



City of Madison

Proposed Conditional Use

Location
2230 West Broadway

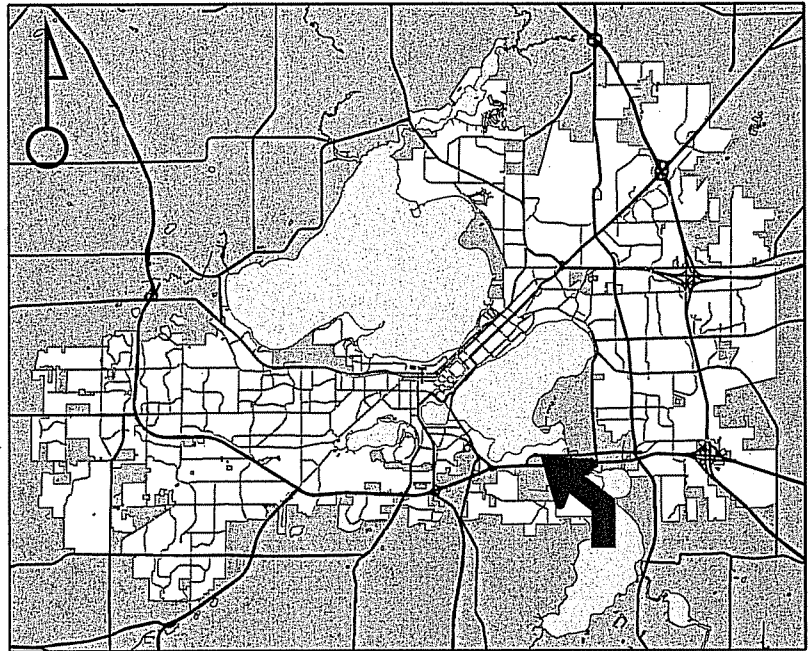
Project Name
Madison on Broadway

Applicant
Movin' out Inc and Community Development Authority-City of Madison/Jim Glueck-Glueck Architects

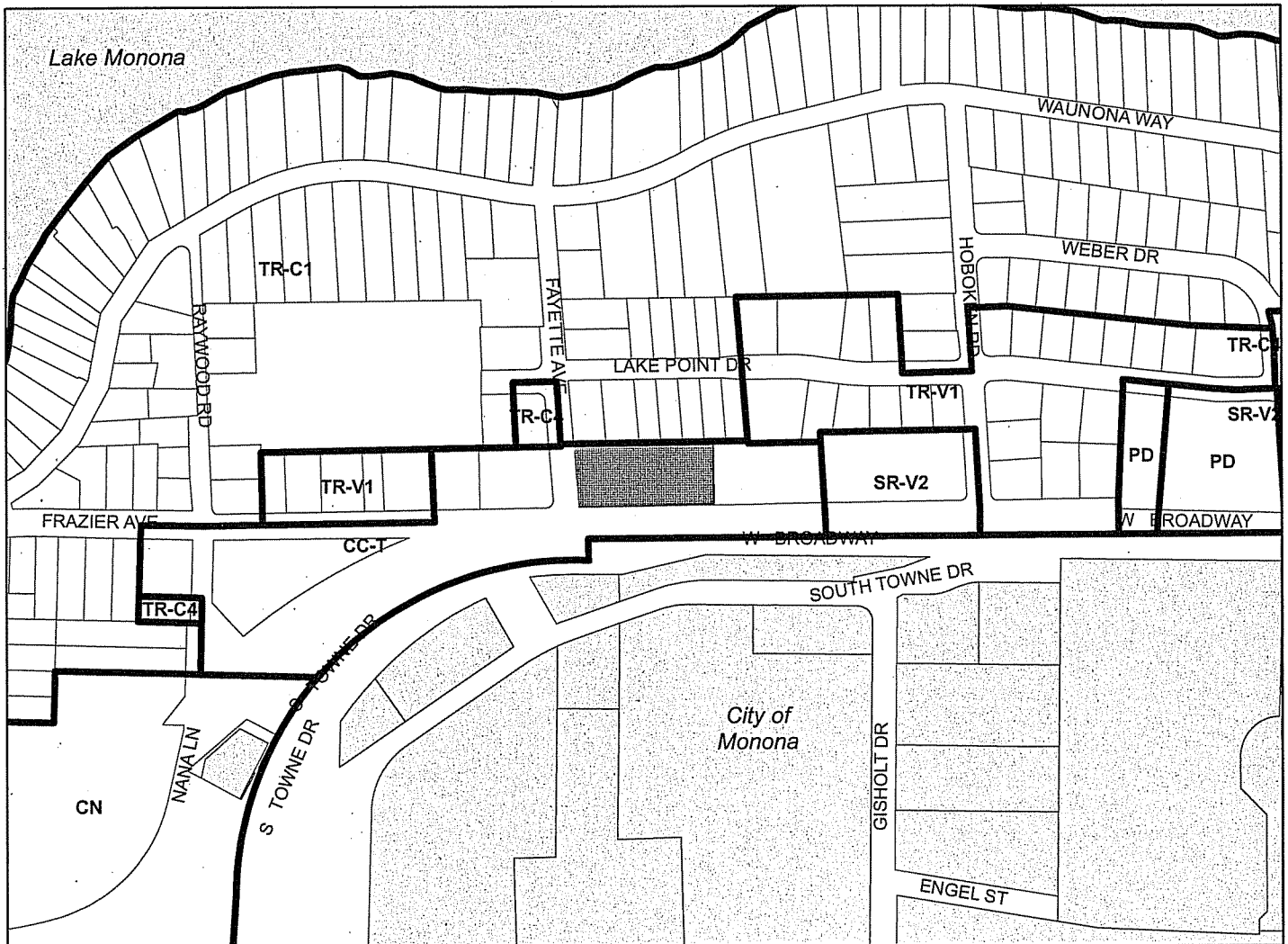
Existing Use
Vacant land

Proposed Use
Construct mixed-use building containing 14,000 sq. ft. neighborhood center and 36 apartments in Urban Design Dist. 1

