



Existing Pizzeria Uno Site - 7601 Mineral Point Rd.



KFC east of site along Mineral Point Rd.



Building west of site along Mineral Point Rd.



North of site across Mineral Point Rd.





Existing Pizzeria Uno Site along Ganser Way



West of Pizzeria Uno along Ganser Way



East of Pizzeria Uno along Ganser Way



Corner of D'Onofrio Drive and Ganser Way looking west



Building on Ganser Way across from Pizzeria Uno

Demolition Photos

7601 Mineral Point Rd / Uno Pizzeria

Exterior Photos





Interior Photos





City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 7601 Mineral Point Rd., Madison WI

Contact Name & Phone #: Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

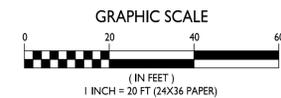
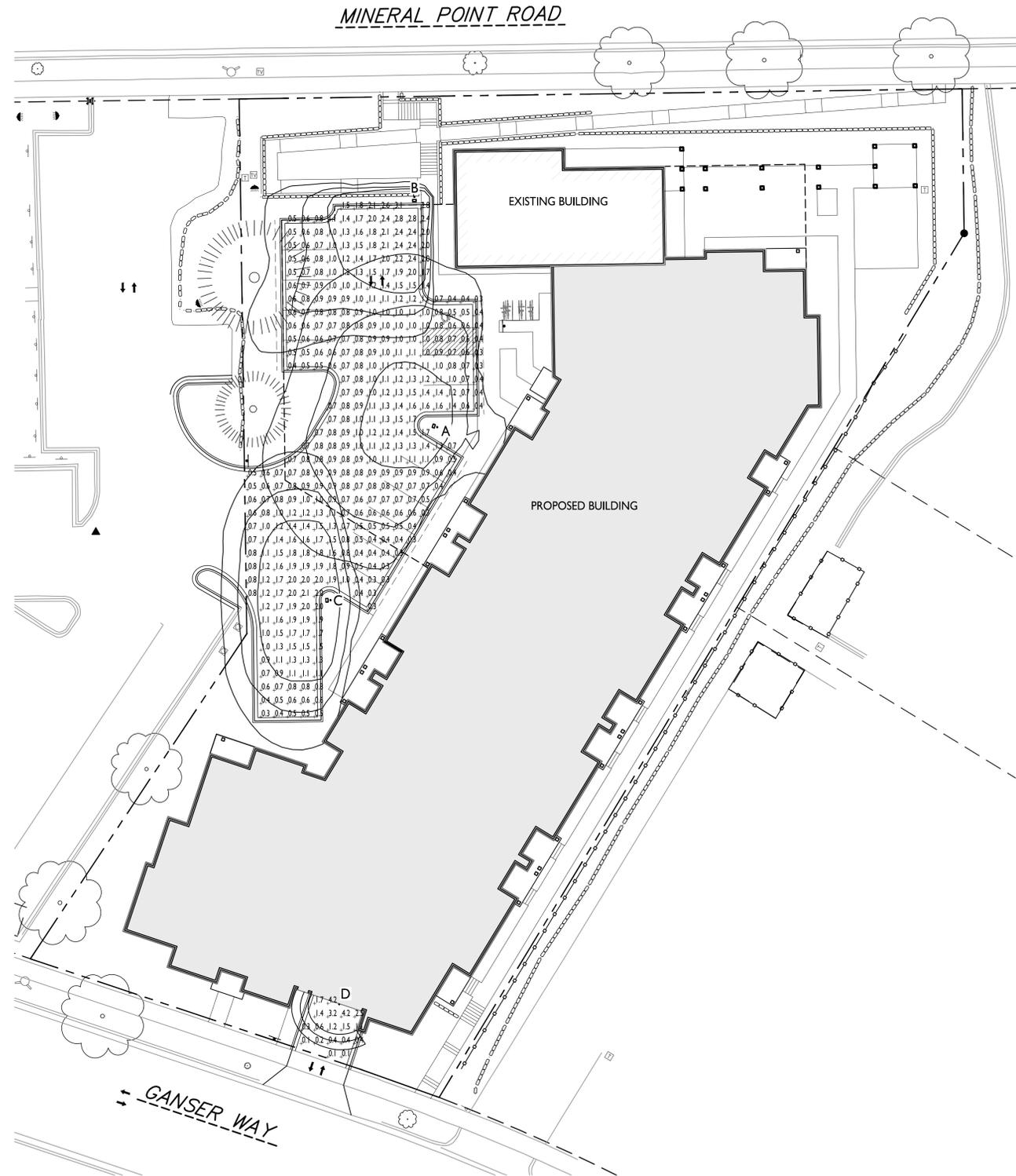
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	1.0 fc	3.1 fc	0.3 fc	10.3:1	3.3:1
Parking Garage Entry Lighting	+	1.3 fc	4.2 fc	0.1 fc	42.0:1	13.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	I	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT	DSX0 LED P1 30K T4M MVOLT	DSX0_LED_P1_30K_T4M_MVOLT.ies	18'-0" POLE ON FLUSH CONC. BASE
	B	I	LITHONIA LIGHTING	DSX0 LED P1 30K LCCO MVOLT	DSX0 LED P1 30K LCCO MVOLT	DSX0_LED_P1_30K_LCCO_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	I	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	I	LITHONIA LIGHTING	LIL LED 30K MVOLT	LIL WALLPACK (STANDARD)	LIL_LED_30K_T2M_MVOLT.ies	ON BUILDING 8'-0" ABOVE GRADE

EXAMPLE LIGHT FIXTURE DISTRIBUTION	
	ISOLUX CONTOUR = 0.25 FC
	ISOLUX CONTOUR = 0.5 FC
	ISOLUX CONTOUR = 1.0 FC
	LIGHT FIXTURE

