



City of Madison

Proposed Demolition, Conditional Use and Rezoning

Location

2901 University Avenue and
2902-2912 Harvey Street

Applicant

Flad Development / Randy Bruce,
Knothe & Bruce Architects, LLC

Existing Use

Liquor Store / Apartment Buildings

Proposed Use

Demolish liquor store and three apartment buildings to construct five-story mixed use building with 10,600 sq. ft. of commercial space and 39 apartments and a two-story, eight-unit townhouse

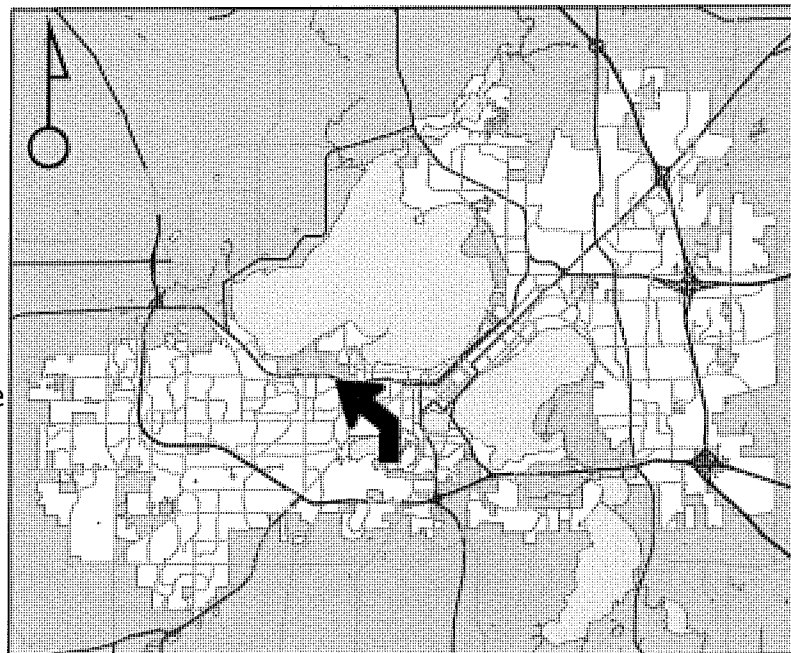
Public Hearing Date

Plan Commission

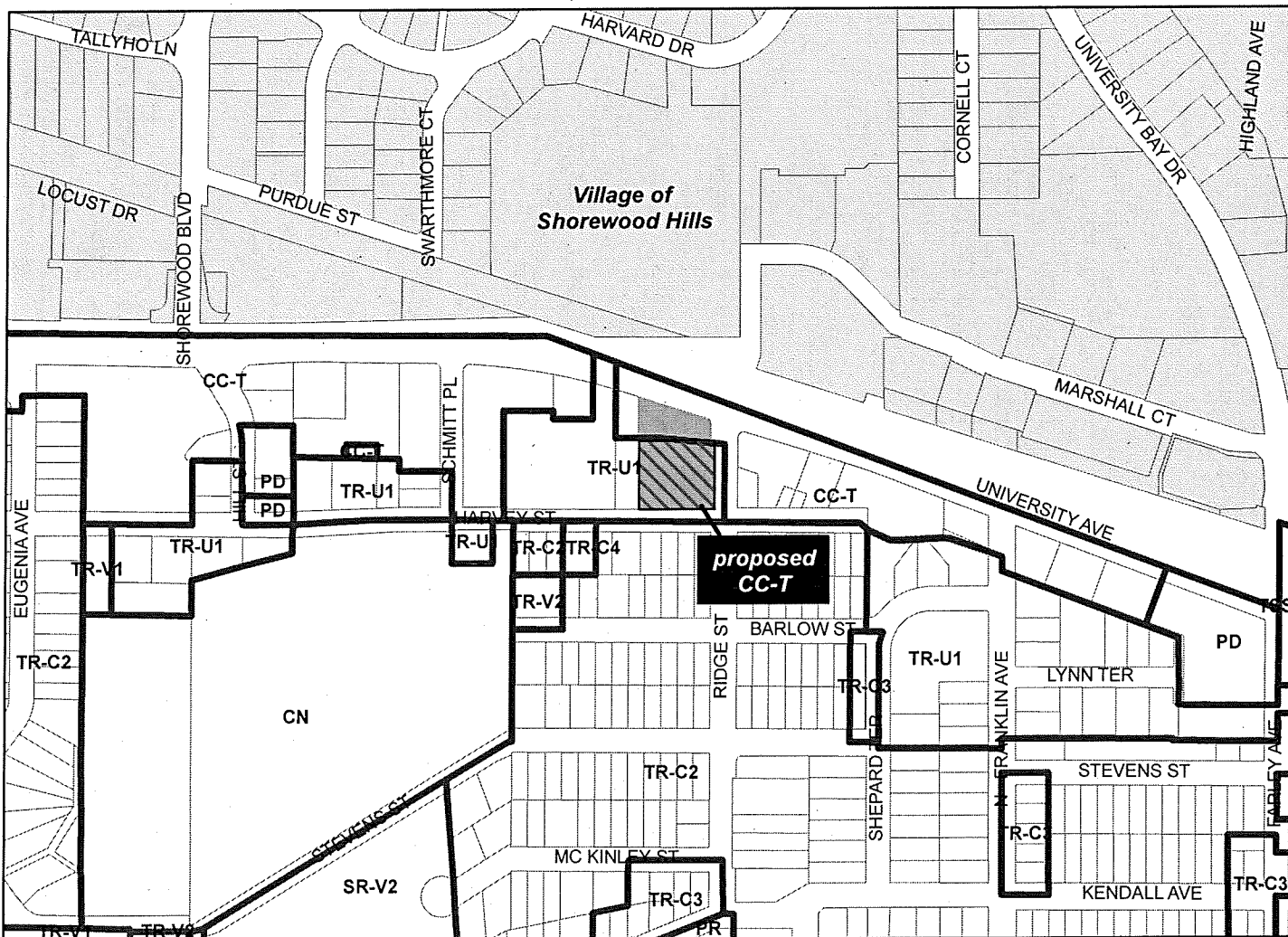
22 January 2018

Common Council

06 February 2018



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 16 January 2018



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 950 Receipt # 037589-0004
Date received 11/20/17
Received by MJP
Parcel # 070921202027
Aldermanic district 5 BIRDE-SIENK
Zoning district TR-UI FCC-T
Special requirements UDO 6, ~~UDC~~ UP #6
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 2901 University Avenue
Title: The Quarry Shoppes & Apartments at Mid-Town

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from TR-UI to CC-T
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Flad Development Company _____
Street address 3330 University Avenue City/State/Zip Madison, WI
Telephone 608-833-8100 Email jflad@flad-development.com

Project contact person Randy Bruce Company Knothe & Bruce Architects, LLC
Street address 7601 University Ave. Suite 201 City/State/Zip Middleton, WI 53562
Telephone (608)836-3690 Email _____

Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Mixed-use development with retail, apartments and underground parking

Scheduled start date May 2018 Planned completion date July 2019

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*.

*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 pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Tim Parks Date 6/15/2017
Zoning staff Matt Tucker Date 6/15/2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
Public neighborhood meeting was held on 8/9/2017
Alder Shiva Bidar-Sielaff #5 Rocky Bluff Neighborhood Assoc.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

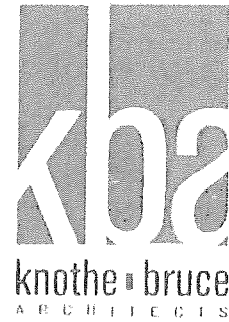
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant John Flad Relationship to property Owner

Authorizing signature of property owner [Signature] Date 11/16/17

November 20, 2017

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



Re: Letter of Intent
The Quarry Shoppes and Apartments at Midtown
2901 University Avenue
KBA Project # 1648

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	Flad Development & Investment Co. 3330 University Ave. Madison, WI 608-833-8100 Contact: John Flad jflad@flad-development.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Duane Johnson djohnson@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 (608) 826-0530 fax Contact: Joe Doyle dday@donofrio.cc	Landscape Design:	The Bruce Company 2830 Parmenter St. Middleton, WI 53562 (608) 836-7041 Contact: Rich Strohmenger rstrohmenger@brucecompany.com

Introduction:

The site is composed of four parcels located at the southwest corner of University Avenue and Ridge Street. The parcel facing University Avenue is occupied by a 1-story retail business (Party Port Liquors) and is zoned CC-T. The three parcels facing Harvey Street are zoned TR-UI and contain four multifamily buildings with 21 total apartments. This application requests demolition of the existing structures and a rezoning from TR-UI to CC-T on the south portion of the site to allow for a mixed-use development.

A Certified Survey Map will be submitted in two weeks that will combine the underlying parcels into one lot. The CSM will also dedicate right-of-way or easements required for the public improvements to the surrounding streets.

Project Description:

This proposed project is a mixed-use development consisting of approximately 10,600 square feet of retail space, 39 apartments and 8 townhomes. The project proposes two above grade buildings over one parking structure. A five-story mixed-use building with 10,600 square feet of retail space and 39 apartments will face along University Avenue. Opposite this building, facing Harvey Street is a two-story structure with 8 individual townhomes. Surface level parking for the commercial users is located between the two buildings with vehicular access off Ridge Street and contains 40 stalls. A below grade parking level with 67 cars for residential and limited commercial use is located beneath both buildings and the parking above.

The exterior architecture for the two buildings is coordinated and uses a combination of masonry, fiber-cement board siding and wood-tone panels and accents. The stone veneer is used as a reference to the quarry stone of the neighborhood and the earth colored siding and wood accents help integrate the buildings into the neighborhood. The Harvey Street frontage is activated with the series of individual front porches and entries to the townhomes creating a very traditional streetscape. The University Avenue frontage is activated with a gently curved plaza space that serves the commercial spaces and engages with the sidewalk and street.

Conformance with adopted plans

The project has been designed to generally conform to the guidelines set in the Comprehensive Plan, UDD 6 and the Hoyt Park Joint Neighborhood Plan.

Based on the adopted plans the following guidelines apply to the site and have been incorporated into the design of the proposed project:

- Community mixed-use with commercial, restaurants, office and retail on the first floor.
- Residential or office on upper floors.
- Pedestrian-oriented, mixed-use design with building entries oriented toward the city sidewalks.
- Compact building design and structured parking.
- Residential densities up to 60 units/acre.
- Parking should be sited to the rear of University Avenue, with access from side streets.
- A maximum building height of 5 stories along University Avenue. Note that the neighborhood plan restricts the height to 5 stories. UDD No. 6 limits height to 6 stories and encourages development to the full limit.
- A maximum building height of 2 stories along Harvey Street that maintains the residential scale.
- 15' setback along University Avenue for pedestrian amenities and landscaping.
- Building step backs are recommended by the UDD 6 for the upper-levels above the third floor.
- Ground-floor retail should have 60% of street wall area devoted to transparent glazing.

Site Development Data:

Densities:

Gross Lot Area	45,289 sf / 1.03 Acres
Land Dedications/Easements	3,373 sf (6' on University, 8.25' on Ridge, 5.25'Harvey)
Net Land Area	41,916 sf / .96 Acres
Dwelling Units	47 DU

Lot Area / D.U.	892 sf / unit
Density	49 units/acre
Gross Commercial Area	10,648 sf
Building Height	2 to 5 stories
Lot Coverage	34,362 S.F. = 82% (85% Max.)
Usable Open Space	9,888 sf (9,760 sf required)

Dwelling Unit Mix:

Efficiency	10
One Bedroom	10
One Bedroom + Den	13
Two Bedroom Apartments	6
Two Bedroom Townhomes	7
<u>Three Bedroom Townhomes</u>	<u>1</u>
Total Dwelling Units	47

Vehicle Parking:

Surface	40 stalls
<u>Underground</u>	<u>67 stalls</u>
Total	107 stalls

Bicycle Parking:

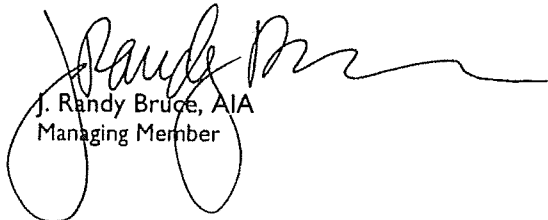
Surface	8 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>51 stalls</u>
Total	59 stalls

Project Schedule:

It is anticipated that the construction on this site will start in May 2018 with a final completion date of July 2019.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member



13-14



13-14



13-14



13-14





13-14



13-14



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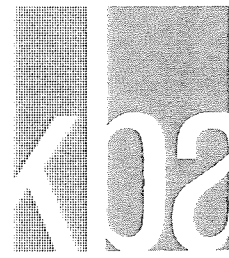