Public Hearing Date
Plan Commission
11 January 2016

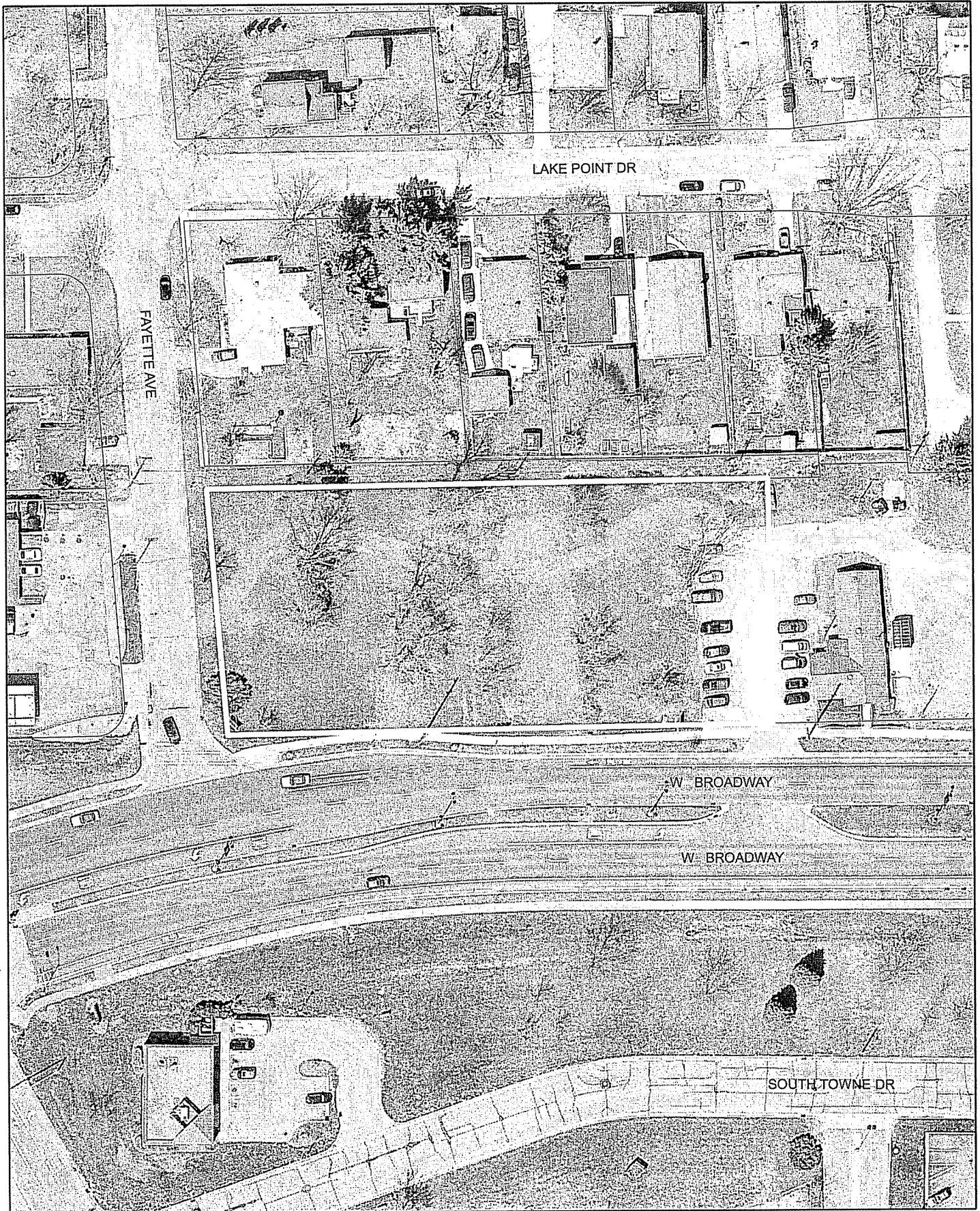


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 January 2016





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

not-for-profit

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
 Date Received 10/21/15
 Received By JLK
 Parcel No. 0710-194-0901-2
 Aldermanic District 14 - Sheri Carter
 Zoning District CC-T
 Special Requirements WAD-01
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 2230 WEST BROADWAY
Project Title (if any): MADISON ON BROADWAY

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

LNDUSE-2015-
00067

3. Applicant, Agent & Property Owner Information:

Applicant Name: JIM GUECK Company: GLUECK ARCHITECTS
 Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703
 Telephone: (608) 251-2551 Fax: () N/A Email: glueckarch@sbcglobal.net

Project Contact Person: DAVE PORTERFIELD Company: MOVIN' OUT, INC.
 Street Address: 206 EAST OLN AVE. City/State: MADISON, WI Zip: 53713
 Telephone: (608) 251-4446 Fax: () N/A Email: dp@movin-out.org

Property Owner (if not applicant): CITY OF MADISON/CDA
 Street Address: 215 MLK JR. BLVD. City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: CONSTRUCT THREE-STORY BUILDING WITH 36 APARTMENT UNITS, NEIGHBORHOOD CENTER, AND UNDERGROUND PARKING.

Development Schedule: Commencement FALL 2016 Completion SUMMER 2017 / FALL 2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

SHERI CARTER, BRIDGE LAKE POINT N.A., WAUNONA N.A., AUG 20, 2015

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: HEATHER STOUWER, JAY WENDT Date: 7/2015 Zoning Staff: MATT TUCKER, JENNY KIRCHGATTER Date: 7/2015

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

Name of Applicant Paul King Relationship to Property: DEVELOPER
Authorizing Signature of Property Owner DAVE PORTERFIELD Date 10/20/15 7

Wednesday, October 21, 2015

**Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985**

Dear Matt:

Please find included, with this Letter of Intent, our Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the property located at 2230 West Broadway, Madison, Wisconsin. The property is located in the Bridge Lake Point Neighborhood, which is within Madison Common Council District 14.

The site is currently zoned CC-T. There are no structures currently on the property. We are proposing to build a three-story building with a parking level below grade. On the first floor will be the Bridge Lake Point Waunona Neighborhood Center, two residential units, and common space for the apartments. The second and third floors will contain 34 apartment units.

Our proposed use requires a Conditional Use for being more than the number of residential units permitted.

We have already had several meetings with City staff regarding this request, and have spoken to the area alderperson, Sheri Carter, who has no objections to this use. We have also presented to the Bridge Lake Point Neighborhood Association and the Waunona Neighborhood Association.

The parcel is located in Urban Design District #1.

The project is expected to be completed within 24 months of city signoff on our Conditional Use.

The site for this project is 1.14 acres or 49,558 square feet.

We will have 76 car parking spaces. We will have 52 bike parking spaces. See our site plan for more detail.

The total building area is 77,000 square feet, broken down as follows:

Parking level 18,800 sf
First Floor 18,800 sf
 Neighborhood Center 14,000 sf
 Residential Uses 4800 sf
Second Floor 19,700 sf
Third Floor 19,700 sf

Our lot coverage is 74%.

Usable open space is 11,971 square feet.

See attached drawings for more detail on these calculations.

Value of land is not determined, as the properties are currently tax-exempt.

Estimated construction cost is \$7,000,000.

Number of jobs created: none.

Public subsidy is required.

Development Team is:

Movin'Out, Inc., Co-Developer
Mirus Partners, Co-Developer
Glueck Architects
Quam Engineering
Landscape Architecture, LLC

The primary contact persons for zoning issues for this project are:

