



City of Madison

Proposed Demolition & Rezoning

Location
3210 Maple Grove Drive

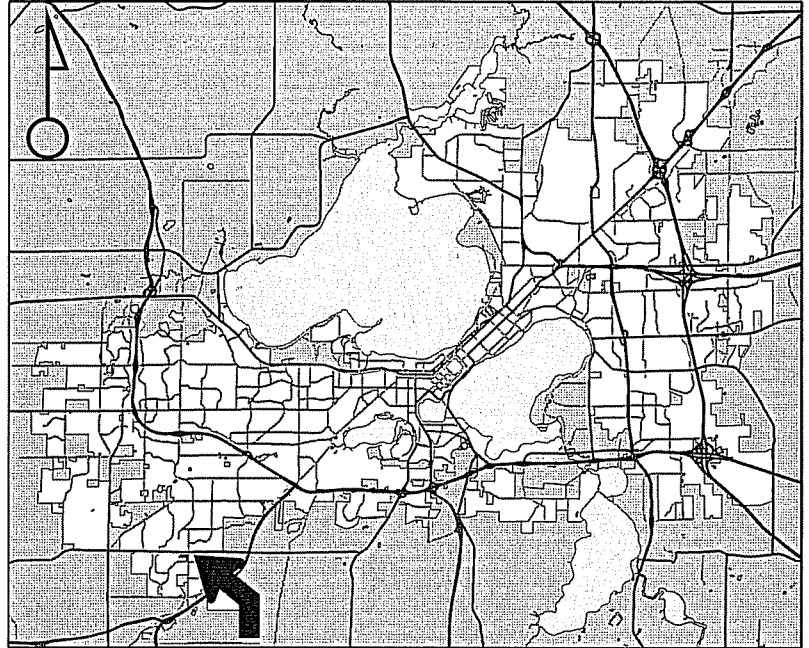
Applicant
Tim McKenzie - Stone Creek II/
J. Randy Bruce - Knothe & Bruce Architects

From: PUD-GDP To: PUD-SIP

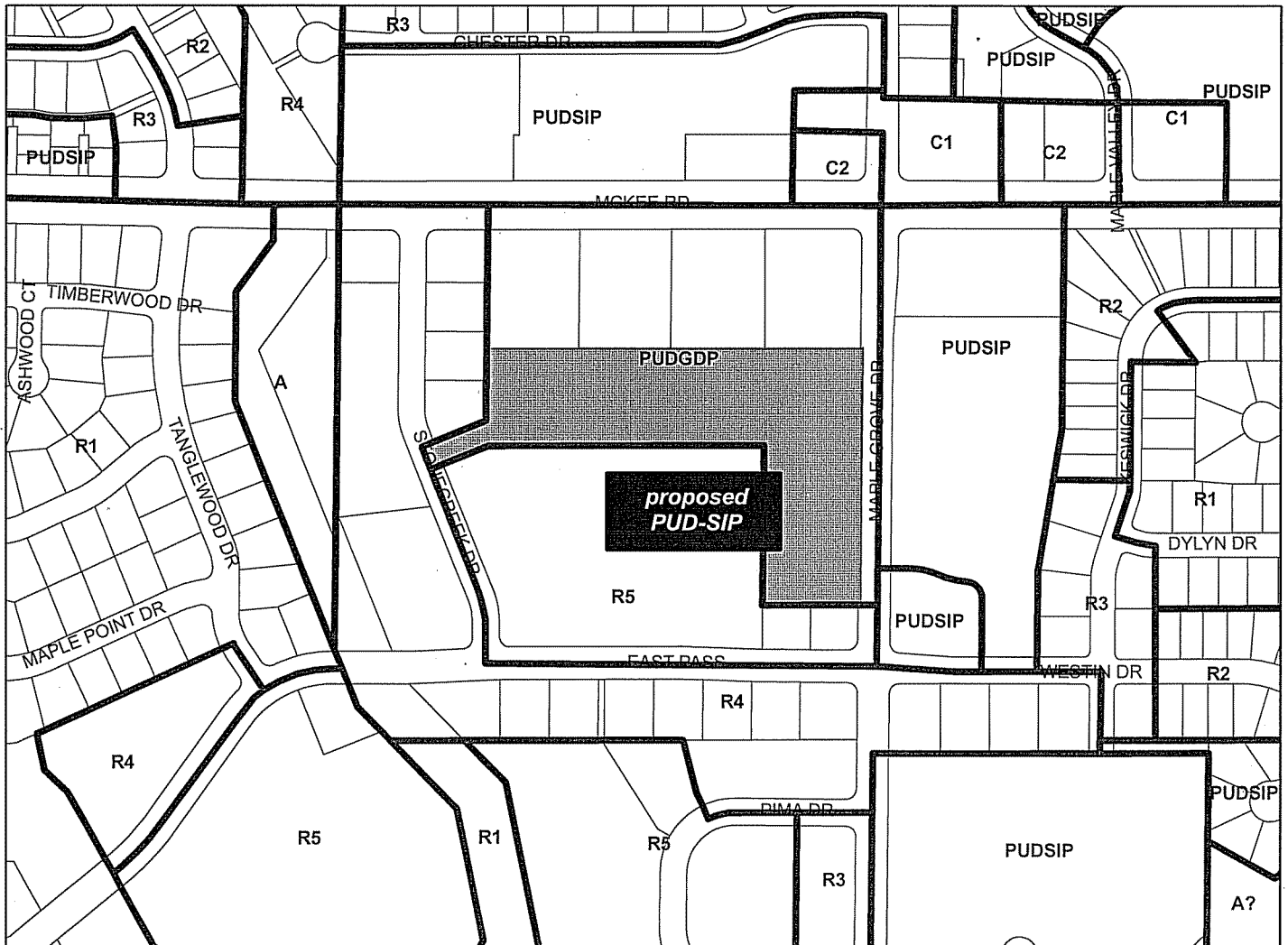
Existing Use
Church & School Building

Proposed Use
Demolish church/school to allow
construction of 106 apartments
in 4 buildings

Public Hearing Date
Plan Commission
09 January 2012
Common Council
17 January 2012

