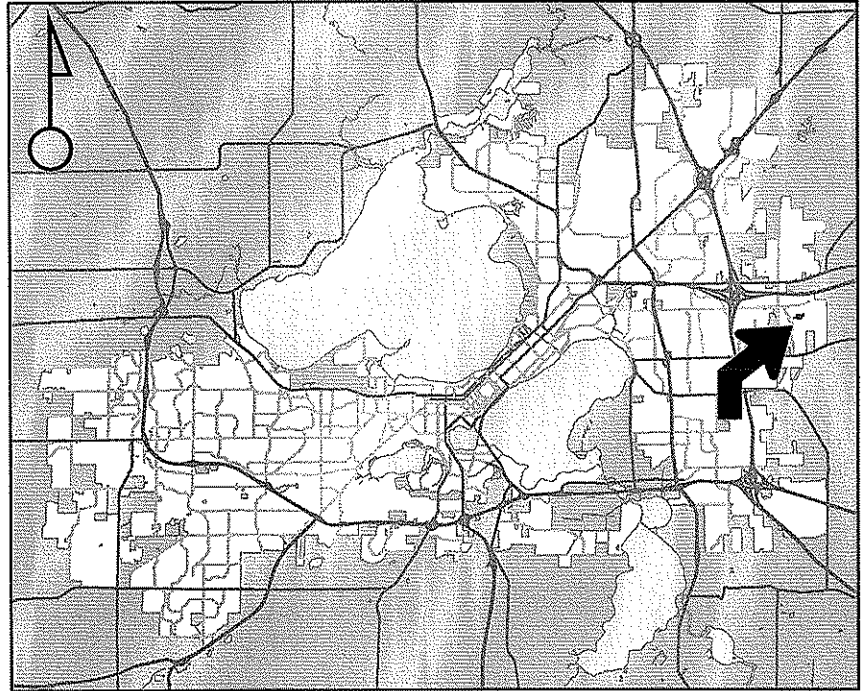




# City of Madison

# Proposed Rezoning

Location  
 6801-6901 Littlemore Drive &  
 6854 Stockbridge Drive  
 Applicant  
 Reston Commons, LLC & Hayes Holdings, LLC  
 J. Randy Bruce - Knothe & Bruce Architects

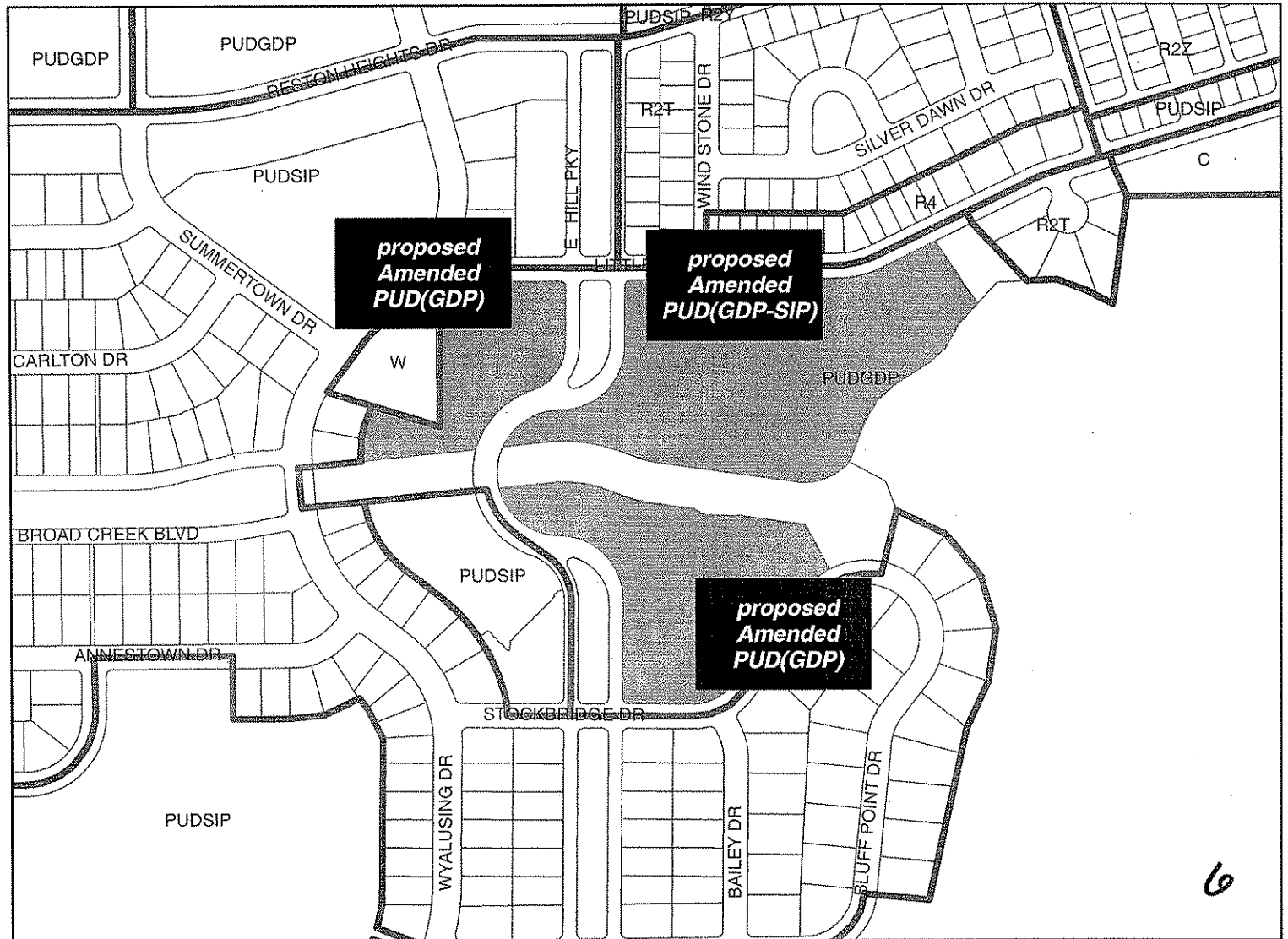


From: **PUD(GDP)**      To: **Amended  
 PUD(GDP) &  
 PUD(SIP)**  
 Existing Use  
 Vacant Land

Proposed Use  
 Amend Reston Heights Multi-Family  
 GDP and SIP Approval for 158  
 Apartments

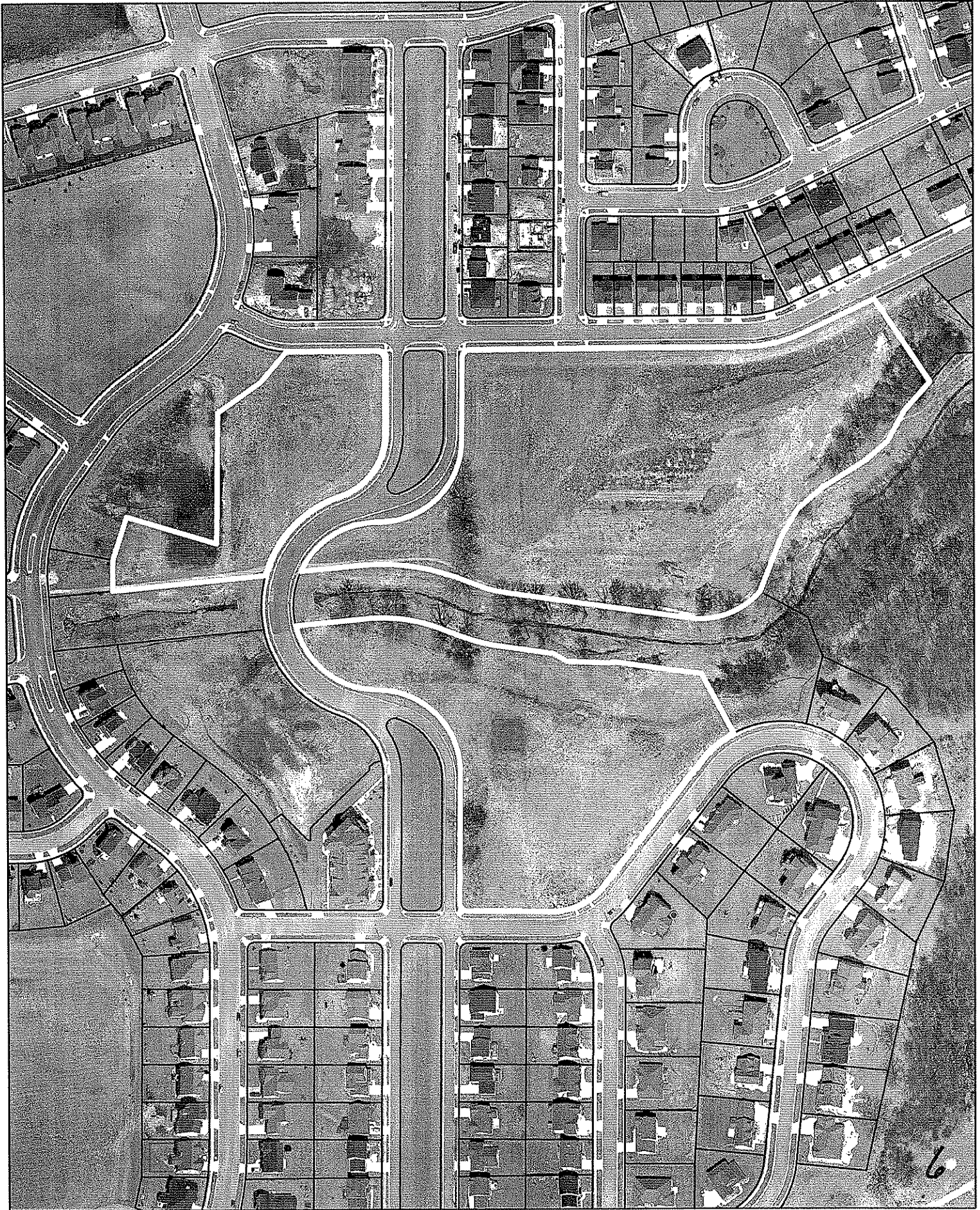
Public Hearing Date  
 Plan Commission  
**15 September 2008**  
 Common Council  
**07 October 2008**

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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 September 2008



6

# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

128,0

### FOR OFFICE USE ONLY:

Amt. Paid ~~128,0~~ Receipt No. 92880  
Date Received 7/16/08  
Received By MOGP  
Parcel No. 0710-013-1003-7  
Aldermanic District 3- CNARE  
GQ PUD&DP  
Zoning District PUDGDP  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP  Legal Descript.   
Plan Sets  Zoning Text   
Alder Notification  Waiver \_\_\_\_\_  
Ngrbrhd. Assn Not.  Waiver \_\_\_\_\_  
Date Sign Issued 07/16/08

**1. Project Address:** 6901 Littlemore Drive **Project Area in Acres:** 8.62

**Project Title (if any):** 6901 Littlemore Drive Apartments

**2. This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Rezoning from PUD-GDP to PUD/PCD-GDP <sup>AMENDED</sup>

Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use

Demolition Permit

Other Requests (Specify): \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Kevin Metcalfe Company: Madison Investment, LLC  
Street Address: 726 N. Midvale Blvd. City/State: Madison, WI Zip: 53705  
Telephone: (608) 661-6350 Fax: (608) 661-6342 Email: kevin@metcalfecompany.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC  
Street Address: 7601 University Ave. Suite 201 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Reston Commons, LLC & Hayes Holdings, LLC  
Street Address: c/o Bruce Harms, Axley Brynelson City/State: Madison, WI Zip: 53701  
2 EAST MIFFLIN STREET

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: A 158-unit apartment community with parking for 264 cars.

Development Schedule: Commencement Fall 2008 Completion Fall 2012



**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 2,850.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
 → The site is located within the limits of Sprecher Neighborhood Development Plan, which recommends:  
Medium density residential for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:  
 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Lauren Cnare on 5/19/08. Neighborhood meeting on 6/11/08  
 If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.  
 Planner Tim Parks Date 5/15/08 | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name J. Randy Bruce Date 7/15/08  
 Signature \_\_\_\_\_ Relation to Property Owner Architect  
 Authorizing Signature of Property Owner [Signature] Member Date 7/15/08  
 AUTHORIZING SIGNATURE OF CONTRACT OWNER [Signature] DATE 7-15-08



Letter of Intent  
 Amended PUD-GDP and PUD-GDP-SIP  
 Lot 263 Second Addition of Reston Heights  
 6901 Littlemore Drive  
 July 16, 2008  
 Page 2 of 4



**Introduction:**

The Reston Heights development is located on the east side of Madison within the Sprecher Neighborhood Development Plan. The neighborhood is south east of the intersection of Milwaukee Street and Sprecher Road, and south of I-94. To the north of Lot 263 are one and two-family residences, a neighborhood park and mixed-use neighborhood retail district. West of Lot 263 is a multi-family residence district. South of Lot 263 is a greenway and public trail, multi-family residence district, and a single-family residence district. To the east is a regional City and County park.

The General Development Plan for Reston Heights proposed a mixed-use development concept that integrated retail, residential, religious facilities, and open green space. The purpose of the Reston Heights GDP was to create a living environment within a neighborhood setting that offered a variety of housing types and uses to facilitate a variety of living preferences. The plat and General Development Plan for the site was approved and recorded in October 1999. Much of the Reston Heights GDP has since been constructed, although three multifamily lots along Littlemore Drive and East Hill Parkway (Lots 254, 262 and 263 Second Addition to Reston Heights) remain undeveloped and zoned PUD-GDP.

This submittal requests a rezoning to PUD-SIP for Lot 263. In addition, an alteration to the PUD-GDP for Lots 254, 262, and 263 is requested to allow for a minor adjustment to the permitted densities within those three lots.

**General Development Plan Amendment:**

The approved General Development Plan (PUD-GDP) limited the total number of multifamily units to 384 units and a net density of 16.7 dwelling units per acre. We are requesting a slight increase in the density on Lot 263 to allow 158 dwelling units rather than the 144 units that would be permitted at a density of 16.7 du/ac. However, the overall densities of the combined multifamily lots will not exceed what was originally approved. The densities of Lots 198 and 254 have been reduced accordingly by a total of 14 dwelling units. An attached exhibit is included with this letter of intent summarizing the alteration in density.