13-17



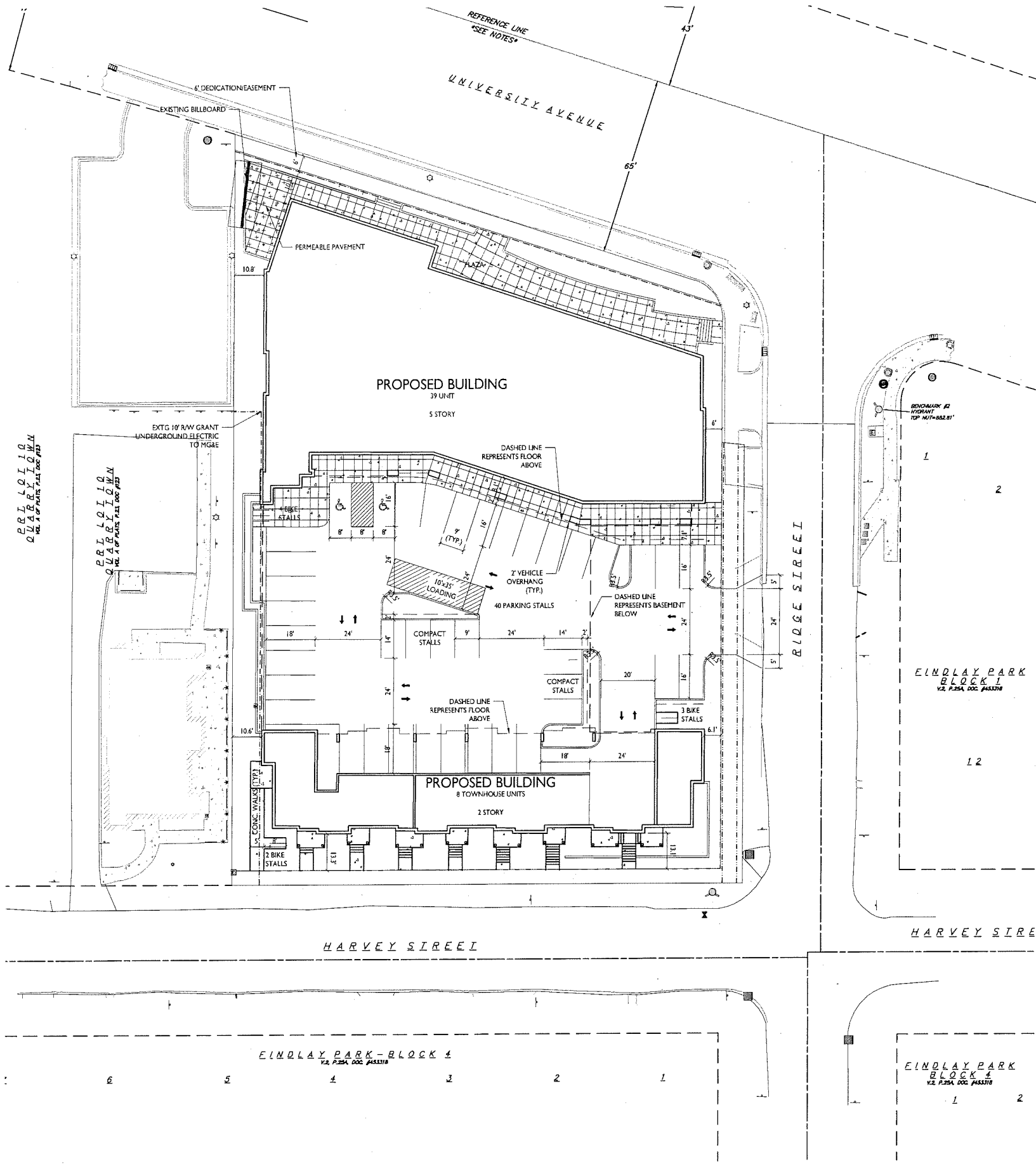
Party Port
Redevelopment
2901 University Ave.





knothe + bruce
ARCHITECTS

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



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SITE DEVELOPMENT DATA	
DENSITIES:	
GROSS LOT AREA	45,289 SF / 1.03 ACRES
LAND DEDICATION/EASEMENTS	3,373 SF (6' ON UNIVERSITY, 8.25' ON RIDGE, 5.25' HARVEY)
NET LAND AREA	41,915 SF / .96 ACRES
DWELLING UNITS	47 DU
LOT AREA / D.U.	891 SF / UNIT
DENSITY	49 UNITS/ACRE
BUILDING HEIGHT	
	2-5 STORIES
LOT COVERAGE	
	34,362 S.F. = 82% (85% MAX.)
USABLE OPEN SPACE	
	9,888 S.F. (9,760 S.F. REQ'D)
DWELLING UNIT MIX:	
EFFICIENCY	10
ONE BEDROOM	10
ONE BEDROOM + DEN	13
TWO BEDROOM	13
THREE BEDROOM	1
TOTAL DWELLING UNITS	47
VEHICLE PARKING:	
SURFACE	40 STALLS
UNDERGROUND	67 STALLS
TOTAL	107 STALLS
BICYCLE PARKING:	
SURFACE	8 STALLS
UNDERGROUND GARAGE STD. 2'X6'	51 STALLS
TOTAL	59 STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - 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.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY. CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

ISSUED
Issued for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE
The Quarry

SHEET TITLE
Site Plan

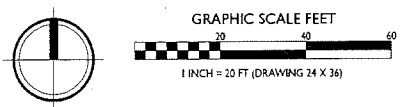
SHEET NUMBER

C-1.1

PROJECT NO. 1648

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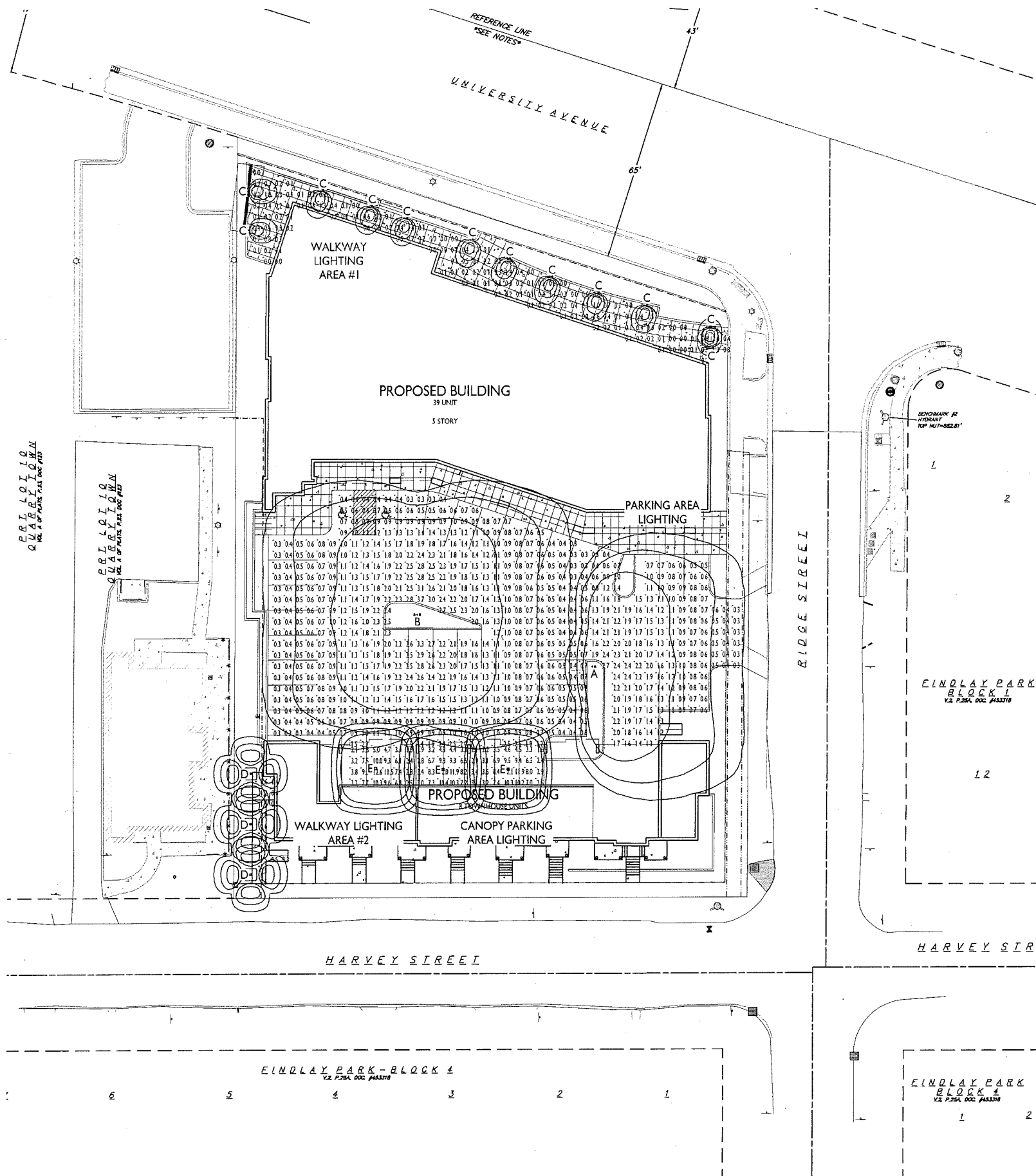
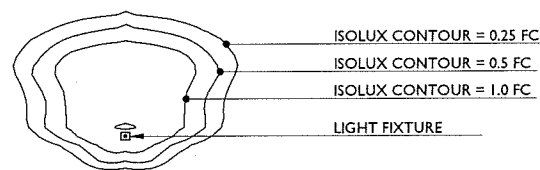
1 SITE PLAN
C-1.1 1" = 20'-0"



STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	1.1 fc	3.7 fc	0.3 fc	12.3:1	3.7:1
Canopy Parking Area Lighting	+	6.1 fc	12.6 fc	1.6 fc	7.9:1	3.8:1
Walkway Lighting Area #1	+	0.3 fc	2.6 fc	0.0 fc	N/A	N/A
Walkway Lighting Area #2	+	0.8 fc	1.5 fc	0.3 fc	5.0:1	2.7:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-01-LED-EI-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LED'S EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	GLEON-AF-01-LED-EI-SL4.ies	18'-0" POLE ON FLUSH CONC. BASE
□	B	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-01-LED-EI-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LED'S EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	GLEON-AF-01-LED-EI-SL4.ies	18'-0" POLE ON FLUSH CONC. BASE
○	C	12	EATON - LUMIERE (FORMER COOPER LIGHTING)	I235-RD-x-20T3	LUMIERE 5 INCH INCANDESCENT STEP LIGHT WITH CLEAR OPEN FACEPLATE, SAND BLASTED LENS, WITH REFLECTOR	I235-20T3.ies	WALL MOUNTED 3'-0" ABOVE FINISHED FLOOR
□	D	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	BSL-XX-42-CFL-UNV	MCGRAW-EDISON BLACK SQUARE LOUVERED CFL BOLLARD, WITH PRISMATIC GLASS REFRACTOR	BSL-XX-42-CFL.ies	BOLLARD 3'-6" ABOVE WALKWAY
□	E	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	LRC-B16-7-LED-EI-WST	LRC CANOPY LUMINAIRE ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	LRC-B16-7-LED-EI-WST.ies	CANOPY LIGHT MOUNTED TO UNDERSIDE OF PARKING STRUCTURE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



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PROJECT TITLE
The Quarry

SHEET TITLE
Site Lighting Plan

SHEET NUMBER

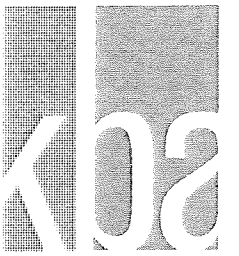
C-1.2

PROJECT NO. **1648**
© Knothe & Bruce Architects, LLC

SITE LIGHTING PLAN
C-1.2 1" = 20'-0"



GRAPHIC SCALE FEET
1" = 10 FT (DRAWING 24 X 36)



