

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



FOR OFFICE USE ONLY:

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

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.

1. Project Information

Address: Pending-5422 Congress Ave.-Apartment Building & 3325 Ambassador Drive-Garage
 Title: The Madison Apartments

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

UDC meeting date requested 22 November 2017

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	<u>Kirk Keller</u>	Company	<u>Plunkett Raysich Architects, LLP</u>
Street address	<u>2310 Crossroads Dr., #2000</u>	City/State/Zip	<u>Madison, WI 53718</u>
Telephone	<u>608-478-4013</u>	Email	<u>kkeller@prarch.com</u>
Project contact person	<u>Kirk Keller</u>	Company	<u>Plunkett Raysich Architects, LLP</u>
Street address	<u>2310 Crossroads Dr., #2000</u>	City/State/Zip	<u>Madison, WI 53718</u>
Telephone	<u>608-478-4013</u>	Email	<u>kkeller@prarch.com</u>
Property owner (if not applicant)	<u>IA Madison, LLC</u>		
Street address	<u>810 Cardinal Lane, #1000</u>	City/State/Zip	<u>Hartland, WI 53029</u>
Telephone	<u>414-491-4136</u>	Email	<u>mschutte@investorsassociatedllp.com</u>

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. 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 Chris Wells on Multiple times.
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 Kirk Keller Relationship to property Architect
 Authorized signature of Property Owner  Date 16 October 2017

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



October 17, 2017

City of Madison
Mr. Chris Wells
Development Review Planner
126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent for an Amendment to the GDP Agreement and SIP Agreement for The Madison Apartments
Lot 1 of CSM No. 10856 and Lot 50 – High Crossing Fourth Addition Plat

Dear Mr. Wells:

IA Madison, LLC (the “Applicant”), owners of The Madison Apartments, currently a 120-unit development located at 5402 Congress Avenue and 3346 Ambassador Drive, more particularly described as Lot 1 of Certified Survey Map Number 10856 and Lot 50 of High Crossing Fourth Addition Plat (collectively, the “Property”) is submitting an application for a Major GDP Amendment and Major SIP Amendment.

Introduction

The existing GDP Agreement and SIP Agreement for The Madison Apartments (collectively, the GDP Agreement and SIP Agreement shall be, the “GDP/SIP Agreements”) currently allows for the construction of multi-family dwelling units with a maximum of 24 units on the Property. The Applicant is proposing to construct a 36-unit building and a separate 8 car garage on the Property, which will serve as the final phase of The Madison Apartments development.

In order to construct the proposed structures, the Applicant requests the following modifications to the existing GDP/SIP Agreements:

1. Increase of the maximum number of units in a building from 24 units to 36 units.
2. Increase in the maximum units per acre from 10 units to 12 units (Actual density will be 11.07 units per acre upon completion of the proposed apartment building).
3. Decrease the minimum number of parking spaces per unit from 2.00 parking spaces per unit to 1.97 spaces per unit.
4. Increase the maximum height restriction on buildings or structures from fifty (50) feet to sixty (60) feet.

The Applicant is not requesting any public funding for this development.

Applicant: IA Madison, LLC
Michael Schutte
810 Cardinal Lane, Suite 100
Hartland, WI 53029

Project Team:

Plunkett Raysich Architects, LLP
Kirk Keller
2310 Crossroads Drive, #2000
Madison, WI 53718
(608) 478-4013
kkeller@prarch.com

Vierbicher Associates, Inc.
Matthew Schreiner
999 Foureier Drive, #201
Madison, WI 53717
(608) 821-3961
msch@vierbicher.com

Existing Conditions: The Madison Apartments is a multi-family apartment complex generally located within the High Crossing Fourth Addition Plat on the east side of the City of Madison. The Madison Apartments is currently comprised of eight two-story buildings, with a total of 120 units. The parcels on which the proposed structures are to be constructed are currently vacant, under-utilized spaces within the development.

Projected Schedule/Phasing Plan: The project is scheduled to commence construction in the spring of 2018 and be completed in late spring/early summer of 2019. This two building project shall be completed in one phase.

Proposed Use: The Applicant proposes to complete the development by constructing a new 36-unit multi-family apartment building on the vacant land located on Lot 1 of CSM No. 10856 and constructing an eight-car storage garage and activating green space as a private dog park and community garden on the vacant land located on Lot 50 of High Crossing Fourth Addition Plat. The proposed structures are will be compatible with the surrounding land uses and will create an environment compatible with the existing and intended character of the area.

Hours of Operation: Given that these are residential uses, hours of operation will be 24 hours per day, every day, compatible with the currently existing hours of operation in the development.

Building Square Footage: The Applicant proposes one three-story building totaling approximately 39,955 square feet and a one story, 8-unit garage building totaling approximately 3,025 square feet.

Number of Dwelling Units: The Applicant proposes 36 units in the proposed apartment building.

Auto and Bike Parking Stalls: The Applicant proposes 30 underground car parking stalls (including 2 handicapped stalls) and 33 underground bike parking stalls in the proposed apartment building.

Covered and off-street parking is currently available as required by the existing GDP/SIP Agreements.

- For each 24-unit building, 41 underground stalls are provided.
- For each 16-unit building, 26 underground stalls are provided.
- For each 8-unit building, two covered stalls per unit are provided within the attached garages.

Currently, the total covered stalls for all existing units within The Madison Apartments equals 213. An additional 81 surface stalls are located throughout The Madison Apartments.

Upon completion of the proposed apartment building and parking garage, there will be an average of 1.97 stalls per unit. The minimum requirement within the existing GDP/SIP Agreements is 2.00 stalls per unit; however, the reduction in .03 parking stalls per unit is negligible and will not create a disproportionate number of units to parking stalls as a result of the proposed improvements.

In addition, there are a number of alternative methods of transportation available to tenants within the development, including public transportation via a Metro Transit stop approximately one-quarter mile from the proposed apartment building with frequent departure times. The development also 7 bike parking stalls near the proposed apartment building in addition to the previously mentioned 33 underground parking stalls, providing ample space for those who choose to travel by bike. Therefore, the Applicant believes the reduction in the minimum parking requirement is reasonable and is seeking an amendment to the existing GDP/SIP Agreements in order to be in compliance.

Design: The design intent for the new buildings is to compliment and closely resemble the existing buildings on the Property. The Project Team intends to do this by using the same brick and general color palette on the proposed buildings. The siding will closely match the existing siding, with the exception that the material will be updated from vinyl to cement board siding. Similarly, the existing window style will be retained on the proposed buildings, but the windows will be vinyl units, instead of fiberglass.

The Madison Apartments consists of multi-family housing, which provides a buffer between existing and planned commercial development to the west and future single-family residential development beyond the woods to the east. The Madison Apartments provide connecting private internal streets and walkways between buildings, Promontory Drive, Patriot Park, and the existing Community Center located within The Madison Apartments.

The above-mentioned Community Center is centrally located on the Property and is accessible to residents of The Madison Apartments and residents of the neighboring Stoneridge Pointe Condominiums. The Community Center contains an outdoor swimming pool, kitchen facility, mini-theater, meeting rooms, play areas for children, patios, etc. The centrally located Community Center also has full basement exposure and offer picturesque views to the west. The Community Center has an approximate capacity of 200 people.

Access: Main access to The Madison Apartments is from Congress Avenue. The proposed apartment building's main access will continue to be from Congress Avenue, but the building will also have tenant parking access for underground parking from Promontory Drive.

Trash Removal: An internal trash room will be located in the lower level parking in of the proposed apartment building. Dumpsters are located in the lower level parking area in all existing 24-unit and 16-unit apartment buildings. Separate trash and recyclable containers are located within each unit of the existing 8-unit buildings.

Density: The Madison Apartments will have a density of 11.07 units per acre after completion of the proposed apartment building. This density would require an amendment to the existing GDP/SIP Agreement, which states there will be a maximum of ten (10) units per acre allowed in this zoning district on average. The Applicant is seeking approval to amend the SIP Agreement to allow for this added density and believes the request is appropriate for a number of reasons. First, the existing GDP Agreement states that there shall be a target density of twelve (12) units per acre in the entire zoning district, with a target density of thirteen (13) units per acre for the parcel at issue (formally known as Lot 47). The proposed unit density clearly falls within the original target density for the zoning district. Second, the increased unit density of 1.07 units per acre is minimal and the development as a whole is positioned to handle the additional density. As previously mentioned, the increased density will not cause a disproportionate traffic or parking demands and the Property will gain additional useable park and green space in the form of a private dog park and community garden. As a result, the Applicant believes the request to amend the existing GDP/SIP Agreements to increase the unit density to 12 units per acre should be approved.

Height Restrictions: The proposed apartment building will be three stories, which is permitted under the existing SIP Agreement. However, due to the topography of Lot 1, it is estimated that the maximum building height will exceed the height maximum of fifty (50) feet in the existing SIP Agreement. It is important to note that the proposed apartment building will not appear significantly taller than the existing buildings within the development. Rather, the lot on which the proposed apartment building will be located contains a significant decrease in elevation moving from east to west. This decrease in elevation and significant exposure of the proposed building's basement at a lower elevation results in the measurement of the maximum building height being measured from the lowest exposed portion of the building, causing the proposed

building to be greater than the fifty (50) foot restriction in the existing GDP/SIP Agreements. Therefore, the Applicant is requesting the GDP/SIP Agreements be amended so that the height maximum is adjusted to sixty (60) feet.

School Age Children: The Sun Prairie Area School District, which serves this area, estimates that 0.20 K-12 students will be generated per multiple family housing unit. Upon the completion of the addition building, approximately 31 school age children will live within The Madison Apartments.

Housing Types: The Madison Apartments currently has a mix of building types, including:

- Three (3) two-story, 24-unit apartment buildings with underground parking;
- One (1) two-story, 16-unit apartment building with underground parking;
- Four (4) two-story 8-unit apartment buildings with attached garages.

The Madison Apartments also has a mix of one-, two- and three-bedroom units. Units in the existing buildings range as follows:

- Units in the 8-unit building range from 1,200 square feet to 1,500 square feet
- Units in the 16-unit buildings range from 900 square feet to 1,550 square feet
- Units in the 24-unit building range from 900 square feet to 1,550 square feet

The proposed additional building will be a three-story, 36-unit apartment building with underground parking. Units in the 36-unit apartment building will range from approximately 643 square feet to 1,161 square feet. The variation of unit size falls in line with the existing GDP Agreements desire for a diversity and variety of units.

Landscaping: Site landscaping will be provided as shown on the existing SIP Agreement. The Applicant shall install landscaping for the additional building and separate garage with adjacent green space once construction is completed, in compliance with the existing SIP Agreement. All of the landscaping for the existing buildings has been completed for The Madison Apartments as originally approved.

ADA Compliance: The site has been designed to meet the following criteria:

- An accessible route from an off-street handicap-parking stall to the front door of each unit is provided.
- An accessible route from the underground parking to the front door of each unit is provided for all 24-unit buildings.
- An accessible route is available from each unit to Congress Avenue.
- The Bicycle and Pedestrian Path meets the City of Madison's requirements for accessibility

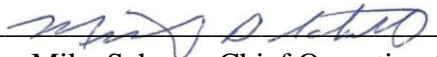
Buffer Zone: The area west of the proposed apartment building will maintain existing trees as necessary and contain additional landscaping which is consistent with the existing landscaping. All landscaping is and will be in compliance with the existing SIP Agreement.

Summary: The project will remain as it was originally approved with the exception of the requests provided herein. We believe that this plan has and will continue to provide an attractive mix of building types and take advantage of the site's natural features. We look forward to working with the City Staff, Plan Commission, and the Common Council to make this addition to The Madison Apartments a successful project.

Should you have any questions or require additional information, please do not hesitate to contact either myself or Kirk Keller of Plunkett Raysich Architects, LLP.

Sincerely,

Investors Associated, LLP,
sole member of IA Madison, LLC

By: 
Mike Schutte, Chief Operating Officer

**Planned Development / General Development Plan
Zoning Text
For
THE MADISON APARTMENTS
owned at the time of recording by
IA MADISON, LLC**

THIS Planned Development / General Development Plan (the “PD/GDP”) Zoning Text (the “Text”) for The Madison Apartments is made this ____ day of _____, 2017, by IA MADISON, LLC, in its capacity as owner of the real property described below.

WHEREAS, IA MADISON, LLC is the owner of the real property in the High Crossing Fourth Addition Plat, City of Madison, Dane County, Wisconsin, with the legal description as described on the attached Exhibit A; and

WHEREAS, IA MADISON, LLC, intends to develop or cause the development of a portion of the real property described above as “PD” in accordance with the City of Madison Zoning Code Section 28.098(1) (the “Zoning”);

NOW, THEREFORE, IA MADISON, LLC hereby declares that the real property described above is and shall be held, improved, developed, transferred, sold, conveyed, leased, subleased and otherwise utilized and occupied subject to and in compliance with the Zoning and terms and provisions of this Text.

I. PROPERTY SUBJECT TO THIS TEXT

The real property located in the City of Madison, Dane County, Wisconsin, described on the attached Exhibit A.

II. STATEMENT OF PURPOSE

This Text has been created to establish and protect a quality character and living environment within the development hereafter referred to as "The Madison Apartments".

III. PROPOSED USES

- A. General Site Plan. The Site Plan for The Madison Apartments, attached as Exhibit B, is included within this PD/GDP for illustrative purposes to show the intended massing of buildings; general relationship of uses; the type of pedestrian walkway systems, drives and parking to serve the development; and the building, parking and transportation access to the public right-of-way. The specific development will be set forth in a Planned Development / Specific Implementation Plan (a “PD/SIP”)

for each development and may specify grades, soil conditions and other characteristics of the individual development sites.

- B. Public Walkways. To the extent feasible within the development site, all development shall provide internal walkway circulation systems interconnecting the buildings and, where appropriate, to the public right-of-way.
- C. Parking. Due to the specific grades and soil conditions of each development site, the parking layout shall be reflected in the applicable PD/SIP.
- D. Permitted Uses. The permitted uses in this PD/GDP District are limited to the following:
 - 1. The existing property in this GDP Zoning District as a whole has been developed with a diversity and variety of housing types, units and styles reflecting the differing sizes and massing of buildings and which provide housing choices for households of differing market segments and demographics. Any newly constructed property in this GDP Zoning District will coordinate architectural styles and building forms with the existing property in order to achieve a sustained aesthetic.
 - a. The area west of Congress Avenue shall contain multi-family housing with a maximum of thirty-six (36) units in any single building unless the City of Madison Plan Commission approves otherwise as part of a PD/SIP, comprised of efficiency units, one-bedroom units, two-bedroom units, three-bedroom units, or four-bedroom units, or any combination thereof. A variety of unit types and sizes shall be developed. Such dwelling units may be rented or owner occupied.
 - b. The area east of Congress Avenue may contain a mix of housing, such as multi-family, condominiums, townhomes, duplexes, and/or clustered-housing with a maximum of thirty-six (36) units in any single building. Such dwelling units may be rented or owner occupied. This area may also contain stand-alone parking and storage facilities.
 - 2. Accessory Uses:
 - a. Recreational uses; including swimming pools, tennis courts, volleyball sand courts, dog parks, community gardens, pedestrian walks, picnic tables and equipment that are site specific and detailed in each PD/SIP.
 - b. Leasing and management offices that are site specific and may be detailed in each PD/SIP.

c. Home occupations as defined in Chapter 28, Madison General Ordinances.

IV. SIGNAGE

Signage is site specific and detailed in each PUD/SIP.

V. LOT AREA REQUIREMENTS

There are no predetermined lot size requirements at the GDP level. Any lot size requirements are site specific and detailed in each PD/SIP.

VI. DENSITY

There shall be a target density of twelve (12) units per acre and a maximum of fifteen (15) units per acre allowed in this zoning district on average, when considering the entire zoning district, although actual density may be less.

VII. HEIGHT RESTRICTIONS

Buildings or structures shall not exceed three (3) stories or sixty (60) feet in height. The measurement shall be from the first-floor elevation to the rooftop. Antennas, chimneys, and decorative features shall be excluded from the height limitation.

VIII. YARD REQUIREMENTS

There are no predetermined yard requirements at the GDP level. Any yard requirements are site specific and detailed in each PD/SIP.

IX. USABLE OPEN SPACE

There are no predetermined usable open space requirements at the GDP level. Any usable open space requirements are site specific and detailed in each PD/SIP.

X. OFF-STREET PARKING

A. Off-street parking shall be provided as follows (except for senior restricted housing that shall be site specific and detailed in each PD/SIP:

1. There shall be a minimum of 1.97 parking spaces per unit as follows: one covered, off-street parking space per dwelling unit, and a minimum of one additional off-street parking space per unit shall be satisfied by either covered

or uncovered parking spaces. (A covered space shall be defined as an underground or surface garage space, an uncovered space shall be defined as surface parking).

2. All parking shall be provided within this PD/GDP District.
3. Parking is permitted only in the designated parking areas of the PD/GDP District.

XI. MODIFICATIONS TO THIS PD/GDP ZONING CODE

No modifications to this PD/GDP zoning code are permitted except as provided for in the City of Madison Zoning Code Section 28.098(6), except that the City of Madison Zoning Administrator may issue variances for minor alterations that comply with the overall intent and concept of this PD/GDP Zoning Code.

[Signature Page to Follow]

IN WITNESS HEREOF, IA MADISON, LLC has executed this Text on and as of the date of recording with the Register of Deeds, Dane County, Wisconsin.

IA MADISON, LLC

By: Investors Associated, LLP, its sole Member

By: _____

Name: _____

Title: _____

STATE OF WISCONSIN)

) ss.

COUNTY OF DANE)

On this ____ day of _____, 2017, the above-named _____, known to me to be a person and officer who executed the forgoing instrument, came personally before me and acknowledged the execution of this instrument as such officer, by its authority, for the purposes contained herein.

Notary Public, _____ County, Wisconsin
My commission expires: _____

EXHIBIT A

Legal Description

Lot One (1), Certified Survey Map No. 10856, recorded in the Office of the Register of Deeds in Volume 65 of Certified Survey Maps, page 9, as Document No. 3809913, located in the City of Madison, Dane County, Wisconsin.

Lot Fifty (50), High Crossing Fourth Addition, in the City of Madison, Dane County, Wisconsin. Together with easement established in Easement Agreement recorded October 3, 2003 as Document No. 3822149.

EXHIBIT B

Site Plan

See attached.

**Planned Development / Specific Implementation Plan
Zoning Text
For
THE MADISON APARTMENTS**

THIS Planned Development / Specific Implementation Plan (the “PD/SIP”) Zoning Text (the “Text”) for The Madison Apartments is made this ____ day of _____, 2017, by IA MADISON, LLC, in its capacity as owner of the real property described below.

WHEREAS, IA MADISON, LLC is the owner of the real property in the High Crossing Fourth Addition Plat, City of Madison, Dane County, Wisconsin, with the legal description as described on the attached Exhibit A; and

WHEREAS, IA MADISON, LLC, intends to develop or cause the development of a portion of the real property described above as “PD” in accordance with the City of Madison Zoning Code Section 28.098(1) (the “Zoning”);

NOW, THEREFORE, IA MADISON, LLC hereby declares that the real property described above is and shall be held, improved, developed, transferred, sold, conveyed, leased, subleased and otherwise utilized and occupied subject to and in compliance with the Zoning and terms and provisions of this Text.

I. PROPERTY SUBJECT TO THIS TEXT

The real property located in the City of Madison, Dane County, Wisconsin, described on the attached Exhibit A.

II. STATEMENT OF PURPOSE

This Text has been created to establish and protect a quality character and living environment within the development hereafter referred to as "The Madison Apartments".

III. PERMITTED USES

The permitted uses in this PD/SIP District are limited to the following:

- A. Multi-family dwelling units, with a maximum of 36 units in any single building, comprised of one-, two- and three-bedroom units, with one, one and one-half, two, or two and one-half baths. Such dwelling units can be rented or owner occupied.

Building/Unit Schedule:

The Madison Apartments contains 156 units in 9 buildings with four building types: 36-unit buildings, 24-unit buildings, 16-unit buildings and 8-unit buildings. The Madison Apartments also contains a stand-alone parking and storage facility.

B. Accessory Uses:

1. Recreational play and relaxation areas for residents, including but not limited to pedestrian walks, children's play areas, community gardens, a dog park, and covered picnic areas.
2. Home occupation limited to those permitted in the R4 district, City of Madison Zoning Code.
3. Temporary structures used for job/office and storage of materials and equipment used during the period of construction.
4. Off-street parking for residents, visitors, and project management.
5. Signage limited to the following:
 - Temporary signage, such as "For Rent" or "For Sale" or "Model Open", of a maximum size of 32 square feet, limited to a total of four.
 - Permanent project signs of one sign per each access drive (or private street) connected to a public road, of a maximum size of 32 square feet not including the pedestal.
 - Temporary signs associated with construction of the project of a maximum size of 32 square feet per sign, limited to a total of four.
 - Building identification signs of a maximum of 16 square feet limited to one per major entrance/exit on each building.
 - Permanent traffic control and unit identification signs of a maximum of 8 square feet per sign, number as needed.
 - Real estate leasing, management and maintenance office identification signs of a maximum of 16 square feet per sign limited to 6 signs total.
6. Structures used exclusively for the storage of maintenance equipment and supplies.
7. Structures used for real estate leasing, management and maintenance office, and/or clubhouse, changing rooms, and/or the like.
8. Bicycle storage structures and open air locking devices.
9. Gazebo, cabana, trellis, or other similar structures of a recreational character.

10. Dumpster enclosures and dumpsters.
11. Services and uses necessary to serve and meet the particular needs of the elderly or handicapped.
12. Nursery schools and daycare centers and/or children's play areas.

IV. LOT AREA REQUIREMENTS

The minimum lot size shall be one-half acre, with no specific lot dimensions, although this Text shall recognize and permit the future subdivision of the property, subject to this Text, into lots of such size that shall permit and facilitate the condominiumization of the units located on the property even if said lots are smaller than one acre.

V. DENSITY

There shall be a maximum of 12 units per acre allowed in this zoning district on average, when considering the entire zoning district, although actual density may be less.

VI. HEIGHT RESTRICTIONS

Buildings or structures shall not exceed three (3) stories or sixty (60) feet in height. The measurement shall be from first floor elevation to the rooftop. Antennae, chimneys, and decorative features shall be excluded from the height limitation.

