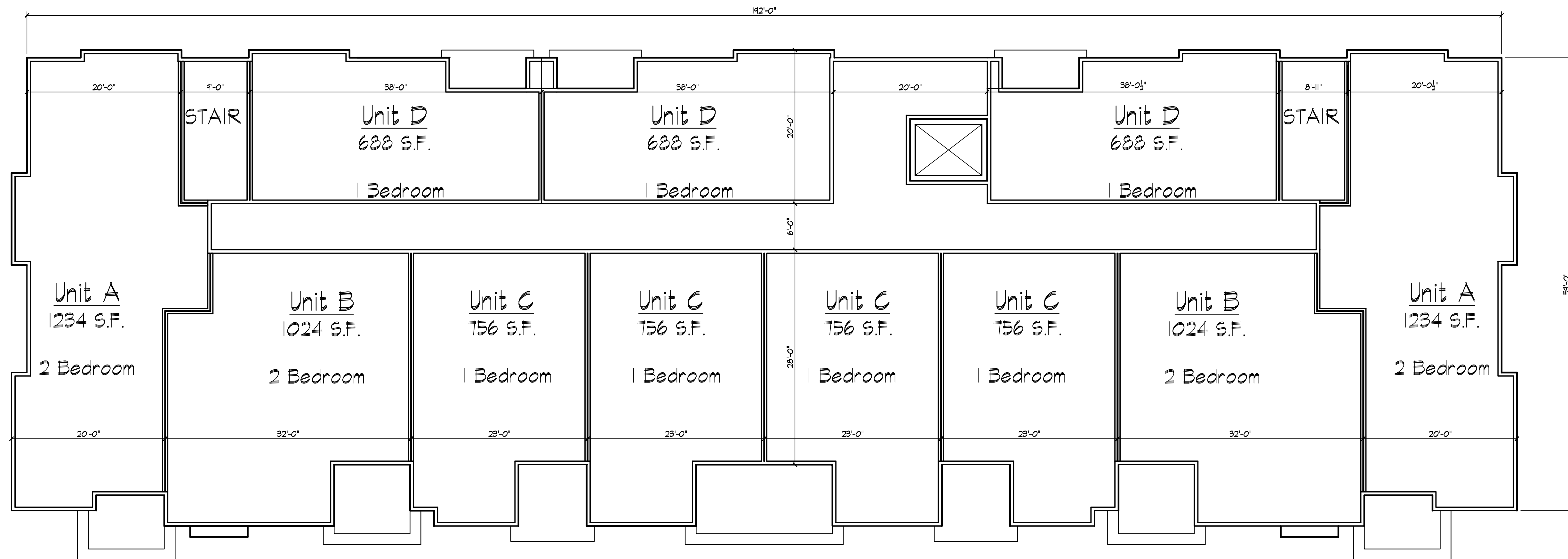
Project Title
2628 Arbor Drive

Drawing Title
Second Floor Plan
36 Unit Bldg

Project No. Drawing No.

0522 A-1.2

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Revisions
 2012-10-17 SIP SUBMITTAL

Project Title
 2628 Arbor Drive

Drawing Title
 Third Floor Plan
 36 Unit Bldg

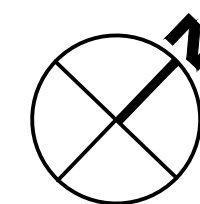
Project No.

0522

Drawing No.