**Lot 263 PUD-SIP Site Development Data :**

**Densities:**

Lot Area	375,441 sf or 8.62 acres
Dwelling Units	158 units

	<u>Provided</u>	<u>Required per GDP</u>
Lot Area / D.U.	2,376 sf/du	
Density	18.3 du/ac	16.7 du/ac
Usable Open Space	224,534 sf	25,280 sf
Usable Open Space/D.U.	1,421 sf/du	160 sf/du

7601 University Ave, Ste 201  
 Middleton, Wisconsin 53562  
 p (608) 836-3690  
 f (608) 836-6934

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Letter of Intent  
Amended PUD-GDP and PUD-GDP-SIP  
Lot 263 Second Addition of Reston Heights  
6901 Littlemore Drive  
July 16, 2008  
Page 3 of 4

Unit Mix:

Efficiency	24
Studio Loft / One Bedroom	16
One Bedroom	56
One Bedroom + Den / Two Bedroom	2
One Bedroom + Loft / Two Bedroom	6
Two Bedroom	42
<u>Two Bedroom + Den / Three Bedroom</u>	<u>12</u>
Total	158

Site Coverage:

Building Coverage	67,155 sf	(18%)
Pavement Coverage	83,752 sf	(22%)
Usable Open Space	150,423 sf	(40%)
Additional Open Space	<u>74,111 sf</u>	<u>(20%)</u>
Total Lot Area	375,441 sf	(100%)

Vehicular Parking Ratio:

Underground Garage	173 stalls
<u>Surface Parking</u>	<u>91 stalls</u>
Total Parking	264 stalls
Parking Ratio	1.67 stalls/du

Bicycle Parking Ratio:

Underground Garage	90 stalls
<u>Surface Parking</u>	<u>14 stalls</u>
Total Parking	104 stalls

Required Bike Parking

Units 1 – 50	50 stalls
Units 51 – 158	104 stalls

Site and Building Architecture:

This project consists of two 24-unit buildings, one 26-unit buildings, and two 42-unit buildings for a total of 158 units. The buildings are two and a half and three stories with lower level parking. The unit mix offers a variety of choices from efficiency to a two bedroom + den/three bedroom. The clubhouse and pool are centrally located on the lot for the residents.

The development is meant to apply neighborhood design practices that promote human scale and a pedestrian friendly environment for future residents. The proposed structures are located along the public right of way featuring individual private entry porches to facilitate use of outdoor space and generate social activity. Generous open space remains for passive and active recreation within the community, as well.

700 University Ave, Ste 201  
Middleton, Wisconsin 53562  
Phone: (608) 836-6930  
Fax: (608) 836-6934

Letter of Intent  
Amended PUD-GDP and PUD-GDP-SIP  
Lot 263 Second Addition of Reston Heights  
6901 Littlemore Drive  
July 16, 2008  
Page 4 of 4

**KNOTHE  
& BRUCE**  
*architects*

Additionally, reduced front yard setbacks, design standards, and guidelines created for this district will help provide human scale along the street façade. This will enhance the pedestrian oriented environment, which is an important aspect of the development.

The majority of the parking for the residences is accommodated in the underground parking. The remaining visitor parking is located along the adjacent streets or in small surface parking areas that are screened from the public view. Pedestrian and bicycle usage is encouraged in the development by convenient bicycle parking and multiple sidewalks that connect to the main street and to the public trail located near the south lot line.

High-quality materials will be used on the exteriors including brick and horizontal siding. The intent is to provide an architectural aesthetic that will be compatible with the existing portions of Reston Heights and to provide a residential environment that is focused on the streetscapes. The architectural character will be representative of the Craftsman style.

**Project Schedule & Management:**

It is anticipated that Lot 263 will be constructed over a 4 to 5 year period beginning with building 3. Construction will start in the fall of 2008, or as soon as all necessary approvals and permits are obtained. Building 3 should be completed by early fall of 2009. The remaining buildings will be constructed as market conditions dictate. It is projected that one or two buildings will be constructed per year.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. It helps complete a well designed and implemented neighborhood plan and provides alternative housing choices within a mixed-use neighborhood. Construction of the facilities will provide economic 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

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934

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# EXHIBIT A

Lot#	Lot Area	Maximum Dwelling Units per Original GDP at 16.7 du/acre	Maximum Dwelling Units Allowed per Altered GDP
198	3.02 Acres	50	48
254	4.36 Acres	73	61
262 + OL 29	5.3 Acres	86	86
263 + OL 28	8.62 Acres	144	158
		<u>353</u> Total	<u>353</u> Total

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**Zoning Text**  
Amended PUD-GDP and PUD-GDP-SIP  
Lot 263, Second Addition to Reston Heights  
July 16, 2008

**Legal Description:** All of Outlot 28 and all of Lot 263, Second Addition to Reston Heights, as recorded in Volume 58-066B of Plats, on pages 346-350, as Document Number 4003594, Dane County Registry and located in the Southwest Quarter and the Southeast Quarter of Section 1, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 158-unit multifamily housing community.
- B. **Permitted Uses:** Following are permitted uses within this PUD district:
  - 1. A 158-unit multifamily housing community.
  - 2. Accessory uses including parking for residents and guests, and those accessory uses allowed in the R-4 district.
  - 3. 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- 4 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- 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.



July 2, 2008

RECEIVED  
 JUL 03 2008  
 BY: .....

Randy Bruce  
 Knothe & Bruce Architects, LLC  
 7601 University Avenue, Suite 201  
 Middleton, WI 53562

Re: Tree Inventory Report, Lot 263 Reston Heights

**Background:** On June 2, 2008, Randy Bruce of Knothe & Bruce Architects LLC and R. Bruce Allison of Allison Tree Care Inc. met at the proposed multi-family residential construction site at Lot 263 Reston Heights. Mr. Bruce provided Mr. Allison with a conceptual site plan (dated 9/10/08) with approximate tree locations relative to proposed building and parking lots. He requested that Allison Tree Care Inc. conduct an inventory identifying tree species and size, plus comment on general guidelines to protect trees during the construction process. On June 23<sup>rd</sup> and 24<sup>th</sup> Mr. Allison returned to the site with arborist staff to conduct an inventory. Thirty-four trees were given a unique identification number (1-34), marked on a surveyors ribbon around the trunk. The attached table (see below) indicates species, trunk circumference in inches measured at 4.5' above ground level, and general comments relative to condition or location.

**Inventory:**

ID NUMBER	SPECIES	DIAMETER	COMMENTS
1	Bur Oak	35	
2	Bur Oak	35	
3	Bur Oak	23	Double stem, decay at base
4	Bur Oak	27	
5	Bur Oak	23	
6	Bur Oak	22	
7	Bur Oak	27	
8	Bur Oak	36	Other side of trail
9	Bur Oak	31	
10	Bur Oak	18	
11	Bur Oak	19	Undermined at one side
12	Bur Oak	27	
13	Bur Oak	29	Dead, except for small branch at base
14	Bur Oak	20	
15	Bur Oak	21	

16	Red Oak	26	
17	Red Oak	26	
18	Red Oak	31	Socket wound on trunk
19	Red Oak	34	Hollow
20	Box Elder	50	
21	Birch	21	
22	Bur Oak	18	
23	Bur Oak	14	
24	Bur Oak	10	Small oak nearby
25	Bur Oak	35	
26	Bur Oak	14	On fence line
27	Cherry	24	
28	Bur Oak	16	
29	Red Oak	22	
30	Red Oak	21	
31	Bur Oak	24	
32	Bur Oak	36	
33	Bur Oak	17	
34	Bur Oak	16	

**Conclusion and Recommendations:** This site contains or is adjacent to a remarkable collection of mature oaks. To preserve them during land development will require planning and execution with attention to the structural and physiological needs of mature trees. In the interior of the lot are smaller black locust, honeysuckle, some buckthorn, and other invasives that should not be preserved during land development. Following are facts to consider with regards to trees to be preserved:

- 1) Roots provide structural stability, especially at the collection of larger compression roots around the trunk (usually with a radius 2-3 times the trunk diameter). The root plate should never be disturbed.
- 2) Roots provide an interface with the soil, bringing water and nutrients into the tree. The critical root zone is that area around the trunk with a radius usually 12-18 times the trunk diameter. Cutting, filling, grading, compacting or polluting with chemicals within that zone damages root function. Research shows that eliminating more than 30% of the critical root zone area will cause symptoms of crown dieback and distress in the tree.
- 3) Wounding of tree trunks and limbs affects the tree's vascular system function plus introduces decay fungi.
- 4) Wounding of oaks between April 1<sup>st</sup> and October 1<sup>st</sup> can potentially introduce oak wilt disease. If wounds must be made, it is necessary to immediately apply tree wound dressing to act as a barrier against wilt spores.

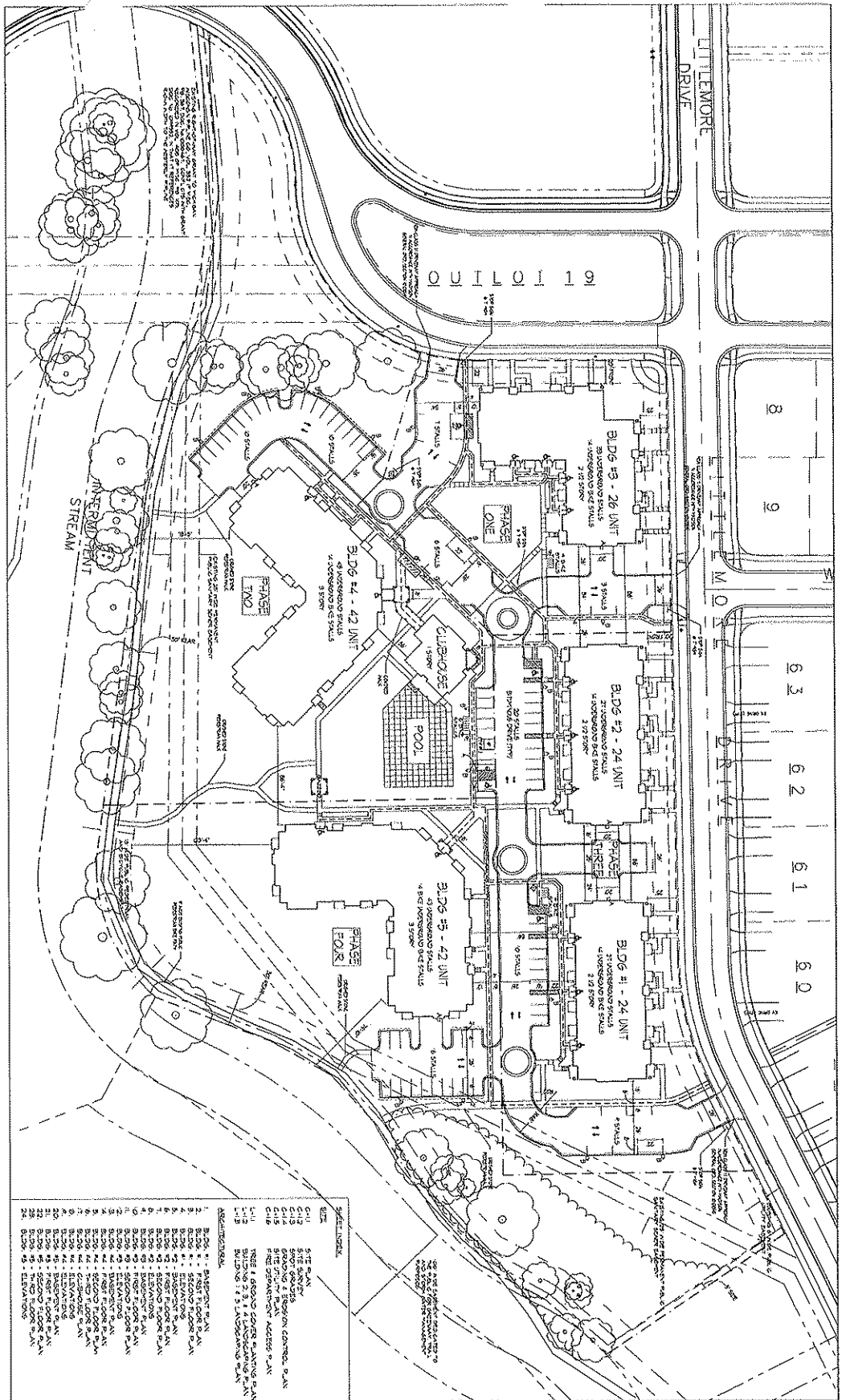
- 5) Construction documents should include location of tree protection fencing to keep all equipment, materials, and utility work away from tree root zones. Instructions to all workers on site must clearly state the critical nature of tree protection and the methods to accomplish it. Document the process to have a record to verify compliance.

Submitted by:  
R. Bruce Allison  
Registered Consulting Arborist #272  
For Allison Tree Care, Inc.

Enclosures: site map







**SITE DEVELOPMENT DATA**

CONSTRUCTION	BLDG #1	BLDG #2	BLDG #3	BLDG #4	BLDG #5	TOTAL
BLDG AREA	88,000 SF	88,000 SF	88,000 SF	88,000 SF	88,000 SF	440,000 SF
CLUBHOUSE						10,000 SF
POOL						10,000 SF
LANDSCAPE						10,000 SF
STREETS						10,000 SF
UTILITIES						10,000 SF
<b>TOTAL</b>	<b>88,000</b>	<b>88,000</b>	<b>88,000</b>	<b>88,000</b>	<b>88,000</b>	<b>440,000</b>

**BLDG DEVELOPMENT DATA**

BLDG #	BLDG AREA	BLDG TYPE	BLDG CODE	BLDG HEIGHT	BLDG SETBACK
1	88,000 SF	RESIDENTIAL	R-1	3	10
2	88,000 SF	RESIDENTIAL	R-1	3	10
3	88,000 SF	RESIDENTIAL	R-1	3	10
4	88,000 SF	RESIDENTIAL	R-1	3	10
5	88,000 SF	RESIDENTIAL	R-1	3	10

**BLDG DEVELOPMENT DATA**

BLDG #	BLDG AREA	BLDG TYPE	BLDG CODE	BLDG HEIGHT	BLDG SETBACK
1	88,000 SF	RESIDENTIAL	R-1	3	10
2	88,000 SF	RESIDENTIAL	R-1	3	10
3	88,000 SF	RESIDENTIAL	R-1	3	10
4	88,000 SF	RESIDENTIAL	R-1	3	10
5	88,000 SF	RESIDENTIAL	R-1	3	10

