



Location
710 East Mifflin Street &
124 North Livingston Street

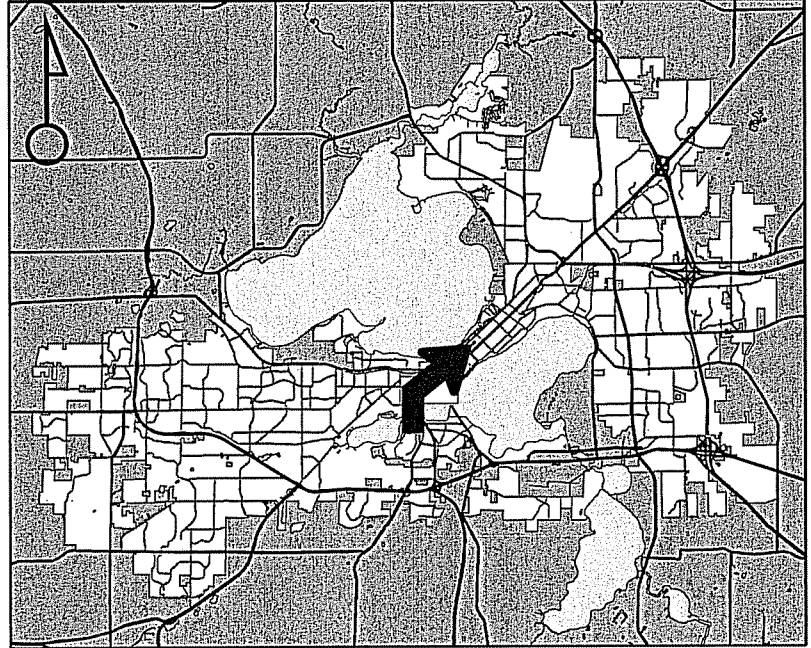
Project Name
Veritas Village

Applicant
Reynold's Rigging and Crane Service, Inc./
Joseph Lee - JLA Architects

Existing Use
Reynold's Rigging and Crane Service

Proposed Use
Construct 189-unit apartment building

Public Hearing Date
Plan Commission
20 April 2015



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 April 2015





LAND USE APPLICATION

CITY OF MADISON

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

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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 710 E Mifflin Street & 124 N Livingston Street
Project Title (if any): VERITAS VILLAGE

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

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

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

Applicant Name: Veritas Village, LLC **Company:** Veritas Village, LLC
Street Address: P.O. Box 602237 **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 826-4000 **Fax:** () **Email:** terrence@twallenterprises.com

Project Contact Person: Joseph Lee **Company:** JLA Architects
Street Address: 2418 Crossroads Drive - Suite 2300 **City/State:** Madison, WI **Zip:** 53718
Telephone: (608) 241-9500 **Fax:** () **Email:** jlee@jla-ap.com

Property Owner (if not applicant): Reynold's Rigging and Crane Service, Inc.
Street Address: 725 E Mifflin Street **City/State:** Madison, WI **Zip:** 53703
710 M.P.C.

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: (189) Total Unit Multi-family Residential Development

Development Schedule: Commencement Summer 2015 Completion Fall 2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

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

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

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

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

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

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

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

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

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Zellers ; TLNA Various Neighborhood meetings in 2014 and 2015

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

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

Planning Staff: Heather Stouder Date: Various Zoning Staff: Matt Tucker Date: Various

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

Name of Applicant Veritas Village, LLC Relationship to Property: Owner / Developer

Authorizing Signature of Property Owner  Date 02/16/15



JOSEPH LEE + ASSOCIATES, LLC

2418 Crossroads Drive, Suite 2300

Madison, Wisconsin 53718

608.241.9500

**Letter of Intent
Veritas Village Land Use Application**

Veritas Village is a multi-family residential development, to be located at the intersection of East Livingston Street and Mifflin Street on the city's near east side at 710 East Mifflin Street. The proposed project consists of a new four (4) story multi-family building containing 189 dwelling units in total. The four stories of residential space are above a single level of parking that extends out from the footprint of the building above to allow for the desired parking ratio of 1.0 spaces per dwelling unit (the achieved parking ratio of the project is 1.02 stalls/unit). The project provides a total of 192 vehicle parking spaces (all covered) and a total of 214 bicycle parking spaces are also provided. The area of the site is approximately 97,865 SF, or 2.247 acres. The existing site is currently occupied by the Reynolds Crane Company. The majority of the existing site is a paved lot used for the operations of the Reynolds Crane Company.

The newly developed site would be made up of a single building, associated drives and surface parking. The pedestrian experience was studied extensively in the development of this project. The massing is comprised of several street edge courtyards along Mifflin and Dayton Street that minimize the building mass's impact. By incorporating terraced landscape plantings at each of these courtyards the overall streetscape of the neighborhood is also significantly enhanced.

The building is 4 stories in height along each Mifflin, Dayton, and Livingston Street, but through a series of step backs at the 4th floor the project feels much more like a 3 story building. Along Livingston Street the building's height was reduced near the middle of the block by way of a lowered connection between the two "wings" to give the perception of two separate buildings. There is a common roof deck on the 3rd floor of the project that would provide stunning views back towards the capitol. A large interior communal courtyard with ample outdoor space, a pool, and sun deck also will bring a unique experience.

The building shall be concrete construction for the lower level parking garage with wood framed construction for the residential floors above. The exterior building materials will all be of high quality; consisting of cast stone veneer, composite fiber cement siding, vinyl windows and doors, as well as ample brick masonry.

The proposed project schedule has construction commencing in the summer of 2015 with completion in the fall of 2017. The construction the building will be slightly

staggered, and the completion of total project build-out shall depend on market conditions.

To date, the project team has met with the Tenney-Lapham Neighborhood Association, Alderperson Ledell Zellers, and City Planning staff numerous times as part of a collaborative effort to design a project that attempts to meet the needs and desires of the various stakeholders as well as the needs of the developer.

The project team currently consists of Veritas Village, LLC (developer), JLA Architects + Planners (architecture/design), Vierbicher Associates, Inc. (civil engineering), and The Bruce Company (landscape architecture).