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

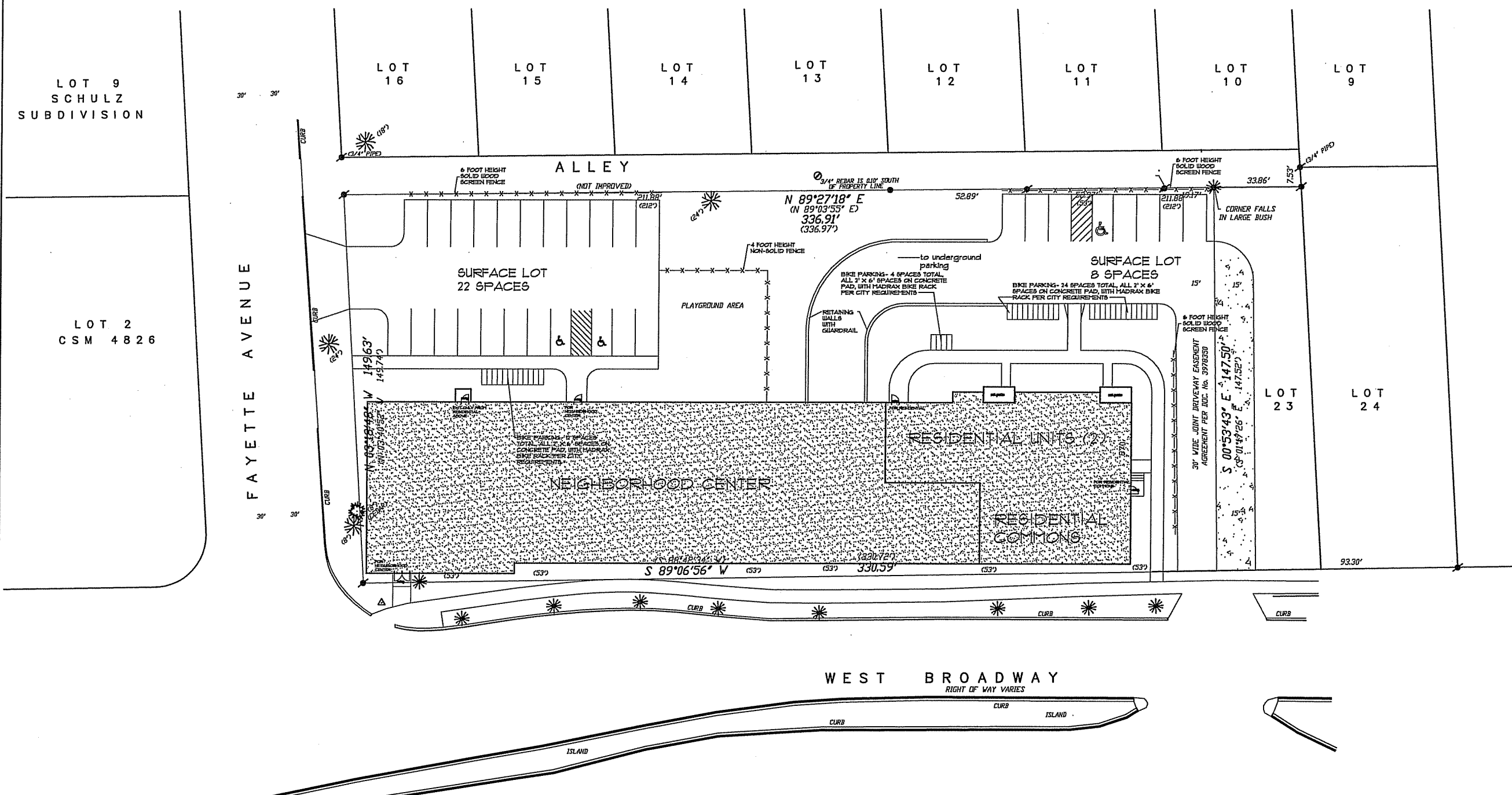
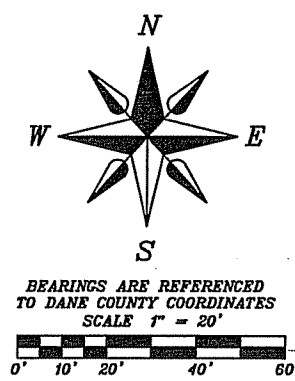
Dave Porterfield
Movin' Out, Inc.
206 East Olin Avenue
Madison, WI 53713
(608) 251-4446 Ext 8
email address dp@movin-out.org

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or me.

Sincerely,

Dave Porterfield
Movin' Out, Inc.

Attachments



LIGHTING
SITE LIGHTING WILL BE PROVIDED TO MEET CITY OF MADISON STANDARDS.

PARKING SPACE SUMMARY
CAR PARKING
 SURFACE SPACES THIRTY (30)
 GARAGE SPACES FORTY-SIX (46)
 PROVIDED: SEVENTY-SIX (76) TOTAL

BICYCLE PARKING 52 STALLS PROVIDED
 52 STALLS REQUIRED
 (40 STALLS ON SITE,
 12 STALLS IN PARKING LEVEL)

PROJECT TOTALS
 36 RESIDENTIAL UNITS TOTAL
 14,000 SQ FT OF COMMERCIAL SPACE FOR NEIGHBORHOOD CENTER
 THREE-STORY WOOD FRAMED BUILDING WITH PARKING LEVEL BELOW GRADE
 71,000 SQ FT GROSS ENCLOSED AREA
 PARKING LEVEL 18800 SF
 FIRST FLOOR 18800 SF
 SECOND FLOOR 19100 SF
 THIRD FLOOR 19100 SF
 6 ONE BEDROOM UNITS
 30 TWO BEDROOM UNITS

EXISTING ZONING
 CC-T (TO REMAIN)

LOT AREA ACTUAL
 49,558 SF

LOT COVERAGE REQUIRED
 85% MAX = 42,124 SQ FT

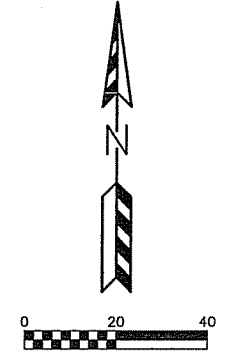
LOT COVERAGE ACTUAL
 49,558 - 12,950 = 36,608 SQ FT = 74%

USABLE OPEN SPACE
TOTAL REQUIRED
 320 X 30 = 9600 SQ FT
 160 X 6 = 960 SQ FT
 10,560 SQ FT TOTAL

TOTAL PROVIDED
 9451 SQ FT NOT INCLUDING PORCHES
 35 X 12 = 2520 SQ FT PORCHES
 11,971 SQ FT TOTAL

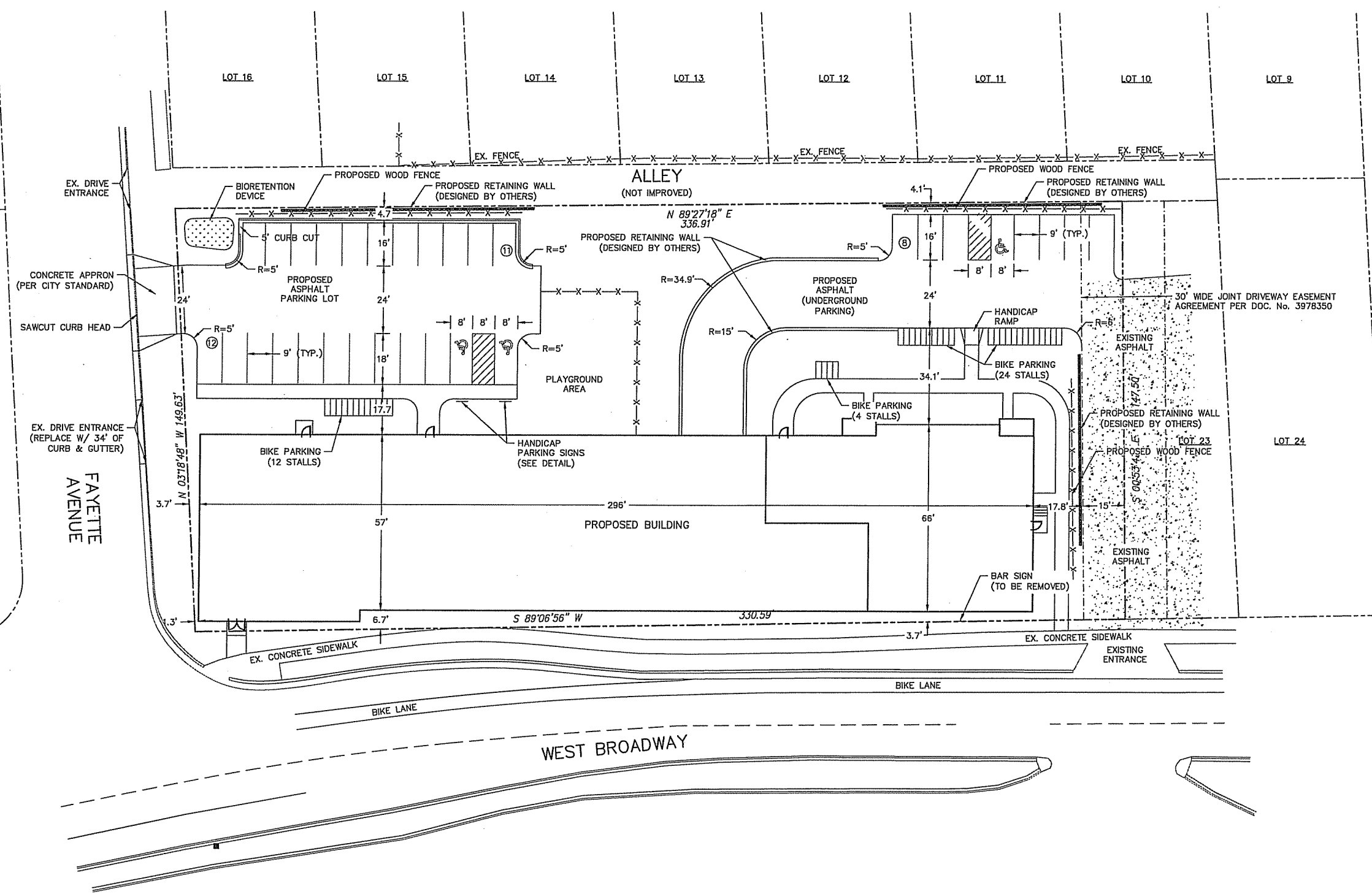
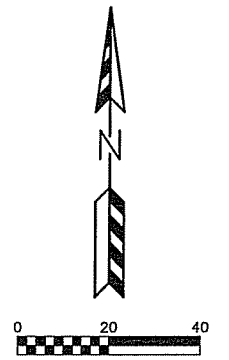
SITE PLAN
 SCALE: 1" = 20'

