



# City of Madison

## Proposed Demolition & Conditional Use

Location  
2158 Atwood Avenue

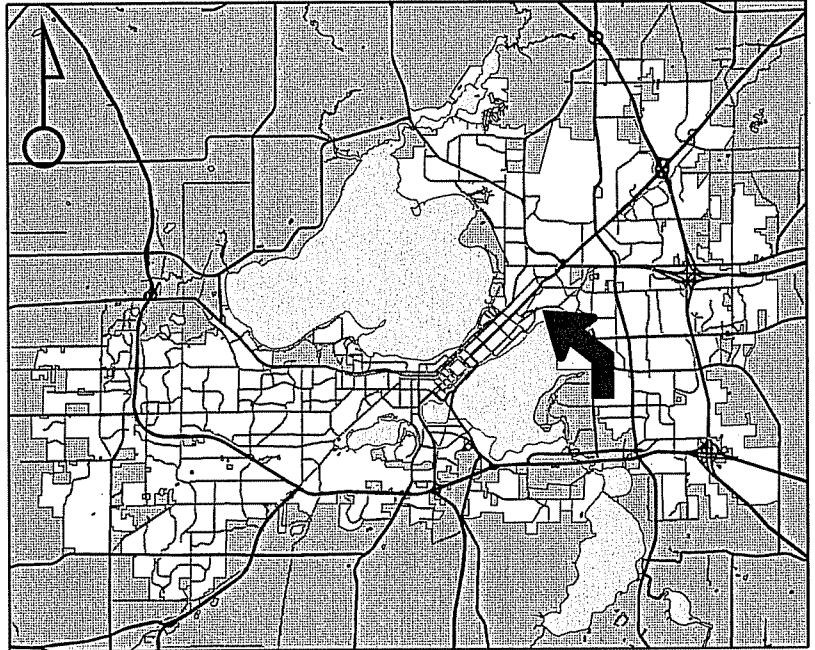
Project Name  
Krupp Apartments

Applicant  
Joe Krupp - Prime Urban Properties/  
Kevin Burow - Knothe Bruce Architects

Existing Use  
Office building

Proposed Use  
Demolish office building to construct  
mixed-use building with 2,900 square  
feet of retail and 32 apartments

Public Hearing Date  
Plan Commission  
11 August 2014

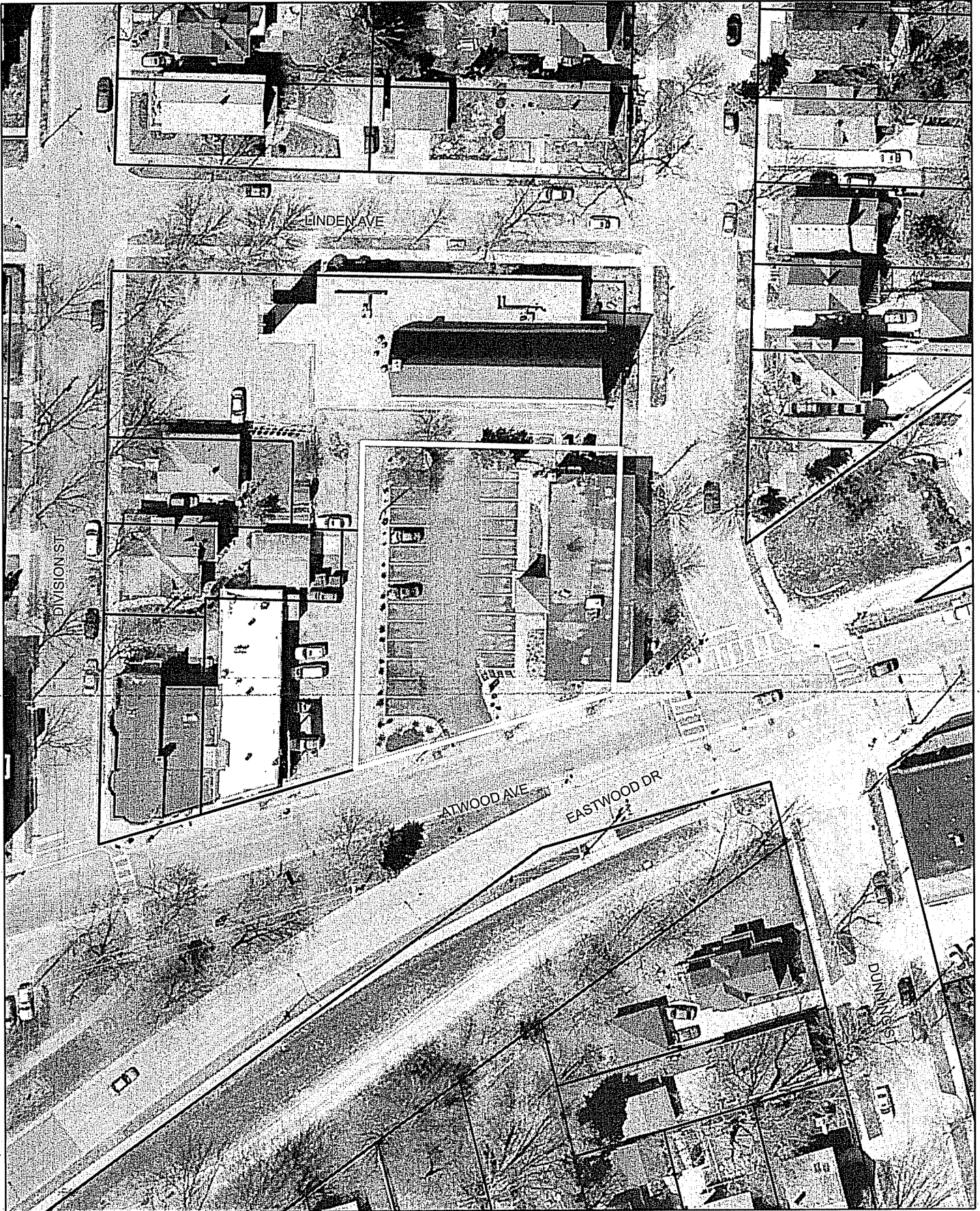


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 500'

City of Madison, Planning Division : RPJ : Date : 01 August 2014





# LAND USE APPLICATION

CITY OF MADISON

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

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

**FOR OFFICE USE ONLY:**

Amt. Paid \$950 Receipt No. 155410  
 Date Received 6/23/14  
 Received By DN  
 Parcel No. 0710-064-1109-6  
 Aldermanic District 6 Rumel  
 Zoning District TSS  
 Special Requirements \_\_\_\_\_  
 Review Required By:  
 Urban Design Commission     Plan Commission  
 Common Council     Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 2158 Atwood Avenue  
Project Title (if any): \_\_\_\_\_

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

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

3. Applicant, Agent & Property Owner Information:

Applicant Name: Joe Krupp Company: Prime Urban Properties  
 Street Address: 2020 Eastwood Drive City/State: Madison, WI Zip: 53704  
 Telephone: (608) 233-6000 Fax: (608) 233-7484 Email: joe@primeurbanproperties.com

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

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 32 apartment units above enclosed parking with approximately 3,000 S.F. of commercial space on the first floor along Atwood Avenue.

Development Schedule: Commencement October 2014 Completion August 2015

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans** including:\*

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

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

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

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

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

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Alder Marsha Rummel, District 6, May 21, 2014. Brad Hinkfuss, Schenk-Atwood-Starkweather-Yahara Neighborhood Association, May 21, 2014.

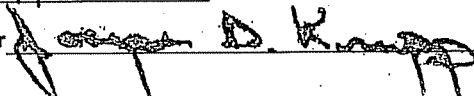
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 5/20/2014 Zoning Staff: Matt Tucker - DAT Meeting Date: 5/29/2014

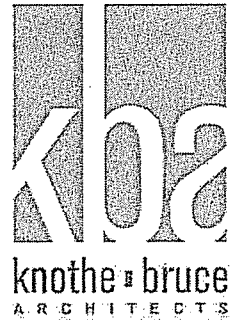
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Joseph Krupp Relationship to Property: Owner/Developer

Authorizing Signature of Property Owner  Date 6/24/2014

July 30, 2014

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



Re: Letter of Intent - Conditional Use  
2158 Atwood Avenue  
Madison, WI  
KBA Project # 1359

Ms. Katherine Cornwell:

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

**Organizational Structure:**

Owner/Developer: Prime Urban Properties  
2020 Eastwood Drive  
Madison, WI 53704  
Phone: 608-233-6000  
Contact: Joe Krupp  
[joe@primeurbanproperties.com](mailto:joe@primeurbanproperties.com)

Engineer: Burse Surveying & Engineering, Inc.  
1400 E. Washington Ave, Ste 158  
Madison, WI 53703  
Phone: 608-250-9263  
Fax: 608-250-9266  
Contact: Peter Fortlage  
[pfortlage@bse-inc.net](mailto:pfortlage@bse-inc.net)

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

Landscape Design: Olson Toon Landscaping, Inc.  
4387 Schwartz Road  
Middleton, WI 53562  
Phone: 608-827-9401  
Contact: Brad Fregien  
[brad@olsontoon.com](mailto:brad@olsontoon.com)

**Introduction:**

The proposed site is located on the corner of Atwood Avenue and Dunning Street. The site is zoned TSS, in which the zoning supports mixed-use development. The proposed development plan will create a mixed-use building that will feature attractive architecture, landscaping, and amenities that will support the immediate neighborhood.

**Project Description:**

The development will entail the demolition of the existing two-story office building in order to construct a new mixed-use building. The new building will be four stories tall and will contain 32 apartment units above 40 enclosed parking spaces. There will also be approximately 2,900 square feet of commercial space available on the first floor along Atwood Avenue.

The building façades includes changes in color, texture and material with high-quality façade materials. The exterior materials will be a combination of masonry and metal paneling with a cast stone base. Vehicular access to the site is achieved from both Atwood Avenue and Dunning Street, providing access to the two enclosed parking levels.

Rooftop landscaping and four sections of live walls hung from metal trellises along the west elevation of the building are being added to enhance the appearance of the building and the landscaping around the site.

**Conditional Use**

With this application we are requesting two conditional uses; one for the building height in excess of 3 stories and one for the building floor area greater than 25,000 square feet. We believe that this development maintains the orderly development pattern set out by the neighborhood plan and the zoning code and that the conditional use standards can be met.

The proposed development will eliminate surface parking, activate the streetscape, and bring additional residents to support the existing Schenk-Atwood neighborhood businesses.

**Demolition Standards**

The new mixed-use development proposes the deconstruction of an existing 4200 square foot commercial building. The existing building and parking lot do not support a traditional pedestrian oriented streetscape. Images of the existing structure have been attached.

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the Plan Commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the Plan Commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

We believe that the demolition standards can be met. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

**Neighborhood Input:**

Neighborhood meetings were held on May 21, 2014 and July 17, 2014. After discussion with the neighborhood, the massing of the building was revised in order to meet their requests to minimize the impact of shadows cast on buildings adjacent to the project site. In order to produce minimal shadow projections on the buildings to the west of the site, the new building step backs on the second and fourth floors have been shifted from the north side of the building to the west side of the building.