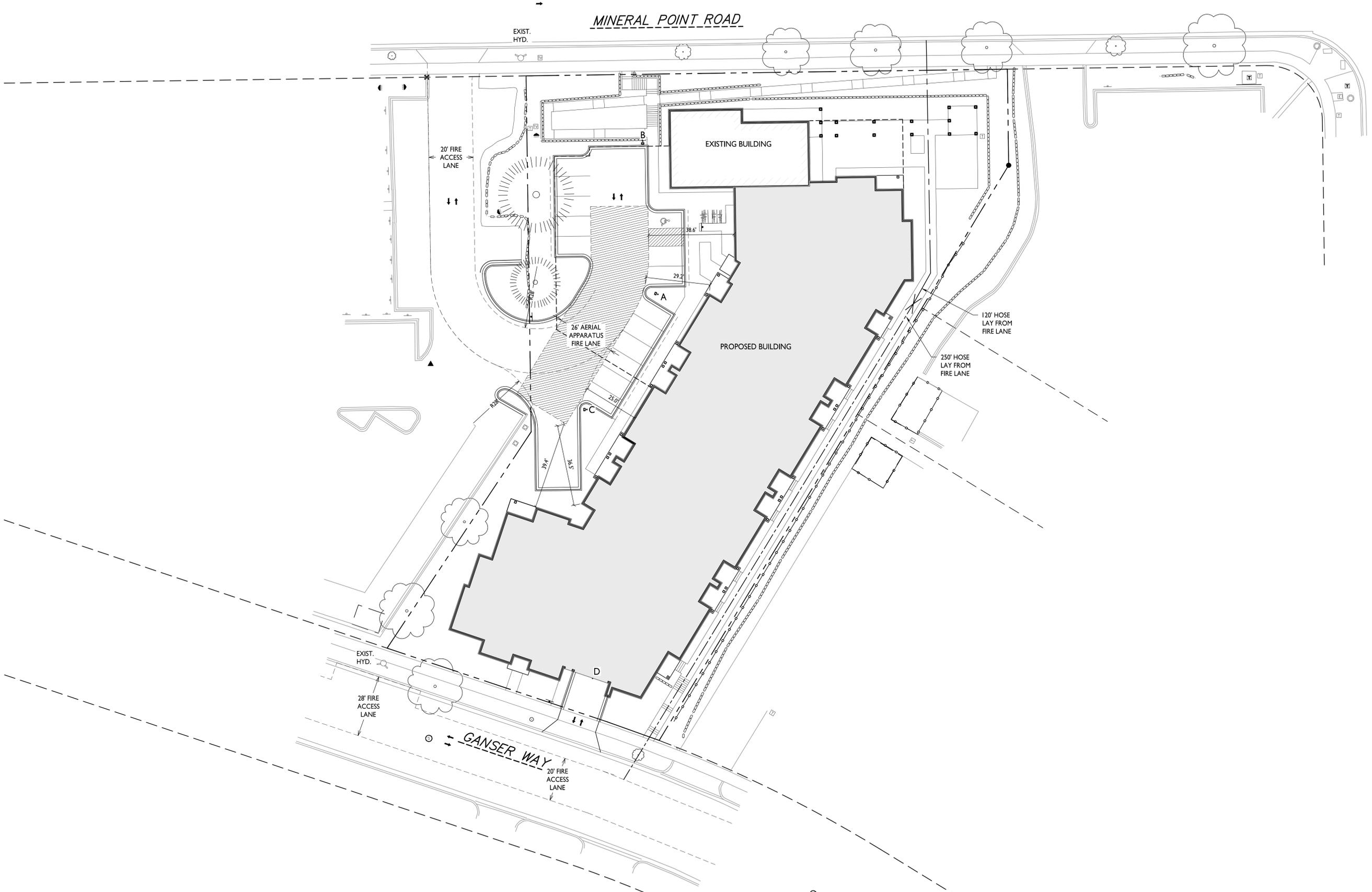




knothe • bruce
ARCHITECTS

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

D'ONOFRIO DRIVE



ISSUED
Issued for Land Use & UDC Submittal - Sept. 16, 2020

PROJECT TITLE
PIZZERIA UNO
Site Redevelopment

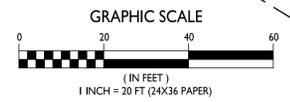
7601 Mineral Point Rd
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER

C-1.3

PROJECT NO. **2033**
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FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 20'-0"

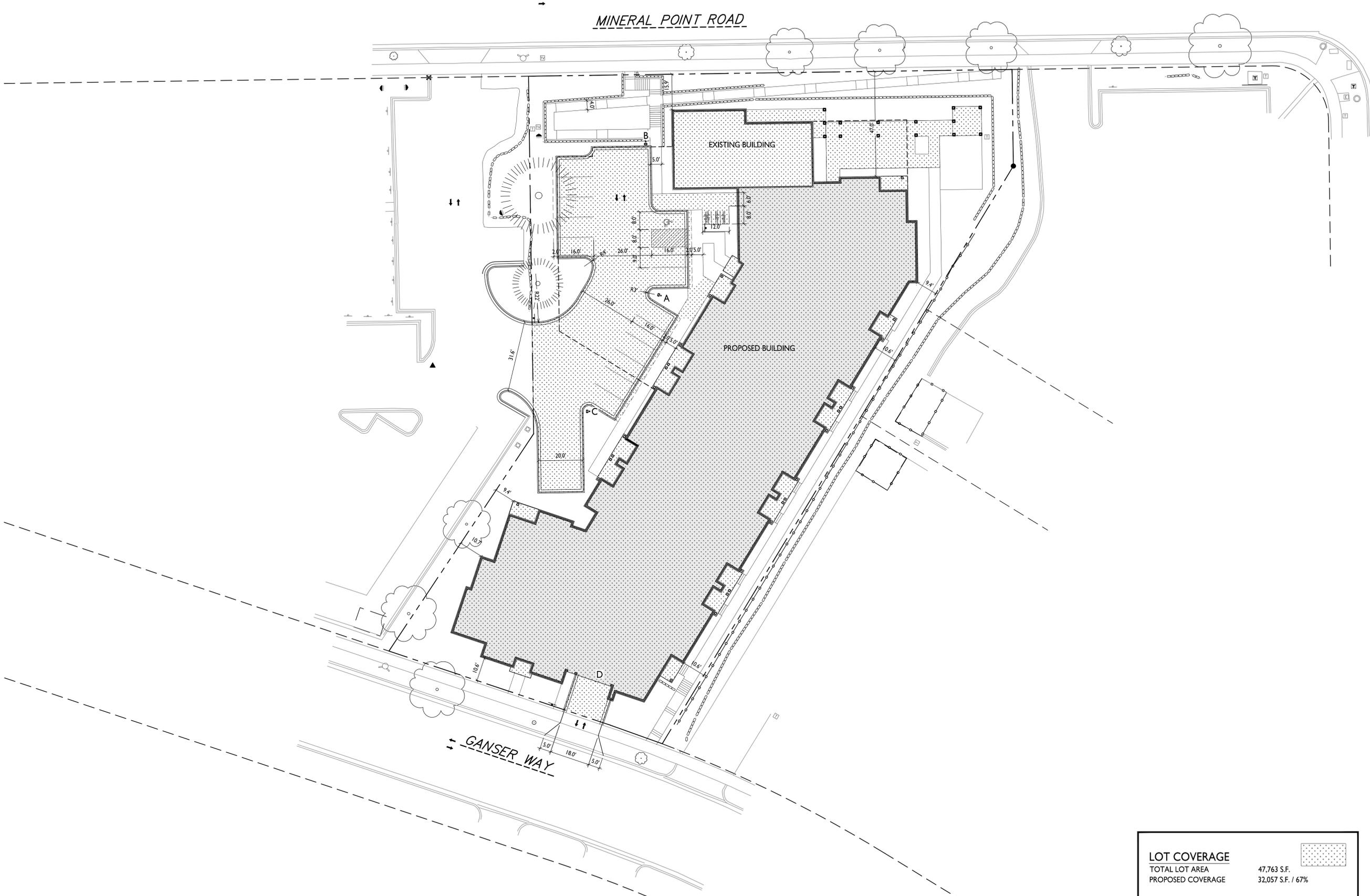




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PROJECT TITLE
PIZZERIA UNO
Site Redevelopment

7601 Mineral Point Rd
SHEET TITLE
Lot Coverage

LOT COVERAGE		
TOTAL LOT AREA	47,763 S.F.	
PROPOSED COVERAGE	32,057 S.F. / 67%	

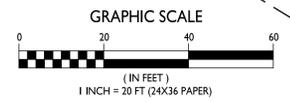
SHEET NUMBER

C-1.4

PROJECT NO. **2033**
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LOT COVERAGE
C-1.4

1" = 20'-0"