SEE OTHER SHEETS FOR MORE
 DETAIL. THIS PLAN IS FOR GENERAL
 INFORMATION ONLY



FAYETTE AVENUE APARTMENTS - CITY OF MADISON
 EXISTING SITE PLAN
 PAGE: 1 OF 4
 DATED: OCTOBER 21, 2015

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



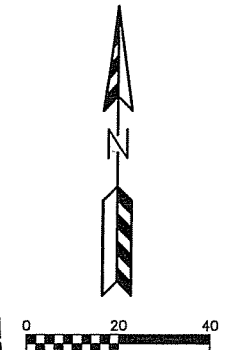
NOTE: BIKE PARKING, ALL 2' X 6' SPACES ON CONCRETE PAD, WITH MADRAX BIKE RACK PER CITY REQUIREMENTS.



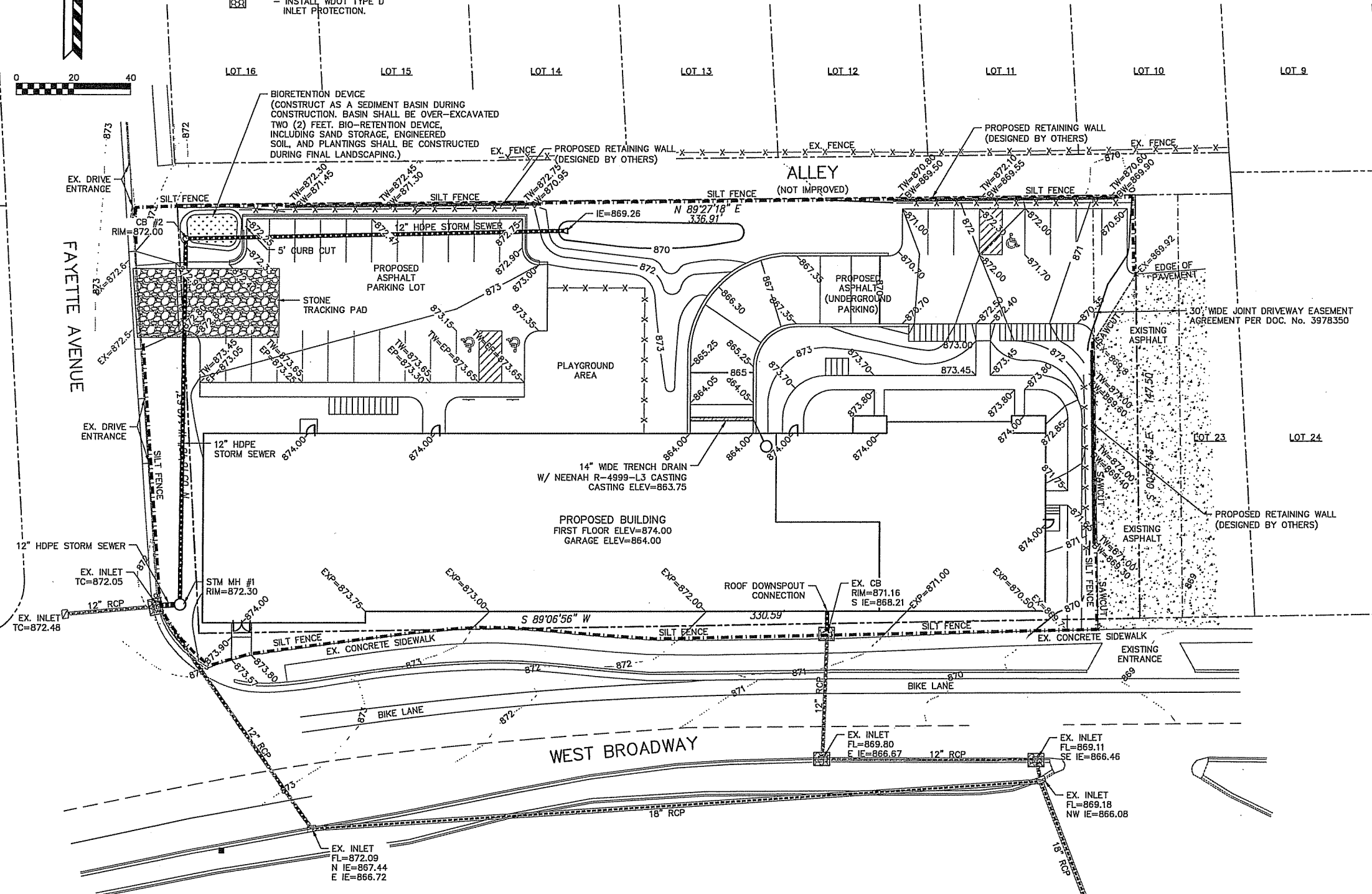
HANDICAP ACCESSIBLE SIGN DETAIL

FAYETTE AVENUE APARTMENTS - CITY OF MADISON
 SITE PLAN
 PAGE: 2 OF 4
 DATED: OCTOBER 21, 2015

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



- LEGEND:**
- 871 - EXISTING MINOR CONTOUR.
 - 870 - EXISTING MAJOR CONTOUR.
 - 871 - PROPOSED MINOR CONTOUR.
 - 870 - PROPOSED MAJOR CONTOUR.
 - INSTALL WOOD TYPE D INLET PROTECTION.



- EROSION NOTES:**
1. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 2. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
 3. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 5. ANIONIC POLYMER: IF EROSION CONTROL BECOMES PROBLEMTIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050: [HTTP://DNR.WISCONSIN.GOV/ORG/WATER/WM/NPS/PDF/STORMWATER/TECHSTDs/EROSION/DNR1050-POLYACRYLAMIDE.PDF](http://dnr.wisconsin.gov/org/water/wm/nps/pdf/stormwater/techstds/erosion/dnr1050-polyacrylamide.pdf)).
 6. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.
 7. WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.
 8. INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED STORM CATCH BASINS AS SHOWN ON THE PLAN. THE INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL INSTALLATION OF THE SURFACE COURSE OF ASPHALT. THE INLET PROTECTION SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED AND DISTURBED AREAS ARE RESTORED.

