

December 6, 2017  
Revised: February 14, 2018



Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
146 S. Hamilton Street  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
222 N. Charter St.  
**KBA Project # 1304**

Ms. Heather Stouder:

The following is submitted together with the plans for Plan Commission and staff review.

**Organizational structure:**

Owner:	Stoppel Revocable Trust 1202 Regent St. Madison, WI 53715 608-268-4912 Contact: Jim Stoppel <a href="mailto:jim@madisonproperty.com">jim@madisonproperty.com</a>	Landscape Design:	Olson Toon Landscaping 4387 Schwartz Rd. Middleton, WI 53562 (608) 827-9401 Contact: Rich Carlson <a href="mailto:rich@olsontoon.com">rich@olsontoon.com</a>
Engineer:	Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 826-0532 Contact: Joe Doyle <a href="mailto:jdoyle@vierbicher.com">jdoyle@vierbicher.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Randy Bruce <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>

**Introduction:**

The subject property is located at 222 N. Charter St. This proposal requests a rezoning from TR-U2 zoning to Planned Development zoning to allow the development of a student housing building consistent with the Regent Street - South Campus Neighborhood Plan. The building will bring additional high-quality housing for the UW students to the edge of the UW campus and further reduce the impacts of student housing on the Vilas and Capitol neighborhoods.

An analysis of the neighborhood plan and the rationale for Planned Development zoning is included as an attachment to this letter of intent.

**Project Description:**

The proposed project is a 12-story student housing building located on Charter Street between W. Johnson St. and W. Dayton St. The location is ideally located to serve the UW students and allows students to walk to most of their destinations.

The small site is efficiently utilized. To lighten the buildings footprint, the first floor is smaller than the upper levels and an arcade surrounds most of the west, south and east elevations. At the northeast corner of the building the arcade provides for the main pedestrian's entry. At the southern face of the building the arcade forms a covered porch for the resident's use taking advantage of the southern exposure and open space that the rail corridor provides. Based on feedback from the Urban Design commission, the current design brings the all-glass wall of the common room to the Charter Street face of the building and interrupting the arcade along Charter Street.

The building has a clearly defined three and four-story base defined by the smooth cast stone masonry with expansive windows. The mid-levels use an exterior of brick, architectural composite metal panels and the break from the building base is further defined along Charter Street with a one-foot offset. The top of the building is also clearly defined and covered in the architectural metal panel. The building steps back at the 12<sup>th</sup> floor to provide a common room for study and social gatherings that opens onto a generous rooftop terrace. In addition to the open space provided at the rooftop terrace and ground floor level arcade, usable balconies are provided for most apartments.

Bicycle parking is predominately located in the basement with access obtained either from the elevator or a bike ramp along the south stairway. Guest bike and moped parking is also provided under the arcade on the front and rear of the building as is a short-term loading zone on the southeast corner.

#### **Site Development Data:**

##### Densities:

Total Lot Area	5,812 S.F. / .1334 Acres
Dwelling Units	43 units
Bedrooms	96 bedrooms
Density	322 units/acre
	719 bedrooms/acre
Lot Coverage	4,848 S.F. (83.4%)
Usable Open Space	2,451 S.F.

Building Height	12 stories
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##### Dwelling Unit Mix:

One Bedroom	11
Two Bedroom	21
Three Bedroom	1
<u>Four Bedroom</u>	<u>10</u>
Total Dwelling Units	43

##### Bicycle & Moped Parking:

Bike Surface	4 stalls
Bike Surface Guest	4 stalls
Moped Surface	16 stalls
Bike Underground Garage – Wall Hung	46 stalls
<u>Bike Underground Garage STD. 2'x6'</u>	<u>47 stalls</u>
Total	117 stall

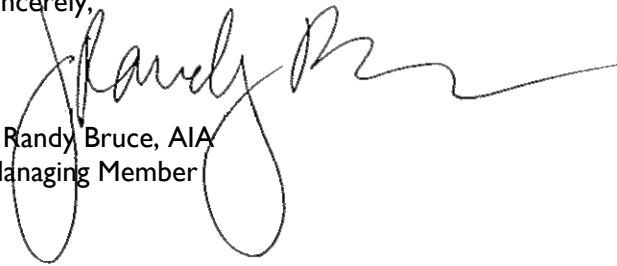
Letter of Intent  
222 N. Charter, Madison, WI  
February 13, 2018  
Page 3 of 3

**Project Schedule:**

It is anticipated to begin construction in Summer 2018 with completion scheduled for summer 2019.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Randy Bruce", with a long horizontal flourish extending to the right.

J. Randy Bruce, AIA  
Managing Member

## HALO LED ICAT SHALLOW HOUSING for NEW CONSTRUCTION

The H2750ICAT is a dedicated LED new construction housing for use in shallow ceilings where 2x6 joist construction is used. The H2750ICAT is designed to fit in shallow insulated ceilings and can be in direct contact with ceiling insulation\*. This AIR-TITE housing design prevents airflow between conditioned and unconditioned spaces for savings on both heating and air conditioning costs. The LED connector system provides high efficacy code compliance when used with designated HALO LED modules and trims.

### DESIGN FEATURES

#### Housings

- Aluminum housing for greater heat dissipation. H2750ICAT housing is gasketed to prevent airflow from heated or air conditioned spaces

#### Plaster Frame

- Galvanized steel frame. Housing adjusts in plaster frame to accommodate up to 1-3/8" ceiling thickness.
- Regressed locking screw for securing hanger bars.
- Cutouts included for easily crimping hanger bars in position.

#### Slide-N-Side™ Junction Box

- Positioned to accommodate straight conduit runs.
- Seven 1/2" trade size conduit knockouts with true pry-out slots.
- Slide-N-Side wire traps allow non metallic sheathed cable to be installed without tools and without removing knockouts.
- Allows wiring connections to be made outside the box.
- Simply insert the cable directly into the trap after connections are made.
- Accommodates the following standard non-metallic sheathed cable type:
  - U.S. #14/2, #14/3, #12/2, #12/3
  - Canada: #14/2, #14/3, #12/2

#### GOT NAIL! Pass -N-Thru™ Bar Hangers

Bar Hanger features include

- Pre-installed nail easily installs in regular lumber, engineered lumber and laminated beams.
- Safety and Guidance system prevents snagging, ensures smooth, straight nail penetration and allows bar hangers to be easily removed if necessary
- Automatic leveling flange aligns the housing and allows holding the housing in place with one hand while driving nails.
- Housing can be positioned at any point within 24" joist spans
- Score lines allow tool-free shortening for 12" joists and bar hangers do not need to be removed for shortening.
- Bar hangers may be repositioned 90° on plaster frame
- Integral T-bar clip snaps onto T-bars – no additional clips are required.

#### LED Module Connection

Halo shallow LED modules simply install with a plug-in 120V/277V rated line voltage wiring connector (UL and CSA Listed Luminaire Disconnect).

This non-screw-base connection preserves the high efficacy rating and prevents use of low efficacy incandescent sources (see LED Module specifications).

Catalog #	<b>H2750ICAT/5609930/691WB</b>	Type	
Project			<b>Rs</b>
Comments	<b>FRONT MAIN ENTRY EXTERIOR</b>	Date	
Prepared by			

#### Caution

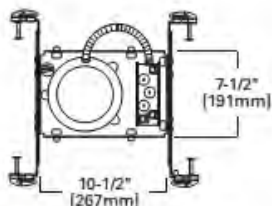
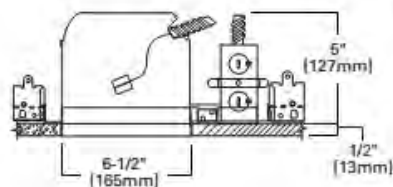
LED connection is rated for 120V and 277V input. Installer must verify LED module voltage is compatible with the applicable voltage input. If uncertain, consult a qualified electrician.

#### Labels

- UL/cUL Listed 1598 Luminaire
- CE Marking - "Conformité Européenne" conformity with the Council of European Communities Directives, meeting internationally recognized compliance when used with ML56 Series LED modules
- UL/cUL Listed for Feed Through
- UL/cUL Listed for Damp Location
- UL/cUL Listed for Wet Location with select trims
- UL/cUL Listed for direct contact with insulation and combustible material\*
- Rated for 20W maximum

#### Qualification

- May be used with qualified Halo LED modules and designated trims for High Efficacy Luminaire Compliance:
- State of California Title 24
  - International Energy Conservation Code (IECC)
  - Washington State Energy Code
  - New York State Energy Conservation Construction Code - AIR-TITE™ Compliant
  - Certified under ASTM-E283 standard for air-tight construction



## H2750ICAT

**6" New Construction IC AIR-TITE™ Housing For Designated Halo LED Modules and Trims**

- RA56 Series
- RL56 Series
- ML56 Series

High Efficacy LED Housing

FOR USE IN INSULATED CEILINGS

FOR DIRECT CONTACT WITH INSULATION\*

FOR USE IN SHALLOW CEILINGS



Qualified and compliant with select trims. Refer to ENERGY STAR® Qualified Products List and CEC (T24) Appliance Database for listings.

**ORDERING INFORMATION - RL56 SERIES****SAMPLE NUMBER:** H2750ICAT - RL560WH6927

Order housing, light module, trim and separately.

Housing	RL56 Series - Compatible LED Retrofit Modules
<b>H2750ICAT</b> = 6" Dedicated LED Insulated Ceiling, AIR-TITE New Construction Housing for Shallow Ceilings	<p><b>80 CRI</b></p> <p><b>RL560WH6827</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 80CRI, 2700K, Matte White  <b>RL560SN6827</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 80CRI, 2700K, Satin Nickel  <b>RL560WH6830</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 80CRI, 3000K, Matte White  <b>RL560SN6830</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 80CRI, 3000K, Satin Nickel  <b>RL560WH6835</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 80CRI, 3500K, Matte White</p> <p><b>90 CRI</b></p> <p><b>RL560WH6927</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 90CRI, 2700K, Matte White  <b>RL560SN6927</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 90CRI, 2700K, Satin Nickel  <b>RL560WH6930</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 90CRI, 3000K, Matte White  <b>RL560SN6930</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 90CRI, 3000K, Satin Nickel  <b>RL560WH6935</b>= 5" / 6" Retrofit Baffle - Trim LED Module, 90CRI, 3500K, Matte White</p>

**ORDERING INFORMATION - RA56 SERIES****SAMPLE NUMBER:** H2750ICAT - RA5606927WH

Order housing, light module, trim and separately.

Housing	RA56 Series - Compatible LED Retrofit Modules
<b>H2750ICAT</b> = 6" Dedicated LED Insulated Ceiling, AIR-TITE New Construction Housing for Shallow Ceilings	<p><b>Very Wide Flood - VWFL Models</b></p> <p><b>RA5606927WH</b>= 5" / 6" LED Adjustable Gimbal, 90CRI, 2700K, White, Very Wide Flood  <b>RA5606930WH</b>= 5" / 6" LED Adjustable Gimbal, 90CRI, 3000K, White, Very Wide Flood</p> <p><b>Narrow Flood - NFL Models</b></p> <p><b>RA5606927NFLWH</b>= 5" / 6" LED Adjustable Gimbal, 90CRI, 2700K, White, Narrow Flood  <b>RA5606930NFLWH</b>= 5" / 6" LED Adjustable Gimbal, 90CRI, 3000K, White, Narrow Flood</p>

**ORDERING INFORMATION - ML56 SERIES****SAMPLE NUMBER:** H2750ICAT - ML5606830 - 696WB

Order housing, light module, trim and separately.

Housing	ML56 LED Light Modules	ML56 LED Trims	ML56 System Accessories
<b>H2750ICAT</b> = 6" Dedicated LED Insulated Ceiling, AIR-TITE New Construction Housing for Shallow Ceilings	<p><b>600 Series / 80 CRI</b></p> <p><b>ML5606827</b>= 5" / 6" LED Retrofit Downlight Light Module, 600 lumen, 80CRI, 2700K  <b>ML5606830</b>= 5" / 6" LED Retrofit Downlight Light Module, 600 lumen, 80CRI, 3000K  <b>ML5606835</b>= 5" / 6" LED Retrofit Downlight Light Module, 600 lumen, 80CRI, 3500K  <b>ML5606840</b>= 5" / 6" LED Retrofit Downlight Light Module, 600 lumen, 80CRI, 4000K</p> <p><b>600 Series / 90 CRI</b></p> <p><b>ML5606927</b>= 5" / 6" LED Retrofit Downlight Light Module, 600 lumen, 90CRI, 2700K  <b>ML5606930</b>= 5" / 6" LED Retrofit Downlight Light Module, 600 lumen, 90CRI, 3000K  <b>ML5606935</b>= 5" / 6" LED Retrofit Downlight Light Module, 600 lumen, 90CRI, 3500K  <b>ML5606940</b>= 5" / 6" LED Retrofit Downlight Light Module, 600 lumen, 90CRI, 4000K</p> <p><b>900 Series / 80 CRI</b></p> <p><b>ML5609827</b>= 5" / 6" LED Retrofit Downlight Light Module, 900 lumen, 80CRI, 2700K  <b>ML5609830</b>= 5" / 6" LED Retrofit Downlight Light Module, 900 lumen, 80CRI, 3000K  <b>ML5609835</b>= 5" / 6" LED Retrofit Downlight Light Module, 900 lumen, 80CRI, 3500K  <b>ML5609840</b>= 5" / 6" LED Retrofit Downlight Light Module, 900 lumen, 80CRI, 4000K</p> <p><b>900 Series / 90 CRI</b></p> <p><b>ML5609927</b>= 5" / 6" LED Retrofit Downlight Light Module, 900 lumen, 90CRI, 2700K  <b>ML5609930</b>= 5" / 6" LED Retrofit Downlight Light Module, 900 lumen, 90CRI, 3000K  <b>ML5609935</b>= 5" / 6" LED Retrofit Downlight Light Module, 900 lumen, 90CRI, 3500K  <b>ML5609940</b>= 5" / 6" LED Retrofit Downlight Light Module, 900 lumen, 90CRI, 4000K</p> <p><b>1200 Series / 80 CRI</b></p> <p><b>ML5612827</b>= 5" / 6" LED Light Module, 1200 lumen, 80CRI, 2700K  <b>ML5612830</b>= 5" / 6" LED Light Module, 1200 lumen, 80CRI, 3000K  <b>ML5612835</b>= 5" / 6" LED Light Module, 1200 lumen, 80CRI, 3500K  <b>ML5612840</b>= 5" / 6" LED Light Module, 1200 lumen, 80CRI, 4000K</p> <p><b>1200 Series / 90 CRI</b></p> <p><b>ML5612927</b>= 5" / 6" LED Light Module, 1200 lumen, 90CRI, 2700K  <b>ML5612930</b>= 5" / 6" LED Light Module, 1200 lumen, 90CRI, 3000K  <b>ML5612935</b>= 5" / 6" LED Light Module, 1200 lumen, 90CRI, 3500K  <b>ML5612940</b>= 5" / 6" LED Light Module, 1200 lumen, 90CRI, 4000K</p>	<p><b>690 Series - 6" LED Trims</b></p> <p><b>Non-Conductive "Dead Front" Baffles</b></p> <p><b>691WB</b>= 6" LED Trim, Polymer "Dead-Front", Shallow White Baffle &amp; Flange (For use with 600 Series LED Light Modules only)</p> <p><b>Semi-Regressed Eyeballs</b></p> <p><b>694WB</b>= 6" LED Directional Trim, White Eyeball, Baffle &amp; Flange  <b>694SNB</b>= 6" LED Directional Trim, Satin Nickel Eyeball, Baffle &amp; Flange  <b>694TBZB</b>= 6" LED Directional Trim, Tuscan Bronze Eyeball, Baffle &amp; Flange</p> <p><b>Shallow Baffle</b></p> <p><b>696WB</b>= 6" LED Trim, White Shallow Baffle &amp; Flange</p>	<p><b>ML56CLIP</b>= 6" Friction Clip Kit - For use with non-torsion spring housings. 6" clips included.</p> <p><b>WW6955C</b>= Wall Wash Insert - Specular Kick Reflector for 695WW (1 included with trim). For double wall washing or replacement.</p> <p><b>TRM690WH</b>= 6" LED Oversize Trim Ring for use with 59" series trims, White 6.9" I.D., 9.5" O.D. Ring slips over LED trim. Inset design allows 6" trim to fit into oversize ring for an even trim surface</p> <p><b>EBA560PK</b>= Replacement screwbase adapter to LED disconnect with cap</p> <p><b>ML56-1200 Series Beam Forming Optic Media</b></p> <p><b>BFR56NFL</b>= Beam forming reflector kit, narrow flood, 25" nominal</p> <p><b>BFR56MH</b>= Media holder, accepts one 3.45" lens. Requires BFR56NFL &amp; L345SF, order separately.</p> <p><b>L345SF</b>= 3.45" diameter soft focus lens. Requires BFR56NFL and BFR56MH, order separately.</p>

Solited® is a registered trademark of AGC Flat Glass North America.

Catalog Number
Notes
Type

## FEATURES & SPECIFICATIONS

### INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways.

### CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

### OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

**LUMEN MAINTENANCE:** The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

### ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V.

Operating temperature -30°C to 40°C.

1KV surge protection standard.

### INSTALLATION

Surface mount to universal junction box (provided by others).

### LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

### WARRANTY

Five-year limited warranty.

Full warranty terms located at [www.AcuityBrands.com/CustomerResources/Terms\\_and\\_Conditions.aspx](http://www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx).

Note: Specifications are subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Outdoor General Purpose

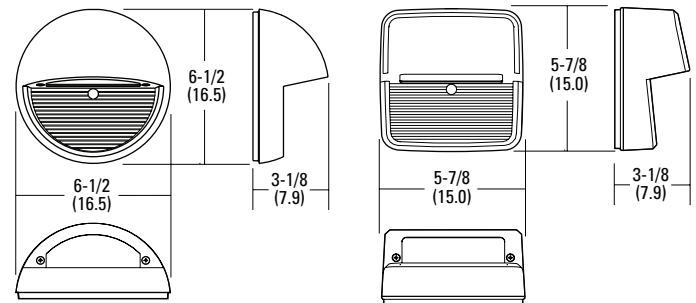
# OLSR & OLSS

LED STEP LIGHT



### Specifications

All dimensions are inches (centimeters)



### ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** OLSS DDB

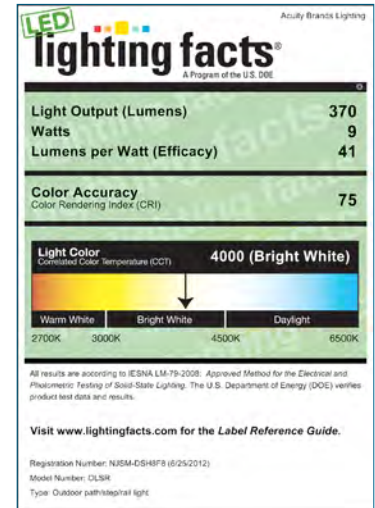
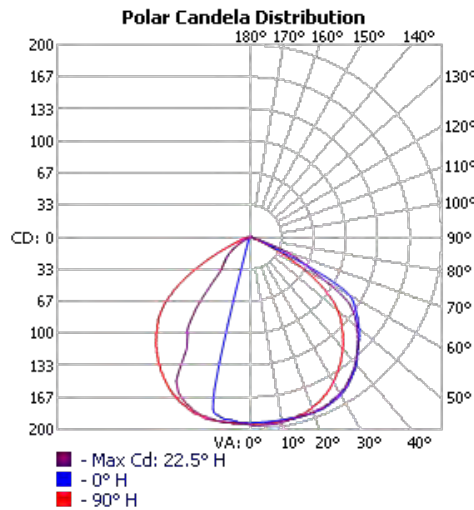
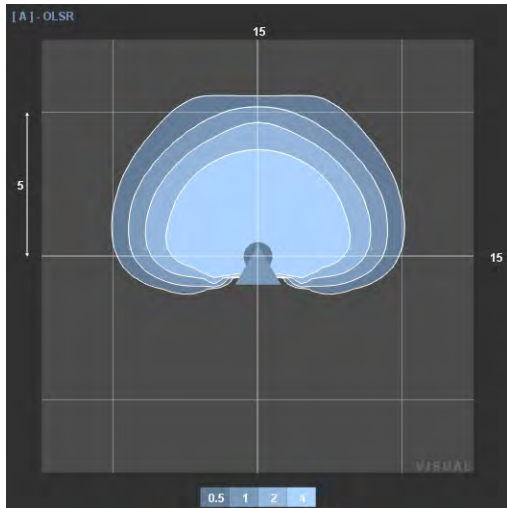
Series	Color temperature (CCT)	Voltage	Finish
OLSR Step light round	(blank) 4000K	(blank) MVOLT (120V-277V)	DDB Dark bronze
OLSS Step light square			WH White

# OLSR & OLSS LED Step Light

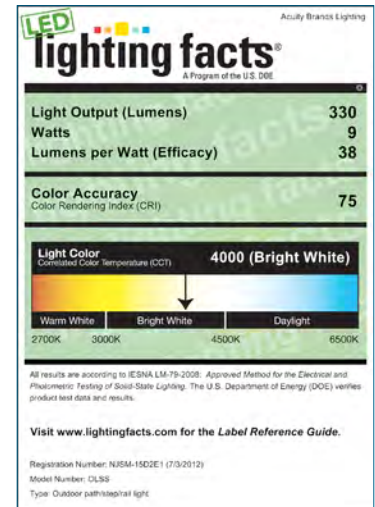
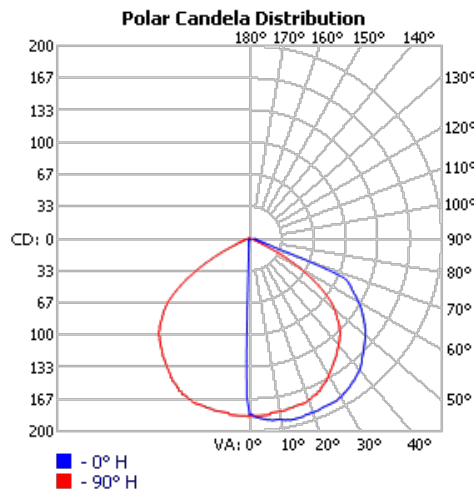
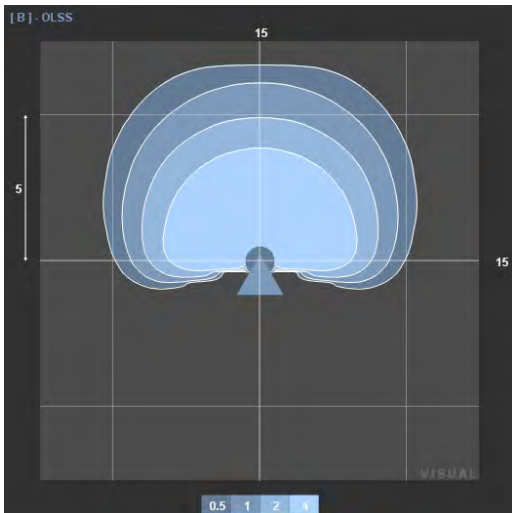
## PHOTOMETRICS

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage  
 Tested in accordance with IESNA LM-79 and LM-80 standards.