**Site Development Data:**

**Densities:**

Lot Area in S.F.	16,048 S.F.
Lot Area in Acres	0.37 acres
Dwelling Units	32 DU
Commercial Space	2,900 S.F.
Lot Area / D.U.	501.5 S.F./D.U.
Density	86.5 units/acre
Open Space	2,318 S.F.
Open Space / D.U.	72 S.F./D.U.
Lot Coverage	84.7% of total lot

**Vehicle Parking:**

Surface:	0 stalls
<u>Underground:</u>	<u>40 stalls</u>
Total	40 stalls

**Bicycle Parking:**

Garage - wall hung	10 stalls
Garage - STD. 2'x6'	24 stalls
<u>Exterior - STD. 2'x6'</u>	<u>6 stalls</u>
Total	40 stalls

**Gross Floor Areas:**

Commercial Area	2,900 S.F.
Enclosed First Floor Parking Area	11,656 S.F.
<u>Residential Area</u>	<u>30,541</u>
Total Gross Area	45,097 S.F.

Development GFA Total: 45,097 SF

Dwelling Unit Mix:

Efficiency	10
One Bedroom	8
One Bedroom + Den	8
<u>Two Bedroom</u>	<u>6</u>
Total Dwelling Units	32

Building Height: Four Stories

Project Schedule:

It is anticipated that construction will start in October 2014 and be completed in August 2015.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce  
Managing Member

10



ISSUED  
 Issued for Review - June 25, 2014  
 Revised - July 28, 2014

PROJECT TITLE  
**KRUPP  
 ATWOOD  
 DEVELOPMENT**

2158 Atwood Ave  
 SHEET TITLE  
**Site Plan**

SHEET NUMBER

**C-1.1**

PROJECT NO. **1359**  
 © 2013 Knothe & Bruce Architects, LLC

ZION LUTHERAN CHURCH

DUNNING STREET

4 STORY  
 32 UNIT MIXED-USE BUILDING  
 37 ENCLOSED PARKING STALLS

ELECTRICAL  
 TRANSFORMER

6.0'

6 BIKES

20.0'

WILSON'S  
 BAR

ATWOOD AVENUE

EASTWOOD DRIVE

**SITE DEVELOPMENT STATISTICS**

LOT AREA 16,048 SF/ 0.37 ACRES  
 DWELLING UNITS 32 DU  
 LOT AREA/ D.U. 501.5 SF/DU  
 DENSITY 86.5 UNITS/ACRE  
 BUILDING HEIGHT 4 STORIES  
 OPEN SPACE 2,318 SF  
 OPEN SPACE/DU 72 SF/DU  
 LOT COVERAGE 84.7 % OF TOTAL LOT

GROSS FLOOR AREA 45,097 SF

UNIT MIX  
 EFFICIENCY 12  
 ONE BEDROOM 11  
 ONE BEDROOM + DEN 3  
 TWO BEDROOM 6  
 TOTAL 32

VEHICLE PARKING  
 SURFACE 0  
 UNDERGROUND 37  
 TOTAL 37

BIKE PARKING  
 SURFACE - 2x6 6  
 GARAGE - Wall Hung 10  
 GARAGE - 2x6 24  
 TOTAL 40

**SITE PLAN**  
 C-1.1 1" = 10'-0"

GRAPHIC SCALE  
 (IN FEET)  
 1 INCH = 10 FT (24X36 PAPER)

ZION LUTHERAN CHURCH

ISSUED  
 Issued for Review - June 25, 2014  
 Revised - July 28, 2014

PROJECT TITLE  
**KRUPP  
 ATWOOD  
 DEVELOPMENT**

2158 Atwood Ave  
 SHEET TITLE  
**Roof Plan &  
 Usable Open Space**

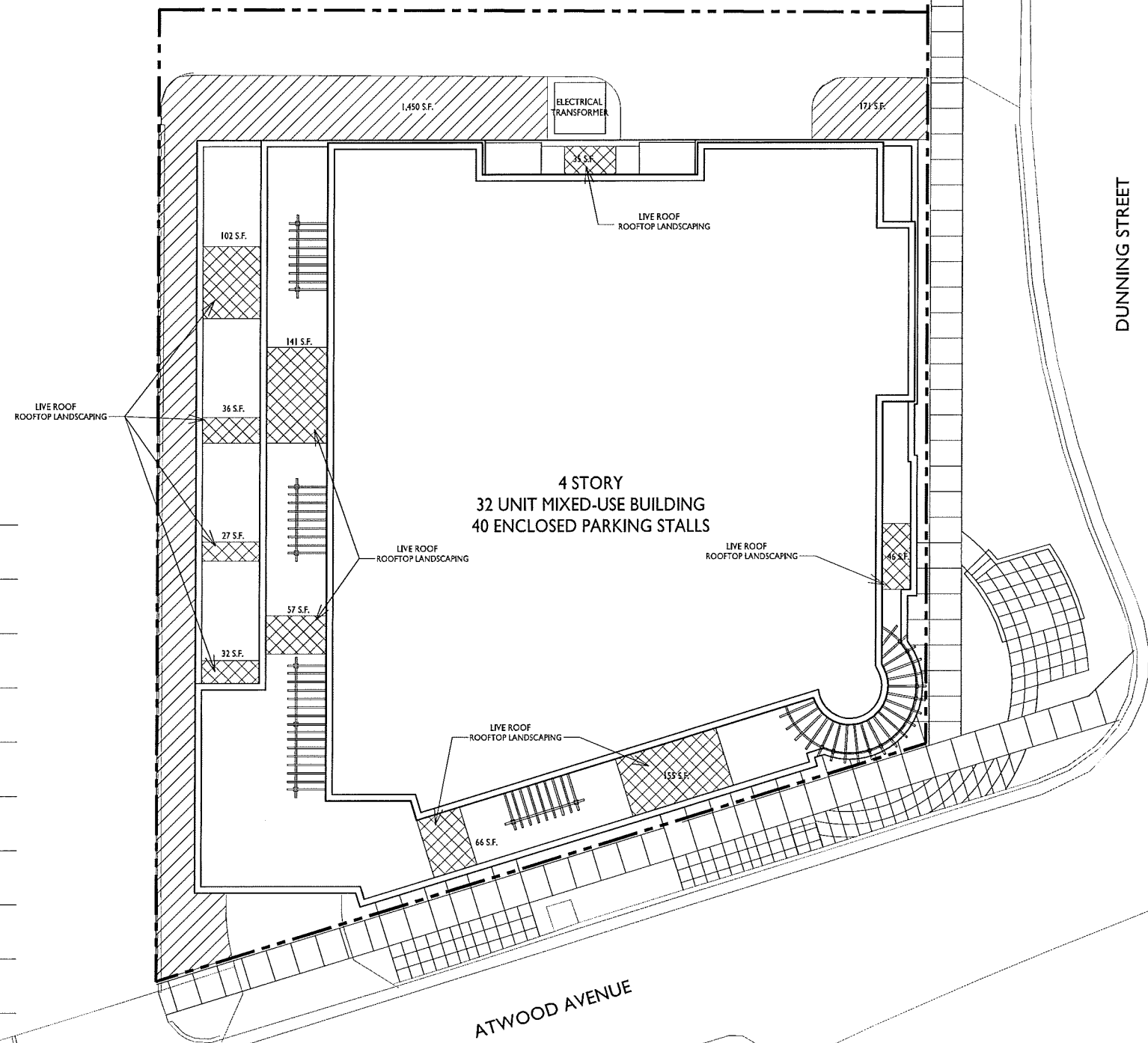
SHEET NUMBER

**C-1.2**

PROJECT NO. **1359**  
 © 2013 Knothe & Bruce Architects, LLC

**USABLE OPEN SPACE**  
**U.O.S. ON ROOF DECKS**

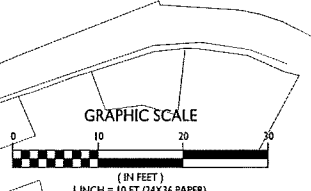
LOT AREA = 16,048 SF  
 USABLE OPEN SPACE = 2,318 SF  
 REQUIRED USABLE OPEN SPACE = 0 SF



DUNNING STREET

ATWOOD AVENUE

EASTWOOD DRIVE



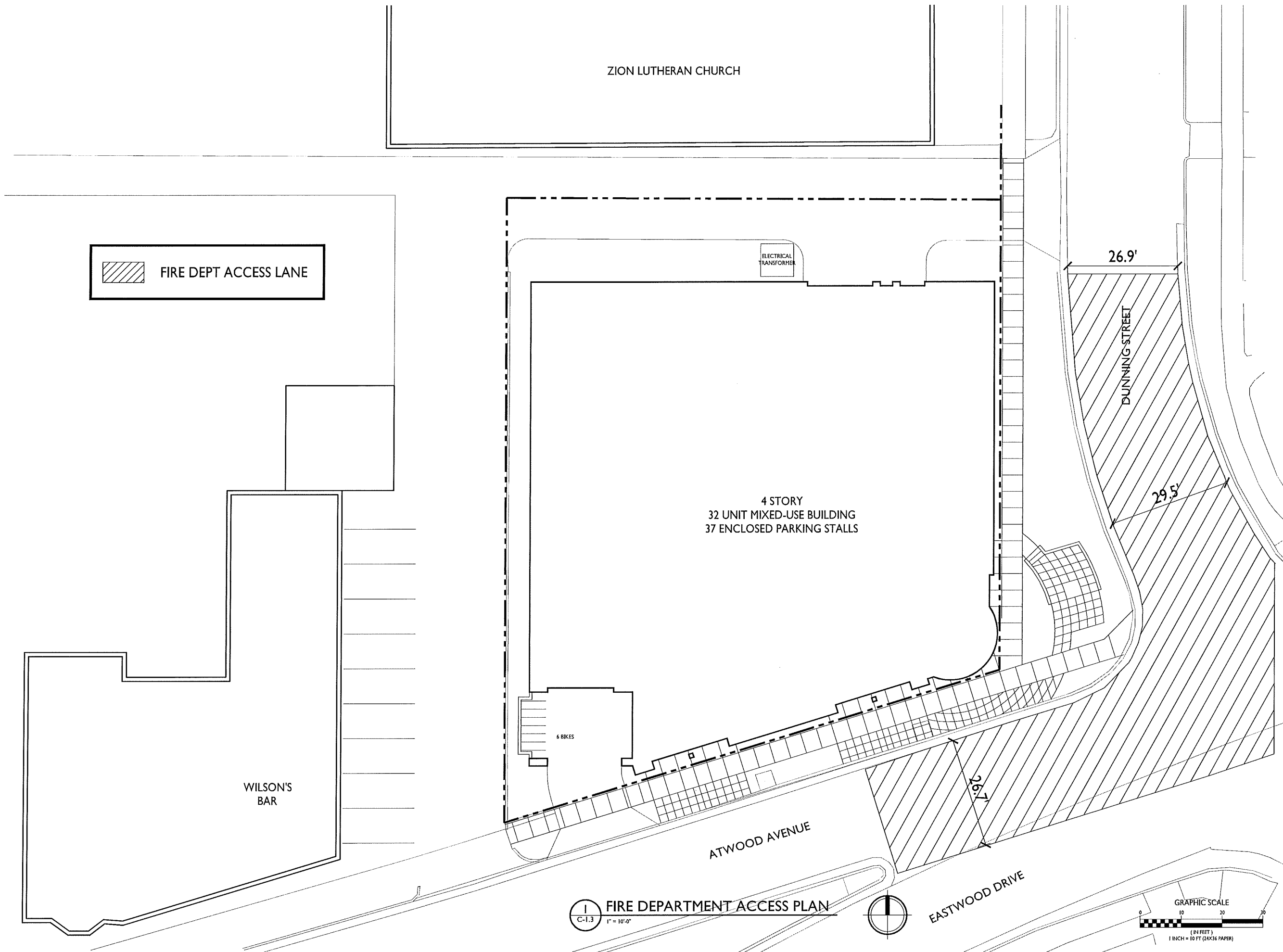
WILSON'S BAR

ISSUED  
 Issued for Review - June 25, 2014  
 Revised - July 28, 2014

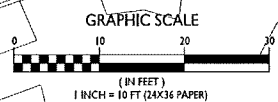
PROJECT TITLE  
**KRUPP  
 ATWOOD  
 DEVELOPMENT**

2158 Atwood Ave  
 SHEET TITLE  
**Fire Department  
 Access Plan**

SHEET NUMBER  
**C-1.3**  
 PROJECT NO. **1359**  
 © 2013 Knothe & Bruce Architects, LLC



**FIRE DEPARTMENT ACCESS PLAN**  
 C-1.3 1" = 10'-0"



ISSUED  
 Issued for Review - June 25, 2014  
 Revised - July 28, 2014

PROJECT TITLE  
**KRUPP  
 ATWOOD  
 DEVELOPMENT**

2158 Atwood Ave  
 SHEET TITLE  
**Lot Coverage Plan**

SHEET NUMBER  
**C-1.4**  
 PROJECT NO. **1359**  
 © 2013 Knothe & Bruce Architects, LLC

ZION LUTHERAN CHURCH

DUNNING STREET

4 STORY  
 32 UNIT MIXED-USE BUILDING  
 37 ENCLOSED PARKING STALLS

1645 S.F.

12,641 S.F.

