

# URBAN DESIGN COMMISSION APPLICATION

# UDC

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



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

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

## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submittal reviewed by \_\_\_\_\_

## 1. Project Information

Address: 2430 Frazier Ave, Madison, WI (formerly 2424 Broadway)

Title: Starion Bank

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

UDC meeting date requested August 22, 2018

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

## 3. Project Type

- ☒ Project in an Urban Design District
- ☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- ☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- ☐ Planned Development (PD)
- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)
- ☐ Planned Multi-Use Site or Residential Building Complex
- Signage**
- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- Other**
- ☐ Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Robert Feller **Company** Iconica  
**Street address** 901 Deming Way **City/State/Zip** Madison, WI 53717  
**Telephone** 608-664-3591 **Email** bob.feller@iconicacreates.com

**Project contact person** Robert Feller **Company** Iconica  
**Street address** 901 Deming Way **City/State/Zip** Madison, WI 53717  
**Telephone** 608-664-3591 **Email** bob.feller@iconicacreates.com

**Property owner (if not applicant)** Starion Bank - Accepted Purchase Agreement with Dexter Holdings, LLC  
**Street address** 333 North 4th Street **City/State/Zip** Bismarck, ND 58501  
**Telephone** 701-250-1405 **Email** curtw@starionbank.com

## 5. Required Submittal Materials

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

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

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

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

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

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on March 1, 2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Robert Feller Relationship to property Architect

Authorized signature of Property Owner Andrzej Wolt EVR Date 7/31/2018

## 7. Application Filing Fees

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

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

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

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

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



July 31, 2018

***Via Email and Hand Delivery***

Urban Design Commission  
City of Madison  
126 South Hamilton Street  
Madison, WI 53703

**Re: Letter of Intent for Proposed Development  
Rezoning and Conditional Use for Starion Bank– 2430 Frazier Street.  
Formerly, 2424 Broadway**

Dear Commission Members:

On behalf of Starion Bank, I am pleased to submit the enclosed materials for Final Review and approval for a new Starion Bank Branch for the property located at 2430 Frazier Street., formerly 2424 Broadway (Parcel number 071019410069), located in Urban Design District #1. The proposal includes a request construct a 1,880 sf, two-story bank with drive-thru service lanes, 933 square feet of second story space, 11 parking spaces and 4 bike stalls.

***Existing Site Conditions***

The existing site is home to a surface parking lot and was recently rezoned CC-T Commercial Corridor-Transitional District. The property is currently owned by DEXTER HOLDINGS LLC, subject to an offer to purchase by Starion Bank. The property is bounded by residential properties to the west, a park to the north and a Kwik Trip C-Store and gas station to the east.

As stated, the property has been rezoned to CC-T Commercial Corridor-Transitional District. This is the zoning of the adjacent Kwik Trip property. A Conditional Use has been granted for the use of a bank and for the Service Window.

Access to the site is currently provided by two driveways on Frazier Street. The intention is to close both drive access points in exchange for a new drive access located 60' from the adjacent residential property to the west.

The Applicant met with the Development Assistance Team on March 22, 2018 and has adjusted the plans in response to Staff feedback shared at that meeting.

Additionally, the project was presented to the UDC on April 25, 2018 for Informational Review and July 11, 2018 for Initial approval. Comments regarding the building and site have been incorporated into the attached design, including elevation refinement, relocation of the bike racks to pull closer to building entrance, impervious material reduction, and drive circulation simplification. Additionally, the landscape plan has been modified to keep 4 existing trees and added 3 more trees as requested by the Plan Commission. The existing trees are being kept as recommended in the attached tree survey report.

### ***Project Layout***

The proposal is to remove the existing parking pavement and scrub landscape. The site is laid out to separate drive through traffic from pedestrian and parking areas.

The architectural design will use high-quality, durable materials featuring face brick, Nichiha panels, aluminum storefront and glass. The maximum height for the structure is proposed to be 25'-0" tall. The style will be contemporary and include features such as sun shades, flat roof and expanses of glass. The main entrance is located on the West elevation of the building, but has been pulled forward to be proud of the elevation and roof elements have been incorporated along with site design, to provide a clear point of entry for pedestrian traffic while also addressing the street. The south façade provides a handsome face with a large expanse of brick and storefront which offers views of the interior grand stair and building conference rooms.

The proposal is consistent with the City of Madison Future Comprehensive Plan, which identifies the site for General Commercial use. The proposal will also convert an underutilized and unsightly site into a vibrant, and productive business serving the local and greater Madison community.

### ***Project Objectives and Benefits***

Consistent with the purpose and standards for the Commercial Corridor-Transitional District, the Project will benefit the City of Madison in the following ways:

- Improve the quality of landscaping, site design and urban design by replacing a vacant lot, with a high-quality commercial building with a reputable business.
- Maintaining the viability of existing residential uses adjacent to the corridor by providing additional full-time and part-time employment opportunities in the neighborhood.
- Encouraging appropriate transitions between commercial and residential areas by constructing a lower-density commercial use with daytime hours of operation that are compatible with residential uses.
- Improving vehicular, bicycle and pedestrian access to and circulation around the site by eliminating one existing access driveway near a School bus Flag Stop.

### ***Project Data***

<u>Location:</u>	2430 Frazier Street
<u>Building Sq. Ft.:</u>	1,880 sq. ft. (footprint)
<u>Start Construction:</u>	Approximately November 2018
<u>Complete Construction:</u>	Approximately April 2019
<u>Type of Building:</u>	Commercial - Bank
<u>Land Area:</u>	0.42 acres (18,387sq. ft.)



<u>Vehicle Parking:</u>	Proposed 11 vehicle parking spaces
<u>Bicycle Parking:</u>	Proposed 4 bicycle spaces
<u>Site Access:</u>	Frazier Avenue
<u>Impervious Area:</u>	13,364 sq. ft. (74%)
<u>Pervious Area:</u>	4,623 sq. ft. (26%)
<u>Hours of Operation:</u>	Approximately 8:00 a.m.-6:00 p.m. Monday through Friday / 8:00 a.m.-4:00 p.m. Saturday

### ***Project Financial Information***

Public Subsidy Requested: None.

### ***Urban Design District #1 Standards***

The proposal complies with the requirements and guidelines of Urban Design District #1 through the following design elements:

1. Off-Street Parking and Loading Areas. The parking lot landscape plan has been developed in accordance with parking lot landscaping requirements. Parking areas are located at the rear of the building and landscaped areas are used to buffer and screen parking areas from sidewalks and adjacent properties. Parking and loading areas have been integrated into the overall site development.
2. Signs. The proposal includes two building signs located on the façade of the building and integrated with the architecture of the building. The signs identify the business, are appropriate for the type of activity and clientele served by the business, and are designed to be legible to the intended viewer. Additionally, a monument sign is being proposed near the drive entrance. Size and exact location are pending.
3. Building Design. Exterior materials are primarily durable, low-maintenance materials that provide a vibrant new look to the intersection. All building elevations have been designed to maintain a high-quality appearance on all four sides of the building.
4. Lighting. Exterior lighting is used only to illuminate building facades, pedestrian walks, and parking and service areas. Lighting is adequate but not excessive. Security lighting provides necessary levels of illumination without reflecting direct rays of light onto adjacent property.
5. Landscaping. Landscaping elements will be used throughout the site to soften building corners, screen parking and drive-thru areas, and complement the architecture of the building.
6. Drive-thru Service Window. Drive-thru Service Window has been located on the side opposite the residential lot and held away from the street to reduce visual impact.

***Project Team***

Owner:  
Starion Bank  
333 North 4th Street  
Bismarck, ND 58501  
Contact: Curt Walth  
701-250-1405  
[CurtW@starionbank.com](mailto:CurtW@starionbank.com)

Architect:  
Iconica  
901 Deming Way  
Madison, WI 53717  
Contact: Robert Feller  
608-664-3591  
[Bob.feller@iconicacreatives.com](mailto:Bob.feller@iconicacreatives.com)

Building Engineer:  
Iconica  
901 Deming Way  
Madison, WI 53717  
Contact: Patrick Eagan  
608-664-3535  
[patrick.eagan@iconicacreatives.com](mailto:patrick.eagan@iconicacreatives.com)

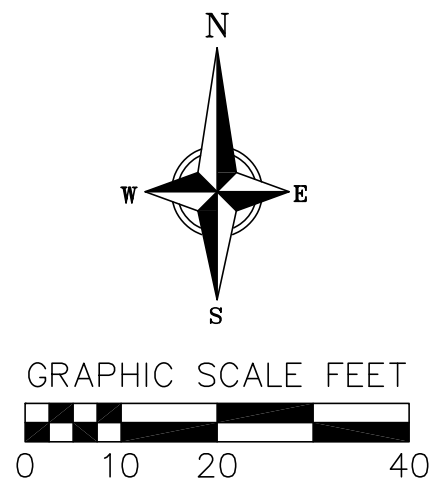
Civil Engineer and Landscape Architect:  
Vierbicher  
Matt Schreiner, PE  
608-821-3961  
[msch@vierbicher.com](mailto:msch@vierbicher.com)

We look forward to presenting these materials to you and seeking your approval of this proposal to revitalize and enhance this site.

Sincerely,

Robert Feller  
Architectural Director  
Iconica

WAUNONA PARK



- TOPOGRAPHIC LINEWORK LEGEND**
- FO — FO — EXISTING FIBER OPTIC LINE
  - OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
  - UT — UT — EXISTING UNDERGROUND TELEPHONE
  - o — o — EXISTING CHAIN LINK FENCE
  - \* — \* — EXISTING GENERAL FENCE
  - G — G — EXISTING GAS LINE
  - GUY — GUY — EXISTING GUY LINE
  - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
  - FM — FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
  - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
  - (cloud) — EXISTING EDGE OF TREES
  - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
  - 875 — EXISTING MAJOR CONTOUR
  - 876 — EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING MAILBOX
  - EXISTING POST
  - EXISTING SIGN (TYPE NOTED)
  - EXISTING CURB INLET
  - EXISTING FIELD INLET RECTANGULAR
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER MAIN VALVE
  - EXISTING CURB STOP
  - EXISTING GAS METER
  - EXISTING AIR CONDITIONING PEDESTAL
  - EXISTING DOWN GUY
  - EXISTING ELECTRIC MANHOLE
  - EXISTING ELECTRIC PEDESTAL
  - EXISTING TRANSFORMER
  - EXISTING LIGHT POLE
  - EXISTING GENERIC LIGHT
  - EXISTING UTILITY POLE
  - EXISTING TELEPHONE VAULT
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE

- NOTES:**
- Field work for this map was performed on April 2nd and completed on April 9, 2018. Any changes in site conditions after April 9, 2018 are not reflected on this map.
  - All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and or their authorized representatives. Markings are per Digger's Hotline Ticket #20181303463. Vierbicher does not warrant the locations marked or mapped by others.
  - This map is referenced to the Wisconsin County Coordinate System, Dane Zone NAD 83 (2007). Elevations are referenced to North American Vertical Datum NAVD 88 (1991). Field data was obtained using Robotic Total Station and GPS.
  - The property lines shown on this map are based on found property corners, existing surveys of record and the recorded Hoboken Beach plat.
  - Sizes shown for underground utilities are from the City GTWeb site. Contractor to verify sizes at time of construction.
  - This existing conditions map was prepared at the request of Curt Walth, Executive Vice President, Storion Bank, 333 N. 4th Street, Bismarck, ND 58501

NOT FOR CONSTRUCTION

REVISIONS		REVISIONS		REVISIONS	
SCALE		NO. DATE		NO. DATE	
AS SHOWN					
DATE		08-01-2018			
DRAFTER		SCHR/MKRI			
CHECKED		ABAR/MSCH			
PROJECT NO.		180124			
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100					



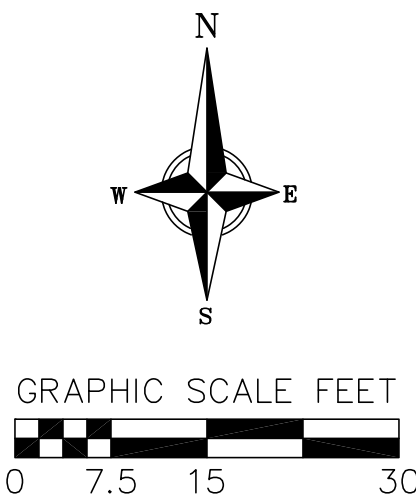
PART OF LOT 10  
BLOCK 6, HOBOKEN BEACH

LOT 5

LOT 6

LOT 7

SCHULZ SUBDIVISION



REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	REMARKS	NO.	DATE	REMARKS
SCALE		AS SHOWN			
DATE 08-01-2018					
DRAFTER SCHR					
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PROJECT NO. 180124					
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200					

REMOVE EXISTING FENCE (TYP)

REMOVE EXISTING TREE (TYP)

PART OF  
LOT 10  
BLOCK 6  
HOBOKEN BEACH

REMOVE EXISTING CONCRETE (TYP)

REMOVE OR ABANDON GAS LINE.  
COORDINATE WITH UTILITY COMPANY.

EX ASPHALT

REMOVE EXISTING LIGHT

CLEAR AND GRUB AS NEEDED TO  
CONSTRUCT PROPOSED IMPROVEMENTS

PART OF LOT 9  
BLOCK 6, HOBOKEN BEACH

GRASSSED AREA

REMOVE EXISTING  
ASPHALT (TYP)

REMOVE EXISTING PIPES

LOT 1  
CSM NO. 4826

ELECTRIC TRANSMISSION LINE

REMOVE EXISTING CURB AND GUTTER (TYP)

FRAZIER AVENUE

EX CONCRETE SIDEWALK

EX ASPHALT

EX CONC.

UNPLATTED LANDS

GRASS

STONE WITH PLAQUE

SIGN

LANDSCAPE  
PLANTER  
AREA

WEST BROADWAY  
(C.T.H. BW)

NOT FOR CONSTRUCTION

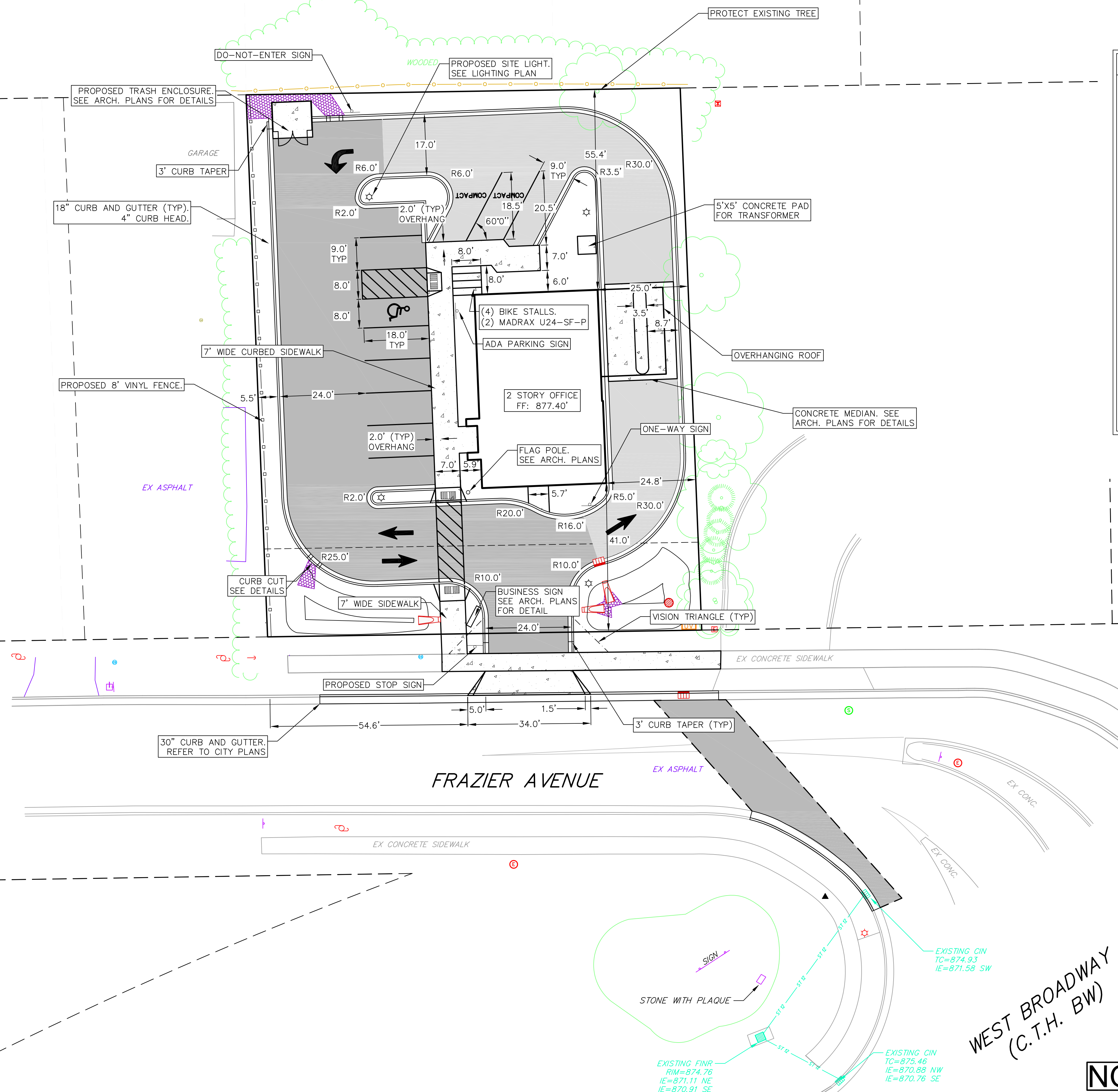
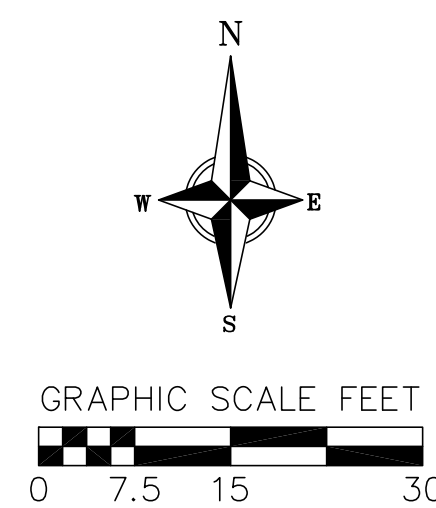
DEMOLITION PLAN LEGEND

- x—x—x— CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- X TREE REMOVAL
- SAWCUT
- X UTILITY STRUCTURE REMOVAL
- x—x—x— UTILITY LINE REMOVAL

NOTES:

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- 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.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN DISTURBANCE LIMITS.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY ABANDONMENT/PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS.





Parking Lot Plan Site Information Block

Site Address: 2430 Frazier Avenue

Site acreage (total) = 0.41 ACRES

Number of building stories (above grade): 2  
Building height: Average Existing Grade to Top of Building = 25' - 0"  
DILHR type of construction (new structures): TYPE 5B

Use of property: Commercial  
Gross square feet of building: 1,880 (1ST) + 933 (2ND) = 2,813 GSF  
Gross square feet of retail area: N/A  
Number of employees in warehouse: N/A  
Number of employees in production area: N/A  
Capacity of restaurant/place of assembly: N/A


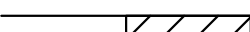




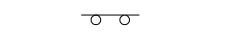




Number of bicycle stalls shown: 4 external stalls

Number of parking stalls:

Large Car	8 Large + 2 Compact = 10
Accessible	1
Total	11

Number of trees shown: See Landscape Plan

### SITE PLAN LEGEND

	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED VINYL FENCE
	PROPOSED CONCRETE
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED SIGN
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING
	PROPOSED LIGHT POLE
	RIP RAP

ABBREVIATIONS

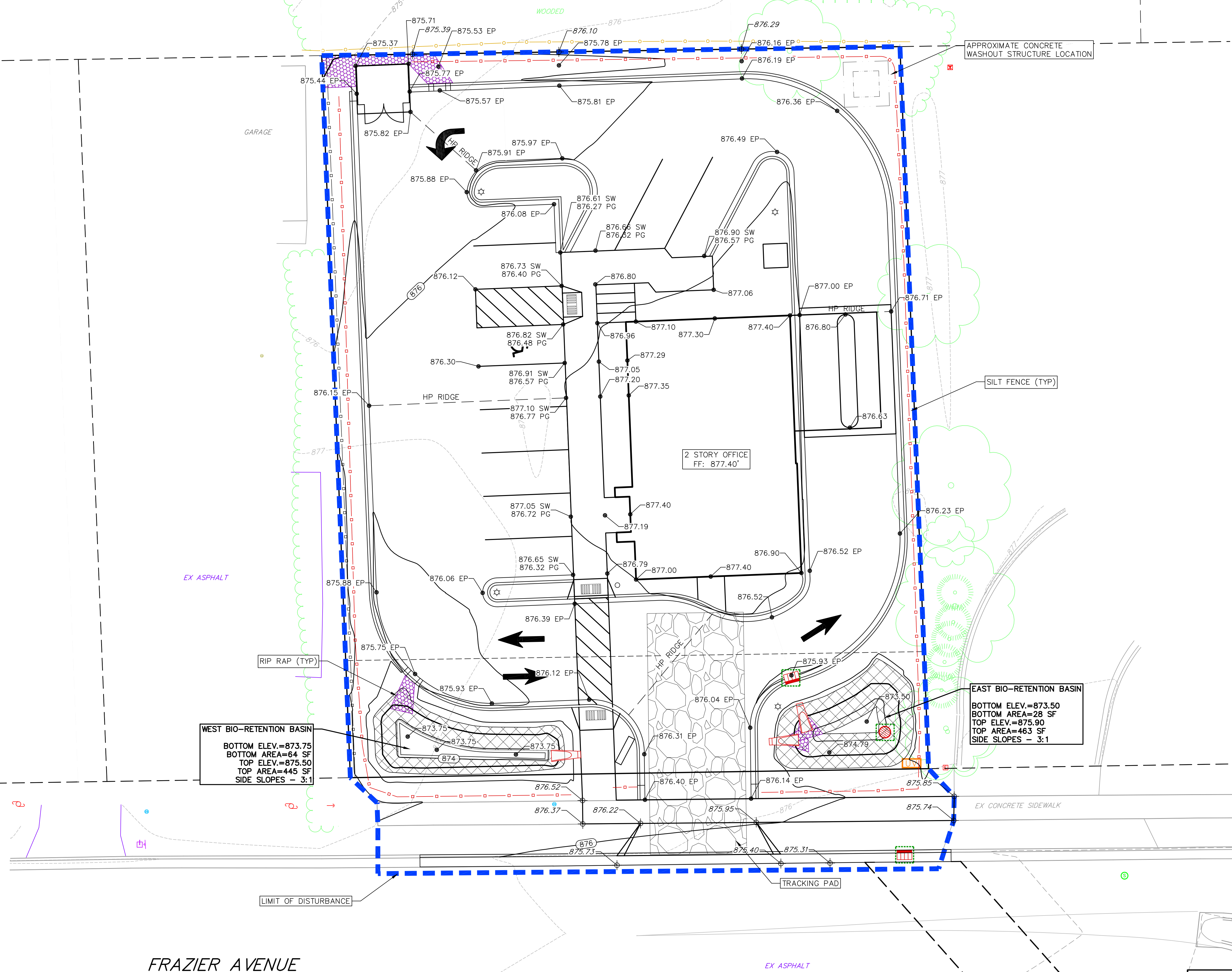
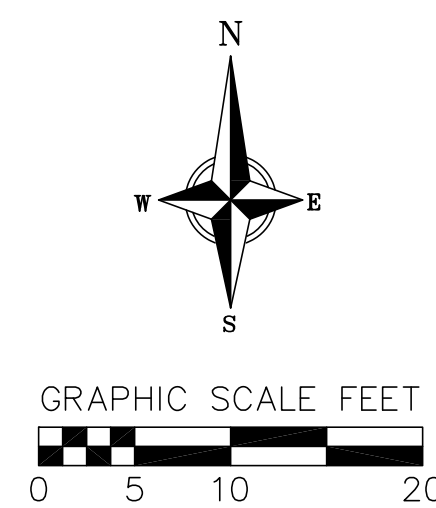
TC - TOP OF CURB  
FF - FINISHED FLOOR  
FL - FLOW LINE  
SW - TOP OF WALK  
TW - TOP OF WALL  
BW - BOTTOM OF WALL

NOTES:

1. ALL DIMENSIONS GIVEN ARE TO FACE OF CURB WHEN APPLICABLE.
2. CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD SPECIFICATIONS, DETAILS ON THE PLANS, AND THE LATEST EDITION OF THE DOT SPECIFICATIONS.
3. EXISTING CURB REMOVAL AND ASPHALT REPLACEMENT LIMITS ARE APPROXIMATE. ADDITIONAL REMOVAL AND REPLACEMENT MAY BE REQUIRED.
4. ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON PLANS.

**NOT FOR CONSTRUCTION**





- ### GRADING LEGEND
- |  |                                  |
|--|----------------------------------|
|  | EXISTING MAJOR CONTOURS          |
|  | EXISTING MINOR CONTOURS          |
|  | PROPOSED MAJOR CONTOURS          |
|  | PROPOSED MINOR CONTOURS          |
|  | SILT FENCE                       |
|  | DISTURBED LIMITS                 |
|  | EXISTED SLOPE ARROWS             |
|  | EXISTING SPOT ELEVATIONS         |
|  | PROPOSED SPOT ELEVATIONS         |
|  | INLET PROTECTION                 |
|  | EROSION MAT URBAN CLASS I TYPE A |
|  | TRACKING PAD                     |
|  | RIP RAP                          |

- | <u>ABBREVIATIONS</u> |                              |
|----------------------|------------------------------|
| BW                   | — BOTTOM OF WALL             |
| TW                   | — TOP OF WALL                |
| EP                   | — EDGE OF PAVEMENT           |
| TC                   | — TOP OF CURB                |
| FL                   | — FLOW LINE (BOTTOM OF CURB) |
| GR                   | — GRADE                      |
| PG                   | — PAVEMENT GRADE             |
| ME                   | — MATCH EXISTING             |
| SW                   | — SIDEWALK                   |
| BS                   | — BOTTOM OF STEP             |
| TS                   | — TOP OF STEP                |

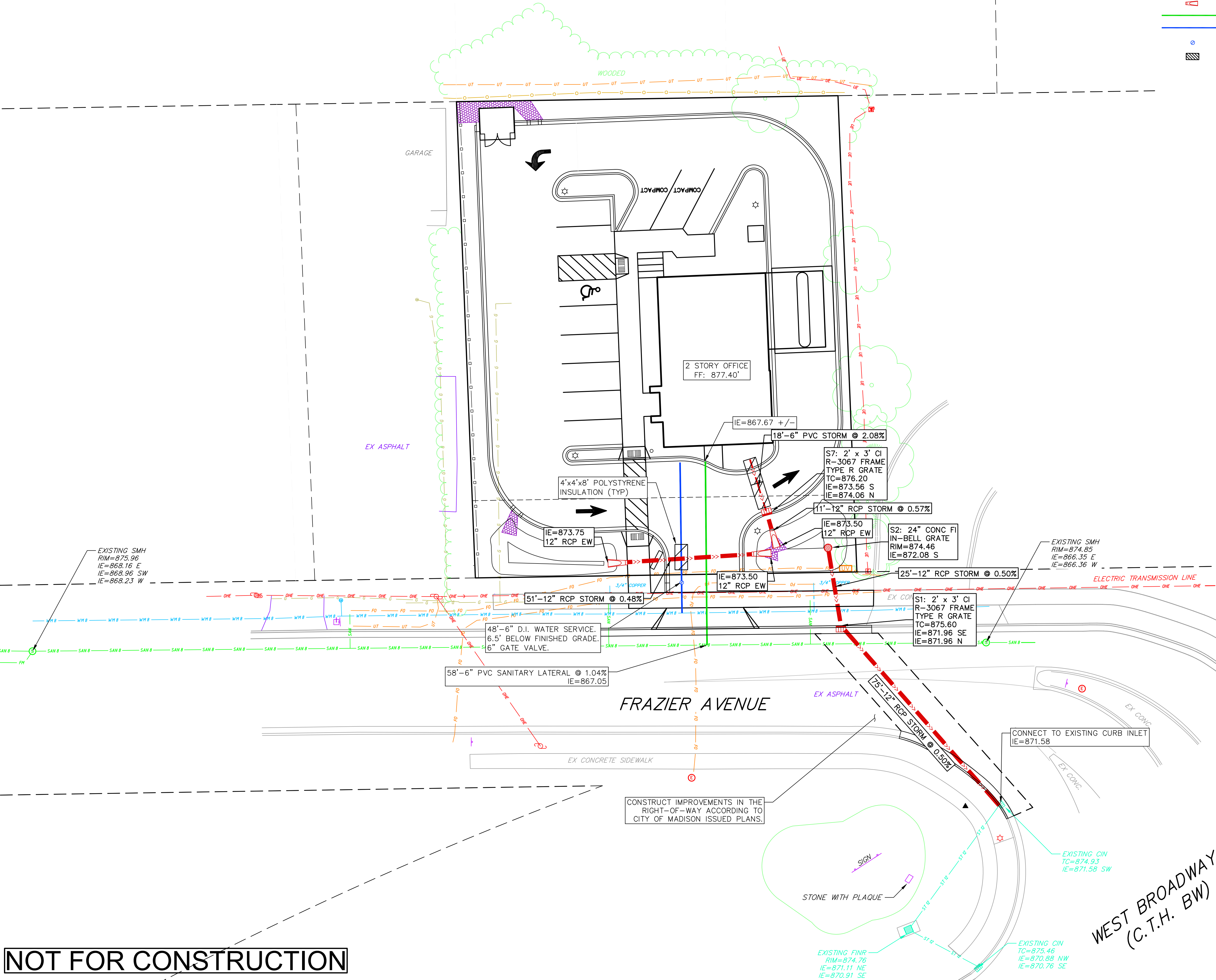
- NOTES:
1. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
  2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
  3. ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS.