6701 Littlemore Drive  
 Apartments

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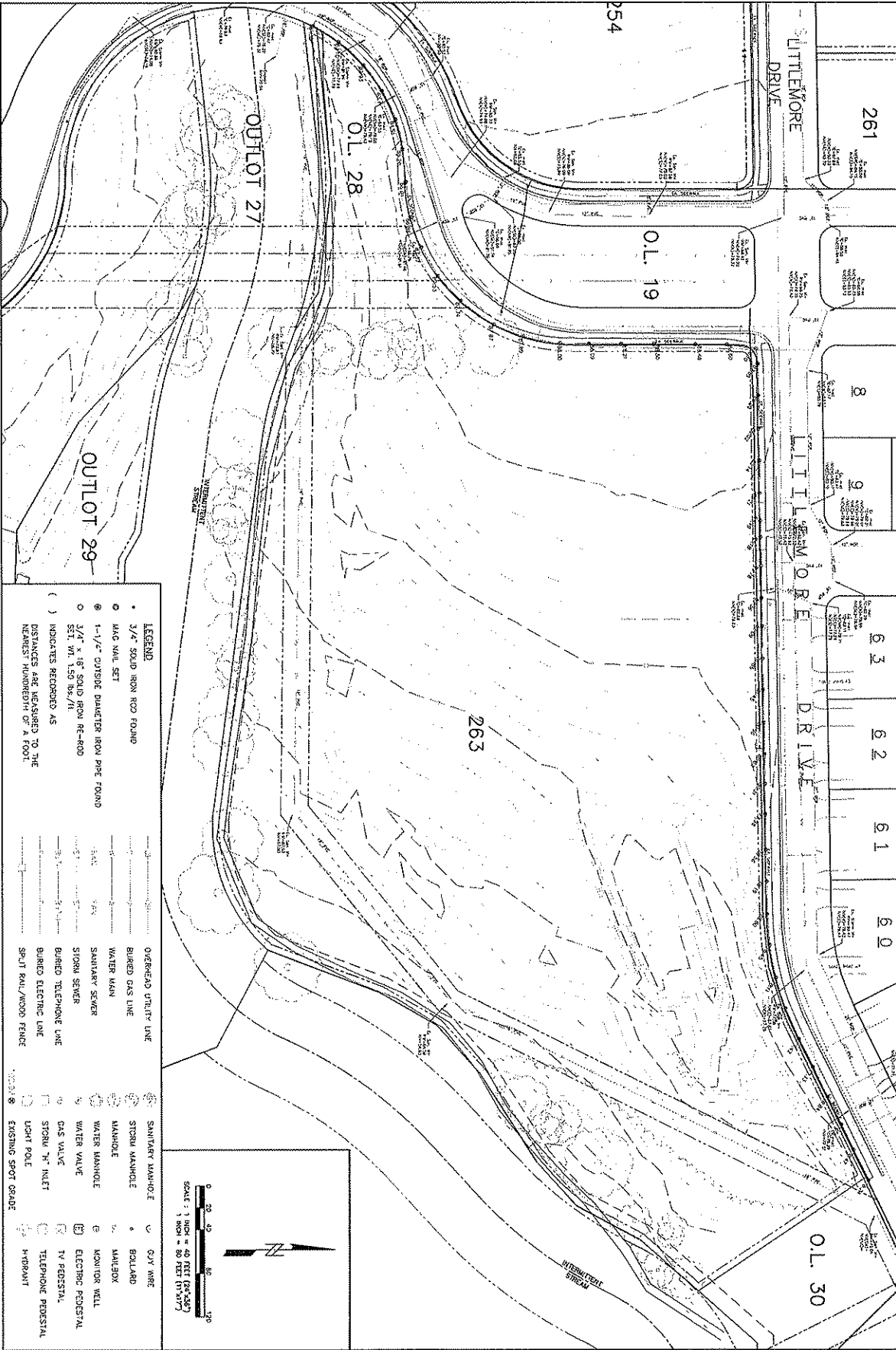
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 Apartments

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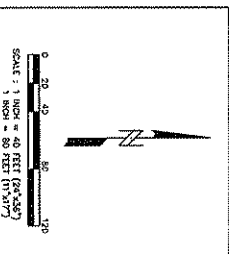
6701 Littlemore Drive  
 Apartments

6701 Littlemore Drive  
 Apartments

6701 Littlemore Drive  
 Apartments



LEGEND	
•	3/4" SOLID IRON ROD FOUND
○	M/C NAIL SET
⊙	1-1/2" OUTSIDE DIAMETER IRON PIPE FOUND
○	3/4" x 1/8" SOLID IRON RE-ROD SET. V.I. 1.59 lbs./ft.
( )	INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
---	OVERHEAD UTILITY LINE
---	BURIED GAS LINE
---	WATER MAIN
---	SEWAGE SANITARY SEWER
---	STORM SEWER
---	BURIED TELEPHONE LINE
---	BURIED ELECTRIC LINE
---	SP-11 PAUL/WOOD FENCE
○	SANITARY MANHOLE
○	STORM MANHOLE
○	MANHOLE
○	WATER MANHOLE
○	WATER VALVE
○	GAS VALVE
○	STORM "T" HOLE
○	LIGHT POLE
○	EXISTING SPOT GRABER
○	GY. WRE
○	BOLLARD
○	MANHOLE
○	CONTROL WELL
○	ELECTRIC RECESSED
○	TV RECESSED
○	TELEPHONE RECESSED
○	HYDRANT



C1.2

**Calkins Engineering, LLC**  
Civil Engineers & Land Surveyors

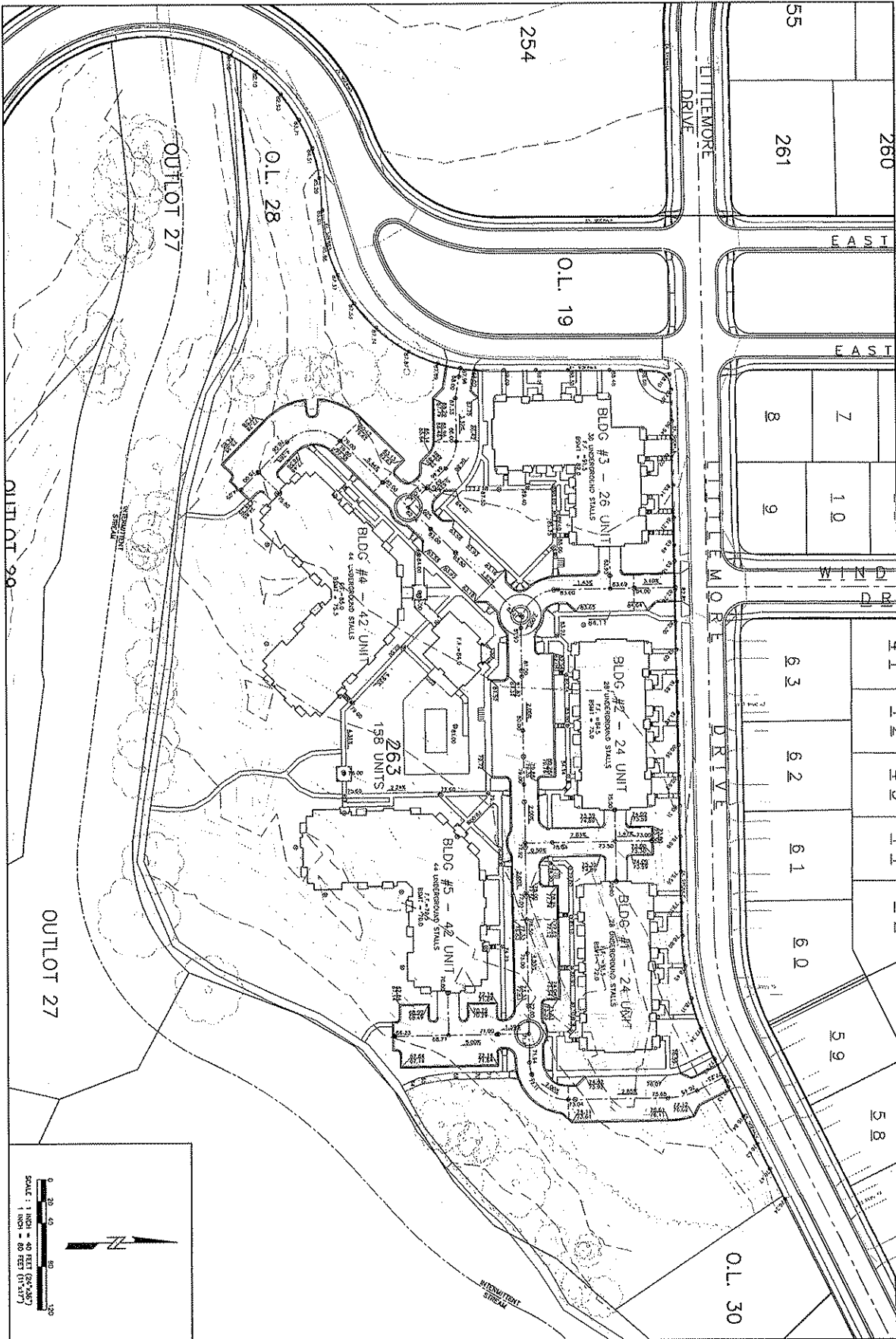
6901 LITTLEMORE DRIVE APARTMENTS  
SITE SURVEY

DATE: 06-27-08  
REVISIONS:


DRAWING BLOCK: P:\PROJECTS\6901\6901\6901-SS-01.dwg

Calkins Engineering, LLC  
5010 Hoops Road  
Metairie, LA 70001  
(504) 885-0244

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C1.3



**Calkins Engineering, LLC**  
Civil Engineers & Land Surveyors

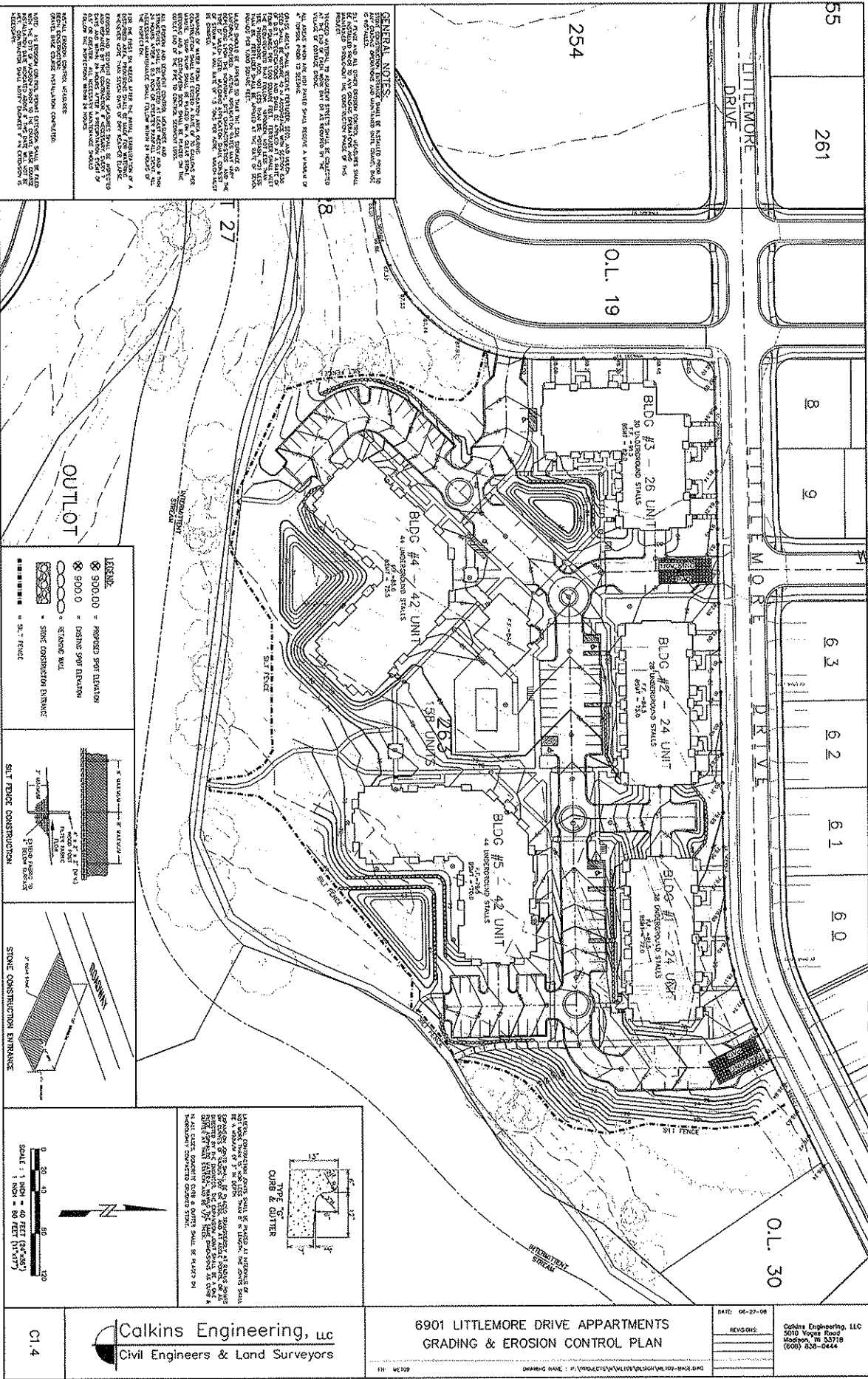
**6901 LITTLEMORE DRIVE APARTMENTS**  
SPOT GRADES

DATE: 06-27-08  
REVISIONS:

DRAWING NAME: I:\PROJECTS\6901DRIVE\DESIGN\6901-SPOT.DWG

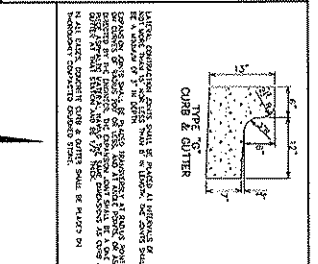
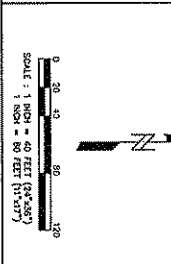
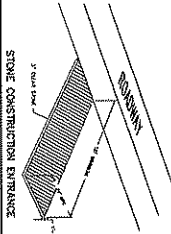
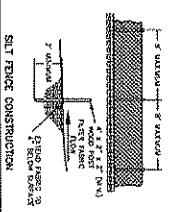
Calkins Engineering, LLC  
5010 Vogel's Road  
Madison, WI 53718  
(608) 538-0444

6



**GENERAL NOTES:**  
 1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.  
 2. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.  
 3. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS EROSION CONTROL ACT AND THE ILLINOIS CONSTRUCTION SITE SEDIMENT CONTROL ACT.  
 4. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS EROSION CONTROL ACT AND THE ILLINOIS CONSTRUCTION SITE SEDIMENT CONTROL ACT.  
 5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS EROSION CONTROL ACT AND THE ILLINOIS CONSTRUCTION SITE SEDIMENT CONTROL ACT.