knothe bruce
ARCHITECTS

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

ISSUED
based for Land Use & UDC - Nov. 20, 2017

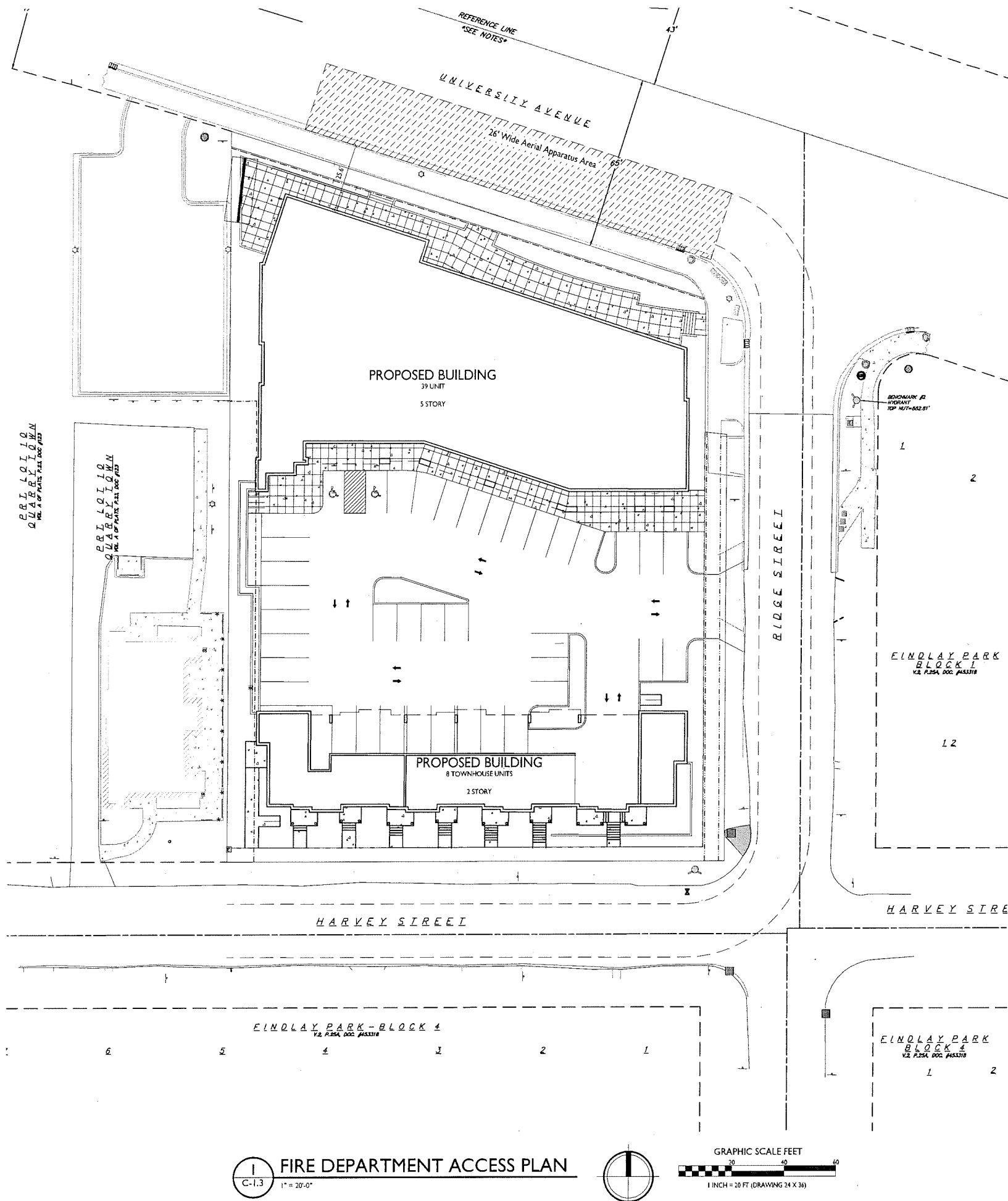
PROJECT TITLE
The Quarry

SHEET TITLE
Fire Department
Access Plan

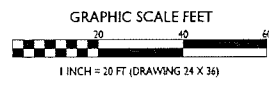
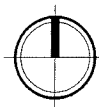
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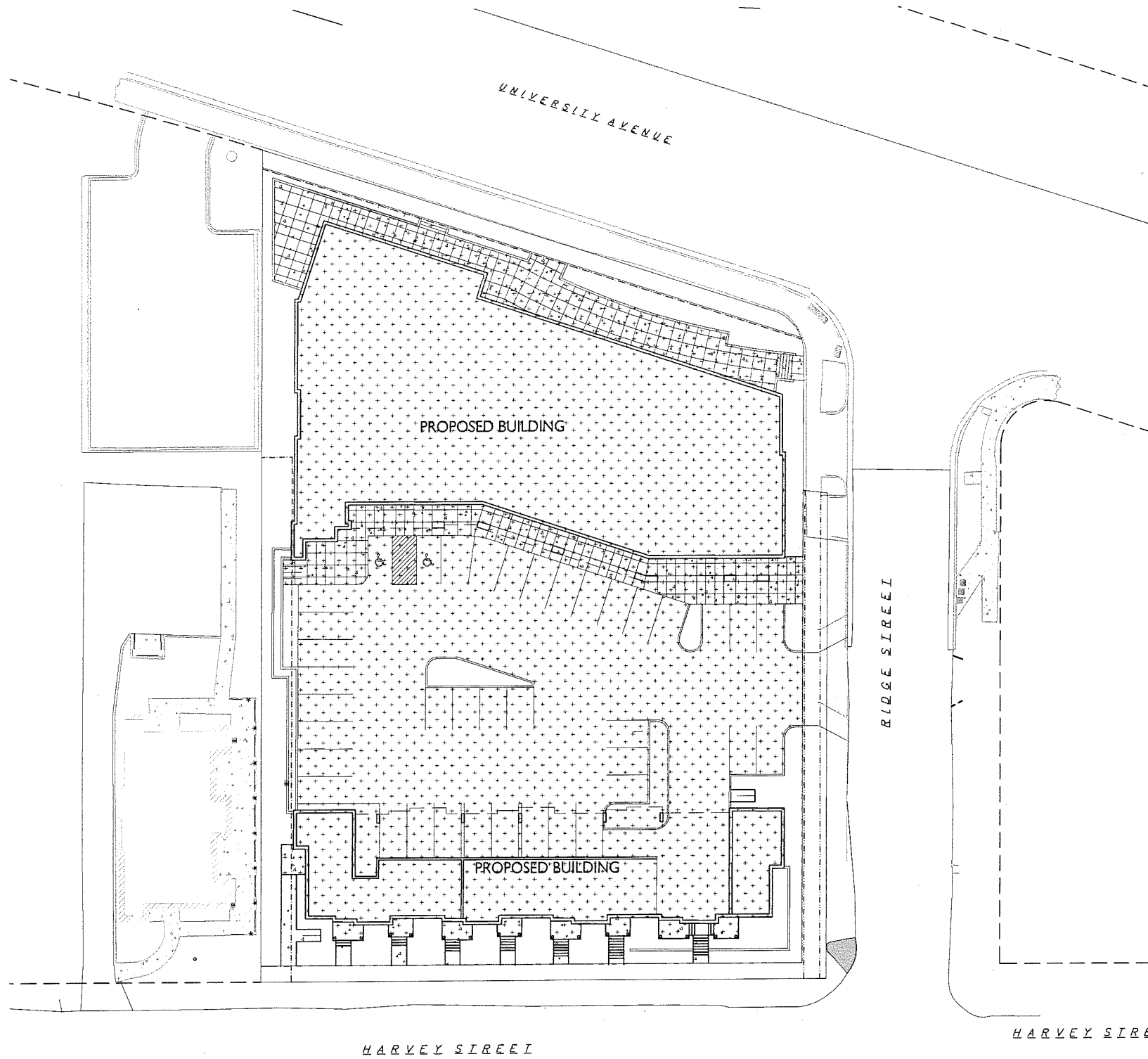
C-1.3

PROJECT NO. 1648
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FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 20'-0"





LOT COVERAGE
 TOTAL NET LOT AREA = 41,916 SF
 LOT COVERAGE = 34,362 SF (82%)

ISSUED
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PROJECT TITLE
The Quarry

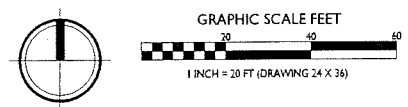
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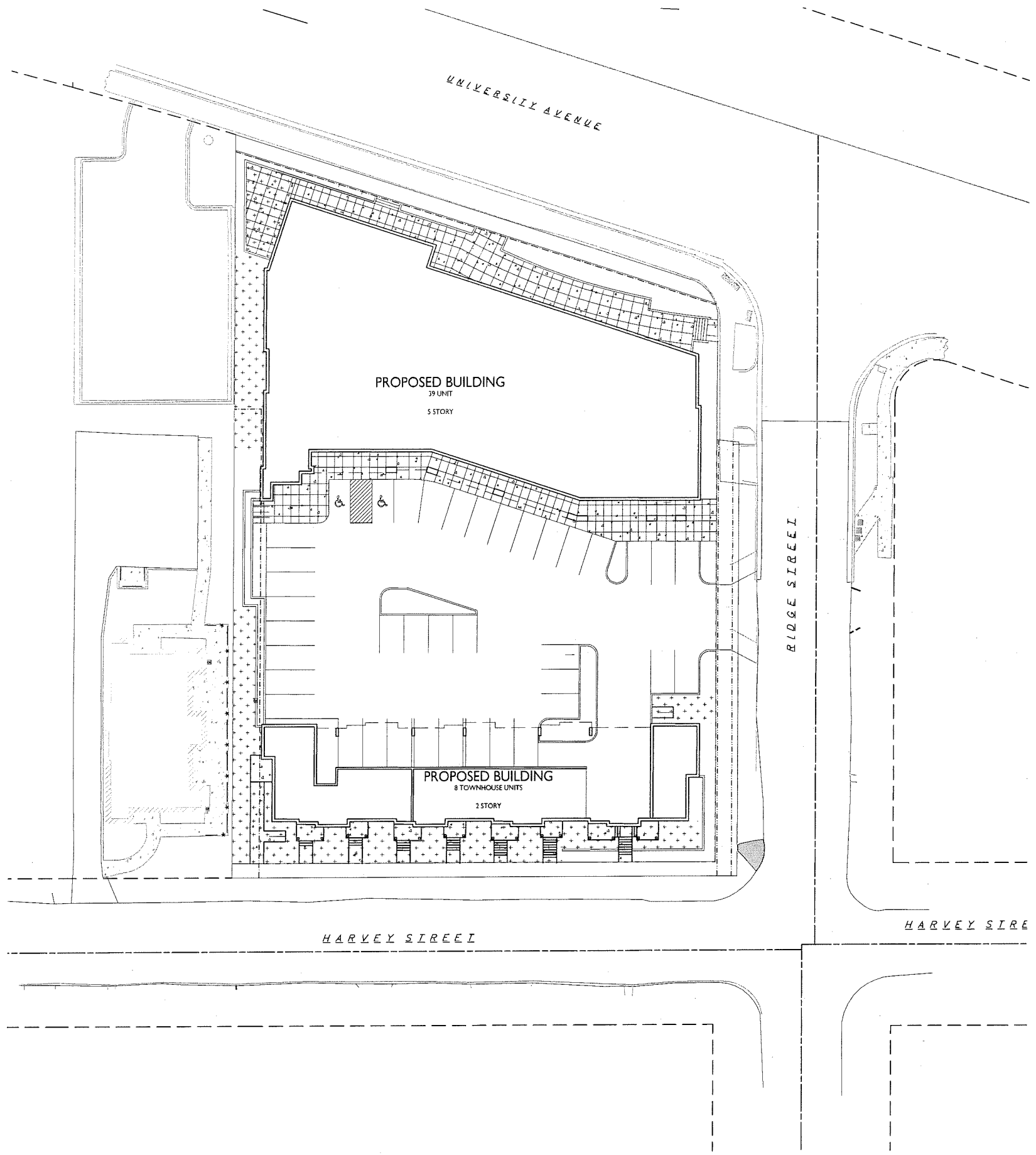
SHEET NUMBER

C-1.4

PROJECT NO. **1648**
 © Knothe & Bruce Architects, LLC

Lot Coverage
 C-1.4 1" = 20'-0"





USABLE OPEN SPACE	
GROUND SPACE	= 4,122 SF
DECKS & BALCONIES	= 5,766 SF
TOTAL OPEN SPACE	= 9,888 SF (9,760 SF REQUIRED)

ISSUED
 Issued for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE
 The Quarry

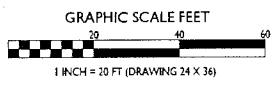
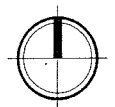
SHEET TITLE
 Usable Open Space

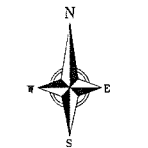
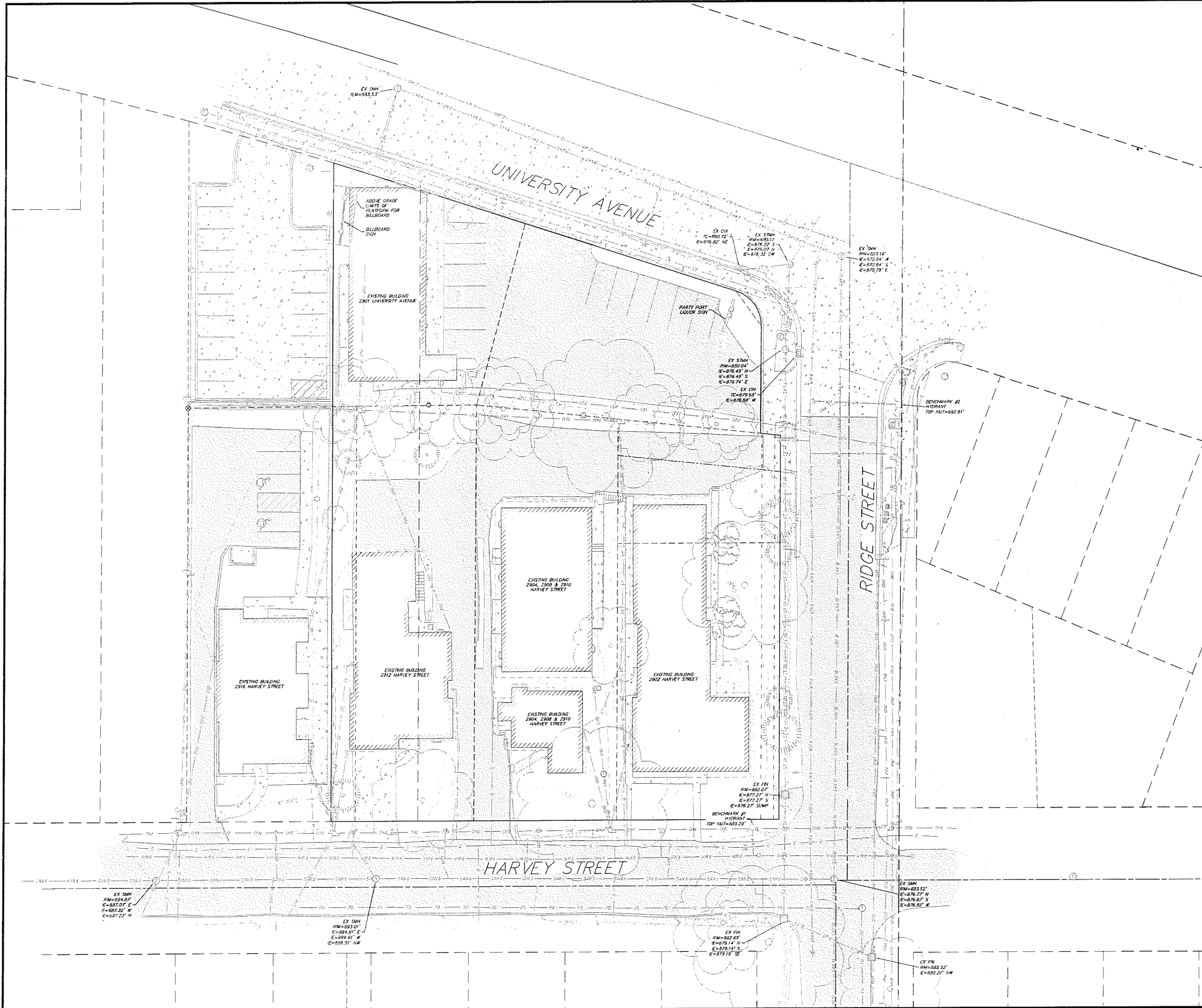
SHEET NUMBER

C-1.5

PROJECT NO. 1648
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Usable Open Space
 C-1.5 1" = 20'-0"





- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
 - EXISTING OVERHEAD CABLE TV
 - EXISTING FIBER OPTIC LINE
 - EXISTING OVERHEAD TELEPHONE LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING RETAINING WALL
 - EXISTING CHAIN LINK FENCE
 - EXISTING GENERAL FENCE
 - EXISTING WIRE FENCE
 - EXISTING WOOD FENCE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING GUY LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING OVERHEAD GENERAL UTILITIES
 - EXISTING SANITARY FORCE MAIN
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING EDGE OF TREES
 - EXISTING WATER MAIN
 - EXISTING WETLAND DELINEATION
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
- TOPOGRAPHIC SYMBOL LEGEND**
- ⊙ EXISTING BOLLARD
 - ⊙ EXISTING POST
 - ⊙ EXISTING SIGN (TYPE NOTED)
 - ⊙ EXISTING CURB INLET
 - ⊙ EXISTING FIELD INLET
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING STORM MANHOLE RECTANGULAR
 - ⊙ EXISTING SANITARY CLEANOUT
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING FIRE DEPARTMENT CONNECTION
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊙ EXISTING CURB STOP
 - ⊙ EXISTING WATER MANHOLE
 - ⊙ EXISTING GAS VALVE
 - ⊙ EXISTING GAS METER
 - ⊙ EXISTING AIR CONDITIONING PEDESTAL
 - ⊙ EXISTING DOWN GUY
 - ⊙ EXISTING ELECTRIC MANHOLE
 - ⊙ EXISTING ELECTRIC RECTANGULAR MANHOLE
 - ⊙ EXISTING ELECTRIC PEDESTAL
 - ⊙ EXISTING TRANSFORMER
 - ⊙ EXISTING ELECTRIC METER
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING GENERIC LIGHT
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING TV MANHOLE
 - ⊙ EXISTING TV RECTANGULAR MANHOLE
 - ⊙ EXISTING TV PEDESTAL
 - ⊙ EXISTING TELEPHONE MANHOLE
 - ⊙ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING UNIDENTIFIED MANHOLE
 - ⊙ EXISTING UNIDENTIFIED UTILITY VAULT
 - ⊙ EXISTING HANDICAP PARKING
 - ⊙ EXISTING SHRUB
 - ⊙ EXISTING CONIFEROUS TREE
 - ⊙ EXISTING DECIDUOUS TREE

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

Existing Conditions
The Quarry
University Avenue
Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 11/17/2017

DRAFTER CB0C

CHECKED JZAM

PROJECT NO. 160404

SHEET 1 OF 4

DWG. NO. C-2.0

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M:\Flad Development\160404_Party Peril Liquid_Madison\CADD\160404_Plans.dwg by:cboc



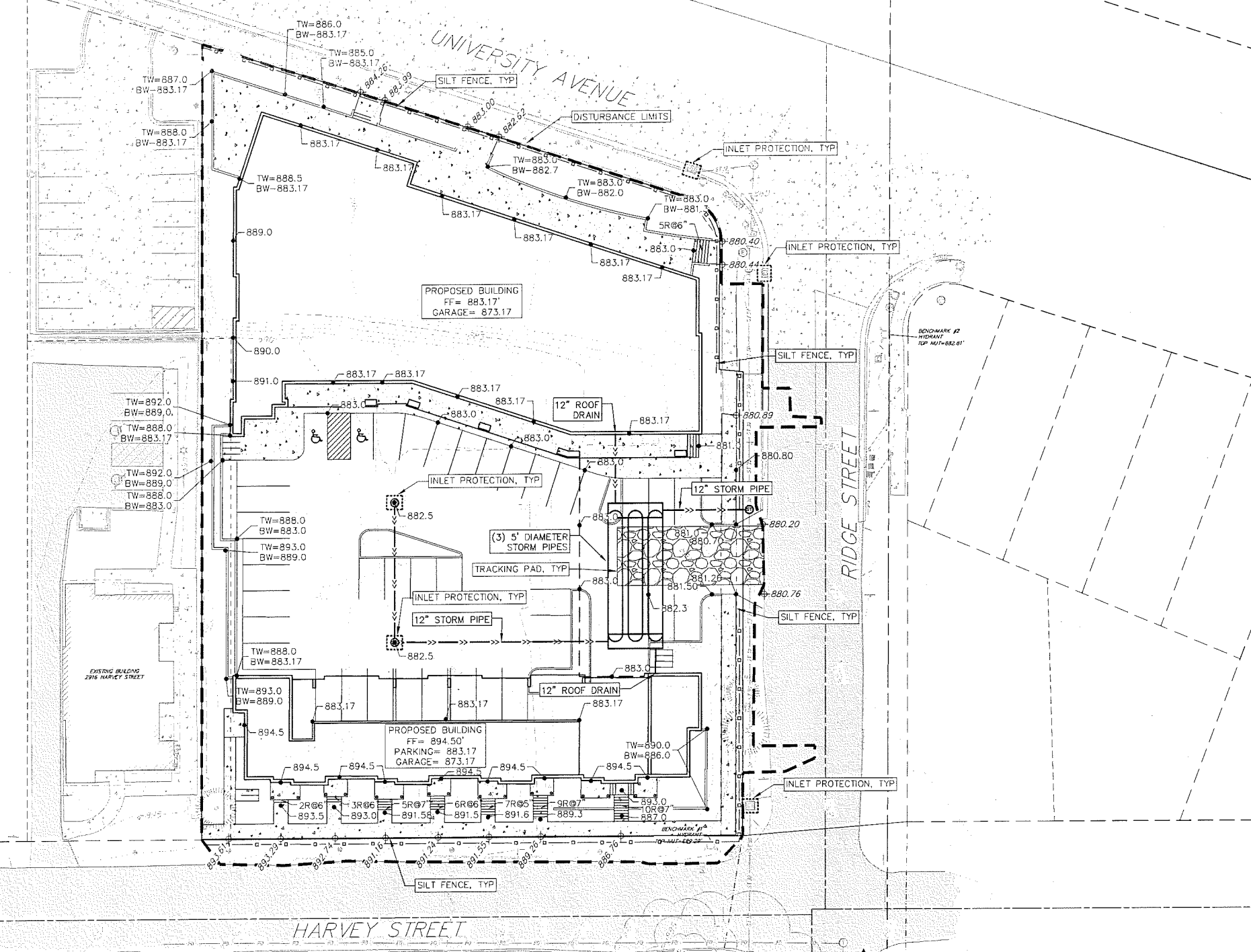
Grading & Erosion Control Plan

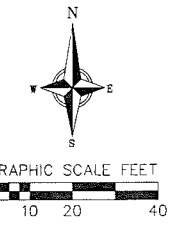
The Quarry
University Avenue
Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 11/17/2017
DRAFTER CB0C
CHECKED JZAM
PROJECT NO. 160404
SHEET 3 OF 4
DWG. NO. C-4.0

- GRADING LEGEND**
- - - - - EXISTING MAJOR CONTOURS
 - - - - - EXISTING MINOR CONTOURS
 - - - - - PROPOSED MAJOR CONTOURS
 - - - - - PROPOSED MINOR CONTOURS
 - - - - - DITCH CENTERLINE
 - - - - - SILT FENCE
 - - - - - DISTURBED LIMITS
 - - - - - DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - INLET PROTECTION
 - TRACKING PAD





Utility Plan
The Quarry
University Avenue
Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 11/17/2017

DRAFTER CBDC

CHECKED JZAM

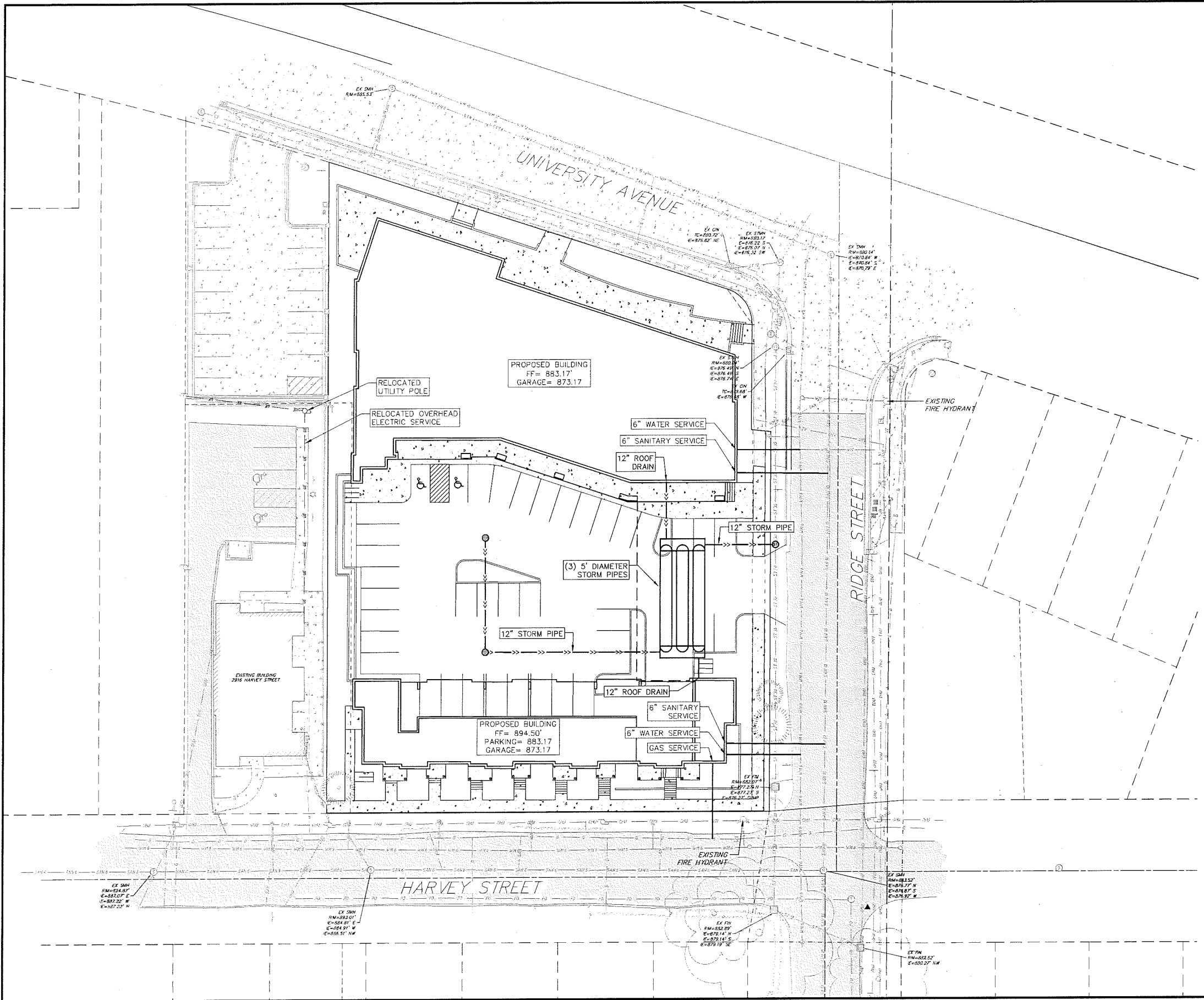
PROJECT NO. 160404

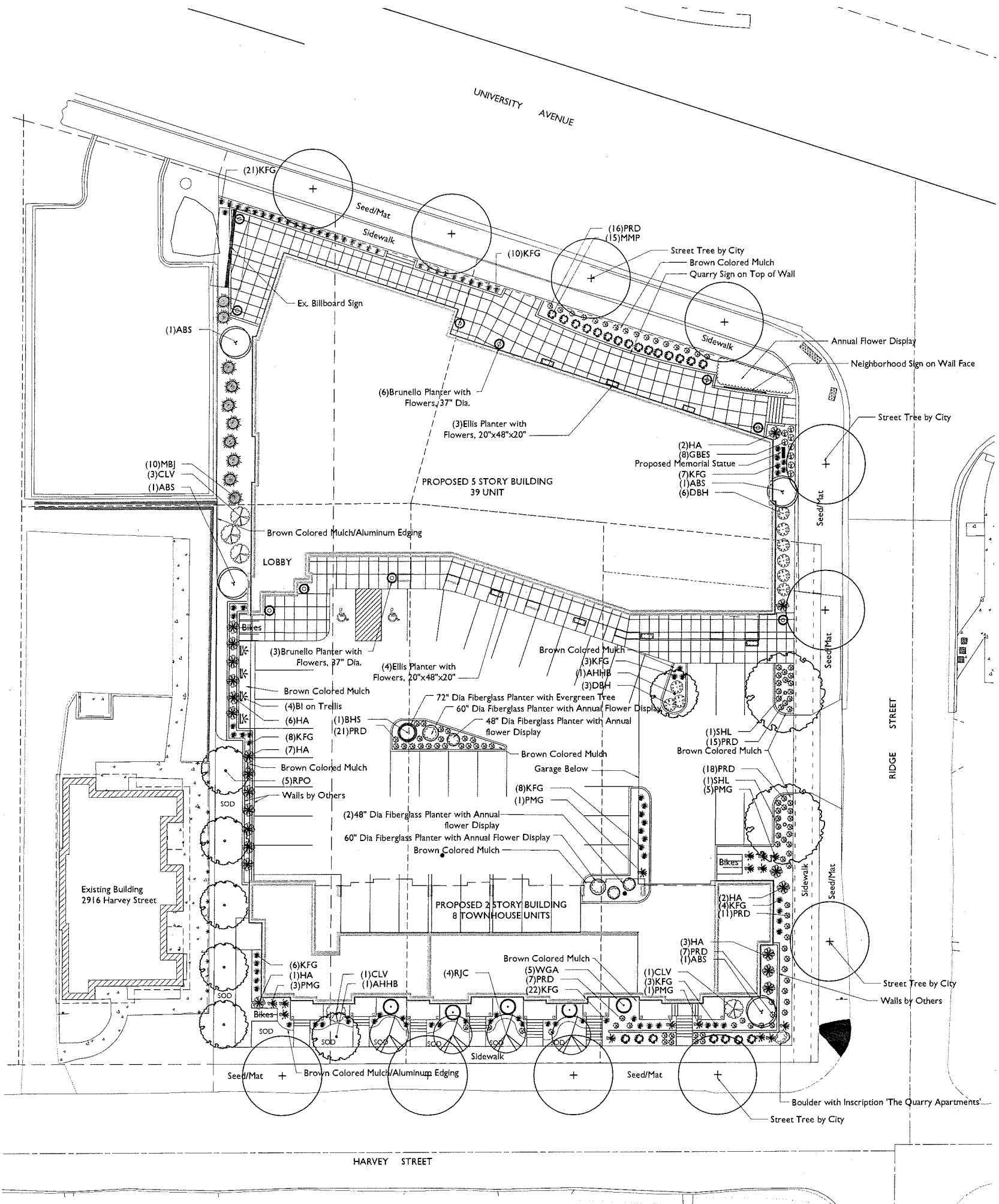
SHEET 4 OF 4

DWG. NO. C-5.0

- PROPOSED UTILITY LEGEND**
- >---> STORM SEWER PIPE
 - ⊙ STORM SEWER MANHOLE
 - ⊙ STORM SEWER ENDWALL
 - ⊙ STORM SEWER CURB INLET
 - ⊙ STORM SEWER CURB INLET W/MANHOLE
 - ⊙ STORM SEWER FIELD INLET
 - ⊙ ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER LATERAL PIPE
 - ⊙ SANITARY SEWER MANHOLE
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ CURB STOP
 - ⊙ WATER VALVE MANHOLE
 - GAS MAIN
 - ELECTRIC SERVICE

