



# URBAN DESIGN COMMISSION 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

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

<b>Date Submitted:</b> <u>April 29, 2015</u>	<input type="checkbox"/> Informational Presentation
<b>UDC Meeting Date:</b> <u>May 6, 2015</u>	<input type="checkbox"/> Initial Approval
<b>Combined Schedule Plan Commission Date (if applicable):</b> <u>May 18, 2015</u>	<input checked="" type="checkbox"/> Final Approval

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 this UDC application):

New Development  Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)  Street Graphics Variance\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: \_\_\_\_\_

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

**Applicant Name:** Terrence R. Wall  
**Street Address:** P.O. Box 620037  
**Telephone:** (608) 345-0701 **Fax:** ( ) \_\_\_\_\_

**Company:** Wingra Point Residences, LLC  
**City/State:** Middleton, WI **Zip:** 53562  
**Email:** terrence@twallenterprises.com

**Project Contact Person:** J. Randy Bruce  
**Street Address:** 7601 University Ave. Suite 201  
**Telephone:** (608) 836-3690 **Fax:** ( ) \_\_\_\_\_

**Company:** Knothe & Bruce Architects, LLC  
**City/State:** Middleton, WI **Zip:** 53562  
**Email:** rbruce@knothebruce.com

**Project Owner (if not applicant):** \_\_\_\_\_  
**Street Address:** \_\_\_\_\_  
**Telephone:** ( ) \_\_\_\_\_ **Fax:** ( ) \_\_\_\_\_

**City/State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

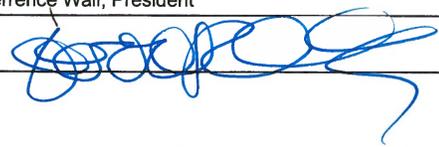
**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks on 12/10/2014.

B. 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.

**Name of Applicant:** Terrence Wall, President

**Relationship to Property:** Developer

**Authorized Signature:** 

**Date:** 4/29/2014

April 29, 2015

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



Re: Letter of Intent – UDC Review  
Wingra Point 2 Residences  
1004 & 1032 S. Park Street  
Madison, WI  
**KBA Project # 1433**

Mr. Alan Martin:

The following is submitted together with the plans and application for review by staff and the Urban Design Commission.

**UDC Application**

With this application we will be requesting a final review of the project development and site plan layout.

**Organizational Structure:**

**Owner/Developer:**

Wingra Point 2 Residences, LLC  
P.O. Box 620037  
Middleton, WI 53562  
608-249-2012  
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  
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

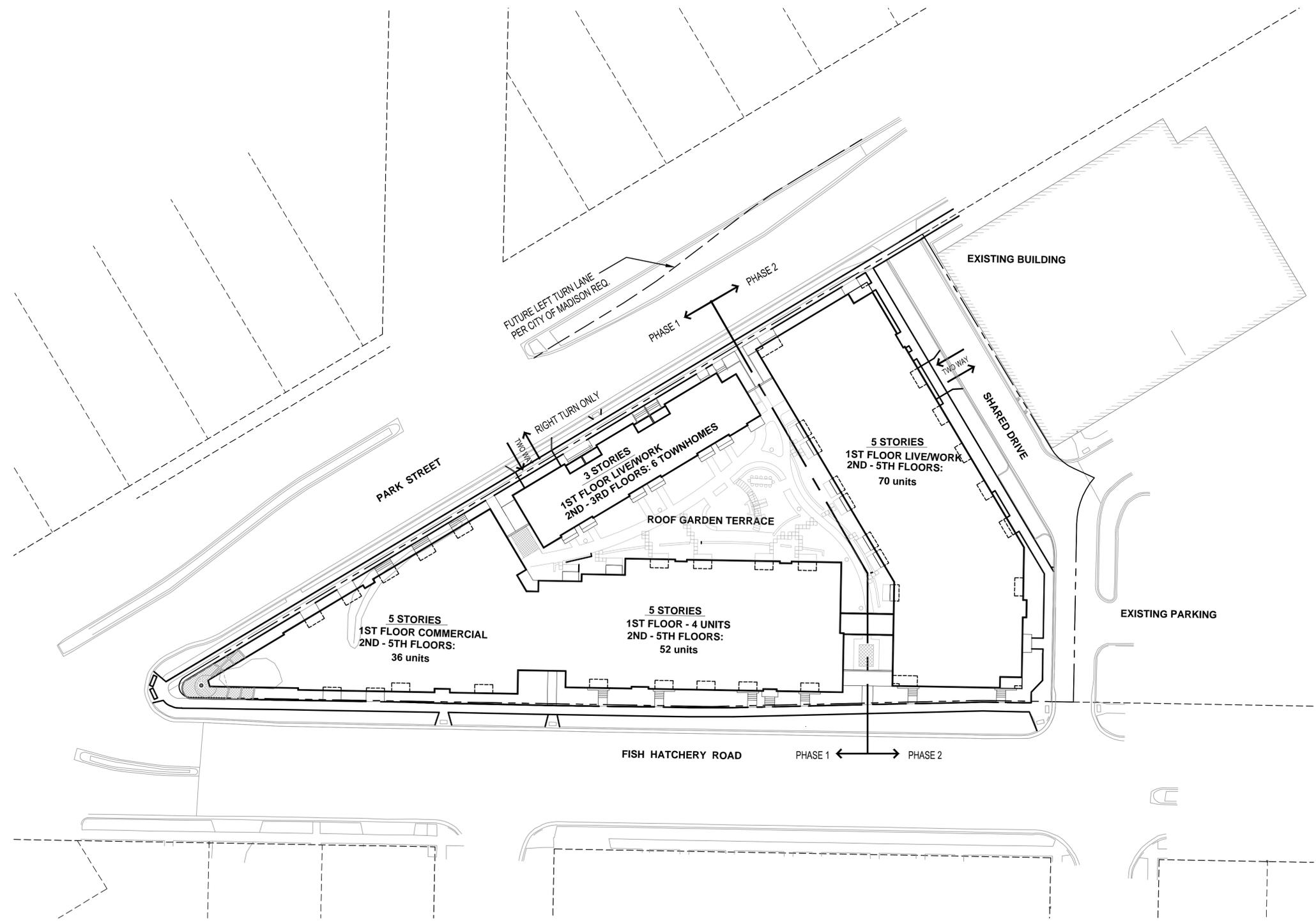
**Project Schedule**

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.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce  
Managing Member



**SITE INDEX SHEET**

<b>SITE</b>	<b>TITLE SHEET</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

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

**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.
Total Gross Area	212,400 S.F.
<b>UNIT MIX</b>	
TOWNHOUSES	6
STUDIO	35
ONE BEDROOM	64
ONE BEDROOM + Den	9
TWO BEDROOM	50
TOTAL	164
<b>VEHICLE PARKING</b>	
SURFACE	64
UNDERGROUND	110
TOTAL	174
<b>BIKE PARKING</b>	
SURFACE	60
UNDERGROUND	147
TOTAL	207