## OLSR



## OLSS

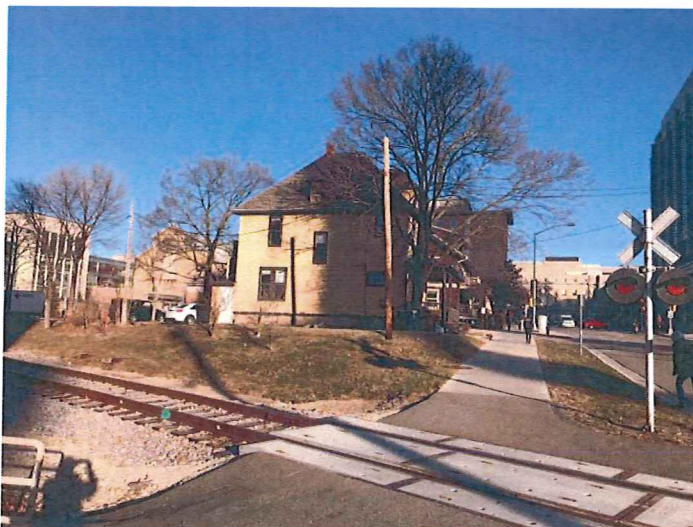


## *Demolition Photos*

Address: 222 N. Charter St

KBA Job #: 1304

### Exterior:





**Interior:**



**Analysis of the Regent Street/South Campus Plan  
relating to a proposed development at 222 N. Charter St.**

**February 26, 2018**

**Prepared by WhiteFish Partners and Knothe & Bruce  
Architects for Madison Property Management**

The property located on 222 N. Charter is a five bedroom house built in 1901. It is situated on a 5,800 square foot lot and is owned by Madison Property Management (MPM).



The property is currently zoned TR-U2. The current zoning, and especially the setback requirements, would limit redevelopment of that site to a three to four story building with either 6 three-bedroom units or 9 two-bedroom units; consequently, this limitation makes new construction on this site inconsistent with the goals of the neighborhood plan. In order for a project to move forward with a density that meets the goal of providing high-density housing adjacent to the UW

campus, we believe a planned development zoning is necessary.

Working with Knothe & Bruce Architects, we have studied the 2007 Regent Street/South Campus plan and met with city staff, Vierbicher Consultants (who developed the plan), and Alder Wood to discuss options for the redevelopment of the site.

**A fundamental strategy of the plan is the development of high density apartments north of Regent St. to provide more walkable residential choices closer to campus buildings for students.** The report indicates “increasing the density of student housing north of Regent St. should serve to attract students currently living south of Regent St. which could open up the area south of Regent St. for more owner-occupancy”. It also notes that “the planning area, which is one of the most convenient off-campus locations, is currently capturing less than 10% of the 35,000 students who seek off-campus housing each year.” Our location is within two blocks of more than 25 different campus buildings including Union South, the Institutes for Discovery, Chemistry, the Education complex, part of the Medical School, Engineering and Computer Science. The plan also points out that, “the South Campus’ main problems were incompatible land uses, underutilized land, and blighted conditions produced by dilapidated buildings....” Our project situated between Dayton and Johnson Streets responds to those issues. It is also why the plan establishes a 12 story maximum height for our zone north of Dayton Street.



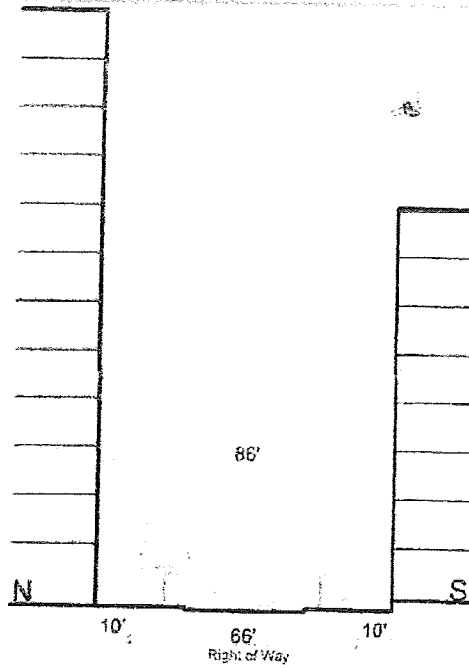
**The project design incorporates the concepts of the setback and step back requirements for Charter St. in the neighborhood plan:** The Charter St. profile is located on Charter St. at Spring St. That zone has an 8 story maximum height with a 10' setback and a 10' step back on the 4<sup>th</sup> floor. The Dayton St. profile has a 12 story maximum and a 10' setback with no required step back.

This project incorporates the 12 story maximum height described in the plan for this zone. The neighborhood plan guidelines include the 10-foot setback to provide for a better pedestrian experience. Our design addresses this guideline with a pedestrian level covered arcade on most of the west,

south and Charter Street facades with significant setbacks while allowing for an enlarged floor-plate above. After review by the Urban Design Commission, our first floor setback along Charter Street has been varied from 3-foot to 18-foot providing the engaging pedestrian experience that the neighborhood plan intended. The Charter Street frontage also incorporates a 9-foot terrace, an 8-foot sidewalk pulling the majority of the building back 30 feet or more from the curb. Along the rail corridor, the arcade creates space for a future bike path by allowing for a 14-foot wide easement.

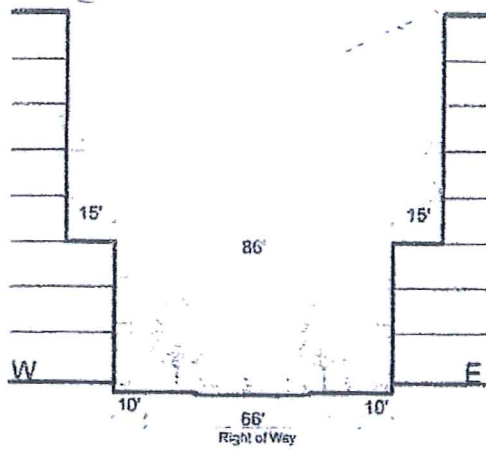
These covered arcades are activated as covered building entries, plaza space for outdoor seating on the south side and as moped and bike parking on the east side. The ground floor arcade has extra height to accentuate the space created, 13 to 14 feet above the bike path easement and 10 ½ feet at the north corner. The interior space will be open for a lobby and commons area with clear views to the street. We believe this design reflects the intent of the plan to create a high quality pedestrian experience on Charter Street and a bike path along the rail corridor.

*Urban Design*



**12: Dayton Street**

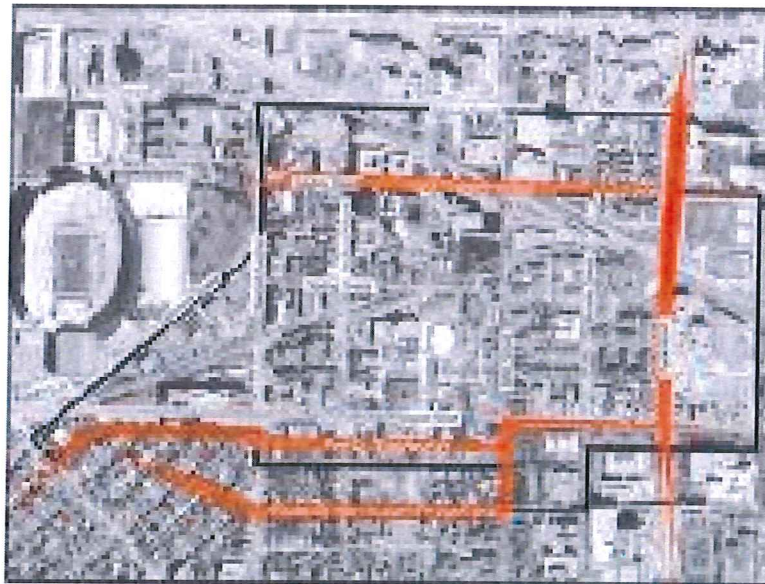
<b>Maximum Stories:</b>	North side: 12 South side: 8
<b>Maximum Building Height:</b>	North side: 172 feet South side: 116 feet
<b>Minimum Stories:</b>	3
<b>Building Stepback:</b>	None required
<b>Building Setback:</b>	10 feet



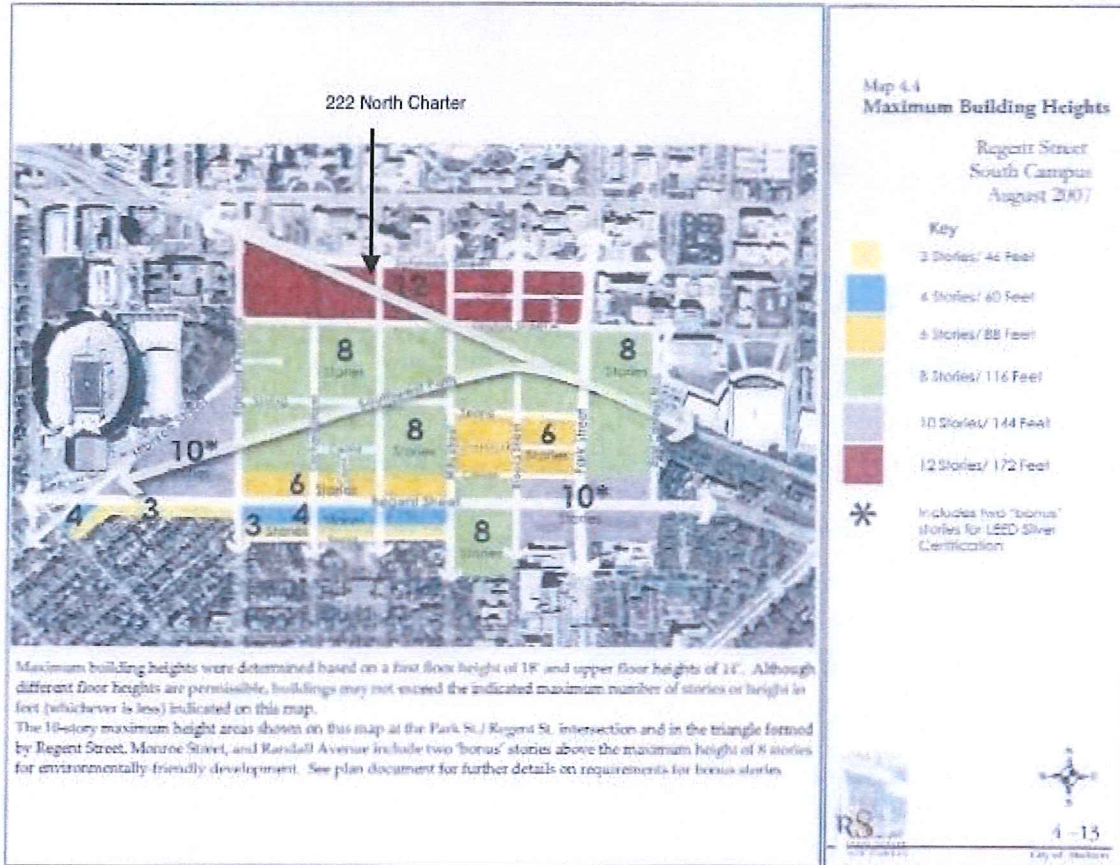
#### 4: Charter Street

Maximum Stories:	8
Maximum Building Height:	116 feet
Minimum Stories:	3
Building Stepback:	15 feet, above the 3rd floor
Building Setback:	10 feet

The neighborhood plan also identifies Dayton St. as the northern perceived edge between the campus and the mixed use area to the south. This is also why the area north of Dayton St., including 222 N. Charter St. is given a higher, 12 story height maximum.



■ Perceived edges in the planning area.



**We believe that using Planned Development zoning is justified** by meeting 28.098 (b) promotion of integrated land uses allowing for a mixture of residential, commercial and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and (f): facilitation of high quality development that is consistent with the goals, objectives, policies and recommendations of the Comprehensive Plan and adopted neighborhood plans.

The base zoning would not allow for a replacement of the converted house built in 1901 and now a five bedroom rental property; furthermore, it meets the standard for approval of a

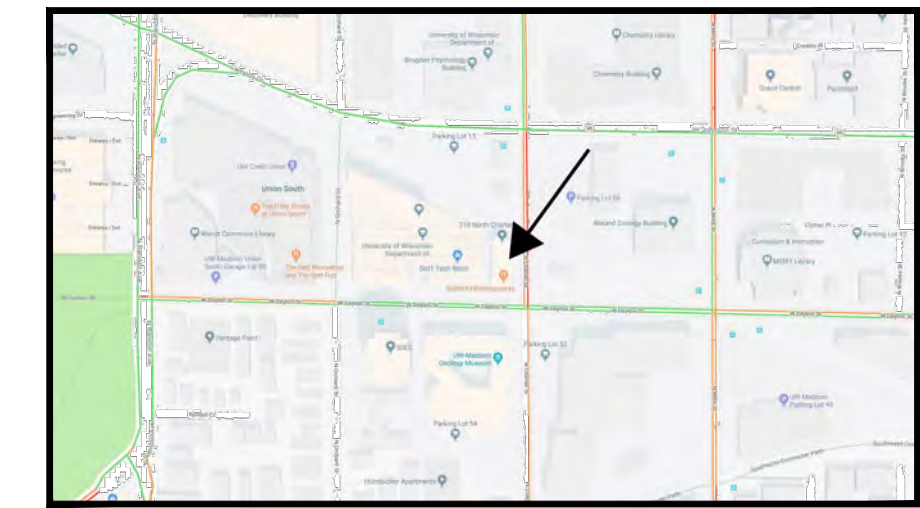


zoning map amendment cited in 28.098 (2) (a) 2. redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning requirements. It significantly adds to the city tax base and, as student housing, does not create new traffic and parking demands. The extra height is compatible with the existing character of the surrounding area with the taller UW buildings of Chemistry, Computer Science, Space Science, Geology, and the Charter St. Heating Plant all within one block of the site. Private high rise student apartments also are nearby on Johnson Street.

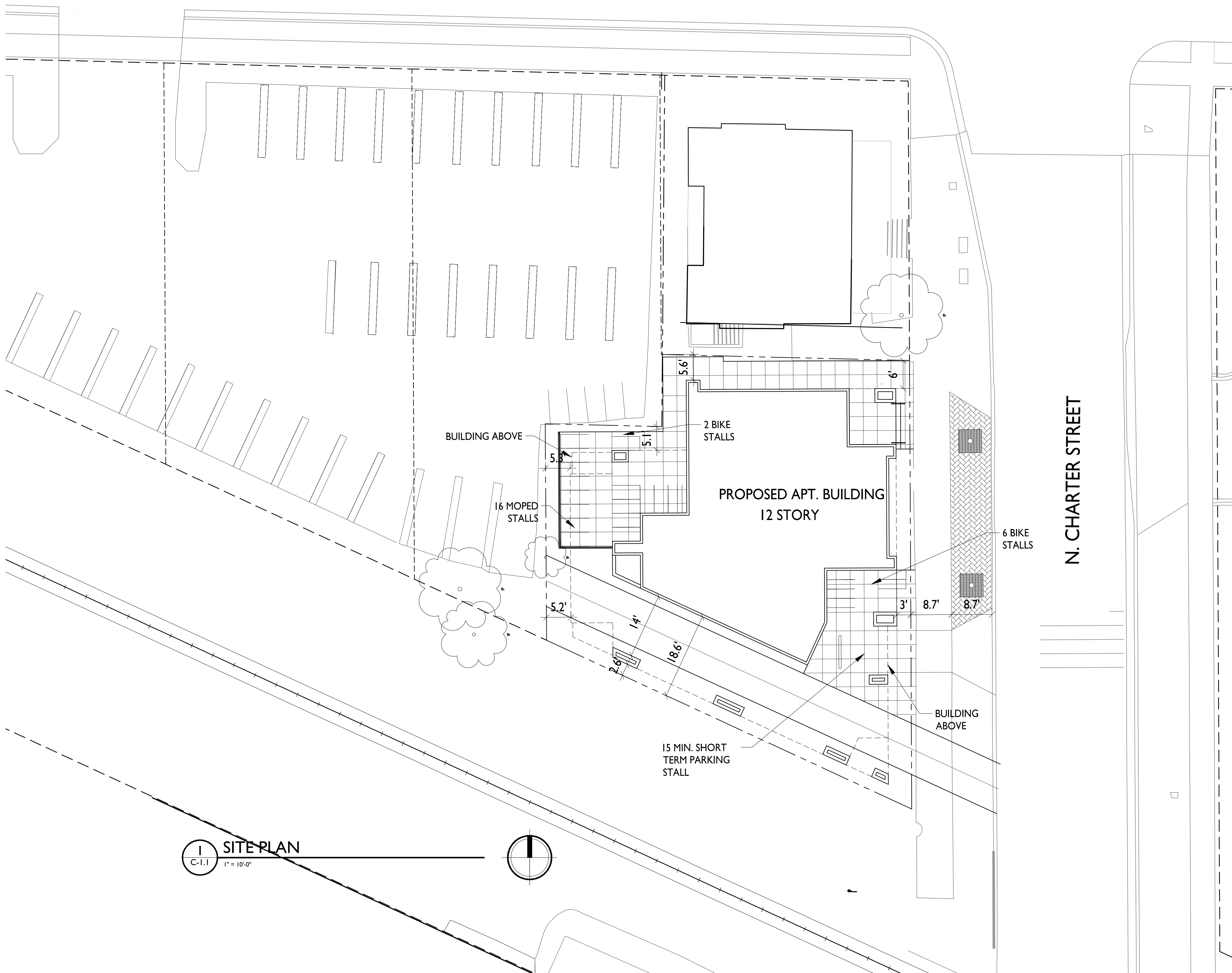
**The 2017 City Housing Strategies report supports additional high density student housing in this district.**

The report recommends that the city “provide options for all students who want to live near campus to have access to well maintained housing at a variety of price points”. It also “allow(s) for the development of student focused rental housing at greater density to increase affordability and the number of units in prime locations close to campus”. The analysis also specifically states, “the combination of limited parking and low rates of student car ownership increase the importance of proximity to allow for walking, biking or transit for their commute.” The proposed project is similar in density to the Faust project approved by the city at 311 – 313 N. Frances St. that had a density of 343 du/ac and 764 br/ac. We propose a 12 story, 130 foot tall building with 43 units and 96 bedrooms.

This site and planned project is ideally located to meet the objectives in this year’s report.



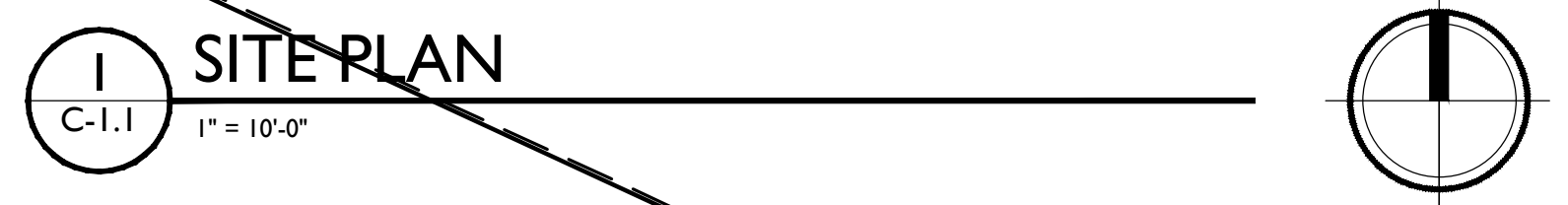
SITE LOCATOR MAP



SHEET INDEX	
<b>SITE</b>	
C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS
C-1.3	USABLE OPEN SPACE
C-1.4	LOT COVERAGE
C-1.5	SITE LIGHTING PLAN
C-2.0	EXISTING CONDITIONS
C-3.0	DEMOLITION PLAN
C-4.0	GRADING & EROSION CONTROL PLAN
C-5.0	UTILITY PLAN
C-6.0	CONSTRUCTION DETAILS
C-7.0	CONSTRUCTION DETAILS
L-1.0	PLANTING PLAN
<b>ARCHITECTURAL</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-1.3	FOURTH - ELEVENTH FLOOR PLAN
A-1.4	TWELFTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	3-D RENDERING
A-2.4	3-D RENDERING
A-2.5	3-D RENDERING

SITE DEVELOPMENT DATA:	
<b>DENSITIES:</b>	
TOTAL LOT AREA	5,812 S.F. / 1334 ACRES
DWELLING UNITS	43 UNITS
BEDROOMS	96 BEDROOMS
DENSITY	322 UNITS/ACRE
	719 BEDROOMS/ACRE
LOT COVERAGE	4,848 S.F. (83.4%)
USABLE OPEN SPACE	2,451 S.F.
BUILDING HEIGHT	12 STORIES
<b>DWELLING UNIT MIX:</b>	
ONE BEDROOM	11
TWO BEDROOM	21
THREE BEDROOM	1
FOUR BEDROOM	10
TOTAL DWELLING UNITS	43
<b>BICYCLE &amp; MOPED PARKING:</b>	
BIKE SURFACE	4 STALLS
BIKE SURFACE GUEST	4 STALLS
MOPED SURFACE	16 STALLS
BIKE UNDERGROUND GARAGE-WALL HUNG	46 STALLS
BIKE UNDERGROUND GARAGE STD. 2'x6'	47 STALLS
TOTAL	117 STALLS

- GENERAL NOTES:**
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
  - ALL DAMAGE TO THE PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  - THE CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER ADJACENT TO THIS DEVELOPMENT AS DEEMED NECESSARY BY THE CITY ENGINEER.
  - THE MAXIMUM RUNNING SLOPE OF ALL WALKS SHALL BE 1:20. THE MAXIMUM SLOPE OF RAMPS SHALL BE 1:12. THE MAXIMUM CROSS SLOPE AT ALL WALKS & RAMPS SHALL BE 1:50.
  - RAMPS WITH A RISE OVER 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
  - ALL STAIRWAYS WITH MORE THAN ONE RISER SHALL HAVE HANDRAILS ON BOTH SIDES.



