

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

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

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 1314, 1318, 1326 East Washington Avenue
Title: Valor on Washington

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

UDC meeting date requested Informational: July 18, 2018 Initial: October 3, 2018

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District UDD8
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Ben Marshall Company Gorman & Company, LLC
Street address 200 N Main St City/State/Zip Oregon, WI 53575
Telephone (608)835-3900 Email bmarshall@gormanusa.com
Project contact person Same Company _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____
Property owner (if not applicant) County of Dane, Wisconsin
Street address 210 Martin Luther King Jr, Blvd City/State/Zip Madison, WI 53703
Telephone (608)266-4941 Email Hicklin@CountyofDane.com

5. Required Submittal Materials

- Application Form
- Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist provided below for plan details)
- Filing fee
- Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

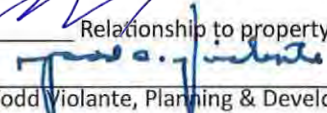
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on June 1, 2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Gorman & Company, LLC Relationship to property Property under contract
 Authorized signature of Property Owner Dane County:  Date 6/11/18
 Todd Violante, Planning & Development Dept Director

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-907830-MAD, COMMITMENT DATE: MAY 24, 2018 AT 7:30 A.M.

PARCEL A: THE SE 55 FEET OF LOT 3, THE NW 45 FEET OF LOT 16, AND THE NE 33 FEET OF THE SOUTHEAST 120 FEET OF LOT 16, ALL IN BLOCK 217, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. ADDRESS PER TAX ROLL: 1316 & 1318 E WASHINGTON AVE TAX PARCEL No. 251/0709-131-0201-2

PARCEL B: THE SW 33 FEET OF THE SE 120 FEET OF LOT 16, BLOCK 217, FARWELL'S REPLAT OF PART OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. ADDRESS PER TAX ROLL: 1314 E WASHINGTON AVE TAX PARCEL No.: 251/0709-131-0209-5

PARCEL C: THE SOUTHWEST 41 FEET OF LOT 13, AND ALL OF LOTS 14 AND 15 OF BLOCK 217, IN THE CITY OF MADISON ACCORDING TO FARWELL'S REPLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. ADDRESS PER TAX ROLL: 1326 & 1328 E WASHINGTON AVE TAX PARCEL No.: 251/0709-131-0211-0

June 11, 2018

Matt Tucker
Zoning Administrator
City of Madison
126 S. Hamilton St
Madison, WI 53703

Re: Letter of Intent
Land Use Application & UDC Application
Valor on Washington: 1314, 1318, 1326 East Washington Avenue

Dear Mr. Tucker

The following is submitted together with the plans and materials enclosed for the property referenced above.

Project Intent:

Valor on Washington is the result of a unique public-private partnership with the goal of providing quality affordable housing, services, and support targeted to Veteran families. Valor is located on E. Washington Avenue in the Tenney-Lapham neighborhood, close to schools, parks, and downtown. The development will contribute to the recent revitalization of the East Washington Corridor and provide much-needed affordable housing for families.

Valor on Washington is a mixed-use development that will feature a ground floor location for a Veterans service provider. The upper floors include 59 apartment units total, consisting of two- and three-bedroom units. Valor on Washington will have an on-site leasing office so that residents will have convenient access to property management and maintenance staff. The building will also include a community room, fitness room, storage units, and indoor play area for kids. Apartment units will feature an open concept design with a large kitchen and living space, energy efficient appliances and fixtures, closets and storage spaces, secure entry, high-speed internet and cable hookups, in-unit washer/dryers, and modern finishes. The building will be developed in compliance with accessibility standards of the Fair Housing Act and will include Universal Design features per WHEDA requirements so that units are accessible to residents with disabilities.

An outdoor amenity area will be located to the rear of the site, featuring raised garden beds, a playground area, and outdoor seating space. An outdoor common area patio will provide additional amenity space for residents.

This development provides internal, covered automobile and bicycle parking for residents. A small amount of surface parking is available for the ground floor commercial tenant. Entrance and exit are both on E. Washington Avenue, no traffic is routed onto side streets. The proposed mixed-use building is in line with the planned future land use outlined in the Tenney-Lapham, East Washington Gateway Corridor, and City of Madison Comprehensive Plans, all of which call for Community-Mixed Use.

This site is located in Urban Design District 8, and the site and building design incorporate the principles of this district, including:

- Concealed parking (side parking and covered)
- Landscaping, lighting, and site features within E. Washington setback to create a pleasing environment for pedestrians
- Green building design with focus on energy efficient features
- 5 story height, including on street level façade – compliant w UDD8 for this block
- Setbacks and stepbacks compliant with UDD8 and TE
- Primary exterior materials include brick, stone, metal panel

The three properties are currently zoned CC-T, TR-V1, and TE. We are requesting a rezoning of all three properties to TE and a CSM to combine the 3 lots, as well as a Conditional Use for a mixed-use building with dwelling units.

Project Team:

Applicant: Gorman & Company, LLC
200 N. Main Street
Oregon, WI 53575
414-617-9997
Contact: Ted Matkom
tmatkom@gormanusa.com

Owner: Dane County
210 Martin Luther King Jr Blvd
Madison, WI 53703
608-266-4109
Contact: Charles Hicklin
hickline@countyofdane.com

Architect: Gorman & Company, LLC
200 N. Main Street
Oregon, WI 53575
Contact: Ben Marshall
bmarshall@gormanusa.com

General Contractor: Gorman General Contractors, LLC
200 N. Main Street
Oregon, WI 5375
Contact: Ron Swiggum
rswiggum@gormanusa.com

Civil: JSD Professional Services, Inc.
7402 Stone Ridge Dr, Ste 4
Weston, WI 54476
Contact: Justin Frahm
justin.frahm@jsdinc.com

Existing Conditions:

- 1314 E. Washington Ave: Two story 3-unit apartment building, currently occupied by rental tenants
- 1318: One story vacant commercial building
- 1326: One story vacant commercial and warehouse building

All three buildings will be remediated and demolished. We will work with the tenants of 1314 to ensure they are aware of timing and relocation.

Project Schedule:

Rezoning process (including UDC Initial, PC, Council): Summer/Fall 2018
 Submit WHEDA application for housing tax credits: December 2018
 Construction Start: early 2020
 Construction completion: mid 2021

Meeting Dates:

We are requesting the following proposed schedule for City meetings:

July 18, 2018 – UDC Informational
 October 3, 2018 – UDC Initial
 October 15, 2018 – Plan Commission
 October 30, 2018 – Common Council
 Spring/Summer 2019 – UDC Final

Site Statistics:

Lot area: 42,984 SF (0.987 acre)
 Dwelling Units: 59 Units
 Apartment SF: 75,752 SF
 Commercial SF: 5,000 SF
 Parking SF: 36,776 SF

Dwelling Unit Mix

Two Bedroom 35
 Three Bedroom 24
 59 Total

Vehicular Parking:

Enclosed 90
 Surface 12
 102 Total

Bicycle Parking:

Enclosed 69
 Surface 18
 87 Total

Hours of Operation:

The on-site leasing/property management office will be open during normal business hours, 8:00am – 5:00pm during the week and as necessary on weekends. An after-hours property management and maintenance phone number will be provided to residents for requests outside of these hours.

The tenant for the first floor commercial space is generally open 8:00am – 5:00pm Monday – Saturday, with occasional extended evening hours until 8:00pm for additional classes/programming.

Employees:

The development will include an on-site leasing office for property management and maintenance staff. This includes a property manager, part-time leasing coordinator, and part-time maintenance supervisor.

Public Subsidy Requested

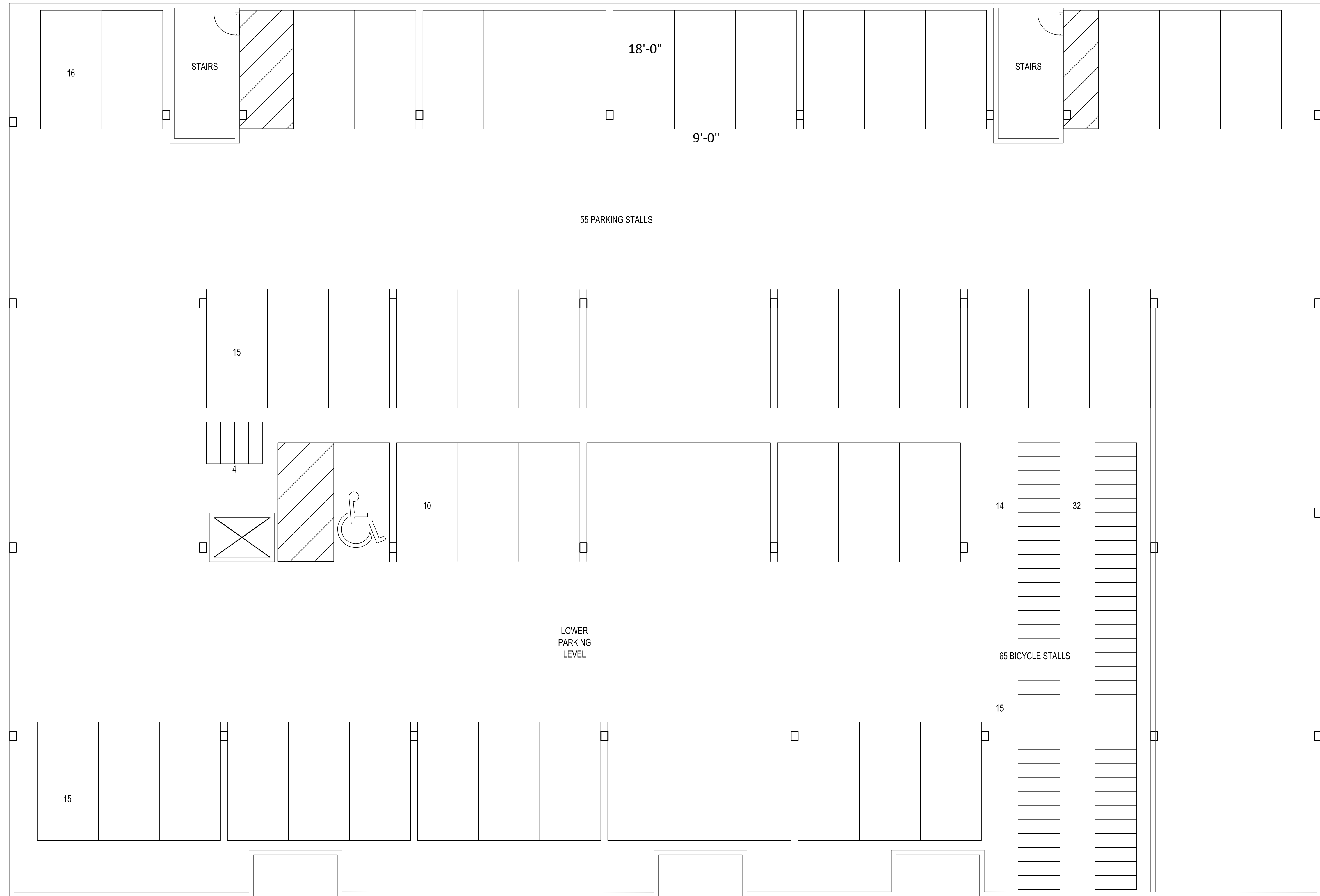
Valor on Washington is an affordable housing development and will be applying to the City of Madison for Affordable Housing Funds under the competitive RFP process.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Marshall", with a long, sweeping flourish extending to the right.

Ben Marshall
Director of Architecture
Gorman & Company



VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

Project No.	00-00-0000
Project Date:	---
Drawn by:	---
Issue date	Description
2018.06.11	ZONING SUBMITTAL

Sheet Title
BASEMENT FLOOR PLAN

Sheet No.
A101

1 **BASEMENT FLOOR PLAN**
SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

Project No. 00-00-0000

Project Date: ---

Drawn by: ---

Issue date Description

2018.06.11 ZONING SUBMITTAL

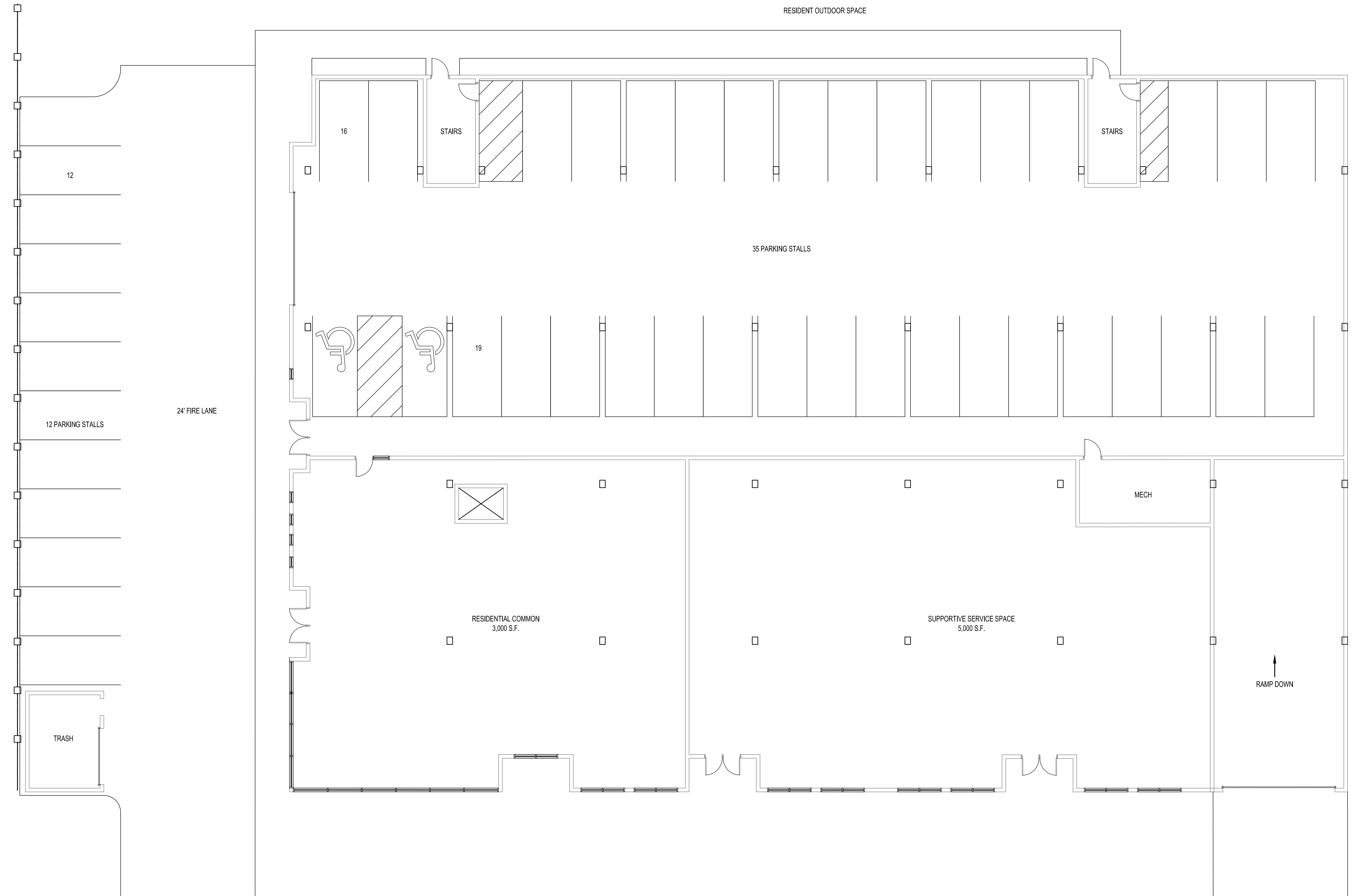
Sheet Title

1ST FLOOR PLAN

Sheet No.