VII. YARD REQUIREMENTS AND BUILDING AND PARKING LOT SETBACKS

No building structures shall be located closer than:

- A. Ten (10) feet to an interior side, rear, or front yard lot line;
- B. Twenty (20) feet to a side, rear or front yard lot line, which is abutting any public road of a size of sixty-six (66) feet or wider right-of-way;
- C. Eight (8) feet to any internal private roads.

No parking lot shall be located closer than:

- A. Five (5) feet to an interior side, rear, or front yard lot line.
- B. Ten (10) feet to a side, rear or front yard lot line which is abutting any public road of a size of sixty-six (66) feet or wider right-of-way.

VIII. USABLE OPEN SPACE

Per the approved SIP plans, usable open space shall be provided.

IX. OFF-STREET PARKING

Off-street parking shall be provided as follows:

- A. There shall be a minimum of 1.97 parking spaces per unit as follows: one covered, off-street parking space per unit shall be satisfied by either covered or uncovered parking spaces. (A “covered space” shall be defined as an underground or surface garage space; an “uncovered space” shall be defined as surface parking).
- B. All parking shall be provided within The Madison Apartments PD/SIP District.
- C. Parking is permitted only in the designated parking areas.

X. MODIFICATON TO THIS PD/SIP ZONING CODE

No modifications to this PD/SIP zoning code are permitted except as provided for in City of Madison Zoning Code Section 28.098(6), except that the City of Madison Zoning Administrator may issue variances for minor alterations that comply with the overall intent and concept of this PD/SIP Zoning Code.

[Signature Page to Follow]

IN WITNESS HEREOF, IA MADISON, LLC has executed this Text on and as of the date of recording with the Register of Deeds, Dane County, Wisconsin.

IA MADISON, LLC

By: Investors Associated, LLP, its sole Member

By: _____

Name: _____

Title: _____

STATE OF WISCONSIN)

) ss.

COUNTY OF DANE)

On this ____ day of _____, 2017, the above-named _____, known to me to be a person and officer who executed the forgoing instrument, came personally before me and acknowledged the execution of this instrument as such officer, by its authority, for the purposes contained herein.

Notary Public, _____ County, Wisconsin
My commission expires: _____

EXHIBIT A

Legal Description

Lot One (1), Certified Survey Map No. 10856, recorded in the Office of the Register of Deeds in Volume 65 of Certified Survey Maps, page 9, as Document No. 3809913, located in the City of Madison, Dane County, Wisconsin.

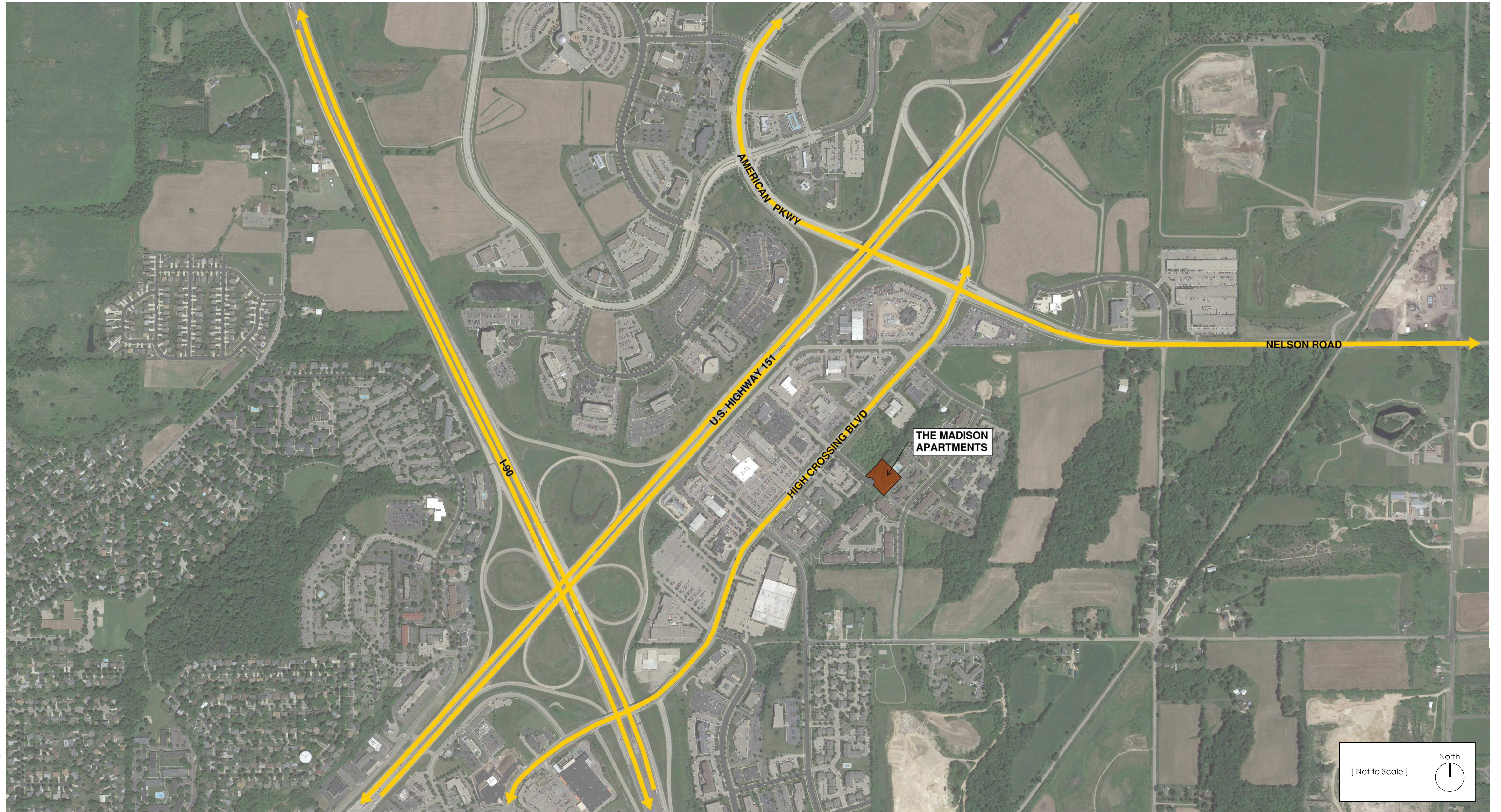
Lot Fifty (50), High Crossing Fourth Addition, in the City of Madison, Dane County, Wisconsin. Together with easement established in Easement Agreement recorded October 3, 2003 as Document No. 3822149.



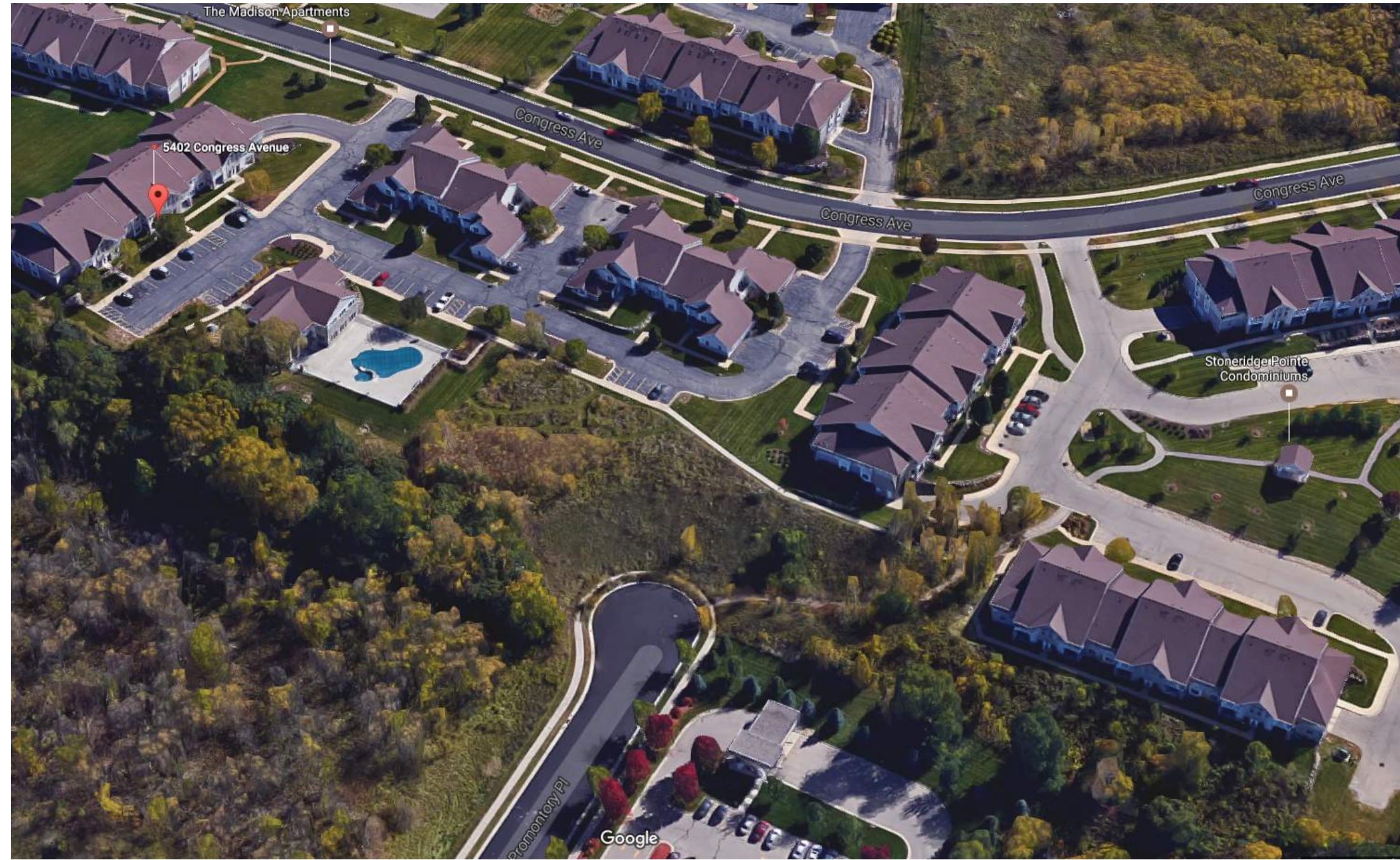
The Madison Apartments
UDC Initial Submittal

October 18, 2017





The Madison Apartments - Madison, WI



AERIAL VIEW OF FUTURE APARTMENT LOCATION



VIEW WEST ON PROMONTORY PLACE



THE MADISON APARTMENTS CLUBHOUSE



VIEW WEST ON PROMONTORY PLACE

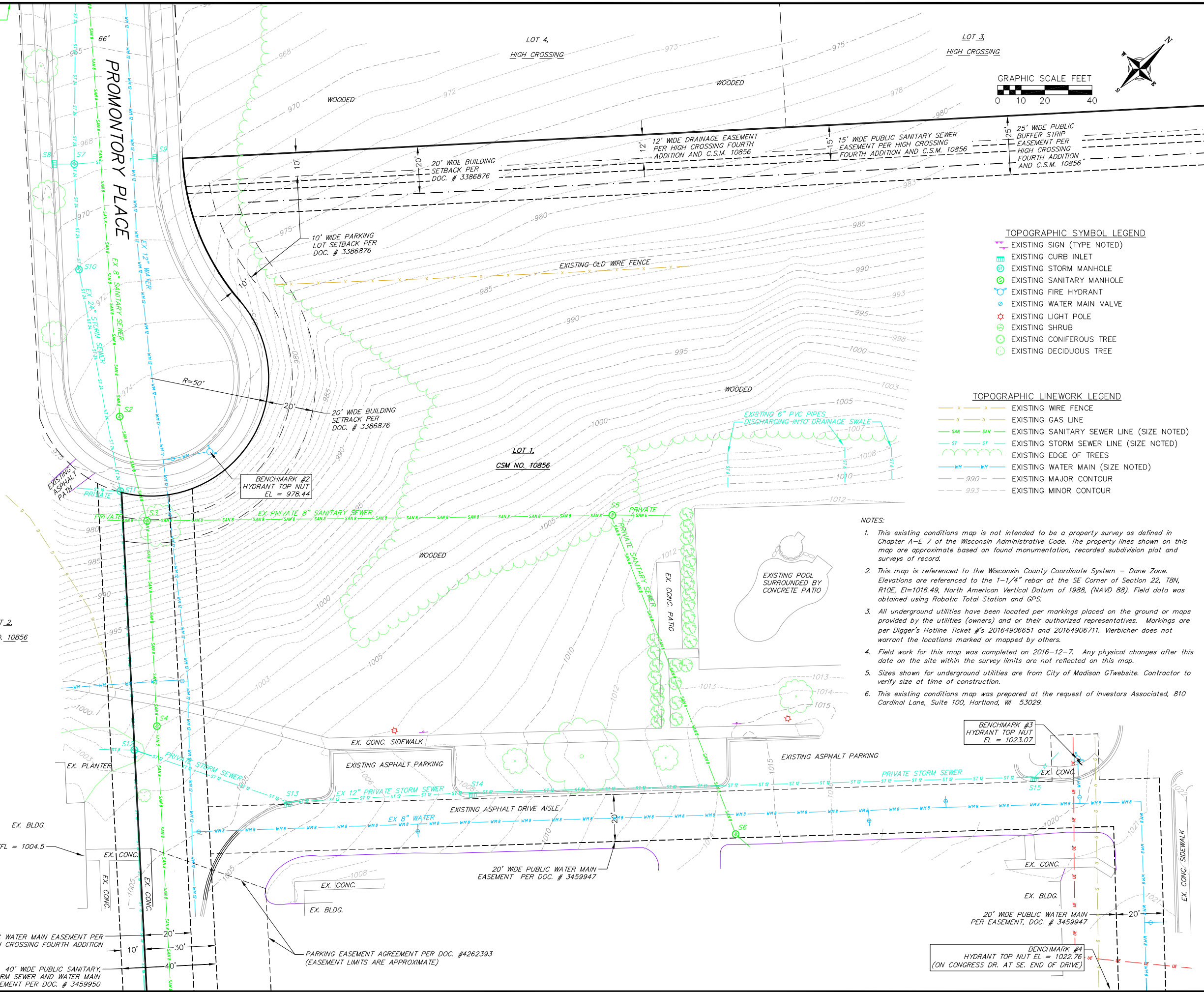


THE MADISON APARTMENTS EXISTING MULTI-FAMILY BUILDING

BENCHMARK #1
HYDRANT TOP NUT EL = 953.21
(AT NW. END OF PROMONTORY PL.)

S1 APPROX.
170' WEST

EXISTING SANITARY STRUCTURE TABLE				
STRUCTURE NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	951.59	942.36	NE
			943.06	SE
			942.36	SW
			942.19	NW
S2	SMH	974.13	969.11	SE
			968.99	NW
S3	SMH	980.18	971.66	NE
			970.73	SE
			974.93	SE/DROP
			970.58	SW
			970.49	NW
S4	SMH	1002.36	995.76	SE/DROP
			988.71	SE
			988.61	NW
S5	SMH	1009.07	1004.42	NE
			1004.42	E
			1004.32	SW
S6	SMH	1014.45	1007.96	E
			1007.86	W
EXISTING STORM STRUCTURE TABLE				
STRUCTURE NAME	TYPE	RIM	INVERT	DIRECTION
S7	STMH	968.64	964.9+-	NE
			963.92	SE
			964.9+-	SW
			963.90	NW
S8	CIN	968.78	965.63	NE
S9	CIN	968.76	965.61	SW
S10	STMH	971.09	967.28	SE
			967.26	NW
S11	STMH	974.96	969.06	SE
			970.46	SW
			969.04	NW
S12	STMH	1001.46	997.26	NE
			996.86	SE
			998.56	SW
			996.90	NW
S13	CIN	1004.99	999.87	NE
			999.84	SW
S14	CIN	1007.96	1003.71	NE
			1003.59	SW
S15	CIN	1019.70	1015.33	N
			1015.35	SW



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING LIGHT POLE
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING WIRE FENCE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES:

1. This existing conditions map is not intended to be a property survey as defined in Chapter A-E 7 of the Wisconsin Administrative Code. The property lines shown on this map are approximate based on found monumentation, recorded subdivision plat and surveys of record.
2. This map is referenced to the Wisconsin County Coordinate System - Dane Zone. Elevations are referenced to the 1-1/4" rebar at the SE Corner of Section 22, T8N, R10E, E1=1016.49, North American Vertical Datum of 1988, (NAVD 88). Field data was obtained using Robotic Total Station and GPS.
3. 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 #'s 20164906651 and 20164906711. Vierbicher does not warrant the locations marked or mapped by others.
4. Field work for this map was completed on 2016-12-7. Any physical changes after this date on the site within the survey limits are not reflected on this map.
5. Sizes shown for underground utilities are from City of Madison GWebsite. Contractor to verify size at time of construction.
6. This existing conditions map was prepared at the request of Investors Associated, 810 Cardinal Lane, Suite 100, Hartland, WI 53029.

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 10/18/17

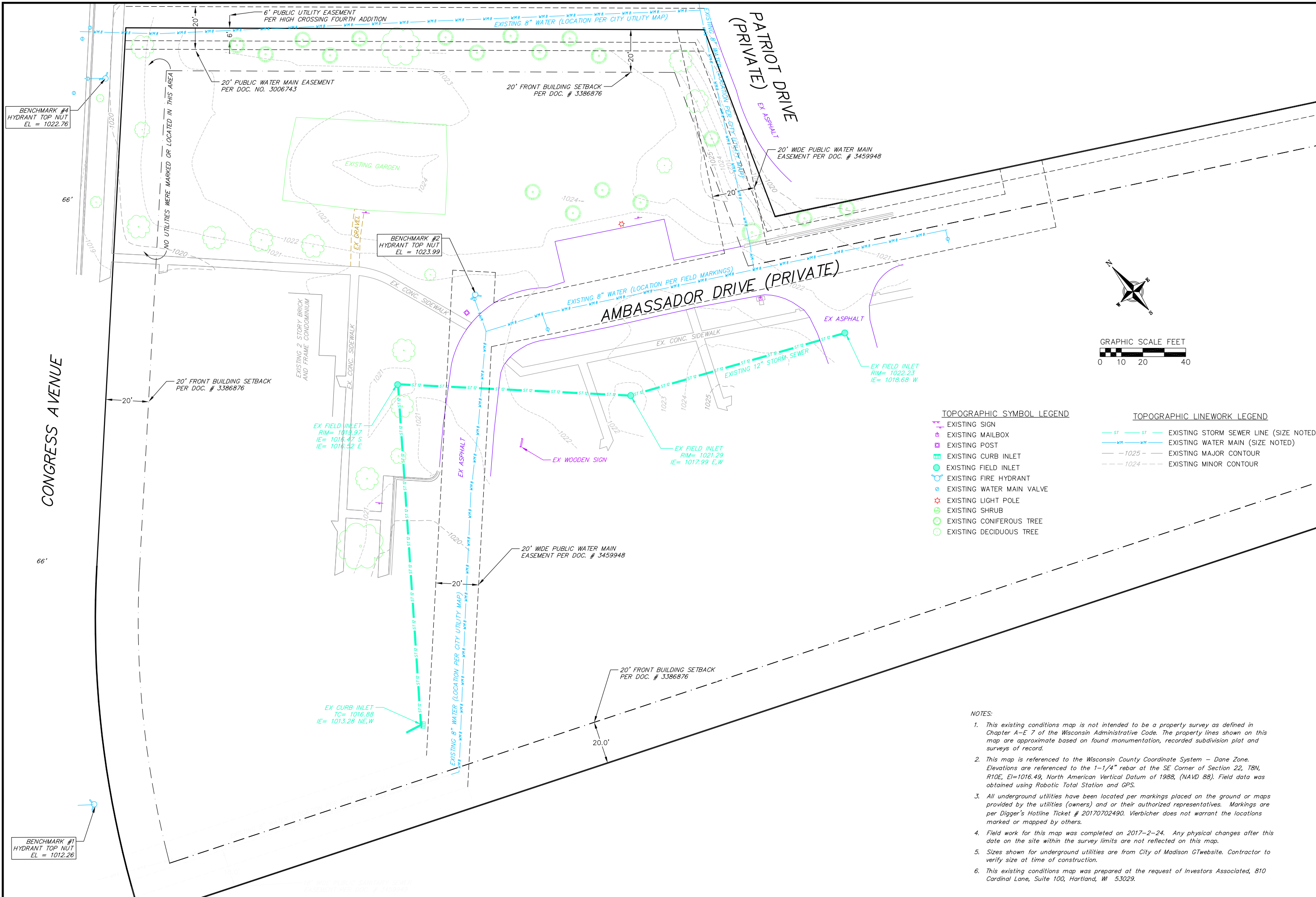
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PROJECT NO. 160314

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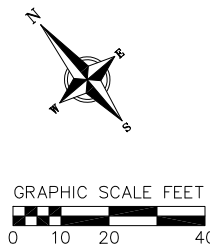


TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING MAILBOX
- EXISTING POST
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING LIGHT POLE
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