- TIME SCHEDULE:**
- | | |
|-----------------------------|--|
| NOVEMBER 1 - 15, 2015 | INSTALL INITIAL EROSION CONTROL DEVICES INCLUDING BIO-RETENTION AS A SEDIMENT BASIN. |
| NOVEMBER 16 - SEPT. 1, 2016 | ROUGH GRADE, CONSTRUCT BUILDING, PARKING LOT AND UTILITIES. |
| SEPT. 2 - 15, 2016 | RESTORE ALL PERVIOUS DISTURBED AREAS AND COMPLETE FINAL LANDSCAPING AND BIORETENTION DEVICE. |

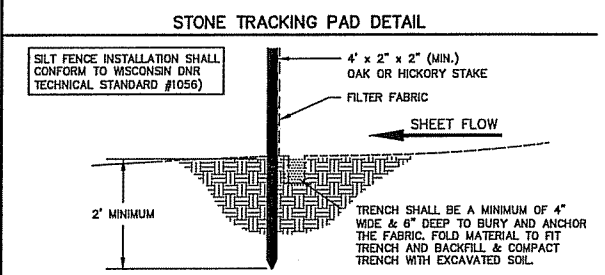
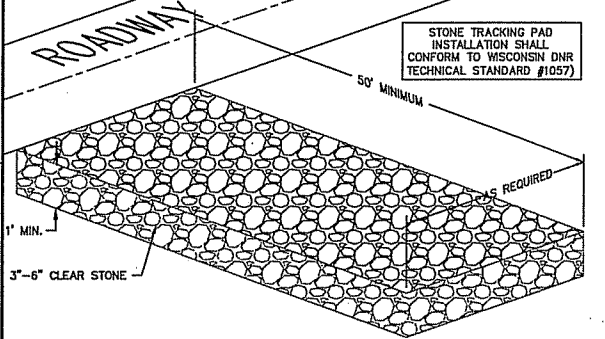
RESTORATION NOTES:

ALL DISTURBED AREAS WILL BE RESTORED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL. FERTILE RESTORATION SHALL BE COMPLETED WITHIN SEVEN (7) DAYS OF FINAL GRADING. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS EXCEPT THE DETENTION POND AND BIO-RETENTION DEVICES. MIXTURES WILL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. THE SEED MIXTURE FOR THE DETENTION POND SIDE SLOPES SHALL BE "WET MEADOW" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 6% POTASH, NOT LESS THAN 6%. ALL FINISH GRADED AREAS SHALL BE SEED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:
CHRIS JAYE
MIRUS PARTNERS
7447 UNIVERSITY AVE # 210,
MIDDLETON, WI 53562

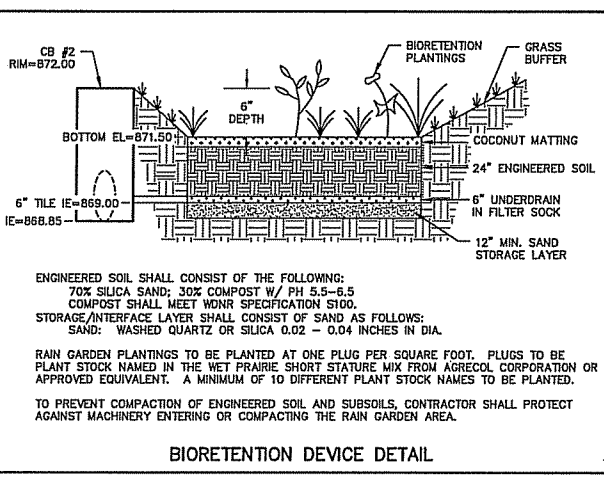
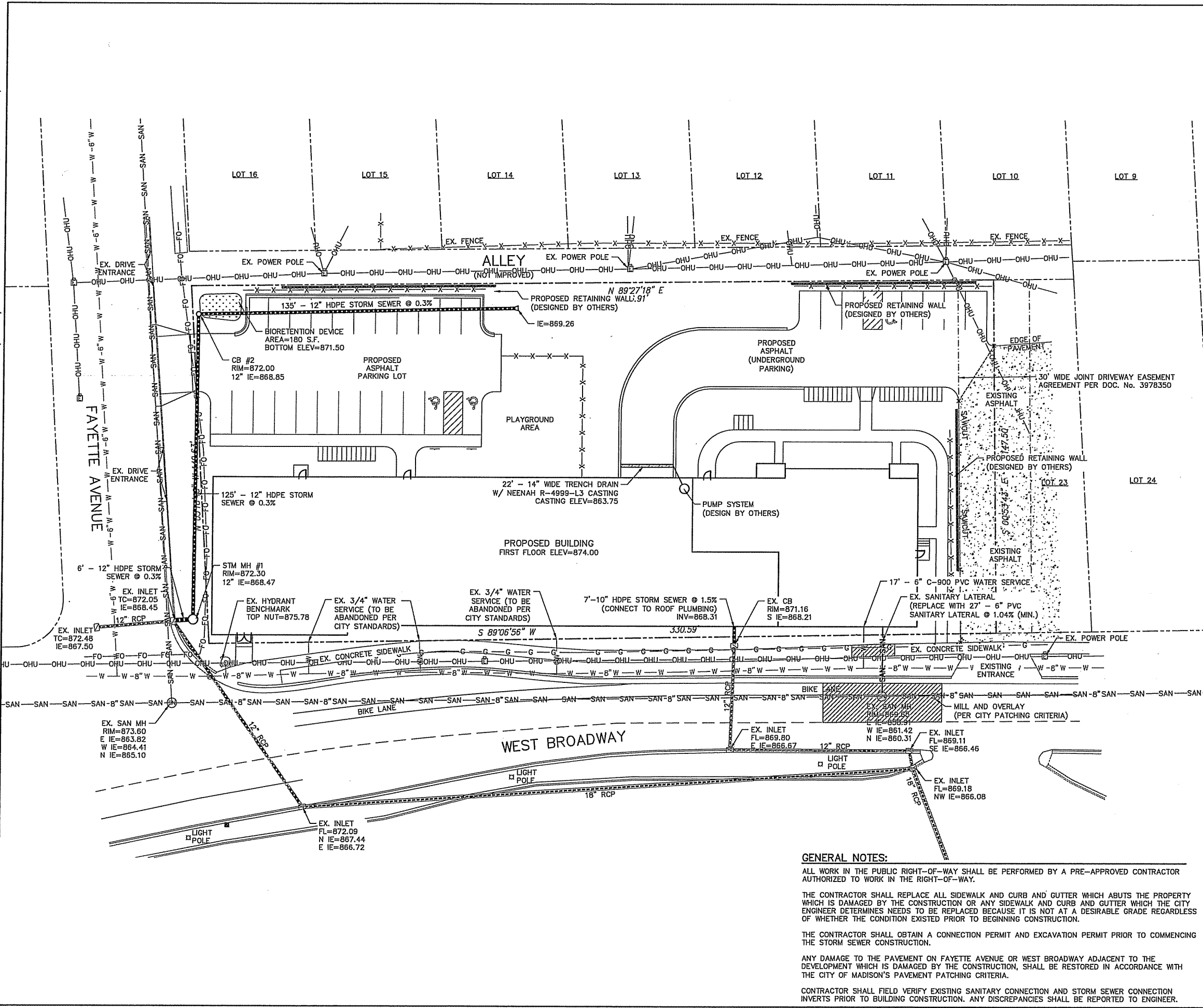
OWNER:
DAVE PORTERFIELD
MOV'N OUT, INC.
600 WILLIAMSON ST.
MADISON, WI 53703

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW RD., SUITE A
MCFARLAND, WI 53558



FAYETTE AVENUE APARTMENTS - CITY OF MADISON
GRADING AND EROSION CONTROL PLAN
PAGE: 3 OF 4
DATED: OCTOBER 21, 2015

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ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET MWRN SPECIFICATION 5100.
 STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

RAIN GARDEN PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE NET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE RAIN GARDEN AREA.