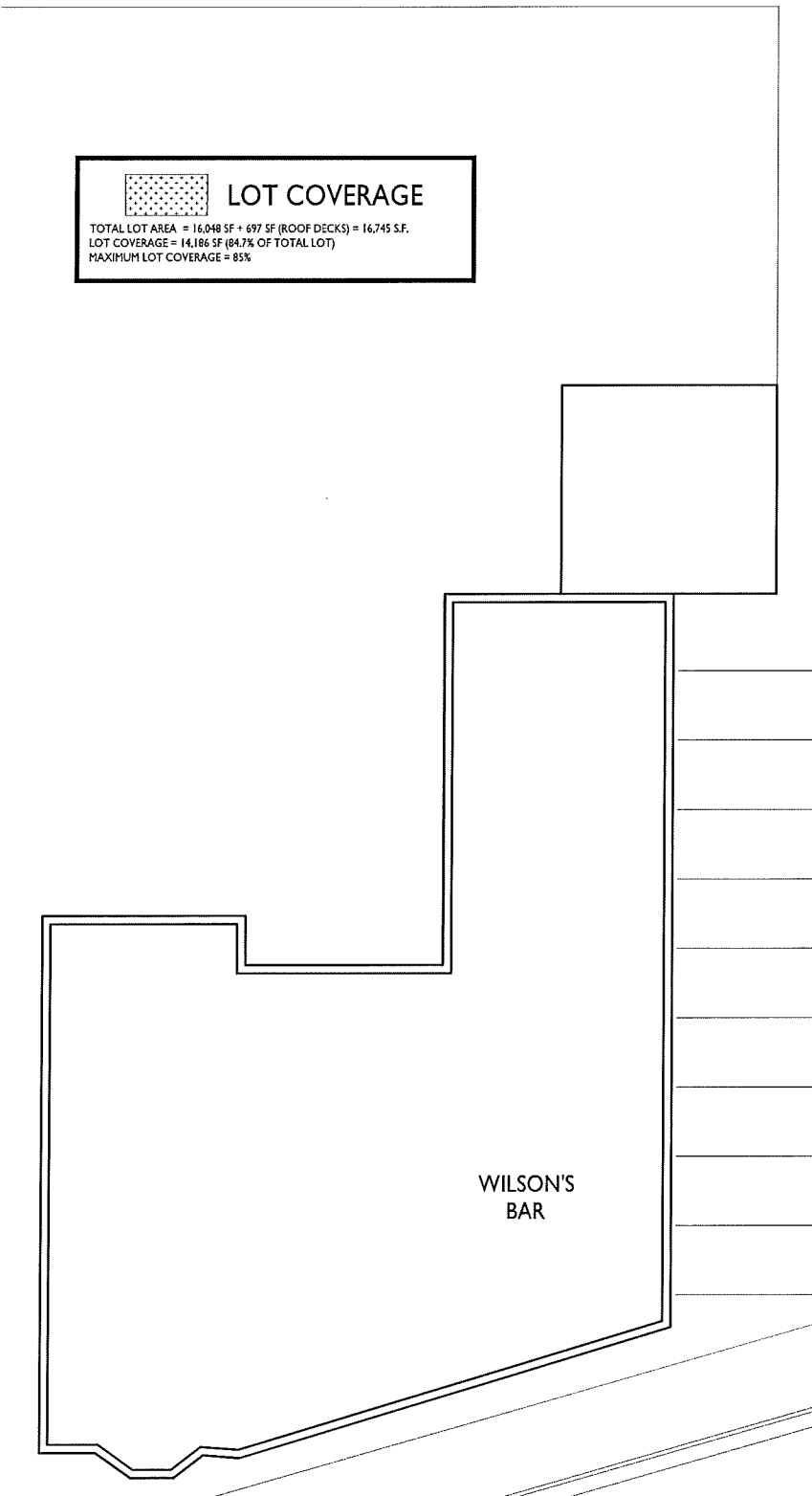
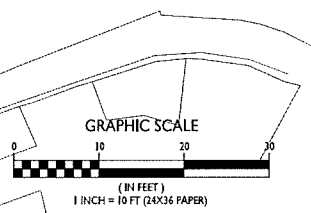
6 BIKES

ATWOOD AVENUE

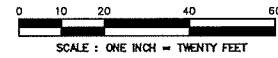
EASTWOOD DRIVE

**LOT COVERAGE**  
 TOTAL LOT AREA = 16,048 SF + 697 SF (ROOF DECKS) = 16,745 S.F.  
 LOT COVERAGE = 14,186 SF (84.7% OF TOTAL LOT)  
 MAXIMUM LOT COVERAGE = 85%

**LOT COVERAGE**  
 C-1.4 1" = 10'-0"



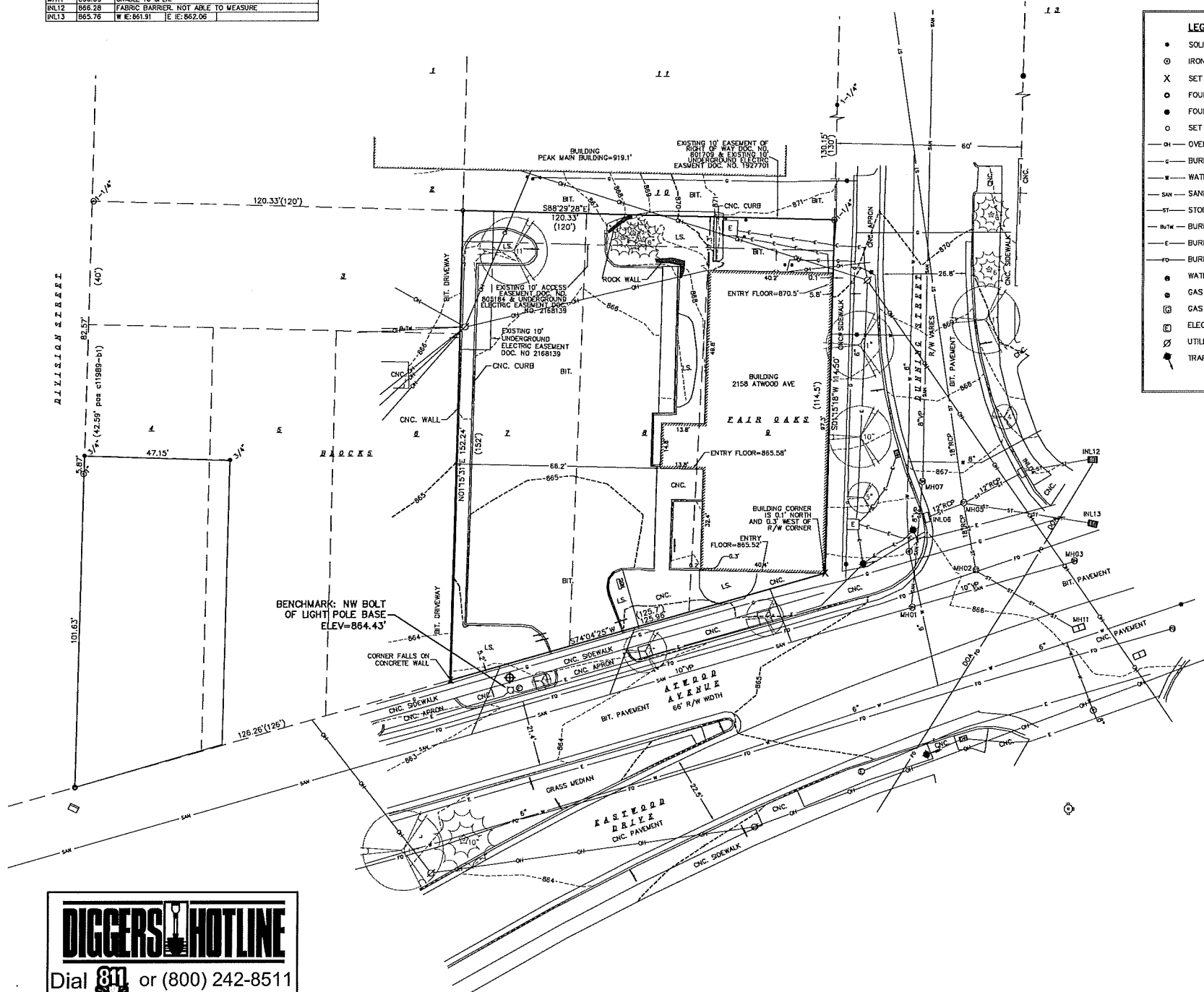
ALL OF LOTS 7, 8 AND 9, BLOCK 5, FAIR OAKS, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 243077, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	RM/TC	INVERT ELEV.	INVERT ELEV.	INVERT ELEV.	INVERT ELEV.
MH01	865.80	F IE: 851.60	N IE: 851.76	W IE: 851.50	
MH02	866.10	FLOOR: 859.60	FULL OF WATER, NO PIPES VISIBLE		
MH03	866.31	F IE: 851.45	S IE: 851.76	W IE: 851.41	
INL04	866.82	F IE: 863.42	W IE: 863.42		
MH05	866.66	F IE: 862.41	W IE: 863.28	N IE: 861.41	S IE: 861.38
INL06	866.76	F IE: 863.75			
MH07	865.84	NE IE: 860.49	N IE: 859.66	S IE: 859.34	
MH08	860.72	W IE: 850.21	N IE: 850.57	E IE: 850.31	S IE: 852.92
MH09	873.91	N IE: 865.09	S IE: 864.69		
MH10	872.78	FLOOR: 860.50	S IE: 862.04		
MH11	866.05	UNABLE TO OPEN			
INL12	866.28	FABRIC BARRIER, NOT ABLE TO MEASURE			
INL13	865.76	W IE: 861.91	E IE: 862.06		