SCALE AS SHOWN		REVISONS		REVISONS	
DATE	08-01-2018	NO. DATE	REMARKS	NO. DATE	REMARKS
DRAFTER	SCHP/IGRE				
CHECKED	ABAR/MSCH				
PROJECT NO.	180124				

C
400

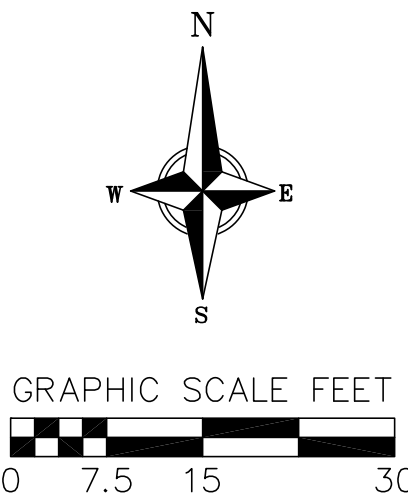
NOT FOR CONSTRUCTION





PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- STORM SEWER CLEANOUT
- STORM SEWER ENDWALL
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE
- WATER VALVE
- POLYSTYRENE INSULATION



ABBREVIATIONS

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

NOTES:

- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DNR PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- 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 SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- 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.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE SIZE, INVERTS, AND LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- 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.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS, PROJECT #-----.

NOT FOR CONSTRUCTION

WEST BROADWAY  
(C.T.H. BW)

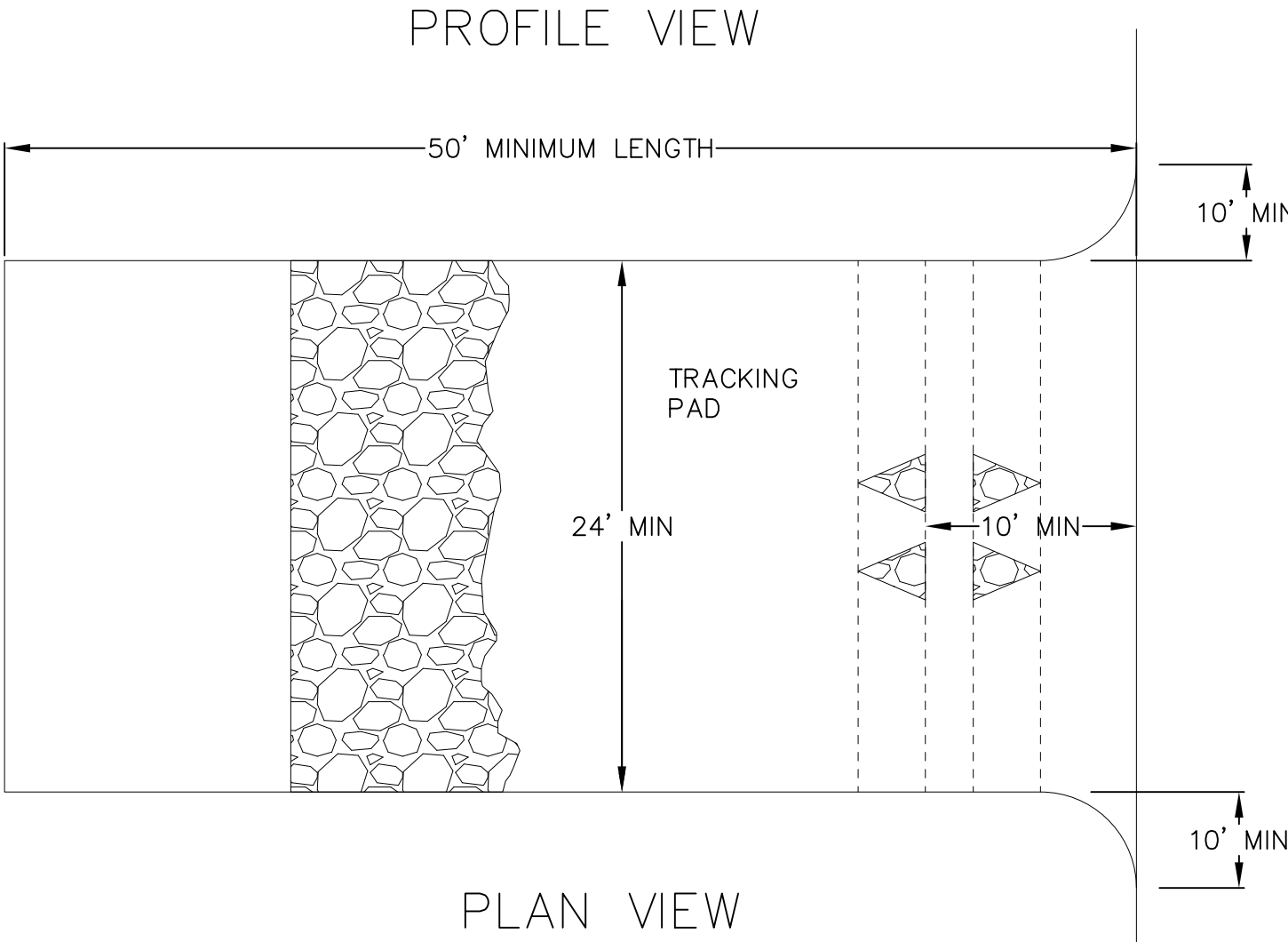
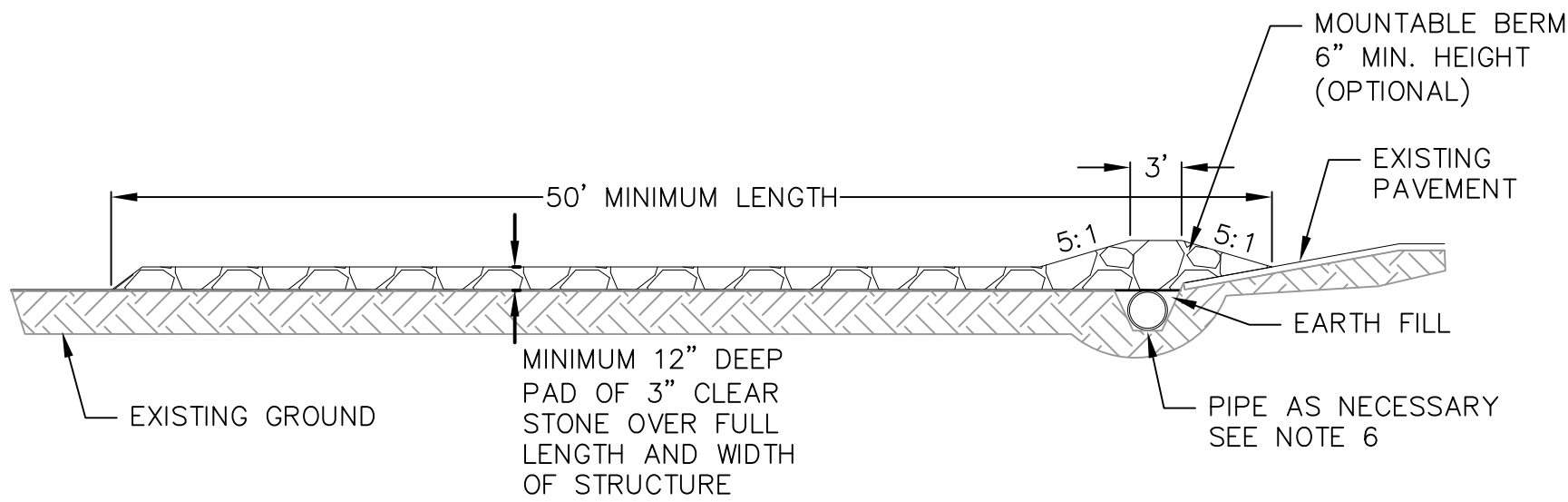


EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON 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, SEDIMENT BASINS, 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 AT THE END OF ROAD CONSTRUCTION LIMITS 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. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. 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.
9. 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).
10. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
11. 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 DISTURBED AREAS ARE PAVED AND VEGETATIVE AREAS ARE 70% ESTABLISHED.
12. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
13. VEGETATIVE AREAS SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
14. 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.
15. 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.
16. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON AND DNR.
21. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

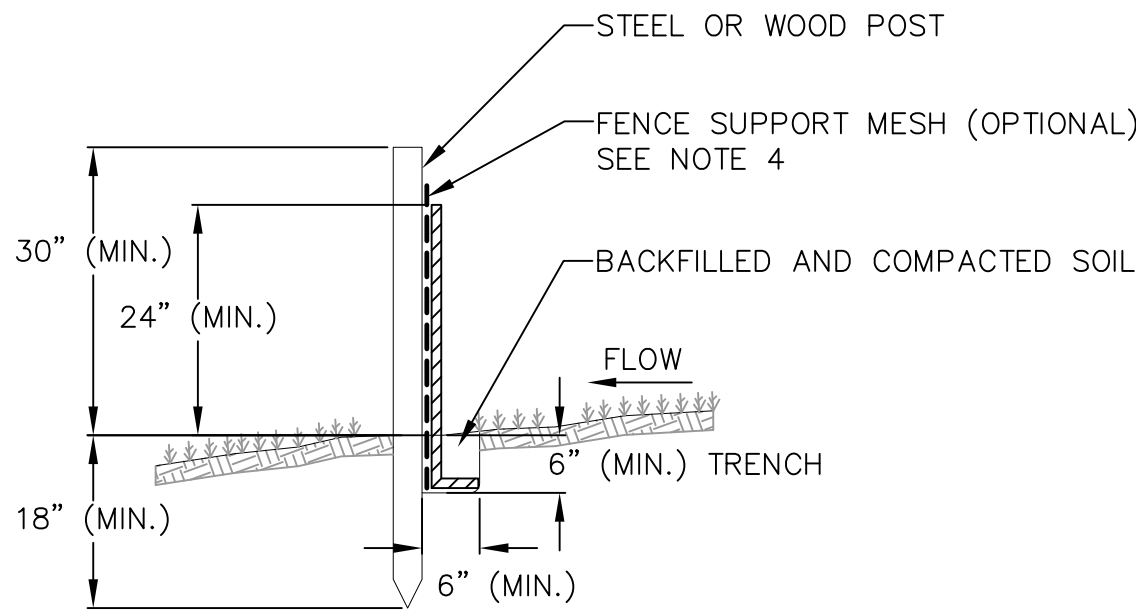
- SEEDING RATES:**
- TEMPORARY:  
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.  
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:  
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
- FERTILIZING RATES:**
- 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 ½" TO 1-½" 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

- CONSTRUCTION SEQUENCE:
1. INSTALL EROSION CONTROL MEASURES
  2. CONDUCT DEMOLITION
  3. ROUGH GRADE – BIORETENTION BASINS
  4. STRIP TOPSOIL – SITE
  5. ROUGH GRADE – SITE
  6. CONSTRUCT UNDERGROUND UTILITIES
  7. INSTALL INLET PROTECTION IN NEW INLETS
  8. CONSTRUCT BUILDING
  9. CONSTRUCT RETAINING WALL
  10. CONSTRUCT PAVEMENT
  11. FINAL GRADE AND RESTORE DISTURBED AREAS
  12. FINAL GRADE BIORETENTION BASINS, REMOVE CONSTRUCTION SEDIMENT, PLACE ENGINEERED SOIL AND RESTORE PER PLAN.
  13. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE PAVED AND VEGETATIVE AREAS ARE 70% RESTORED



1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD  
1 NOT TO SCALE



- NOTES:
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
  2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
  3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)  
  
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
  4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1 SILT FENCE  
1 NOT TO SCALE

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Construction Details - 1  
Station Bank - 2430 Frazier Avenue  
City of Madison  
Dane County, WI

REVISIONS	NO.	DATE	REMARKS
1	1		

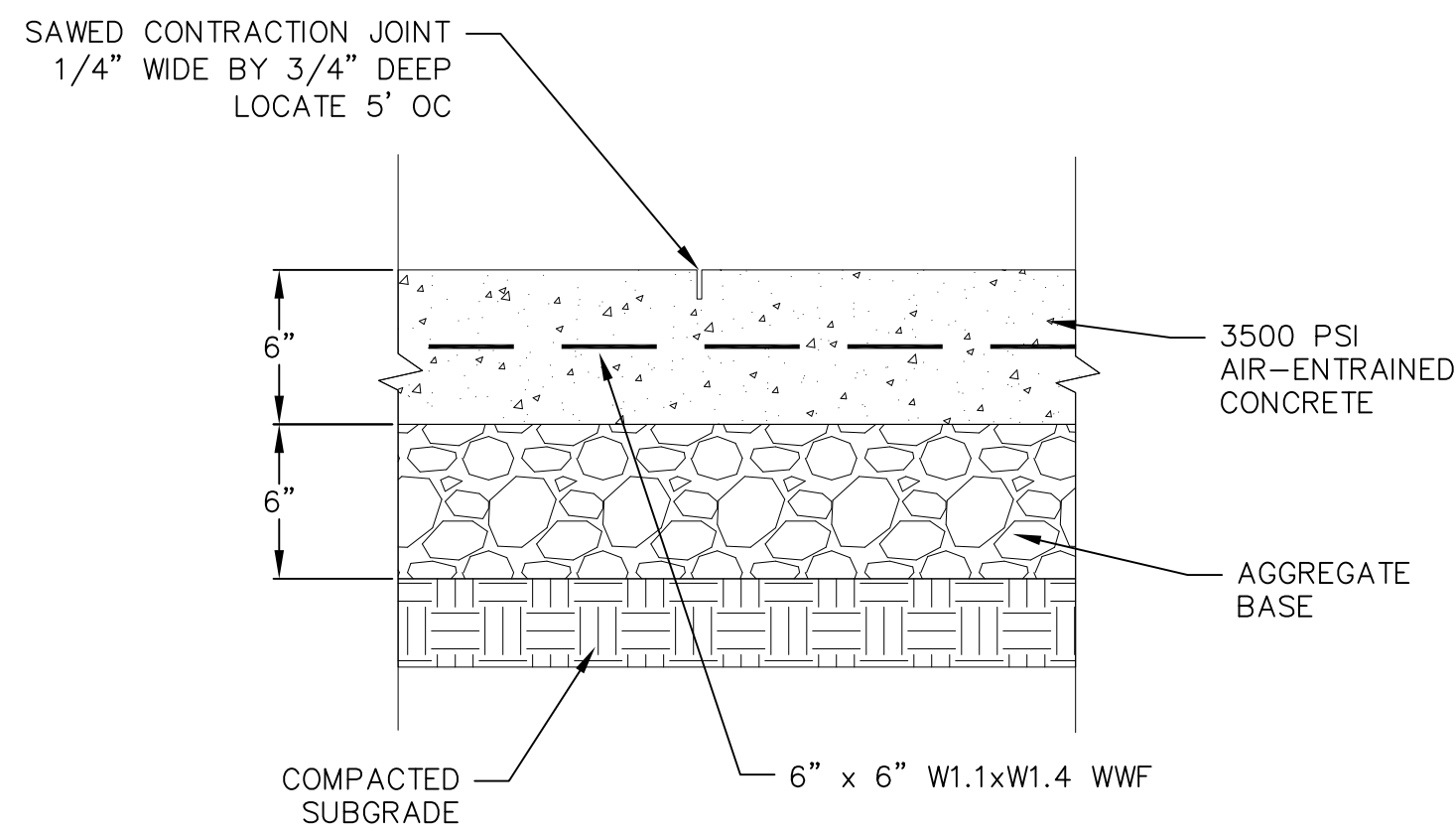
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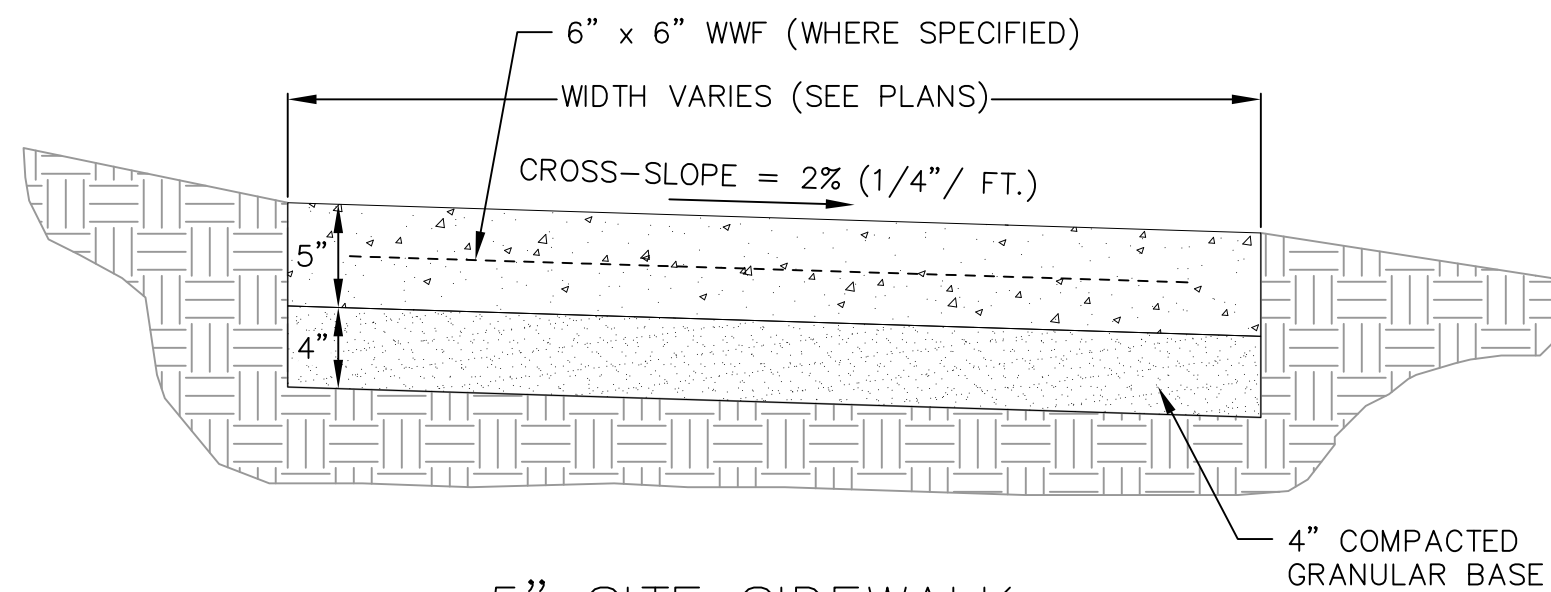




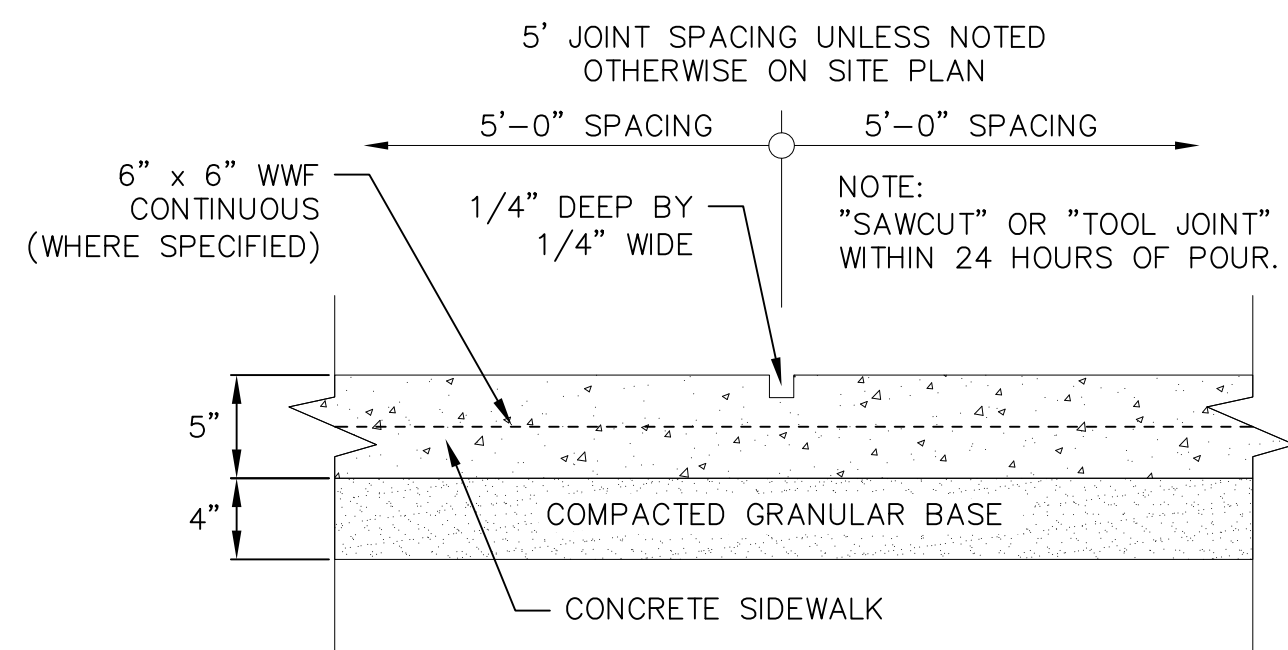




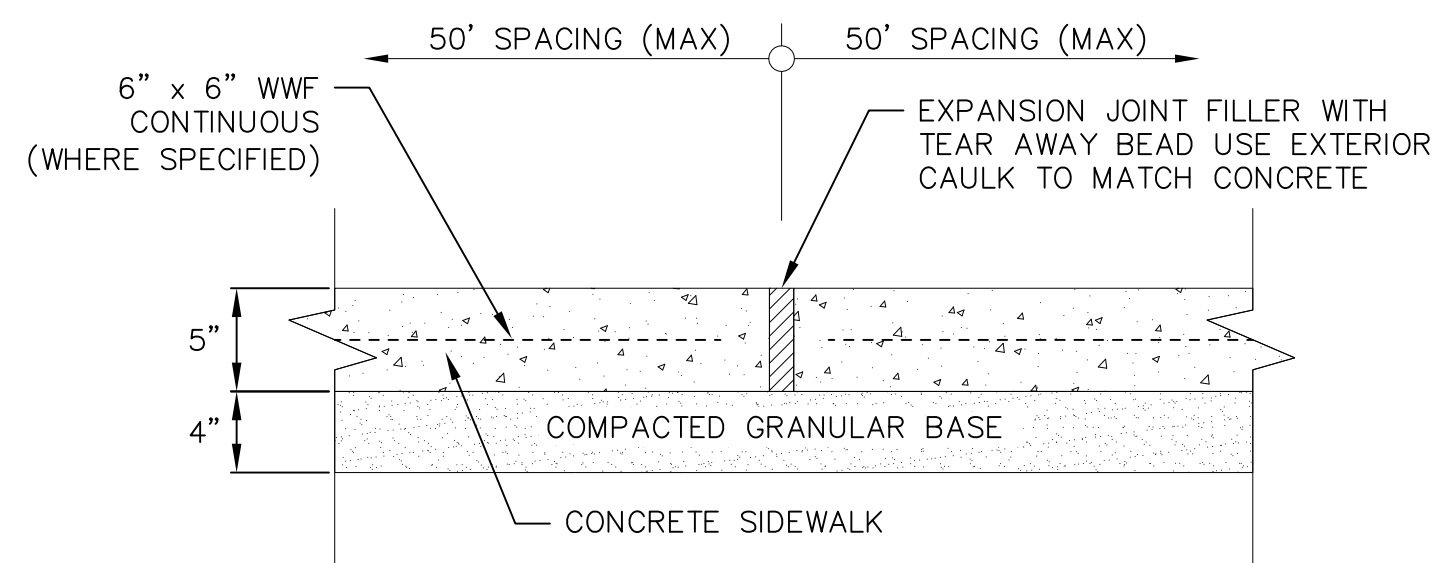
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1 CONCRETE PAD  
NOT TO SCALE



