



City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location
2029, 2033, 2037 South Park Street &
2032 Taft Street

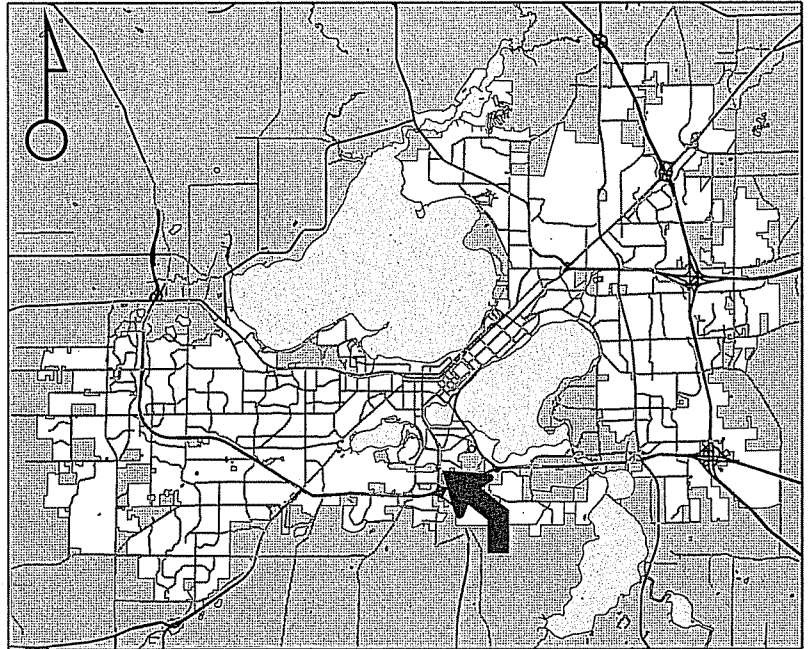
Applicant
Frank Staniszewski - Madison Dev. Corp./
Randy Bruce - Knothe & Bruce Architects

From: TR-C4 To: TR-V2

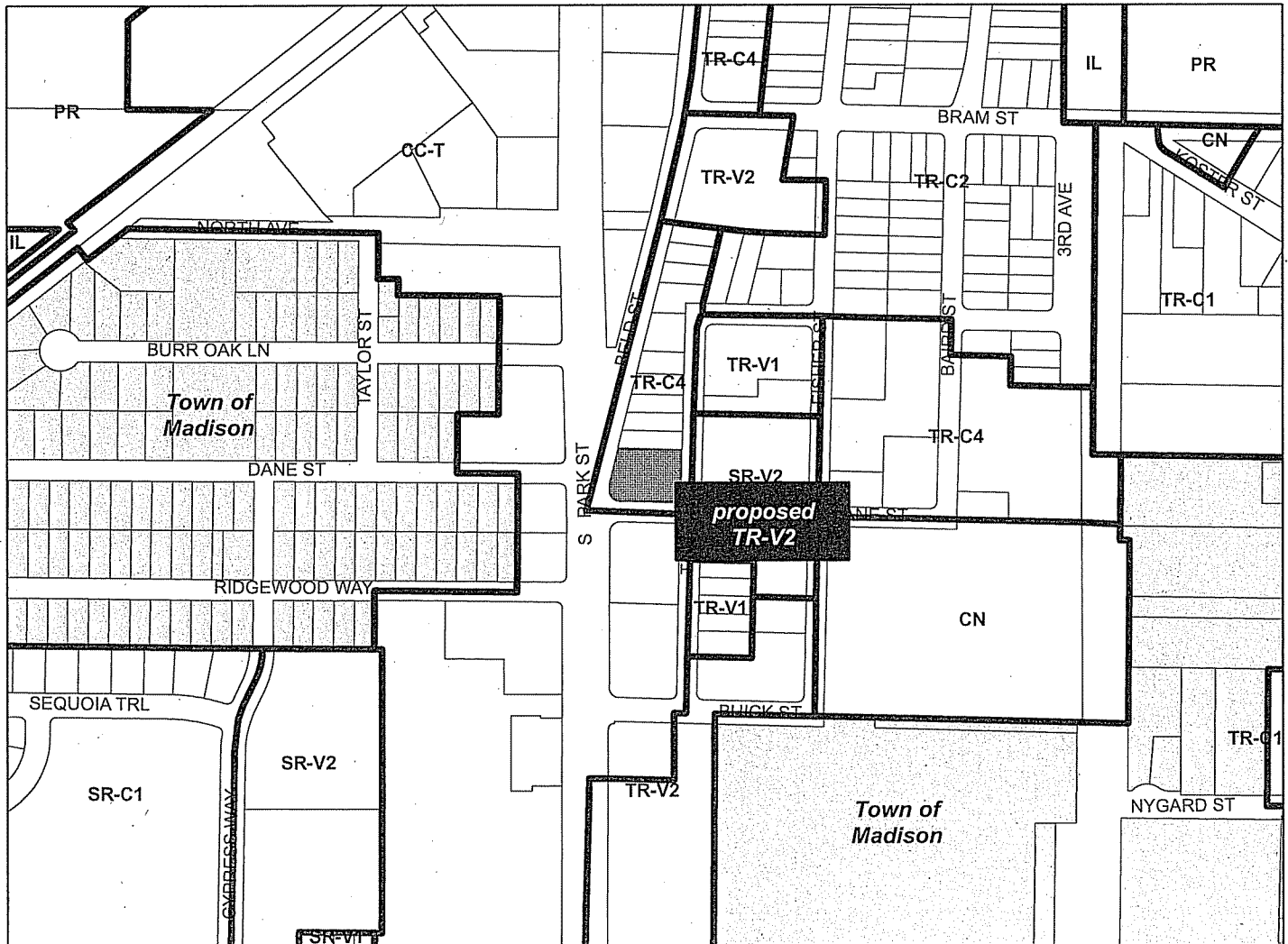
Existing Use
3 single-family residences

Proposed Use
Demolish 3 single-family residences to allow
construction of a residential building complex
containing 11 townhouse units in 2 buildings
in Urban Design District 7

Public Hearing Date
Plan Commission
27 January 2014
Common Council
04 February 2014



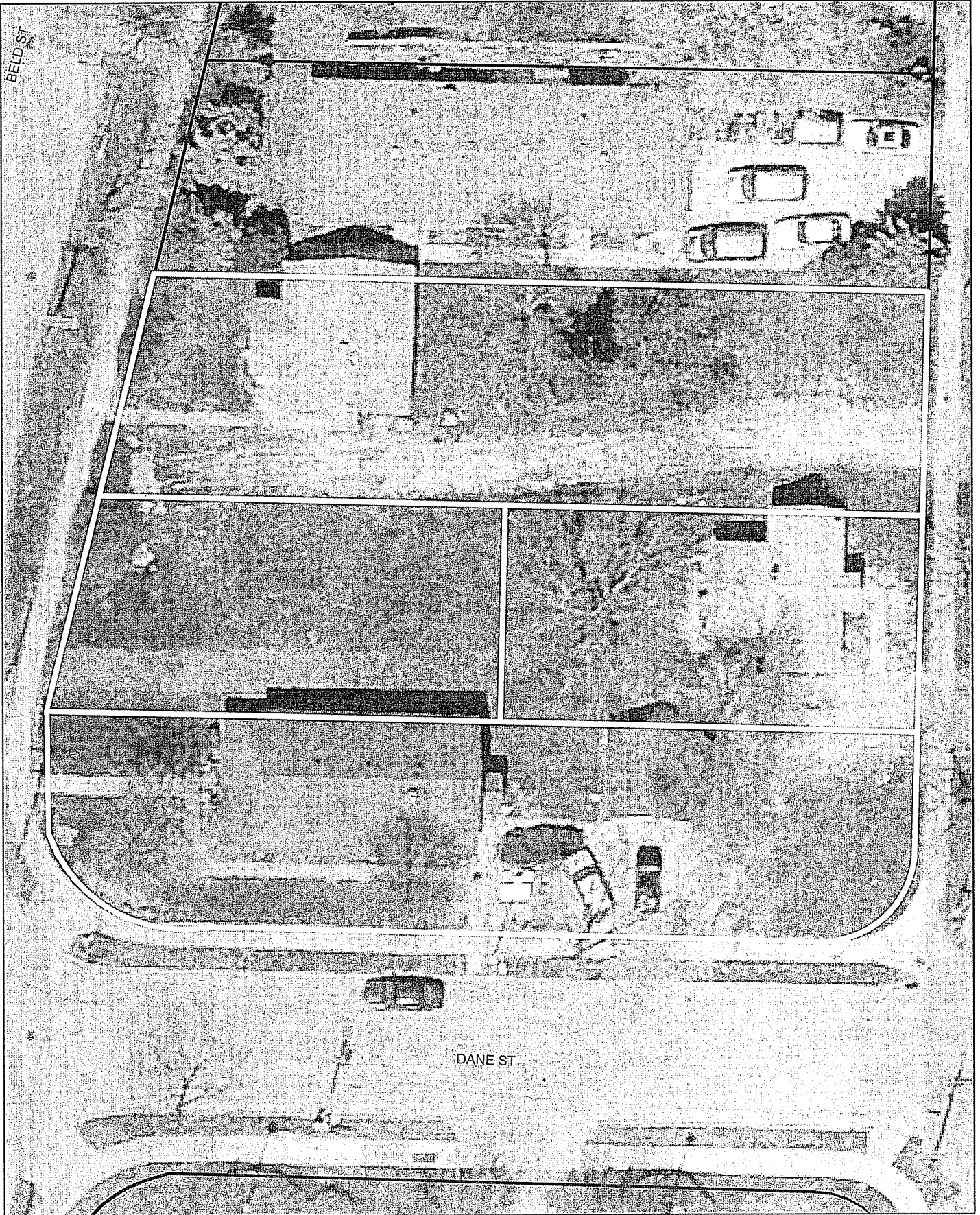
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 January 2014

16-17





LAND USE APPLICATION

CITY OF MADISON

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

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

FOR OFFICE USE ONLY:	
Amt. Paid	\$1000.00 Receipt No. 149337
Date Received	11/20/13
Received By	JEM
Parcel No.	0709-351-0707-3
Aldermanic District	14
Zoning District	TR-C4
Special Requirements	VDD 7, WP-18
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2029, 2033, and 2037 S. Park St., 2032 Taft St.
Project Title (if any): Dane Townhouse Apartments

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

- Zoning Map Amendment from TRC4 to TRV2
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Frank Staniszewski **Company:** Madison Development Corporation
Street Address: 550 W. Washington Avenue **City/State:** Madison **Zip:** _____
Telephone: (608) 256-2799 X212 **Fax:** (608) 256-1560 **Email:** fstan@mdcorp.org

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

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
 A Multi-Family Apartment development consisting of 11 units

Development Schedule: Commencement March 2014 Completion August 2014

16-17

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

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

Provide collated project plan sets as follows:

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

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

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

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

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

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

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

6. Applicant Declarations

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

8/9/13 to Ald. John Strasser; 5/30 to South Madison Planning Council; 9/26 to C. Roeben of Brams Addition N.A.; 9/26 presented to Brams and Burr Oaks resident Meeting

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

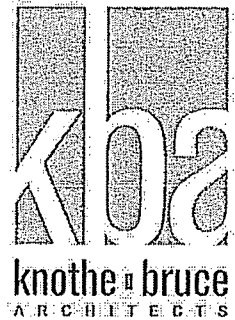
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Bill Fruhling Date: 5/21 Zoning Staff: Tim Parks Date: 8/27

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

Name of Applicant Frank Staniszewski Relationship to Property: Pres. MDC, Owner of Property

Authorizing Signature of Property Owner Frank Staniszewski Date 11/19/13 16-17



November 20, 2013

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent – Rezoning, Conditional Use
Dane Townhouse Apartments
2029, 2033, 2037 Park St & 2032 Taft St
Madison, Wisconsin
KBA Project # 1342

Ms. Katherine Cornwell:

The following is submitted together with the plans and application for staff and Plan Commission consideration of approval.