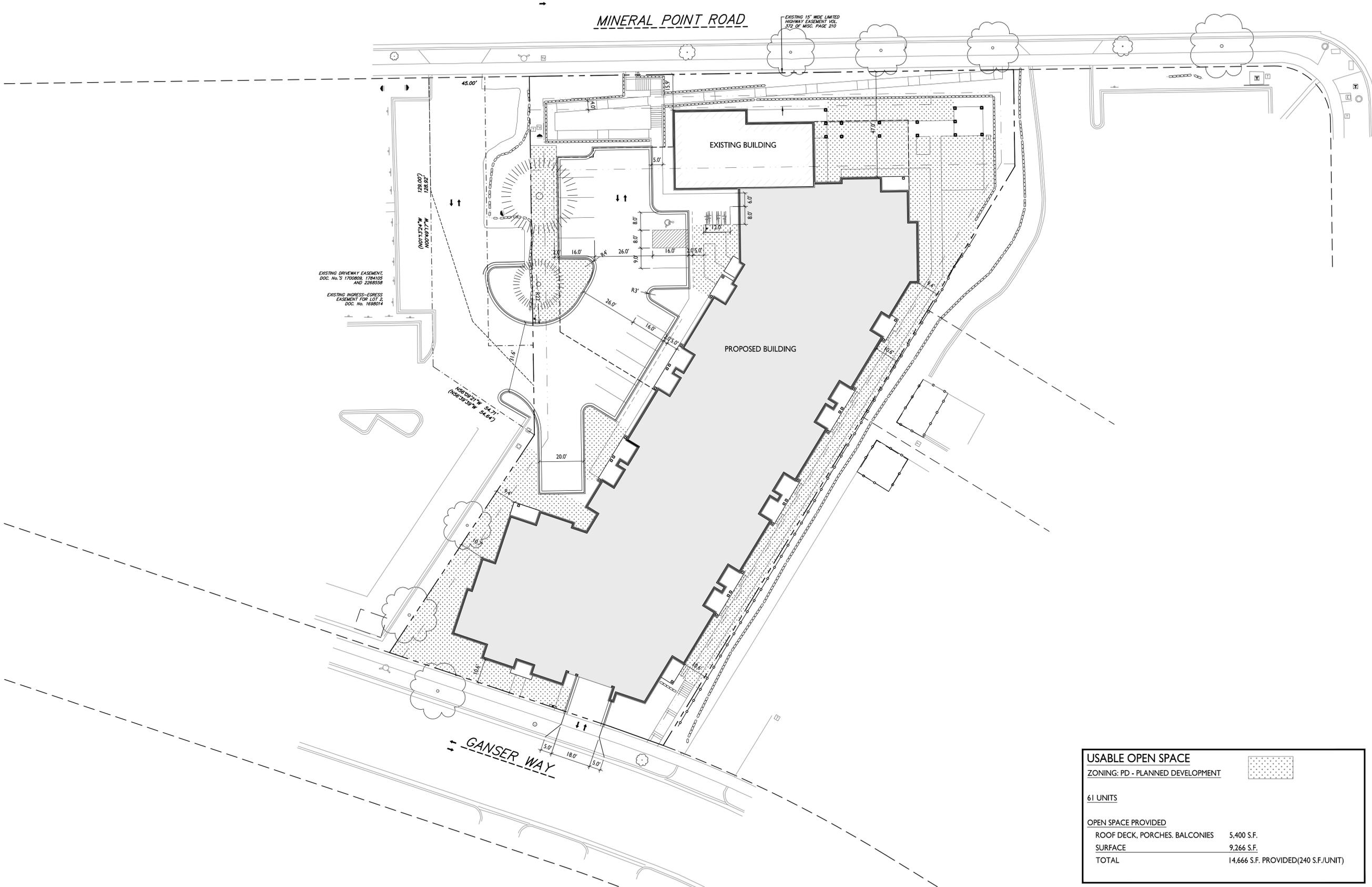




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D'ONOFRIO DRIVE



EXISTING DRIVEWAY EASEMENT
DOC. No. S 1700809, 1784105
AND 2268558

EXISTING INGRESS-EGRESS
EASEMENT FOR LOT 2,
DOC. No. 1698074

EXISTING 15' WIDE LIMITED
HIGHWAY EASEMENT VOL.
372 OF WISC. PAGE 210

ISSUED
Issued for Land Use & UDC Submittal - Sept. 16, 2020

PROJECT TITLE
PIZZERIA UNO
Site Redevelopment

7601 Mineral Point Rd
SHEET TITLE
**Usable Open
Space**

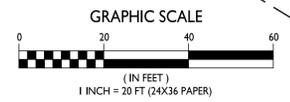
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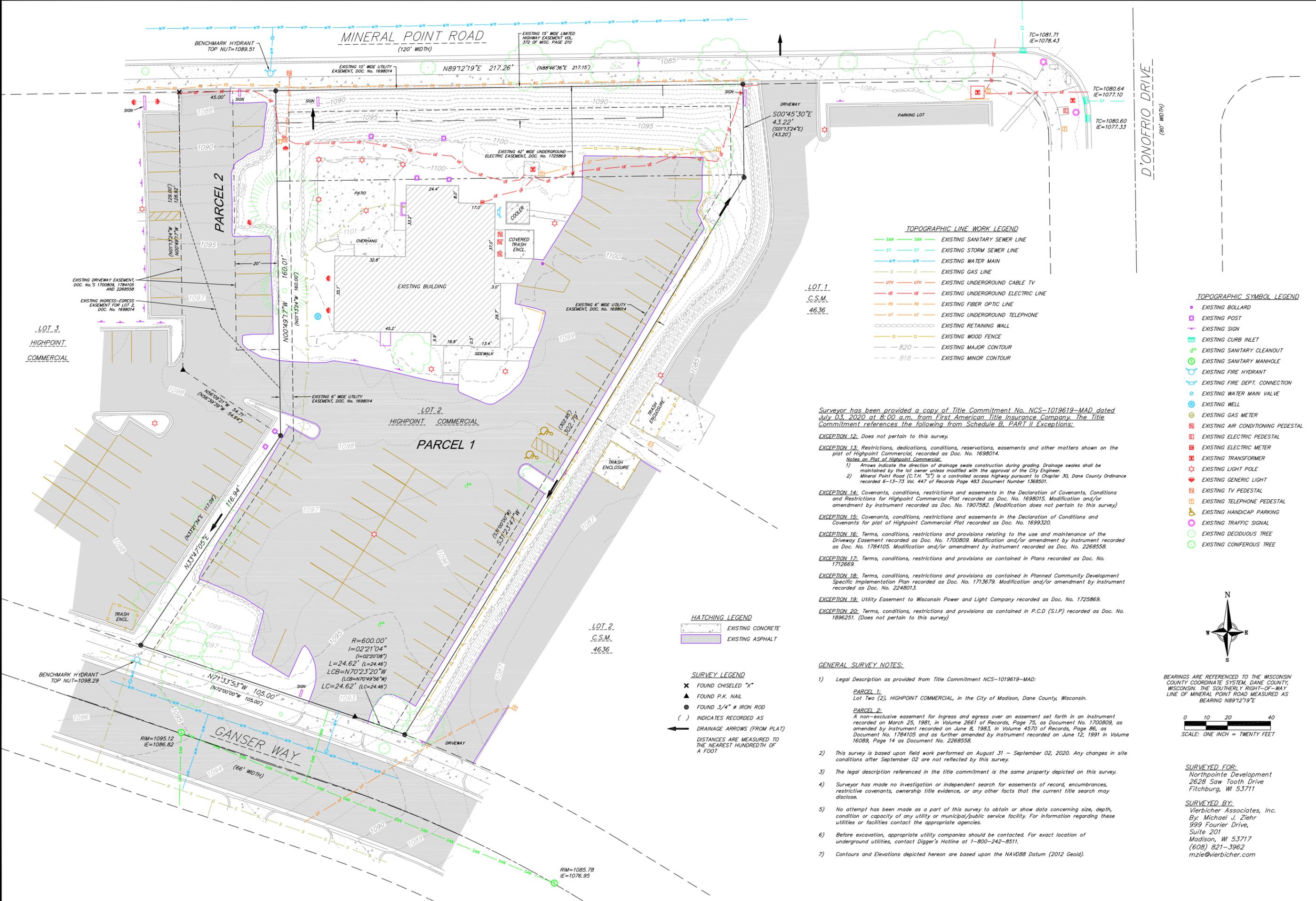
C-1.5

PROJECT NO. **2033**
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USABLE OPEN SPACE	
ZONING: PD - PLANNED DEVELOPMENT	
61 UNITS	
OPEN SPACE PROVIDED	
ROOF DECK, PORCHES, BALCONIES	5,400 S.F.
SURFACE	9,266 S.F.
TOTAL	14,666 S.F. PROVIDED(240 S.F./UNIT)

USABLE OPEN SPACE
C-1.5 1" = 20'-0"





