



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>4/5/17</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>4/19/17</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 1004 & 1032 S. Park Street, Madison Wisconsin
Project Title (if any) Peloton Residences, LLC

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee)
- Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

- Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Peloton Residences, LLC Company: Peloton Residences, LLC
 Street Address: P.O. Box 620037 City/State: Middleton WI Zip: 53562
 Telephone: (608) 345-0701 Fax: () Email: Terrence@twallenterprises.com

Project Contact Person: Jeffrey Davis Company: Angus Young Associates
 Street Address: 16 North Carroll Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 284-8225 Fax: () Email: jeffd@angusyoung.com

Project Owner (if not applicant) : _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks on 07.05.2016
(name of staff person) (date of meeting)

B. 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.
Peloton Residences, LLC

Name of Applicant _____ Relationship to Property Developer/ Owner

Authorized Signature By:  Date 4/4/17
Terrence R. Wall, President of Its Manager



TO:

Jessica Vaughn

Department of Planning & Development – City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE:

Letter of Intent – UDC Initial Approval Review

PROJECT:

**Peloton Residences
1004 & 1032 S. Park Street Madison, WI**

**April 5th, 2017
Page 1 of 3**

AYA Project # 59830

Jessica,

The following is submitted together with the plans and application for review by staff and the Urban Design Commission. With this application we will be requesting initial approval of the project development and site plan layout.

Organizational Structure:

Owner/ Developer:

**Peloton Residences, LLC
P.O. Box 620037
Middleton, WI 53562
608-345-0701
Contact: Jon Hepner
jon@twallenterprises.com**

Architect:

**Angus-Young Associates, Inc.
16 N. Carroll Street Suite 610
Madison, WI 53703
608-284-8225
Contact: Jeff Davis
jeffd@angusyoung.com**

Engineer:

**Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
608-821-3966
Contact: Joe Doyle
jdoyle@vierbicher.com**

Landscape Design:

**The Bruce Company
2830 Parmenter Street
PO Box 620330
Middleton, WI 53562
608-836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com**



Introduction:

The triangular 1.65 acre site is located on the south corner of Park Street and Fish Hatchery Road and is part of an approved PUD_GDP that established a guide for redevelopment of the former Bancroft Dairy site. The PUD-GDP was approved by the Common Council on October 4, 2011 and later approved to a PUD-SIP zoning.

This proposal will create a dynamic mixed-use community that features attractive architecture and landscaping with density and uses that will support the surrounding businesses and residential neighborhood with a reflection to the history of the site.

Project Description:

The proposed development consists of 3 buildings of three to six stories surrounding an elevated and landscaped courtyard. The development provides a commercial space at the “wedge” of the site (corner of Park St. and Fish Hatchery Rd.) and along Park Street, live-work commercial spaces on Park Street and residential uses throughout the remainder of the site. Parking is below grade and the entrance is located along the South façade at the alley way between UW health and the proposed site. Residential apartments extend from the first through the fourth floors with a range of unit types available. The 4th level units are lofts, which consist of an internal 2nd loft level. The buildings will contain (152) apartment units, 12,031 gsf of commercial (including 1st level of live/work units and 6th level commercial space), and (5) live-work units totaling 7,928 gsf of additional residential. We are providing site access via South Street (alley) from Fish Hatchery Road. Residents are encouraged to exit the site by turning Right onto South Park Street.

The UW/ Wingra Clinic plan provided a shared drive for vehicular access to the site from either Park Street or Fish Hatchery. The proposed building has access to the parking level via ramp off this shared drive. 157 heated and secured parking stalls are provided. The parking level also provides room for 72 bicycle parking stalls.

The property is in the Bay Creek Neighborhood Association and within the boundaries of UDD 7, the South Madison Neighborhood Plan, the Wingra BUILD plan and an approved PD_SIP. The proposed development is generally consistent with those plans.

Building Design:

The design concept of the project reflects on the site history of Bancroft Dairy with a contemporary approach. This site was historically used as a manufacturing industrial use. With the Park Street elevation, we wanted to reflect on that history and are providing a contemporary reflection of an “industrial warehouse” feel with large divided light windows, inset balconies with soldier course and row lock brick detailing with awnings at the commercial spaces. Also, we plan to provide exposed steel canopy/ sunshade structure at the first level commercial space to further this industrial aesthetic. This warehouse look transitions into a more contemporary focus at the point – the idea being that we are transitioning to an iconic element of the design that doesn’t forget about the neighborhood’s history. This concept is meant to reflect the overall transition of the Park Street Corridor.

The “point” will include a 6 story glass curtain wall with an industrial sun shade canopy that jets out towards the intersection at the first level. The point will be a mixture of vision glass and spandrel glass to hide the floor structure. It will feature aluminum fins on the curtain wall to emphasize the verticality of the point element, and create an undulating appearance that changes based on your viewpoint. The top level will include a 2,645 gsf rooftop space to be leased that includes an outdoor patio. This is intended to be an amenity to the Bay Creek Neighborhood. Also included on the top level is a rooftop patio for residents and the users of the commercial space that will feature great views of the Capitol and Lake Monona.

For exterior building materials, we are proposing a mixture of limestone base, brick veneer, composite panel and composite siding, glass curtain wall and aluminum storefront. The large divided lite windows will be fiberglass, and smaller residential windows will be vinyl.

Urban Design District 7 Guidelines and Approach:

1. Building Setbacks and Orientation

- a. Requirements:
 - i. Current setbacks meet the requirement of between 1-10'
- b. Guidelines:
 - i. The main entry to the resident lobby is on Park Street. A secondary entrance is on Fish Hatchery.

2. Building Massing and Articulation

- a. Requirements:
 - i. All 3 street facades are designed with the same high level of quality and aesthetic.
 - ii. There are no "blank" street facades or walls.
 - iii. We have provided recessed entries, planter boxes with 18" high seat walls for pedestrians, pedestrian scale canopies and awnings, and outdoor seating around the live work units.
 - iv. Mechanical equipment will be located on the roof, hidden from view.
- b. Guidelines:
 - i. The facades have much variation in both height, material, and textures to give it an interesting and varying façade. The Park Street façade is sectioned into 3 different "buildings." We have treated the loft level (top) floor as a visual termination for the building. Material changes on the top level, and a strong roofline becomes the "cap" of the façade. At the point, we are providing a contrasting roofline that terminates the curtain wall.
 - ii. The point contains an entry into the commercial space with a canopy that cantilevers over a small plaza space at the intersection of Fish Hatchery and Park Street.
 - iii. See above building design concept for more information on Building Massing and Articulation.

3. Building Height

- a. Requirements:
 - i. The buildings range from 3-6 stories in height. Requirement is 4 stories max, with a possible bonus 2 stories where applicable.
- b. Guidelines:
 - i. This project is located on an iconic flat iron site, which lends itself to additional height at the prow. From a code standpoint, this is a 5 story building with 6 stories of height.

4. Windows

- a. Requirements:
 - i. The ground floor of the commercial spaces are primarily aluminum storefront windows for visibility and a pedestrian friendly streetscape.
- b. Guidelines:
 - i. Each commercial space entry will have glass doors and a canopy or awning with signage to announce the entry.
 - ii. The curtain wall at the point will be a mixture of spandrel glass at the floor levels and vision glass for the remainder. This will not be mirrored and will have a slight tint to it for light control.

5. Materials and Colors

- a. Requirements:
 - i. Exterior materials are a mixture of brick veneer, cast stone/ limestone base, and composite panels.
- b. Guidelines:
 - i. All materials will be appropriate colors with the red accents complimenting the neutral masonry colors and compliment the project branding.



6. Signage

- a. Guidelines:
 - i. Signage will be a mixture of building mounted signs and awning signs.
 - ii. The “Peloton” branding signs will be internally lit freestanding sign on both Fish Hatchery and Park Street at the point.
 - iii. The address “1010” will be a building mounted sign as shown on the renderings.
 - iv. Each tenant will have an awning sign, and each live work unit will have a free standing canopy sign.

7. Parking and Service Areas

- a. Requirements:
 - i. Parking is all located underground. The entrance to this parking garage is off the South façade via garage door.
 - ii. The trash collection is an enclosed room, which is located on the South façade. This room is access via overhead door.

8. Landscaping and Open Space

- a. Requirements:
 - i. The screening requirements are not applicable in this project.
- b. Guidelines:
 - i. We are providing foundation planter boxes that double as a pedestrian seat wall in several locations surrounding the 3 facades.
 - ii. The project includes a landscaped plaza internal to the residences.

9. Site Lighting and Furnishings

- a. Requirements
 - i. We will be providing full cut off fixtures and this information will be submitted at a later date.
- b. Guidelines
 - i. The building will be accent lighted appropriately to highlight the architectural features and provide enough pedestrian light at grade.
 - ii. Bike racks and planter boxes are shown on the plans and are designed to be integrated into the building design.
 - iii. Bicycle storage room is located in the lower level parking garage.

Site Development Data:

Densities:	
Lot area	71,647 sf or 1.64 acres
Dwelling units	157 units
Lot Area/ D.U.	456 sf/ unit
Density	95.2 Units/ Acre
Lot Coverage	57,674 sf

Dwelling Unit Mix:	
Live/Work:	5
Studio:	38
1 Bedroom:	68
1 Bedroom Loft:	15
2 Bedroom:	35
2 Bedroom Loft:	1
Total:	162



Building Height: 3-6 Stories

Floor Area Ratio:

Commercial	12,031 gsf
Live/ Work Space	7,928 gsf
Parking/ Support Spaces	58,767 gsf
Residential	167,472 gsf
<hr/>	
Gross Floor Area	246,198 gsf
Floor Area Ratio	3.436

Vehicle Parking Stalls:

Lower Level 156

Bicycle parking stalls:

Parking Level 62
Secured Bike Storage Room 77
Sidewalk/ grade level 16

Thank you for your time reviewing our proposal.

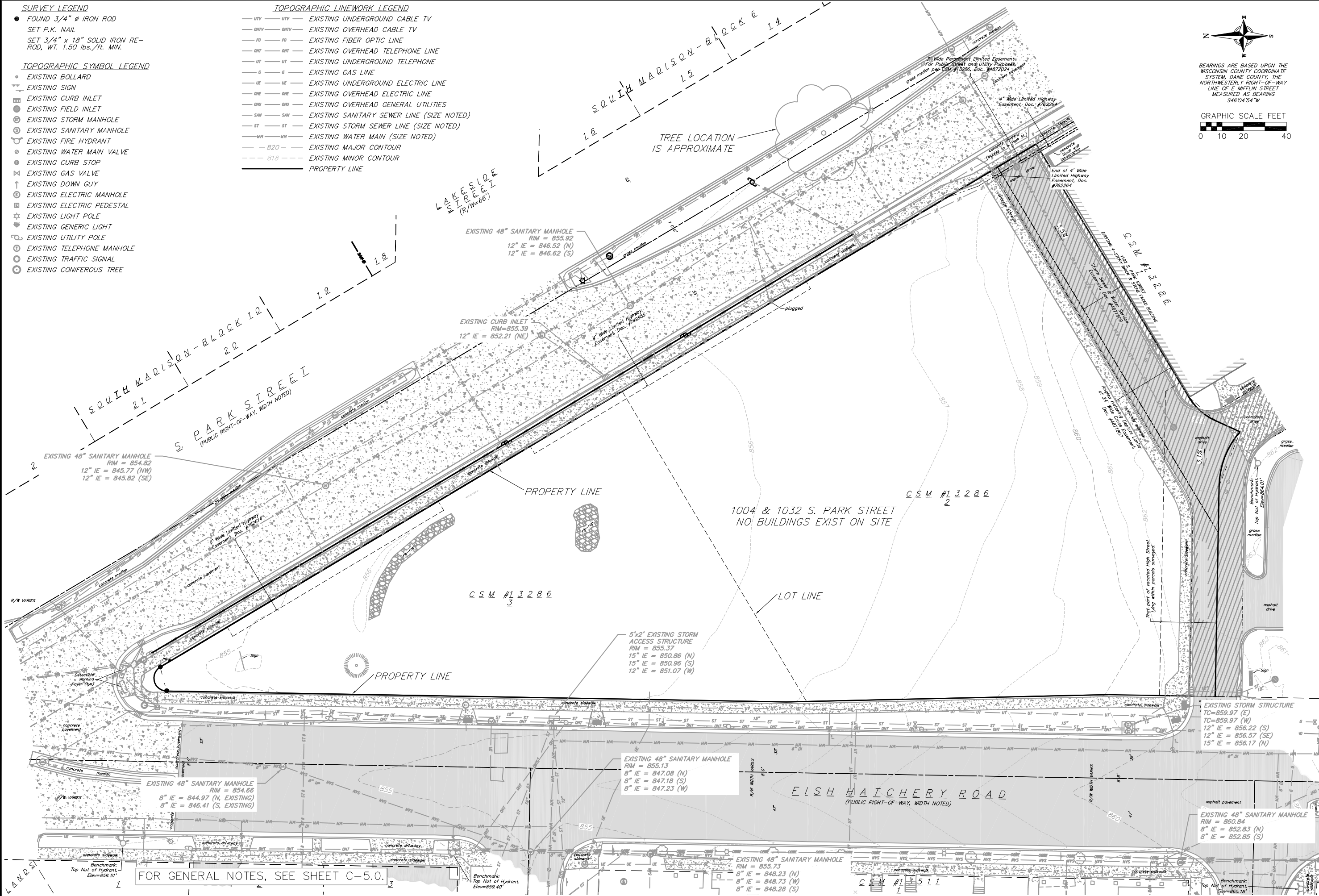
Sincerely,

Jeff Davis, AIA

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- SURVEY LEGEND**
- FOUND 3/4" Ø IRON ROD
 - SET P.K. NAIL
 - SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT. MIN.
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - ⊕ EXISTING SIGN
 - ⊕ EXISTING CURB INLET
 - ⊕ EXISTING FIELD INLET
 - ⊕ EXISTING STORM MANHOLE
 - ⊕ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER MAIN VALVE
 - ⊕ EXISTING CURB STOP
 - ⊕ EXISTING GAS VALVE
 - ⊕ EXISTING DOWN GUY
 - ⊕ EXISTING ELECTRIC MANHOLE
 - ⊕ EXISTING ELECTRIC PEDESTAL
 - ⊕ EXISTING LIGHT POLE
 - ⊕ EXISTING GENERIC LIGHT
 - ⊕ EXISTING UTILITY POLE
 - ⊕ EXISTING TELEPHONE MANHOLE
 - ⊕ EXISTING TRAFFIC SIGNAL
 - ⊕ EXISTING CONIFEROUS TREE

- TOPOGRAPHIC LINEWORK LEGEND**
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
 - OHTV — OHTV — EXISTING OVERHEAD CABLE TV
 - FO — FO — EXISTING FIBER OPTIC LINE
 - OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - G — G — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - OUE — OUE — EXISTING OVERHEAD ELECTRIC LINE
 - OGU — OGU — EXISTING OVERHEAD GENERAL UTILITIES
 - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
 - 820 — — EXISTING MAJOR CONTOUR
 - 818 — — EXISTING MINOR CONTOUR
 - — — — PROPERTY LINE



Existing Conditions Plan
Wingra Point 2
City of Madison
Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

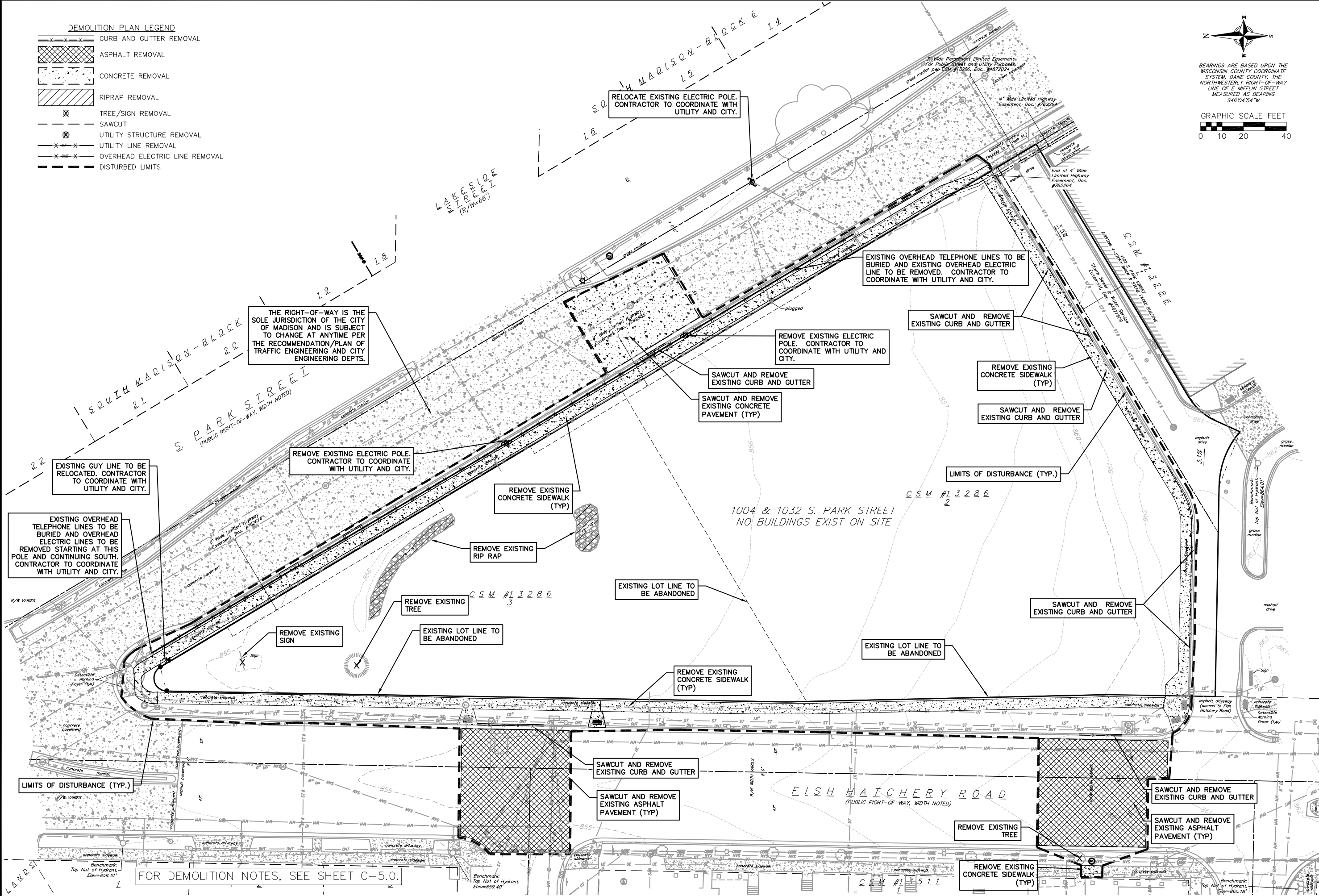
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CHECKED JFEL
PROJECT NO. 140245
SHEET 1 OF 6
DWG. NO. C-1.0

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05 Apr 2017 - 10:44a MAT Wall Enterprises LLC \140245_Wingra Point\Phase 2\CADD\140245_base_eng.dwg by:tkl

DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	RIPRAP REMOVAL
	TREE/SIGN REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL
	OVERHEAD ELECTRIC LINE REMOVAL
	DISTURBED LIMITS



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planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Folsom | Phone: (608) 824-0332 Fax: (608) 824-0330

Demolition Plan
Wingra Point 2
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

DATE: 04/05/2017

DRAFTER: CGUY

CHECKED: JFEL

PROJECT NO.: 140245

SHEET: 2 OF 6

DWG. NO.: C-2.0

FOR DEMOLITION NOTES, SEE SHEET C-5.0.