Organizational Structure:

Owner:	Madison Development Corporation 550 W. Washington Ave. Madison, WI 53703 (608) 256-2799 Ext. 212 Contact: Frank Staniszewski fstan@mdcorp.org	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Randy Bruce rbruce@knothebruce.com
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Surveyor:	Birrenkott Surveying Inc. 1677 N. Bristol St. P.O. Box 237 Sun Prairie, WI 53590 (608) 837-7463 Contact: Mark Pynnonen mpynnonen@birrenkottsurveying.com	Landscape Design:	Paul Skidmore, Landscape Architect, LLC 13 Red Maple Trail Madison, WI 53717 (608) 826-0032 Contact: Paul Skidmore paulskidmore@tds.net
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Civil Engineer: Vierbicher
999 Fourier Drive, Ste 201
Madison, WI 53717
(608) 826-0532
Contact: Joe Doyle
jdoyle@vierbicher.com

Introduction:

The proposed site is located on the north side of Dane Street, east of Park Street and west of Taft Street. The site currently consists of 4 separate parcels. The existing conditions on the site consist of 3 small (550-975 square ft) vacant single family homes, and one additional vacant lot. The site is fairly flat with some mild change in elevation from Park St. toward Taft St., as indicated on the survey map. A CSM will accompany this application to create one lot out of the four parcels. The site is currently zoned TR-C4 and this application proposes that the site be rezoned to TR-V2. Because this development will consist of 2 buildings on one lot, it is considered a “residential building complex” in the zoning code, which is a conditional use in the TR-V2 zoning district.

Project Description:

This proposal includes the demolition of the 3 existing vacant single family homes and the construction of two multifamily residential buildings. One building will consist of 6 two-bedroom townhouse apartments and the other will contain 5 three-bedroom townhouse apartments, all with private first floor 2-car garages. The 6-unit will front on to Park St. and the 5-unit will front on to Taft St. The buildings will be separated by a common drive area in the center. There will be a single driveway located on Dane St., at the center of the combined lot. This development will be a total of 11 new rental apartment units.

The two-bedroom apartments range in size from 1,152 to 1,176 leasable square feet. The three-bedroom apartments range from 1,376 to 1,435 square feet. These dimensions do not include the first floor garages and utility rooms.

The apartments are planned to be rented principally to low- and moderate-income tenants at rents that will not exceed 30% of the applicable income level for the respective expected family sizes. Low income tenants are considered to have incomes at or below 50% of County Median Income (CMI) adjusted for household size. Moderate income tenants are considered to have incomes at or below 80% of CMI adjusted for household size. There may be up to 2 units rented at market rents to households regardless of income level.

Trash removal will be by tenants using city provided waste and recycling containers

Capacity:

MDC has completed construction of a similar sized project in the past (441-445 W. Mifflin St.). MDC owns and manages 220 apartments in Dane County, predominantly in the City of Madison. These are also principally rented to low- and moderate-income tenants at affordable rents. The architectural, engineering and surveying teams are all highly experienced. MDC plans to interview and select a General

Contractor or Construction Management firm with demonstrated experience in similar construction in the City of Madison.

Site Development Data:

Densities:

Lot Area	22,349 sf
Acres	.513
Dwelling Units	11 units
Lot Area/D.U.	2,032 sf/ unit
Density	22 units/acre

Dwelling Unit Mix:

Two Bedroom	6
Three Bedroom	5
Total dwelling Units	11

Building Height: 2.5-3 Stories

Floor Area:

Gross Floor Area	21,021 sf including garage level
Floor Area Ratio	.94 including garage level

Vehicle Parking Stalls:

Garage	22
Ratio	2 stalls/unit

Bicycle Parking Stalls:

Surface	3
Garage	11
Total	14

Usable Open Space: 6,243 sf

Project Schedule:

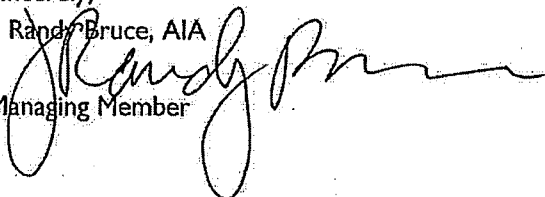
It is currently anticipated that construction will begin once the development approvals are in place in the March 2014 and is anticipated to be completed in August 2014.

Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA

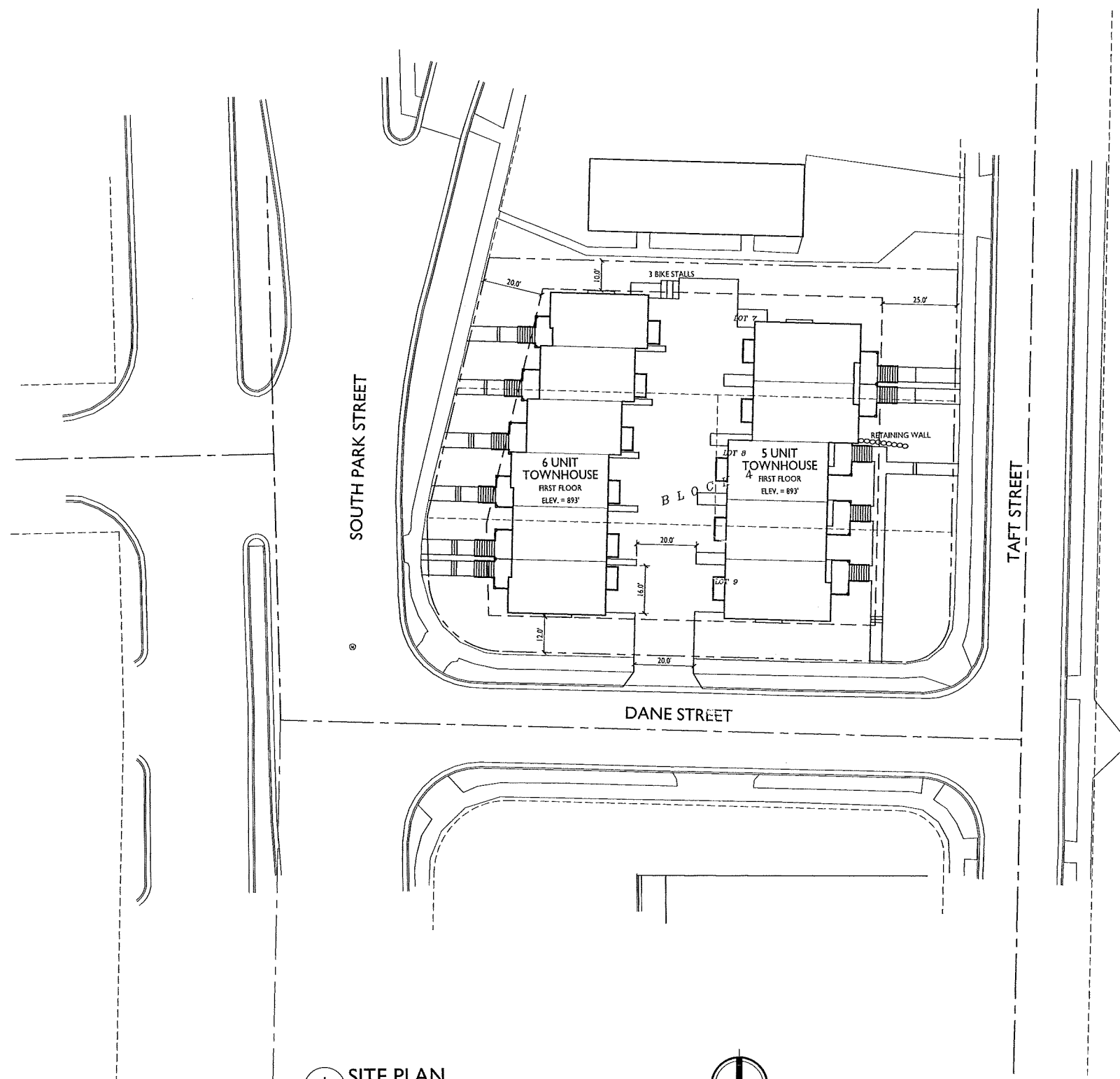
Managing Member





knothe & bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



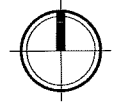
SITE INDEX SHEET	
SITE	
C-1.0	SITE PLAN
C-1.1	EXISTING CONDITIONS
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	SITE LIGHTING PLAN
C-2.0	GRADING AND EROSION CONTROL PLAN
C-3.0	UTILITY PLAN
L-1.0	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.1	BASEMENT PLAN - 6 UNIT
A-1.2	FIRST FLOOR PLAN - 6 UNIT
A-1.3	SECOND FLOOR PLAN - 6 UNIT
A-1.4	BASEMENT PLAN - 5 UNIT
A-1.5	FIRST FLOOR PLAN - 5 UNIT
A-1.6	SECOND FLOOR PLAN - 5 UNIT
A-2.1	ELEVATIONS - 6 UNIT
A-2.2	ELEVATIONS - 5 UNIT
A-2.3	ELEVATIONS - 5 & 6 UNIT

ISSUED
Issued For Rezoning - November 20, 2013

SITE DEVELOPMENT STATISTICS	
LOT AREA	22,349 SF/.513 ACRES
DWELLING UNITS	11 DU
LOT AREA/D.U.	2,032 SF/DU
DENSITY	22 UNITS/ACRE
BUILDING HEIGHT	2.5-3 STORIES
GROSS FLOOR AREA	21,021 SF INCLUDING GARAGE LEVEL
FLOOR AREA RATIO	.94 INCLUDING GARAGE LEVEL
UNIT MIX	
TWO BEDROOM	6
THREE BEDROOM	5
TOTAL	11
VEHICLE PARKING	
SURFACE	0
GARAGE	22
TOTAL	22
BIKE PARKING	
2x6 SURFACE	3
GARAGE	11
TOTAL	14
USABLE OPEN SPACE	6,243 SF

PROJECT TITLE
DANE TOWNHOUSE APARTMENTS

SITE PLAN
C-1.0 SCALE: 1"=20'-0"



South Park Street
Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.0

PROJECT NO. **1342**
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DESCRIPTION: (Per First American Title Insurance Company File No. 112110457, Dated: January 18, 2013)

Parcel A: The East 80 feet of Lot 8, Block 4, Bram's Addition, in the City of Madison, Dane County, Wisconsin.