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

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

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

SHEET NUMBER

**T-1.0**



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

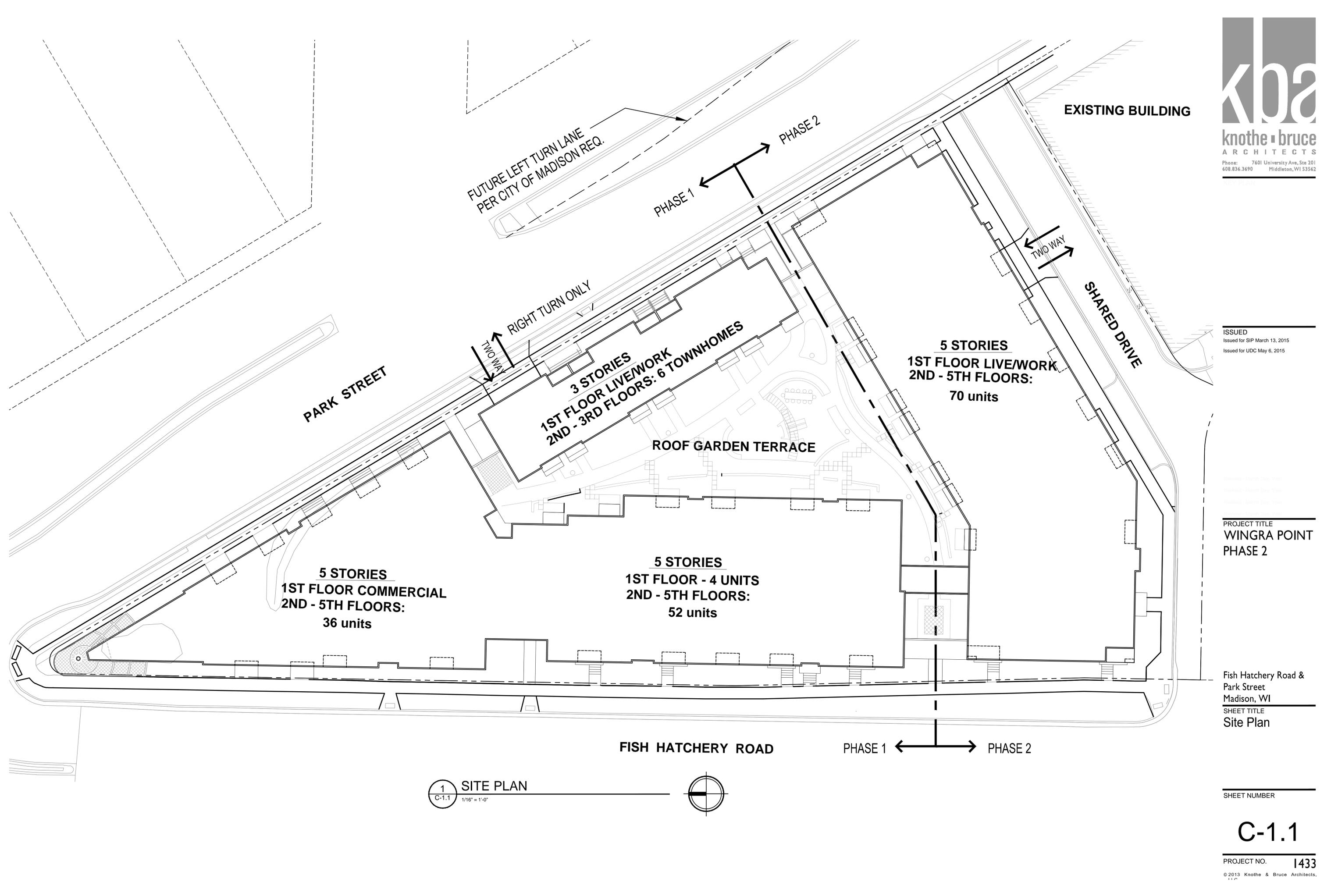
PROJECT TITLE  
**WINGRA POINT  
 PHASE 2**

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

SHEET NUMBER

**C-1.1**

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



FUTURE LEFT TURN LANE  
 PER CITY OF MADISON REQ.

PHASE 1 ← PHASE 2 →

EXISTING BUILDING

PARK STREET

RIGHT TURN ONLY  
 TWO WAY

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

TWO WAY

SHARED DRIVE

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

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

PHASE 1 ← PHASE 2 →

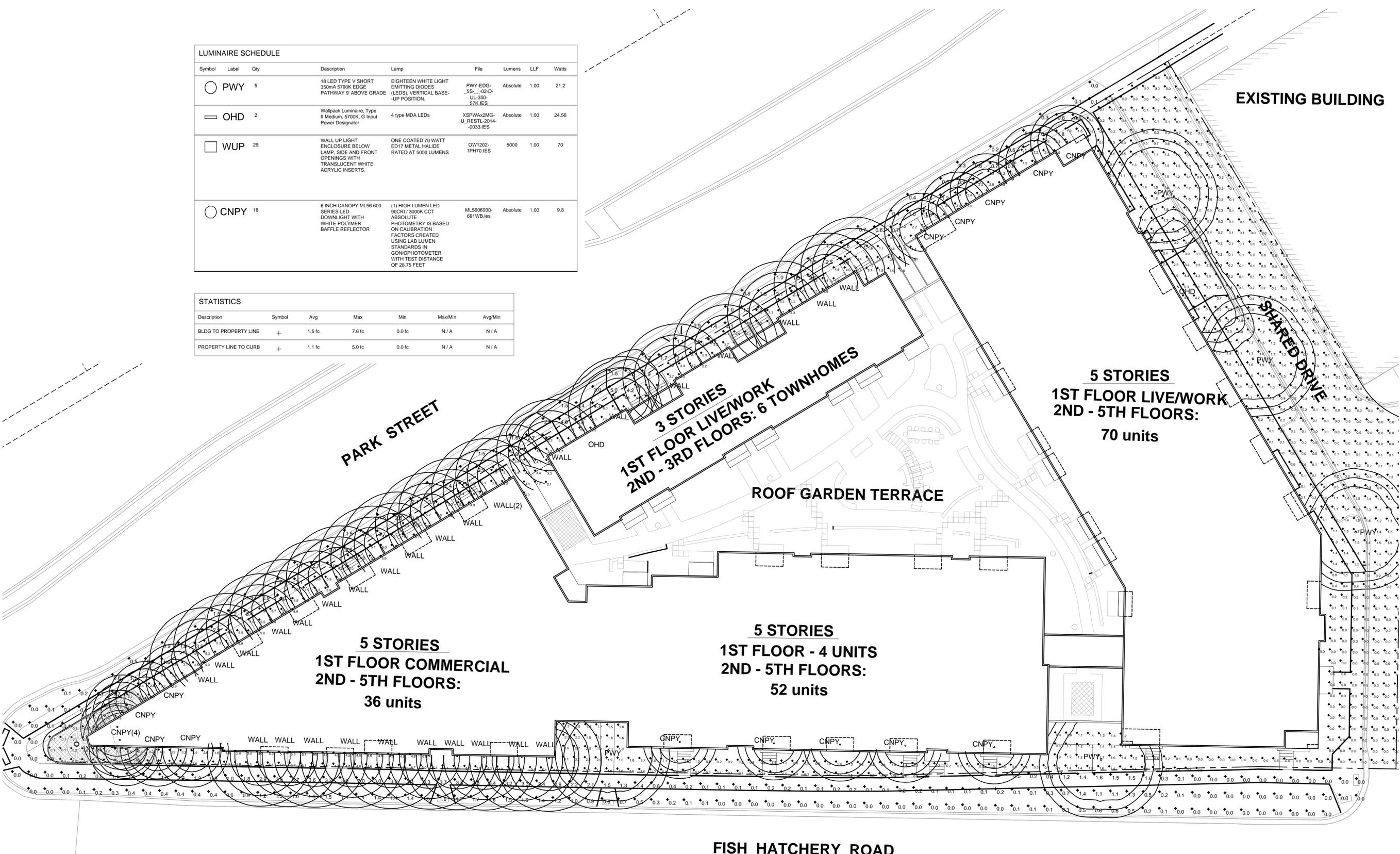
FISH HATCHERY ROAD

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



LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Description	Lamp	File	Lumens	LLF	Watts
○	PWY	5	18 LED TYPE V SHORT 350mA 5700K EDGE PATHWAY 9' ABOVE GRADE	EIGHTEEN WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION.	PWY-EDG-SS-02-D-UL-350-57K.IES	Absolute	1.00	21.2
≡	OHD	2	Wallpack Luminaire, Type II Medium, 5700K, G Input Power Designator	4 type MDA LEDs	XSPHIA2MG-U_RESTL-2014-0033.IES	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 EDT7 METAL HALIDE RATED AT 5000 LUMENS	OW1202-1PH70.IES	5000	1.00	70
○	CNPY	18	6 INCH CANOPY ML56 600 SERIES LED DOWNLIGHT 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	ML5606930-691WB.ies	Absolute	1.00	9.8