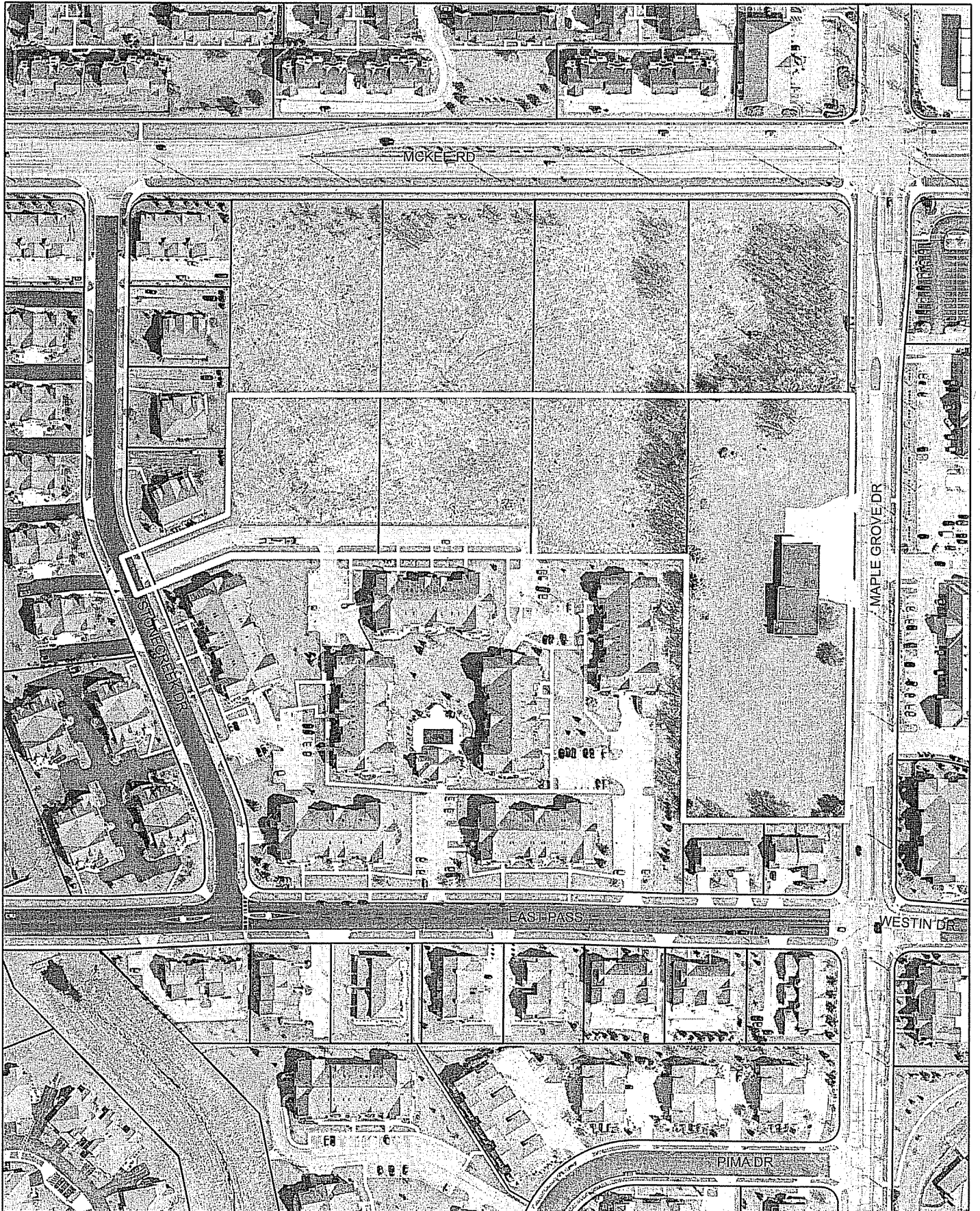


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 December 2011



Date of Aerial Photography : Spring 2010



**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
- All Land Use Applications should be filed directly with the Zoning Administrator.

(TP)

FOR OFFICE USE ONLY:

Amt. Paid 1800- Receipt No. 125504
 Date Received 10/5/11
 Received By MNP
 Parcel No. 0608-122-0913-3
 Aldermanic District 7-KING
 GO ENGLZ; REMEDIATION SITE
 Zoning District PUDGDP

For Complete Submittal

Application	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	Zoning Text	<input checked="" type="checkbox"/>
Alder Notification	Waiver	<input checked="" type="checkbox"/>
Nbrhd. Assn Not.	Waiver	<input checked="" type="checkbox"/>
Date Sign Issued		<u>10/5/11</u>

1. Project Address: 3210 Maple Grove Drive Project Area in Acres: 3.47

Project Title (if any): Stone Creek II

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>PUD/GDP</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tim McKenzie Company: Stone Creek II
 Street Address: 1902 Hawks Ridge Dr. #322 City/State: Verona, WI Zip: 53593
 Telephone: (608) 848-0111 Fax: (608) 848-6013 Email: _____

Project Contact Person: J. Randy Bruce Company: Knotne + Bruce Architects, LLC
 Street Address: 7601 University Ave. Ste 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knotnebruce.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: (2) 26 unit buildings + (2) 27 unit buildings 3 stories w/ underground parking.

Development Schedule: Commencement _____ Completion _____

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 1/2 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:** \$ 1800 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. 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 _____ Plan, which recommends: _____ 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:

Steve King, District # 7

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: Tim Parks Date: _____ Zoning Staff: _____ Date: _____
- 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 Timothy McKenzie ALCO WES Date 10/4/11
 Signature [Signature] Relation to Property Owner OWNER

x Authorizing Signature of Property Owner [Signature] Date _____
 Effective May 1, 2009

October 5, 2011

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

Re: Letter of Intent
SIP Submittal
3210 Maple Grove Drive

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: Stone Creek II
1902 Hawks Ridge Drive Ste 322
Verona, WI 53593
608-848-0111
608-848-6013 fax
Contact: Tim McKenzie

Landscape Design: Paul Skidmore
13 Red Maple Trail
Madison, WI 53717
(608) 826-0032
Contact: Paul Skidmore
paulskidmore@tds.net

Engineer: D'Onofrio & Kottke
7530 Westward Way
Madison, WI 53717
(608) 833-7530
(608) 833-1089 fax
Contact: Bruce Hollar
bhollar@donofrio.cc

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Introduction:

This proposed development is located on the corner of Mader Drive and Maple Grove Drive on Lot 250 and 251 of the East Pass addition to Country Grove. The site is part of an approved General Development Plan that was approved in early 2010. This application is for a PUD-GDP-SIP which is consistent with the approved PUD-GDP. The developer for this proposal previously developed the Stone Creek Apartments to the south and west.

A portion of the site is occupied by a former school which will be deconstructed. It is assumed that the demolition of this building was addressed when the site obtained the PUD-GDP zoning. Photos of the building are included for reference and further documentation can be provided if needed.

Site Planning & Building Architecture:

The site plan was designed with the PUD-GDP to provide an integrated medium-density housing environment. The site design provides for a variety of vehicular and pedestrian connections to the surrounding public and private streets. This PUD-SIP plan provides an additional connection not envisioned in the PUD-GDP which provides vehicular and pedestrian access to the Stone Creek Apartments the southwest. Mader Drive is a private street that is traditionally designed with parallel parking, street terrace, sidewalk, street lighting and street trees.

The four apartment buildings are two to three stories in height with underground vehicle and bike parking. Additional surface parking is provided in smaller surface parking areas distributed throughout the site. The buildings have been designed to fit within the neighborhood context and use a palette of attractive, low-maintenance exterior materials including simulated stone masonry, horizontal siding and asphalt shingles. The three story buildings will include elevator access, encouraging a wider age range of residents.

Site Development Data:

Densities:

Lot Area	151,058 S.F. or 3.47 acres
Dwelling Units	106 units
Lot Area / D.U.	1,425 S.F./unit
Density	30 units/acre

Dwelling Unit Mix:

	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Bldg #4</u>	<u>Total</u>
<u>Apartments</u>					
Efficiency	3	3	2	2	10
Studio + Loft	9	9	1	1	20
One Bedroom	9	9	14	14	46
Two Bedroom	4	4	6	6	20
Two Bed + Loft	1	1	4	4	10
Total	26	26	27	27	106

Building Height: 2-3 Stories

Floor Area Ratio:

Bldg #1	24,852 S.F.
Bldg #2	24,582 S.F.
Bldg #3	29,277 S.F.
<u>Bldg #4</u>	<u>29,335 S.F.</u>
Gross Floor Area (Excludes parking)	108,316 S.F.

F.A.R. 1.4

Vehicle Parking Stalls

Surface	78
<u>Underground</u>	<u>80</u>
Total	158
Ratio	1.5 stalls/unit

Bicycle parking Stalls

Surface	56
<u>Underground</u>	<u>22</u>
Total	78 (50 + .5(56) = 78 required)

Project Schedule:

This project will be a phased development with construction planned to start in spring of 2012. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. In addition to providing immediate construction jobs the proposal will provide additional high quality, energy efficient housing within the fabric of the mixed use neighborhood.