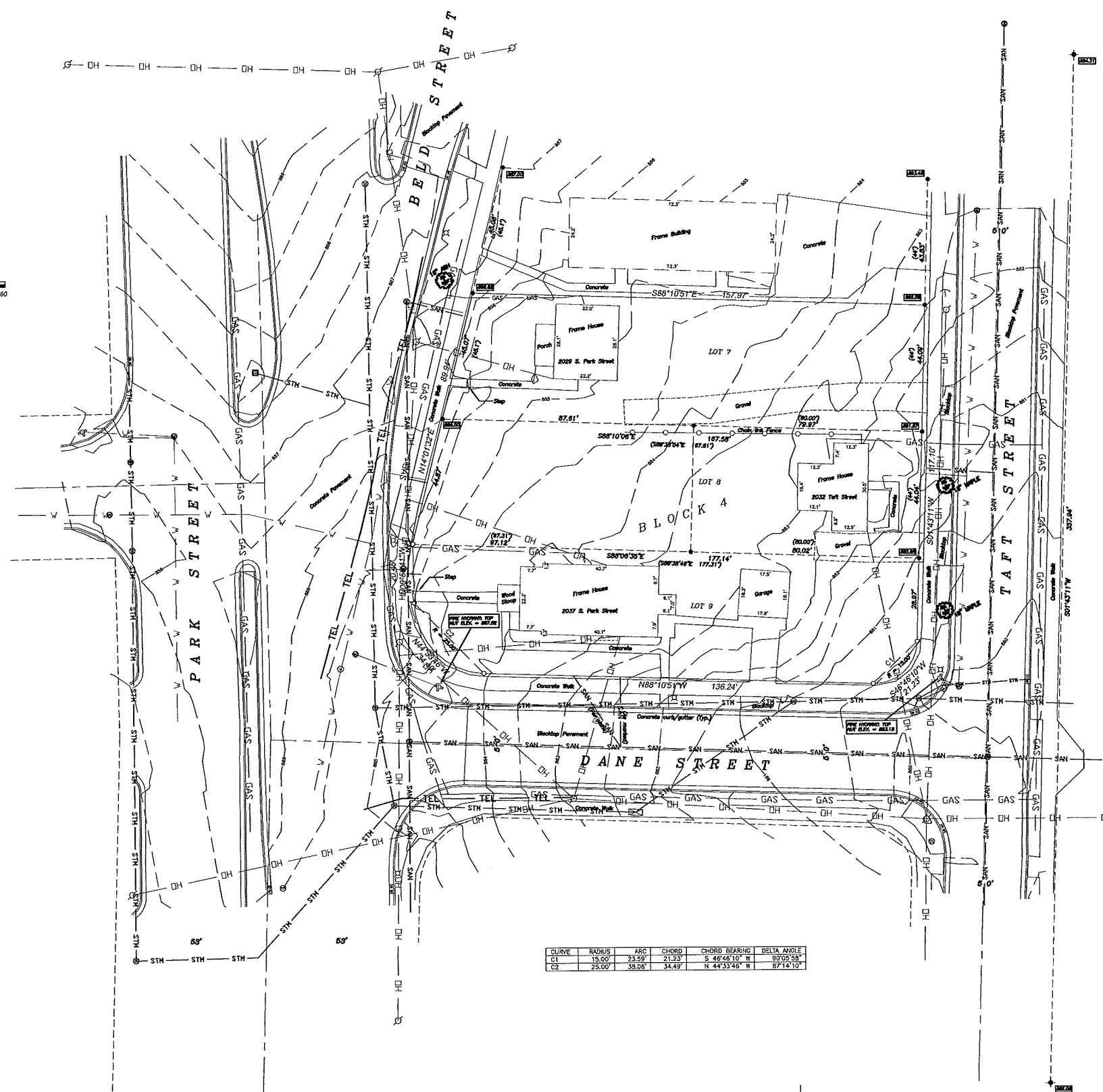
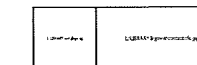
Parcel B: Lot 8, Block 4, Bram's Addition, in the City of Madison, Dane County, Wisconsin, EXCEPT part conveyed to State of Wisconsin as set forth in Warranty Deed recorded in Vol. 520 of Deeds, page 489, #711350 and EXCEPT that part conveyed to The City of Madison in Deed recorded as #1274242.

Parcel C: Lot 7, Block 4, Bram's Addition, in the City of Madison, Dane County, Wisconsin.

Parcel D: The West 80 feet of Lot 8, Block 4, Bram's Addition, in the City of Madison, Dane County, Wisconsin.

NOTES:

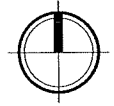
1. UNDERGROUND UTILITIES WERE LOCATED PER FIELD OBSERVATIONS. PLANS PROVIDED TO THIS OFFICE, AND DIGGER'S HOTLINE TICKET NUMBERS 20133905237, 20133905271, 20133905287, 20133905295, 20133905339, AND 20133905304. PUBLIC AND PRIVATE UTILITIES MAY EXIST; NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES ON SITE. ACTIVE OR ABANDONED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION MAY BE NECESSARY. CARE SHOULD BE TAKEN WHEN EXCAVATING AND DIGGER'S HOTLINE SHOULD BE CONTACTED AT 1-800-242-4311 PRIOR TO ANY CONSTRUCTION FOR SAFETY AND LIABILITY PURPOSES OF ALL PARTIES INVOLVED.
2. UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED ON ANY LOT LINE OR CORNER. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 234.32 OF WISCONSIN STATUTES.
3. THIS SURVEY MAY BE SUBJECT TO ANY RECORDED OR UNRECORDED EASEMENTS. NO TITLE WORK HAS BEEN PROVIDED TO DISCLOSE ANY SUCH EASEMENTS.
4. THIS SURVEY SHOWS VISIBLE, ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARANTEE IS MADE FOR BELOW-GROUND STRUCTURES.
5. WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED.
6. ELEVATIONS REFERENCED TO NAVD 88 (1991) DATUM.
7. CONTOUR INTERVAL = 1/2 FOOT.



- LEGEND**
- = Found 1" Iron Pipe
 - ⊕ = Found 3/4" Iron Bar
 - = Set 1-1/2" Pipe, Weight 1.65 lbs./ft.
 - ⊙ = Manhole (Storm Sewer)
 - ⊙ = Manhole (Storm Sewer)
 - ⊠ = Sanitary Sewer Catch Basin
 - ⊙ = Water Shutoff
 - ⊙ = Manhole
 - ⊙ = Storm Drain
 - ⊙ = Storm Drain
 - ⊙ = Curb Inlet
 - ⊙ = Light Pole
 - ⊙ = Fire Hydrant
 - ⊙ = Utility Pole
 - ⊙ = Guy Wire
 - STH — = Storm Sewer
 - SAN — = Sanitary Sewer
 - W — = Water Main
 - OH — = Overhead Utility
 - GAS — = Underground Gas Line
 - TEL — = Underground Telephone
 - ⊠ = Elevation of Iron Pipe/Bar

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.59'	21.23'	S. 46°46'10" W	89°05'58"
C2	25.00'	38.08'	34.49'	N. 44°33'56" W	87°14'10"

EXISTING CONDITIONS
C-1.1 SCALE: 1"=20'-0"



SURVEYOR'S CERTIFICATE:
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott
Wisconsin Registered Land Surveyor No. S-1531.

PROJECT TITLE
DANE TOWNHOUSE APARTMENTS

South Park Street
Madison, WI
SHEET TITLE
Existing Conditions

SHEET NUMBER

C-1.1

PROJECT NO. **1342**
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P.O. BOX 237
1677 N. BRISTOL ST.

BIRRENKOTT SURVEYING INC.

LAND SURVEYING & PERC TESTING

SUN PRAIRIE, WIS. 53590

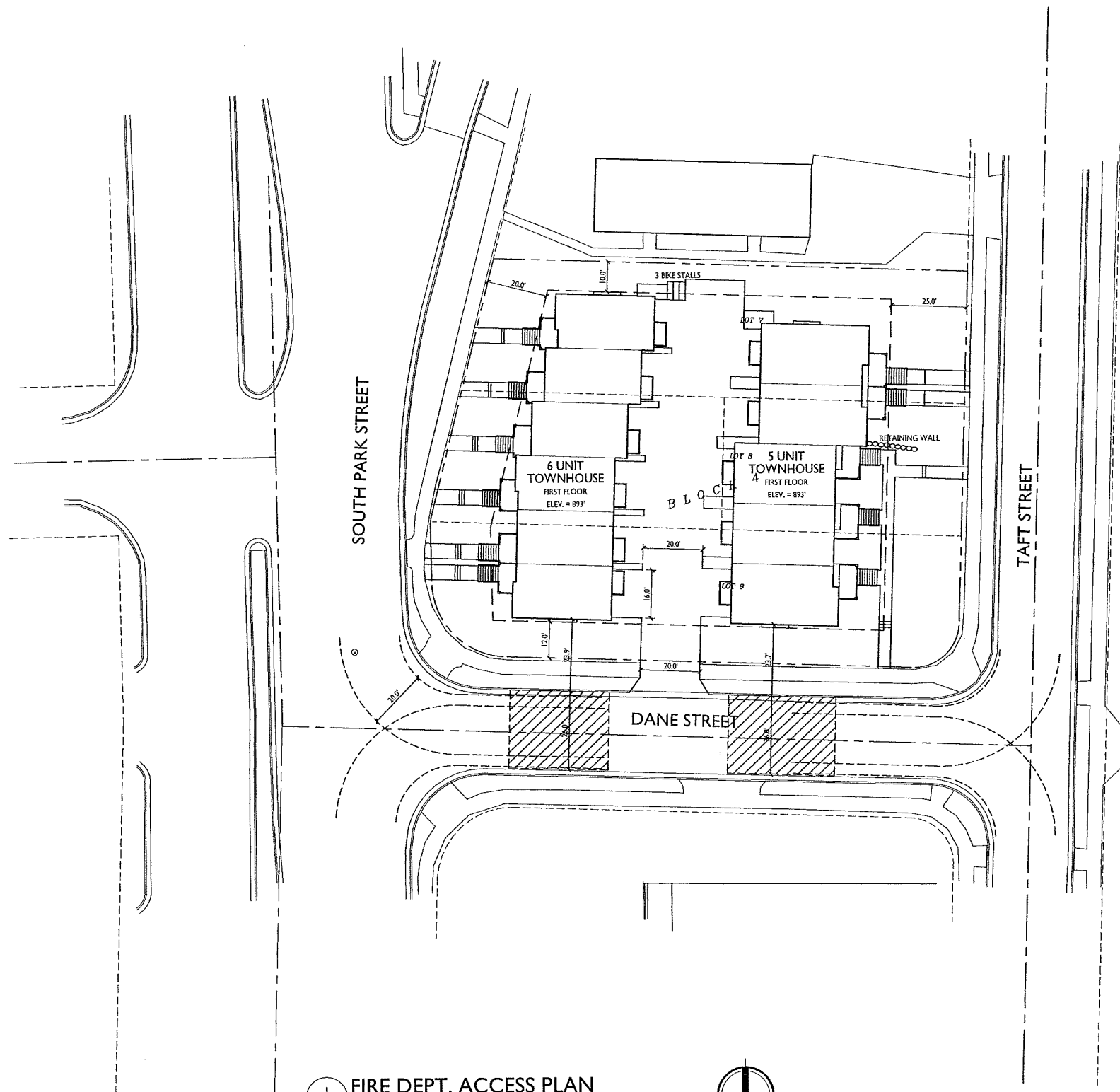
(608) 837-7463
FAX (608) 837-1081



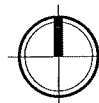
knothe & bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

1. = 24' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.