5" SITE SIDEWALK

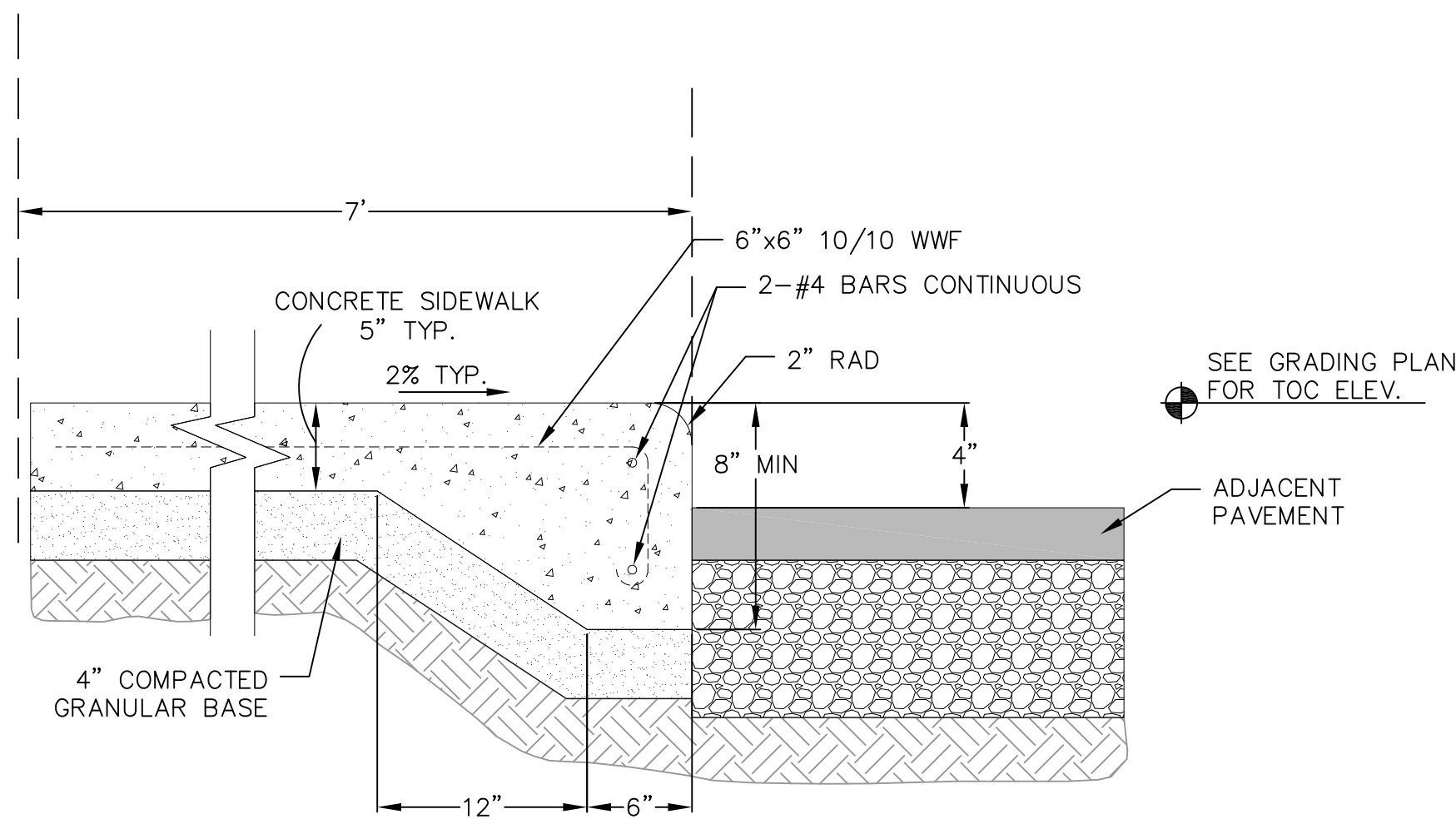


SIDEWALK CONTROL JOINT

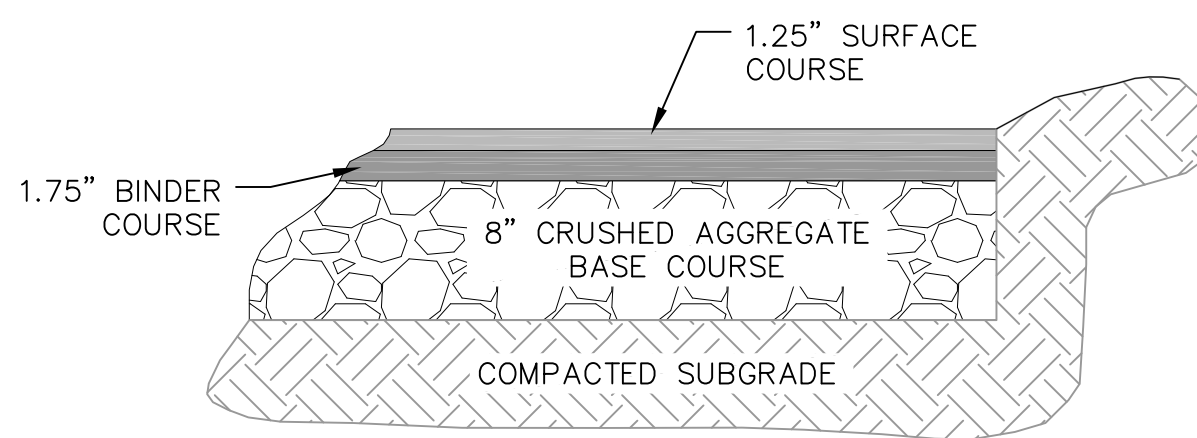


SIDEWALK EXPANSION JOINT

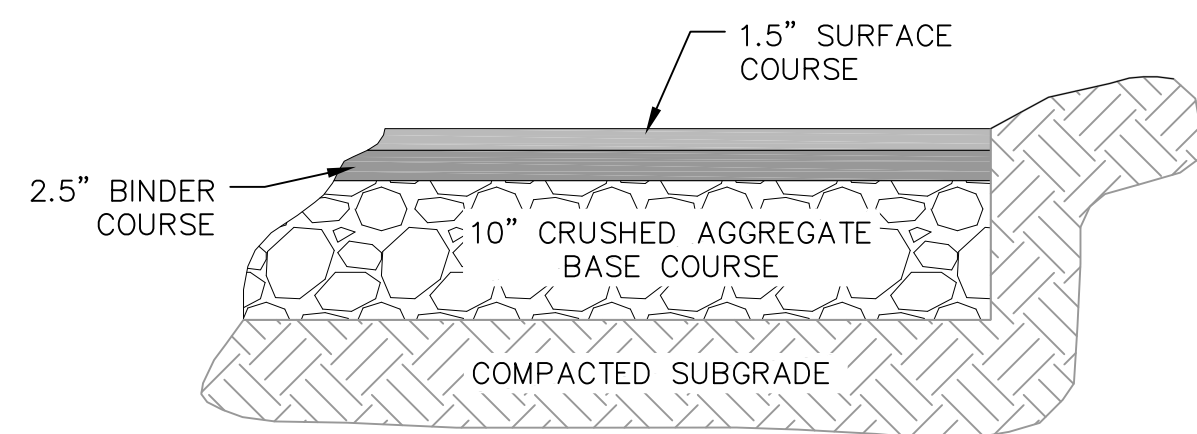
1  
1 5" SIDEWALK  
NOT TO SCALE



1  
1 CURBED SIDEWALK DETAIL  
NOT TO SCALE

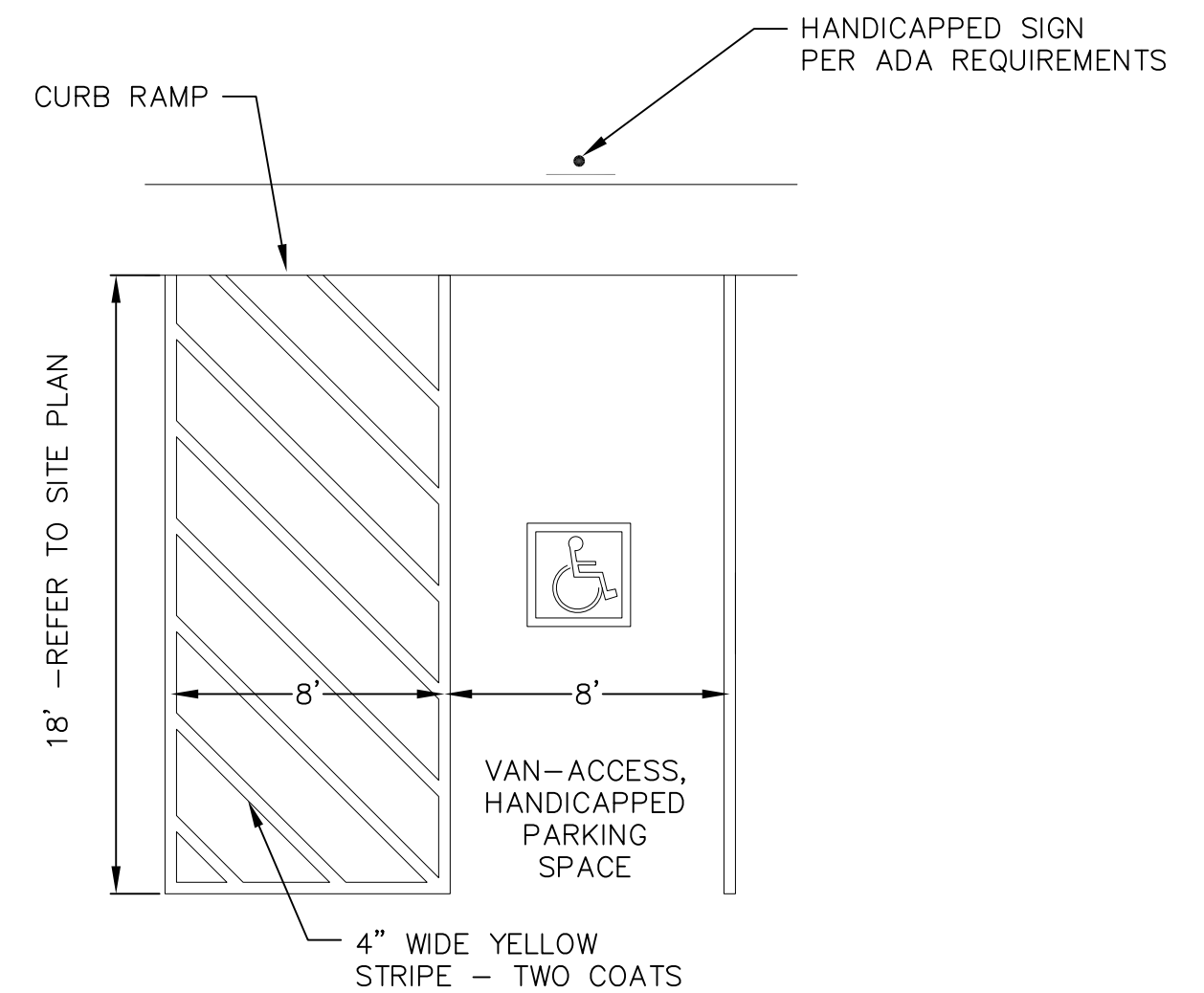


LIGHT-DUTY  
BITUMINOUS PAVEMENT

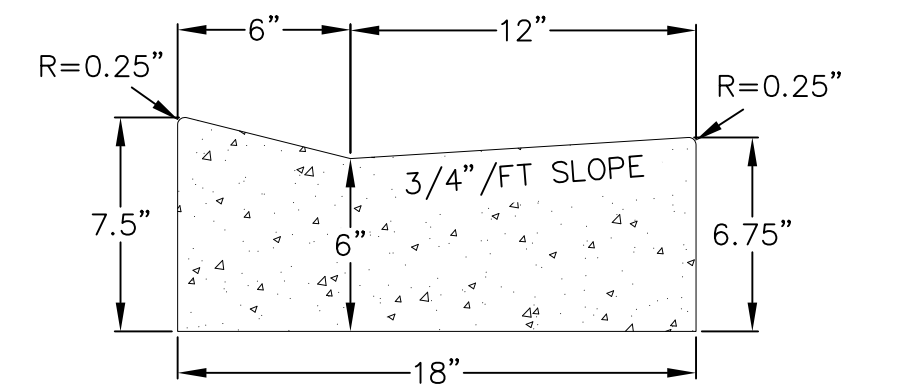


HEAVY-DUTY  
BITUMINOUS PAVEMENT

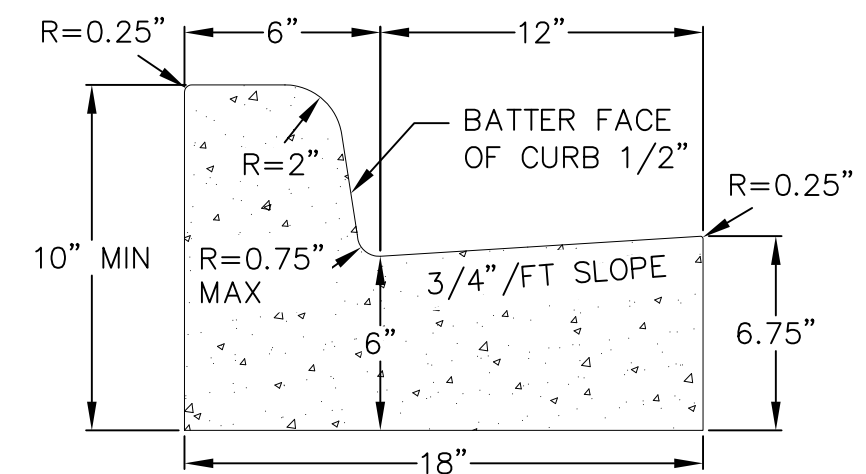
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1 SITE PAVEMENT  
NOT TO SCALE



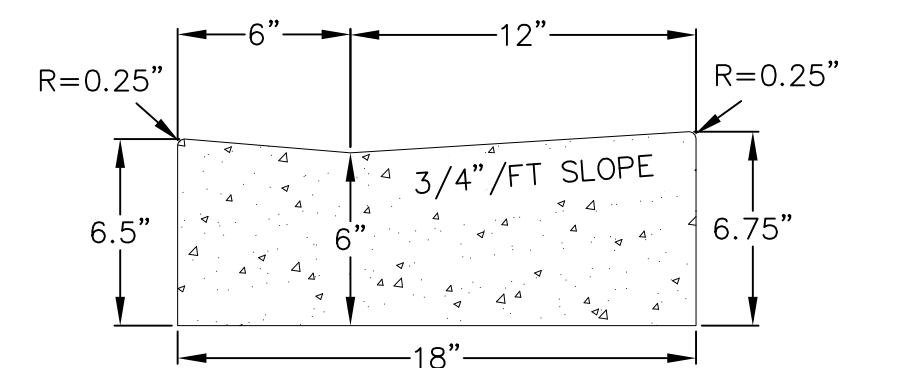
1  
1 ADA STRIPING  
NOT TO SCALE



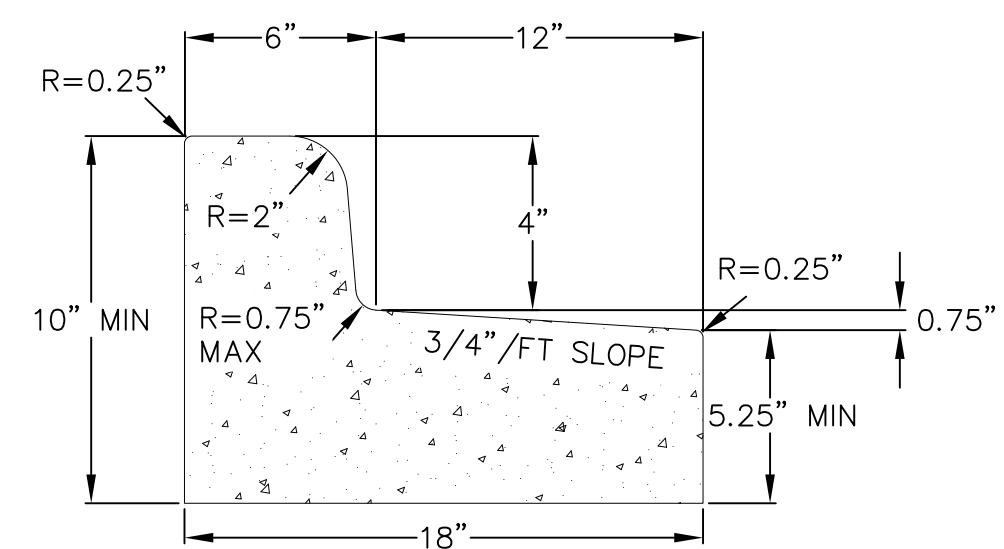
DRIVEWAY GUTTER  
CROSS SECTION



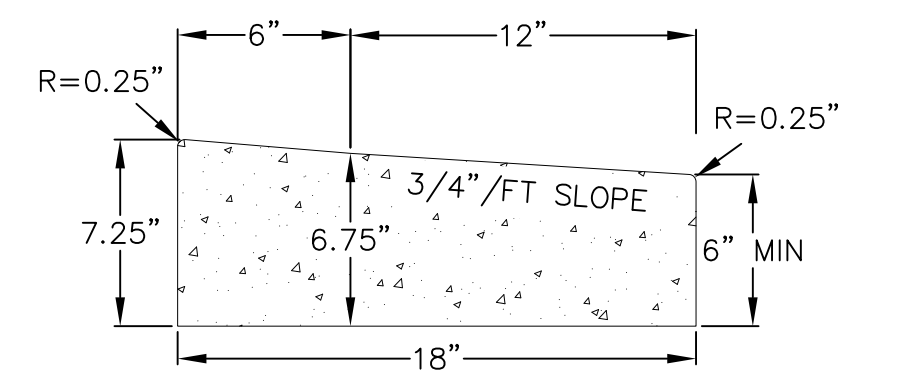
4" CURB AND GUTTER  
CROSS SECTION



HANDICAP RAMP  
GUTTER CROSS SECTION



4" CURB AND GUTTER  
REJECT SECTION



HANDICAP RAMP  
GUTTER REJECT SECTION

1  
1 18" CONCRETE CURB AND GUTTER  
NOT TO SCALE

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Construction Details - 3  
Storion Bank - 2430 Frazier Avenue  
City of Madison  
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE  
AS SHOWN

DATE  
08-01-2018

DRAFTER  
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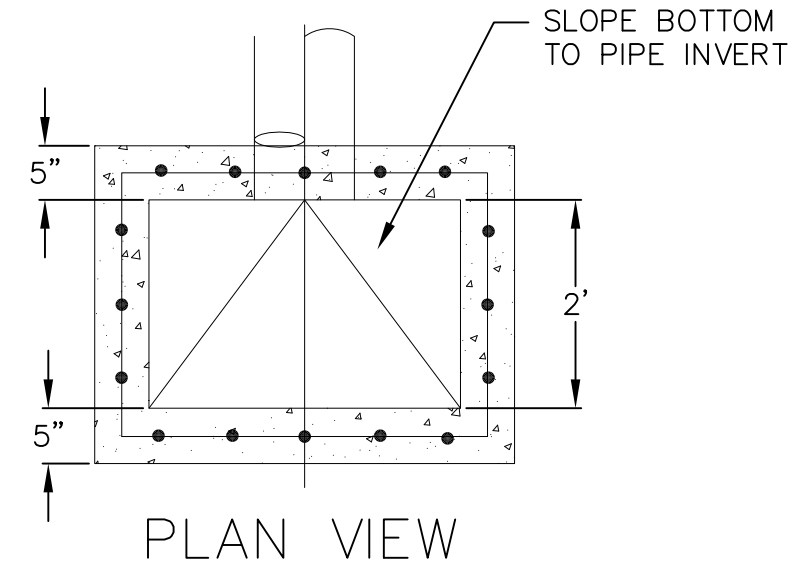
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PROJECT NO.  
180124

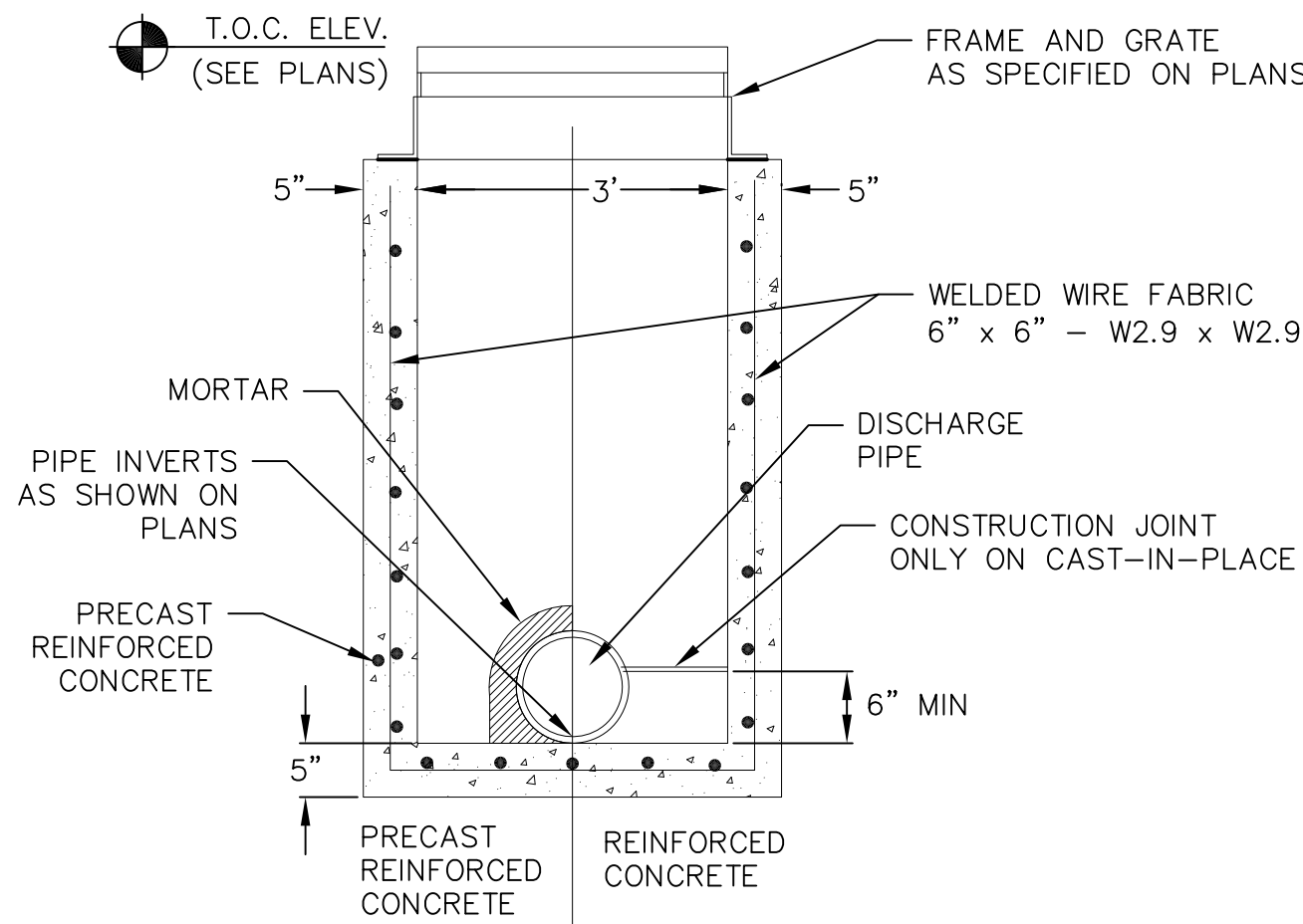
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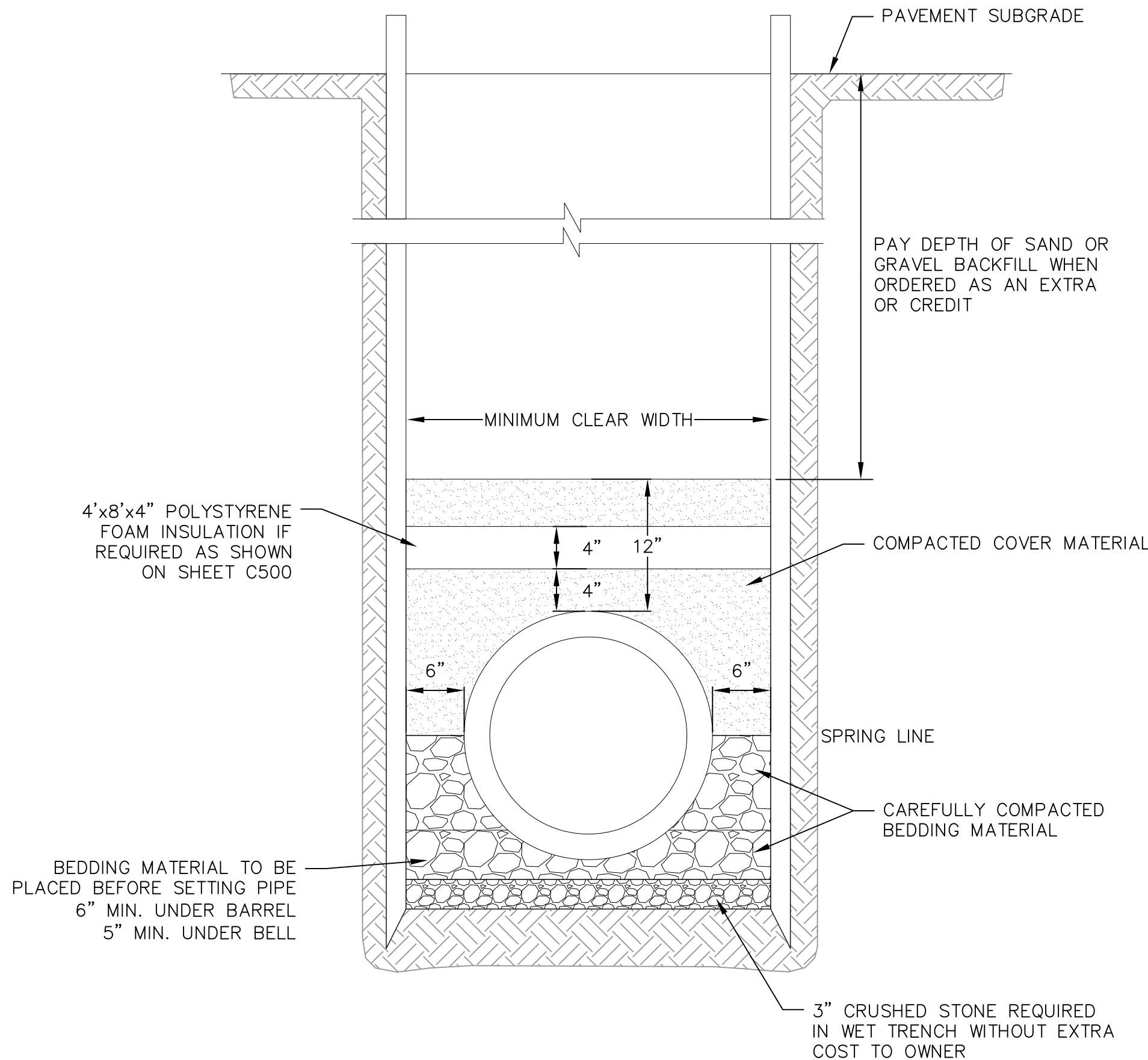


