



**Time:** 2/6/2018 11:03:06 AM

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**City of Madison, WI - GIS/Mapping data**

**Printed By:** entnt

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Issued for Land Use &amp; UDC - Dec. 11, 2017

PROJECT TITLE  
Mixed-Use  
Development

5533 University Ave.  
Madison, WI

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SHEET TITLE  
**Site Plan**

SHEET NUMBER

PROJECT NO. 1735

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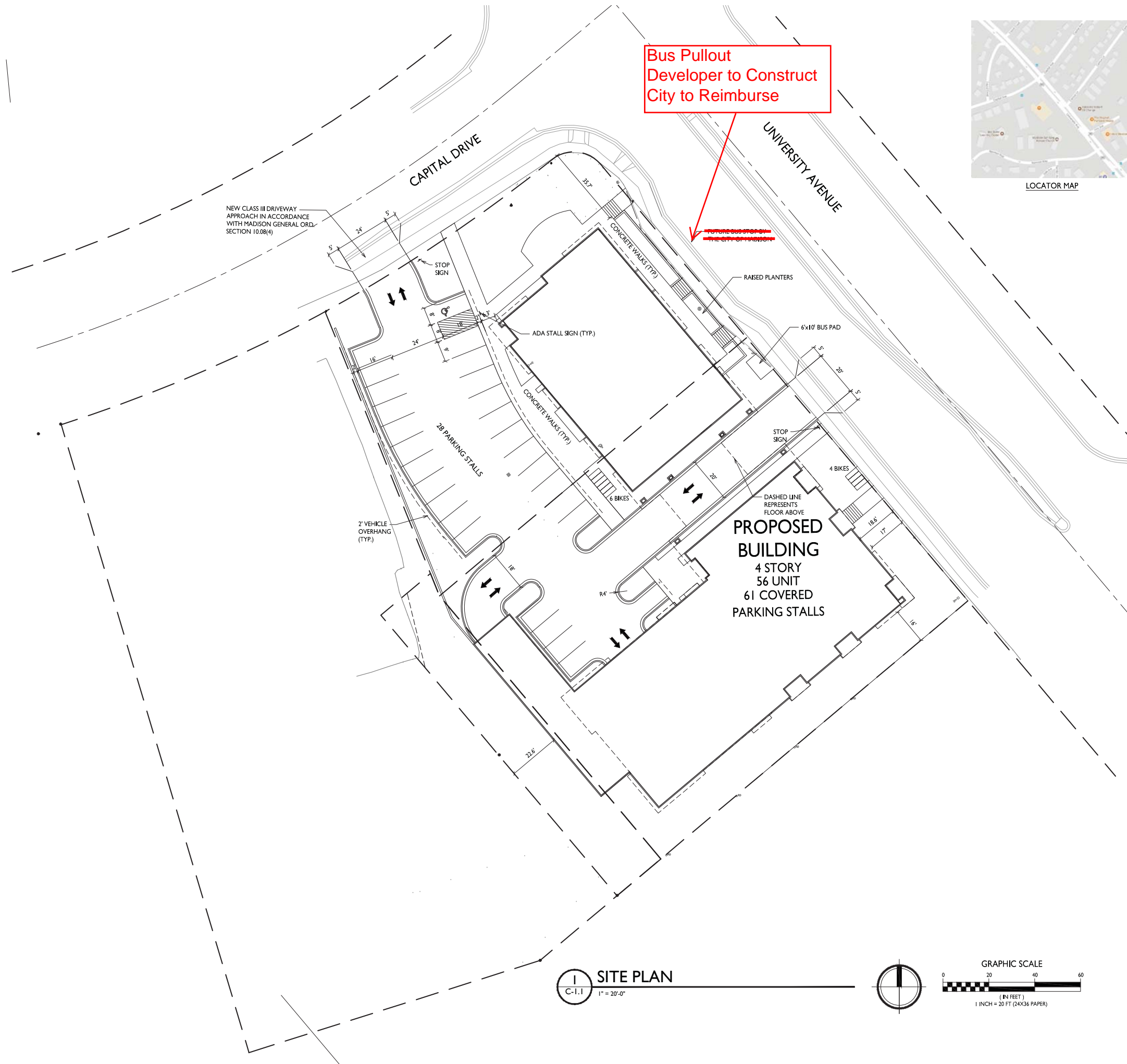


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<u>SITE DEVELOPMENT DATA:</u>	
<u>DENSITIES:</u>	
LOT AREA	48,317 SF / 1.1 ACRES
DWELLING UNITS	56 DU
LOT AREA / D.U.	867 SF / UNIT
DENSITY	51 UNITS/ACRE
GROSS COMMERCIAL AREA	APPROX. 5,812 SF (50% OF FIRST FLR)
<u>BUILDING HEIGHT</u>	
	4 STORIES
<u>LOT COVERAGE</u>	
USABLE OPEN SPACE	34,249 S.F. = 70.5% 11,140 S.F. (199 SF / D.U.)
<u>DWELLING UNIT MIX:</u>	
EFFICIENCY	15
ONE BEDROOM	25
ONE BEDROOM + DEN	3
TWO BEDROOM	13
TOTAL DWELLING UNITS	56
<u>VEHICLE PARKING:</u>	
SURFACE	28 STALLS
<u>UNDERGROUND/ COVERED</u>	61 STALLS
TOTAL	89 STALLS
<u>BICYCLE PARKING:</u>	
SURFACE COMMERCIAL	4 STALLS
SURFACE RESIDENT	6 STALLS (10% OF UNITS)
UNDERGROUND GARAGE - WALL	16 STALLS (COVERED)
UNDERGROUND GARAGE STD. 2'X6'	38 STALLS (COVERED)
TOTAL	64 STALLS

