

February 10, 2010
RESUBMITTED March 20, 2013

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
PUD-GDP to PUD-GDP-SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Blvd.
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Waldorf Midtown, LLC
Contact: James Imhoff
5250 East Terrace Drive, Suite 1
Madison, WI 53718
608-443-2220
608-441-3261 fax
Imhoffj@firstweber.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
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608-836-6934 fax
rbruce@knothebruce.com

Landscape: Olson-Toon Landscaping, Inc.
Contact: Paul Bickett
4387 Schwartz Rd.
Middleton, WI 53562
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608-827-9402 fax
paul@olsontoon.com

Engineer: Vierbicher Associates, Inc.
Contact: Tim Schleeper
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Madison, WI 53717
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Middleton, Wisconsin 53562
p (608)836-3690
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Introduction:

Midtown Commons is a 79-acre development on the north side of Midtown Road east of Highway M on the City's far west side. The development has been designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan. A mix of uses and densities was planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland.

This submittal is for an 80-unit apartment development in two buildings of 48 units and 32 units each. A PUD-SIP for this particular site was first approved on June 17, 2008, and was later modified in 2010. The applicant was not able to record the PUD-SIP documents from the 2010 approval within the ordinance limit and the approval expired on March 16, 2013. This submittal is identical to the 2010 approved plans with the exception of minor revisions to meet the conditions of approval.

Site Development Data

Densities:

Dwelling Units	80 Units
Lot Area	65,340 S.F. (1.5 acres)
Lot Area / D.U.	816 S.F./ D.U.
Density	53 D.U. / Acre

Usable Open Space:

Surface	8,535 S.F.
<u>Balcony</u>	<u>4,265 S.F.</u>
Total	12,800 S.F.
Usable Open Space/ Dwelling Unit	160 S.F./D.U.

Dwelling Unit Mix:

Efficiency	8
One bedroom	38
One Bedroom with Den	10
<u>Two bedroom</u>	<u>24</u>
Total	80

Vehicular Parking Ratio:

Underground Garage	67 stalls
<u>Surface Parking</u>	<u>57 stalls</u>
Total Parking	124 stalls
Parking Ratio	1.55 stalls/D.U.

Bicycle Parking Ratio:

Underground Garage	44 stalls
<u>Surface Parking</u>	<u>21 stalls</u>
Total Parking	65 stalls (50 + (30/2) = 65 required)

Site and Building Architecture:

This proposal maintains the architectural quality of the previous design. As before, the architectural design utilizes traditional neighborhood design concepts. Urban forms line the perimeter streets with limited surface parking internal to the site.

The building heights are four stories which provides a scale that is compatible with the surrounding properties. The exterior materials will continue to be a combination of a simulated stone base with upper levels of brick veneer and horizontal siding. The facades are well articulated and detailed and the effect is high quality urban-style architecture.

Project Schedule & Management:

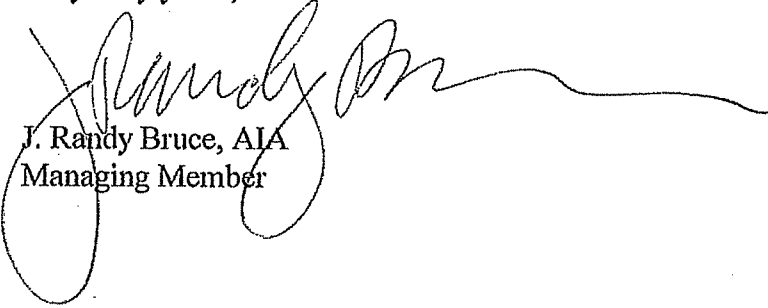
This project is currently projected to start in the summer of 2013 with completion scheduled for summer of 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. Moderately priced housing will be provided within the development and the construction of the facilities will provide employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

Amended PUD-GDP-SIP

Lot 95 Second Addition to Mid Town Commons

1723 Waldorf Boulevard

January 6, 2010

Revised: March 15, 2013

Legal Description: Lot 95, Second Addition to Mid Town Commons.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of 80 apartments.
- B. **Permitted Uses:** Following are permitted uses within Mid Town Commons:
1. Multifamily residential buildings.
 2. Commercial and office uses as allowed in the C-1 zoning district, but excluding the following:
 - a. Dry cleaning and laundry establishments employing not more than eight (8) persons, including drive-up service windows if the zoning lot has direct vehicular access to either the heavy traffic system or a collector street via a driveway approach where the Traffic Engineer has determined that this site will properly accommodate such an operation and that traffic problems will not be created in the street. (Am. By Ord. 7407, 5-7-81)
 - b. Pet shops, including boarding of dogs, cats and other household pets when conducted as an incidental use and in an enclosed building.
 - c. Bed and Breakfast Establishments
 3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including but not limited to parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-5 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP which shall be approved by Urban Design Commission and the Planning Division.

Zoning Text
Lot 4 Midtown Commons
1602 Waldorf Boulevard
February 4, 2002
Page 2

- K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Consultant

Notes

- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
- ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, (SEE SUBSECTIONS (B)(e) AND (B)(h)(2)).
- ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

SHEET INDEX:

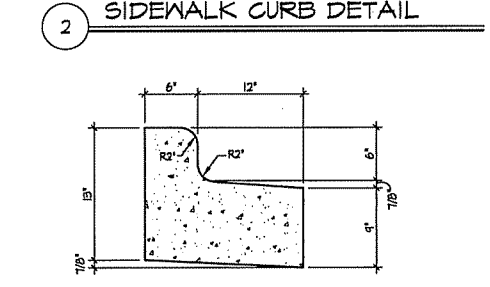
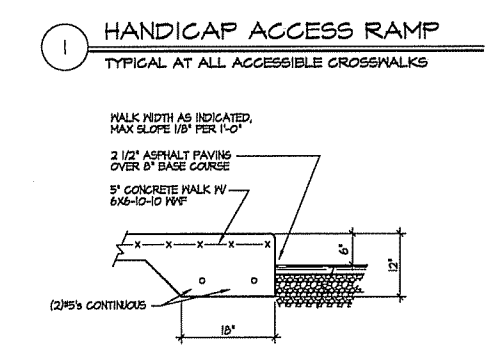
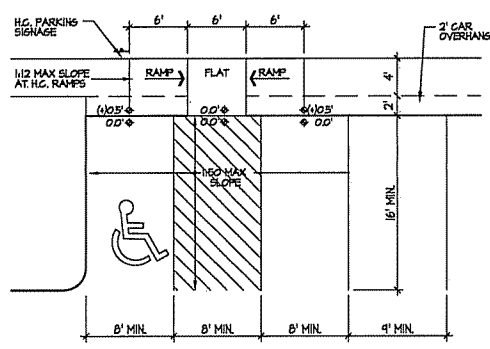
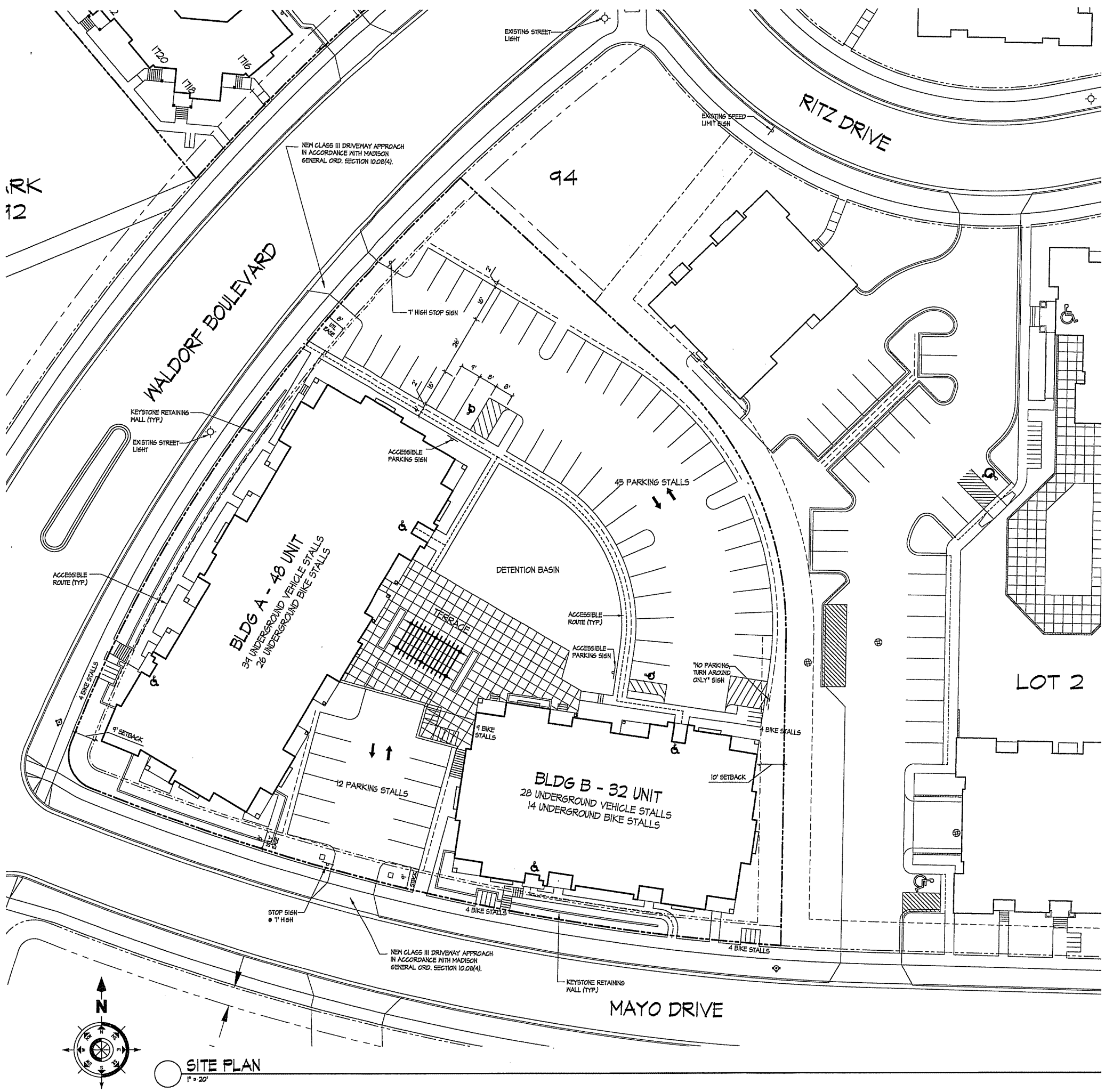
SITE	SITE PLAN
C-1.1	LIGHTING
C-1.2	FIRE DEPT. ACCESS
C-1.3	OPEN SPACE
C-1.4	GRADING AND EROSION CONTROL PLAN
C-2.1	UTILITY PLAN
C-3.1	LANDSCAPE PLAN

ARCHITECTURAL

A-1.0	BASEMENT FLOOR PLAN
A-1.1A	FIRST FLOOR PLAN - BUILDING A
A-1.1A	SECOND - FOURTH FLOOR PLAN - BUILDING A
A-1.1B	FIRST FLOOR PLAN - BUILDING B
A-1.1B	SECOND - FOURTH FLOOR PLAN - BUILDING B
A-2.1A	ELEVATIONS - BUILDING A
A-2.1B	ELEVATIONS - BUILDING B

SITE DEVELOPMENT DATA

DENSITIES:	
Lot Area	65940 SF. (1.5 Acres)
Dwelling Units	80 Units
Lot Area / D.U.	824 SF/Unit
Density	71.2 net D.U./Acre
Usable Open Space	12,800 SF.
Usable Open Space/D.U.	160 SF/D.U.
DWELLING UNIT MIX:	
Efficiency	5
One Bedroom	39
One Bedroom with Den	10
Two Bedroom	24
Total	80
VEHICLE PARKING	
Underground	61 Stalls
Surface	57 Stalls
Total	124 Stalls
Ratio	1.55 Stalls/D.U.
BIKE PARKING	
Surface	25
Underground	40
Total	65 (50 + 5(30) = 65 required)



Revisions

Amended FUD-SIP Submittal - January 6, 2009
 Informational UDC Submittal - January 27, 2010
 Initial UDC Submittal - February 10, 2010
 FUD-SIP Submittal - March 20, 2010

Project Title
Lot 95, 2nd Addition to Midtown Commons
 1723 Waldorf Drive
 Madison, Wisconsin

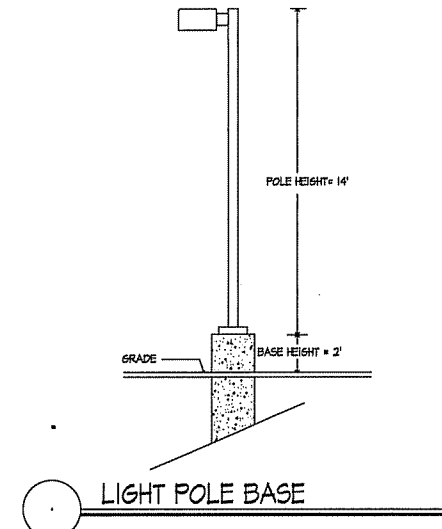
Drawing Title
Site Plan

Project No. **0466** Drawing No. **C-1.1**

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Consultant

Notes



Revisions

Amended RFP-SP Submittal - January 6, 2009
Informational UDC Submittal - January 27, 2010
Initial UDC Submittal - February 10, 2010
RFP-SP Submittal - March 20, 2010

LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Parking Lot	+	1.6 fc	7.0 fc	0.4 fc	17.5:1	4:1
South Parking Lot	+	1.2 fc	4.2 fc	0.3 fc	14.0:1	4:1

LIGHTING SCHEDULE

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
■	A	7	Ruud Lighting	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC410SBL	14'-0" POLE W/ 2' CONC. BASE
■	B	1	Ruud Lighting	E8407-D	RECTANGULAR DEEP SHIELDED	70 WATT MH	E8507.JES	8' ABOVE GRADE ON BUILDING
■	C	2	Ruud Lighting	MAC407SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	70 WATT MH	MAC410SBL	14'-0" POLE W/ 2' CONC. BASE

Project Title

Lot 95, 2nd Addition
Midtown Commons
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title

Site Lighting Plan

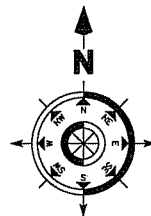
Project No.

0466

Drawing No.

C-1.2



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SITE LIGHTING PLAN

1" = 20'

Notes

1.  26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 50'.
2.  20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)

Revisions

- Amended FID-SIP Submittal - January 6, 2009
- Informational UDC Submittal - January 27, 2010
- Initial UDC Submittal - February 10, 2010
- FID-SIP Submittal - March 20, 2015