Regards,

Joseph M. Lee, AIA
JLA Architects + Planners

VERITAS VILLAGE

MADISON , WISCONSIN



UDC Submittal

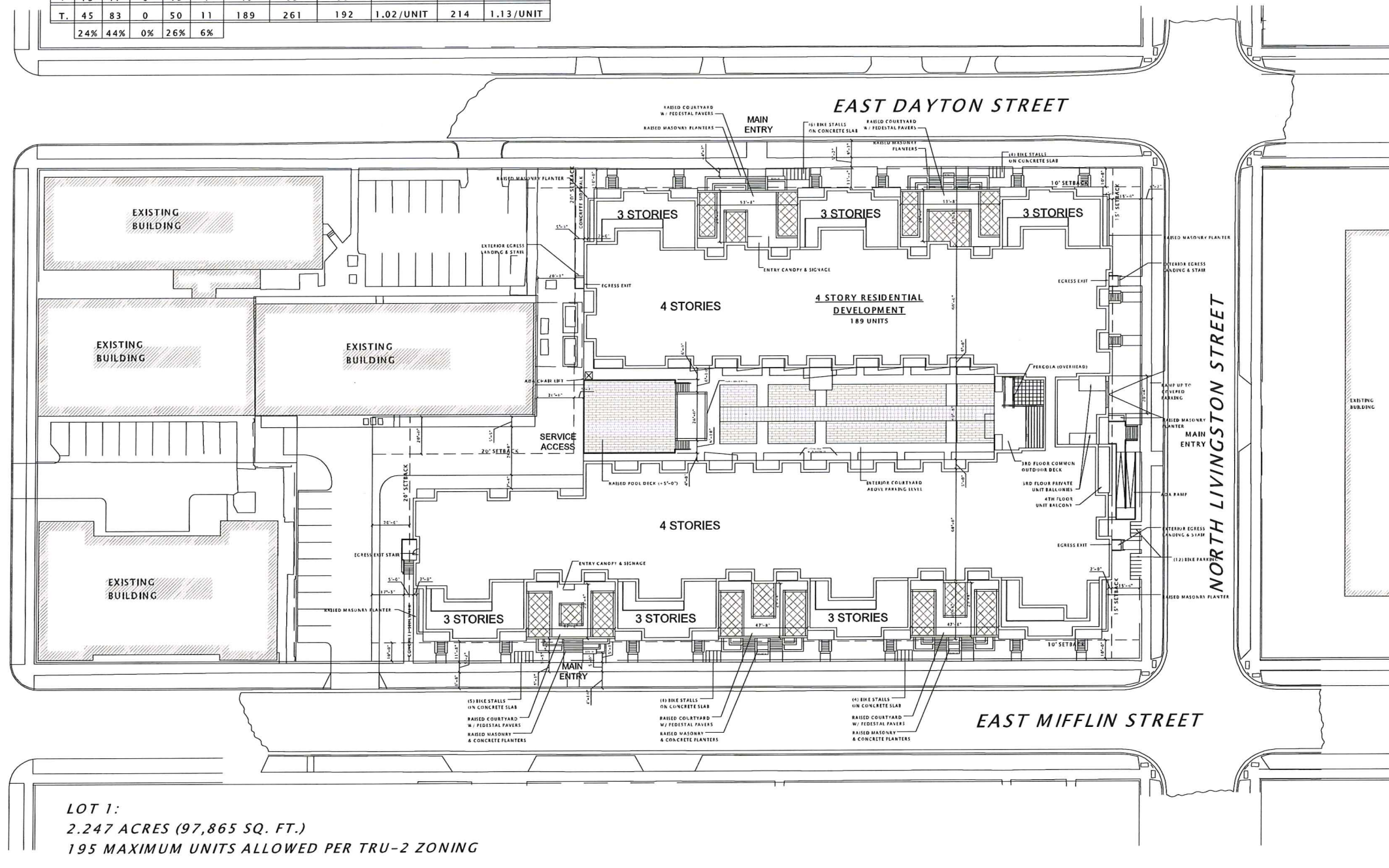
JLA
architects

JLA PROJECT NUMBER: 14-1201

MARCH 30, 2015

ZONING DATA		LOT AREA: 2.247 ACRES (97,865 SQ. FT.)	
	REQUIREMENT	DESIGN	
LOT AREA	500 SF/UNIT + 250 SF/BR > 2 = 189 UNITS (MAX)	189 UNITS (11-3BR UNITS)	
FRONT SETBACK	15 FEET	15 FEET	STOOPS, STAIRS, RAMP ENCROACH
SIDEYARD SETBACK	10 FEET	10 FEET (DAYTON)	STOOPS, STAIRS, RAMP ENCROACH
		10 FEET (MIFFLIN)	STOOPS, STAIRS, RAMP ENCROACH
REAR SETBACK	20 FEET	20 FEET	AT REFUSE ROOM ONLY - ALL OTHER AREAS 20'+
MAXIMUM HEIGHT	6 STORIES - 78 FEET	4 STORIES - 55 FEET	3 STORIES - 44 FEET ALONG DAYTON & MIFFLIN
LOT COVERAGE	80% (MAXIMUM) = 78,292 S.F.	77% = 75,597 S.F.	FOOTPRINT OF PARKING LEVEL
		55% = 54,013 S.F.	FOOTPRINT OF RESIDENTIAL LEVELS ABOVE PARKING
		75% = 19,845 S.F.	COMMON ROOF DECKS & BALCONIES
USABLE OPEN SPACE	140 SF/UNIT = 26,460 S.F. (MAX. 75% - BALCONIES)	25% = 6,615 S.F.	GROUND LEVEL (8,542 ACTUAL S.F.)

WORKING - UNITS ADDED BACK											
FL	UNITS							PARKING			
	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	VEHICLE	RATIO	BIKE	RATIO
4	10	20	0	7	5	42	59	37			
3	10	24	0	13	2	49	66	53			
2	12	22	0	15	3	52	73	53			
1	13	17	0	15	1	46	63	53			
T.	45	83	0	50	11	189	261	192	1.02/UNIT	214	1.13/UNIT
	24%	44%	0%	26%	6%						



LOT 1:
2.247 ACRES (97,865 SQ. FT.)
195 MAXIMUM UNITS ALLOWED PER TRU-2 ZONING

JLA
ARCHITECTS - PLANNERS

JOSEPH LEE & ASSOCIATES
2410 CROSSROADS DRIVE, SUITE 2100
MADISON, WISCONSIN 53728
608.241.5500

JLA PROJECT NUMBER: 14-1201

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 30, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE PLAN - OVERALL

SHEET NUMBER

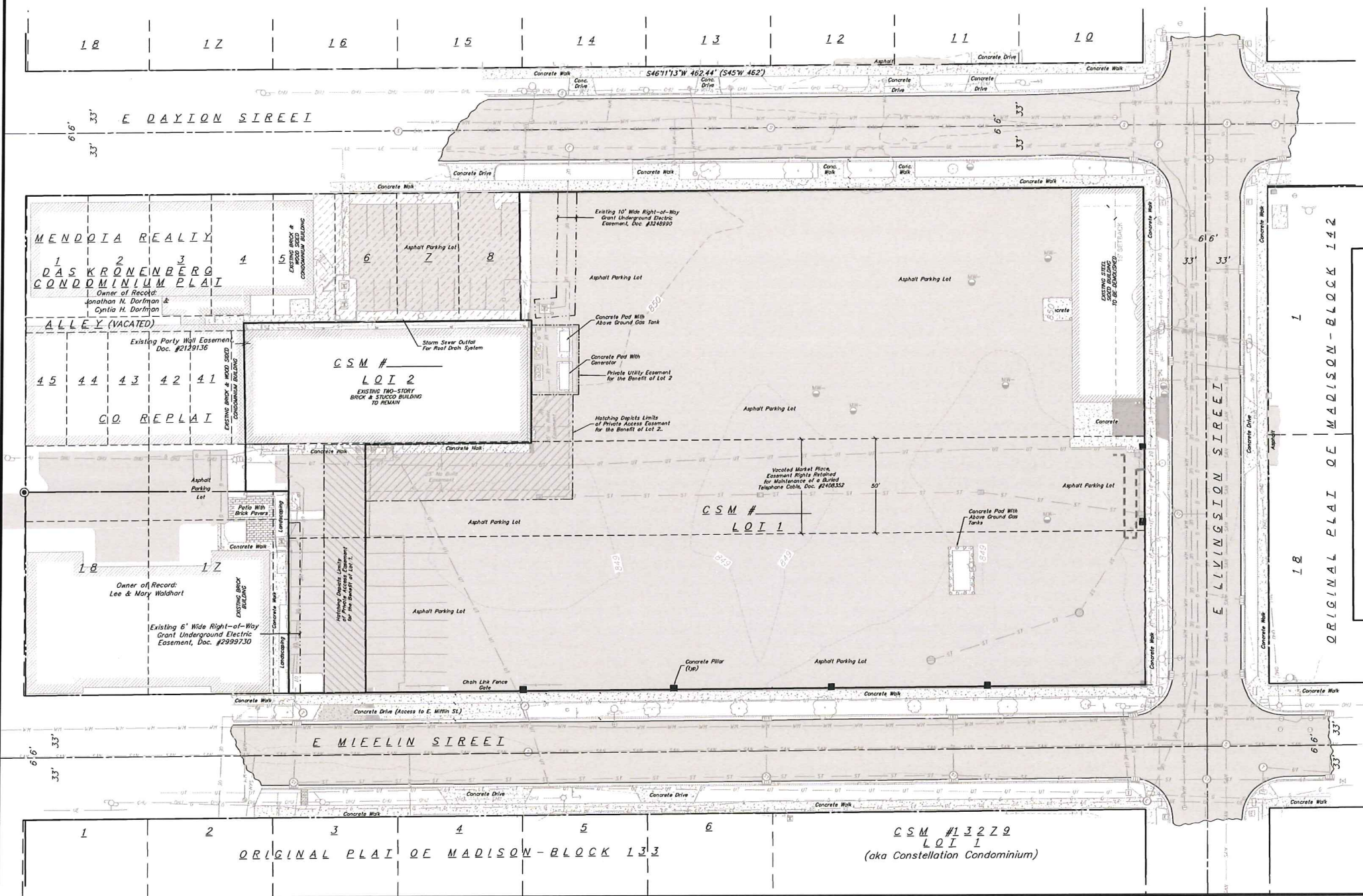
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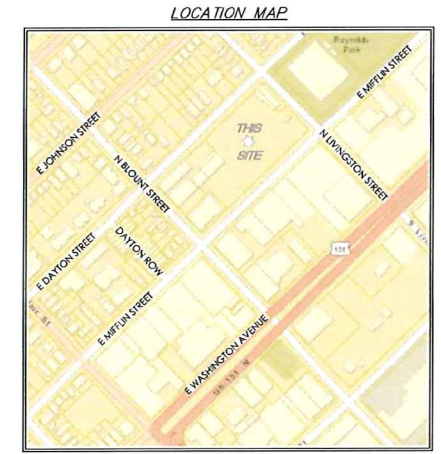
30 Mar 2015 - 7:58:00 M:\T Wall Enterprises, LLC\140223_E Mifflin - N Livingston\CADD\140223_base_eng.dwg by: jdy

Hatching depicts limits of easement parcel:
Pedestrian/vehicle access easement for the purpose of maintenance & repair operations; for surface water runoff; for light & air or along the common boundary of Reynolds parcel & easement parcel. Doc. #2129137; Amended by Doc. #2239049

Hatching depicts limits of access easement area:
Doc. #2129137; Amended by Doc. #2239049. Amendment affects this area.



- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING MAILBOX
 - EXISTING MONITORING WELL
 - ⊕ EXISTING SIGN
 - ⊖ EXISTING CURB INLET
 - ⊙ EXISTING FIELD INLET
 - ⊚ EXISTING FIELD INLET
 - ⊛ EXISTING ROOF DRAIN
 - ⊜ EXISTING STORM MANHOLE
 - ⊝ EXISTING SANITARY MANHOLE
 - ⊞ EXISTING FIRE HYDRANT
 - ⊟ EXISTING WATER MAIN VALVE
 - ⊠ EXISTING CURB STOP
 - ⊡ EXISTING GAS VALVE
 - ⊢ EXISTING AIR CONDITIONING PEDESTAL
 - ⊣ EXISTING DOWN GUY
 - ⊤ EXISTING ELECTRIC MANHOLE
 - ⊥ EXISTING ELECTRIC PEDESTAL
 - ⊦ EXISTING TRANSFORMER
 - ⊧ EXISTING LIGHT POLE
 - ⊨ EXISTING UTILITY POLE
 - ⊩ EXISTING TELEPHONE MANHOLE
 - ⊪ EXISTING TELEPHONE PEDESTAL
 - ⊫ EXISTING CONIFEROUS TREE
 - ⊬ EXISTING DECIDUOUS TREE
- TOPOGRAPHIC LINWORK LEGEND**
- LT — LT — EXISTING UNDERGROUND TELEPHONE
 - — — EXISTING CHAIN LINK FENCE
 - — — EXISTING WOOD FENCE
 - G — G — EXISTING GAS LINE
 - — — EXISTING UNDERGROUND ELECTRIC LINE
 - — — EXISTING OVERHEAD GENERAL UTILITIES
 - — — EXISTING SANITARY SEWER LINE
 - — — EXISTING STORM SEWER LINE
 - — — EXISTING WATER MAIN
 - — — EXISTING PARCEL LINE
 - - - - EXISTING UTILITY EASEMENT



vierbicher
planners engineers architects

REEDSBURG - MADISON - FRANKLIN
999 Foulke Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 762-5333 Fax: (608) 762-6520

Existing Conditions Plan
E Mifflin
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 02/18/2015
DRAFTER CGUY
CHECKED JDY
PROJECT NO. 140223
SHEET 1 OF 3
DWG. NO. C-1.0

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30 Mar 2015 - 7:56a MAT Wall Enterprises LLC \40223_E Mifflin - N Livingston\CADD\140223_base_eng.dwg by: jdy

- TOPOGRAPHIC LINEWORK LEGEND**
- UT --- UT --- EXISTING UNDERGROUND TELEPHONE
 - CL --- CL --- EXISTING CHAIN LINK FENCE
 - WF --- WF --- EXISTING WOOD FENCE
 - G --- G --- EXISTING GAS LINE
 - E --- E --- EXISTING UNDERGROUND ELECTRIC LINE
 - O --- O --- EXISTING OVERHEAD GENERAL UTILITIES
 - S --- S --- EXISTING SANITARY SEWER LINE
 - ST --- ST --- EXISTING STORM SEWER LINE
 - WM --- WM --- EXISTING WATER MAIN
 - PL --- PL --- EXISTING PARCEL LINE
 - UE --- UE --- EXISTING UTILITY EASEMENT

Hatching depicts limits of easement parcel:
Pedestrian/vehicle access easement for the purpose of maintenance & repair operations; for surface water runoff; for light & air at or along the common boundary of Reynolds parcel & easement parcel. Doc. #2129137; Amended by Doc. #2239049

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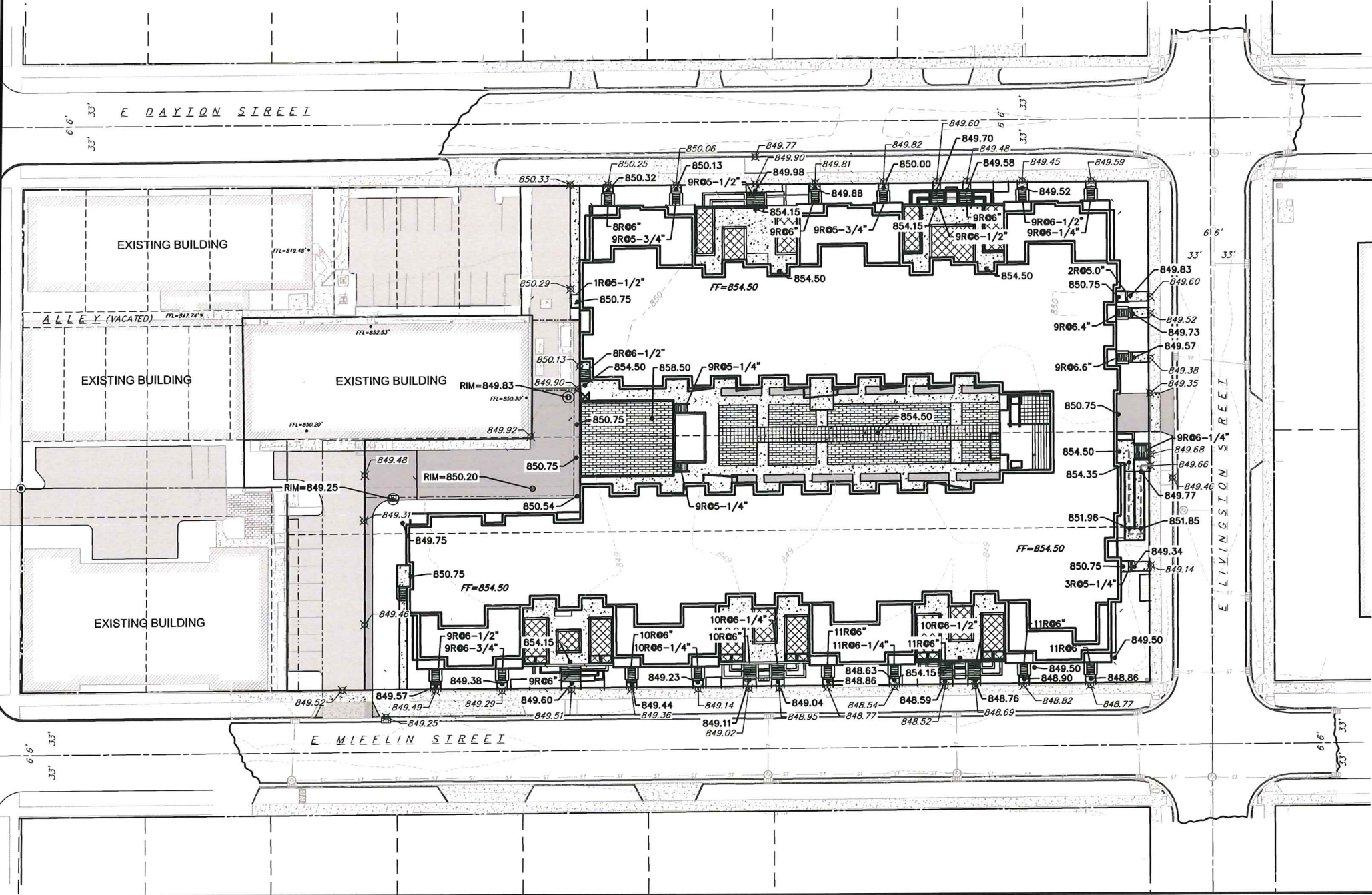
- EXISTING ELECTRIC PEDESTAL**
- EXISTING TRANSFORMER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
- PROPOSED ASPHALT
- EXISTING ASPHALT

- PROPOSED GRADING LEGEND**
- 2.92% --- PROPOSED ADA ACCESSIBLE ROUTE
 - S --- S --- SILT FENCE OR SILT SOCK
 - 849.54 --- PROPOSED SLOPE ARROWS
 - 849.56 --- PROPOSED SPOT ELEVATIONS
 - 849.56 --- EXISTING SPOT ELEVATIONS
 - --- TYPE D INLET PROTECTION

- ABBREVIATIONS**
- G --- TOP OF GROUND
 - C --- TOP OF CURB
 - W --- TOP OF WALK
 - P --- EDGE OF PAVEMENT
 - TW --- TOP OF WALL
 - BW --- BOTTOM OF WALL



- GENERAL NOTES:**
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
 3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 4. ANY SIDEWALK AND CURB & CUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR TO RELOCATE EXISTING UNDERGROUND TELEPHONE LINE.



Grading Plan
E Mifflin
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 3/30/2015
DRAFTER CGUY
CHECKED JJOY
PROJECT NO. 140223
SHEET 2 OF 3
DWG. NO. C-2.0

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30 Mar 2015 - 7:55c MAT Wall Enterprises LLC - N Livingston, E Mifflin - N Livingston, CADV140223_base_eng.dwg by: jdy

TOPOGRAPHIC LINEWORK LEGEND

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○ EXISTING TELEPHONE PEDESTAL

○ EXISTING CONIFEROUS TREE

○ EXISTING DECIDUOUS TREE



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF E MIFFLIN STREET MEASURED AS BEARING S46°04'54"W

