



Location  
801 South Park Street

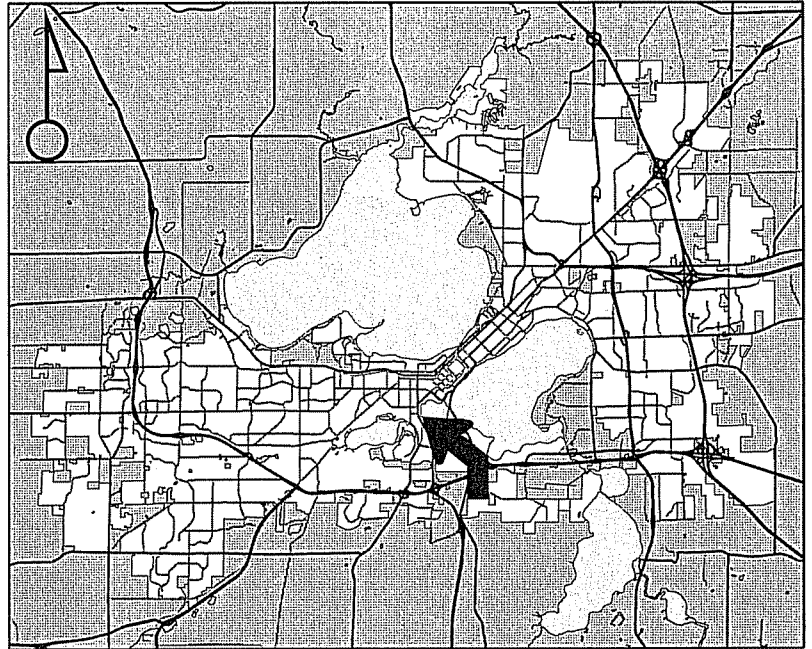
Applicant  
Capital Bassett, LLC/  
John Bieno - TJK Design Build

From: PCD-SIP To: PUD-GDP-SIP

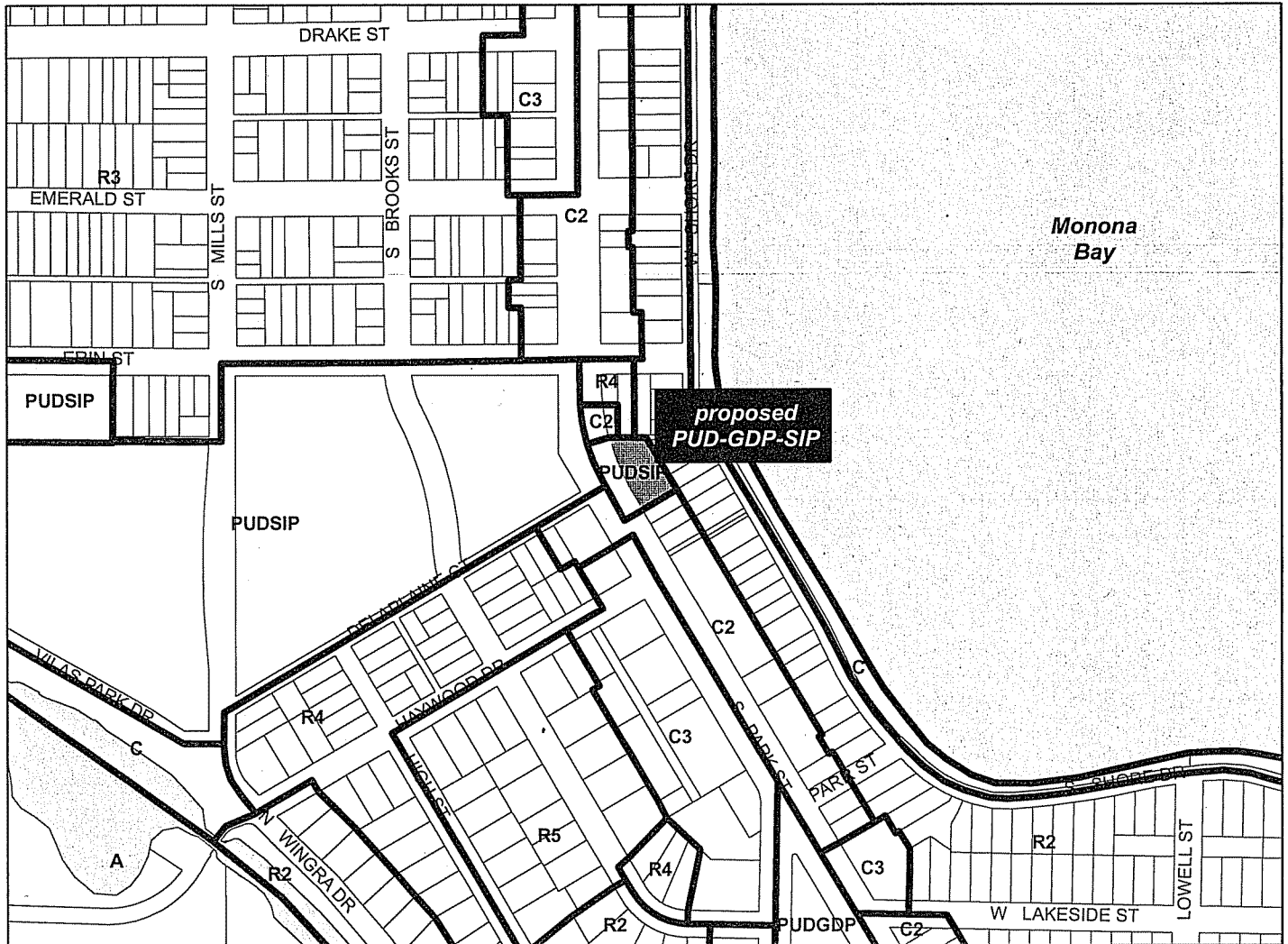
Existing Use  
Two vacant buildings

Proposed Use  
Construct two-story mixed-use building with 3,400 sq. ft. of retail space and 7 apartments, and a drive-thru window for a first floor tenant

Public Hearing Date  
Plan Commission  
04 June 2012  
Common Council  
19 June 2012



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 May 2012





# 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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 801 SOUTH PARK STREET Project Area in Acres: .26  
Project Title (if any): ERIN SQUARE

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input checked="" type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN BIENO Company: TJK DESIGN BUILD  
Street Address: 634 WEST MAIN STREET City/State: MADISON, WI Zip: 53703  
Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: J.BIENO@TJKDESIGNBUILD.COM  
Project Contact Person: SAME AS ABOVE Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
Property Owner (if not applicant): CAPITAL BASSETT LLC  
Street Address: 640 WEST WASHINGTON AVENUE City/State: MADISON WI Zip: 53703  
TRAIN CAR D

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: MIXED USE DEVELOPMENT  
APARTMENTS AND COMMERCIAL SPACE (MULTI-TENANT) WITH DRIVE THRU  
Development Schedule: Commencement 3/12 Completion 9/12

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 100 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 COMPREHENSIVE Plan, which recommends:  
COMMUNITY MIXED USE for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:

MAY 2011 ALDER ELLINGSON APRIL 2011 NEIGHBORHOOD MEETING  
 NOTE: 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 and Planning Division staff; note staff persons and date.

Planning Staff: LEATHER STUBBER Date: 11.8.11 Zoning Staff: PAT ANDERSON Date: 11.8.11

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name John Blum Date 11.8.11

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

May 9, 2012

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

RE: Letter of Intent  
PUD-GDP-SIP  
801 South Park Street  
Madison WI

Dear Mr. Murphy:

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

**Organizational structure:**

Owner: Erin Square  
646 West Washington Ave., Train Car D  
Madison WI 53703  
608-516-9497  
608-257-2858 fax  
Contact: Pat McCaughey

Architect:

TJK Design Build Inc  
634 West Main Street  
Madison WI 53703  
608-257-1090  
608-257-1092 fax  
Contact: John J Bieno  
jjbien@tjkdesignbuild.com

Engineer: Quam Engineering  
4893 Larson Beach Road  
McFarland, WI 53558  
608-838-7750

Landscape  
Design:

Richard Slayton  
821 West Lakeside Street  
Madison, WI 53715  
608-251-6132

**Introduction:**

The proposed site is located on the East end of the 800 block of South Park Street. The site is approximately 16,096 sq ft in size and contains a total of 2 structures. It was formally under the control of a single developer and the deferred maintenance of the structures is extensive.

**Urban Design District #7:**

The building fronts along Park Street as requested in the design requirement. It is placed to accommodate the 10' requested sidewalk zone. The front façade and primary entrances face Park Street. All visible sides of the building are designed with details that compliment the front façade. Details have been provided on both façades accessible to the public that create a more pedestrian scale and character. Green building practices to help with energy efficiency are being incorporated into the design. Including but not limited to a white roof, above average insulation in both wall and roof structures, and double pane insulated low-e glass units. The building is two stories in height. Greater than 40% of the street elevation has been devoted to windows. These windows will be transparent not colored or tinted. Signage is not part of the submittal.

**Deconstruction:**

This proposed development envisions the deconstruction of 2 slab-on-grade structures. This would also include their associated sidewalk and paved areas. Inspections of these properties have been made by the development team. And they have concluded that the structures are beyond the capacity of any reasonable rehabilitation. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the buildings and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures the zoning codes purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the Plan Commission can determine that the demolition standards are met.