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG TO PROPERTY LINE	+	1.5 fc	7.6 fc	0.0 fc	N / A	N / A
PROPERTY LINE TO CURB	+	1.1 fc	5.0 fc	0.0 fc	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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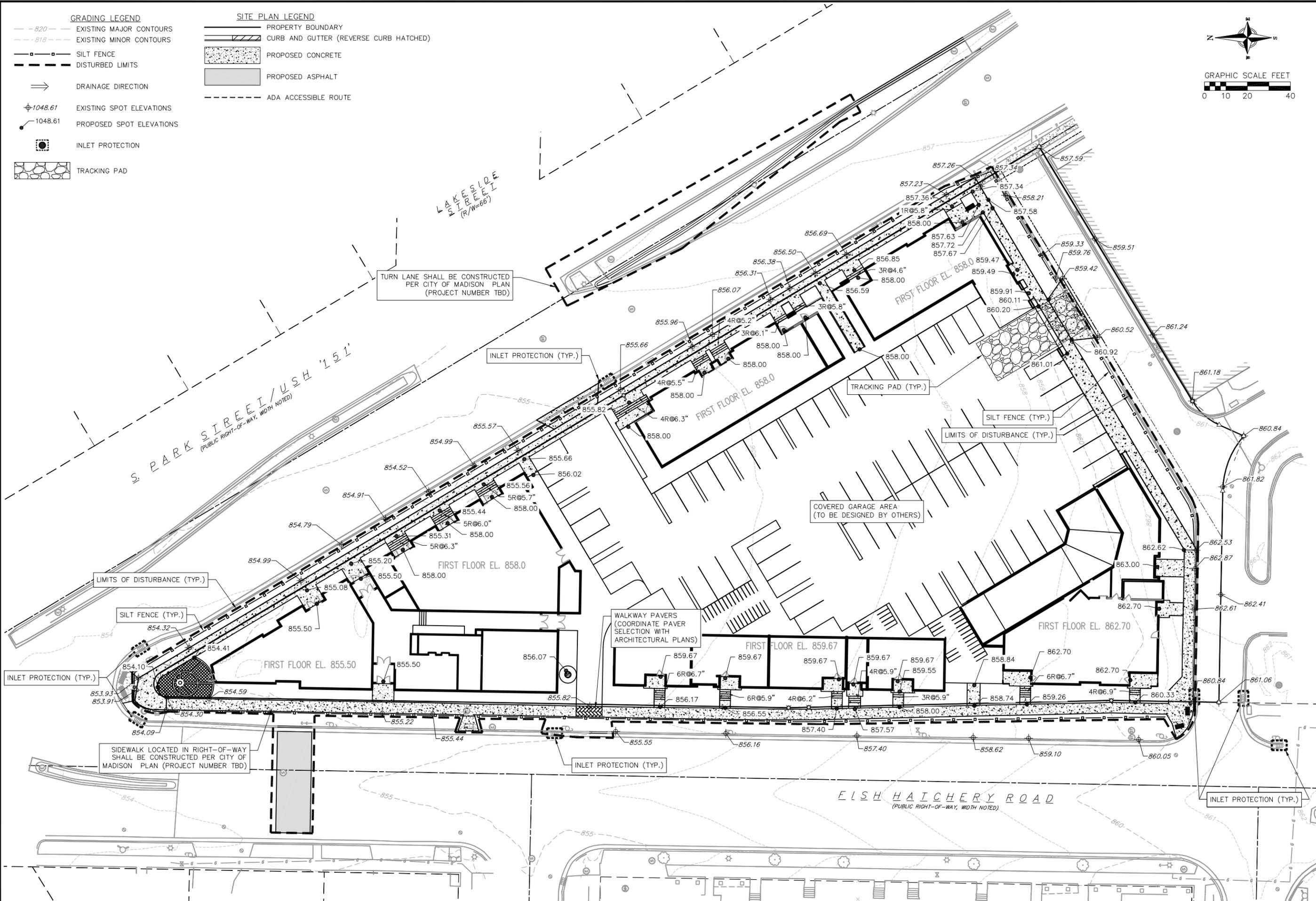
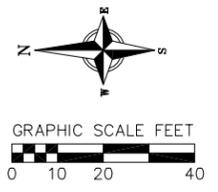
1 SITE PLAN - SITE LIGHTING  
C-1.0 1" = 30'

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11 Mar 2015 - 4:34pm M:\XT Wall Enterprises LLC\140245 Wingra Point Phase 2\CADD\140245\_base\_eng.dwg by: cguv

- GRADING LEGEND**
- - 820 - - EXISTING MAJOR CONTOURS
  - - 818 - - EXISTING MINOR CONTOURS
  - - - - - DISTURBED LIMITS
  - ⇒ DRAINAGE DIRECTION
  - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
  - 1048.61 PROPOSED SPOT ELEVATIONS
  - ⊙ INLET PROTECTION
  - TRACKING PAD

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - CURB AND GUTTER (REVERSE CURB HATCHED)
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT
  - ADA ACCESSIBLE ROUTE



**vierblicher**  
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Phone: (608) 824-5332 Fax: (608) 824-5330

**Grading and Erosion Control Plan**  
 Wingra Point Phase 2  
 City of Madison  
 Dane County, Wisconsin

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

SCALE AS SHOWN

DATE 3/12/2015

DRAFTER CGUY

CHECKED JFEL

PROJECT NO. 140245

SHEET 2 OF 4

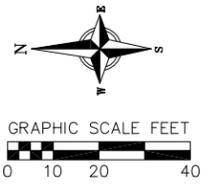
DWG. NO. C-2.0

- 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**
- UTU --- EXISTING UNDERGROUND CABLE TV
  - OHTV --- EXISTING OVERHEAD CABLE TV
  - FO --- EXISTING FIBER OPTIC LINE
  - OHT --- EXISTING OVERHEAD TELEPHONE LINE
  - UT --- EXISTING UNDERGROUND TELEPHONE
  - G --- EXISTING GAS LINE
  - UE --- EXISTING UNDERGROUND ELECTRIC LINE
  - OHE --- EXISTING OVERHEAD ELECTRIC LINE
  - OGU --- EXISTING OVERHEAD GENERAL UTILITIES
  - SAN --- EXISTING SANITARY SEWER LINE
  - ST --- EXISTING STORM SEWER LINE
  - WM --- EXISTING WATER MAIN
  - 820 --- EXISTING MAJOR CONTOUR
  - 818 --- EXISTING MINOR CONTOUR
  - PROPERTY LINE



LAKESIDE STREET (R/W=66')

S PARK STREET / USH '151'  
(PUBLIC RIGHT-OF-WAY, WIDTH NOTED)

NEW CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECT. 10.08(4)

NEW CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECT. 10.08(4)

COVERED GARAGE AREA (TO BE DESIGNED BY OTHERS)

GARAGE STORMWATER TO BE CONNECTED TO PROPOSED 8'-FT DIAM CATCH BASIN W/ 3'-FT SUMP AND OIL CONTROL INSERT (SEE PLUMBING PLANS)  
RIM = 856.07  
IE = 851.43 (W)  
SUMP IE = 848.43