Thank you for your time in reviewing our proposal.

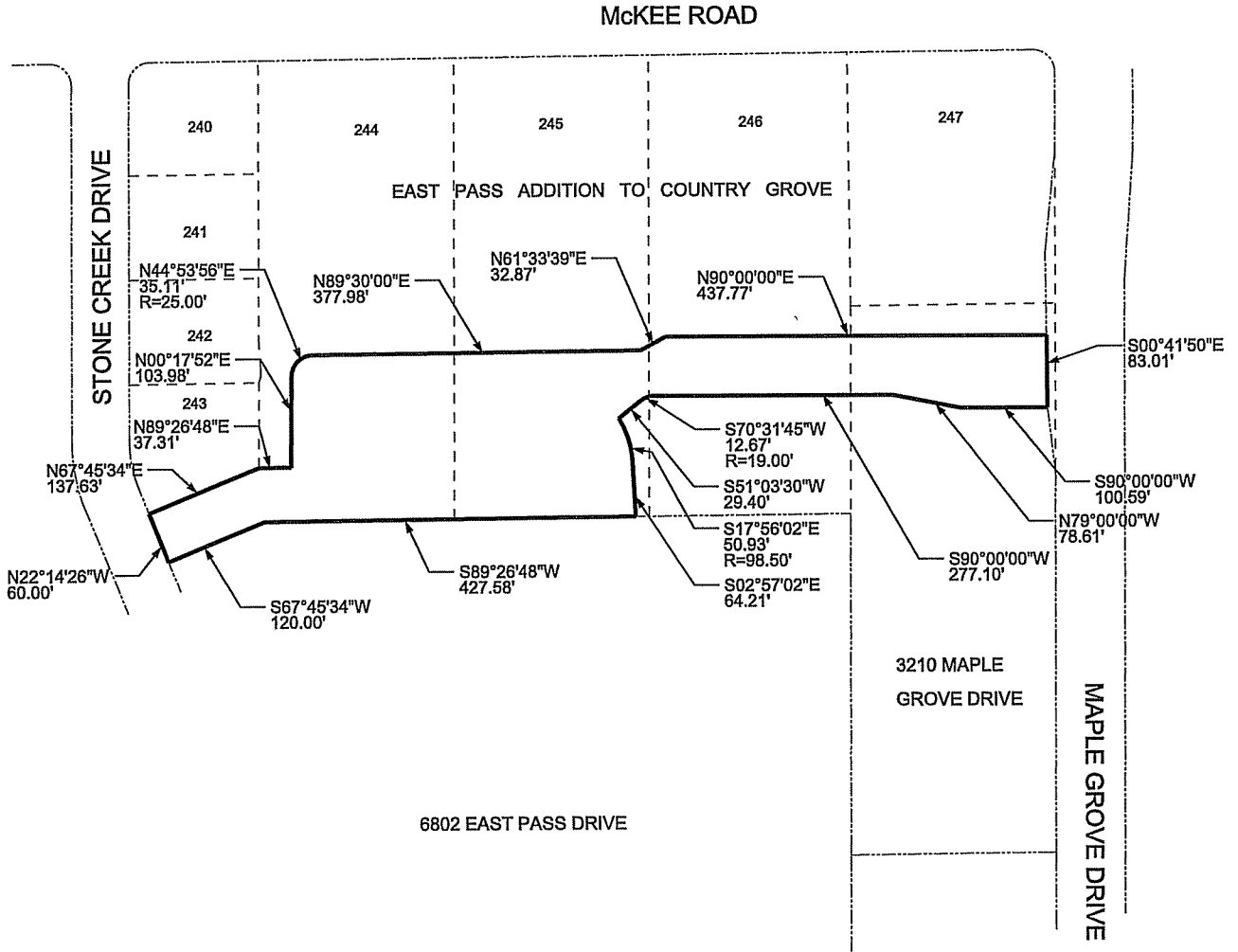
Very Truly Yours,


J. Randy Bruce, AIA
Managing Member

Legal Description: Lot 245 and 246 East Pass Addition to County Grove

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 106 unit multifamily development.
- B. **Permitted Uses:** Following are permitted uses:
 - 1. Multifamily residential buildings.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including recreational facilities and parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-5 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP. Signage shall be approved by the Urban Design Commission and zoning.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

MADER DRIVE EXHIBIT



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 200
 Scale 1" = 200'

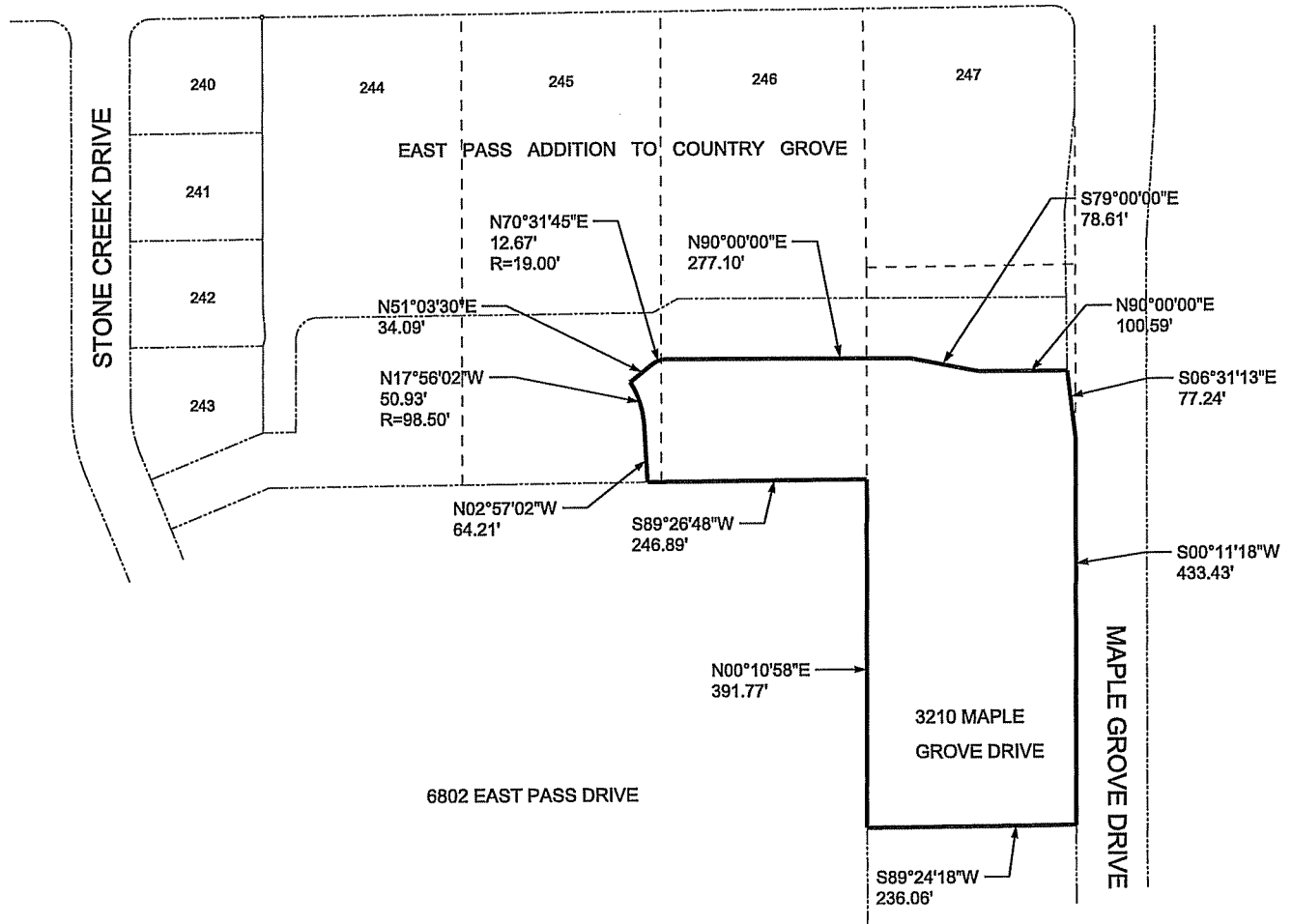
DATE: 10-05-11
 F.N.: 11-05-131
 REV.