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EROSION CONTROL AND GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- S --- SILT FENCE
- D --- DISTURBED LIMITS
- A --- ADA ROUTE
- ⇒ DRAINAGE DIRECTION
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- ⊕ INLET PROTECTION
- ▭ TRACKING PAD

SITE PLAN LEGEND

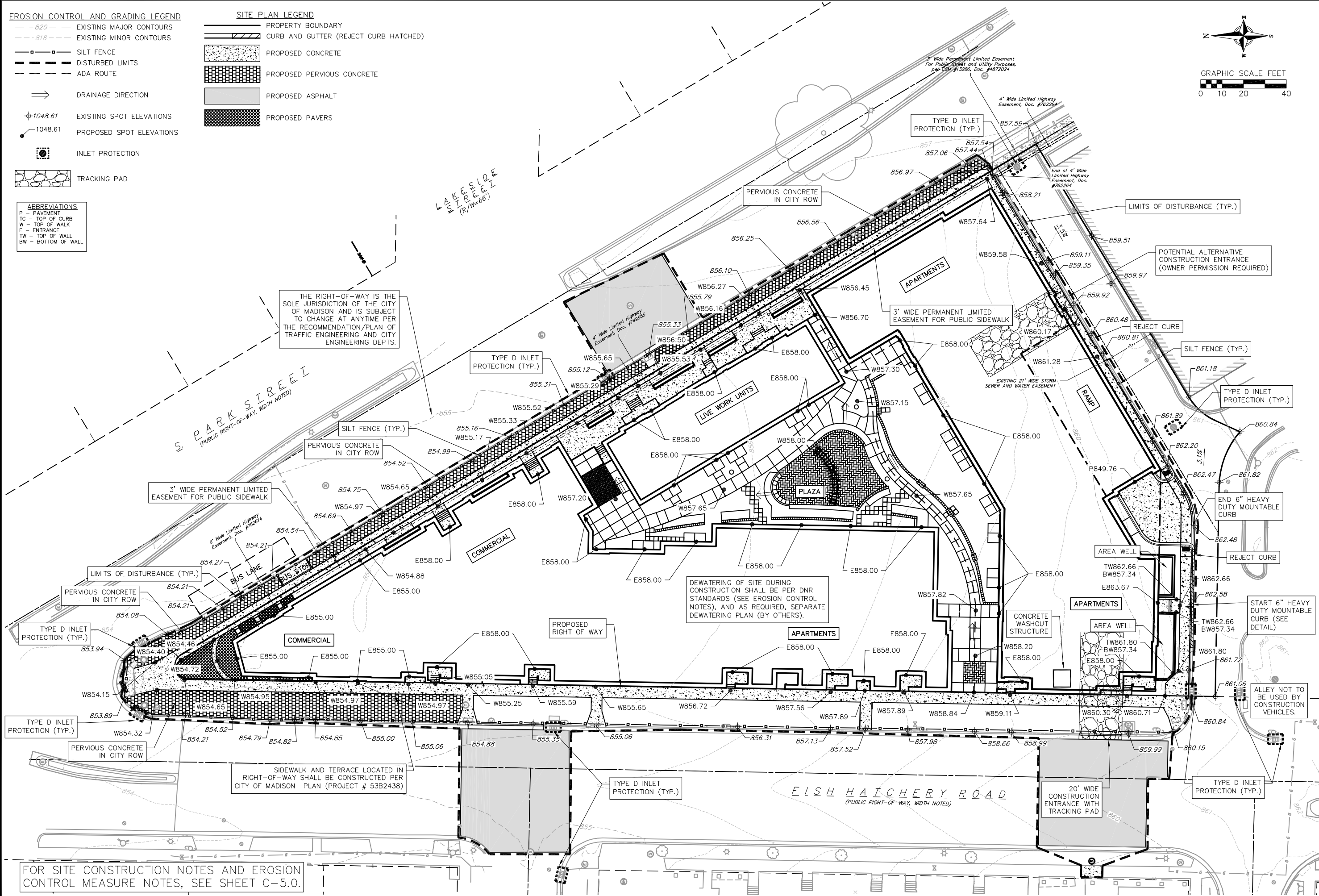
- ▭ PROPERTY BOUNDARY
- ▨ CURB AND GUTTER (REJECT CURB HATCHED)
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED PERVIOUS CONCRETE
- ▭ PROPOSED ASPHALT
- ▭ PROPOSED PAVERS

ABBREVIATIONS

- P - PAVEMENT
- TC - TOP OF CURB
- W - TOP OF WALK
- E - ENTRANCE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

N
S
E
W

GRAPHIC SCALE FEET
0 10 20 40



THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

DEWATERING OF SITE DURING CONSTRUCTION SHALL BE PER DNR STANDARDS (SEE EROSION CONTROL NOTES), AND AS REQUIRED, SEPARATE DEWATERING PLAN (BY OTHERS).

SIDEWALK AND TERRACE LOCATED IN RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF MADISON PLAN (PROJECT # 53B2438)

FOR SITE CONSTRUCTION NOTES AND EROSION CONTROL MEASURE NOTES, SEE SHEET C-5.0.

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Folsom Street, Suite 200
Phone: (608) 824-0332 Fax: (608) 824-0330

Grading Plan
Peloton Residences
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN

DATE 04/05/2017

DRAFTER CGUY

CHECKED JFEL

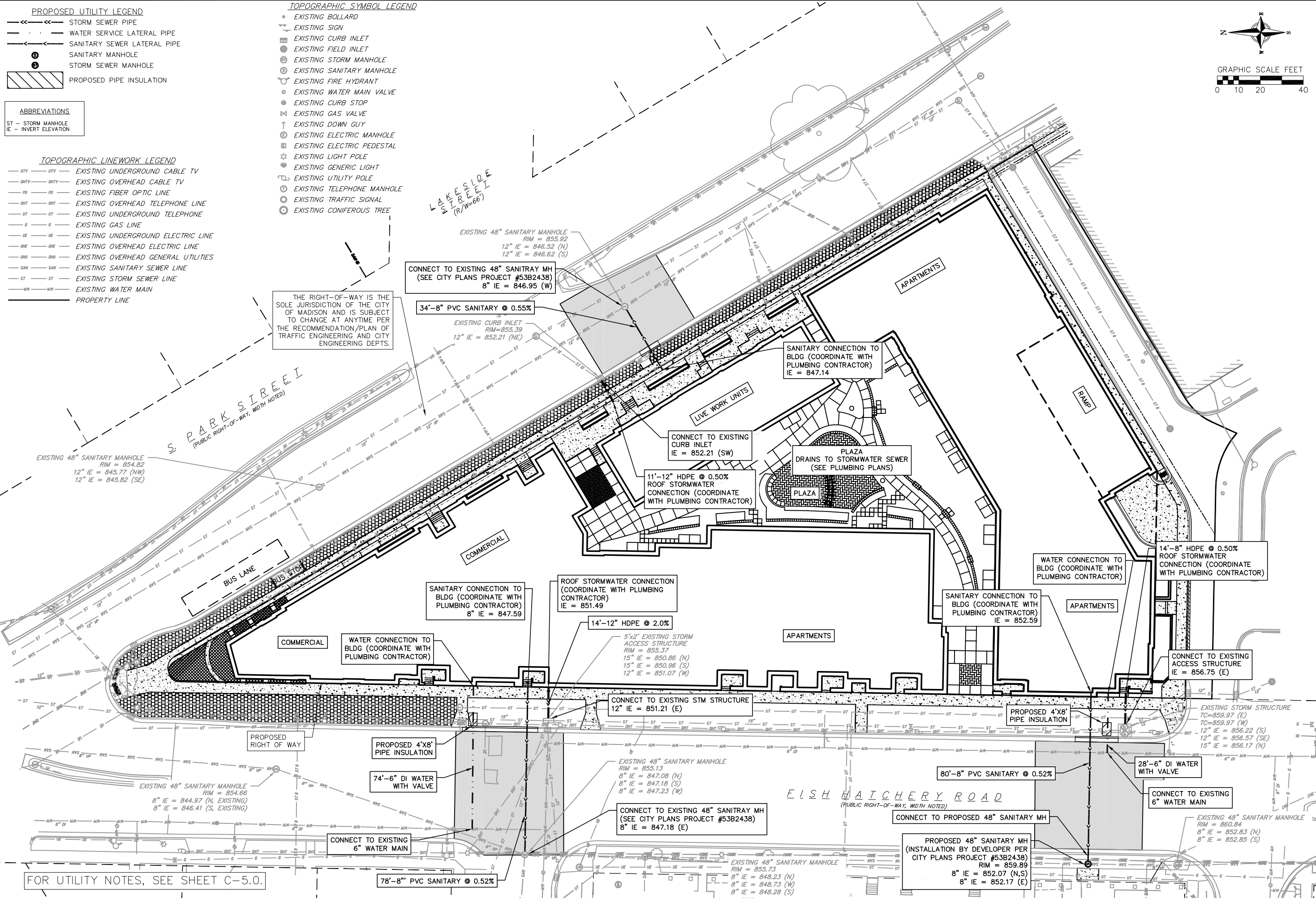
PROJECT NO. 140245

SHEET 3 OF 6

DWG. NO. C-3.0

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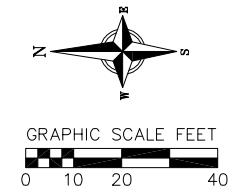


- PROPOSED UTILITY LEGEND**
- >--- STORM SEWER PIPE
 - >--- WATER SERVICE LATERAL PIPE
 - >--- SANITARY SEWER LATERAL PIPE
 - SANITARY MANHOLE
 - STORM SEWER MANHOLE
 - ▨ PROPOSED PIPE INSULATION

- ABBREVIATIONS**
- ST - STORM MANHOLE
 - IE - INVERT ELEVATION

- TOPOGRAPHIC LINEWORK LEGEND**
- UTV --- EXISTING UNDERGROUND CABLE TV
 - OHTV --- EXISTING OVERHEAD CABLE TV
 - FO --- EXISTING FIBER OPTIC LINE
 - OHT --- EXISTING OVERHEAD TELEPHONE LINE
 - UT --- EXISTING UNDERGROUND TELEPHONE
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 - OGU --- EXISTING OVERHEAD GENERAL UTILITIES
 - SAN --- EXISTING SANITARY SEWER LINE
 - ST --- EXISTING STORM SEWER LINE
 - WM --- EXISTING WATER MAIN
 - --- PROPERTY LINE

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING SIGN
 - EXISTING CURB INLET
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING GAS VALVE
 - EXISTING DOWN GUY
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING LIGHT POLE
 - EXISTING GENERIC LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TRAFFIC SIGNAL
 - EXISTING CONIFEROUS TREE



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 997 Foxglove
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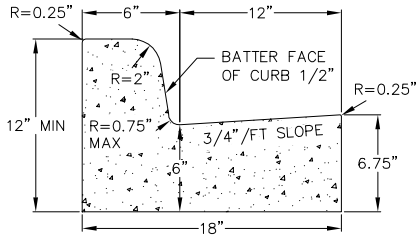
Utility Plan
 Wingra Point 2
 City of Madison
 Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

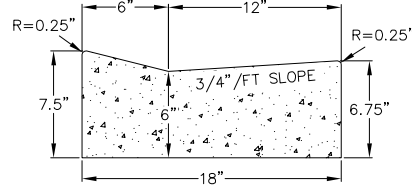
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DATE 04/05/2017
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 PROJECT NO. 140245
 SHEET 4 OF 6
 DWG. NO. C-4.0

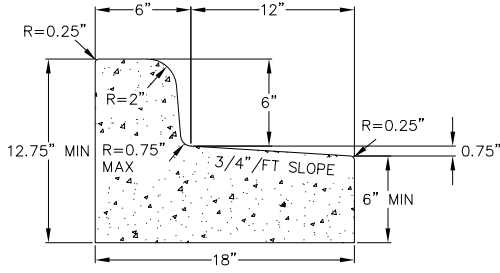
FOR UTILITY NOTES, SEE SHEET C-5.0.



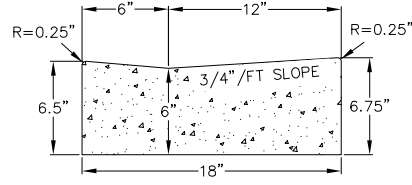
CURB AND GUTTER CROSS SECTION



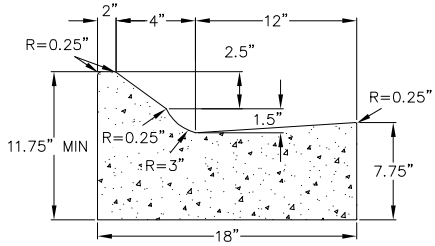
DRIVEWAY GUTTER CROSS SECTION



CURB AND GUTTER REJECT SECTION

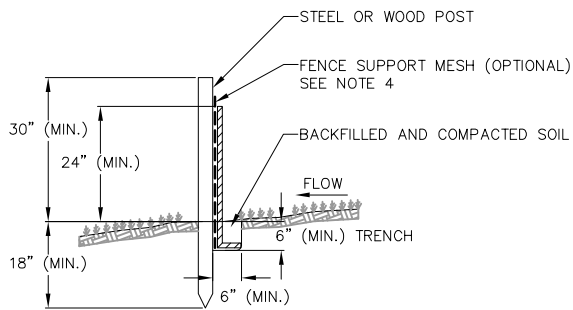


HANDICAP RAMP GUTTER CROSS SECTION



MOUNTABLE CURB AND GUTTER CROSS SECTION

1 18" CONCRETE CURB AND GUTTER NOT TO SCALE



2 SILT FENCE NOT TO SCALE

NOTES:

- 1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS.
4. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN.
5. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
7. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438).
8. STORM AND SANITARY LATERAL SIZES/LOCATIONS WERE OBTAINED FROM CITY OF MADISON GIS DATA.

DEMOLITION NOTES:

- 1. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438).
2. ALL DAMAGE TO THE PAVEMENT ON S. PARK STREET AND FISH HATCHERY ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.

SITE CONSTRUCTION NOTES:

- 1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE.
6. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438) AND SHALL COMPLY WITH ALL PROVISIONS AS OUTLINED IN THE CITY OF MADISON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

CONSTRUCTION SEQUENCE :

- PHASE 1 -
1. INSTALL SILT FENCE AND TRACKING PAD. APRIL 2016
2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY. APRIL 2016
3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT (AS NECESSARY). APRIL 2016
4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS. APRIL 2016
5. ROUGH GRADE FOR BUILDINGS AND WALKS. MAY 2016
6. CONSTRUCT FOUNDATION, BASEMENT AND BUILDING JUNE 2016 - FEB 2017
7. CONSTRUCT UNDERGROUND UTILITIES. JUNE - JULY 2016
8. INSTALL INLET PROTECTION ON NEW INLETS. JUNE - JULY 2016
9. CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA. SEPT - OCT 2016
10. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH. SEPT 2016
PHASE 2 -
1. CONSTRUCT BUILDING APRIL 2017 - NOV 2017
2. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH. SEPT 2017
3. REMOVE SILT FENCE AFTER DISTURBED AREAS ARE RESTORED. NOV 2017

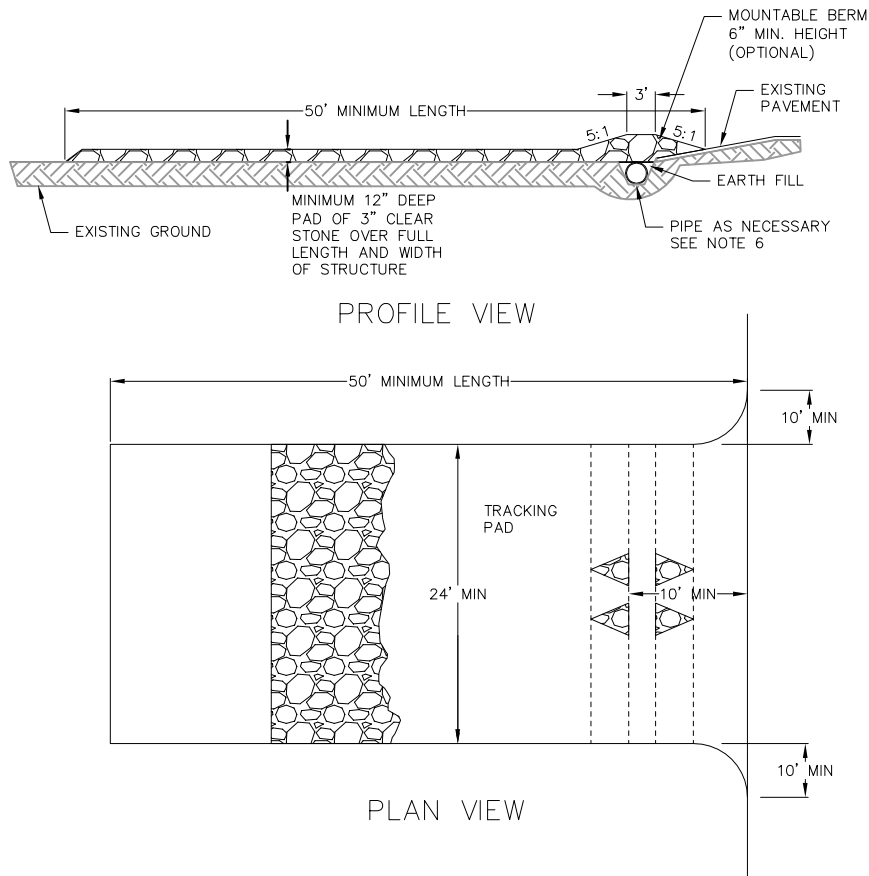
UTILITY NOTES:

- 1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438).
16. ALL DAMAGE TO THE PAVEMENT ON SOUTH PARK STREET AND FISH HATCHERY ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
17. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT 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.
18. UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING STORM SEWER CONSTRUCTION.



Notes & Construction Details
Wingra Point 2
City of Madison
Dane County, Wisconsin

Table with columns: REVISIONS, NO., DATE, REMARKS. Includes fields for SCALE, DATE, DRAFTER, CHECKED, PROJECT NO., SHEET, DWG. NO.