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

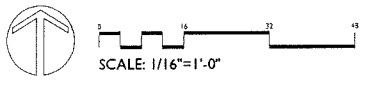




Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
4	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	7' B&B
2	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycole'	2 1/2" B&B
4	RJC	Red Jewel Crabapple	Malus 'jewelcole'	2" B&B
2	AHNB	Amer Hophornbeam	Ostrya Virginiana	2" B&B
5	RPO	Regal Prince English Oak	Quercus Robur 'long'	2 1/2" B&B
Conifer Evergreen				
10	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	6' B&B
1	BHS	Black Hills Spruce	Picea Glauca Var Densata	6' B&B
22	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
21	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	5' B&B
5	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
91	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
15	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
4	BI	Boston Ivy	Parthenocissus Tricus	#1 CONT.
8	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
103	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
Shrub				
9	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
5	CLV	Chicago Lustre Arwd Viburnum	Viburnum Dentatum 'synnstedt'	4' B&B

- GENERAL NOTES**
- A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
 - B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
 - C) "Aluminum Edging" to be Curv Rite Aluminum Edging or equivalent.
 - D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
 - E) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Dura Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ganney Kentucky Bluegrass
 - F) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overbid with D575 straw erosion control netting that is then pegged into the soil with metal staples.
 - G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
 - H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
 - I) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction. <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.
 - J) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



THE QUARRY
 2901 UNIVERSITY AVENUE 53705
 MADISON, WISCONSIN

Checked By: ---
 Drawn By: 11/20/17
 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L-1.1

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15017 CAD/TEVE-SHORTQUARRY.TITL.DWG Created: 11/20/17, Saved: 11/20/17, Printed: 11/20/17



LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS

2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330

TEL (608) 836-7041
FAX (608) 831-6266

MADISON LANDSCAPE WORKSHEET

Zoning district is GDP/SIP

Total square footage of developed area26,657 SF

Total square footage of first 5 acres of developed area ÷ 300 square feet =89 Landscape Units

Total square footage of 0 additional acres of developed area ÷ 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED

89 Landscape Units x 5 landscape points for first 5 acres..... 445 points

0 Landscape Units x 1 landscape point for additional _____ acres.....0 points

TOTAL LANDSCAPE POINTS REQUIRED.....445 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	9	315			
Tall Evergreen Tree : 5-6 feet tall	35	1	35			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	8	120			
Upright Evergreen Shrub : 3-4 feet tall	10	31	310			
Shrub, deciduous : 3 gallon / 12"-24"	3	14	42			
Shrub, evergreen : 3 gallon / 12"-24"	4	27	108			
Ornamental grass/perennial : 1gallon / 8"-18"	2	221	442			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			1,372	+	NA	= 1,372

Street Frontage Landscape Required

Street Frontage = 596 LF

Canopy Trees Required: 1 per 30 LF Frontage = 20

Shrubs Required : 5 per 30 LF Frontage = 100

Street Frontage Landscape Supplied

Proposed Canopy Trees = 14Due to site constraints we request alternative requirements as shown per plan

Proposed Shrubs = 72Due to site constraints we request alternative requirements as shown per plan

THE QUARRY
 2901 UNIVERSITY AVENUE 53705
 MADISON, WISCONSIN

Checked By: ----
Drawn By: 11/20/17
RS

Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L-2.1

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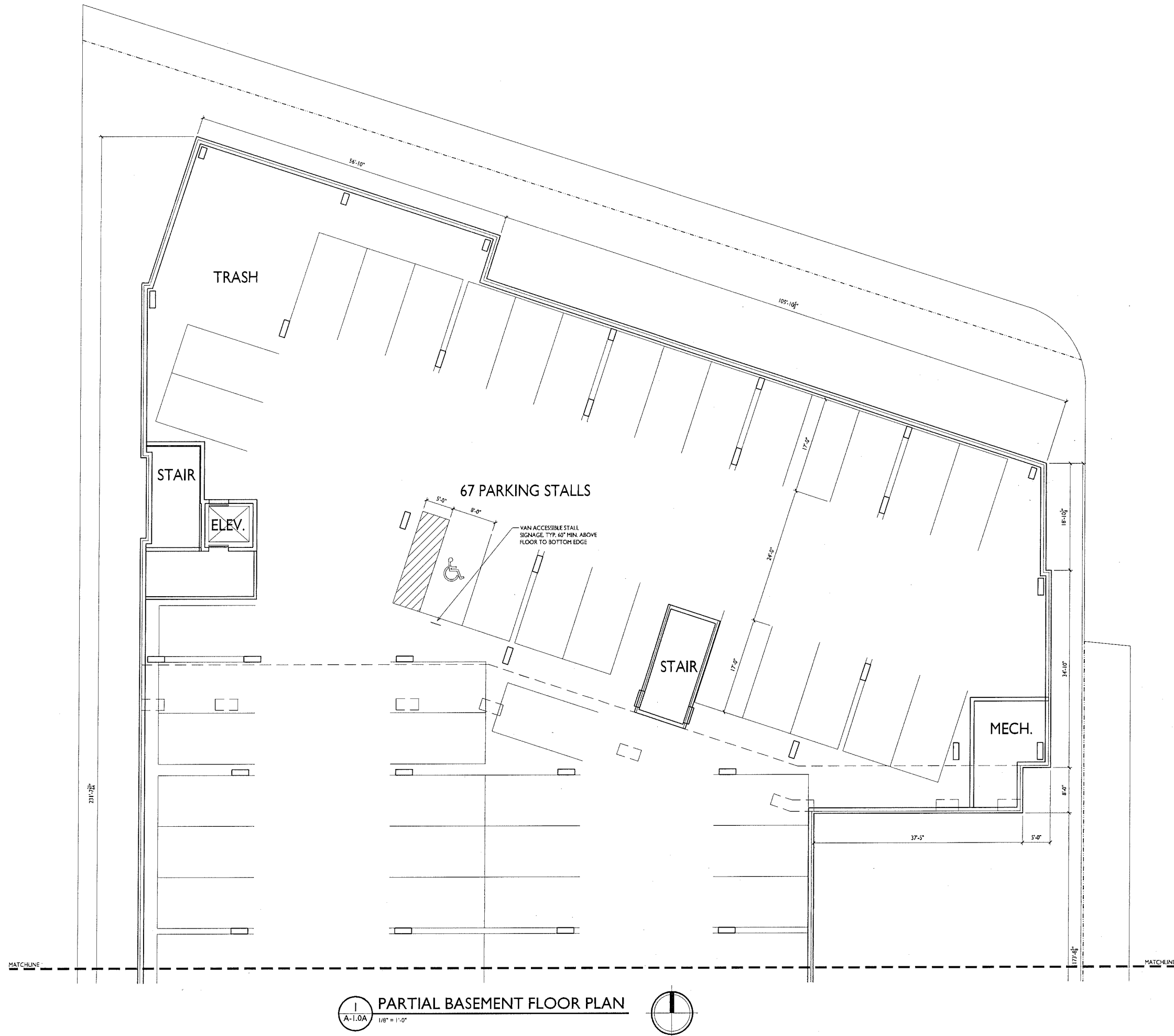
PROJECT TITLE
 The Quarry

SHEET TITLE
 Basement Floor
 Plan

SHEET NUMBER

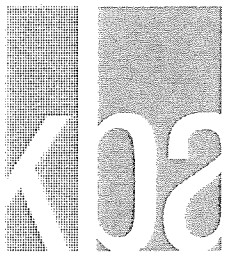
A-1.0A

PROJECT NO. 1648
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PARTIAL BASEMENT FLOOR PLAN
 A-1.0A 1/8" = 1'-0"





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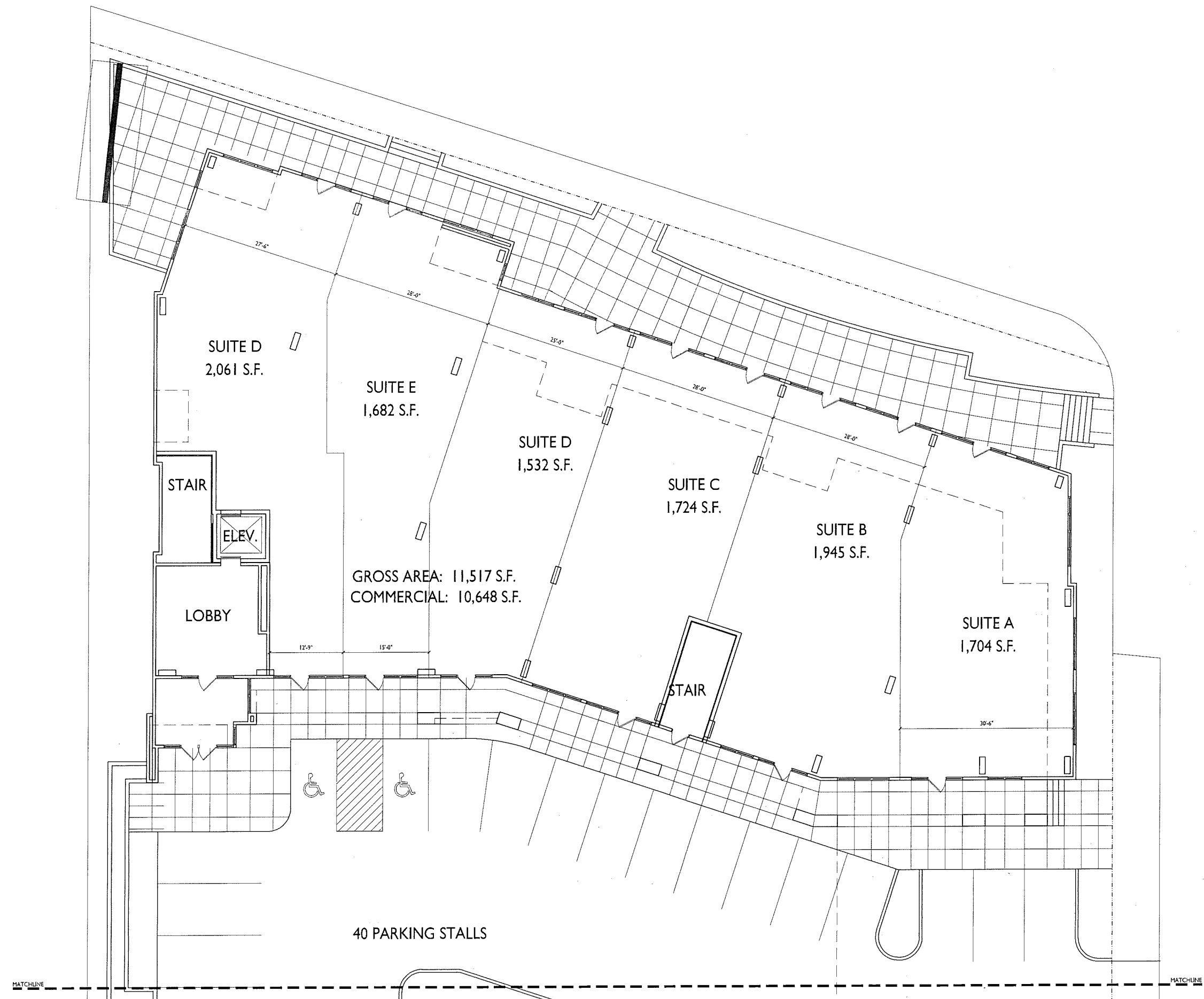
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The Quarry