1 FIRE DEPT. ACCESS PLAN
C-1.2 SCALE: 1"=20'-0"



ISSUED
Issued For Rezoning - November 20, 2013

PROJECT TITLE
DANE TOWNHOUSE APARTMENTS

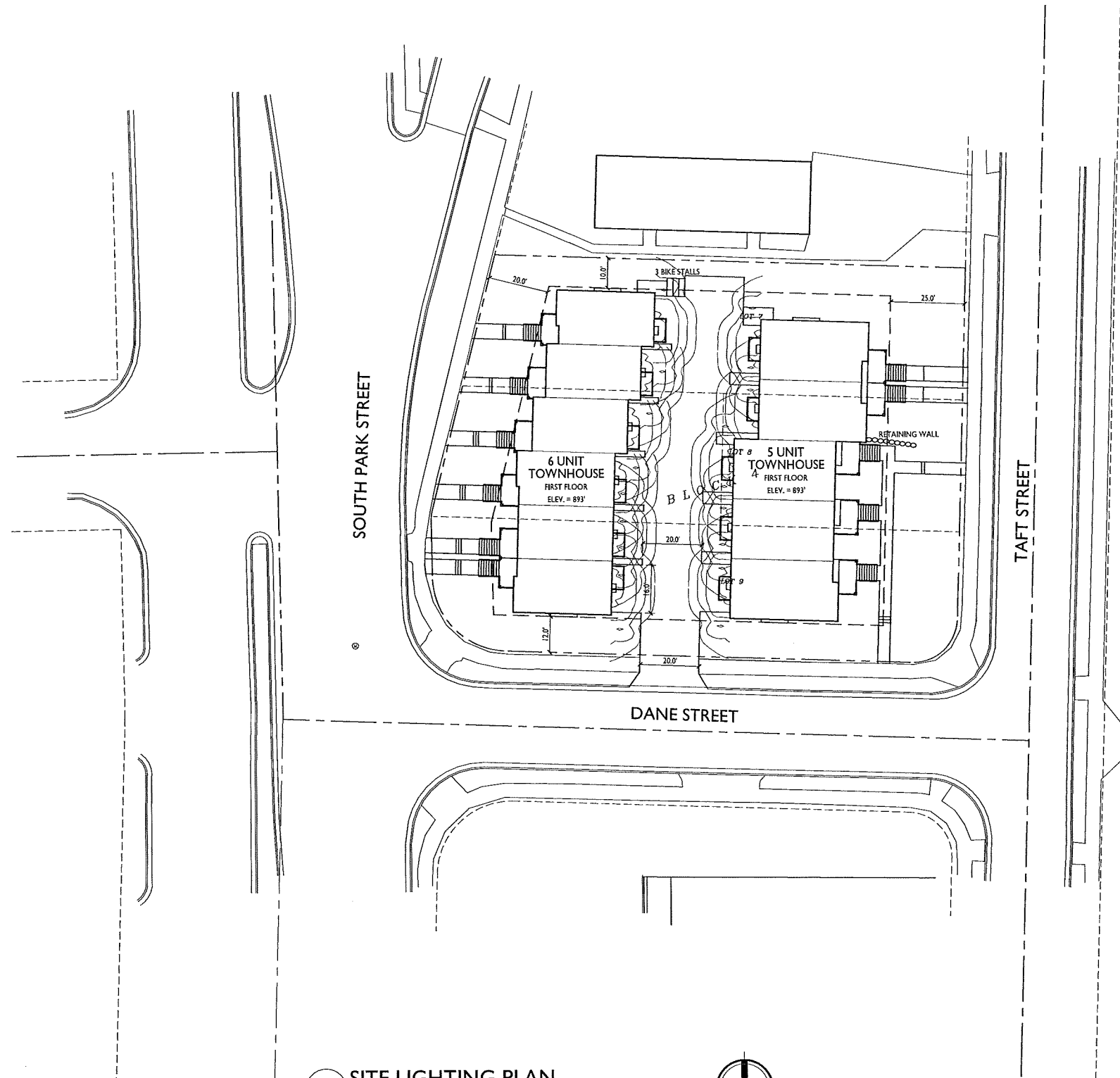
South Park Street
Madison, WI
SHEET TITLE
Fire Dept. Access Plan

SHEET NUMBER

C-1.2

PROJECT NO. **1342**
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LIGHTING SCHEDULE									
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	Mounting
□	A	9	RUID LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	E8507JES	3060	8'-0" ABOVE GRADE ON SIDE OF BUILDING



1 SITE LIGHTING PLAN
C-1.3 SCALE: 1"=20'-0"



ISSUED
Issued For Rezoning - November 20, 2013

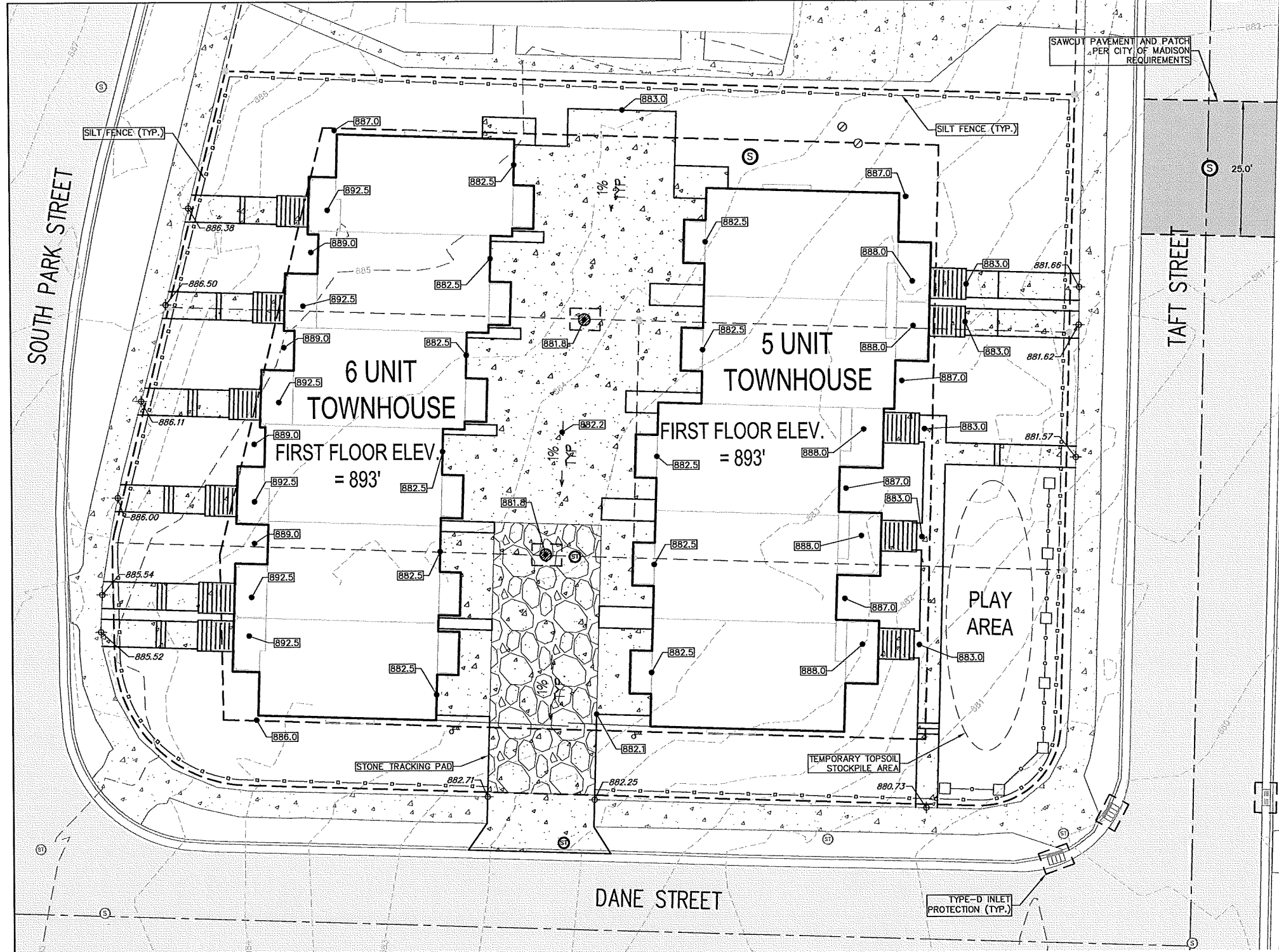
PROJECT TITLE
**DANE
TOWNHOUSE
APARTMENTS**

South Park Street
Madison, WI
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.3

PROJECT NO. **1342**
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CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE

TELEFAX 1-800-242-8511
TOLL FREE

WEBSITE: www.diggers.com
1-800-242-8511
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU DIG.

GRAPHIC SCALE FEET
0 5 10 20

GRADING LEGEND

- 820- EXISTING MAJOR CONTOURS
- 818- EXISTING MINOR CONTOURS
- 820- PROPOSED MAJOR CONTOURS
- (818) PROPOSED MINOR CONTOURS
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- φ 883.61 EXISTING SPOT ELEVATIONS
- 883.61 PROPOSED SPOT ELEVATIONS
- SILT FENCE
- INLET PROTECTION
- TRACKING PAD

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- TW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- TS - TOP OF STAIR
- BS - BOTTOM OF STAIR

EROSION CONTROL MEASURE NOTES:

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 210 OF THE WISCONSIN ADMINISTRATIVE CODE.
- 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.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, AND TYPE D INLET PROTECTION) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 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 OF MADISON. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 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.
- 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 WISCONSIN DNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- 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.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. 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 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. A SWAMP 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.
- WASHED STONE WEEDERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- 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.
- RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
- 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.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOO) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 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.
- 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.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- 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.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
- THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.
- PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT XXXXXXX).

SITE CONSTRUCTION NOTES:

- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-X-X FOR DETAILS.
- CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- 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, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT XXXXXXX).
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD.
- INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
- PERFORM SITE DEMOLITION AND REMOVE PAVEMENT.
- STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
- ROUGH GRADE FOR BUILDING PADS AND WALKS.
- CONSTRUCT UNDERGROUND UTILITIES.
- INSTALL INLET PROTECTION ON NEW INLETS.
- CONSTRUCT WALKS, DRIVE, AND CURB & GUTTER.
- FINAL GRADE SITE. RESPADE TOPSOIL, SEED, FERTILIZER AND MULCH.
- REMOVE SILT FENCE AND INLET PROTECTION AFTER DISTURBED AREAS ARE FULLY ESTABLISHED.