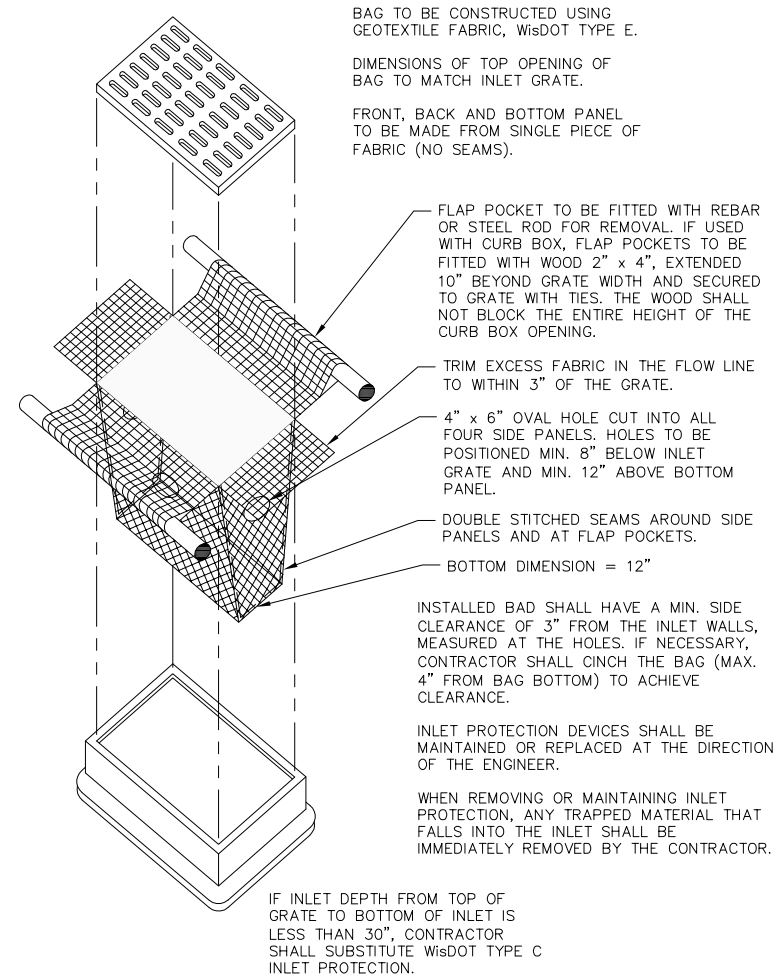


1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

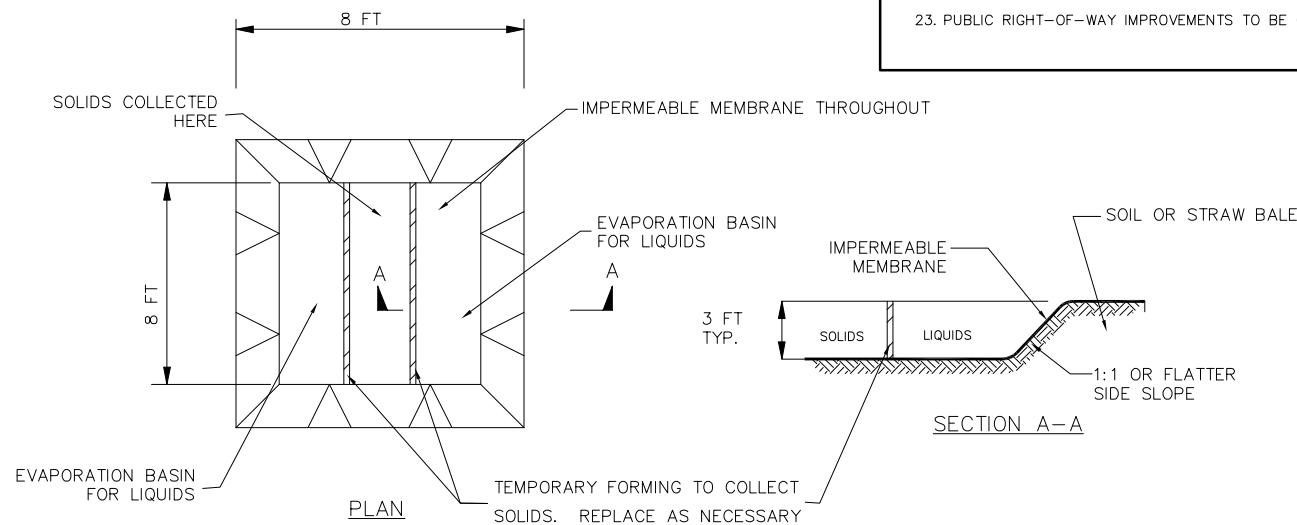
1 TRACKING PAD
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



2 INLET PROTECTION TYPE D
NOT TO SCALE



3 CONCRETE WASHOUT STRUCTURE
NOT TO SCALE

EROSION CONTROL MEASURE NOTES:

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
8. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED PER APPLICABLE DNR TECHNICAL STANDARDS, OR OTHER APPROPRIATE CONTROL MEASURES. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DEWATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
22. IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.
23. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438).

SEEDING RATES:

- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

- TEMPORARY AND PERMANENT:**
- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

DATE: 04/05/2017

DRAFTER: CGUY

CHECKED: JFEL

PROJECT NO.: 140245

SHEET: 6 OF 6

DWG. NO.: C-6.0

MADISON LANDSCAPE WORKSHEET

Zoning district is GDP/SIP
 Total square footage of developed area 12,500 SF
 Total square footage of first 5 acres of developed area + 300 square feet = 42 Landscape Units
 Total square footage of 0 additional acres of developed area + 100 square feet = 0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
 42 Landscape Units x 5 landscape points for first 5 acres 210 points
 0 Landscape Units x 1 landscape point for additional acres 0 points
 TOTAL LANDSCAPE POINTS REQUIRED 210 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	3	105			
Tall Evergreen Tree : 5-6 feet tall	35					
Ornamental Tree : 1-1/2" Caliper (dbh)	15	3	45			
Upright Evergreen Shrub : 3-4 feet tall	10	6	60			
Shrub, deciduous : 3 gallon / 12"-24"	3	27	81			
Shrub, evergreen : 3 gallon / 12"-24"	4	14	56			
Ornamental grass/perennial : 1gallon / 8"-18"	2	321	642			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals		989		+	NA	= 989

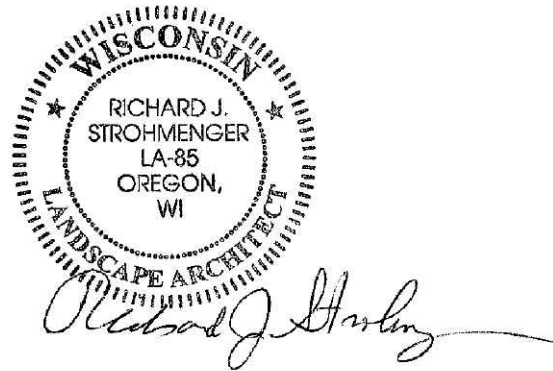
Street Frontage Landscape Required
 Street Frontage = 1,000 LF
 Canopy Trees Required: 1 per 30 LF Frontage = 33
 Shrubs Required : 5 per 30 LF Frontage = 165

Street Frontage Landscape Supplied
 Proposed Canopy Trees = Due to site constraints we request alternative requirements as shown per plan
 Proposed Shrubs = Due to site constraints we request alternative requirements as shown per plan

Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
3	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
3	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
Conifer Evergreen				
6	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	4' B&B
7	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
7	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
43	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
131	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
40	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
5	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
8	LTC	Little Titch Catmint	Nepeta Racemosa 'little Titch'	#1 CONT.
7	MNMS	May Night Sage	Salvia Nemorosa 'mainacht'	#1 CONT.
87	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
Shrub				
19	AH	Annabelle Hydrangea	Hydrangea Arborescens 'annabelle'	#3 CONT.
3	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
3	KV	Koreanspice Viburnum	Viburnum Carlesii	30" B&B
2	LJAV	Little Joe Arwd Viburnum	Viburnum Dentatum 'klmseventeen'	5 GAL.

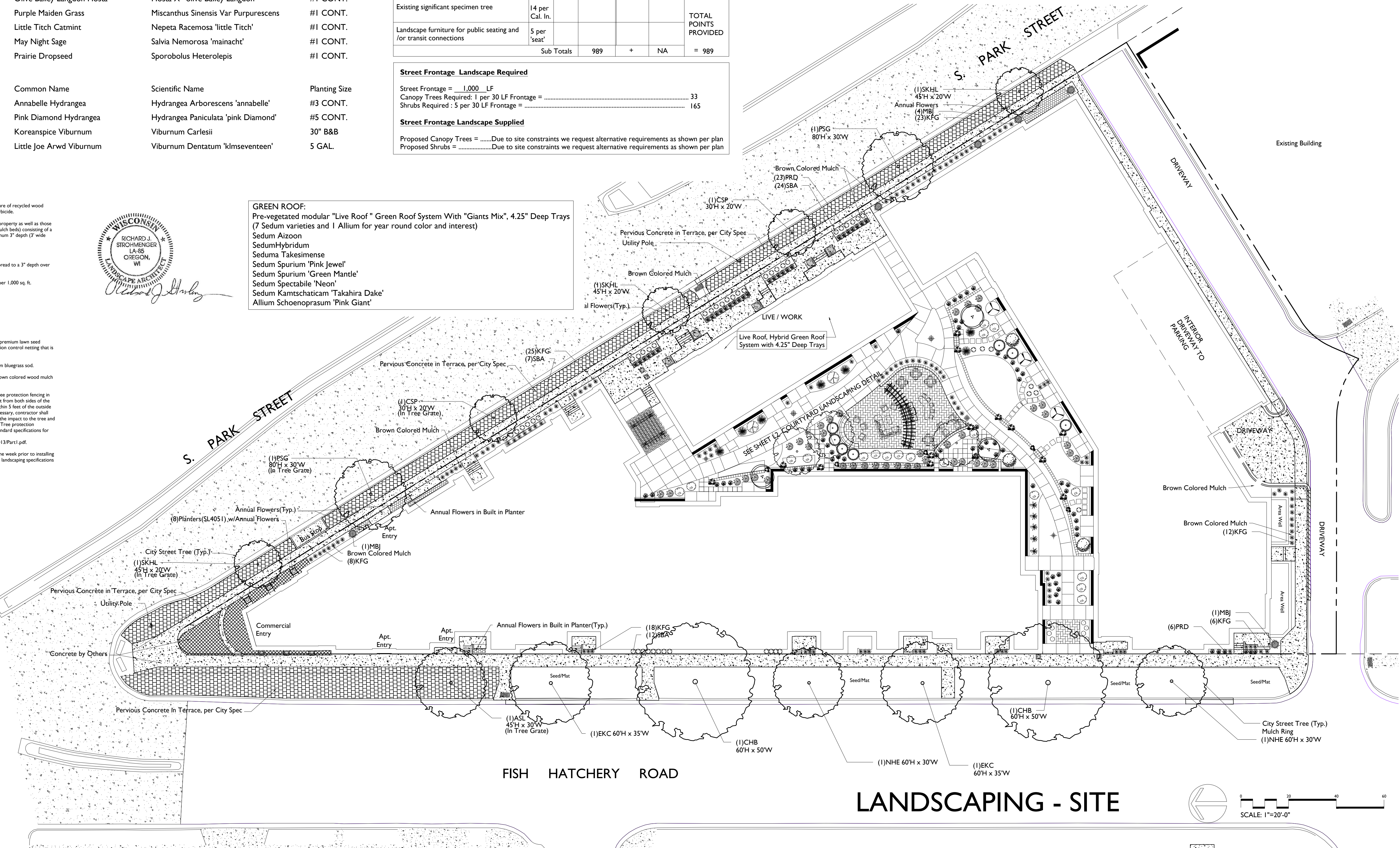
- GENERAL NOTES**
- A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
 - B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive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



GREEN ROOF:
 Pre-vegetated modular "Live Roof" Green Roof System With "Giants Mix", 4.25" Deep Trays
 (7 Sedum varieties and 1 Allium for year round color and interest)
 Sedum Aizoon
 Sedum Hybridum
 Sedum Takesimense
 Sedum Spuriun 'Pink Jewel'
 Sedum Spuriun 'Green Mantle'
 Sedum Spectabile 'Neon'
 Sedum Kamtschaticum 'Takahira Dake'
 Allium Schoenoprasum 'Pink Giant'

City Street Trees at Park Street and Fish Hatchery Road -- Plant Material List

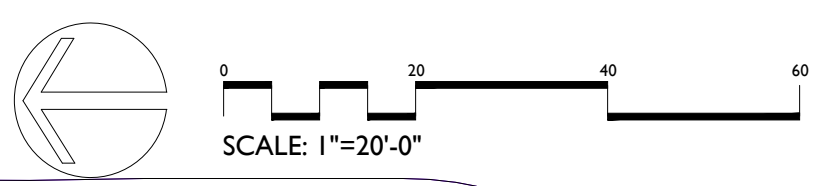
Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	CHB	Common Hackberry	Celtis Occidentalis	2 1/2" B&B
2	PSG	Princeton Sentry Ginkgo	Ginkgo Biloba 'princeton Sentry'	2 1/2" B&B
3	SKH	Street Keeper Honeylocust	Gleditsia Triacaan 'draves'	2 1/2" B&B
2	EKC	Espresso Kentucky Coffeetree	Gymnocladus Dioicus 'espresso-Jfs'	2 1/2" B&B
2	CSP	Cleveland Select Pear	Pyrus Calleryana 'Cleveland Select'	2 1/2" B&B
1	ASL	American Sentry Linden	Tilia Americana 'McKSentry'	2 1/2" B&B
2	NHE	New Horizon Elm	Ulmus 'new Horizon'	2 1/2" B&B



PELTON
 1004-1032 S. PARK STREET
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: 8/17/16 RS
 Revised: 9/20/16 RS
 Revised: 4/5/17 RS
 Revised: ----
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LANDSCAPING - SITE

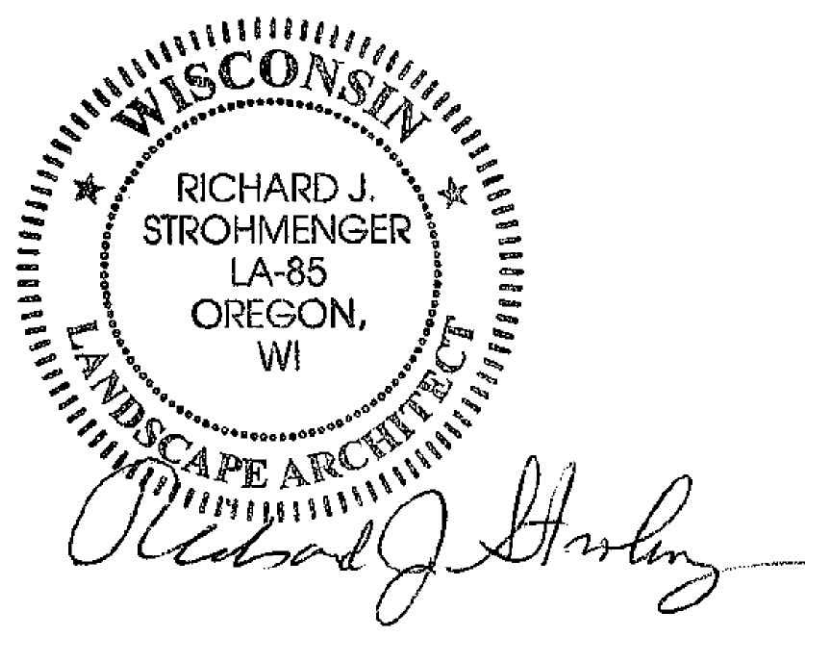
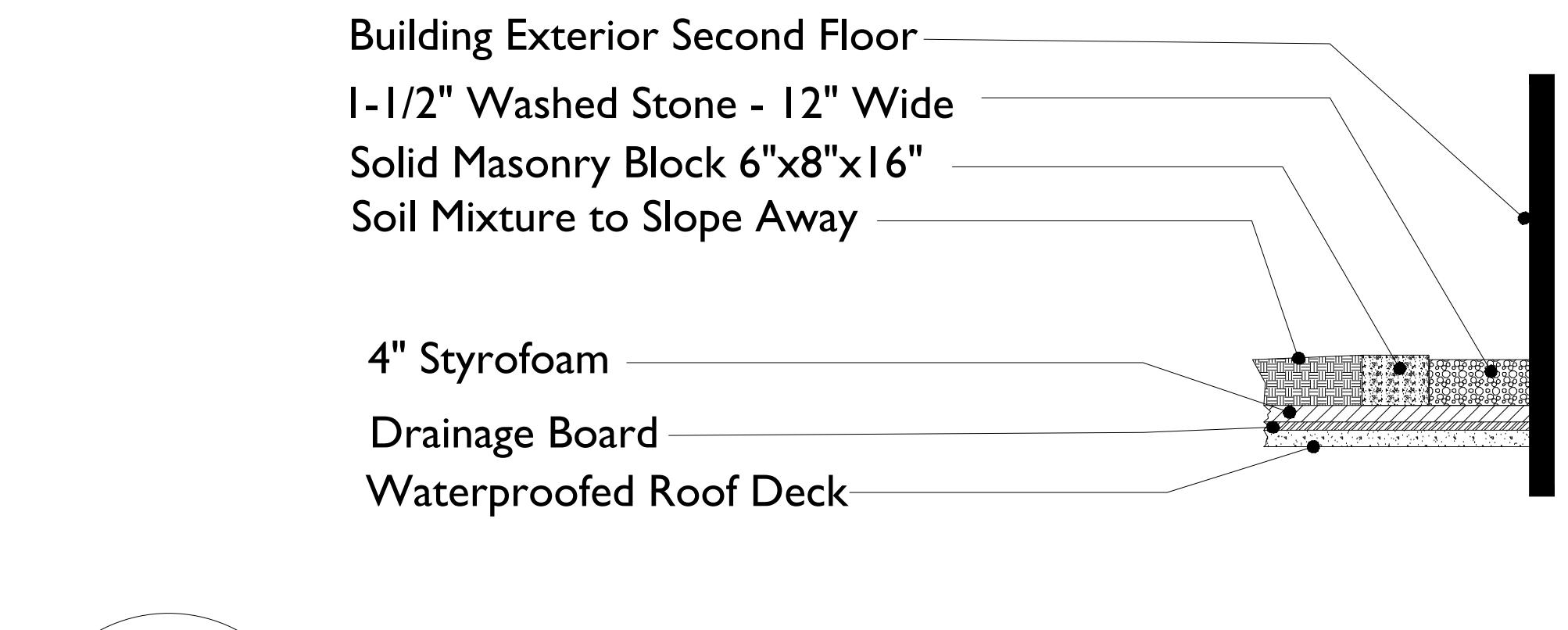
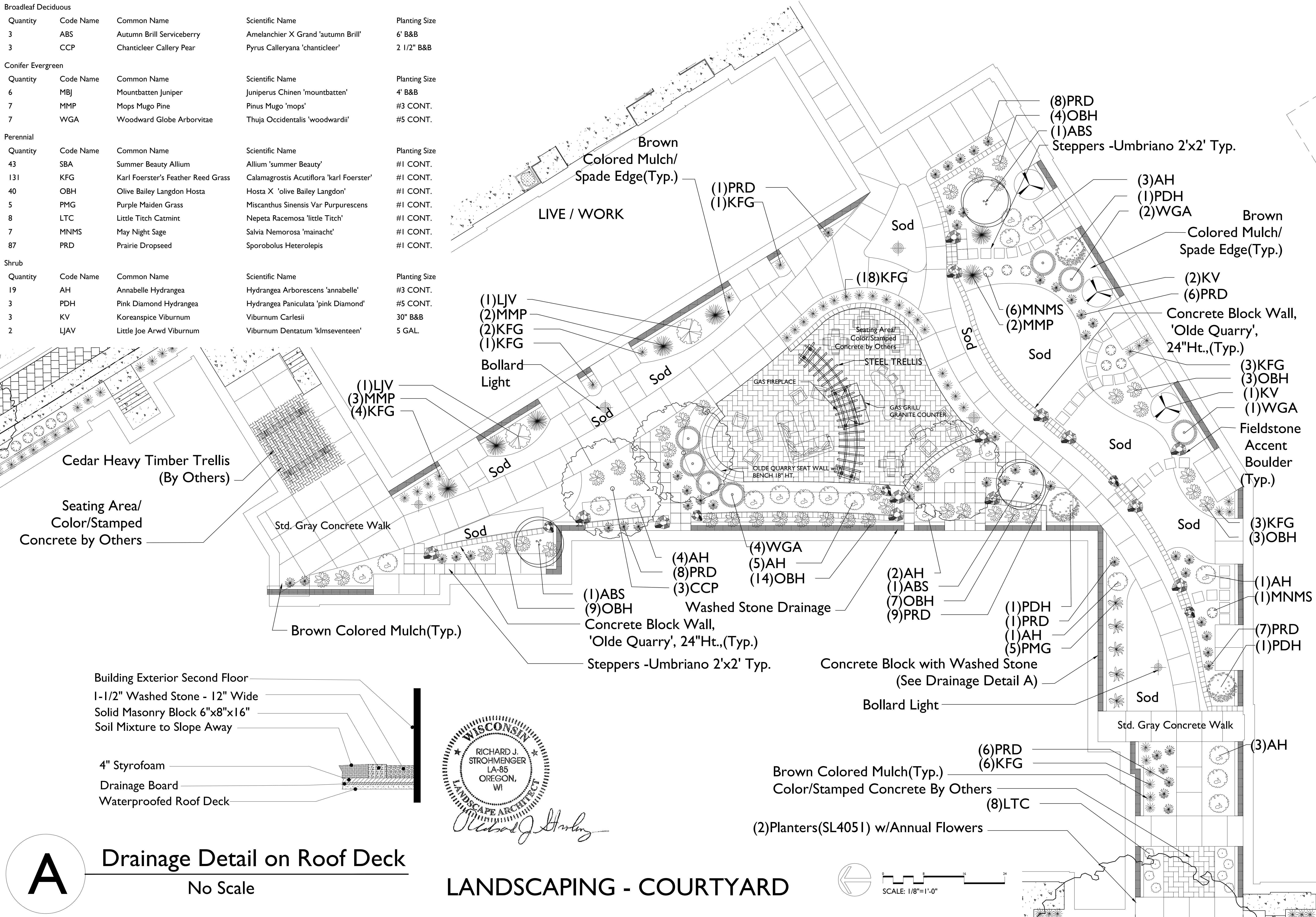


1/2016 CADSTEVE SHORTWINGRA POINT WHEELTON/IL/DWG Created: 4/4/2017, Sheet: 4/5/2017, Printed: 4/5/2017

Plant Material List

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
3	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
6	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	4' B&B
7	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
7	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
43	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
131	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
40	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
5	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
8	LTC	Little Titch Catmint	Nepeta Racemosa 'little Titch'	#1 CONT.
7	MNMS	May Night Sage	Salvia Nemorosa 'mainacht'	#1 CONT.
87	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
19	AH	Annabelle Hydrangea	Hydrangea Arborescens 'annabelle'	#3 CONT.
3	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
3	KV	Koreanspice Viburnum	Viburnum Carlesii	30" B&B
2	LJAV	Little Joe Arwd Viburnum	Viburnum Dentatum 'klmseveniteen'	5 GAL.