TOPOGRAPHIC LINE WORK LEGEND

- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- G — G — EXISTING GAS LINE
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- 820 — 820 — EXISTING MAJOR CONTOUR
- 818 — 818 — EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- ▲ EXISTING SIGN
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING SANITARY CLEANOUT
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING FIRE DEPT. CONNECTION
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING WELL
- ⊕ EXISTING GAS METER
- ⊕ EXISTING AIR CONDITIONING PEDESTAL
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING GENERIC LIGHT
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING HANDICAP PARKING
- ⊕ EXISTING TRAFFIC SIGNAL
- ⊕ EXISTING DECIDUOUS TREE
- ⊕ EXISTING CONIFEROUS TREE

HATCHING LEGEND

- ▨ EXISTING CONCRETE
- ▨ EXISTING ASPHALT

SURVEY LEGEND

- ✕ FOUND CHISELED "X"
 - ▲ FOUND P.K. NAIL
 - FOUND 3/4" Ø IRON ROD
 - () INDICATES RECORDED AS
 - ← DRAINAGE ARROWS (FROM PLAT)
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

LOT 1
C.S.M.
4636

LOT 2
C.S.M.
4636

Surveyor has been provided a copy of Title Commitment No. NCS-1019619-MAD dated July 03, 2020 at 8:00 a.m. from First American Title Insurance Company. The Title Commitment references the following from Schedule B, PART II Exceptions:

- EXCEPTION 12: Does not pertain to this survey.
- EXCEPTION 13: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Highpoint Commercial, recorded as Doc. No. 1698014.
Notes on Plat of Highpoint Commercial:
1) Arrows indicate the direction of drainage swale construction during grading. Drainage swales shall be maintained by the lot owner unless modified with the approval of the City Engineer.
2) Mineral Point Road (C.T.H. "S") is a controlled access highway pursuant to Chapter 30, Dane County Ordinance recorded 6-13-73 Vol. 447 of Records Page 483 Document Number 1369501.
- EXCEPTION 14: Covenants, conditions, restrictions and easements in the Declaration of Covenants, Conditions and Restrictions for Highpoint Commercial recorded as Doc. No. 1698015. Modification and/or amendment by instrument recorded as Doc. No. 1907582. (Modification does not pertain to this survey)
- EXCEPTION 15: Covenants, conditions, restrictions and easements in the Declaration of Conditions and Covenants for plot of Highpoint Commercial recorded as Doc. No. 1699320.
- EXCEPTION 16: Terms, conditions, restrictions and provisions relating to the use and maintenance of the Driveway Easement recorded as Doc. No. 1700809. Modification and/or amendment by instrument recorded as Doc. No. 1784105. Modification and/or amendment by instrument recorded as Doc. No. 2268558.
- EXCEPTION 17: Terms, conditions, restrictions and provisions as contained in Plans recorded as Doc. No. 1712669.
- EXCEPTION 18: Terms, conditions, restrictions and provisions as contained in Planned Community Development Specific Implementation Plan recorded as Doc. No. 1713679. Modification and/or amendment by instrument recorded as Doc. No. 2248013.
- EXCEPTION 19: Utility Easement to Wisconsin Power and Light Company recorded as Doc. No. 1725869.
- EXCEPTION 20: Terms, conditions, restrictions and provisions as contained in P.C.D (S.I.P) recorded as Doc. No. 1896251. (Does not pertain to this survey)

GENERAL SURVEY NOTES:

- 1) Legal Description as provided from Title Commitment NCS-1019619-MAD:
PARCEL 1:
Lot Two (2), HIGHPOINT COMMERCIAL, in the City of Madison, Dane County, Wisconsin.
PARCEL 2:
A non-exclusive easement for ingress and egress over an easement set forth in an instrument recorded on March 25, 1981, in Volume 2661 of Records, Page 75, as Document No. 1700809, as amended by instrument recorded on June 8, 1983, in Volume 4370 of Records, Page 86, as Document No. 1784105 and as further amended by instrument recorded on June 12, 1991 in Volume 16089, Page 14 as Document No. 2268558.
- 2) This survey is based upon field work performed on August 31 - September 02, 2020. Any changes in site conditions after September 02 are not reflected by this survey.
- 3) The legal description referenced in the title commitment is the same property depicted on this survey.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- 5) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.
- 6) Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.
- 7) Contours and Elevations depicted hereon are based upon the NAVD88 Datum (2012 Geoid).



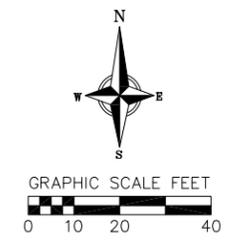
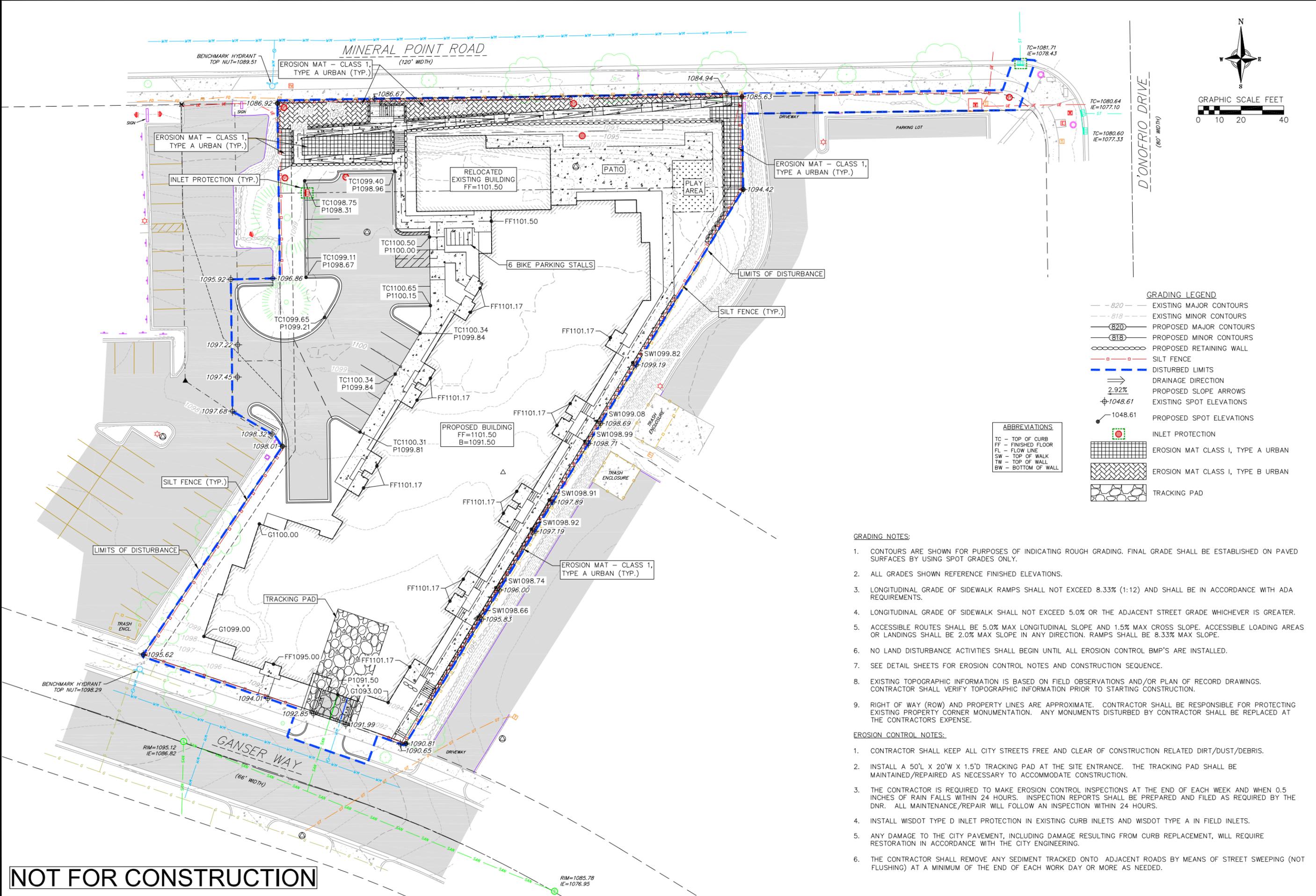
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD MEASURED AS BEARING N89°12'19"E