Project Title

Lot 95, 2nd Addition to
 Midtown Commons
 1723 Waldorf Drive
 Madison, Wisconsin

Drawing Title

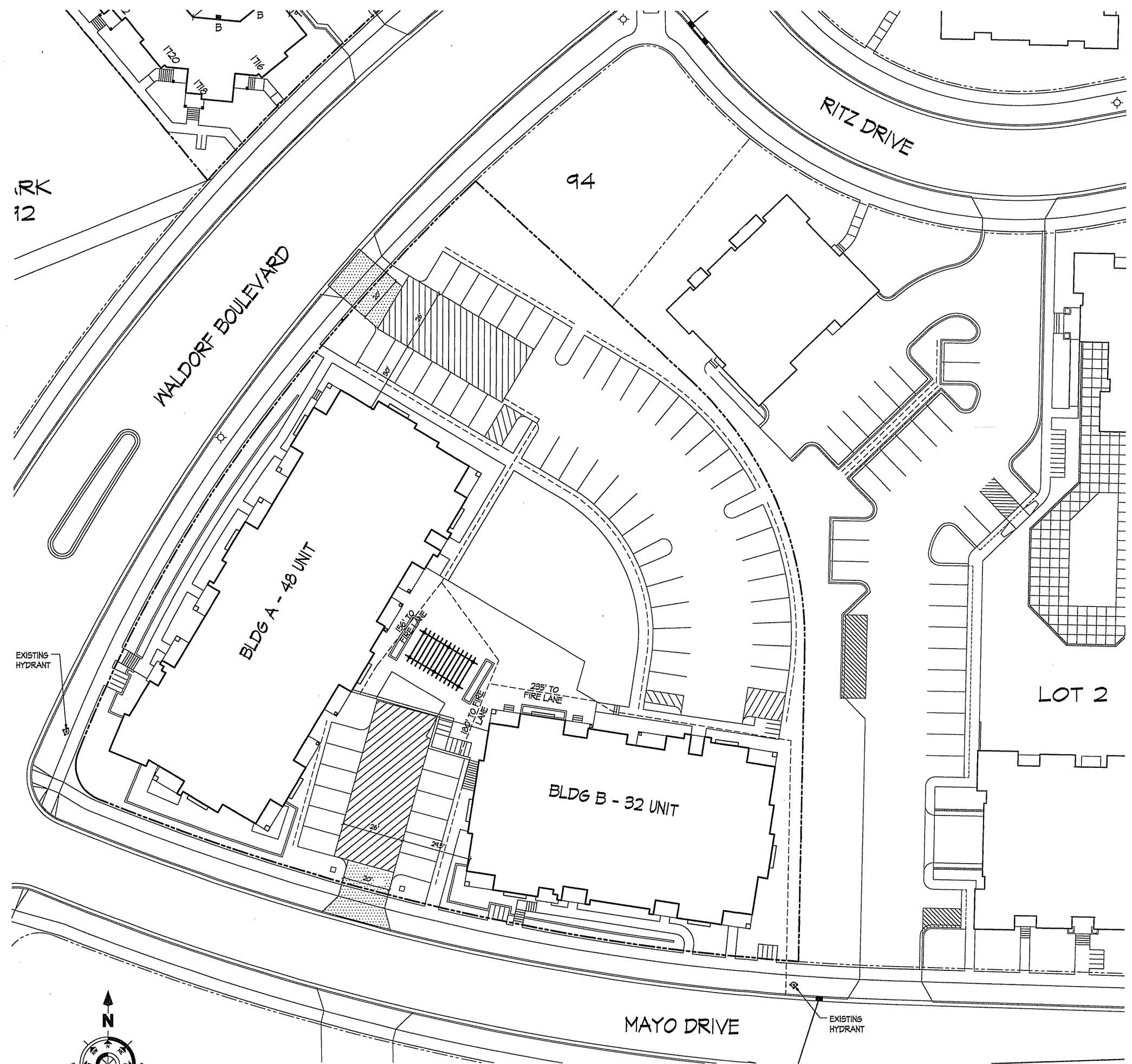
Fire Dept. Access
 Plan

Project No.

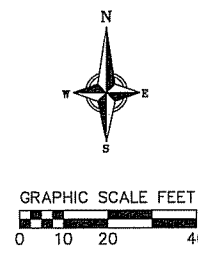
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Drawing No.

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FIRE DEPT. ACCESS PLAN
 1" = 20'



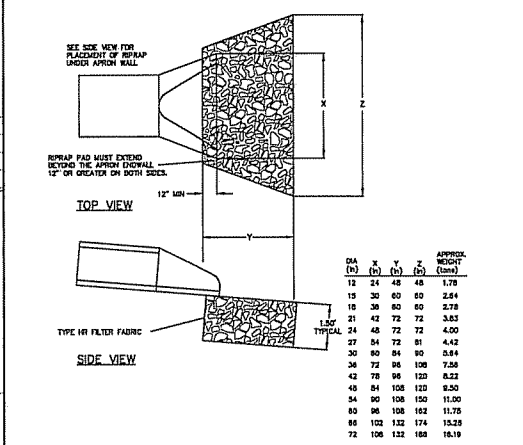
STORM SEWER STRUCTURE SCHEDULE:

STRUCTURE NUMBER	TYPE	TOP OF CASTING	INVERT DEPTH	GRATE TYPE
S-1	H INLET	266.32	261.98	4.34 R-3067 DIAG.
S-2	H INLET	266.53	262.15	4.38 R-3067 DIAG.
S-3	3' CB	269.00	262.72	6.28 R-1557
S-4	15" ENDWALL	-	263.10	-
S-5	12" ENDWALL	-	263.10	-
S-6	H INLET	267.5	263.3	-
S-7	12" ENDWALL	-	263.10	-
S-8	H INLET	265.8	263.20	2.6 R-3067 DIAG.
S-9	3' CB W/INLET	265.5	263.35	2.2 R-2557

NOTE: GRATE TYPES REFERENCE NEENAH FOUNDRY COMPANY CATALOG.

STORM SEWER PIPE SCHEDULE:

PIPE NUMBER	FROM (UP)	TO (DOWN)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	30'	262.15	262.00	0.50	15"
P-2	S-3	S-2	105'	262.70	262.15	0.50	15"
P-3	S-4	S-3	90'	263.10	262.70	0.45	15"
P-4	S-6	S-5	18'	263.30	263.10	1.10	12"
P-5	S-8	S-7	12'	263.16	263.10	0.40	12"
P-6	S-9	S-8	50'	263.35	263.16	0.40	12"
P-7	BLDG 1 EXSTNG	S-5	35'	259.59	259.45	0.40	8"
P-8	BLDG 2	S-2	28'	262.26	262.15	0.40	8"



EXISTING INFORMATION NOTES:

- EXISTING CONTOURS INDICATED ON THE PLANS HAVE NOT BEEN FIELD VERIFIED.
- CONTOURS ON ADJACENT LOT 2 ARE PROPOSED AND HAVE NOT BEEN FIELD VERIFIED.
- PUBLIC SIDEWALK AND EXISTING UTILITY GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.

NOTE:
IF CONTRACTOR TAKES ACCESS FROM PUBLIC R/W FOR BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL PROTECT TERRACE W/PLYWOOD MATTING OR CLEAR STONE BASE. PROTECT STREET W/WATTLE OR SILT FENCE BEHIND THE CURB & GUTTER.

OFFSET MAIN TO 20' OUT AS NEEDED WITH 8" 45° BENDS

CONSTRUCTION SEQUENCE:

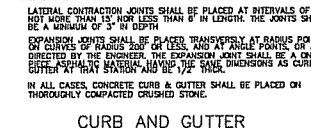
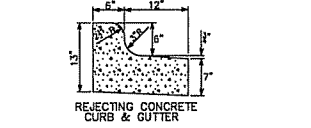
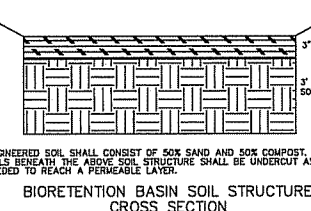
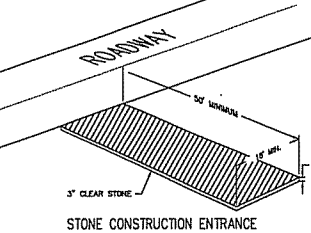
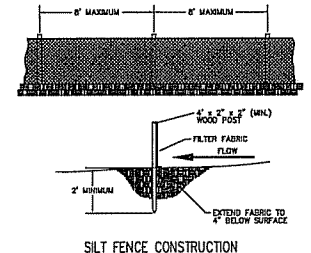
- INSTALL SILT FENCE AND TRACKING PAD
- STRIP TOPSOIL-RETENTION BASINS
- ROUGH GRADE DETENTION BASINS
- SEED DETENTION BASINS
- STRIP TOPSOIL-STREETS & LOTS
- ROUGH GRADE STREETS & LOTS
- SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION
- CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
- RESTORE TERRACES
- REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