SANITARY CONNECTION TO BLDG (COORDINATE WITH PLUMBING CONTRACTOR)  
8" IE = 845.82

WATER CONNECTION TO BLDG (COORDINATE WITH PLUMBING CONTRACTOR)  
19'-10" HDPE @ 1.0%

REMOVE EXISTING CURB AND REPLACE PER CITY OF MADISON REQUIREMENTS

PROPOSED 4'x6' PIPE INSULATION

PROPOSED CURB PER CITY OF MADISON REQUIREMENTS

36"-8" PVC SANITARY @ 1.0%

62"-8" DI WATER

SAWCUT AND REMOVE EXISTING PAVEMENT AS NECESSARY AND REPAIR PER CITY OF MADISON PAVEMENT REPLACEMENT STANDARDS FOR UTILITY INSTALLATION

CONNECT TO EXISTING WATER MAIN

EXISTING 48" SANITARY MANHOLE  
RIM = 854.66  
8" IE = 854.03 (N, EXISTING)  
8" IE = 854.46 (S, EXISTING)  
8" IE = 854.46 (E, PROPOSED)

5'x2' EXISTING STORM ACCESS STRUCTURE  
RIM = 855.37  
15" IE = 850.86 (N, EXISTING)  
15" IE = 850.96 (S, EXISTING)  
12" IE = 851.07 (E, EXISTING)  
10" IE = 851.24 (SE, PROPOSED)

FISH HAICHERY ROAD  
(PUBLIC RIGHT-OF-WAY, WIDTH NOTED)

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

SCALE AS SHOWN

DATE: 3/12/2015  
DRAFTER: CGUY  
CHECKED: JFEL

PROJECT NO. 140245  
SHEET 3 OF 4  
DWG. NO. C-3.0

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 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.



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

Table with columns: REVISIONS, NO., DATE, REMARKS, SUBMITTAL TO CITY. Includes fields for SCALE AS SHOWN, DATE 3/12/2015, DRAFTER CGUY, CHECKED JFEL, PROJECT NO. 140245, SHEET 4 OF 4, DWG. NO. C-4.0.

Quantity	Code Name	Common Name	Scientific Name	Planting Size
<b>Broadleaf Deciduous</b>				
9	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
3	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
<b>Conifer Evergreen</b>				
7	EA	Emerald Arborvitae	Tuja Occidentalis 'smaragd'	4' B&B
12	DMP	Dwarf Mugo Pine	Pinus Mugo Var Pumilio	15" POT
11	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
4	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	4' B&B
12	MGSJ	Moonglow Spiral Juniper	Juniperus scopulorum 'Moonglow'	4' BB
<b>Perennial</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
73	ZC	Zagreb Coreopsis	Coreopsis Verticillata 'zagreb'	#1 CONT.
26	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
55	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
63	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
<b>Shrub</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
6	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B
16	NFS	Neon Flash Spirea	Spiraea Japonica 'neon Flash'	#2 CONT.
1	MKL	Miss Kim Lilac	Syringa Pubescens Subsp. Patula 'miss Kim'	3' B&B
2	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
27	DKOR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.

**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) "Spaded 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 finish-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% Dragon Kentucky Bluegrass  
 20% Dix Kentucky Bluegrass  
 20% Fory II Creeping Red Fescue  
 15% Vall II Perennial Ryegrass  
 15% Gimney Kentucky Bluegrass
- G) Areas labeled "SeedMat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class I Urban Type A organic straw erosion control netting that is then pegged into the soil with biodegradable staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation 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 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/PwPart1.pdf>.
- 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.



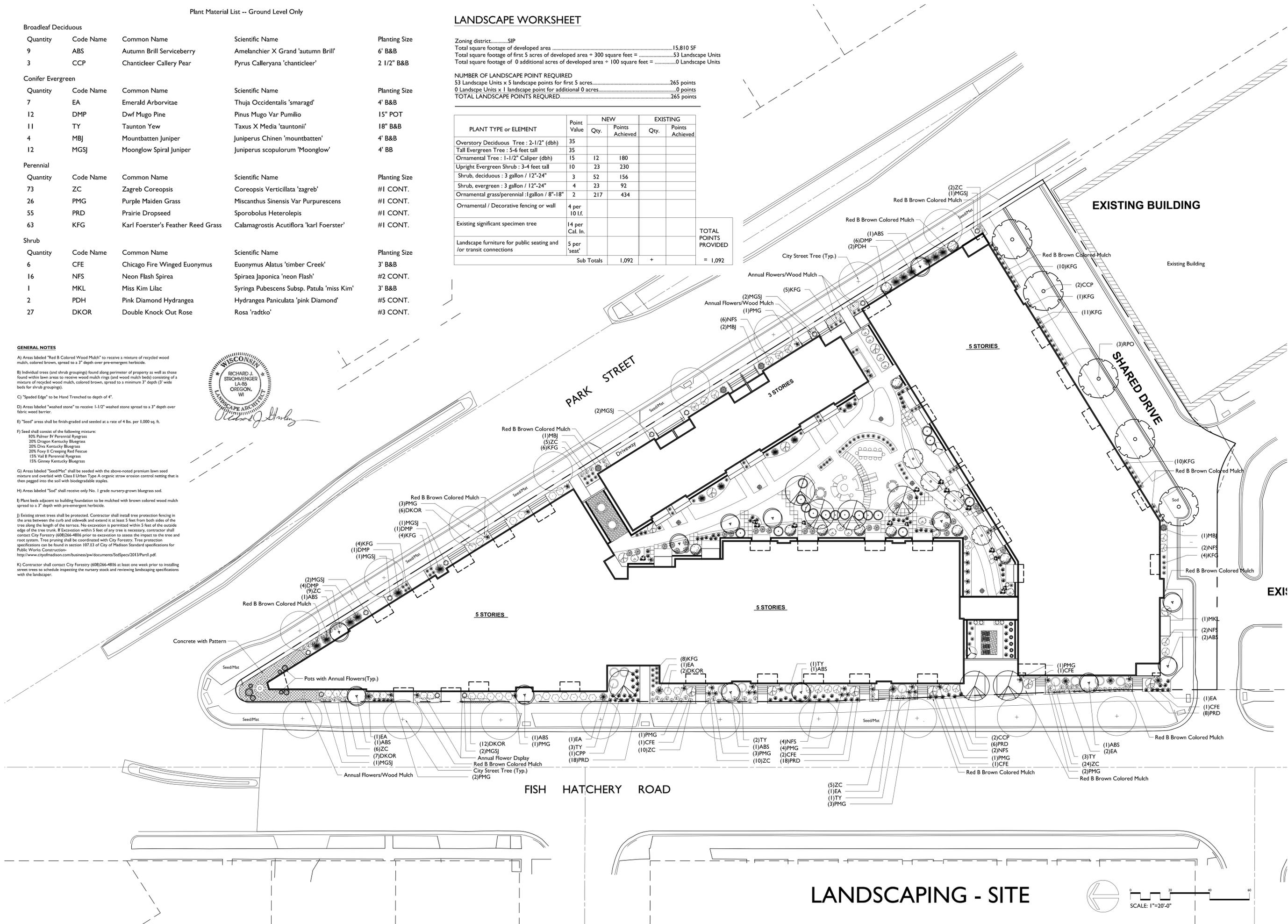
*Richard J. Strohmenger*

**LANDSCAPE WORKSHEET**

Zoning district.....SIP  
 Total square footage of developed area .....15,810 SF  
 Total square footage of first 5 acres of developed area + 300 square feet = .....53 Landscape Units  
 Total square footage of 0 additional acres of developed area + 100 square feet = .....0 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED  
 53 Landscape Units x 5 landscape points for first 5 acres.....265 points  
 0 Landscape Units x 1 landscape point for additional 0 acres.....0 points  
**TOTAL LANDSCAPE POINTS REQUIRED.....265 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	12	180		
Upright Evergreen Shrub : 3-4 feet tall	10	23	230		
Shrub, deciduous : 3 gallon / 12"-24"	3	52	156		
Shrub, evergreen : 3 gallon / 12"-24"	4	23	92		
Ornamental grass/perennial : 1 gallon / 8"-18"	2	217	434		
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		1,092		+	
<b>TOTAL POINTS PROVIDED</b>					= 1,092