DRAWN BY:BJH

U:/USER/1105131/DRAWINGS/MADER DESCRIPTION SKETCH.DGN

STONE CREEK II EXHIBIT

McKEE ROAD



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 200

Scale 1" = 200'

DATE: 10-05-11
F.N.: 11-03-105
REV.

DRAWN BY:BJH

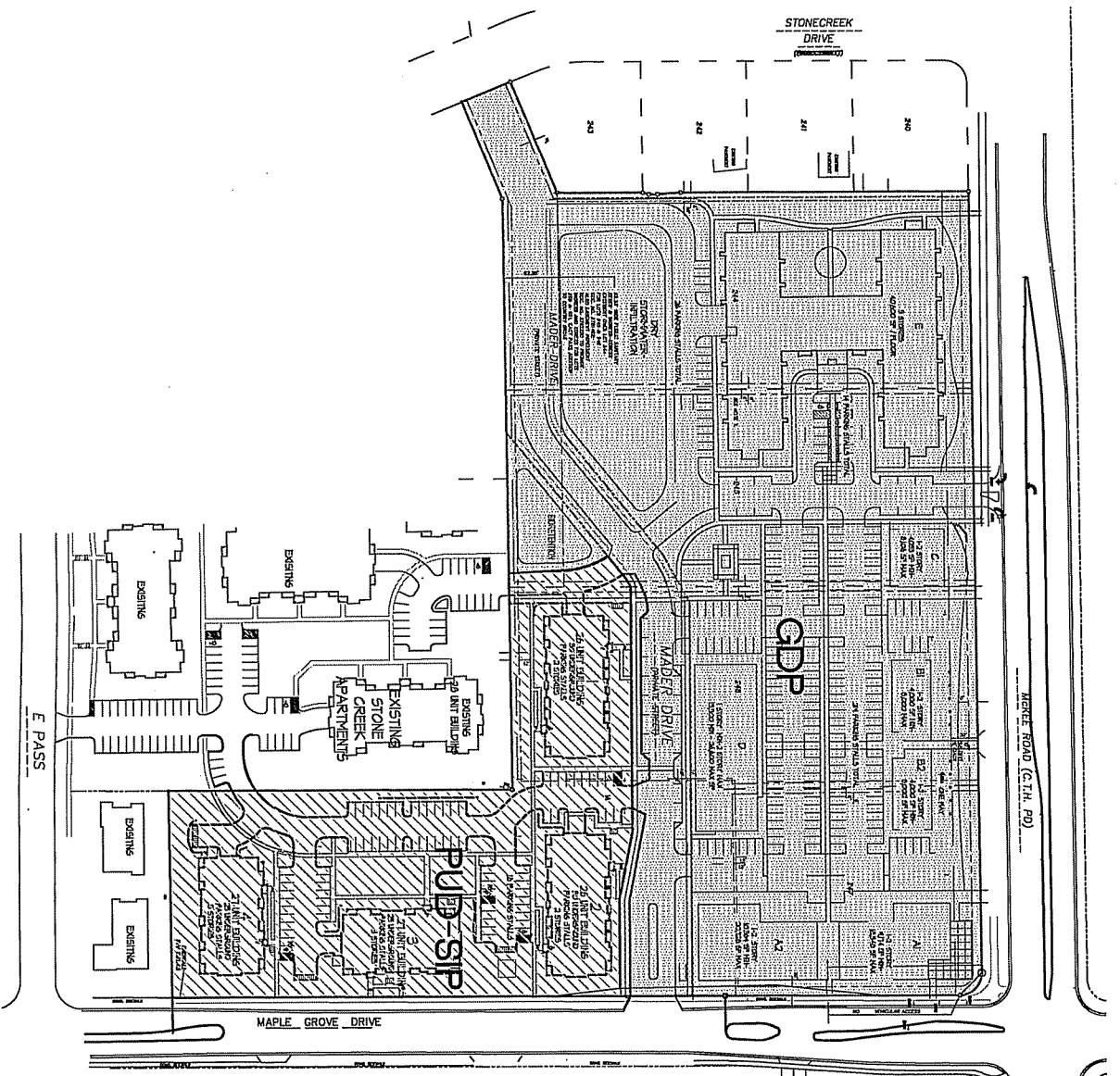
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EXISTING SITE PHOTOS



EXISTING SITE PHOTOS

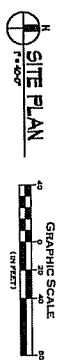
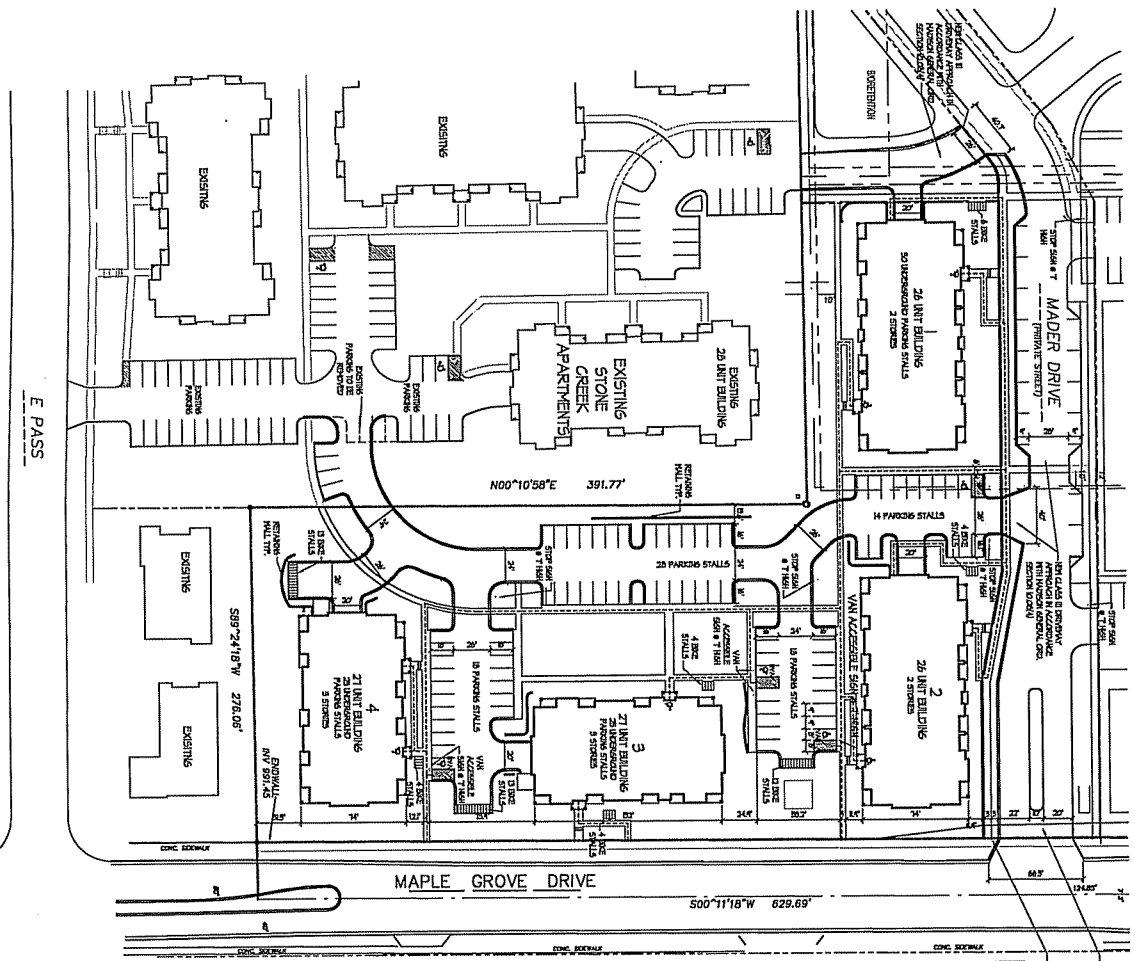