- LEGEND:**
- ⊗ 300.00 = PROPOSED SPOT ELEVATION
  - ⊗ 500.0 = EXISTING SPOT ELEVATION
  - ⊗ 500.0 = STORM WELL
  - ⊗ 500.0 = STONE CONSTRUCTION ENTRANCE
  - ⊗ 500.0 = SILT FENCE



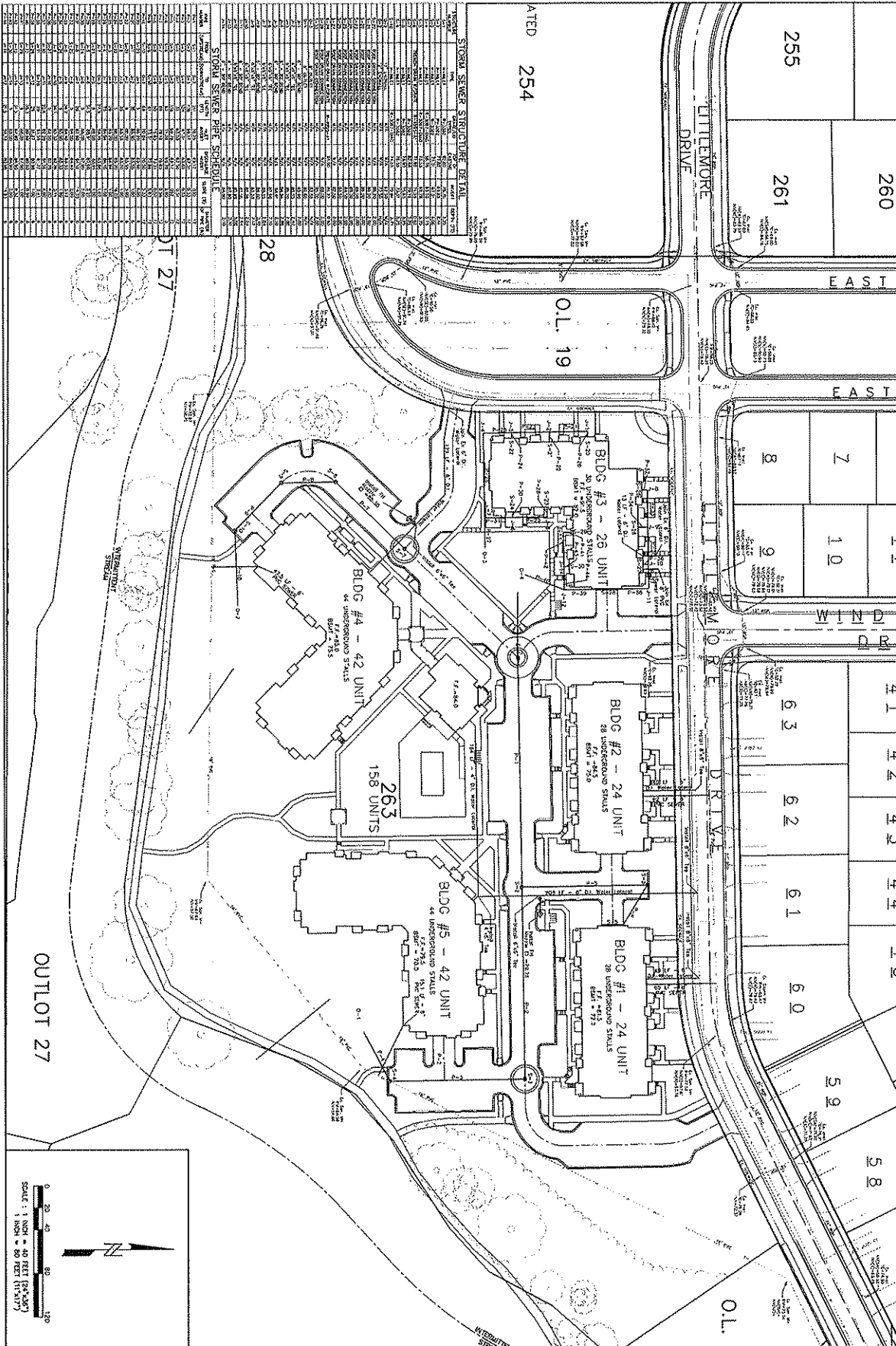
ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS EROSION CONTROL ACT AND THE ILLINOIS CONSTRUCTION SITE SEDIMENT CONTROL ACT.

**6901 LITTLEMORE DRIVE APARTMENTS  
 GRADING & EROSION CONTROL PLAN**

DATE: 06-27-08  
 REVISIONS:  
 Calkins Engineering, LLC  
 5010 North Street  
 Mokena, IL 60458  
 (815) 836-0444

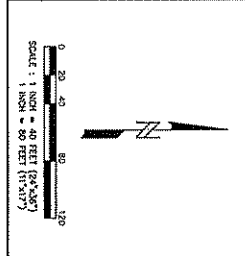
C14






STORM SEWER STRUCTURE DETAIL

NO.	DESCRIPTION	DATE	BY	CHECKED
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2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
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97	REVISION			
98	REVISION			
99	REVISION			
100	REVISION			



 <p><b>Calkins Engineering, LLC</b> Civil Engineers &amp; Land Surveyors</p>	<p><b>6901 LITTLEMORE DRIVE APARTMENTS</b> SITE UTILITY PLAN</p>	<p>DATE: 06-23-08</p>
	<p>DRWING NAME: # 1 PROJECT: CIVIL ENGINEERING</p>	<p>REVISIONS:</p>
<p>C1.5</p>	<p>6901 Littlemore Drive Madison, WI 53718 (608) 636-0444</p>	<p>6</p>

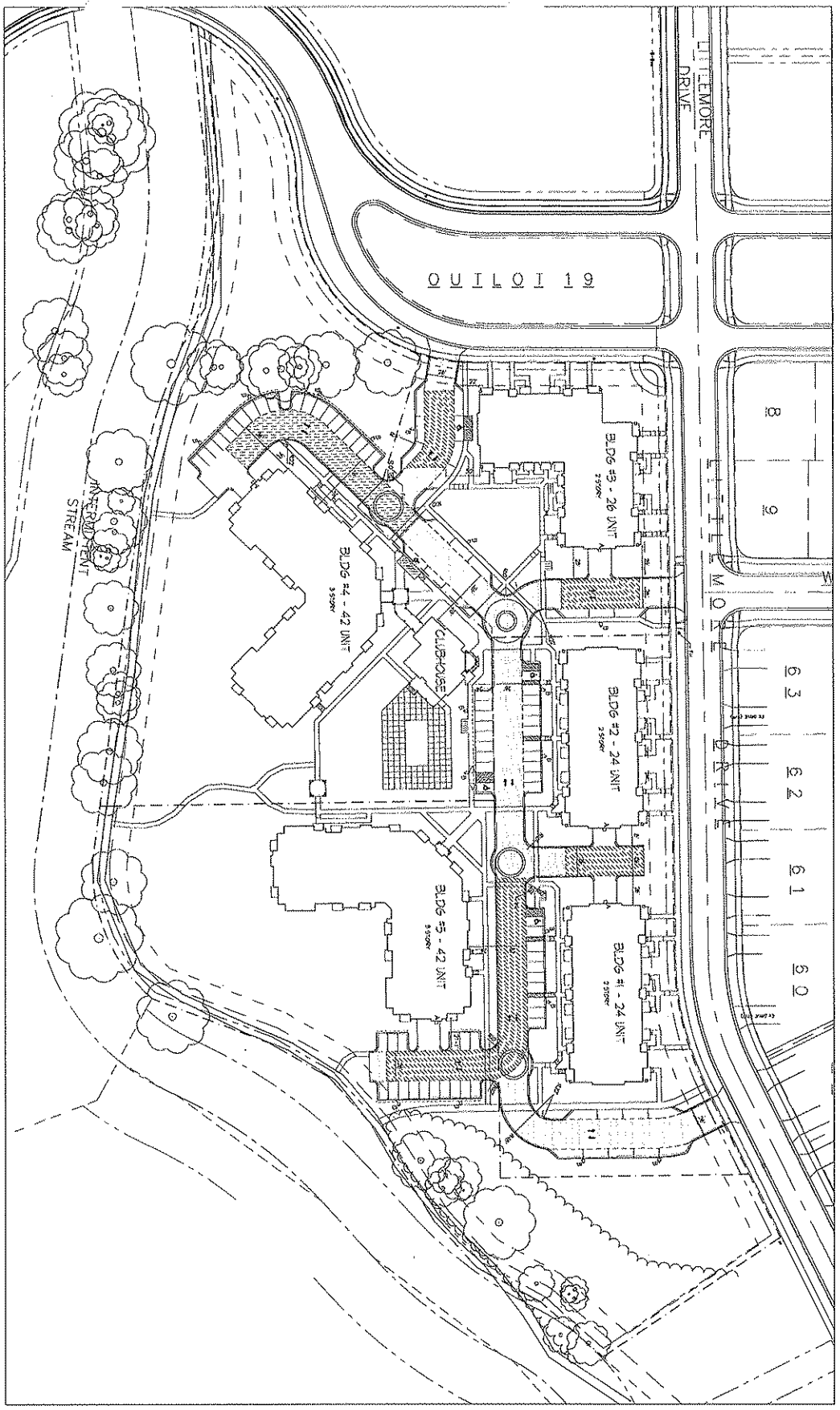
**KNOTHE & BRUCE ARCHITECTS**  
 700 University Avenue, Suite 200  
 Berkeley, CA 94702  
 415.848.3400 Fax: 415.848.0304

**CLIENT**  
 6901 Littlemore Drive  
 Apartments

**DATE**  
 08/17/2009

**PROJECT**  
 Fire Department Access Plan

**DESIGNER**  
 C-16



**FIRE DEPARTMENT ACCESS PLAN**

**KNOTHE & BRUCE ARCHITECTS**  
 7801 University Avenue Suite 201  
 Madison, Wisconsin 53726  
 608-263-2820 Fax: 608-263-2824

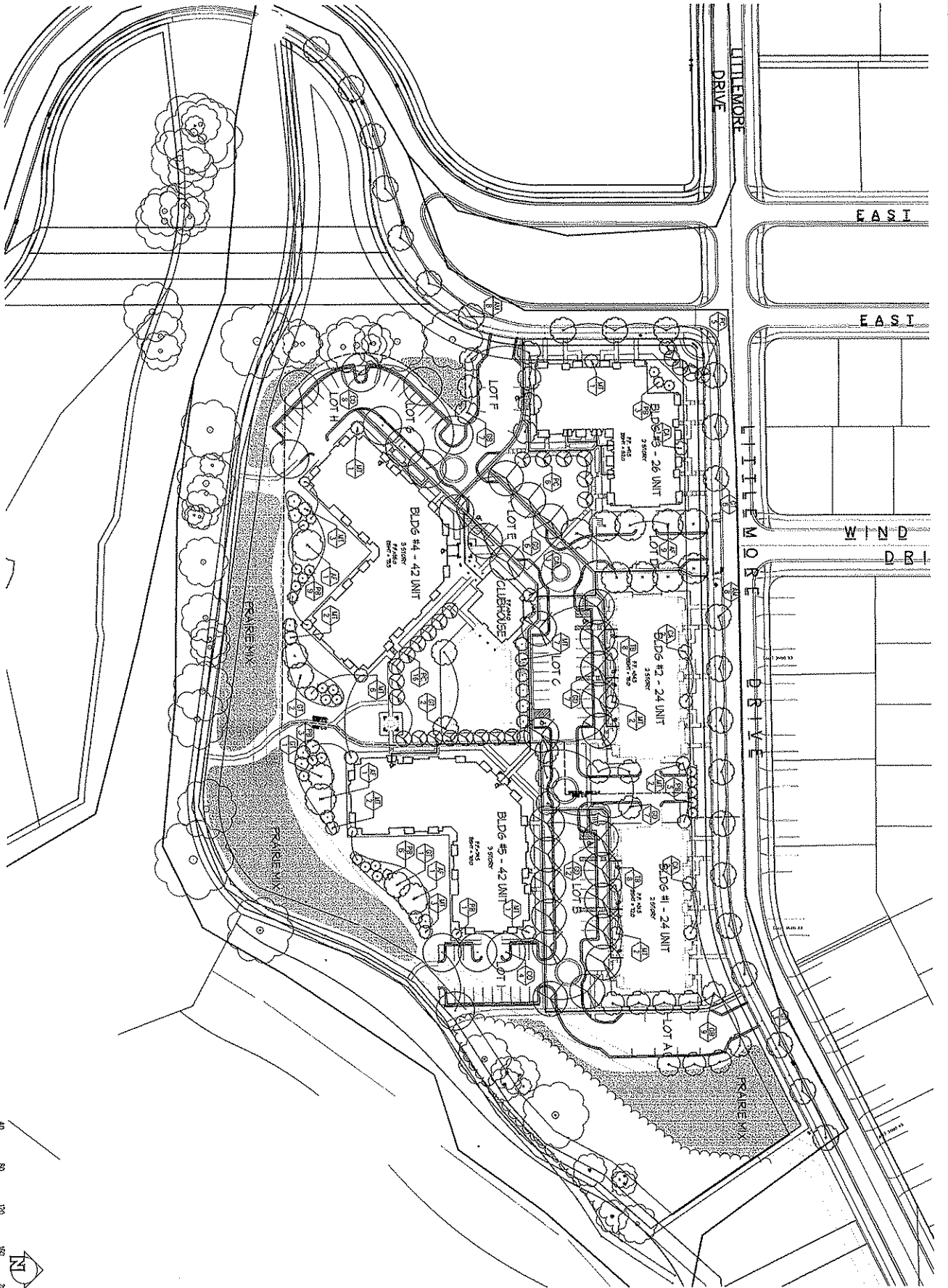
DATE: July 16, 2009  
 PROJECT: 6401 Littlemore Drive  
 DRAWING: L-11