**Project Description:**

The site under consideration for this PUD-GDP-SIP is on the near South side of Madison along a main gateway into the city. It is bordered on the West by a recently completed St Mary's hospital redevelopment, to the East are single family residences, to the North is an alley and residential development and to the South is a string of commercial buildings. The building is situated on the NW corner of the lot for several reasons. First, by placing the building at this location it allowed us the most flexibility with respect to commercial development to the South. This positioning means that we can share parking or at least create a buffer between what happens in that direction. Second it will allow us to strike a balance between maximizing the potential of the lot for building and site amenities. Finally by placing the building at this location it allowed us the greatest level of comfort with respect to the physical restraint of the site. Including but not limited to: maximizing distances from the intersection to the curb cut, alleviate potential visibility concerns for the neighborhood, create the best view corridors of the building, encourage an anchoring of the intersection of Erin Street and Park Street. Although the building itself is fairly rectilinear in nature, the gentle curve of Park Street was incorporated by designing walls that parallel it into planters and seating areas.

The building possesses a strong base, middle and cap with materials reflecting a change in the use between commercial and residential areas. Some of the materials proposed to be used on

the building are: stone and masonry, a custom metal and cedar decorative railing system, and, stucco features in a complimentary color. Windows have been incorporated in a manner to accent the scale and palette of the building. The windows become smaller with greater detail as the structure increases in height.

The development group has worked to answer as many of the requests and concerns of the neighborhood as possible. We have met with them on several occasions as well as keeping communication lines open with the Alder thru out the process.

**Project Schedule:**

It is anticipated that construction of the SIP phase will start in the early summer of 2012 and will be completed in the fall of 2012.

**Social and Economic Impact:**

This development will have a positive social and economic impact. The development will substantially increase the city's tax base on an infill site with minimal if any increased cost to the city. The redevelopment will provided new work-force housing in the central city while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA  
TJK Design Build Inc

# **ZONING TEXT**

April 3, 2012

## **Erin Square**

801 South Park Street  
Madison, WI

### **Legal Description**

Plat of West Bay, Lots 1, 2 & 3 Except That PT Conveyed To The State Of Wisc In Vol 501, Page 141, Recorded 8/5/1947 As Doc 749554 & Re-Recorded 12/5/1947 Vol 507 Page 249 Doc 756494. Also Except That PT Conveyed To The City of Madison, Vol 431 Page 562, Recorded 4/20/1973 as Doc 1361810, Lot 4, West Bay, Except That Part Conveyed to State of Wisc in Vol 508, Page 139, Recorded 12/27/1947 as Doc 757491. Also Except That Part Conveyed to City of Madison as Vol 417, Page 306, Recorded 2/23/1973 as Doc 1355952. Lot 5, West Bay, Except That Part Conveyed to the State of Wisconsin, Vol 500, Page 512, Recorded 7/29/1947 as Doc 749155.

### **Statement of Purpose**

This Zoning District is established to allow for the construction of a mixed use development with 7 dwelling units, approximately 3,300 s.f. of commercial space and 14 surface parking stalls.

### **Permitted Uses**

- Residential uses as allowed in the R-2 district pursuant to Chapter 2803 (2) of the Madison General Ordinance.
- Commercial uses as listed in Exhibit A
- Accessory uses to the above uses, including but not limited to accessory parking and home occupations as defined in Chapter 28 of the Madison General Ordinances.

### **Lot Area**

As shown on approved plans

### **Building Bulk and Placement**

- Floor area ratio is shown on approved plans.
- Building height is shown on approved plans.
- Yard area will be provided as shown on approved plans.

### **Landscaping**

- Site and planter landscaping will be provided as shown on approved plans.



### **Parking Management**

- Surface parking is for residents guest, employees and customers of the development. Overnight parking will only be permitted with prior approval from the landlord.
- Accessory off street parking and loading will be provided as shown on approved plans.

### **Trash Removal**

- Trash removal will be provided by private contractor. It is the tenant responsibility to transport garbage from unit/rental space to enclosed trash area outside of building. Collections from landlord trash area will be on a regular scheduled basis.

### **Snow Removal**

- Snow removal will be provided by private contractor. Small events and snow accumulation will be handled on site. Determination of snow removal schedule is the responsibility of the landlord. Accumulation exceeding the capacity of the site will be hauled away.

### **Lighting**

- Site lighting will be provided and shown on approved plans.

### **Signage**

- Signage shall be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 Zoning District. Signage shall be approved by the Urban Design Commission. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations. Signage will be allowed as recorded on the approved plans and Exhibit E.

### **Alterations and Revisions**

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

## EXHIBIT A

List of permitted uses for Floor 1, the commercial portion, of building  
(permitted residential uses are residential units on Floors 3 and 4, as shown on approved plans)

1. Administrative offices.
2. Adult day care facilities.
3. Antique Shops.
4. Art and school supply stores.
5. Art galleries and museums.
6. Auction rooms.
7. Artisan Studios.
8. Automobile accessory stores.
9. Banks and financial institutions.
10. Barbershops and Beauty parlors.
11. Bedding Sales.
12. Bicycle sales, rental and repair establishments.
13. Blueprinting and Photostating establishments.
14. Book, magazine and stationery stores.
15. Business machine sales and service establishments.
16. Camera and photographic supply stores.
17. Candy and ice cream stores.
18. Card and gift shops.
19. Carpet and rug stores.
20. Catering establishments.
21. China and glassware stores.
22. Clothing and costume rental stores.
23. Coin and philatelic stores.
24. Contractors or construction offices and shops and display rooms.
25. Data processing centers.
26. Department stores.
27. Drugstores.
28. Dry good stores.
29. Educational or training centers.
30. Electronic stores, including the sale and service of computer, audio, radio, telecommunications and television – video equipment and accessories.
31. Employment agencies.
32. Exterminating shops.
33. Express and parcel delivery establishments.
34. Floor covering stores (linoleum and tile).
35. Florist shops and conservatories.
36. Food stores-grocery stores, meat stores, fish markets, bakeries and delicatessens.
37. Furniture stores.
38. Furrier shops including the incidental storage and conditioning of furs.
39. Hardware stores.
40. Hobby shops.
41. Household appliance stores, including radio and television sales and service.
42. Household and office cleaning services.
43. Interior decorating shops, including upholstering and making of draperies, slipcovers and other similar articles when conducted as part of the retail operation and secondary to the principal use.
44. Jewelry stores, including watch repair.
45. Laboratories—research, development and testing.
46. Leather goods and luggage stores.

47. Linen, towel, diaper and other similar supply services.
48. Locksmith shops.
49. Medical, dental and optical clinics and optical sales.
50. Musical instrument sales and repair.
51. Office supply stores.
52. Offices business and professional.
53. Optical sales.
54. Orthopedic and medical appliance and supply stores.
55. Packing and crating establishments.
56. Paint and wallpaper stores.
57. Personal computers and home electronics, sales and service.
58. Pet stores.
59. Phonograph, record and sheet music stores.
60. Photography studios or services, including the development of films and pictures.
61. Physical culture and health services, reducing salons and massage therapy.
62. Physical fitness and other similar type recreational facilities.
63. Picture framing.
64. Post offices.
65. Printing, publishing and bookbinding establishments, including photocopying, letter and newspaper press, stationery and business card and other similar job printing services.
66. Radio and television studios and stations.
67. Record, compact disc and cassette stores.
68. Recording studios.
69. Reproduction process, including printing, blueprinting, Photostatting, lithographing, engraving, stereotyping, publishing, and bookbinding.
70. Research and development activities, and testing laboratories.
71. Restaurants, bars and taverns except adult entertainment taverns.
72. Schools—music, dance, business or trade.
73. Secondhand stores and rummage shops.
74. Sewing machine sales and service, household appliances only.
75. Shoe and hat repair stores.
76. Small animal clinics not including outdoor runs and pens.
77. Small home appliances, sales and services.
78. Sporting good stores.
79. Swimming pool, hot tub and spa stores, provided there is no outside storage or display on the premises and no installation or repair services are offered.
80. Tailor shops.
81. Taxidermists.
82. Telecommunication centers and facilities.
83. Ticket agencies, amusement.
84. Toy shops.
85. Travel bureaus and transportation ticket offices.
86. Typewriter and adding machine sales and service establishments.
87. Upholstery shops.
88. Variety stores.
89. Water softener sales and service.
90. Wearing apparel shops.
91. Upholstery and interior decorating shops.

PROPOSED FACILITY FOR

# ERIN SQUARE

801 SOUTH PARK STREET  
MADISON, WISCONSIN

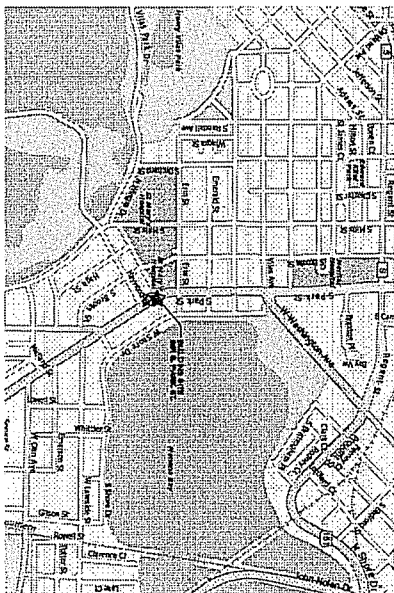
**TJK** TJK Design Build  
634 West Main Street  
Madison, WI 53703  
DESIGNBUILD 608-257-1090 FAX 608-257-1092

- INDEX OF DRAWINGS:
- C-10 EXISTING SITE PLAN
  - C-11 PROPOSED SITE PLAN
  - C-12 GRADING AND EROSION CONTROL PLAN
  - C-15 LANDSCAPE PLAN
  - C-16 PHOTOMETRIC PLAN
  - A-11 FIRST FLOOR PLAN
  - A-12 SECOND FLOOR PLAN
  - A-21 EXTERIOR ELEVATIONS



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE  
1-800-247-4811  
TOLL FREE  
WIS STATUTE 12.27(19.14)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