SHEET INDEX	
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C-1.3	GRADING & EROSION CONTROL PLAN
C-1.4	LANDSCAPE PLAN
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C-2.1	FIRST FLOOR PLAN - BUILDING 1, 2, 2A UNIT
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C-5	BASEMENT FLOOR PLAN
C-5.1	FIRST FLOOR PLAN - BUILDING 5, 5-1 UNIT
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C-6	BASEMENT FLOOR PLAN
C-6.1	FIRST FLOOR PLAN - BUILDING 6, 6-1 UNIT
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C-7.1	FIRST FLOOR PLAN - BUILDING 7, 7-1 UNIT
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C-8	BASEMENT FLOOR PLAN
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C-8.3	ELEVATIONS - BUILDING 8, 8-1 UNIT
C-9	BASEMENT FLOOR PLAN
C-9.1	FIRST FLOOR PLAN - BUILDING 9, 9-1 UNIT
C-9.2	SECOND FLOOR PLAN - BUILDING 9, 9-1 UNIT
C-9.3	ELEVATIONS - BUILDING 9, 9-1 UNIT
C-10	BASEMENT FLOOR PLAN
C-10.1	FIRST FLOOR PLAN - BUILDING 10, 10-1 UNIT
C-10.2	SECOND FLOOR PLAN - BUILDING 10, 10-1 UNIT
C-10.3	ELEVATIONS - BUILDING 10, 10-1 UNIT
C-11	BASEMENT FLOOR PLAN
C-11.1	FIRST FLOOR PLAN - BUILDING 11, 11-1 UNIT
C-11.2	SECOND FLOOR PLAN - BUILDING 11, 11-1 UNIT
C-11.3	ELEVATIONS - BUILDING 11, 11-1 UNIT
C-12	BASEMENT FLOOR PLAN
C-12.1	FIRST FLOOR PLAN - BUILDING 12, 12-1 UNIT
C-12.2	SECOND FLOOR PLAN - BUILDING 12, 12-1 UNIT
C-12.3	ELEVATIONS - BUILDING 12, 12-1 UNIT
C-13	BASEMENT FLOOR PLAN
C-13.1	FIRST FLOOR PLAN - BUILDING 13, 13-1 UNIT
C-13.2	SECOND FLOOR PLAN - BUILDING 13, 13-1 UNIT
C-13.3	ELEVATIONS - BUILDING 13, 13-1 UNIT
C-14	BASEMENT FLOOR PLAN
C-14.1	FIRST FLOOR PLAN - BUILDING 14, 14-1 UNIT
C-14.2	SECOND FLOOR PLAN - BUILDING 14, 14-1 UNIT
C-14.3	ELEVATIONS - BUILDING 14, 14-1 UNIT
C-15	BASEMENT FLOOR PLAN
C-15.1	FIRST FLOOR PLAN - BUILDING 15, 15-1 UNIT
C-15.2	SECOND FLOOR PLAN - BUILDING 15, 15-1 UNIT
C-15.3	ELEVATIONS - BUILDING 15, 15-1 UNIT
C-16	BASEMENT FLOOR PLAN
C-16.1	FIRST FLOOR PLAN - BUILDING 16, 16-1 UNIT
C-16.2	SECOND FLOOR PLAN - BUILDING 16, 16-1 UNIT
C-16.3	ELEVATIONS - BUILDING 16, 16-1 UNIT
C-17	BASEMENT FLOOR PLAN
C-17.1	FIRST FLOOR PLAN - BUILDING 17, 17-1 UNIT
C-17.2	SECOND FLOOR PLAN - BUILDING 17, 17-1 UNIT
C-17.3	ELEVATIONS - BUILDING 17, 17-1 UNIT

SITE PLAN
 GRAPHIC SCALE
 1" = 100'

Project Title: Stone Creek Apartments II
 Address: 1150 Stone Creek Drive
 Overall Site Plan
 Project No: 0852
 Drawing No: C-10



1. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO THE CENTERLINE UNLESS OTHERWISE NOTED.

Address
 Stone Creek
 Apartments II

Project No.
 0852

Drawn By
 C-11

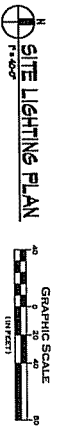
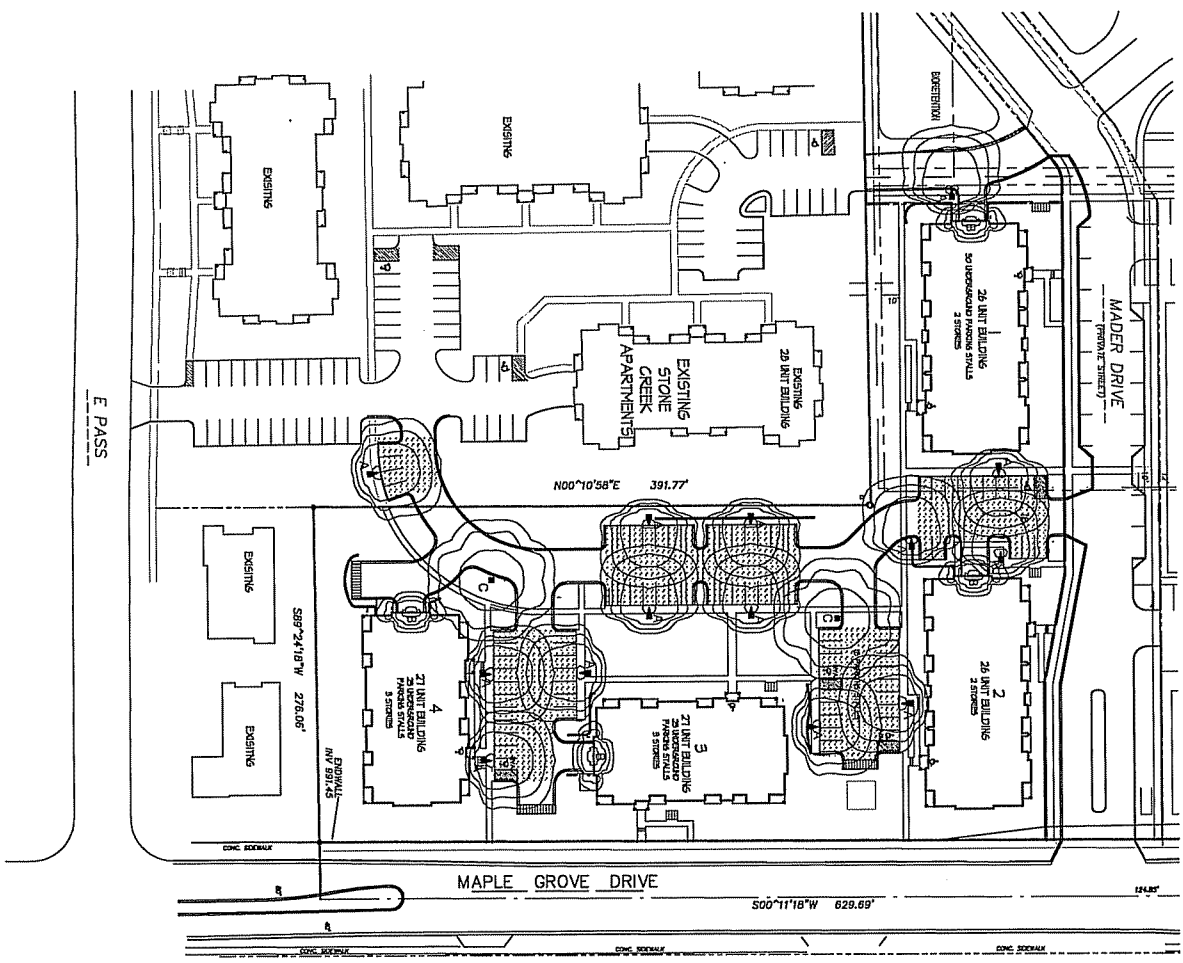
Project Title
 Stone Creek
 Apartments II