PELTON
 1004-1032 S. PARK STREET
 MADISON, WISCONSIN

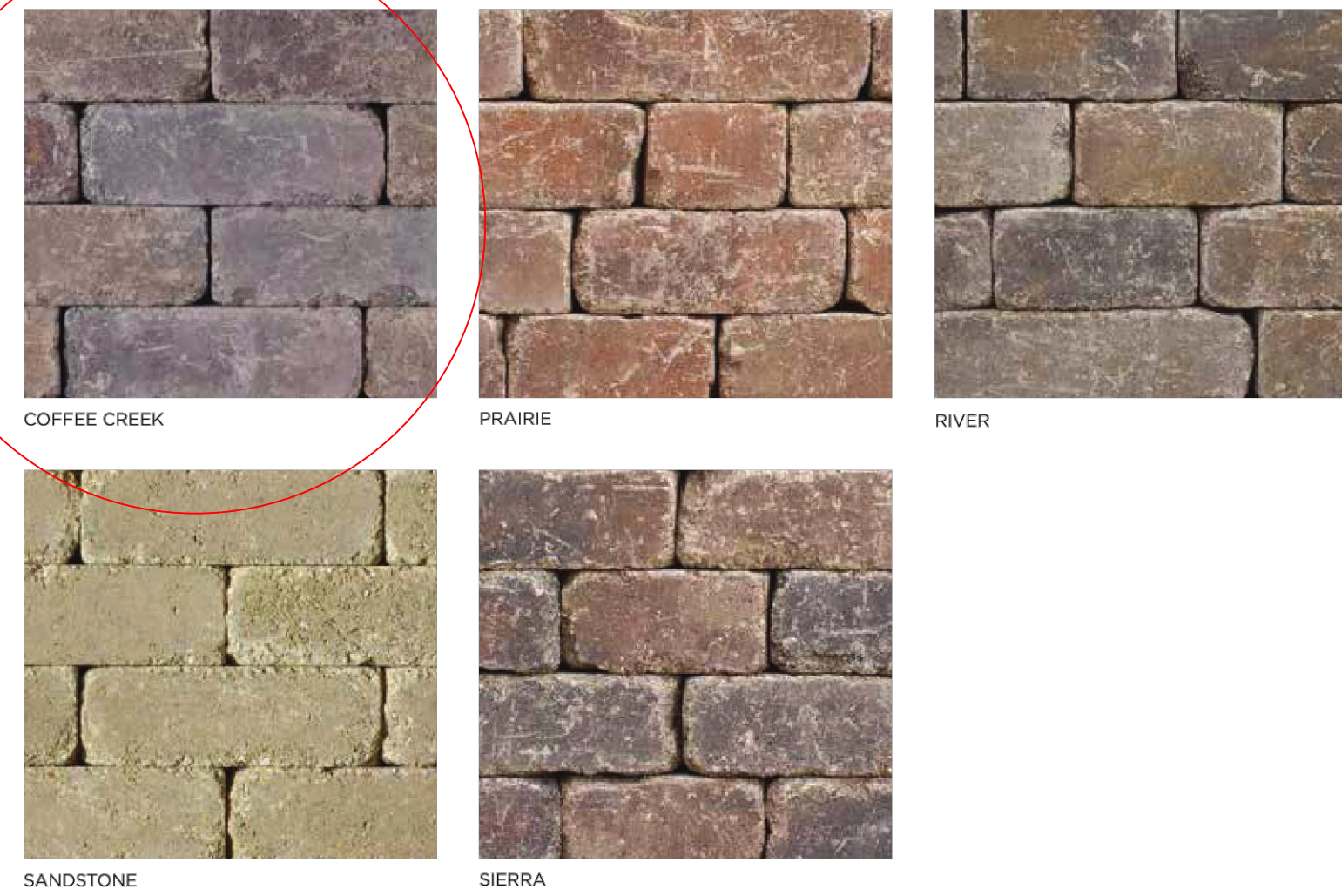
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 Drawn By: 8/17/16 RS

Revised: 9/20/16 RS
 Revised: 4/5/17 RS
 Revised: ----
 Revised: ----
 Revised: ----
 Revised: ----
 Revised: ----
 Revised: ----

OLDE QUARRY®

Whether your plans call for constructing a curved wall, seat wall, planters, steps, edging or even an outdoor kitchen, the look will be commanding and impressive with the antiqued finish of Olde Quarry. The flexibility of Olde Quarry makes it one of the most significant landscape design products available today. Available in a variety of colors, it can be matched to almost any paver project.

COLORS*



We recommend Unilock's Ledgestone™ coping and pillar caps (page 96) to complement this great wall system.

PRODUCT SPECIFICATIONS



100

Visit Unilock.com for more Olde Quarry project ideas and information.

UMBRIANO®

N Z C UC



The ultimate in color and wear performance. Unilock's unmatched years of experience in the development of proprietary technologies leverage nature's inherent strength and enduring beauty.

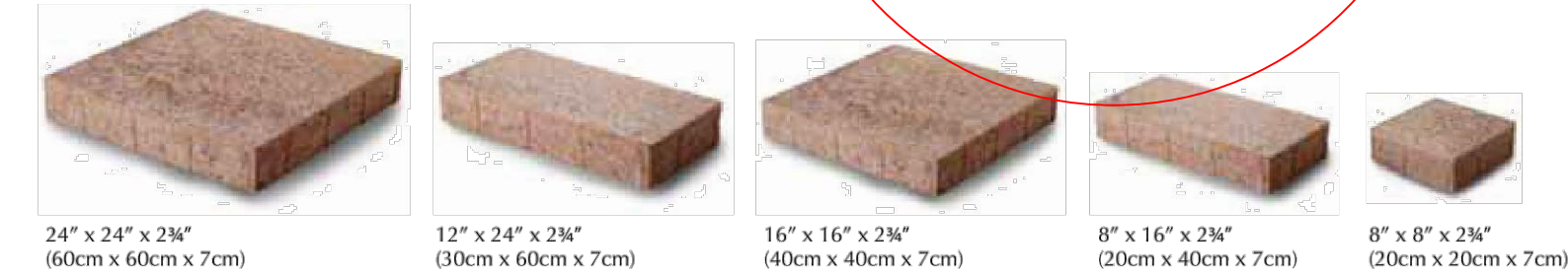
The random dispersing of color and granite particles creates the beauty of Umbriano's® unique mottled surface resembling the appearance of natural granite. Umbriano, with ColorFusion™ and

other superior features, make it an ideal selection for driveways, pool decks, patios, commercial plazas and offices.

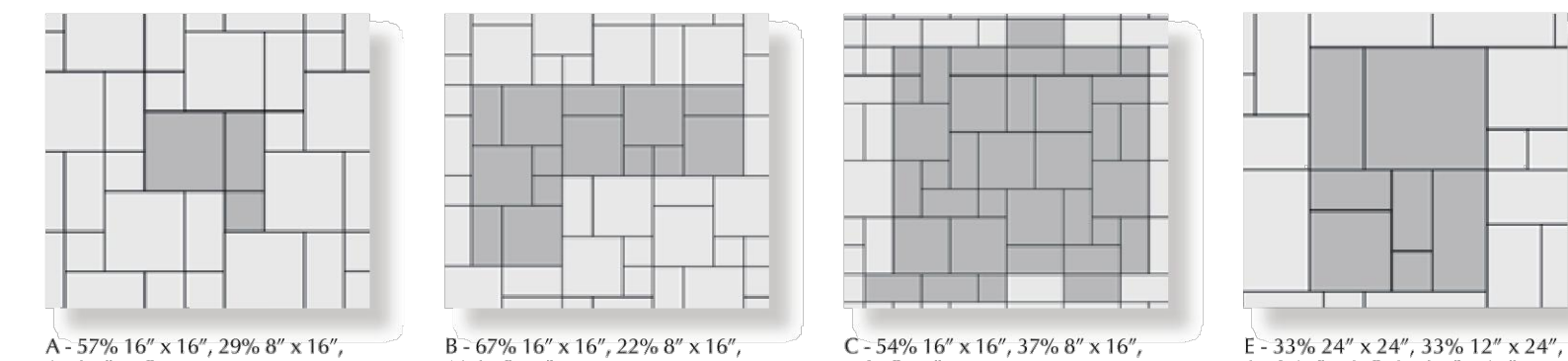
COLORS*



PRODUCT SPECIFICATIONS

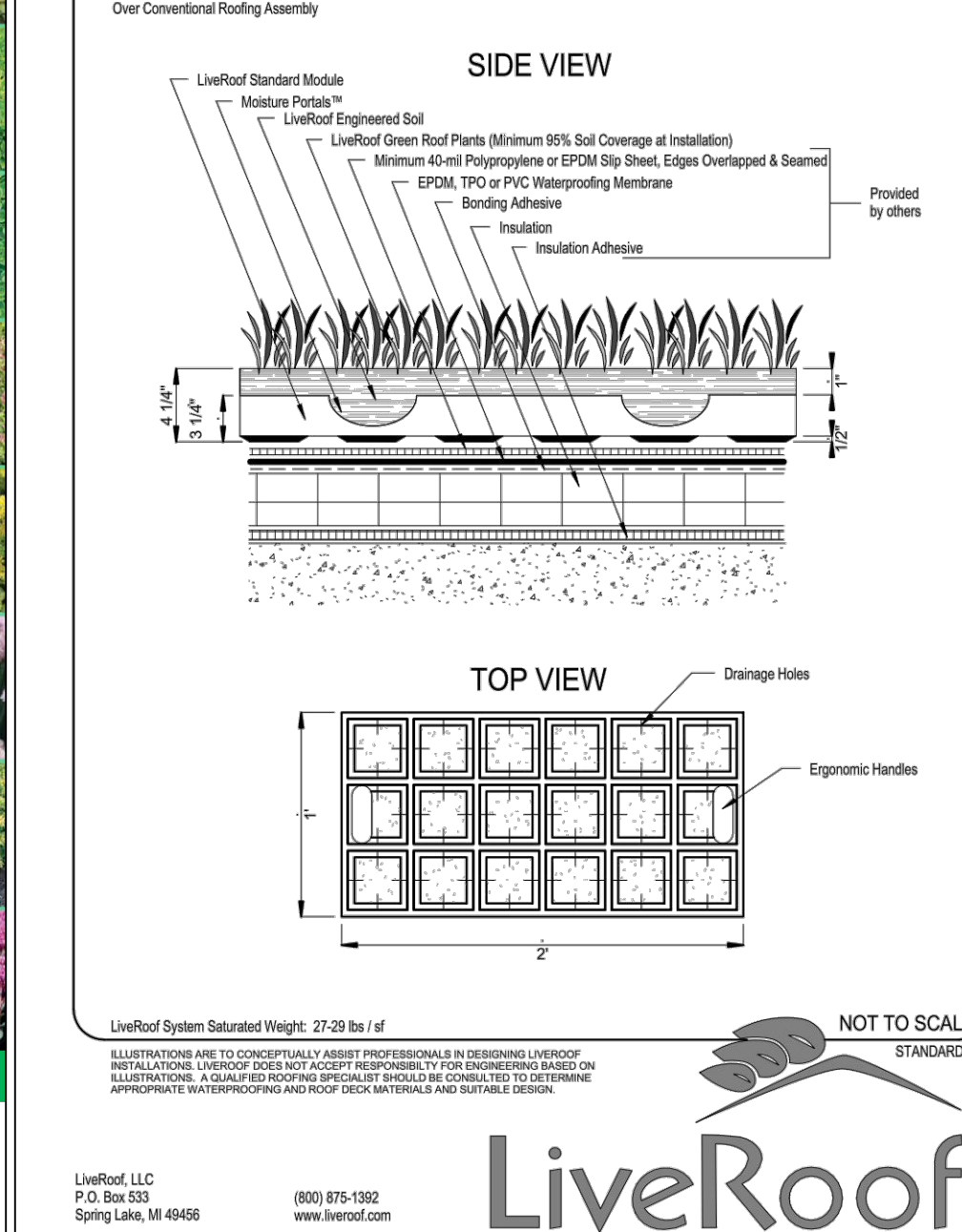


LAYING PATTERNS

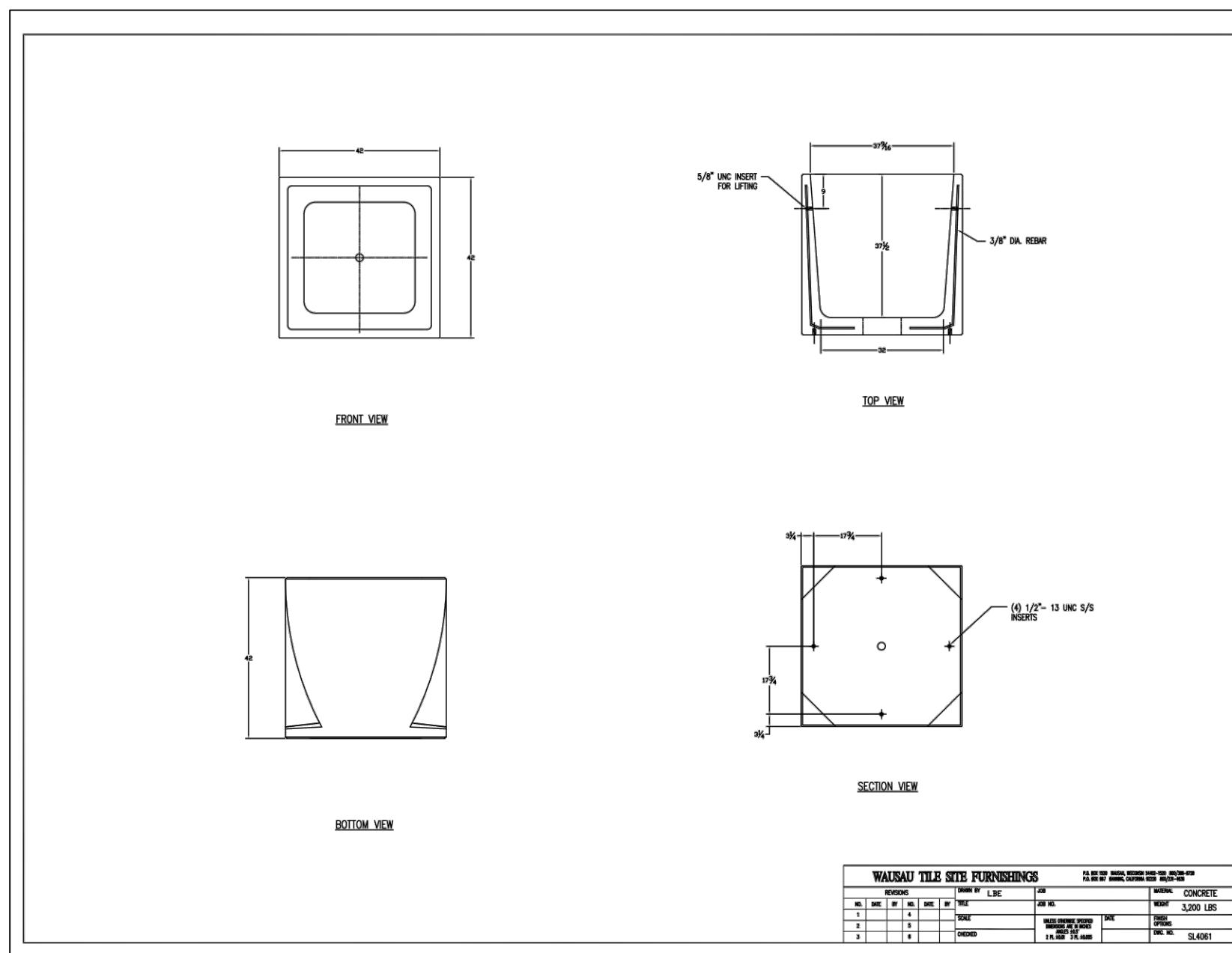


RoofTop Proven™ Giants Mix™ Specifications

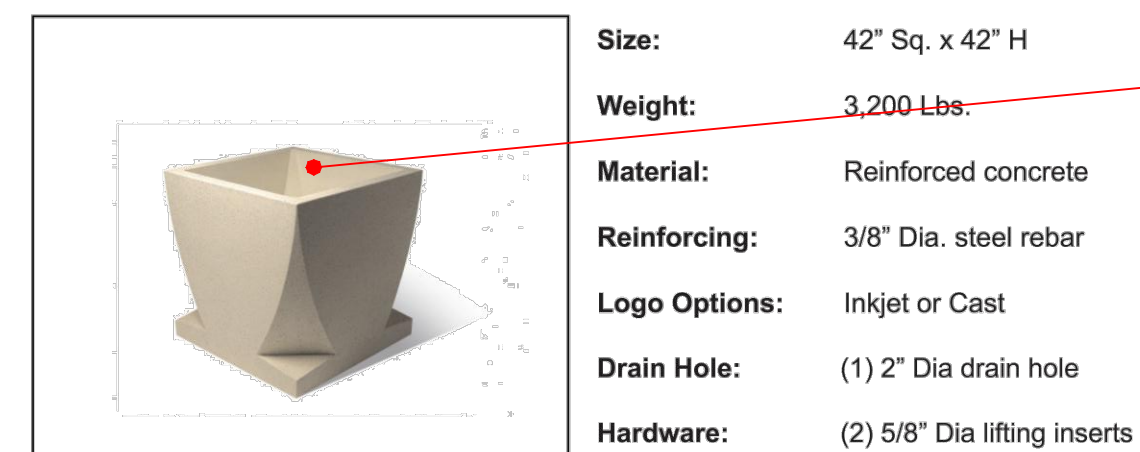
LiveRoof STANDARD SYSTEM



Concrete Colors and Finishes



Product Information SL4061



- Size:** 42" Sq. x 42" H
- Weight:** 3,200-Lbs.
- Material:** Reinforced concrete
- Reinforcing:** 3/8" Dia. steel rebar
- Logo Options:** Inkjet or Cast
- Drain Hole:** (1) 2" Dia drain hole
- Hardware:** (2) 5/8" Dia lifting inserts