CREDIT: ADRIAN  
 BEARINGS ARE BASED UPON THE  
 WISCONSIN COUNTY COORDINATE SYSTEM  
 (DATE: 2004)



**LEGEND**

- SOLID IRON ROD FOUND SIZE NOTED
- ⊙ IRON PIPE FOUND OUTSIDE DIAMETER NOTED
- X SET "X" IN CONCRETE
- FOUND DRILL HOLE
- FOUND RAILROAD SPIKE
- SET MAG NAIL
- OH — OVERHEAD UTILITY WIRE
- C — BURIED GAS LINE
- W — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- BT — BURIED TELEPHONE
- E — BURIED ELECTRIC
- FO — BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- ⊙ GAS METER
- ⊙ ELECTRIC PEDESTAL
- ⊙ UTILITY POLE
- ⊙ TRAFFIC SIGNAL
- ⊠ LIGHT POLE
- ⊠ TELEPHONE PEDESTAL
- ⊠ FIRE HYDRANT
- SIGN
- GUY WIRE
- BOLLARD
- ⊠ STORM SEWER INLET
- ⊙ ELECTRIC MANHOLE
- ⊙ FIBER OPTIC MANHOLE
- 865 — EXISTING CONTOUR MAJOR
- 866 — EXISTING CONTOUR MINOR
- ⊙ STORM SEWER MANHOLE
- ⊠ STORM SEWER STRUCTURE
- ⊠ RECTANGLE CATCH BASIN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

- NOTES:**
- Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
  - No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
  - Date of field work: 05-16-2014
  - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  - All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
  - All trees, hedges and ground cover on the site may not necessarily be shown hereon.
  - Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20141818264, 20141818288, 20141818316, 20141818341, 20141922699 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
  - Total parcel area = 16,049 square feet
  - Elevations are based upon NAVD83 datum. The brass cap monument at the Southwest corner of Section 06 has an elevation of 852.169' based upon benchmark on tiesheet by Carl M. Sandnes, dated 2-16-04.
  - Site Benchmark is the NW bolt of the light pole base west of driveway off Atwood. Elevation = 864.43'

**DIGGERS HOTLINE**  
 Dial 811 or (800) 242-8511  
 www.DiggersHotline.com

**Burse**  
 Surveying and Engineering, Inc.  
 1400 E. Washington Ave. Suite 150  
 Madison, WI 53703  
 Phone: 608-250-8263  
 Fax: 608-250-9266  
 e-mail: kburse@burseinc.com  
 www.burseinc.com

**2158 Atwood Avenue**  
 2158 Atwood Avenue  
 Madison, WI 53704  
**Joe Krupp**  
 2020 Eastwood Drive  
 Madison, WI 53704

PROJECT #: BSE1732-14  
 PLOT DATE: 06/24/2014

REVISION DATES:

ISSUE DATES:  
 06/24/2014

EXISTING CONDITIONS

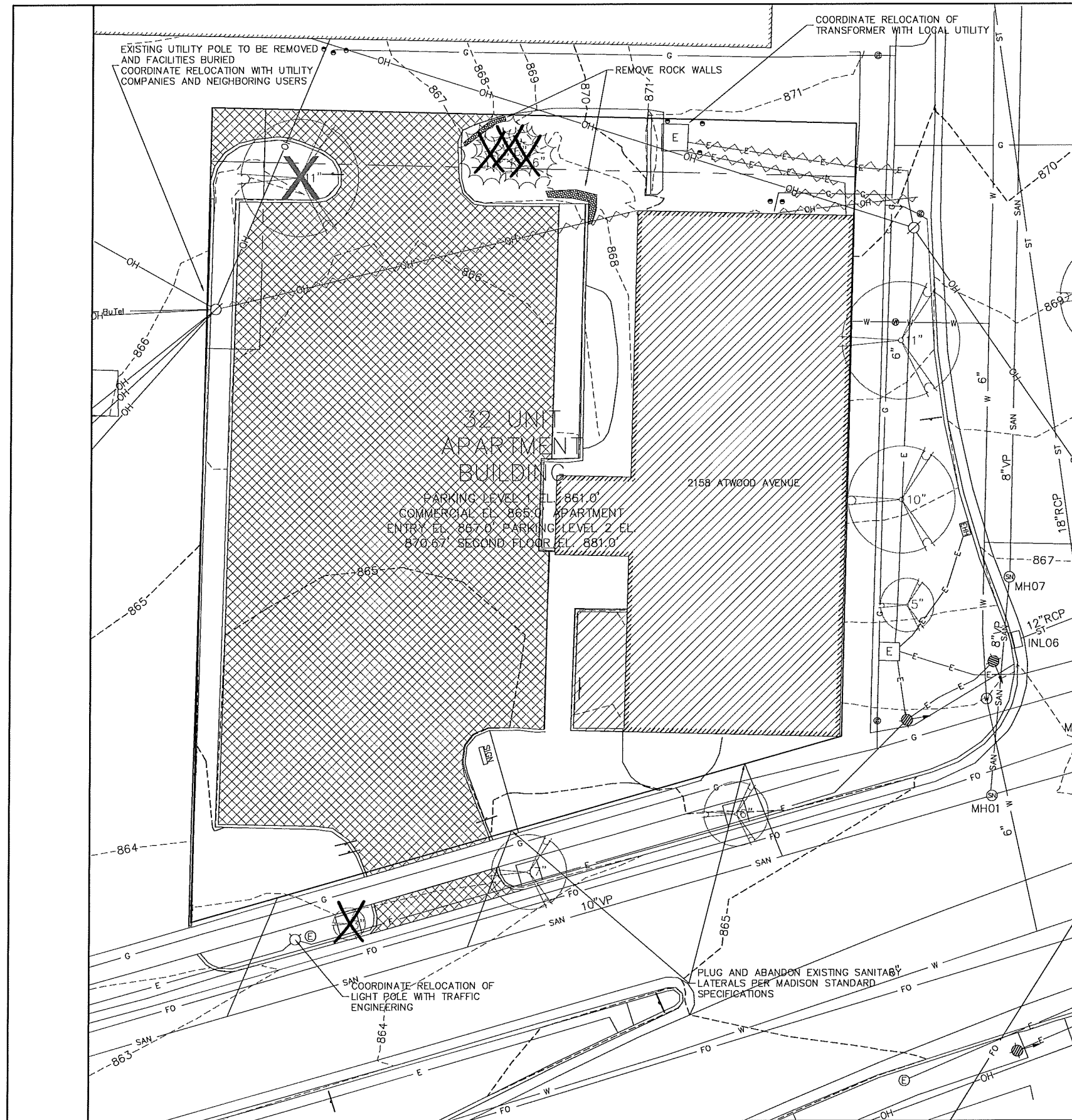
**Burse**  
 Surveying and Engineering, Inc.

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DRAWING NUMBER  
**C-100**

Printed: Jun 24, 2014 - 8:08pm Printed By: Peter

M:\BSE1732\Engineering\BSE1732Bnc.dwg



**DEMOLITION NOTES:**

1. COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
5. 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.
6. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITH 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.
7. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY.
8. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

**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 LOCATIONS AS SHOWN ON THE PLANS.
2. ANY PAVEMENT ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION.
3. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.

**DEMO LEGEND**

- RAZE BUILDING
- REMOVE PAVEMENT
- REMOVE UTILITY LINE
- REMOVE TREE/SHRUB

**LEGEND**

- |   |                         |
|---|-------------------------|
| OVERHEAD UTILITY                                    | FIRE HYDRANT            |
| BURIED GAS MAIN                                     | ELECTRIC HAND HOLE      |
| WATER MAIN  | RECTANGULAR CATCH BASIN |
| SANITARY SEWER                                      | STORM SEWER INLET       |
| STORM SEWER   | ELECTRIC MANHOLE        |
| BURIED TELEPHONE                                    | TELECOMM. MANHOLE       |
| BURIED ELECTRIC                                     | STORM SEWER MANHOLE     |
| BURIED CABLE TV                                     | SANITARY SEWER MANHOLE  |
| BURIED FIBER OPTIC                                  | DECIDUOUS TREE          |
| WATER VALVE   | CONIFEROUS TREE         |
| GAS VALVE   | BITUMINOUS PAVEMENT     |
| CABLE TV PEDESTAL                                   | CONCRETE PAVEMENT       |
| ELECTRIC PEDESTAL                                   | LANDSCAPING             |
| TELEPHONE PEDESTAL                                  | BOLLARD                 |
| UTILITY POLE  | BENCHMARK               |
| LIGHT POLE  | TRAFFIC SIGNAL          |
| GUY WIRE  | SIGN                    |
| IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)            |                         |
| SOLID IRON ROD FOUND SIZE NOTED                     |                         |
| 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft. |                         |
| SET MAG NAIL  |                         |
| ( ) INDICATES RECORDED AS                           |                         |
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

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 Dial 811 or (800) 242-8511  
 www.DiggersHotline.com

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 www.bursesurveying.com

APPROVAL	DATE
PROJECT	DATE
ISSUE	DATE
REVISION	DATE
DATE	DATE
DATE	DATE

**2158 Atwood Avenue**  
 2158 Atwood Avenue  
 Madison, WI 53704  
**Joe Krupp**  
 2020 Eastwood Drive  
 Madison, WI 53704

PROJECT #: BSE1732-14  
 PLOT DATE: 06/24/2014

REVISION DATES:


ISSUE DATES:

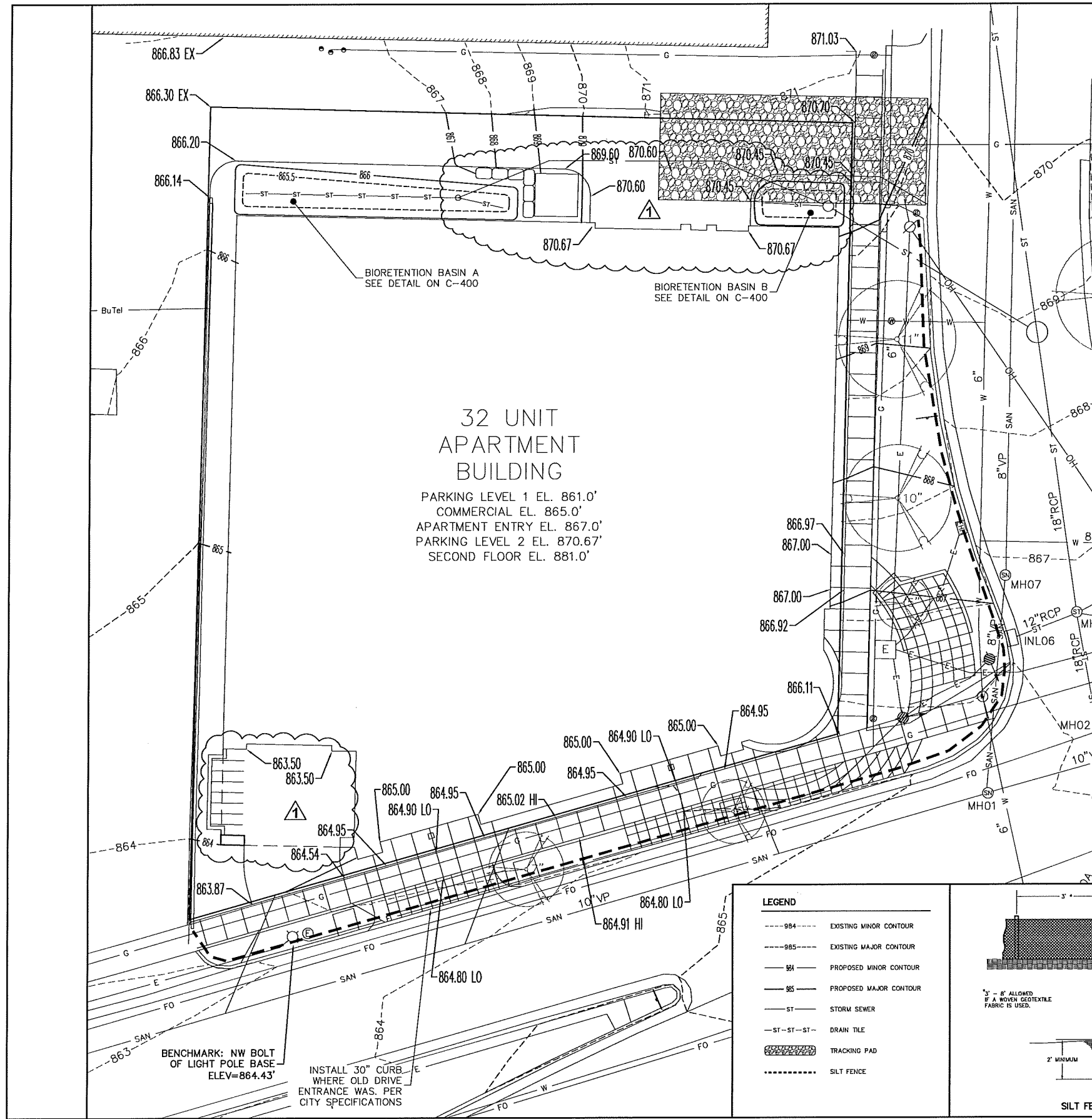

DEMOLITION PLAN

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**C-200**

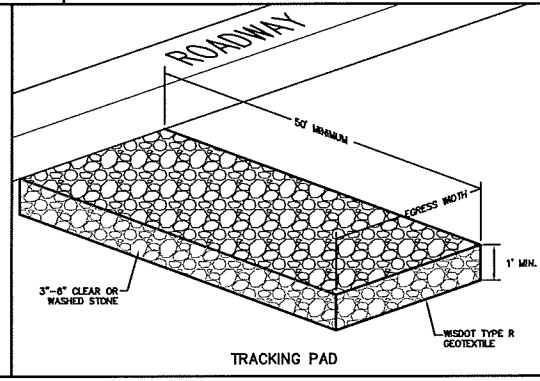
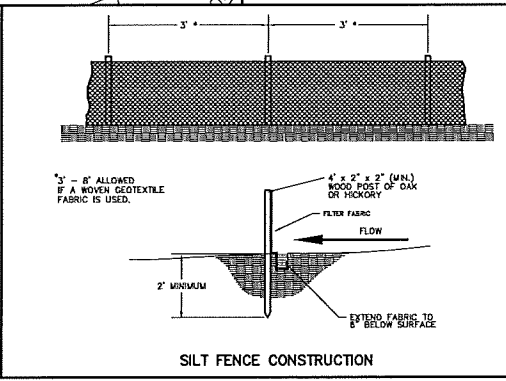
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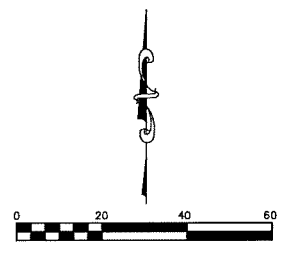
- Erosion Control Notes/Specifications:**
- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
  - Erosion control is the responsibility of the contractor 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. Inspection schedule and record keeping shall comply with NR 216.46(9), Wis. Adm. Code.
  - 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/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
  - Dewatering - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devices shall comply with WDNR Technical Standard 1061 found at: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). 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/engserv/pol.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.
  - Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(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.
  - Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/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.
  - All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
  - 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 mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and restoration shall be in conformance to WDNR Technical Standard 1059 found at: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). 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**  
 Joe Krupp  
 Krupp Construction  
 2020 Eastwood Drive  
 Madison, WI 53704  
 (608) 249-2020  
[joe@kruppconstruction.com](mailto:joe@kruppconstruction.com)
- Schedule:**
- |                   |  |
|-------------------|--|
| September 1, 2014 | Install silt fence and construction entrance.                    |
| September 2, 2014 | Begin disturbance of site ground cover.                          |
| September 1, 2015 | Hardscape installed. Apply seed and mulch to all pervious areas. |
| November 1, 2015  | Vegetation established.  |

**LEGEND**

---984---	EXISTING MINOR CONTOUR
---985---	EXISTING MAJOR CONTOUR
---984---	PROPOSED MINOR CONTOUR
---985---	PROPOSED MAJOR CONTOUR
---ST---	STORM SEWER
---ST-ST---	DRAIN TILE
[Pattern]	TRACKING PAD
-----	SILT FENCE



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APPROVALS:

PROJECT NO.	DATE	BY
ISSUED FOR		
REVISION		
DATE		
BY		
DATE		
BY		
DATE		

---

**2158 Atwood Avenue**  
 2158 Atwood Avenue  
 Madison, WI 53704

**Joe Krupp**  
 2020 Eastwood Drive  
 Madison, WI 53704

---

PROJECT #: BSE1732-14  
 PLOT DATE: 07/28/2014

REVISION DATES:  
 07/28/2014

ISSUE DATES:  
 06/24/2014  
 07/28/2014

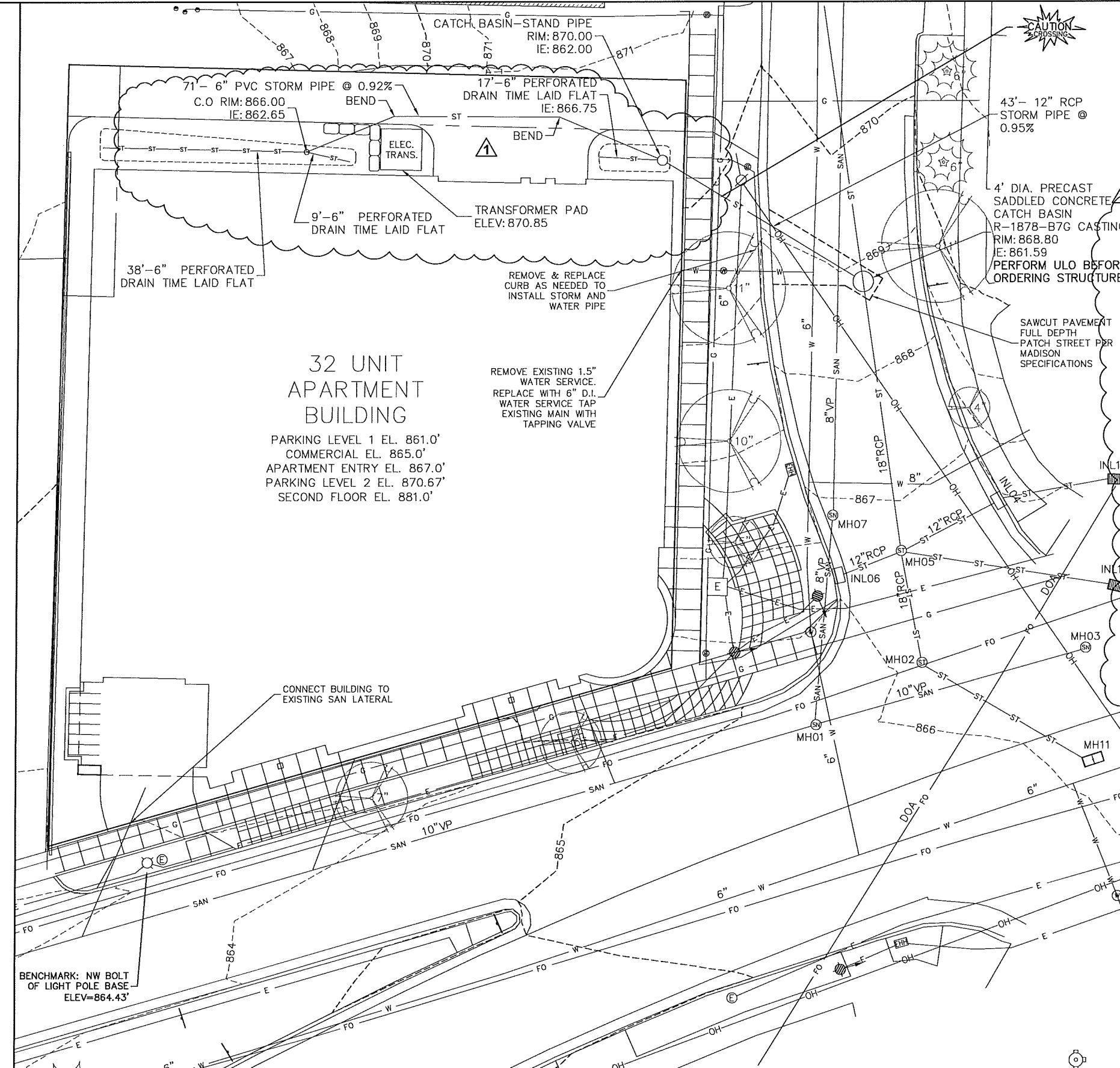
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GRADING AND  
 EROSION CONTROL  
 PLAN

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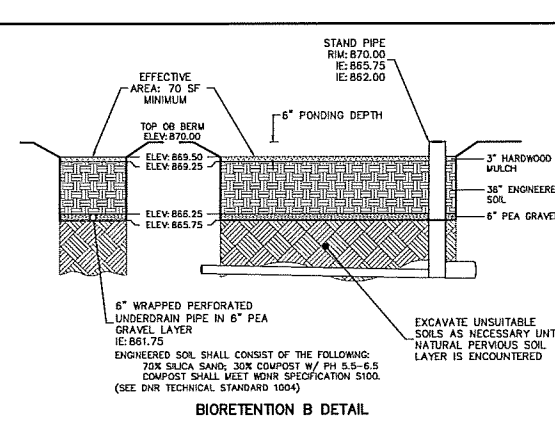
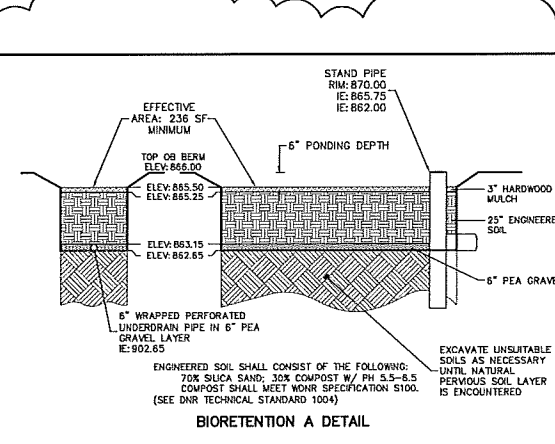
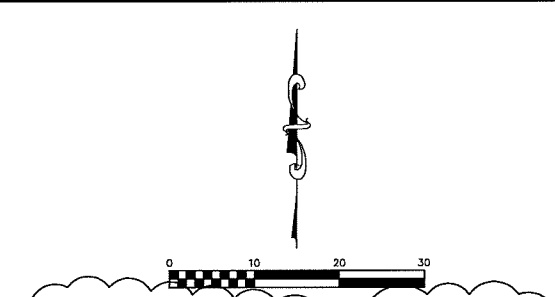
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DRAWING NUMBER  
**C-300**