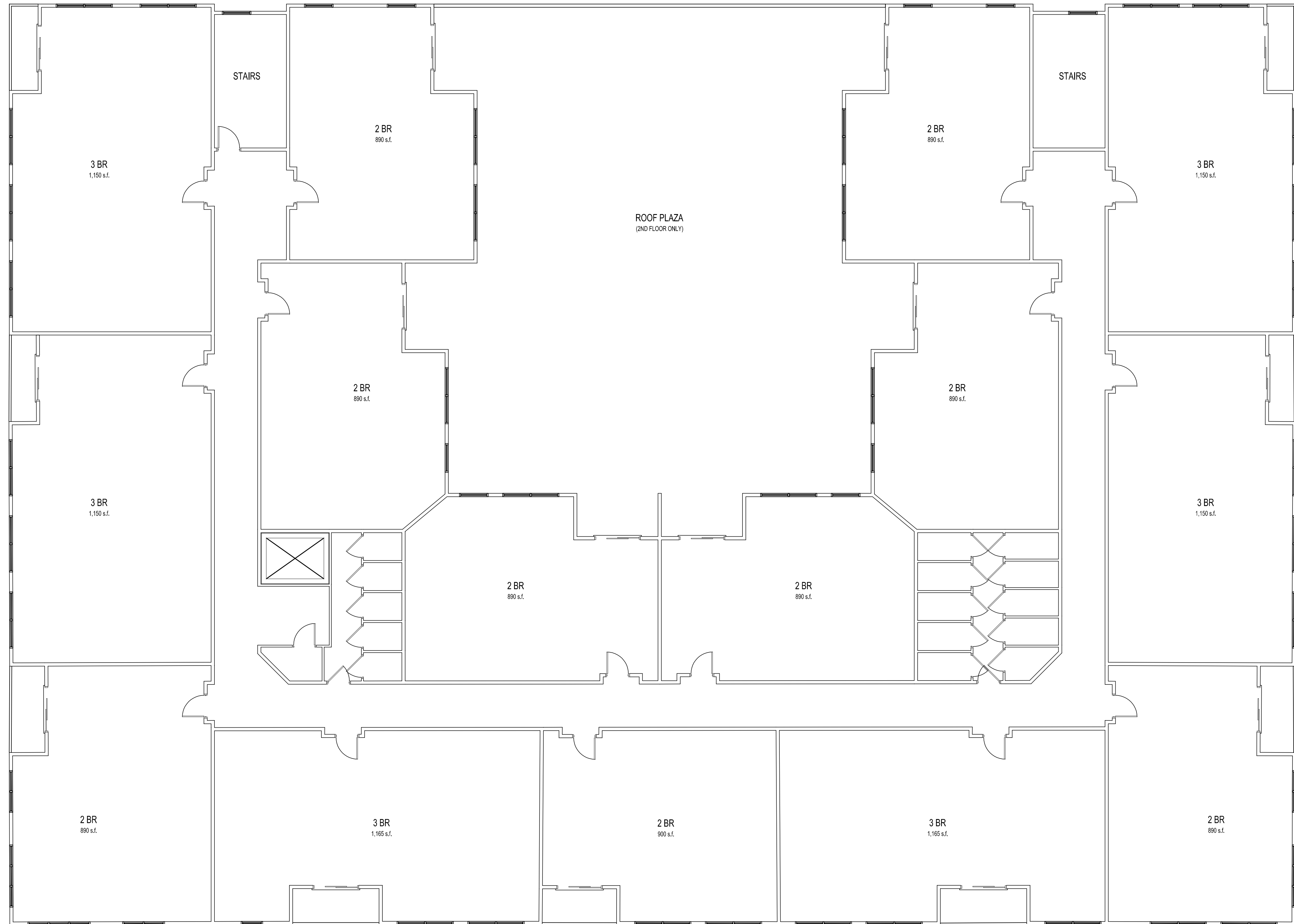
A111

RESIDENT OUTDOOR SPACE



EAST WASHINGTON AVENUE

1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

Project No. 00-00-0000

Project Date: ---

Drawn by: ---

Issue date Description

2018.06.11 ZONING SUBMITTAL

Sheet Title

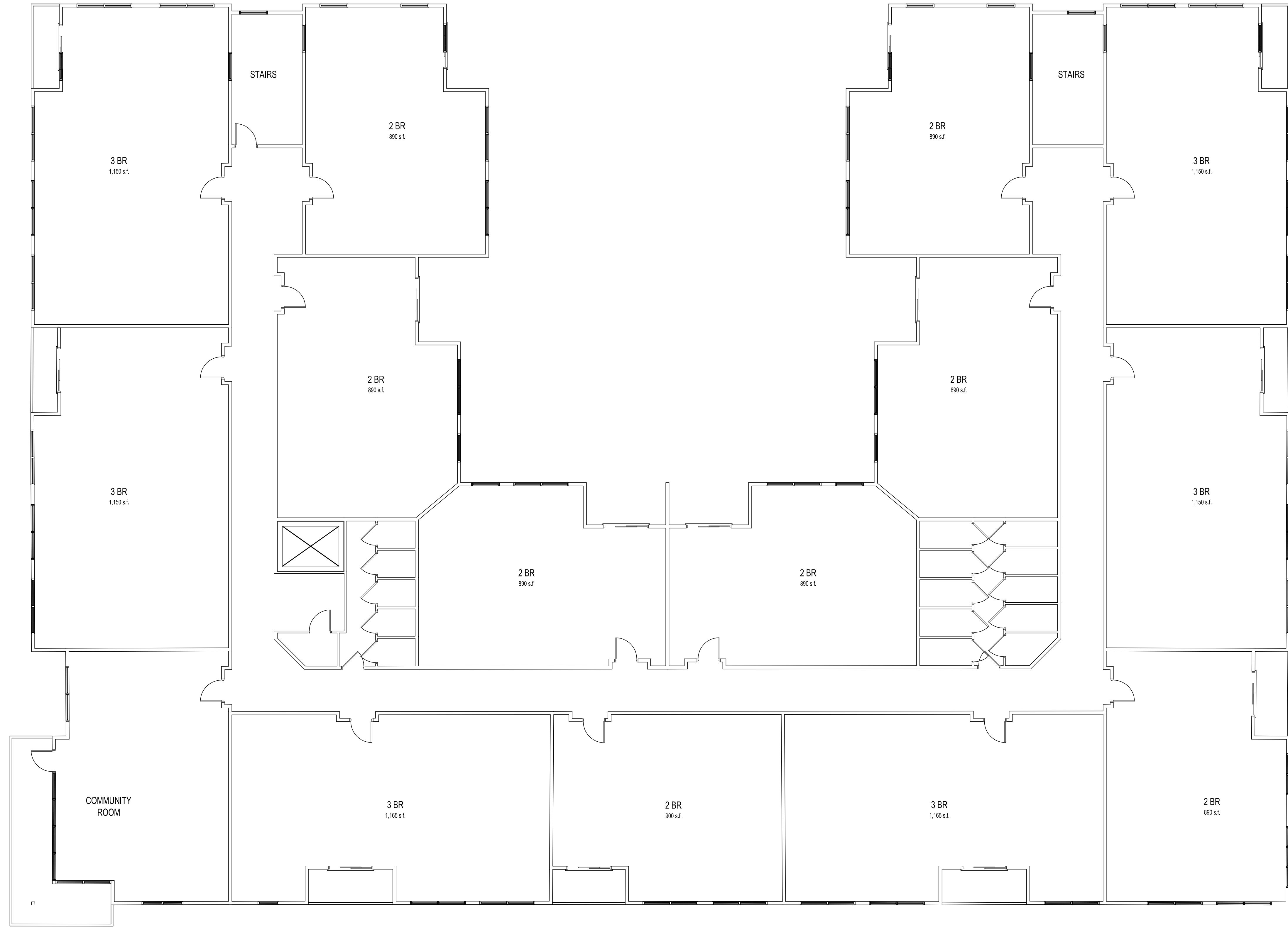
2ND - 4TH FLOOR PLAN

Sheet No.

A121

1 2ND THRU 4TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

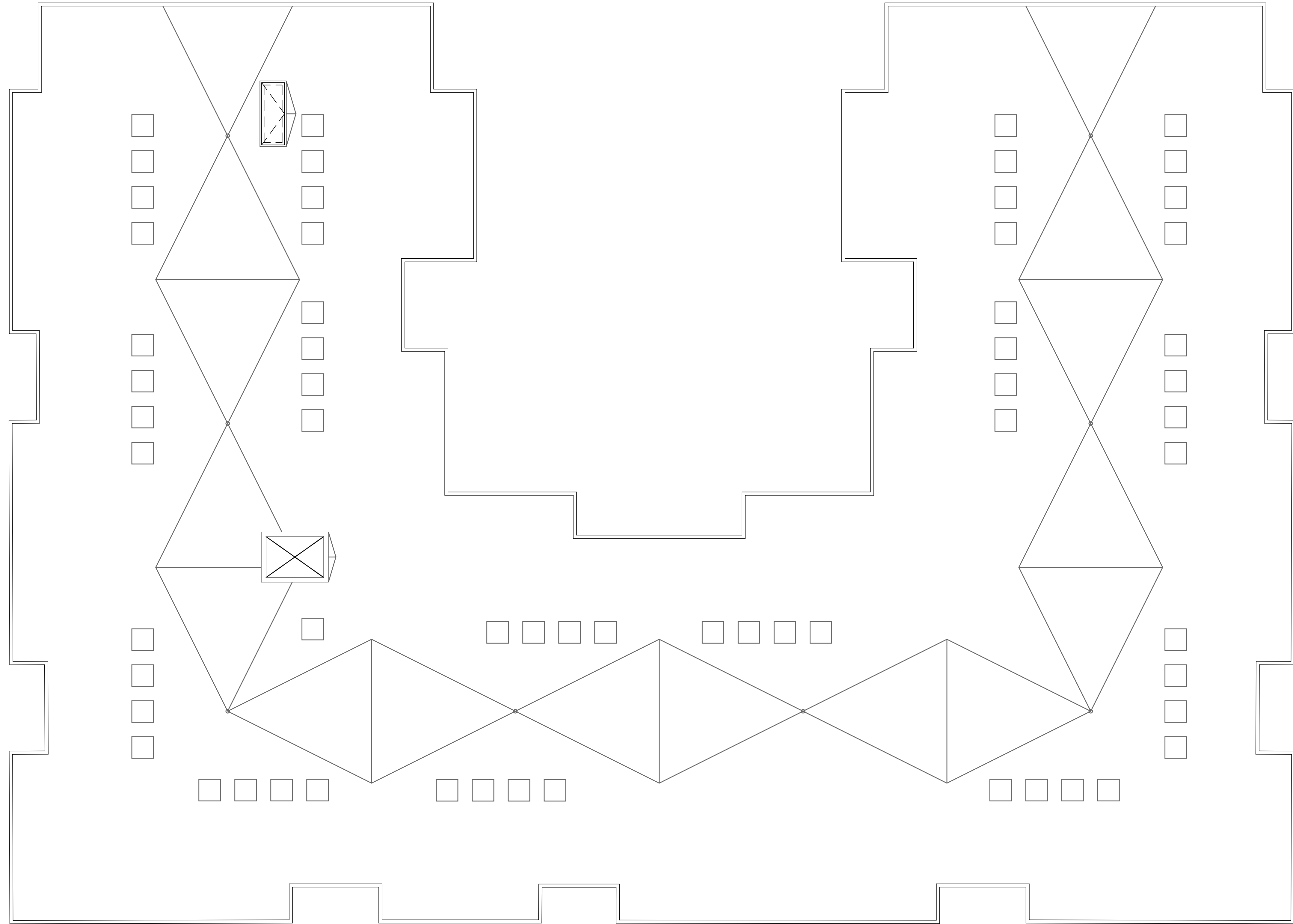
Project No.	00-00-0000
Project Date:	---
Drawn by:	---
Issue date	Description

2018.06.11 ZONING SUBMITTAL

Sheet Title
5TH FLOOR PLAN

Sheet No.
A131

1 5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

Project No.	00-00-0000
Project Date:	---
Drawn by:	---
Issue date	Description

2018.06.11 ZONING SUBMITTAL

Sheet Title
ROOF PLAN

Sheet No.
A141



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

Project No.	00-00-0000
Project Date:	---
Drawn by:	---
Issue date	Description
2018.06.11	ZONING SUBMITTAL