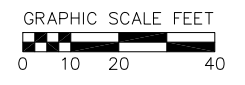
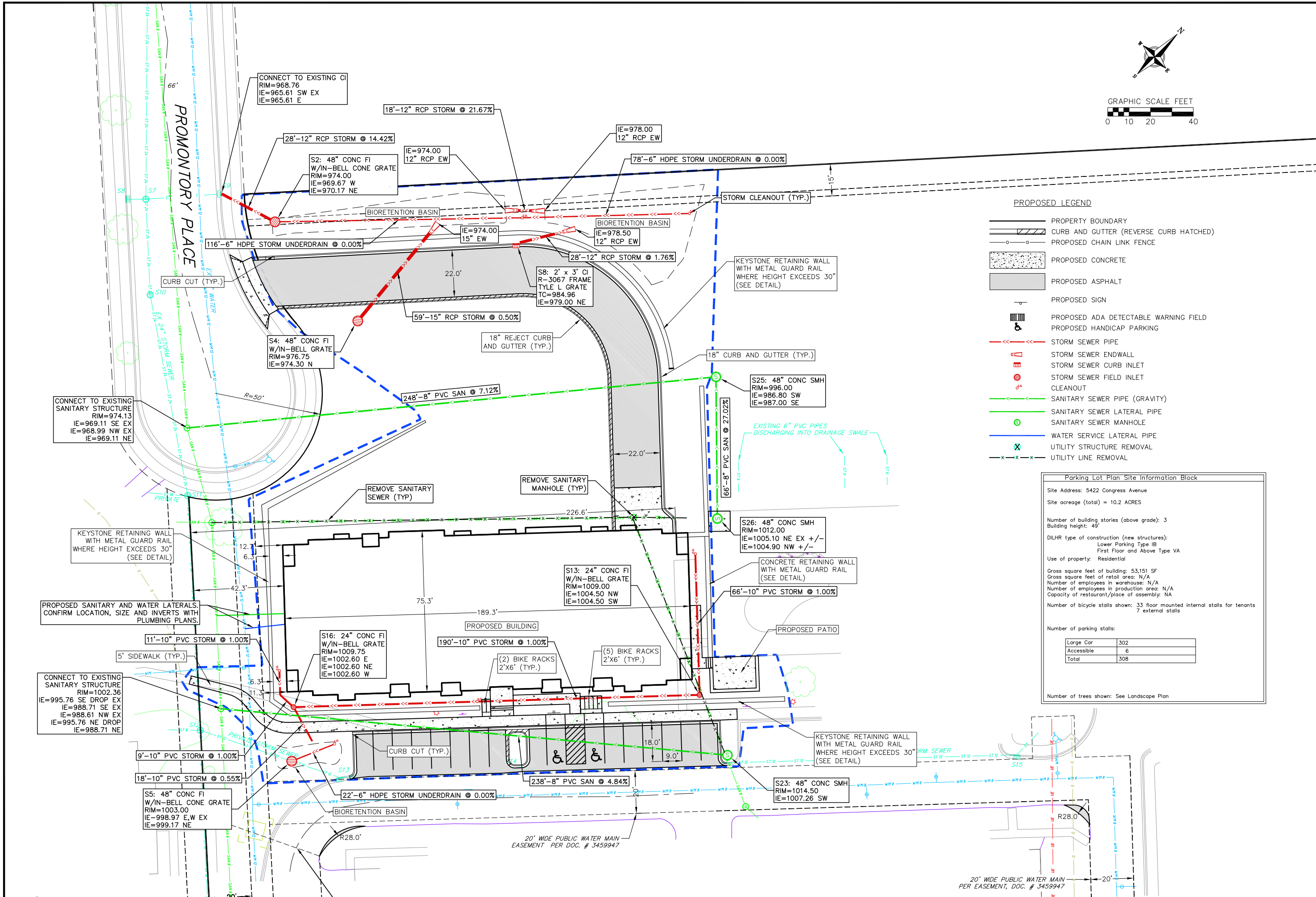
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



- NOTES:**
- This existing conditions map is not intended to be a property survey as defined in Chapter A-E 7 of the Wisconsin Administrative Code. The property lines shown on this map are approximate based on found monumentation, recorded subdivision plat and surveys of record.
 - This map is referenced to the Wisconsin County Coordinate System - Dane Zone. Elevations are referenced to the 1-1/4" rebar at the SE Corner of Section 22, T8N, R10E, El=1016.49, North American Vertical Datum of 1988, (NAVD 88). Field data was obtained using Robotic Total Station and GPS.
 - 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 # 20170702490. Vierbicher does not warrant the locations marked or mapped by others.
 - Field work for this map was completed on 2017-2-24. Any physical changes after this date on the site within the survey limits are not reflected on this map.
 - Sizes shown for underground utilities are from City of Madison GWebsite. Contractor to verify size at time of construction.
 - This existing conditions map was prepared at the request of Investors Associated, 810 Cardinal Lane, Suite 100, Hartland, WI 53029.

REVISIONS	
NO.	DATE

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DATE	10/18/17
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PROJECT NO.	160314.00



PROPOSED LEGEND

- PROPERTY BOUNDARY
- ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
- ○ ○ PROPOSED CHAIN LINK FENCE
- ▒ PROPOSED CONCRETE
- PROPOSED ASPHALT
- ⊕ PROPOSED SIGN
- ♿ PROPOSED ADA DETECTABLE WARNING FIELD
- ♿ PROPOSED HANDICAP PARKING
- STORM SEWER PIPE
- ▭ STORM SEWER ENDWALL
- ▭ STORM SEWER CURB INLET
- ⊕ STORM SEWER FIELD INLET
- ⊕ CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- ⊕ SANITARY SEWER MANHOLE
- WATER SERVICE LATERAL PIPE
- ⊕ UTILITY STRUCTURE REMOVAL
- x—x—x— UTILITY LINE REMOVAL

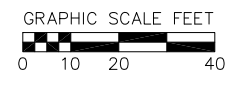
Parking Lot Plan Site Information Block	
Site Address:	5422 Congress Avenue
Site acreage (total):	10.2 ACRES
Number of building stories (above grade):	3
Building height:	49'
DILHR type of construction (new structures):	Lower Parking Type IB First Floor and Above Type VA
Use of property:	Residential
Gross square feet of building:	53,151 SF
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:	NA
Number of bicycle stalls shown:	33 floor mounted internal stalls for tenants 7 external stalls
Number of parking stalls:	
Large Car	302
Accessible	6
Total	308
Number of trees shown:	See Landscape Plan

REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	10/18/17
DRAFTER	JGOL
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PROJECT NO.	160314
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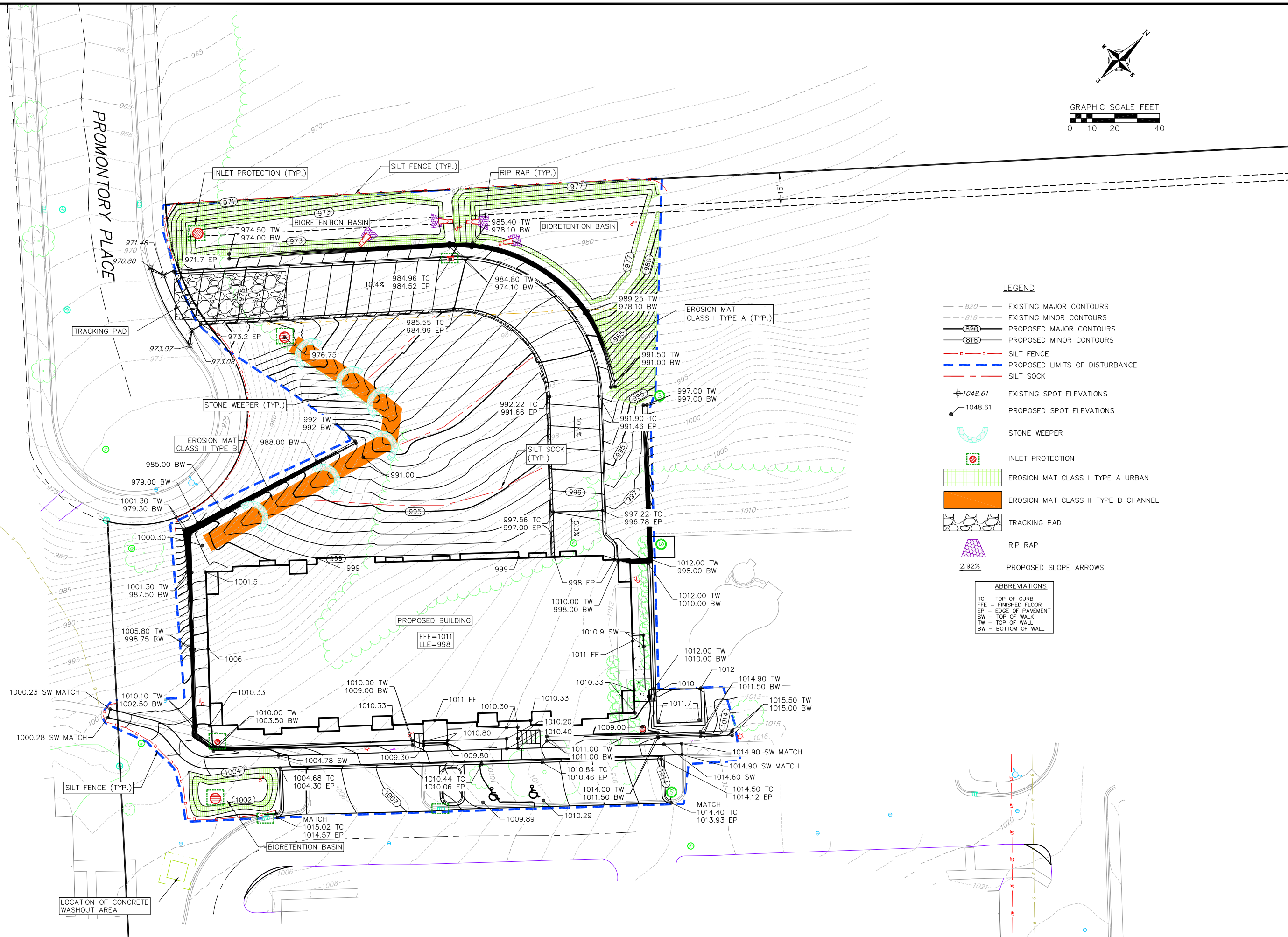
17 Oct 2017 - 1:25p M:\Investors\Associates\160314_5422 Congress Ave\CADD\160314 - Base Engineering.dwg by: jgol



Grading and Erosion Control Plan
 5422 Congress Avenue
 City of Madison
 Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN
 DATE: 10/18/17
 DRAFTER: JGOL
 CHECKED: MSCH
 PROJECT NO.: 160314

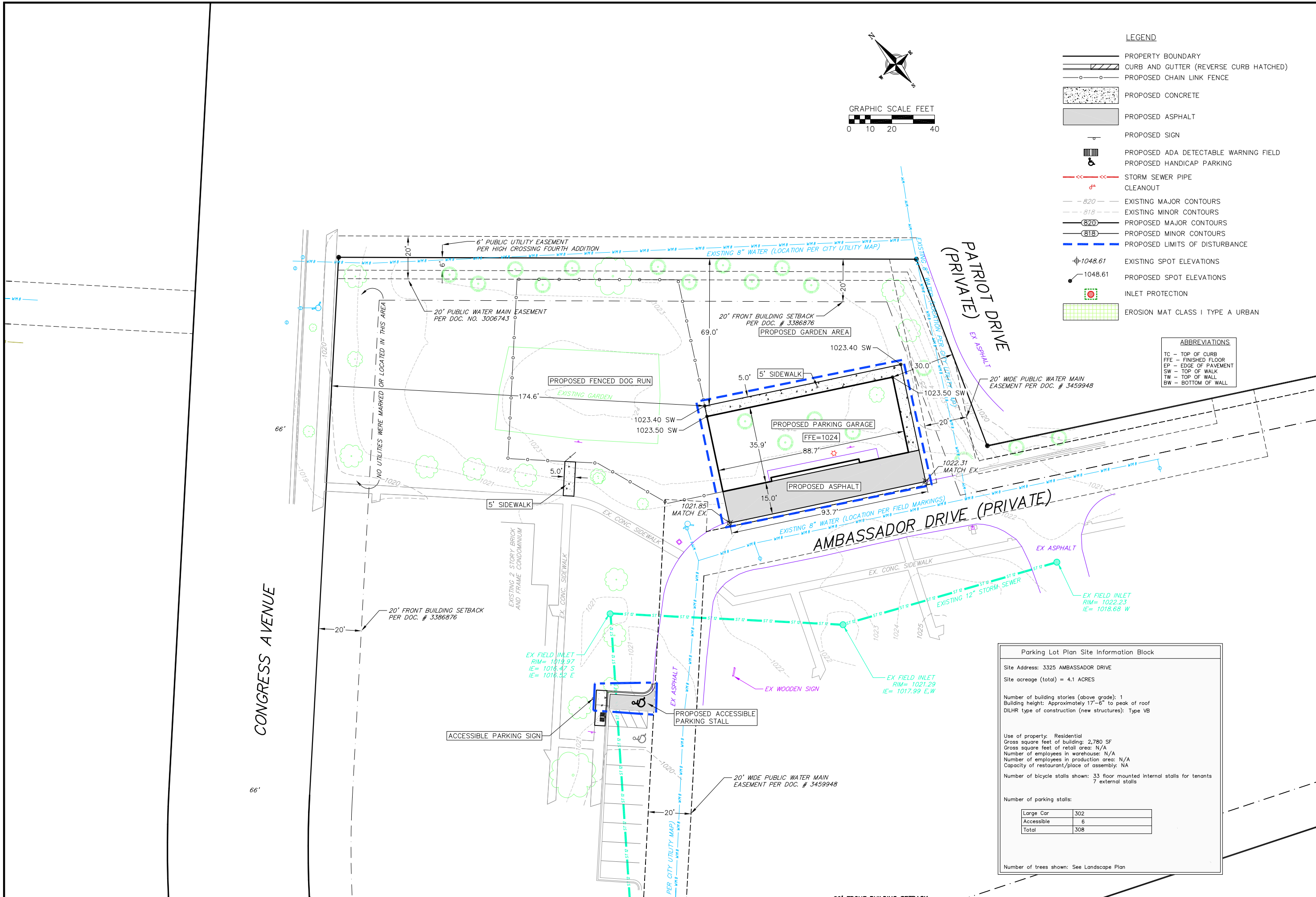


LEGEND

- 820- EXISTING MAJOR CONTOURS
- 818- EXISTING MINOR CONTOURS
- (820) PROPOSED MAJOR CONTOURS
- (818) PROPOSED MINOR CONTOURS
- SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- SILT SOCK
- ⊕1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- () STONE WEEPER
- () INLET PROTECTION
- () EROSION MAT CLASS I TYPE A URBAN
- () EROSION MAT CLASS II TYPE B CHANNEL
- () TRACKING PAD
- () RIP RAP
- 2.92% PROPOSED SLOPE ARROWS

ABBREVIATIONS

- TC - TOP OF CURB
- FFE - FINISHED FLOOR
- EP - EDGE OF PAVEMENT
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL



LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIGN
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- STORM SEWER PIPE CLEANOUT
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I TYPE A URBAN

ABBREVIATIONS

TC	-	TOP OF CURB
FFE	-	FINISHED FLOOR
EP	-	EDGE OF PAVEMENT
SW	-	TOP OF WALK
TW	-	TOP OF WALL
BW	-	BOTTOM OF WALL

Parking Lot Plan Site Information Block

Site Address: 3325 AMBASSADOR DRIVE
 Site acreage (total) = 4.1 ACRES

Number of building stories (above grade): 1
 Building height: Approximately 17'-6" to peak of roof
 DILHR type of construction (new structures): Type VB

Use of property: Residential
 Gross square feet of building: 2,780 SF
 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: NA

Number of bicycle stalls shown: 33 floor mounted internal stalls for tenants
 7 external stalls

Number of parking stalls:

Large Car	302
Accessible	6
Total	308

Number of trees shown: See Landscape Plan

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN
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 CHECKED: MSCH
 PROJECT NO.: 160314

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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. WASHED STONE WEEPERS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
14. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
15. 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.
16. 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.
17. 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.
18. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
19. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
20. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
21. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
22. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON AND DNR.
24. 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 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. STRIP TOPSOIL
3. ROUGH GRADE SITE
4. CONSTRUCT UNDERGROUND UTILITIES
5. CONSTRUCT BUILDINGS
6. CONSTRUCT PARKING AREAS AND DRIVES (STONE BASE, CURB & GUTTER, AND SIDEWALK)
7. RESTORE DISTURBED AREAS
8. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE RESTORED
9. INSTALL STORM INLET FILTERS IN ALL INLETS TAKING PAVEMENT DRAINAGE

BIO-RETENTION AREA RESTORATION SPECIFICATIONS:

NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.

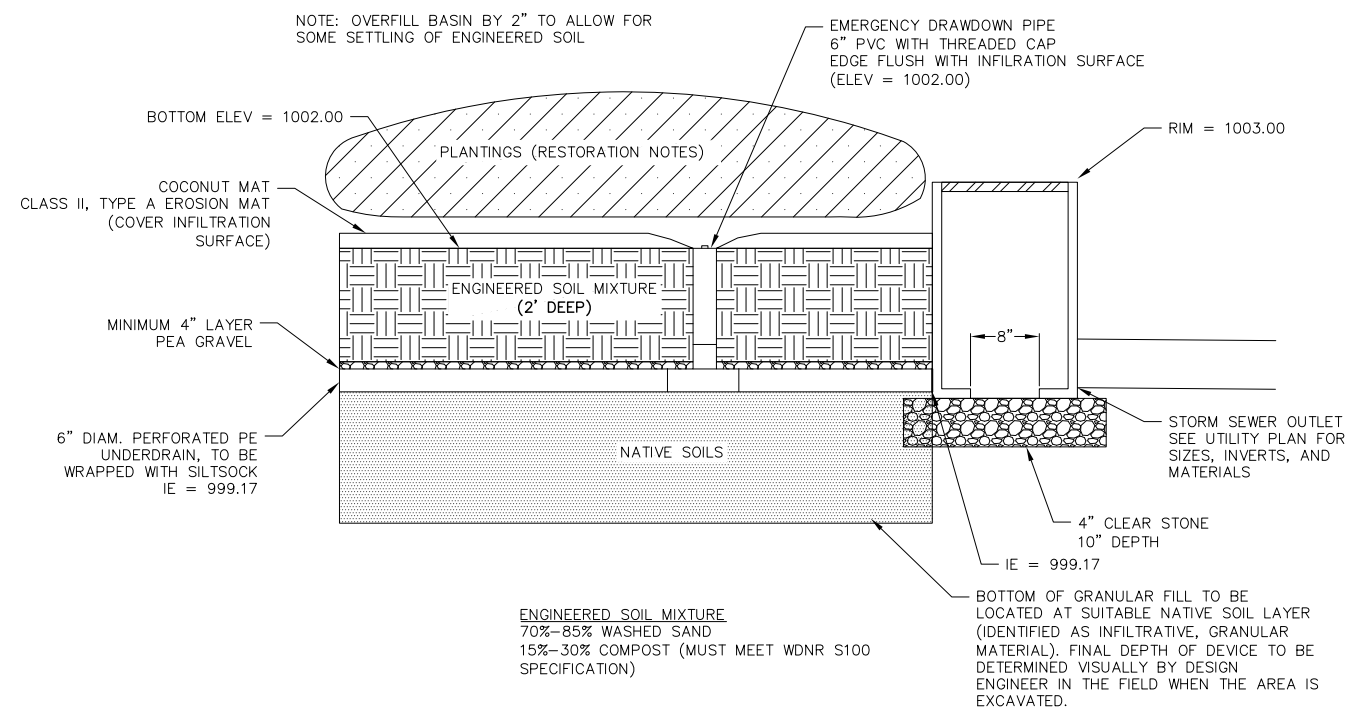
PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:

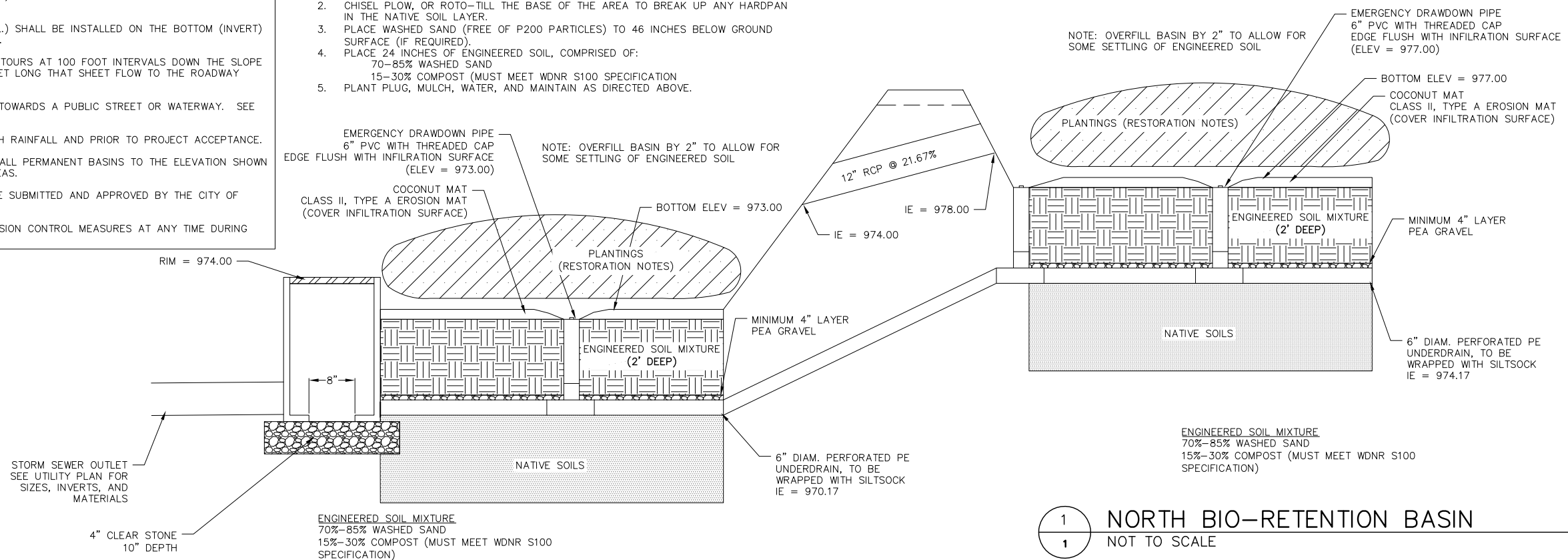
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
 - 70-85% WASHED SAND
 - 15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.