PROJECT: 6401 Littlemore Drive  
 APARTMENTS

DATE: 08/17  
 DRAWING: L-11

PROJECT: 6401 Littlemore Drive  
 APARTMENTS

DATE: 08/17  
 DRAWING: L-11



1 TREE & GROUNDCOVER PLANTING PLAN

# KNOTHE & BRUCE ARCHITECTS

7801 University Avenue, Suite 201  
 Houston, Texas 77055  
 281-555-5555

DATE: 04/14/2009

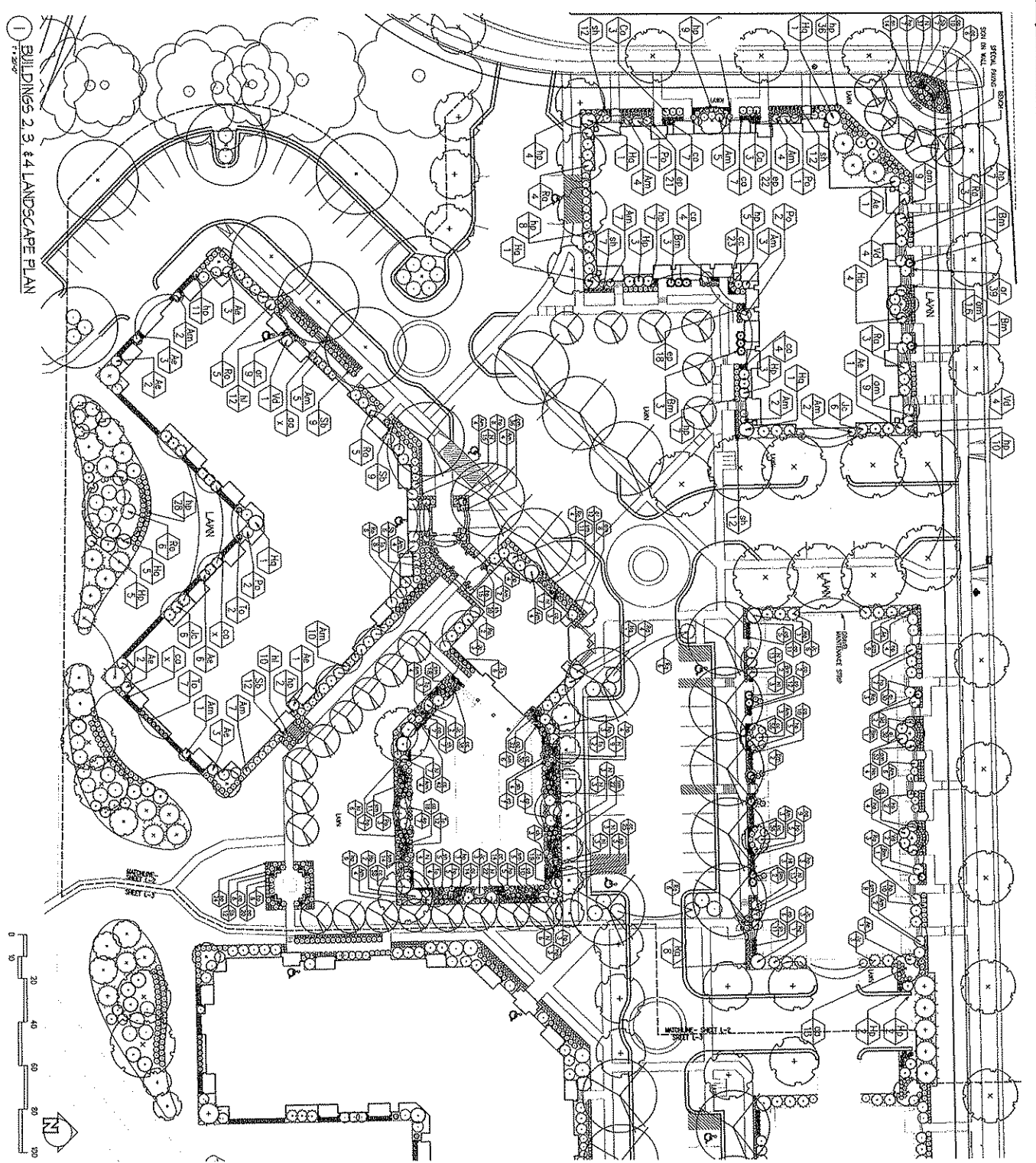
PROJECT: 6401 Littlemore Drive Apartments

PROJECT: 6401 Littlemore Drive Apartments

DATE: 08/17

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

- ### NOTES
1. Review and take notes on all project drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.
  2. Review all notes, specifications, and drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.
  3. Review all notes, specifications, and drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.
  4. Review all notes, specifications, and drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.
  5. Review all notes, specifications, and drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.
  6. Review all notes, specifications, and drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.
  7. Review all notes, specifications, and drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.
  8. Review all notes, specifications, and drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.
  9. Review all notes, specifications, and drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.
  10. Review all notes, specifications, and drawings. Confirm all dimensions and quantities with the contractor. The contractor shall be responsible for all field measurements and for any discrepancies between the drawings and the field.



BUILDINGS 2, 3, & 4 LANDSCAPE PLAN

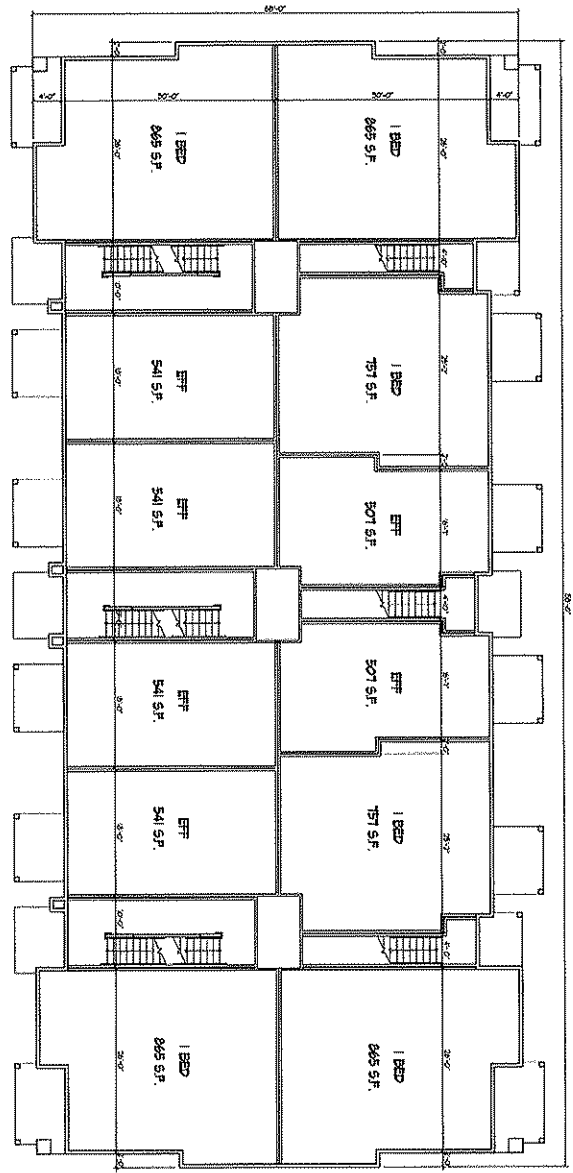






**KNOTHE & BRUCE ARCHITECTS**  
 701 University Avenue, Suite 201  
 Hudson, Wisconsin 53542  
 608-881-3100 Fax 608-881-0314

Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_



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

Project Title:  
 6901 Littlemore Drive  
 Apartments

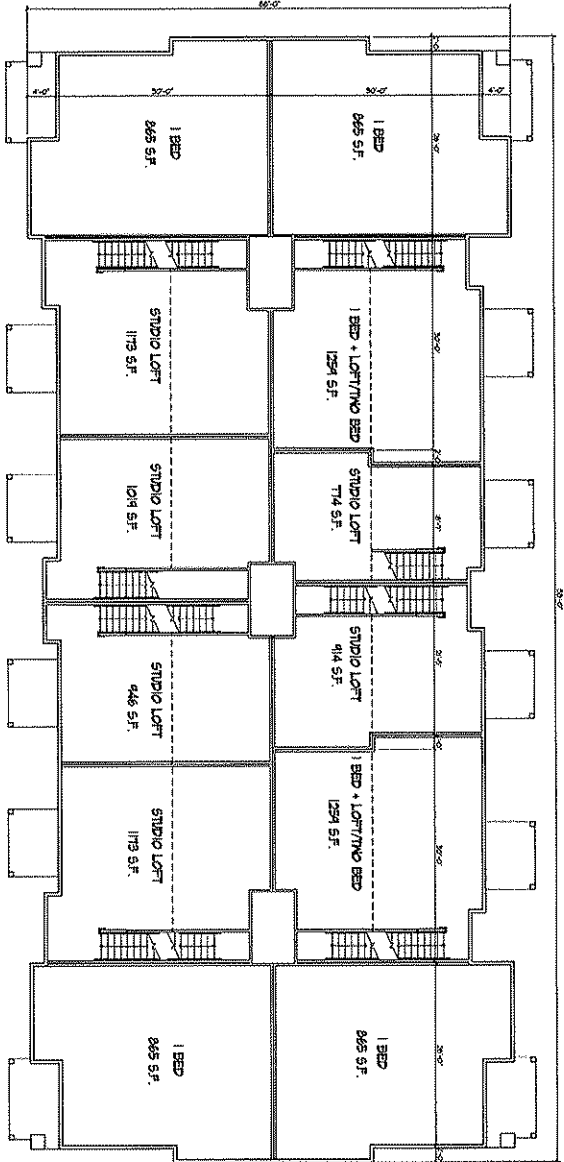
Revision:  
 608 / 507 Reviser - July 16, 2008  
 UCC Initial Reviser - July 16, 2008

Drawing Title:  
 Building #1 - 24 Unit  
 First Floor Plan  
 Report No.: \_\_\_\_\_  
 Designer: \_\_\_\_\_  
 0817  
 2

9

**KNOTHE & BRUCE ARCHITECTS**  
 7101 University Avenue Suite 201  
 Middleton, Wisconsin 53562  
 608.836.3190 Fax 608.444.0934

Scale: 1/8" = 1'-0"  
 Date: 02/08

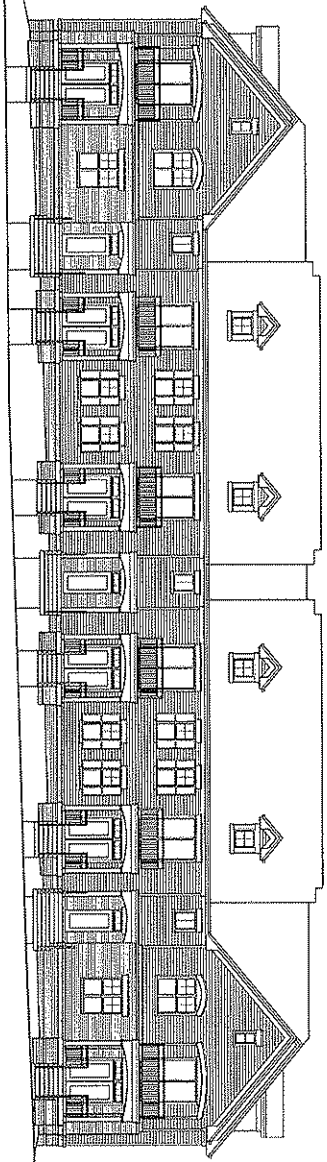


**SECOND FLOOR PLAN**

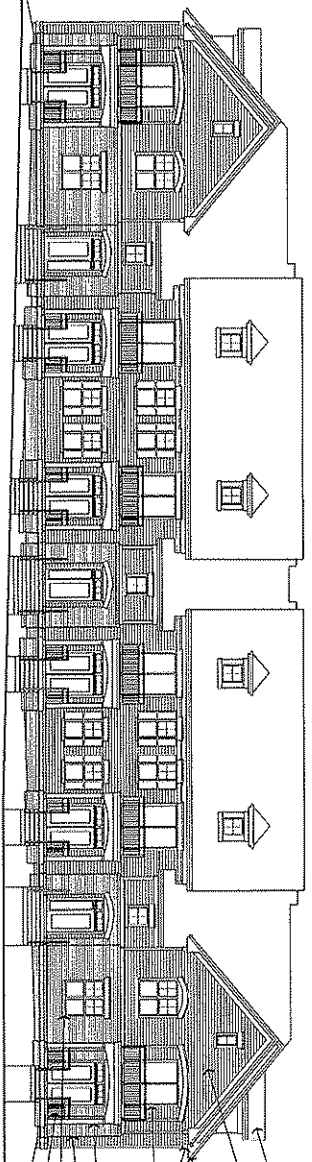
Project No: 0917  
 6901 Littlemore Drive  
 Apartments

Drawing No: 0817  
 Building #1 - 24 Unit  
 Second Floor Plan  
 3

**KNOTHE & BRUCE ARCHITECTS**  
 7101 University Avenue, Suite 201  
 Madison, Wisconsin 53706  
 608-261-1100 Fax 608-261-9714



TYPICAL NORTH ELEVATION



TYPICAL SOUTH ELEVATION

- TYPICAL MATERIALS
- APERTURE FINISHES
- RESIDENTIAL SPOKE
- ALUMINUM FINISHED FACADA
- PAINTED CONCRETE FIN
- PAINTED CONCRETE COLUMNS
- SPARK VESTER
- PRECAST ANCON SILLS
- ALUMINUM RAILING SYSTEM

Revision  
 001 - 1st Semester - July 8, 2008  
 102 - 2nd Semester - July 8, 2008

Project No.  
**6401 Littlemore Drive**  
**Apartments**

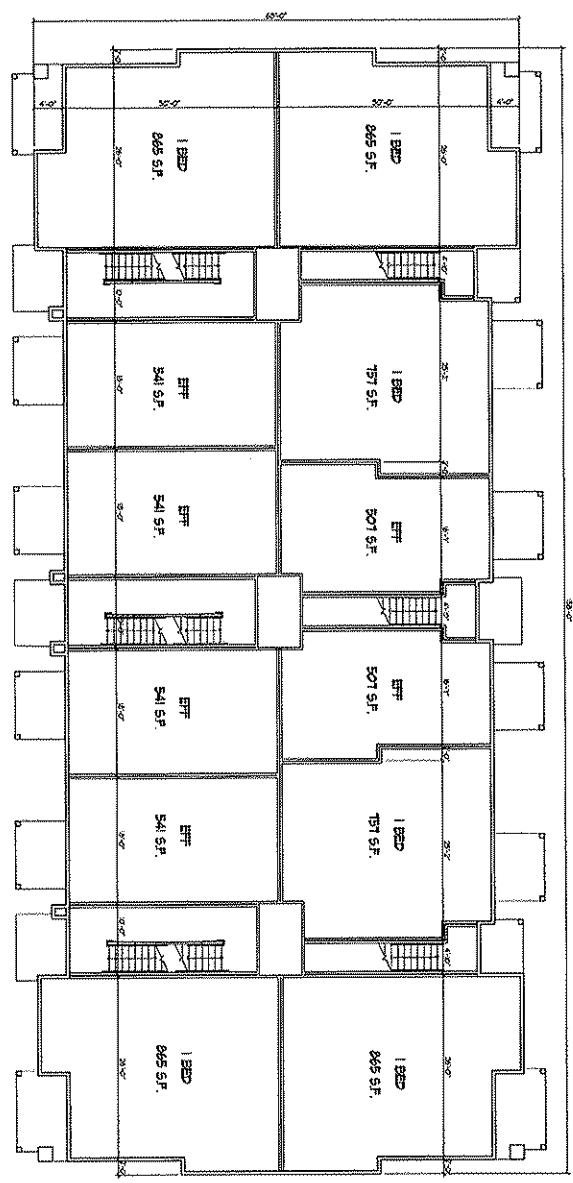
Sheet No.  
**Building #1 - 24 Unit**  
**Elevations**  
 Project No.  
**0817**  
 Drawing No.  
**4**



**KNOTHE & BRUCE ARCHITECTS**  
 761 University Avenue, Suite 201  
 Madison, Wisconsin 53582  
 608-261-3190 Fax 608-497-4134