SURVEYED FOR:
Northpointe Development
2628 Saw Tooth Drive
Fitchburg, WI 53711

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN
DATE 09/15/2020
DRAFTER ZDRE
CHECKED JZAM
PROJECT NO. 200260



GRADING LEGEND

- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- (820) — PROPOSED MAJOR CONTOURS
- (818) — PROPOSED MINOR CONTOURS
- () — PROPOSED RETAINING WALL
- () — SILT FENCE
- () — DISTURBED LIMITS
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- ⊕ INLET PROTECTION
- [Grid Pattern] EROSION MAT CLASS I, TYPE A URBAN
- [Cross-hatch Pattern] EROSION MAT CLASS I, TYPE B URBAN
- [Stippled Pattern] TRACKING PAD

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

- GRADING NOTES:**
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 - ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 - LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 - LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 - ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
 - NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
 - SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
 - EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
 - RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- EROSION CONTROL NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - INSTALL A 50'L X 20'W X 1.5"D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
 - 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. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 - INSTALL WISDOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WISDOT TYPE A IN FIELD INLETS.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
 - THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

NOT FOR CONSTRUCTION

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/15/2020

DRAFTER ZDRE

CHECKED JZAM

PROJECT NO. 200260

C
3.0

CITY OF MADISON LANDSCAPE WORKSHEET

City of Madison, WI Landscape Worksheet
 Planned Development District
 9/16/2020

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area		
47,763 (lot) - 23,086 (building footprint)	24,677	411

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	4	140
Tall Evergreen Tree	35	0	0
Ornamental Tree	15	11	165
Upright Evergreen Shrub (i.e. arborvitae)	10	0	0
Shrub, deciduous	3	165	495
Shrub, evergreen	4	13	52
Ornamental Grasses/Perennials	2	144	288
Ornamental/Decorative Fencing or Wall (dpts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
	POINTS PROVIDED		1140

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii</i> 'Jelferared'	Autumn Blaze Maple	2	2"	B&B	
UN	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	2	2"	B&B	

ORNAMENTAL TREES						
MJ	<i>Malus</i> 'Jewelcole'	Red Jewel Crabapple	6	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	6"	B&B	

EVERGREEN SHRUBS						
Pp	<i>Picea pungens</i> 'Glauca Globosa'	Globe Blue Spruce	2	#5	Cont.	
Rp	<i>Rhododendron</i> 'PJM'	PJM Rhododendron	1	#5	Cont.	
Tm	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew	10	#5	Cont.	

DECIDUOUS SHRUBS						
Cs	<i>Clethra alnifolia</i> 'Sixteen Candles'	Sixteen Candles Summersweet	17	#3	Cont.	
Dk	<i>Dierilla</i> 'G2X885411'	Kodiak Red Bush Honeysuckle	22	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'SMHPLOP'	Little Quick Fire Hydrangea	21	#3	Cont.	
Pj	<i>Physocarpus opulifolius</i> 'Jefani'	Amber Jubilee Ninebark	7	#5	Cont.	
Po	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	15	#5	Cont.	
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	32	#5	Cont.	
Rr	<i>Rosa rugosa</i> 'Hansa'	Hansa Rose	22	#3	Cont.	
Sb	<i>Syringa</i> 'SMSJBP7'	Dark Purple Bloomerang Lilac	3	#3	Cont.	
St	<i>Spiraea betulifolia</i> 'Tor Gold'	Glow Girl Spirea	13	#3	Cont.	
Vd	<i>Viburnum dentatum</i>	Arrowwood Viburnum	13	#5	Cont.	

ORNAMENTAL GRASSES & PERENNIALS						
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	18	#1	Cont.	
he	<i>Hemerocallis</i> 'Going Bananas'	Going Bananas Daylily	40	#1	Cont.	
rf	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black Eyed Susan	17	#1	Cont.	
sh	<i>Sporobolus heterolepis</i> 'Tara'	Dwarf Prairie Dropseed	32	#1	Cont.	
sn	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Salvia	37	#1	Cont.	

SM Capitol Washed Stone / Vinyl Edging

WM Brown Dyed Wood Mulch / Vinyl Edging

SOD Premium Kentucky Bluegrass sod

SEED Premium sunny seed blend with straw mat. (Class 1 Type B single net)

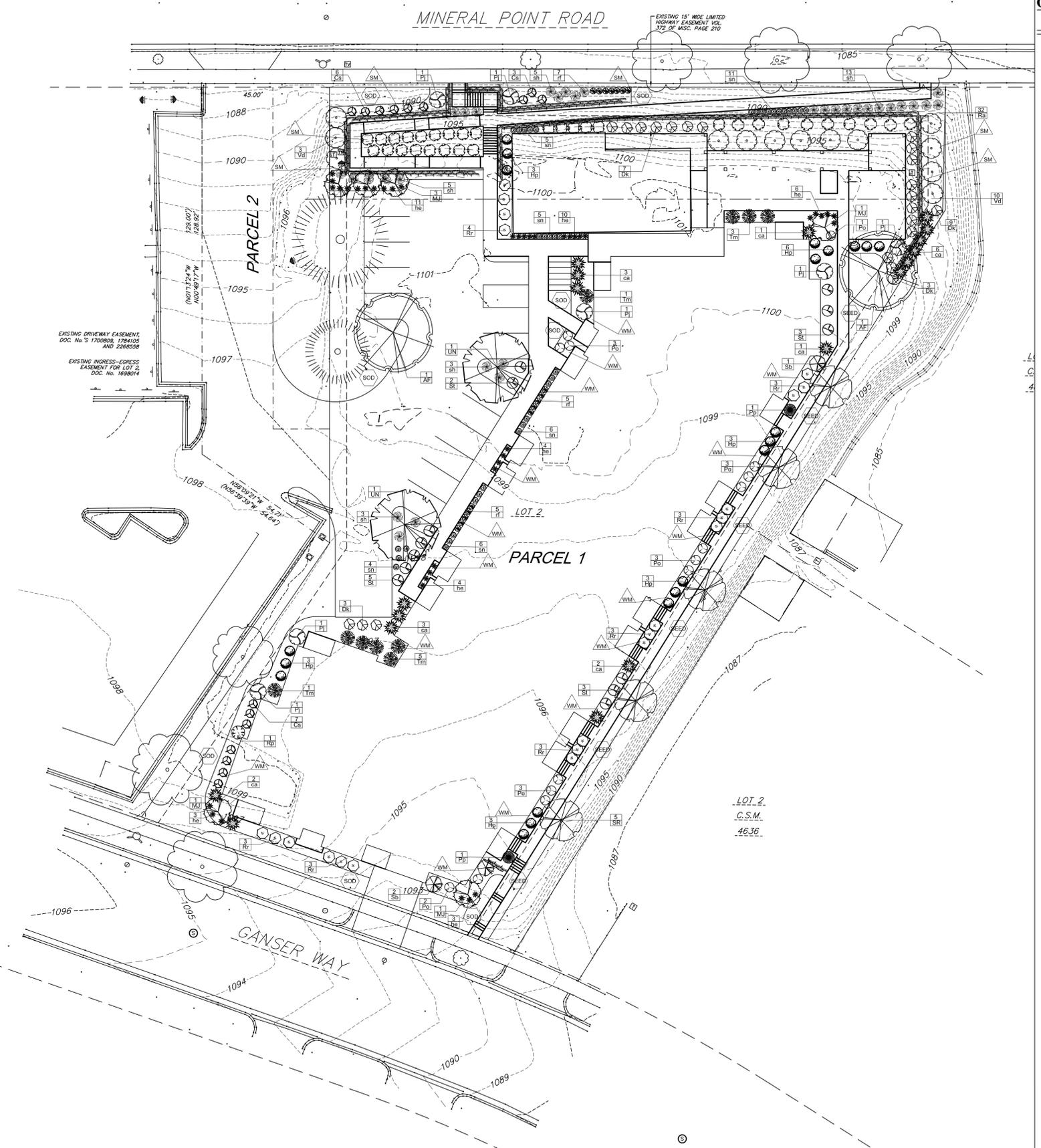
Limestone Boulder Wall

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with shovel cut edge.
- Add street trees per the direction of the City Forester.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent

STREET TREE NOTE:

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 a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.