1 SOUTH BIO-RETENTION BASIN
1 NOT TO SCALE



1 NORTH BIO-RETENTION BASIN
1 NOT TO SCALE

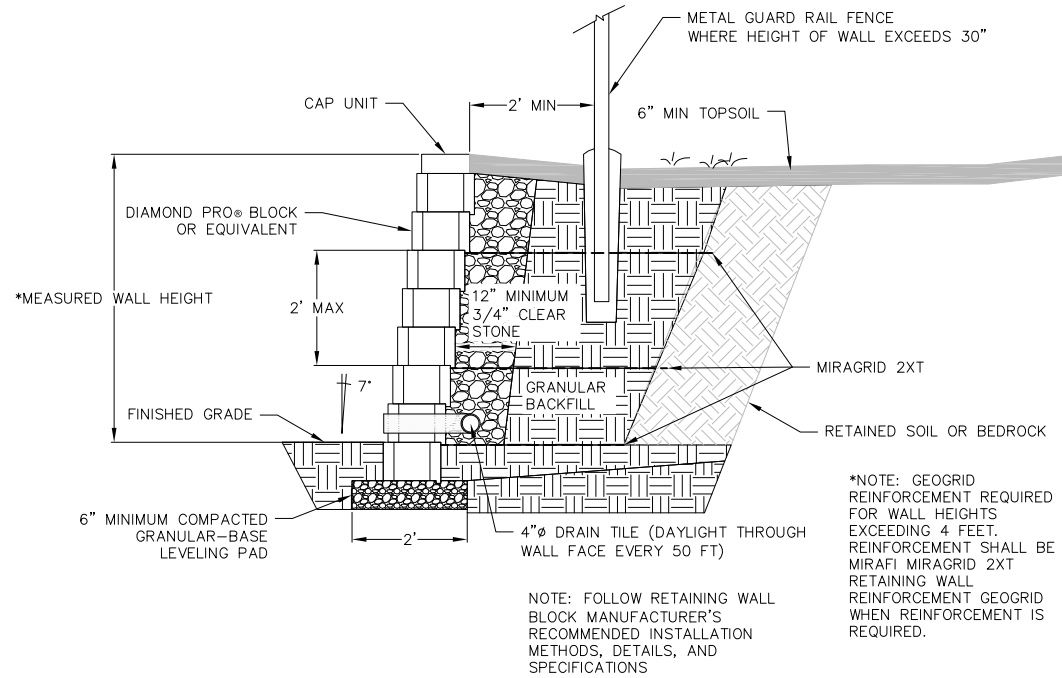
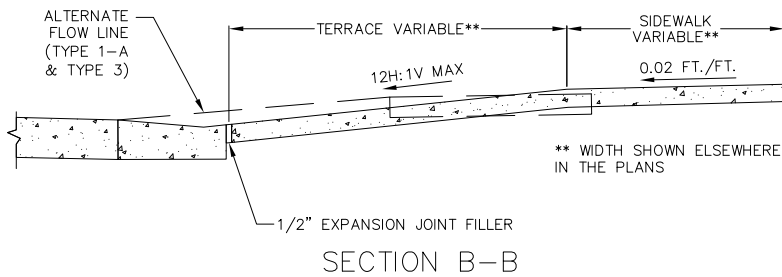
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GENERAL NOTES

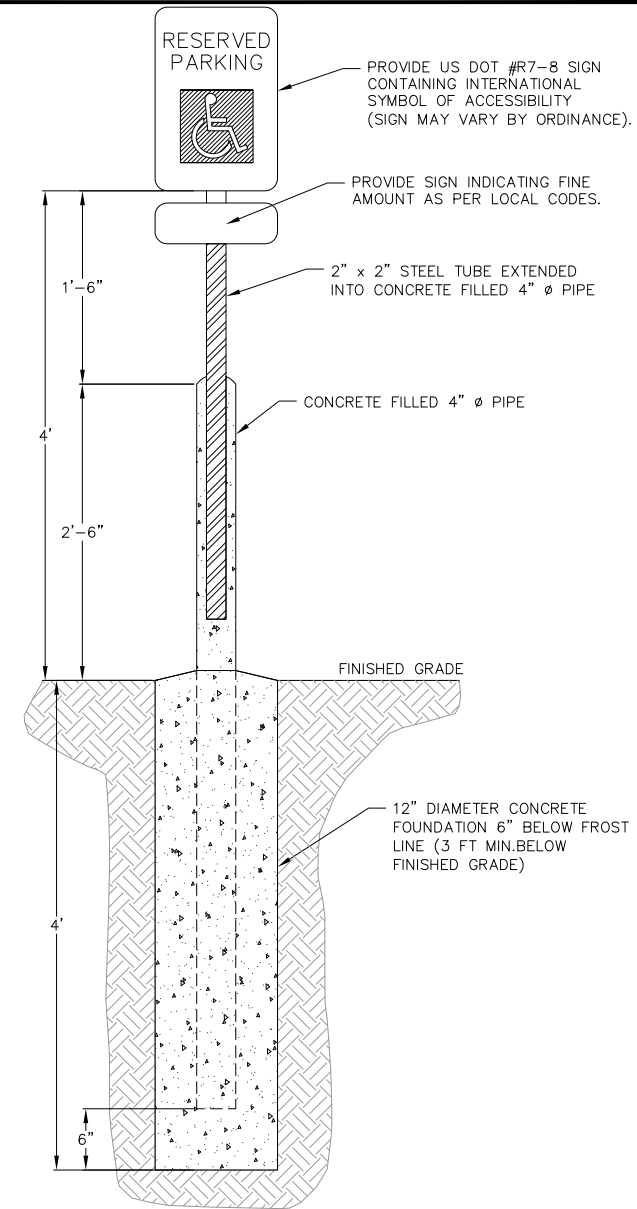
RAMPS SHALL BE BUILT AT 12:1 OR FLATTER. WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

4" WIDE, PAINTED WHITE STRIPE MAY BE REQUIRED AT DISCRETION OF OWNER. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO COMPLETING WORK.

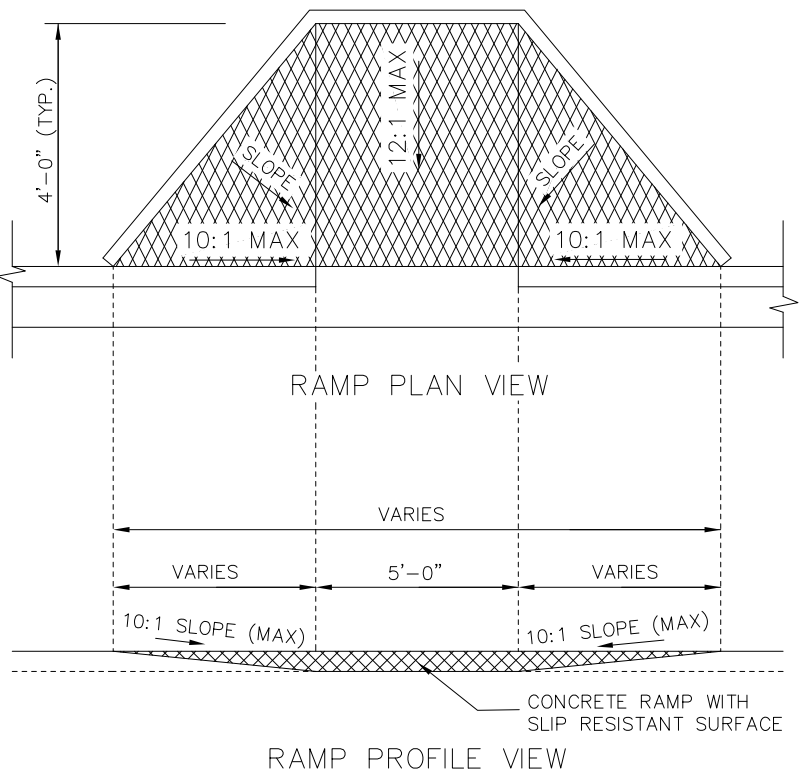
WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE 10:1 MAX, MEASURED PARALLEL TO CURB LINE.



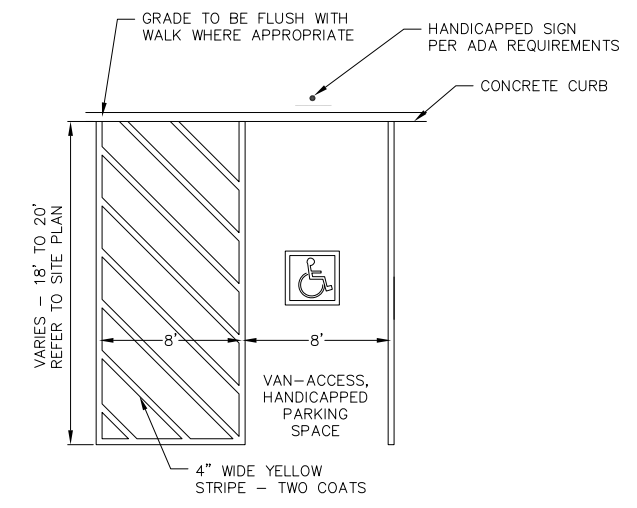
1 LANDSCAPE BLOCK RETAINING WALL SYSTEM
1 NOT TO SCALE



1 ACCESSIBLE PARKING SIGN
1 NOT TO SCALE



1 SITE HANDICAP ACCESSIBLE RAMP
1 NOT TO SCALE

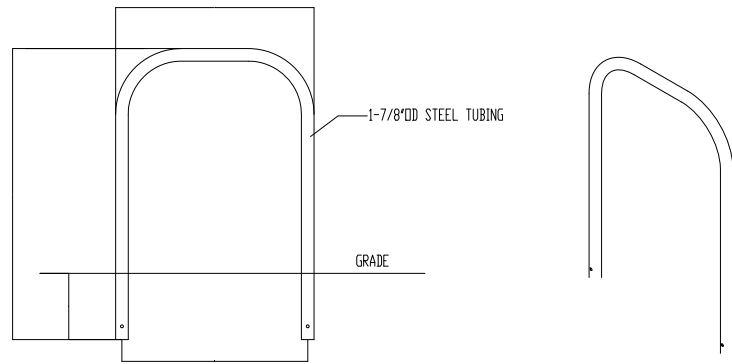


1 HANDICAP STRIPING
1 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

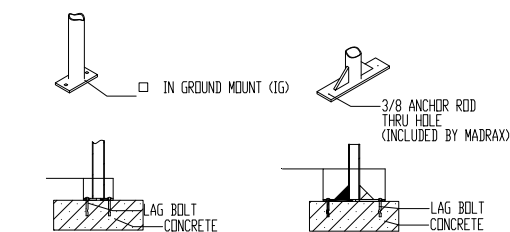
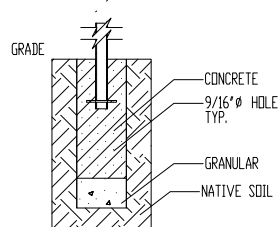


MADRAX DIVISION
 GRABER MANUFACTURING, INC.
 1080 LINEX DRIVE
 WAUNAKEE, WI 53597
 P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
 WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



ELEVATION VIEW

CHECK DESIRED MOUNT □



□ IN GROUND MOUNT (IG)

□ SURFACE FLANGE MOUNT (SF)
SECTION VIEWS

□ SURFACE GUSSET MOUNT (SG)
UPCHARGE

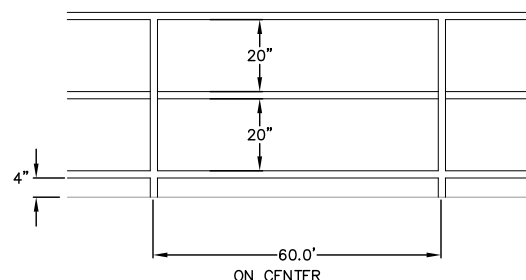
PRODUCT: PAR-2-SF(IG)
 DESCRIPTION: POST AND RING BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
 2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 1-20-15
 ENG: SMC
 CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED
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 SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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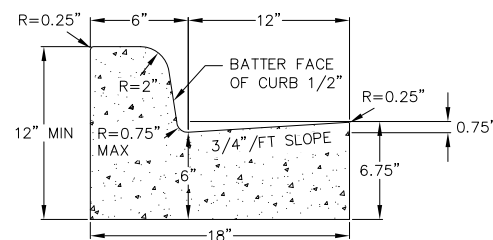
NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO CITY OF MADISON BIKE RACK
 REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
 2. FINISH SHALL BE BLACK POWDER COATED STAINLESS STEEL,
 SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

1 BICYCLE RACK
 1 NOT TO SCALE

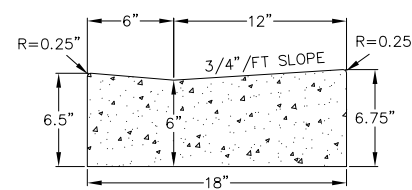


STEEL W/ 1 1/2" X 3/8" SQ. STL. TOP &
 BOTTOM RAILS, 3/4" SQ.
 1 1/2" SQ. STL. SUPPORTS @ 5'-0" O.C. MAX.
 FINISH: WHITE POWDER COAT

1 RETAINING WALL GUARD RAIL
 1 NOT TO SCALE



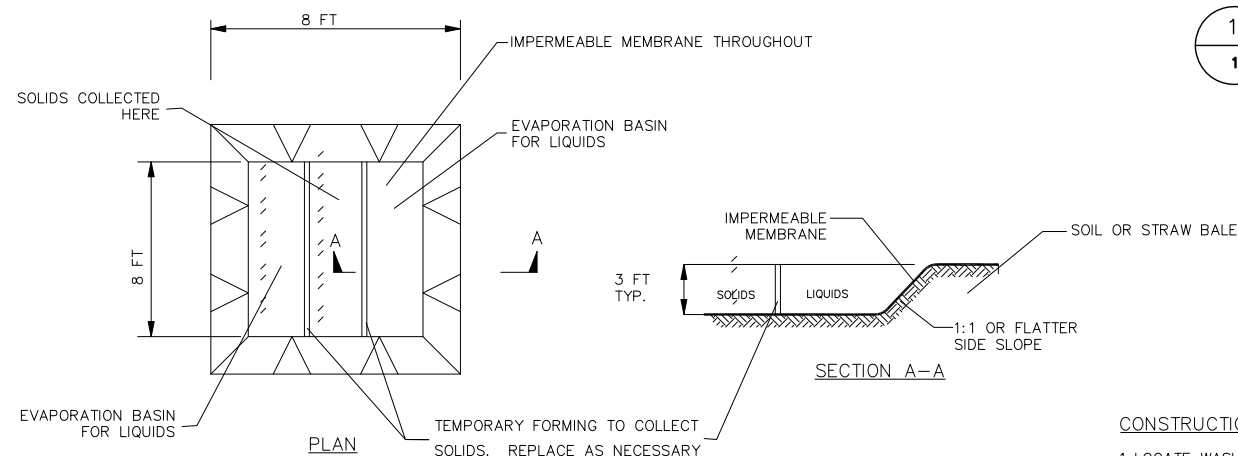
CURB AND GUTTER
 CROSS SECTION



ACCESSIBLE RAMP
 GUTTER CROSS SECTION

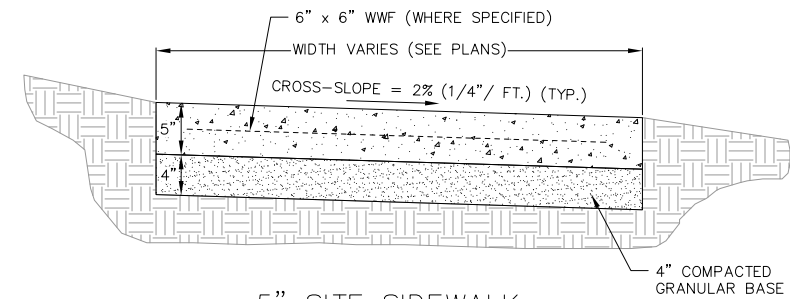
NOTE: ALL CURB AND GUTTER SHALL BE PLACED ON 6" OF COMPACTED, CRUSHED AGGREGATE BASE COURSE
 EXTENDING 1' MINIMUM BEYOND BACK OF CURB.

1 18" CONCRETE CURB AND GUTTER
 1 NOT TO SCALE

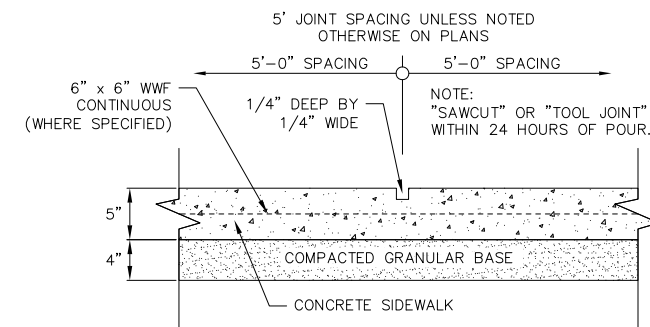


EXCAVATED WASHOUT STRUCTURE

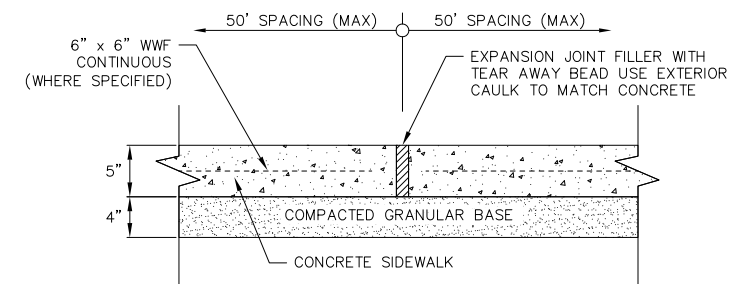
1 CONCRETE WASHOUT AREA
 1 NOT TO SCALE



5" SITE SIDEWALK



SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

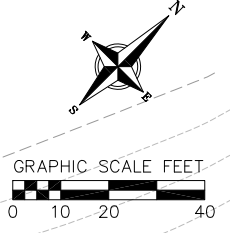
1 5" SIDEWALK
 1 NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	10/18/17
DRAFTER	JGOL
CHECKED	MSCH
PROJECT NO.	160314



PLANT SCHEDULE APARTMENT SITE

CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
LL	Larix laricina / Tamarack 30-50' h x 10-15' w	B & B		7' ht.		3
PA	Picea abies / Norway Spruce 50-70' h x 25-30' w	B & B		6' ht.	Tall Tree	5
PS	Pinus strobus / White Pine 50-80' h x 20-40' w	B & B		6' ht.	Tall Tree	4
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
CC	Carpinus caroliniana / American Hornbeam 25-30' h x 25-30' w	B & B	2"Cal		Low Tree	5
CO	Celtis occidentalis 'Chicagoland' / Common Hackberry 40' h x 50' w	B & B	2"Cal		Canopy Tree	2
QB	Quercus bicolor / Swamp White Oak 75' h x 65' w	B & B	2.5"Cal		Canopy Tree	3
FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
MH	Malus x 'Hargozam' TM / Harvest Gold Crab Apple 20-25' h x 20-25' w	B & B	1.5"Cal		Low Tree	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Cra	Cornus racemosa / Gray Dogwood 8-12' h x 8-12' w	5 gal		Tall Shrub	6	
Cor	Cornus sericea 'Alleman's Compact' / Dwarf Red Twlg Dogwood 5-6' h x 5-6' w	3 gal	Med Shrub		9	
Dle	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4' h x 4-5' w	3 gal	Low Shrub		8	
Hyd	Hydrangea paniculata 'Jane' / Little Lime Hydrangea 3-5' h x 3-5' w	5 gal	Low Shrub		19	
JunY	Juniperus horizontalis plumosa 'Youngstown' / Creeping Juniper 1' h x 6' w	3 gal	Low Shrub		25	
Sam	Sambucus canadensis / Elderberry 5-12' h x 5-12' w	5 gal	Med Shrub		9	
Syr	Syringa patula 'Miss Kim' / Miss Kim Lilac 6-7' h x 5-6' w	5 gal	Med Shrub		8	
VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Hap	Hydrangea anomala petiolaris / Climbing Hydrangea 30-40' ht.	5 gal			4	

SEED/PLUG SCHEDULE

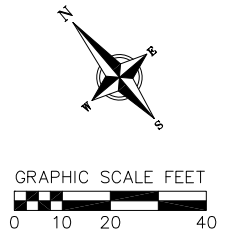
	PRAIRIE SEED MIX	23,327 sf	100%
	BASIN PLUGS	3,454 sf	
	Asclepias incarnata / Swamp Milkweed	216	6% flat 12" oc
	Carex comosa / Bottlebrush Sedge	216	6% flat 12" oc
	Carex lurida / Lurid Sedge	216	6% flat 12" oc
	Carex vulpinoidea / Brown Fox Sedge	216	6% flat 12" oc
	Coreopsis tripteris / Tall Coreopsis	216	6% flat 12" oc
	Elymus virginicus / Virginia Wild Rye	216	6% flat 12" oc
	Eutrochium maculatum / Spotted Joe Pye Weed	216	6% flat 12" oc
	Iris virginica / Blue Flag Iris	216	6% flat 12" oc
	Liatris spicata / Spike Gayfeather	216	6% flat 12" oc
	Lobelia cardinalis / Cardinal Flower	216	6% flat 12" oc
	Lobelia siphilitica / Great Lobelia	216	6% flat 12" oc
	Panicum virgatum / Switch Grass	216	6% flat 12" oc
	Rudbeckia triloba / Brown-eyed Susan	216	6% flat 12" oc
	Scirpus atrovirens / Dark Green Bulrush	216	6% flat 12" oc
	Silphium terebinthaceum / Prairie Dock	216	6% flat 12" oc
	Spartina pectinata / Prairie Cordgrass	216	6% flat 12" oc
	TURF GRASS SEED MIX	3,141 sf	100%

GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- 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.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, 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 1/2" water twice weekly until final acceptance.
- 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.
- 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.
- Landscape beds to be mulched with shredded hardwood bark to 3" depth min. Edge beds with commercial grade steel landscape edging.
- Areas labeled "PRAIRIE SEED MIX" to be seeded with Economy Prairie Mix by Cardno Native Plant Nursery, or equal. See specifications.