ISSUE: 02/26

REVISION:  
 607 / 507 Schematic - July 16, 2008  
 1000 Actual Schematic - July 16, 2008



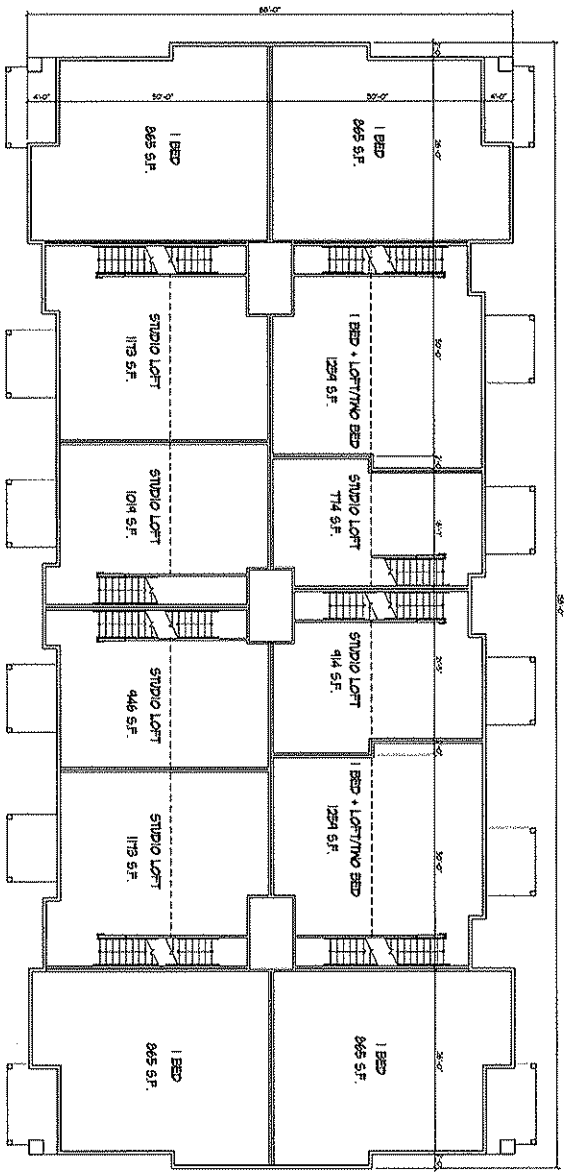
**FIRST FLOOR PLAN**

PROJECT:  
 6901 Littlemore Drive  
 Apartments

OWNER:  
**Building #2 - 24 Unit**  
**First Floor Plan**  
 PROJECT NO.:  
 DRAWING NO.:  
**0217**  
 DATE: 6

**KNOTHE & BRUCE ARCHITECTS**  
 701 Liberty Avenue, Ste. 201  
 Madison, Wisconsin 53702  
 608.252.2890 Fax 608.252.2894

Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_



SECOND FLOOR PLAN

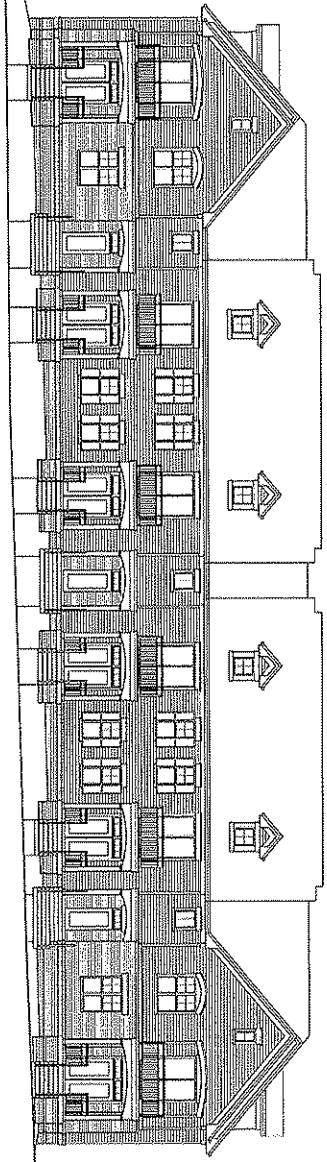
Project No: \_\_\_\_\_  
 6901 Littlemore Drive  
 Apartments

Revision:  
 6/27/09 Revised - July 15, 2009  
 1/22/10 Revised - July 15, 2009

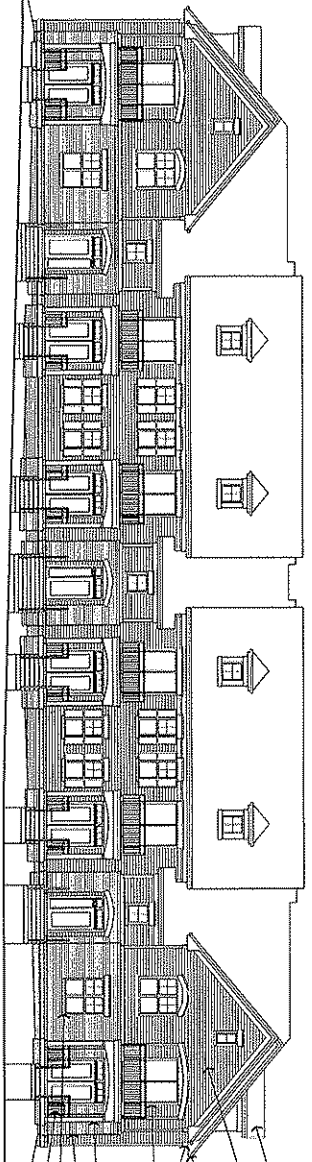
Project No: \_\_\_\_\_  
 Building #2 - 24 Unit  
 Second Floor Plan  
 Drawing No: \_\_\_\_\_  
 0817



**KNOTHE & BRUCE ARCHITECTS**  
 7101 University Avenue Suite 201  
 Middleton, Wisconsin 53562  
 608.835.1100 Fax 608.835.0734



TYPICAL NORTH ELEVATION



TYPICAL SOUTH ELEVATION

- TYPICAL MATERIALS
- APARTMENT WINDOWS
  - RESIDENTIAL Siding
  - ALUMINUM REINFORCED FASCIA
  - PAINTED COMPOSITE TRIM
  - VARIED COMPOSITE CEILING
  - BRICK VENEER
  - RECESSED ALUMINUM SILLS
  - ALUMINUM RAILING SYSTEM

Includes  
 600' x 7'0" Section - July 8, 2008  
 100' x 10'0" Section - July 8, 2008

Project No. 0817  
 Building #2 - 24 Unit  
 Elevations  
 0817

5

2

**KNOTHE & BRUCE ARCHITECTS**

7101 University Avenue, Suite 201  
Madison, Wisconsin 53722  
608-834-3090 Fax 608-834-9334

DATE:

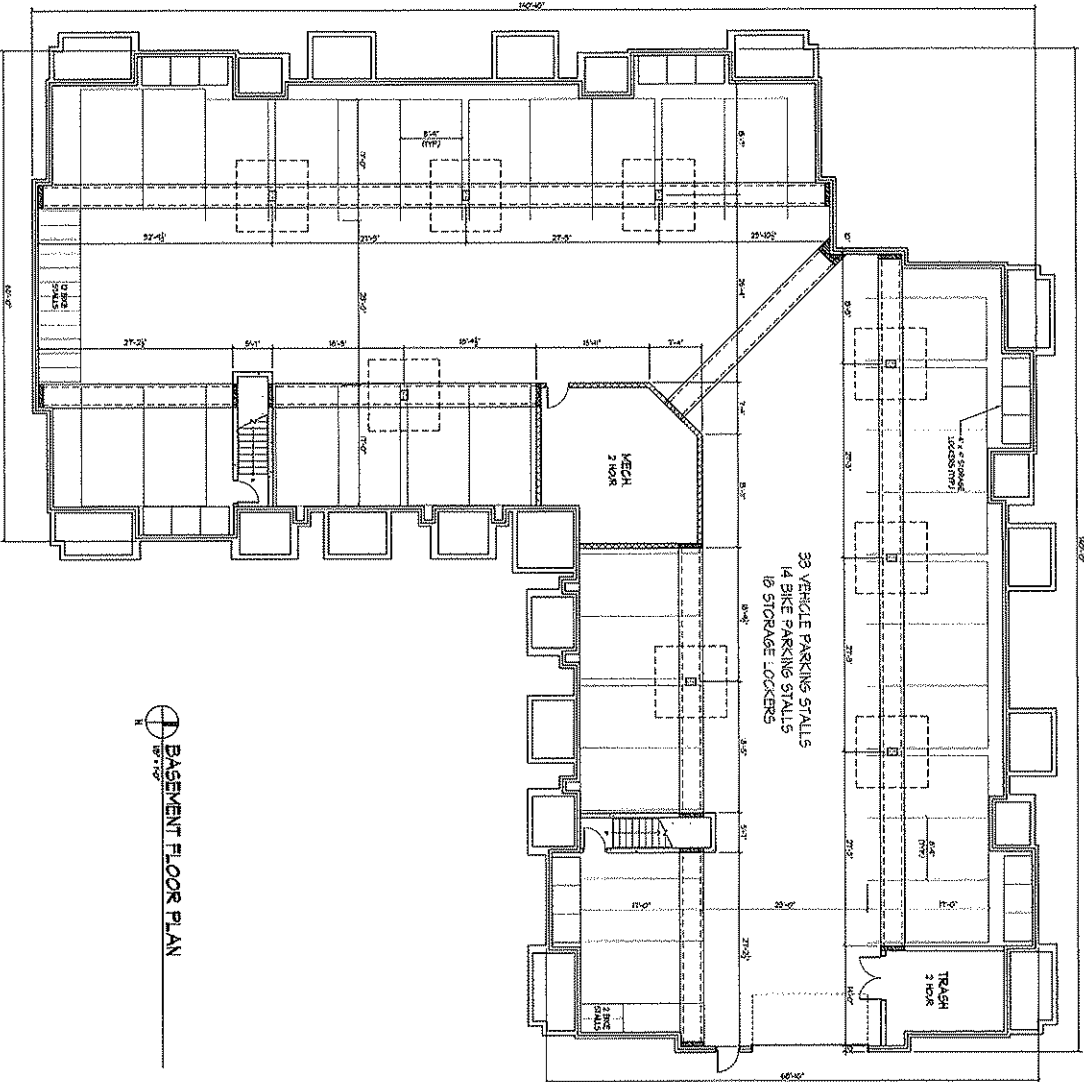
NO:

DATE:

REVISION:  
6087 / Site Summary - July 16, 2008  
1002 / Site Summary - July 16, 2008

PROJECT:  
6901 Littlemore Drive  
Apartments

OWNER:  
Building #3 - 26 Unit  
Basement Plan  
PROJECT NO.:  
DRAWING NO.:  
DATE:  
BY:  
CHECKED:  
APPROVED:  
0817  
4



**BASEMENT FLOOR PLAN**

3

**KNOTHE & BRUCE ARCHITECTS**

7101 University Avenue, Suite 202  
Madison, Wisconsin 53712  
608-835-3100 Fax 608-444-8334

Contract:

Name:  
DOB:

Revised:  
6/20 / Site Schedule - July 16, 2008  
100% Model Schedule - July 16, 2008

Project for:  
6401 Littlemore Drive  
Apartments

Drawn by:  
Building #3 - 26 Unit  
First Floor Plan  
Project No.:  
0817  
Sheet No.: 10



FIRST FLOOR PLAN

**KNOTHE & BRUCE ARCHITECTS**  
701 University Avenue, Suite 201  
Madison, Wisconsin 53706  
608.833.3990 Fax 608.493.4334

DATE: 02/17/09

NO. 0217

PROJECT: 6901 Littlemore Drive  
APARTMENTS

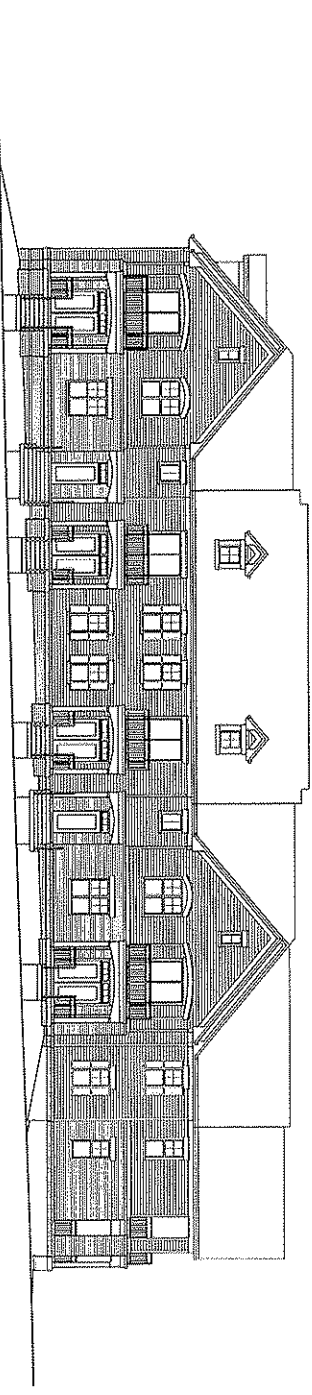
PROJECT: 6901 Littlemore Drive  
APARTMENTS

PROJECT: 6901 Littlemore Drive  
APARTMENTS

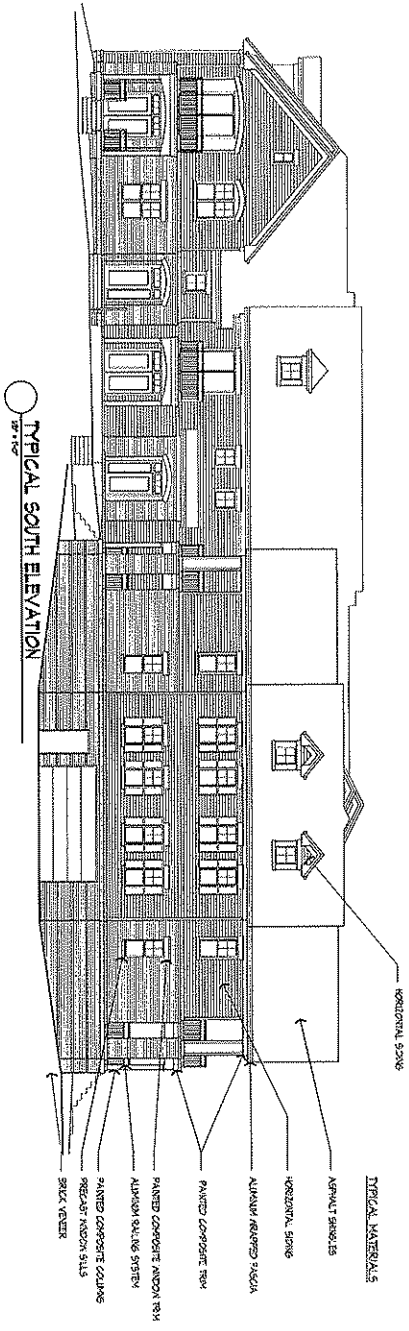


SECOND FLOOR PLAN

**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Middleton, Wisconsin 53562  
 608-835-1690 Fax 608-835-0734



TYPICAL NORTH ELEVATION



TYPICAL SOUTH ELEVATION

- TYPICAL MATERIALS
- ASPHALT SHAKES
  - HORIZONTAL SINGE
  - ALUMINUM FINISHED SASHIA
  - PAINTED CONCRETE TRIM
  - PAINTED CONCRETE ANCON TRIM
  - ALUMINUM SASHIA SYSTEM
  - PAINTED CONCRETE COLUMS
  - PAINTED WOODEN SILLS
  - BRICK VENEER