**ISSUED**  
Issued Land Use Submittal - Dec. 6, 2017  
UDC Supplement - February 14, 2018

**PROJECT TITLE**  
222 N. Charter Street

**SHEET TITLE**  
Site Plan

**SHEET NUMBER**

**C-1.1**

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

ISSUED  
Issued Land Use Submittal - Dec. 6, 2017  
UDC Supplement - February 14, 2018

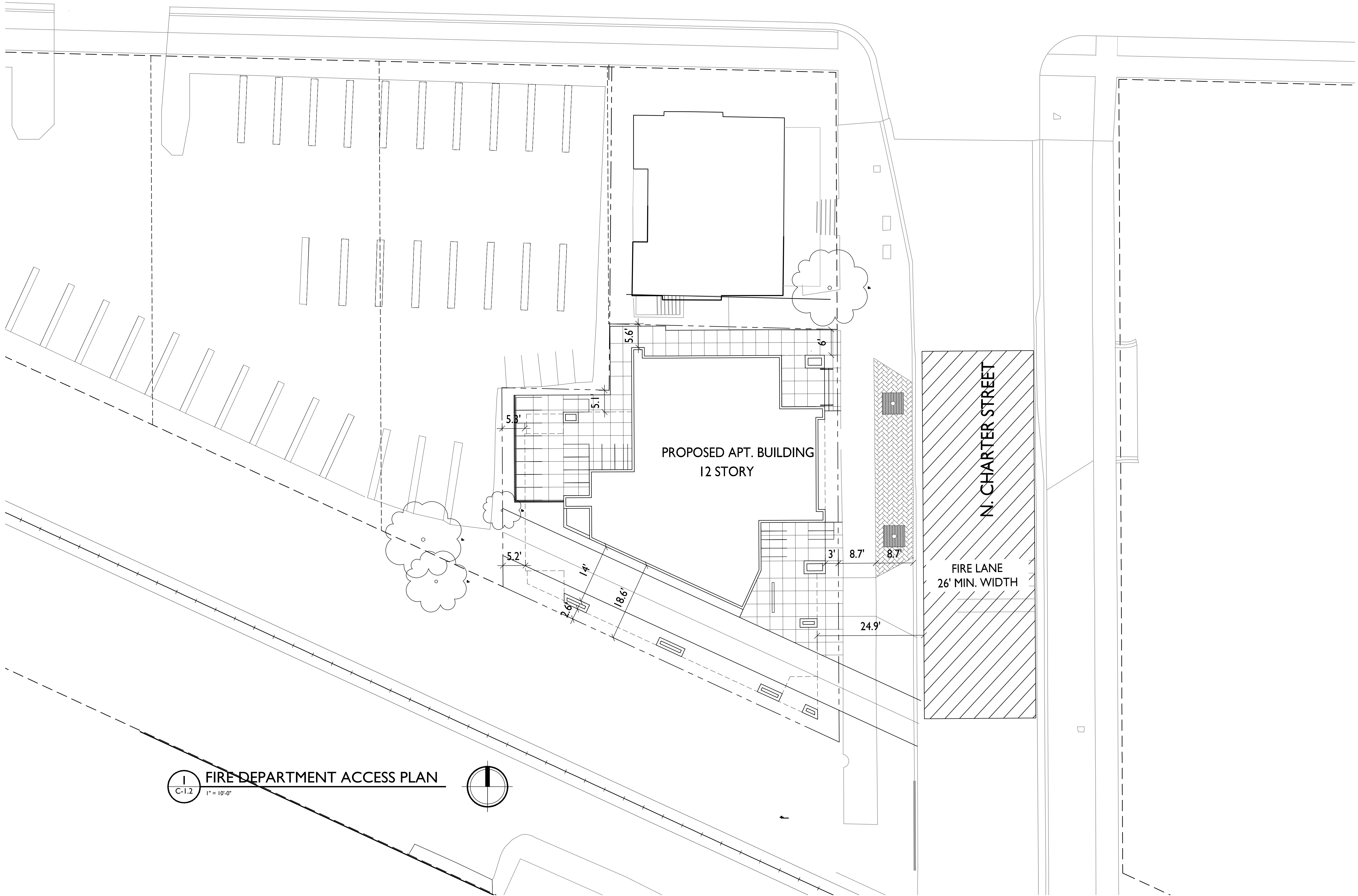
PROJECT TITLE  
222 N. Charter  
Street

SHEET TITLE  
Fire Department  
Access Plan

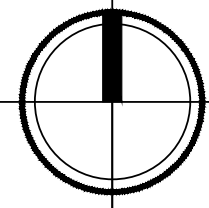
SHEET NUMBER

**C-1.2**

PROJECT NO.  
© Knothe & Bruce Architects, LLC



**I** FIRE DEPARTMENT ACCESS PLAN  
C-1.2 1" = 10'-0"



W. JOHNSON STREET

**LOT COVERAGE**

TOTAL LOT AREA = 5,812 SF  
 LOT COVERAGE = 4,848 SF (83.4%)



**knothe • bruce**  
 ARCHITECTS  
 Phone: 7601 University Ave, Ste 201  
 608.836.3690 Middleton, WI 53562

ISSUED  
 Issued Land Use Submittal - Dec. 6, 2017  
 UDC Supplement - February 14, 2018

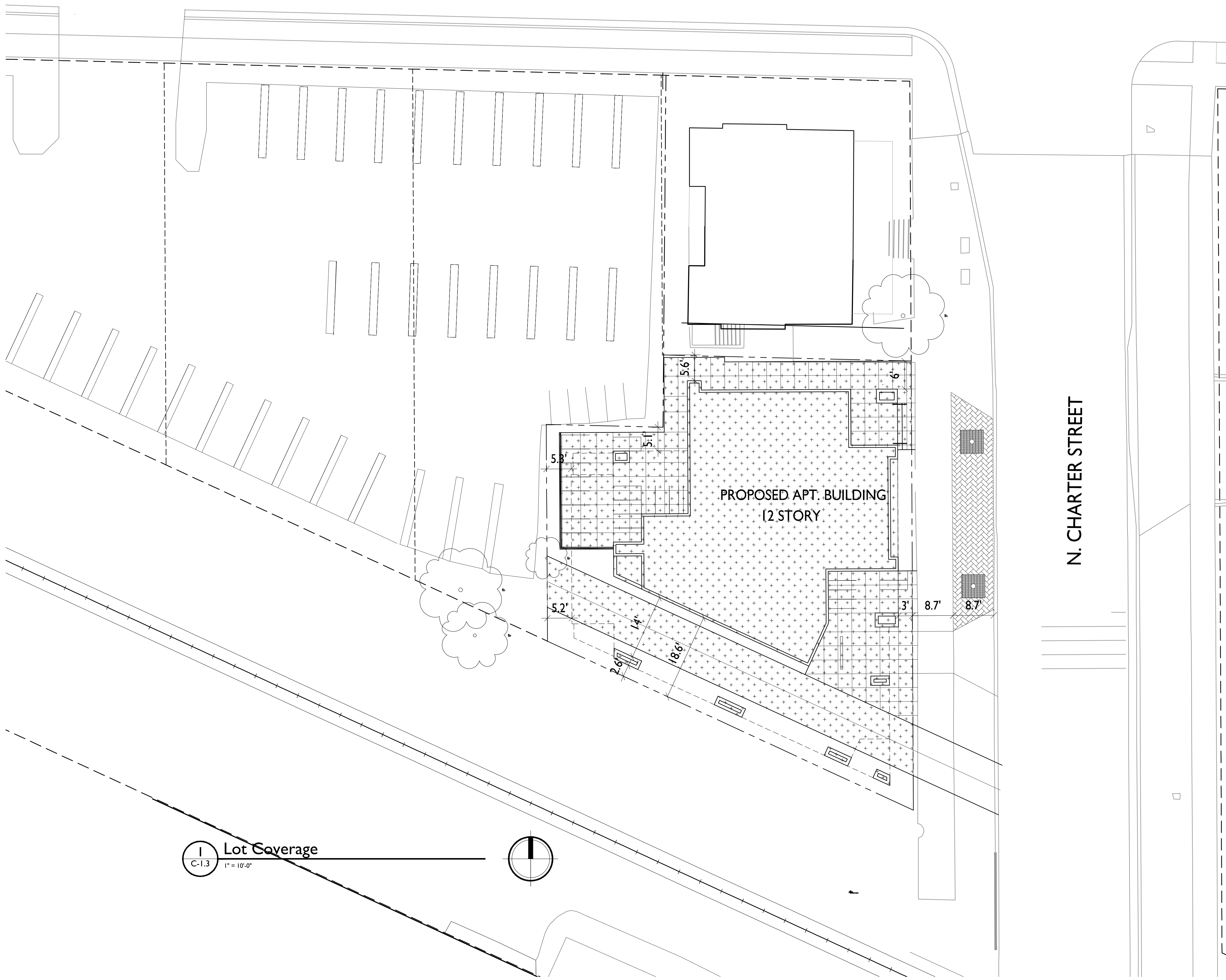
PROJECT TITLE  
 222 N. Charter Street

SHEET TITLE  
 Lot Coverage

SHEET NUMBER

**C-1.3**

PROJECT NO.  
 © Knothe & Bruce Architects, LLC



**Lot Coverage**

C-1.3 1" = 10'-0"

W. JOHNSON STREET

**USABLE OPEN SPACE**  
 DECKS & BALCONIES, ROOF TERRACE = 2,451 SF



**knothe • bruce**  
ARCHITECTS

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

ISSUED  
Issued Land Use Submittal - Dec. 6, 2017  
UDC Supplement - February 14, 2018

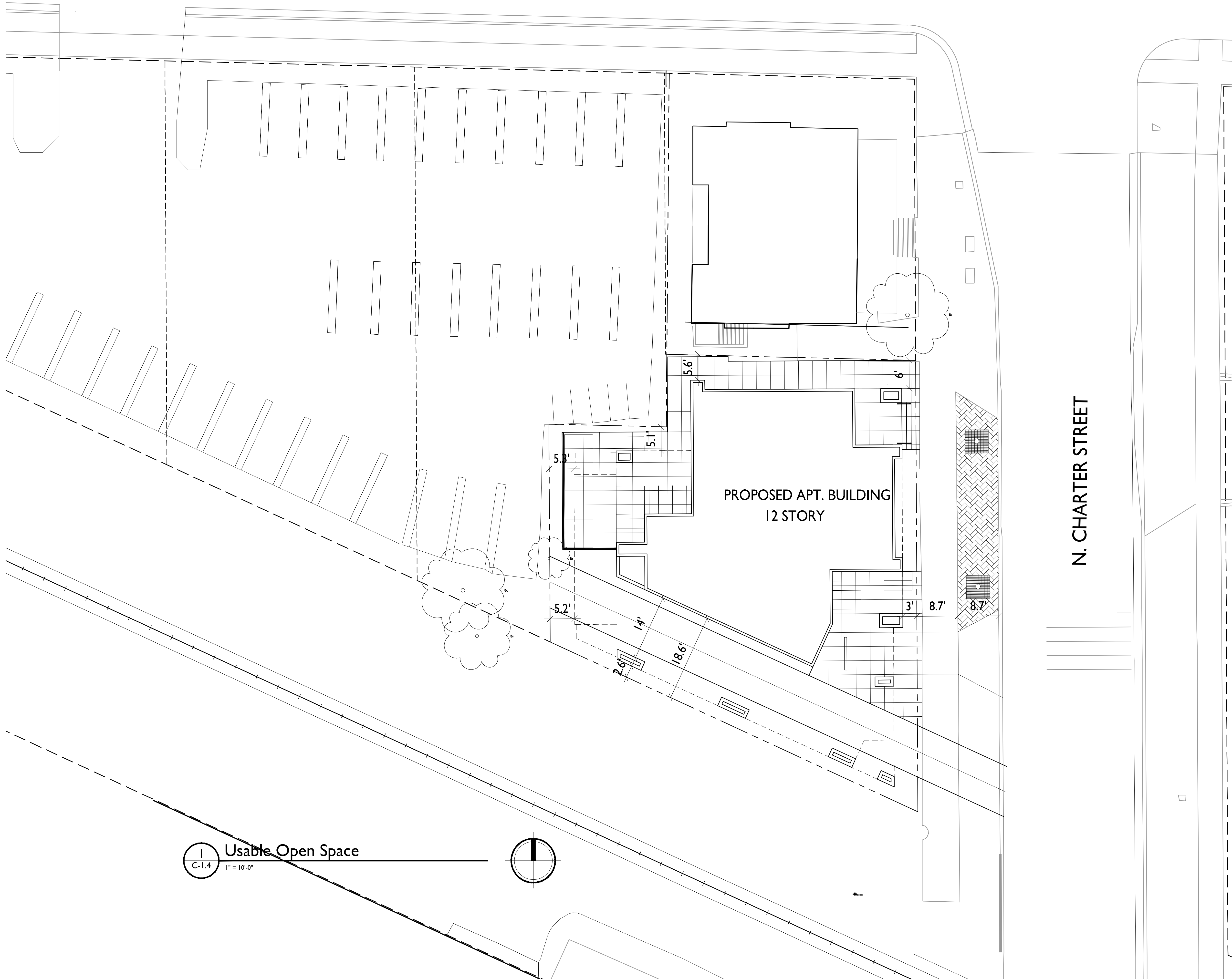
PROJECT TITLE  
222 N. Charter Street

SHEET TITLE  
Usable Open Space

SHEET NUMBER

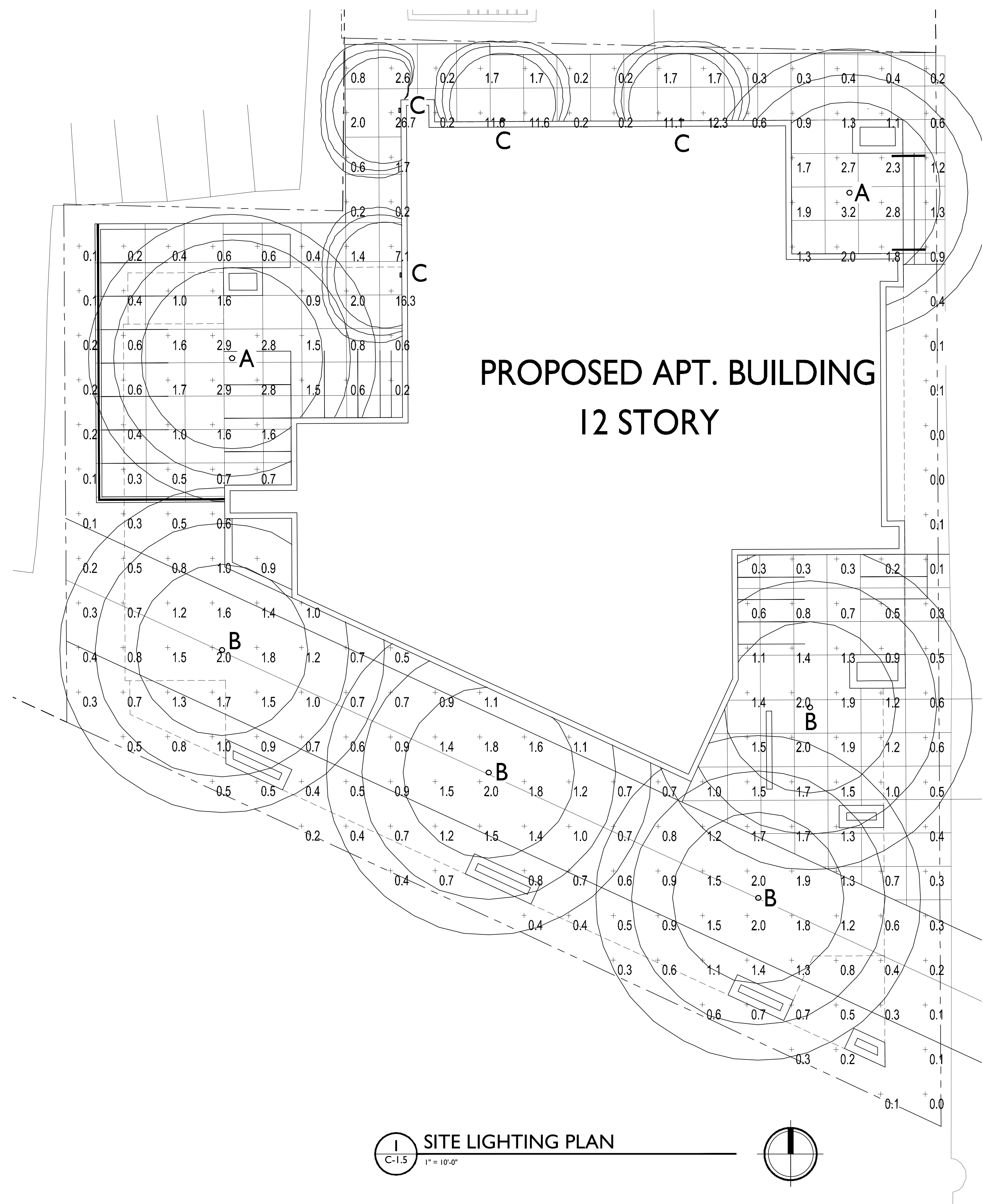
**C-1.4**

PROJECT NO.  
© Knothe & Bruce Architects, LLC



**Usable Open Space**  
 C-1.4 1" = 10'-0"

N. CHARTER STREET



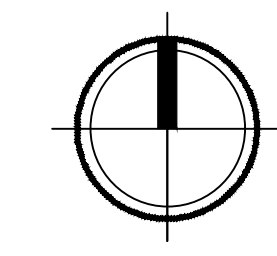
**PROPOSED APT. BUILDING  
 12 STORY**

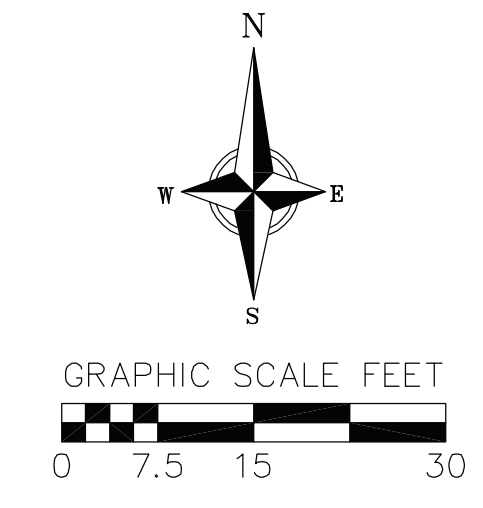
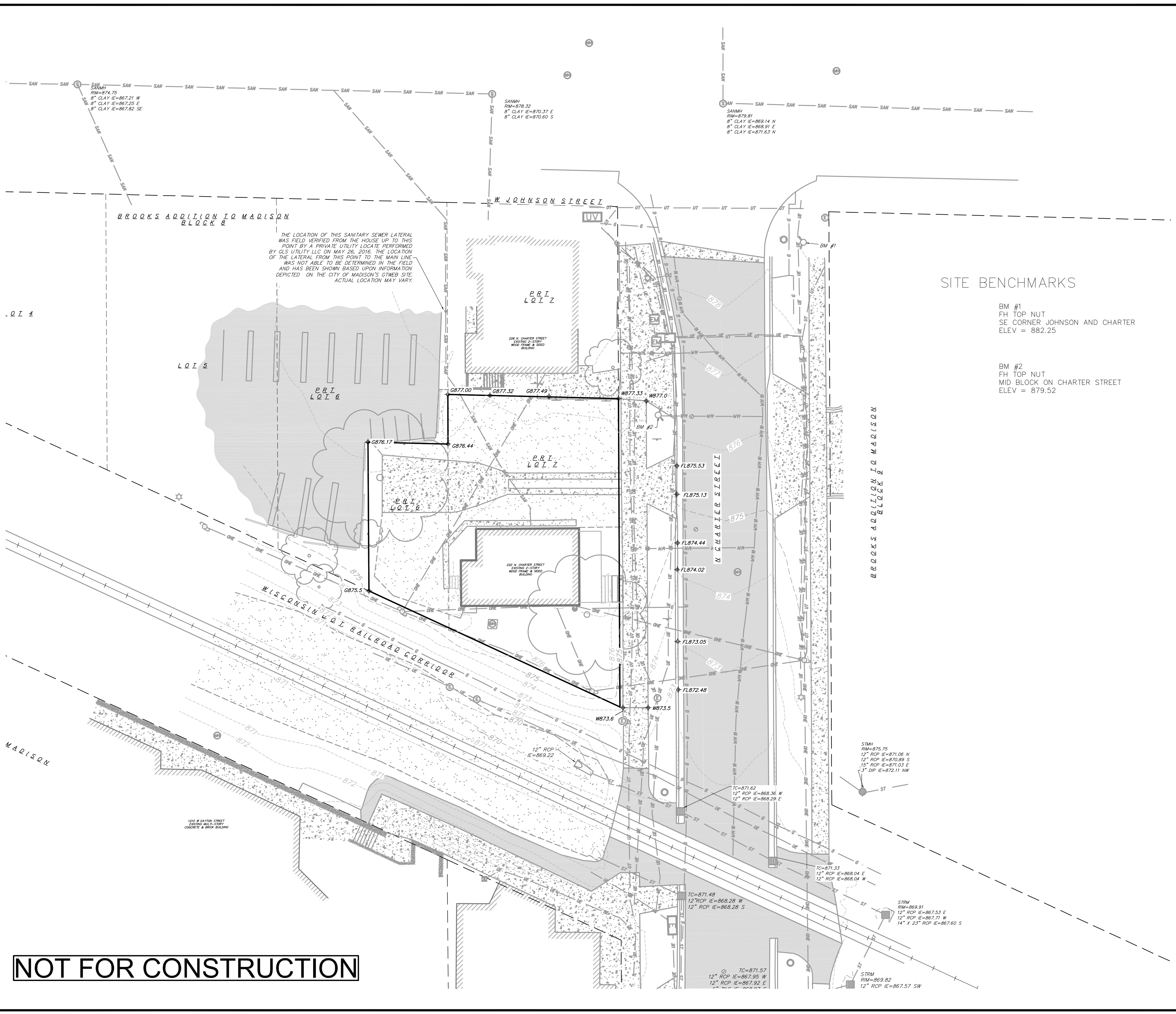
STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Calculation Zone	+	1.3 fc	26.7 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	2	COOPER LIGHTING - HALO	ML5606930-692W	HALO 6 INCH ML56 LED DOWNLIGHT WITH WHITE REFLECTOR	ML5606930-692W.ies	10'-0" ABOVE FINISHED FLOOR
○	B	4	COOPER LIGHTING - HALO	ML5606930-692W	HALO 6 INCH ML56 LED DOWNLIGHT WITH WHITE REFLECTOR	ML5606930-692W.ies	13'-0" ABOVE FINISHED FLOOR
□	C	4	LITHONIA LIGHTING	OLSS	OUTDOOR LED SQUARE STEP LIGHT WITH 4000K LEDS AND POLYCARBONATE LENS	OLSS.ies	2'-6" ABOVE FINISHED FLOOR