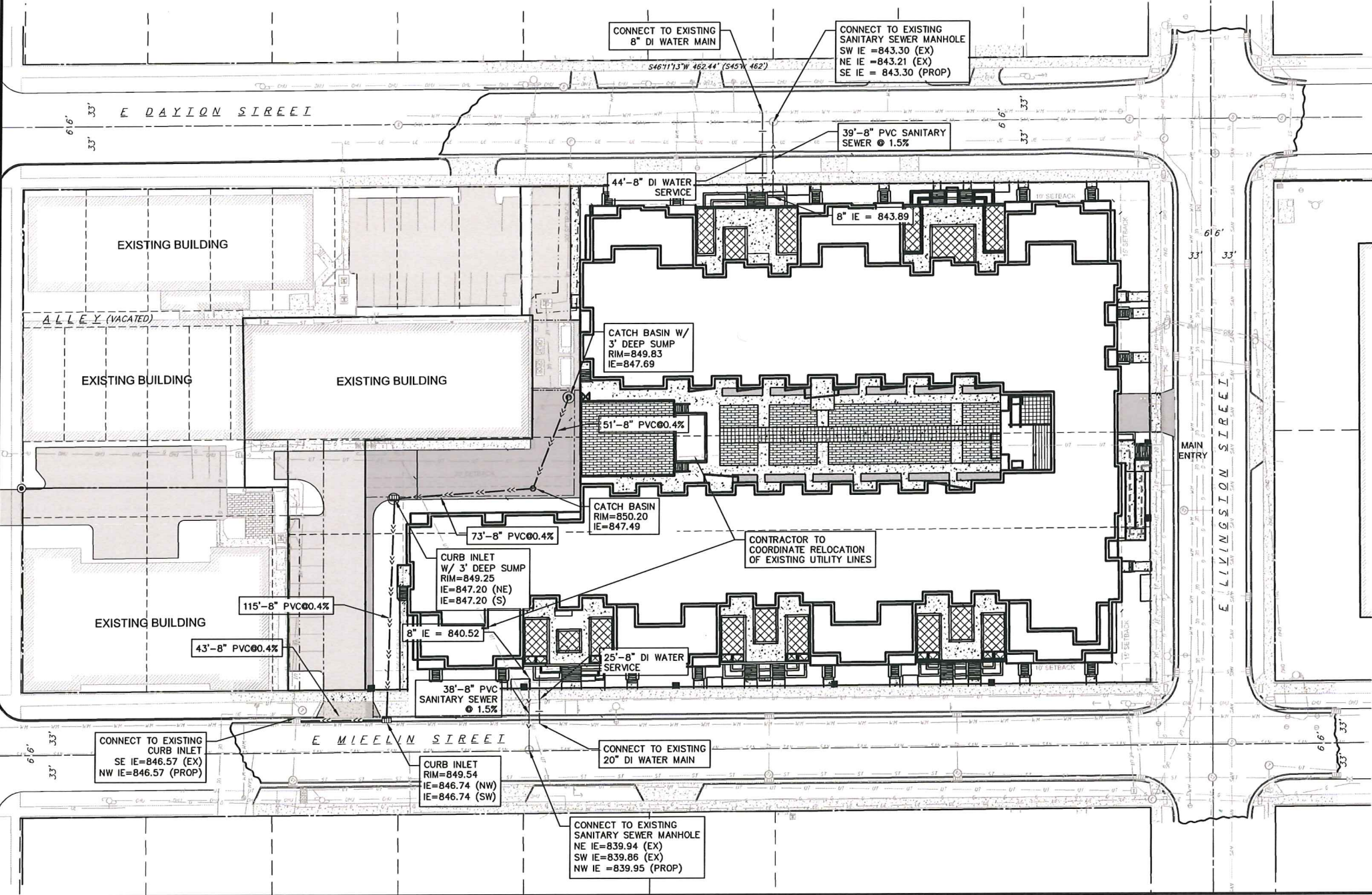


GRAPHIC SCALE FEET
0 15 30 60

CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE


TELEFAX 1-800-338-3860
TFC (FOR REPAIRING SPPAPERS)
1-800-542-2389

WIS. STATUTE 182.0125 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE



UTILITY NOTES

1. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
3. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
4. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
5. 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).
6. PRIVATE SANITARY SEWER 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).
7. 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).
8. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
9. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
11. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
12. 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.
13. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
14. 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.
15. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
16. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
17. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5" BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
18. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE MADISON WATER UTILITY TO REMOVE THE WATER METERS.
19. EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.
20. SANITARY SEWER TO HAVE UTILITY TRENCH SEALS TO PROTECT FROM GROUNDWATER.



vierbicher
planners engineers architects

999 Foster Drive, Suite 207
Madison, Wisconsin 53717
Phone: (608) 784-0300 Fax: (608) 784-0303

Utility Plan

E Mifflin
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN

DATE 3/30/2015

DRAFTER CGUY

CHECKED JDDY

PROJECT NO. 140223

SHEET 3 OF 3

DWG. NO. C-3.0

Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
1	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
10	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6" B&B
3	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
Conifer Evergreen				
2	BHS	Black Hills Spruce	Picea Glauca Var Densata	5' B&B
30	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B
4	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
14	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardi'	#5 CONT.
36	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
3	MGSJ	Moonglow Spiral Juniper	Juniperus Scopulorum	4' B&B
Perennial				
41	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
46	LZS	Lime Zinger Sedum	Sedum 'lime Zinger'	#1 CONT.
33	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
18	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
14	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
68	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
44	LTC	Little Titch Catmint	Nepeta Racemosa 'little Titch'	#1 CONT.
83	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
Shrub				
10	NBV	Northern Burgundy Arwd Viburnum	Viburnum Dentatum 'morton'	4' B&B
5	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
3	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B

LANDSCAPE WORKSHEET

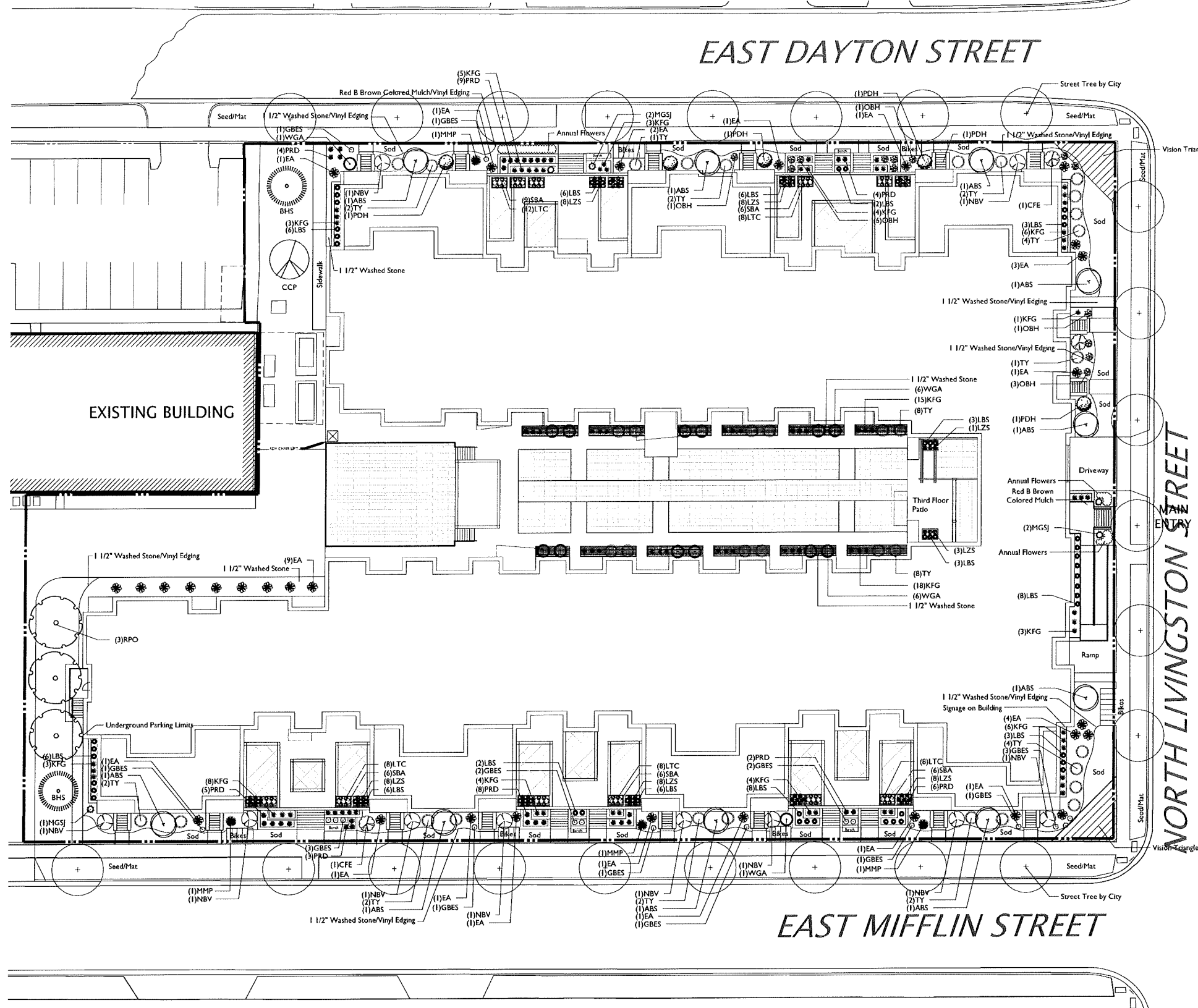
Zoning district is TRU-2
 Total square footage of developed area 30,346 SF
 Total square footage of first 5 acres of developed area + 300 square feet = 101 Landscape Units
 Total square footage of 0 additional acres of developed area + 100 square feet = 0 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED
 101 Landscape Units x 5 landscape points for first 5 acres 505 points
 0 Landscape Units x 1 landscape point for additional 0 acres 0 points
TOTAL LANDSCAPE POINTS REQUIRED 505 points

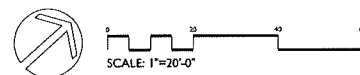
PLANT TYPE OR ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	3	105			
Tall Evergreen Tree : 5-6 feet tall	35	2	70			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	11	165			
Upright Evergreen Shrub : 3-4 feet tall	10	33	330			
Shrub, deciduous : 3 gallon / 12"-24"	3	18	54			
Shrub, evergreen : 3 gallon / 12"-24"	4	54	216			
Ornamental grass/perennial : 1 gallon / 8"-18"	2	347	694			
Ornamental / Decorative fencing or wall	4 per 10 l.f.		--			
Existing significant specimen tree	14 per Cal. In.		--			
Landscape furniture for public seating and /or transit connections	5 per 'seat'		--			
Sub Totals		1,634		+		= 1,634

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Val II Perennial Ryegrass
 15% Gimney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class I erosion control netting that is 100% biodegradable then pegged into the soil with biodegradable staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
- J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction: <http://www.cityofmadison.com/business/pw/documents/StdSpecs2013/Part1.pdf>.
- K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