Revision
 08/14/08 - 04.1.08

Contract: _____
 Date: _____

Symbol	Level	Material	Category	Division	Code	Notes
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□	2	MANUFACTURING	MANUFACTURING	2500	150	MANUFACTURING
■	3	MANUFACTURING	MANUFACTURING	2500	150	MANUFACTURING

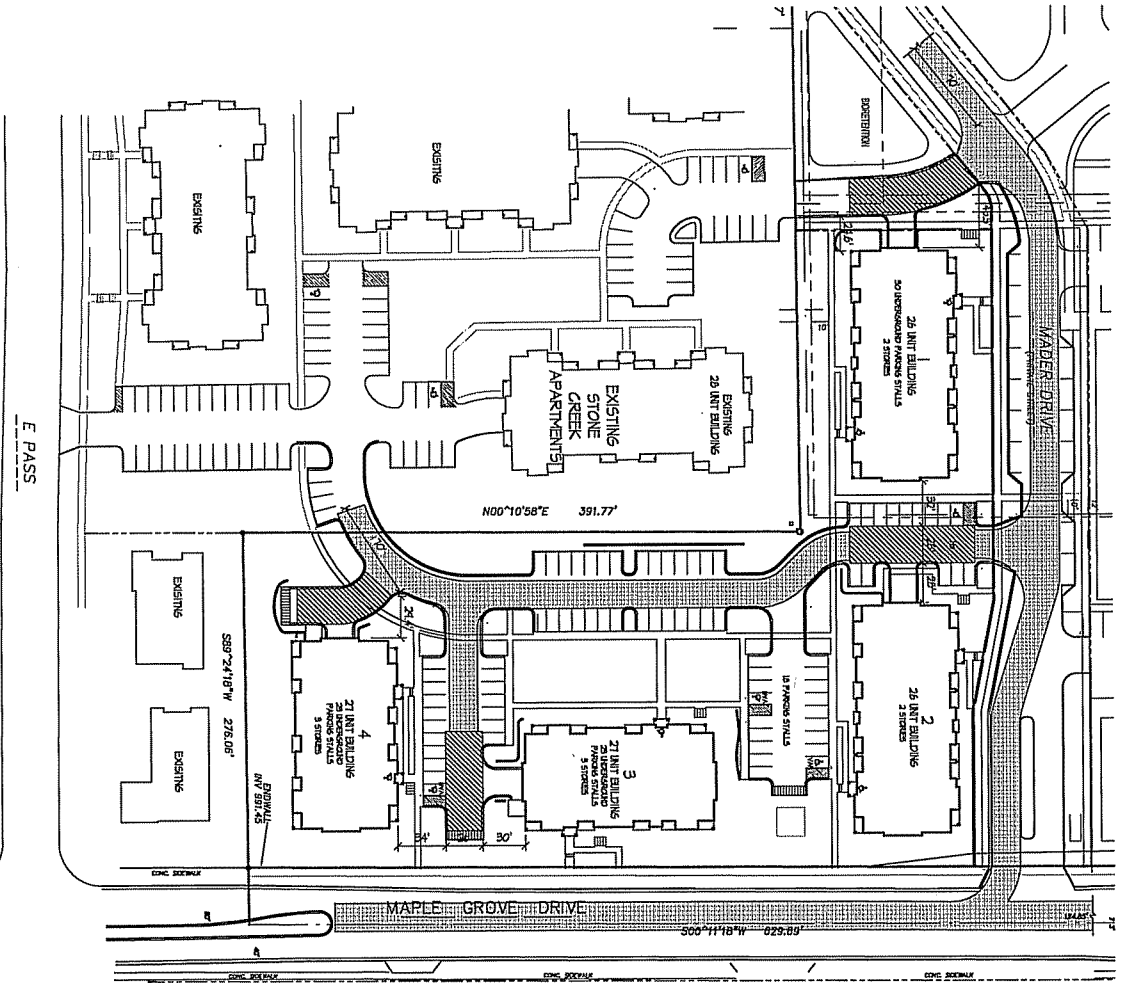
LIGHTING STATISTICS	
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Wattage	128,000
Footcandle	128



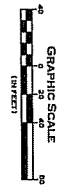
Project: Stone Creek Apartments II
 Address: _____
 Site Plan - Lighting
 Drawing No. C-12
 Date: 0852

KNOTHE & BRUCE ARCHITECTS
 701 University Avenue, Suite 201
 Madison, Wisconsin 53706
 608-261-3190 Fax 608-261-3194

- Notes**
- 1. 20' FIRE ALARM LINE
 - 2. 20' FIRE ALARM LINE
 - 3. 20' FIRE ALARM LINE
 - 4. 20' FIRE ALARM LINE
 - 5. VARIOUS LIGHTING SIGNIFICANT BODY HEIGHTS