**the bruce company**  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2830 PARKER STREET  
 P.O. BOX 620530  
 MIDDLETON, WI 53562-0530  
 TEL: (608) 836-7041  
 FAX: (608) 831-6266

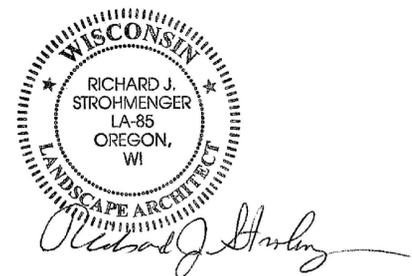
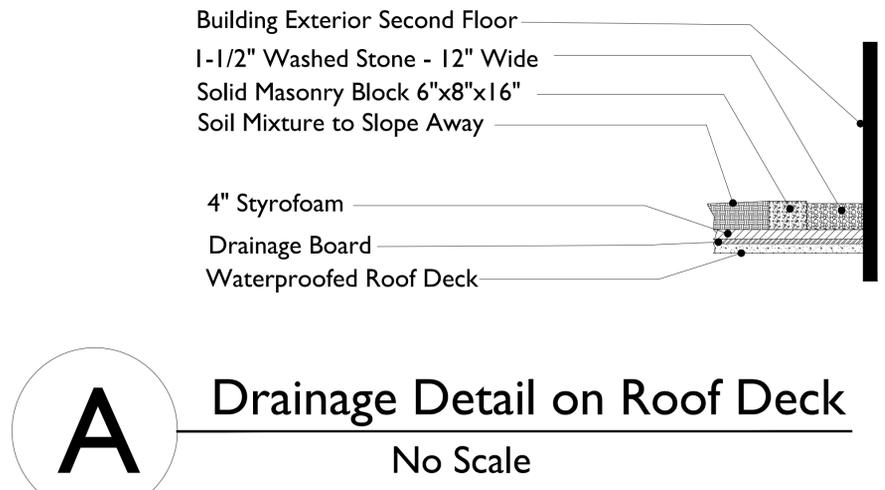
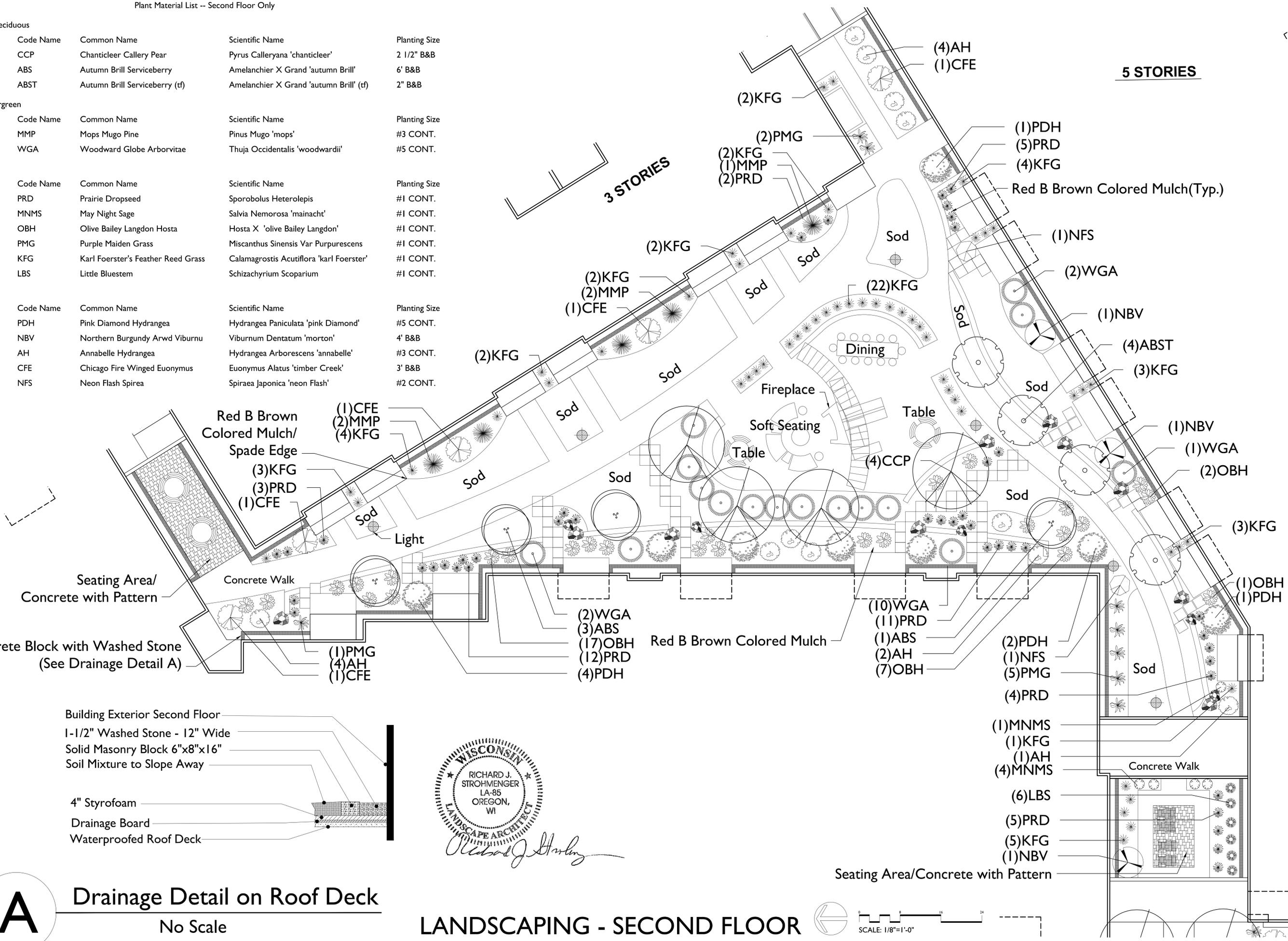
**WINGRA POINT PHASE 2**  
 FISH HATCHERY ROAD and PARK STREET  
 MADISON, WISCONSIN

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

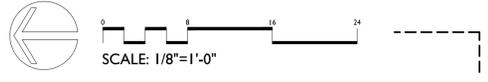
**L-1.1**  
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1/2015 CADISTEVE SHORTWINGRA POINT (WINGRA II) 15CLDWG - Created: 4/22/2015 - Saved: 4/28/2015 - Printed: 4/28/2015