**32 UNIT APARTMENT BUILDING**  
 PARKING LEVEL 1 EL. 861.0'  
 COMMERCIAL EL. 865.0'  
 APARTMENT ENTRY EL. 867.0'  
 PARKING LEVEL 2 EL. 870.67'  
 SECOND FLOOR EL. 881.0'

BENCHMARK: NW BOLT OF LIGHT POLE BASE  
 ELEV=864.43'



**STORM SEWER AND SANITARY SEWER ELEVATION TABLE**

NUMBER	RIM/TC	INVERT ELEV.	INVERT ELEV.	INVERT ELEV.	INVERT ELEV.
MH01	865.88	E IE: 851.60	N IE: 851.76	W IE: 851.50	
MH02	866.10	FLOOR: 859.60	FULL OF WATER. NO PIPES VISIBLE		
MH03	866.31	E IE: 851.45	S IE: 851.76	W IE: 851.41	
INL04	866.92	E IE: 863.42	W IE: 863.42		
MH05	866.66	E IE: 862.41	W IE: 863.28	N IE: 861.41	S IE: 861.38
INL06	866.76	E IE: 863.75			
MH07	866.84	NE IE: 860.49	N IE: 859.66	S IE: 859.34	
MH08	860.72	W IE: 850.21	N IE: 850.57	E IE: 850.31	S IE: 852.92
MH09	873.51	N IE: 865.09	S IE: 864.89		
MH10	872.78	FLOOR: 860.50	S IE: 862.04		
MH11	866.05	UNABLE TO OPEN			
INL12	866.28	FABRIC BARRIER. NOT ABLE TO MEASURE			
INL13	865.76	W IE: 861.91	E IE: 862.06		

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PROJECT # BSE1732-14  
 PLOT DATE: 07/28/2014  
 REVISION DATES:  
 07/28/2014  
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 06/24/2014  
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UTILITY PLAN

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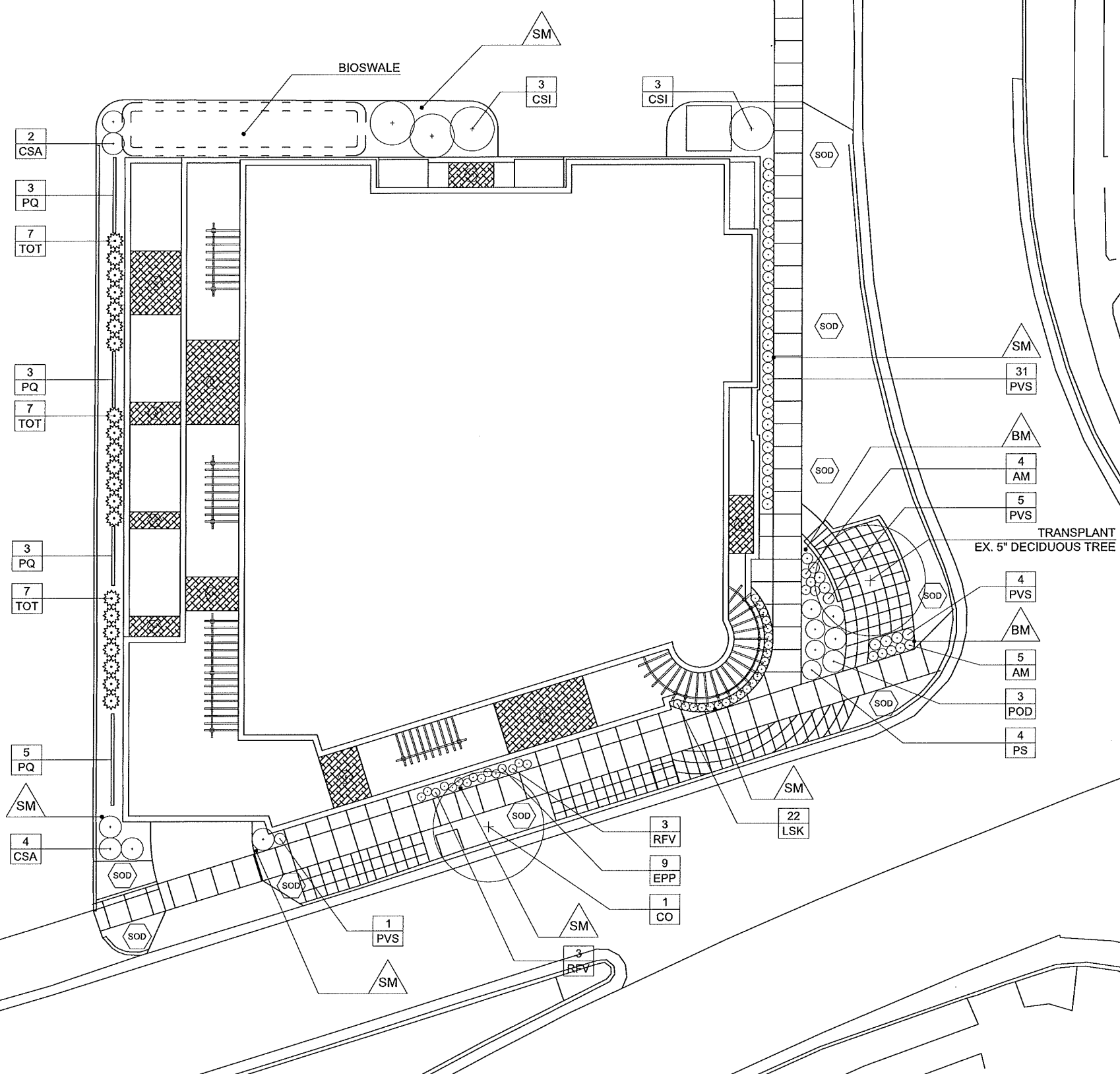
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	ROOT CONDITION
EVERGREEN SHRUBS					
CO	<i>Cedrus occidentalis</i>	Common Hackberry	1	2 1/2"	B&B
EVERGREEN SHRUBS					
TOT	<i>Thuja occidentalis 'Tectivita'</i>	Tectivita Arborvitae	21	4"	B&B
DECIDUOUS SHRUBS					
CSA	<i>Cornus sericea 'Allsmans'</i>	Allsmans' Compact Dogwood	6	#5	Cont.
CSI	<i>Cornus sericea 'Ipswich'</i>	Ipswich Dogwood	4	#5	Cont.
POD	<i>Physocarpus opulifolius 'Donna May'</i>	Little Devil Nivea	3	#3	Cont.
PS	<i>Philadelphus 'Snowball'</i>	Snowball Mockorange	4	#3	Cont.
ORNAMENTAL GRASSES					
AM	<i>Achillea millefolium 'Moonshine'</i>	Moonshine Yarrow	9	#1	Cont.
EPP	<i>Echinacea purpurea 'PowWow White'</i>	PowWow White Coneflower	9	#1	Cont.
LSK	<i>Liatris spicata 'Kodol'</i>	Kodol Blackgillier	22	#1	Cont.
PVS	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	41	#1	Cont.
PQ	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	14	#1	Cont.
RFV	<i>Rudbeckia fulgida 'Little Sun'</i>	Little Sun Black-eyed Susan	6	#1	Cont.

- ▲ Decorative Stone over fabric weed barrier
- ▲ Brown Dyed Wood Mulch
- Live Roof

BIOSWALES

Plant	Qty	Size	Planting	Root
Butterfly Weed	50	2.5"	Plug	12" O.C.
Blue False Indigo	40	2.5"	Plug	12" O.C.
White False Indigo	40	2.5"	Plug	12" O.C.
Purple Coneflower	40	2.5"	Plug	12" O.C.
Blue Flag Iris	40	2.5"	Plug	12" O.C.
Cardinal Flower	40	2.5"	Plug	12" O.C.
Marsh Blackberry	40	2.5"	Plug	12" O.C.
Brown Eyed Susan	40	2.5"	Plug	12" O.C.
Spl. Goldenrod	40	2.5"	Plug	12" O.C.
Bottlebrush Sedge	50	2.5"	Plug	12" O.C.
Fox Sedge	50	2.5"	Plug	12" O.C.
Toney's Rush	50	2.5"	Plug	12" O.C.
Switch Grass	50	2.5"	Plug	12" O.C.



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June 24, 2014

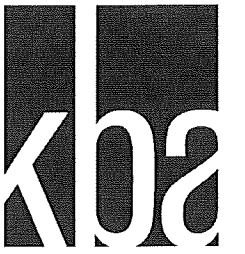
Revised - July 28, 2014

PROJECT TITLE  
**KRUPP  
ATWOOD  
DEVELOPMENT**

2158 Atwood Ave  
SHEET TITLE  
**Landscape Plan**

SHEET NUMBER  
**L-1.0**

PROJECT NO. **1359**  
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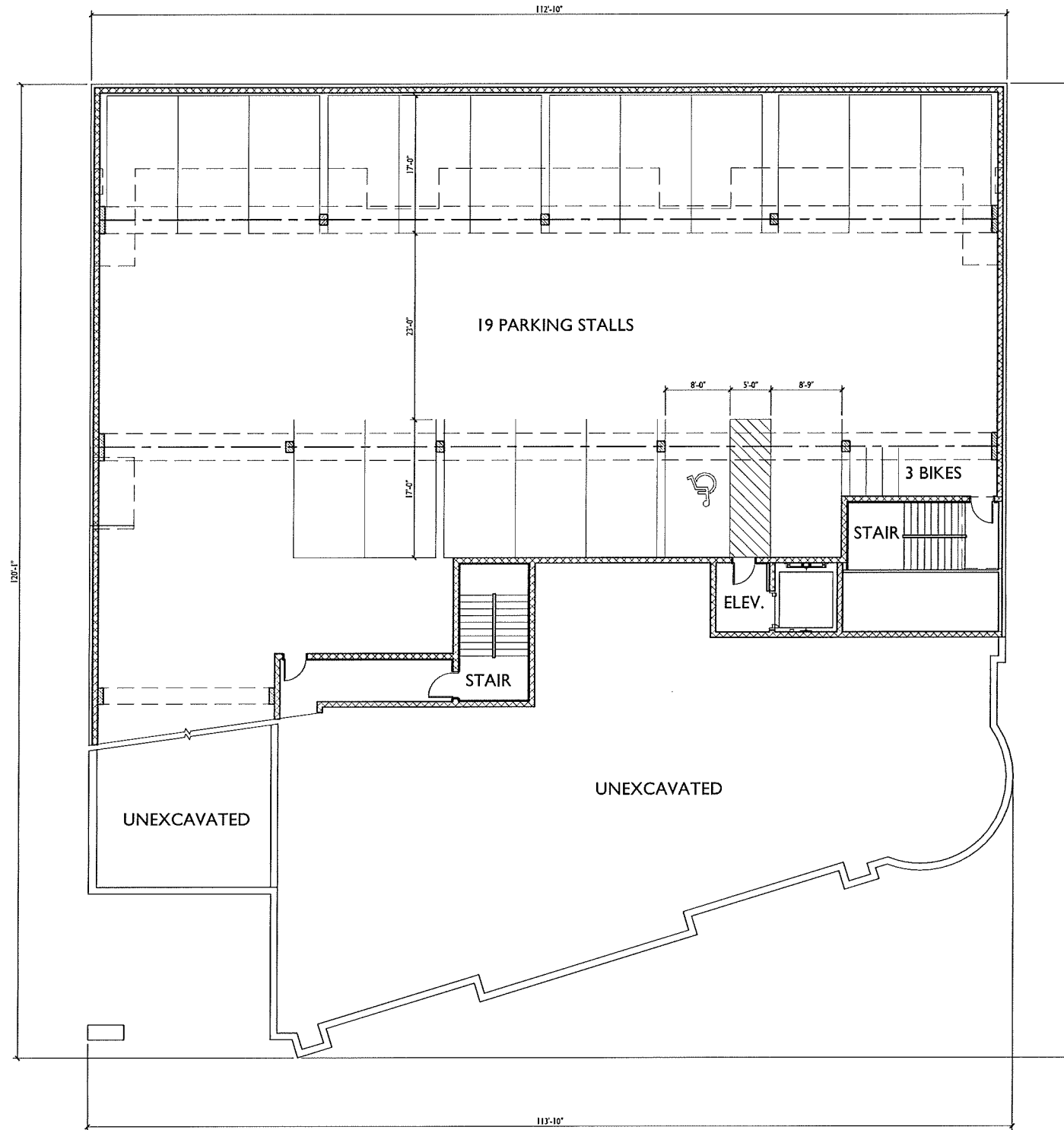
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**KRUPP  
ATWOOD  
DEVELOPMENT**