**EXAMPLE LIGHT FIXTURE DISTRIBUTION**

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





- TOPOGRAPHIC SYMBOL LEGEND**
- ⊙ EXISTING SIGN
  - ▣ EXISTING CURB INLET
  - ▣ EXISTING ENDWALL
  - ▣ EXISTING FIELD INLET RECTANGULAR
  - ⊙ EXISTING FIELD INLET
  - ⊙ EXISTING STORM MANHOLE
  - ⊙ EXISTING SANITARY CLEANOUT
  - ⊙ EXISTING SANITARY MANHOLE
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ EXISTING WATER MAIN VALVE
  - ⊙ EXISTING WATER MANHOLE
  - ⊙ EXISTING CURB STOP
  - ⊙ EXISTING GAS METER
  - ⊙ EXISTING GAS VALVE
  - ⊙ EXISTING ELECTRIC MANHOLE
  - ⊙ EXISTING ELECTRIC RECTANGULAR MANHOLE
  - ⊙ EXISTING TRANSFORMER
  - ⊙ EXISTING ELECTRIC METER
  - ⊙ EXISTING LIGHT POLE
  - ⊙ EXISTING UTILITY POLE
  - ⊙ EXISTING DOWN GUY
  - ⊙ EXISTING UNIDENTIFIED MANHOLE
  - ⊙ EXISTING UNIDENTIFIED UTILITY VAULT
  - ⊙ EXISTING TRAFFIC SIGNAL
  - ⊙ EXISTING UNIDENTIFIED MANHOLE
  - ⊙ EXISTING DECIDUOUS TREE

**SITE BENCHMARKS**

BM #1  
FH TOP NUT  
SE CORNER JOHNSON AND CHARTER  
ELEV = 882.25

BM #2  
FH TOP NUT  
MID BLOCK ON CHARTER STREET  
ELEV = 879.52

- TOPOGRAPHIC LINEWORK LEGEND**
- UT — UT — EXISTING UNDERGROUND TELEPHONE
  - G — G — EXISTING GAS LINE
  - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
  - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
  - SAH — SAH — EXISTING SANITARY SEWER LINE
  - ST — ST — EXISTING STORM SEWER LINE
  - WH — WH — EXISTING WATER MAIN (SIZE NOTED)
  - 820 — EXISTING MAJOR CONTOUR
  - 818 — EXISTING MINOR CONTOUR
  - — — EXISTING RAILROAD TRACK
  - — — EXISTING RAILROAD CENTERLINE
  - — — EXISTING PARCEL LINE
  - — — EXISTING RIGHT OF WAY LINE
  - — — EXISTING ADJOINER PROPERTY
  - — — EXISTING GRAVEL ROAD EDGE
  - — — EXISTING EDGE OF CONCRETE
  - — — EXISTING INTERIOR PROPERTY LINE
- ▣ EXISTING ASPHALT
- ▣ EXISTING GRAVEL
- ▣ EXISTING CONCRETE
- ⊙ 1048.61 EXISTING SPOT ELEVATIONS

**NOT FOR CONSTRUCTION**

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

**Existing Conditions Plan**  
222 N Charter Street  
City of Madison  
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 12-06-2017

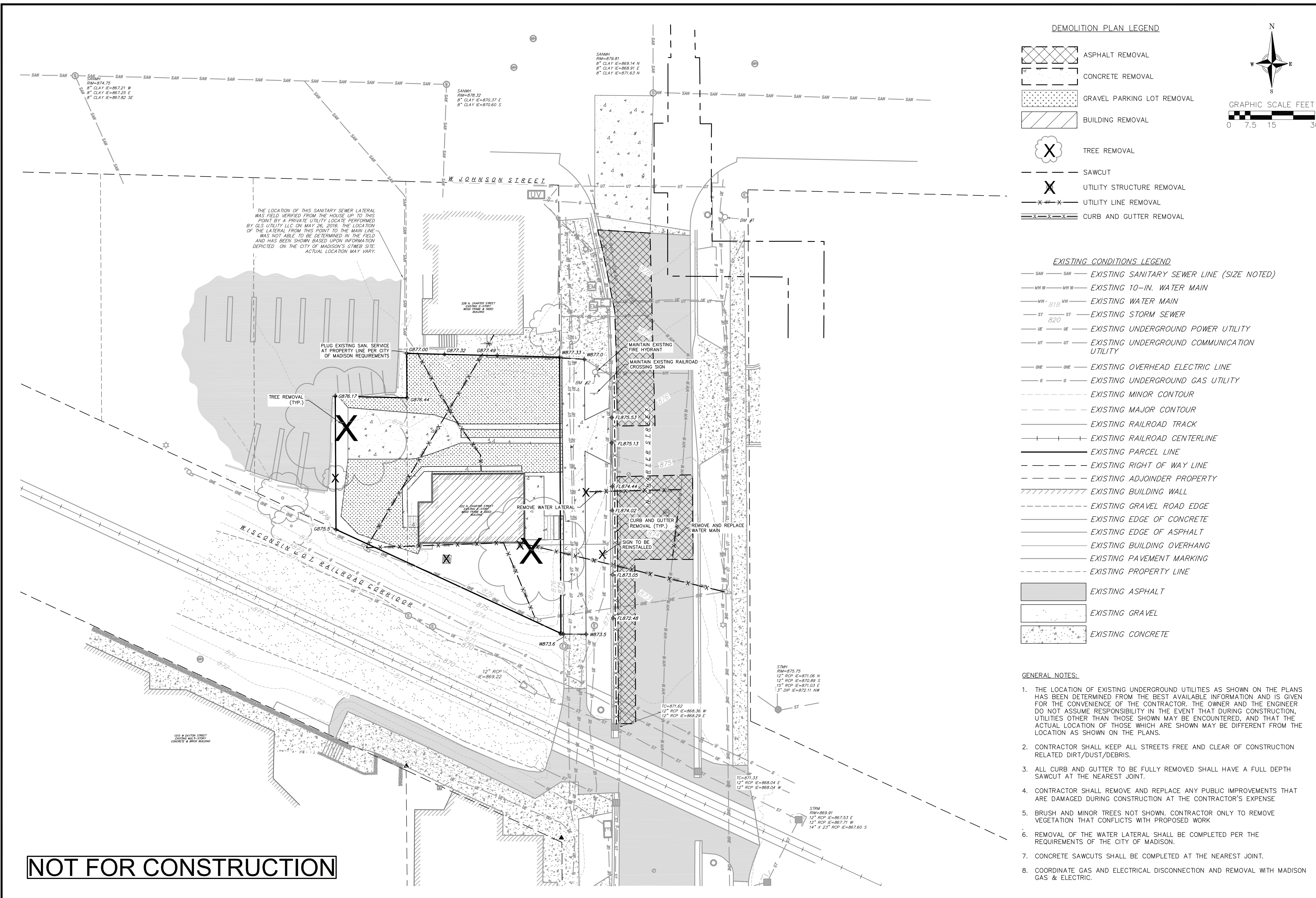
DRAFTER JMAH

CHECKED KJEN

PROJECT NO. 160164

SHEET 2 OF 7

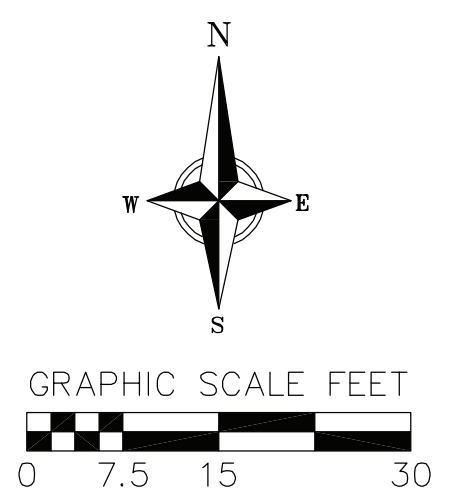
DWG. NO. C-2.0



**NOT FOR CONSTRUCTION**

**DEMOLITION PLAN LEGEND**

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL PARKING LOT REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- CURB AND GUTTER REMOVAL

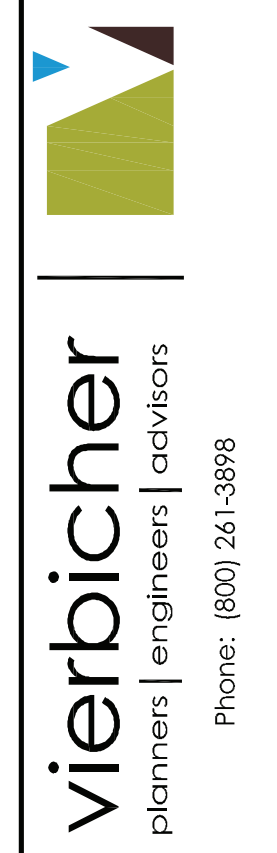


**EXISTING CONDITIONS LEGEND**

- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING 10-IN. WATER MAIN
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING UNDERGROUND POWER UTILITY
- EXISTING UNDERGROUND COMMUNICATION UTILITY
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND GAS UTILITY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING RAILROAD TRACK
- EXISTING RAILROAD CENTERLINE
- EXISTING PARCEL LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING ADJOINER PROPERTY
- EXISTING BUILDING WALL
- EXISTING GRAVEL ROAD EDGE
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF ASPHALT
- EXISTING BUILDING OVERHANG
- EXISTING PAVEMENT MARKING
- EXISTING PROPERTY LINE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE

**GENERAL NOTES:**

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. ALL CURB AND GUTTER TO BE FULLY REMOVED SHALL HAVE A FULL DEPTH SAWCUT AT THE NEAREST JOINT.
4. CONTRACTOR SHALL REMOVE AND REPLACE ANY PUBLIC IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE.
5. BRUSH AND MINOR TREES NOT SHOWN. CONTRACTOR ONLY TO REMOVE VEGETATION THAT CONFLICTS WITH PROPOSED WORK.
6. REMOVAL OF THE WATER LATERAL SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CITY OF MADISON.
7. CONCRETE SAWCUTS SHALL BE COMPLETED AT THE NEAREST JOINT.
8. COORDINATE GAS AND ELECTRICAL DISCONNECTION AND REMOVAL WITH MADISON GAS & ELECTRIC.



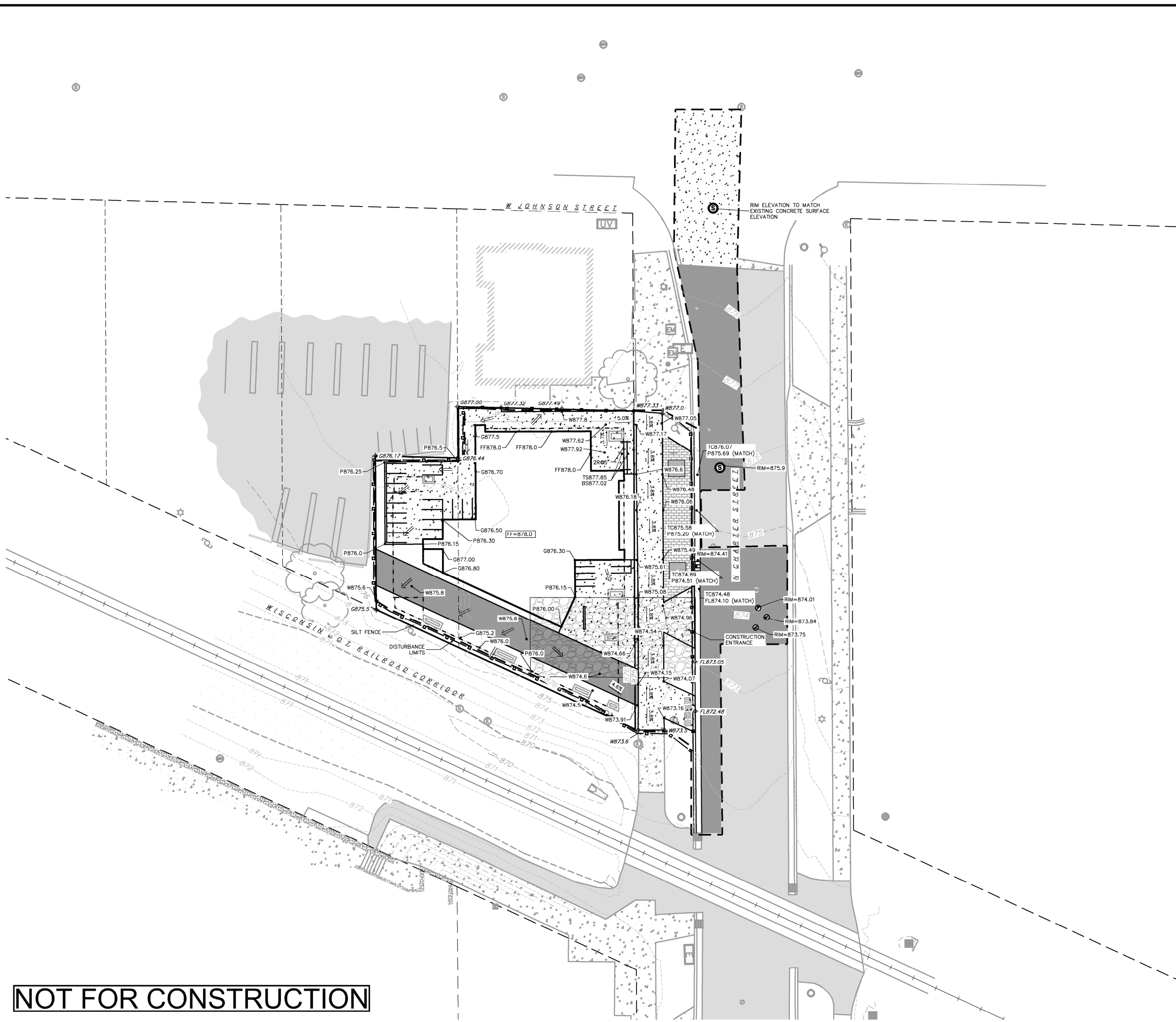
**Demolition Plan**  
222 N Charter Street  
City of Madison  
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

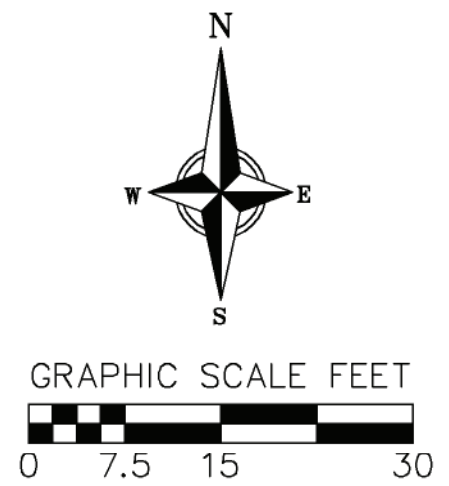
SCALE	AS SHOWN
DATE	12-06-2017
DRAFTER	JMAH
CHECKED	KJEN
PROJECT NO.	160164
SHEET	3 OF 7
DWG. NO.	C-3.0





**ABBREVIATIONS**

FF	- FINISHED FLOOR
W	- CONCRETE WALKWAY
P	- PAVEMENT
G	- GROUND
TS	- TOP OF STEP
BS	- BOTTOM OF STEP
R	- RISER
TC	- TOP OF CURB
FL	- FLOW LINE



**SITE PLAN LEGEND**

[Dashed line]	PROPERTY BOUNDARY
[Stippled pattern]	PROPOSED CONCRETE
[Solid grey fill]	PROPOSED LIGHT-DUTY ASPHALT
[Brick pattern]	PROPOSED CONCRETE PAVERS
[Thick solid line]	PROPOSED RETAINING WALL
[Thin solid line]	PROPOSED PAVEMENT MARKING
[Dashed line]	PROPOSED EDGE OF ASPHALT
[Dotted line]	PROPOSED EDGE OF CONCRETE
[Thick solid line]	PROPOSED BUILDING FOOTPRINT
[Double line]	CURB AND GUTTER (ACCEPTING CURB)
[Dashed line]	PROPOSED ADA ROUTE
[Stippled pattern]	PROPOSED ADA DETECTABLE WARNING FIELD

**GRADING AND EROSION CONTROL LEGEND**

[Dashed line]	PROPOSED LIMITS OF DISTURBANCE
[Line with square]	PROPOSED SILT FENCE
[Arrow with 2.92%]	PROPOSED SLOPE ARROWS
[Circle with 1048.61]	EXISTING SPOT ELEVATIONS
[Circle with 1048.61]	PROPOSED SPOT ELEVATIONS
[Arrow]	DRAINAGE DIRECTION
[Stippled pattern]	TRACKING PAD

- GRADING PLAN/SITE CONSTRUCTION NOTES:**
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
  2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
  3. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
  4. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
  5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  6. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SECTION SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
  7. TYPICAL SIDEWALK CROSS SECTION IS 1.5% SLOPE. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.
  8. PAVEMENT PATCHES SHALL BE COMPLETED PER THE CITY OF MADISON SPECIFICATIONS.