TRU-2 ZONING



the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 PARKVIEW STREET
 P.O. BOX 528339
 MADISON, WI 53752-0330
 TEL (608) 836-7041
 FAX (608) 831-6266

VERITAS APARTMENTS
 NORTH LIVINGSTON STREET
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: DRAFT
 2-10-15

Revised: 3/27/15 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L1

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L1015 CAD/STW/SHORT/VERITAS/VERITAS L1C1.DWG Created: 3/24/2015, 1:55:33 PM, Pinned: 3/27/2015

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 30, 2015

REVISION SCHEDULE

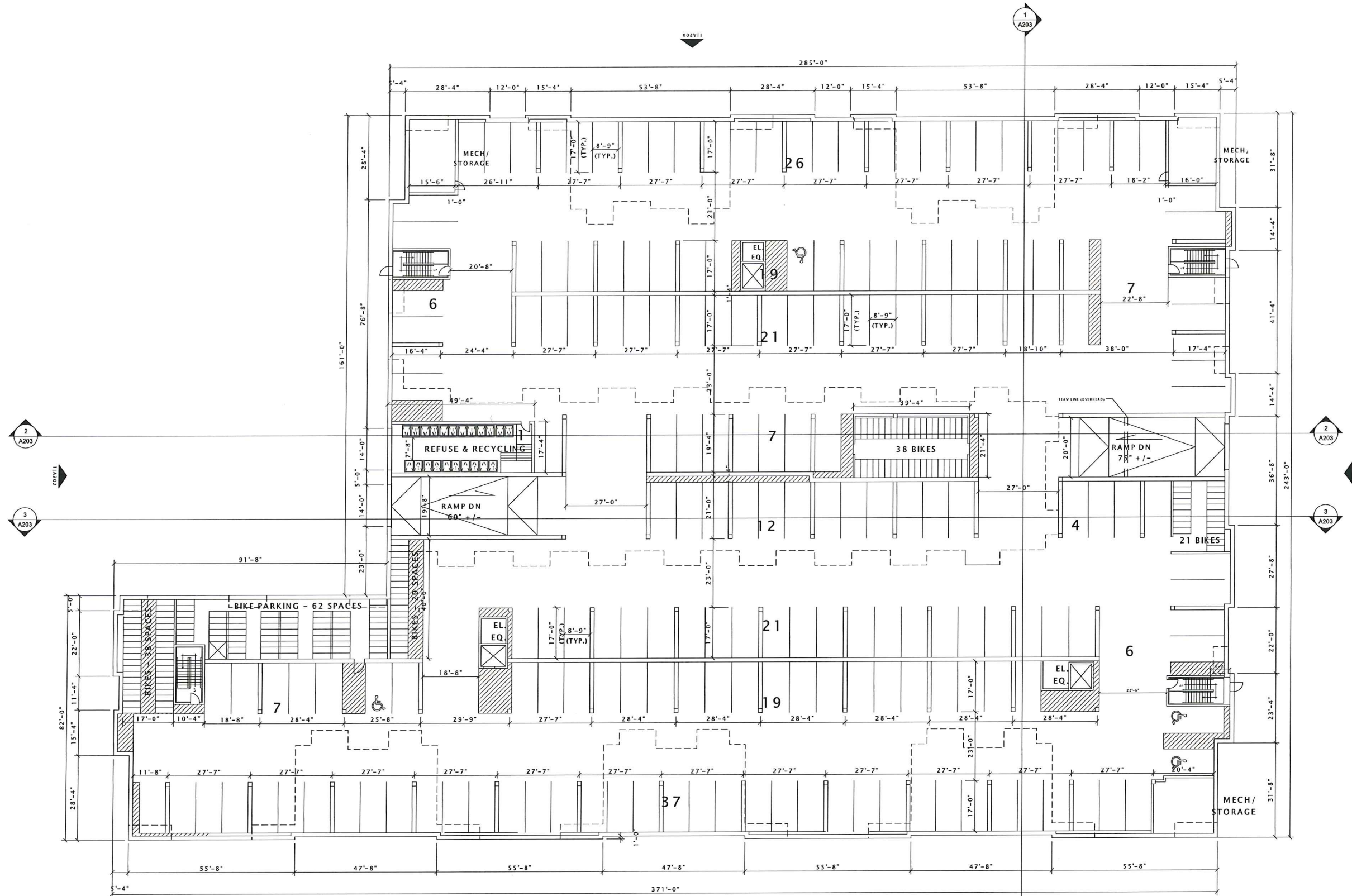
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100



NOTE: ALL STALLS TO BE 8'9" X 17'

VERITAS VILLAGE, LLC

CUP Submittal

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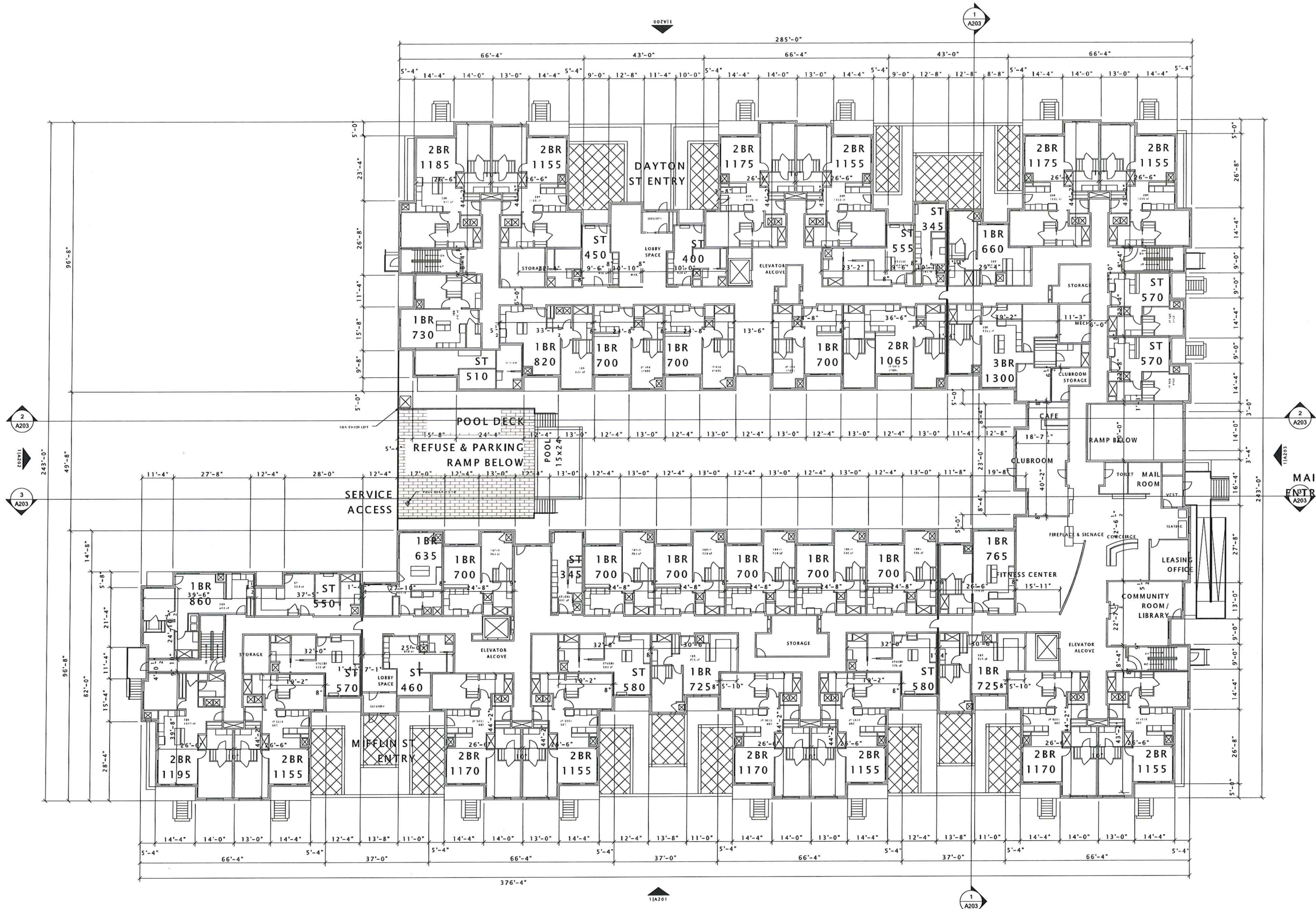
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101