2158 Atwood Ave  
SHEET TITLE  
**Lower Level  
Parking Plan**

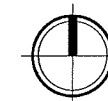
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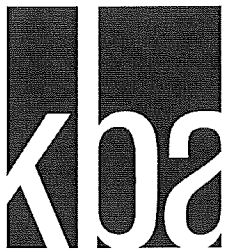
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**1** LOWER LEVEL PARKING PLAN  
A-1.0 1/8"=1'-0"





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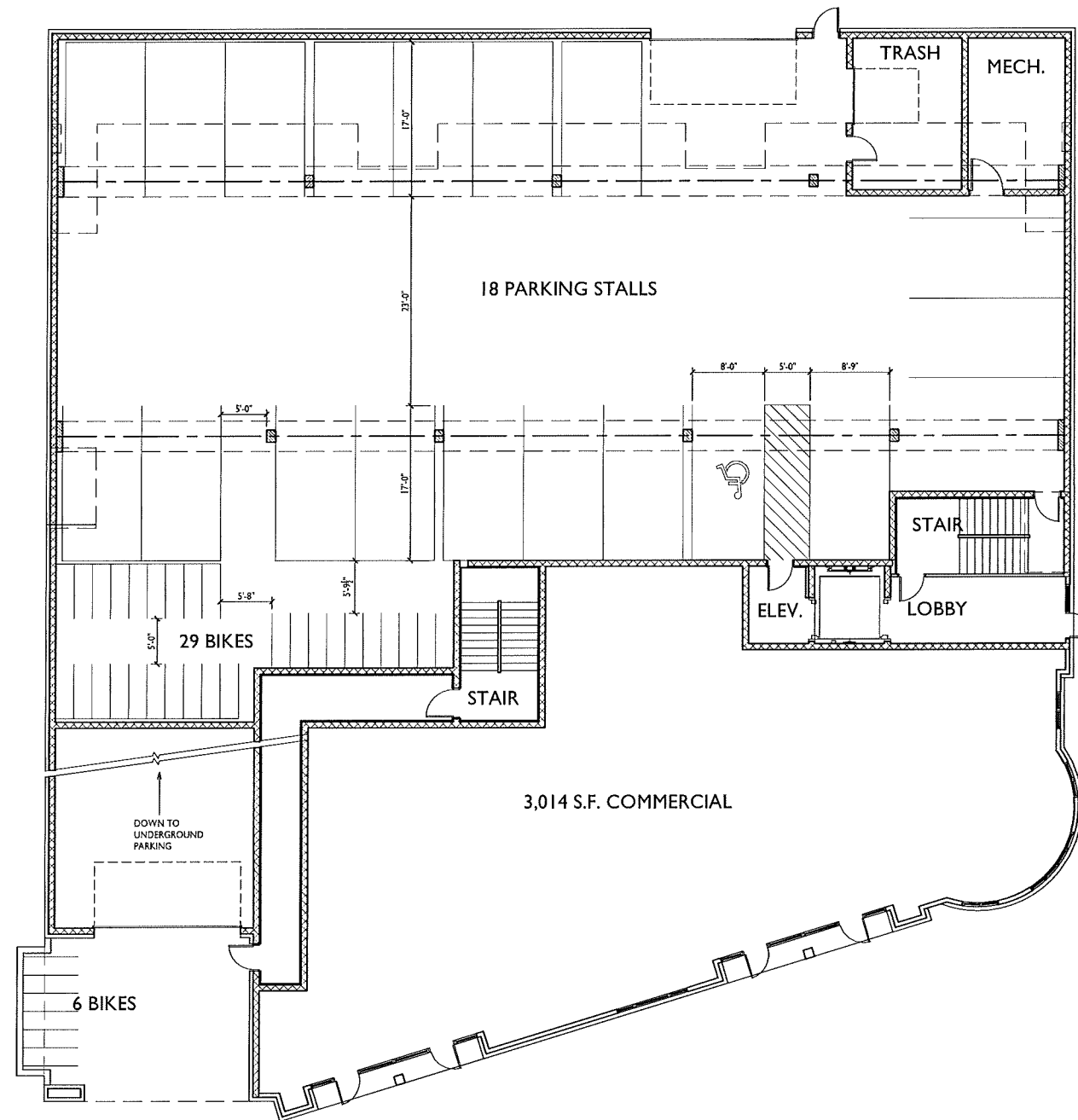
PROJECT TITLE  
KRUPP  
ATWOOD  
DEVELOPMENT

2158 Atwood Ave  
SHEET TITLE  
First Floor Plan

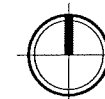
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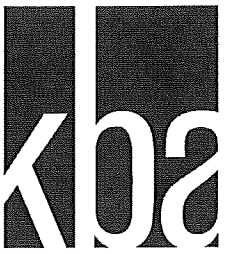
A-1.1

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





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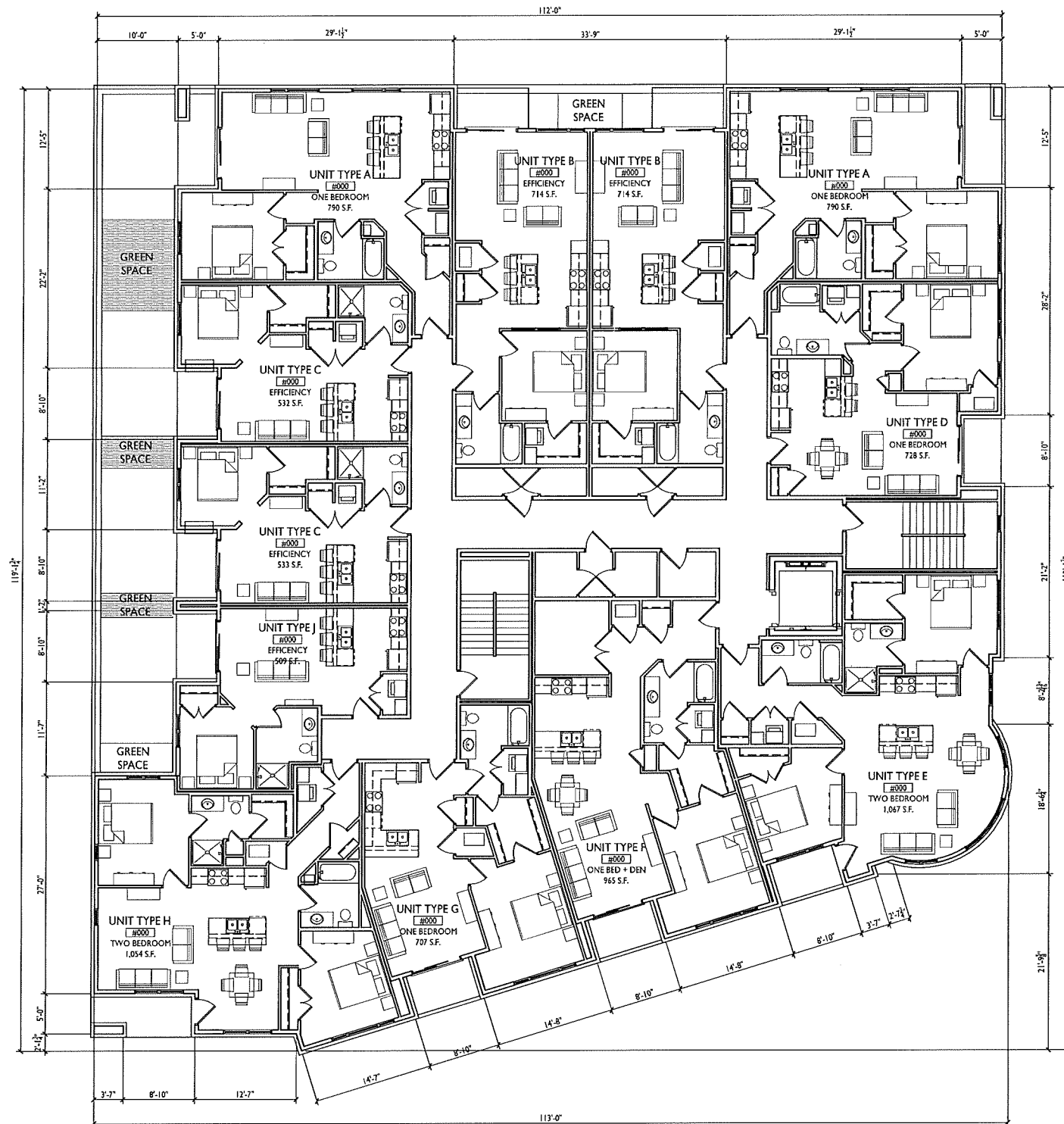
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**KRUPP  
ATWOOD  
DEVELOPMENT**