EROSION CONTROL MEASURES:

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wisconsin.gov/topic/water/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- 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.
- 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 1051 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SLUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
- 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.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOG) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- 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 EQUIV. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- 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.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
- THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- 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 REASONABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

SEEDING RATES:

- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
- FERTILIZING RATES:**
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- MULCHING RATES:**
TEMPORARY AND PERMANENT:
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



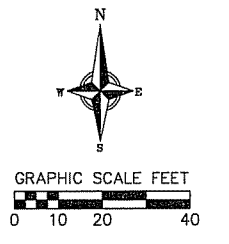
LEGEND:

- = STONE CONSTRUCTION ENTRANCE
- = UTILITY PATCH
- = BIORETENTION BASIN
- 267.2 = PROPOSED SPOT GRADE
- 96.3.56 = SPOT GRADE BASED ON AVAILABLE CITY OF MADISON PLANS (NOT FIELD VERIFIED)
- = DRAINAGE ARROW

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

DATE: 03-14-13

DRAFTER: ACAR

CHECKED: TSCH

PROJECT NO.: 000130075

SHEET: 1 OF 2

DWG. NO.: C-2.1

15 Mar 2013 - 2:00p M:\Waldorf Midtown, LLC\130075_1723 Waldorf\Engineering\Civil\3D\130075-Base.dwg by: ccar

Consultant

Notes

USABLE OPEN SPACE
8,535 S.F. + 4,265 S.F. (BALCONIES) = 12,800 S.F.

Revisions

Amended FUD-SIP Submittal - January 6, 2009
Informational UDC Submittal - January 21, 2010
Initial UDC Submittal - February 10, 2010
FUD-SIP Submittal - March 20, 2010

Project Title

Lot 95, 2nd Addition to
Midtown Commons
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title

Usable Open Space
Plan

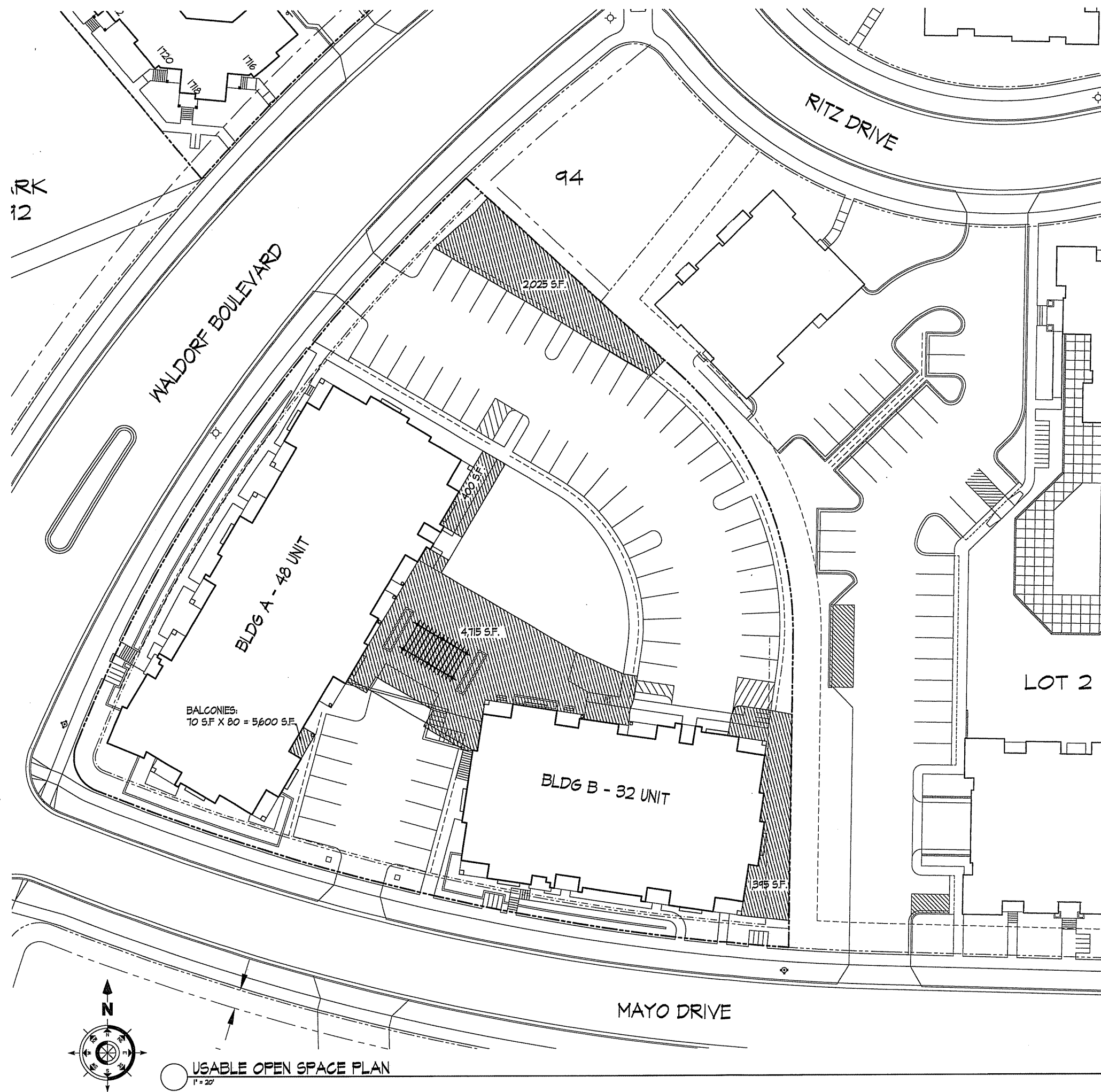
Project No.

0466

Drawing No.

C-1.4

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USABLE OPEN SPACE PLAN
1" = 20'

MIDTOWN COMMONS - LOT #95

Mayo Drive and Waldorf Boulevard
Madison, Wisconsin

Date: 1-4-09
Scale: 1"=20'-0"
Designer: bnf / pfb
Job #: 4487

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:
February 20, 2006
April 2, 2008
January 5, 2010
February 9, 2010
March 15, 2013