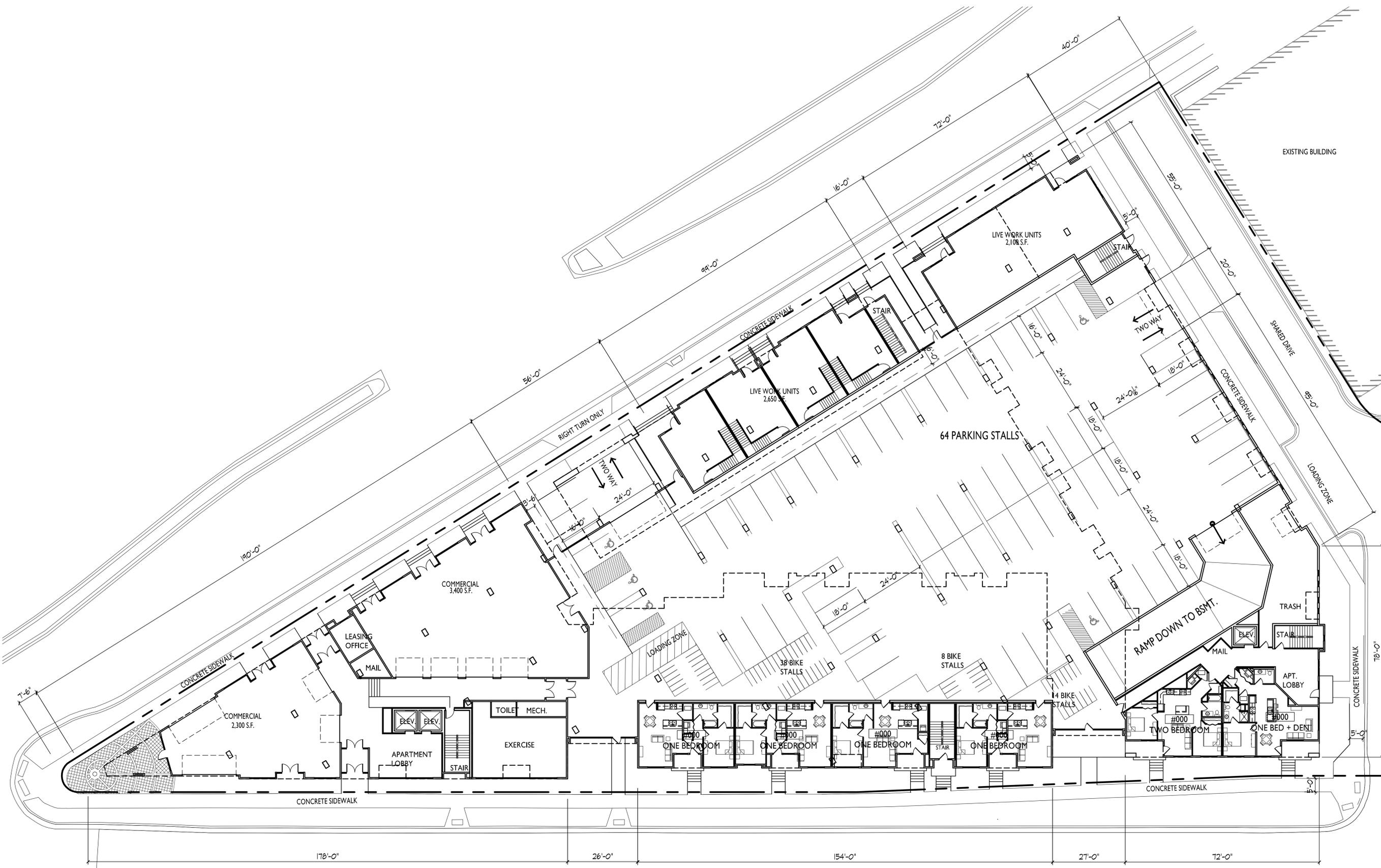
Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
4	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6" B&B
4	ABST	Autumn Brill Serviceberry (tf)	Amelanchier X Grand 'autumn Brill' (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.



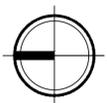
**LANDSCAPING - SECOND FLOOR**







**1** FIRST FLOOR PLAN  
A-1.1 1/16"=1'-0"





**knothe • bruce**  
ARCHITECTS

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

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

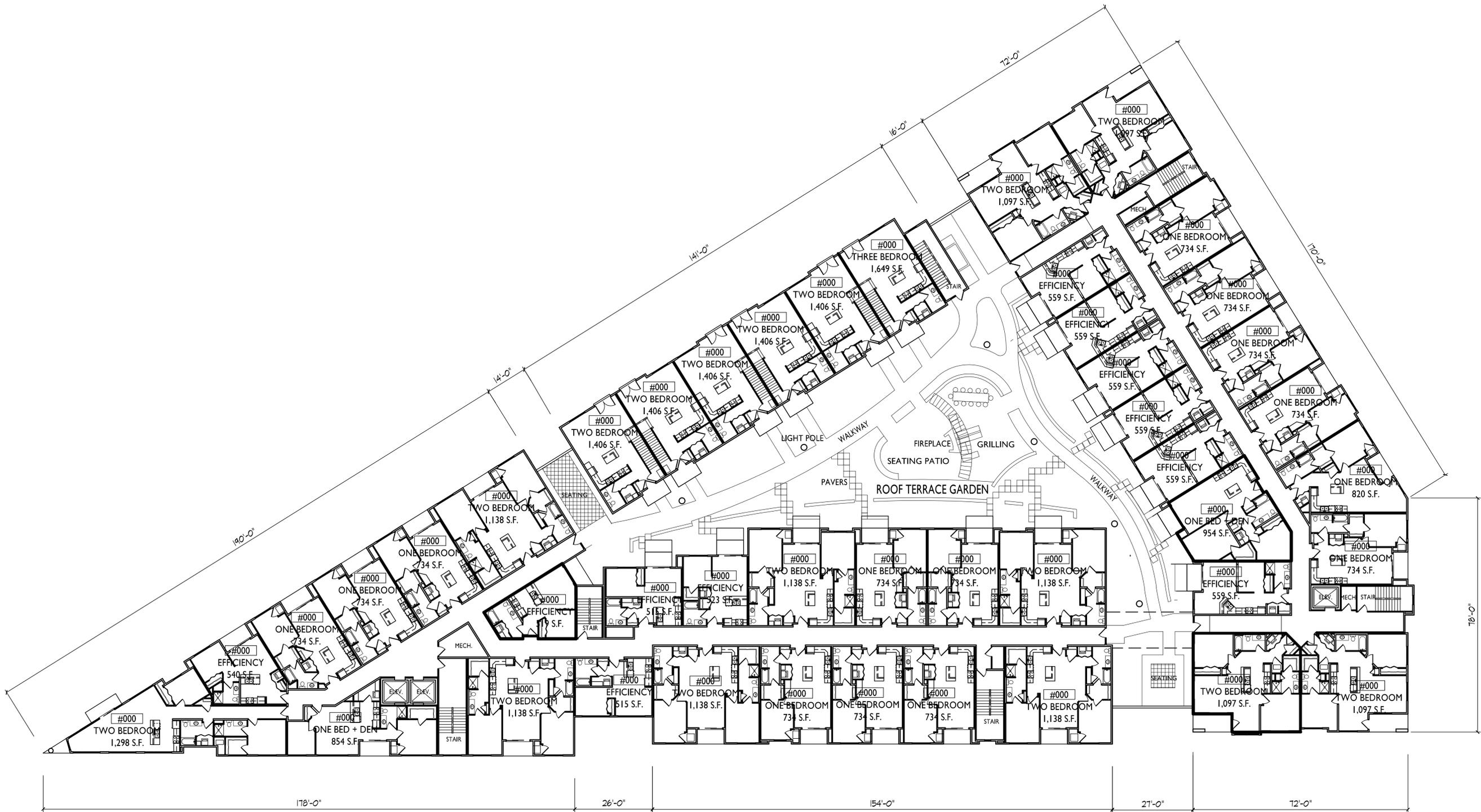
PROJECT TITLE  
**WINGRA POINT  
PHASE 2**

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

SHEET NUMBER

**A-1.2**

PROJECT NO. **1433**  
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**1 SECOND FLOOR PLAN**  
A-1.2 1/16"=1'-0"