BIORETENTION DEVICE DETAIL

UTILITY NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

CONTRACTOR SHALL CONTACT MADISON WATER UTILITY PRIOR TO INSTALLING WATER SERVICE AND PAY CITY INSPECTION FEE.

GENERAL NOTES:

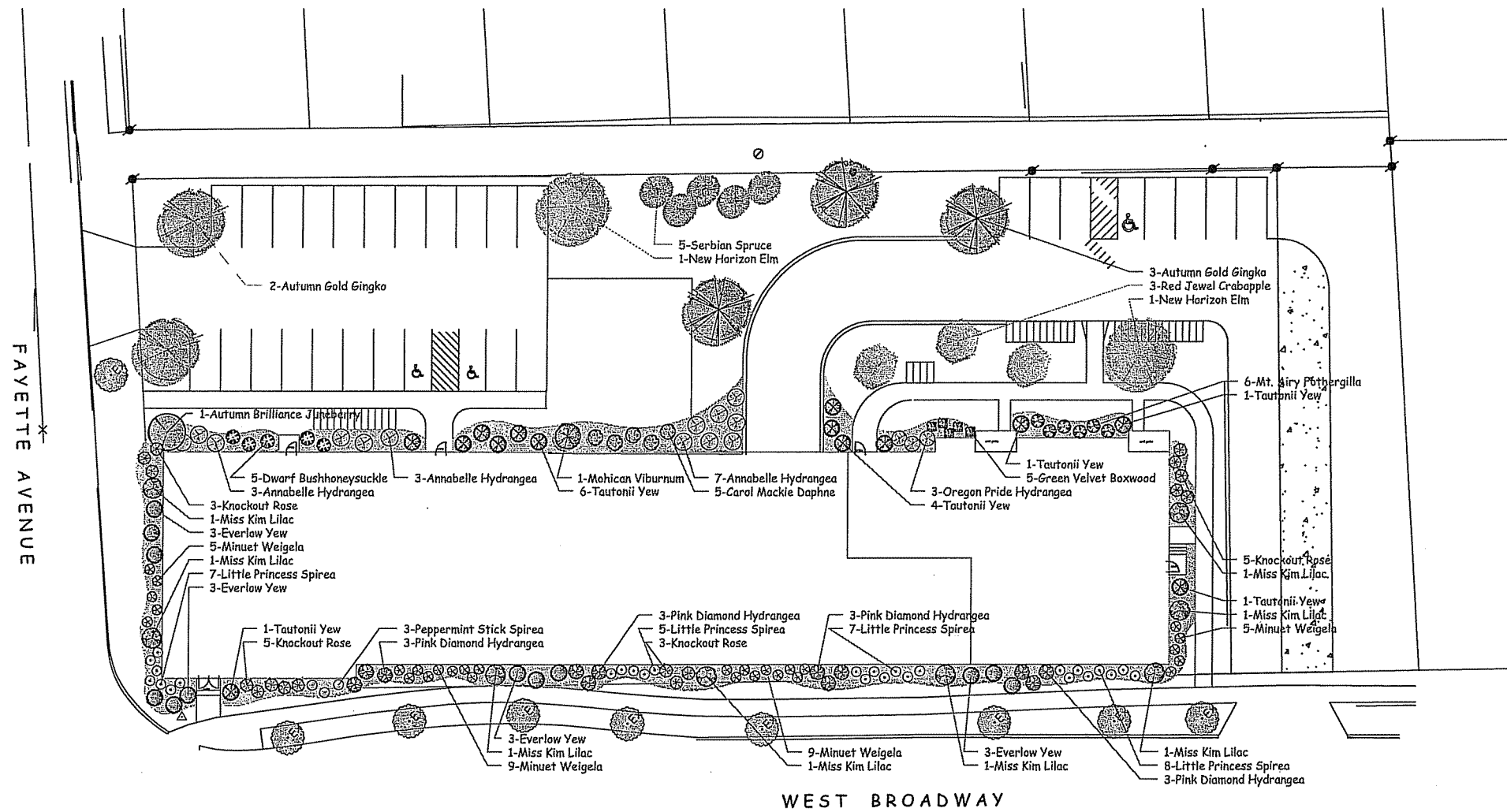
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON FAYETTE AVENUE OR WEST BROADWAY ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.



LANDSCAPE PLAN
**MOVIN' OUT/
 MIRUS PARTNERS**
 BROADWAY & FAYETTE
 MADISON, WISCONSIN

CITY OF MADISON LANDSCAPE WORKSHEET
 Landscape Calculations and Distribution

(a) One (1) landscape unity shall be provided for each three hundred (300) square feet of developed area, with the exception of 1h IL and 1G districts as specified in (b) below.
 Total square footage of developed area = 44,094
 Developed area divided by 300 square feet = 147 Landscape Units

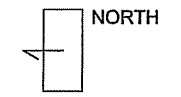
(b) Within the Industrial - Limited (1L) and Industrial - General (1G) districts, one landscape unity shall be provided for every 600 square feet of developed area.
 Total square footage of developed area =
 Developed area divided by 600 square feet = 0 Landscape Units

(c) One landscape unity consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.
 Landscape units multiplied by 5 landscape points = 735 Total Points Required

Plant Type/Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Oversory deciduous tree	2 1/2 inch caliper	35	0	0	8	280
Ornamental Tree	1 1/2 inch caliper	15	0	0	4	60
Evergreen Tree	18" or 3 gallon	15	0	0	5	75
Shrub, deciduous	18" or 3 gallon	2	0	0	86	172
Shrub, evergreen	18" or 3 gallon	3	0	0	30	90
Ornamental Grass	18" or 3 gallon	2	0	0	0	0
Ornamental/ decorative fencing	n/a	4 per 10 lineal ft.	0	0	270	108
Sub Totals			0	0		785