1 1st FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

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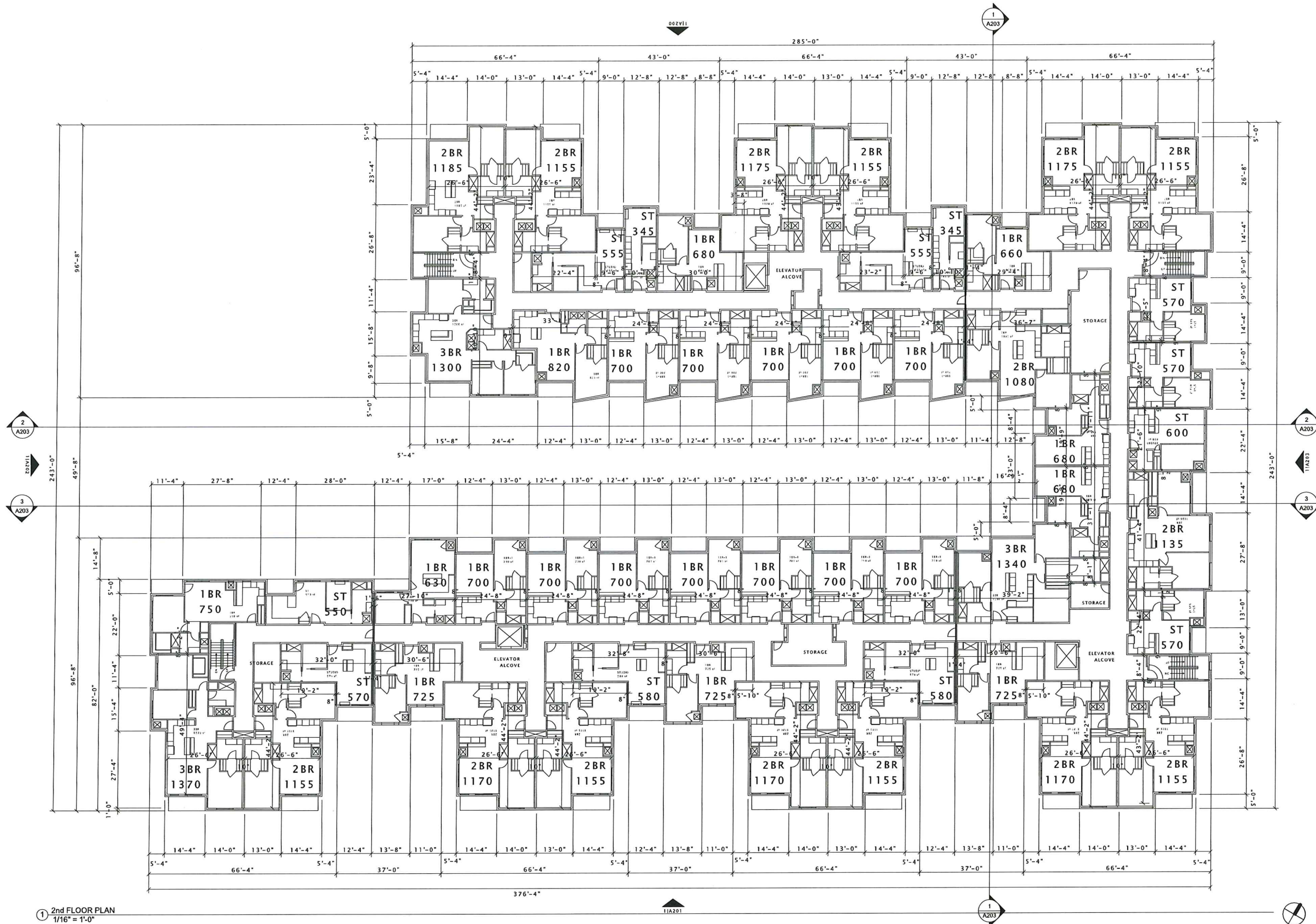
DATE OF ISSUANCE: MARCH 30, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A102



1 2nd FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

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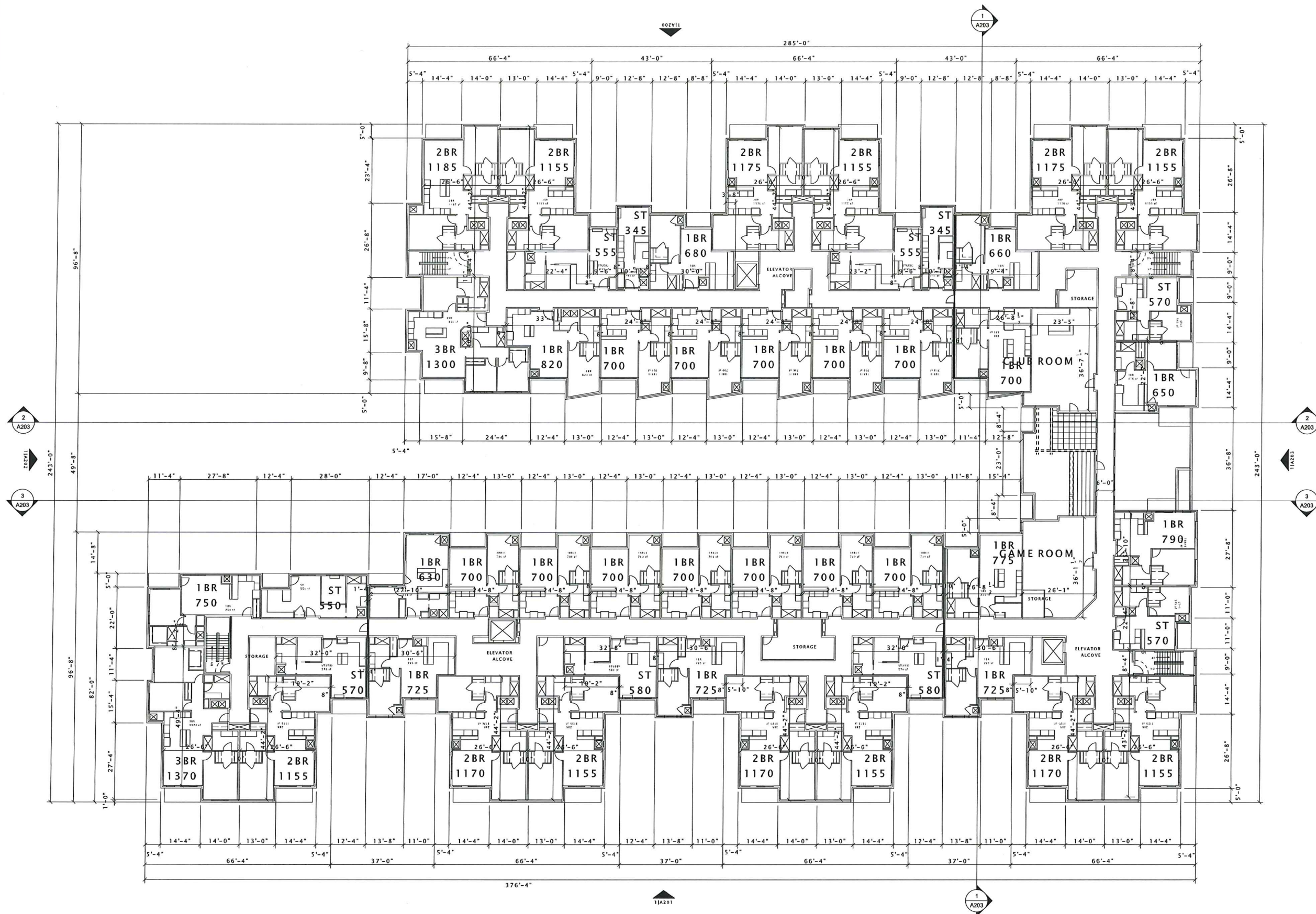
DATE OF ISSUANCE MARCH 30, 2015

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A103



16 3rd FLOOR PLAN
1/16" = 1'-0"



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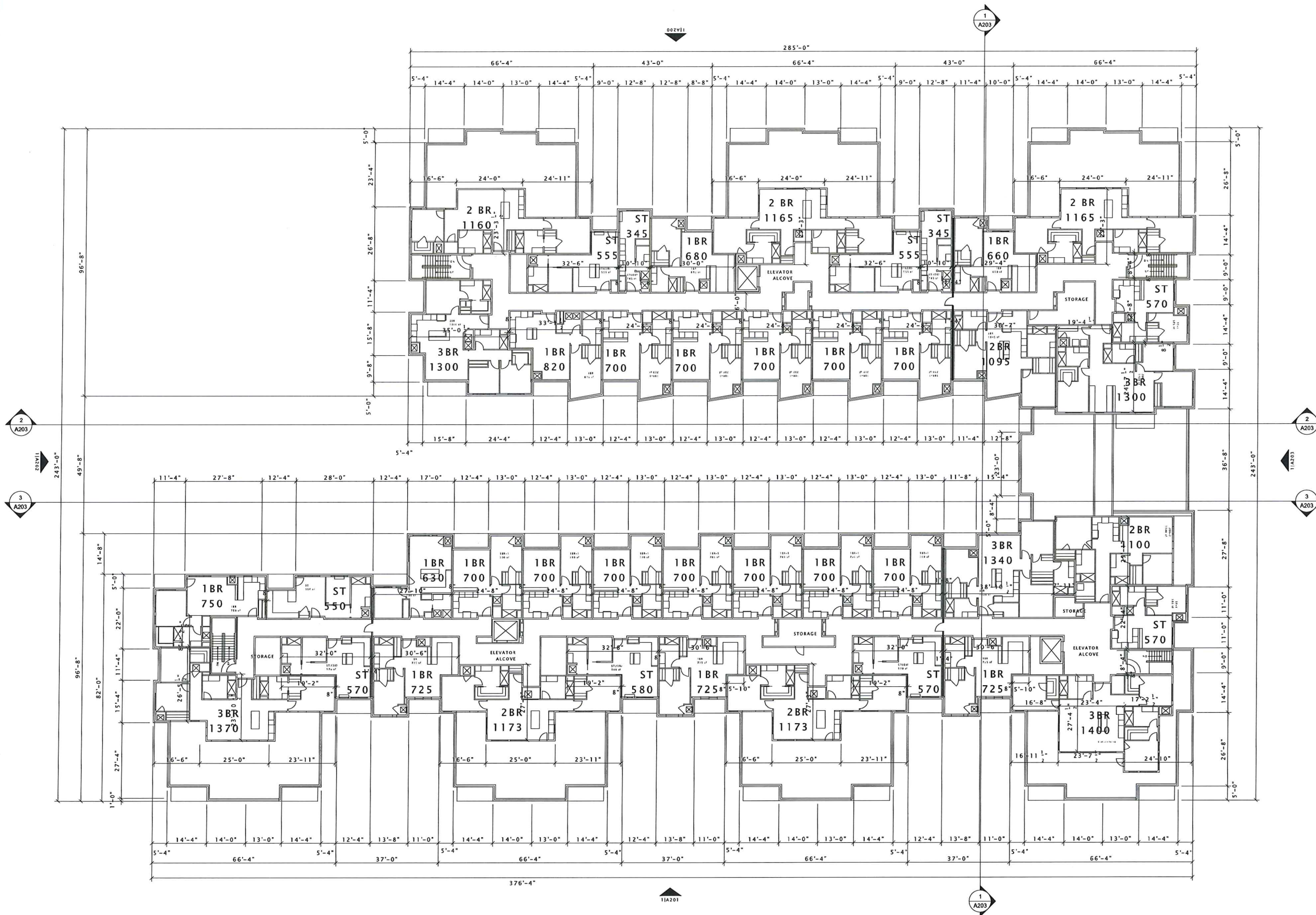
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104