PLAN VIEW

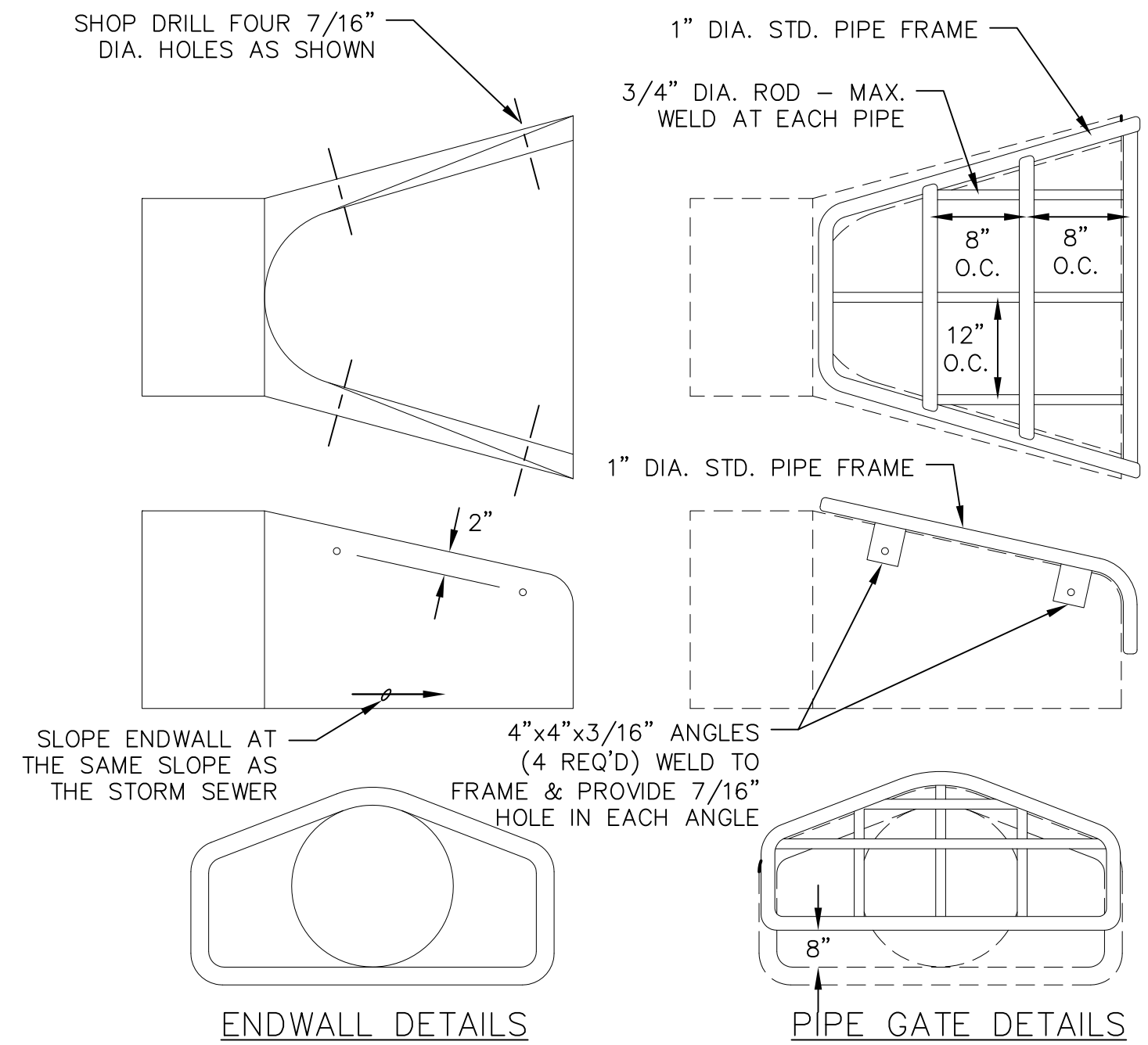


CROSS SECTION

1 CURB INLET – TYPE 3, 2' x 3' BASIN  
1 NOT TO SCALE

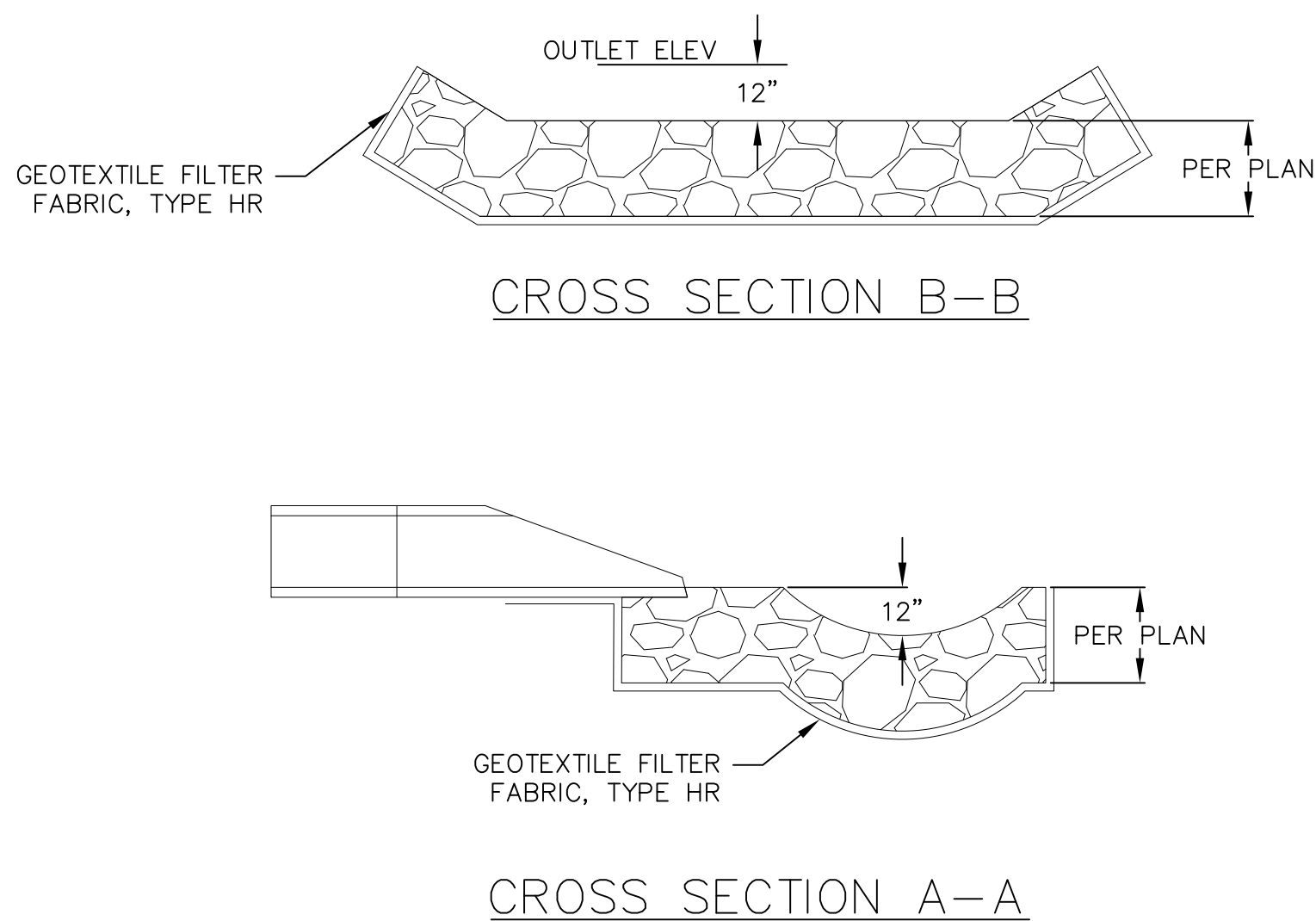


1 CLASS B BEDDING COMPACTED SECTION  
1 NOT TO SCALE



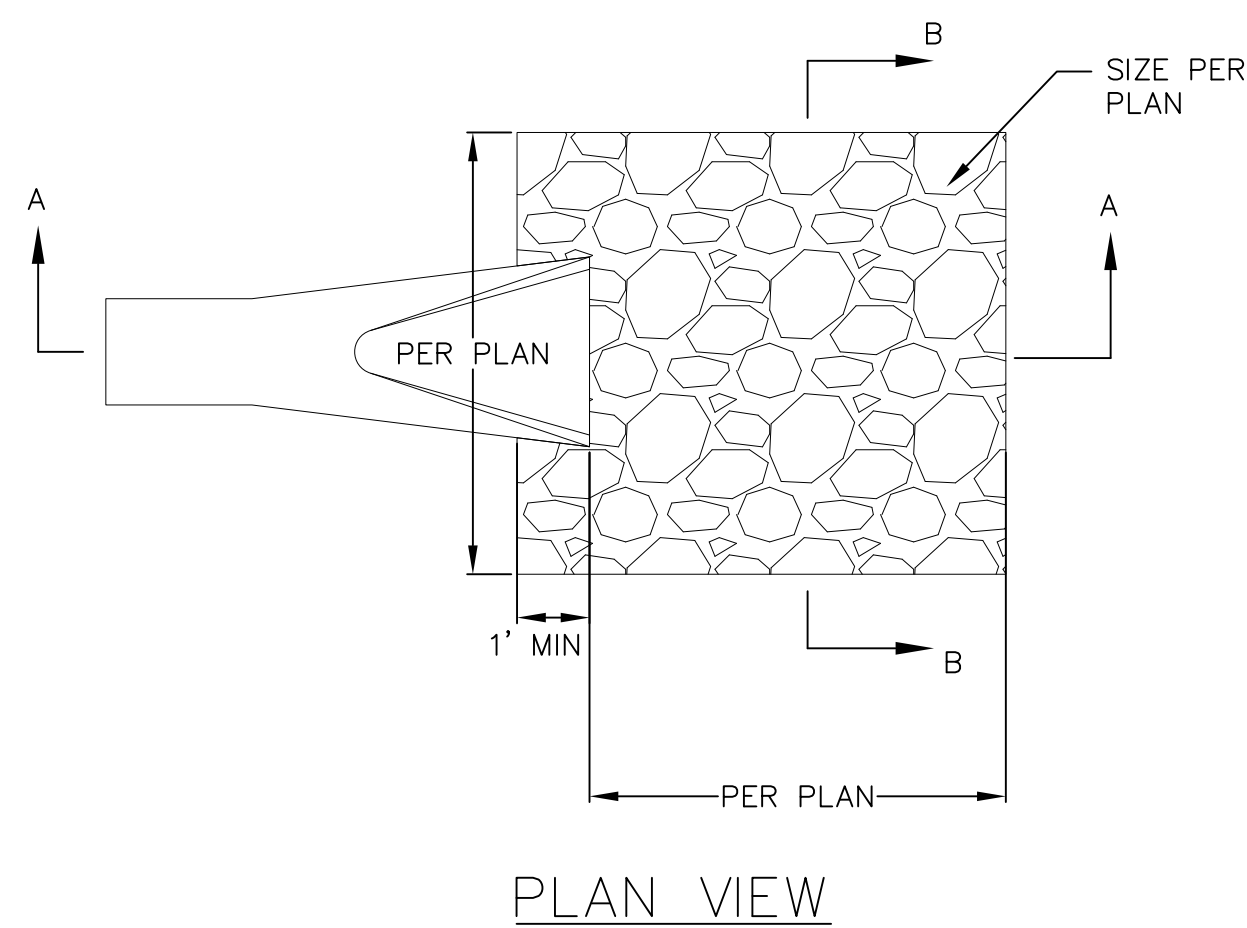
- NOTES:  
– THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- PAINTING SPECIFICATIONS:  
– THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.
- PREPARATION STEPS:  
1. BARE METAL SURFACES – TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.  
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.  
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

1 STANDARD ENDWALL  
1 NOT TO SCALE



CROSS SECTION B-B

CROSS SECTION A-A



PLAN VIEW

APRON SIZING

1 RIP-RAP OUTLET  
1 NOT TO SCALE

NOT FOR CONSTRUCTION



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Construction Details - 4  
Station Bank - 2430 Frazier Avenue  
City of Madison  
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 08-01-2018
DRAFTER SCHR
CHECKED ABAR/MSCH
PROJECT NO. 180124

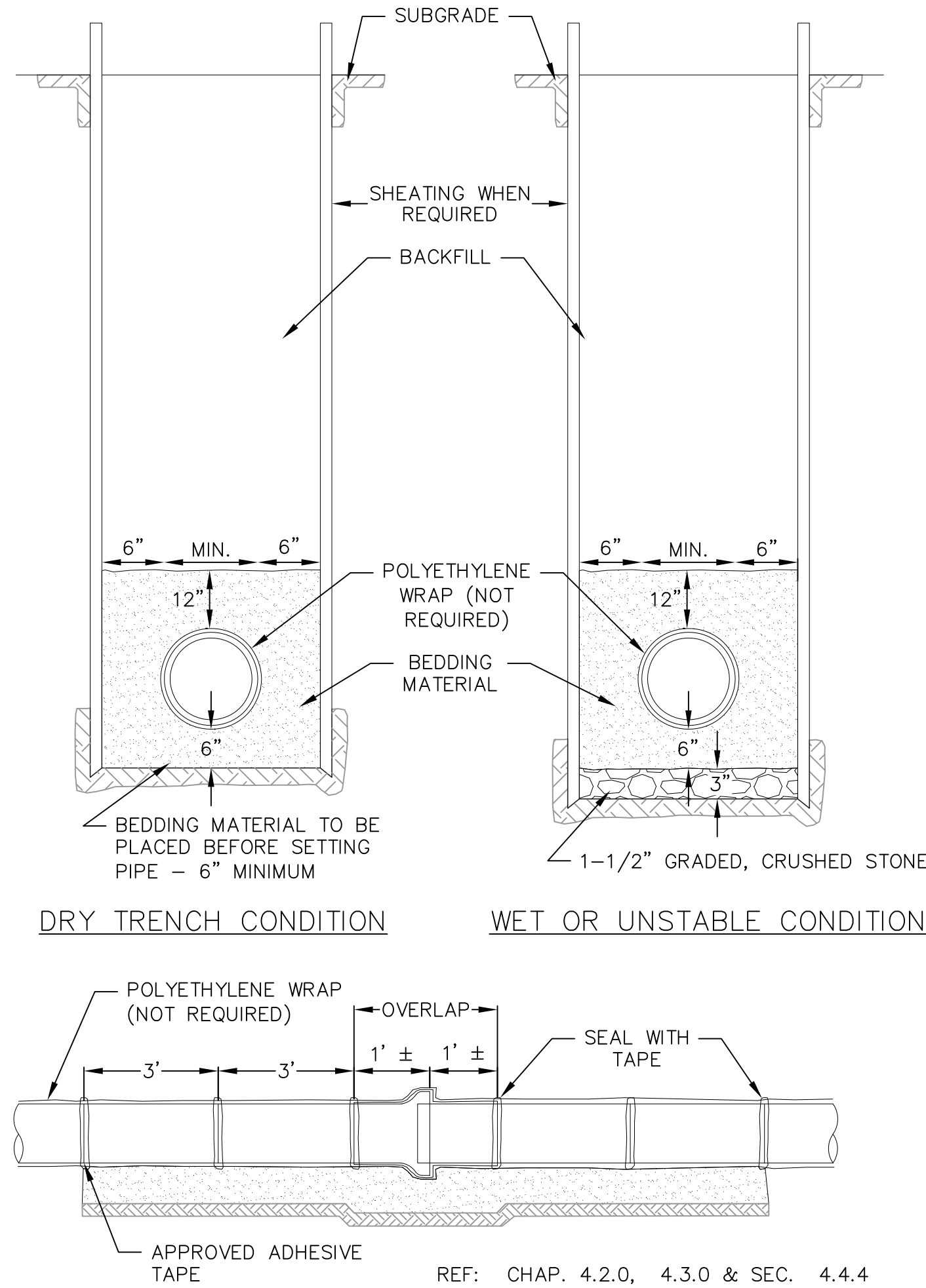
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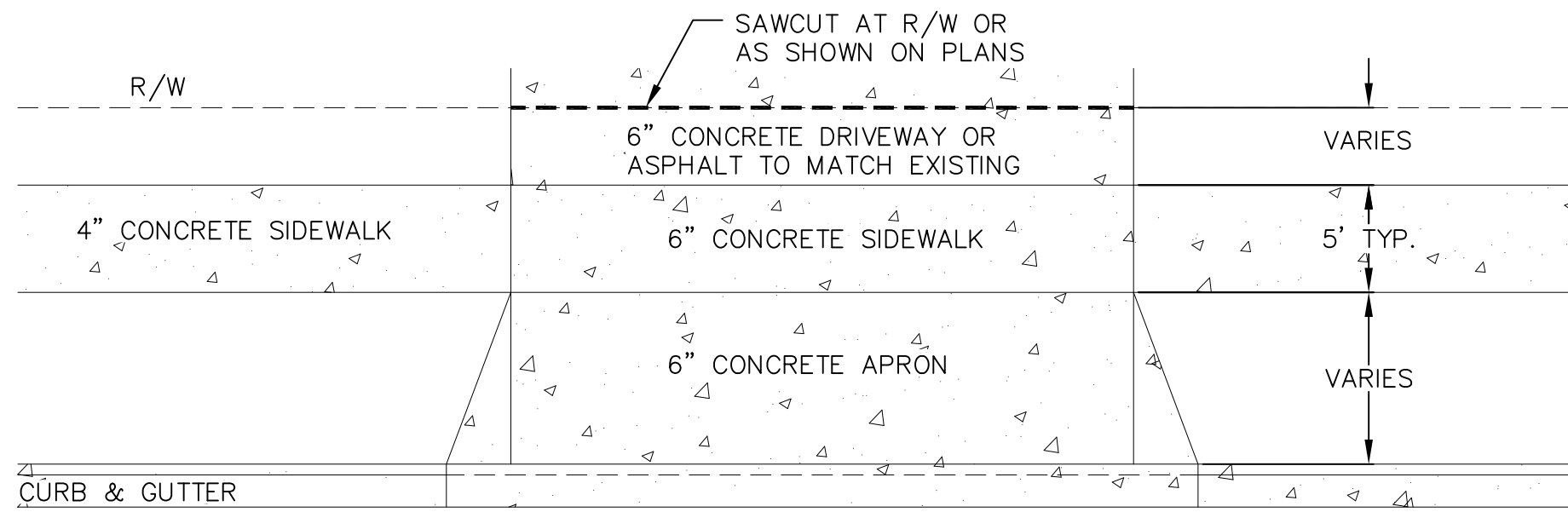
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STANDARD WATER MAIN TRENCH SECTION  
NOT TO SCALE



1  
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DRIVEWAY DETAIL  
NOT TO SCALE

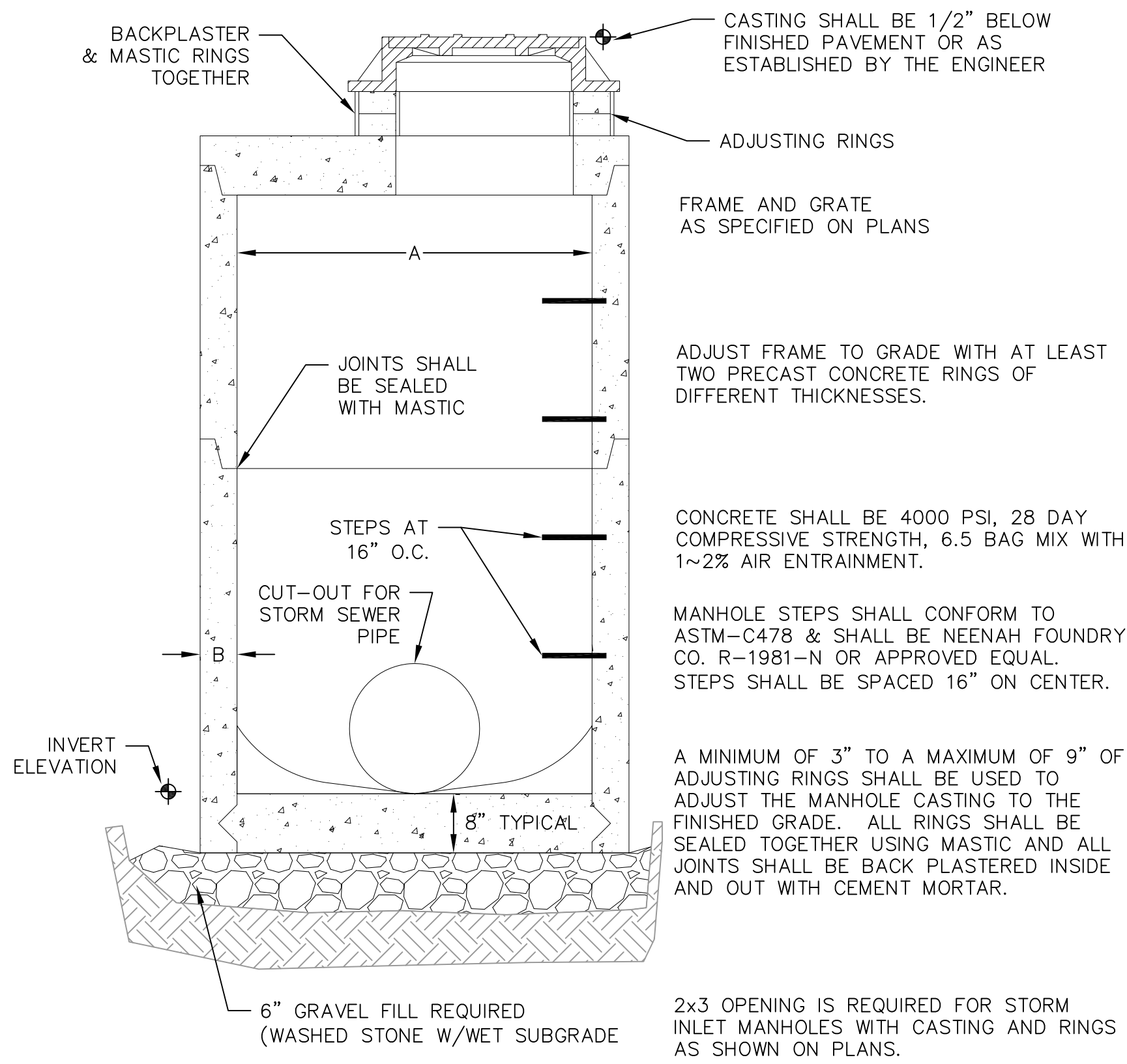


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STORM SEWER FIELD INLET  
NOT TO SCALE

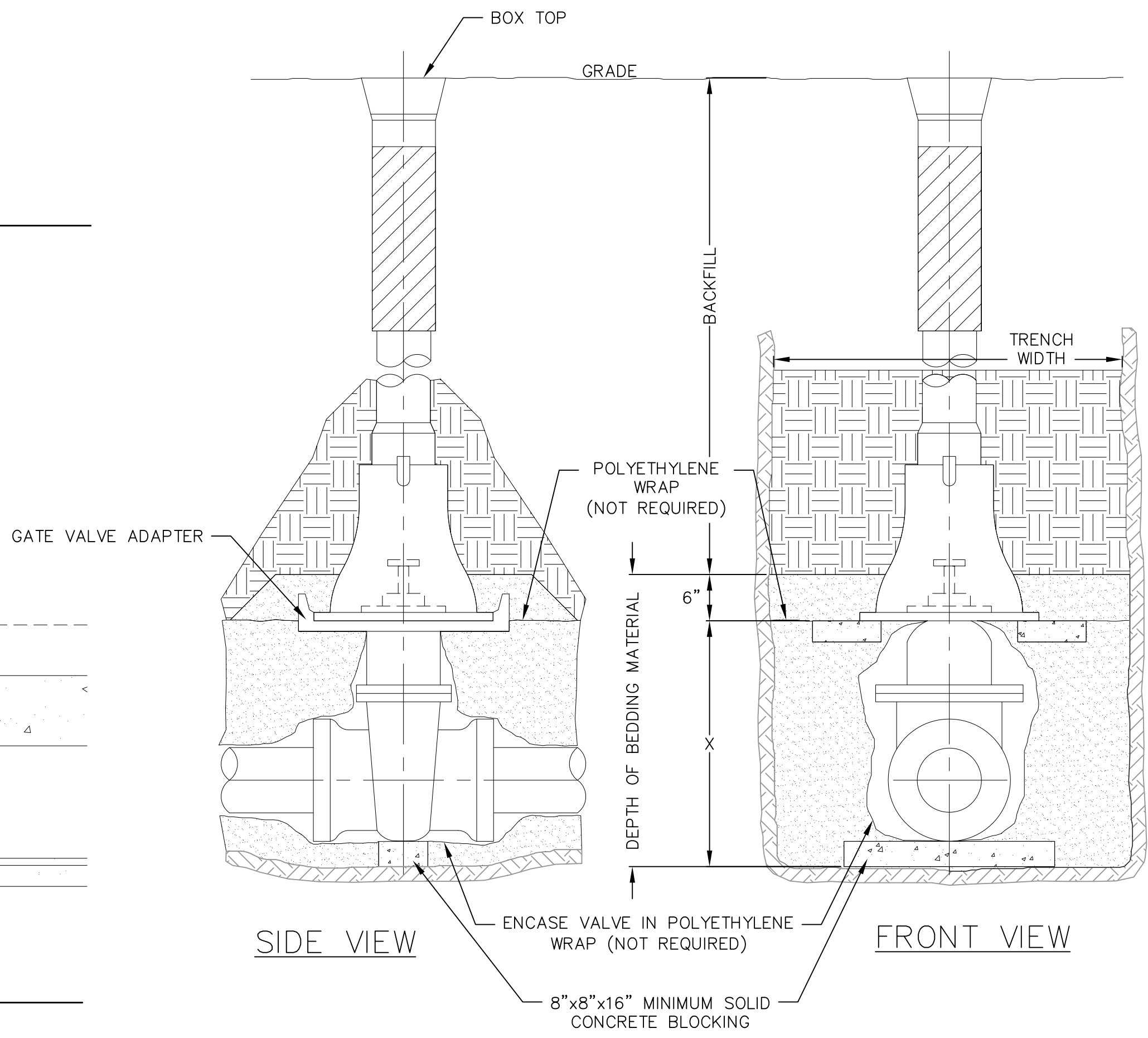
MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

STORM MANHOLE DIMENSIONS

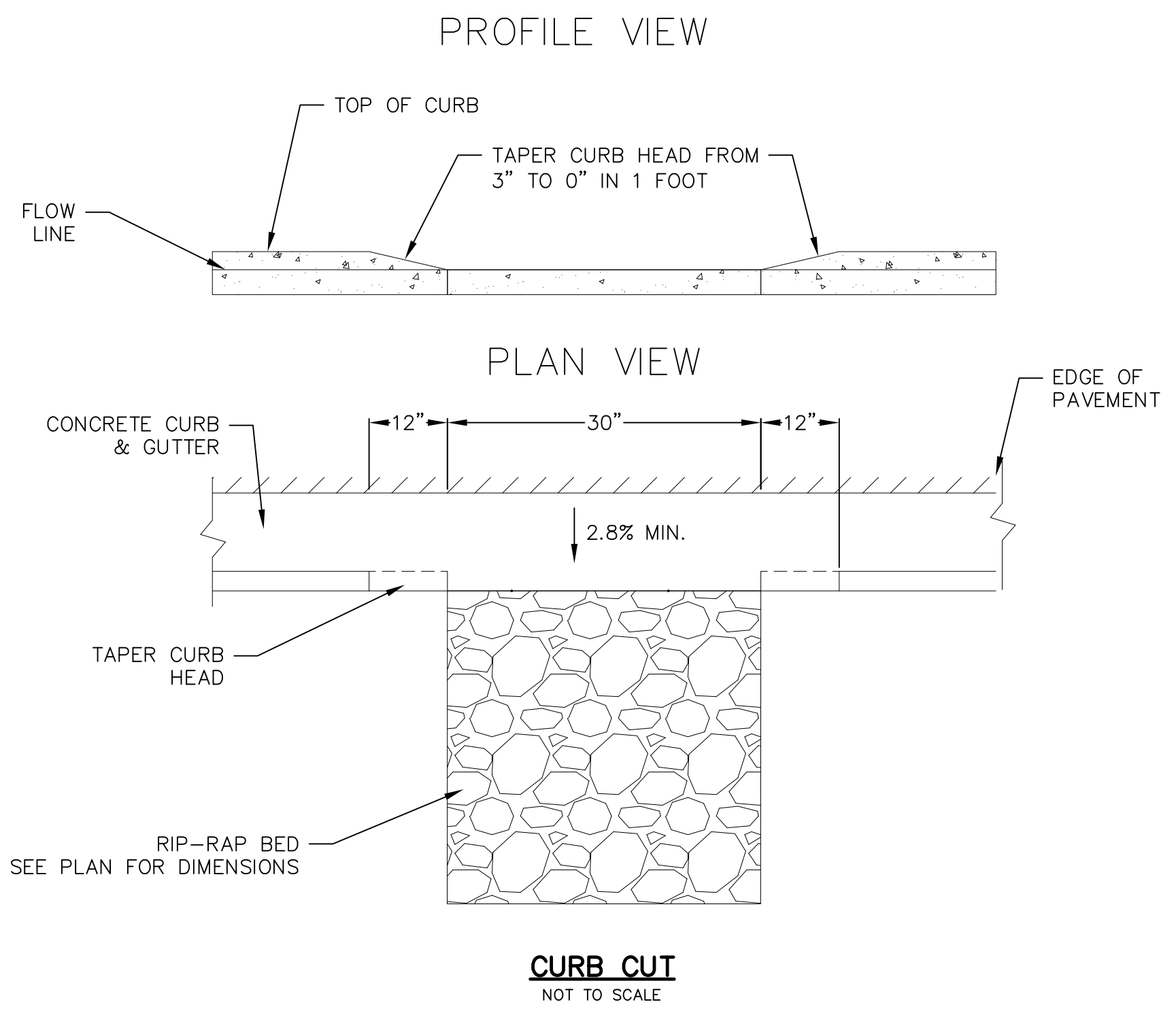


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STANDARD GATE VALVE BOX SETTING  
NOT TO SCALE



PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

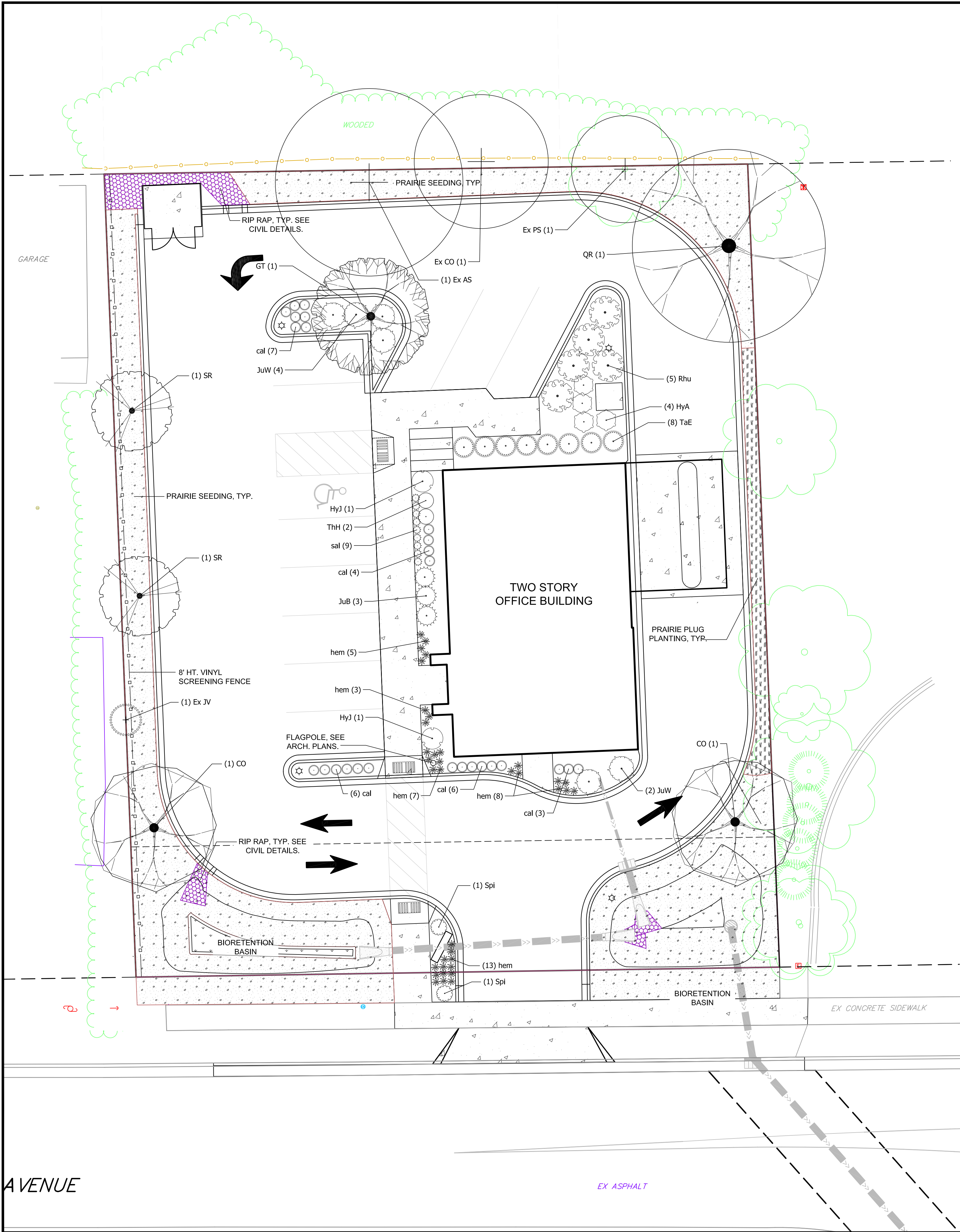


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1

CURB CUT  
NOT TO SCALE

NOT FOR CONSTRUCTION





PLANT SCHEDULE

DECIDUOUS TREES		CONT	CAL	QTY
CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal	2
GT	Gleditsia triacanthos "Northern Acclaim" / Northern Acclaim Honeylocust	B & B	2.5"Cal	1
QR	Quercus rubra / Red Oak	B & B	2.5"Cal	1
EXISTING TREES TO REMAIN		CONT	CAL	QTY
Ex AS	Acer saccharinum / Silver Maple	Existing	16"	1
Ex CO	Celtis occidentalis / Common Hackberry	Existing	6"	1
Ex JV	Juniperus virginiana / Eastern Red Cedar	Existing	10"	1
Ex PS	Prunus serotina / Wild Black Cherry	Existing	12"	1
FLOWERING TREES		CONT	CAL	QTY
SR	Syringa reticulata / Japanese Tree Lilac	B & B	1.5"Cal	2
25' x 20'-30"				
ANNUALS/PERENNIALS		SIZE	FIELD2	QTY
cal	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	1 gal	Cont	26
hem	Hemerocallis x "Stella de Oro" / Stella de Oro Daylily	4" pot	Cont	36
sal	Salvia nemorosa "Caradonna" / Caradonna Perennial Salvia	4" pot	Cont	9
DECIDUOUS SHRUBS		SIZE	FIELD2	QTY
HyA	Hydrangea arborescens "Annabelle" / Annabelle Smooth Hydrangea	5 gal	Cont	4
HyJ	Hydrangea paniculata "Jane" / Little Lime Hydrangea	5 gal	Cont	2
Rhu	Rhus aromatica "Gro-Low" / Gro-Low Fragrant Sumac	5 gal	Cont	5
Spi	Spiraea x bumalda "Anthony Waterer" / Anthony Waterer Spiraea	3 gal	Cont	2
EVERGREEN SHRUBS		SIZE	FIELD2	QTY
JuW	Juniperus horizontalis "Wisconsin" / Wisconsin Juniper	5 gal	Cont	6
JuB	Juniperus sabina "Blue Forest" / Blue Forest Juniper	5 gal	Cont	3
TaE	Taxus x media "Everlow" / Yew	5 gal	Cont	8
ThH	Thuja occidentalis "Holmstrup" / Holmstrup Cedar	10 gal	Cont	2

- GENERAL NOTES:**
1. All plantings shall conform to quality requirements as per ANSI Z60.1.
  2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
  3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
  4. All disturbed areas, unless otherwise noted, to be seeded with Economy Prairie Mix by Cardno Native Plant Nursery, or equal, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
  5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
  6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
  7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging.