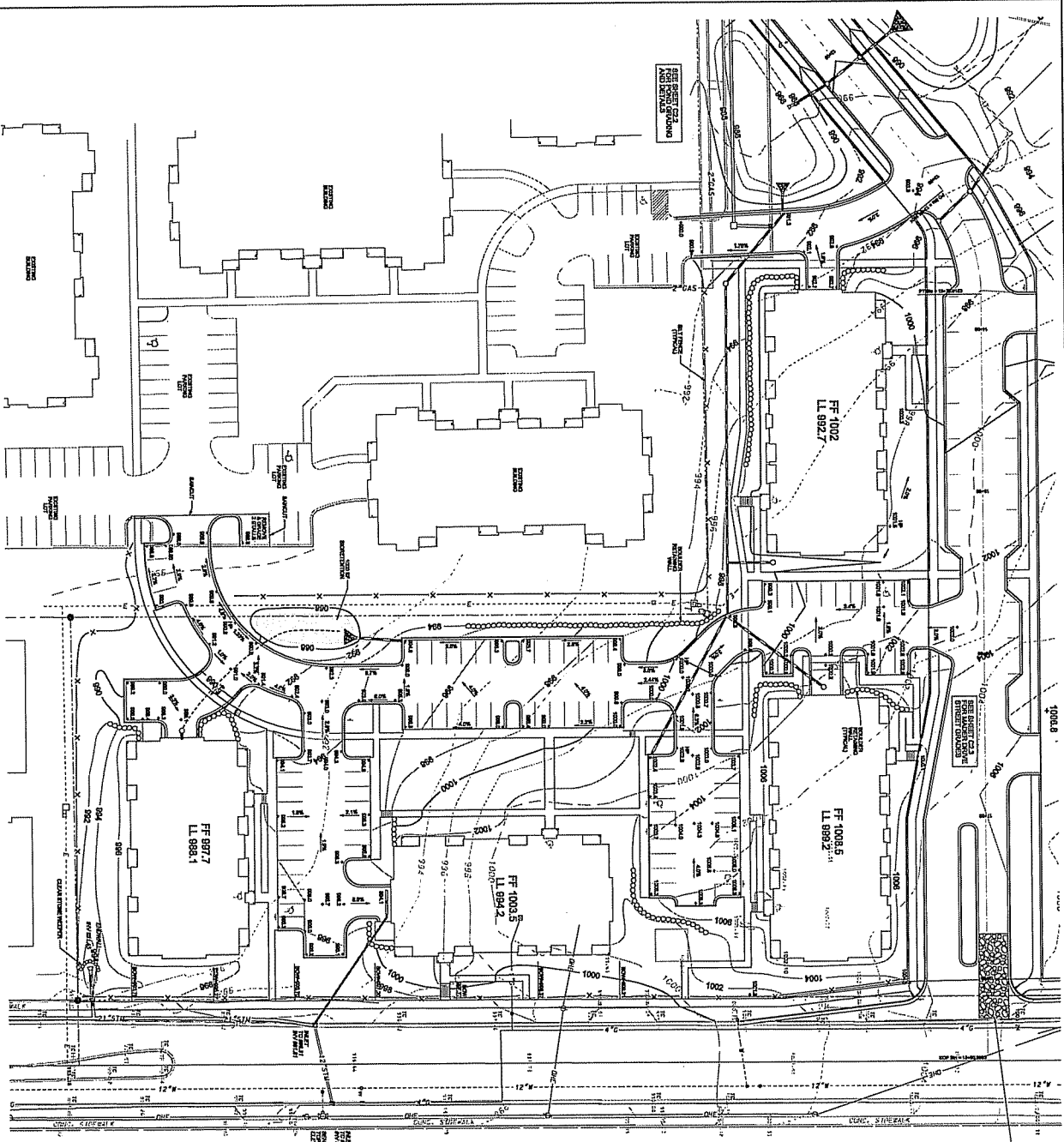


FIRE DEPARTMENT ACCESS PLAN

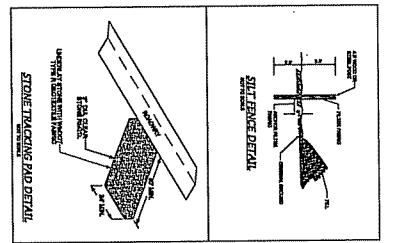
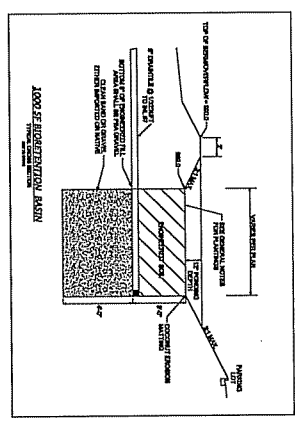


Address
 Fire Department
 Access Plan
 0852
 C-13

Project Title
 Stone Creek
 Apartments II



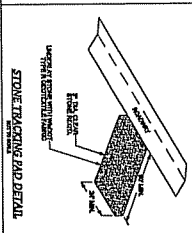
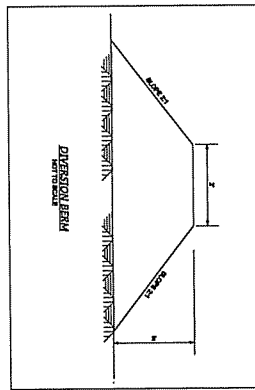
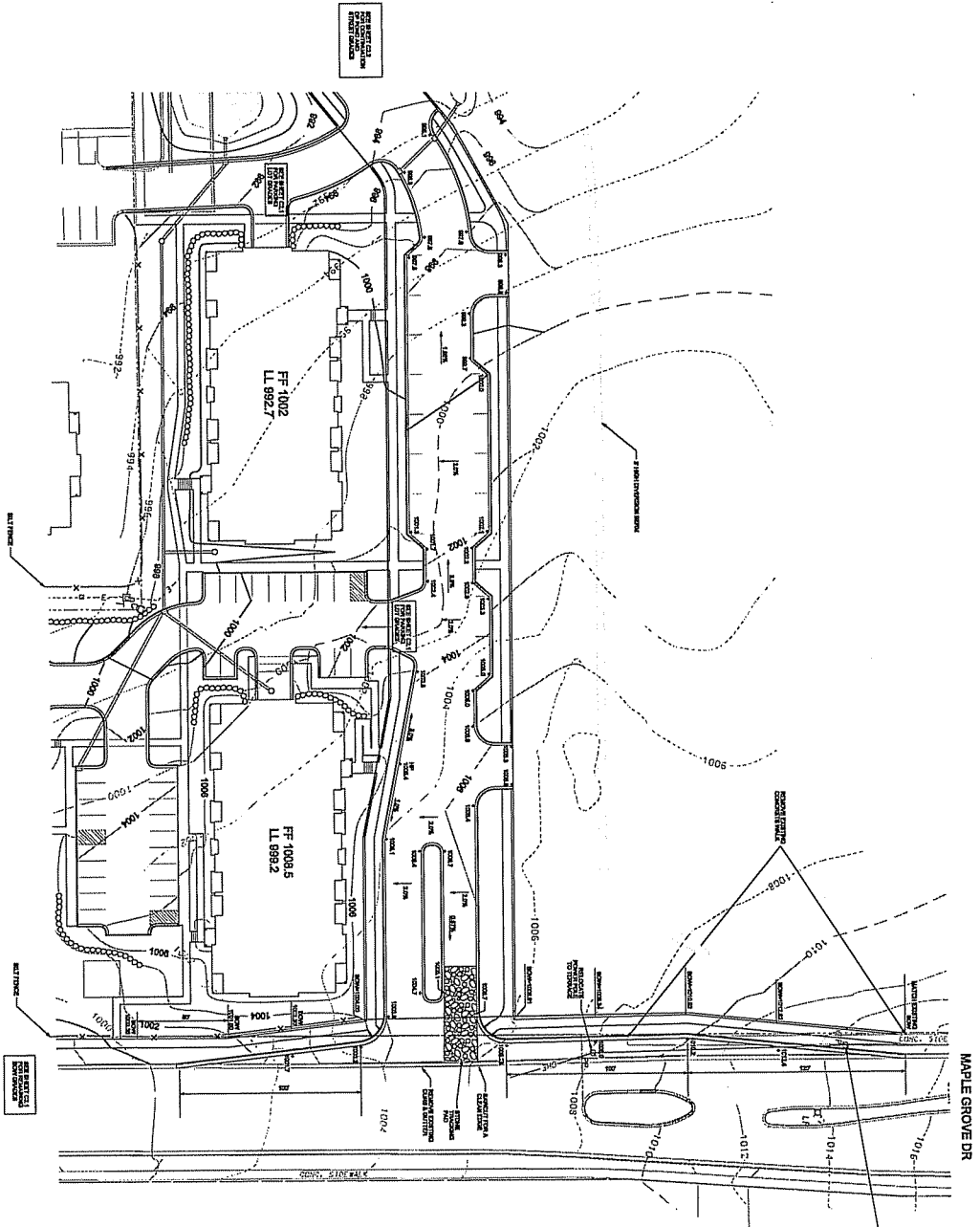
- NOTE: SEE PLAN FOR ALL DIMENSIONS AND NOTES.
- 1) All grading and erosion control measures shall be in accordance with the City of Madison, Chapter 27 Ordinance.
 - 2) The site shall be graded to provide a minimum 2% slope away from all buildings and parking areas.
 - 3) The site shall be graded to provide a minimum 5% slope away from all parking areas.
 - 4) The site shall be graded to provide a minimum 10% slope away from all parking areas.
 - 5) The site shall be graded to provide a minimum 15% slope away from all parking areas.
 - 6) The site shall be graded to provide a minimum 20% slope away from all parking areas.
 - 7) The site shall be graded to provide a minimum 25% slope away from all parking areas.
 - 8) The site shall be graded to provide a minimum 30% slope away from all parking areas.
 - 9) The site shall be graded to provide a minimum 35% slope away from all parking areas.
 - 10) The site shall be graded to provide a minimum 40% slope away from all parking areas.
 - 11) The site shall be graded to provide a minimum 45% slope away from all parking areas.
 - 12) The site shall be graded to provide a minimum 50% slope away from all parking areas.
 - 13) The site shall be graded to provide a minimum 55% slope away from all parking areas.
 - 14) The site shall be graded to provide a minimum 60% slope away from all parking areas.
 - 15) The site shall be graded to provide a minimum 65% slope away from all parking areas.
 - 16) The site shall be graded to provide a minimum 70% slope away from all parking areas.
 - 17) The site shall be graded to provide a minimum 75% slope away from all parking areas.
 - 18) The site shall be graded to provide a minimum 80% slope away from all parking areas.
 - 19) The site shall be graded to provide a minimum 85% slope away from all parking areas.
 - 20) The site shall be graded to provide a minimum 90% slope away from all parking areas.