**NOT FOR CONSTRUCTION**

REVISIONS	NO.	DATE	REMARKS
	1	2-12-18	UBC SUBMITTAL

SCALE	AS SHOWN
DATE	02-12-2018
DRAFTER	JARC
CHECKED	JJOY
PROJECT NO.	160164
SHEET	4 OF 7
DWG. NO.	C-4.0

13 Feb 2018 - 3:54p M:\Madison Property Mgmt\160164\_222 N Charter Street\CADD\160164\_Base.dwg by: jrc

**TOPOGRAPHIC LINEWORK LEGEND**

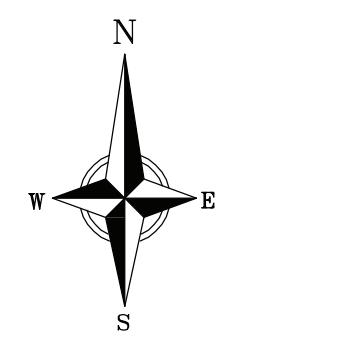
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- O/E — O/E — EXISTING OVERHEAD ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN

**PROPOSED UTILITY LEGEND**

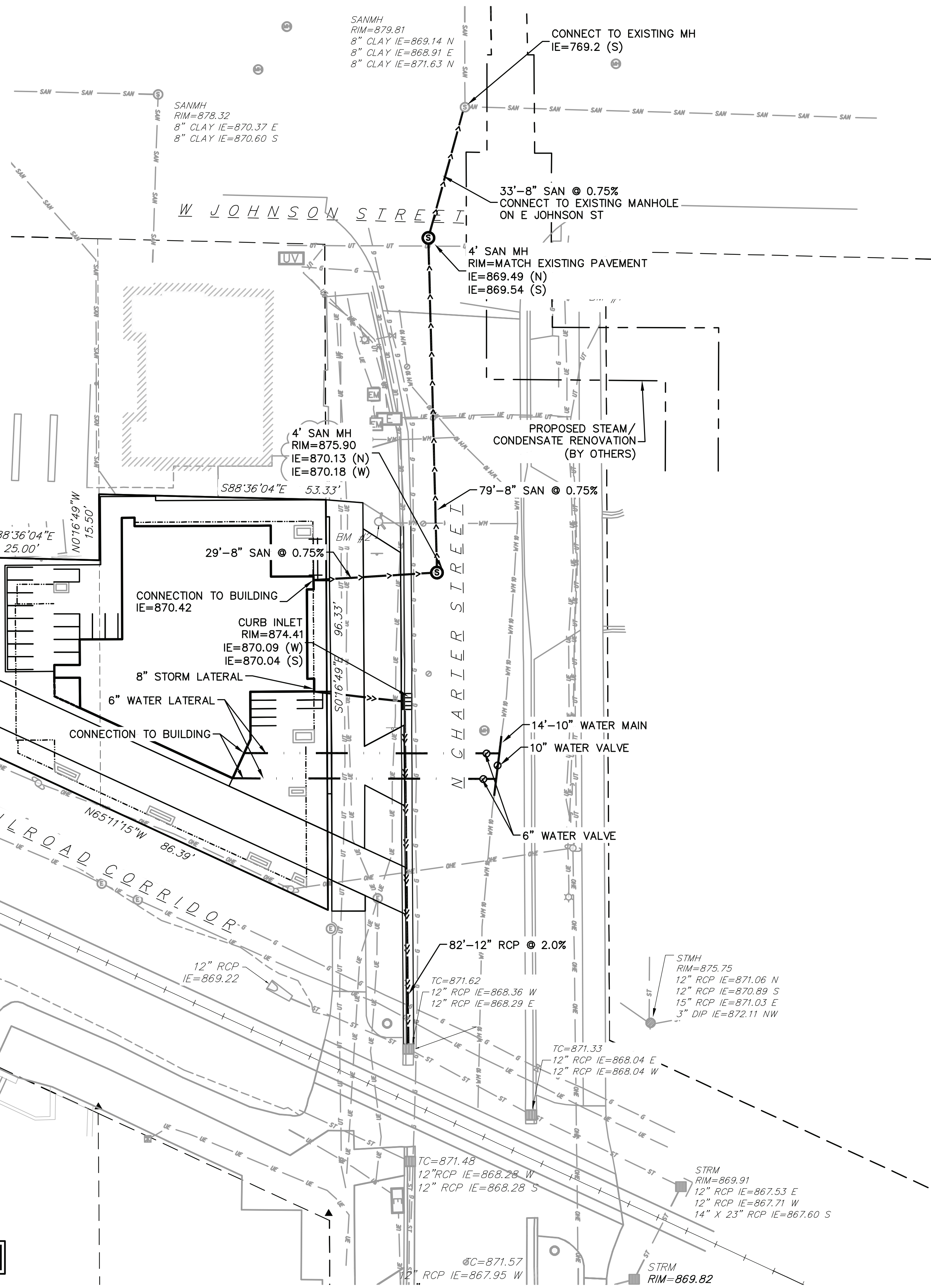
- S — S — SANITARY SEWER LATERAL
- S (M) — S (M) — SANITARY SEWER MANHOLE
- W — W — WATER SERVICE LATERAL PIPE
- W (V) — W (V) — WATER VALVE
- ST — ST — STORM SEWER PIPE
- ST (I) — ST (I) — STORM SEWER CURB INLET

**TOPOGRAPHIC SYMBOL LEGEND**

- ▣ EXISTING CURB INLET
- ▤ EXISTING ENDWALL
- ▥ EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- ⊙ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY CLEANOUT
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING CURB STOP
- ⊙ EXISTING GAS METER
- ⊕ EXISTING GAS VALVE
- ⊙ EXISTING ELECTRIC MANHOLE
- ▣ EXISTING ELECTRIC RECTANGULAR MANHOLE
- ▣ EXISTING TRANSFORMER
- ▣ EXISTING ELECTRIC METER
- ⊙ EXISTING UNIDENTIFIED MANHOLE
- ▣ EXISTING UNIDENTIFIED UTILITY VAULT



**NOT FOR CONSTRUCTION**



**UTILITY NOTES:**

1. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
3. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
4. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
5. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PRIVATE WATER SERVICES SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS AND WATER SERVICES MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
15. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
16. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.0' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
20. CLEAN OUT ALL STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY AND WATER LATERAL LOCATIONS SHALL BE VERIFIED BY THE ARCHITECT FOR CONNECTION LOCATIONS TO THE BUILDINGS.



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

**Utility Plan**  
222 N Charter Street  
City of Madison  
Dane County, WI

REVISIONS	NO.	DATE	REMARKS
1	2-12-18		UNC SUBMITAL

SCALE	AS SHOWN
DATE	02-12-2018
DRAFTER	JARC
CHECKED	JDOY
PROJECT NO.	160164
SHEET	5 OF 7
DWG. NO.	C-5.0

05 Dec 2017 - 9:57 a M:\Madison Property Mgmt\160164\_222 N Charter Street\CADD\160164\_Title\_Details.dwg by:jmah

## 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. RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
11. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
12. 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.
13. 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.
14. 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.
15. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
16. 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.
17. INSTALL MINIMUM 6'-7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
18. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
19. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
20. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
22. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

### CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL
3. ROUGH GRADE LOT
4. CONSTRUCT UNDERGROUND UTILITIES
5. CONSTRUCT BUILDING AND SURFACE LOT IMPROVEMENTS
6. RESTORE TERRACES
7. REMOVE SILT FENCE

### 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.

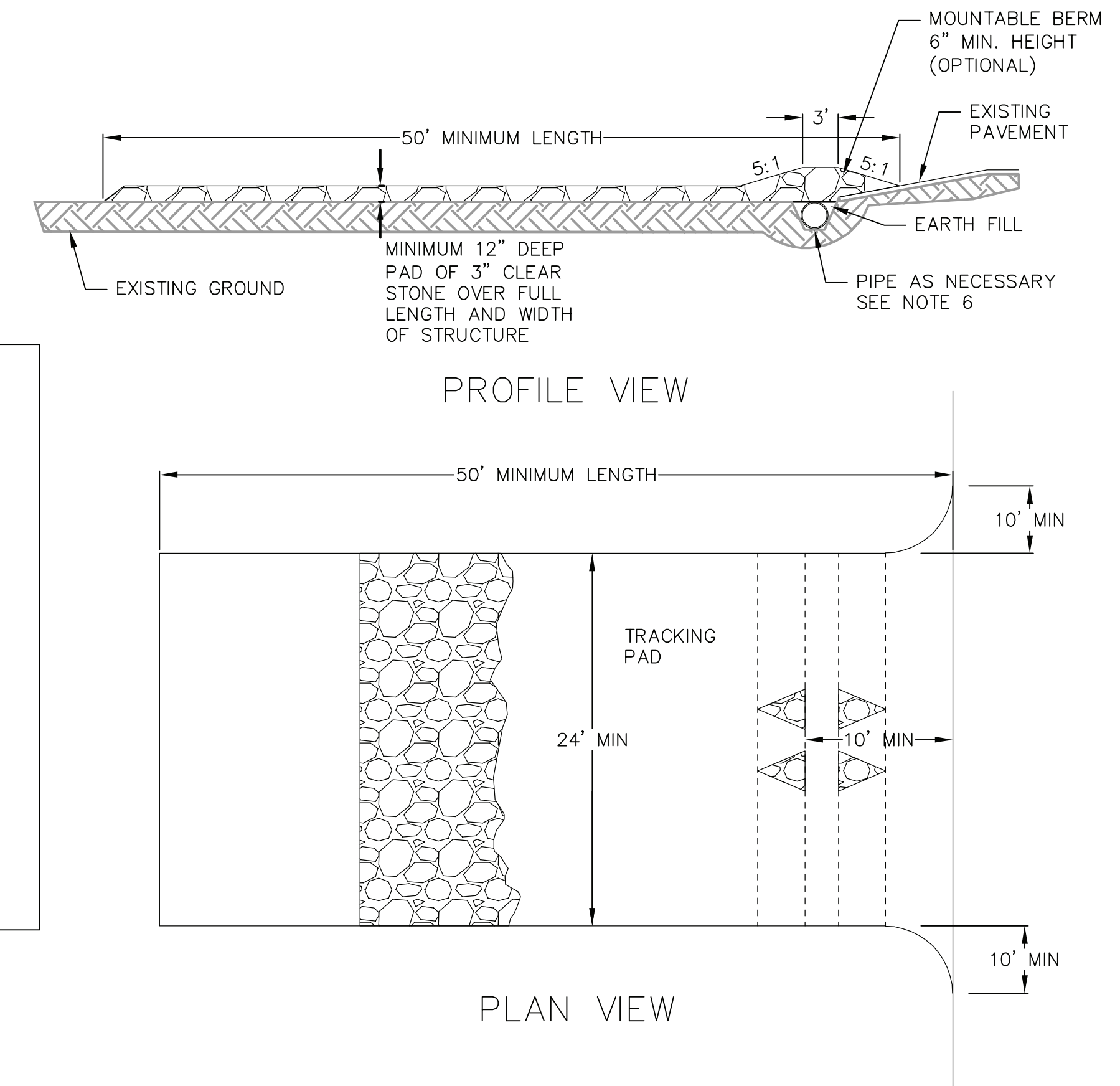
- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

### 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



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

1 TRACKING PAD  
6 NOT TO SCALE

NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 12-06-2017

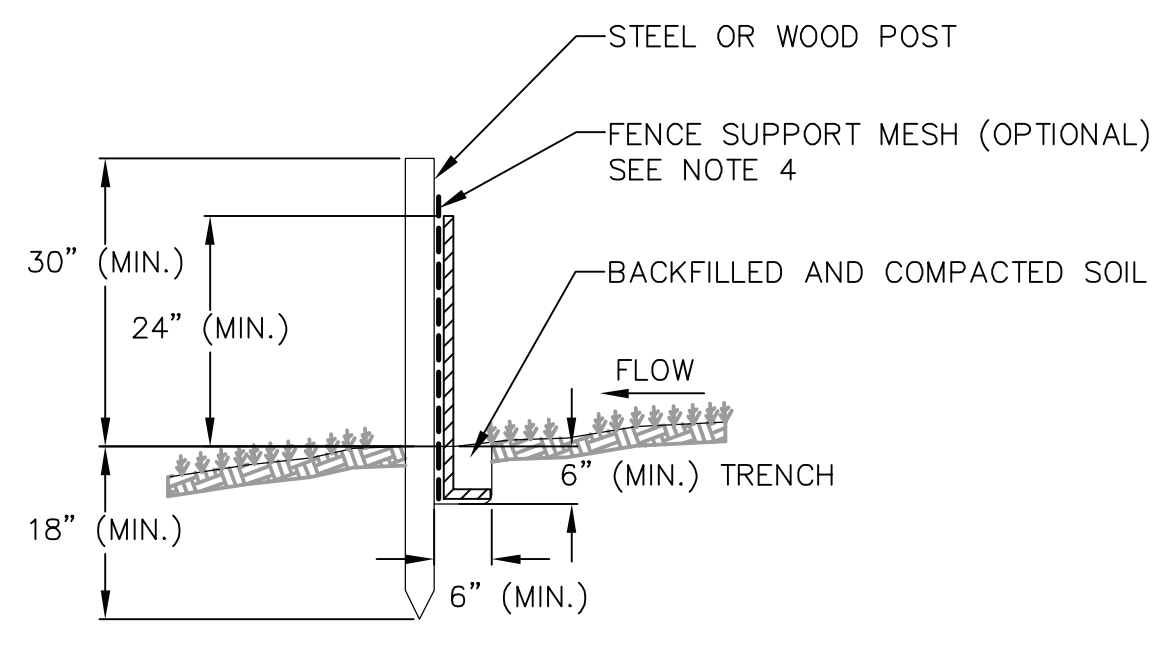
DRAFTER J.MAH

CHECKED K.EN

PROJECT NO. 160164

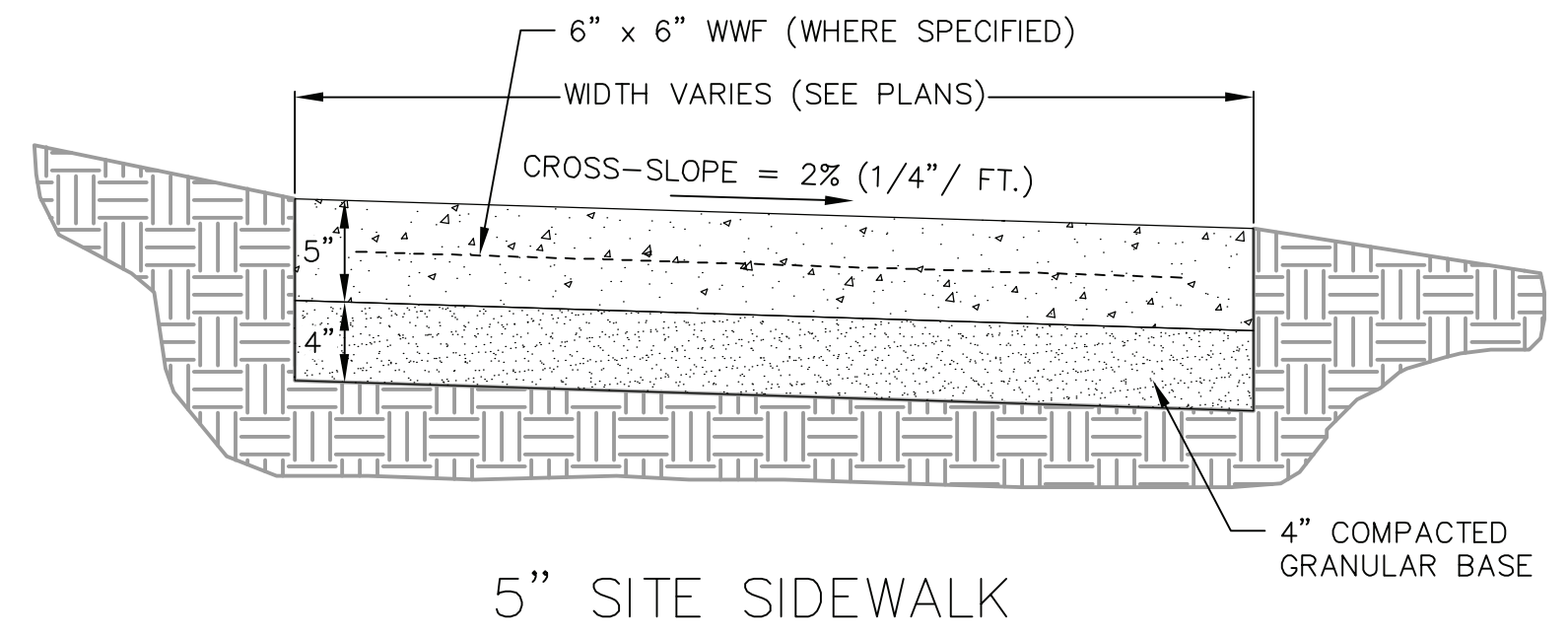
SHEET 6 OF 7

DWG. NO. C-6.0

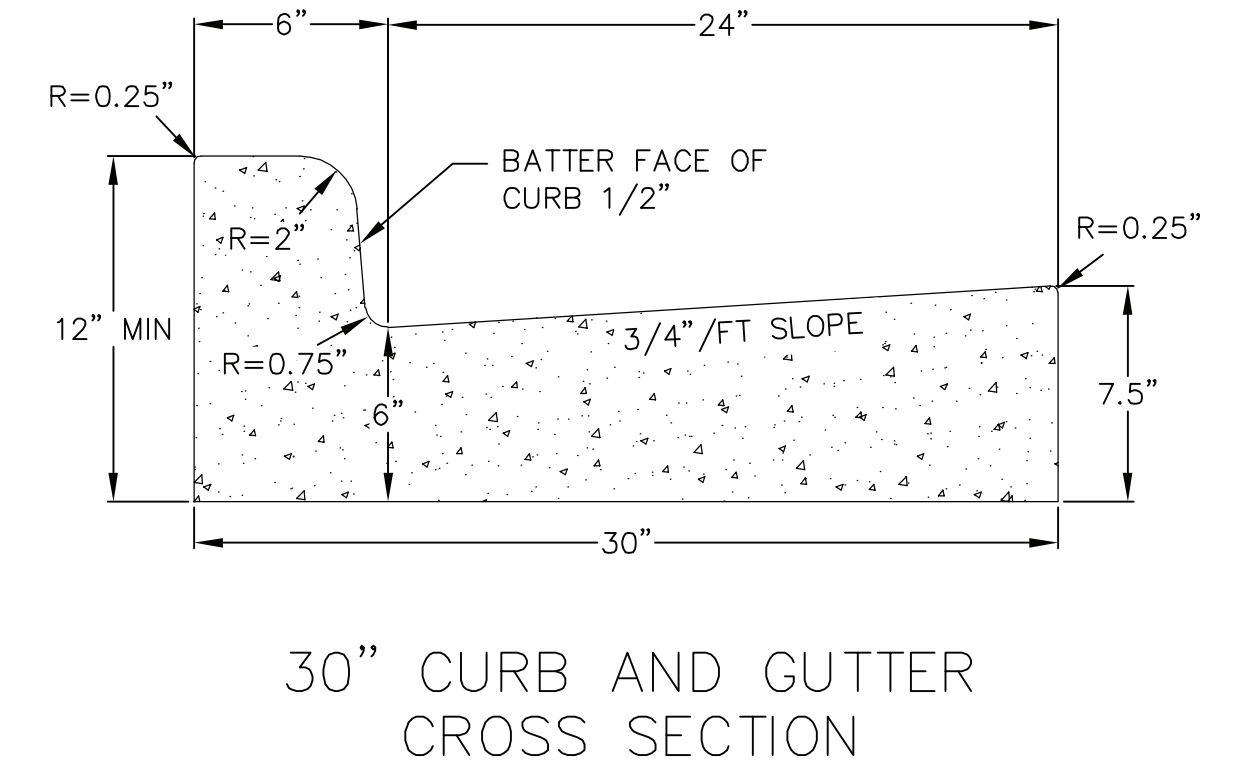


- NOTES:**
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
  2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
  3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)  
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
  4. SILT FENCE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