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A201



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

Project No.	00-00-0000
Project Date:	---
Drawn by:	---
Issue date	Description

2018.06.11 ZONING SUBMITTAL

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A202



VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON WISCONSIN 53708

Formed On: _____
File On: _____
Issued On: _____

Sheet Title: _____

Sheet No.: _____

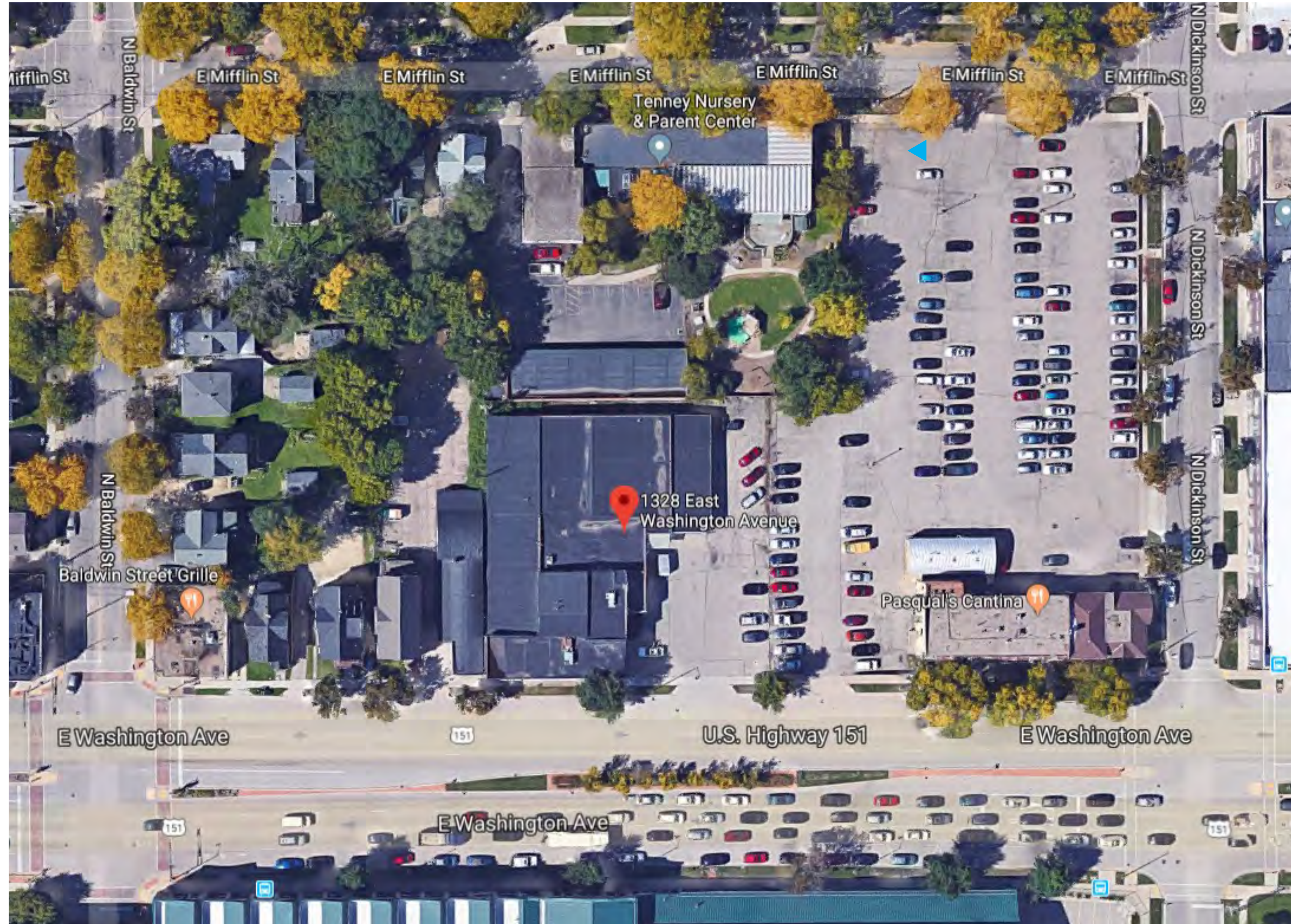


VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON WISCONSIN 53708

Project No.
Site No.
Invoice No.

Sheet Title

Sheet No.



VICINITY MAP

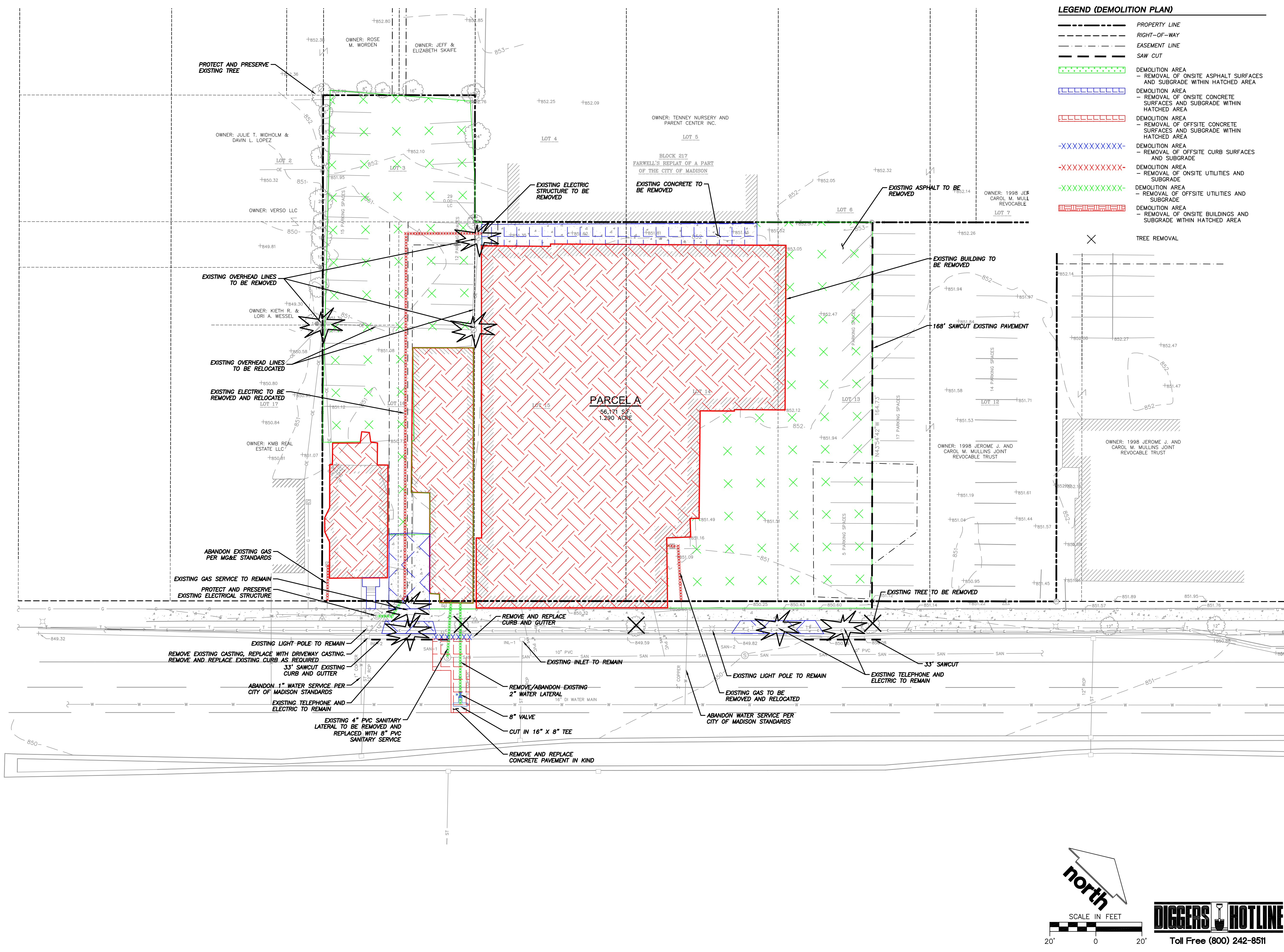
VALOR ON WASHINGTON
1328 EAST WASHINGTON AVENUE
MADISON WISCONSIN 53708

Project No. _____
Plot Date: _____
Drawn by: _____
Issue dates: _____

Sheet Title _____

Sheet No. _____

File: I:\2018\185568\DWG\185568 Demo Plan.dwg Layout: C1.0 DEMO PLAN User: akaniewski Plotted: Jun 08, 2018 - 4:21pm Xref's:



LEGEND (DEMOLITION PLAN)

- PROPERTY LINE
- - - RIGHT-OF-WAY
- . - . EASEMENT LINE
- - - SAW CUT
- [Green Hatched] DEMOLITION AREA - REMOVAL OF ONSITE ASPHALT SURFACES AND SUBGRADE WITHIN HATCHED AREA
- [Blue Hatched] DEMOLITION AREA - REMOVAL OF ONSITE CONCRETE SURFACES AND SUBGRADE WITHIN HATCHED AREA
- [Red Hatched] DEMOLITION AREA - REMOVAL OF OFFSITE CONCRETE SURFACES AND SUBGRADE WITHIN HATCHED AREA
- XXXXXXX- DEMOLITION AREA - REMOVAL OF OFFSITE CURB SURFACES AND SUBGRADE
- XXXXXXX- DEMOLITION AREA - REMOVAL OF ONSITE UTILITIES AND SUBGRADE
- XXXXXXX- DEMOLITION AREA - REMOVAL OF OFFSITE UTILITIES AND SUBGRADE
- [Red Hatched] DEMOLITION AREA - REMOVAL OF ONSITE BUILDINGS AND SUBGRADE WITHIN HATCHED AREA

× TREE REMOVAL

JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

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KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

GORMAN
CORPORATION

CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
VALOR ON WASHINGTON

PROJECT LOCATION:
**CITY OF MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.08.18	LAND USE SUBMITTAL
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Design/Drawn: CHG
Approved: WHD

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 18-8568

Scale in Feet: 20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:



CLIENT ADDRESS:
200 NORTH MAIN STREET
OREGON, WI, 53575

PROJECT:
VALOR ON WASHINGTON

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

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2		
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Design/Drawn: CHG
Approved: WHD

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C2.0

JSD PROJECT NO: 18-8568

LEGEND (SITE PLAN)

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	SAWCUT EXISTING PAVEMENT
	ADA PARKING BOLLARDS/SIGNS
	FENCE

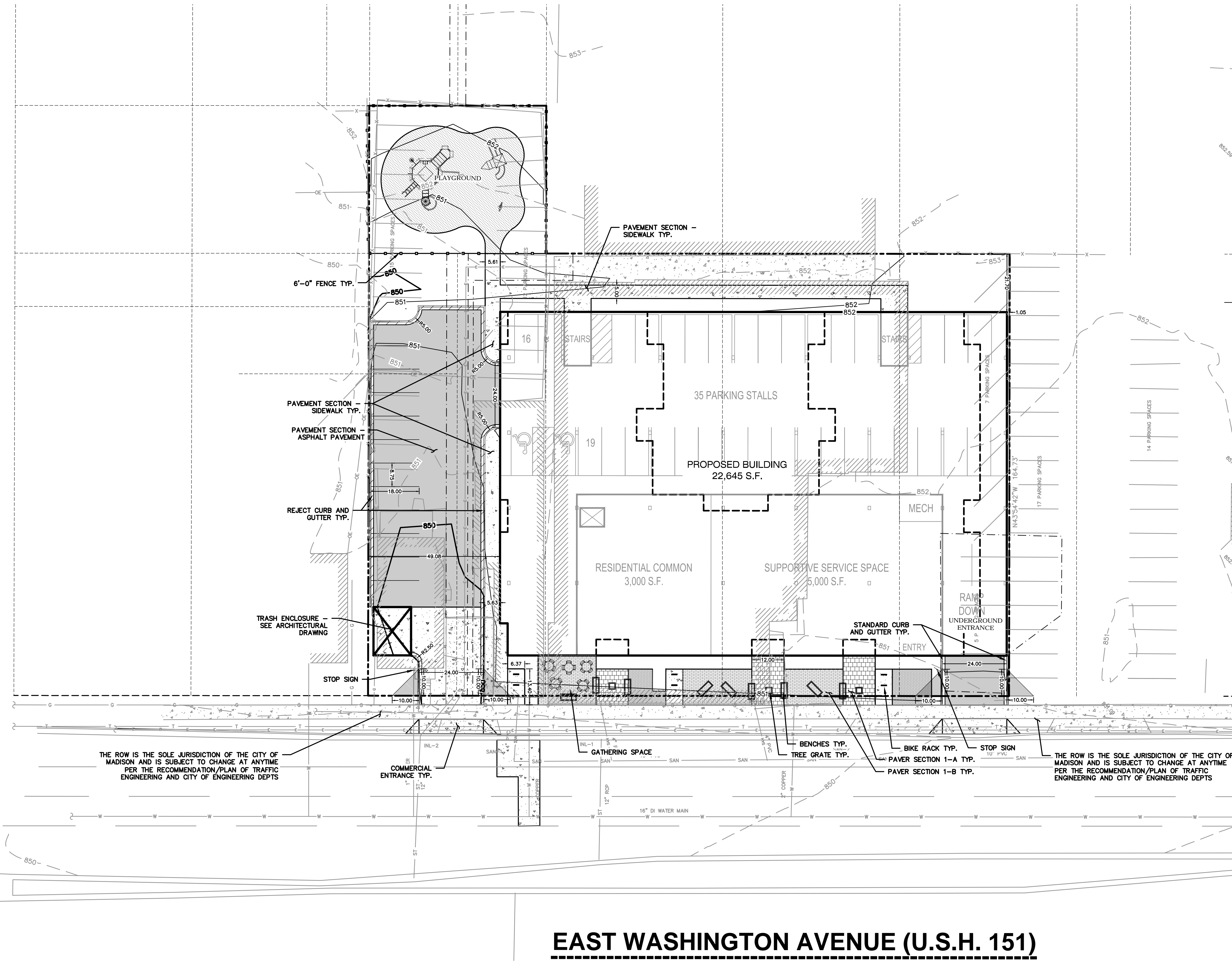
GENERAL NOTES:

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

SITE PLAN NOTES

- ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
- CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
- ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK	
Site Address	1326 E. WASHINGTON AVE.
Existing Site Acreage (total)	.99
Number of Building Stories (above grade)	5
Total Building Square Footage	22,645 SF
Proposed Zoning	TRADITIONAL EMPLOYMENT (TE)
Number of parking stalls:	
Surface	12
Underground	85
Accessible	4
Total Stalls	97
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	41,276 S.F.
Existing Pervious Surface Area	3,780 S.F.
Proposed Impervious Surface Area	35,159 S.F.
Proposed Pervious Surface Area	7,825 S.F.
Proposed Impervious Surface Area Ratio	.82