① 4th FLOOR PLAN
1/16" = 1'-0"

VERITAS VILLAGE, LLC

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

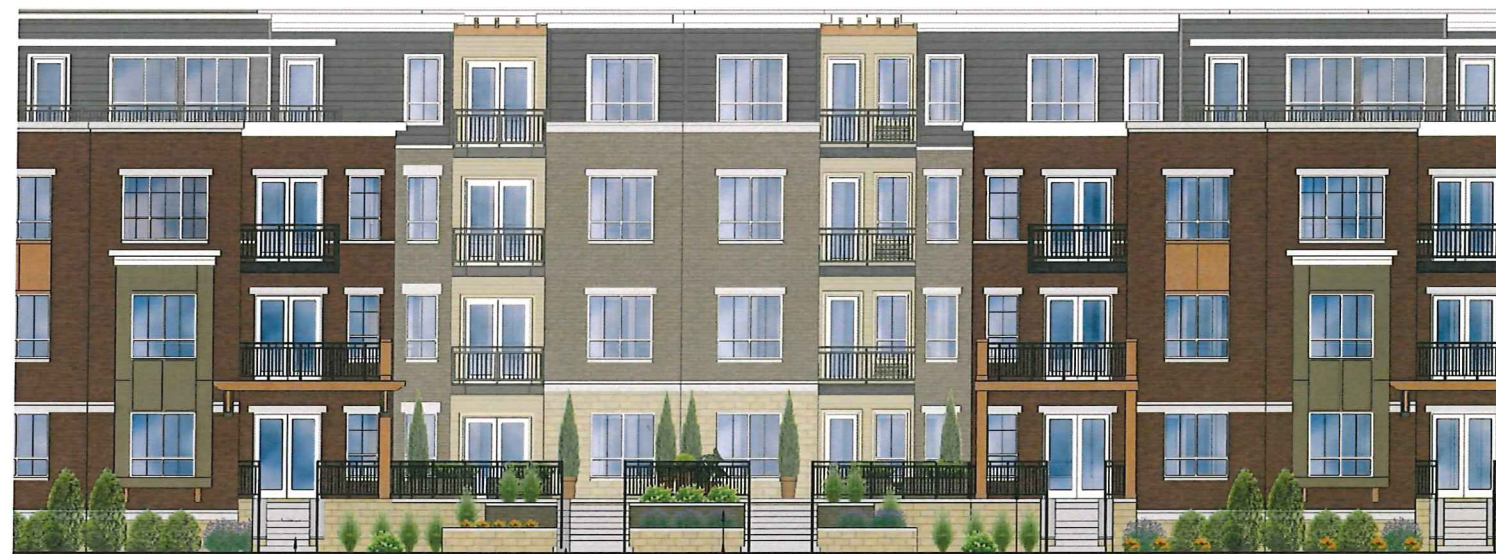
SHEET NUMBER
A200



① Dayton Street Elevation
1/16" = 1'-0"



② Dayton Street Entry Enlarged Elevation
1/8" = 1'-0"



③ Dayton Street Courtyard Enlarged Elevation
1/8" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

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SHEET TITLE

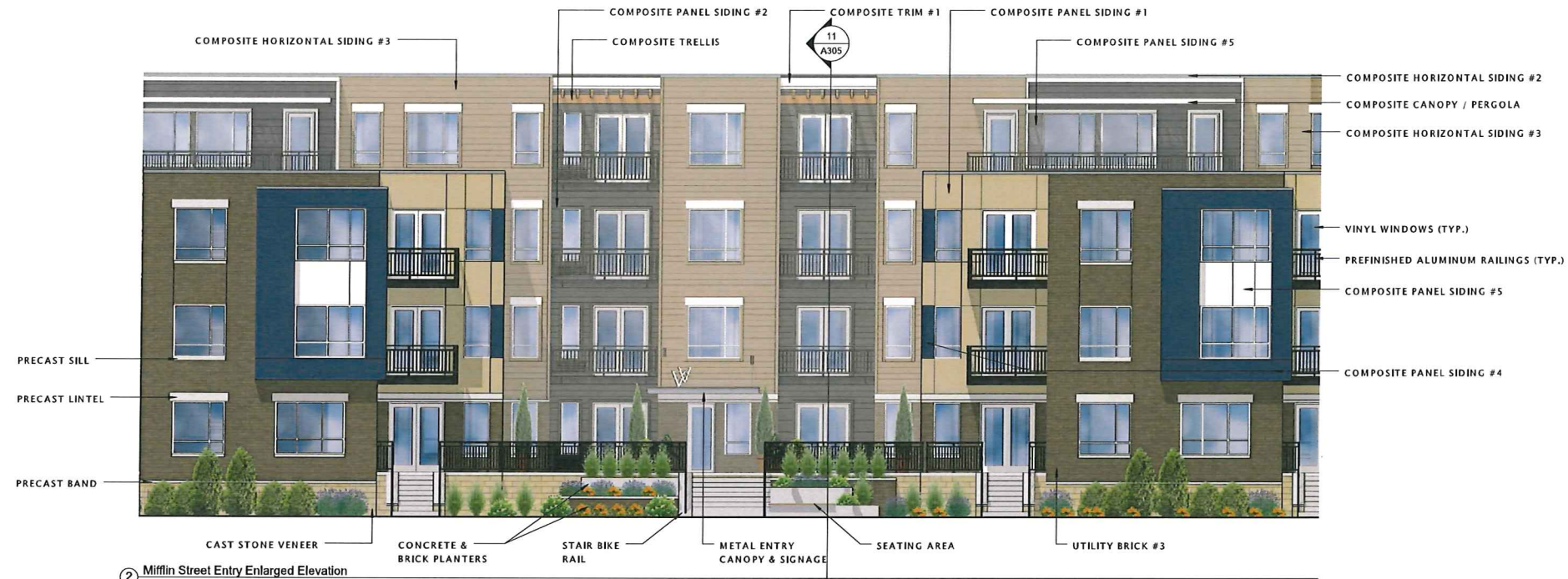
EXTERIOR ELEVATIONS

SHEET NUMBER

A201



① Mifflin Street Elevation
1/16" = 1'-0"



② Mifflin Street Entry Enlarged Elevation
1/8" = 1'-0"



③ Mifflin Street Courtyard Enlarged Elevation
1/8" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

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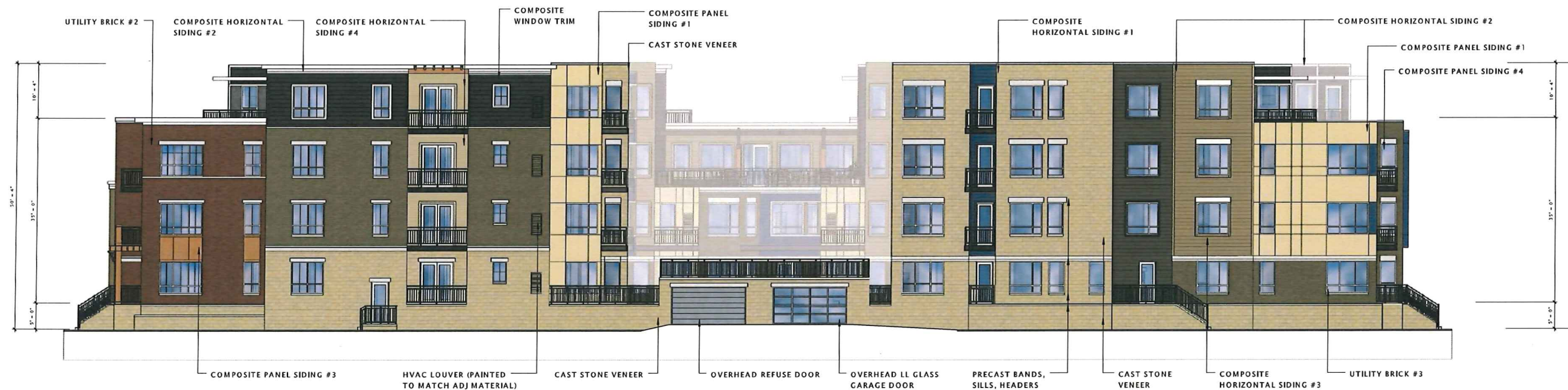
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A202



② Livingston Street Elevation
3/32" = 1'-0"