BIORETENTION PLUG/SEED SCHEDULE

BIORETENTION PLUG MIX		127 sf
Asclepias incarnata / Swamp Milkweed		12
Carex cristatella / Crested Oval Sedge		11
Carex lurida / Lurid Sedge		11
Coreopsis tripteris / Tall Coreopsis		11
Elymus virginicus / Virginia Wild Rye		11
Iris virginica / Blue Flag Iris		12
Liatris spicata / Spike Gayfeather		12
Lobelia siphilitica / Great Lobelia		11
Panicum virgatum / Switch Grass		11
Rudbeckia triloba / Brown-eyed Susan		12
Spartina pectinata / Prairie Cordgrass		11
Symphyotrichum novae-angliae / New England Aster		11
ECONOMY PRAIRIE SEED MIX		3,417 sf
-		
PRAIRIE PLUGS		212 sf
Echinacea purpurea / Purple Coneflower		38
Monarda fistulosa / Bergamot		38
Panicum virgatum / Switch Grass		56
Rudbeckia hirta / Black-eyed Susan		36
Schizachyrium scoparium / Little Bluestem Grass		56

City of Madison Landscape Worksheet						
Total Square Footage of Developed Area:		16,108				
Total Landscape Points Required:		16,108	/ 300 =	54	x 5 =	268
		Credits/ Existing Landscaping		New/ Proposed Landscaping		
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35	4	140	4	140
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0		0
Upright evergreen shrub	3-4 feet tall	10	1	10	2	20
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	13	39
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	19	76
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	26	52
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200		0		0
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"		0		0
Sub Totals				150		327
Total Points Provided:				477		



**vierbichter**  
planners | engineers | advisors  
Phone: (800) 261-3898

**Landscape Plan**  
Station Bank - 2430 Frazier Avenue  
City of Madison  
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE  
AS SHOWN

DATE  
08-01-2018

DRAFTER  
SVIN

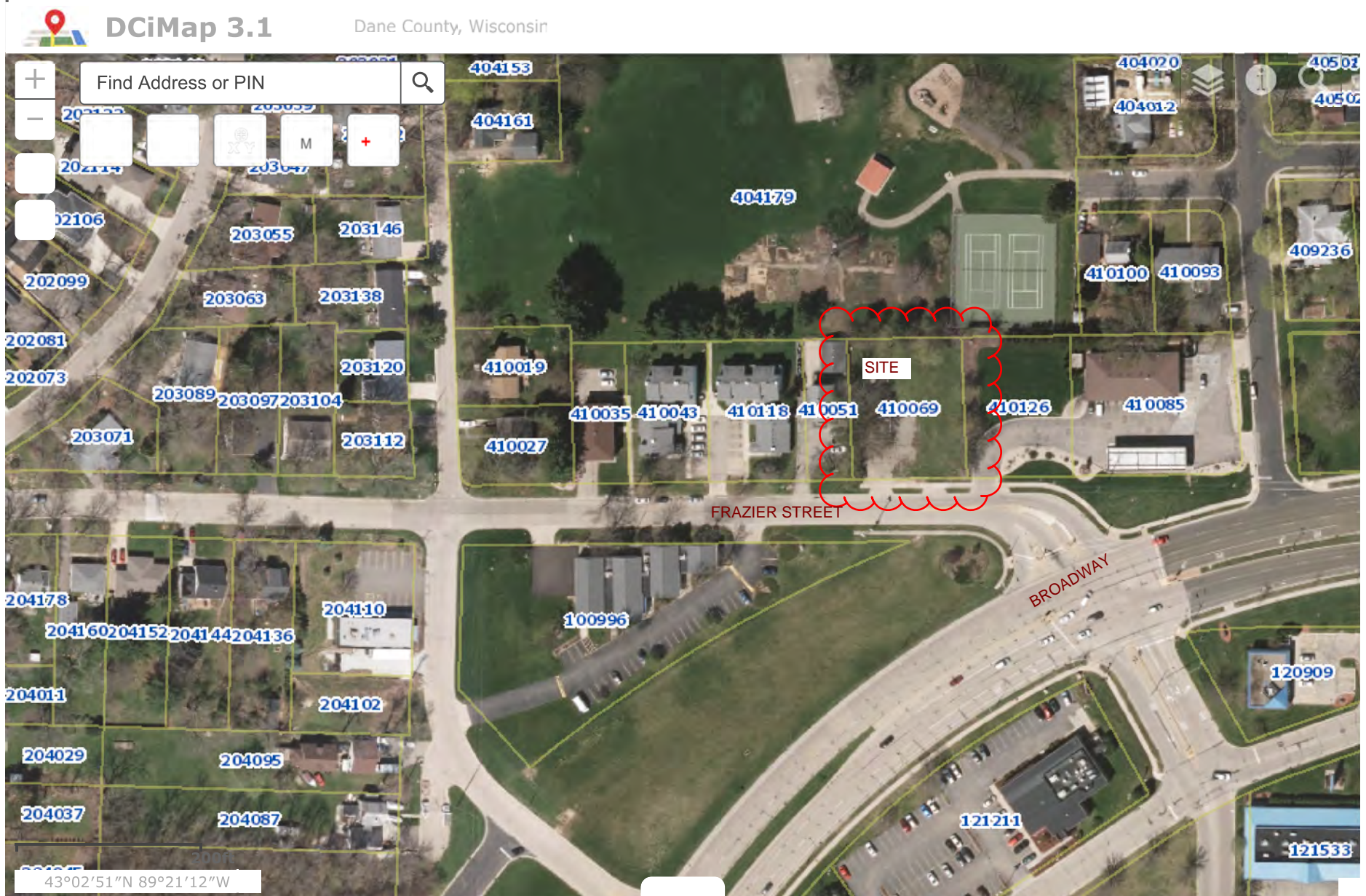
CHECKED  
ABAR/MSCH

PROJECT NO.  
180124

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100









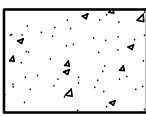


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TOLL FREE 1-800-242-8511  
MILWAUKEE AREA 414-259-1181  
TDD 1-800-542-2289

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND  
OPERATORS OF TRANSMISSION FACILITIES AT LEAST  
THREE WORKING DAYS BEFORE YOU DIG

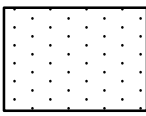
HARD SURFACE LEGEND



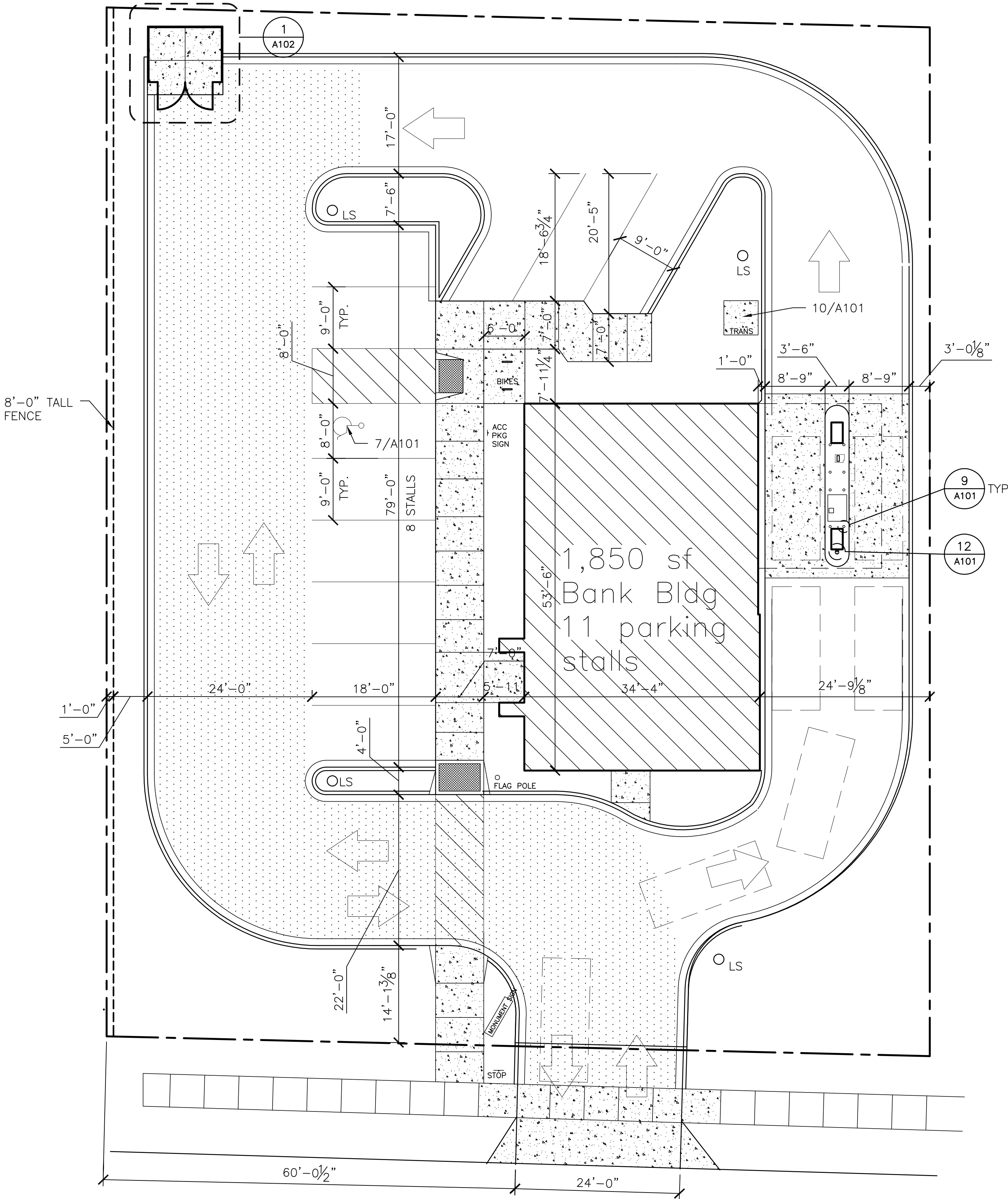
CONCRETE SIDEWALKS:  
4" THICK SLAB W/ BROOM  
FINISH OVER 4" THICK  
COMPACTED SUBBASE.



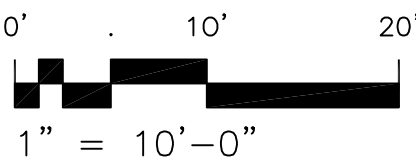
STANDARD PAVEMENT: 3-1/2" BITUMINOUS PAVING  
(1-3/4" SURFACE COURSE AND 1-3/4" BINDER COURSE)  
OVER AN 8" THICK COMPACTED STONE BASE (±4" OF  
BREAKER RUN STONE & ±4" OF 3/4" COMPACTED  
STONE)



HEAVY PAVEMENT: 3-1/2" BITUMINOUS PAVING (1-3/4"  
SURFACE COURSE AND 1-3/4" BINDER COURSE) OVER  
AN 12" THICK COMPACTED STONE BASE (±8" OF  
BREAKER RUN STONE & ±4" OF 3/4" COMPACTED  
STONE)



1 SITE PLAN  
A100 SCALE: 1" = 40'-0"



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STAFF COMMENTS: 08-01-18

RFI/SI DATE:

Schematic Design Phase:

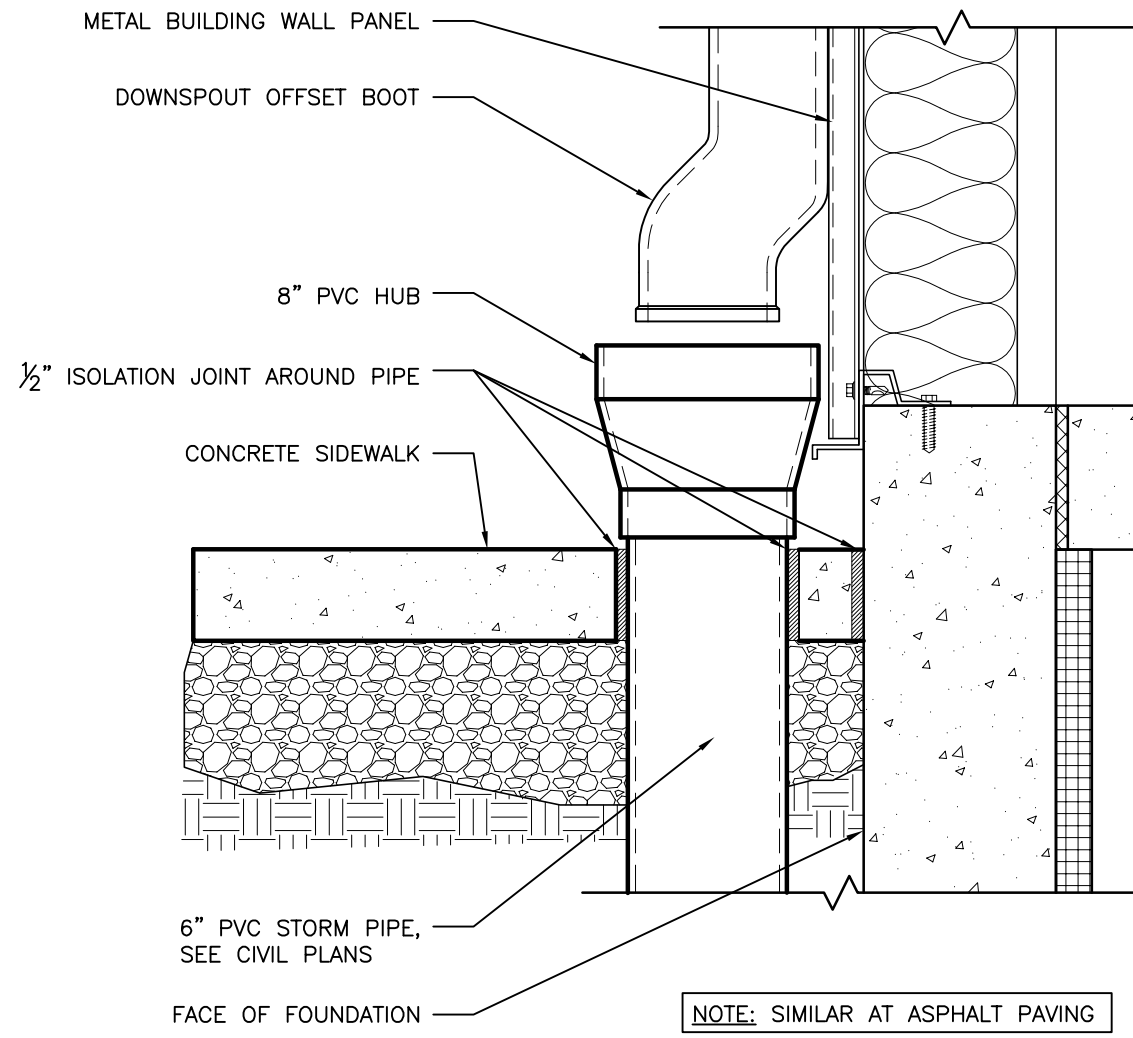
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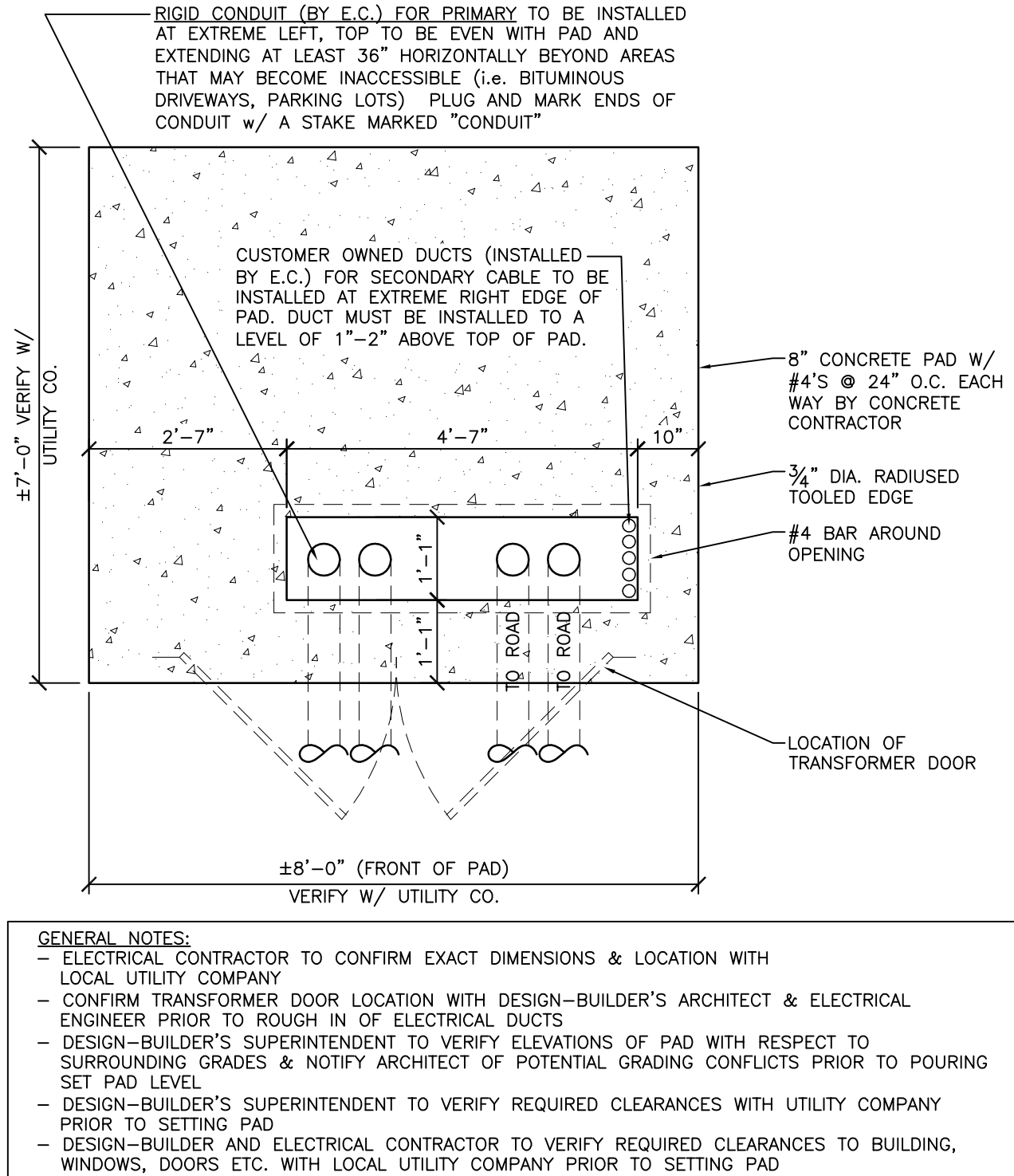
PROJECT #: 20180130

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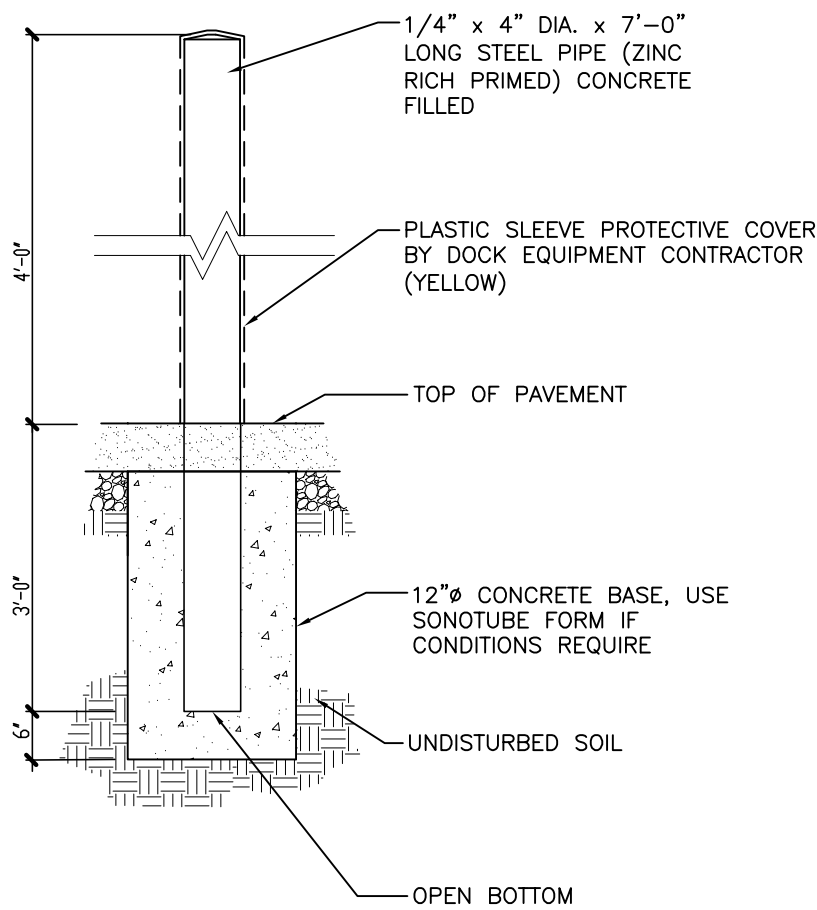
A100



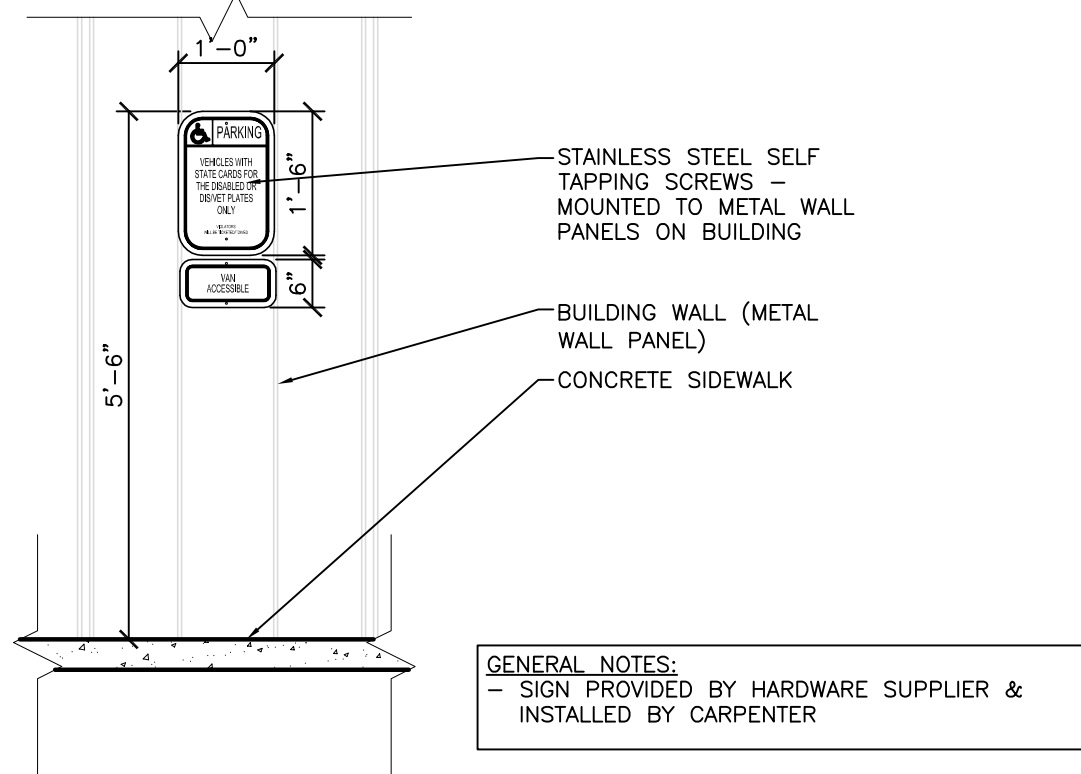
12 HUB DRAIN DETAIL @ SIDEWALK  
A101 SCALE: 1 1/2" = 1'-0" 02751.00.00.101