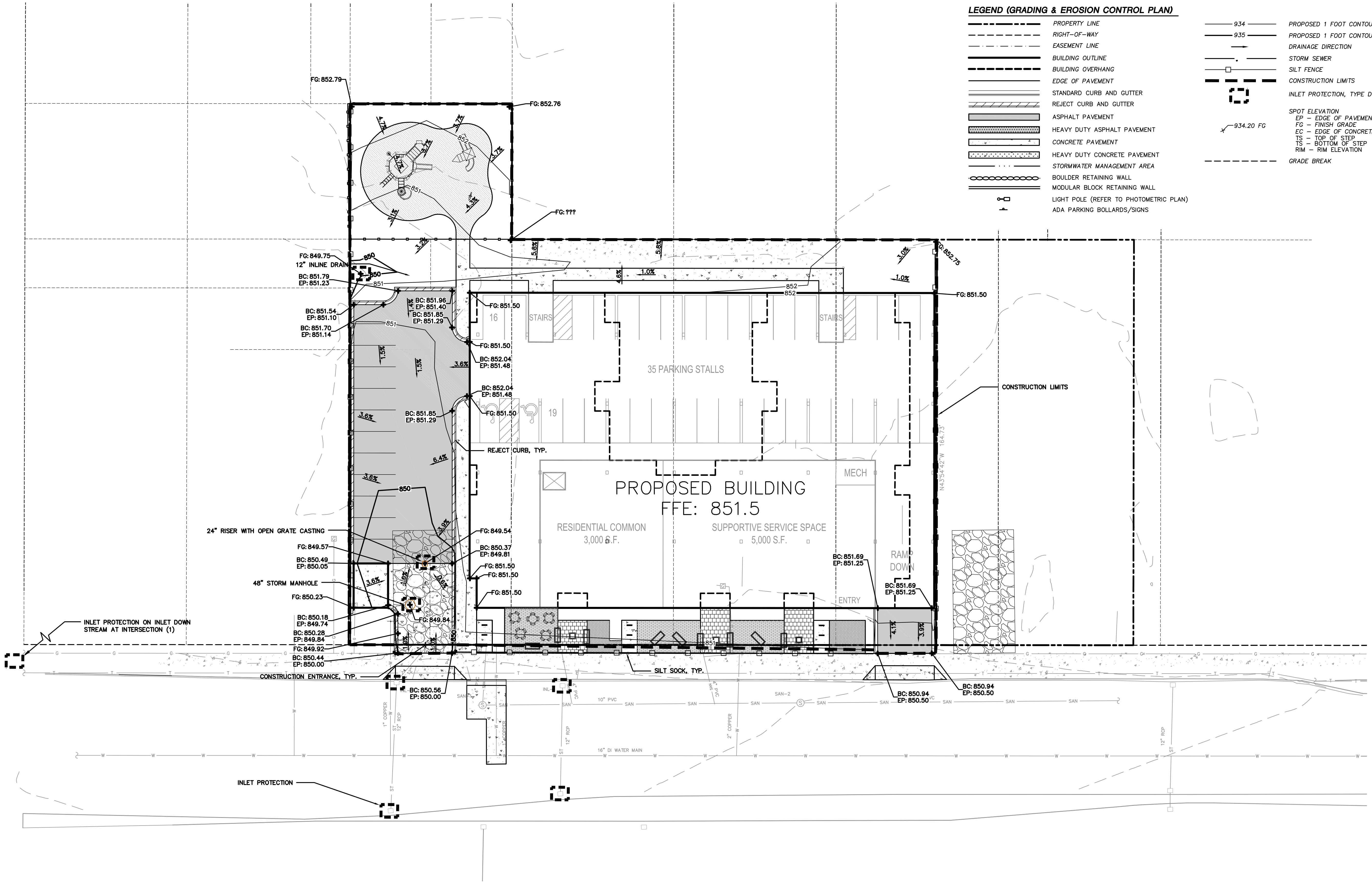
EAST WASHINGTON AVENUE (U.S.H. 151)



File: I:\2018\186568\DWG\186568 Con Docs.dwg Layout: C2.0 SITE PLAN User: akamiewski Plotted: Jun 08, 2018 - 5:28pm Xref's:

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LEGEND (GRADING & EROSION CONTROL PLAN)

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- BOULDER RETAINING WALL
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS

934 --- PROPOSED 1 FOOT CONTOUR
 935 --- PROPOSED 1 FOOT CONTOUR
 --- DRAINAGE DIRECTION
 --- STORM SEWER
 --- SILT FENCE
 --- CONSTRUCTION LIMITS
 --- INLET PROTECTION, TYPE D

SPOT ELEVATION
 EP - EDGE OF PAVEMENT
 FG - FINISH GRADE
 EC - EDGE OF CONCRETE
 TS - TOP OF STEP
 TS - BOTTOM OF STEP
 RIM - RIM ELEVATION

934.20 FG
 --- GRADE BREAK



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MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
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CLIENT ADDRESS:
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PRELIMINARY
 NOT FOR CONSTRUCTION

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PROJECT LOCATION:
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Design/Drawn: CHG
 Approved: WHD

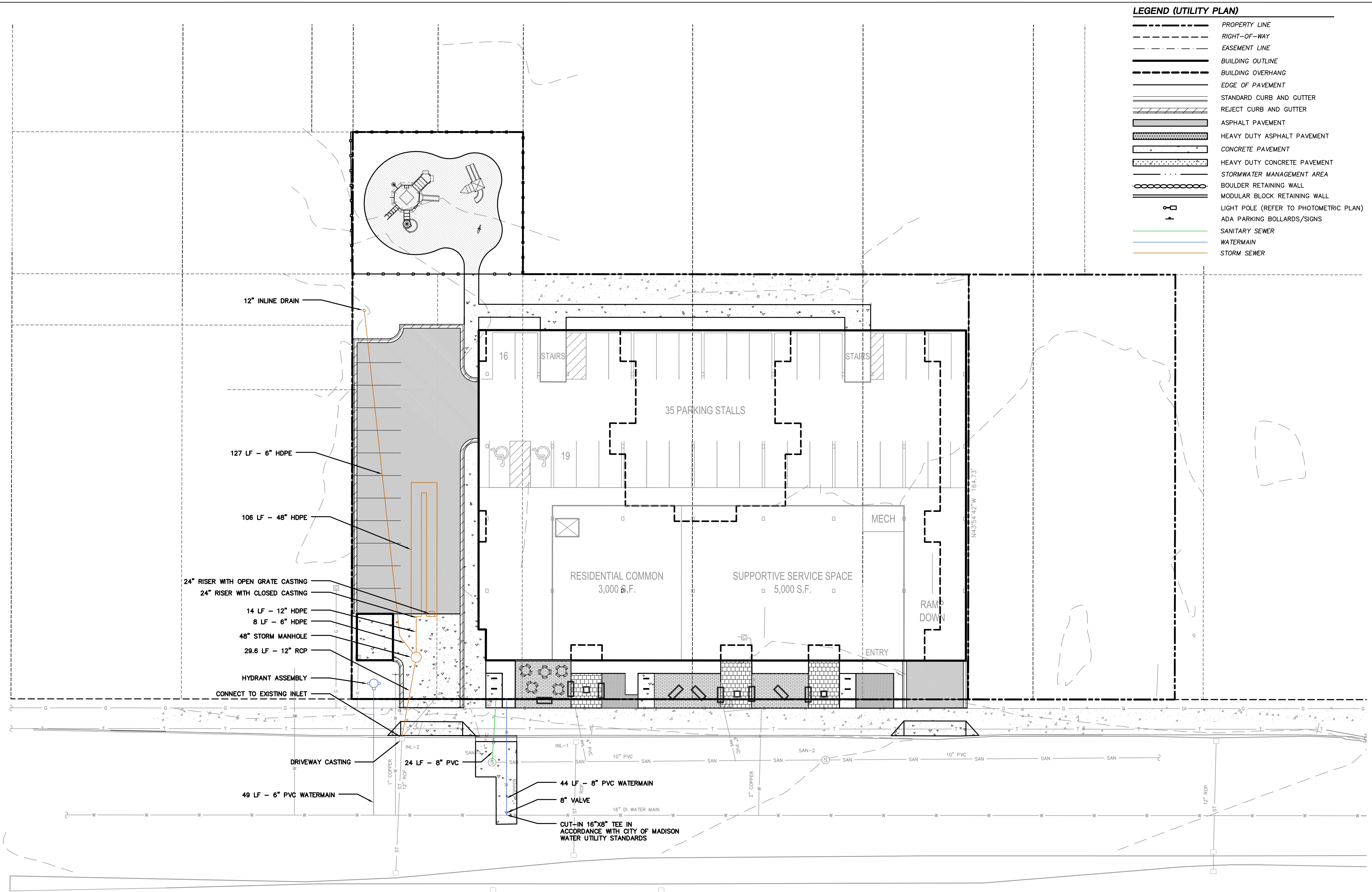
SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C3.0

north
 SCALE IN FEET

 20' 0 20'
DIGGERS HOTLINE
 Toll Free (800) 242-8511

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LEGEND (UTILITY PLAN)

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- BOULDER RETAINING WALL
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS
- SANITARY SEWER
- WATERMAIN
- STORM SEWER



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P. 608.848.5060



CLIENT ADDRESS:
**200 NORTH MAIN STREET
OREGON, WI, 53575**

PROJECT:
VALOR ON WASHINGTON

PROJECT LOCATION:
**CITY OF MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.08.18	LAND USE SUBMITTAL
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Design/Drawn: CHG
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SHEET TITLE:
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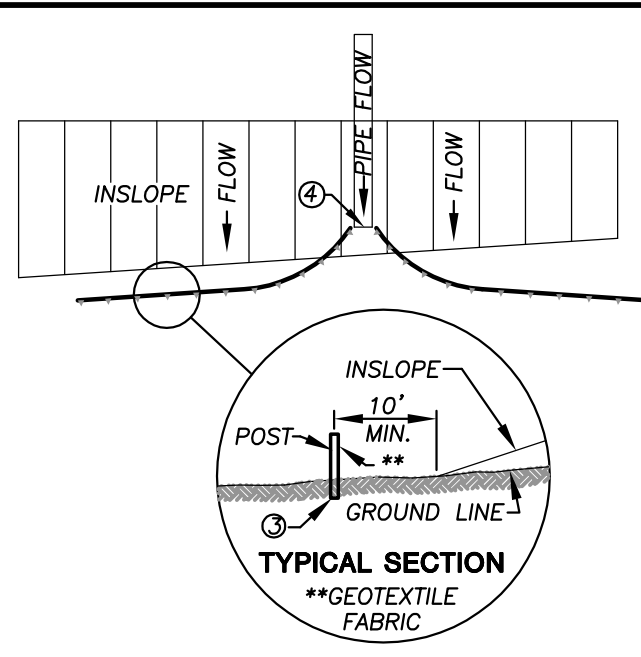
JSD PROJECT NO: 18-8568

Scale in Feet: 20' 0 20'