SEEDING RATES:

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

vierbicher
engineers | advisors
planners | architects

REGISTRATION: MADISON - PABELE DU CHEN
1999 Boulder Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 654-8232 Fax: (608) 654-0320

GRADING AND EROSION CONTROL PLAN

PARK STREET APARTMENTS
PARK STREET
MADISON, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

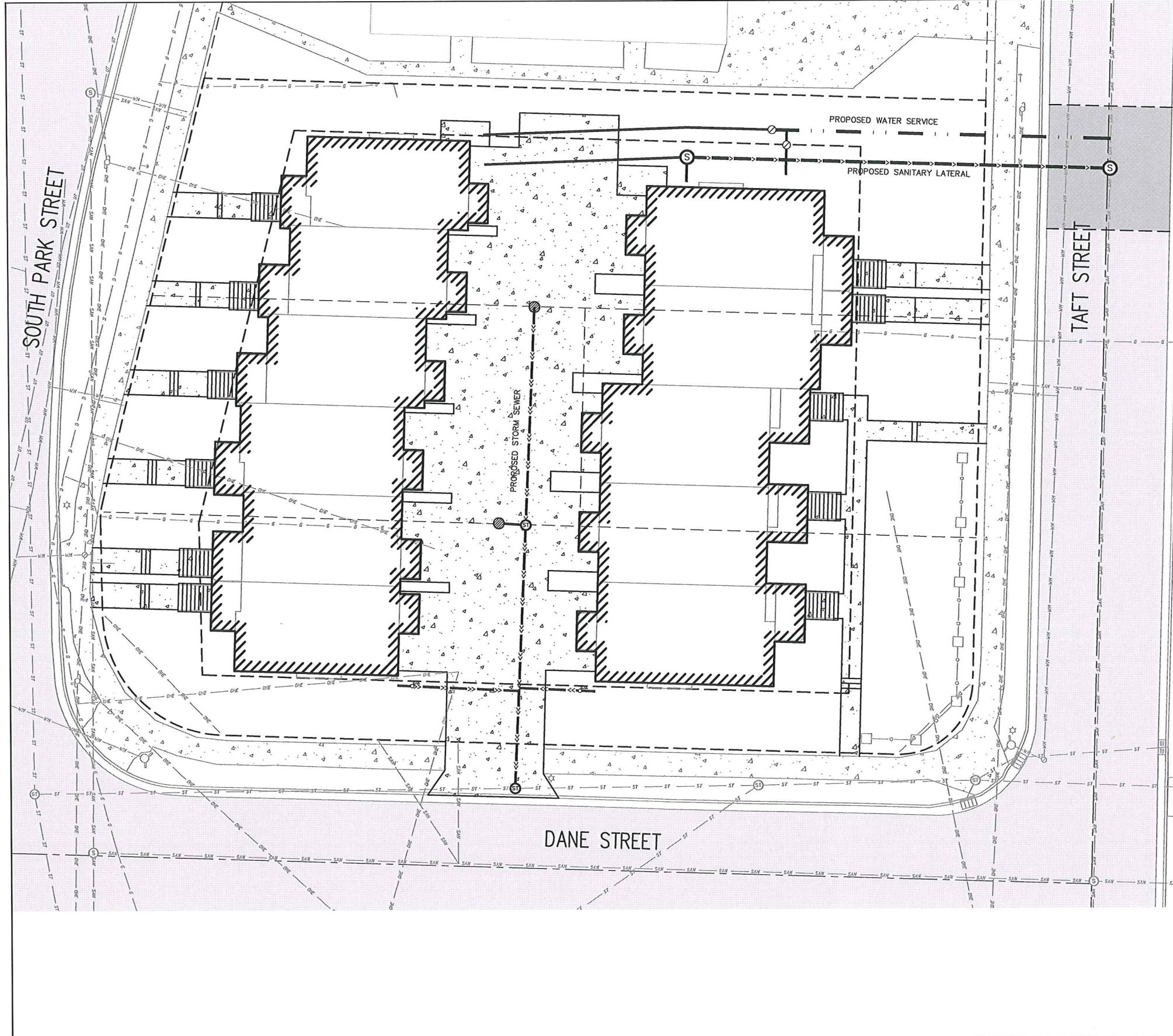
SCALE AS SHOWN

DATE: 11/19/13
DRAFTER: JFE
CHECKED:

PROJECT NO. 130305

C

2.0



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 TELEPHONE: 1-800-338-3880
 TDD (FOR HEARING IMPAIRED): 1-800-542-2288
 WE SERVICE 162,078 (1/97)
 REQUIRES MINIMUM OF 3 WORKING DAYS
 NOTICE BEFORE YOU EXCAVATE.



GRAPHIC SCALE FEET
 0 5 10 20

- TOPOGRAPHIC LINework LEGEND**
- UT — UT — EXISTING UNDERGROUND TELEPHONE
 - G — G — EXISTING GAS LINE
 - OE — OE — EXISTING UNDERGROUND ELECTRIC LINE
 - OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
 - SAW — SAW — EXISTING SANITARY SEWER LINE
 - ST — ST — EXISTING STORM SEWER LINE
 - WM — WM — EXISTING WATER MAIN

- EXISTING CONCRETE
- EXISTING ASPHALT

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING DOWN GUY
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE

- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER LATERAL PIPE
 - WATER SERVICE LATERAL PIPE
 - PROPERTY BOUNDARY
 - PROPERTY BUILDING OUTLINE
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT

ABBREVIATIONS

- STMH — STORM MANHOLE
- FI — FIELD INLET
- CI — CURB INLET
- CB — CATCH BASIN
- EW — ENDWALL
- SMH — SANITARY MANHOLE

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)(c).
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(1)(b) AND COMM 82.40(8)(b).
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. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
13. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
14. THE DEVELOPER SHALL INSTALL THE "M" ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5" BALL MARKERS—WATERWATER (MODEL #1404-20) 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.
15. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
16. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT XXXXXXXX).
17. ALL DAMAGE TO THE PAVEMENT ON S. PARK STREET, DANE STREET AND TAFT STREET ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
18. 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.

vierbicher
 engineers | architects
 planners | interior designers
 999 Park Street, Suite 201
 Madison, Wisconsin 53717
 Phone: (608) 824-0532 Fax: (608) 824-0530

UTILITY PLAN

REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	11/18/13
DRAFTER	JFEL
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PROJECT NO.	130305
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	3.0

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
ABM	4	2 1/2"	Autumn Blaze Maple	BB
RM	2	2 1/2"	Red Maple	BB
CBS	2	5'	Colorado Blue Spruce	BB
TSC	2	1 1/2"	Sergeant Tina Crab	BB
ABS	8	4'	Autumn Brilliance Serviceberry	BB
DCV	8	15"	Black Chokeberry	Pot
DCV	6	24"	Dwarf Cranberrybush Viburnum	Pot
MCS	29	15"	Magic Carpet Spirea	Pot
WS	7	18"	White Snowberry	Pot
P/G	48	1 Gal	Perennials/Ornamental Grasses	Con

Autumn Joy Sedum
Black Eyed Susan
Dwarf Fountain Grass
Stella de Oro Daylily

NOTES:

- 1) Lawn areas around building to receive topsoil, seed (Madison Parks mix), starter fertilizer, and straw mulch.
- 2) Foundation planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 3) Planting beds in the paved parking/entrance area #2 washed stone mulch spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
- 5) Designated planting beds to be separated from lawn areas with crisp, 5" shovel cut edge.
- 6) Contractor shall provide short term landscape maintenance (watering, mowing, weeding, pruning) for 60 days after substantial completion of the project.
- 7) Owner will be responsible for landscape maintenance after short term maintenance period.
- 8) Owner will be responsible for selecting and locating perennials.

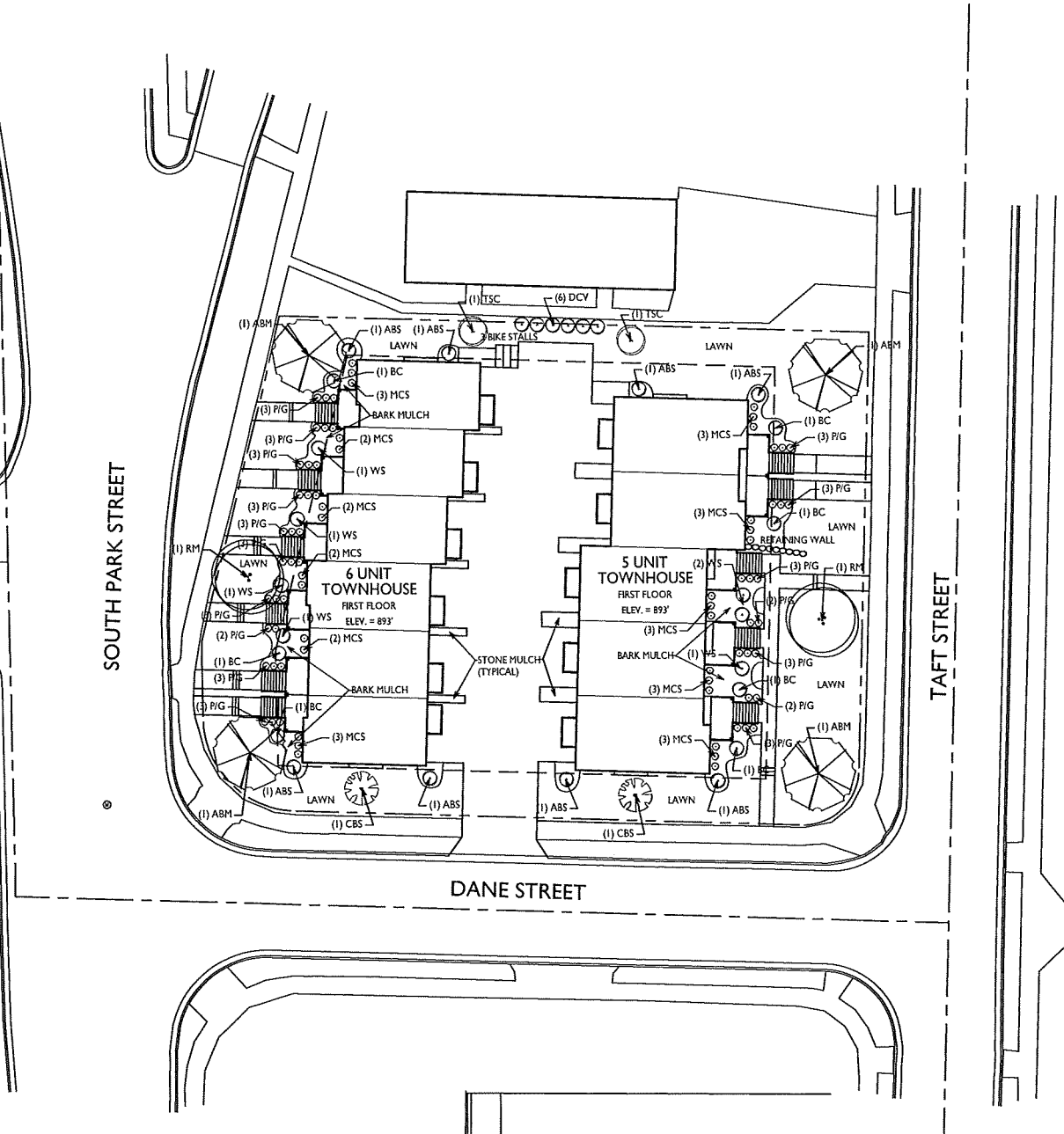
LANDSCAPE WORKSHEET

Landscape Points Required

Developed Area = 13,822 SF
 Landscape Points Required: 13,822/300 = 46 units
 46 units x 5 points/unit = **230 points**
Total Landscape Points Required = 230 points