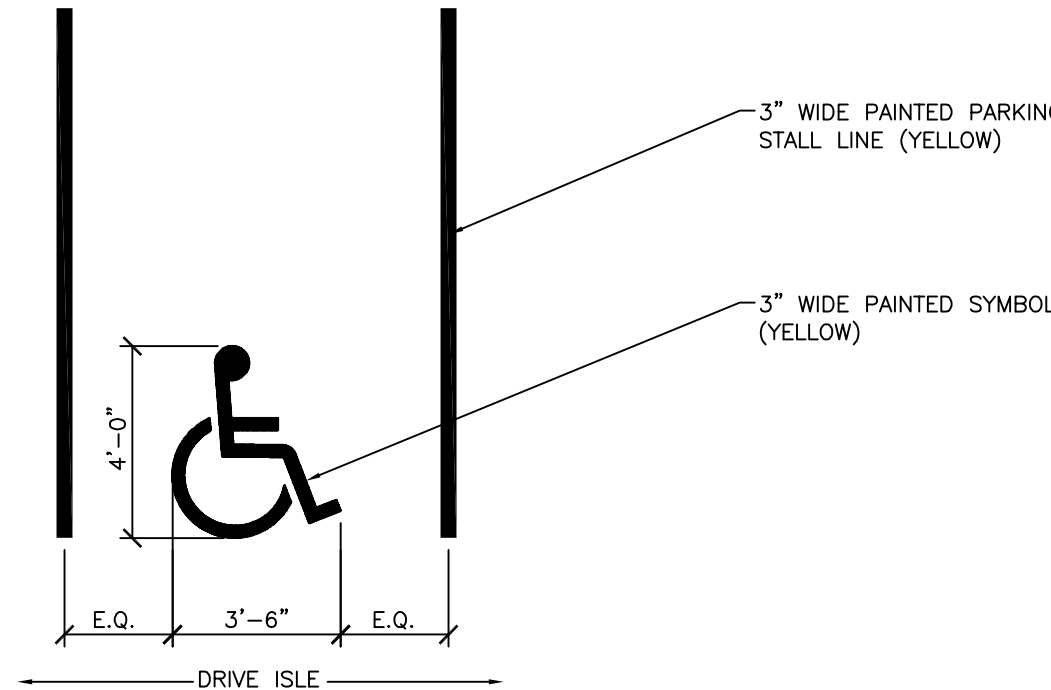
10 TRANSFORMER PAD CONCEPT  
A101 SCALE: 1/2" = 1'-0" 02751.00.00.302



9 BOLLARD DETAIL  
A101 SCALE: 1/2" = 1'-0" 000000.000



8 WISCONSIN VAN ACCESSIBLE PARKING SIGN  
A101 SCALE: 1/2" = 1'-0" 02890.00.00.002



7 ACCESSIBLE PARKING STALL STRIPING  
A101 SCALE: NONE 02760.00.00.001

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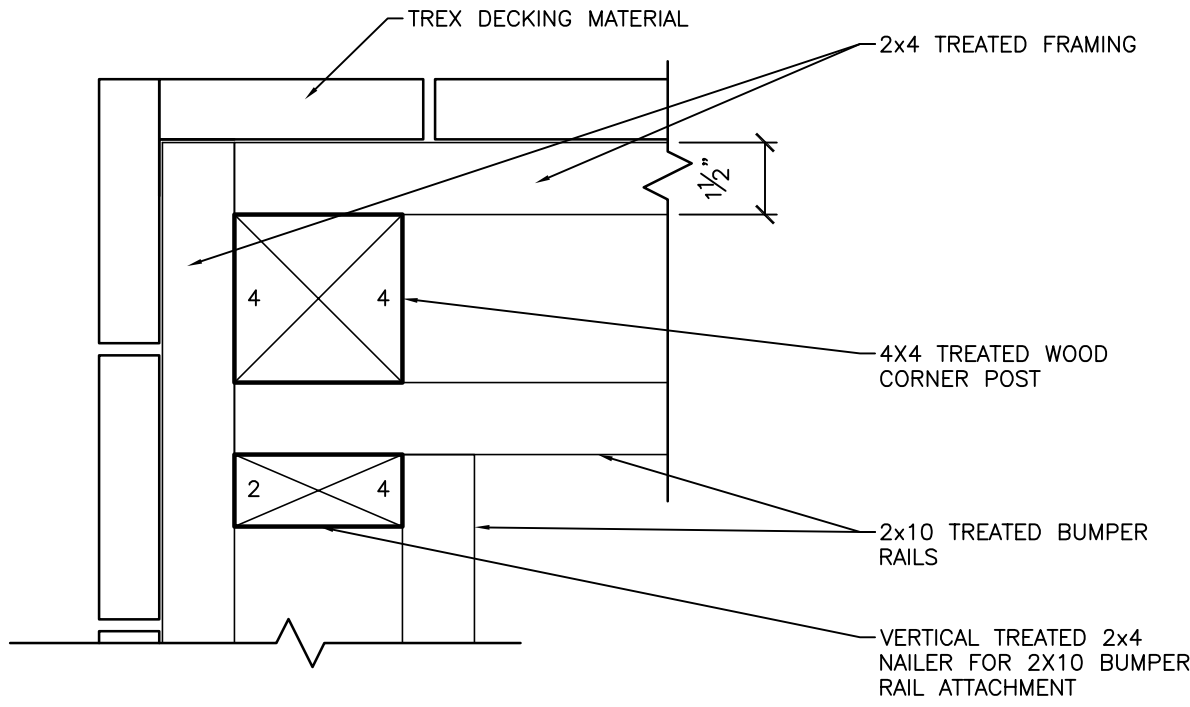
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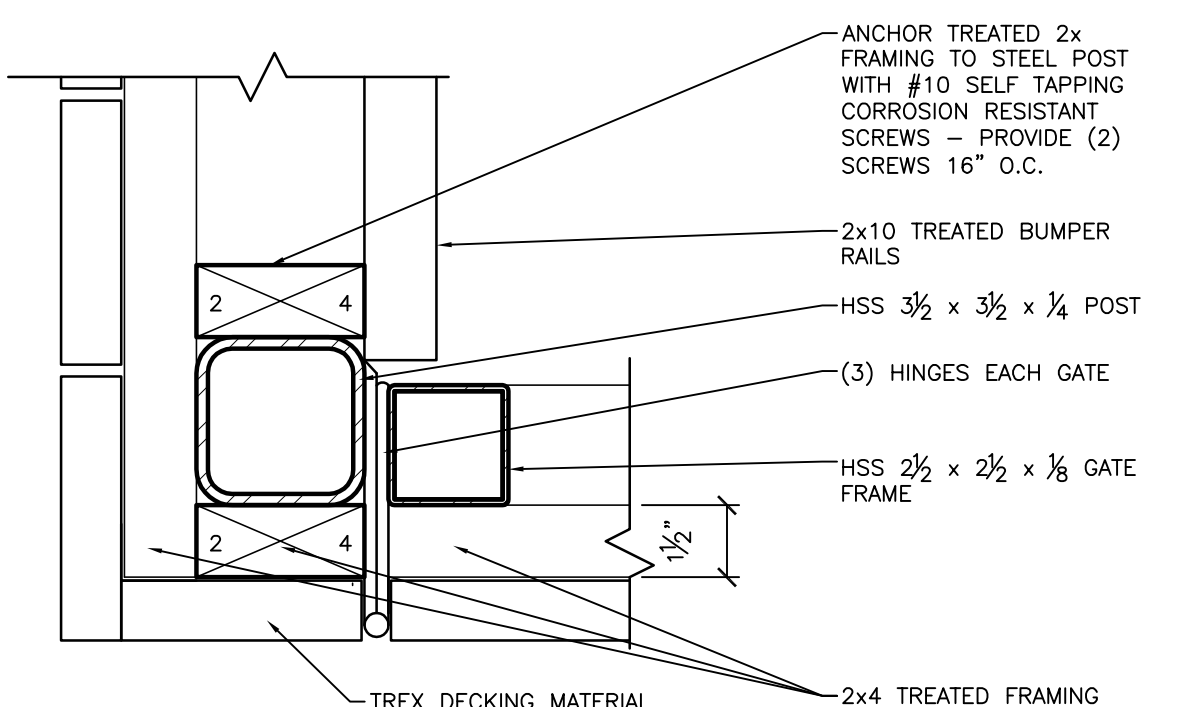
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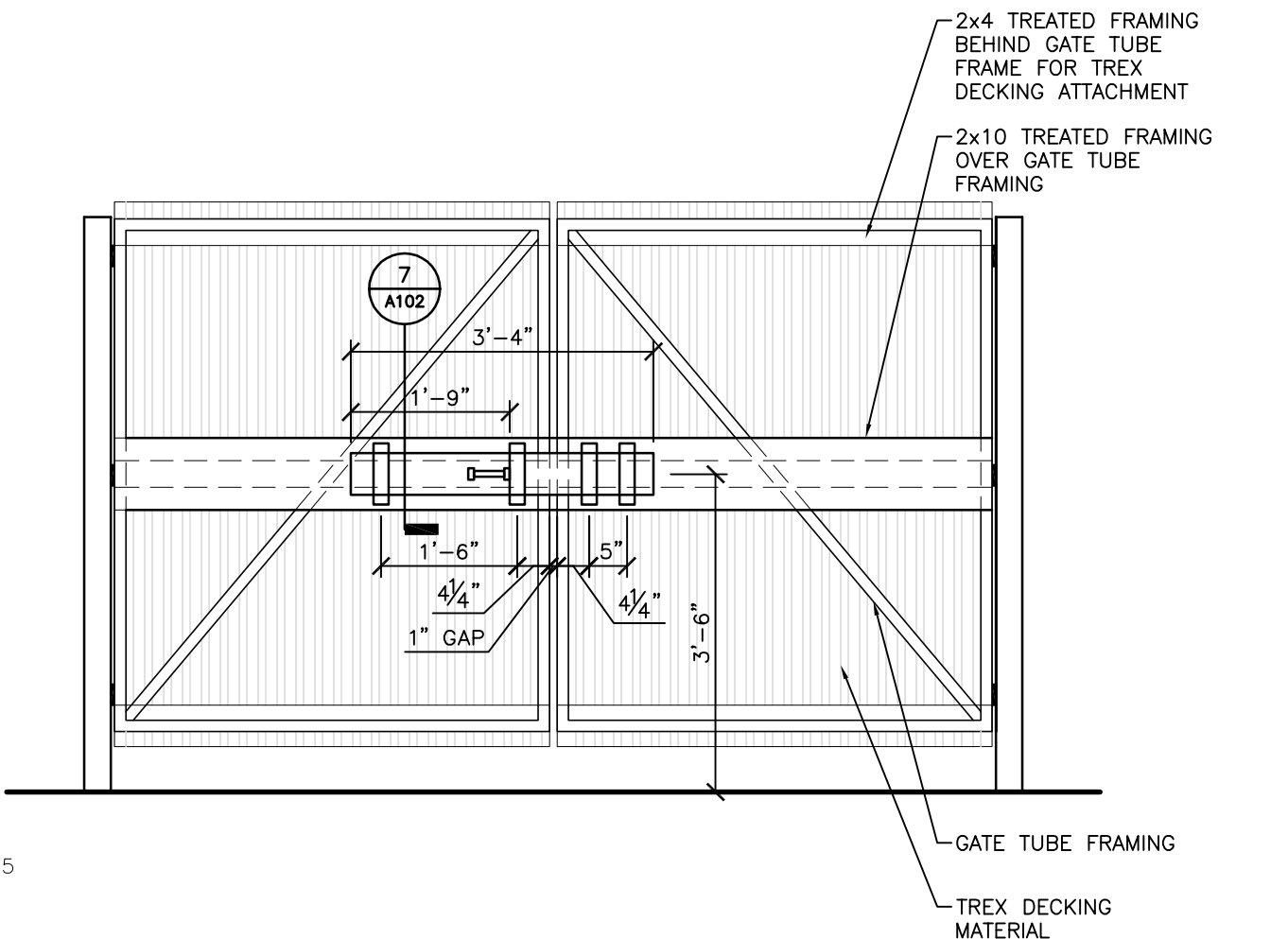
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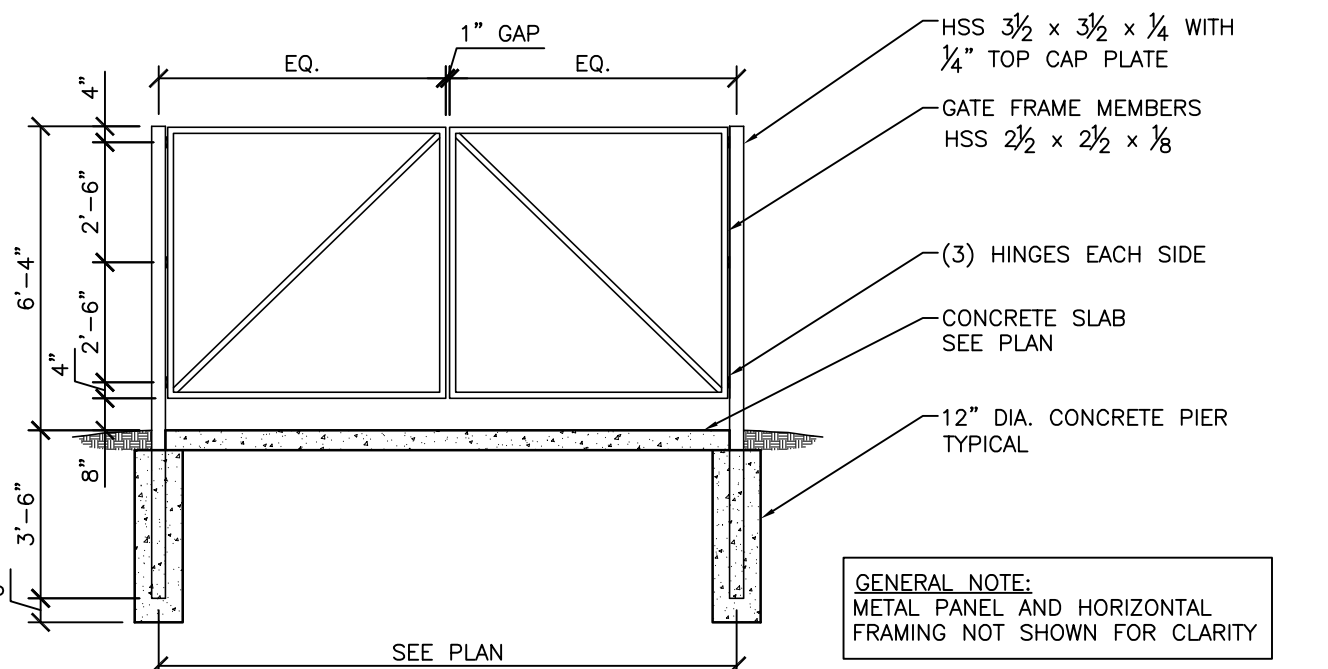
8 DUMPSTER ENCLOSURE CORNER POST  
A102 SCALE: 3" = 1'-0"



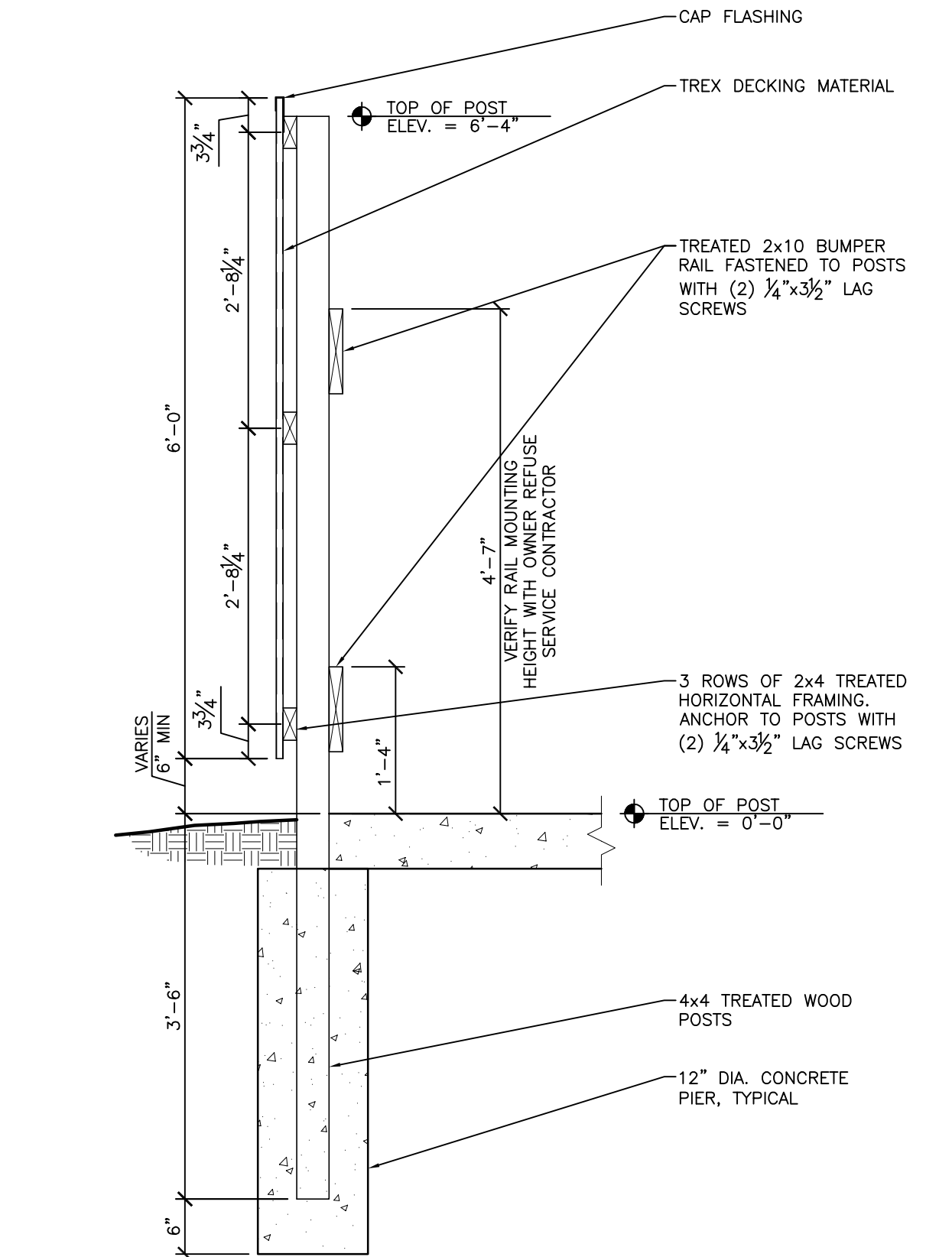
6 DUMPSTER GATE POST  
A102 SCALE: 3" = 1'-0"



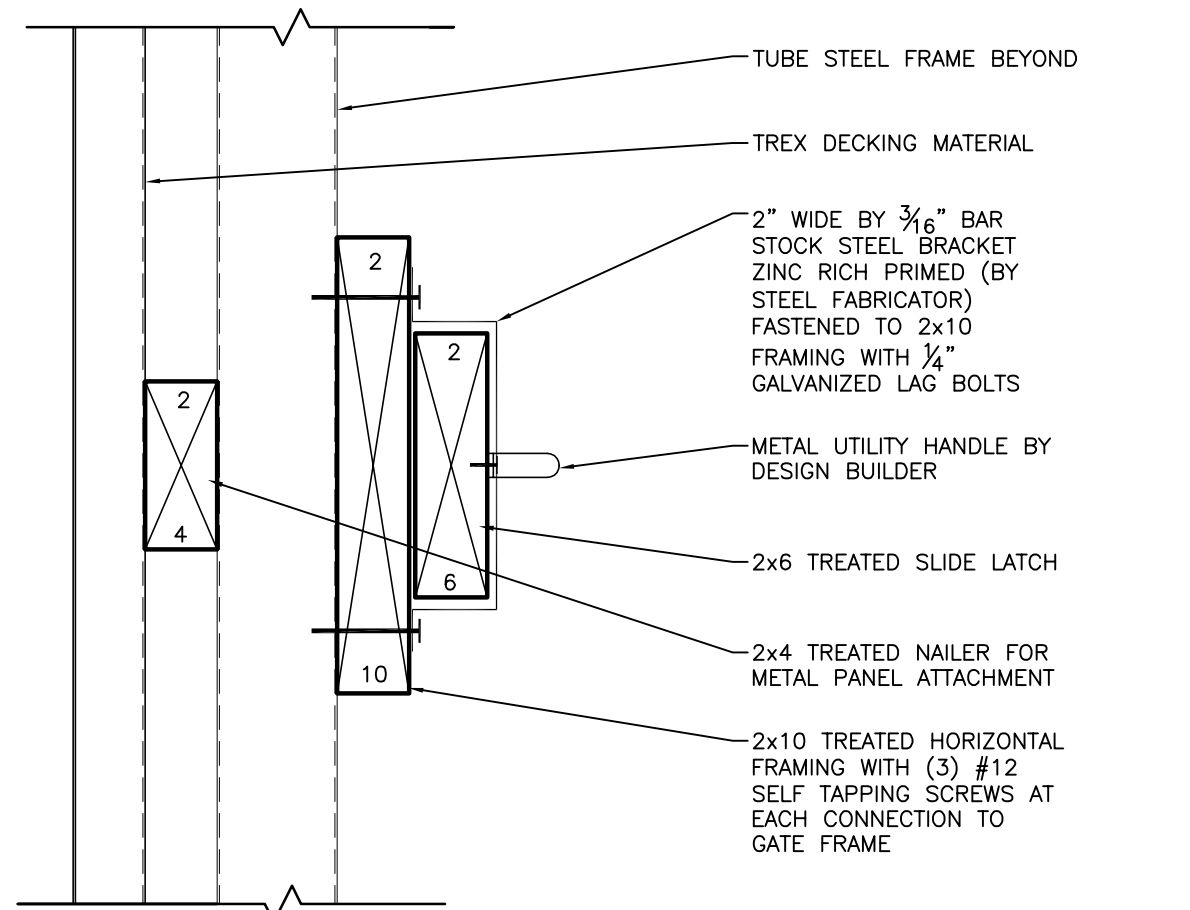
3 DUMPSTER DOOR ELEVATION INTERIOR MOUNTED LATCH  
A102 SCALE: 1/2" = 1'-0"



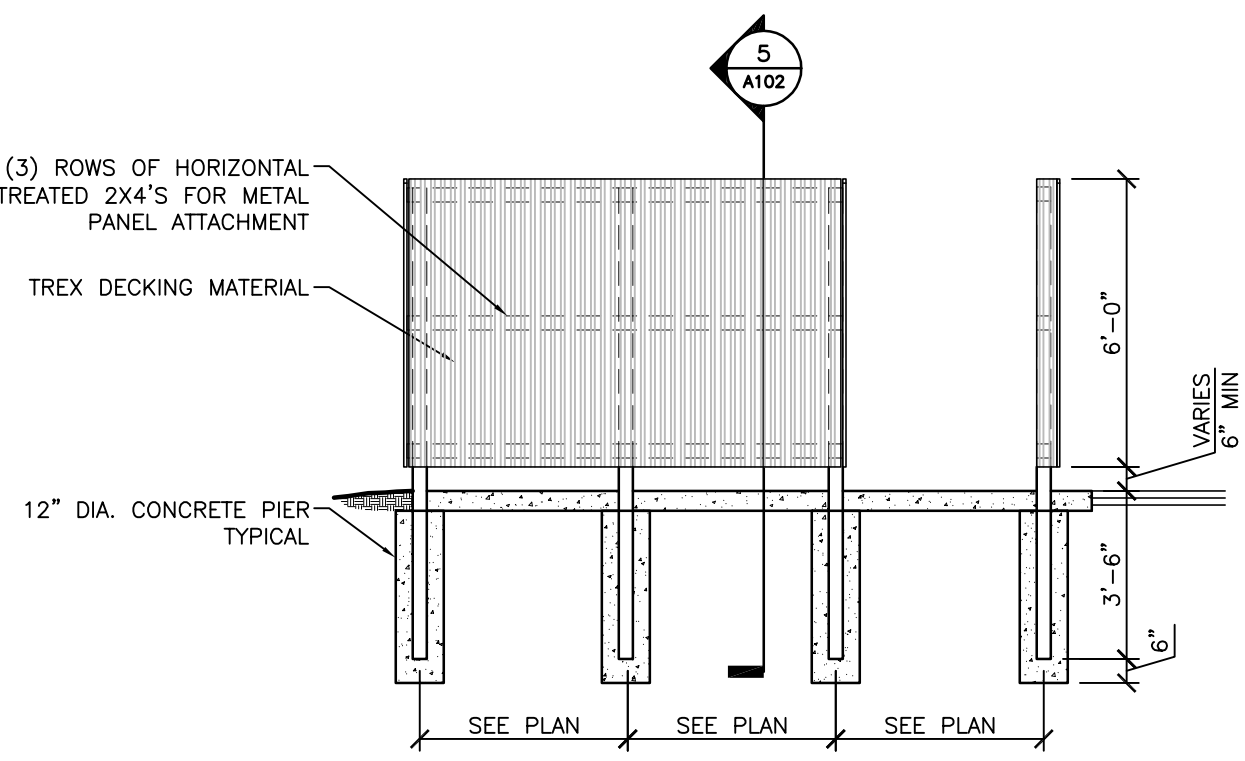
2 DUMPSTER GATE FRAME ELEVATION  
A102 SCALE: 1/4" = 1'-0"



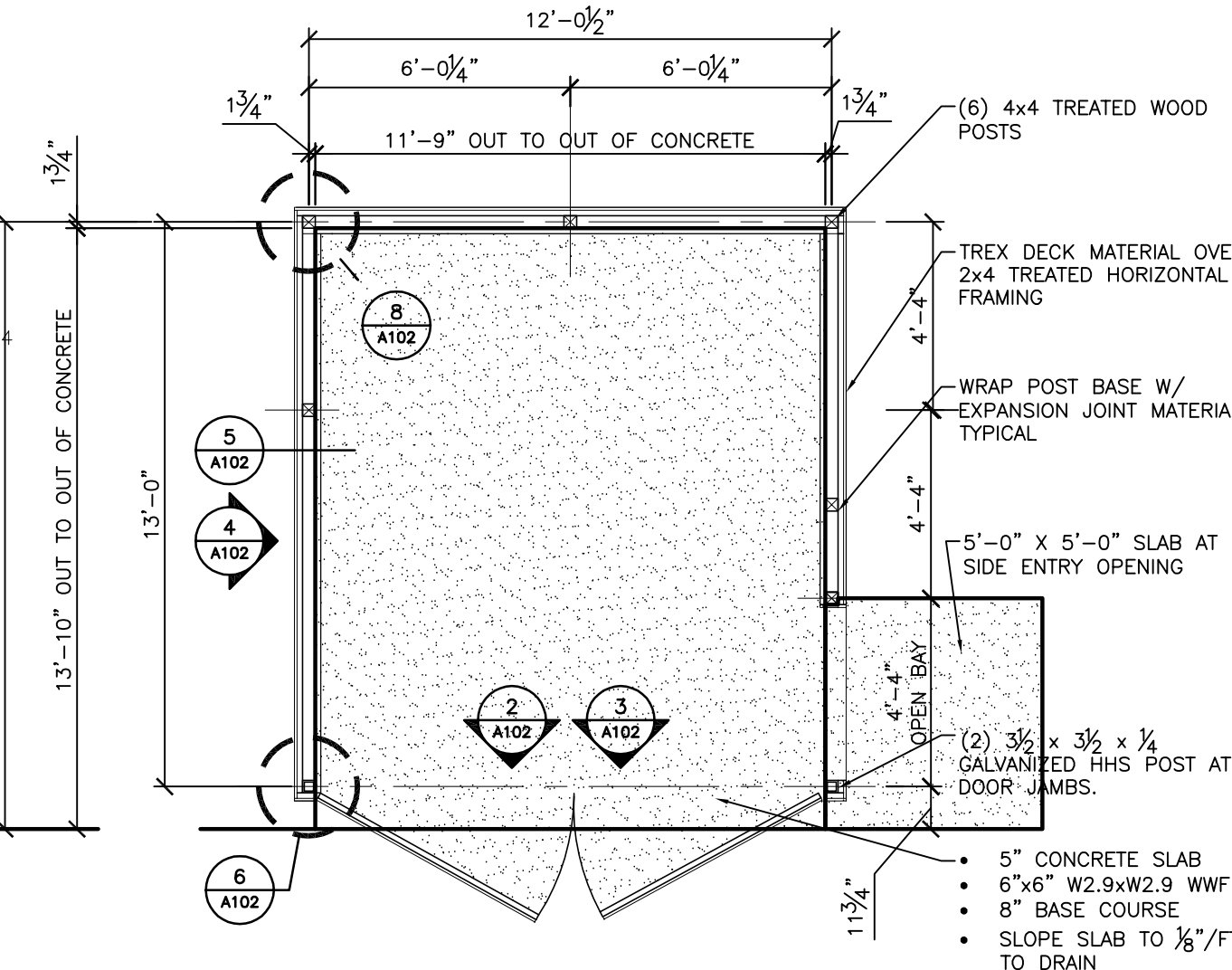
5 DUMPSTER ENCLOSURE SECTION  
A102 SCALE: 3/4" = 1'-0"