north

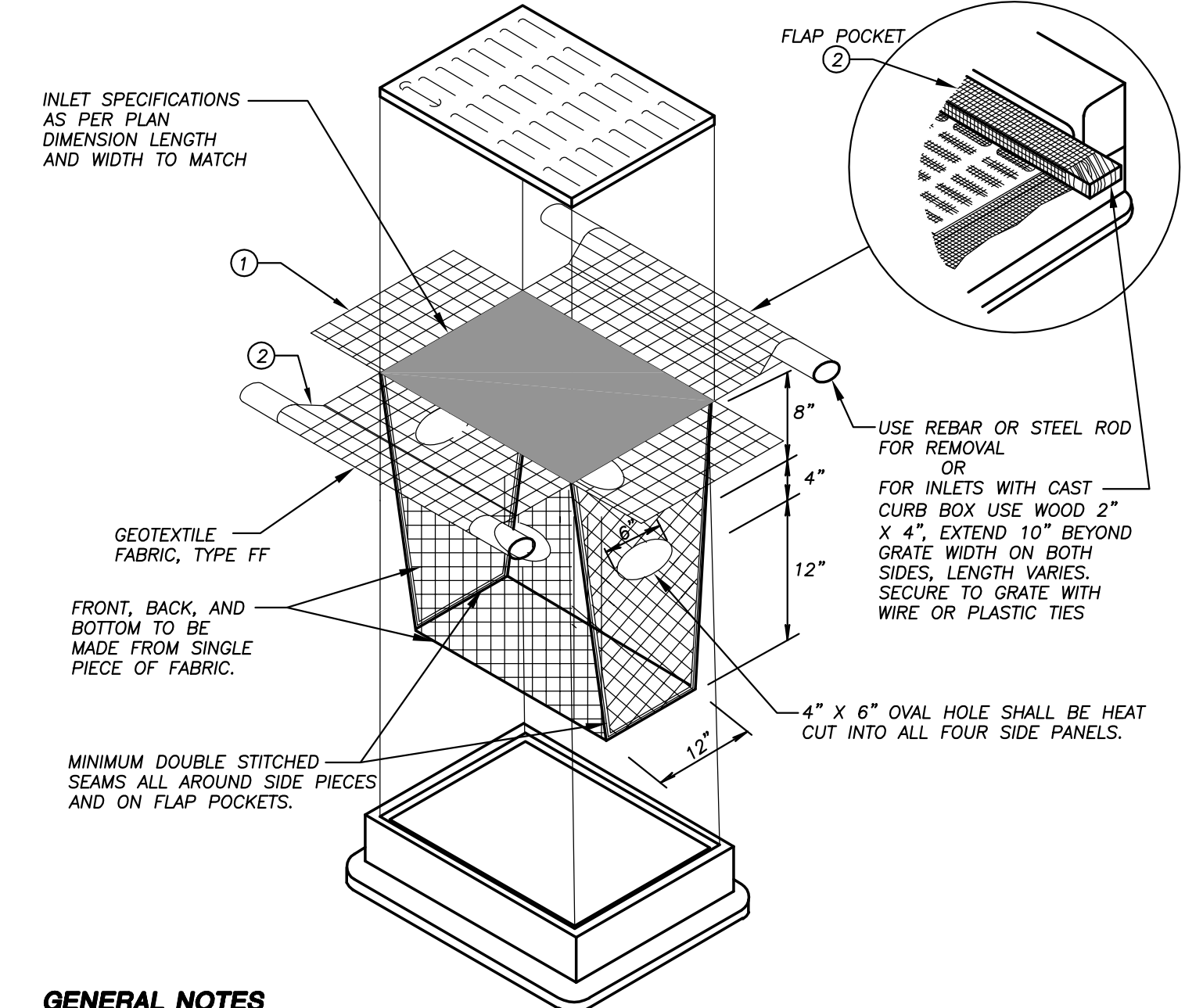
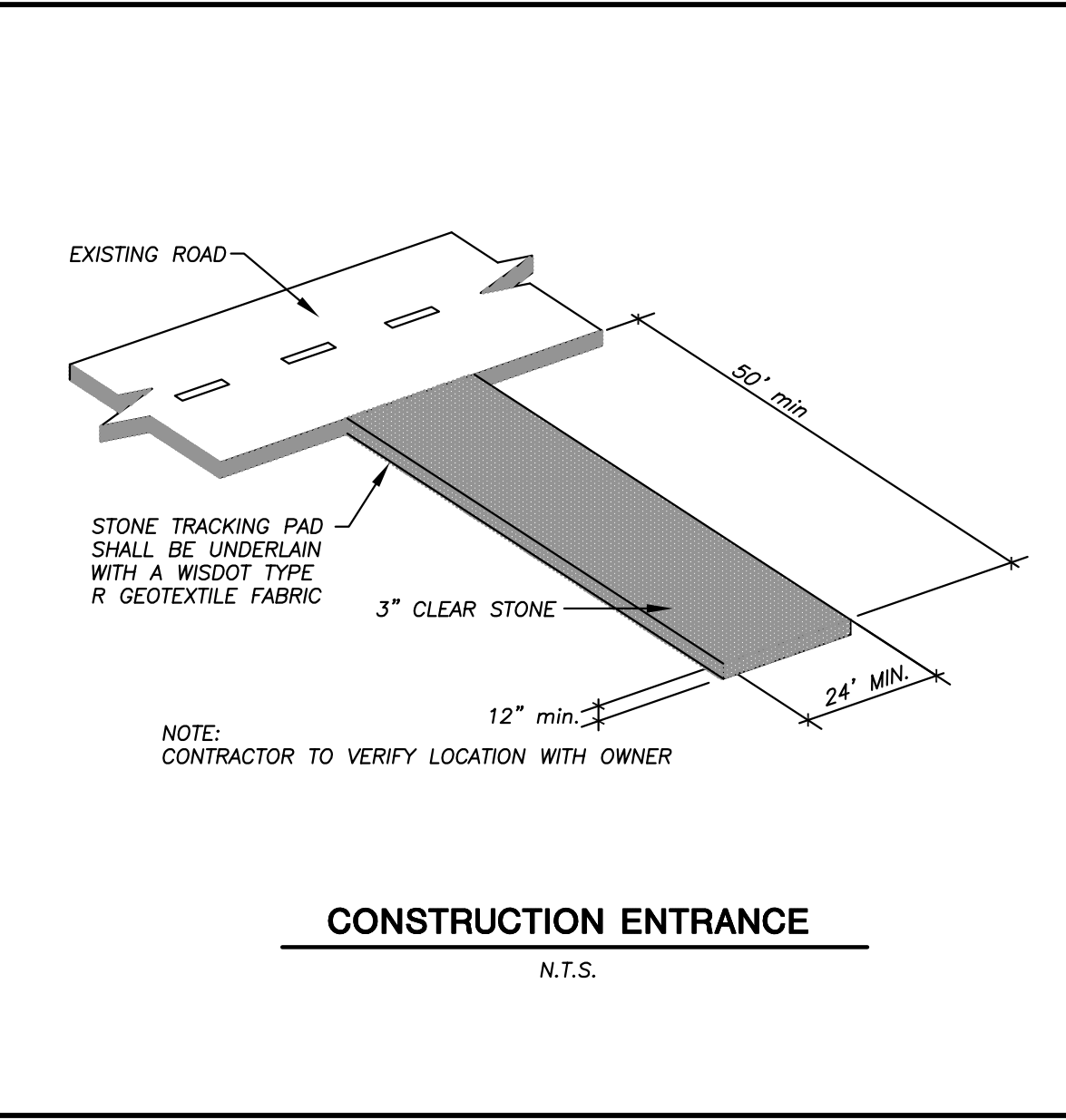
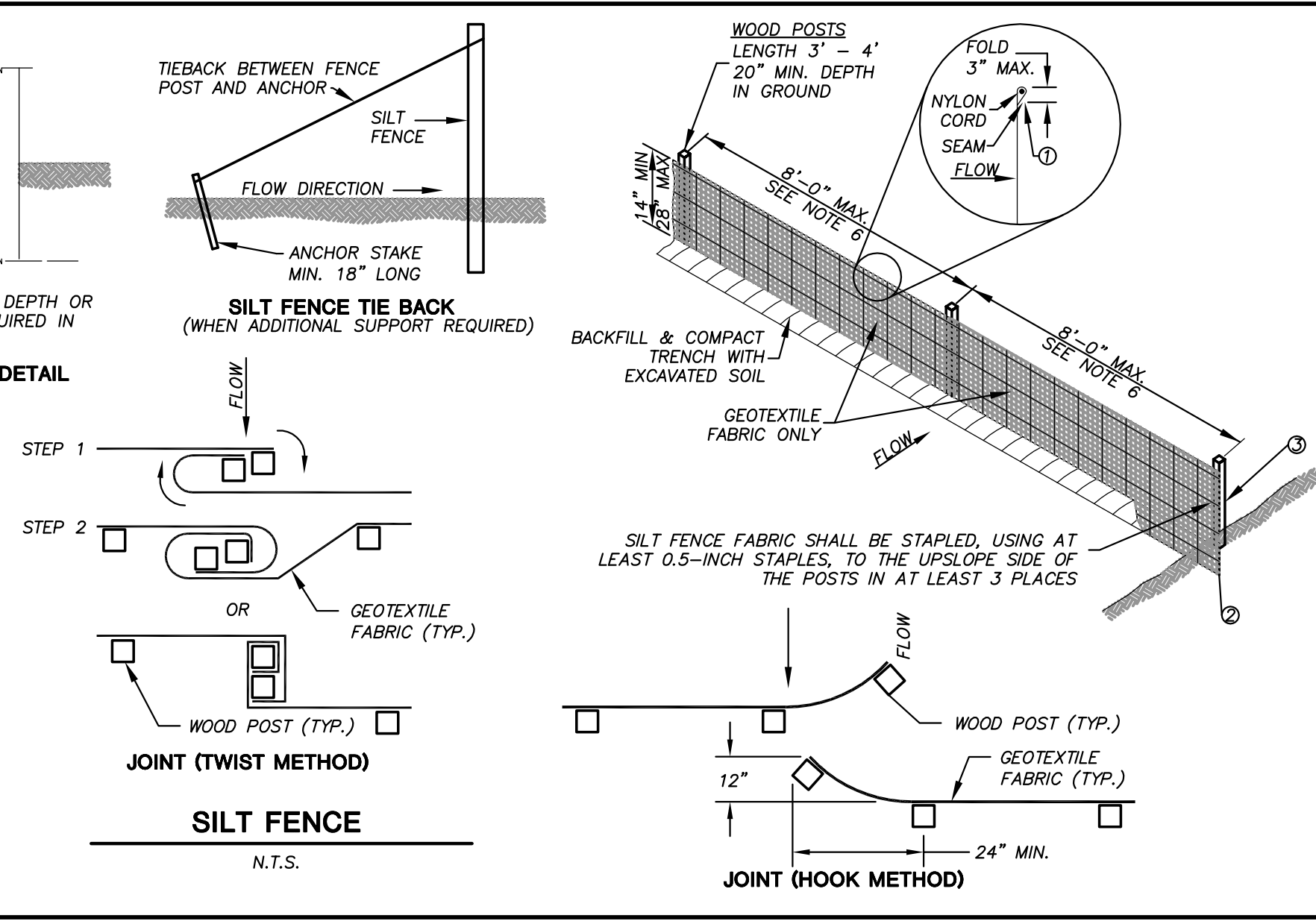
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SILT FENCE ALONG SLOPES & OUTFALLS

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)