Revision:  
 Date: 1/29/2008 - 1/29/8, 2008  
 User: TNS/SHAWNEE - AT & 2008

Project No:  
 6901 Littlemore Drive  
 Apartments

Drawn By:  
 Building #3 - 26 Unit  
 Elevations

Project No:  
 0817  
 Sheet No:  
 12

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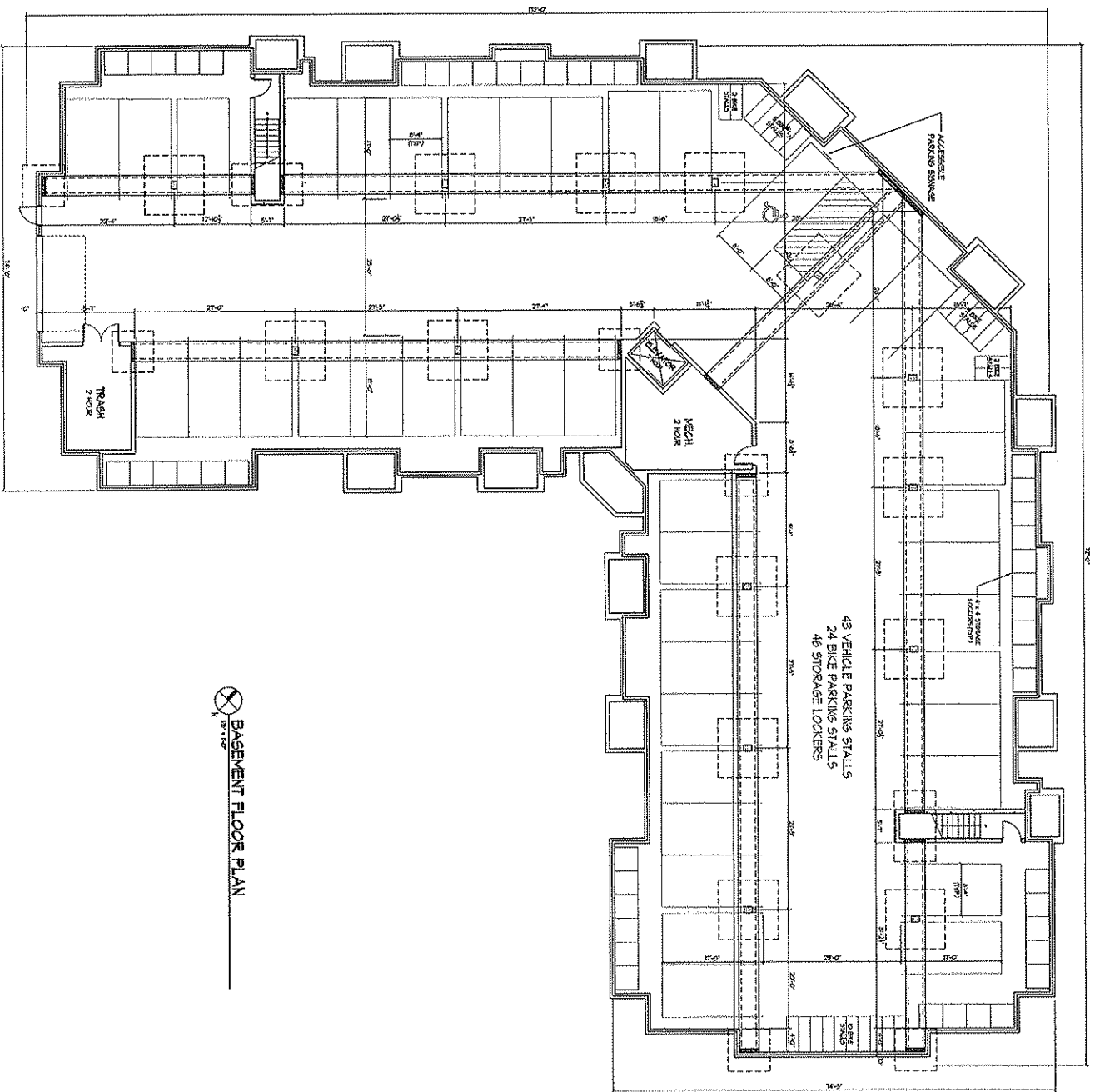
**KNOTHE & BRUCE ARCHITECTS**  
 7101 University Avenue, Suite 201  
 Middleton, Wisconsin, 53562  
 608-838-3190 Fax 608-838-4974

North  
 Date

Revision  
 608 / 8th Semester - July 8, 2008  
 02C Initial Semester - July 8, 2008

PROJECT  
 6901 Littlemore Drive  
 Apartments

Drawing No. 0817  
 Building #4 - 42 Unit  
 Basement Plan  
 13



⊗ BASEMENT FLOOR PLAN




**FIRST FLOOR PLAN**

**KNOTHE & BRUCE ARCHITECTS**  
 7401 Liberty Avenue, Suite 201  
 Middleton, Wisconsin 53562  
 608-833-6390 Fax 608-833-6394

Date: 02/24

Revision:  
 001 7:50 AM 02/24 - JLS & CDB  
 002 Initial Drawing - 02/26/2024

Project No: 0817  
 6901 Littlemore Drive  
 Apartments

Project No: 0817  
 Building #4 -42 Unit  
 First Floor Plan  
 Sheet No: 14



**KNOTHE & BRUCE ARCHITECTS**  
 7101 Liberty Avenue, Suite 201  
 Middleton, Wisconsin 53522  
 608-831-3900 Fax 608-831-9734

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

Project: 6901 Littlemore Drive  
 6901 Littlemore Drive - July 18, 2008  
 1202 West Sponder - July 18, 2008

Project: 6901 Littlemore Drive  
 6901 Littlemore Drive  
 Apartments

Project: Building #4 - 42 Unit  
 Second Floor Plan  
 Project No: 0817  
 Drawing No: 15



SECOND FLOOR PLAN



3

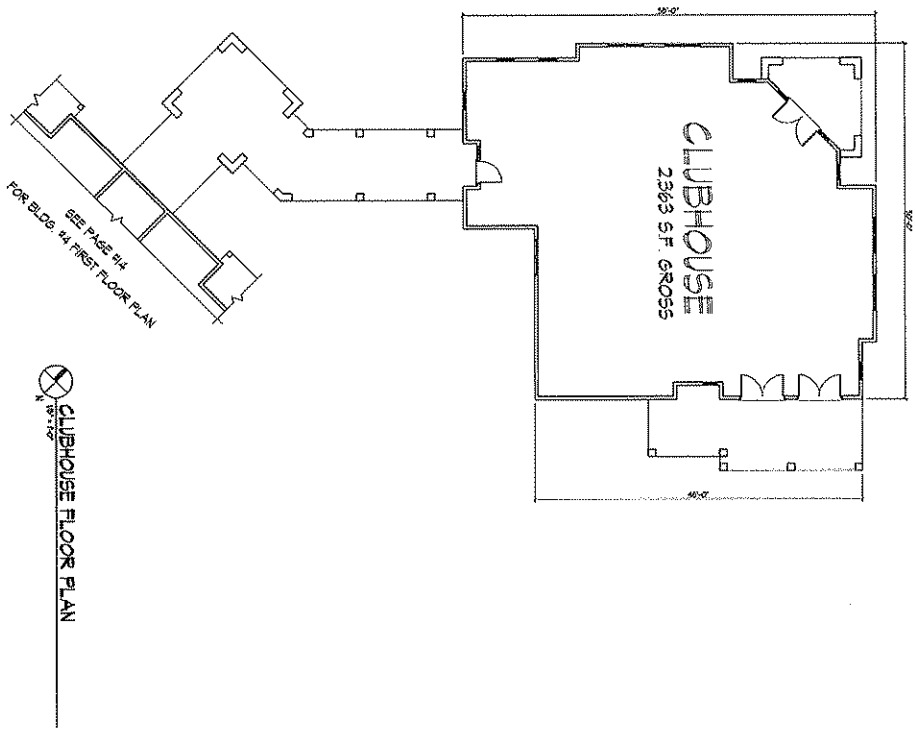
**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 208  
 Mukwonago, Wisconsin 53150  
 608-831-3240 Fax 608-831-4934

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 Drawn:  
 Checked:

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 607 / 319 Skanska - July 16, 2009  
 1022 Hotel Skanska - July 8, 2008

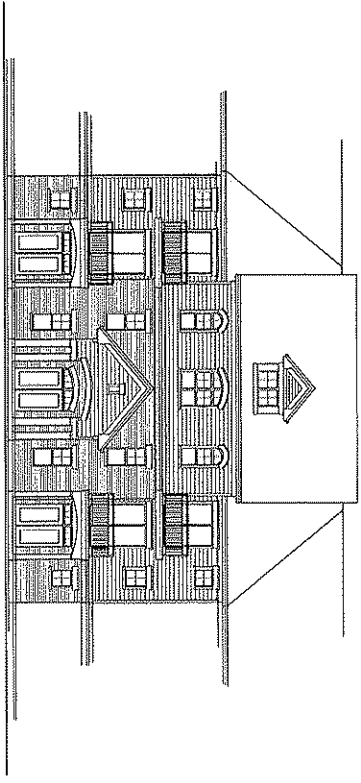
Project:  
 60401 Littlemore Drive  
 Apartments

Project:  
 Clubhouse Floor Plan  
 Date:  
 0817 17

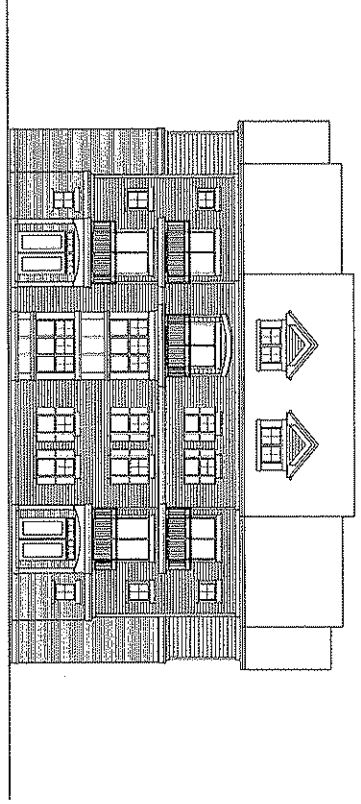


**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue, Suite 201  
 Madison, Wisconsin 53122  
 608-234-1590 Fax 608-493-9131

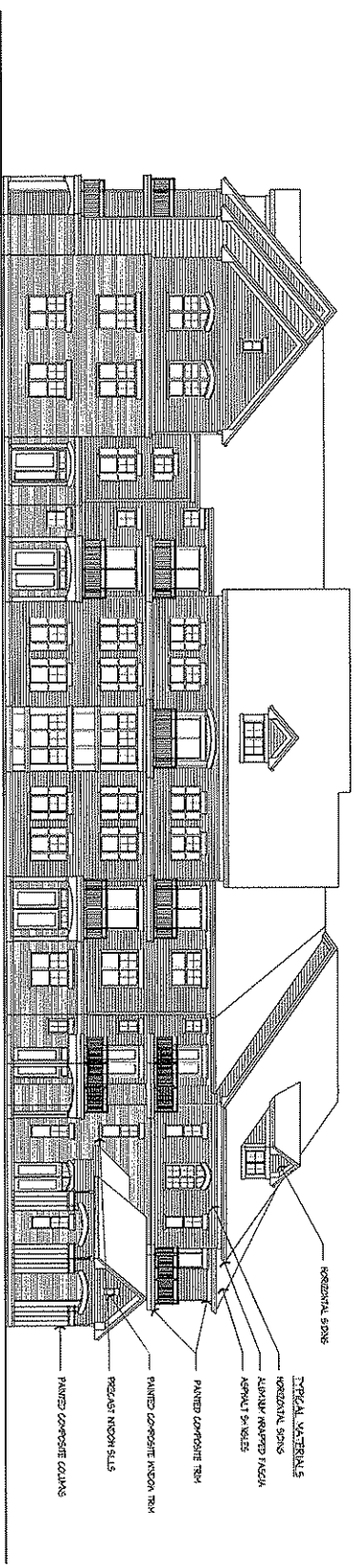
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TYPICAL ANGLE ELEVATION



TYPICAL END ELEVATION



TYPICAL SOUTH ELEVATION

- ROOFING: ASPHALT/FLY
- TYPICAL MATERIALS
- HORIZONTAL SIDING
- VERTICALLY REBATED FACIA
- APRONS ON WALLS
- PAINTED COMPOSITE TRIM
- PAINTED COMPOSITE WINDOW TRIM
- PAINTED WINDOW SILLS
- PAINTED COMPOSITE COLUMNS

Project No: \_\_\_\_\_  
 6701 Littlemore Drive  
 Apartments

Design No: \_\_\_\_\_  
 Building #4 - 42 Unit  
 Elevations

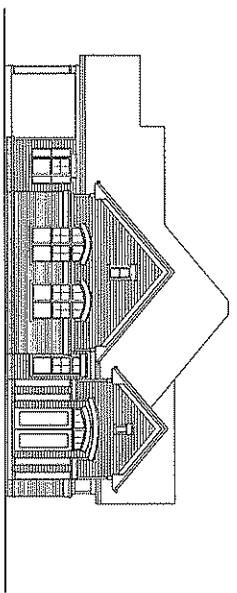
0817  
 12


Revision:  
 08/17/2008 - Add to scope  
 08/18/2008 - Add to scope  
 08/19/2008 - Add to scope