REVISIONS	NO.	DATE	REMARKS
AS SHOWN			
DATE		10/17/17	
DRAFTER		SVN	
CHECKED		MSCH	
PROJECT NO.		160314	

L
1



PLANT SCHEDULE GARAGE AREA

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	FIELD4	QTY
QR	Quercus rubra / Red Oak 60-75' h x 60-75' w	B & B	2.5" Cal	Canopy Tree	2

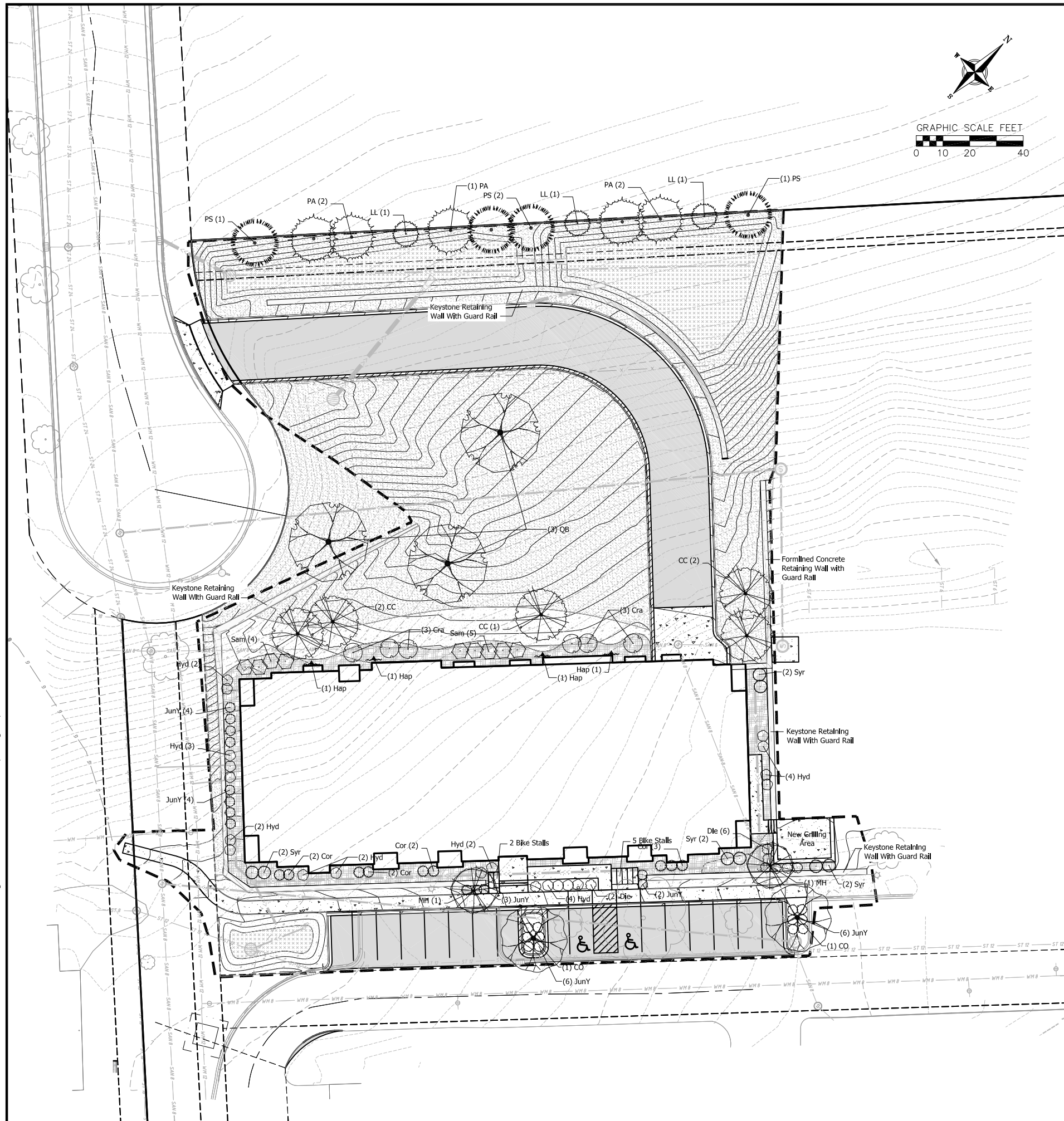
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
Die	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4' h x 4-5' w	3 gal	Low Shrub	4
Syr	Syringa patula 'Miss Kim' / Miss Kim Lilac 6-7' h x 5-6' w	5 gal	Med Shrub	3

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SCALE	AS SHOWN
DATE	10/17/17
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CHECKED	MSCH
PROJECT NO.	160314
	L
	2



PLANT SCHEDULE APARTMENT SITE

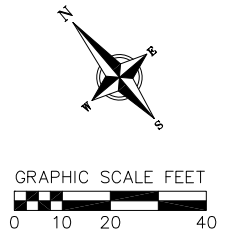
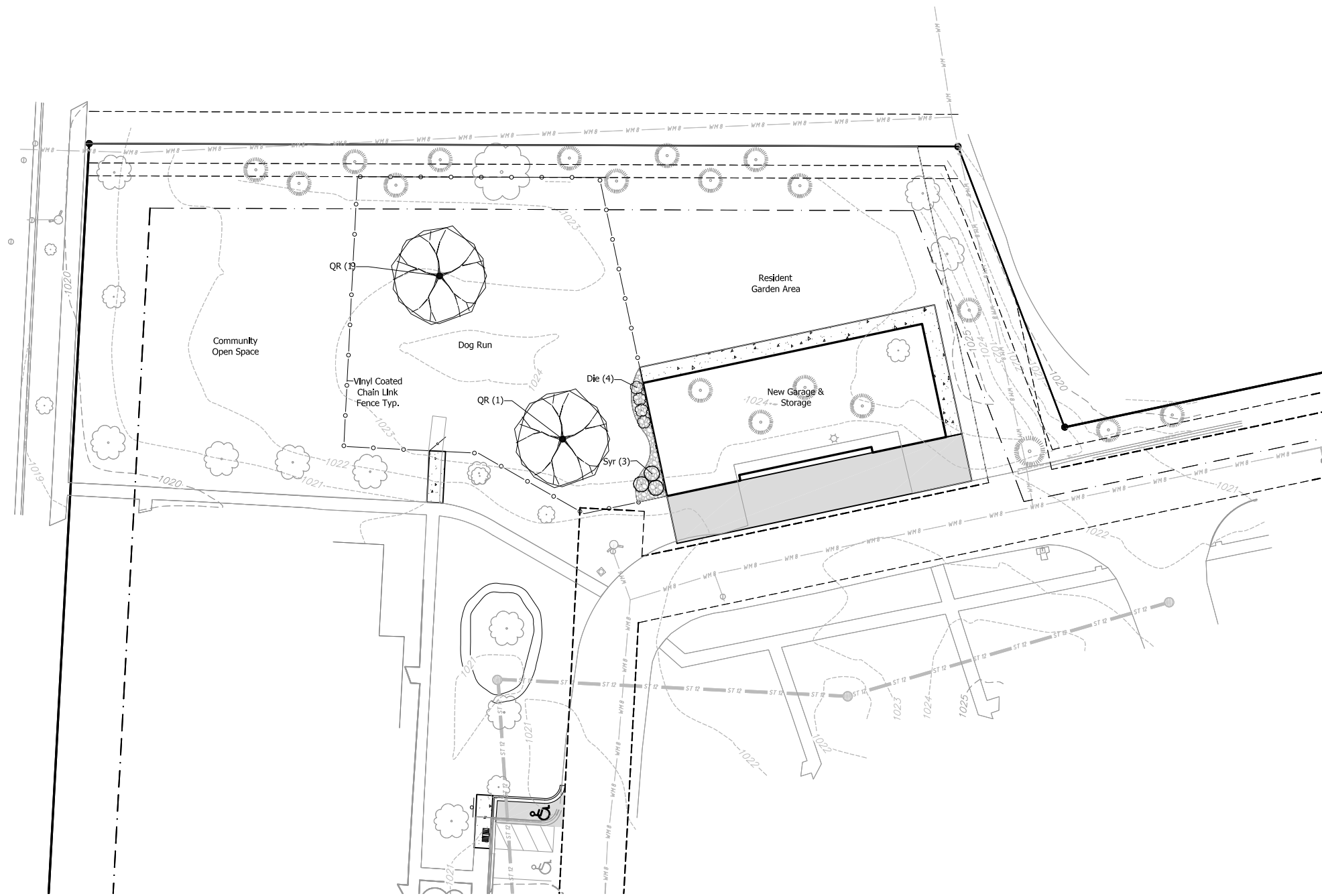
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	BASIN PLUGS	3,454 sf
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	Eutrochium maculatum / Spotted Joe Pye Weed	216
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	Liatris spicata / Spike Gayfeather	216
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	Lobelia siphilitica / Great Lobelia	216
	Panicum virgatum / Switch Grass	216
	Rudbeckia triloba / Brown-eyed Susan	216
	Scirpus atrovirens / Dark Green Bulrush	216
	Silphium terebinthinaceum / Prairie Dock	216
	Spartina pectinata / Prairie Cordgrass	216
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DRAFTER		SVN	
CHECKED		MSCH	
PROJECT NO.	160314		



PLANT SCHEDULE GARAGE AREA

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SCALE	AS SHOWN
DATE	10/17/17
DRAFTER	SVN
CHECKED	MSCH
PROJECT NO.	160314



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 5422 Congress Avenue

Name of Project The Madison Apartments- New Apartment Building

Owner / Contact Matt Schreiner, PE

Contact Phone 608.821.3961 Contact Email msch@vierbicher.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 43,610

Total landscape points required 727

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			10	350
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			12	420
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			59	177
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			25	100
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			4	8
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						1085

Total Number of Points Provided 1085

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 3325 Ambassador Drive

Name of Project The Madison Apartments- New Garage/Storage Building

Owner / Contact Matt Schreiner, PE

Contact Phone 608.821.3961 Contact Email msch@vierbicher.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 2,849

Total landscape points required 48

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

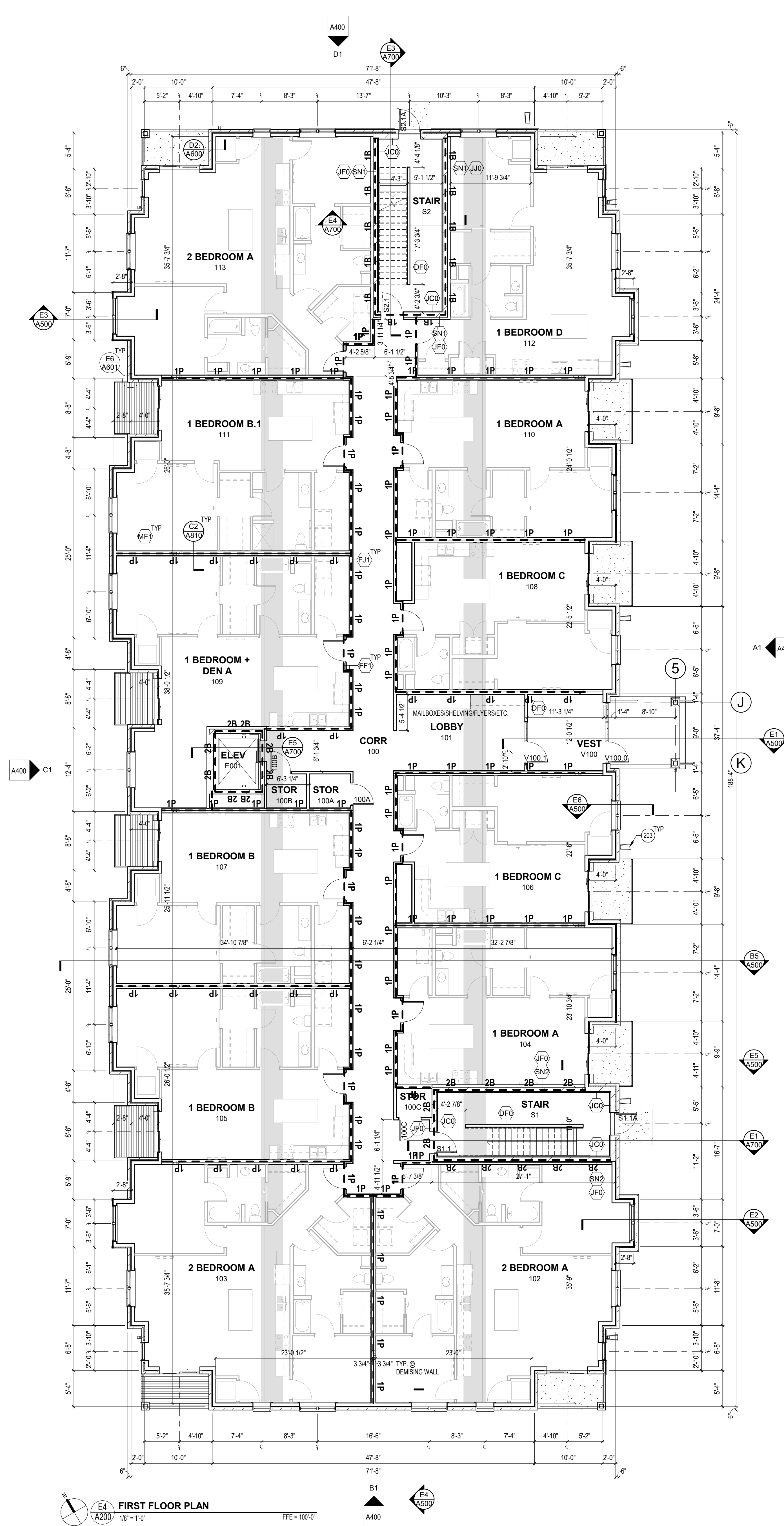
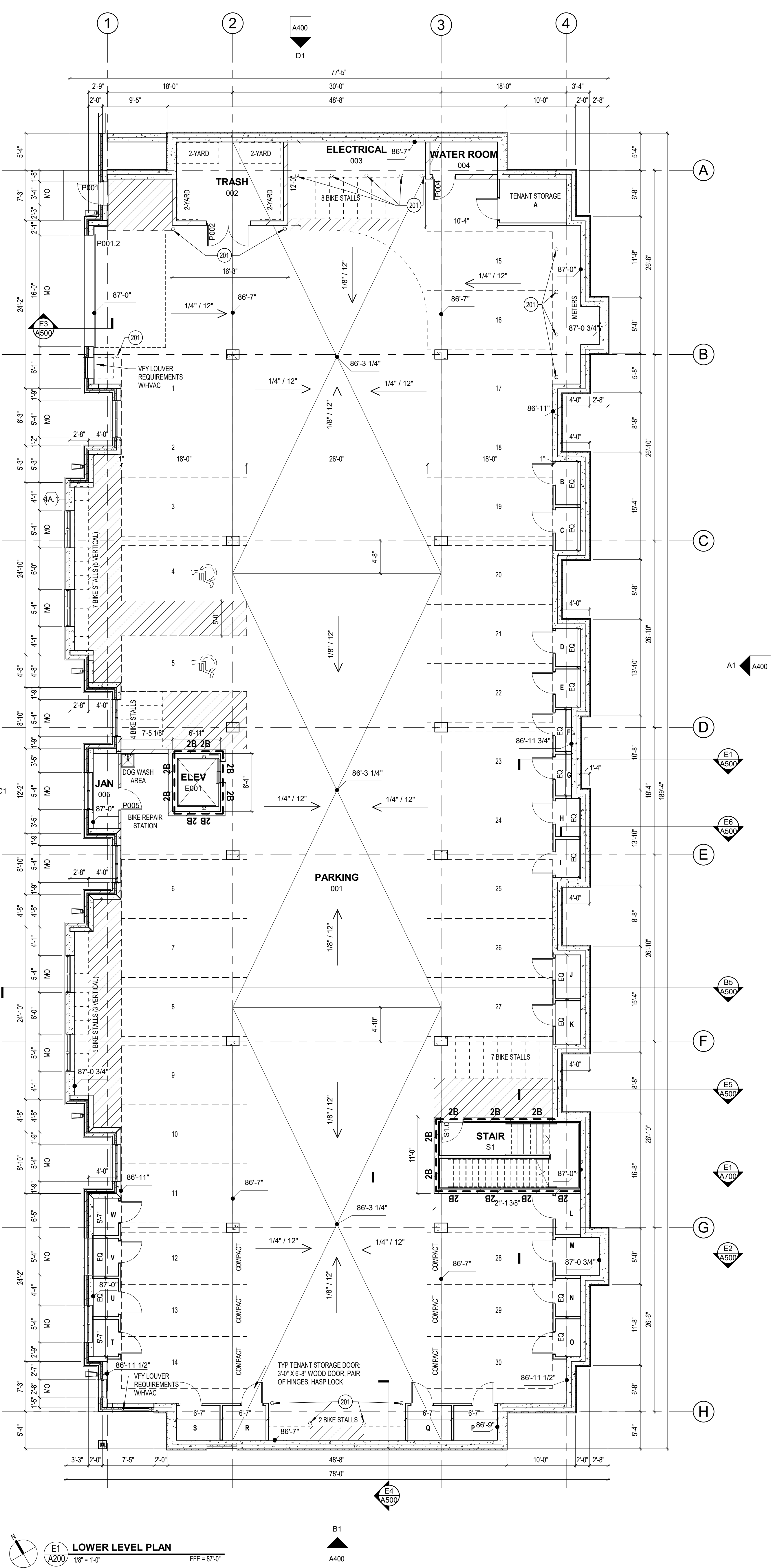
Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			2	70
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			7	21
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						91

Total Number of Points Provided 91

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.



FLOOR PLAN - SYMBOLS LEGEND

	NEW WALL PARTITION		DETAIL REFERENCE
	NEW DOOR		EQUIPMENT
	SECTION REFERENCE		WINDOW TYPE
	EXTERIOR ELEVATION		WALL-PARTITION TYPE
	INTERIOR ELEVATION		FLOOR DRAIN - PITCH FLOOR TO DRAIN
	FLOOR PLAN KEYNOTE		SEMI-RECESSED FIRE EXTINGUISHER
	ONE HOUR RATED FIRE PARTITION		
	ONE HOUR RATED FIRE BARRIER		
	TWO HOUR RATED FIRE BARRIER		

FLOOR PLAN - GENERAL NOTES

A. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD PARTITION TO FACE OF STUD PARTITION (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

KEYNOTE LEGEND - FLOOR PLAN NOTES

NOTE #	FLOOR PLAN NOTE
200	ATTIC ACCESS HATCH/LADDER. REFER TO DETAIL EA610
201	CONCRETE FILLED STEEL BOLLARD. SEE DETAIL EA600
203	DOWNSPOUT TO CONCRETE SPLASH BLOCK

EXTERIOR WALL TYPE SCHEDULE

TYPE MARK	DESCRIPTION
2A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, 1-3/8" AIR SPACE, BUILDING WRAP, 1" CONTINUOUS RIGID INSULATION ON 1/2" EXTERIOR GRADE PLYWOOD/SBS SHEATHING (VERIFY SHEATHING TYPE W/STRUCTURAL), 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY, CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPERS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPERS AT TOP AND BOTTOM OF CAVITY. REFER TO DETAIL D3A600.
2D.1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SIDING, 2" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/SBS SHEATHING (VERIFY SHEATHING TYPE W/STRUCTURAL), 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
3A.1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, 1-3/8" AIR SPACE, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY, CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPERS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPERS AT TOP AND BOTTOM OF CAVITY. REFER TO DETAIL C3A600.
3D.1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SIDING, 2" RIGID INSULATION W/ 2" FERRING @ 16" OC, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP. PROVIDE FLASHING.
4A.1	EXTERIOR WALL MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, 1-3/8" AIR SPACE, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON CAST-IN-PLACE CONCRETE BACK-UP WALL WITH ADJUSTABLE TWO-PURPOSE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPERS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPERS AT TOP/BOTTOM OF CAVITY.

INTERIOR PARTITION SCHEDULE

TYPE MARK	DESCRIPTION	RATING	UL	INSULATION	STC
DFD	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	--	--	--	--
DFI	2 X 4 WOOD STUDS @ 16" OC 1-LAYER 5/8" GYPSUM BOARD @ EACH FACE	1HR	U30S	--	--
DFD	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY).	--	--	3-1/2"	SOUND
DFI	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY).	1HR	U32T	3-1/2"	SOUND
DFI	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY).	1HR	U32T	5-1/2"	SOUND
JCD	1-1/2" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	--	--	--	--
JFD	3-1/2" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	--	--	--	--
JUD	5-1/2" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY).	1HR	U32T	3-1/2"	SOUND (ONE SIDE ONLY)
SGD	4" CONCRETE BLOCK	--	--	--	--
SND	8" CONCRETE BLOCK	1HR	--	--	--
SN1	8" CONCRETE BLOCK	2HR	--	--	--
SN2	8" CONCRETE BLOCK	2HR	--	--	--

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (EFD) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD PARTITION TO FACE OF STUD PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

MASONRY PARTITIONS - GENERAL NOTES

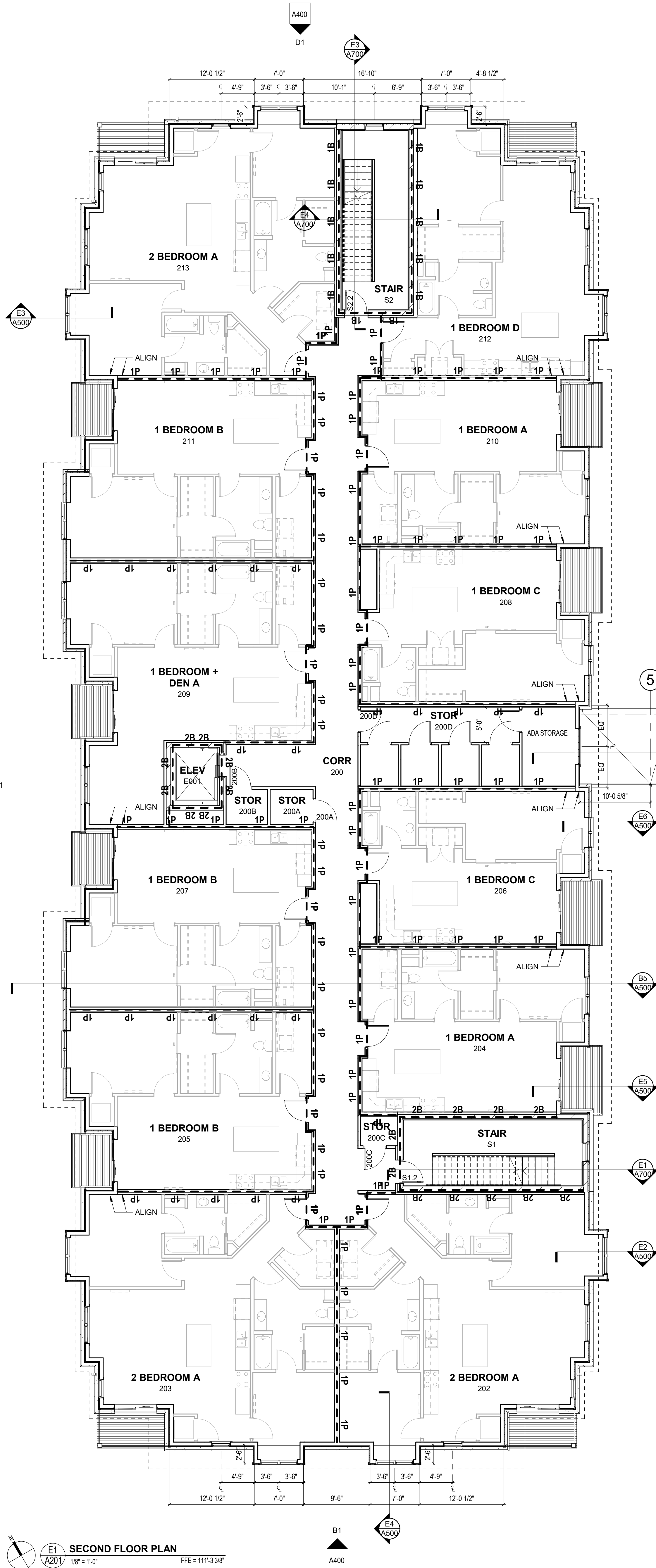
MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