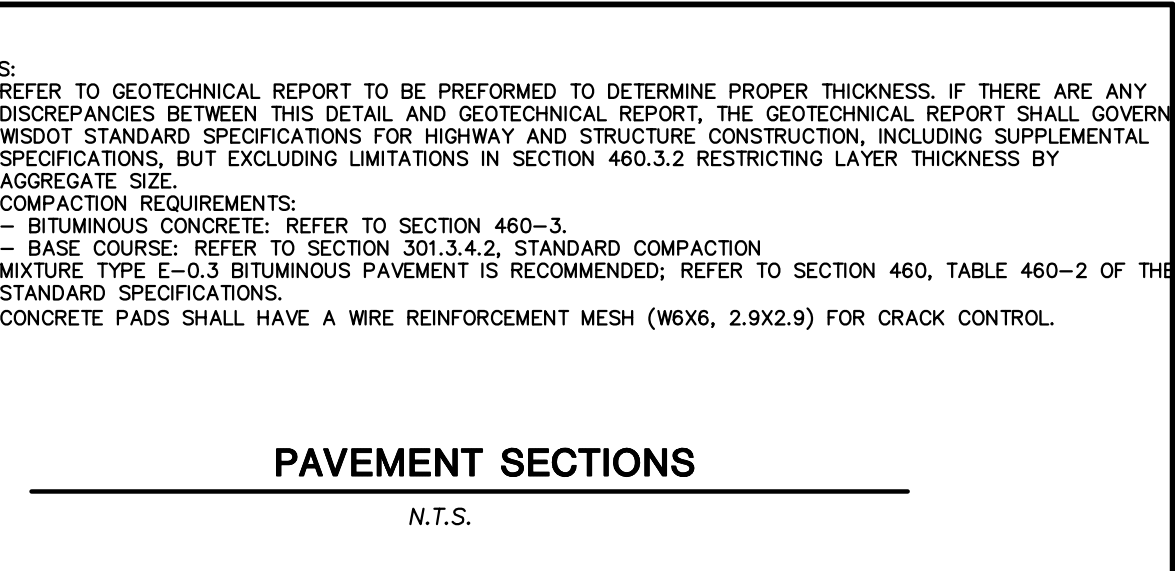
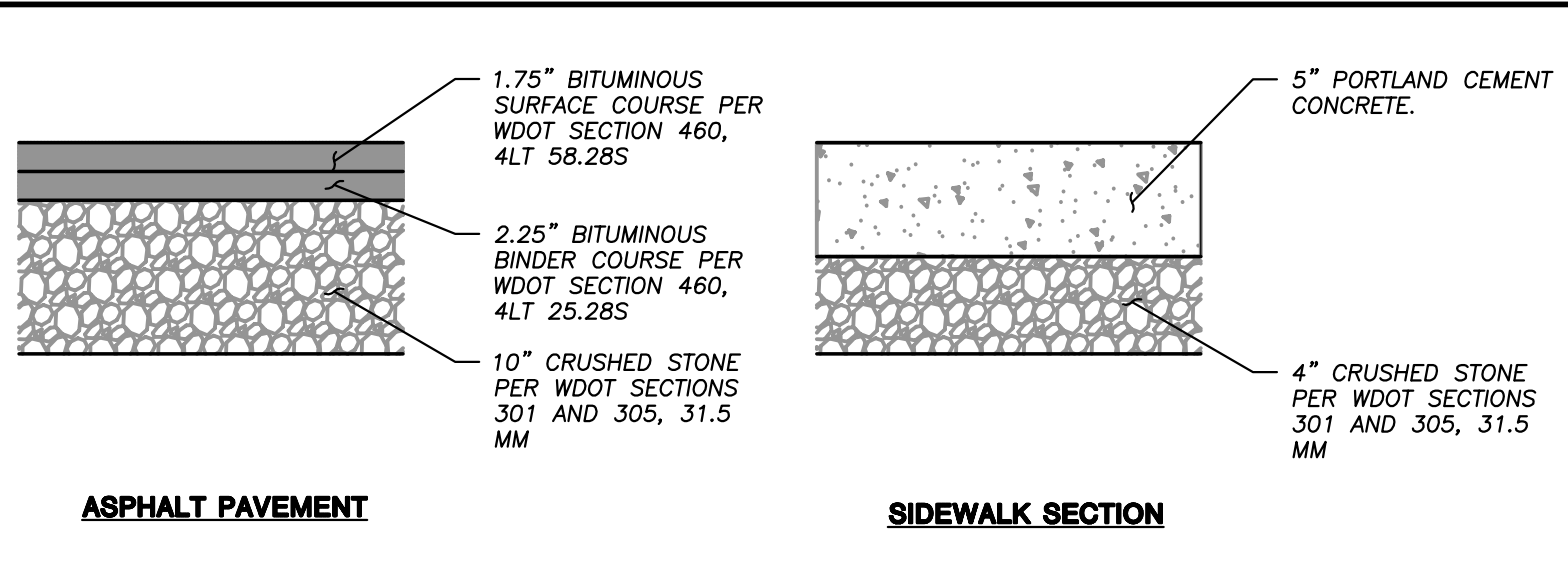
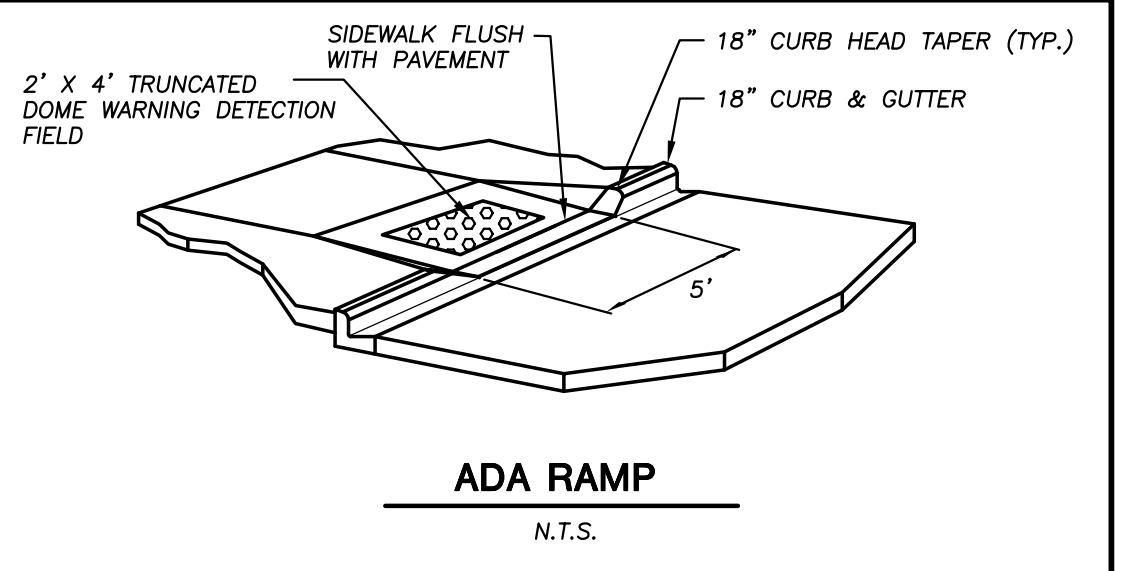
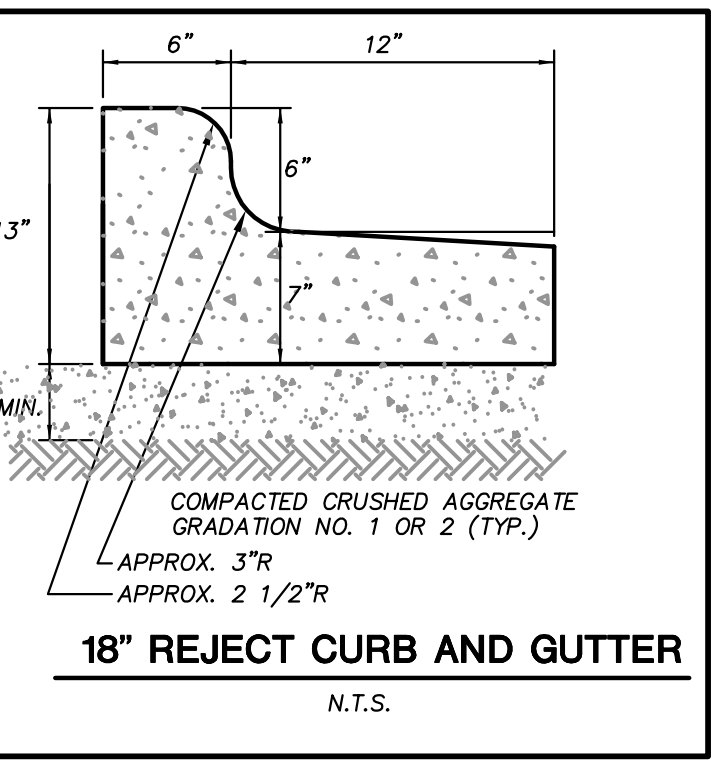
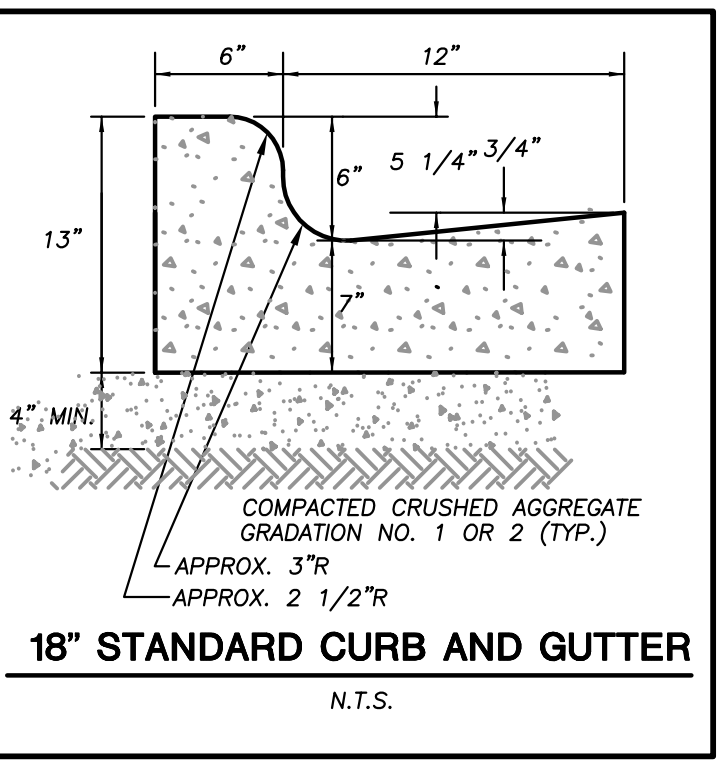
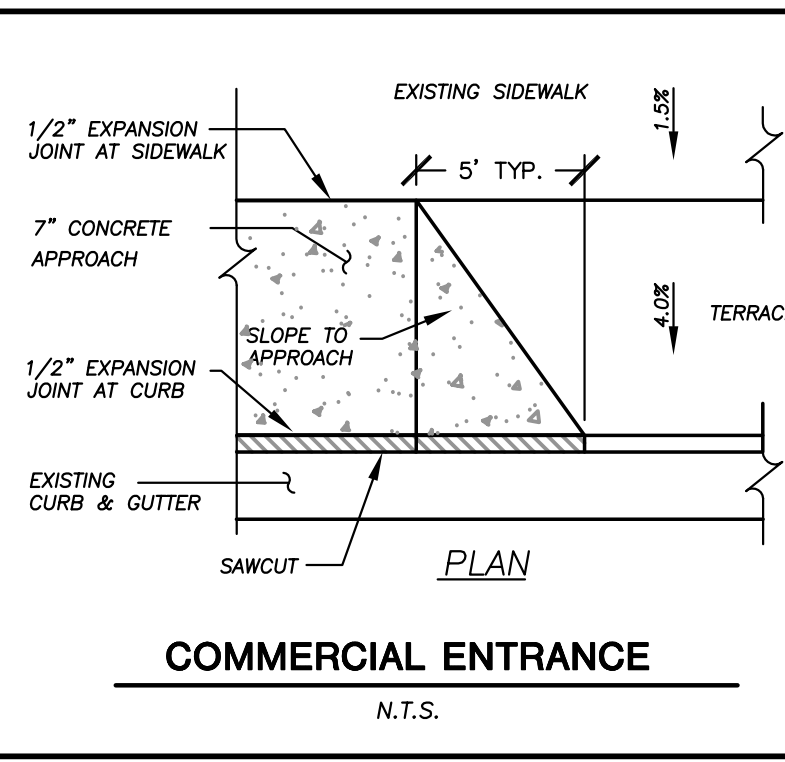
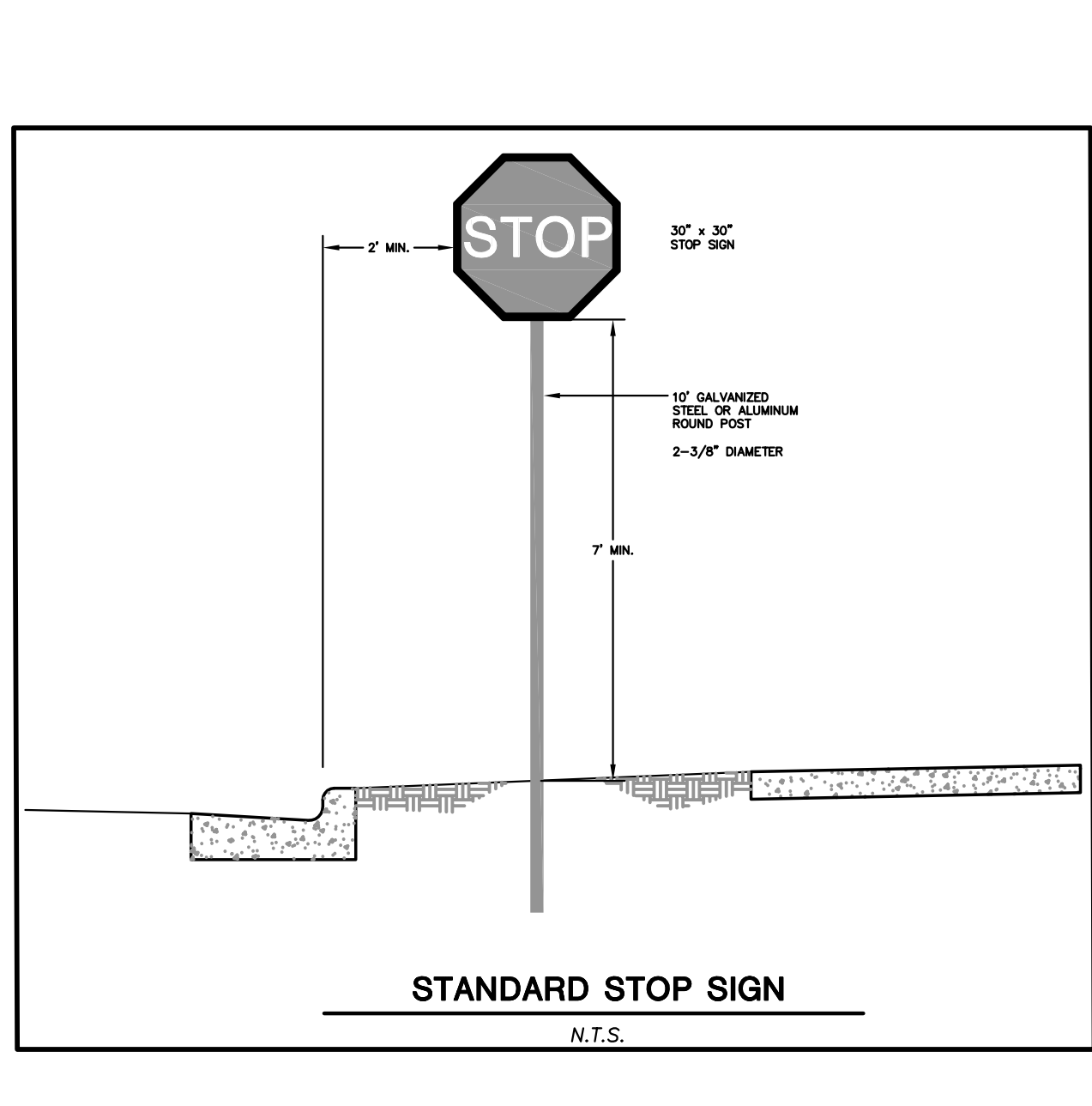
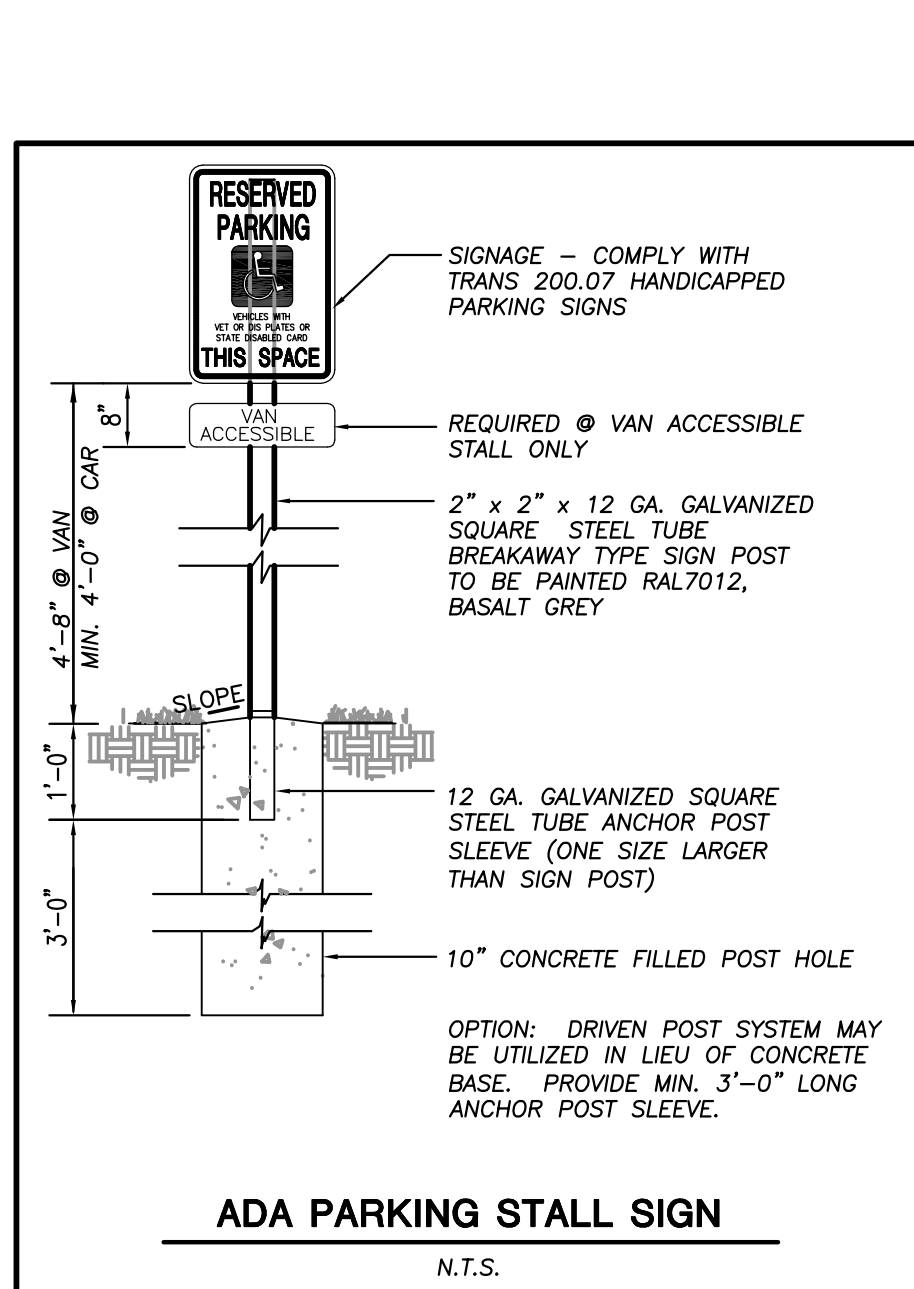
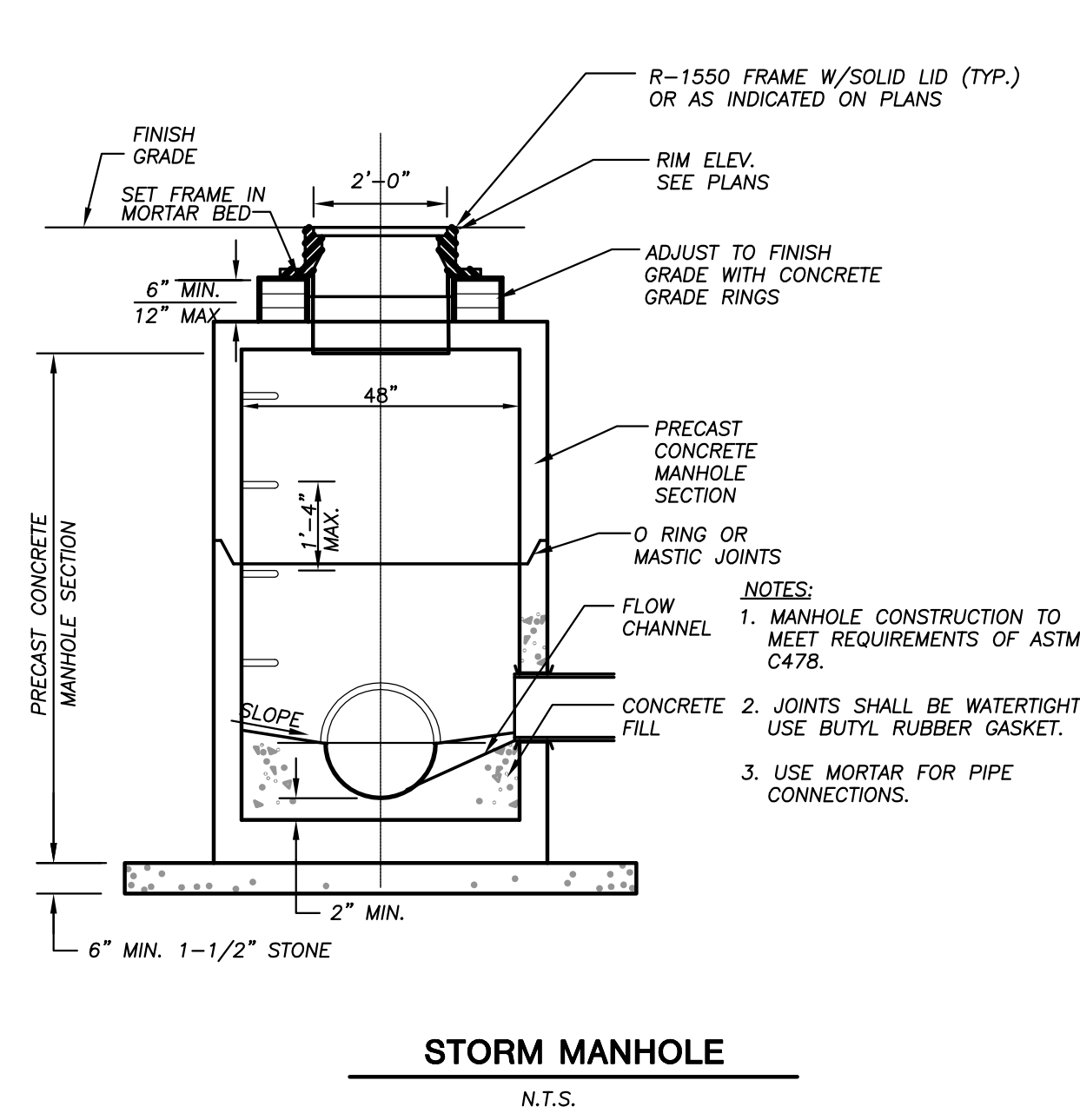