SHEET TITLE
First Floor Plan

SHEET NUMBER

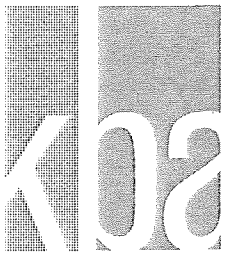
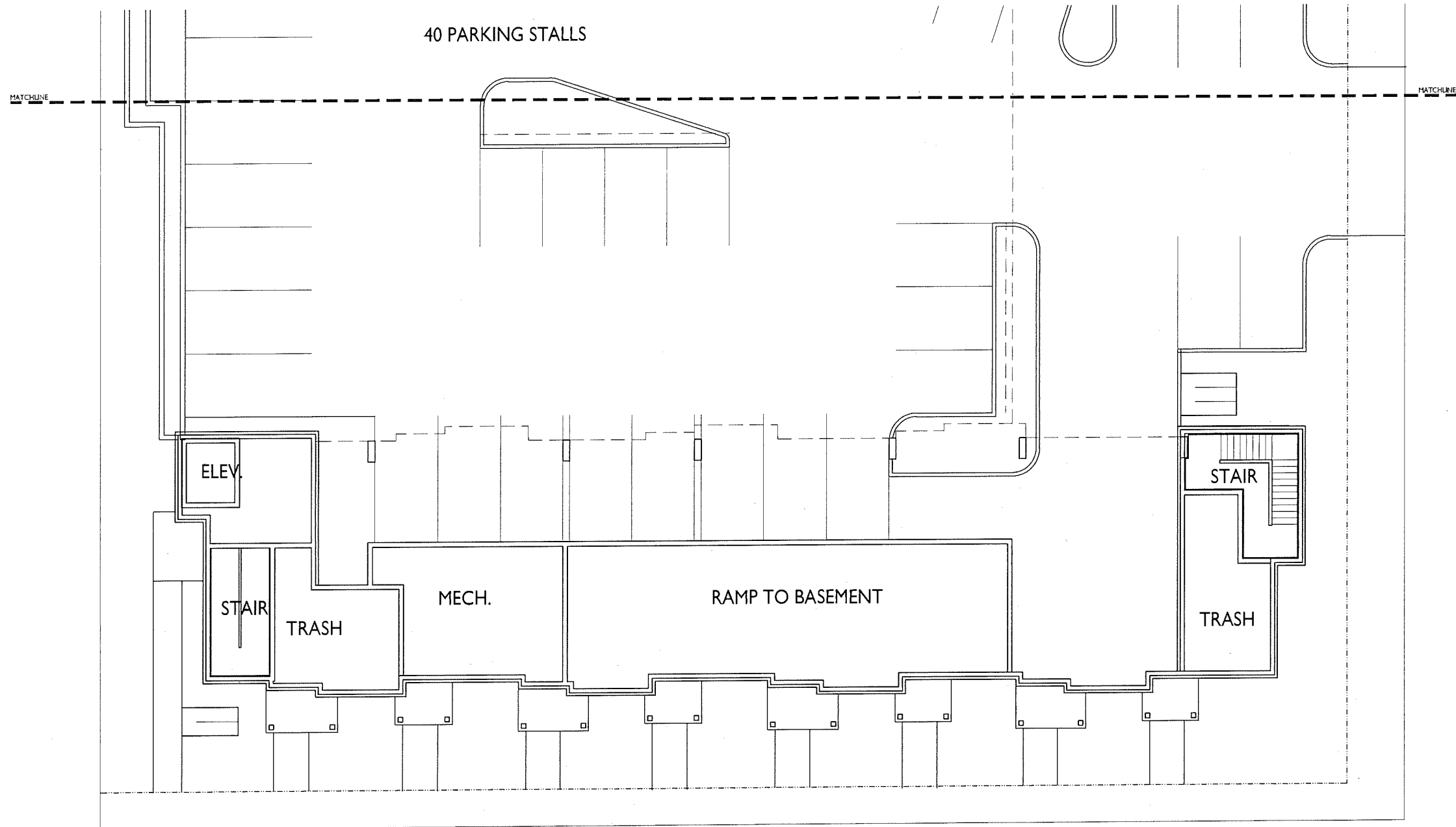
A-1.1A

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





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PROJECT TITLE
The Quarry

SHEET TITLE
First Floor Plan

SHEET NUMBER

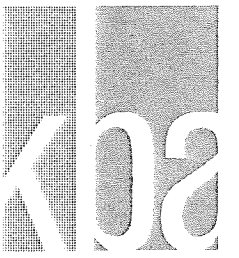
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PROJECT NO. 1648

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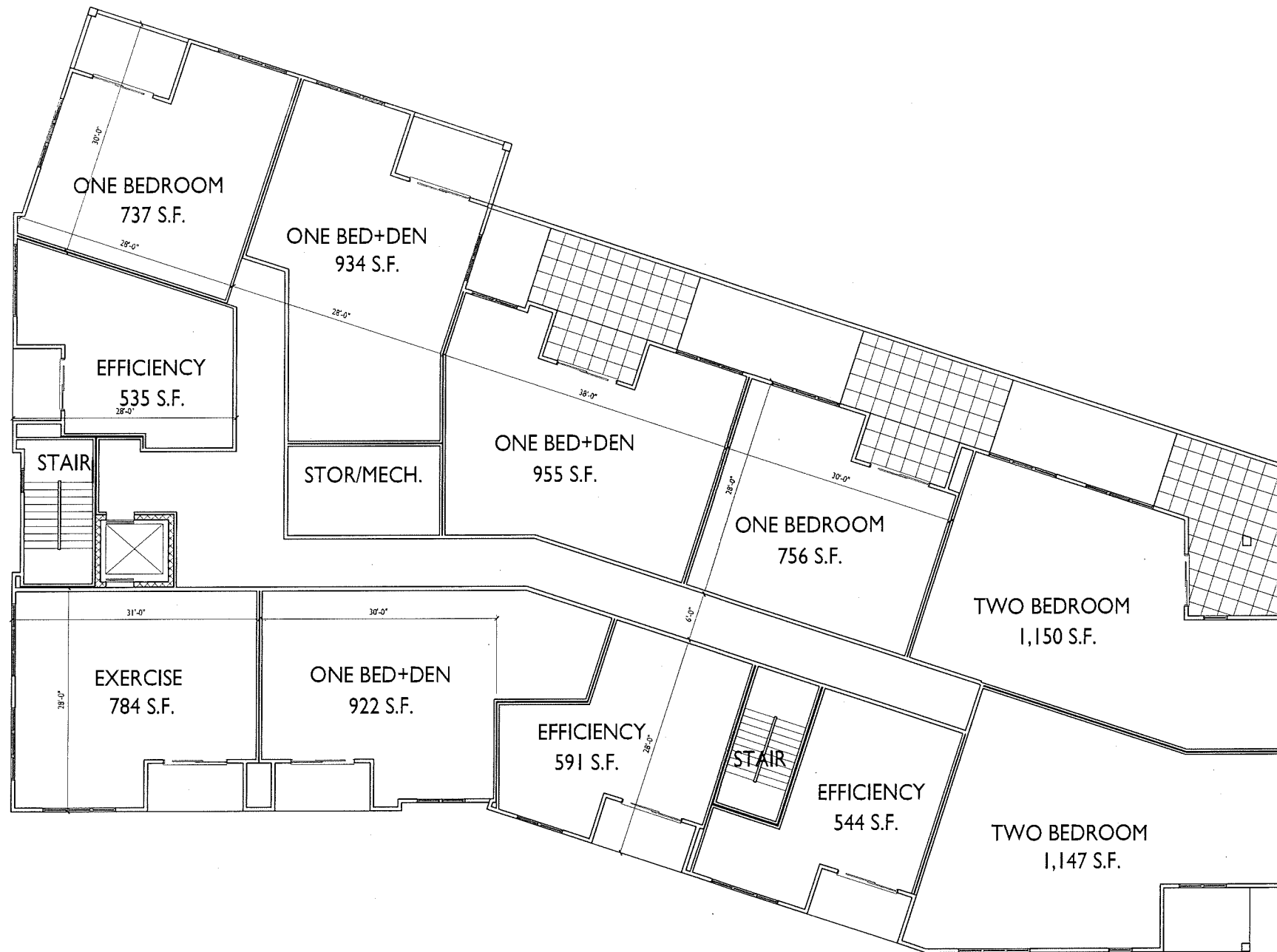
1 PARTIAL FIRST FLOOR PLAN
A-1.1B 1/8" = 1'-0"





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PROJECT TITLE
The Quarry

SHEET TITLE
Second Floor Plan
Building A

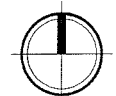
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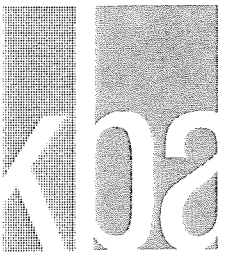
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PROJECT NO. 1648

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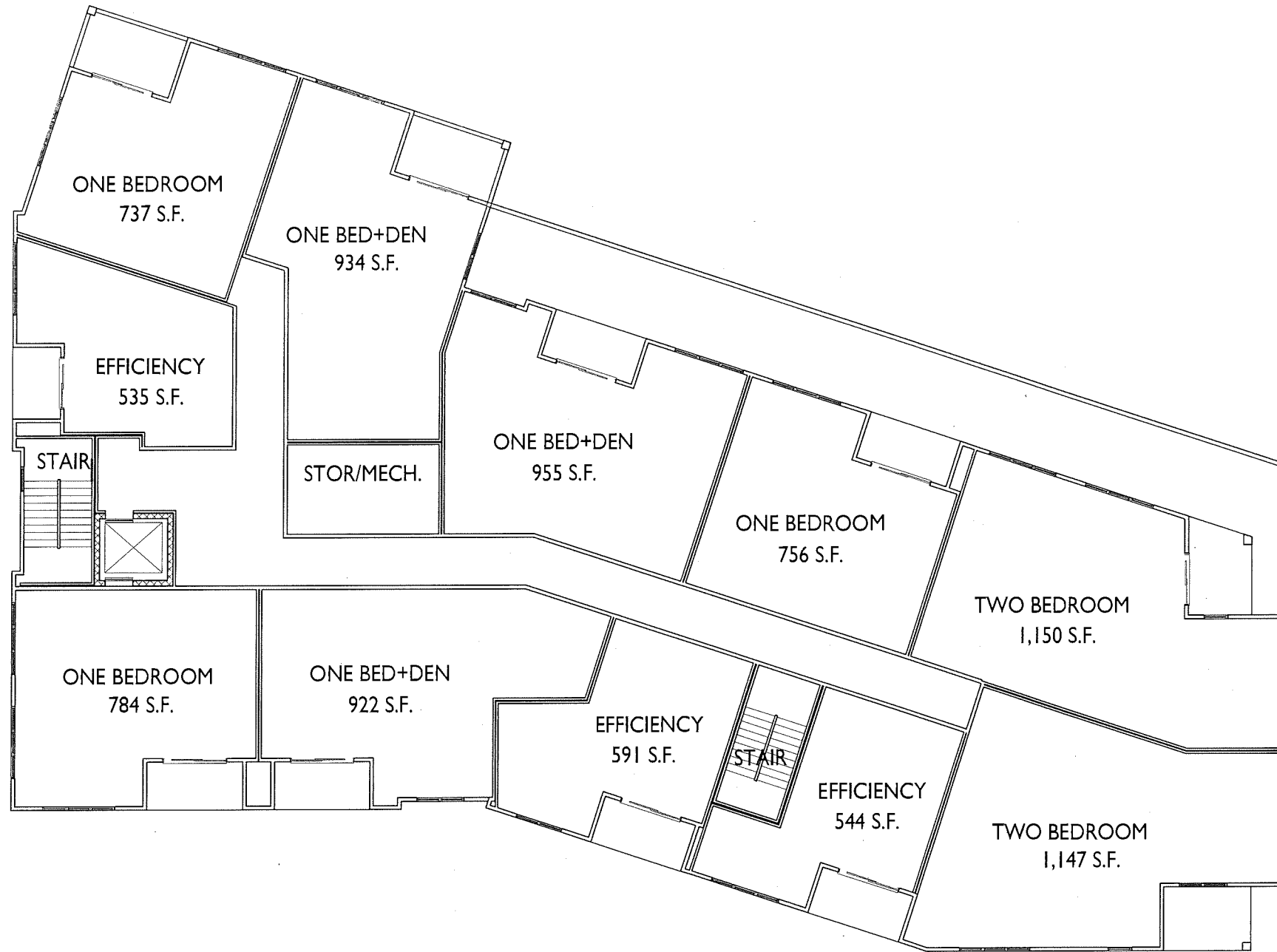
1
A-1.2
SECOND FLOOR PLAN - BUILDING A
1/8" = 1'-0"





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GROSS AREA: 10,800 S.F.
NET AREA: 9,110 S.F.