Landscape Points Supplied

Proposed over story trees - 6 @ 35 = 210 points
 Proposed ornamental trees - 2 @ 15 = 30 points
 Proposed evergreen trees - 2 @ 15 = 30 points
 Proposed deciduous shrubs - 58 @ 2 = 116 points
 Proposed perennials/grasses - 48 @ 2 = 96 points
Total Landscape Points Supplied = 482 points



LANDSCAPE PLAN
 L-1.0 SCALE: 1"=20'-0"



knothe | bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

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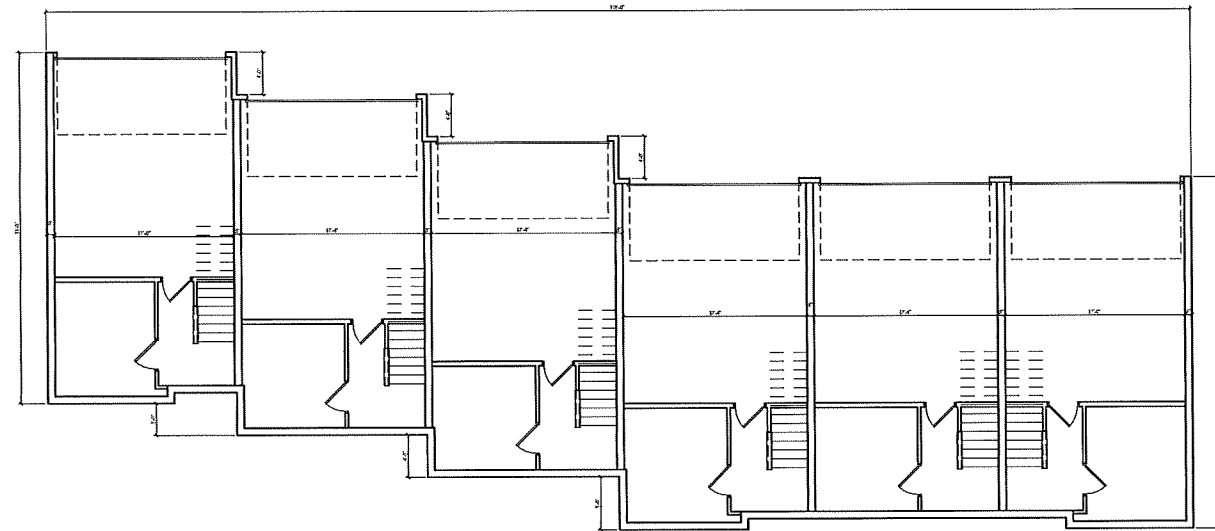
PROJECT TITLE
**DANE
TOWNHOUSE
APARTMENTS**

South Park Street
Madison, WI
SHEET TITLE
**Basement Plan
6 Unit**

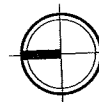
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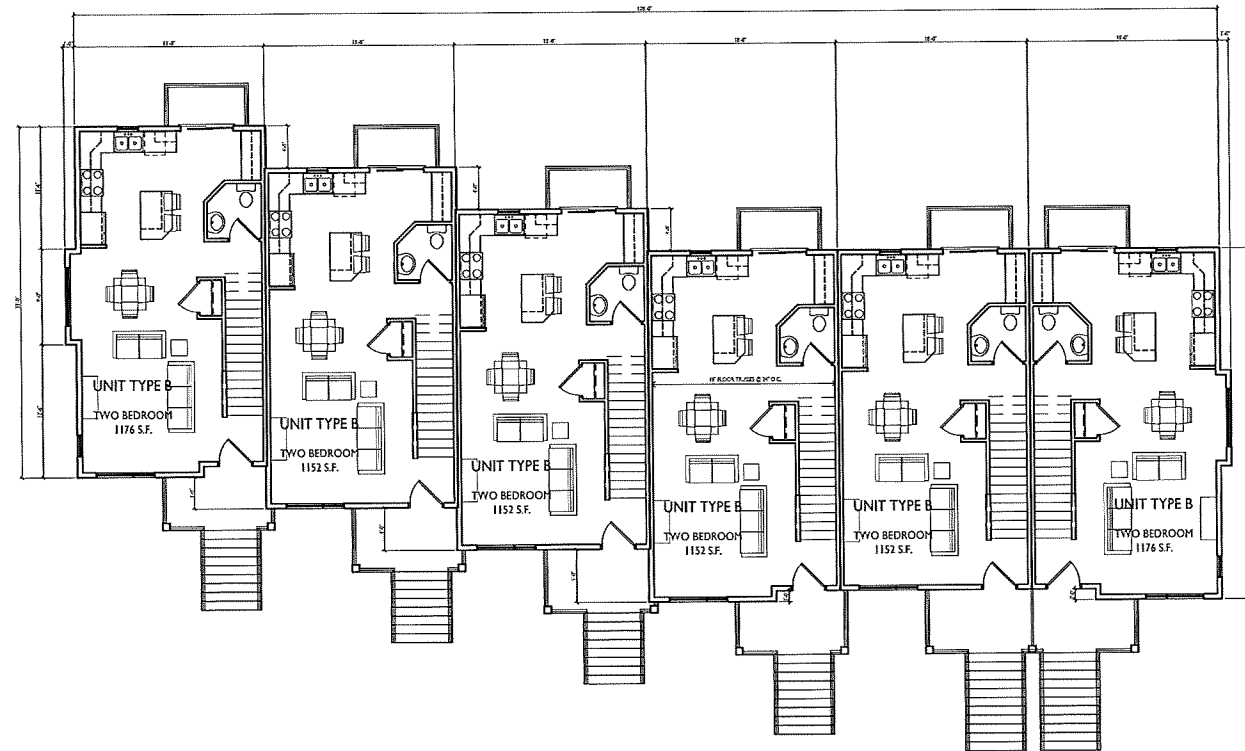
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1 BASEMENT PLAN - 6 UNIT
A-1.1 SCALE: 1/8"=1'-0"



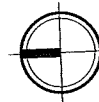


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PROJECT TITLE
**DANE
 TOWNHOUSE
 APARTMENTS**

South Park Street
 Madison, WI
 SHEET TITLE
**First Floor Plan
 6 Unit**

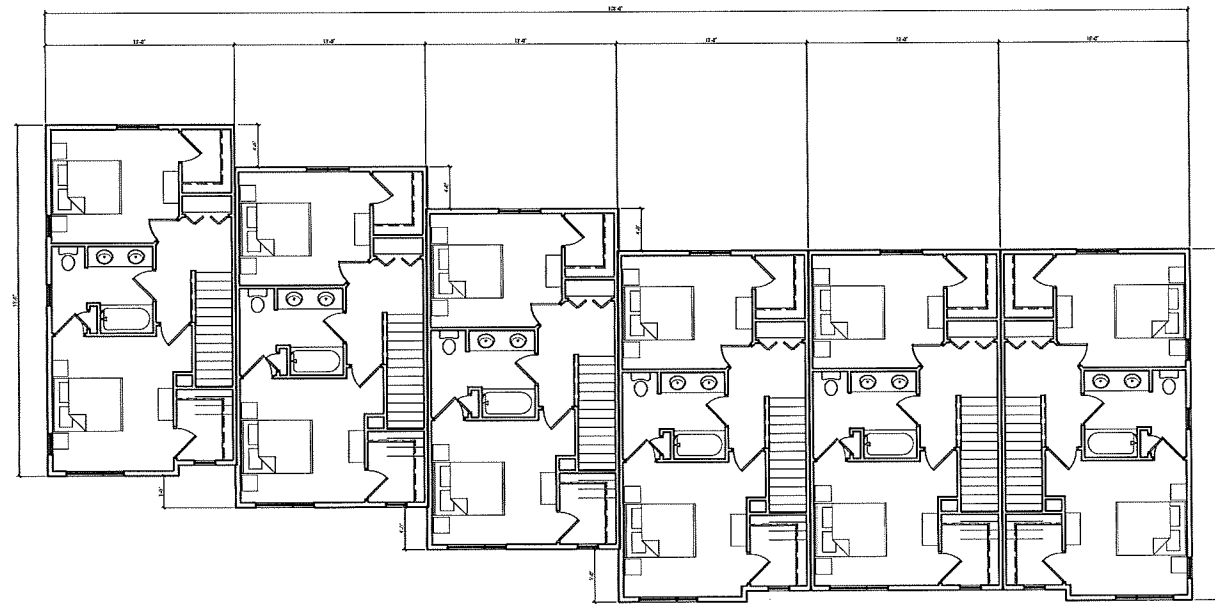
1 FIRST FLOOR PLAN - 6 UNIT
 A-1.2 SCALE: 1/8"=1'-0"



SHEET NUMBER

A-1.2

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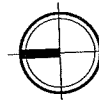


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PROJECT TITLE
DANE
TOWNHOUSE
APARTMENTS

South Park Street
 Madison, WI
 SHEET TITLE
Second Floor Plan
6 Unit

1 SECOND FLOOR PLAN - 6 UNIT
 A-1.3 SCALE: 1/8"=1'-0"

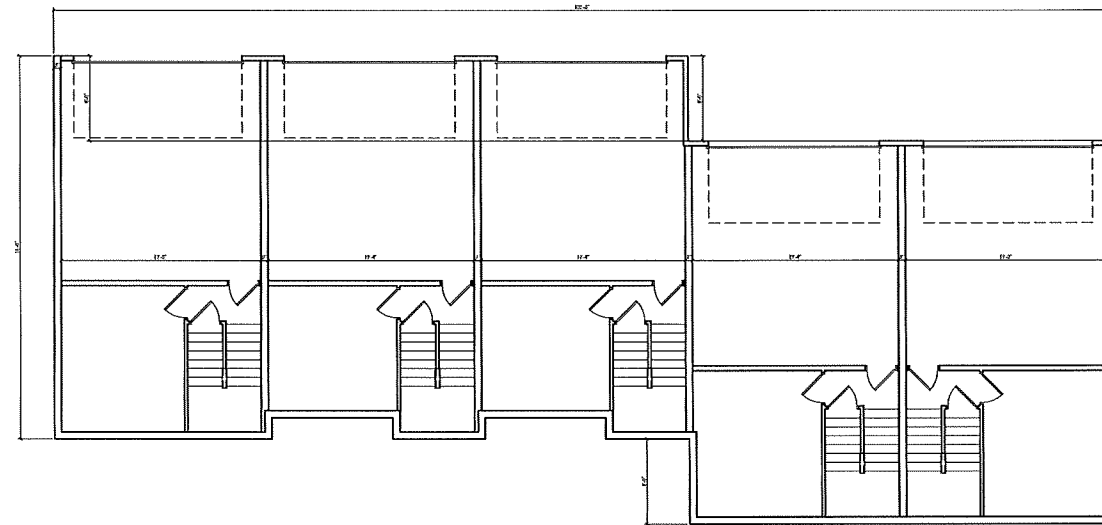


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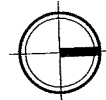
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PROJECT TITLE
DANE
TOWNHOUSE
APARTMENTS