SITE LOCATION MAP



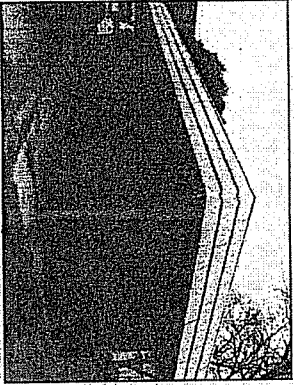
AERIAL VIEW

PROPOSED FACILITY FOR  
801 SOUTH PARK STREET

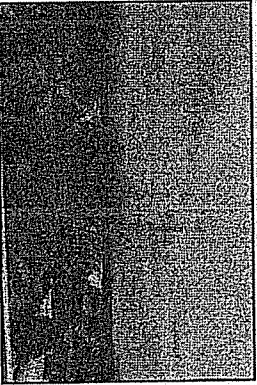
PHOTOS OF EXISTING SITE CONDITIONS:

MADISON, WI

PHOTOS:



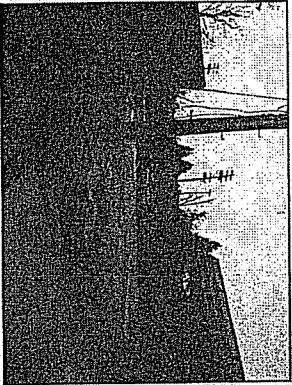
EXISTING BUILDING



NORTHWEST OF SITE  
LOOKING WEST



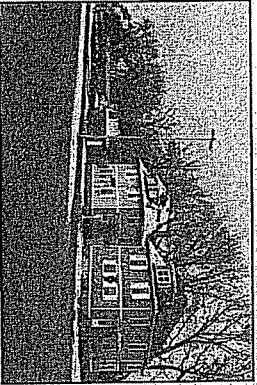
PARK STREET



SITE VIEW FROM NORTHEAST



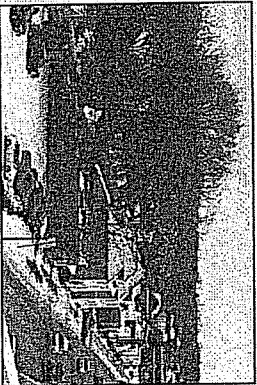
SITE VIEW FROM NORTHWEST



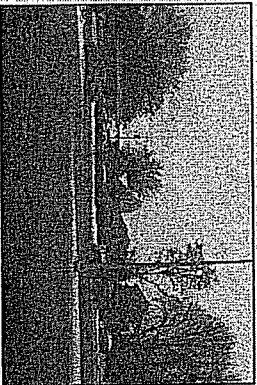
SITE VIEW FROM SOUTHWEST



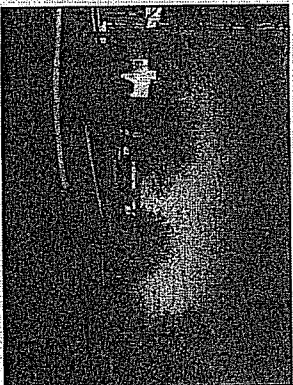
EAST PROPERTY LINE  
LOOKING SOUTH



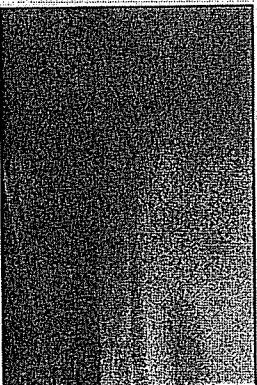
SITE VIEW FROM NORTHWEST



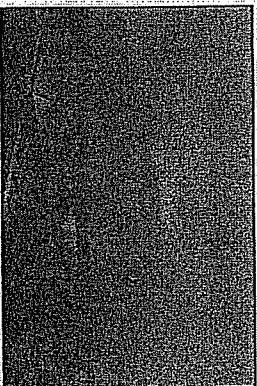
SITE VIEW FROM WEST



SITE VIEW FROM SOUTHWEST



SITE VIEW FROM NORTHWEST

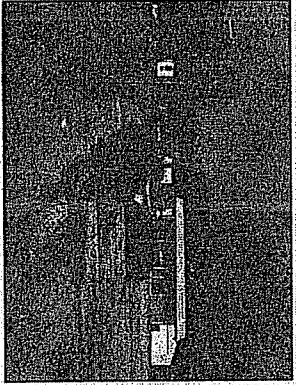


WEST OF SITE  
LOOKING NORTHEAST

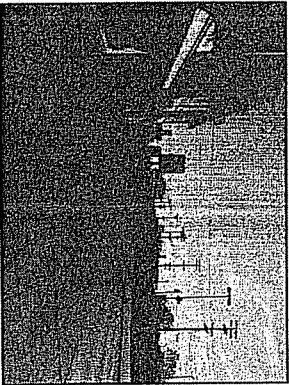
PHOTOS OF EXISTING SITE CONDITIONS:

MADISON, WI

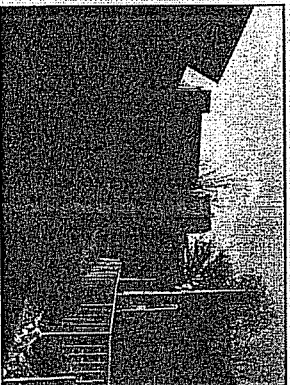
PHOTOS:



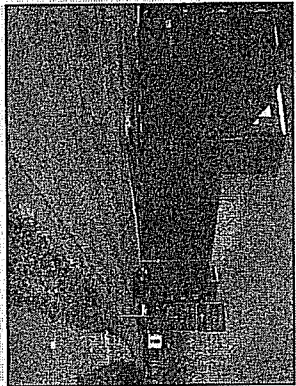
SOUTH CORNER OF LOT  
LOOKING NORTH



SOUTH CORNER OF SITE  
LOOKING SOUTH



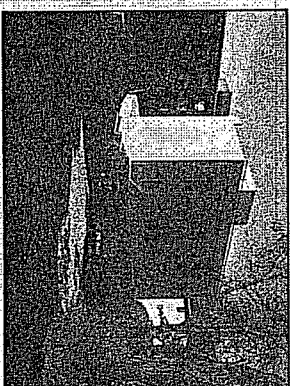
EAST END OF ALLEY  
LOOKING WEST



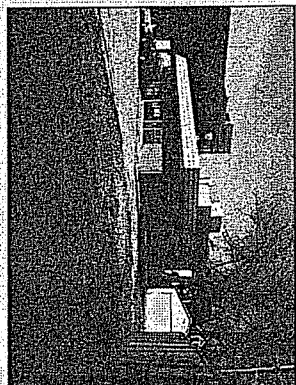
SOUTH CORNER OF LOT  
LOOKING NORTHWEST



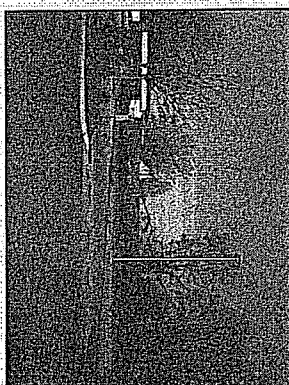
SITE VIEW FROM NORTHWEST



CENTER OF ALLEY  
LOOKING NORTHWEST



WEST CORNER OF LOT  
LOOKING NORTHEAST



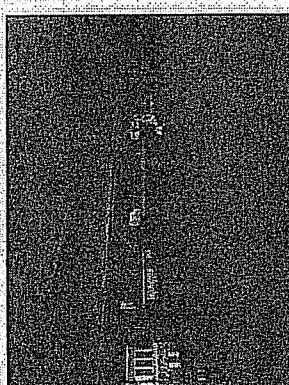
SITE VIEW FROM WEST



CENTER OF ALLEY  
LOOKING NORTHEAST



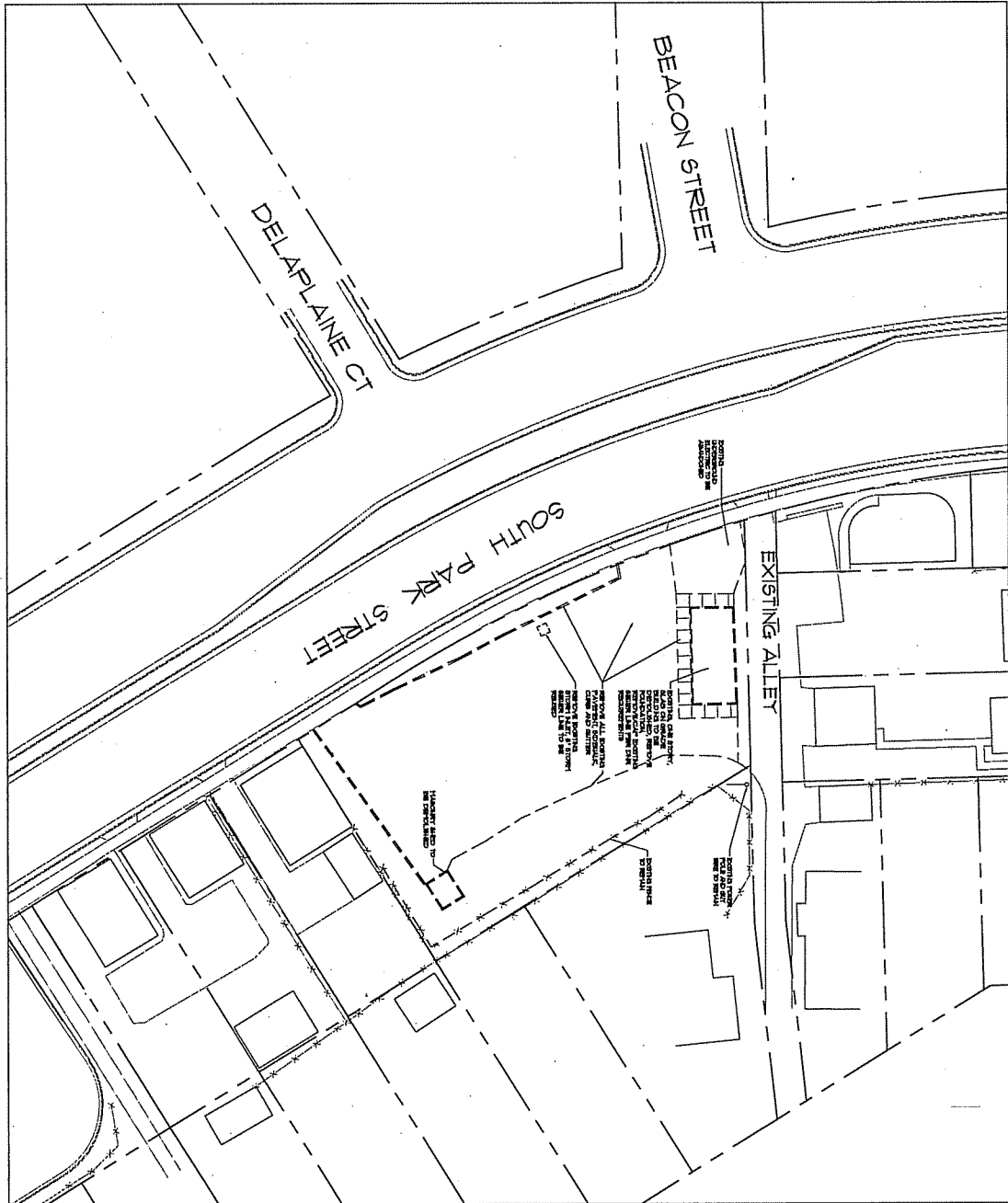
NORTHEAST CORNER OF LOT  
LOOKING SOUTHWEST



SITE VIEW FROM SOUTHWEST



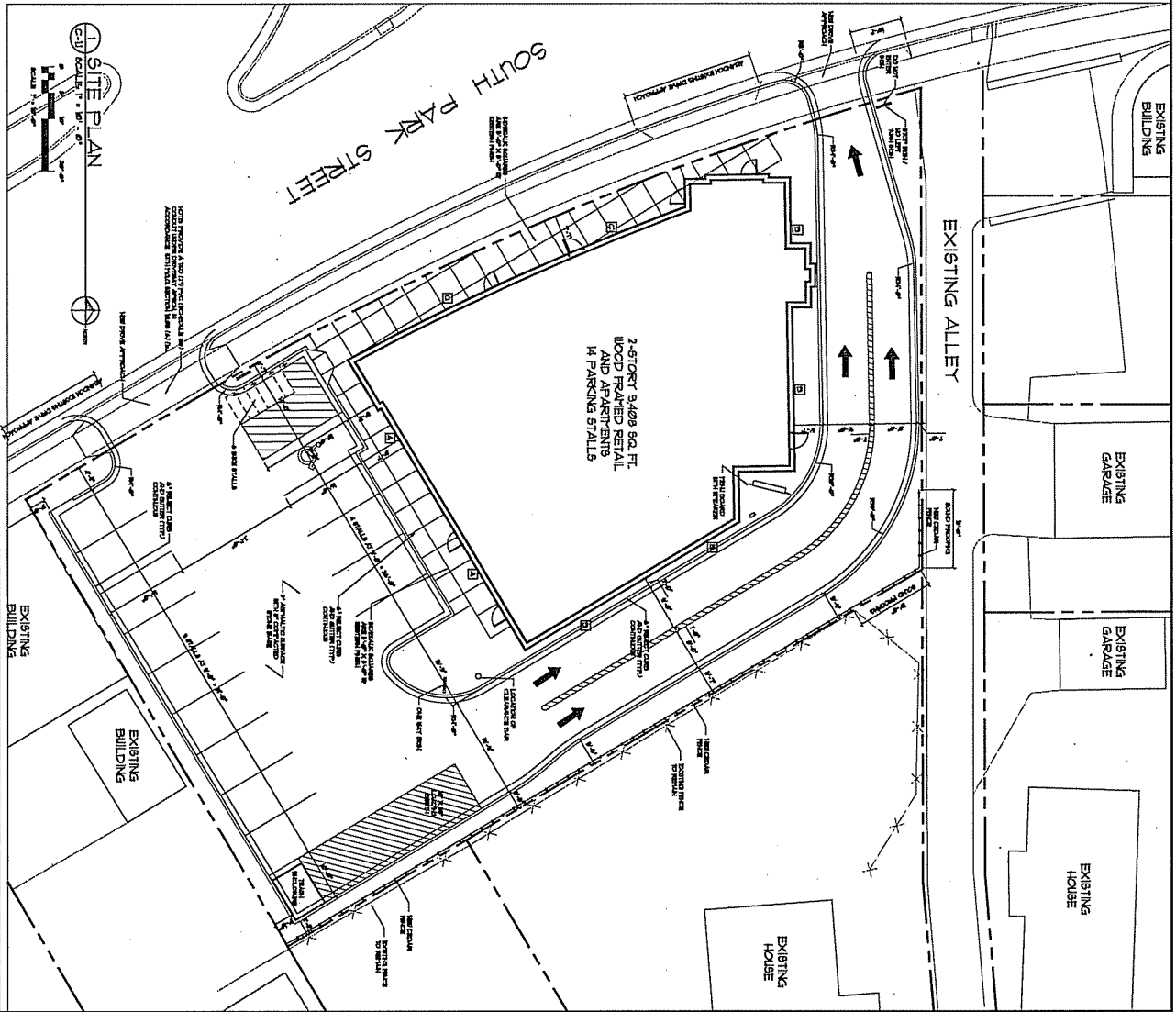
WEST END OF ALLEY  
LOOKING EAST



1-19 EXISTING SITE DEMOLITION PLAN  
 SCALE: 1" = 20' - 0"



<p>C-10 1/11/11</p>	<p>PROPOSED FACILITY FOR ERIN SQUARE</p> <p>801 SOUTH PARK STREET MADISON, WISCONSIN</p>		<p>CONSTRUCTION PROVISIONS    THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE PROPOSED FACILITY FOR ERIN SQUARE. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS.</p>	<p>REV DATE</p>	<p>634 West Main Street Madison, WI 53703 608-251-1090 FAX 608-251-1092</p>	
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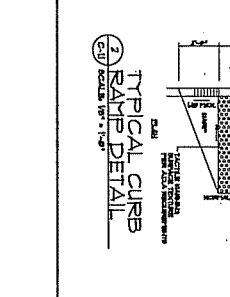


**GENERAL NOTES:**

1. ALL PARKING STALLS WILL BE 4'8" X 16'6" UNLESS SHOWN OTHERWISE.
2. ALL CURBS SHALL BE 12" HIGH AND 12" THICK UNLESS SHOWN OTHERWISE.
3. ALL SIDEWALKS SHALL BE 36" WIDE UNLESS SHOWN OTHERWISE.
4. ALL SIDEWALKS SHALL BE CONCRETE UNLESS SHOWN OTHERWISE.
5. ALL SIDEWALKS SHALL BE FINISHED WITH 2" CONCRETE UNLESS SHOWN OTHERWISE.
6. ALL SIDEWALKS SHALL BE FINISHED WITH 1" CONCRETE UNLESS SHOWN OTHERWISE.
7. ALL SIDEWALKS SHALL BE FINISHED WITH 1" CONCRETE UNLESS SHOWN OTHERWISE.
8. ALL SIDEWALKS SHALL BE FINISHED WITH 1" CONCRETE UNLESS SHOWN OTHERWISE.
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19. ALL SIDEWALKS SHALL BE FINISHED WITH 1" CONCRETE UNLESS SHOWN OTHERWISE.
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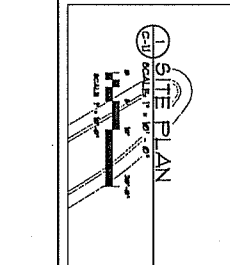
**LIGHT FIXTURE KEY**

- 1. STREET LIGHTING
- 2. SIDEWALK LIGHTING
- 3. PARKING LIGHTING
- 4. BUILDING LIGHTING
- 5. SIGN LIGHTING
- 6. LANDSCAPE LIGHTING
- 7. FLOOD LIGHTING
- 8. SECURITY LIGHTING
- 9. AMBULANCE LIGHTING
- 10. FIRE LIGHTING
- 11. EMERGENCY LIGHTING
- 12. EXIT LIGHTING
- 13. READING LIGHTING
- 14. TASK LIGHTING
- 15. ACCENT LIGHTING
- 16. MOOD LIGHTING
- 17. AMBIENT LIGHTING
- 18. GENERAL LIGHTING
- 19. FLOOD LIGHTING
- 20. SECURITY LIGHTING