3570 Pioneer Road
 Verona, WI 53593
 PH: (608) 827-9401
 FAX: (608) 827-9402
 WEB: www.olsontoon.com

UNO'S SITE DEVELOPMENT
 Mineral Point Road
 Madison, Wisconsin

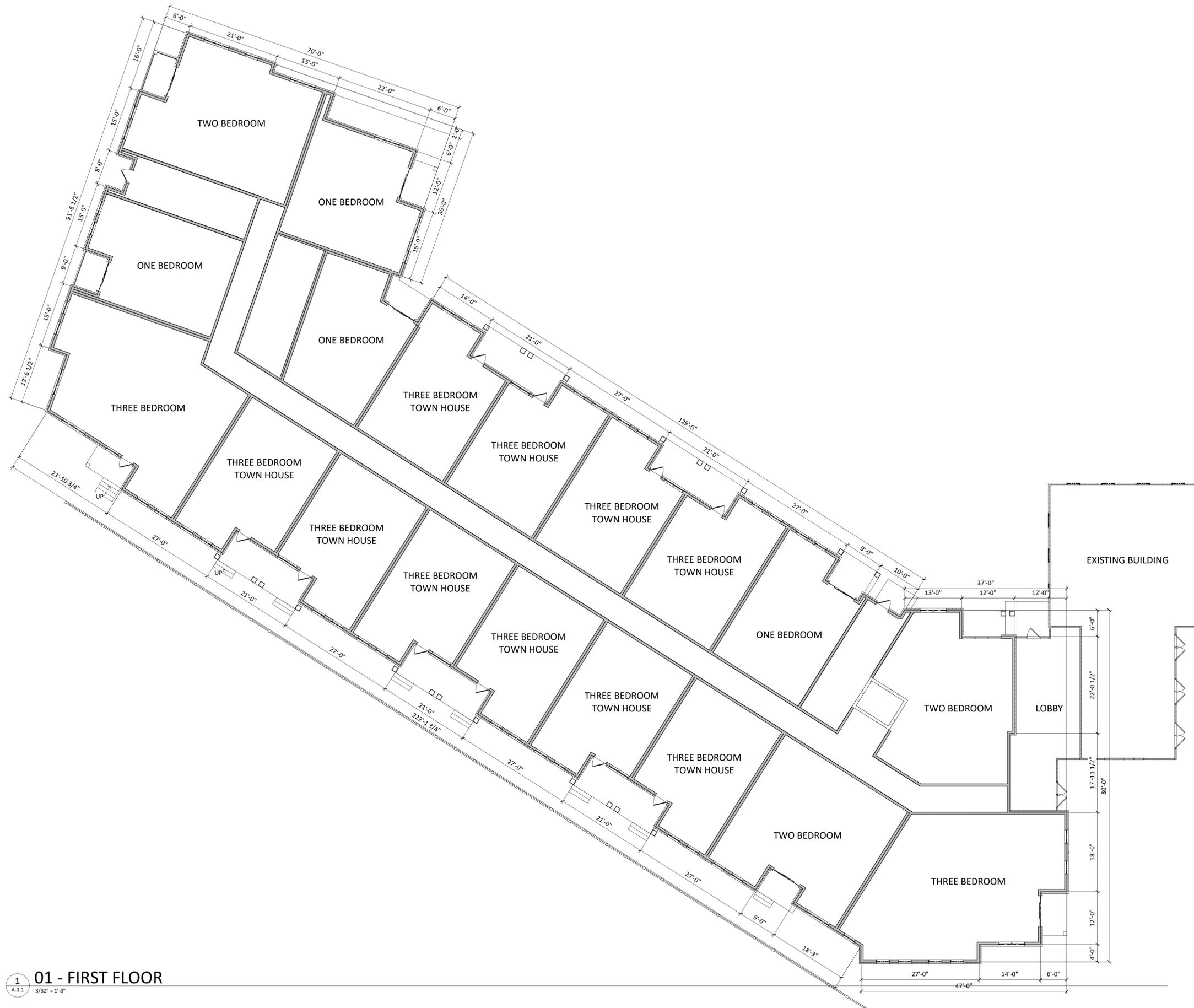
Date: September 15, 2020
 Scale: 1" = 20'-0"
 Designer: kms
 Job #

Seal:
 To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

L1.0

Reference Name:
 Northpointe Development



1 01 - FIRST FLOOR
A-1.1 3/32" = 1'-0"