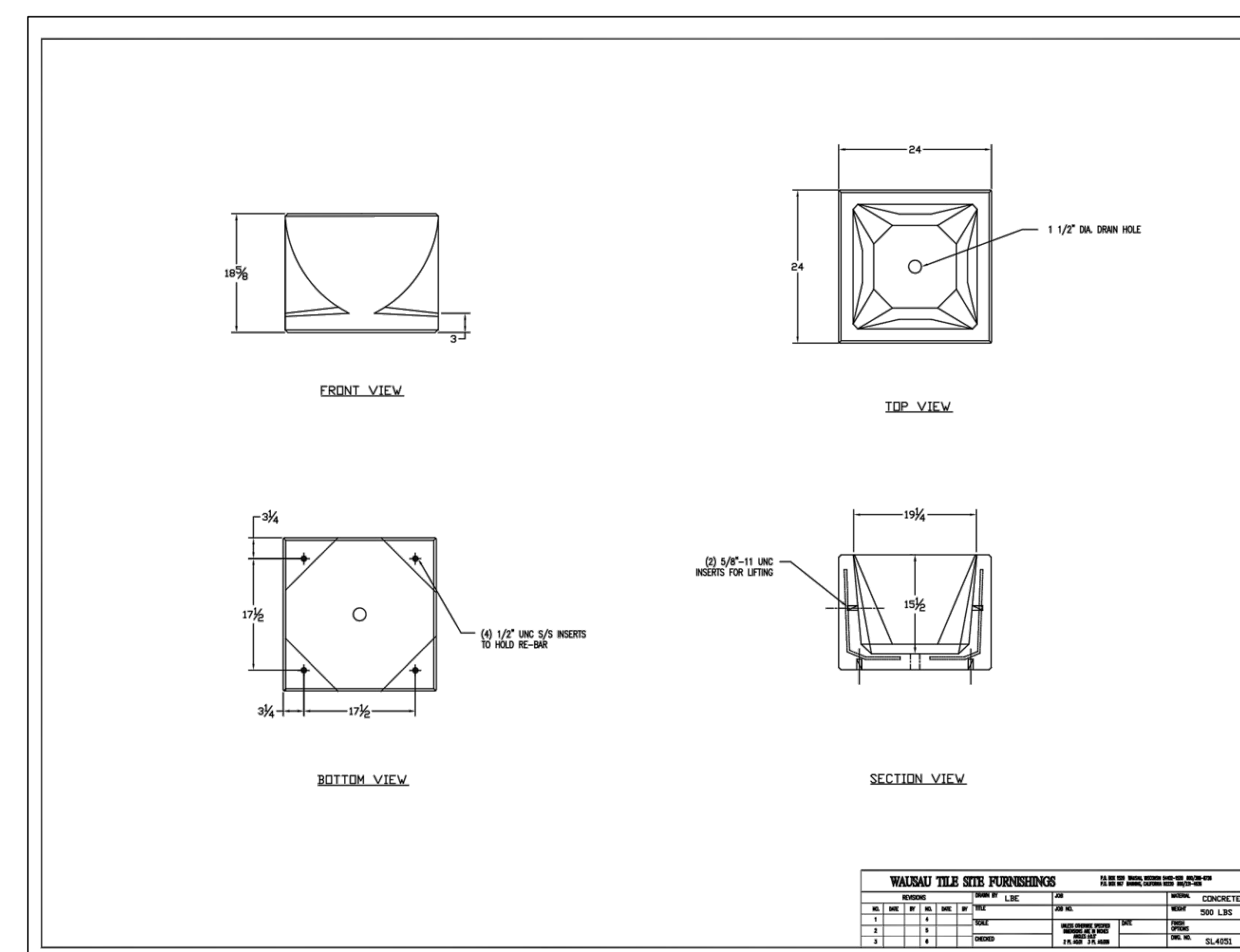
Note: Lifting inserts are to ONLY be used when planter is EMPTY

Accepts Reservoir System

Finish Options

- Standard** -Weatherstone(B)
- Premium** -Weatherstone Glass(C)

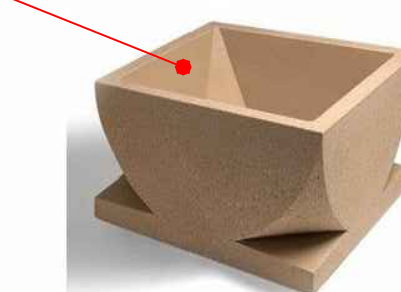
Site Furnishing Division PO Box 1520, Wausau, WI 54402-1520 (800) 388-8728



SL4051

A unique design for concrete planters.

- ITEM NUMBER:** SL4051
- DIMENSIONS:** 24" x 24" x 18"
- WEIGHT:** 570 lbs
- ADDITIONAL FEATURES:** Hardware: (2) 5/8" Dia lifting inserts. Note: Lifting inserts are to ONLY be used when planter is EMPTY.
- MATERIAL:** Concrete
- SHAPE:** Square
- REINFORCEMENT:** Yes



Typical Summer Flower Display



POT STYLE SHOWN NOT TYPICAL- SEE SPECS FOR STYLE 4051 & 4061

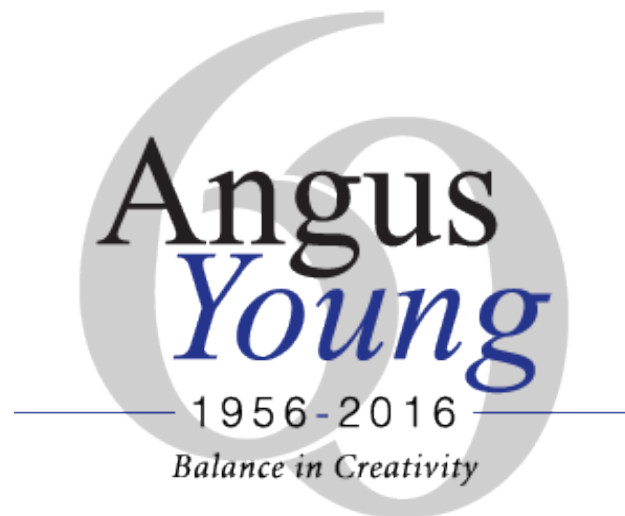
DETAILS

Checked By: SS
Drawn By: 8/17/16 RS

Revised: 9/20/16 RS
Revised: 4/5/17 RS
Revised: ----
Revised: ----
Revised: ----
Revised: ----
Revised: ----
Revised: ----

L-3.1

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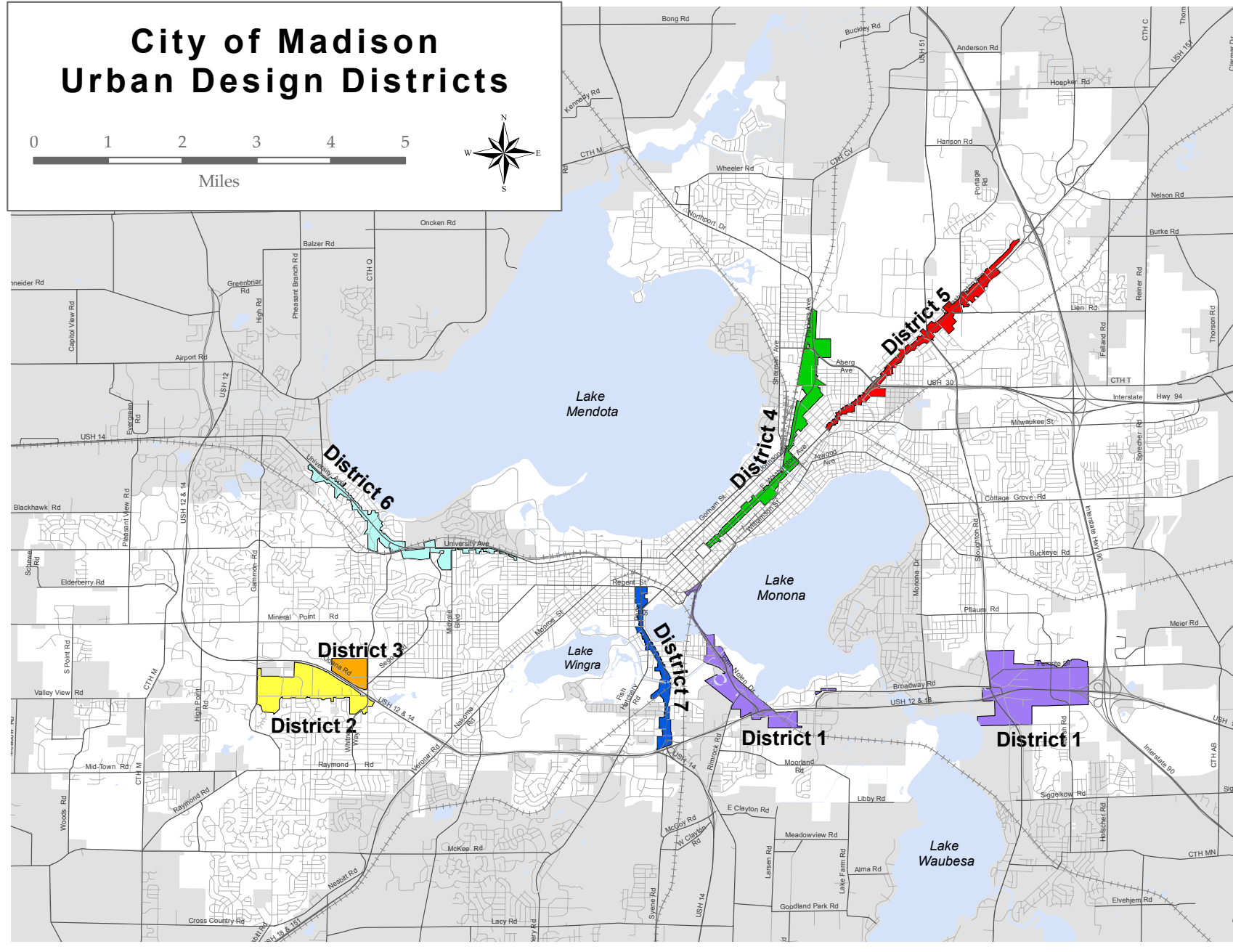
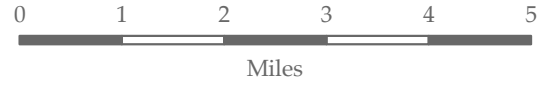
Peloton Place Residences
Peloton Residences, LLC

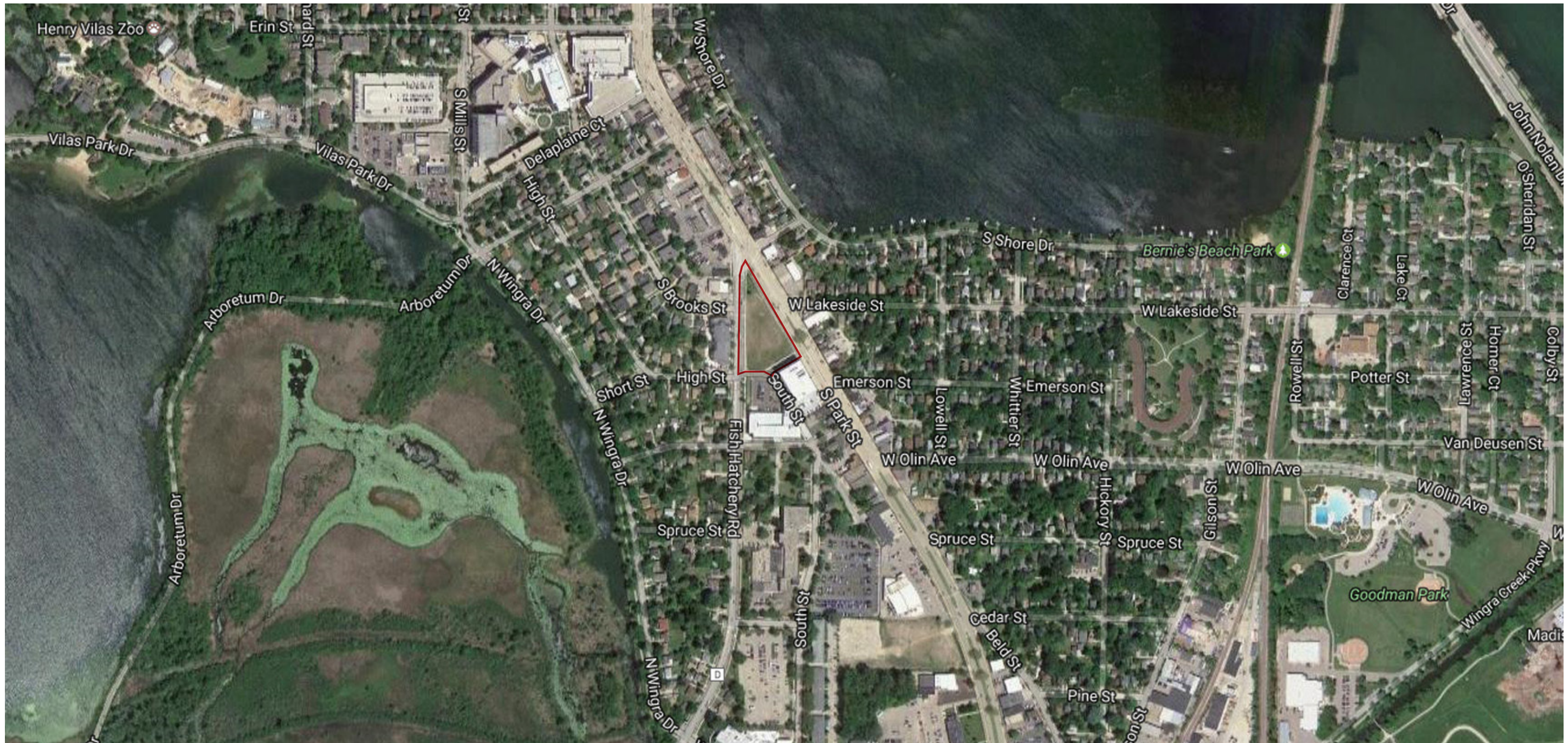
Urban Design Commission
Initial Approval Submittal

Jeff Davis
Angus-Young Associates
jeffd@angusyoung.com
608.284.8225

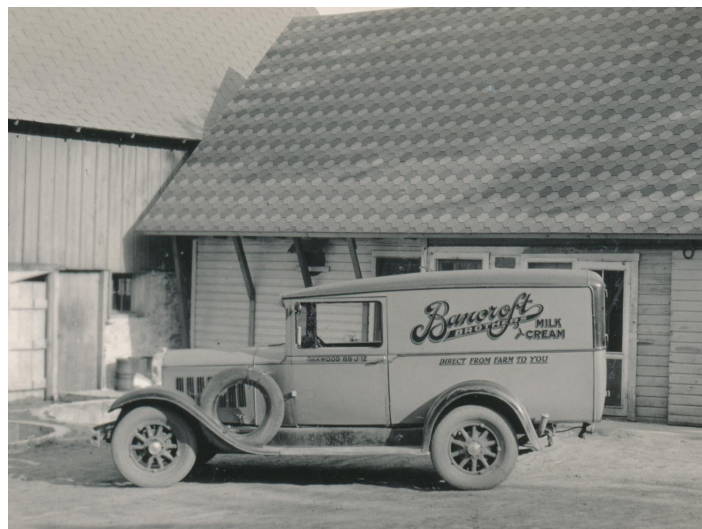
Jon Hepner
Peloton Residences, LLC
jon@twallenterprises.com
608.444-5552

City of Madison Urban Design Districts

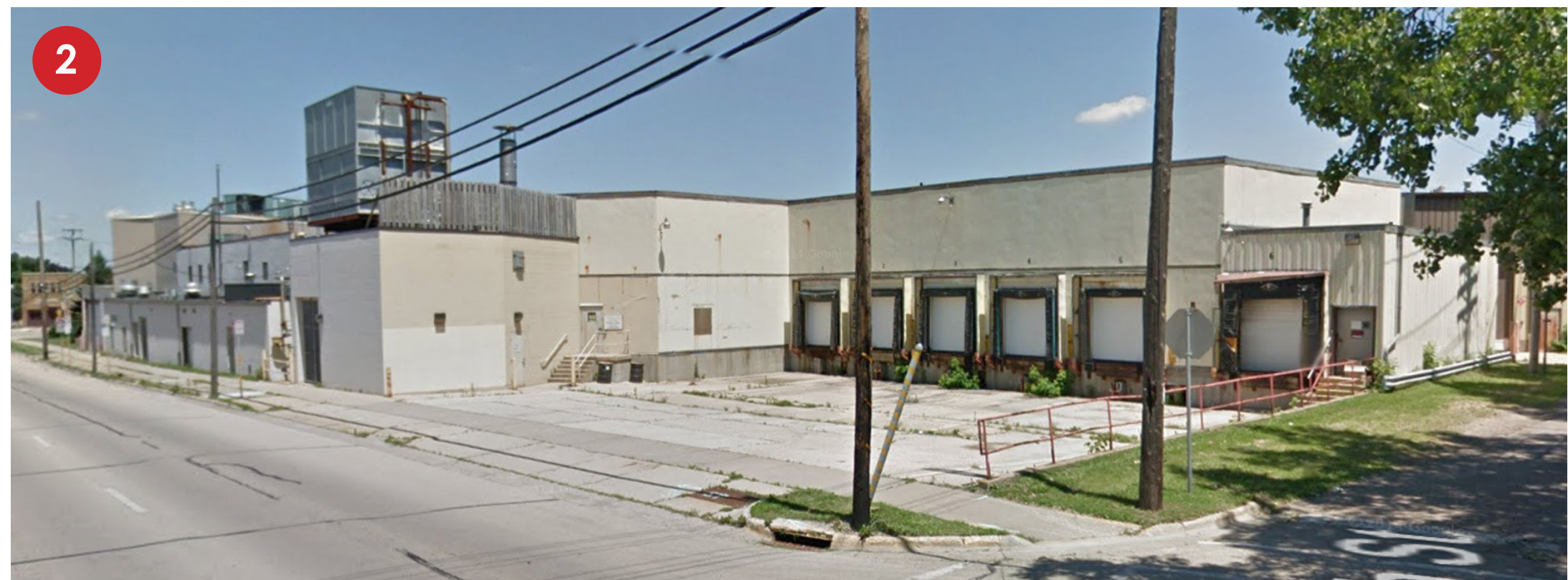
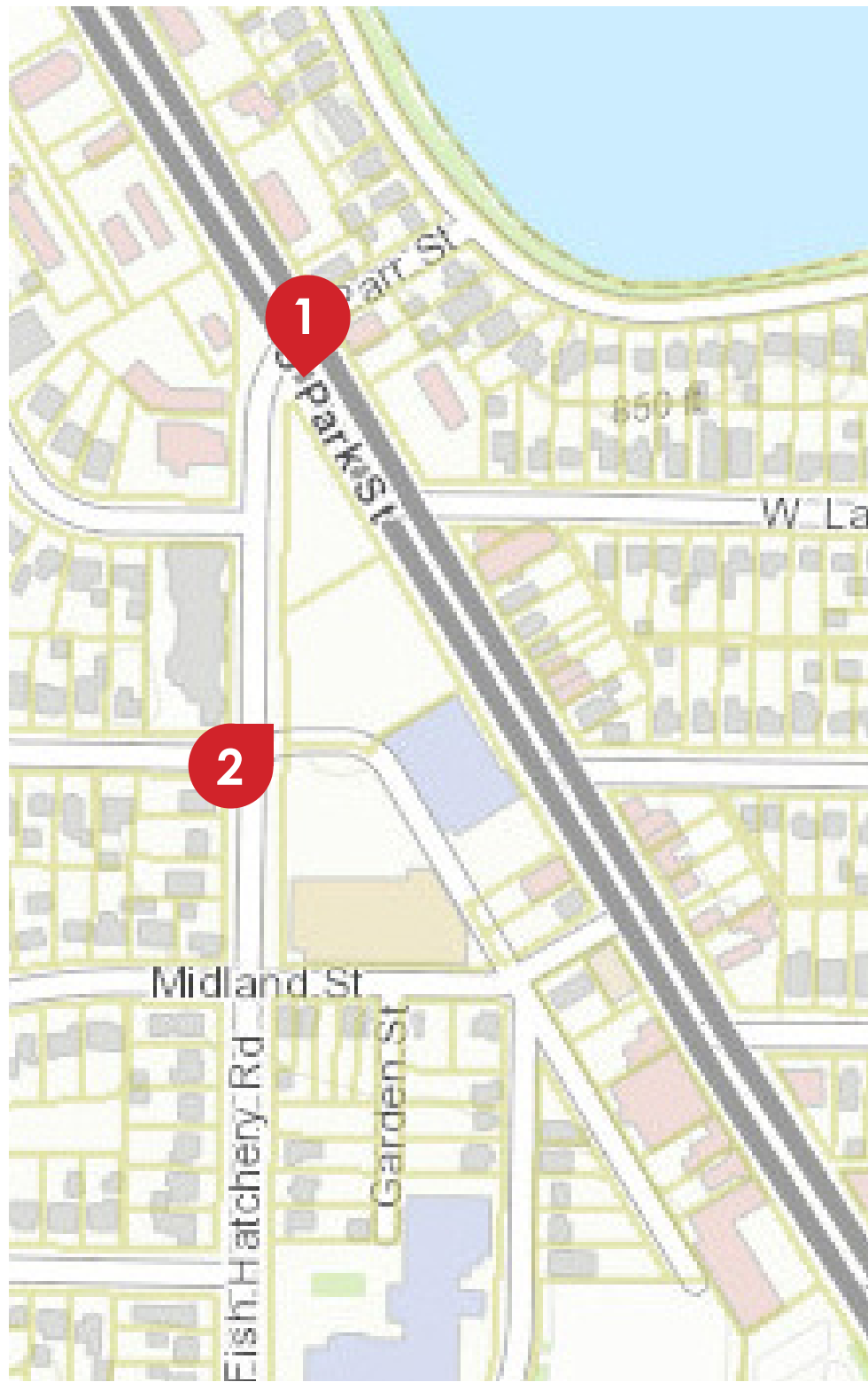