**LEGEND**

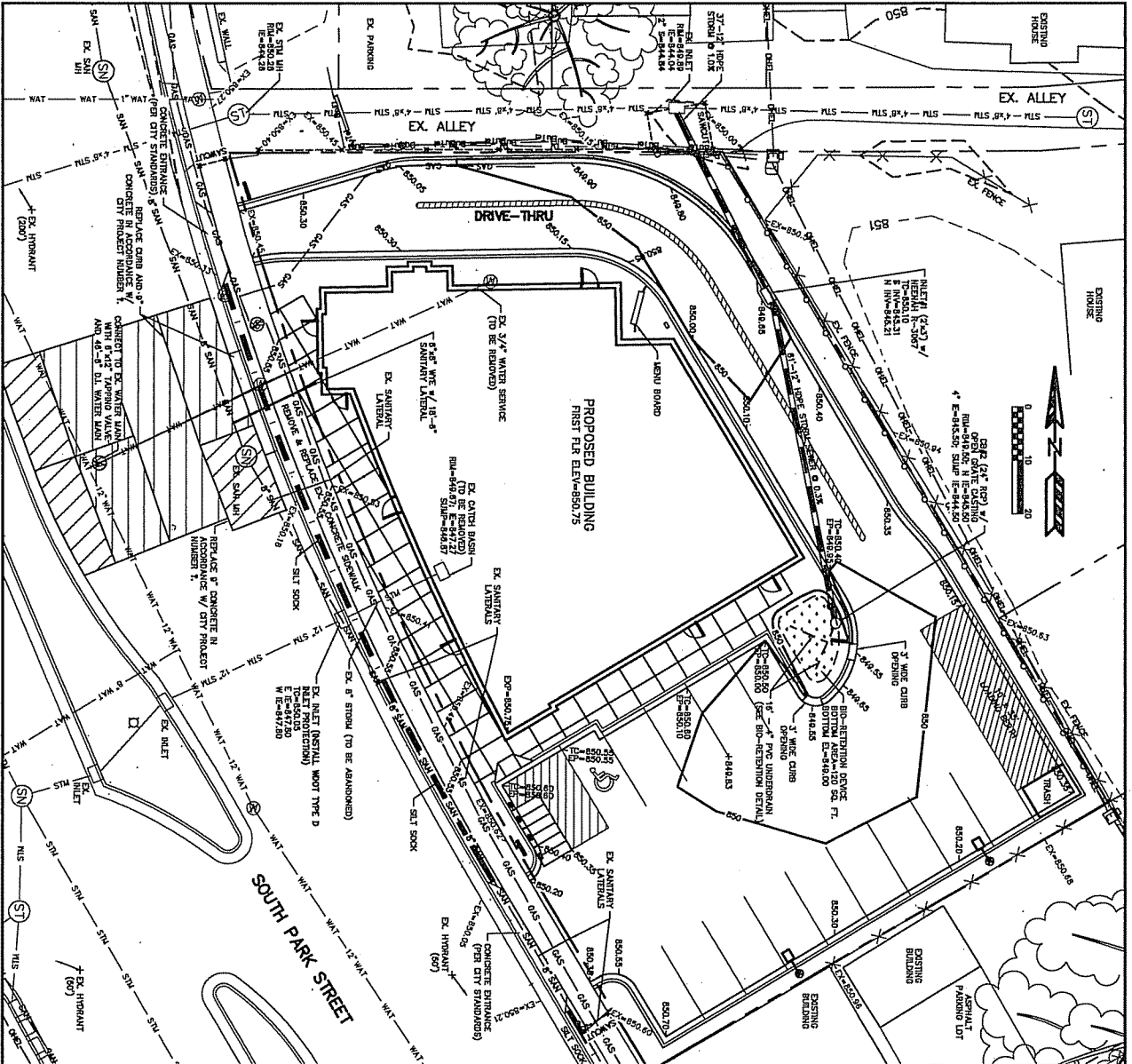
- 1. CONCRETE
- 2. ASPHALT
- 3. GRAVEL
- 4. SAND
- 5. SOIL
- 6. PLANTING
- 7. FENCE
- 8. SIGN
- 9. LIGHT
- 10. WALKWAY
- 11. DRIVEWAY
- 12. PARKING
- 13. DRIVE
- 14. STREET
- 15. ALLEY
- 16. SIDEWALK
- 17. CURB
- 18. LANDSCAPE
- 19. FLOOD LIGHT
- 20. SECURITY LIGHT
- 21. AMBULANCE LIGHT
- 22. FIRE LIGHT
- 23. EMERGENCY LIGHT
- 24. EXIT LIGHT
- 25. READING LIGHT
- 26. TASK LIGHT
- 27. ACCENT LIGHT
- 28. MOOD LIGHT
- 29. AMBIENT LIGHT
- 30. GENERAL LIGHT
- 31. FLOOD LIGHT
- 32. SECURITY LIGHT



**EXISTING BUILDING INFORMATION**

Building Name	Address	Notes
EXISTING GARAGE	634 WEST MAIN STREET	EXISTING
EXISTING GARAGE	634 WEST MAIN STREET	EXISTING
EXISTING HOUSE	634 WEST MAIN STREET	EXISTING
EXISTING BUILDING	634 WEST MAIN STREET	EXISTING
EXISTING BUILDING	634 WEST MAIN STREET	EXISTING
EXISTING BUILDING	634 WEST MAIN STREET	EXISTING





**UTILITY NOTES:**  
 ALL WORK IN THE FIELD SHALL BE PERFORMED BY A P.E.-LICENSED CONTRACTOR AUTHORIZED TO WORK IN THE STATE OF WI. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES.

**EROSION NOTES:**  
 THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES.

**CONSTRUCTION SCHEDULE:**  
 ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE SCHEDULE. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES.

**LEGEND:**  
 - - - - - EXISTING MAJOR CONTOUR  
 - - - - - EXISTING MINOR CONTOUR  
 - - - - - PROPOSED MAJOR CONTOUR  
 - - - - - PROPOSED MINOR CONTOUR  
 - - - - - PROPOSED SPOT ELEVATION  
 - - - - - PROPOSED TOP OF WALL ELEVATION  
 - - - - - FIRST FLOOR ELEVATION  
 - - - - - BUILDING ELEVATION

**BOREHOLE BASIN DETAIL:**  
 DETAIL showing the construction of a borehole basin, including the basin walls, floor, and drainage system.

**SILT SOCK DETAIL:**  
 DETAIL showing the construction of a silt sock, including the sock material, stakes, and placement in a trench.

<p>05.09.12</p>	<p><b>PROPOSED PARKING FOR:</b>                  801 SOUTH PARK STREET                  MADISON, WISCONSIN</p> <p><b>SHEET: GRADING, EROSION CONTROL, AND UTILITY PLAN</b></p>	<p><b>QUAM ENGINEERING, LLC</b>                  Residential and Commercial Site Design Consultants</p> <p>4604 Siggelkow Road, Suite A, McFarland, Wisconsin 53558                  Phone (608) 838-7750; Fax (608) 838-7752</p>	<p><b>634 West Main Street</b>                  Madison, WI 53703                  608-257-1090                  FAX 608-257-1092</p>
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# LANDSCAPE WORKSHEET

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

Landscaping requirements for storage areas are determined by dividing the total square footage of the storage area by (500) square feet. This converts SQA to SAs.  
 (Example: 10,000 square feet is equivalent to (20) SAs and (1800) points.)

Number of Parking Stalls \_\_\_\_\_

Total Square Footage of the Storage Area \_\_\_\_\_  
 Divided by Five Hundred (500) Square Feet \_\_\_\_\_

Number of Storage Stalls Times Required (2" - 2 1/2" Caliper) \_\_\_\_\_

(See Schedule on reverse side)

TOTAL \_\_\_\_\_

**II. Number of Addressable Points Required**  
 The number of addressable points required is also based on the number of parking stalls. Using the Point Schedule for Landscaping Elements on the reverse side of this worksheet, determine the number of points required. (Example: 4.5 points are required for 10 stalls). A point fraction of .50 or more shall be rounded up to the next whole number. (Example: .50 points shall be rounded up to 1 point.)