**GENERAL NOTES:**

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH AFFECTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OF ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY. SEE CS#M AND CIVL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
6. 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 (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



Bus Pullout  
Developer to Construct  
City to Reimburse

**PROPOSED  
BUILDING  
4 STORY  
56 UNIT  
61 COVERED  
PARKING STALLS**

**SITE PLAN**

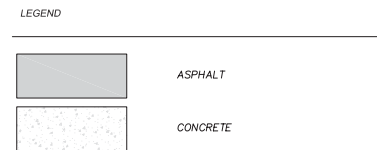
1" = 20'-0"



## GRAPHIC SCALE



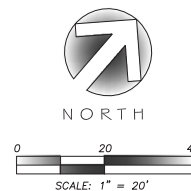
( IN FEET )  
INCH = 20 FT (24X36 PAPER)



 TO OBTAIN LOCATION OF  
PARTICIPANTS' UNDERGROUND  
FACILITIES BEFORE YOU  
DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

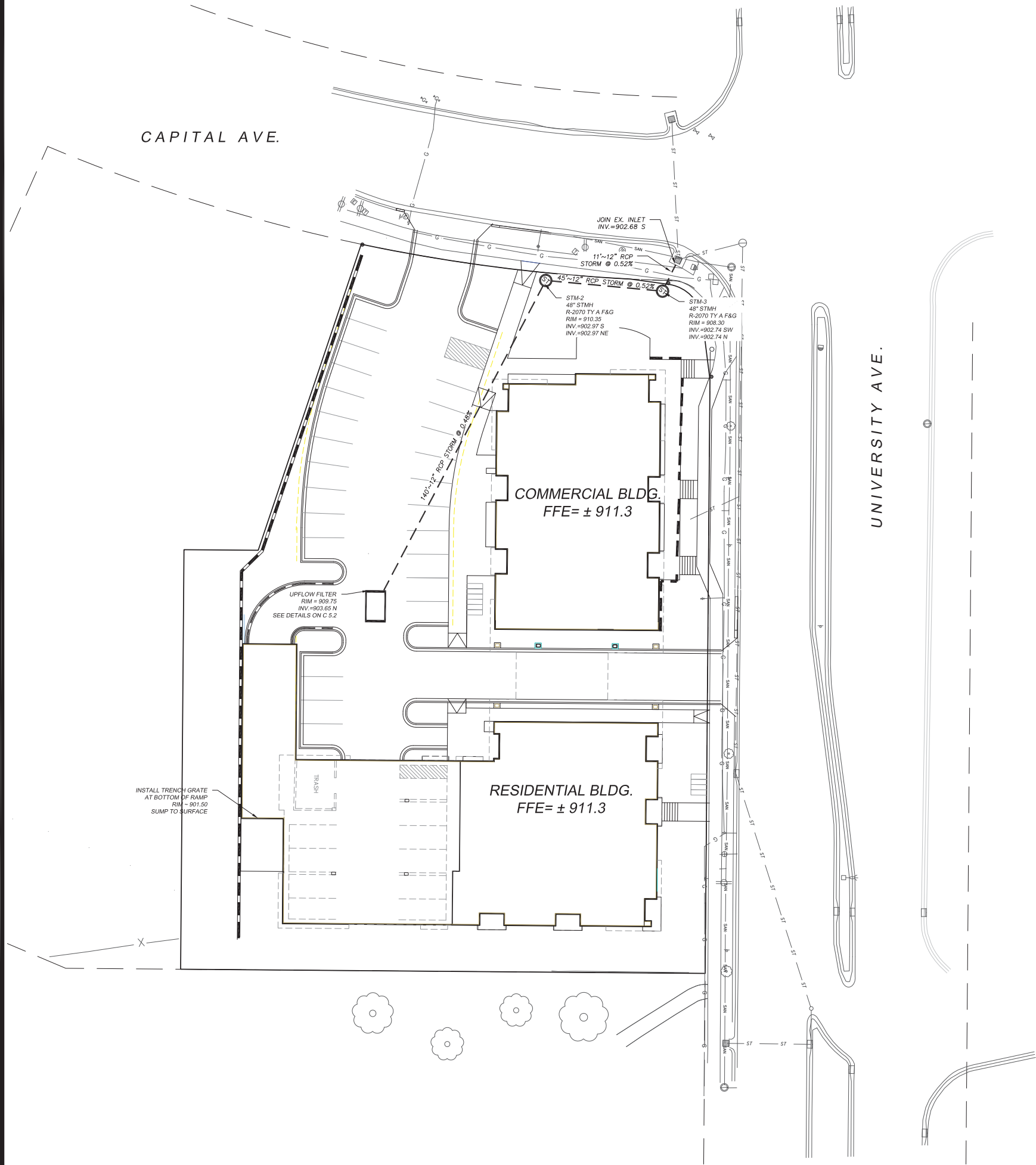


5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | [www.snyder-associates.com](http://www.snyder-associates.com)



MARK	REVISION	DATE	BY
	Checked By: BCA/LAO	Scale: NOTED	
	Engineer: MLC	Date: 12-6-2017	
	Technician: MW	Field Bc:	

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### LEGEND

— SAN —	— SAN —	— SAN —	EXISTING SANITARY SEWER
— SAN —	— SAN —	— SAN —	SANITARY SEWER
— ST —	— ST —	— ST —	EXISTING STORM SEWER
— ST —	— ST —	— ST —	STORM SEWER
— W —	— W —	— W —	EXISTING WATER
— W —	— W —	— W —	WATER

### UTILITY PLAN



0 20 40  
SCALE: 1" = 20'

5533 UNIVERSITY AVENUE

UTILITY PLAN

CITY OF MADISON, WI

**SNYDER & ASSOCIATES, INC.**



Project No: 117.0784.30

C 4.0

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