ISSUED
based for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE
The Quarry

SHEET TITLE
Third Floor Plan
Building A

SHEET NUMBER

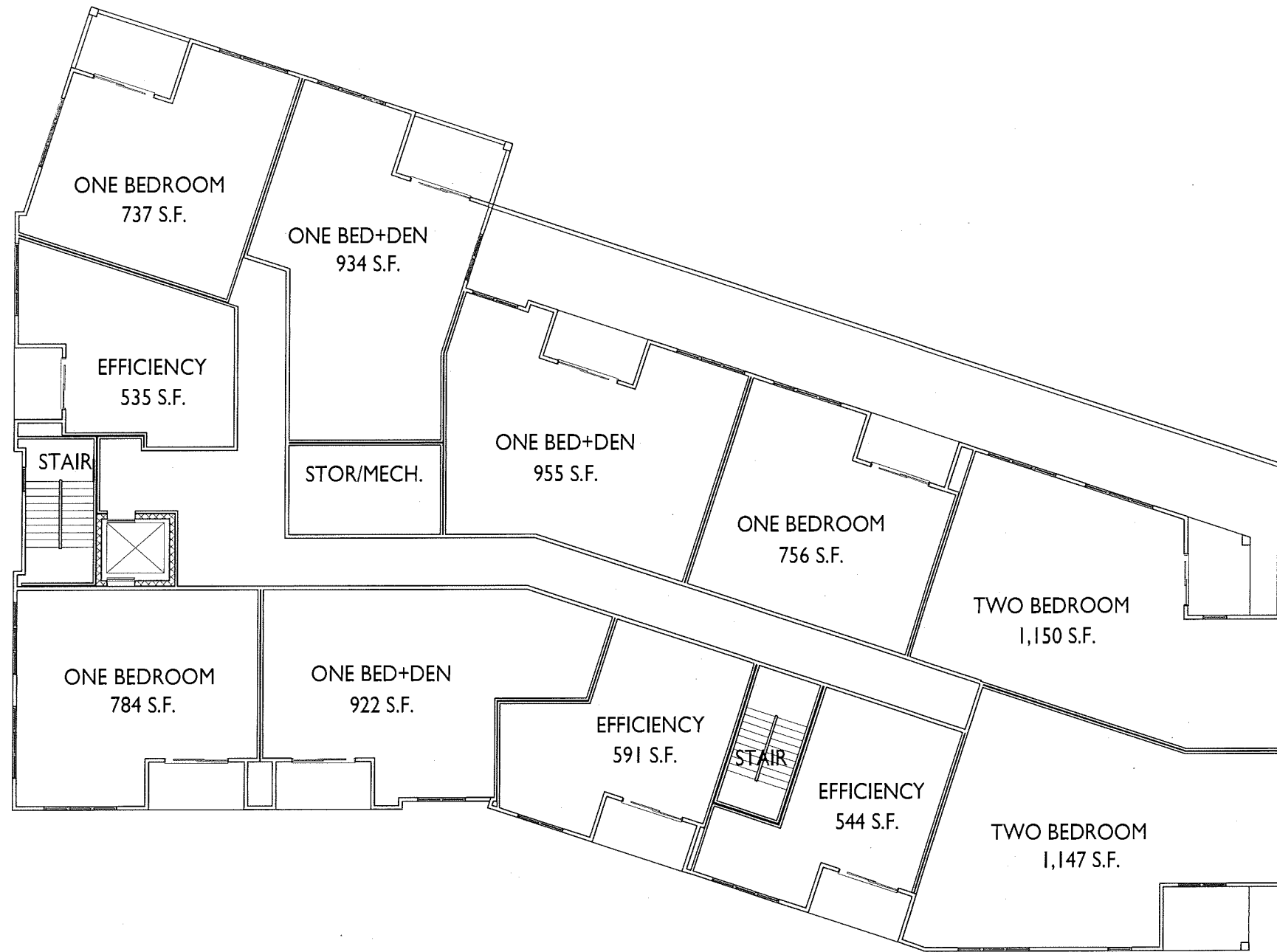
A-1.3

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1
A-1.3
1/8" = 1'-0"

THIRD FLOOR PLAN - BUILDING A





GROSS AREA: 10,800 S.F.
 NET AREA: 9,110 S.F.

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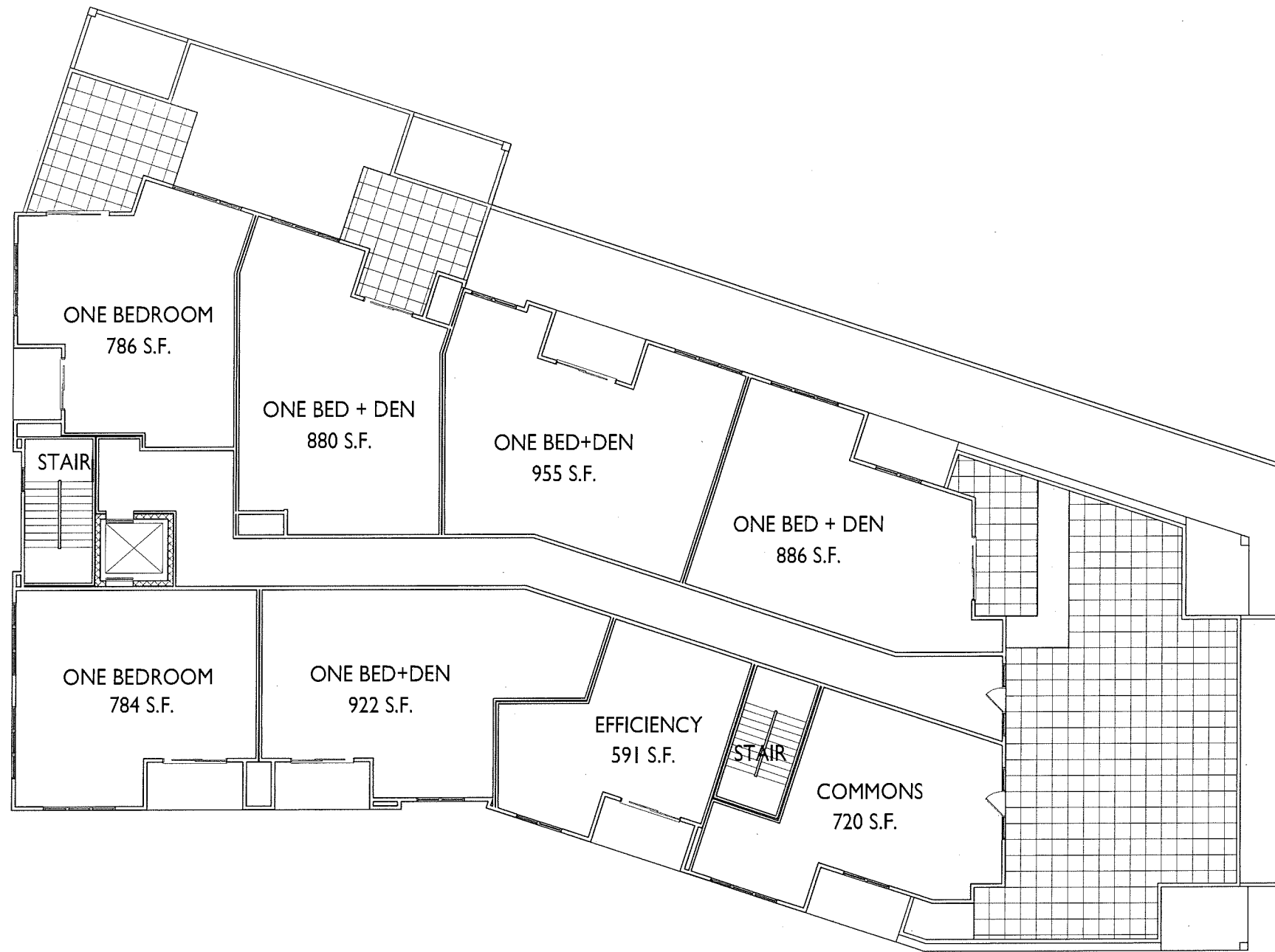
PROJECT TITLE
 The Quarry

SHEET TITLE
 Fourth Floor Plan
 Building A

SHEET NUMBER

A-1.4

PROJECT NO. 1648
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GROSS AREA: 7,913 S.F.
 NET AREA: 5,804 S.F.

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PROJECT TITLE
 The Quarry

SHEET TITLE
 Fifth Floor Plan
 Building A

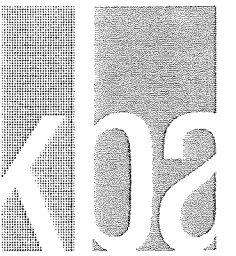
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A-1.5

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FIFTH FLOOR PLAN - BUILDING A
 A-1.5 1/8" = 1'-0"





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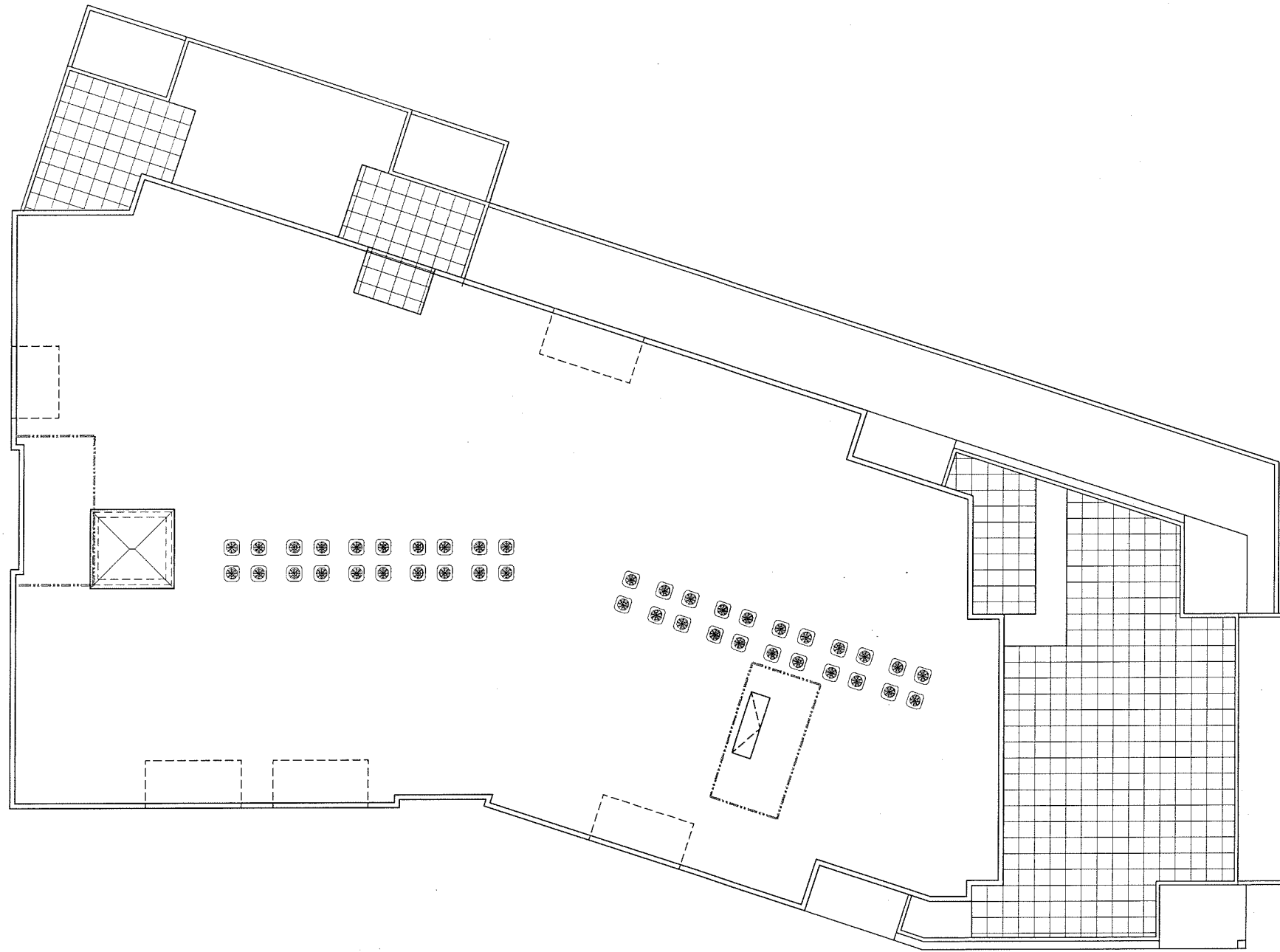
PROJECT TITLE
The Quarry

SHEET TITLE
Roof Plan
Building A

SHEET NUMBER

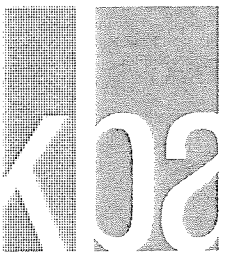
A-1.6

PROJECT NO. 1648
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1 ROOF PLAN - BUILDING A
A-1.6 1/8" = 1'-0"





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ISSUED
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PROJECT TITLE
The Quarry

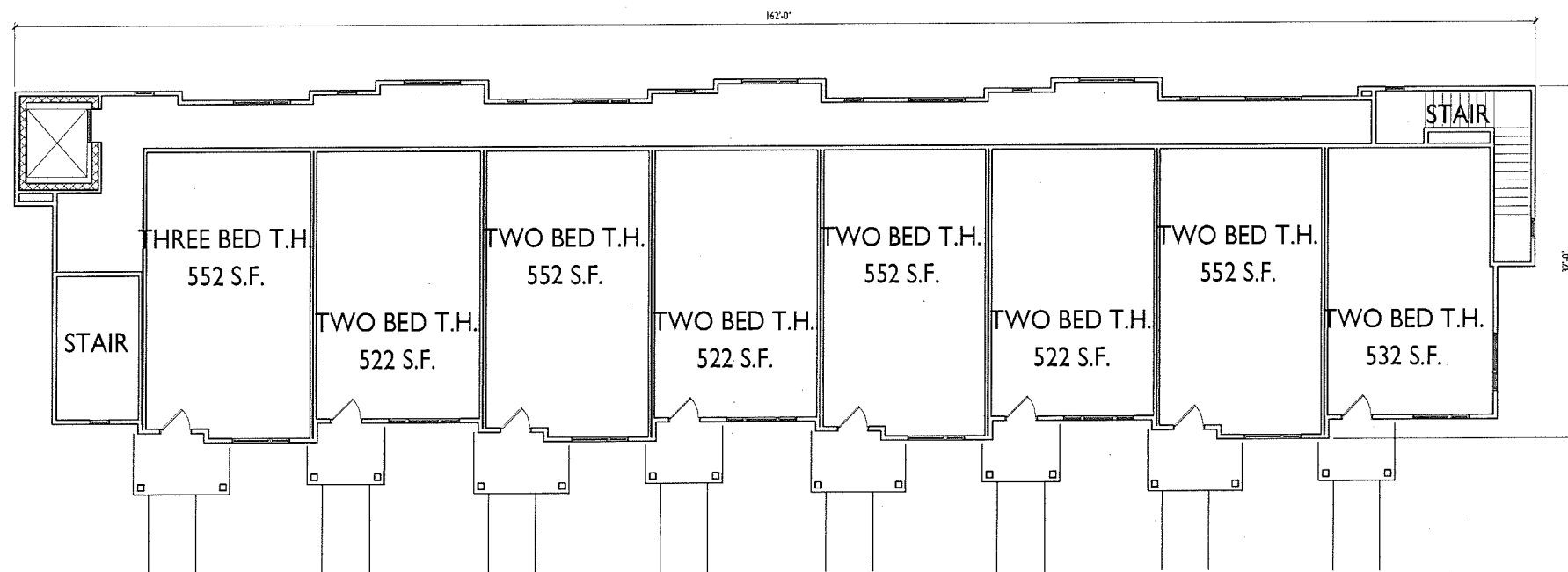
SHEET TITLE
First Floor Plan
Building B

SHEET NUMBER

A-1.7

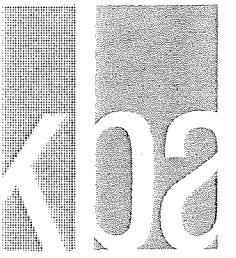
PROJECT NO. 1648

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1
A-1.7
FIRST FLOOR PLAN - BUILDING B
1/8" = 1'-0"