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

Number of Points Required (See Schedule on reverse side) \_\_\_\_\_

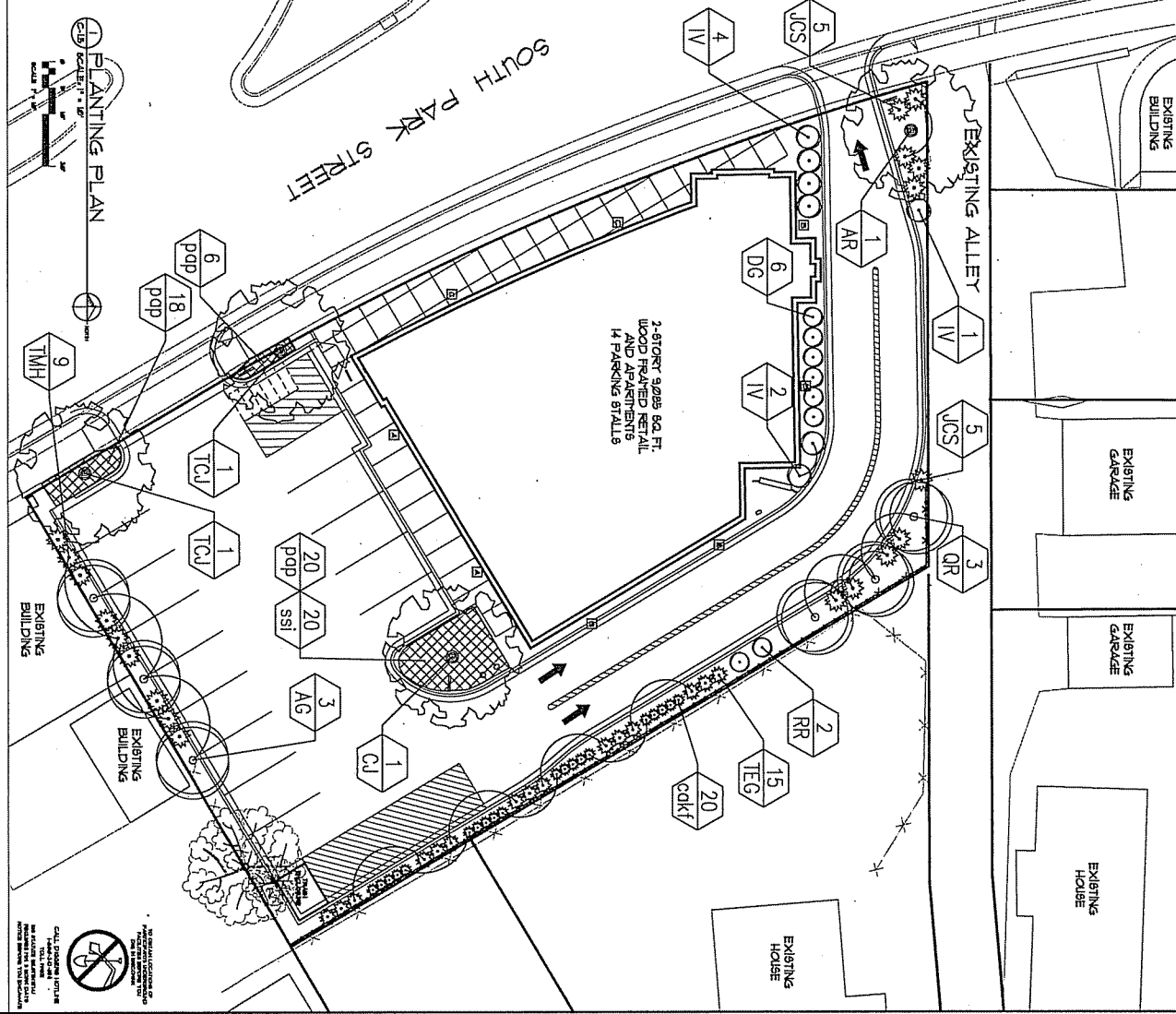
TOTAL \_\_\_\_\_

**III. Tabulation of Points and Credits**  
 Indicate below the quantity and points for all pertinent landscaping elements. Also, credit information for boundary screening and any existing elements to be retained.

Element	Point Value	Quantity	Points	Credits
Canopy Tree 2" - 2 1/2"	35	2	70	
Residence Shrub	2			
Emerson Shrub	3			
Decorative Wall or Fence (per 10 L.F.)	5			
Earth Berm (per 10 L.F.)	5			
Tree Height 15'	2			
Emergency Tree	15	3	45	
3" Sapling minimum	15	3	45	
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e. 25% Reduction)	15	3	45	
<b>TOTAL</b>			<b>315</b>	<b>70</b>
<b>Total No. of Points Provided (Round to or Greater than points required)</b>				<b>385</b>

## PLANT SCHEDULE AND LEGEND

Key	Botanical Name	Common Name	Qty	Height	Root Spacing	Comments
U1	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U2	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U3	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U4	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U5	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U6	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U7	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U8	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U9	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U10	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U11	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U12	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U13	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U14	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U15	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U16	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U17	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U18	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U19	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U20	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U21	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U22	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U23	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U24	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U25	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U26	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U27	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U28	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U29	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U30	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U31	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U32	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U33	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U34	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U35	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U36	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U37	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U38	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U39	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U40	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U41	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U42	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U43	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U44	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U45	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U46	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U47	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U48	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U49	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem
U50	Ulmus americana	Field Elm	1	2-3 1/2"	col 8x8	As stem



REV DATE

634 West Main Street  
 Madison, WI 53703  
 608-257-1090  
 FAX 608-257-1092

**TRK**  
 DESIGN/CONSTRUCT

PROPOSED FACILITY FOR  
**IRWIN SQUARE**  
 801 SOUTH PARK STREET  
 MADISON, WISCONSIN

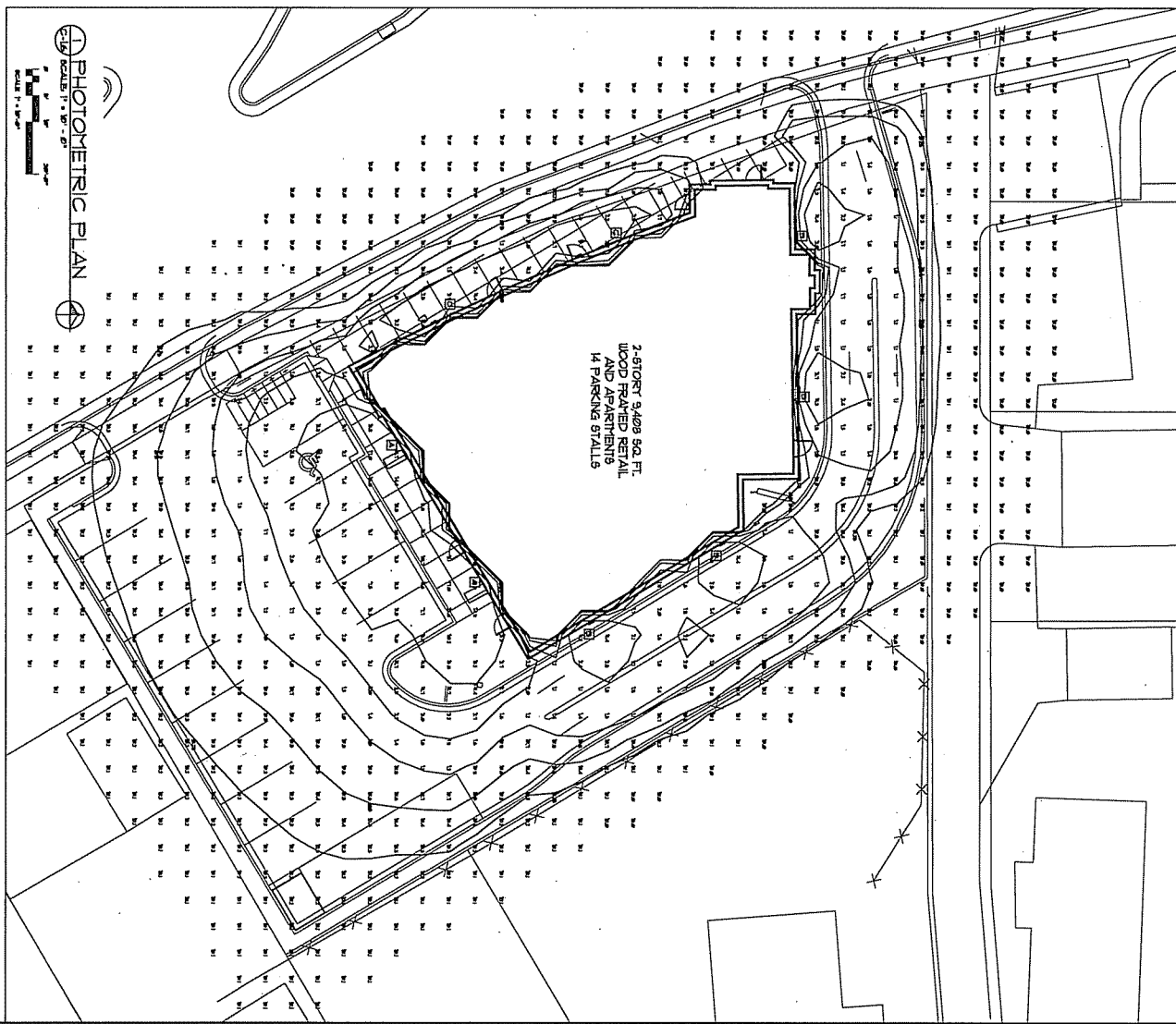
**C-15**

5/11/12

DATE: 5/11/12  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED

STATISTICS					
DESCRIPTION	QUANTITY	AVG. SPACING	TOTAL AREA	PERCENTAGE	REMARKS
COVERS (see note 1)	12	10.0 FT.	120.0 SQ. FT.	1.14%	
RECESSED LIGHTS (see note 1)	12	10.0 FT.	120.0 SQ. FT.	1.14%	

- LIGHT FIXTURE KEY**
- 1. 2' x 4' RECTANGULAR RECESSED LIGHT FIXTURE
  - 2. 2' x 4' RECTANGULAR RECESSED LIGHT FIXTURE
  - 3. 2' x 4' RECTANGULAR RECESSED LIGHT FIXTURE
  - 4. 2' x 4' RECTANGULAR RECESSED LIGHT FIXTURE
  - 5. 2' x 4' RECTANGULAR RECESSED LIGHT FIXTURE
  - 6. 2' x 4' RECTANGULAR RECESSED LIGHT FIXTURE
  - 7. 2' x 4' RECTANGULAR RECESSED LIGHT FIXTURE
  - 8. 2' x 4' RECTANGULAR RECESSED LIGHT FIXTURE