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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  
**Third Floor Plan**

**1** THIRD FLOOR PLAN  
A-1.3 1/16"=1'-0"

SHEET NUMBER

**A-1.3**

PROJECT NO. **1433**  
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ISSUED

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

PROJECT TITLE

**WINGRA POINT  
PHASE 2**

Fish Hatchery Road &  
Park Street  
Madison, WI

SHEET TITLE  
**Exterior  
Elevations**

SHEET NUMBER

**A-2.1**

PROJECT NO. **1433**

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



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

ISSUED

Issued for UDC - May 6, 2015

PROJECT TITLE  
**WINGRA POINT**  
PHASE 2

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

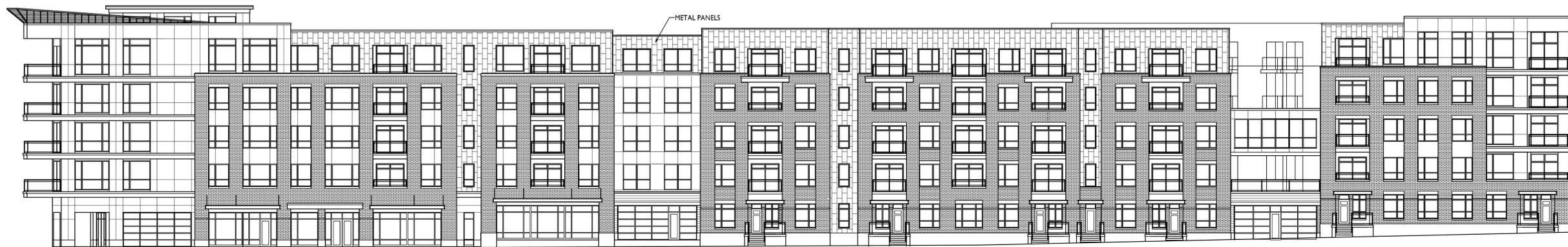
SHEET NUMBER

**A-2.1A**

PROJECT NO. **1433**  
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**1** PARK STREET ELEVATION - Alternate  
A-2.1 1/16"=1'-0"



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

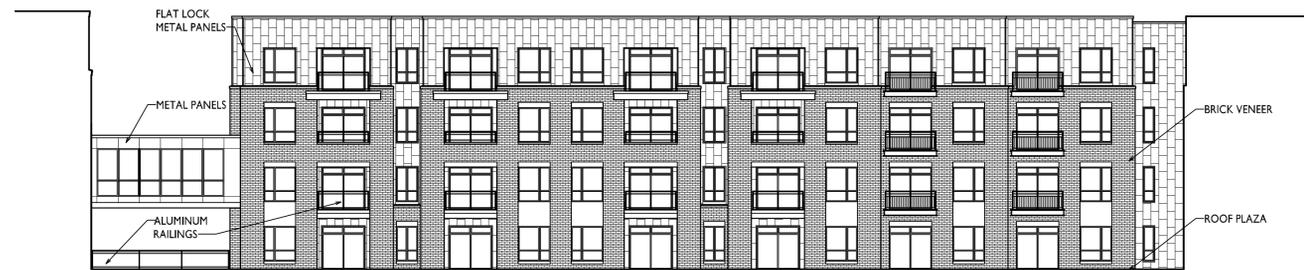


1 COURTYARD ELEVATION  
A-2.2 1/16"=1'-0"

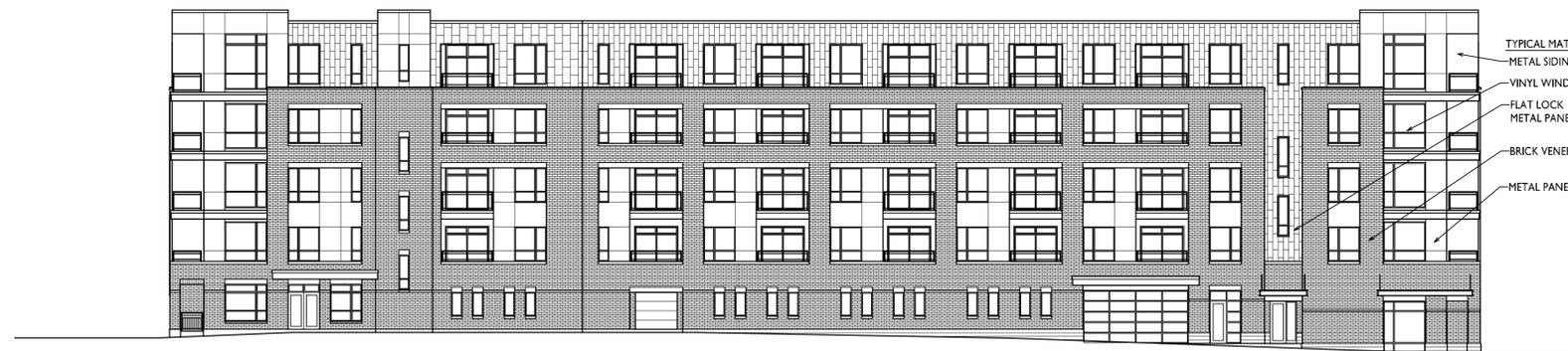


2 COURTYARD ELEVATION  
A-2.2 1/16"=1'-0"

- TYPICAL MATERIALS:
- FLAT LOCK METAL PANELS
  - VINYL WINDOWS
  - ALUMINUM RAILINGS
  - BRICK VENEER
  - METAL PANELS
  - ROOF PLAZA
  - CAST STONE BASE



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



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

- TYPICAL MATERIALS:
- METAL SIDING
  - VINYL WINDOWS
  - FLAT LOCK METAL PANELS
  - BRICK VENEER
  - METAL PANELS

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  
**Exterior**  
Elevations

SHEET NUMBER

**A-2.2**

PROJECT NO. **1433**  
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1 COURTYARD ELEVATION - Alternate  
A-2.2 1/16"=1'-0"