① West Elevation
3/32" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

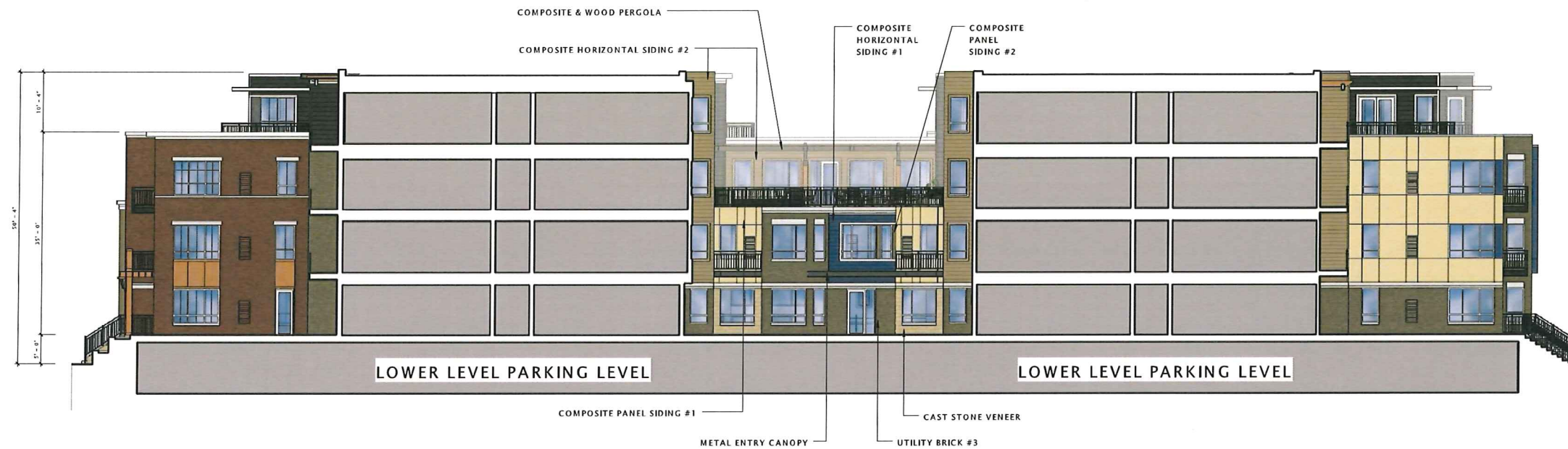
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DATE OF ISSUANCE MARCH 30, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**EXTERIOR ELEVATIONS
- COURTYARD**

SHEET NUMBER
A203



① Interior Courtyard Elevation - West
3/32" = 1'-0"



② Interior Courtyard Elevation - South
3/32" = 1'-0"



③ Interior Courtyard Elevation - North
1/16" = 1'-0"

VERITAS VILLAGE, LLC

CUP Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

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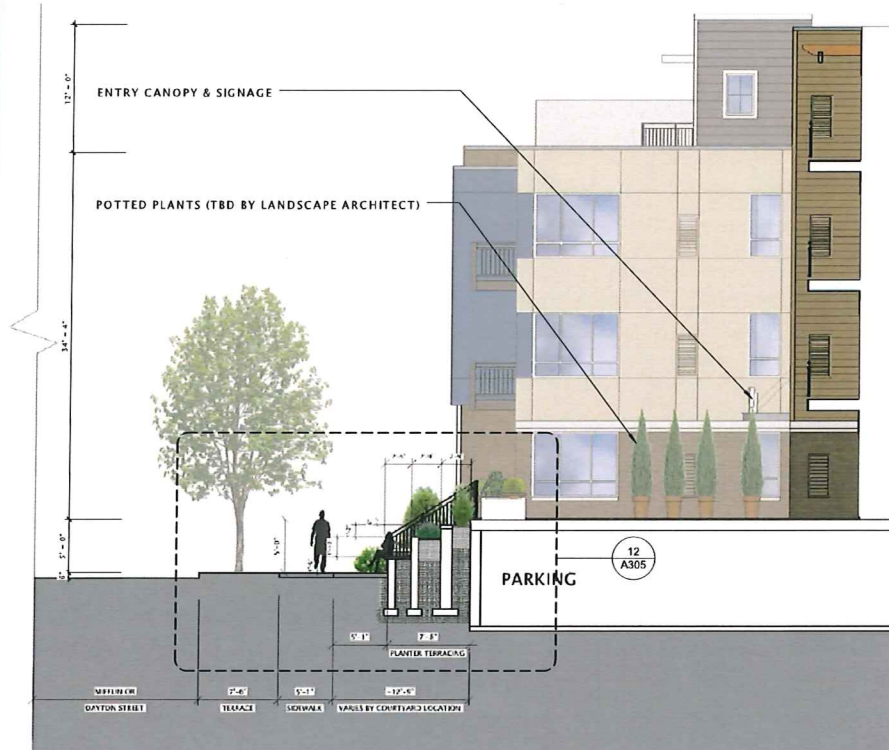
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

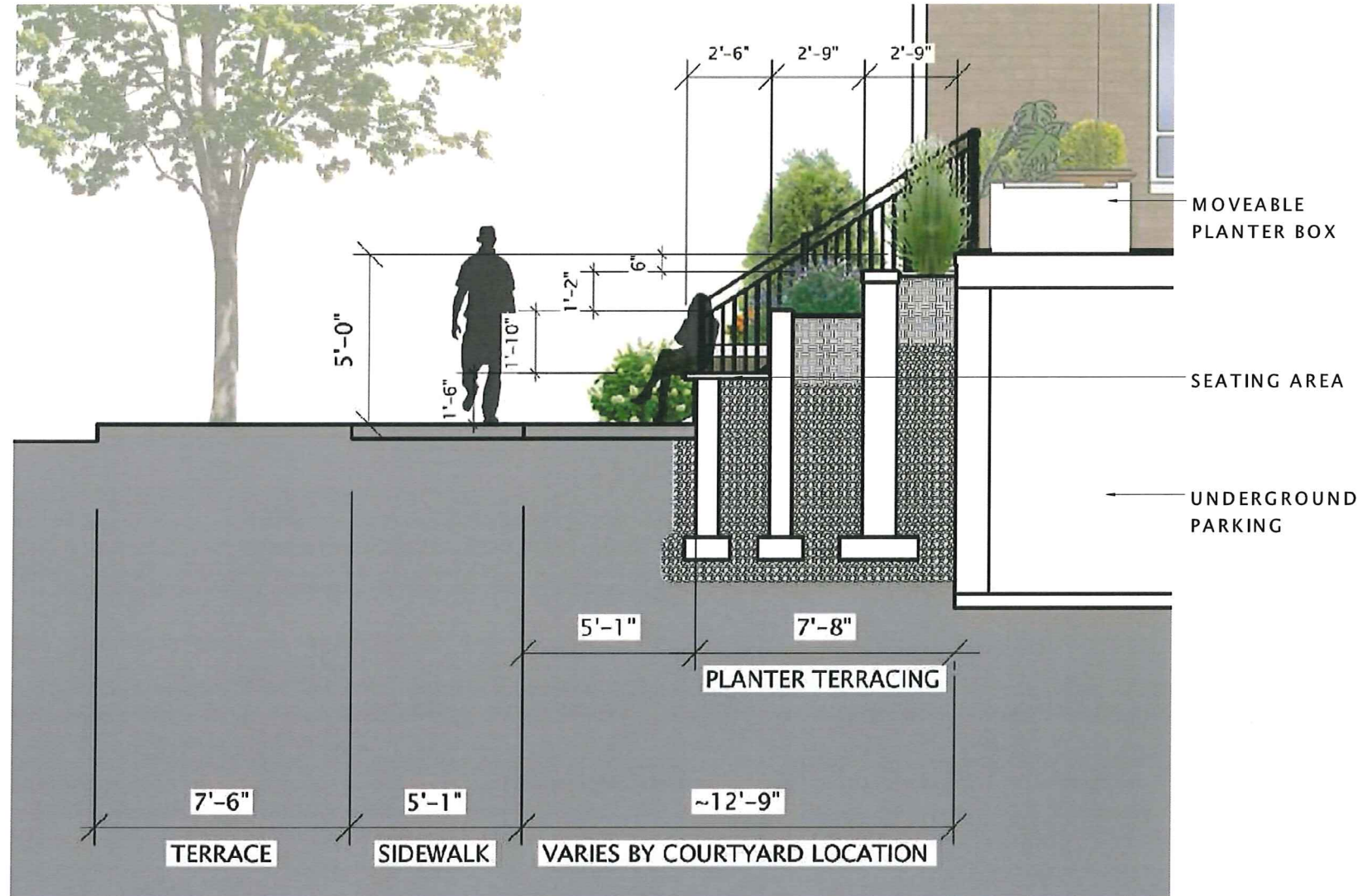
STREET EDGE SECTION

SHEET NUMBER

A305



11) Pedestrian Street Section
1/8" = 1'-0"



12) Courtyard Planter Terrace Section
1/2" = 1'-0"

VERITAS VILLAGE, LLC

Landmarks Commission Submittal

VERITAS VILLAGE

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: MARCH 30, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

Existing / Contextual Information

SHEET NUMBER

R708



DAS KRONENBERG BUILDING - ADJACENT CITY LANDMARK



REYNOLDS PARK TENNIS COURTS AND WATER TREATMENT BUILDING ACROSS LIVINGSTON



ADJACENT BUILDING ON E MIFFLIN STREET