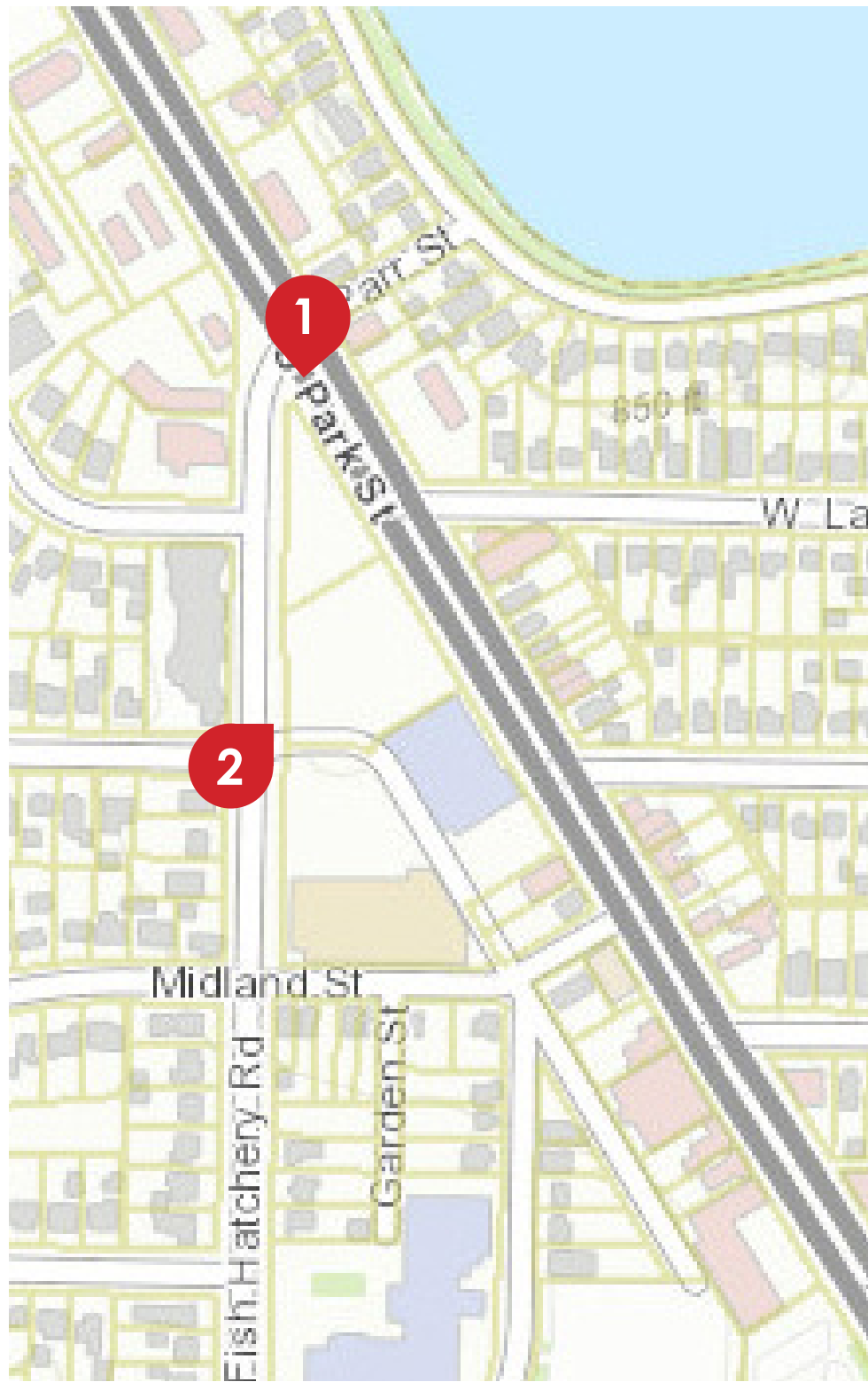
ZONED PUD-SIP

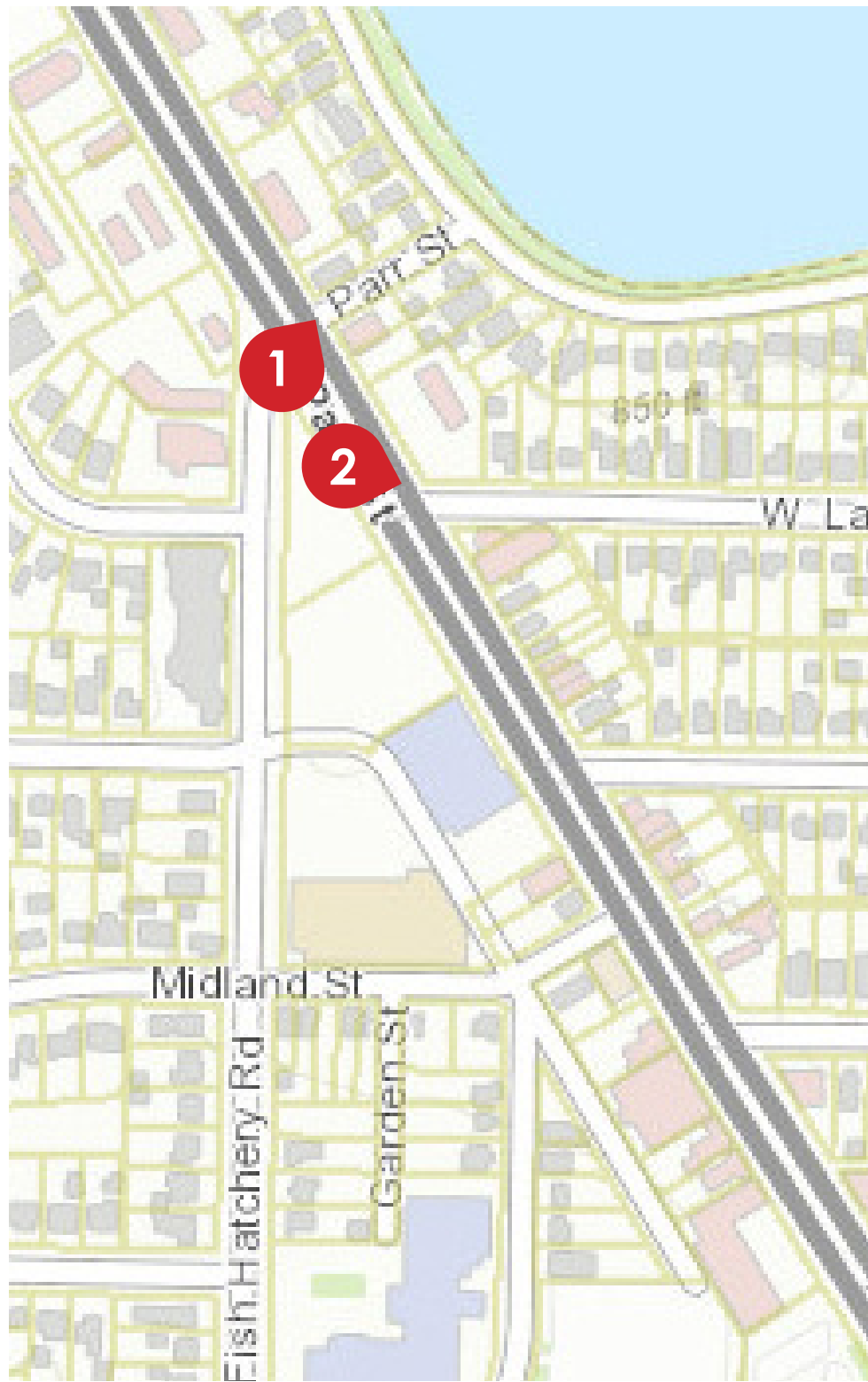


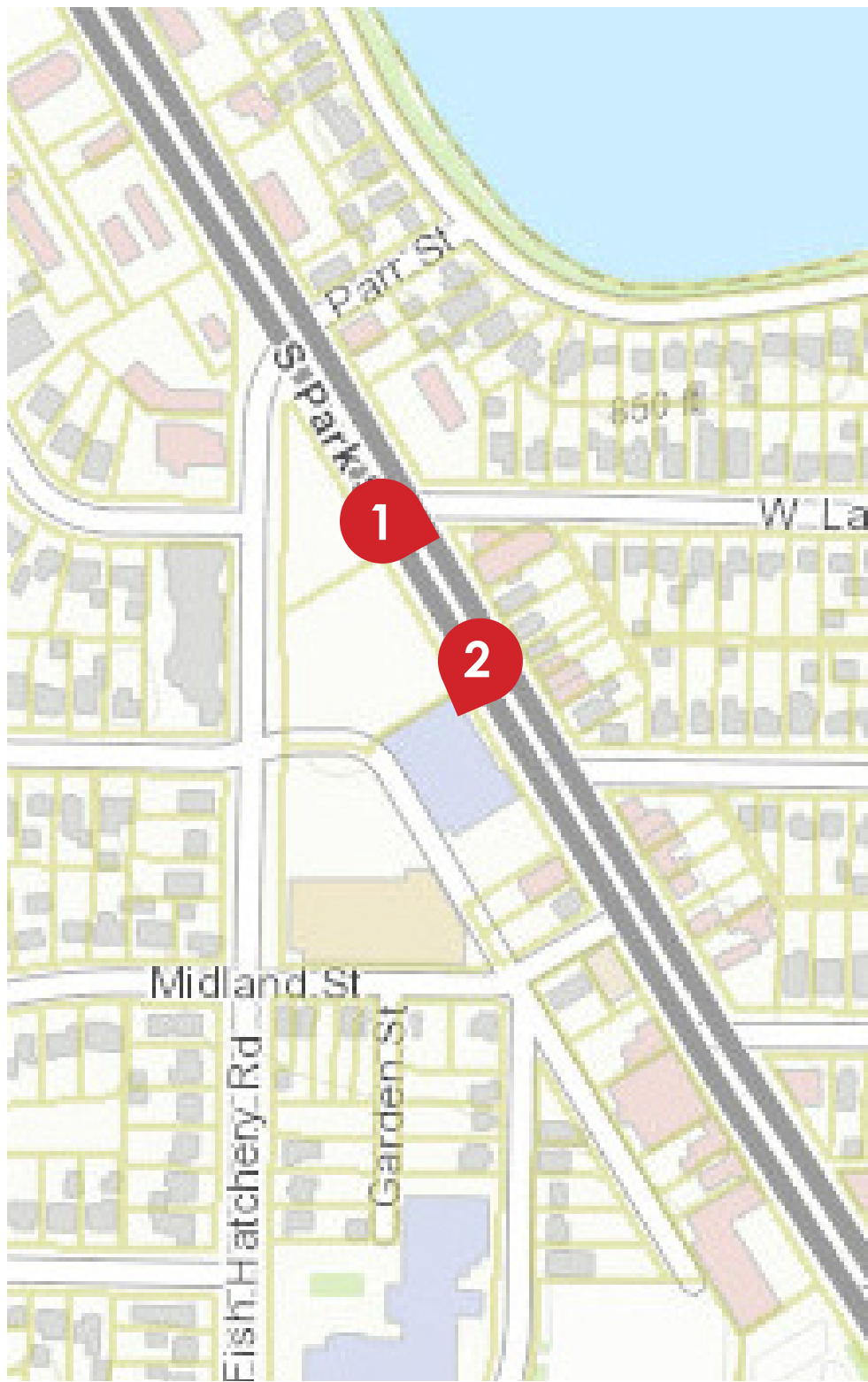
SITE HISTORY



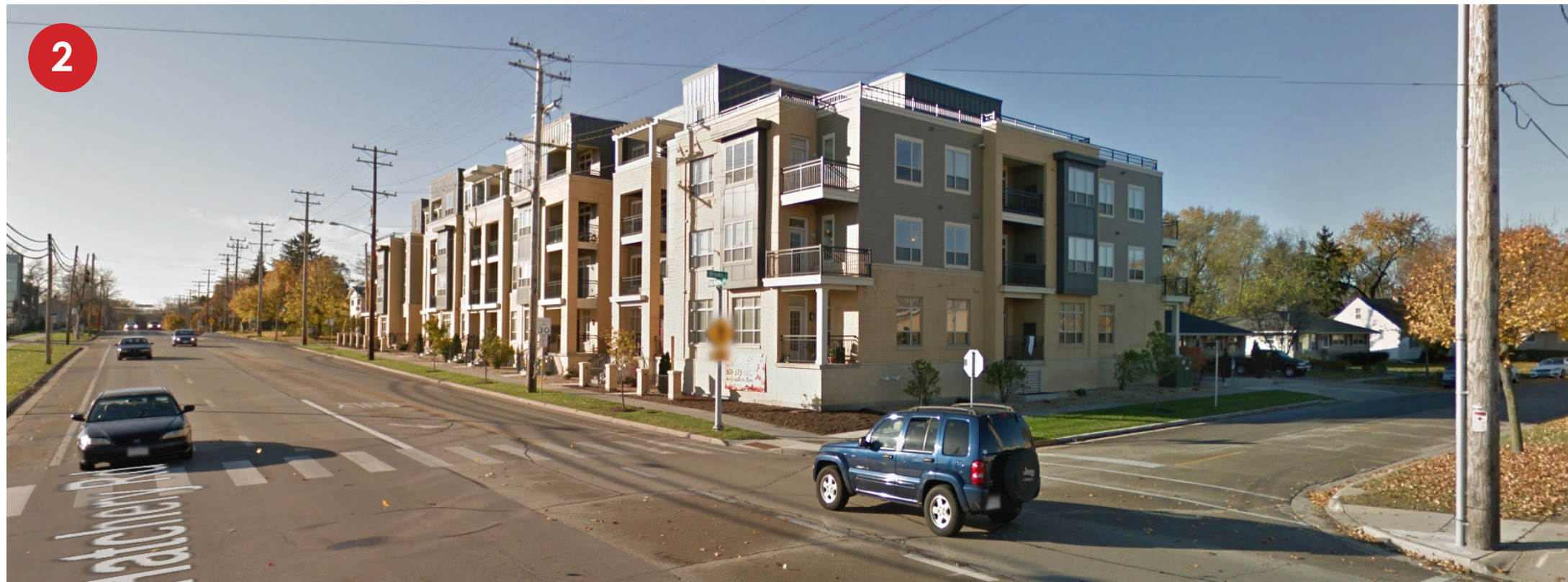
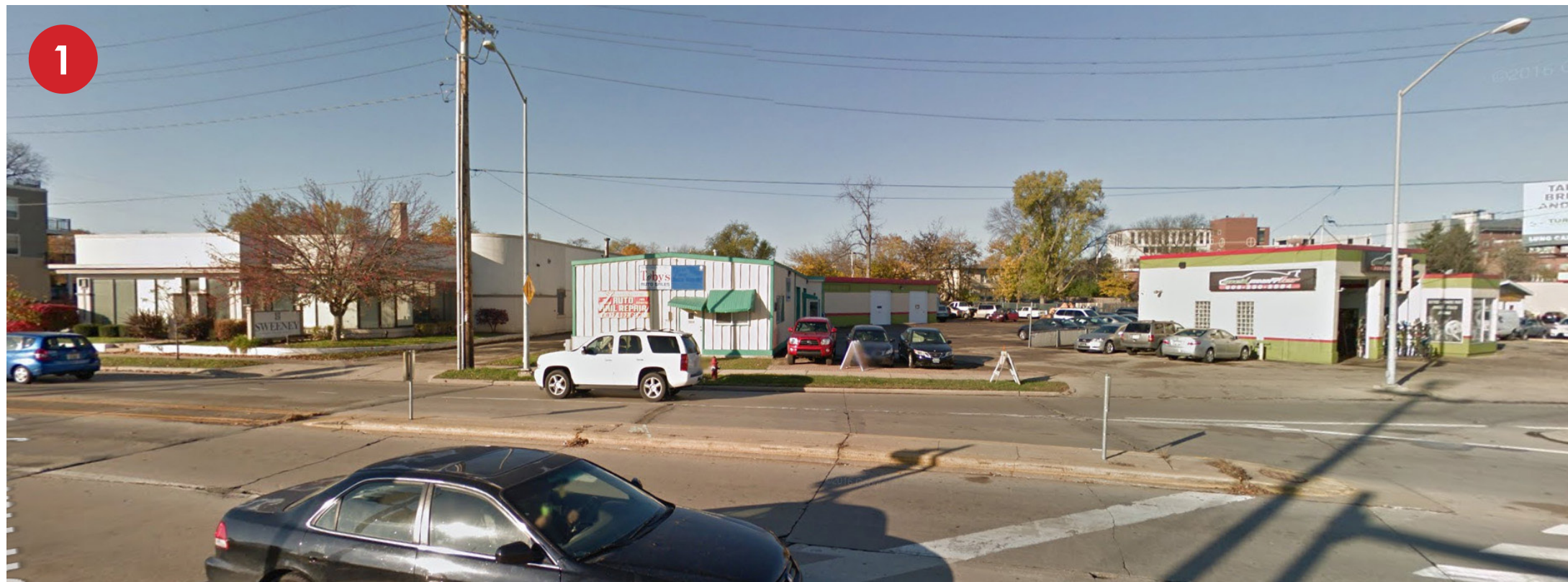
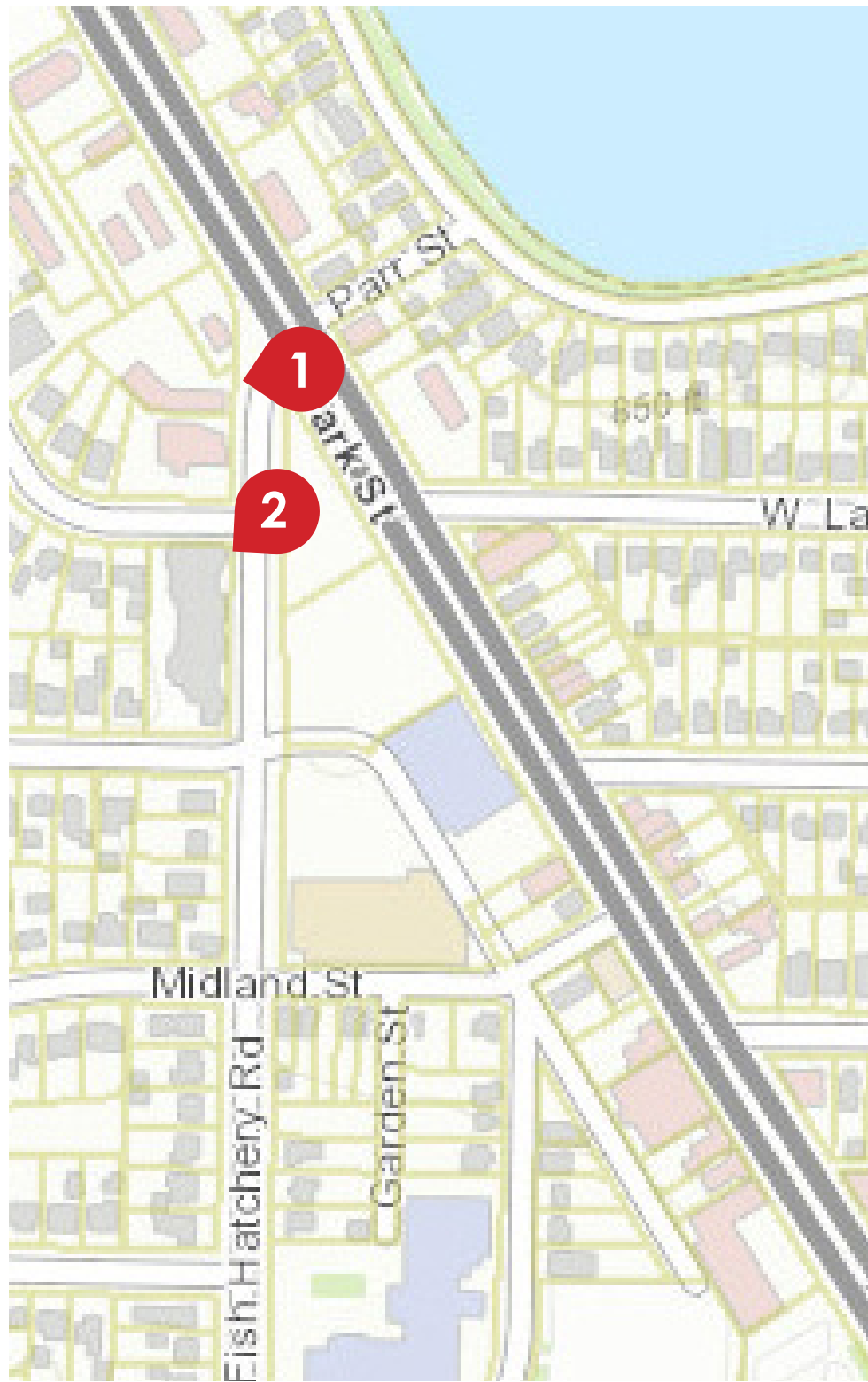
PRIOR TO DEMOLITION