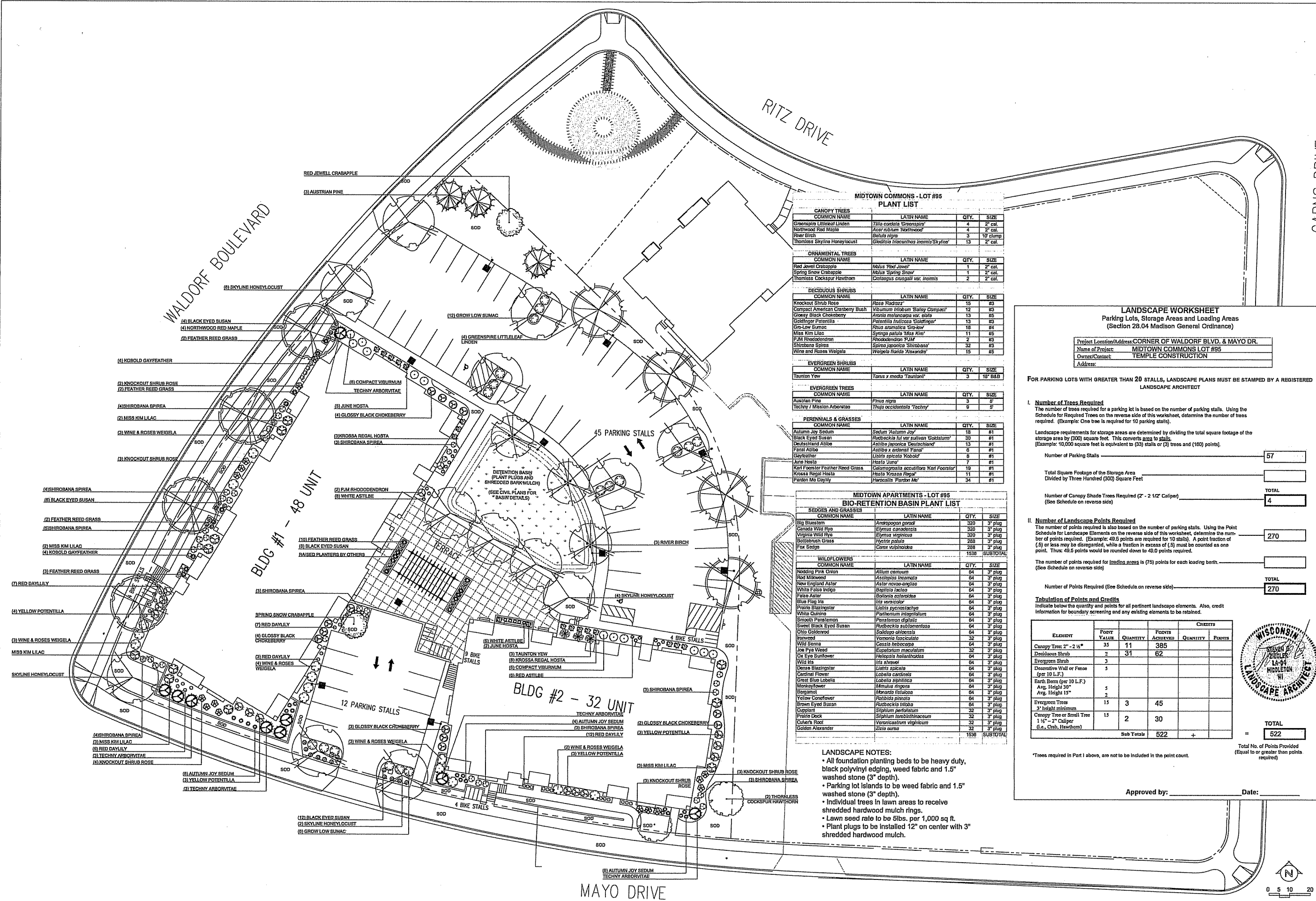
Reference Name:
Temple

CARNS DRIVE

RITZ DRIVE

WALDORF BOULEVARD

MAYO DRIVE



MIDTOWN COMMONS - LOT #95 PLANT LIST

CANOPY TREES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	4	2" cal.
	Northwood Red Maple	Acer rubrum 'Northwood'	4	2" cal.
	River Birch	Betula nigra	3	10' clump
	Thornless Skyline Honeylocust	Gleditsia inaequalis 'Inermis Skyline'	13	2" cal.

ORNAMENTAL TREES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Red Jewel Crabapple	Malus 'Red Jewel'	1	2" cal.
	Spring Snow Crabapple	Malus 'Spring Snow'	1	2" cal.
	Thornless Cockspur Hawthorn	Crataegus crusgalli var. inermis	2	2" cal.

DECIDUOUS SHRUBS	COMMON NAME	LATIN NAME	QTY.	SIZE
	Knockout Shrub Rose	Rosa 'Radrazz'	15	#3
	Compact American Cranberry Bush	Viburnum trilobum 'Balay Compact'	12	#3
	Glossy Black Chokeberry	Aronia melanocarpa var. nana	13	#5
	Goldfinger Potentilla	Potentilla fruticosa 'Goldfinger'	13	#3
	Go-Low Sumac	Rhus aromatica 'Go-Low'	18	#4
	Miss Kim Lilac	Syringa patula 'Miss Kim'	11	#5
	PJM Rhododendron	Rhododendron 'PJM'	2	#3
	Shirubana Spirea	Spiraea japonica 'Shirubana'	32	#3
	Wine and Roses Weigela	Weigela florida 'Alexander'	15	#5

EVERGREEN SHRUBS	COMMON NAME	LATIN NAME	QTY.	SIZE
	Taunton Yew	Taxus x media 'Taunton'	3	16" BAB

EVERGREEN TREES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Austrian Pine	Pinus nigra	3	8"
	Techny / Mission Arborvitae	Thuja occidentalis 'Techny'	8	8"

PERENNIALS & GRASSES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Autumn Joy Sedum	Sedum 'Autumn Joy'	18	#1
	Black Eyed Susan	Rudbeckia fulva var. sullivan 'Goldsturm'	39	#1
	Deutsches Althee	Astilbe japonica 'Deutschland'	13	#1
	Fantail Astilbe	Astilbe x ardensis 'Fantail'	6	#1
	Geylaster	Liatris spicata 'Kobold'	7	#1
	June Hosta	Hosta 'June'	7	#1
	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	10	#1
	Krossa Regal Hosta	Hosta 'Krossa Regal'	11	#1
	Pardon Me Daylily	Hemerocallis 'Pardon Me'	34	#1

MIDTOWN APARTMENTS - LOT #95 BIO-RETENTION BASIN PLANT LIST

SEDGES AND GRASSES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Big Bluestem	Andropogon gerardii	320	3" plug
	Canada Wild Rye	Elymus canadensis	320	3" plug
	Virginia Wild Rye	Elymus virginicus	320	3" plug
	Buttonbush Grass	Hydrilla patula	288	3" plug
	Fox Sedge	Carex vulpinoidea	288	3" plug
			1536	SUBTOTAL

WILDFLOWERS	COMMON NAME	LATIN NAME	QTY.	SIZE
	Nodding Pink Onion	Allium cernuum	64	3" plug
	Rod Milkweed	Asclepias incarnata	64	3" plug
	New England Aster	Aster novae-angliae	64	3" plug
	White False Indigo	Baptisia lactica	64	3" plug
	Blue Aster	Strophia asclepiadea	64	3" plug
	Blue Flag Iris	Iris versicolor	64	3" plug
	Prairie Blazingstar	Liatris pycnostachya	64	3" plug
	White Queen	Parthenocissus vitacea	64	3" plug
	Smooth Penstemon	Penstemon digitalis	64	3" plug
	Sweet Black Eyed Susan	Rudbeckia subtomentosa	64	3" plug
	Ohio Goldenrod	Solidago ohioensis	64	3" plug
	Ironweed	Vernonia fasciculata	32	3" plug
	Wild Senna	Cassia leptocarpa	64	3" plug
	Joe Pye Weed	Eupatorium maculatum	32	3" plug
	Ox Eye Sunflower	Helianthus scaberrimus	64	3" plug
	Wild Iris	Iris sibirica	64	3" plug
	Dense Blazingstar	Liatris spicata	64	3" plug
	Cardinal Flower	Lobelia cardinalis	64	3" plug
	Great Blue Lobelia	Lobelia siphilitica	64	3" plug
	Monarda	Monarda mollis	64	3" plug
	Bergamot	Monarda fistulosa	64	3" plug
	Texas Coneflower	Rudbeckia hirta	64	3" plug
	Brown Eyed Susan	Rudbeckia triloba	64	3" plug
	Cupplant	Siphium perfoliatum	32	3" plug
	Prairie Dock	Siphium latifolium	32	3" plug
	Colony Tick	Vernonia virginiana	32	3" plug
	Golden Alexander	Zizia aurea	32	3" plug
			1536	SUBTOTAL

LANDSCAPE NOTES:

- All foundation planting beds to be heavy duty, black polyvinyl edging, weed fabric and 1.5" washed stone (3" depth).
- Parking lot islands to be weed fabric and 1.5" washed stone (3" depth).
- Individual trees in lawn areas to receive shredded hardwood mulch rings.
- Lawn seed rate to be 5lbs. per 1,000 sq ft.
- Plant plugs to be installed 12" on center with 3" shredded hardwood mulch.

LANDSCAPE WORKSHEET
Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: CORNER OF WALDORF BLVD. & MAYO DR.
Name of Project: MIDTOWN COMMONS LOT #95
Owner/Contact: TEMPLE CONSTRUCTION
Address:

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscaping requirements for storage areas are determined by dividing the total square footage of the storage area by (800) square feet. This converts grass to stalls. (Example: 10,000 square feet is equivalent to (25) stalls or (3) trees and (160) points).