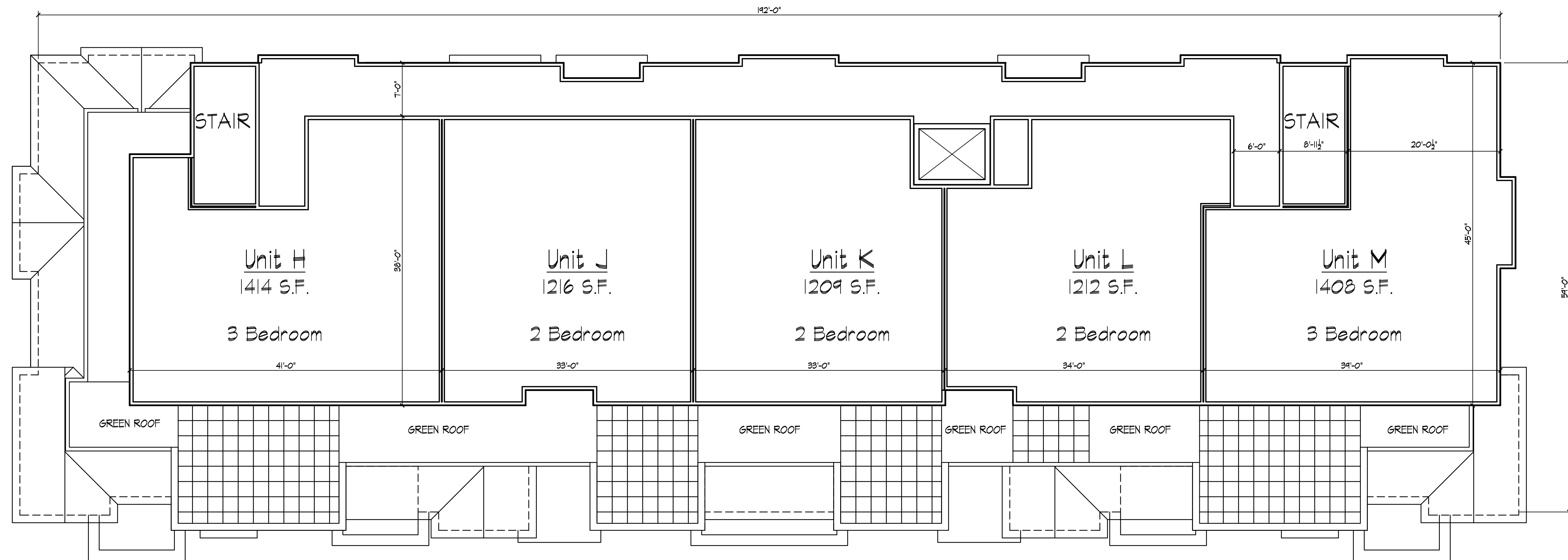
A-1.3

THIRD FLOOR PLAN
 1/8" = 1'-0"



Consultant

Notes



Revisions
2012-10-17 SIP SUBMITTAL

Project Title
2628 Arbor Drive

Drawing Title
Fourth Floor Plan
36 Unit Bldg

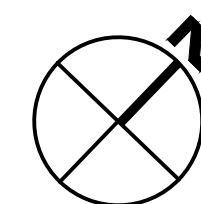
Project No.

0522

Drawing No.

A-1.4

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



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Notes

Revisions
2012-10-17 SIP SUBMITTAL

Project Title
2628 Arbor Drive

Drawing Title
Elevations
36 Unit Bldg

Project No.

Drawing No.

0522

A-2.1

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SOUTHEAST ELEVATION (ARBOR DRIVE)
9/82" = 1'-0"

EXISTING APARTMENT BUILDING



NORTHEAST ELEVATION
9/82" = 1'-0"



SOUTHWEST ELEVATION (KNICKERBOCKER STREET)
9/82" = 1'-0"



NORTHWEST ELEVATION
9/82" = 1'-0"

- COMPOSITE TRIM AT BAYS (TYP)
- COMPOSITE PANELS AT BAYS (TYP)
- COMPOSITE SIDING
- DIMENSIONAL ASPHALT SHINGLES
- ALUMINUM WRAPPED FASCIA w/ SEAMLESS ALUMINUM GUTTER
- COMPOSITE CORNERS & TRIM
- COMPOSITE SIDING
- COMPOSITE BAND
- CAST STONE WINDOW HEAD & SILL
- BRICK VENEER
- CAST STONE BAND
- MASONRY BASE

COMPOSITE PANEL