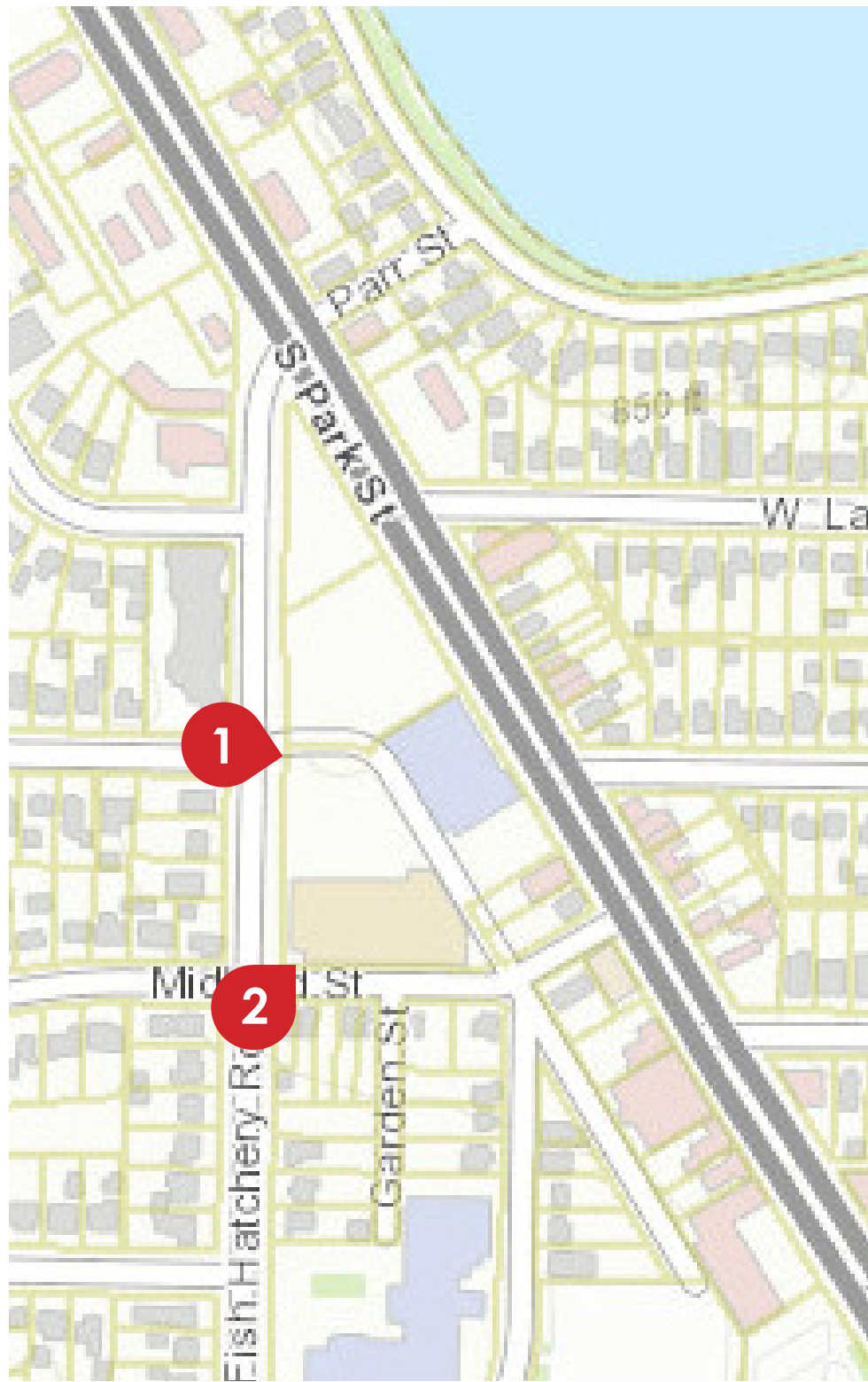




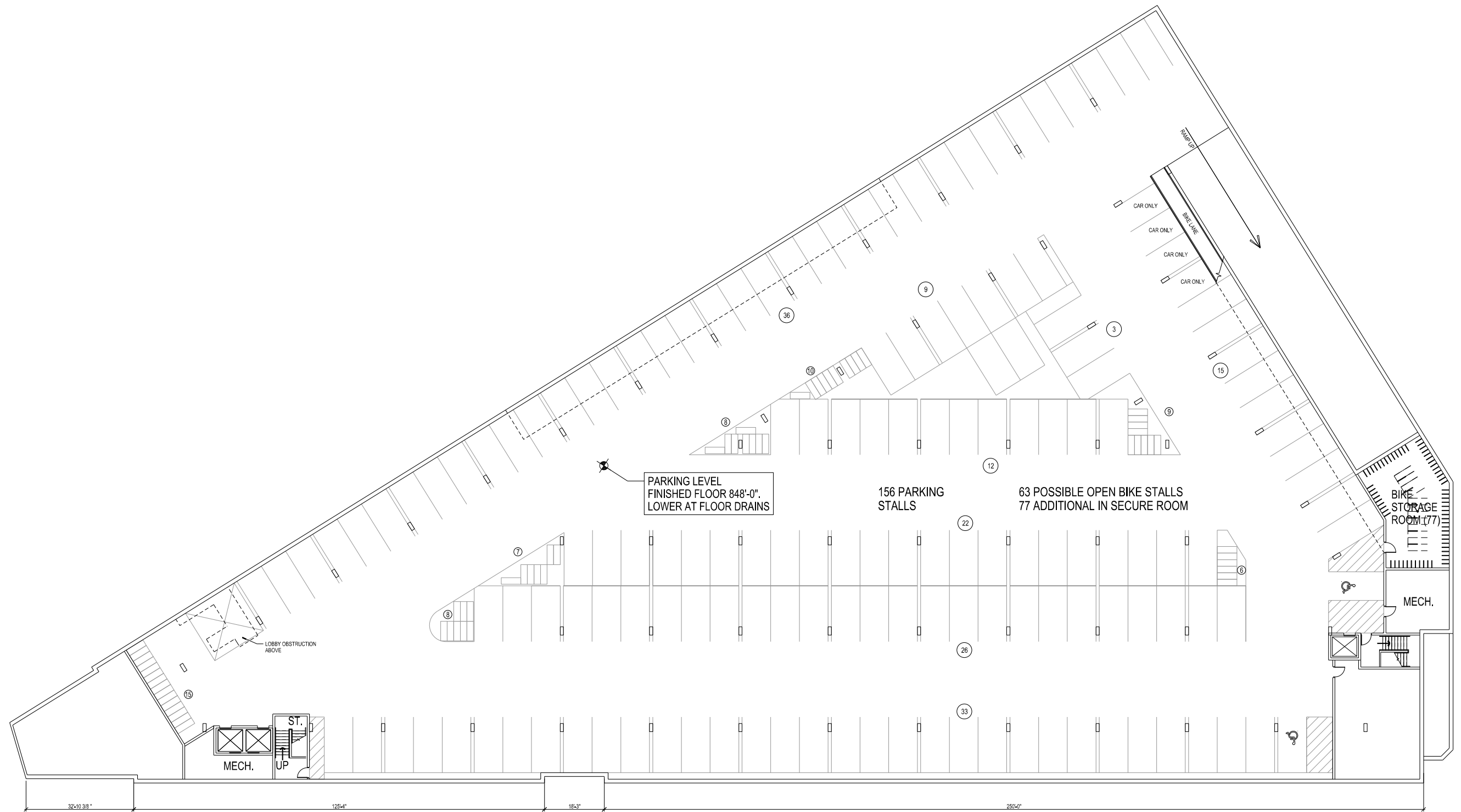


SURROUNDING SITES

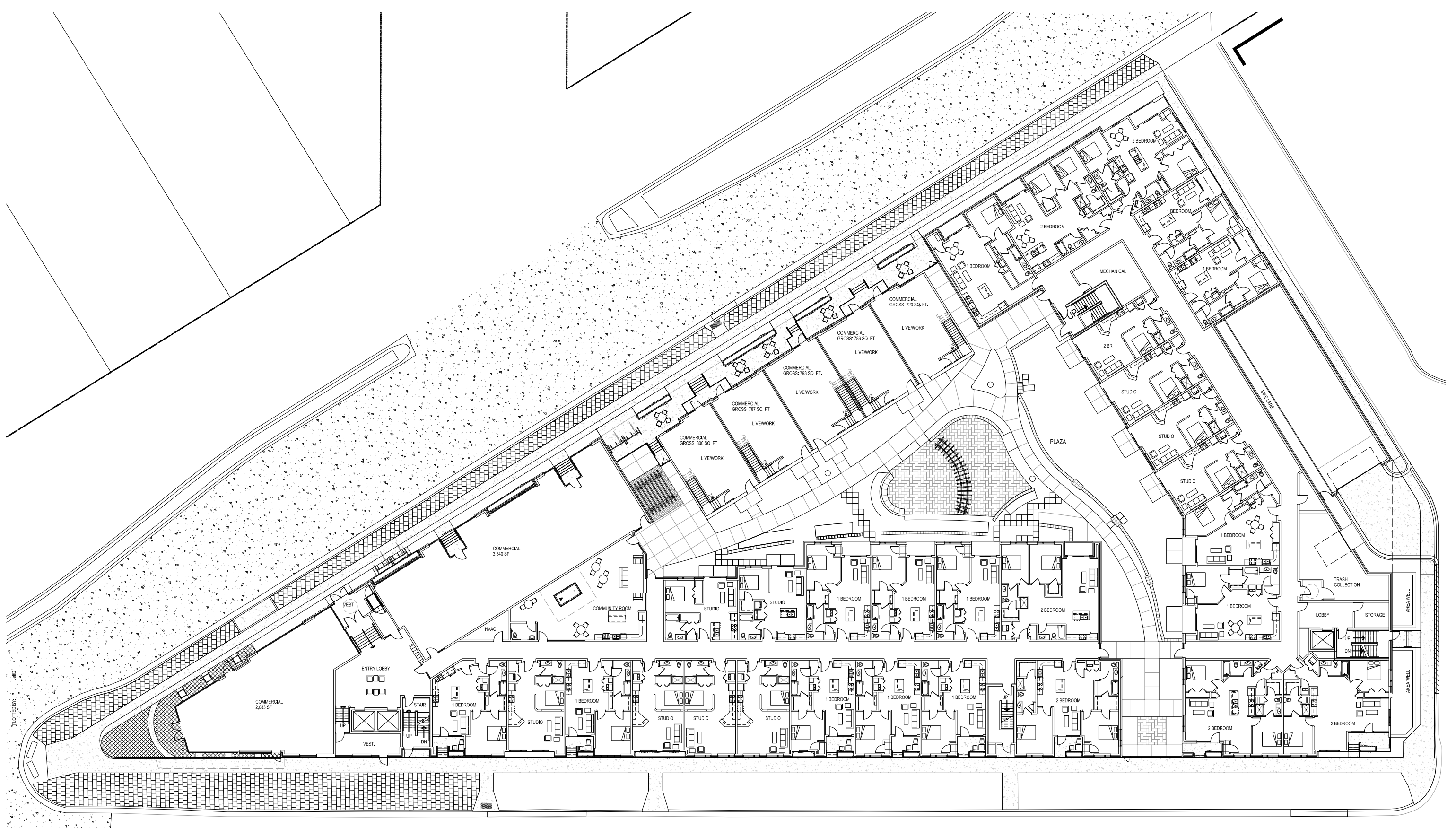




SURROUNDING SITES



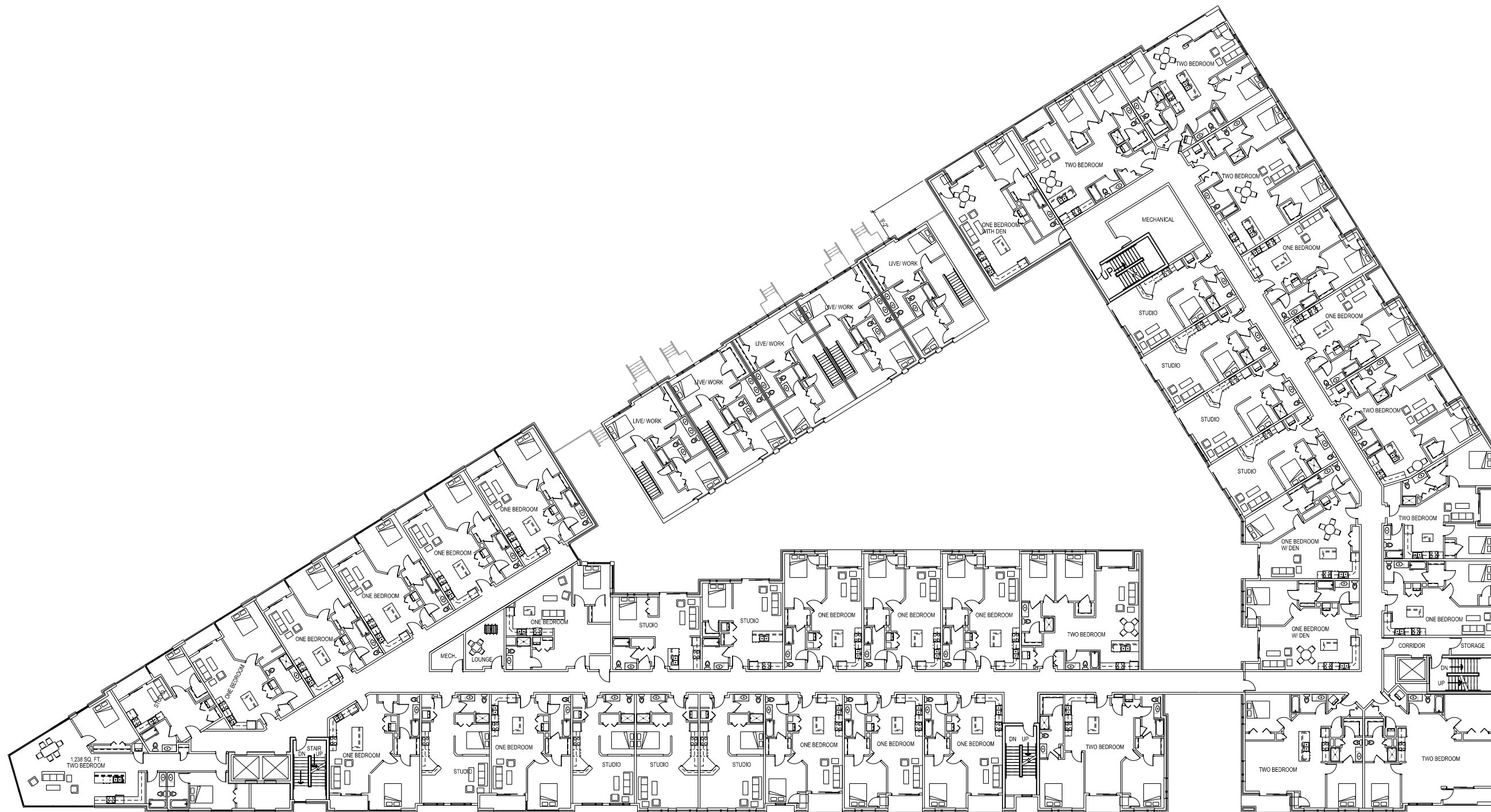
PROPOSED LOWER LEVEL PLAN



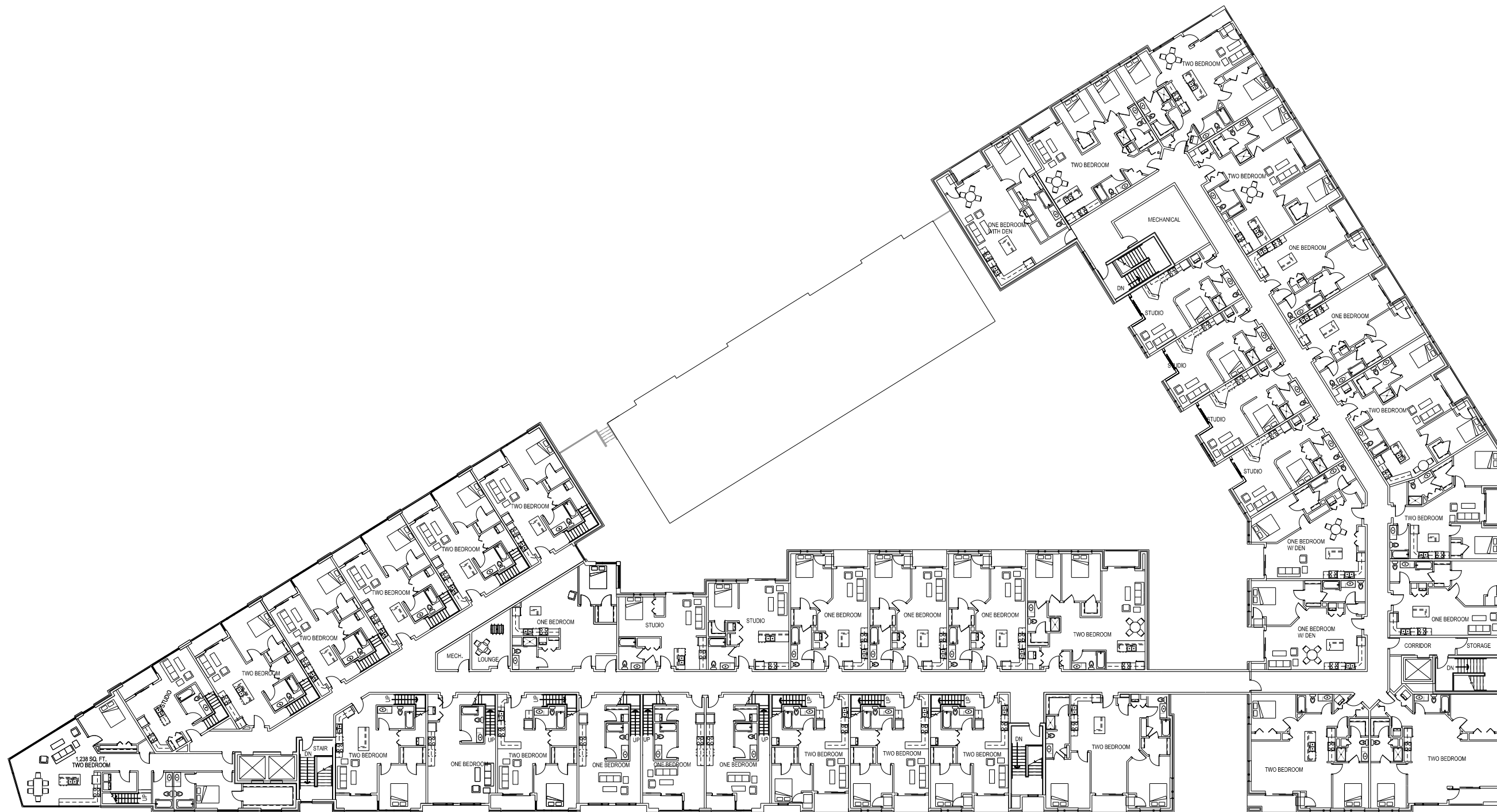
PROPOSED FIRST FLOOR PLAN/ SITE PLAN



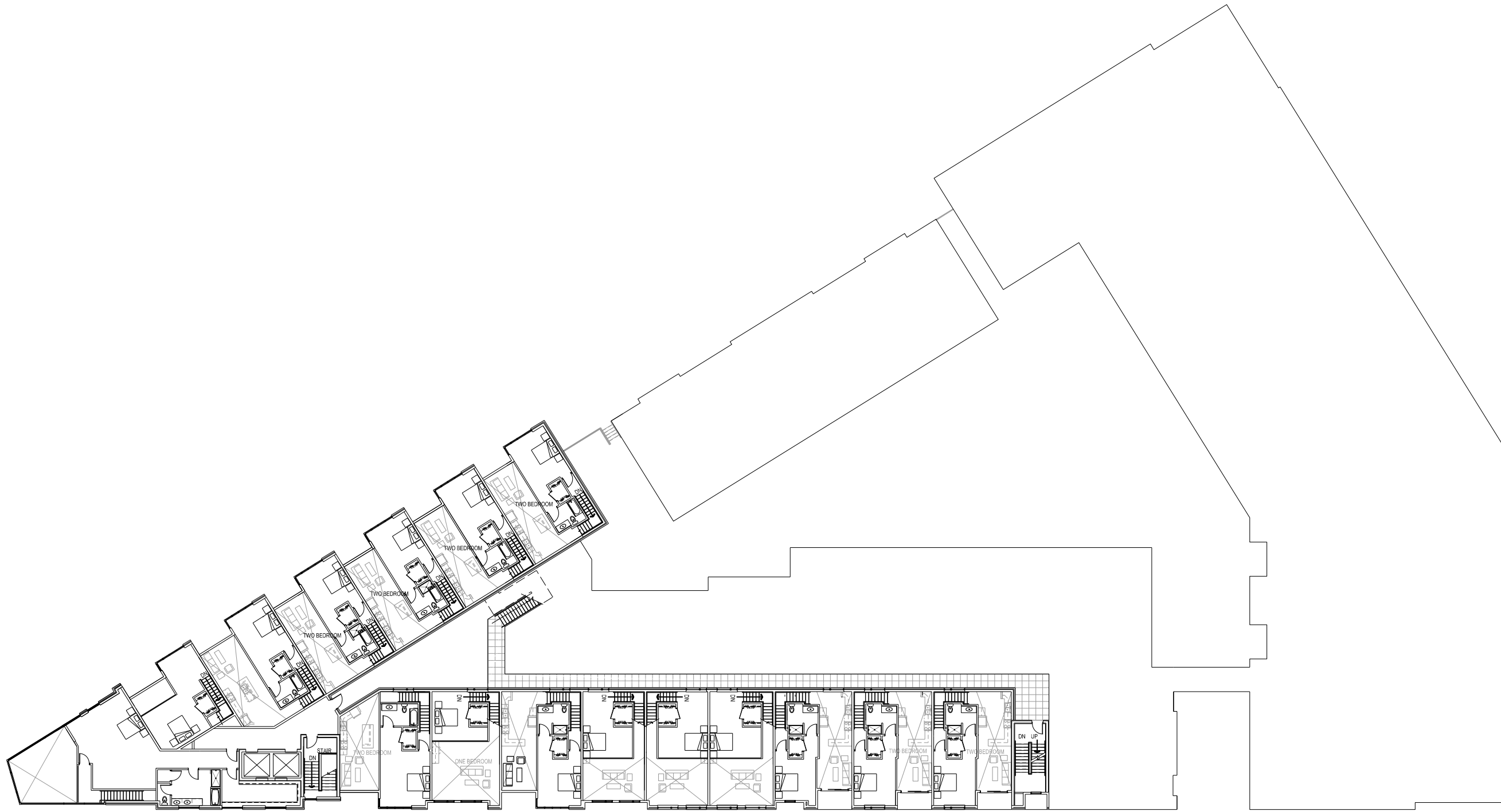
PROPOSED SECOND FLOOR PLAN



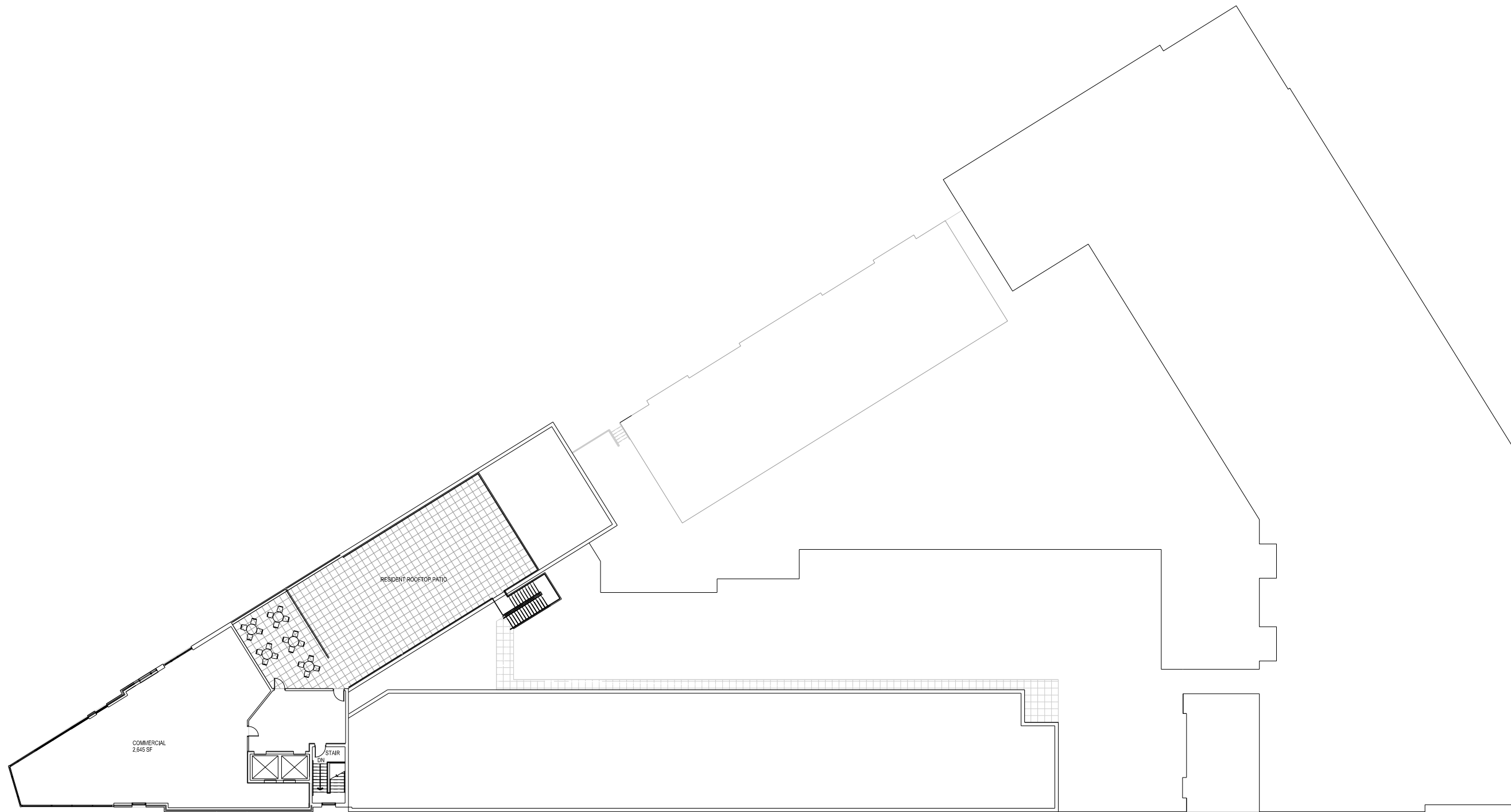
PROPOSED THIRD FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN



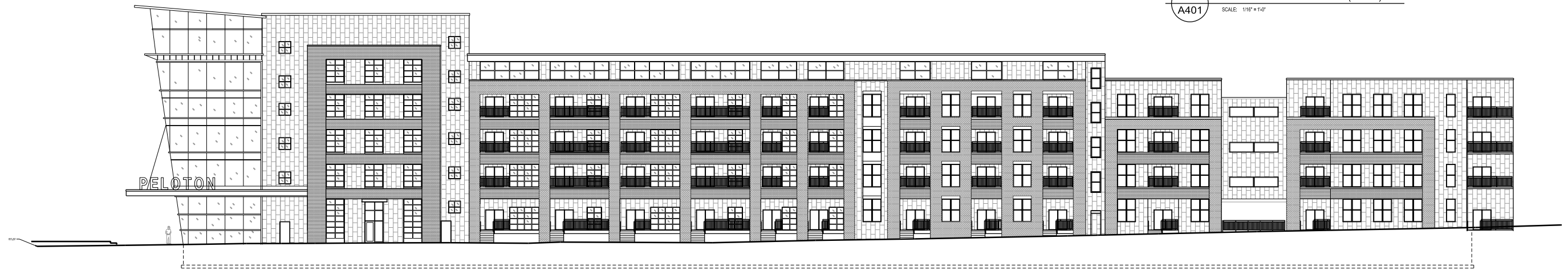
PROPOSED 5TH FLOOR PLAN - INTERIOR LOFTS



PROPOSED SIXTH FLOOR PLAN

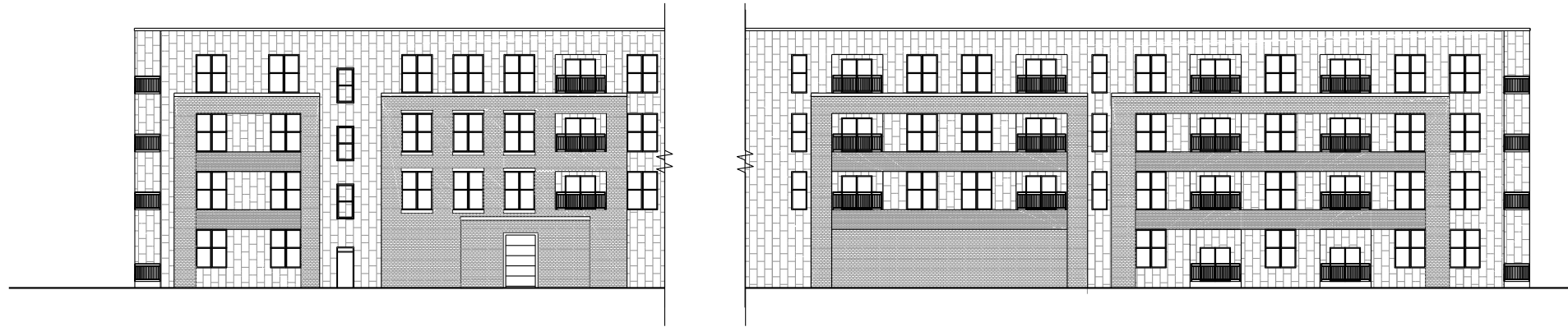


01
A401
PARK STREET ELEVATION (WEST)
SCALE: 1/16" = 1'-0"



Exterior Materials:

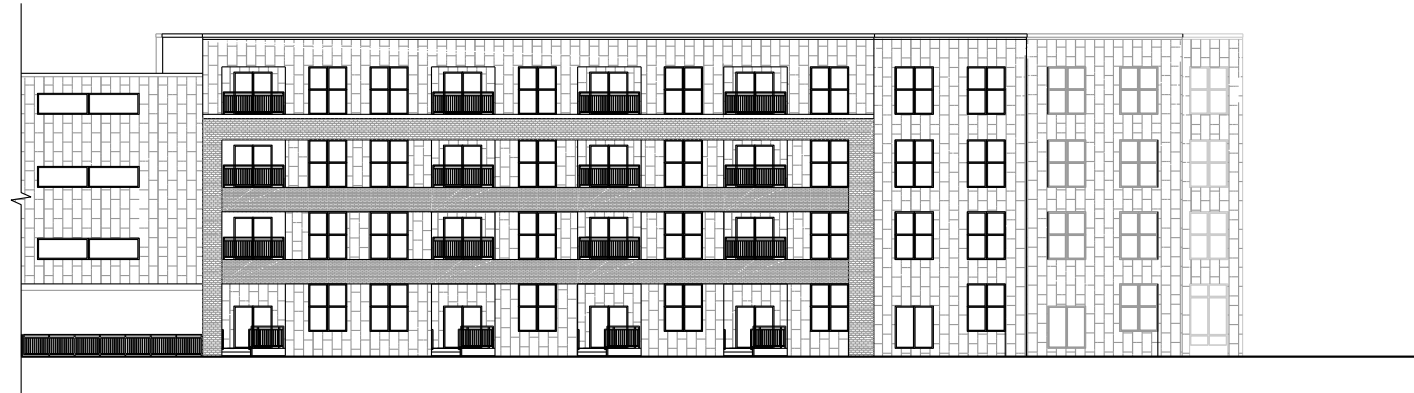
- Limestone Base
- Brick Veneer
- Composite siding and flat panel
- Fiberglass and Vinyl Windows for residential
- Aluminum storefront for commercial
- Aluminum curtainwall at prow
- Aluminum trim and fascia



01 SOUTH STREET ELEVATION (SOUTH)
 A401 SCALE: 1/16" = 1'-0"

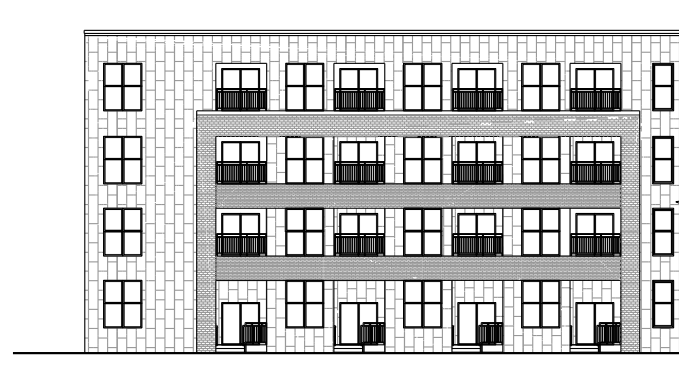
- Exterior Materials:
- Limestone Base
 - Brick Veneer
 - Composite siding and flat panel
 - Fiberglass and Vinyl Windows for residential
 - Aluminum storefront for commercial