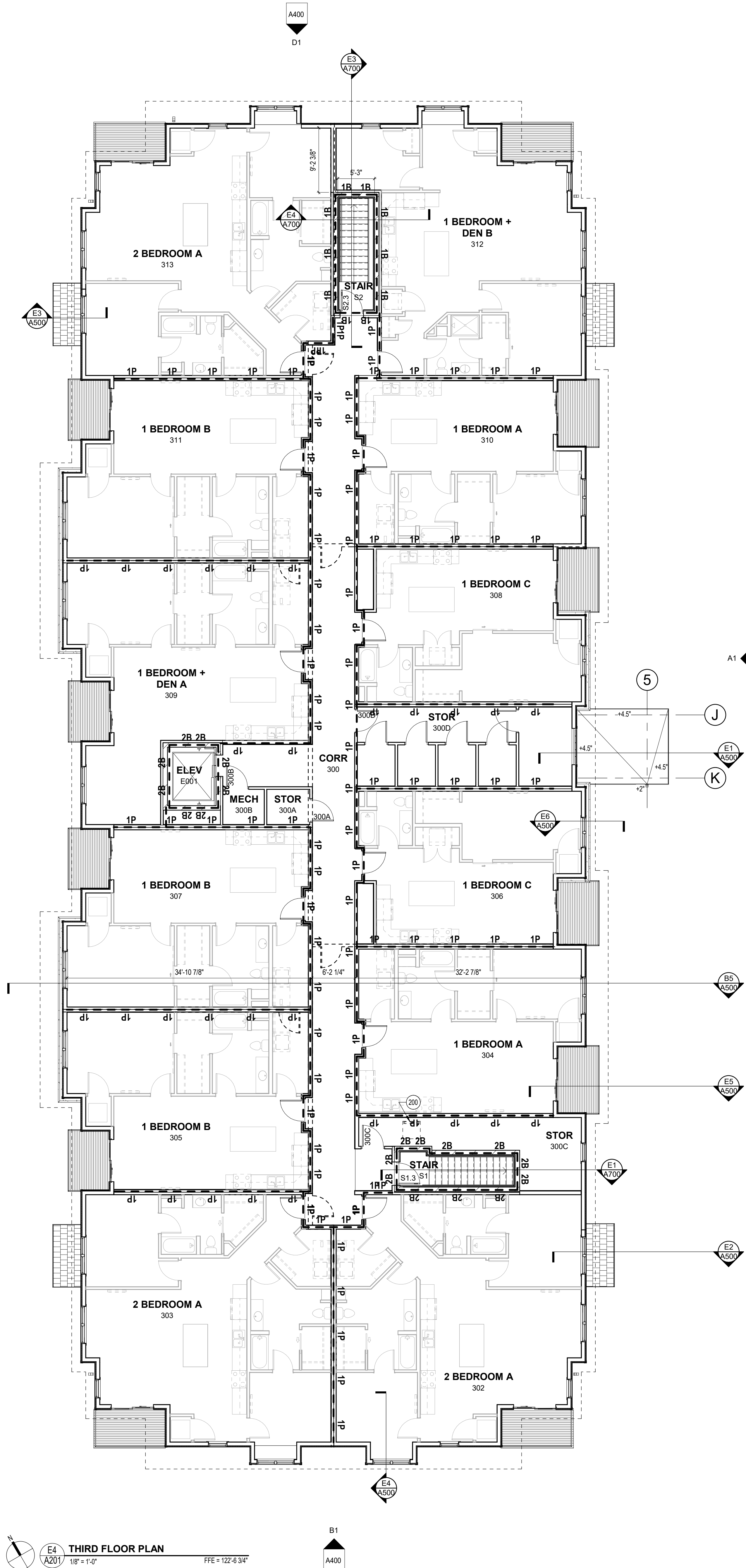
PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE. REFER TO DETAIL C3A810. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.



SECOND FLOOR PLAN
 FFE = 111'-3.38"
 1/8" = 1'-0"



THIRD FLOOR PLAN
 FFE = 122'-8.34"
 1/8" = 1'-0"

FLOOR PLAN - SYMBOLS LEGEND

- NEW WALL/PARTITION
- NEW DOOR
- SECTION REFERENCE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR PLAN KEYNOTE
- ONE HOUR RATED FIRE PARTITION
- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- DETAIL REFERENCE
- EQUIPMENT
- WINDOW TYPE
- WALL/PARTITION TYPE
- FLOOR DRAIN - PITCH FLOOR TO DRAIN
- SEMI-RECESSED FIRE EXTINGUISHER

FLOOR PLAN - GENERAL NOTES

- A. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD PARTITION TO FACE OF STUD PARTITION (NOMINAL).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

EXTERIOR WALL TYPE SCHEDULE

TYPE MARK	DESCRIPTION
2A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, 1.38" AIR SPACE, BUILDING WRAP, 1" CONTINUOUS RIGID INSULATION ON 1/2" EXTERIOR GRADE PLYWOOD SHEATHING (VERIFY SHEATHING TYPE W/STRUCTURAL), 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPVENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPVENTS AT TOP AND BOTTOM OF CAVITY. REFER TO DETAIL C3A600.
2D.1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHINGLES, 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD SHEATHING (VERIFY SHEATHING TYPE W/STRUCTURAL), 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
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INTERIOR PARTITION SCHEDULE

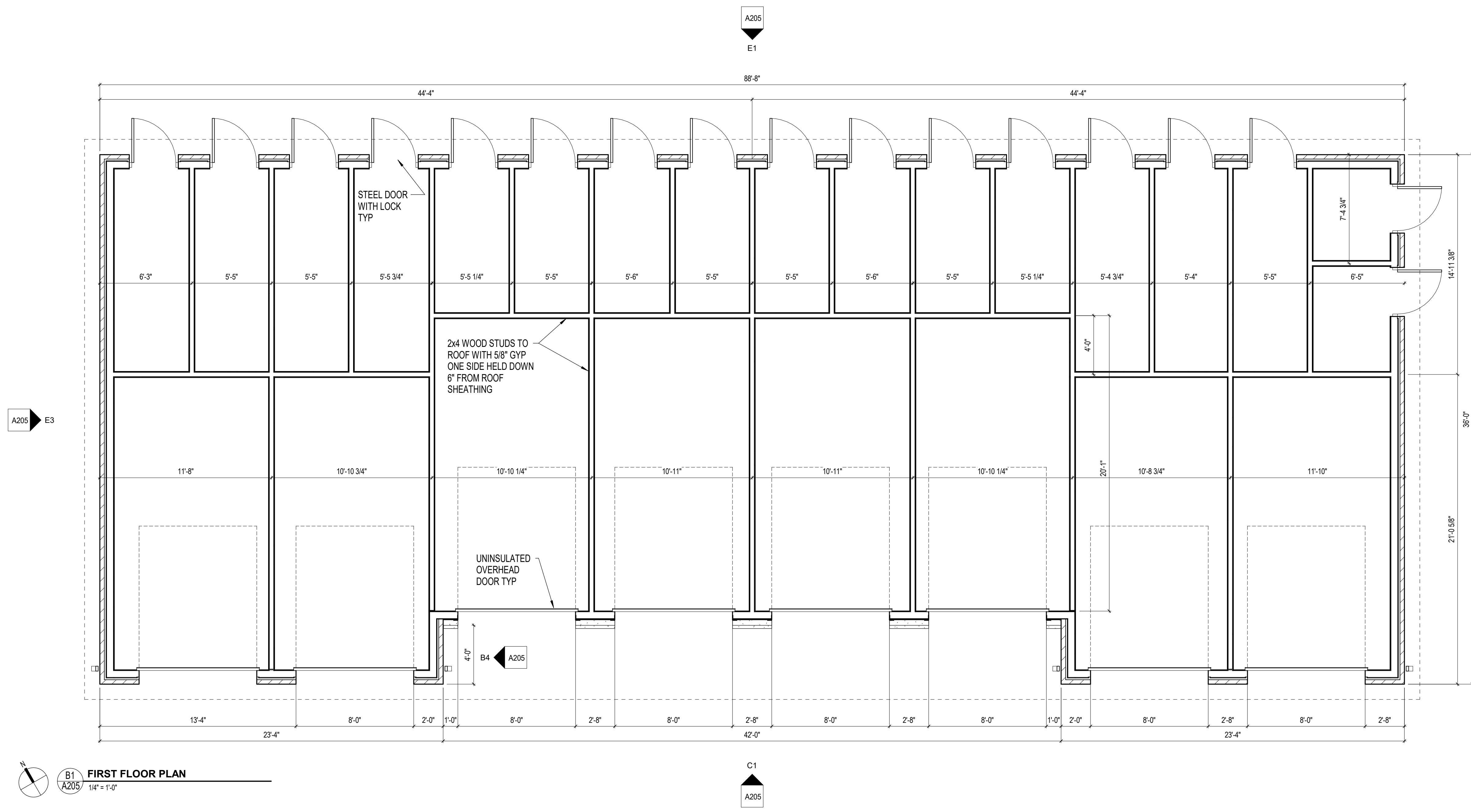
TYPE MARK	DESCRIPTION	RATING	UL	INSULATION	STC
DF0	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	1HR	U305	--	--
DF1	2 X 4 WOOD STUDS @ 16" OC 1-LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND	--
EF0	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	3-1/2" SOUND	--
FF0	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY).	1HR	U327	3-1/2" SOUND	--
FF1	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY).	1HR	U327	5-1/2" SOUND	--
FJ1	2 X 6 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY).	1HR	U327	5-1/2" SOUND	--
J00	1-1/2" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--	--
JF0	3-1/2" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--	--
JU0	5-1/2" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--	--
MF1	STAGGERED 2X4 WOOD STUDS @ 16" OC ON (2) 2X4 WOOD PLATES WITH 1/2" GAP ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1/2" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY).	1HR	U327	3-1/2" SOUND (ONE SIDE ONLY)	--
SG0	4" CONCRETE BLOCK.	--	--	--	--
SN0	8" CONCRETE BLOCK.	1HR	--	--	--
SN1	8" CONCRETE BLOCK.	1HR	--	--	--
SN2	8" CONCRETE BLOCK.	2HR	--	--	--

GYPSUM BOARD PARTITIONS - GENERAL NOTES

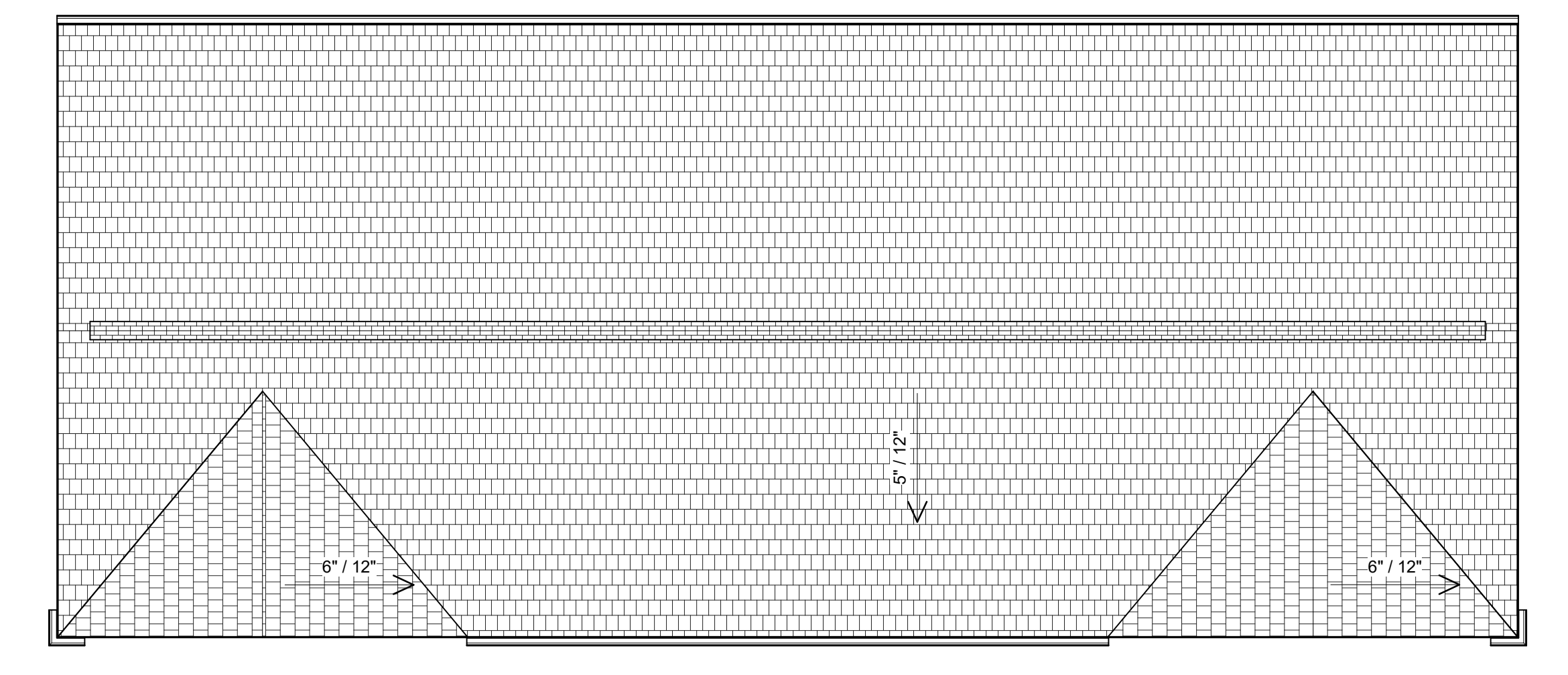
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- GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD PARTITION TO FACE OF STUD PARTITION (NOMINAL).
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MASONRY PARTITIONS - GENERAL NOTES

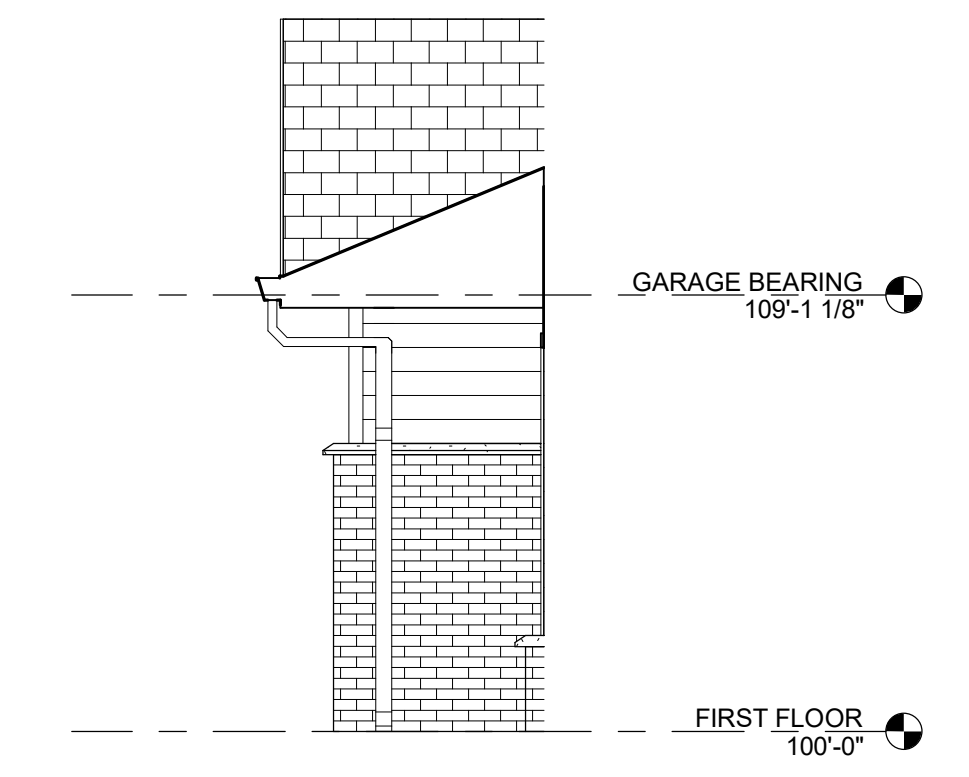
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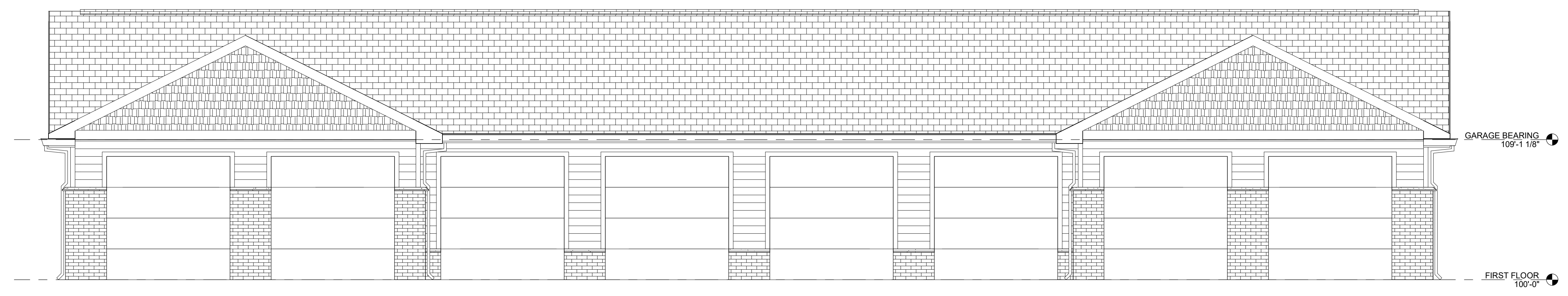
B1 FIRST FLOOR PLAN
1/4" = 1'-0"



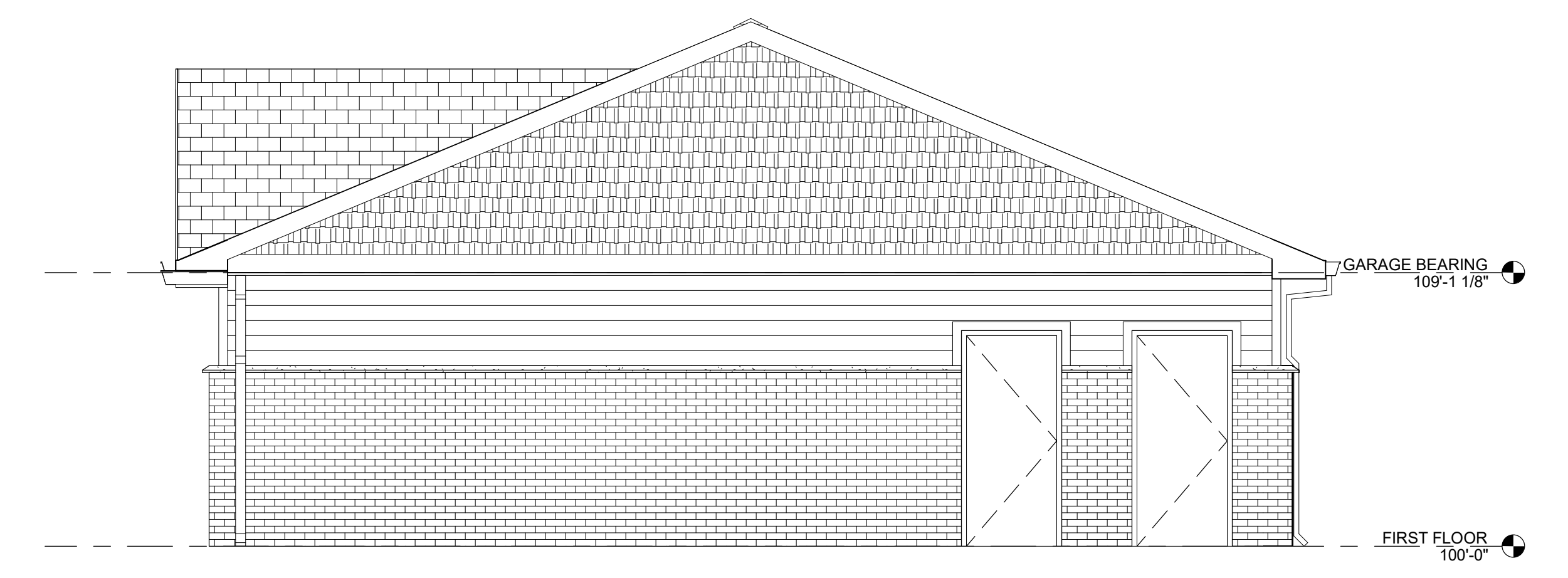
A4 ROOF PLAN
1/8" = 1'-0"



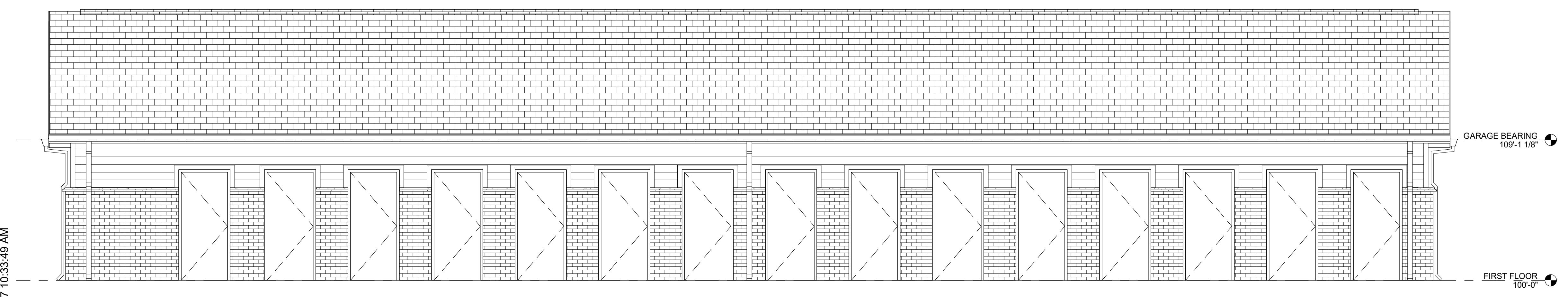
B4 GARAGE -
1/4" = 1'-0"