GENERAL NOTES

- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



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CLIENT:



CLIENT ADDRESS:
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OREGON, WI, 53575

PROJECT:
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CITY OF MADISON, WI
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Design/Drawn: CHG
Approved: WHD

DETAILS

SHEET NUMBER:

C5.0

JSD PROJECT NO: 18-8568



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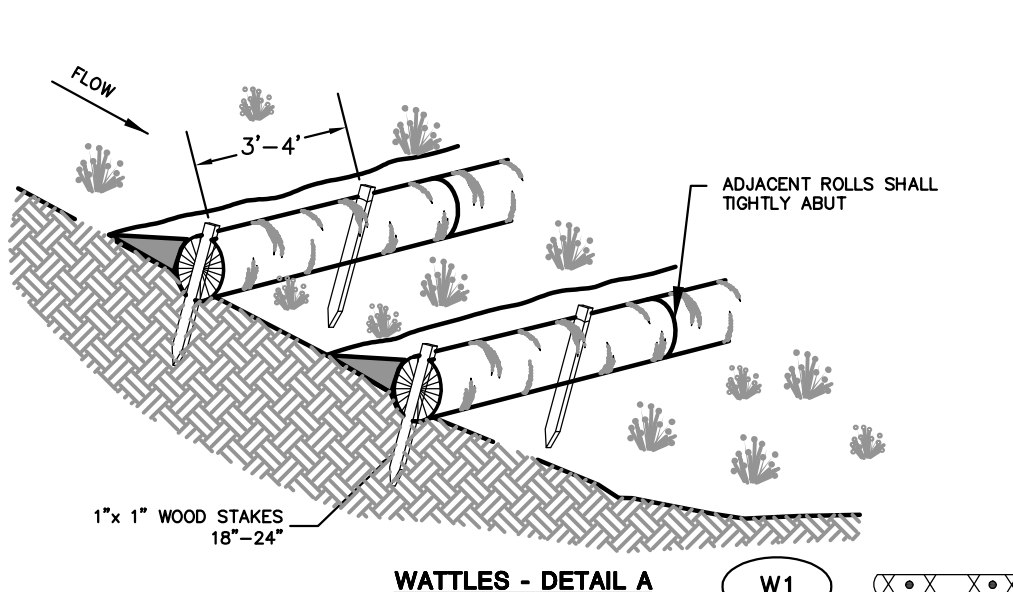
DETAIL A NOTES:

INSTALLATION:
WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER. FOR EXAMPLE:

- A 25 FOOT WATTLE USES 6 STAKES
- A 20 FOOT WATTLE USES 5 STAKES
- A 12 FOOT WATTLE USES 4 STAKES

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK THE WATTLE UP AND COULD FULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW. IT MAY BE NECESSARY TO MAKE A HOLE IN THE WATTLE WITH A PICK END OF YOUR MACHINERY IN ORDER TO GET THE STAKE THROUGH THE STRAW. WHEN STRAW WATTLES ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER. IF YOU HAVE DIFFICULTY DRIVING THE STAKE INTO EXTREMELY HARD OR ROCKY SLOPES, A PILOT BAR MAY BE NEEDED TO BEGIN THE STAKE HOLE.

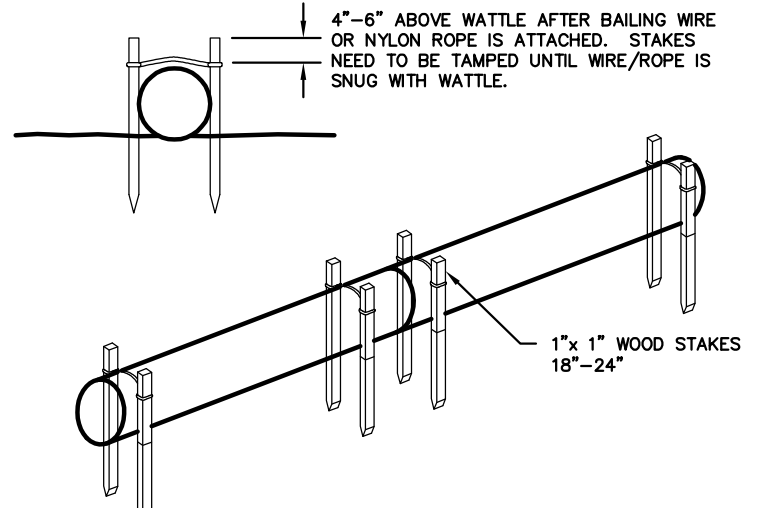


WATTLES - DETAIL A (W1)

DETAIL B NOTES:

INSTALLATION:
STAKES SHOULD BE DRIVEN ACROSS FROM EACH OTHER AND ON EACH SIDE OF THE WATTLE. LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO THE STAKES ACROSS THE WATTLE. STAKES SHOULD THEN BE DRIVEN UNTIL THE BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

WHEN INSTALLING RUNNING LENGTHS OF WATTLES, TO PREVENT SHIFTING, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKES SHOULD BE DRIVEN 1 FT. FROM END, ACROSS FROM AND ON EACH SIDE OF WATTLE LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO STAKES IN AN HOUR GLASS FORMATION (FRONT TO BACK OF WATTLE "A", ACROSS TO FRONT OF WATTLE "B", ACROSS TO BACK AND BACK TO FRONT OF WATTLE "A"). STAKES SHOULD THEN BE DRIVEN UNTIL BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

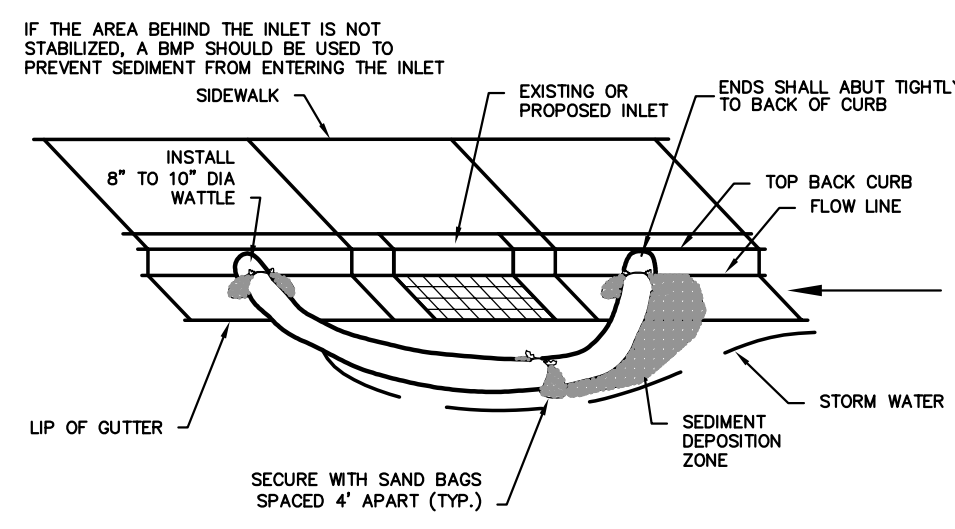


WATTLES - DETAIL B (W2)

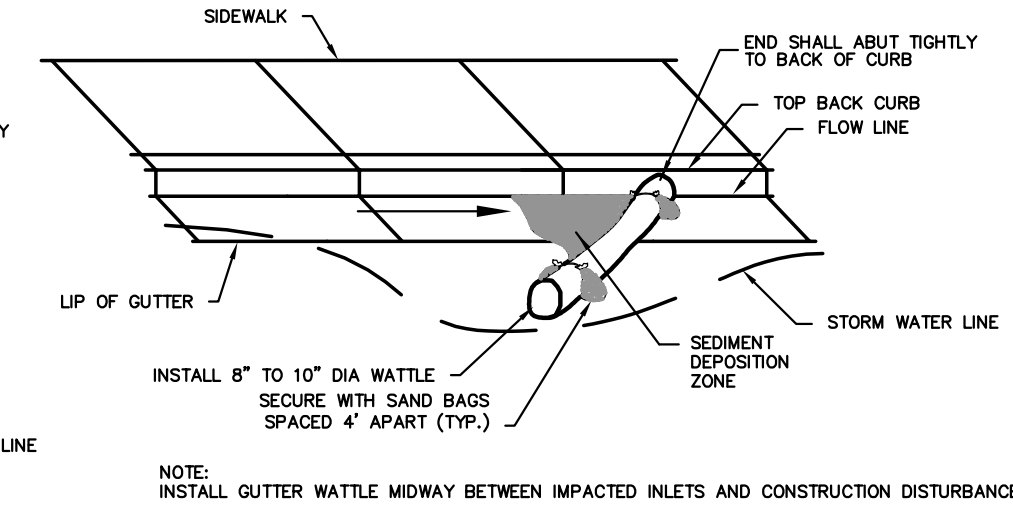
GENERAL WATTLE INSTALLATION NOTES:

1. THE LOCATION AND LENGTH OF WATTLE IS DEPENDENT ON THE CONDITIONS OF EACH SITE.
2. WATTLES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
6. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
7. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.
8. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
9. SPACING - DOWNSLOPE:
VERTICAL SPACING FOR SLOPE INSTALLATIONS SHOULD BE DETERMINED BY SITE CONDITIONS. SLOPE GRADIENT AND SOIL TYPE ARE THE MAIN FACTORS. A GOOD RULE OF THUMB IS:
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 SLOPES = 30 FEET APART
4:1 SLOPES = 40 FEET APART, ETC.

HOWEVER, ADJUSTMENTS MAY HAVE TO BE MADE FOR THE SOIL TYPE: FOR SOFT, LOAMY SOILS - ADJUST THE ROWS CLOSER TOGETHER; FOR HARD, ROCKY SOILS - ADJUST THE ROWS FURTHER APART. A SECONDARY WATTLE PLACED BEHIND THE ABUTMENT OF TWO WATTLES IS ENCOURAGED ON STEEP SLOPES OR WHERE JOINTS HAVE FAILED IN THE PAST.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE. 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL. FOR SOFT LOAMY SOIL USE A 24" STAKE.