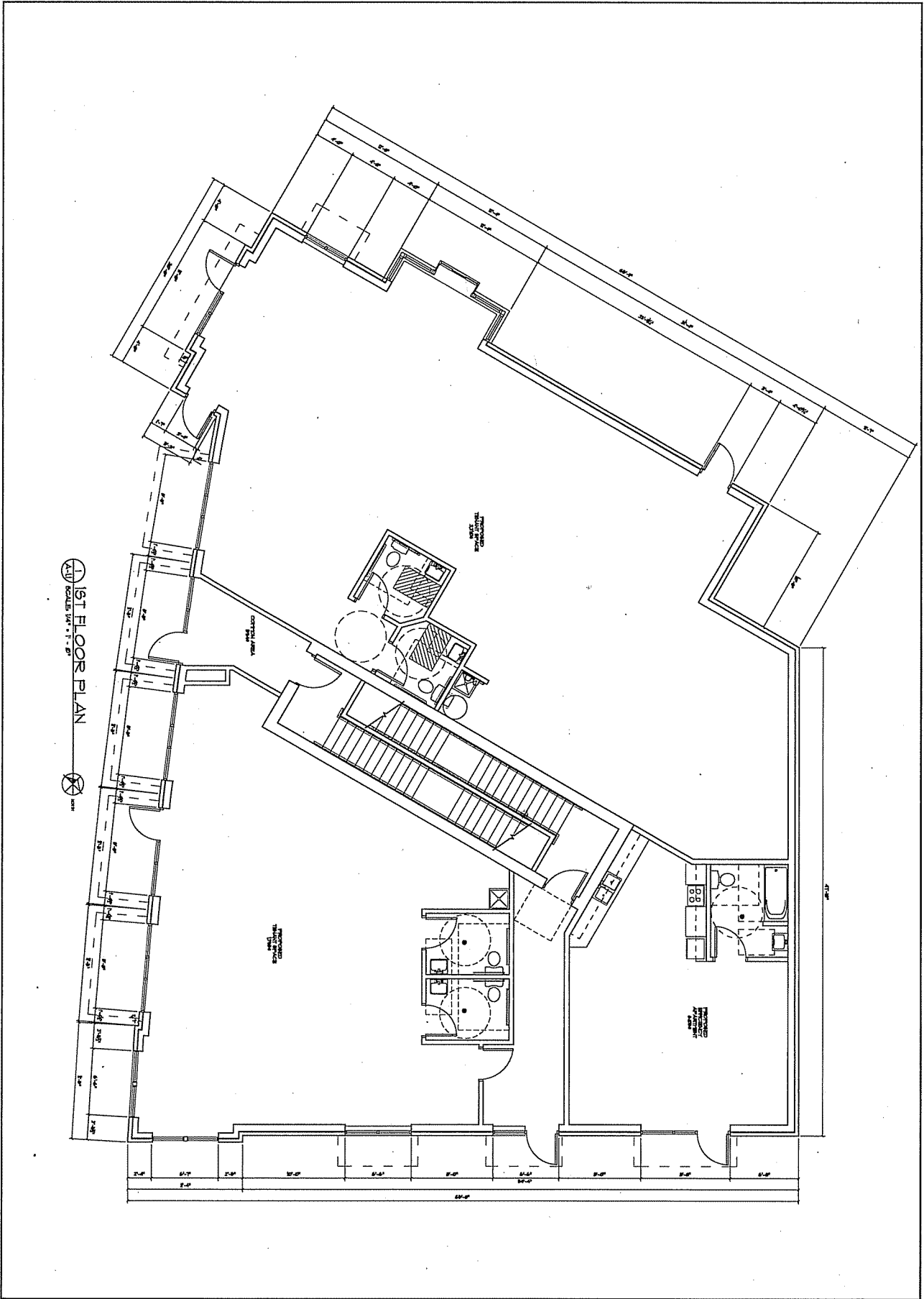
C-16  
5.9.12

PROPOSED FACILITY FOR  
**ERIN SQUARE**  
801 SOUTH PARK STREET  
MADISON, WISCONSIN

REV DATE

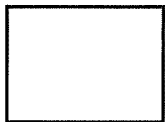
634 West Main Street  
Madison, WI 53703  
608-251-1090  
FAX 608-251-1092

**TKK**  
DESIGN/BUILD



A-11  
5.9.12

PROPOSED FACILITY FOR:  
**ERIN SQUARE**  
 801 SOUTH PARK STREET  
 MADISON, WISCONSIN

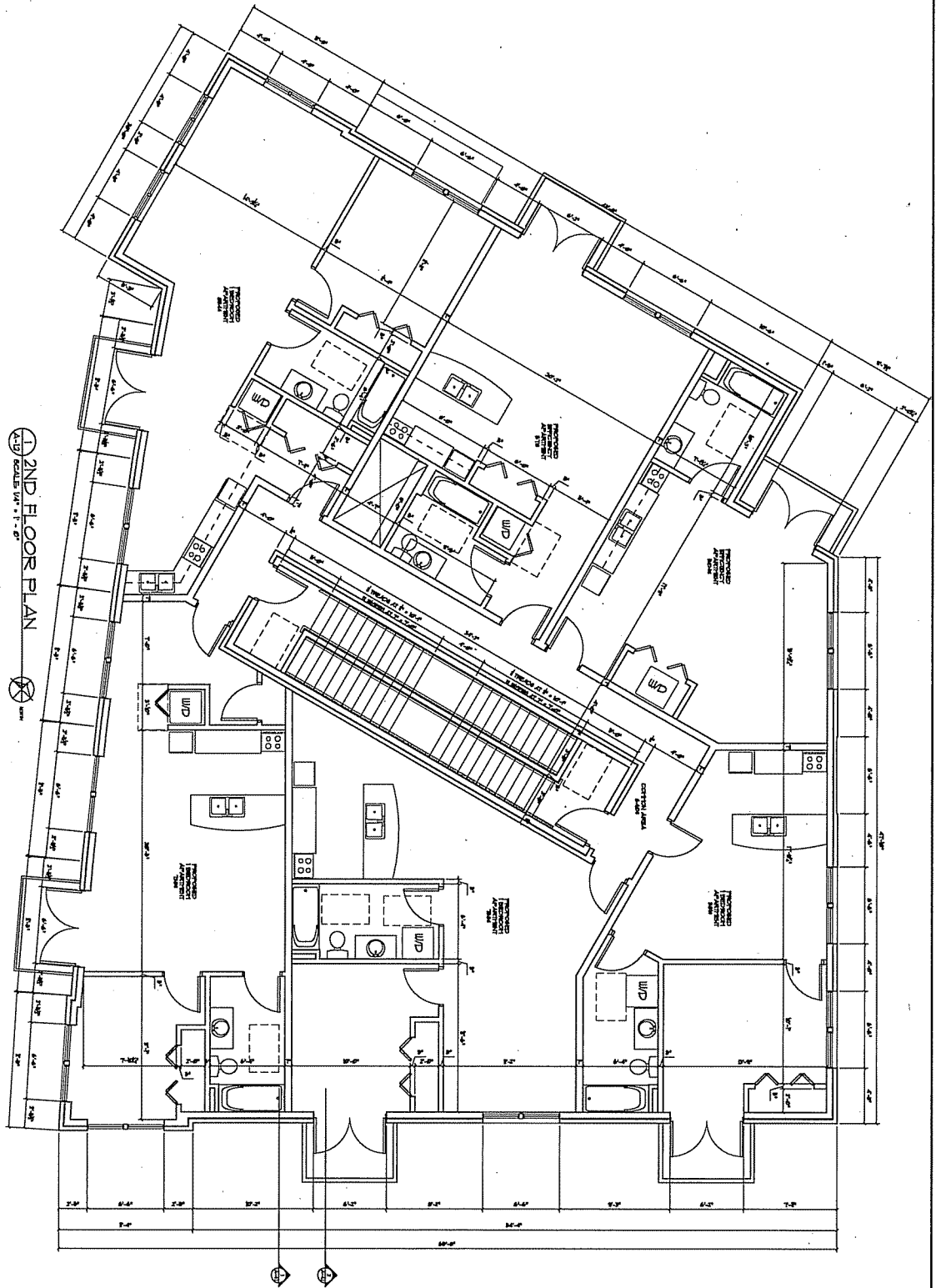


THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF TJK DESIGN/STUDIO. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF TJK DESIGN/STUDIO IS STRICTLY PROHIBITED.

REV	DATE

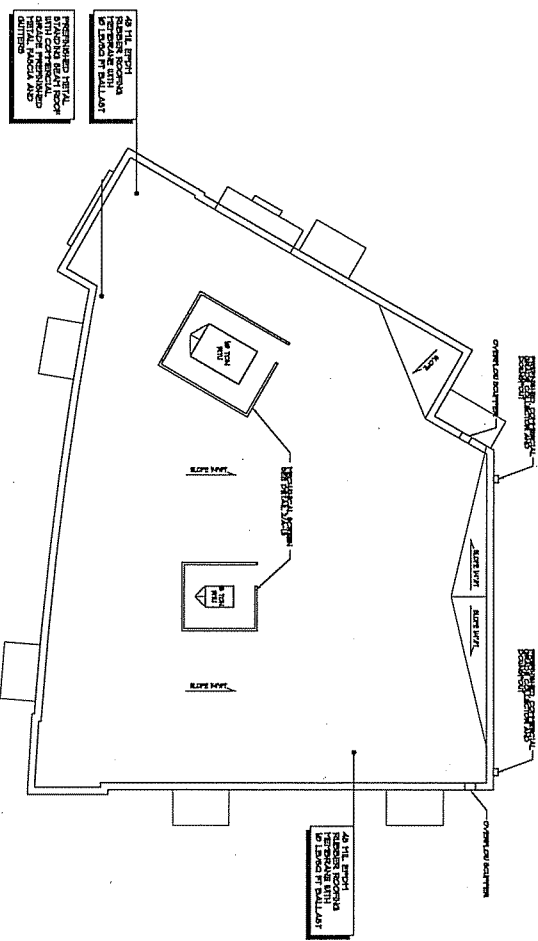
634 West Main Street  
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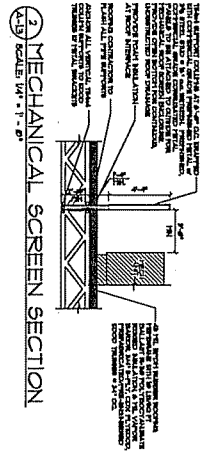


2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

<p>A-12 5.9.12</p>	<p>PROPOSED FACILITY FOR: <b>ERIN SQUARE</b> 801 SOUTH PARK STREET MADISON, WISCONSIN</p>	<p>DATE: 5/9/12 DRAWN BY: [blank] CHECKED BY: [blank]</p>	<p>REV DATE</p>	<p>634 West Main Street Madison, WI 53703 608-257-1030 FAX 608-257-1032</p>	
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1 ROOF PLAN  
SCALE: 1/8" = 1' - 0"