ISSUED
September 16, 2020

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER

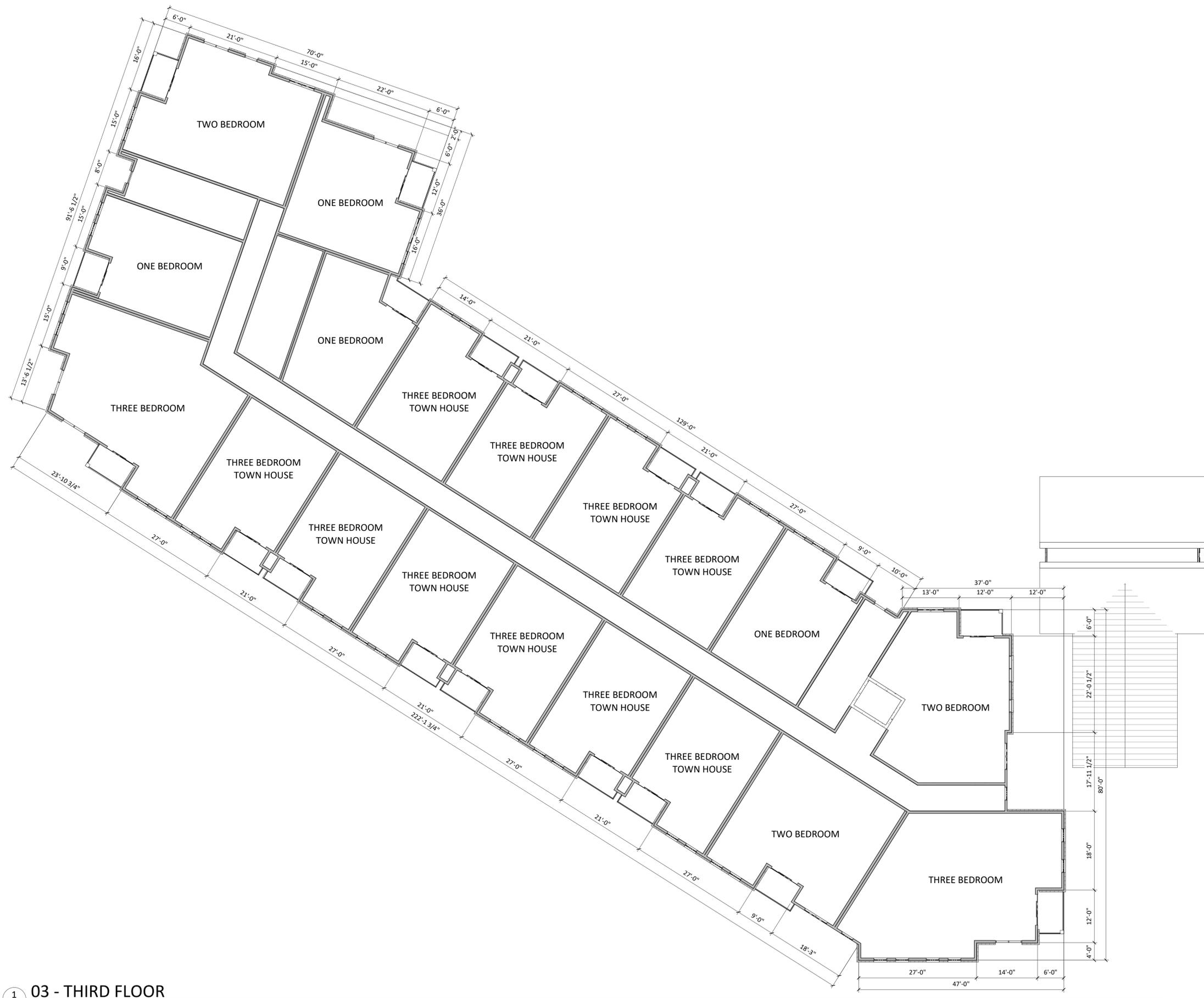
A-1.2

PROJECT NUMBER **2033**

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02 - SECOND FLOOR

1
A-1.2
3/32" = 1'-0"



03 - THIRD FLOOR

1
A-1.3
3/32" = 1'-0"



knothe | bruce
ARCHITECTS

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

KEY PLAN

ISSUED
September 16, 2020

PROJECT TITLE
NORTHPOINTE
UNO'S SITE

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
FOURTH FLOOR
PLAN

SHEET NUMBER

A-1.4

PROJECT NUMBER 2033

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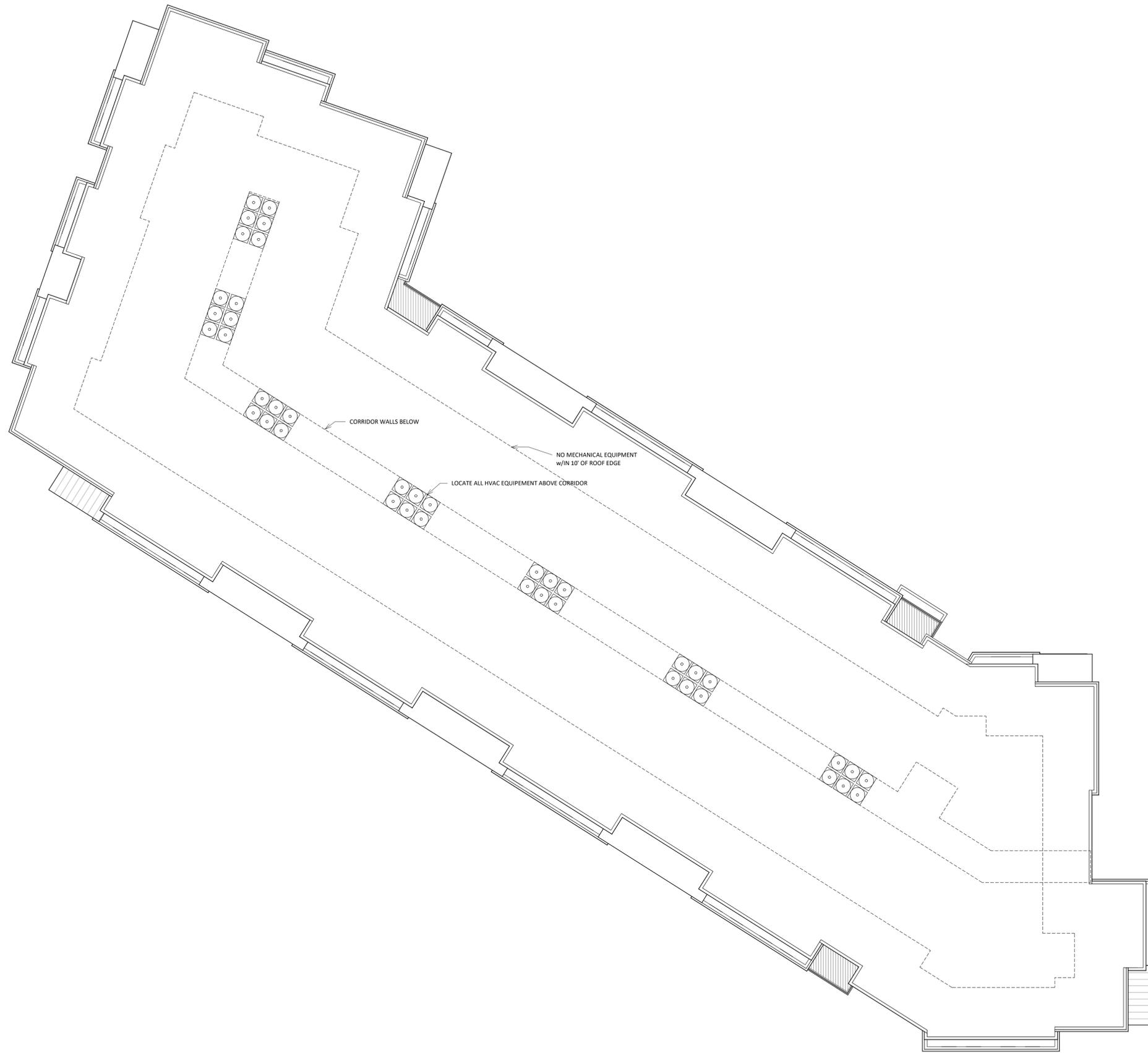
1 04 - FOURTH FLOOR
A-1.4 3/32" = 1'-0"



knothe • bruce
ARCHITECTS

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

KEY PLAN



ISSUED
September 16, 2020

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
POINT ROAD
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SHEET TITLE
ROOF PLAN

SHEET NUMBER

A-1.5

PROJECT NUMBER **2033**

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1 ROOF PLAN
A-1.5 3/32" = 1'-0"