CURB INLET WATTLE PROTECTION SETUP (CIP-3)



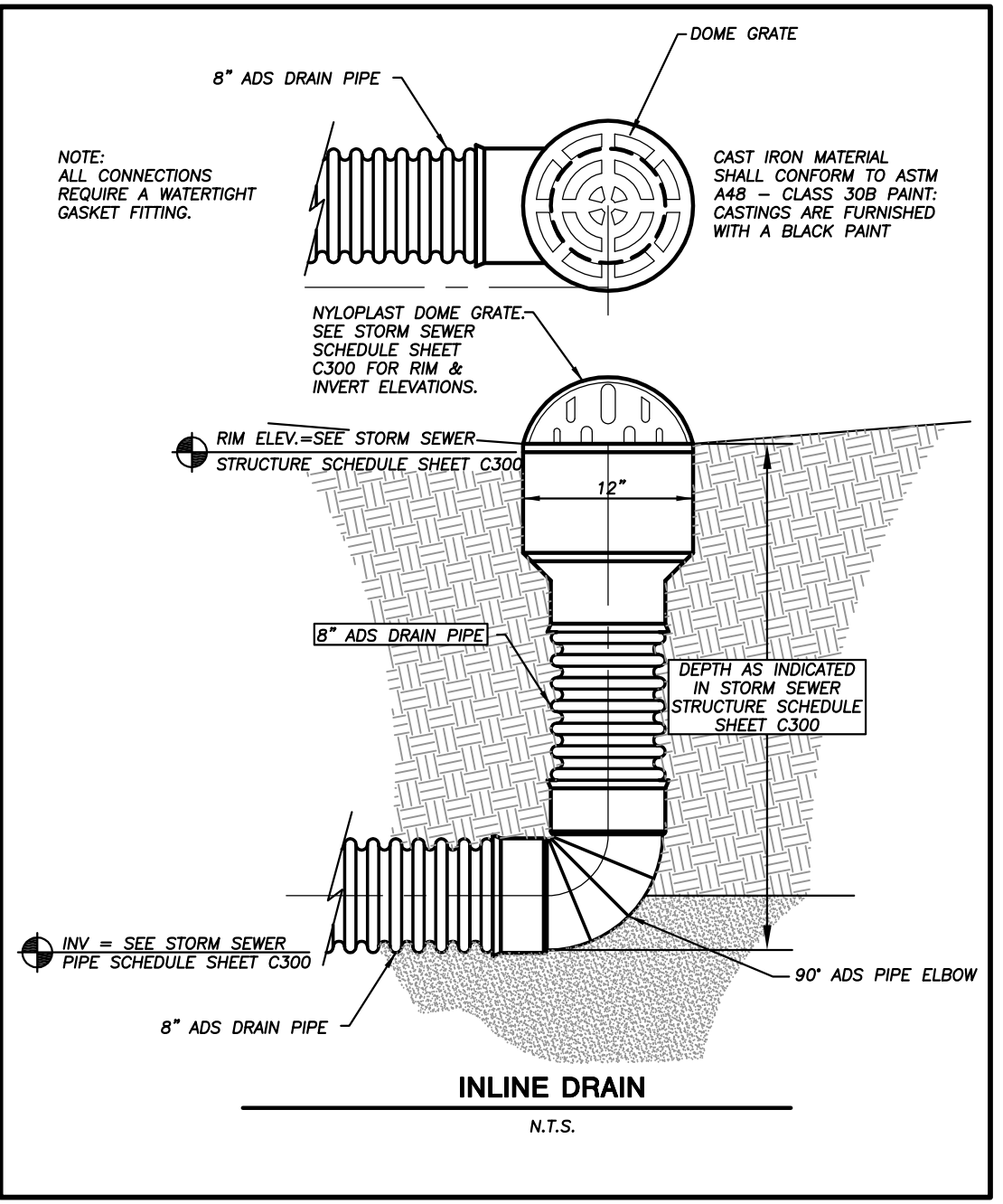
GUTTER PROTECTION SETUP (W3)

WATTLE MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
2. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
3. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

STRAW WATTLE

N.T.S.



INLINE DRAIN

N.T.S.



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CLIENT:



CLIENT ADDRESS:
200 NORTH MAIN STREET
OREGON, WI, 53575

PRELIMINARY
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PROJECT:
VALOR ON WASHINGTON

PROJECT LOCATION:
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Design/Drawn: CHG
Approved: WHD

SHEET TITLE:
DETAILS

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JSD PROJECT NO: 18-8568



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OREGON, WI, 53575

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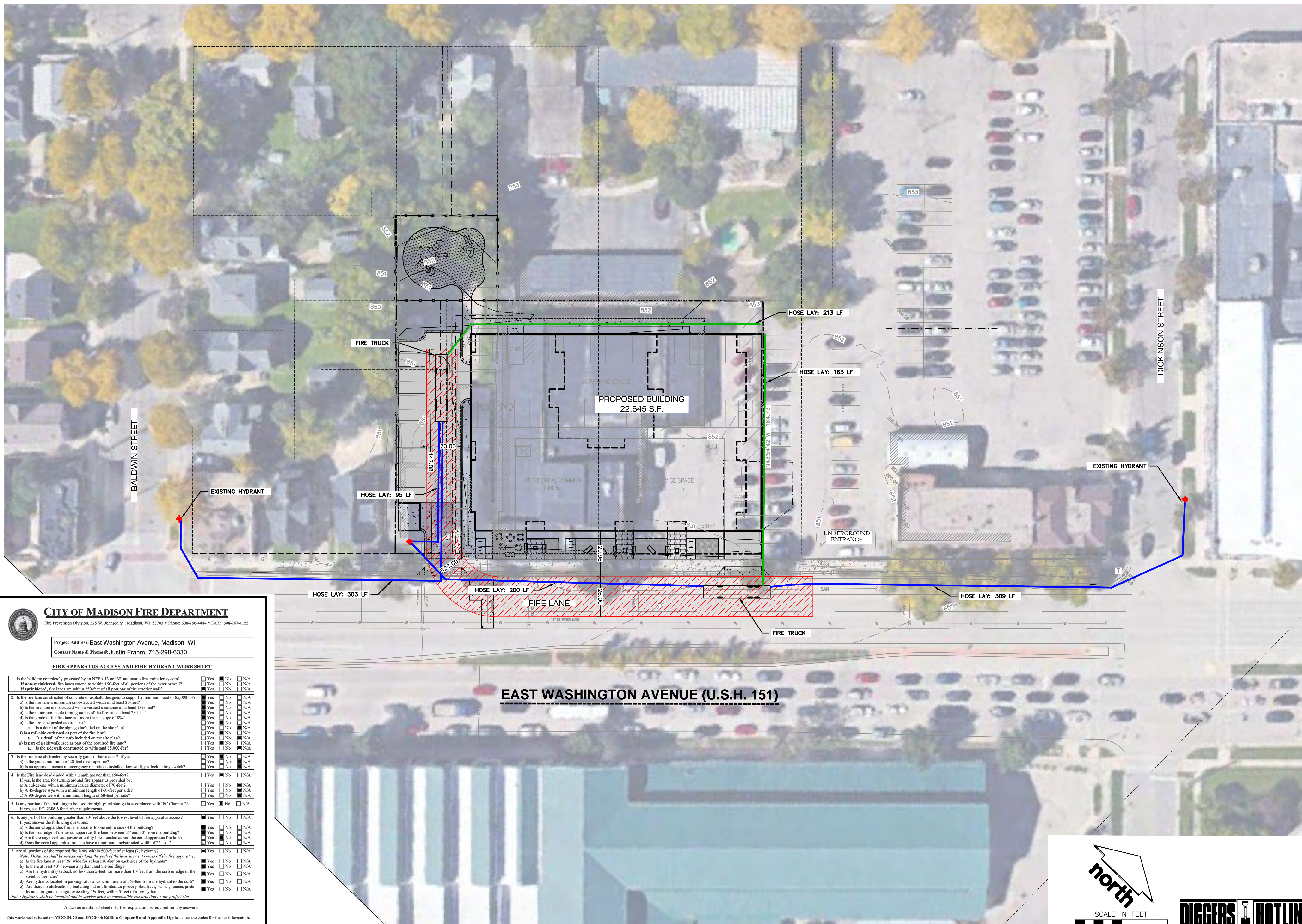
Design/Drawn: CHG
Approved: WHD

SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:

EX. A

JSD PROJECT NO: 18-8568



CITY OF MADISON FIRE DEPARTMENT
Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

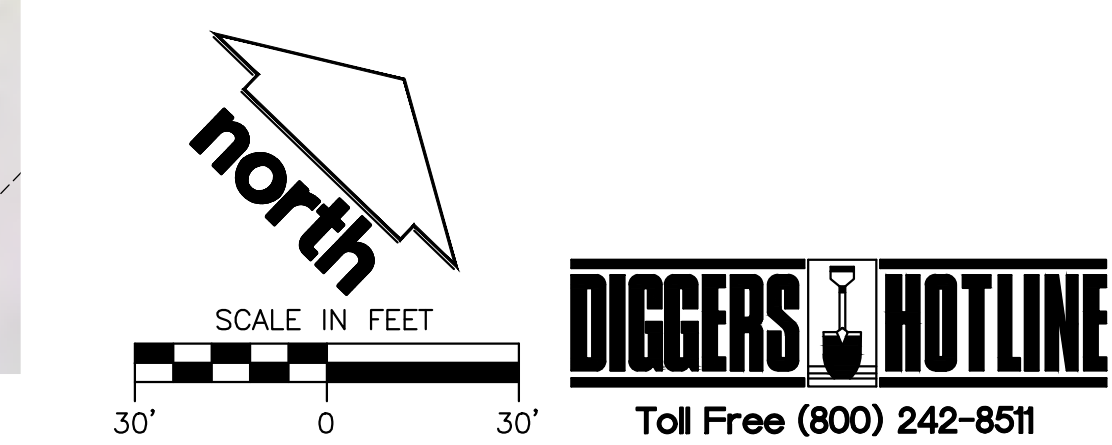
Project Address: East Washington Avenue, Madison, WI
Contact Name & Phone #: Justin Frahm, 715-298-6330

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

- Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?
 - If non-sprinklered, fire lines extend to within 150-feet of all portions of the exterior wall? Yes No N/A
 - If sprinklered, fire lines are within 250-feet of all portions of the exterior wall? Yes No N/A
- In the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?
 - a) Is the fire lane a minimum unobstructed width of at least 20-feet? Yes No N/A
 - b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? Yes No N/A
 - c) Is the minimum inside turning radius of the fire lane at least 24-feet? Yes No N/A
 - d) Is the grade of the fire lane not more than a slope of 8%? Yes No N/A
 - e) Is the fire lane posted as fire lane? Yes No N/A
 - f) Is a rollable curb used as part of the fire lane?
 - a. Is a detail of the curb included on the site plan? Yes No N/A
 - g) Is part of a sidewalk used as part of the required fire lane?
 - a. Is the sidewalk constructed to withstand 85,000-lbs? Yes No N/A
- In the fire lane obstructed by security gates or barricades? If yes:
 - a) Is the gate a minimum of 20-foot clear opening? Yes No N/A
 - b) Is an approved means of emergency operations installed, key vault, padlock or key switch? Yes No N/A
- In the fire lane dead-ended with a length greater than 150-feet?
 - If yes, is the area for turning around fire apparatus provided by:
 - a) A cul-de-sac with a minimum inside diameter of 70-feet? Yes No N/A
 - b) A 45-degree wye with a minimum length of 60-feet per side? Yes No N/A
 - c) A 90-degree tee with a minimum length of 60-feet per side? Yes No N/A
- Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 237? Yes No N/A
If yes, see IFC 2306.6 for further requirements.
- Is any part of the building greater than 30-feet above the lowest level of fire apparatus access?
 - If yes, answer the following questions:
 - a) Is the aerial apparatus fire lane parallel to one entire side of the building? Yes No N/A
 - b) Is the aerial apparatus fire lane between 15' and 30' from the building? Yes No N/A
 - c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? Yes No N/A
 - d) Does the aerial apparatus fire lane have a minimum unobstructed width of 36-feet? Yes No N/A
- Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?
 - Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.
 - a) Is the fire lane at least 20' wide for at least 20-feet on each side of the hydrants? Yes No N/A
 - b) Is there at least 40' between a hydrant and the building? Yes No N/A
 - c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? Yes No N/A
 - d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? Yes No N/A
 - e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? Yes No N/A
 - Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.



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LEGEND (LANDSCAPE PLAN)

- PROPERTY LINE
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- STANDARD CURB AND GUTTER
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- ASPHALT PAVEMENT
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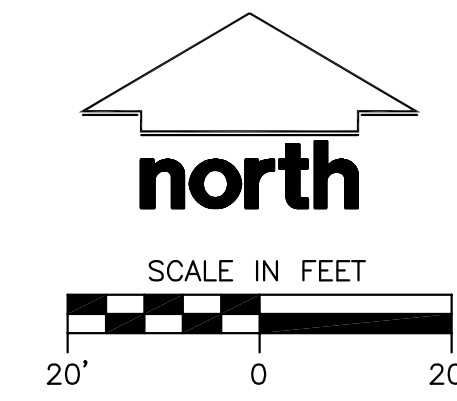
GENERAL NOTES:

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

PLANT SCHEDULE

Ø1-OVERSTORY DECIDUOUS TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	3	Betula nigra 'Heritage' / Heritage River Birch	B & B	2.5" Cal	35
	3	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	15 gal	2.5" Cal	35
Ø3-ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	2	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal	15
Ø4-UPRIGHT EVERGREEN SHRUB	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	4	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	3-4' Ht.	10
Ø5-DECIDUOUS SHRUB	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	21	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 gal	12" tall min.	3
	5	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	3 gal	12" tall min.	3
	16	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	3 gal	12" tall min.	3
Ø6-EVERGREEN SHRUB	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	3	Juniperus squamata 'Blue Star' / Blue Star Juniper	3 gal	Min. 12"-24"	4
	16	Taxus x media 'Dark Green Spreading' / Dark Green Spreading Yew	3 gal	24" Min Ht.	4
Ø7-ORNAMENTAL GRASSES/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS
	22	Hemerocallis x 'Chicago Apache' / Daylily	1 gal	12-18" Ht.	2
	7	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal	12-18" Ht.	2

CONTRACTOR SHALL CONTACT CITY FORESTRY AT bhofmann@cityofmadison.com or 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTION OF THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPE CONTRACTOR. REFER TO SECTION 209 OF "CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" FOR SPECIFICATION.



File: I:\2018\180568\DWG\180568 Landscape.dwg Layout: L1.0 User: akamiewski Plotted: Jun 08, 2018 - 4:18pm Xref's: 18-8568 Valor on Washington

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