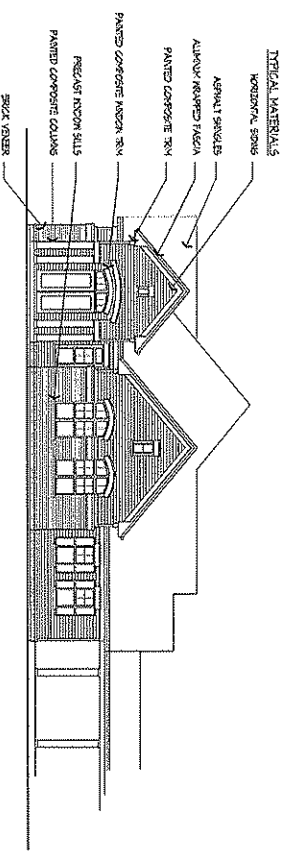
**KNOTHE  
& BRUCE  
ARCHITECTS**

7001 Lincoln Avenue, Suite 201  
Madison, Wisconsin 53702  
608-831-1190 Fax 608-449-9194

Scale: \_\_\_\_\_  
Date: \_\_\_\_\_



 NORTH-EAST ELEVATION



 NORTH-WEST ELEVATION

Project Title: \_\_\_\_\_  
6091 12th Avenue - A11 8/1/2009  
100 Main Street - A11 8/1/2009

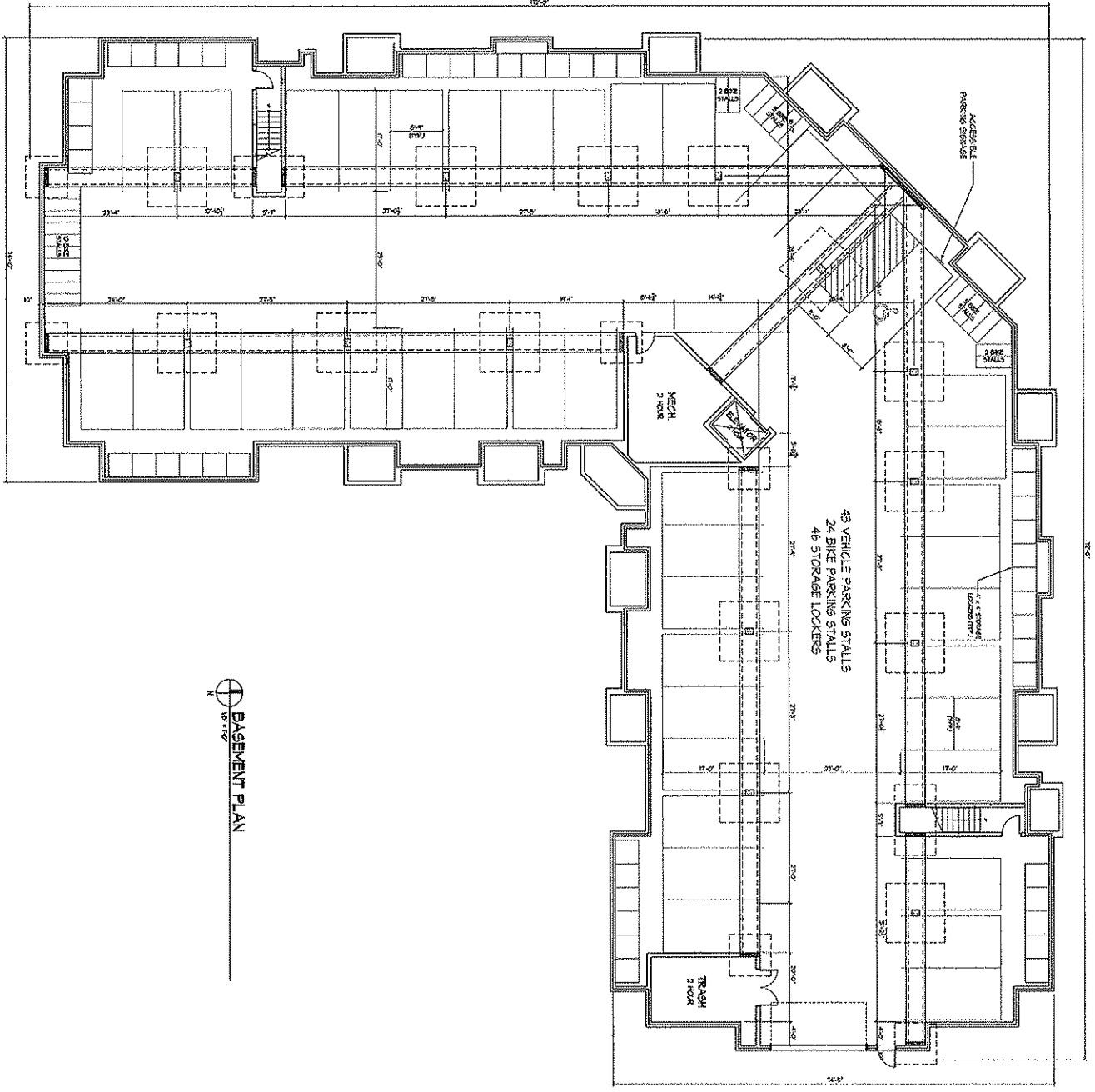
Project Title: \_\_\_\_\_  
6701 Littlemore Drive  
Apartments

Design by: \_\_\_\_\_  
Civilhouse Elevations

Project No: \_\_\_\_\_  
0217  
Date: \_\_\_\_\_  
14

\_\_\_\_\_

3




 BASEMENT PLAN

**KNOTHE & BRUCE ARCHITECTS**  
 7601 Liberty Avenue, Suite 201  
 Madison, Wisconsin 53852  
 408-431-3490 Fax 818-6934

Date: 2/10/08

Project: 6901 Littlemore Drive  
 6901 Littlemore Drive  
 Apartments

Drawing No: 0817  
 Building #5 - 42 Unit  
 Basement Floor Plan  
 Project No: 0817  
 Date: 2/10/08





3

# KNOTHE & BRUCE ARCHITECTS

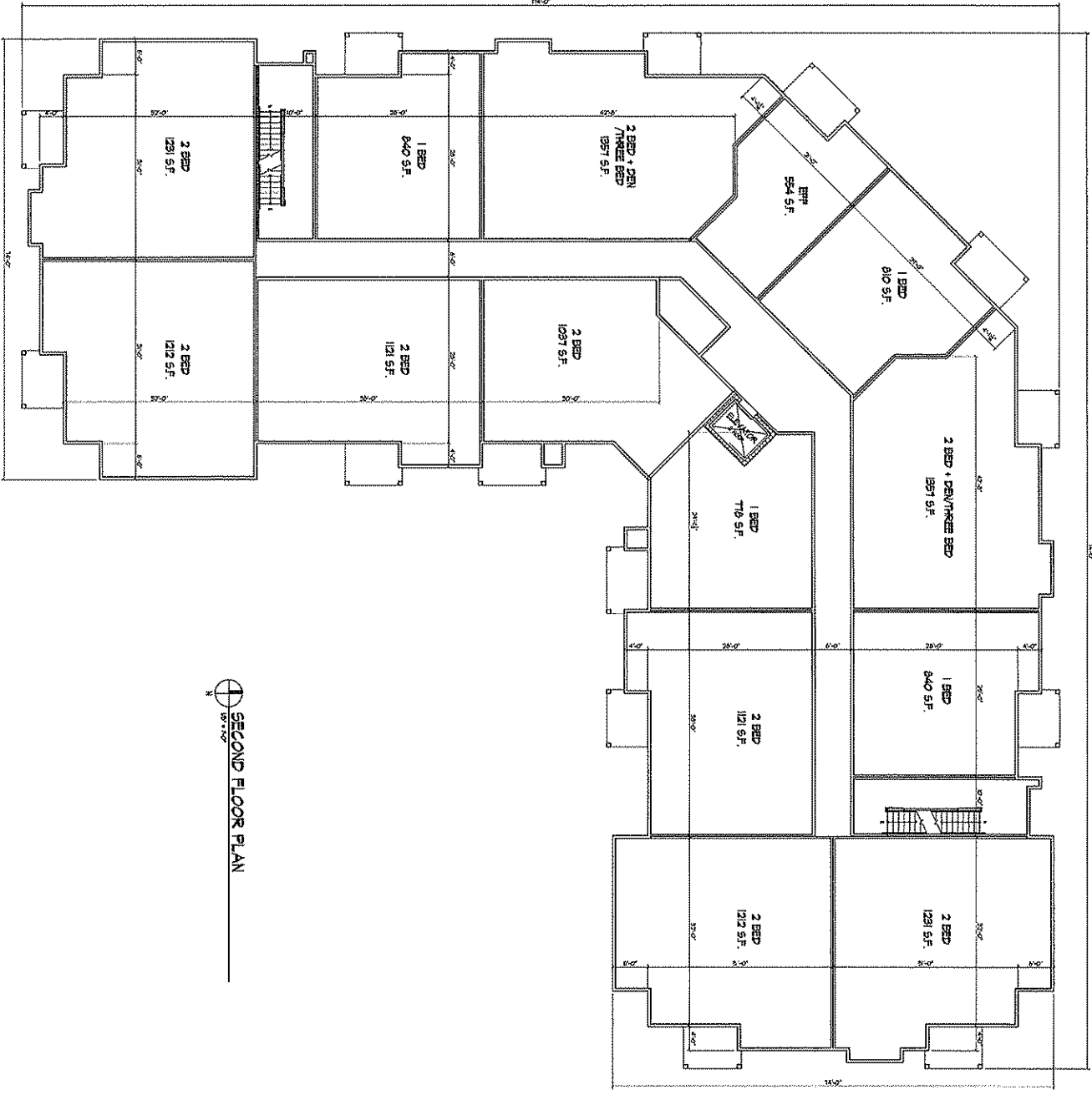
7411 University Avenue #440  
Pittsburgh, PA 15206  
608-611-3190 Fax: 608-611-3194

Project No. \_\_\_\_\_  
Sheet No. \_\_\_\_\_  
Date \_\_\_\_\_

TABLE  
609 / 50P Elevator - July 16, 2008  
1000 - Living Services - July 16, 2008

Project No. \_\_\_\_\_  
6901 Littlemore Drive  
Apartments

Drawing Title  
Building #5 - 42 Unit  
Second Floor Plan  
Drawing No. \_\_\_\_\_  
08/17 22



SECOND FLOOR PLAN

**KNOTHE & BRUCE ARCHITECTS**  
 701 University Avenue, Suite 201  
 Madison, Wisconsin 53706  
 608-261-3100 Fax 608-691-1141

Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_

Project:  
 6901 Littlemore Drive  
 Apartments

Project No.  
 0817

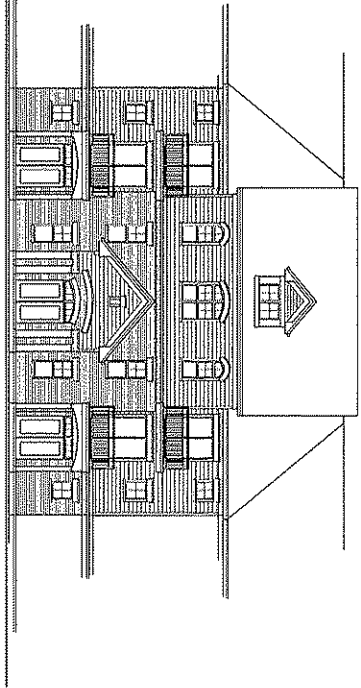
Building #5 - 42 Unit  
 Third Floor Plan  
 Drawing No.  
 23



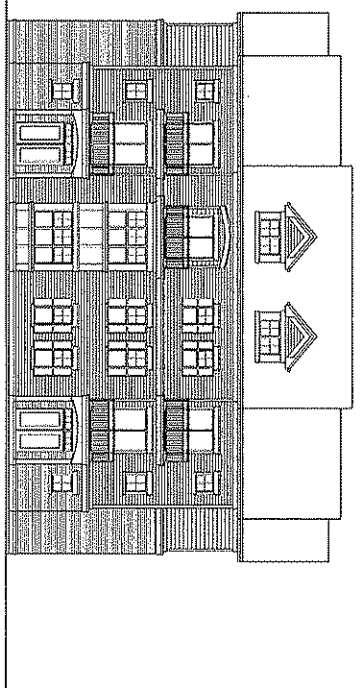
THIRD FLOOR PLAN

3

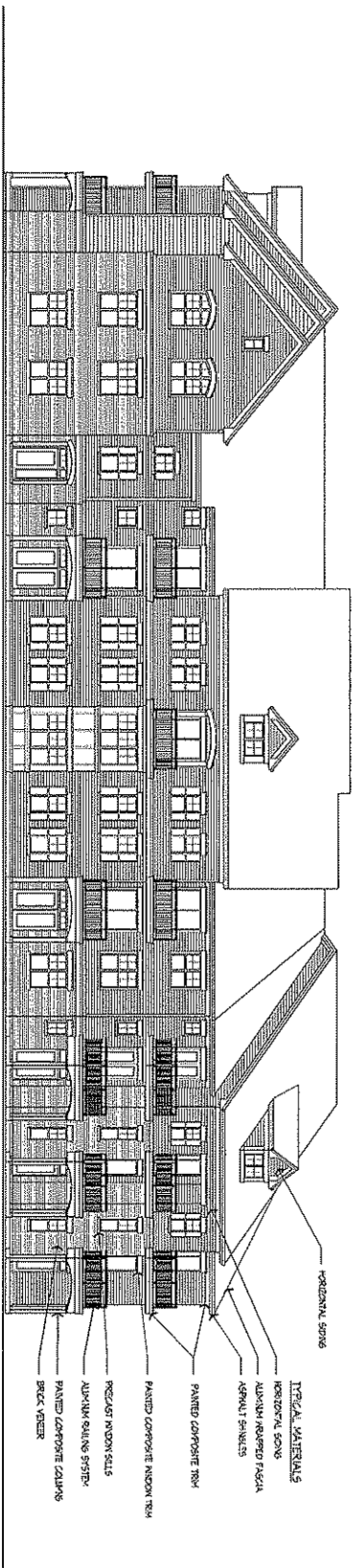
**KNOTHE & BRUCE ARCHITECTS**  
 770 University Avenue S.W.  
 Atlanta, Georgia 30334  
 404-525-3190 Fax 404-525-3194



○ TYPICAL ANGLE ELEVATION  
1/8" = 1'-0"



○ TYPICAL END ELEVATION  
1/8" = 1'-0"



○ TYPICAL SOUTH ELEVATION  
1/8" = 1'-0"

- HORIZONTAL SONES
- TYPICAL MATERIALS
- HORIZONTAL SONES
- ALUMINUM ANODIZED FACIA
- ASPHALT SHINGLES
- PAINTED COMPOSITE TRIM
- PAINTED COMPOSITE WINDOW TRIM
- INSULATED WINDOW SILLS
- ALUMINUM RAINING SYSTEM
- PAINTED COMPOSITE COLUMNS
- BRICK VENEER

PROJECT  
 690 Littlemore Drive - 42 & 2004  
 690 Littlemore Drive - 42 & 2004

PROJECT  
 690 Littlemore Drive  
 Apartments

Drawing No.  
 Building #5 - 42 Unit  
 Elevations  
 Project No.  
 0817  
 Sheet No.  
 24