2 MECHANICAL SCREEN SECTION  
SCALE: 1/4" = 1' - 0"

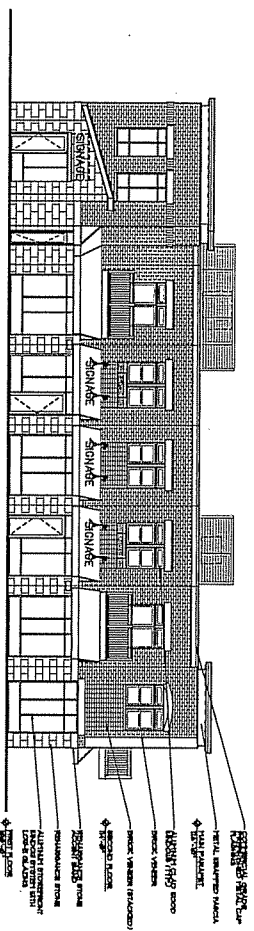
**GENERAL NOTES**

1. TYPICAL FLAT ROOF  
2. TYPICAL STANDBY ROOF  
3. TYPICAL MECHANICAL ROOM ROOF

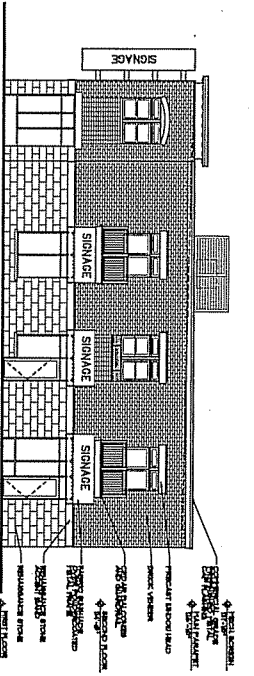
4. 1/2" EPSI  
5. 1/2" GYPSUM BOARD  
6. 1/2" GYPSUM BOARD  
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18. 1/2" GYPSUM BOARD  
19. 1/2" GYPSUM BOARD  
20. 1/2" GYPSUM BOARD

1. THIS DRAWING CONTAINS 17 PAGE ONE REVISIONS  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS  
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17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND STANDARDS

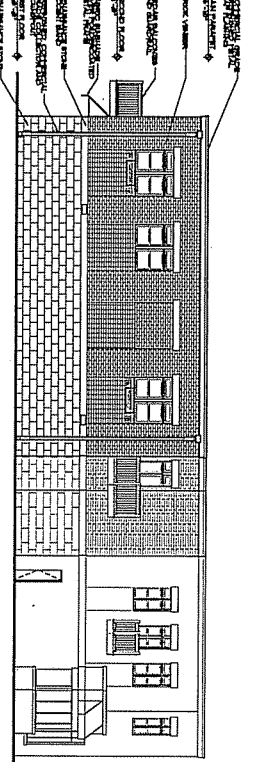
<p>PROPOSED FACILITY FOR ERIN SQUARE 801 SOUTH PARK STREET MADISON, WISCONSIN</p>	<p>CONCEPT ARCHITECTURE 634 WEST MAIN STREET MADISON, WI 53703 608-257-1030 FAX 608-257-1032</p>
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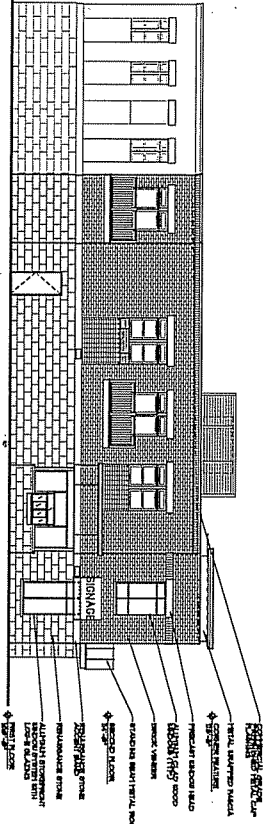
1.1 PARK STREET ELEVATION  
SCALE 1/8" = 1'-0"



1.2 PARKING LOT ELEVATION  
SCALE 1/8" = 1'-0"

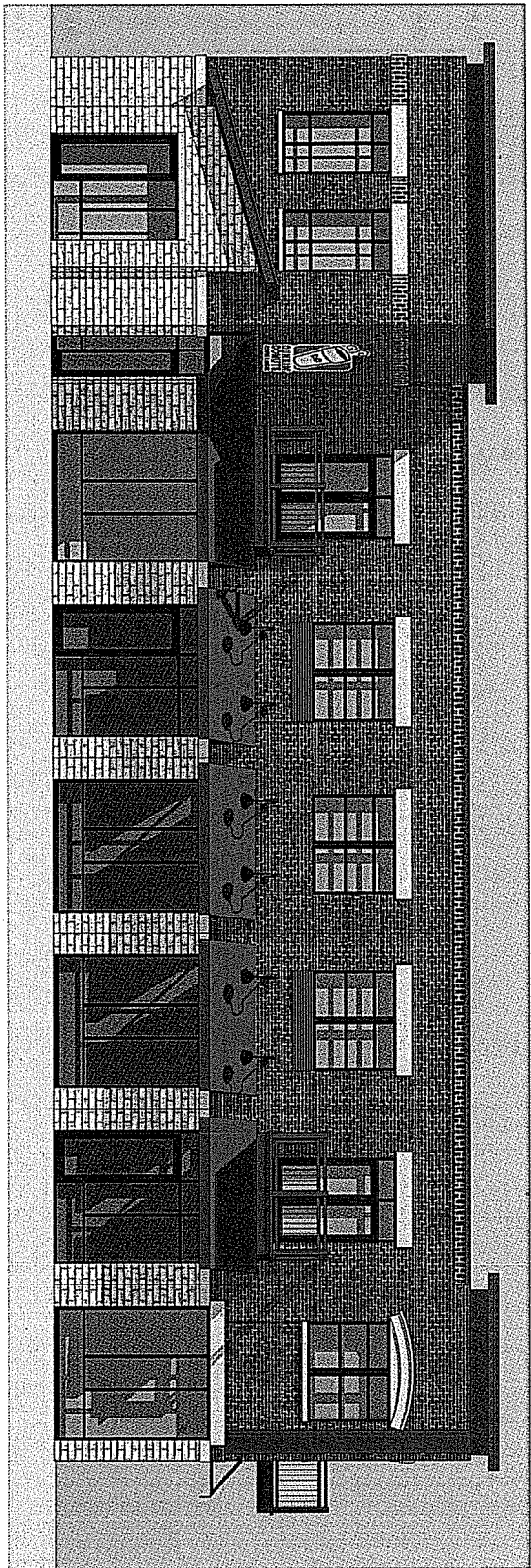


1.3 BACK ELEVATION  
SCALE 1/8" = 1'-0"

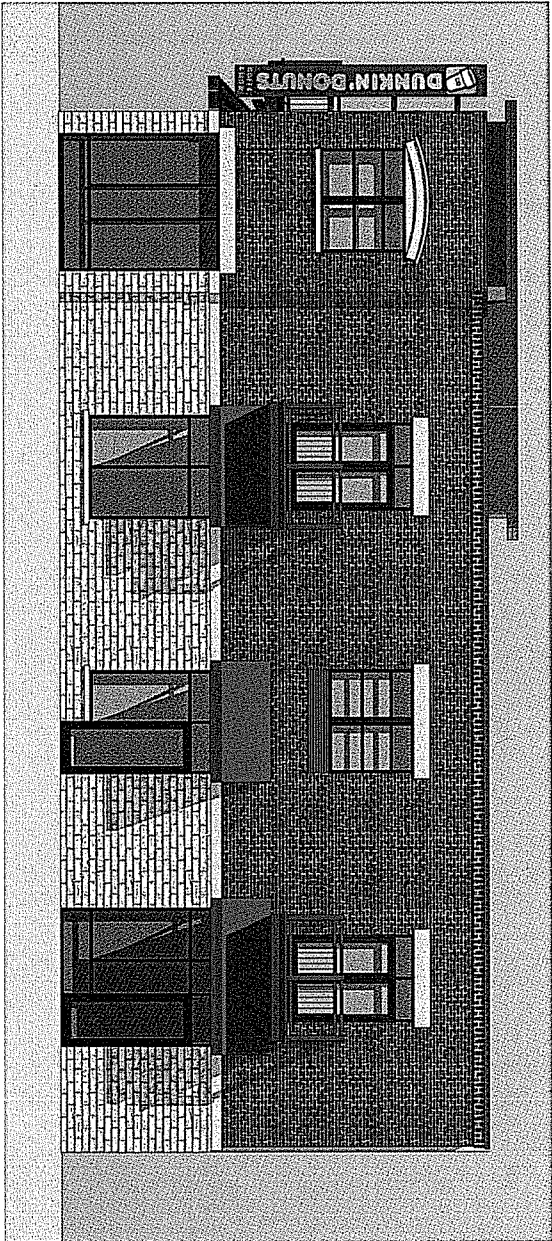


1.4 DRIVE-THRU ELEVATION  
SCALE 1/8" = 1'-0"

<p><b>TJK</b> DESIGNS/BUILD</p>	<p>REV DATE</p>	<p>634 West Main Street Madison, WI 53703 608-257-1030 FAX 608-257-1032</p>	<p>PROPOSED FACILITY FOR ERIN SQUARE 801 SOUTH PARK STREET MADISON, WISCONSIN</p>	<p>A-2.1 5.9.12</p>
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1 PARK STREET ELEVATION  
SCALE: 1/8" = 1'-0"



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



634 West Main Street  
Madison, WI 53703  
608-257-1030  
FAX 608-257-1032

REV DATE

CONTRACT DOCUMENTS  
FOR THE PROPOSED FACILITY FOR  
ERIN SQUARE  
821 SOUTH PARK STREET  
MADISON, WISCONSIN  
DRAWING NO. A-21  
DATE: 5.9.12

PROPOSED FACILITY FOR:  
**ERIN SQUARE**  
821 SOUTH PARK STREET  
MADISON, WISCONSIN

**A-21**

5.9.12