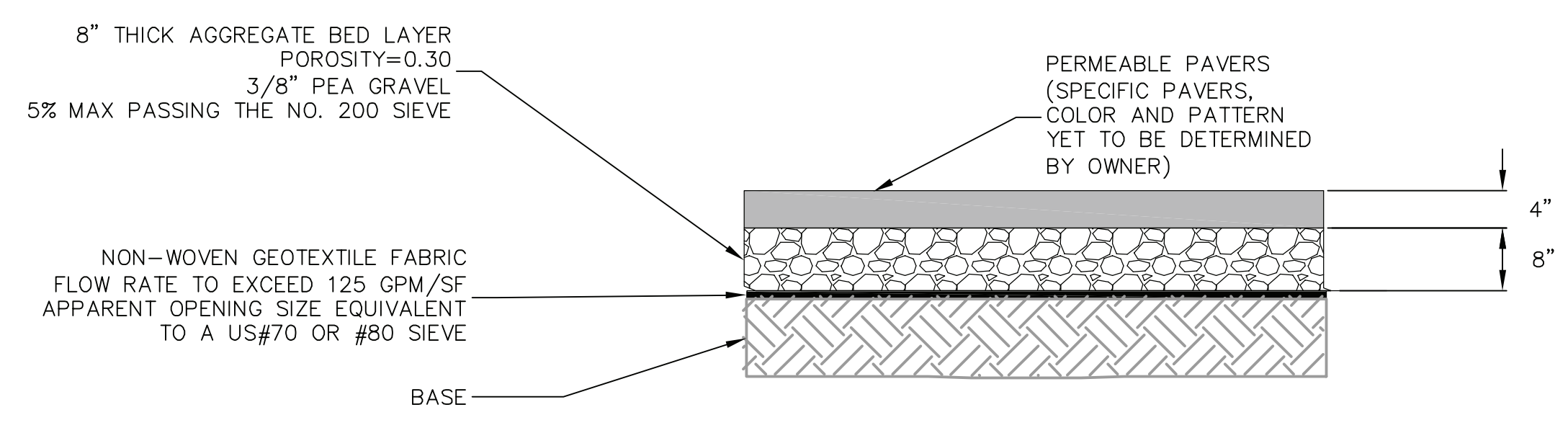
**1**  
**7** SILT FENCE  
NOT TO SCALE



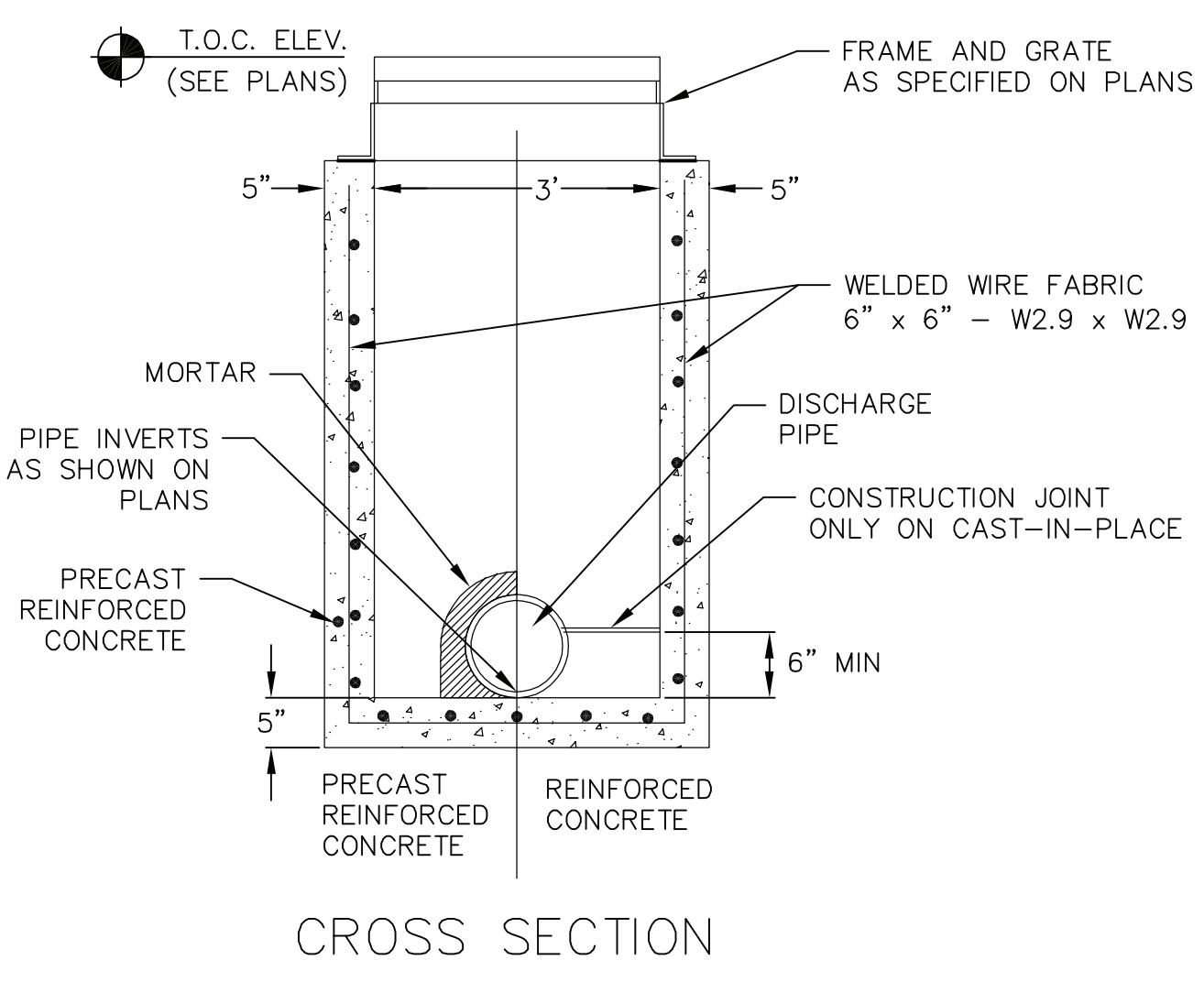
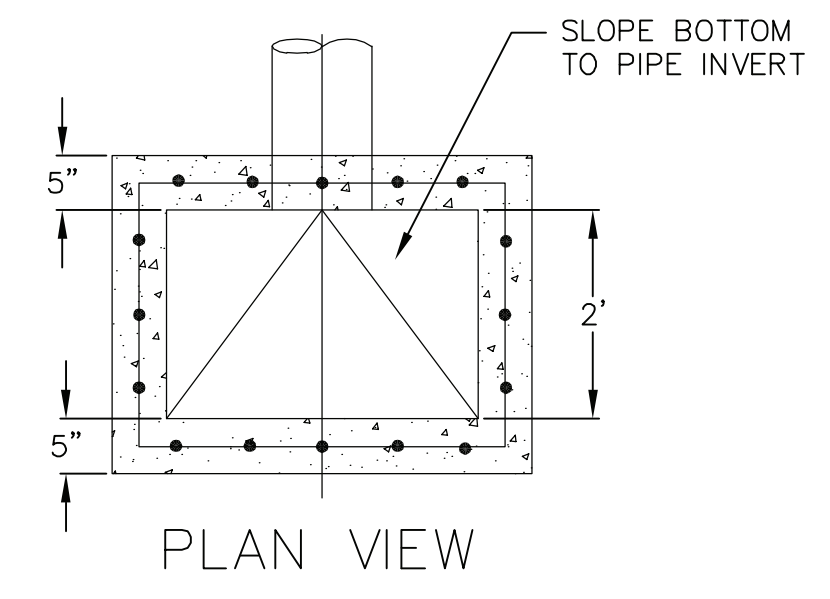
**2**  
**7** 5" SITE SIDEWALK  
NOT TO SCALE



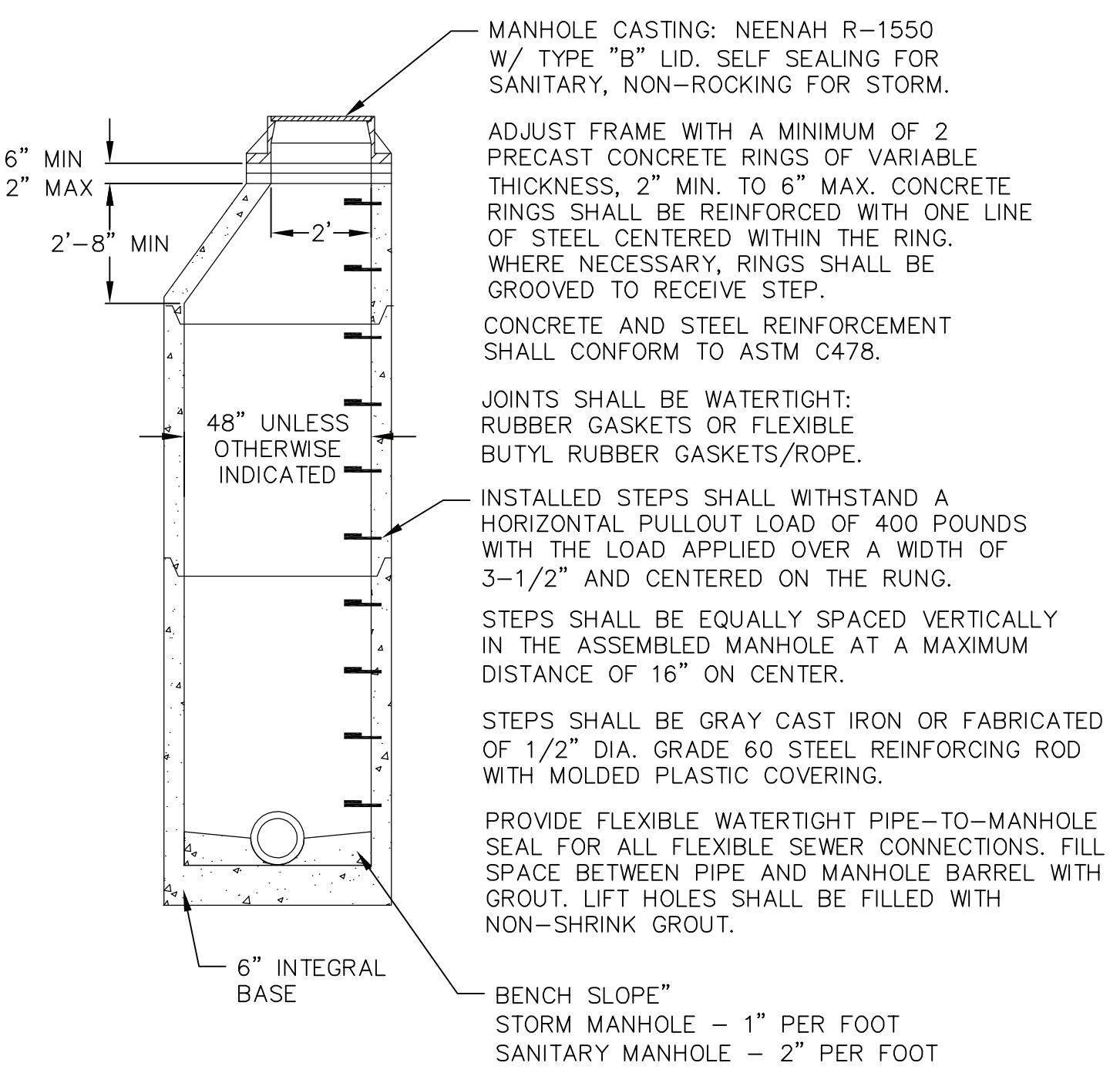
**3**  
**7** 30" CURB AND GUTTER  
NOT TO SCALE



**4**  
**7** PAVER SURFACE  
NOT TO SCALE



**6**  
**7** CURB INLET - TYPE 3, 2' x 3' BASIN  
NOT TO SCALE



**5**  
**7** PRECAST CONCRETE MANHOLE  
NOT TO SCALE

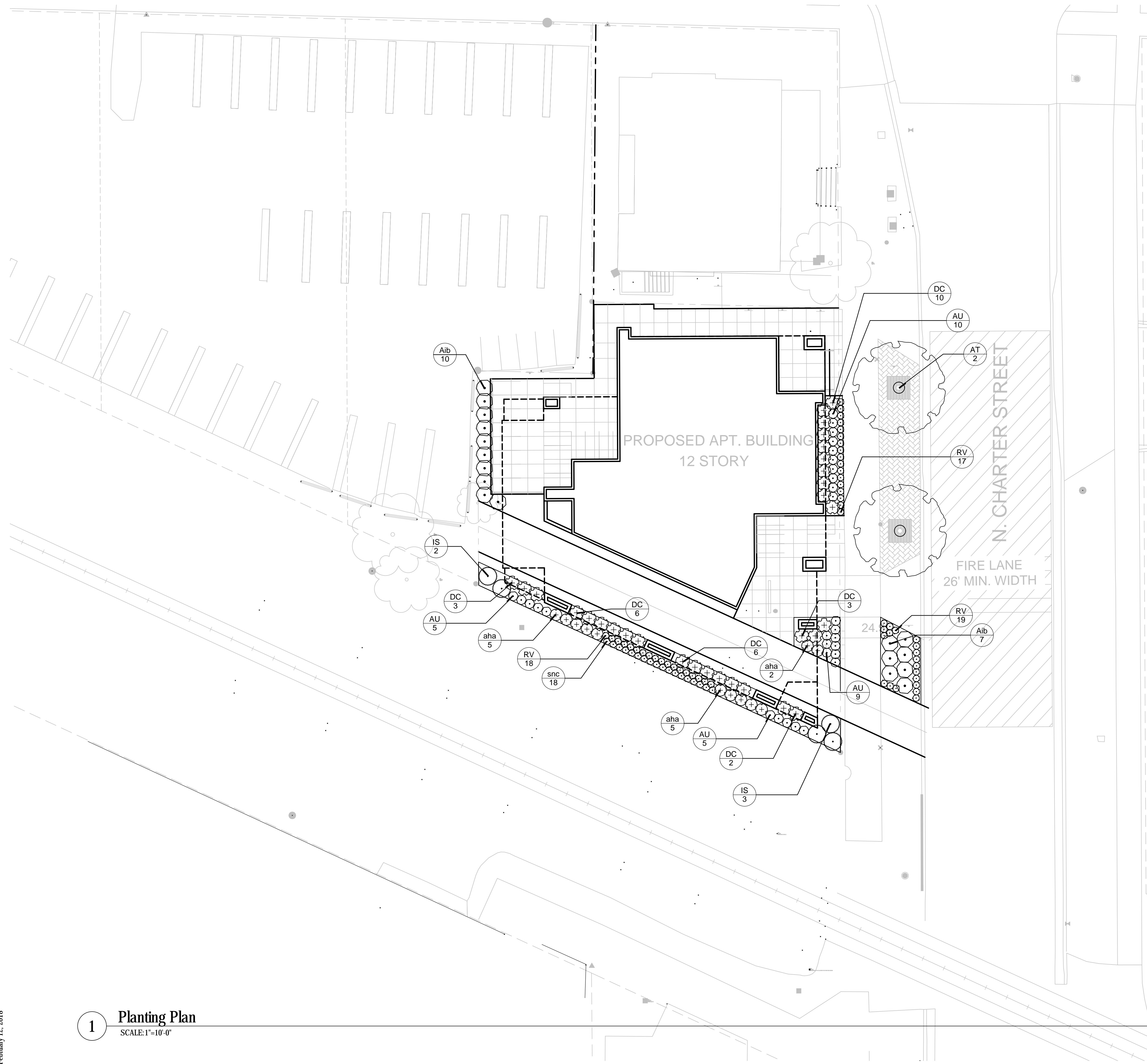
<p><b>TYPE I</b> CONCRETE PAVEMENT</p>	<p><b>TYPE I UTILITY TRENCH PATCH</b> THE PAVEMENT SHALL BE REMOVED IN TWO STAGES. THE INITIAL PAVEMENT REMOVAL SHALL BE LIMITED TO THE AREA OF THE PROPOSED TRENCH. FULL-DEPTH SAWCUTTING WILL NOT BE REQUIRED FOR THIS PHASE OF THE PAVEMENT REMOVAL. AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED, AND AFTER THE BASE HAS BEEN RESTORED IN THE AREA OF THE TRENCH, AND AFTER SAWCUTTING THE NEW JOINTS THE FILL DEPTH OF THE EXISTING PAVEMENT INCIDENTALLY REMAINING PAVEMENT TO BE REMOVED SHALL BE REMOVED WITHOUT DISTURBING THE EXISTING BASE.</p> <p>THE SIZE OF THE PATCH SHALL BE DETERMINED BY THE TOP WIDTH OF THE TRENCH, THE LOCATION AND SKEW OF THE EXISTING TRANSVERSE JOINTS, THE CONDITION OF THE EXISTING PAVEMENT, AND THE CONDITION OF THE BASE. NEW TRANSVERSE JOINTS SHALL BE PARALLEL TO THE EXISTING TRANSVERSE JOINTS AND SHALL BE A MINIMUM OF ONE (1) FOOT FROM THE TRENCH. THE DISTANCE BETWEEN NEW AND EXISTING TRANSVERSE JOINTS SHALL BE A MINIMUM OF EIGHT (8) FEET, MEASURED PERPENDICULAR TO THE JOINTS. THE PATCH SHALL BE A MINIMUM OF EIGHT (8) FEET IN LENGTH, AND SHALL HAVE THE SAME WIDTH AS THE PAVEMENT LANE.</p> <p>THE PATCH SHALL BE NINE (9) INCHES IN THICKNESS OF HIGH EARLY STRENGTH CONCRETE, DOWELED AND TIED WITH EPOXY COATED BARS, AND REINFORCED, ALL IN ACCORDANCE WITH THE TYPICAL SECTION.</p> <p>THE TRANSVERSE EDGES OF THE FINISHED PATCH SHALL BE FLUSH WITH THE EDGES OF THE EXISTING CONCRETE PAVEMENT. THE LONGITUDINAL SURFACE SHALL FORM A STRAIGHT LINE FROM EDGE TO EDGE WITHIN A TOLERANCE OF 1/4 INCH.</p>
<p><b>TYPE II</b> CONCRETE WITH ASPHALTIC OVERLAY</p>	<p><b>TYPE II UTILITY TRENCH PATCH</b> THE PATCH SHALL BE 7" HIGH EARLY STRENGTH CONCRETE BASE WITH THE SAME REINFORCEMENT AS THE EXISTING CONCRETE BASE, OVERLAIN WITH ASPHALT UPPER LAYER, WHERE SPECIFIED, OR DIRECTED BY THE ENGINEER. THE BASE SHALL BE CONSTRUCTED OF ASPHALTIC BASE COURSE MATERIAL, SHALL BE THE SAME THICKNESS AS THE EXISTING BASE, AND SHALL BE LAID IN TWO OR MORE COMPACTED LIFTS OF NOT MORE THAN 3" IN THICKNESS EACH.</p> <p>THE PAVEMENT ALONG THE PATCH SHALL BE SAWCUT, FULL DEPTH, AND INCIDENTAL TO THE TRENCH PATCH. THE EDGES OF THE PATCH SHALL BE VERTICAL, FREE OF LOOSE STONES OR CONCRETE PIECES, AND SHALL BE THOROUGHLY WETTED JUST PRIOR TO POURING THE NEW CONCRETE BASE.</p> <p>THE TOP OF THE NEW CONCRETE OR ASPHALT BASE SHALL BE FLUSH WITH THE TOP OF THE EXISTING CONCRETE BASE.</p> <p>PRIOR TO PLACING THE ASPHALT UPPER LAYER, THE EDGES OF THE PATCH AND THE SURFACE OF THE NEW CONCRETE BASE SHALL BE THOROUGHLY TACKED WITH LIQUID ASPHALT.</p> <p>THE ASPHALT UPPER LAYER SHALL BE OF THE SAME THICKNESS AS THE EXISTING ASPHALT OVERLAY WITH A MINIMUM THICKNESS OF 1" AND A MAXIMUM THICKNESS OF 5/4 UNLESS OTHERWISE SPECIFIED AND SHALL BE LAID IN ONE OR MORE COURSES AS DIRECTED BY THE ENGINEER. THE ASPHALTIC UPPER LAYER SHALL BE MACHINE LAID WHERE DIRECTED BY THE ENGINEER. WHERE THE ASPHALTIC UPPER LAYER IS MACHINE LAID, AND IS NOT MORE THAN 3" IN THICKNESS, THE ASPHALTIC SURFACE MAY BE LAID IN ONE LIFT.</p>
<p><b>TYPE III</b> ASPHALTIC STREET</p>	<p><b>TYPE III UTILITY TRENCH PATCH</b> THE PATCH SHALL BE CRUSHED STONE BASE COURSE, GRADATION NO. 2 OVERLAIN WITH ASPHALT UPPER LAYER EQUAL IN THICKNESS TO THE EXISTING ASPHALTIC PAVEMENT WITH A MINIMUM THICKNESS OF 3" AND A MAXIMUM THICKNESS OF 5/4 UNLESS OTHERWISE SPECIFIED AND LAID IN ONE OR MORE COURSES AS DIRECTED BY THE ENGINEER.</p> <p>THE PAVEMENT ALONG THE PATCH SHALL BE SAWCUT, FULL DEPTH, AND INCIDENTAL TO THE TRENCH PATCH. THE EDGES OF THE EXISTING ASPHALTIC PAVEMENT SHALL BE FREE OF LOOSE STONES OR PAVEMENT MATERIAL.</p> <p>THE CRUSHED STONE BASE COURSE SHALL BE INSTALLED IN TWO LIFTS. THE LOWER LIFT SHALL BE THOROUGHLY MECHANICALLY COMPACTED PRIOR TO PLACING THE UPPER LIFT.</p> <p>THE ASPHALT UPPER LAYER SHALL BE LAID IN TWO LIFTS. THE ASPHALT UPPER LAYER SHALL BE MACHINE LAID WHERE DIRECTED BY THE ENGINEER. WHERE THE ASPHALTIC UPPER LAYER IS MACHINE LAID AND IS NOT MORE THAN 3" IN THICKNESS, THE ASPHALT SURFACE COURSE MAY BE IN ONE LIFT.</p> <p>PRIOR TO PLACING THE ASPHALT UPPER LAYER, THE EDGES OF THE PATCH AND THE SURFACE OF THE CRUSHED STONE BASE SHALL BE TACKED AND PRIMED WITH LIQUID ASPHALT.</p>
<p><b>TYPE IV</b> NEW CRUSHED STONE PAVEMENT</p>	<p><b>TYPE IV UTILITY TRENCH PATCH</b> THE PATCH SHALL BE 9" CRUSHED STONE BASE COURSE, GRADATION NO. 2. FULL DEPTH SAWCUTTING OF ADJACENT PAVEMENT (IF ANY) SHALL BE CONSIDERED INCIDENTAL TO THE TRENCH PATCH.</p> <p>THE CRUSHED STONE BASE COURSE SHALL BE INSTALLED IN THREE LIFTS. EACH LIFT SHALL BE THOROUGHLY MECHANICALLY COMPACTED PRIOR TO PLACING SUCCEEDING LIFTS.</p>

**NOT FOR CONSTRUCTION**

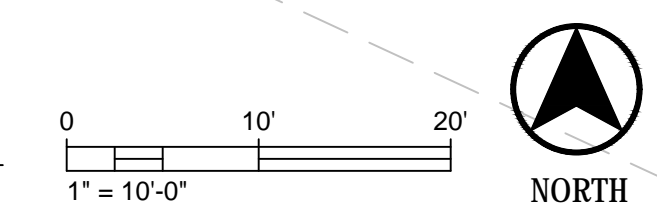
REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN  
DATE: 12-06-2017  
DRAWER: JMAH  
CHECKED: KJEN  
PROJECT NO.: 160164  
SHEET: 7 OF 7  
DWG. NO.: C-6.1

PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	AT	Acer tataricum / Tatarian Maple	15 gal	2	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	aha	Arsnonia hubrichtii 'Halfway to Arkansas' / Arkansas Blue Star	1 gal	30" o.c.	12
	Alb	Aronia melanocarpa 'Morton' / Iroquois Beauty Black Chokeberry	3 gal	42" o.c.	17
	AU	Aronia melanocarpa 'UCONNAM165' / Lowscape Mound Chokeberry	2 gal	24" o.c.	29
	DC	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	3 gal	36" o.c.	30
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	IS	Ilex glabra 'Shamrock' / Inkberry	2 gal	48" o.c.	5
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	RV	Rudbeckia fulgida speciosa 'Viete's Little Suzy' / Coneflower	1 gal	18" o.c.	54
	snc	Salvia nemorosa 'Caradonna' / Caradonna Perennial Salvia	1 gal	18" o.c.	18