Number of Parking Stalls	57
Total Square Footage of the Storage Area Divided by Three Hundred (300) Square Feet	
Number of Canopy Shade Trees Required (2" - 1 1/2" Caliper) (See Schedule on reverse side)	4
TOTAL	270

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side)	270
TOTAL	270

Tabulation of Points and Credits

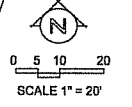
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

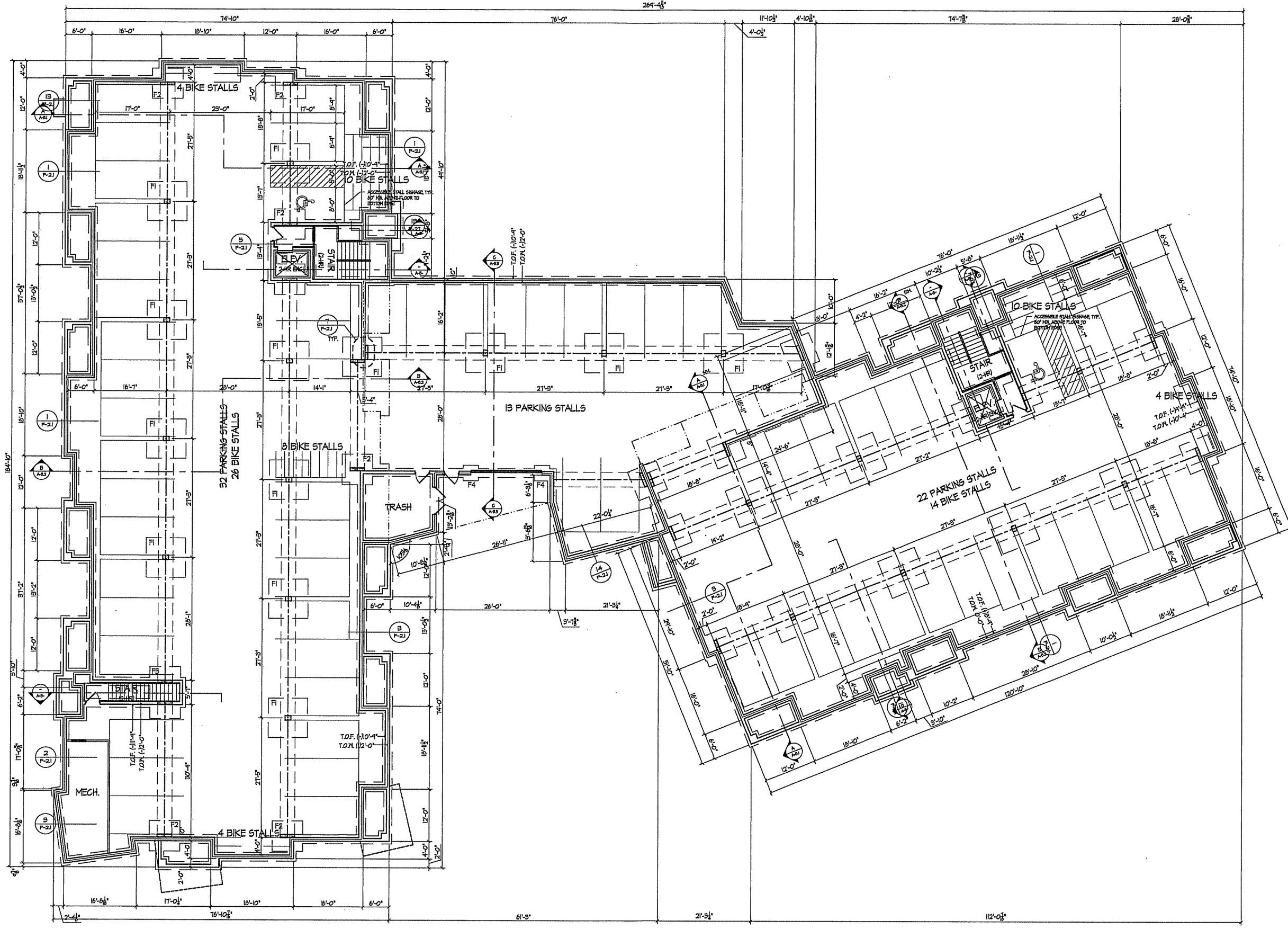
ELEMENT	POINT VALUE	QUANTITY	CREDITS	
			POINTS ACCRUED	QUANTITY
Canopy Tree: 2" - 2 1/2"	35	11	385	
Deciduous Shrub	2	31	62	
Evergreen Shrub	3			
Decorative Wall or Fence (per 10 L.F.)		5		
Earth Berm (per 10 L.F.)				
Avg. Height 30"	5			
Avg. Height 15"	2			
Evergreen Trees 3" height minimum	13	3	45	
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	2	30	
Sub Totals			522	+
TOTAL			522	

*Trees required in Part I above, are not to be included in the point count.

Total No. of Points Provided (Equal to or greater than points required)

Approved by: _____ Date: _____





BASEMENT PLAN
 1/8" = 1'-0"

Revisions
 PUD-61P Submittal - March 20, 2013

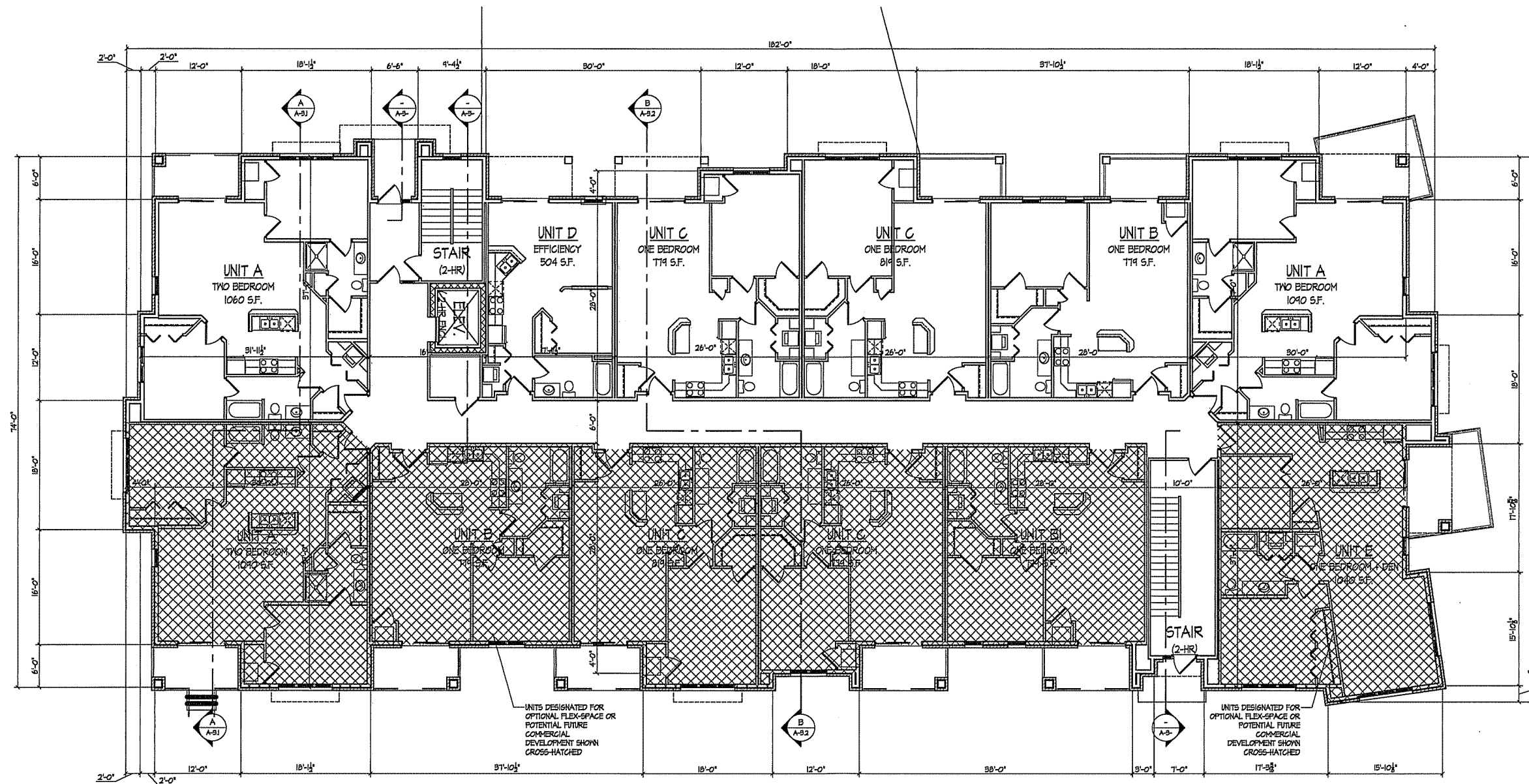
Project Title
**Lot 95, 2nd Addition to
 Midtown Commons**
 1723 Waldorf Drive
 Madison, Wisconsin