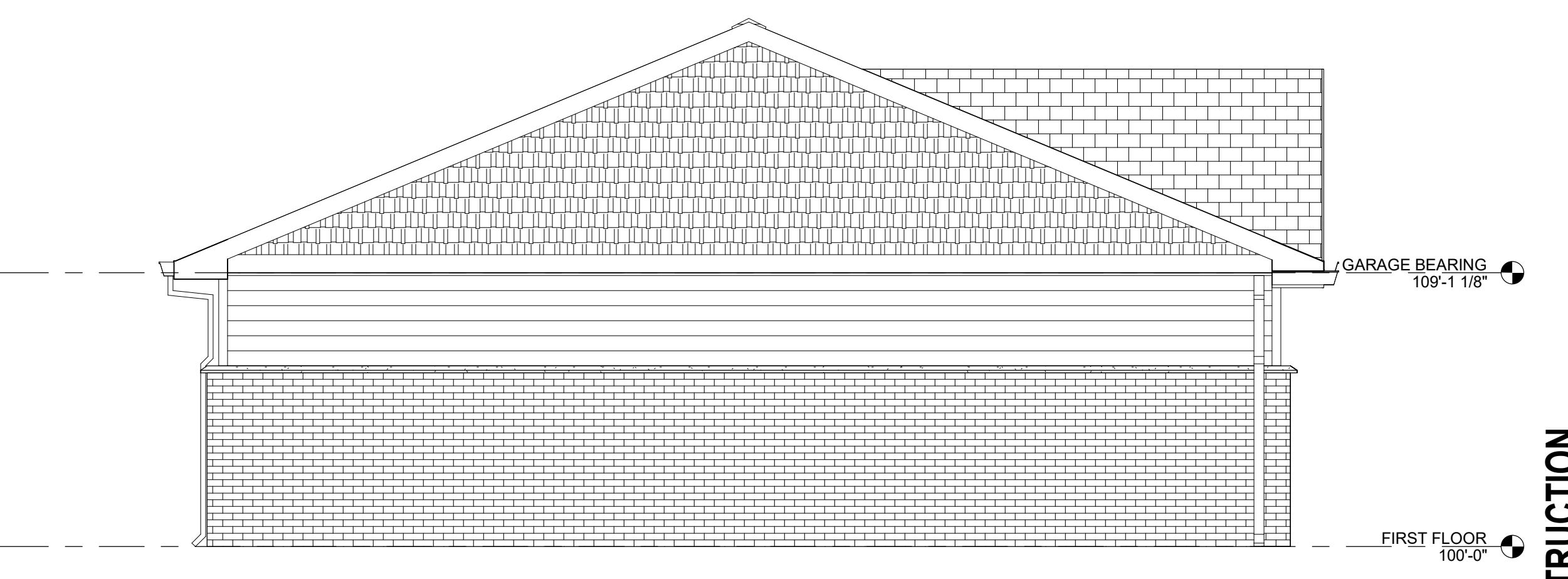
C1 GARAGE - NORTH
1/4" = 1'-0"



C4 GARAGE - EAST
1/4" = 1'-0"



E1 GARAGE - SOUTH
1/4" = 1'-0"



E3 GARAGE - WEST
1/4" = 1'-0"

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Date: 11-03-17
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Sheet No:

A205

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3325 Ambassador Dr., Madison, WI

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EAST ELEVATION






WEST ELEVATION

EXTERIOR FINISH PATTERNS

- ASPHALT SHINGLES
- FIBER CEMENT SIDING
- BRICK



EXTERIOR FINISH PATTERNS

-  ASPHALT SHINGLES
-  FIBER CEMENT SIDING
-  BRICK



NORTH ELEVATION



SOUTH ELEVATION





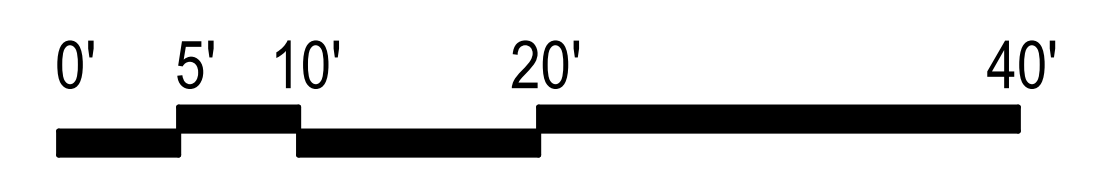
EXTERIOR FINISH PATTERNS

	ASPHALT SHINGLES
	FIBER CEMENT SIDING
	BRICK

EAST ELEVATION

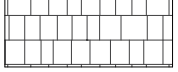
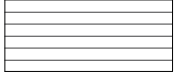
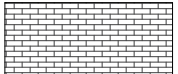


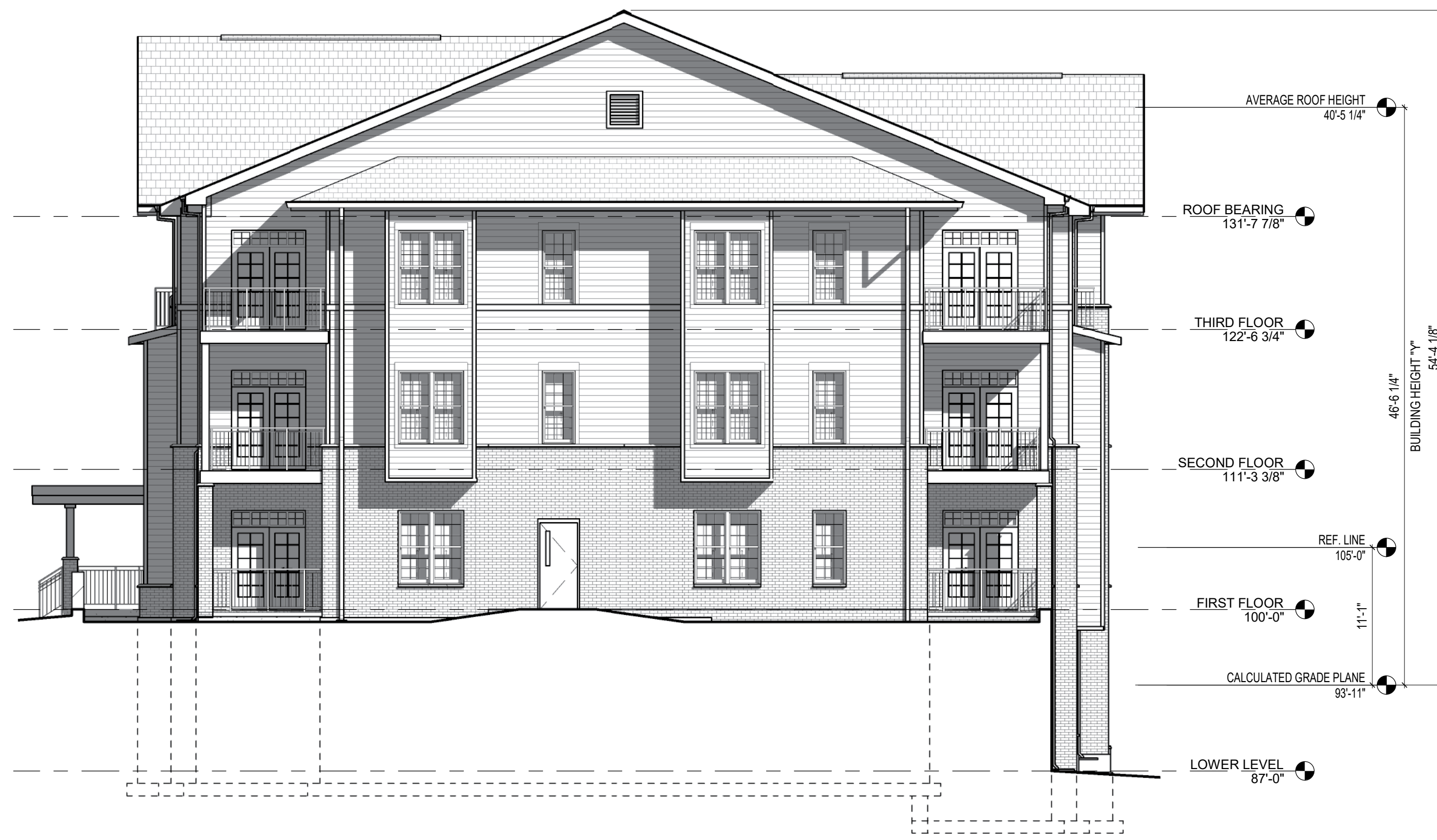
WEST ELEVATION



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EXTERIOR FINISH PATTERNS

-  ASPHALT SHINGLES
-  FIBER CEMENT SIDING
-  BRICK

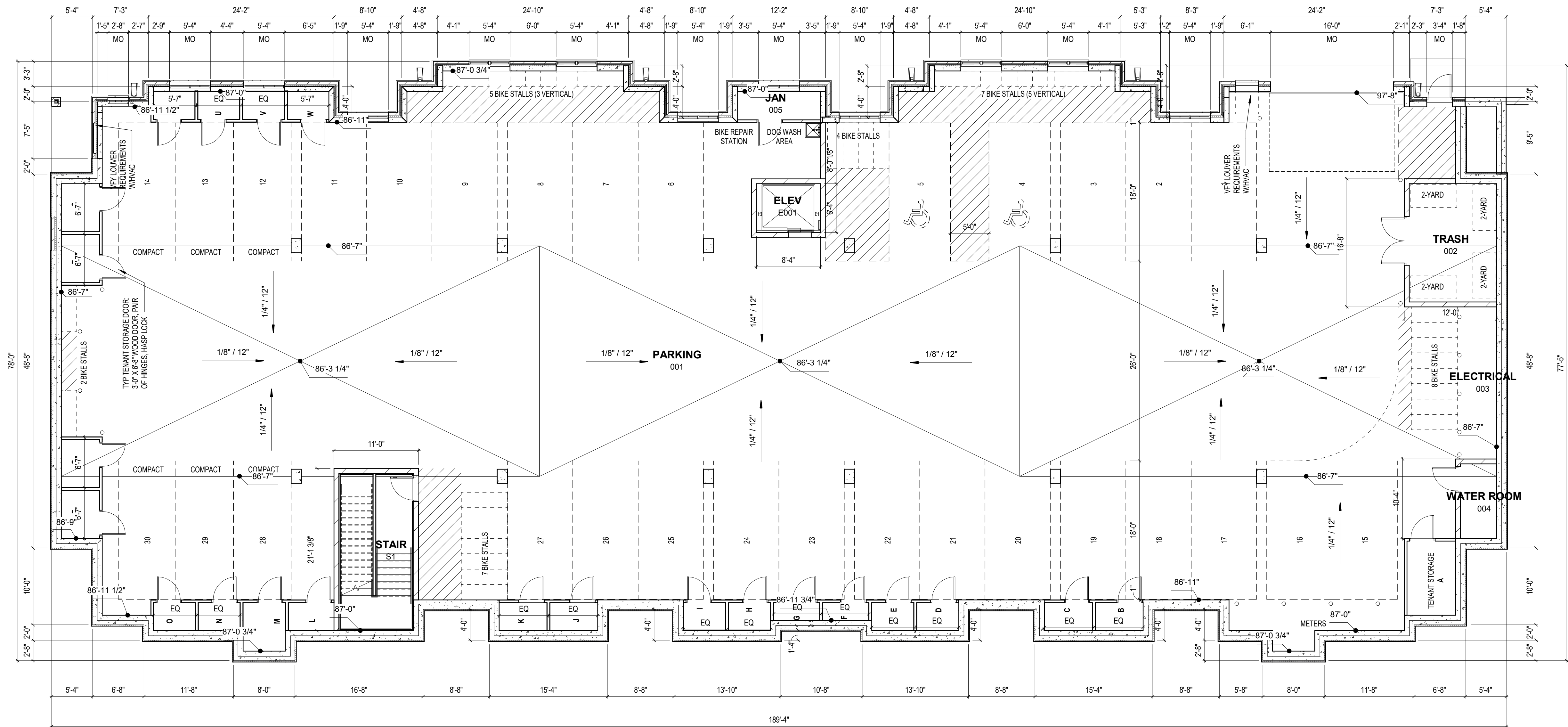


NORTH ELEVATION

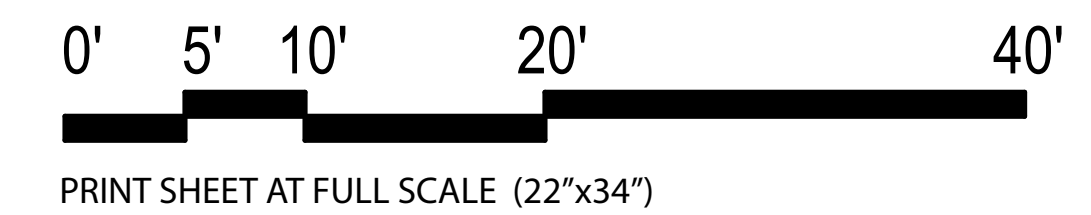


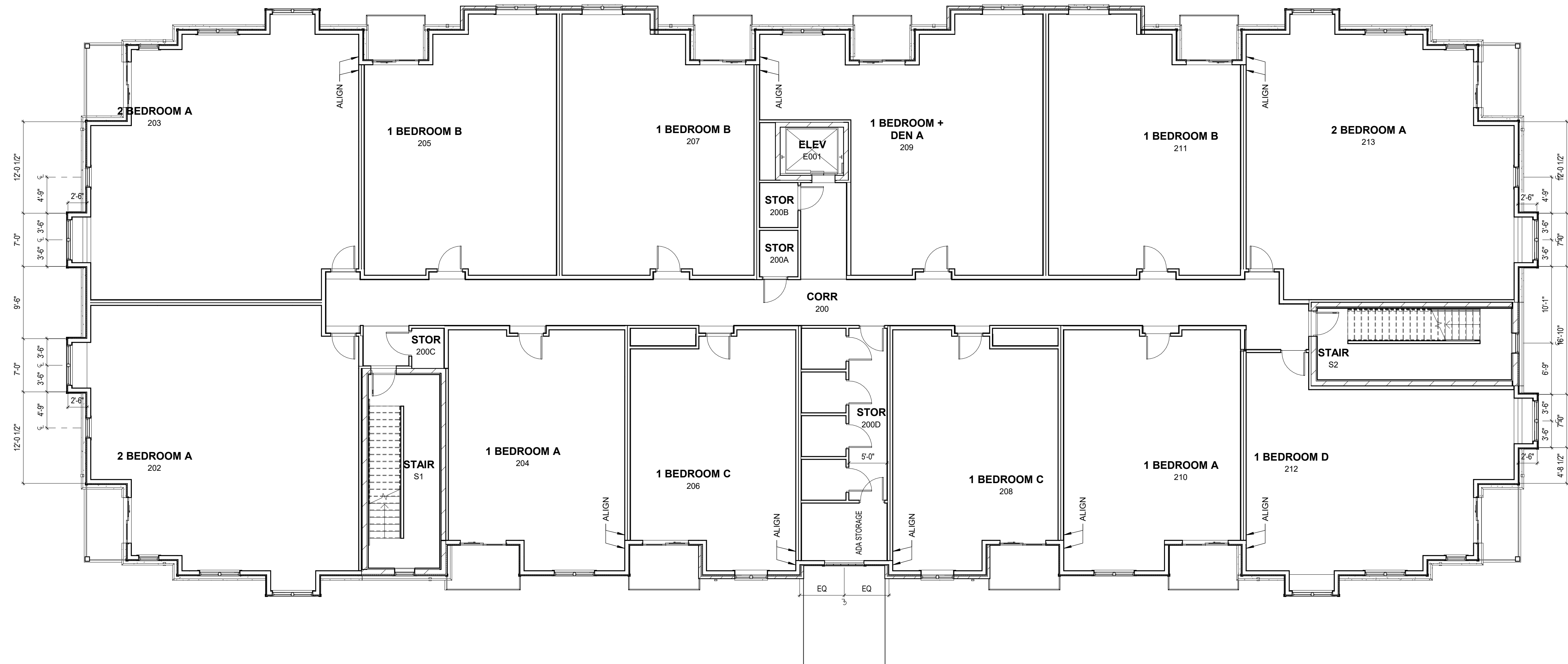
SOUTH ELEVATION



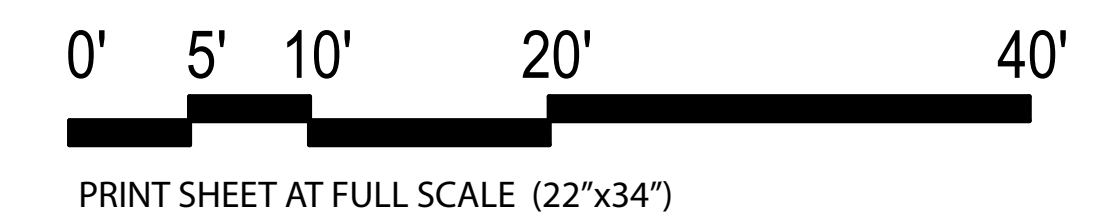


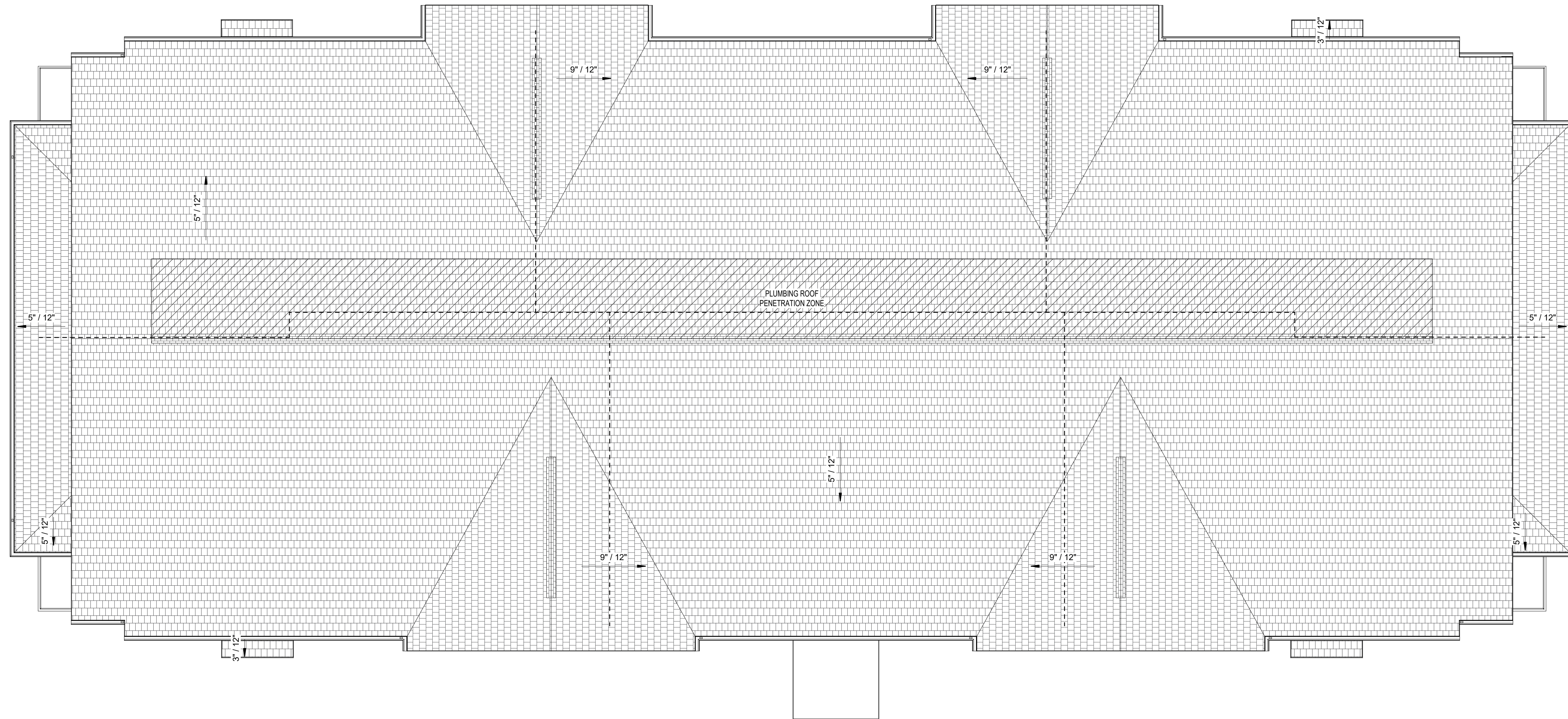
PRINT SHEET AT FULL SCALE (22"x34")