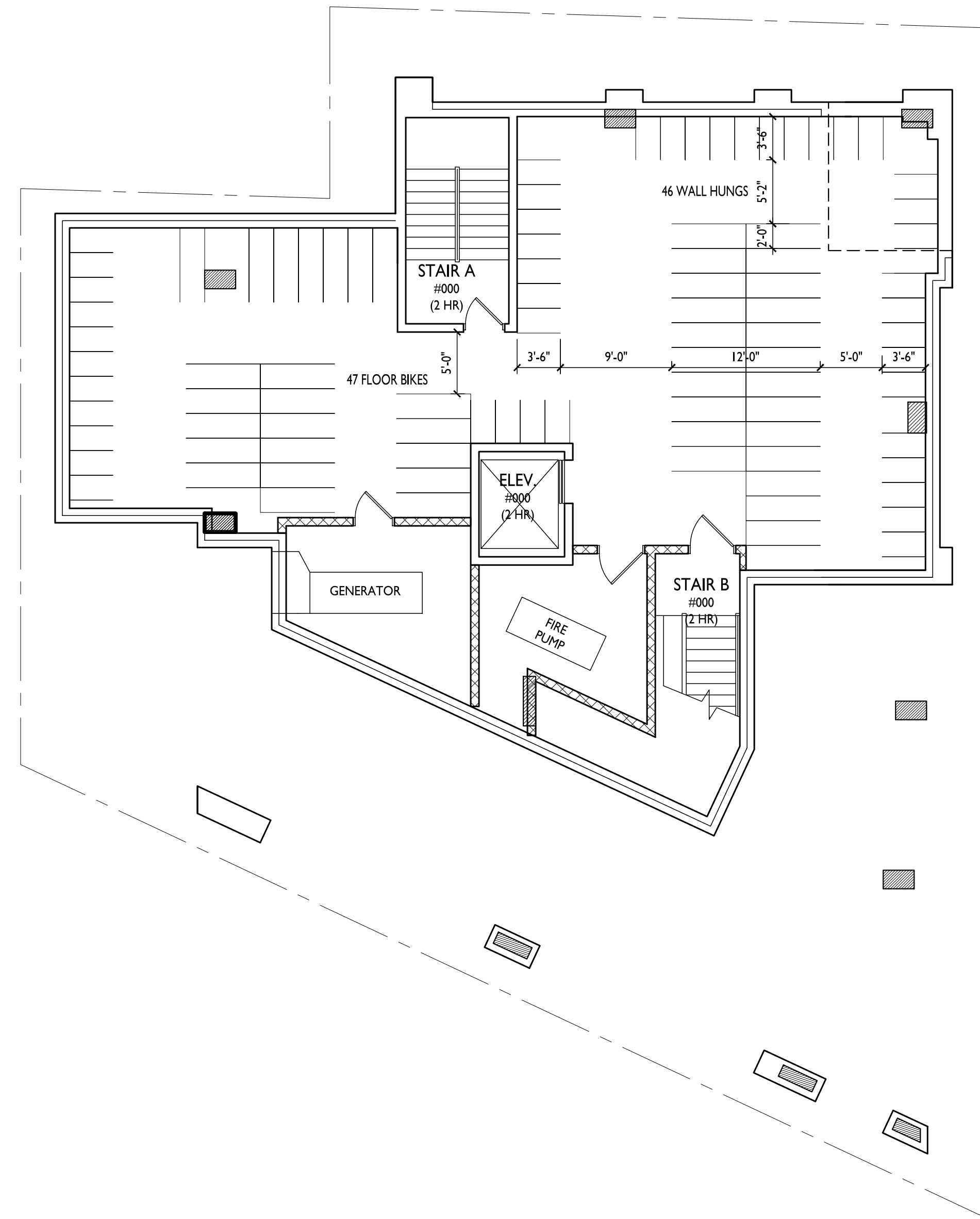
1 Planting Plan  
SCALE: 1"=10'-0"





**knothe • bruce**  
ARCHITECTS

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



ISSUED  
Land Use Submittal - December 6, 2017  
UDC Supplement - February 14, 2018

PROJECT TITLE  
**222 N. Charter  
Street**

SHEET TITLE  
**Basement Plan**

SHEET NUMBER

**A-1.0**

PROJECT NO.

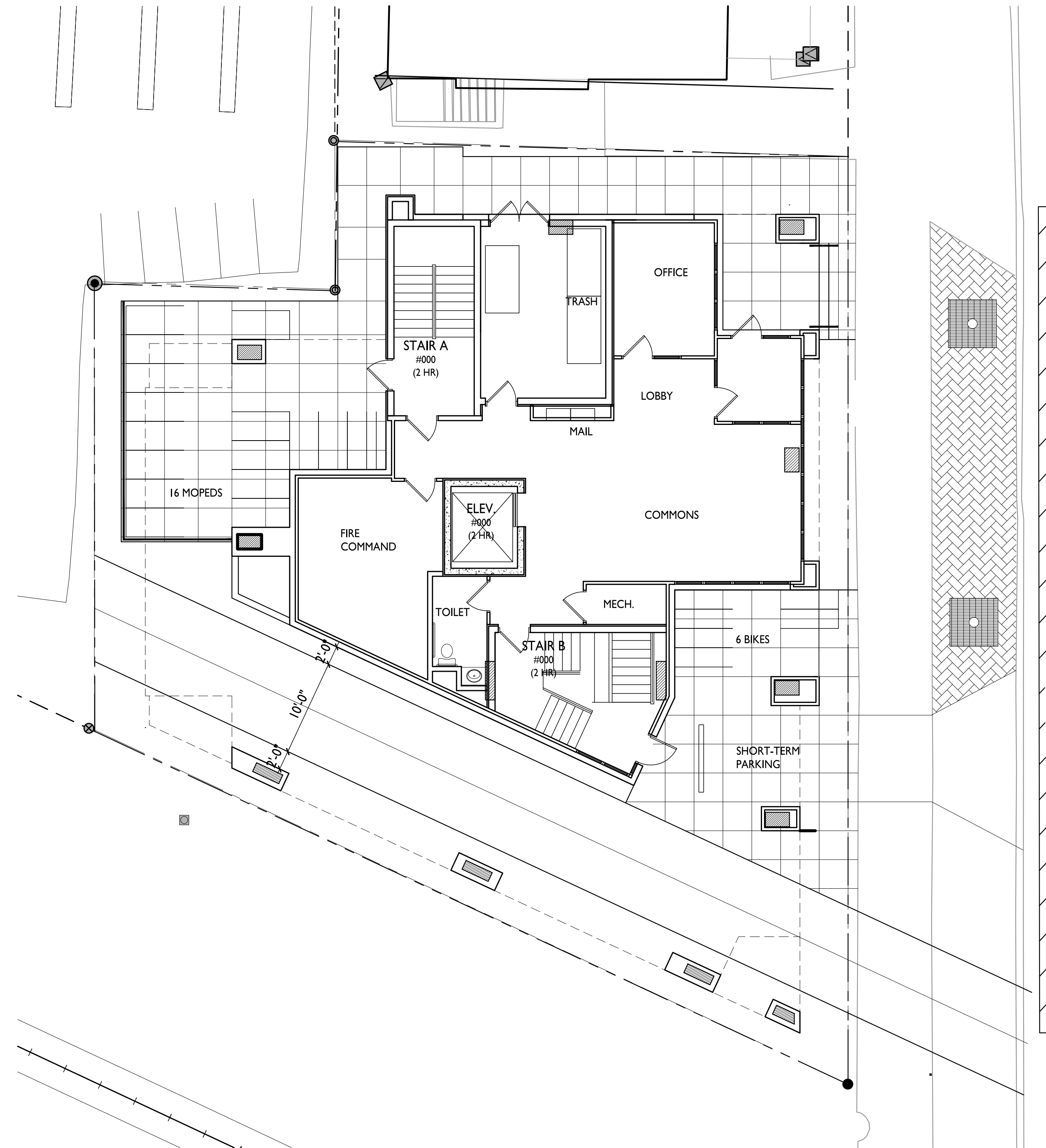
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**BASEMENT PLAN**  
A-1.0 1/8"=1'-0"

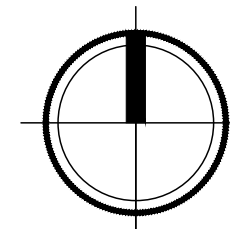


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**FIRST FLOOR PLAN**  
A-1.1 1/8"=1'-0"



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Land Use Submittal - December 6, 2017  
UDC Supplement - February 14, 2018

PROJECT TITLE  
**222 N. Charter  
Street**

SHEET TITLE  
**First Floor Plan**

SHEET NUMBER

**A-1.1**

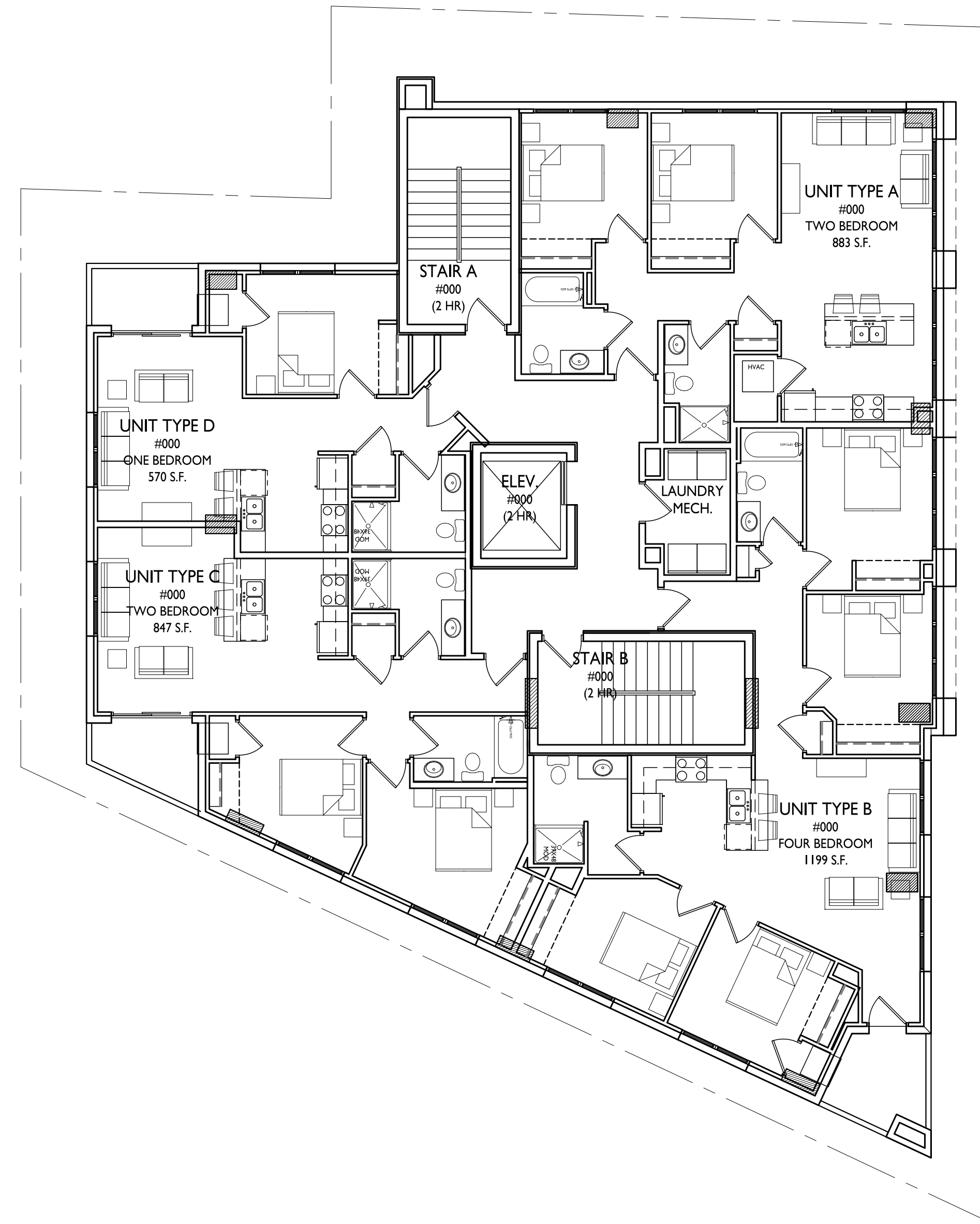
PROJECT NO.

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Land Use Submittal - December 6, 2017  
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PROJECT TITLE  
**222 N. Charter  
Street**

SHEET TITLE  
**Second & Third  
Floor Plan**

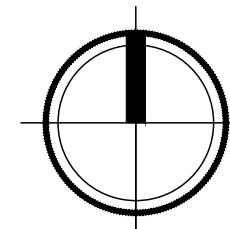
SHEET NUMBER

**A-1.2**

PROJECT NO.

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

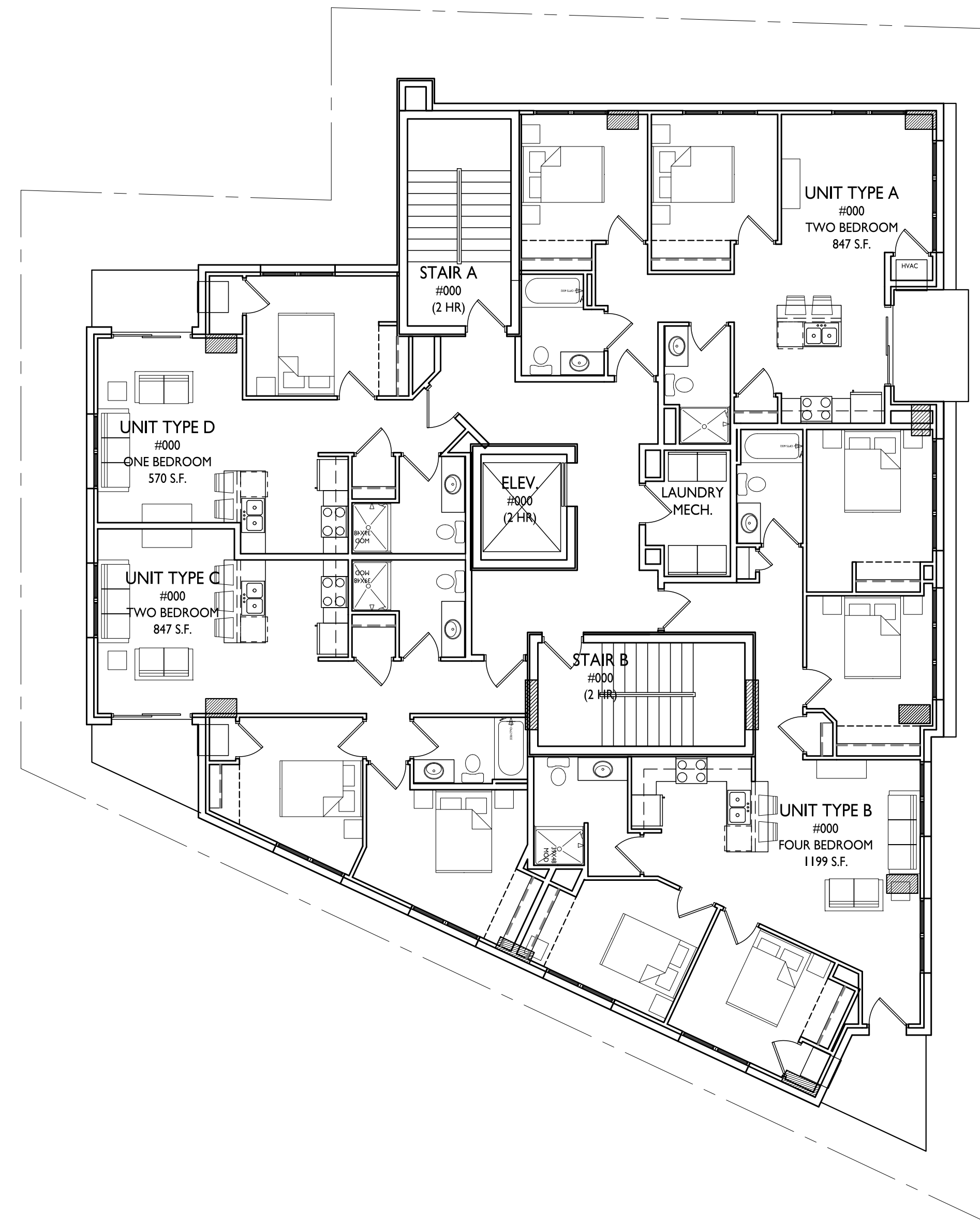






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Street

SHEET TITLE  
Fourth-Eleventh  
Floor Plan

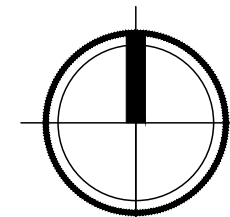
SHEET NUMBER

**A-1.3**

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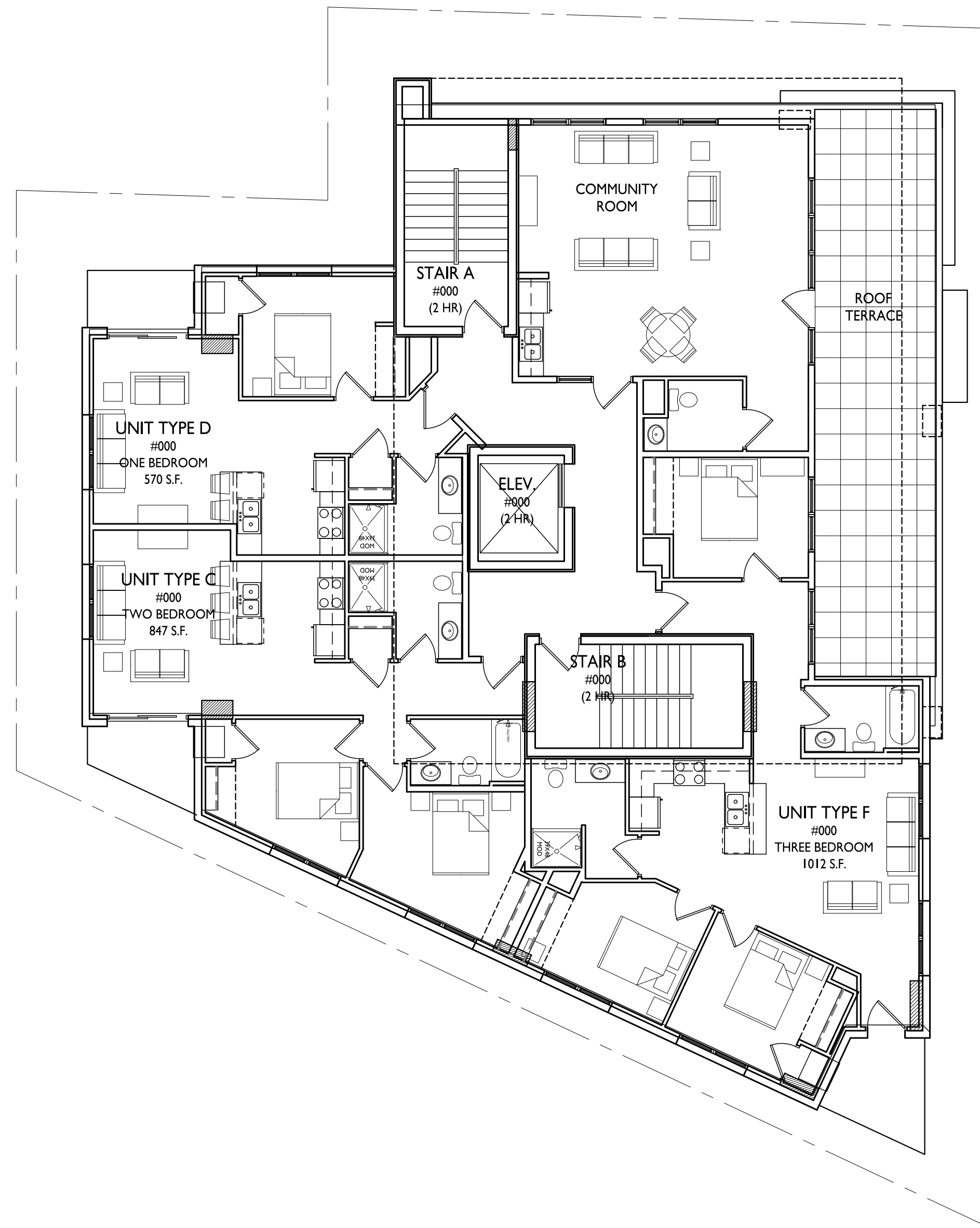
**1**  
A-1.3  
FOURTH-ELEVENTH FLOOR PLAN  
1/8"=1'-0"





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ARCHITECTS

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



ISSUED  
Land Use Submittal - December 6, 2017  
UDC Supplement - February 14, 2018