7 DETAIL AT DUMPSTER DOOR LATCH  
A102 SCALE: 3" = 1'-0"



4 DUMPSTER SIDE ELEVATION  
A102 SCALE: 1/4" = 1'-0"



GENERAL NOTES:  
- DRILLED EXCAVATION & CONCRETE PIERS BY CONCRETE CONTRACTOR  
- CARPENTER TO SET AND LEVEL POSTS  
- ALL STEEL MEMBER SHALL BE ZINC RICH PRIMED STEEL  
- PAINTING CONTRACTOR TO FIELD APPLY (2) COATS OF PAINT TO STEEL MEMBERS PRIOR TO INSTALLATION OF WOOD FRAMING  
- HINGES TO HAVE REMOVABLE PINS AND WELDED TO GATE AND POSTS BY STEEL FABRICATOR

1 DUMPSTER ENCLOSURE PLAN  
A102 SCALE: 1/4" = 1'-0"



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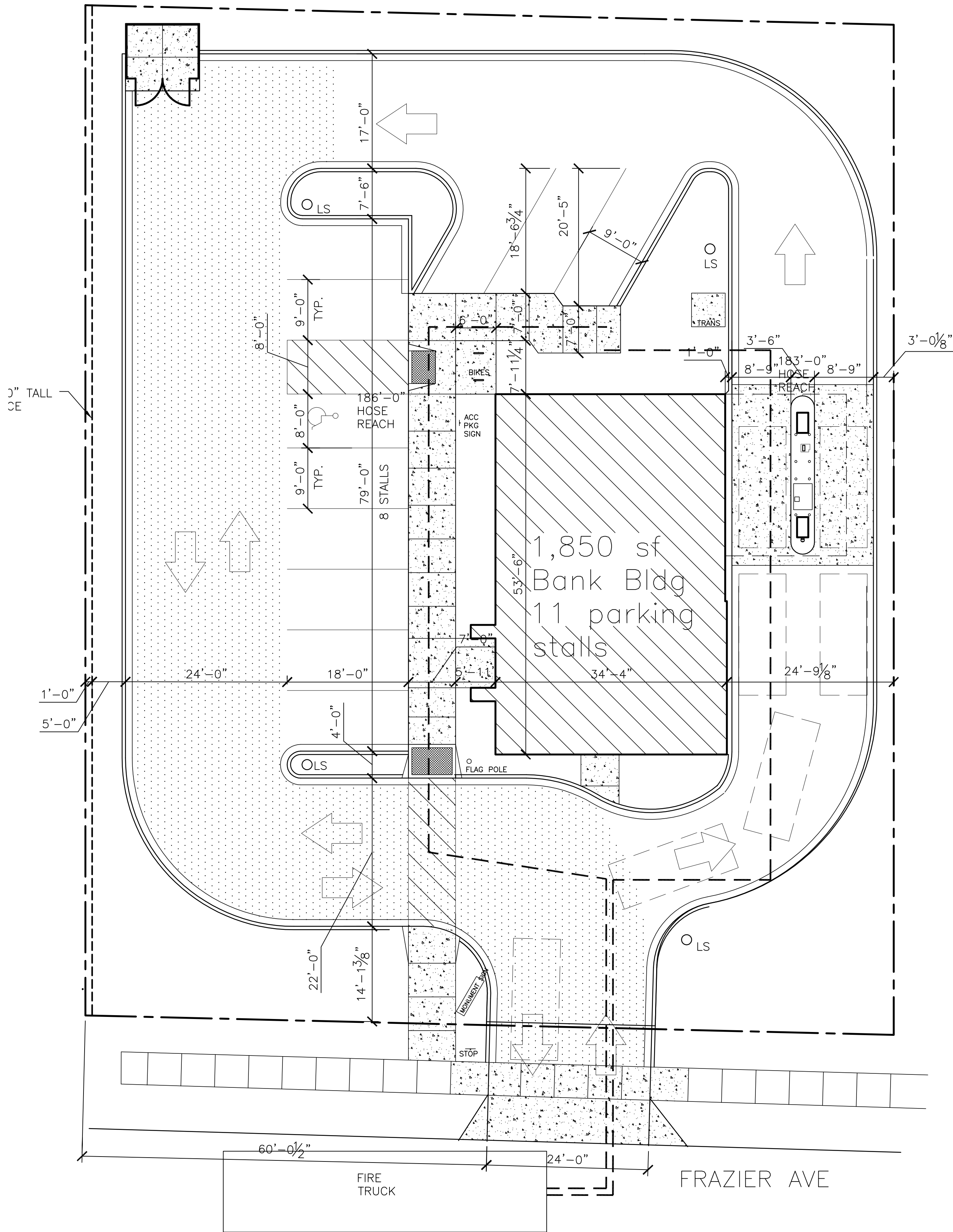
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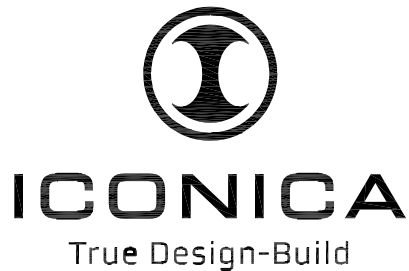
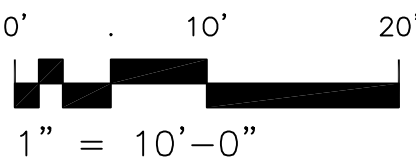
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A102





1 FIRE ACCESS PLAN  
A103 SCALE: 1" = 40'-0"



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A103



1 FIRST FLOOR PLAN  
A201 SCALE: 1/4" = 1'-0"



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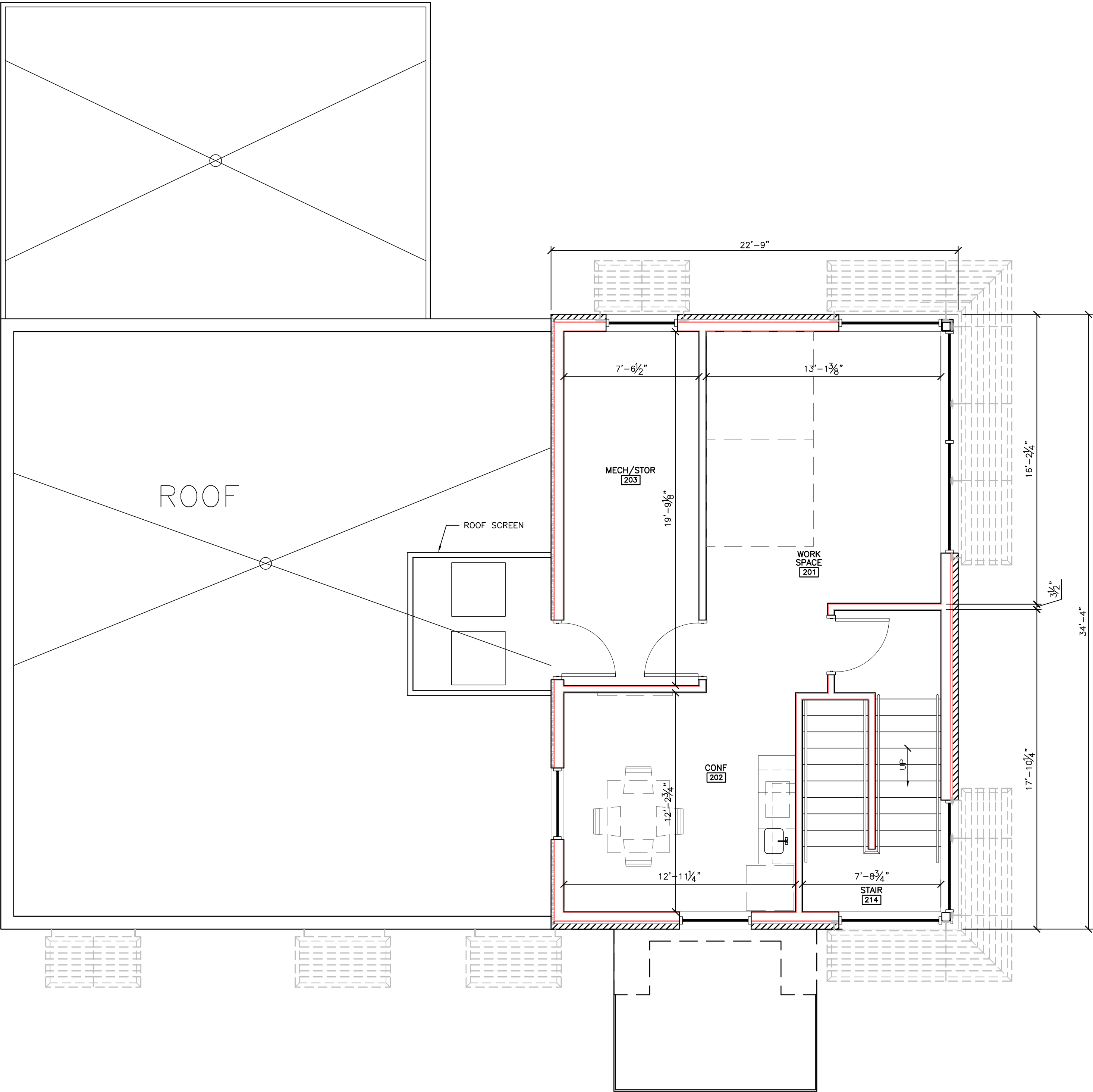
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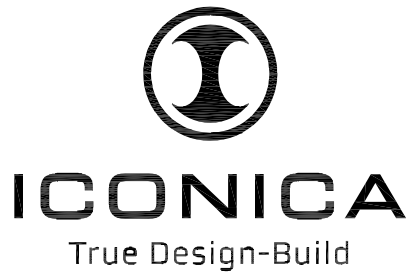
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SHEET NUMBER

A201



1 SECOND FLOOR PLAN  
A202 SCALE: 1/4" = 1'-0"



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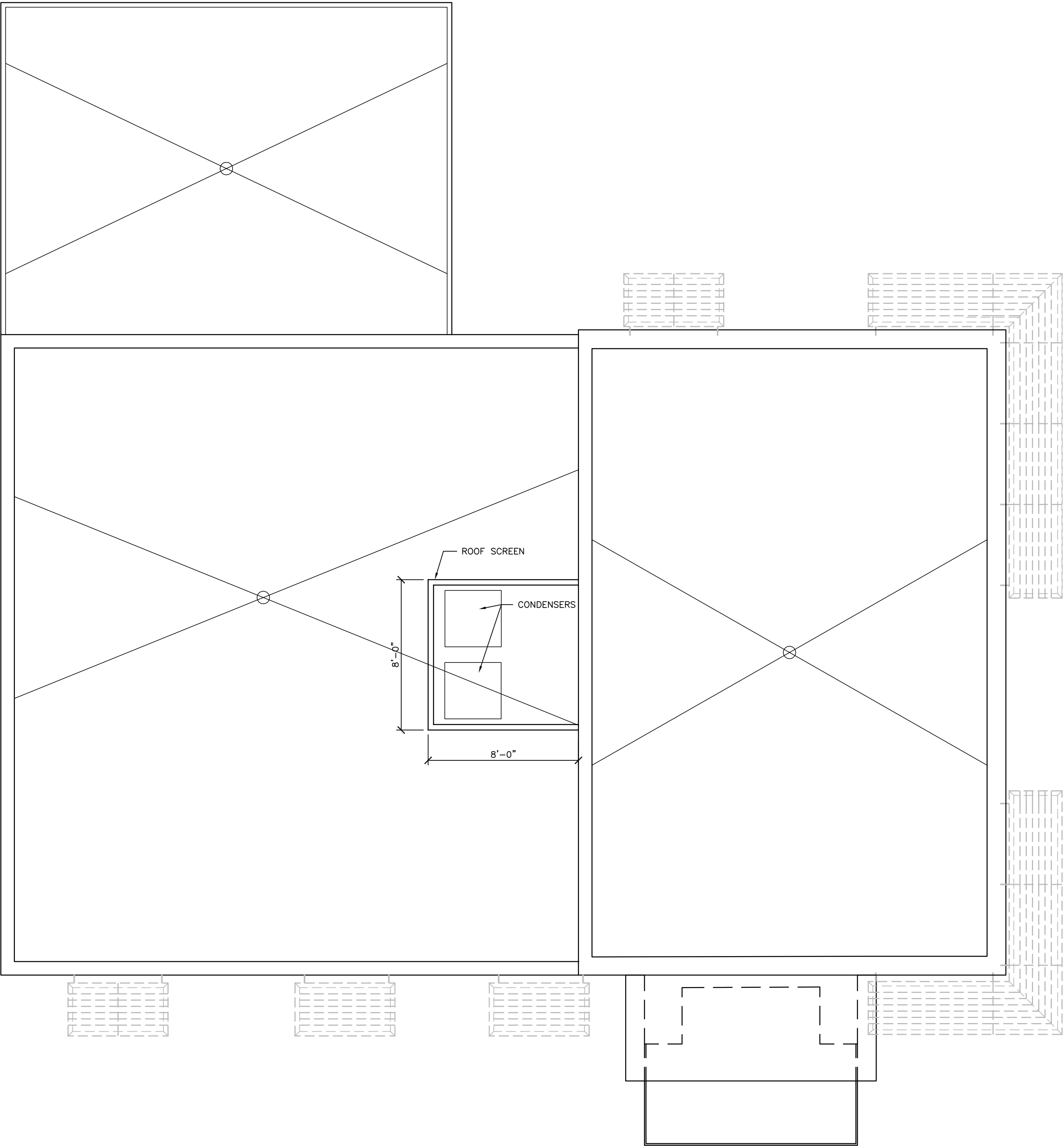
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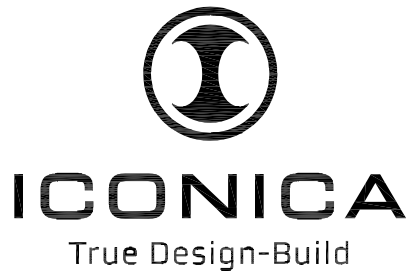
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A202

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1 ROOF PLAN  
A203 SCALE: 1/4" = 1'-0"



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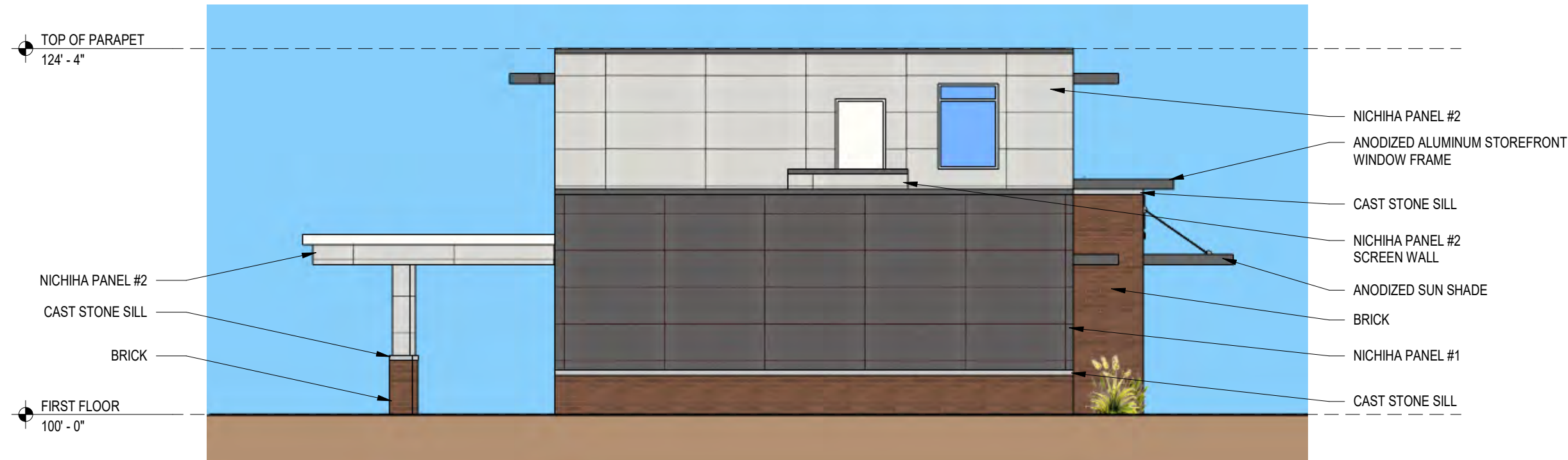
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**1 WEST ELEVATION**  
A300 1/8" = 1'-0"



**2 NORTH ELEVATION**  
A300 1/8" = 1'-0"



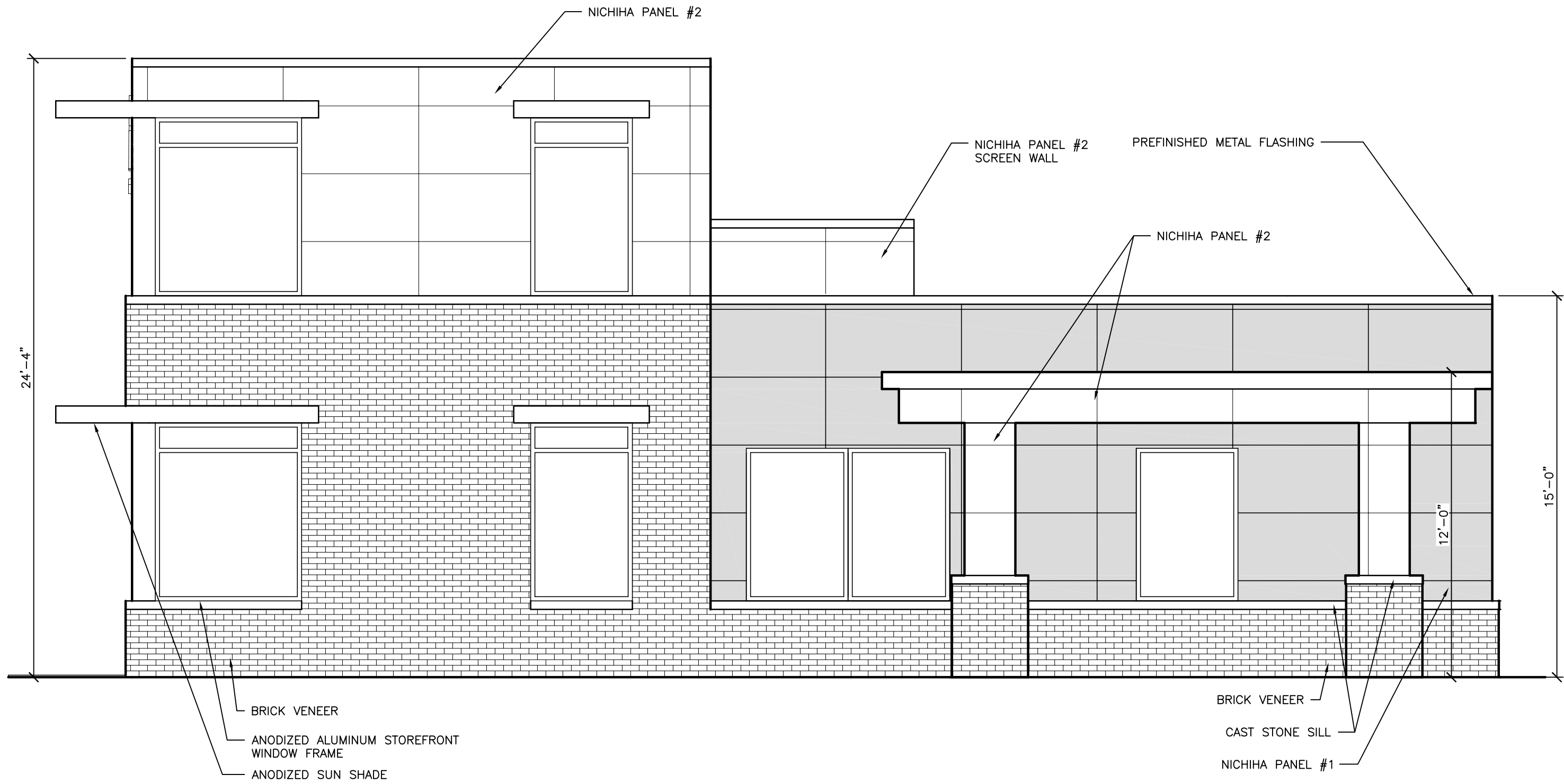


1 **EAST ELEVATION**  
A301 1/8" = 1'-0"

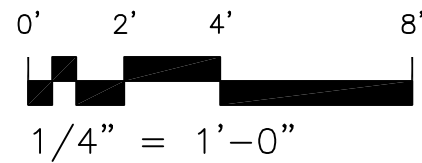


2 **SOUTH ELEVATION**  
A301 1/8" = 1'-0"



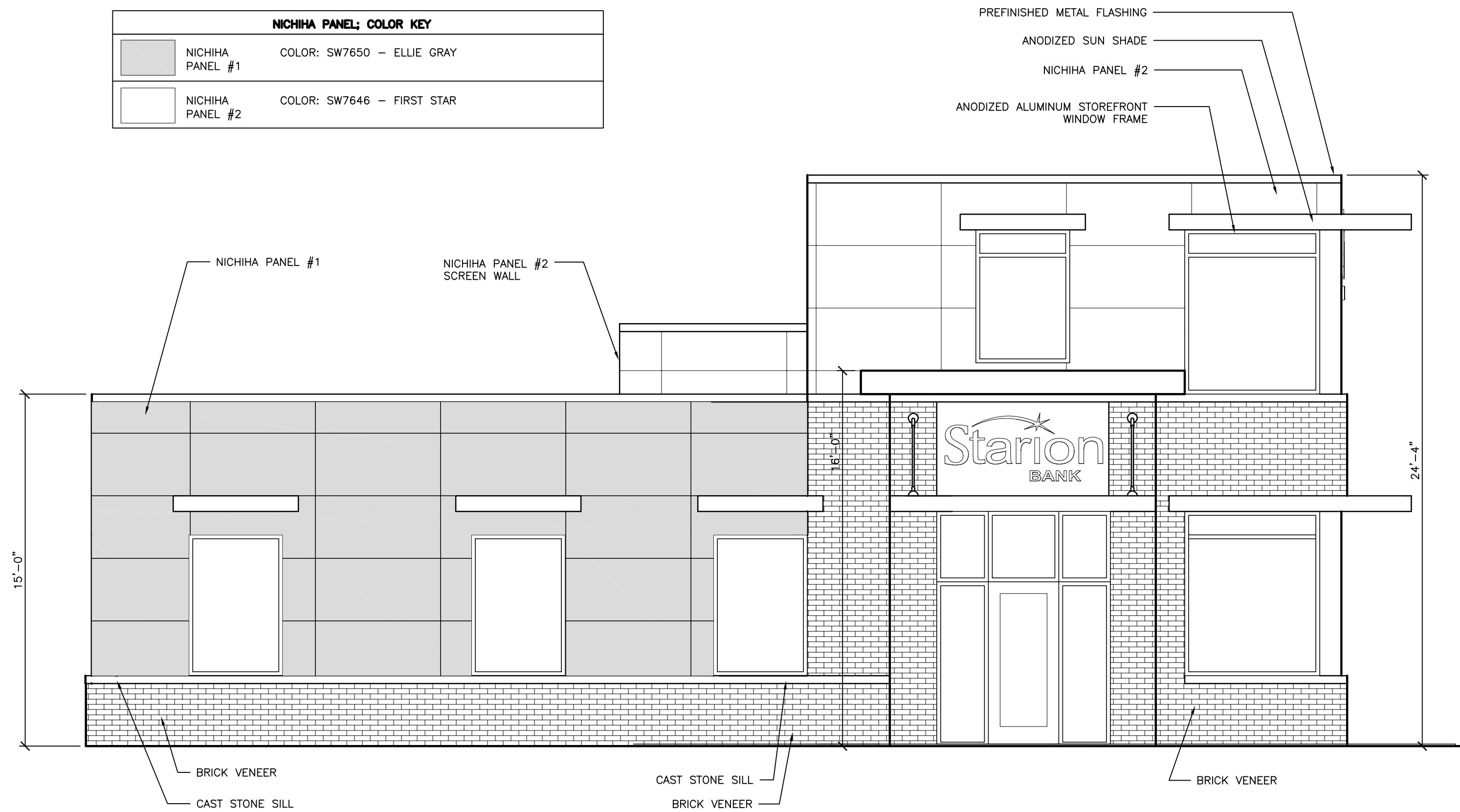


1 EAST EXTERIOR ELEVATION  
A301 SCALE: 1/4" = 1'-0"

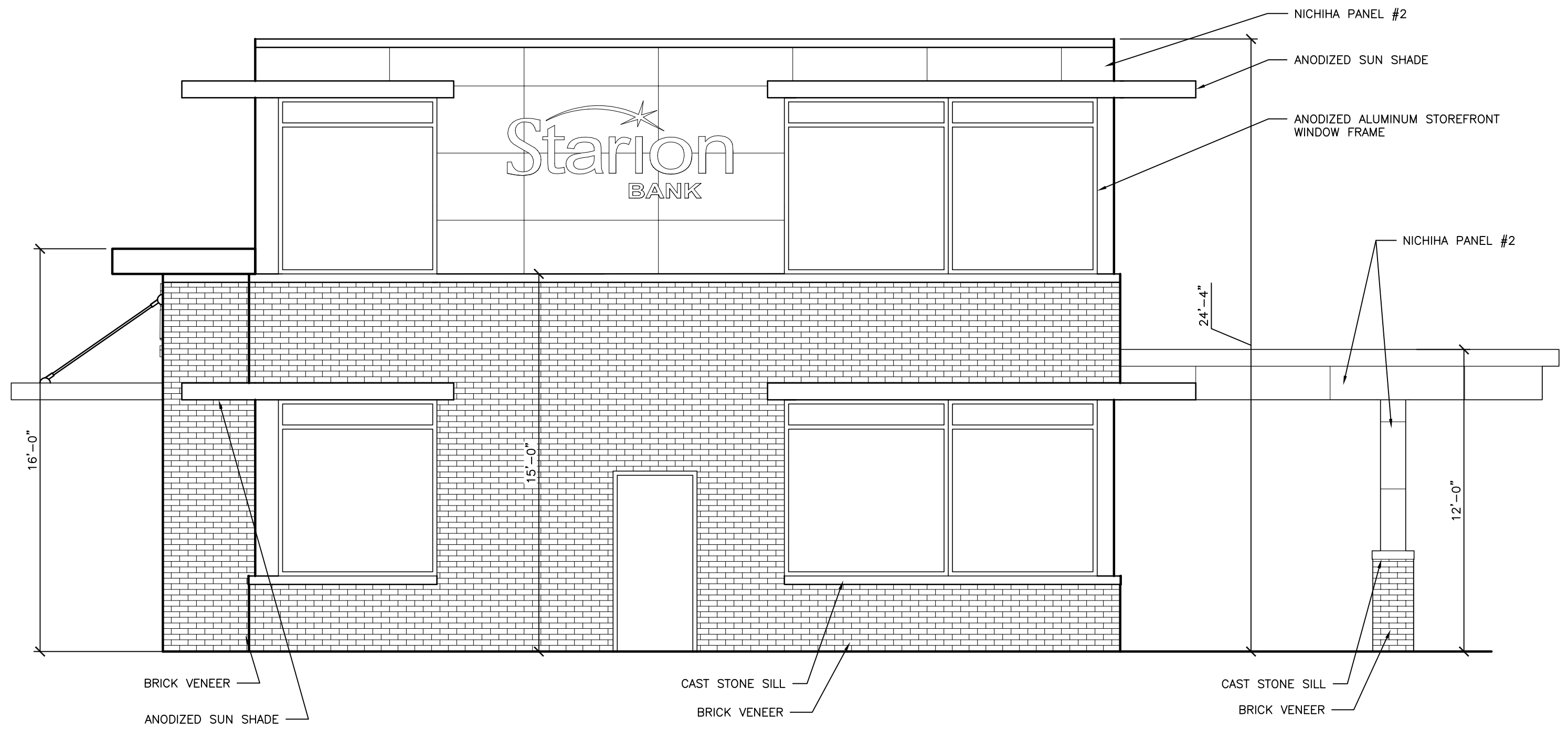
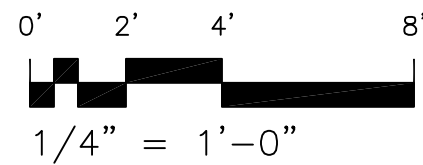