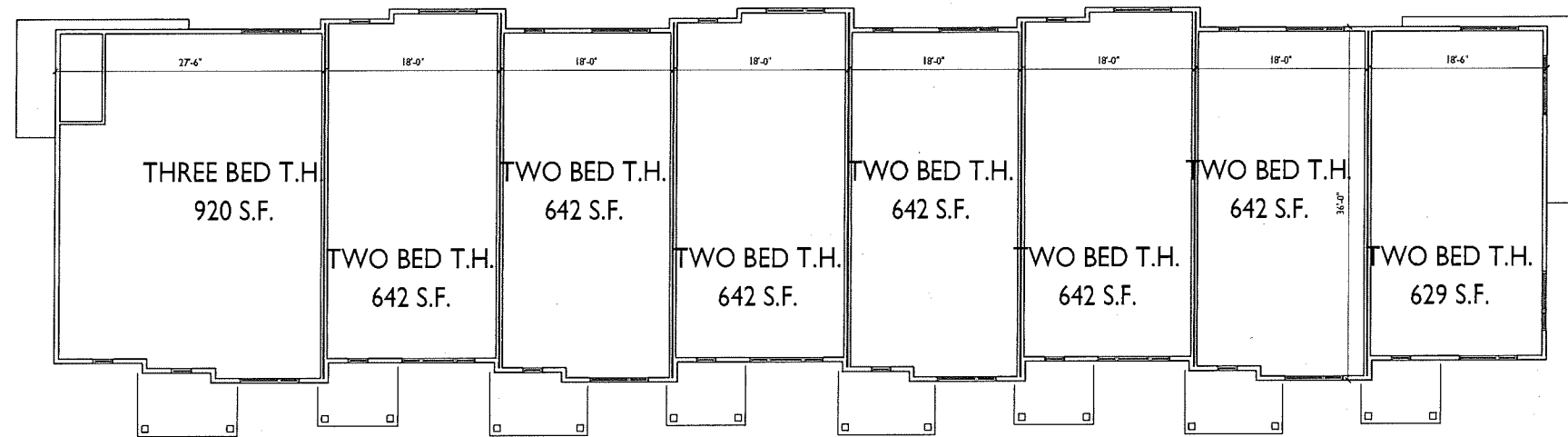




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GROSS AREA: 5,401 S.F.
NET AREA: 5,401 S.F.



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PROJECT TITLE
The Quarry

SHEET TITLE
Second Floor Plan
Building B

SHEET NUMBER

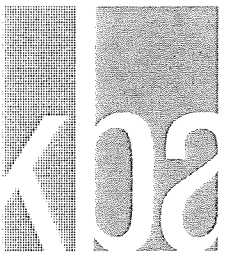
A-1.8

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1 SECOND FLOOR - BUILDING B
A-1.8 1/8" = 1'-0"





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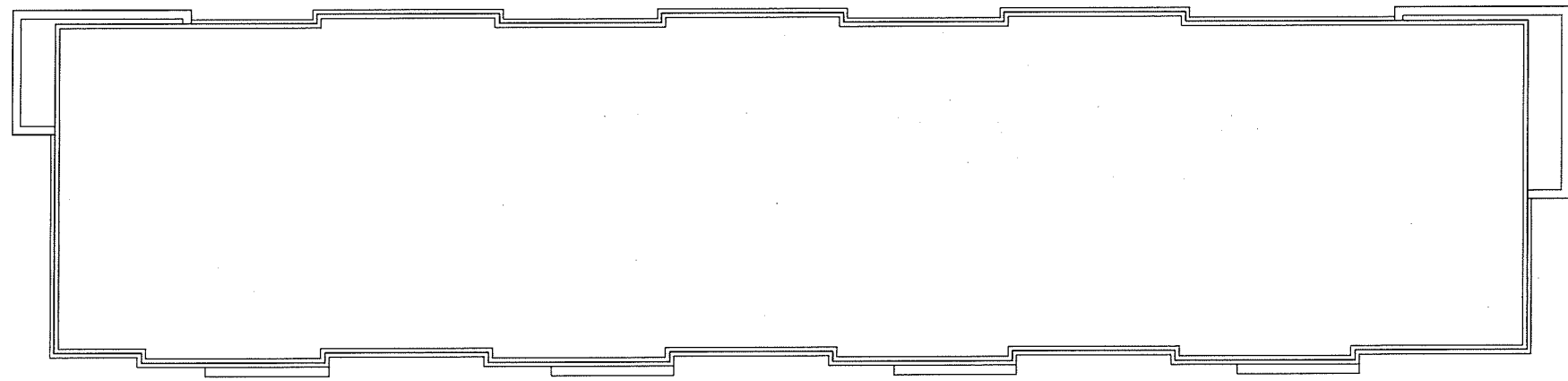
PROJECT TITLE
The Quarry

SHEET TITLE
Roof Plan
Building B

SHEET NUMBER

A-1.9

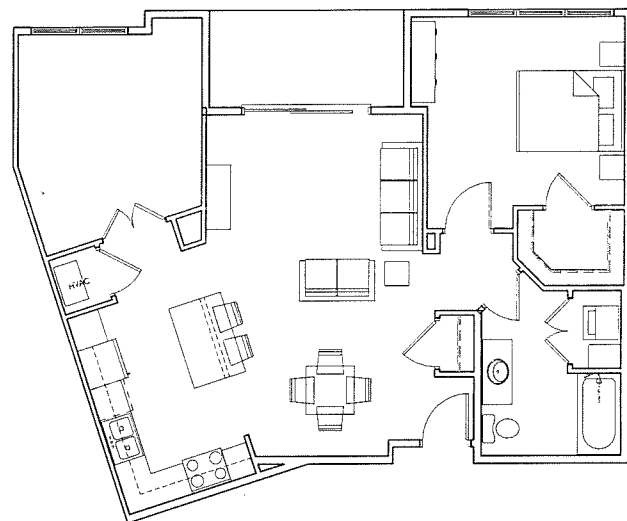
PROJECT NO. 1648
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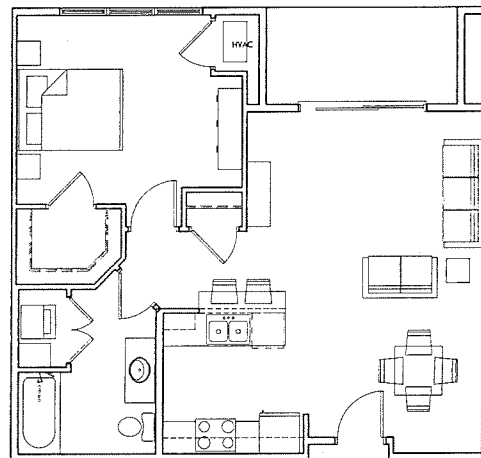
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A-1.9 ROOF PLAN - BUILDING B

1/8" = 1'-0"

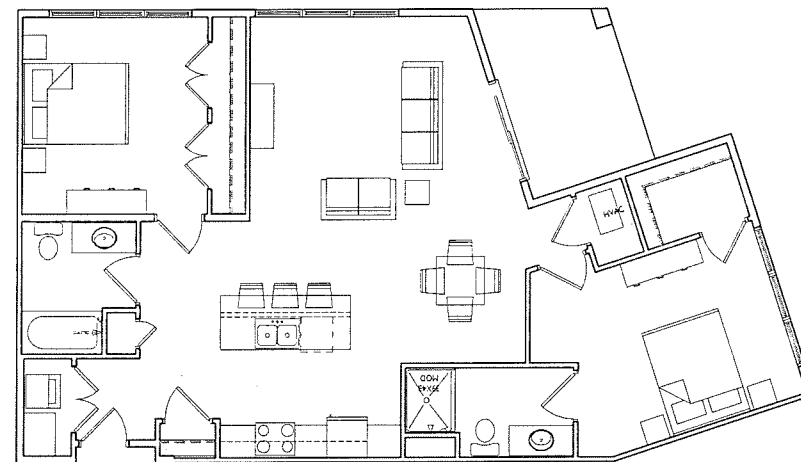




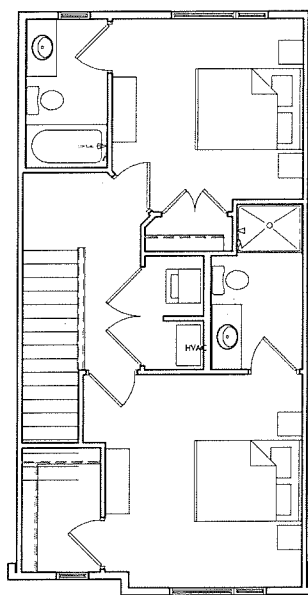
TYPICAL ONE BED+DEN
955 S.F.



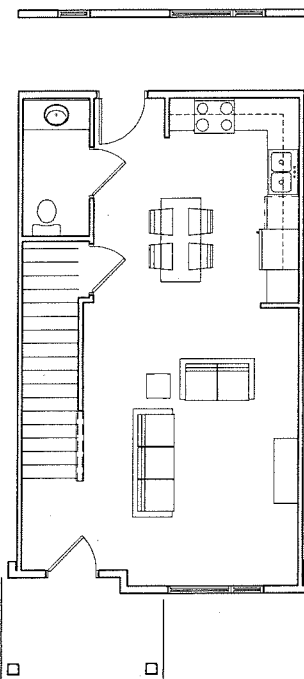
TYPICAL ONE BEDROOM
756 S.F.



TYPICAL TWO BEDROOM
1,150 S.F.



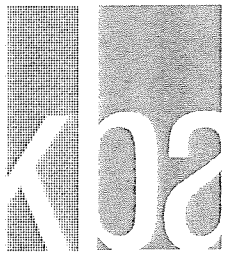
TYPICAL TWO BEDROOM T.H.
1,194 S.F.



TYPICAL EFFICIENCY
544 S.F.

1
A-5.1
3/16" = 1'-0"

ENLARGED UNIT FLOOR PLANS



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508.836.3690 Middleton, WI 53562

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Issued for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE
The Quarry

SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A-2.1

PROJECT NO. **1648**
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BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"

ISSUED

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PROJECT TITLE

The Quarry

SHEET TITLE


Exterior Elevations

SHEET NUMBER

A-2.2

PROJECT NO. **1648**

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BUILDING A - NORTH ELEVATION

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

ISSUED
Issued for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE
The Quarry

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.3

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BUILDINGS A & B - EAST ELEVATION
A-2.3 1/8" = 1'-0"

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PROJECT TITLE
The Quarry

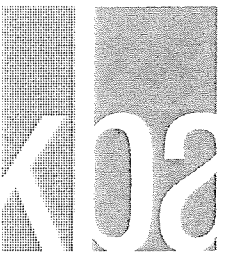
SHEET TITLE
Exterior Elevations

BUILDINGS A & B - WEST ELEVATION
A-2.4 1/8" = 1'-0"

SHEET NUMBER

A-2.4

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ISSUED
Issued for Land Use & UDC - Nov. 20, 2017



PROJECT TITLE
The Quarry

SHEET TITLE
**Exterior
Elevations**

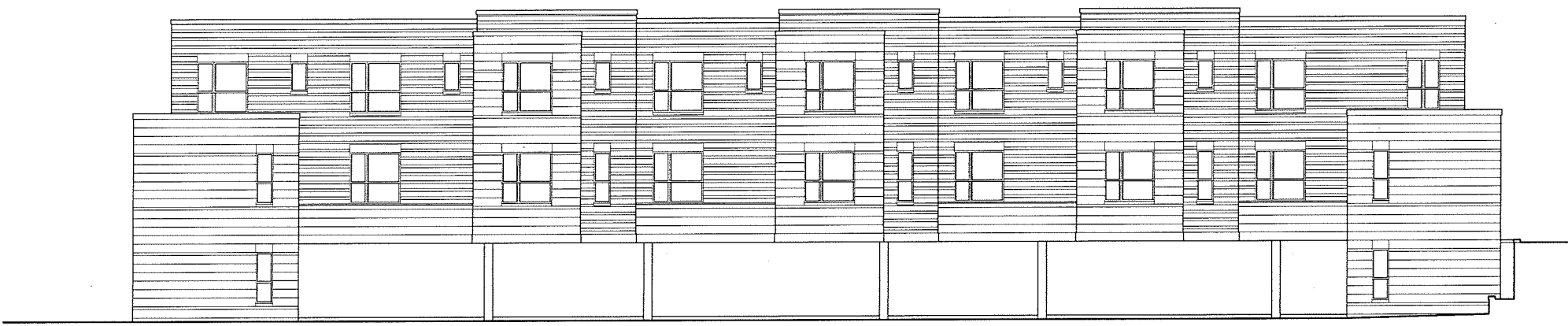
SHEET NUMBER

A-2.5

PROJECT NO. **1648**
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BUILDINGS B - SOUTH ELEVATION
A-2. 1/8" = 1'-0"

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PROJECT TITLE
The Quarry

SHEET TITLE
Exterior
Elevations

BUILDINGS B - NORTH ELEVATION
A-2.6 1/8" = 1'-0"

SHEET NUMBER

A-2.6

PROJECT NO. 1648
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