South Park Street
 Madison, WI
 SHEET TITLE
Basement Plan
5 Unit

1 **BASEMENT PLAN - 5 UNIT**
 A-1.4 SCALE: 1/8"=1'-0"

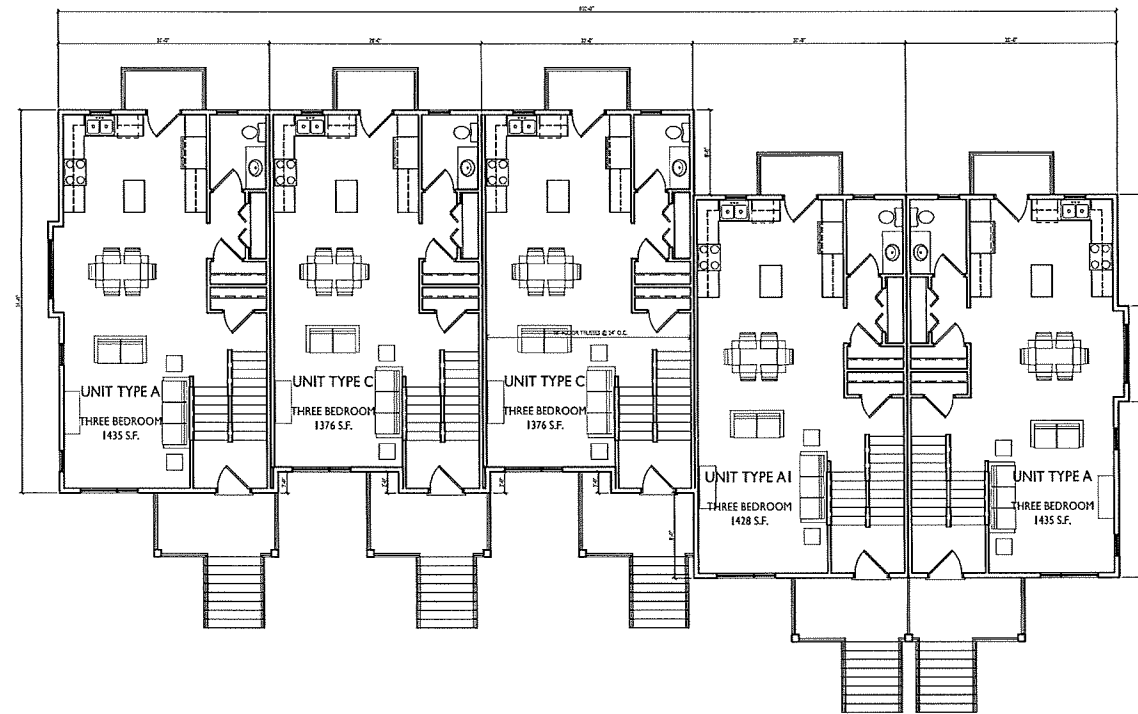


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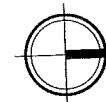
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PROJECT TITLE
DANE
TOWNHOUSE
APARTMENTS

South Park Street
 Madison, WI
 SHEET TITLE
First Floor Plan
5 Unit

1 FIRST FLOOR PLAN - 5 UNIT
 A-1.5 SCALE: 1/8"=1'-0"



SHEET NUMBER

A-1.5

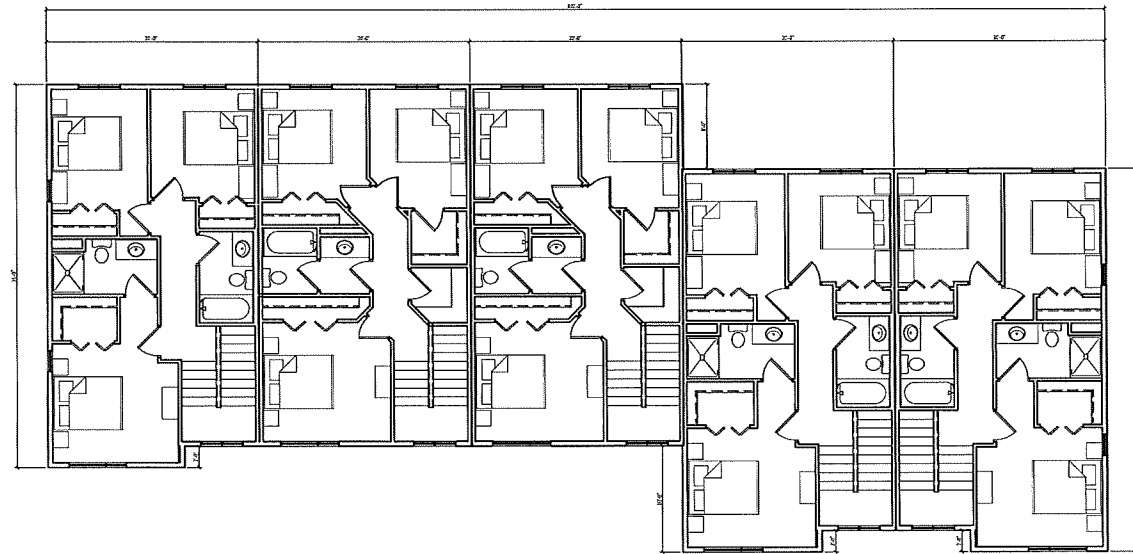
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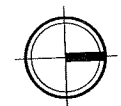
PROJECT TITLE
**DANE
 TOWNHOUSE
 APARTMENTS**

South Park Street
 Madison, WI
 SHEET TITLE
**Second Floor Plan
 5 Unit**

SHEET NUMBER
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 PROJECT NO. **1342**
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1 SECOND FLOOR PLAN - 5 UNIT
 A-1.6 SCALE: 1/8"=1'-0"





1 WEST (FRONT) ELEVATION - 6 UNIT
 A-2.1 SCALE: 1/8"=1'-0"



2 EAST (REAR) ELEVATION - 6 UNIT
 A-2.1 SCALE: 1/8"=1'-0"

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PROJECT TITLE
**DANE
 TOWNHOUSE
 APARTMENTS**

South Park Street
 Madison, WI
 SHEET TITLE
Elevations - 6 Unit

SHEET NUMBER

A-2.1

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1 EAST (FRONT) ELEVATION - 5 UNIT
 A-2.2 SCALE: 1/8"=1'-0"



2 WEST (REAR) ELEVATION - 5 UNIT
 A-2.2 SCALE: 1/8"=1'-0"

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PROJECT TITLE
DANE TOWNHOUSE APARTMENTS

South Park Street
 Madison, WI
 SHEET TITLE
Elevations - 5 Unit

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A-2.2
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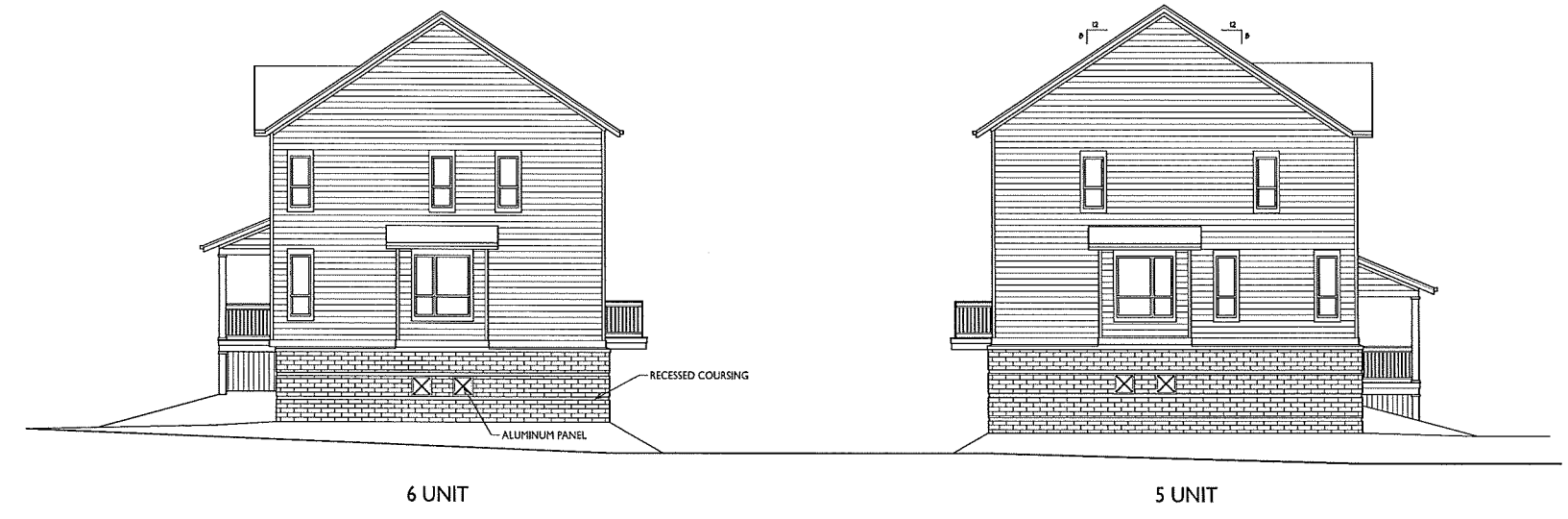
PROJECT TITLE
DANE
TOWNHOUSE
APARTMENTS