 - Aluminum curtainwall at prow
 - Aluminum trim and fascia

SOUTH ELEVATIONS



Exterior Materials:
 Limestone Base
 Brick Veneer
 Composite siding and flat panel
 Fiberglass and Vinyl Windows for residential
 Aluminum storefront for commercial
 Aluminum curtainwall at prow
 Aluminum trim and fascia

02 INTERIOR COURTYARD (WEST)
 A401 SCALE: 1/16" = 1'-0"



03 INTERIOR COURTYARD (SOUTH)
 A401 SCALE: 1/16" = 1'-0"



Angus
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1956-2016
Balance in Creativity


PELTON PLACE
RESIDENCES

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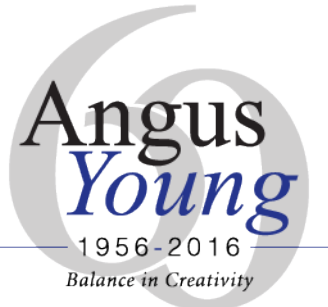
PROPOSED PERSPECTIVE RENDERINGS - Prow

1010 PARK STREET · URBAN DISTRICT 7 · PELTON PLACE RESIDENCES

APRIL 5, 2017



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PROPOSED PERSPECTIVE RENDERINGS - Prow

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PROPOSED PERSPECTIVE RENDERINGS - Live/Work

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PROPOSED PERSPECTIVE RENDERINGS - Fish Hatchery

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PROPOSED PERSPECTIVE RENDERINGS - Park Street

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PROPOSED PERSPECTIVE RENDERINGS - South Street

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