Total Points Provided = 785

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points	
Existing Plants						
		0	0	0	0	
Proposed Plants						
		20	164	19	274	
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Juneberry	1	6ft BB	15	15	
<i>Buxus x sempervirens</i> 'Green Velvet'	Green Velvet Boxwood	5	#2	3	15	
<i>Daphne x burkwoodii</i> 'Carol Mackie'	Carol Mackie Daphne	5	12-15in	2	10	
<i>Dierilla lonicera</i>	Dwarf Bushhoney-suckle	5	4.5in Pot	2	10	
<i>Fothergilla gardenii</i> 'Mt. Airy'	Mt. Airy Fothergilla	6	#5	2	12	
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	5	#15	70	175	
<i>Hydrangea aborescens</i> 'Annabelle'	Annabelle Hydrangea	13	#1 Grade	2	6	
<i>Hydrangea macrophylla</i> 'Oregon Pride'	Oregon Pride Hydrangea	3	#1 Grade	2	6	
<i>Hydrangea paniculata</i> 'Pink Diamond'	Pink Diamond Hydrangea	12	18in	8	24	
<i>Molus</i> 'Red Jewel'	Red Jewel Crabapple	3	2in BB	15	45	
<i>Picea omorika</i>	Serbian Spruce	5	6ft BB	15	75	
<i>Rosa</i> 'Knockout'	Knockout Rose	16	2.6al	8	32	
<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea	27	15-18in	8	54	
<i>Spiraea japonica</i> 'Shirobi'	Peppermint Stick Spirea	3	12-15in	2	6	
<i>Syringa</i> 'Miss Kim'	Miss Kim Lilac	8	2-3ft	16	16	
<i>Taxus x media</i> 'Everlow'	Everlow Yew	12		12	36	
<i>Taxus x media</i> 'Tautonii'	Tautonii Yew	4	#5	12	12	
<i>Ulmus</i> x 'New Horizon'	New Horizon Elm	2	2in BB	70	70	
<i>Viburnum lantana</i> 'Mohican'	Mohican Viburnum	1	3ft	2	2	
<i>Weigela florida</i> 'Minuet'	Minuet Weigela	28	12in	8	56	
					Proposed Points	677
					Total Points	677



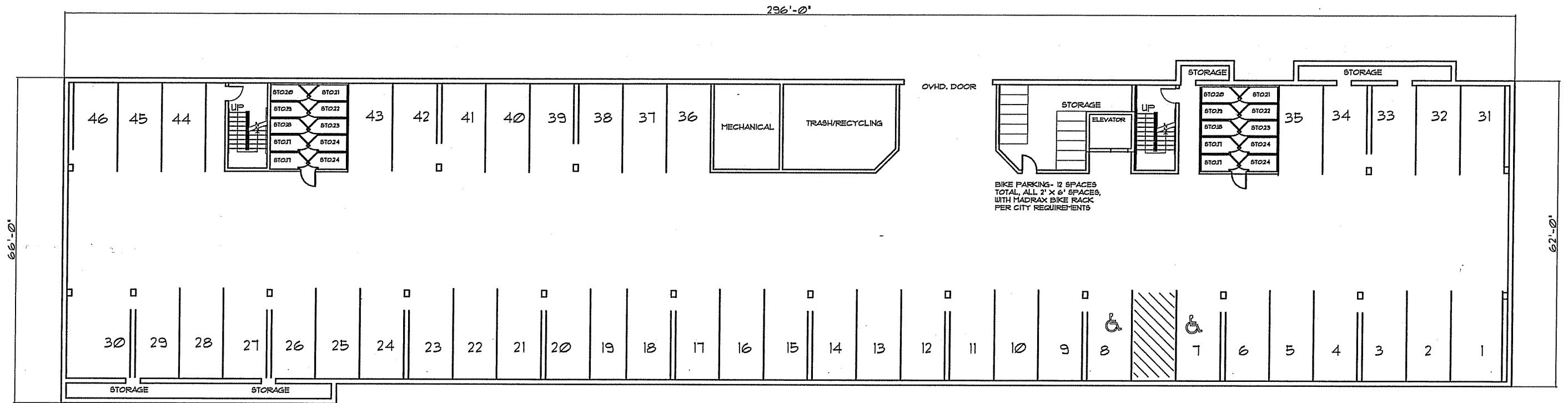
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DATE OCTOBER 20, 2015