South Park Street
 Madison, WI
 SHEET TITLE
Elevations
5 & 6 Unit

SHEET NUMBER

A-2.3

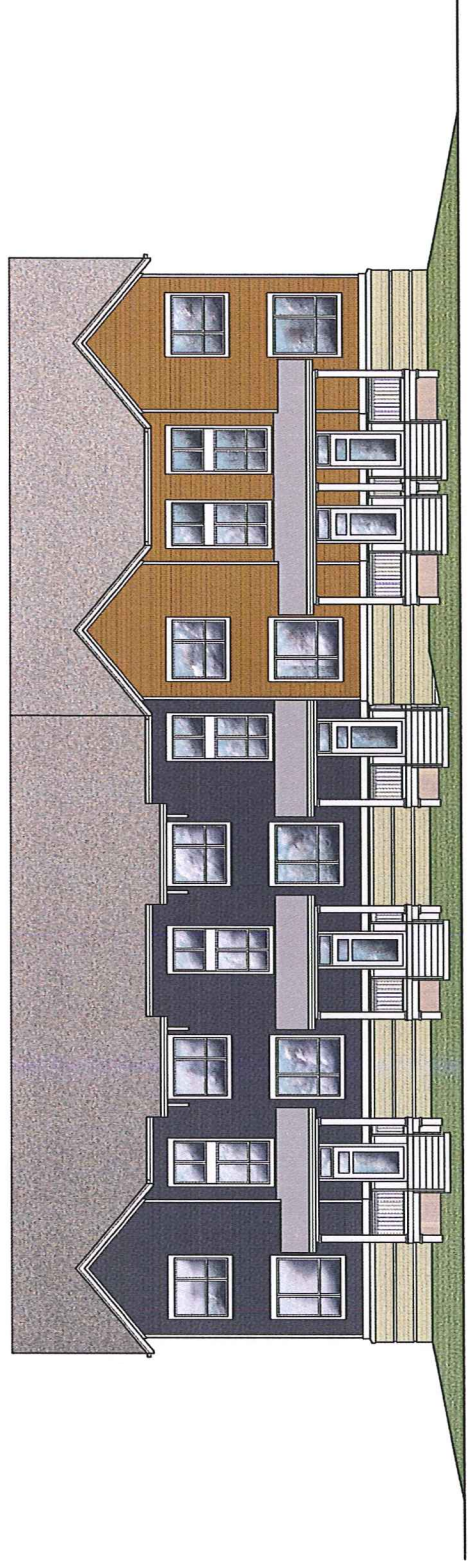
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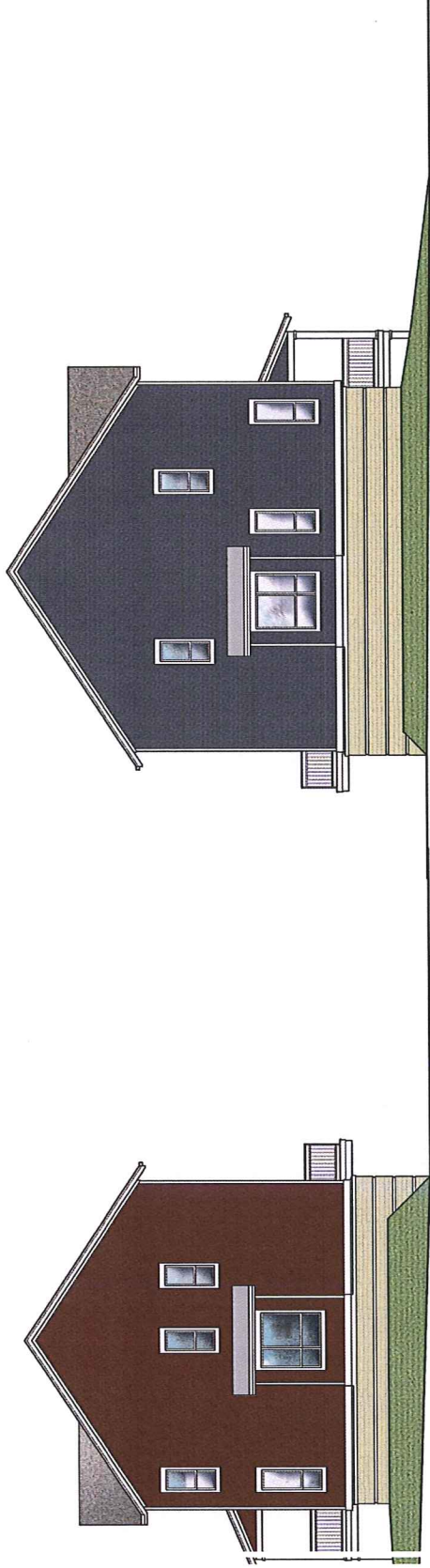
1 SOUTH (SIDE) ELEVATION
 A-2.3 SCALE: 1/8"=1'-0"



Park Street Elevation



Taft Street Elevation



Dane Street Elevation

STREET ELEVATION

Madison Development Corp

Park Street

September 26, 2013



5 Unit Rear Elevation



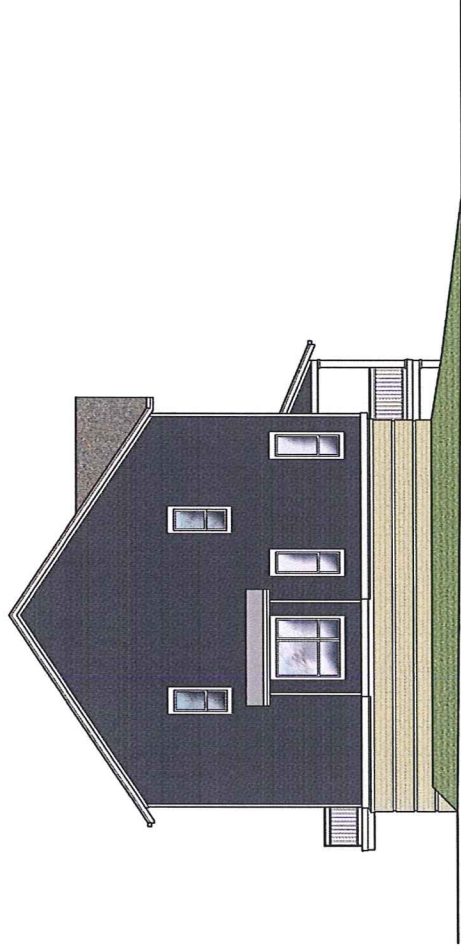
6 Unit Rear Elevation

STREET ELEVATION

Madison Development Corp

Park Street

September 26, 2013

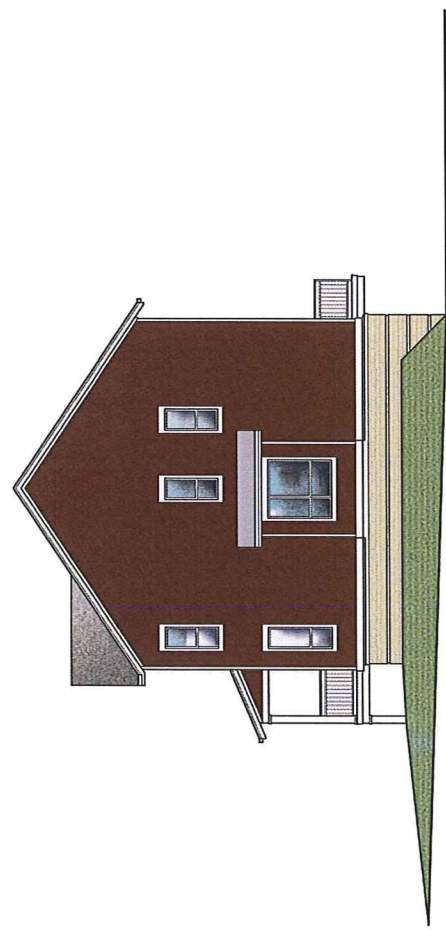


ELEVATIONS -5 UNIT

Madison Development Corp

Park Street

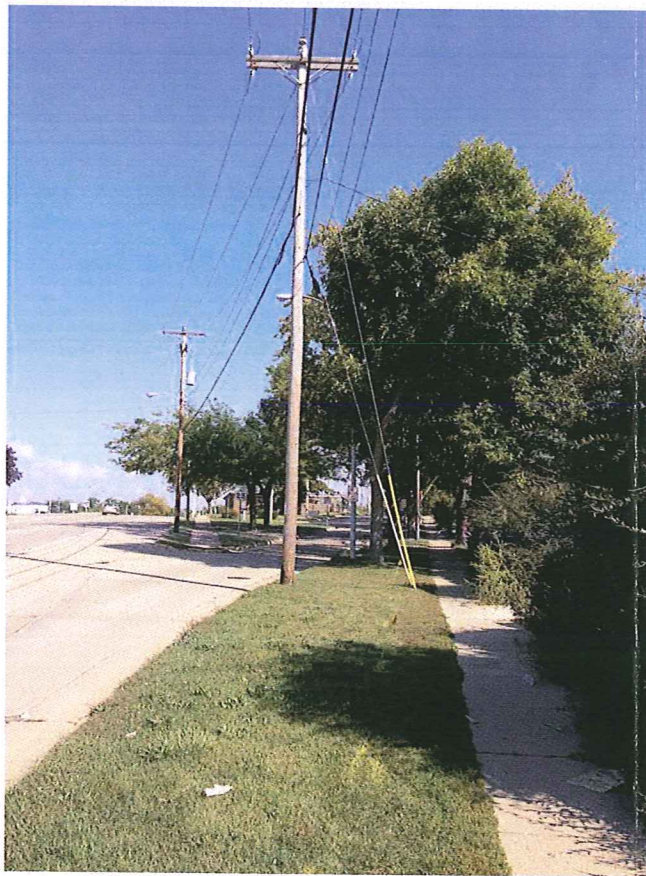
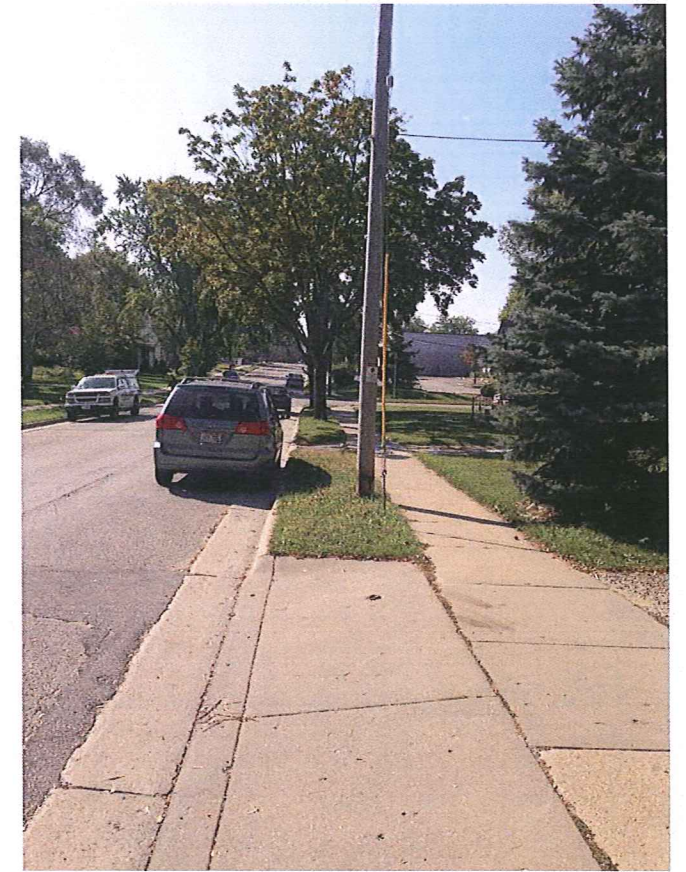
September 26, 2013



ELEVATIONS - 6 UNIT

Madison Development Corp
Park Street

September 26, 2013



EXISTING CONDITIONS
DANE TOWNHOUSE APARTMENTS
2029, 2033, 2037 PARK ST & 2032 TAFT ST