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

ISSUED
September 16, 2020



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

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

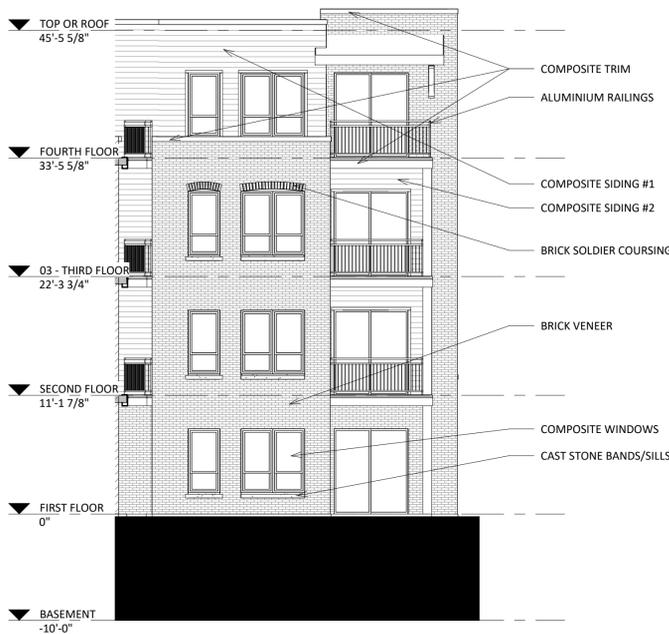
A-2.1

PROJECT NUMBER **2033**

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



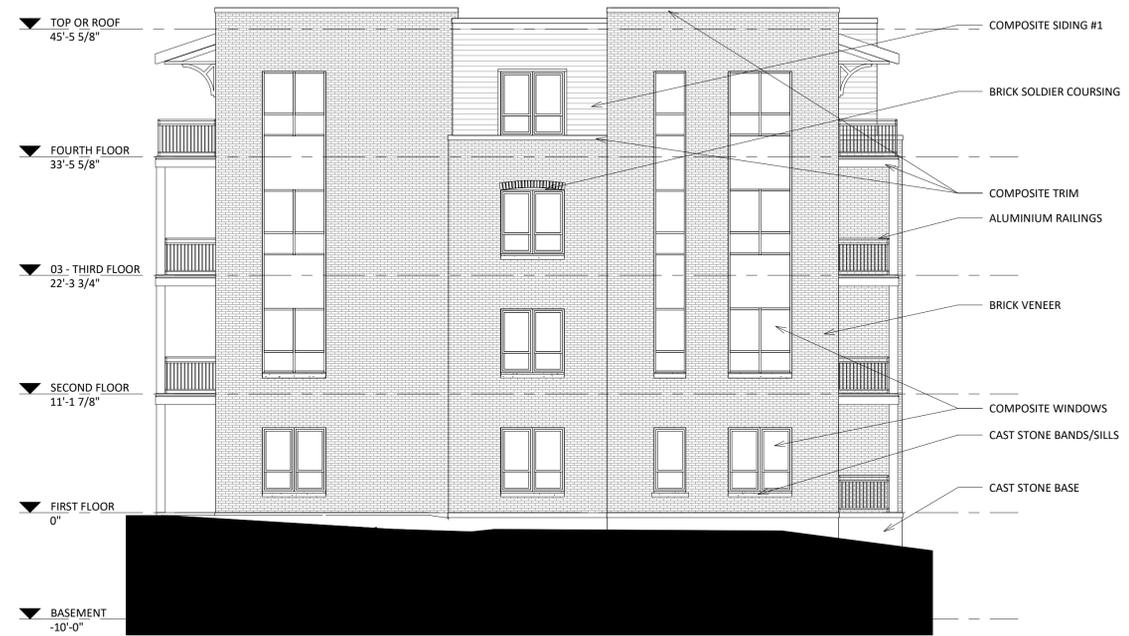
2 NORTH ANGLE ELEVATION
A-2.2 1/8" = 1'-0"



3 SOUTH ANGLE ELEVATION
A-2.2 1/8" = 1'-0"



1 WEST ELEVATION
A-2.3 1/8" = 1'-0"



3 WEST ANGLE #2 ELEVATION
A-2.3 1/8" = 1'-0"



2 WEST ANGLE #1 ELEVATION
A-2.3 1/8" = 1'-0"

PROJECT TITLE
**NORTHPOINTE
UNO'S SITE**

7601 MINERAL
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MADISON
WISCONSIN, 53719

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.3

PROJECT NUMBER **2033**

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1 EAST ELEVATION - COLORED
A-2.1 1/8" = 1'-0"



2 EAST ANGLE ELEVATION - COLORED
A-2.1 1/8" = 1'-0"

PROJECT TITLE
NORTHPOINTE
UNO'S SITE

7601 MINERAL
POINT ROAD
MADISON
WISCONSIN, 53719

SHEET TITLE
EXTERIOR
ELEVATIONS -
COLORED

SHEET NUMBER

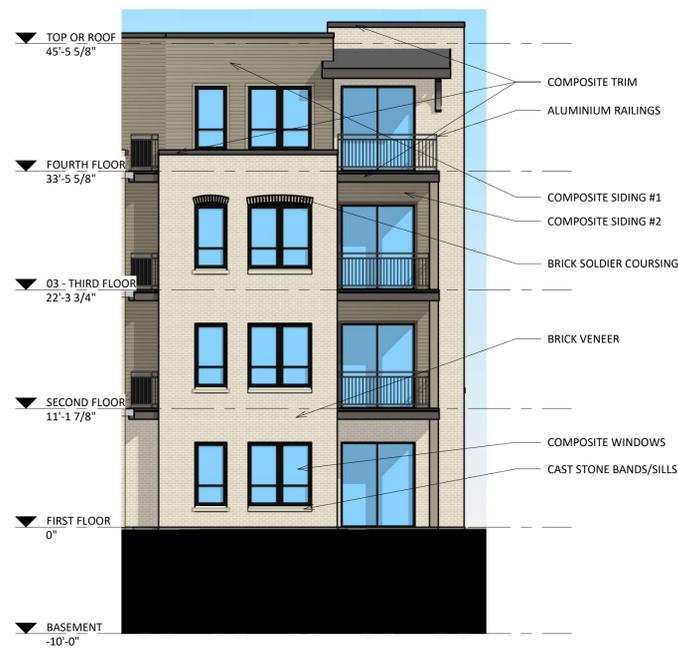
A-2.4

PROJECT NUMBER 2033

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1 NORTH ELEVATION - COLORED
1/8" = 1'-0"



2 NORTH ANGLE ELEVATION - COLORED
1/8" = 1'-0"



3 SOUTH ANGLE ELEVATION - COLORED
1/8" = 1'-0"



1 WEST ELEVATION - COLORED
A-2.3 1/8" = 1'-0"



3 WEST ANGLE #2 ELEVATION - COLORED
A-2.3 1/8" = 1'-0"



2 WEST ANGLE #1 ELEVATION - COLORED
A-2.3 1/8" = 1'-0"



CORDOVA
BUFF TEXTURED FACE

STONE BASE | SILLS | BANDS



T.B.D.
DARK BRONZE

WINDOWS
ALUMINIUM RAILINGS



T.B.D.
SILVER

METAL ROOF



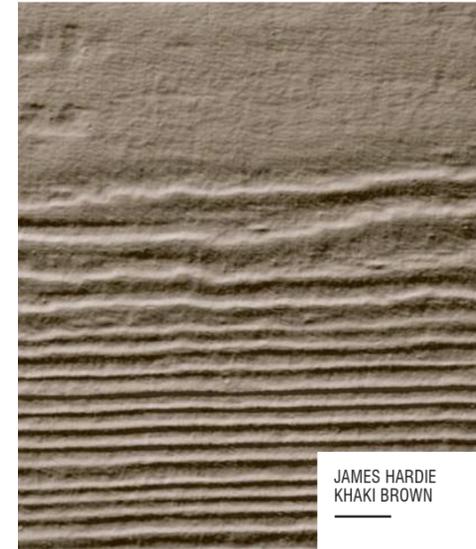
T.B.D.
BURNISHED SLATE

METAL FLASHINGS



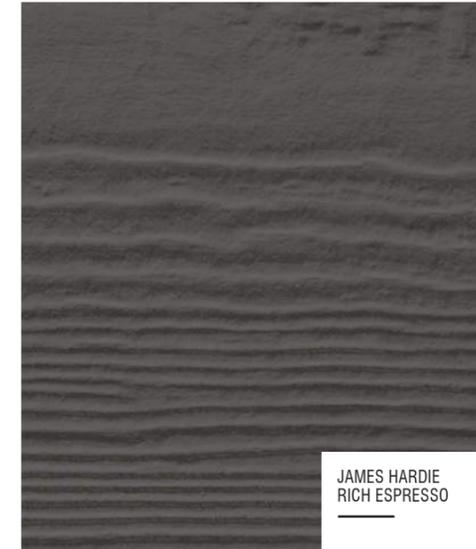
HEBRON
CHAMPAGNE

BRICK VENEER



JAMES HARDIE
KHAKI BROWN

COMPOSITE SIDING #1



JAMES HARDIE
RICH ESPRESSO

COMPOSITE SIDING #2

MATERIAL BOARD
NORTHPOINTE UNO'S SITE
7601 MINERAL POINT ROAD
MADISON, WI
SEPTEMBER 16, 2020





PIZZERIA UNOS
SITE REDEVELOPMENT

7601 Mineral Pt Rd
Madison, WI 53719





PIZZERIA UNOS
SITE REDEVELOPMENT

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