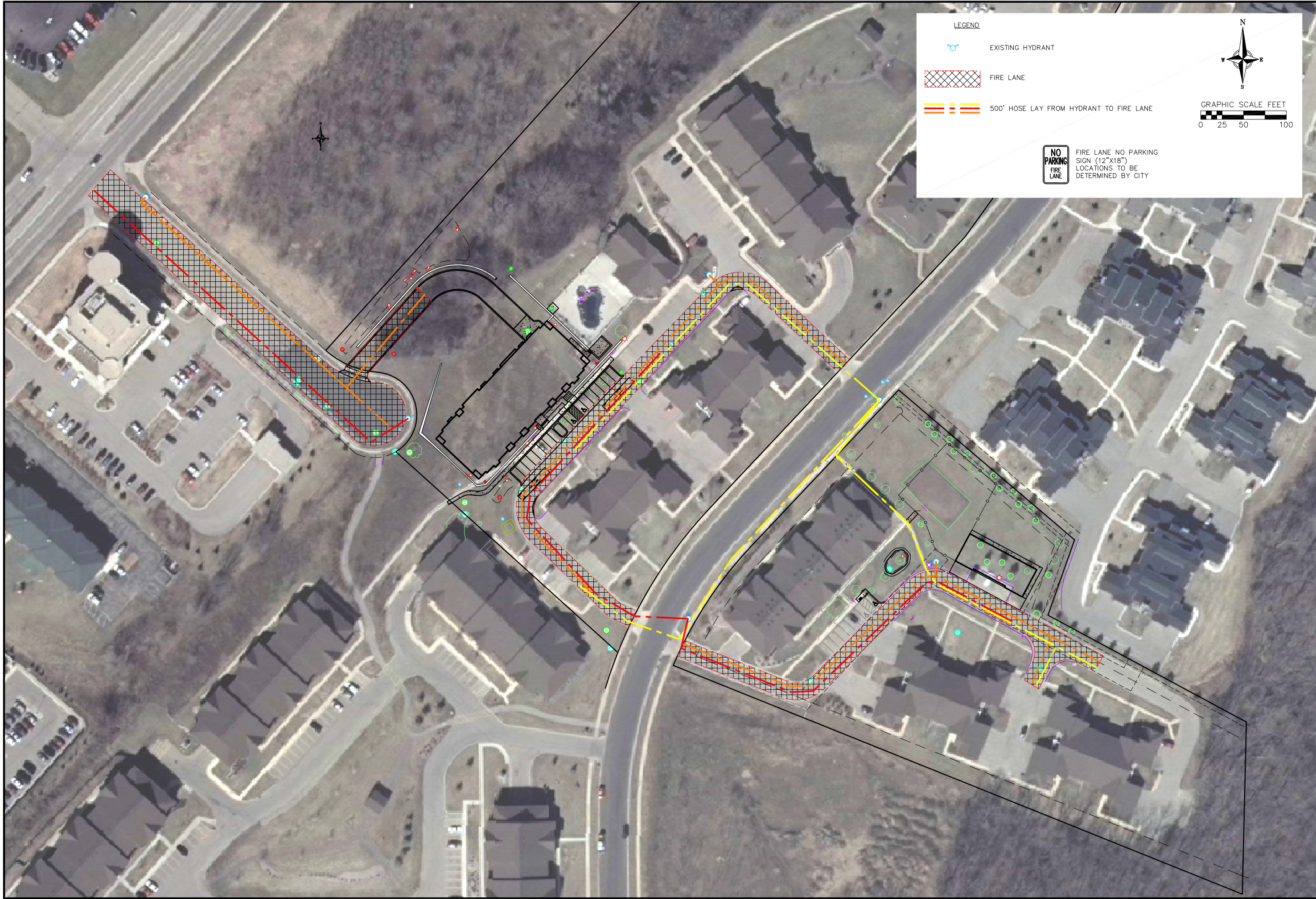


PRINT SHEET AT FULL SCALE (22"x34")





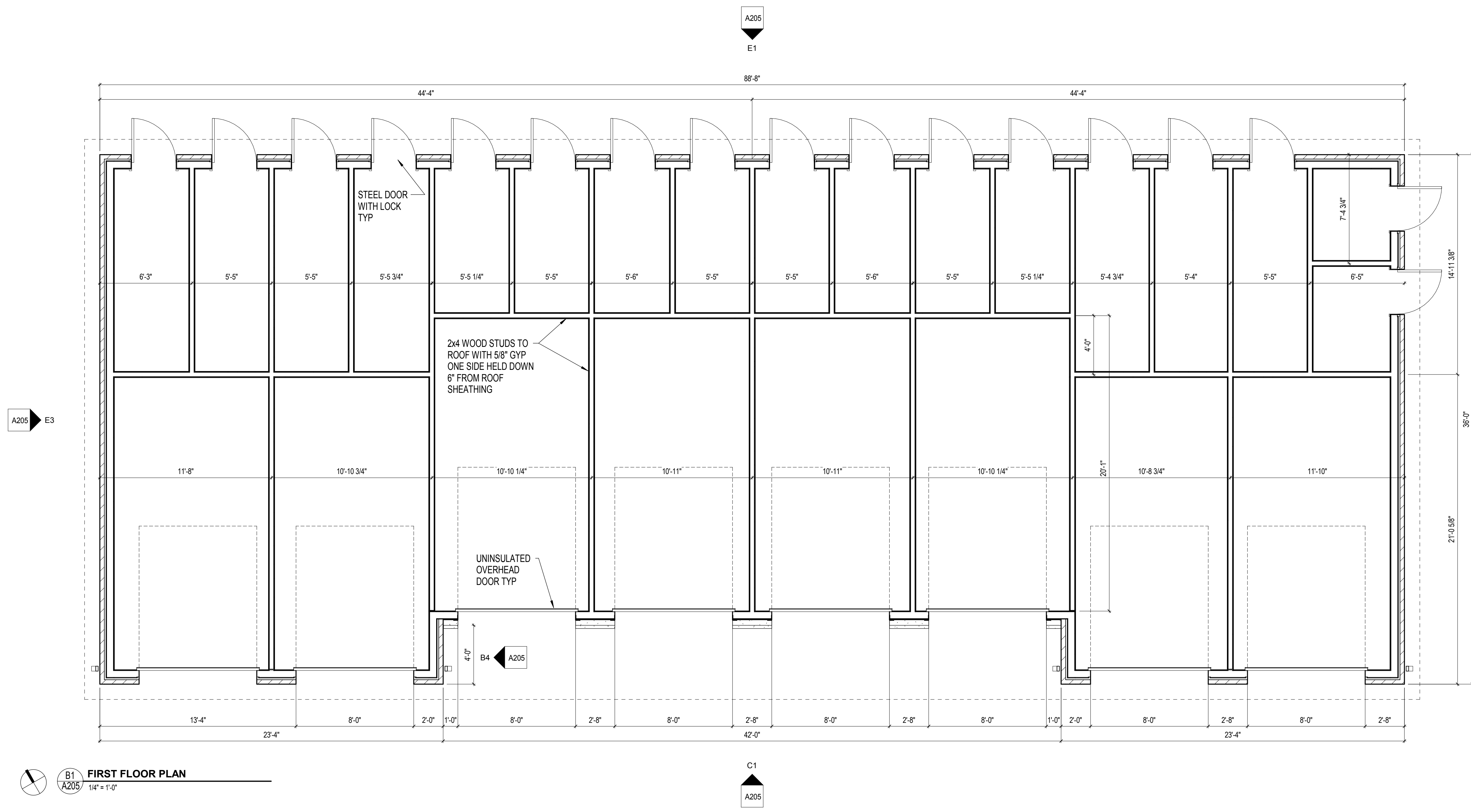
PRINT SHEET AT FULL SCALE (22"x34")



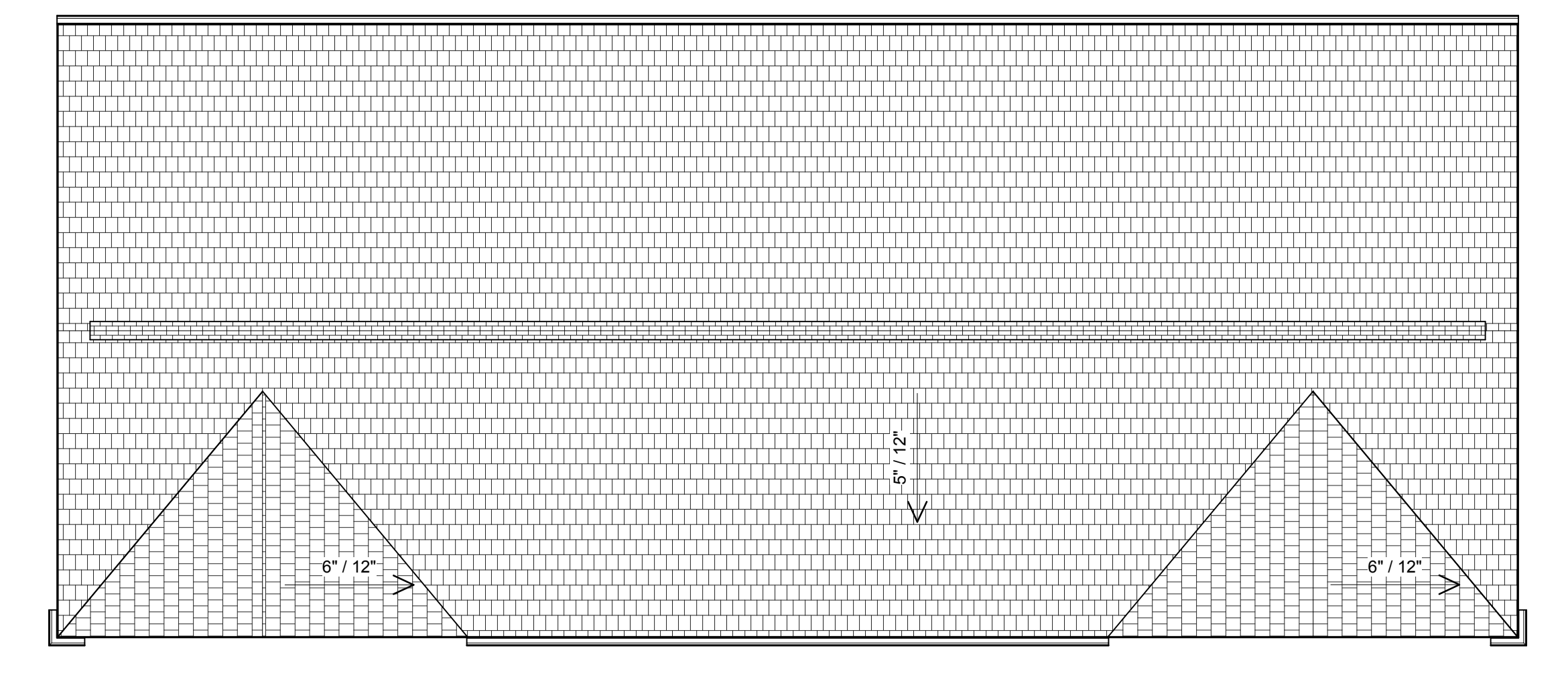
Fire Access Exhibit
 5422 Congress Avenue
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS



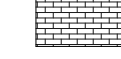
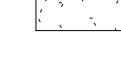
SCALE AS SHOWN
 DATE 10/18/17
 DRAFTER JGOL
 CHECKED MSCH
 PROJECT NO. 160314
 SHEET 3 OF 3
 DWG. NO.



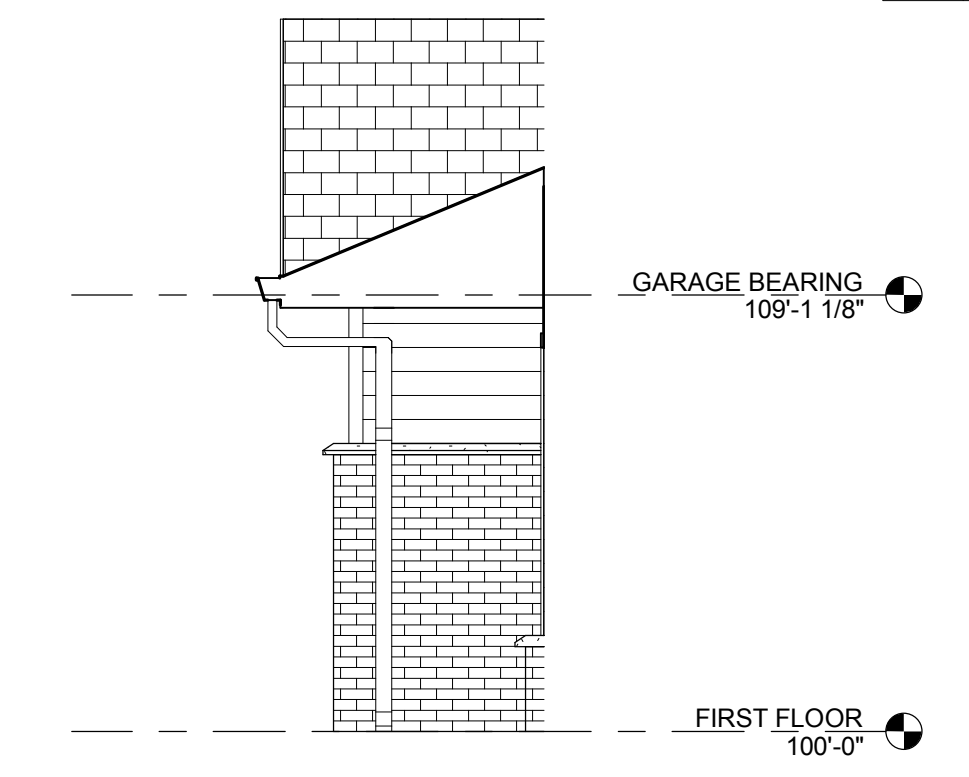
B1
A205
FIRST FLOOR PLAN
1/4" = 1'-0"



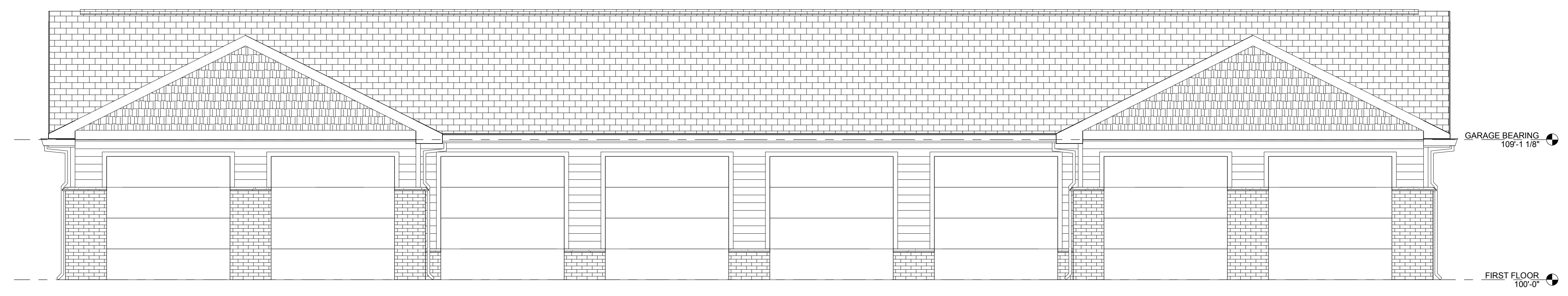
A4
A205
ROOF PLAN
1/8" = 1'-0"

- EXTERIOR FINISH PATTERNS**
-  ASPHALT SHINGLES
 -  FIBER CEMENT SIDING
 -  BRICK
 -  CAST STONE TRIM/SILL

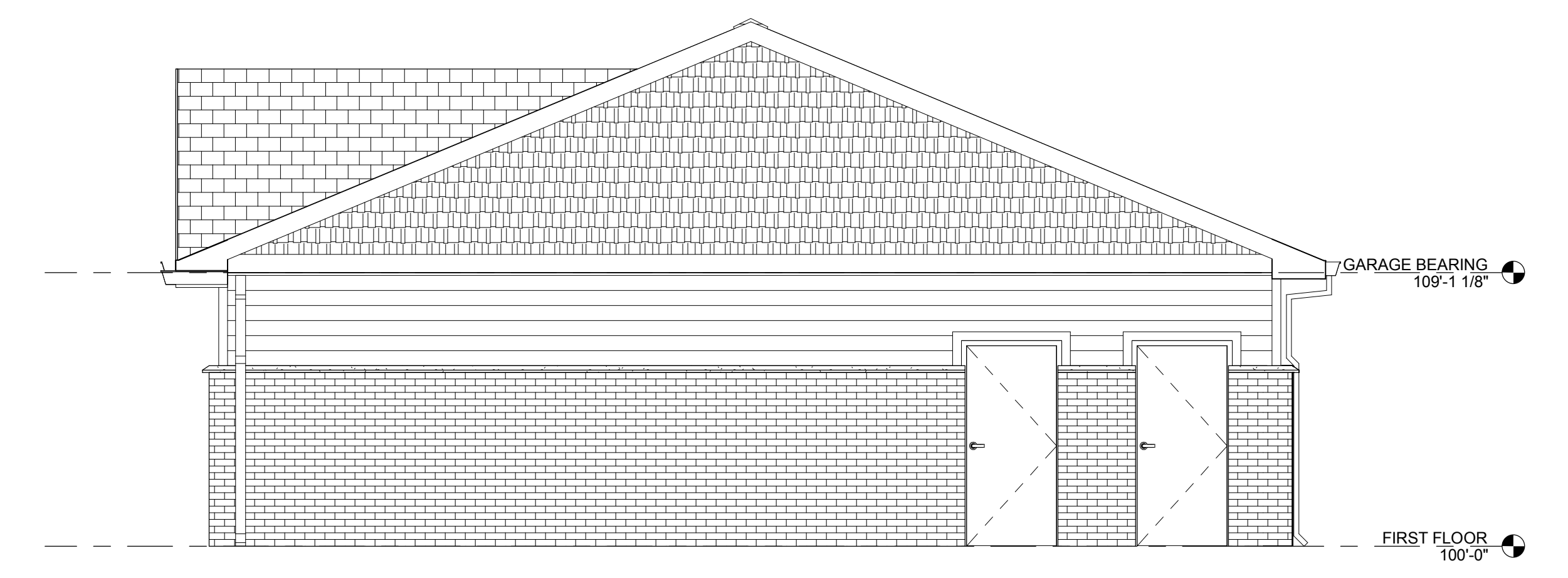
- EXTERIOR ELEVATIONS - GENERAL NOTES**
- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
 - B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)
 - C. FRP EXTERIOR DOORS
 - D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
 - E. NOT USED
 - F. PVC TRIM AND RAILINGS
 - G. ALUMINUM FASCIA



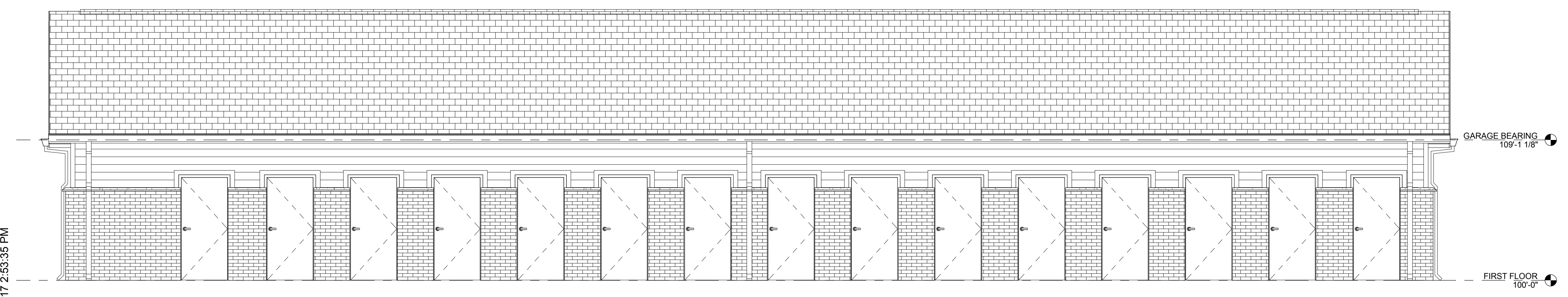
B4
A205
GARAGE -
1/4" = 1'-0"



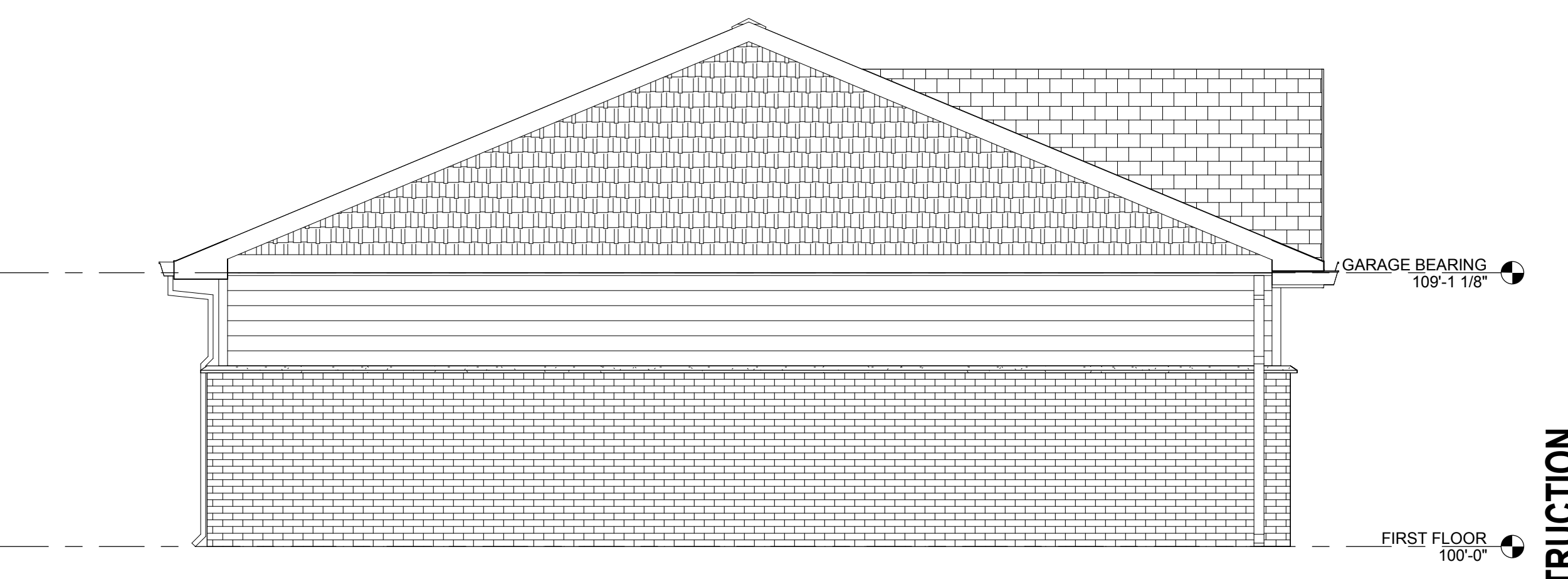
C1
A205
GARAGE - NORTH
1/4" = 1'-0"



C4
A205
GARAGE - EAST
1/4" = 1'-0"



E1
A205
GARAGE - SOUTH
1/4" = 1'-0"



E3
A205
GARAGE - WEST
1/4" = 1'-0"

DRAWN BY: Author 12/20/2017 2:53:35 PM

NOT FOR CONSTRUCTION
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Date: 12-21-17
Job No: 160200-01
Sheet No: A205

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