2158 Atwood Ave  
SHEET TITLE  
**Second Floor Plan**

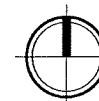
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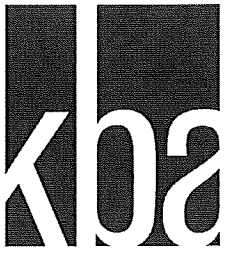
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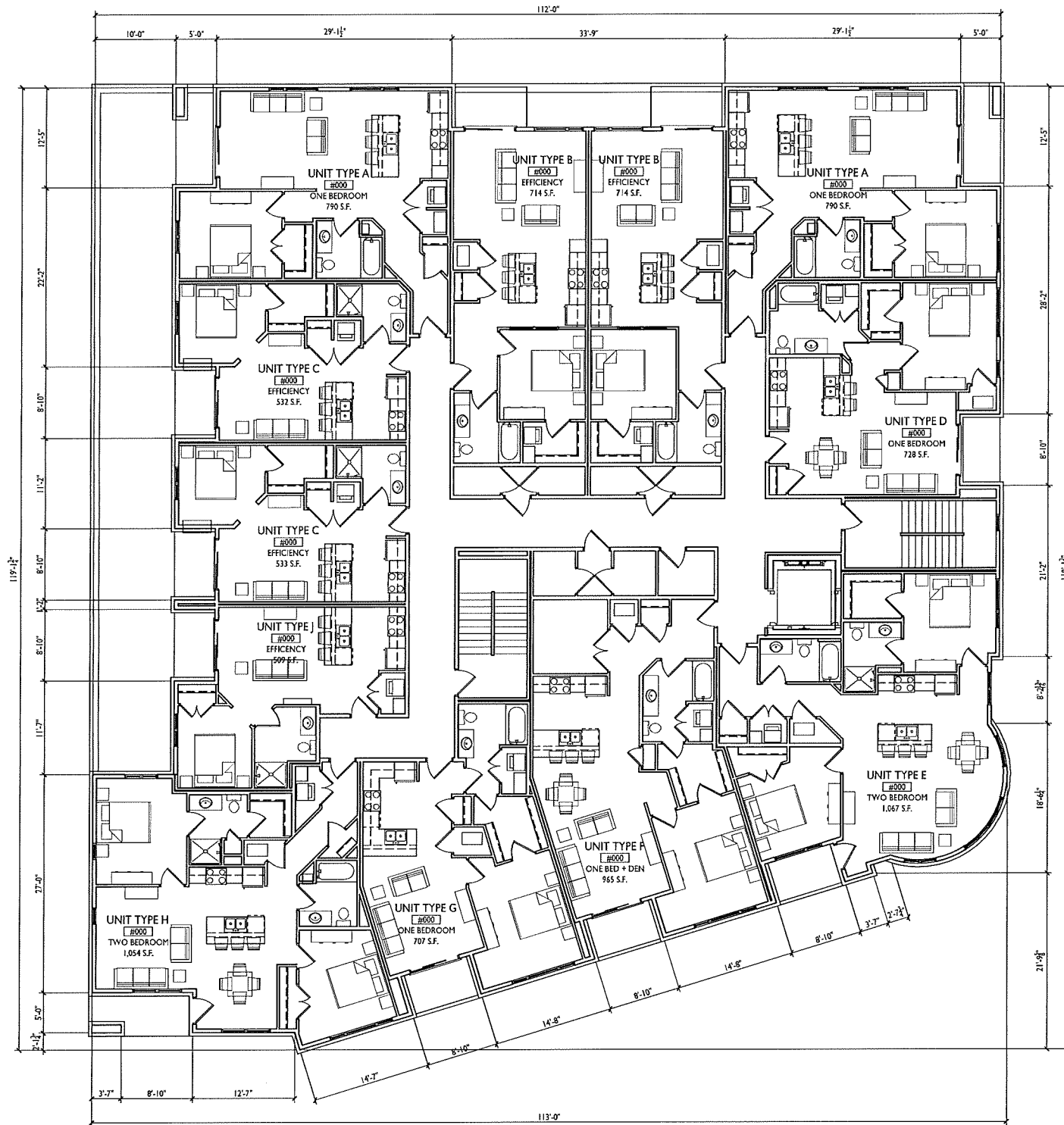
**SECOND FLOOR PLAN**  
A-1.2 1/8"=1'-0"





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DEVELOPMENT**

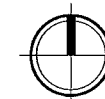
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SHEET TITLE  
**Third Floor Plan**

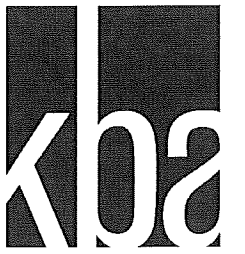
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**THIRD FLOOR PLAN**  
A-1.3 1/8"=1'-0"





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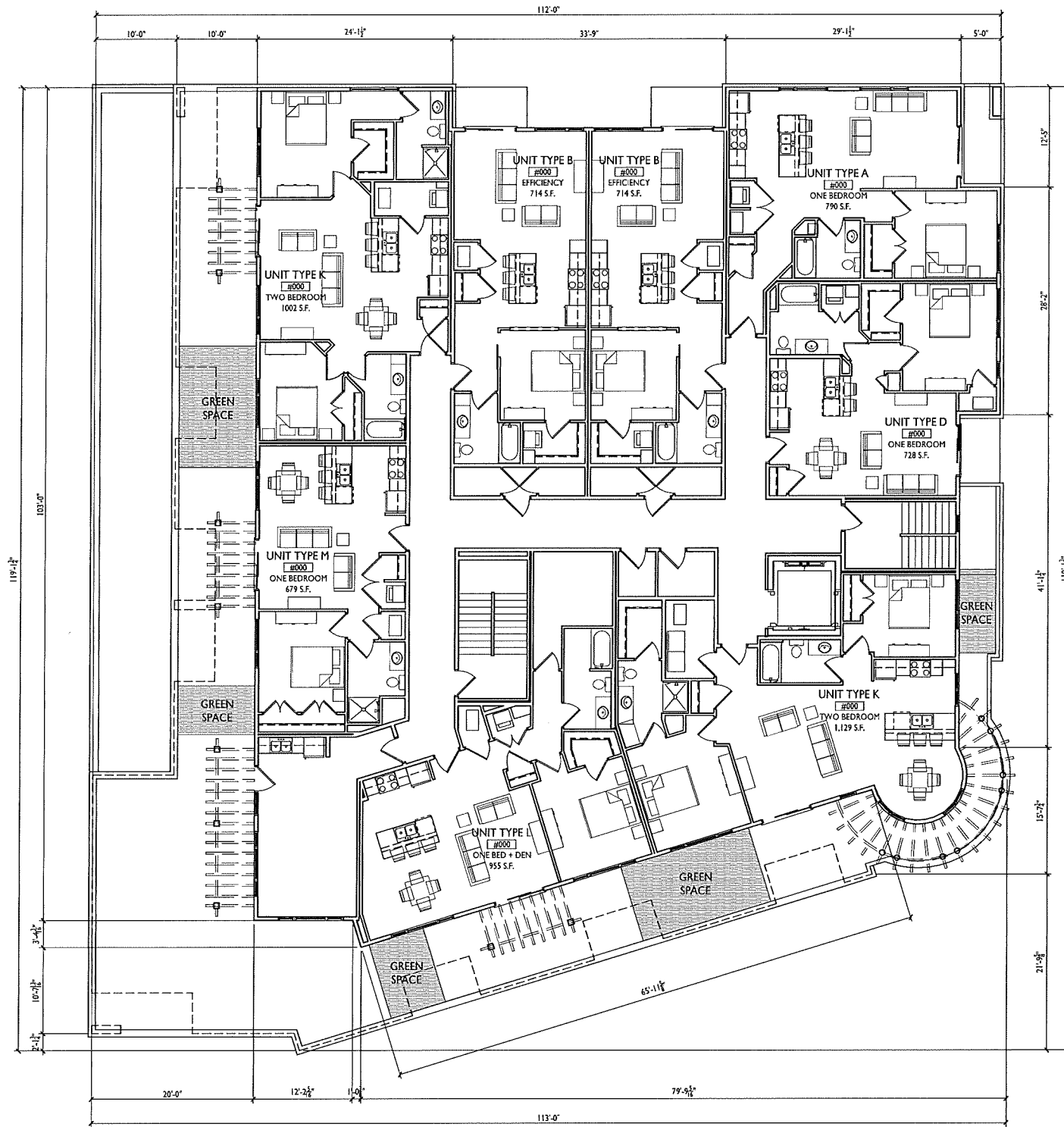
PROJECT TITLE  
**KRUPP  
ATWOOD  
DEVELOPMENT**

2158 Atwood Ave  
SHEET TITLE  
**Fourth Floor Plan**

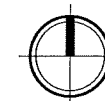
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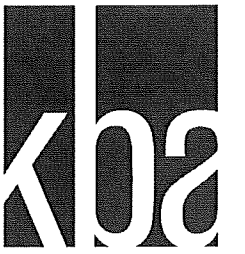
**A-1.4**

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**1** FOURTH FLOOR PLAN  
A-1.4 1/8"=1'-0"





**knothe & bruce**  
ARCHITECTS

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



ISSUED  
Issued for Review - July 28, 2014

1 SOUTH ELEVATION - ATWOOD AVE.  
A-2.1 1/8"=1'-0"



2 EAST ELEVATION - DUNNING ST.  
A-2.1 1/8"=1'-0"

PROJECT TITLE  
**KRUPP  
ATWOOD  
DEVELOPMENT**

2158 Atwood Ave  
SHEET TITLE  
**Exterior  
Elevations**

SHEET NUMBER

**A-2.1**

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1 NORTH ELEVATION  
 A-2.1 1/8"=1'-0"



2 WEST ELEVATION  
 A-2.1 1/8"=1'-0"

ISSUED  
 Issued for Review - July 28, 2014

PROJECT TITLE  
**KRUPP  
 ATWOOD  
 DEVELOPMENT**

2158 Atwood Ave  
 SHEET TITLE  
**Exterior  
 Elevations**

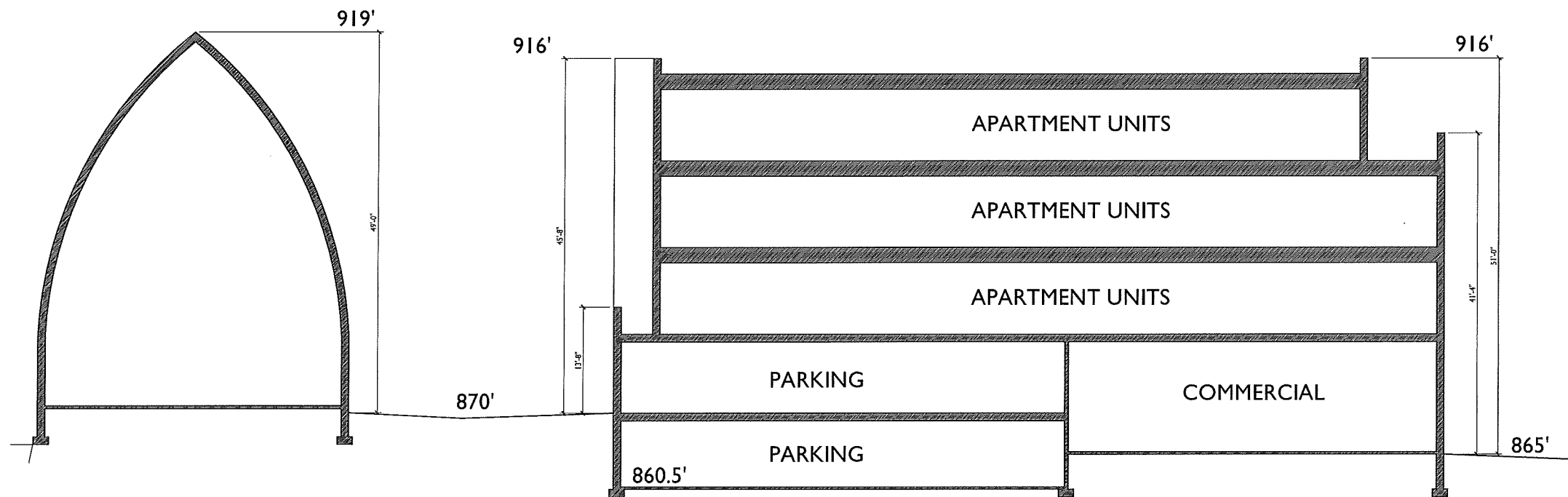
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**A-2.2**

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ISSUED  
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PROJECT TITLE  
**KRUPP  
 ATWOOD  
 DEVELOPMENT**

2158 Atwood Ave  
 SHEET TITLE  
**Building Section**

**I** SCHEMATIC SITE SECTION  
 A-3.1 1/8"=1'-0"

SHEET NUMBER

**A-3.1**

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