Drawing Title
**Foundation Plan
 Building A & B**

Project No. Drawing No.

0466 A-1.0

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Revisions
FD-51P Submittal - March 20, 2013

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



Project Title
**Lot 95, 2nd Addition to
Midtown Commons**
1723 Waldorf Drive
Madison, Wisconsin

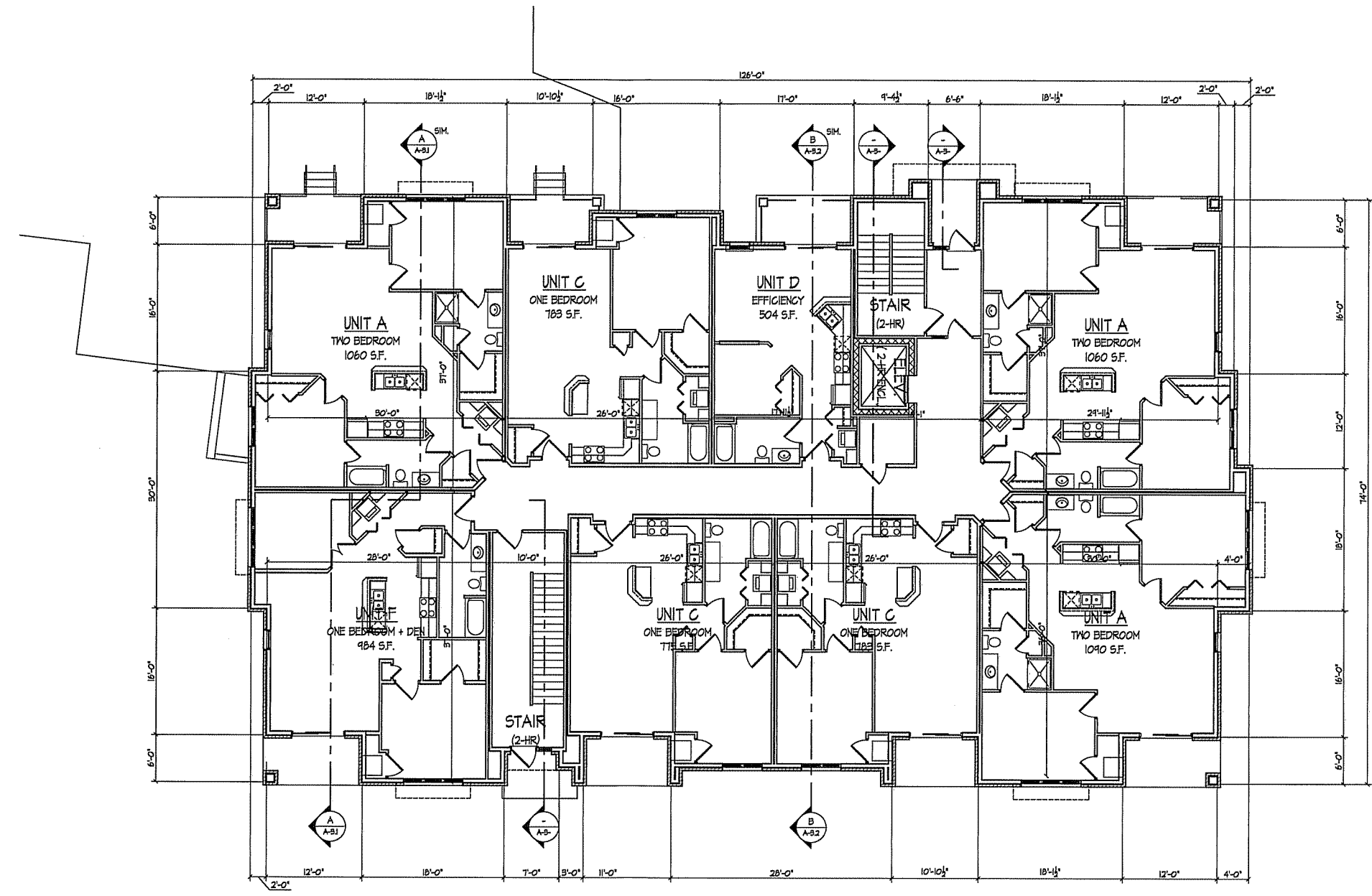
Drawing Title
**First Floor Plan
Building A**

Project No. **0466** Drawing No. **A-1.1A**

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Notes



Revisions
 FUD-SIP Submittal - March 20, 2013

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

Project Title
**Lot 95, 2nd Addition to
 Midtown Commons**
 1723 Waldorf Drive
 Madison, Wisconsin

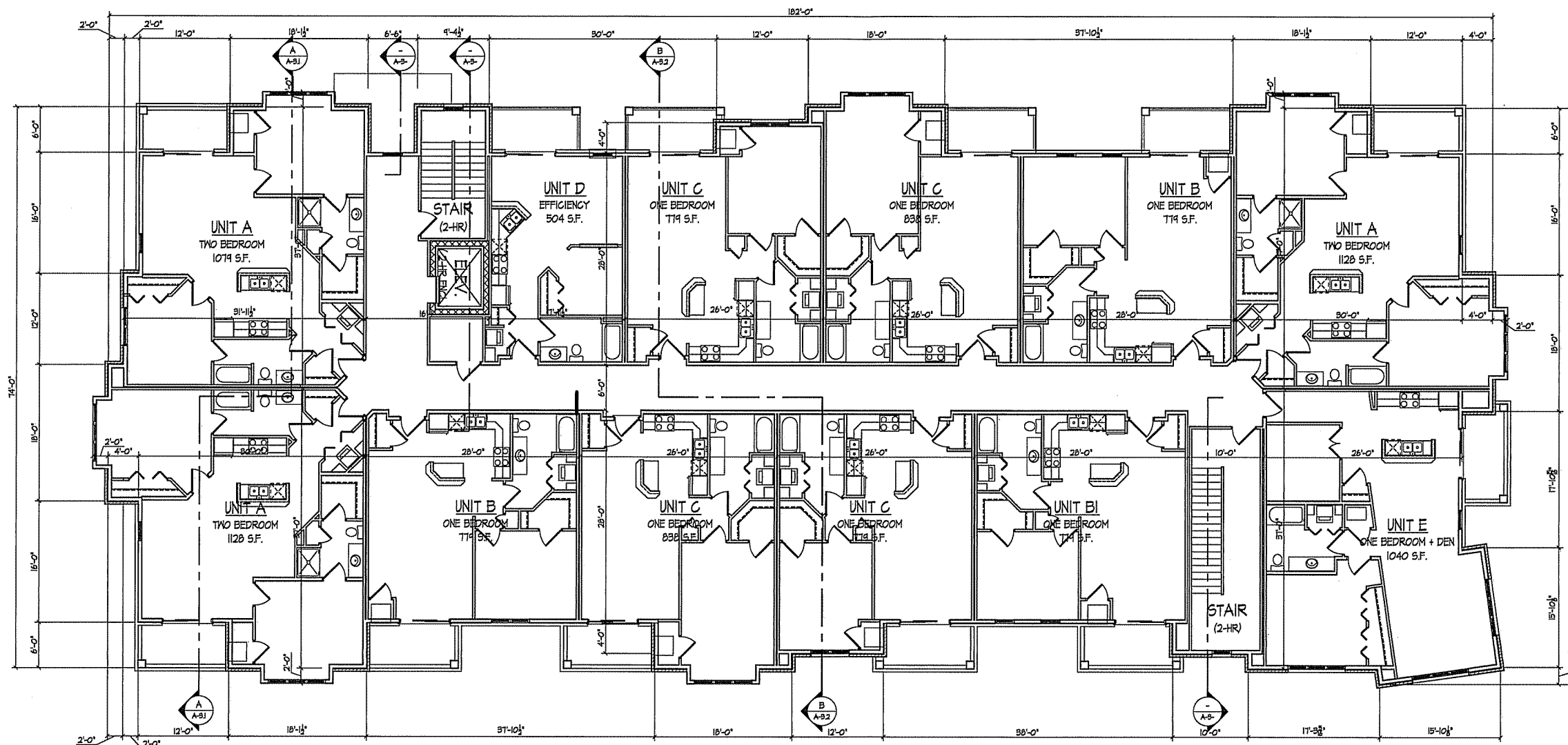
Drawing Title
**First Floor Plan
 Building B**