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



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



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

ISSUED  
Issued for UDC - May 6, 2015

PROJECT TITLE  
WINGRA POINT  
PHASE 2

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

SHEET NUMBER

A-2.2A

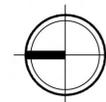
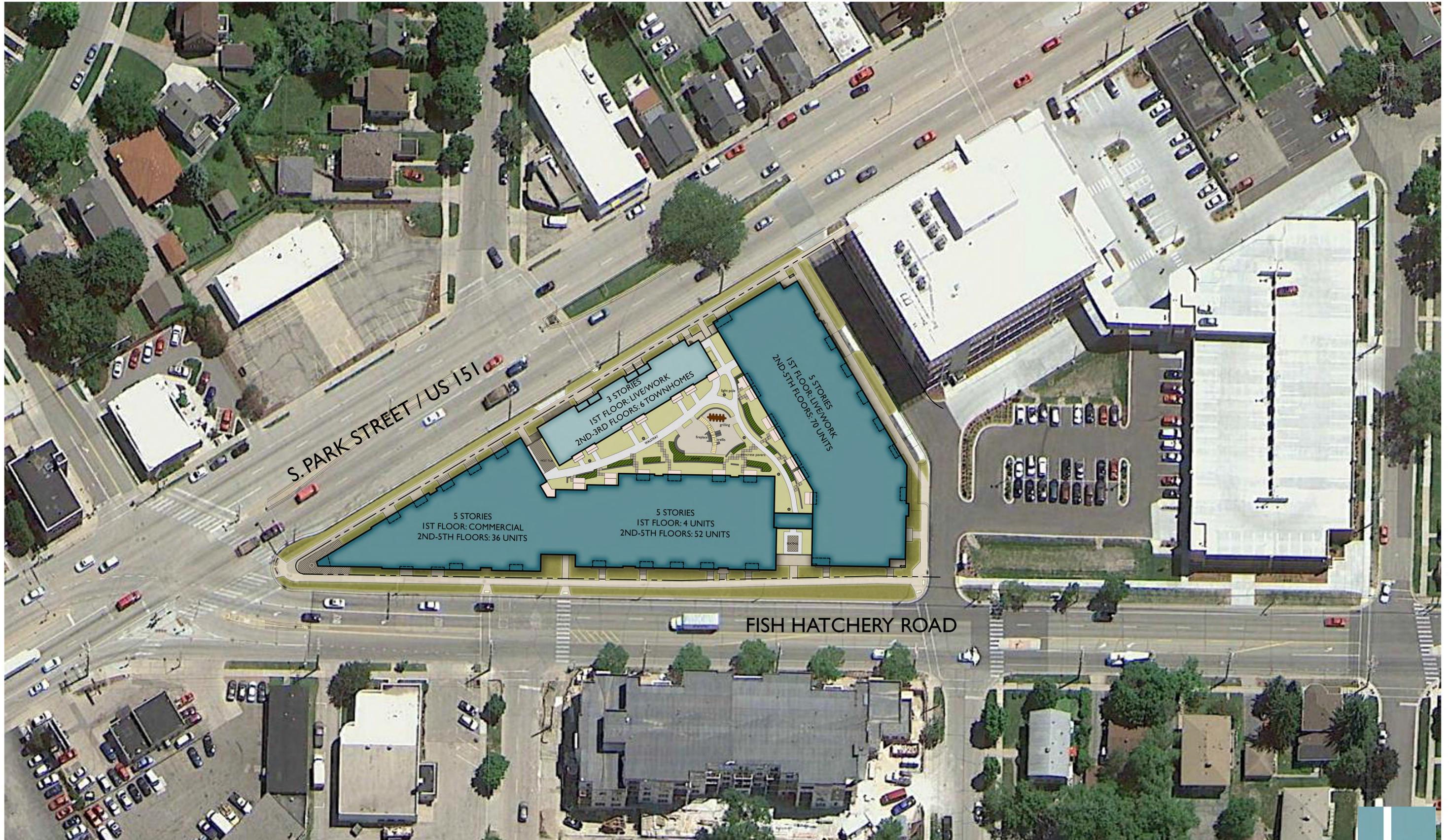
PROJECT NO. 1433  
© 2013 Knothe & Bruce Architects, LLC



View looking South on Park Street  
Wingra Point II  
April 29, 2015







Aerial Site Plan  
Wingra Point II  
April 29, 2015



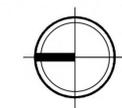


EXISTING

Enlarged First Floor Plan / Site Plan

Wingra Point II

April 29, 2015

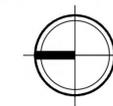


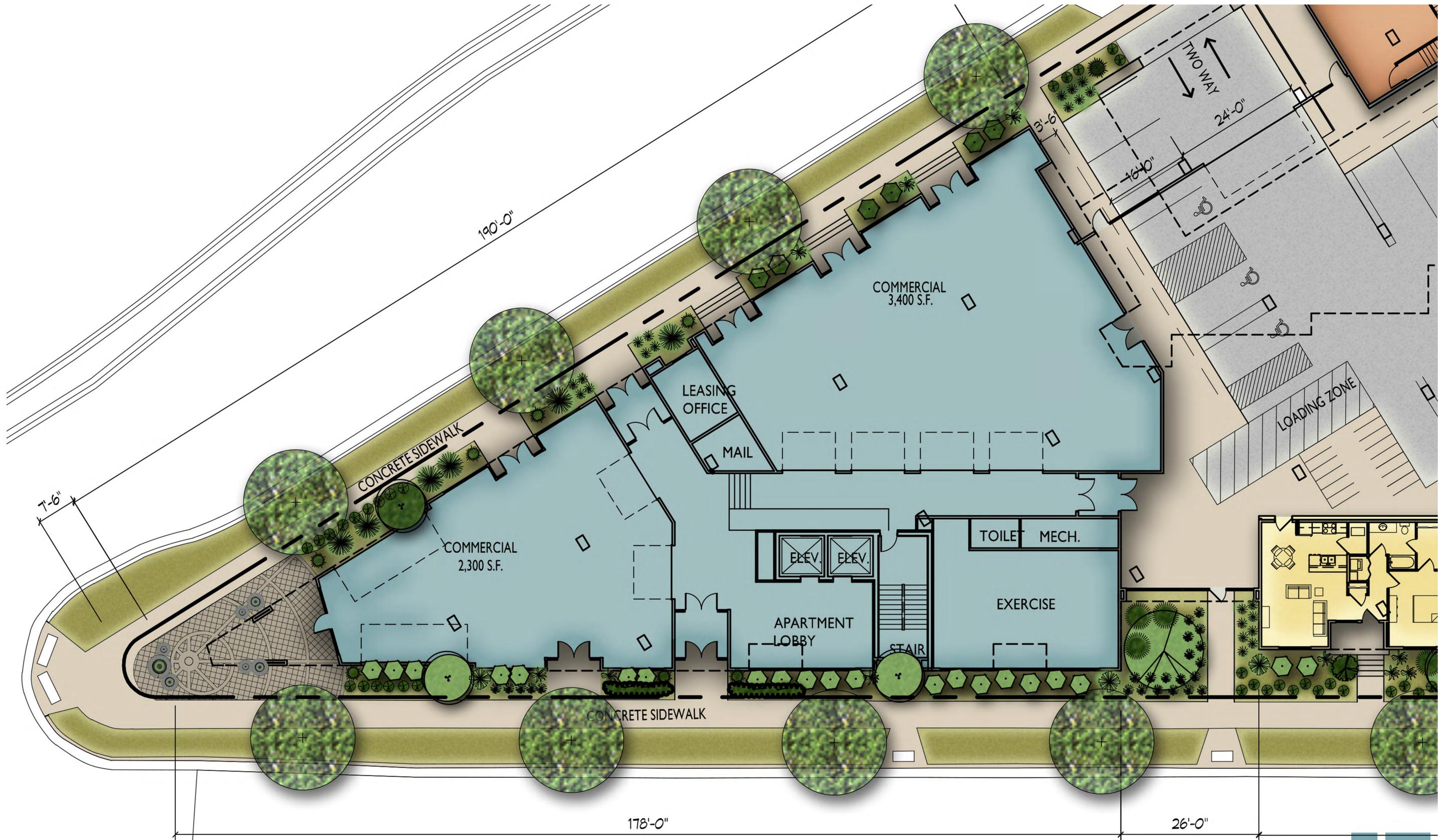


Enlarged First Floor Plan / Site Plan

Wingra Point II

April 29, 2015

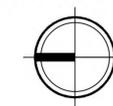




Enlarged First Floor Plan / Site Plan

Wingra Point II

April 29, 2015





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

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



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

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

Exterior Elevations  
Wingra Point II  
April 29, 2015



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ARCHITECTS



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



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



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

Alternate Exterior Elevations  
Wingra Point II  
April 29, 2015





TYPICAL MATERIALS:  
METAL SIDING  
ALUMINUM WINDOWS  
BRICK VENEER  
SOLDIER COURSE

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





PARK STREET

5 STORIES

3 STORIES

Driveway

5 STORIES

**the bruce company**  
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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

Revised: 4/28/15 RS  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:

**L4.1**

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1/2015 CADSTEVE SHORTWINGRA POINT (WINGRA II) 15CLDWG Created: 4/22/2015, Saved: 4/28/2015, Printed: 4/28/2015