PROJECT TITLE  
**222 N. Charter  
Street**

SHEET TITLE  
**Twelfth Floor Plan**

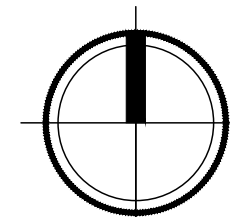
SHEET NUMBER

**A-1.4**

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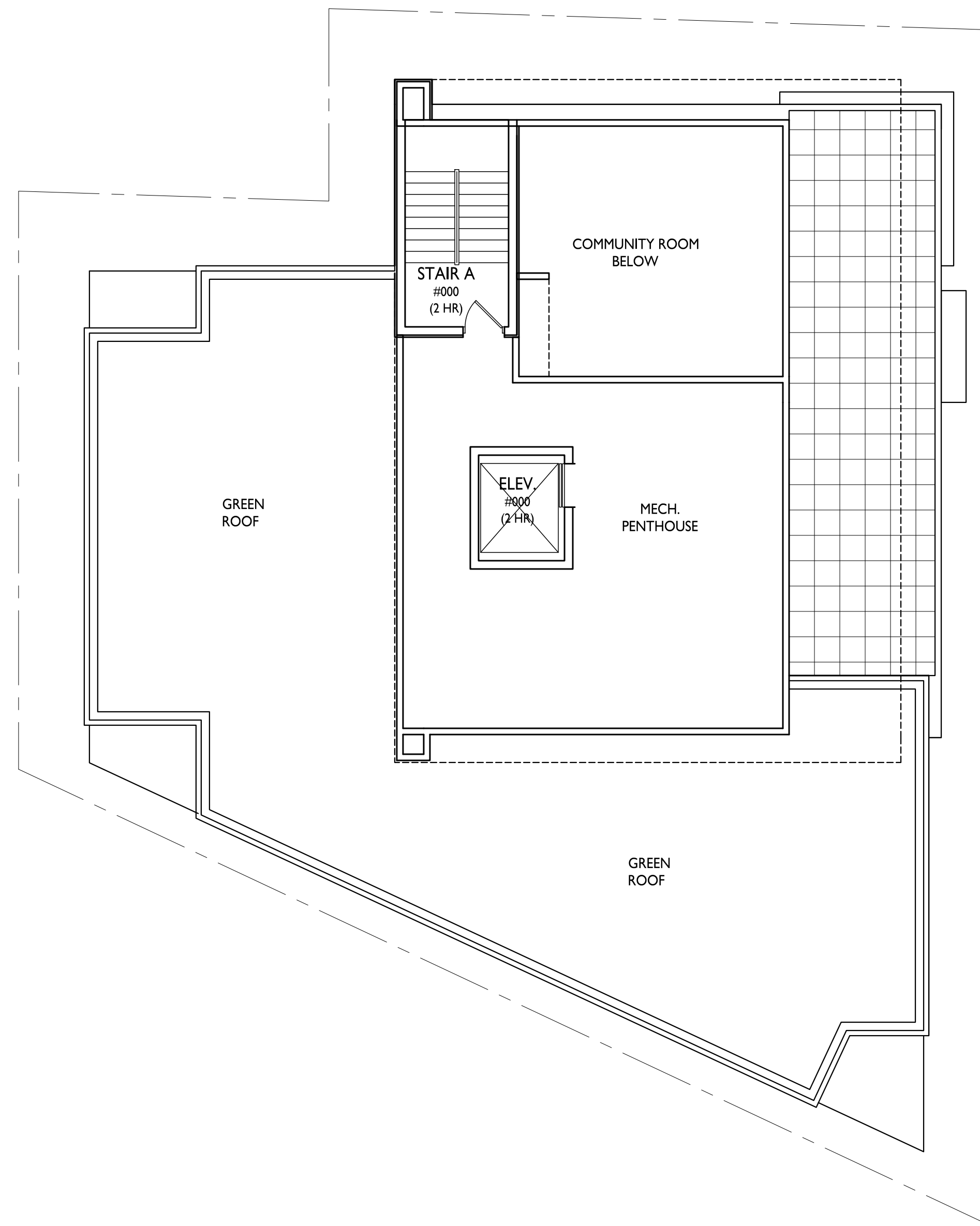
**TWELFTH FLOOR PLAN**  
A-1.4 1/8"=1'-0"





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PROJECT TITLE  
222 N. Charter  
Street

SHEET TITLE  
Roof Plan

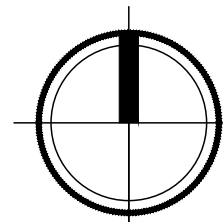
SHEET NUMBER

**A-1.5**

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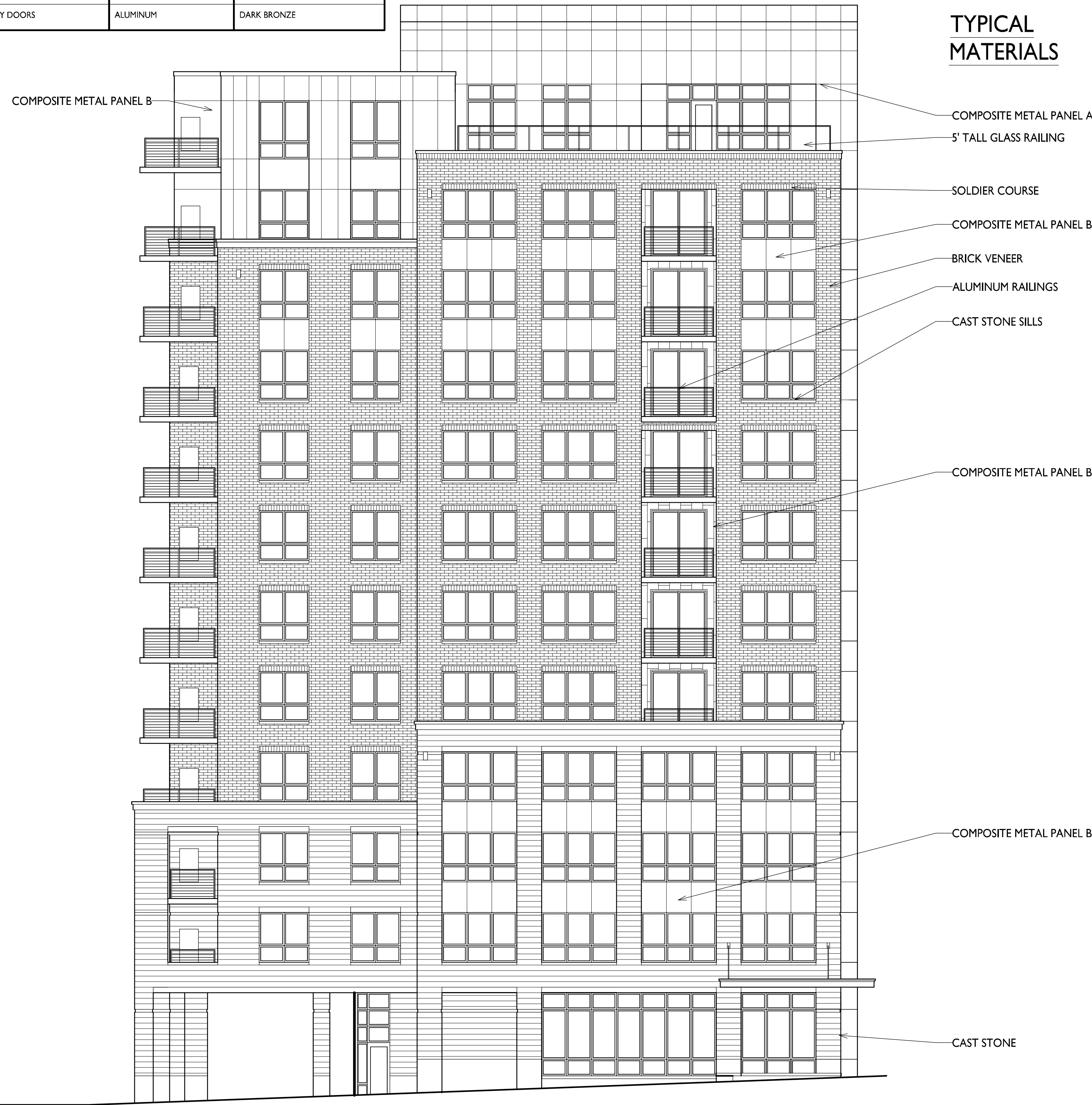
**1** ROOF PLAN  
A-1.5 1/8"=1'-0"



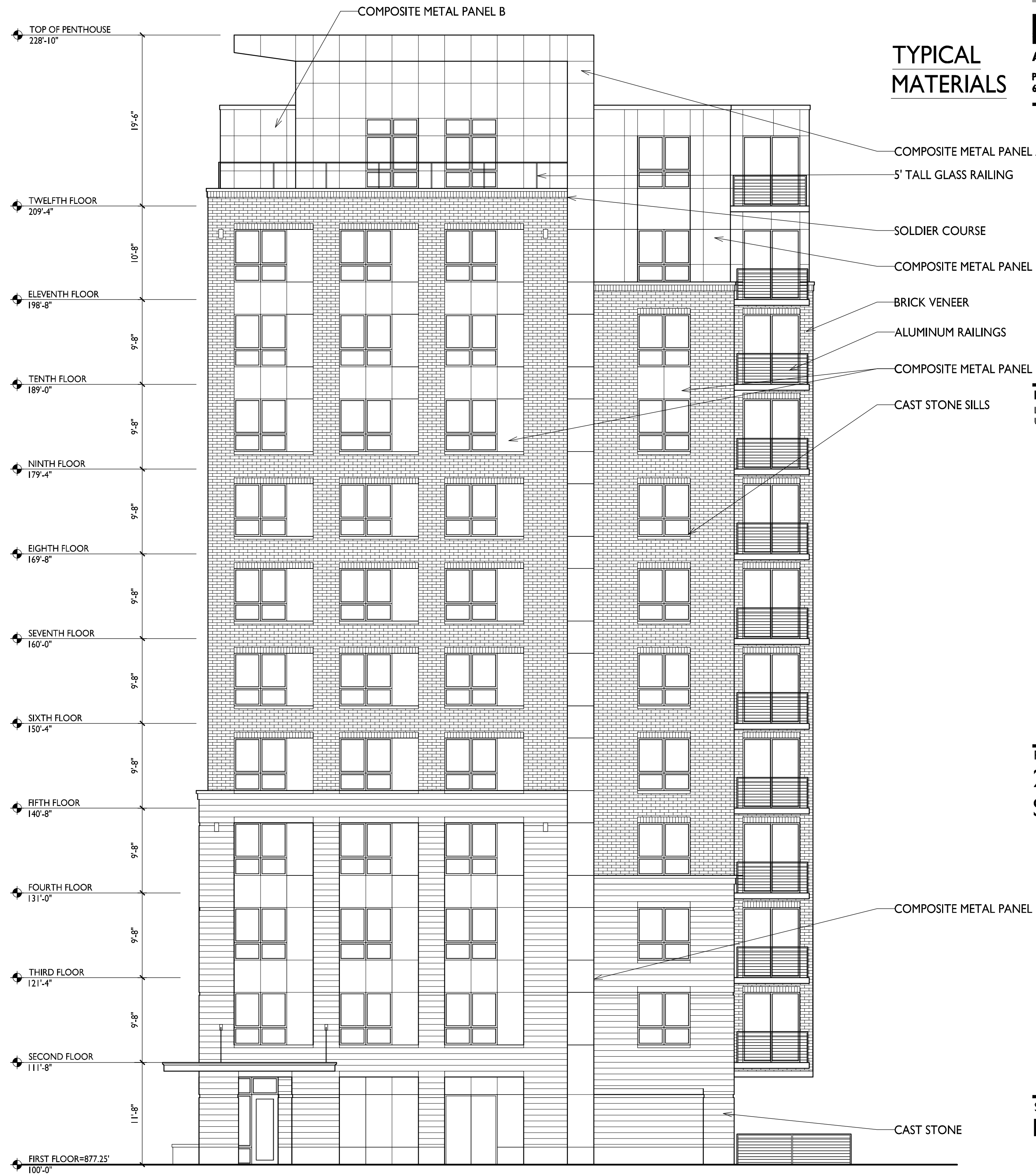
EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MATERIAL	COLOR
PANEL A	COMPOSITE METAL	REYNOLDBOND - TERRA DI SIENA
PANEL B	COMPOSITE METAL	CMG - SLATE GRAY
MASONRY VENEER	BRICK VENEER	ACME - CONFEDERATE BLEND
CAST STONE SILLS & HEADS & BANDS	CAST STONE	BUFF
BALCONY DECKS	STEEL	DARK BRONZE
WINDOWS	ALUMINUM	DARK BRONZE
RAILING	ALUM. (GLASS AT ROOF DECK)	DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT	DARK BRONZE
UNIT ENTRY DOORS	ALUMINUM	DARK BRONZE



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**TYPICAL MATERIALS**



**TYPICAL MATERIALS**

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PROJECT TITLE  
**222 N. Charter Street**

SHEET TITLE  
**Elevations**

**1** ELEVATION ALONG N. CHARTER STREET  
A-2.1 1/8"=1'-0"

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

SHEET NUMBER

**A-2.1**

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PROJECT TITLE  
222 N. Charter  
Street

SHEET TITLE  
Elevations

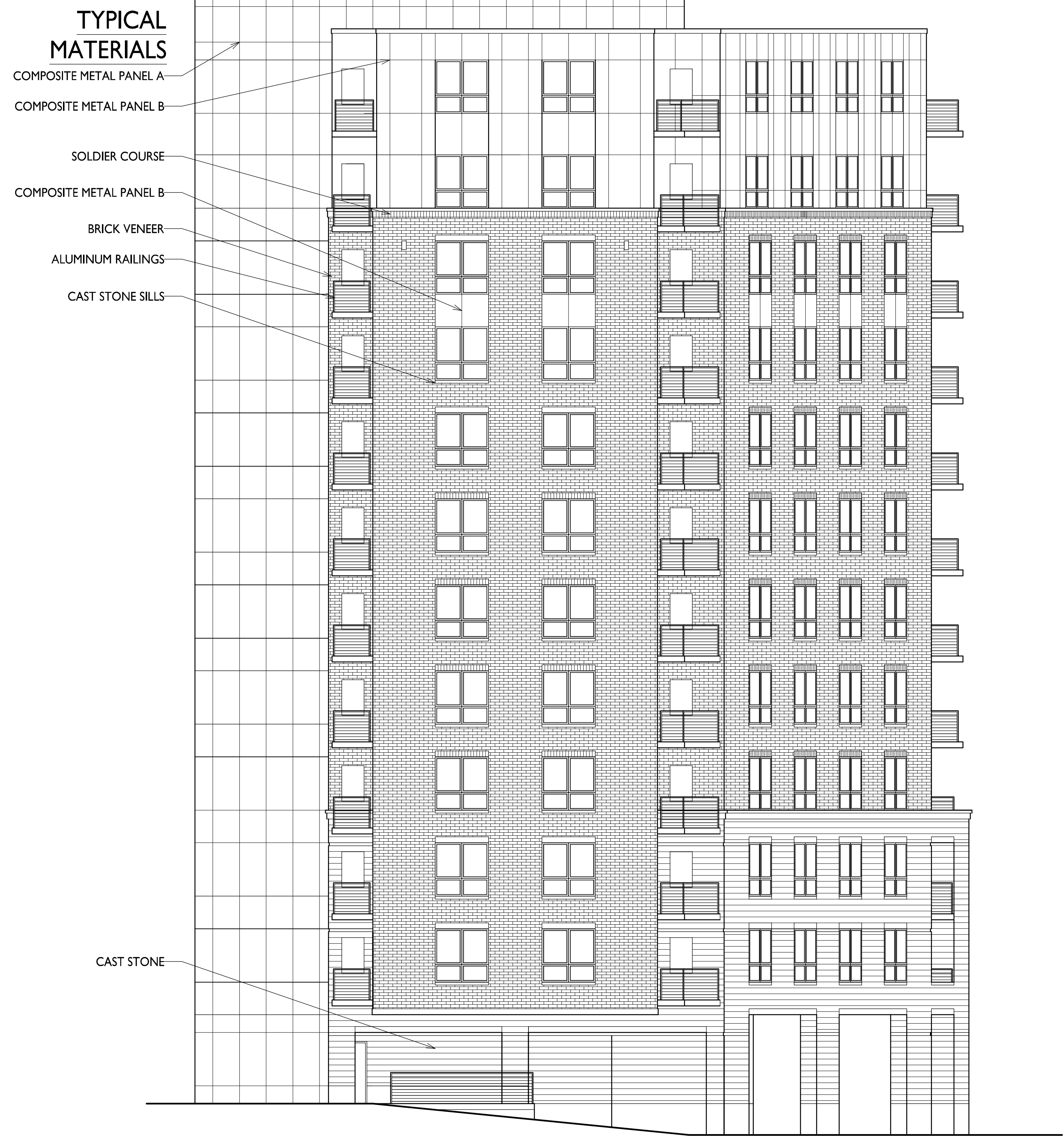
SHEET NUMBER

**A-2.2**

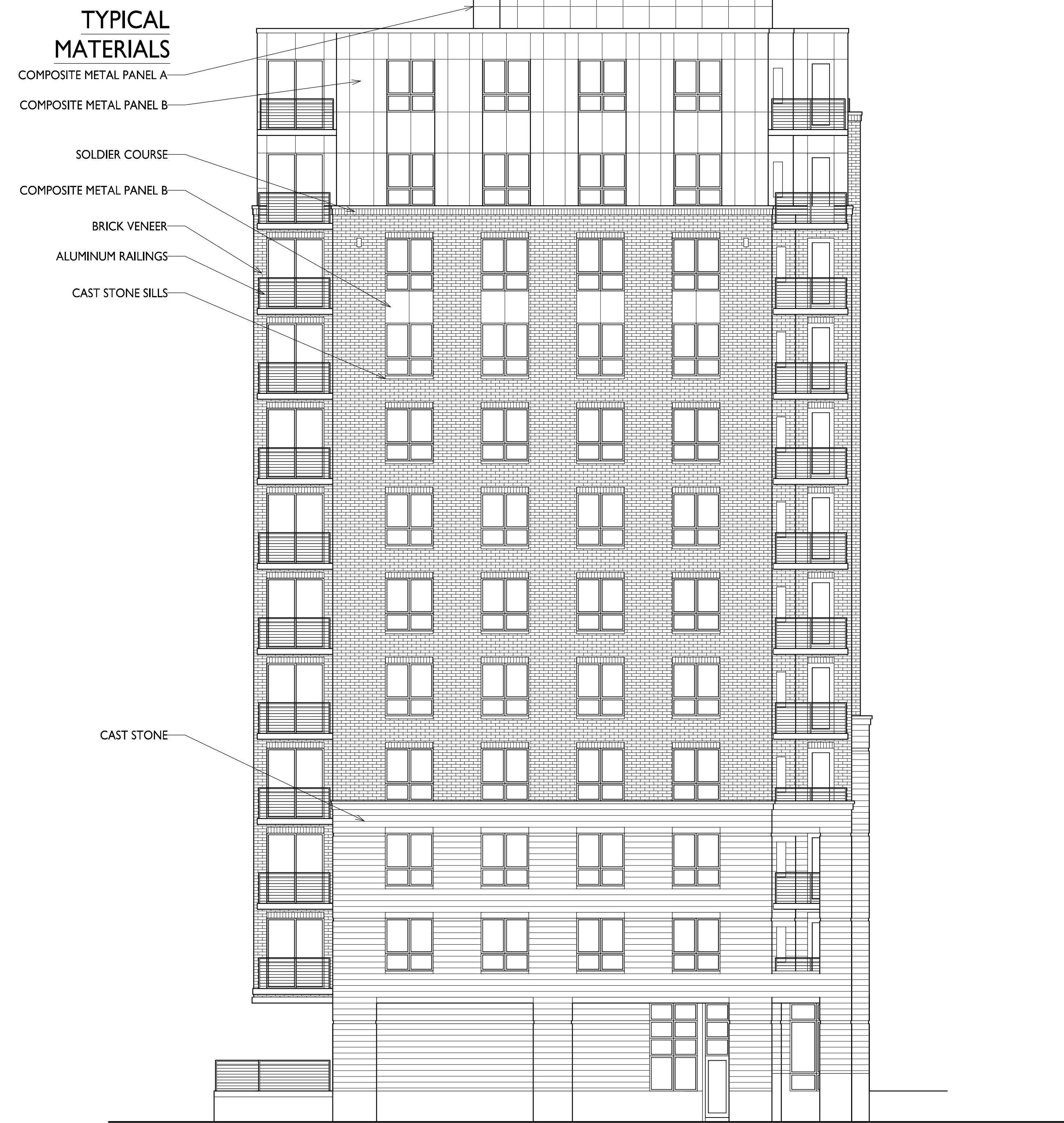
PROJECT NO.

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EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MATERIAL	COLOR
PANEL A	COMPOSITE METAL	REYNOBOND - TERRA DI SIENA
PANEL B	COMPOSITE METAL	CMG - SLATE GRAY
MASONRY VENEER	BRICK VENEER	ACME - CONFEDERATE BLEND
CAST STONE SILLS & HEADS & BANDS	CAST STONE	BUFF
BALCONY DECKS	STEEL	DARK BRONZE
WINDOWS	ALUMINUM	DARK BRONZE
RAILING	ALUM. (GLASS AT ROOF DECK)	DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT	DARK BRONZE
UNIT ENTRY DOORS	ALUMINUM	DARK BRONZE



**1 WEST ELEVATION**  
A-2.2 1/8"=1'-0"



**2 SOUTH ELEVATION**  
A-2.2 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MATERIAL	COLOR
PANEL A	COMPOSITE METAL	REYNOLBOND - TERRA DI SIENA
PANEL B	COMPOSITE METAL	CMG - SLATE GRAY
MASONRY VENEER	BRICK VENEER	ACME - CONFEDERATE BLEND
CAST STONE SILLS & HEADS & BANDS	CAST STONE	BUFF
BALCONY DECKS	STEEL	DARK BRONZE
WINDOWS	ALUMINUM	DARK BRONZE
RAILING	ALUM. (GLASS AT ROOF DECK)	DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT	DARK BRONZE
UNIT ENTRY DOORS	ALUMINUM	DARK BRONZE



**TYPICAL MATERIALS**



**TYPICAL MATERIALS**

East Elevation along N. Charter St

North Elevation

Elevations  
222 N. Charter Street  
February 14, 2018





West Elevation



South Elevation

EXTERIOR MATERIAL SCHEDULE

BUILDING MATERIAL	MATERIAL	COLOR
PANEL A	COMPOSITE METAL	REYNOBOND - TERRA DI SIENA
PANEL B	COMPOSITE METAL	CMG - SLATE GRAY
MASONRY VENEER	BRICK VENEER	ACHE - CONFEDERATE BLEND
CAST STONE SILLS & HEADS & BANDS	CAST STONE	BUFF
BALCONY DECKS	STEEL	DARK BRONZE
WINDOWS	ALUMINUM	DARK BRONZE
RAILING	ALUM. (GLASS AT ROOF DECK)	DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT	DARK BRONZE
UNIT ENTRY DOORS	ALUMINUM	DARK BRONZE

Elevations  
222 N. Charter Street  
February 14, 2018





222 N Charter





777 N. Clark