Project No. **0466** Drawing No. **A-1.1B**

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Notes



Revisions
 PUD-SIP Submittal - March 20, 2013

Project Title
**Lot 95, 2nd Addition to
 Midtown Commons**
 1723 Waldorf Drive
 Madison, Wisconsin

SECOND-FOURTH FLOOR PLAN - BLDG A
 1/8" = 1'-0"

Drawing Title
**Second-Fourth Floor Plan
 Building A**

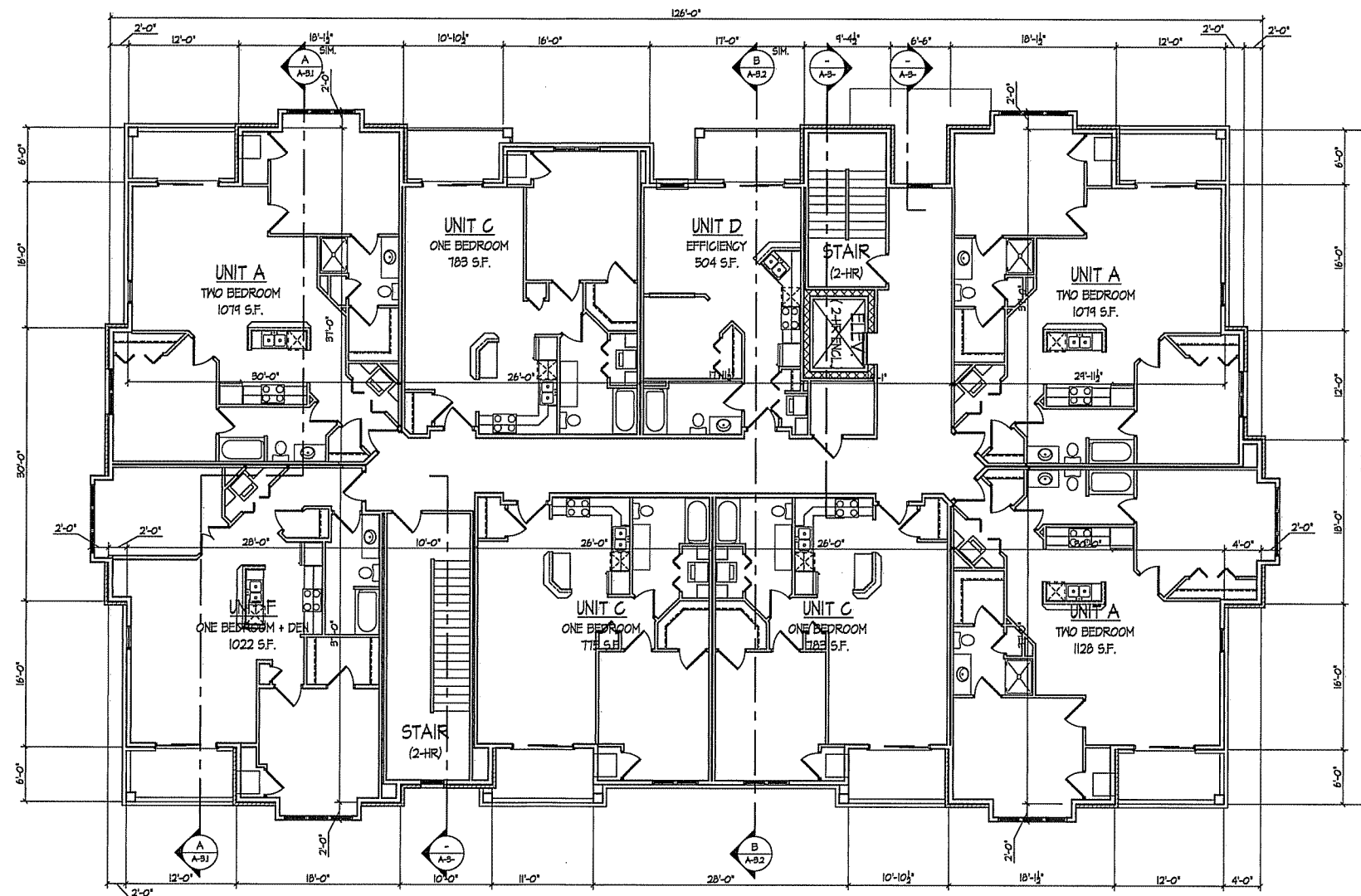
Project No. Drawing No.

0466 A-1.2A

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Notes



Revisions
 PUD-SIP Submittal - March 20, 2013

SECOND-FOURTH FLOOR PLAN - BLDG. B
 1/8" = 1'-0"

Project Title
**Lot 95, 2nd Addition to
 Midtown Commons**
 1723 Waldorf Drive
 Madison, Wisconsin

Drawing Title
**Second-Fourth Floor Plan
 Building B**

Project No. **0466** Drawing No. **A-1.2B**

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Notes



- TYPICAL MATERIALS
- ASPHALT SHINGLES
 - ALUMINUM SOFFIT AND FASCIA
 - COMPOSITE TRIM
 - COMPOSITE SIDING
 - PREGAST BAND
 - VINYL WINDOWS
 - COMPOSITE PANELS
 - ALUMINUM RAILINGS
 - PREGAST WINDOW SILLS
 - PREGAST WINDOW HEADS
 - BRICK VENEER
 - PREGAST BAND
 - GROUND FACED CMU

○ FRONT ELEVATION ALONG WALDORF BLVD.
 3/8" = 1'-0"



○ END ELEVATION ALONG MAYO DRIVE
 3/8" = 1'-0"



○ END ELEVATION
 3/8" = 1'-0"



○ REAR ELEVATION
 3/8" = 1'-0"

Revisions

RID-91P Submittal - March 20, 2013

Project Title
 Lot 95, 2nd Addition to
 Midtown Commons
 1723 Waldorf Drive
 Madison, Wisconsin

Drawing Title
 Elevations
 Building #A

Project No. 0466 Drawing No. A-2.1A

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SOUTH ELEVATION ALONG MAYO DRIVE
 3/8" = 1'-0"



EAST ELEVATION
 3/8" = 1'-0"



WEST ELEVATION
 3/8" = 1'-0"



NORTH ELEVATION
 3/8" = 1'-0"