MASONRY		
	BRICK #1	BOWERSTON BRICK COMPANY - OLD ENGLISH MODULAR MORTAR - COLOR: STANDARD GREY
	CAST STONE SILL	CAST STONE SILL / CAPSTONES: HERITAGE CAST STONE COLOR: GRAHAM

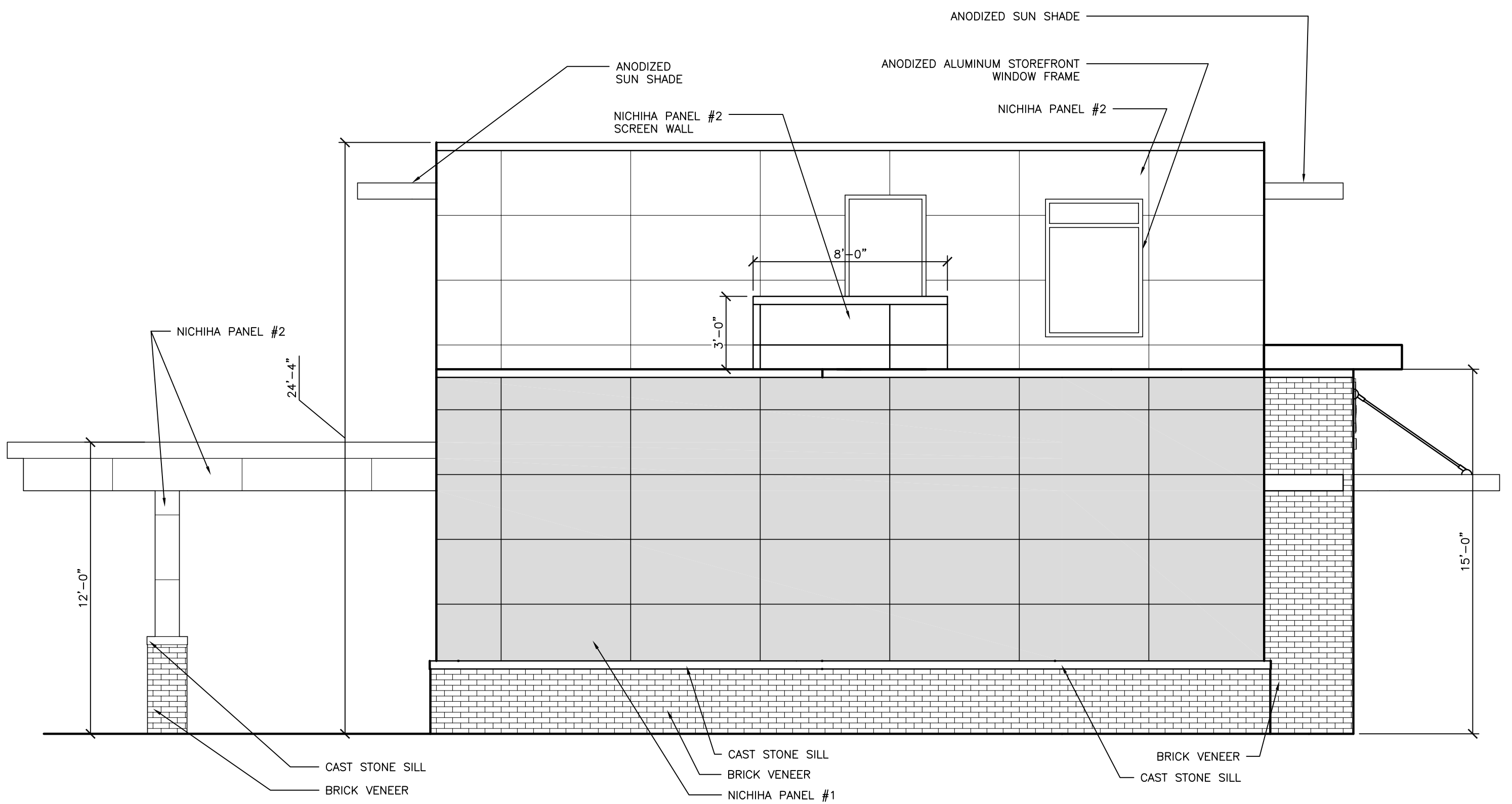
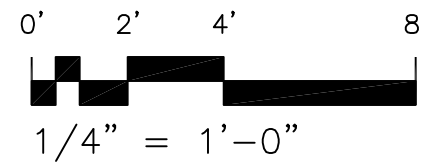
NICHIIHA PANEL: COLOR KEY		
	NICHIIHA PANEL #1	COLOR: SW7650 - ELLIE GRAY
	NICHIIHA PANEL #2	COLOR: SW7646 - FIRST STAR



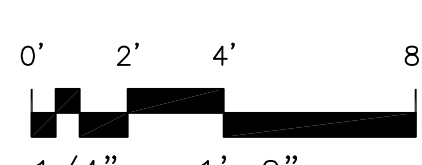
1 WEST EXTERIOR ELEVATION  
A301 SCALE: 1/4" = 1'-0"



1 SOUTH EXTERIOR ELEVATION  
A301 SCALE: 1/4" = 1'-0"



1 NORTH EXTERIOR ELEVATION  
A301 SCALE: 1/4" = 1'-0"



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PROJECT #: 20180130  
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A302

STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE CANOPY	13.3 FC	20.3 FC	5.5 FC	3.7:1	2.4:1
PARKING LOT	4.8 FC	15.4 FC	1.6 FC	9.6:1	3.0:1
EAST LOT	0.9 FC	1.8 FC	0.1 FC	18.0:1	9.0:1
NORTH LOT	0.7 FC	2.0 FC	0.1 FC	20.0:1	7.0:1
WEST LOT	0.6 FC	1.2 FC	0.1 FC	12.0:1	6.0:1

LIGHT FIXTURE SCHEDULE							
ID	Description	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
C	WALL MOUNTED EXTERIOR LIGHT	LITHONIA LIGHTING (ACUITY BRANDS)	DSXW1 LED 20C 700 40K T3S	MVOLT	LED (INCLUDED)	SURFACE	
D	RECESSED CAN LIGHT	GOTHAM LIGHTING (ACUITY BRANDS)	EVO 40/15 6AR MD LD	MVOLT	LED (INCLUDED)	RECESSED	
F	SITE POLE LIGHT 20'	LITHONIA LIGHTING (ACUITY BRANDS)	DSX2 LED P2 40K T3M	MVOLT	LED (INCLUDED)	RECESSED	
G	SITE POLE LIGHT 20'	LITHONIA LIGHTING (ACUITY BRANDS)	DSX2 LED P2 40K T5M	MVOLT	LED (INCLUDED)	RECESSED	

1  
E100

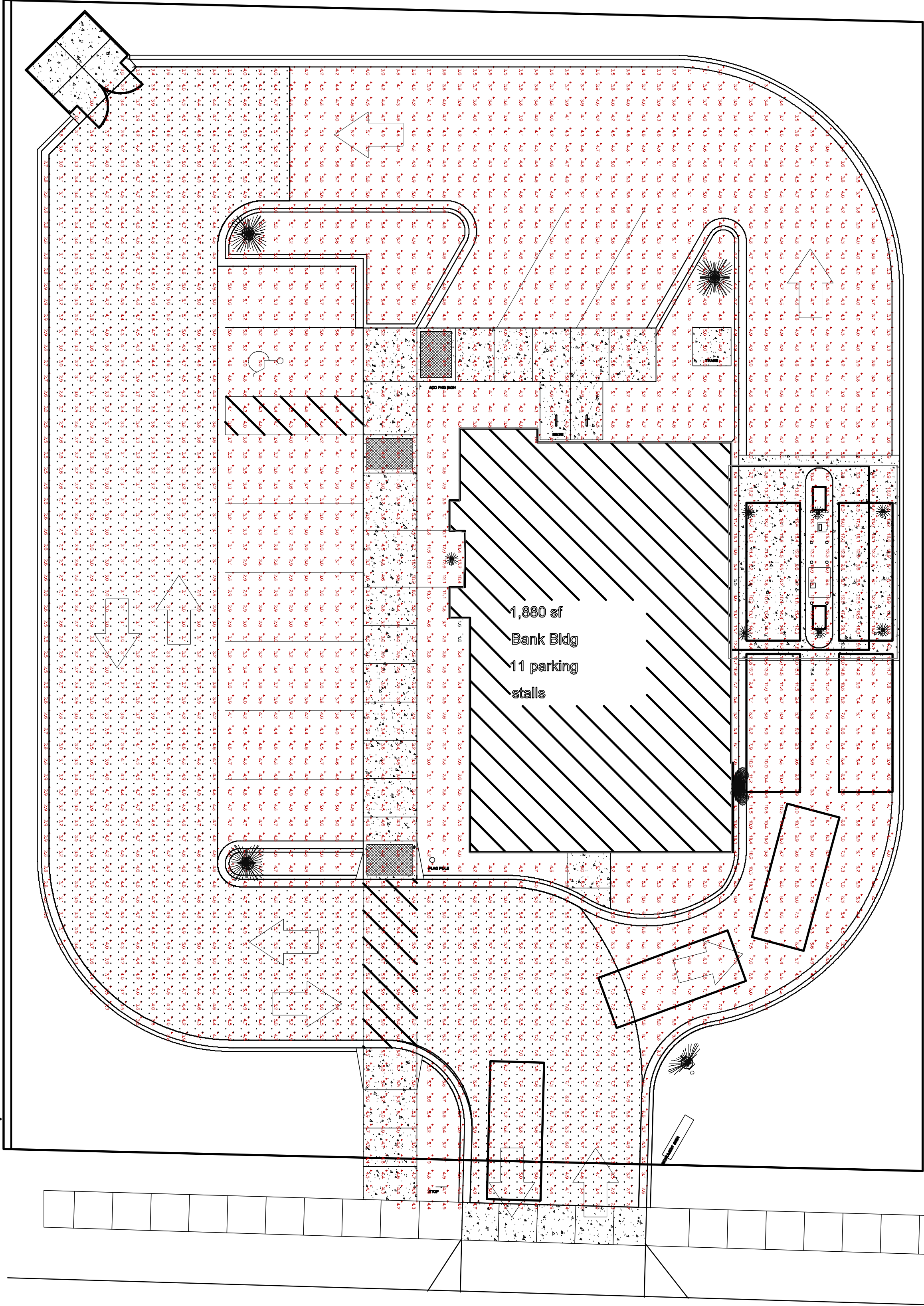
PHOTOMETRICS PLAN – BUSINESS

SCALE: 1" = 40'-0"

NORTH

0'10'20'

1" = 10'-0"



ICONICA

True Design-Build

901 Deming Way // Madison, WI 53717  
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STARION - MADISON

2430 FRAZIER AVE - PARCEL #071019410089  
MADISON, WISCONSIN 53713

STARION FINANCIAL

333 NORTH 4TH STREET  
BISMARCK, NORTH DAKOTA 58501

ISSUE DATES:

UDC INITIAL/FINAL: 05-16-18

CONDITIONAL USE: 05-16-18

REZONING: 05-16-18

RF/ISI DATE:

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is **not** for construction.

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PROJECT #: 20180130

SHEET NUMBER

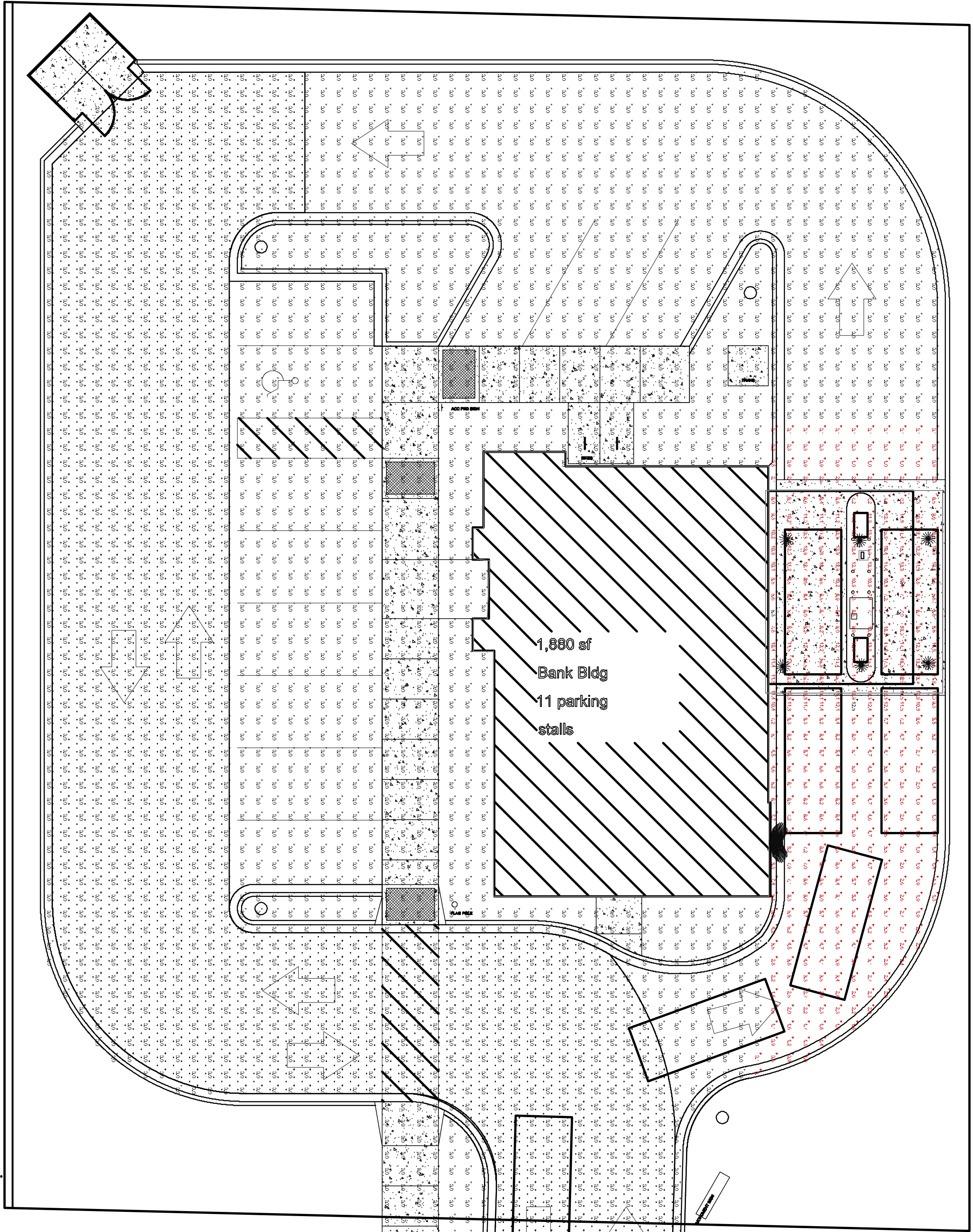
E100

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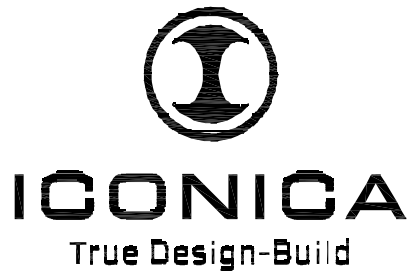
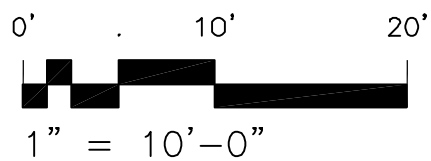


STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE CANOPY	11.0 FC	17.7 FC	5.3 FC	3.3:1	2.1:1
PARKING LOT	0.4 FC	12.5 FC	0.0 FC	N/A	N/A
EAST LOT	0.0 FC	0.0 FC	0.0 FC	N/A	N/A
NORTH LOT	0.0 FC	0.0 FC	0.0 FC	N/A	N/A

LIGHT FIXTURE SCHEDULE							
ID	Description	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
C	WALL MOUNTED EXTERIOR LIGHT	LITHONIA LIGHTING (ACUITY BRANDS)	DSXW1 LED 20C 700 40K T3S	MVOLT	LED (INCLUDED)	SURFACE	
D	RECESSED CAN LIGHT	GOTHAM LIGHTING (ACUITY BRANDS)	EVO 40/15 6AR MD LD	MVOLT	LED (INCLUDED)	RECESSED	



1 PHOTOMETRICS PLAN – NIGHT  
E101 SCALE: 1" = 10'-0"



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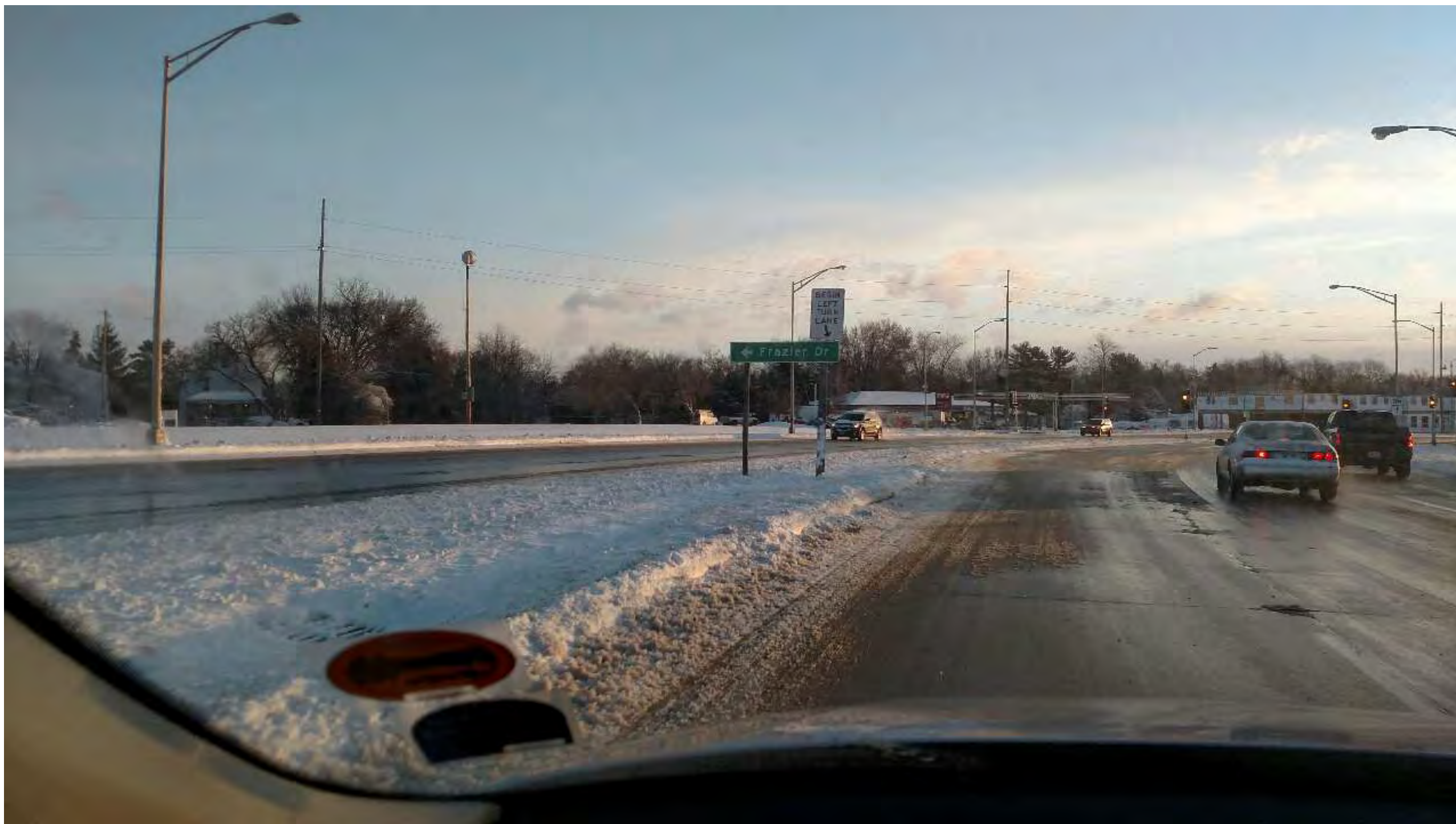
PROJECT #: 20180130  
SHEET NUMBER

E101









View from Broadway as approaching from south





Kwik Trip (PDQ) to the east of site

Starion Bank





House on western property line





Housing – further to the west





Site looking north from Frazier Street





House on the western property line





Park to the North

Starion Bank





Kwik Trip on east side of Site





View from site looking south, standing at north side of site





View from site looking south





Starion Madison - Proposed vinyl fence - 8'-0" tall





July 18, 2018

Bob Feller  
Architectural Director  
Iconica  
901 Deming Way  
Madison, WI 53717

Dear Mr. Feller,

At your request I have today visited the proposed Starion Bank construction site at 2430 Frazier Avenue, Madison, WI to provide information on the trees and recommendations for preservation. You have provided a site plan document prepared by Vierbicher locating the tree lines of concern along the west and north lot lines. I have marked on that plan location of trees (A-K) discussed below:

A and B are both American elms (24" trunk diameter) with no current symptoms of Dutch elm disease. A, bending to the south and with limited crown, is suppressed by B. B is well formed with the classic vase-like elm shape and of the two would be the preferred for preservation if location permitted (the trunk is 12 ft. east of the lot line with the root zone extending much further). However, the species is highly vulnerable to the systemic fatal wilt fungus epidemic creating a high probability that this tree will become infected without regular and expensive prophylactic fungicide injections. A more logical approach is to remove these two elms prior to construction and plant a disease resistant elm in a location away from construction with adequate root growing space for survival.

C is an upright, healthy red cedar (10" trunk diameter) located on the lot line. Assuming the neighbors have no objection it could be saved during the removal of the buckthorn and other designated trees and incorporated into the landscape plan.

D is a black walnut (24" trunk diameter), well-formed with extensive crown spread and currently full of heavy green hull-encased nuts. Its location on this smaller commercial lot would make preservation of sufficient root zone among the concrete and asphalt almost impossible plus the drop of heavy annual nut crop would create problems for cars passing beneath.

E and F are, respectively, a boxelder (16" trunk diameter) leaning over the neighbor's house and a vine-covered ash (12" trunk diameter) subject to Emerald



Ash Borer. I recommend both be removed prior to construction and replaced by better species in the landscape plan.

G is a recently planted Moonglow pear sapling. It is dead.

H is an apple (12" trunk diameter) on the north lot line with extensive trunk decay and high probability of toppling over. I recommend removal.

I is a multi-stem silver maple (16" trunk diameter) located adjacent to the chain link fence. If one was intent upon preserving even marginal green space along this back lot line, one could remove for safety just the large stem reaching to the south. Be aware however that the remaining clustered stems on this maple will overtime as they grow larger and longer have an increasing probability to split apart. Any replacement trees in the landscape plan should not include this species and furthermore should be tolerant of road salt that inevitably will be used on the bank driveways and parking lot.

J is a hackberry (6" trunk diameter) growing along the fence. As currently designed the planting space preserved along this north lot line is sufficient for the tree to continue to grow and be incorporated into the landscape plan.

K is boxelder (10" trunk diameter) with a co-dominant stem structure highly subject to splitting. I strongly recommend removal.

L is a native cherry (12" trunk diameter) with straight single stem growing close to the existing fence. There is sufficient root space for survival. I recommend preservation with care during the removal of the understory plants to avoid soil and root disturbance. Please be sure the machine operators are well informed on which trees are designated for preservation, do not dig below existing grades or add additional soil. Tree protection fencing may be required to avoid unintended damage.

Photos attached to illustrate my comments.

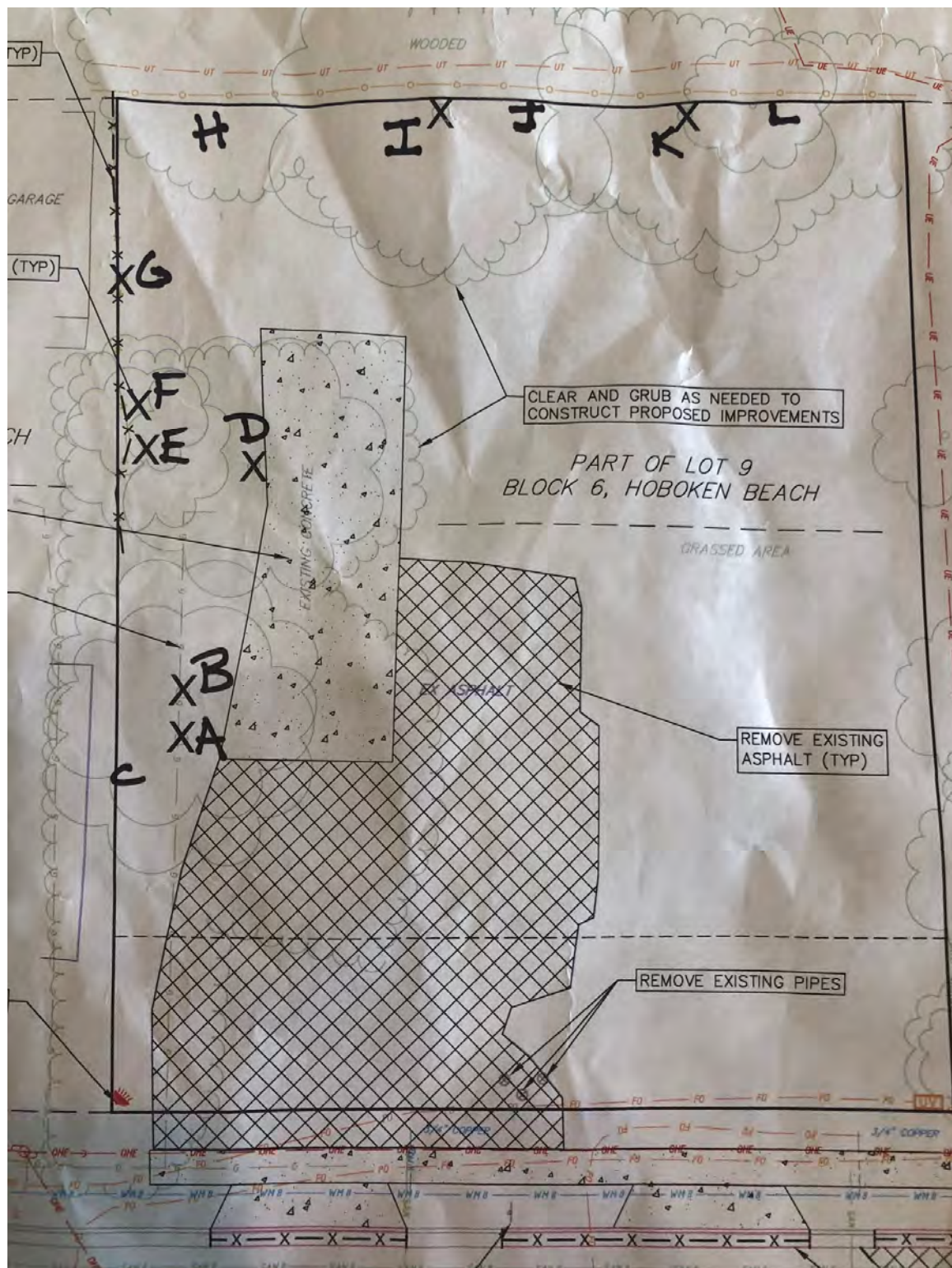
1. view of the east tree line
2. view of the north tree line
3. cedar C
4. elms A and B
5. walnut D and ash F
6. boxelder E
7. pear G
8. apple H
9. maple I
10. hackberry J
11. boxelder K
12. cherry L



Respectfully submitted for Allison Tree, LLC,

Richard Bruce Allison, MS, PhD  
ISA Board Certified Master Arborist









Re: Starion Bank proposed for 2430 Frazier Ave, Madison, WI

This letter is to document that a conversation occurred between Bob Feller, of Iconica, and Josh Lavik, Head of the Neighborhood Group, regarding the proposed new Starion Bank to be located at 2430 Frazier Ave. The initial conversation occurred after the March 22 DAT meeting and subsequent conversations have occurred since. Additionally, initial designs have been shared via email.

Sincerely,

Robert Feller  
Architectural Director  
Iconica





Photo 3



Photo 4



Photo 5



Photo 6





Photo 7



Photo 8



Photo 9



Photo 10





Photo 11



Photo 12



Photo 1



Photo 2