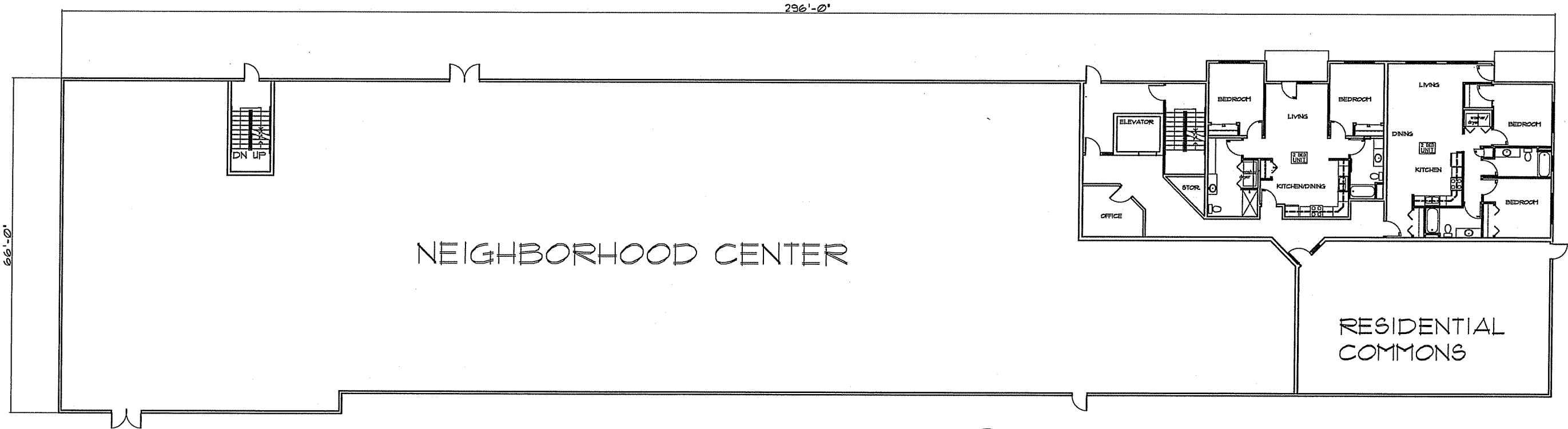
DESIGN jch

REVISION

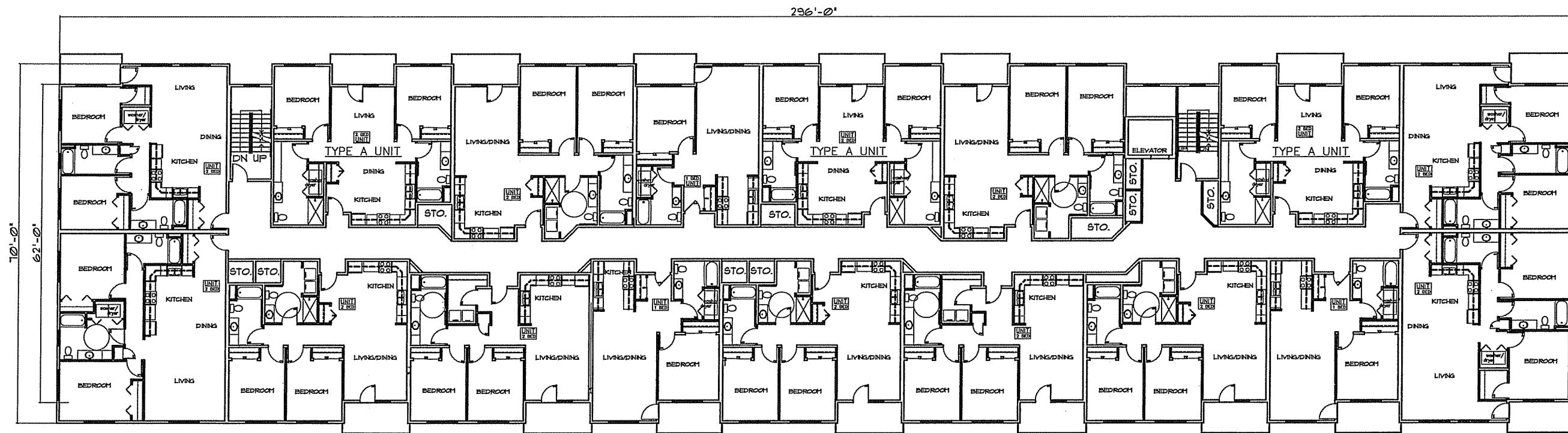
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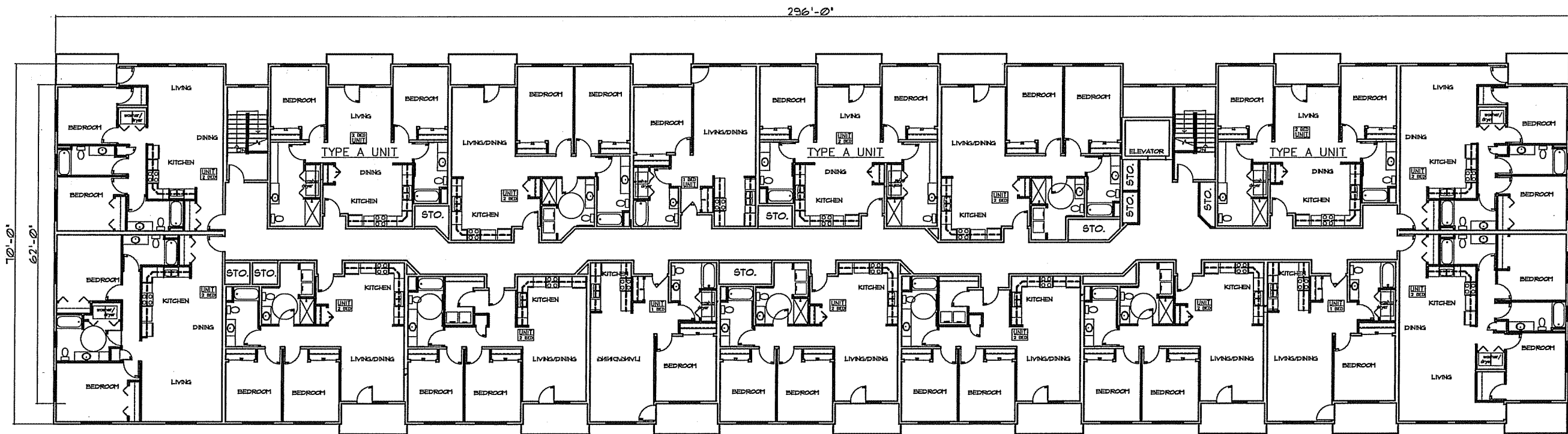
PARKING LEVEL PLAN
SCALE 1" = 10'-0"
NORTH



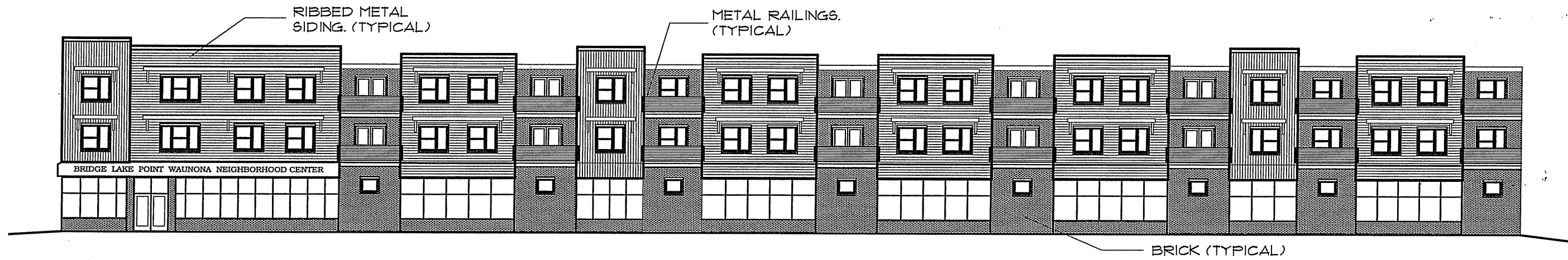
FIRST FLOOR PLAN
SCALE 1" = 10'-0"
NORTH



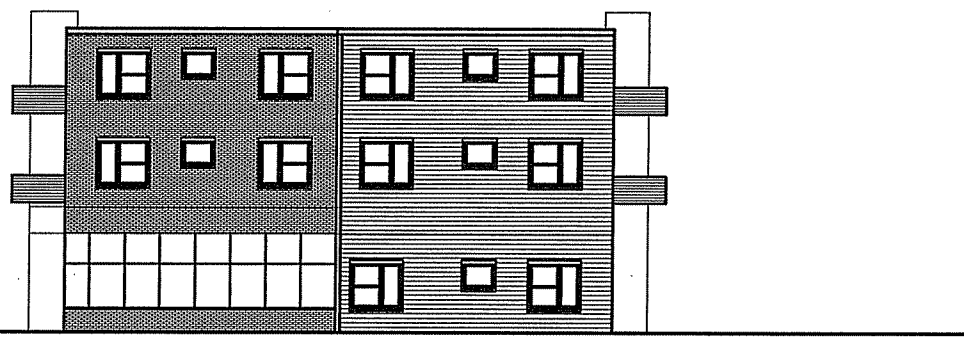
○ SECOND FLOOR PLAN
SCALE 1" = 10'-0"



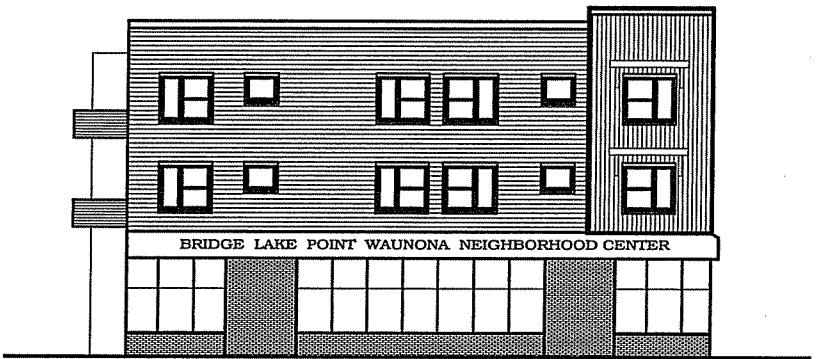
○ THIRD FLOOR PLAN
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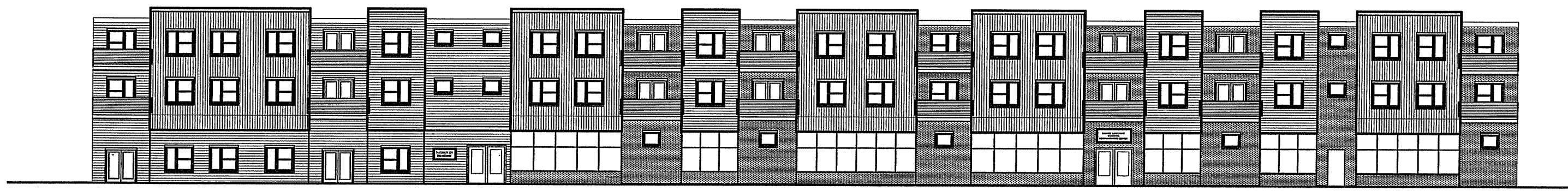
FRONT (SOUTH) ELEVATION
SCALE 1" = 10'-0"



EAST ELEVATION
SCALE 1" = 10'-0"



WEST ELEVATION
SCALE 1" = 10'-0"



REAR (NORTH) ELEVATION
SCALE 1" = 10'-0"