SCALE: 1" = 30'
 DATE: 10-04-11
 REVISIONS:
 SHEET NUMBER: C2.1

GRADING & EROSION CONTROL PLAN
STONE CREEK II
 3210 MAPLE GROVE DR
 MADISON, WISCONSIN

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
 7350 Watwood Way, Madison, WI 53717
 Phone: 608.833.7330 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



1. All work shall be done in accordance with the City of Madison Chapter 10.00, Ordinance 10.00, and the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Work.
2. All work shall be done in accordance with the City of Madison Chapter 10.00, Ordinance 10.00, and the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Work.
3. All work shall be done in accordance with the City of Madison Chapter 10.00, Ordinance 10.00, and the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Work.
4. All work shall be done in accordance with the City of Madison Chapter 10.00, Ordinance 10.00, and the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Work.
5. All work shall be done in accordance with the City of Madison Chapter 10.00, Ordinance 10.00, and the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Work.

SCALE 1" = 30'

DATE 10-04-11

PROJECT

REVISIONS

NO. 11-05-131

Sheet Number

C23

MADER DRIVE GRADING & EROSION CONTROL PLAN

STONE CREEK II

MADER DRIVE

MADISON, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7550 Watwood Way, Madison, WI 53717

Phone: 608.833.7330 • Fax: 608.833.1089

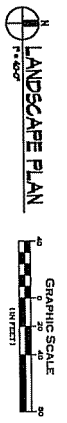
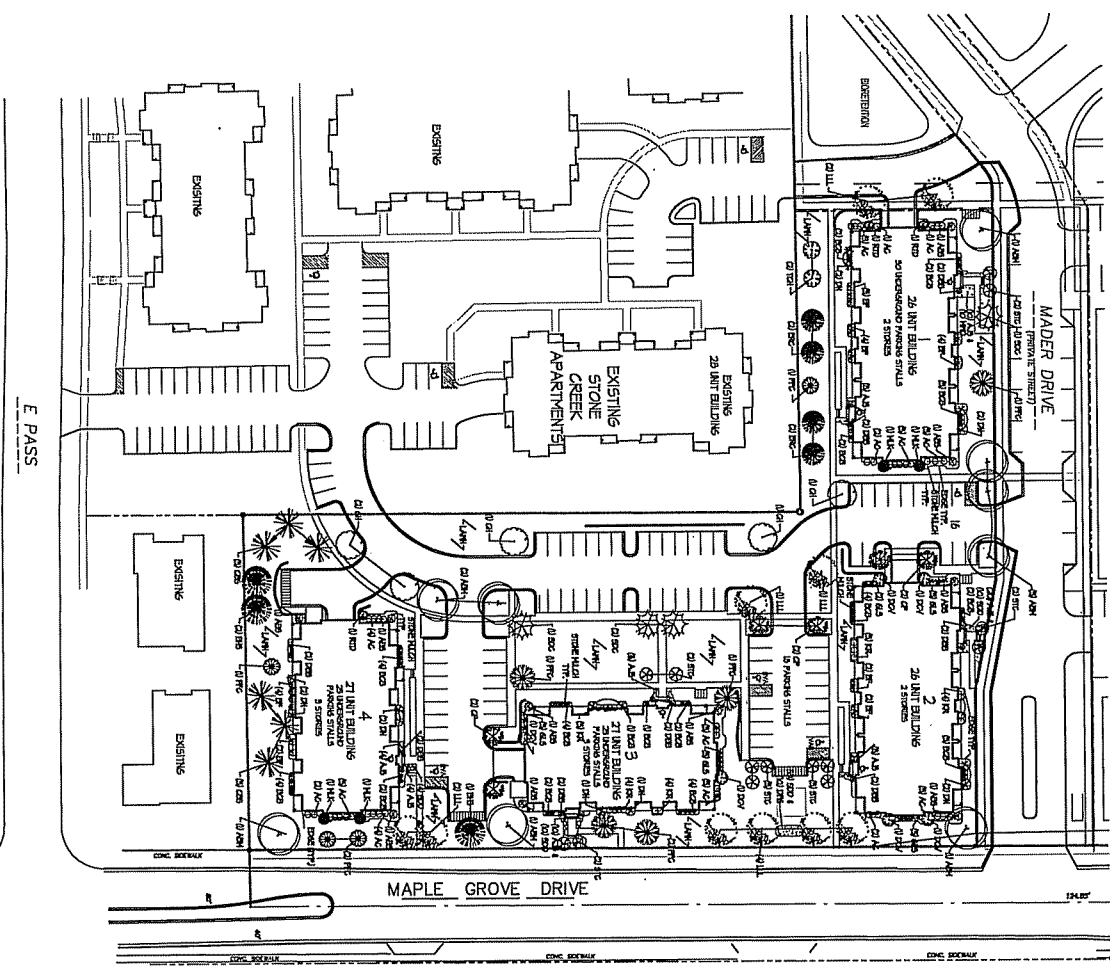
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Client: _____
 Project: _____

Plant List

NEW	SYM	COMMON NAME	CODE	QUANTITY
AN	1' N	Arbutus Nuttiana	AN	9
LA	1' N	Latin Yucca	LA	10
LA	2' N	Latin Yucca	LA	10
LA	3' N	Latin Yucca	LA	10
LA	4' N	Latin Yucca	LA	10
LA	5' N	Latin Yucca	LA	10
LA	6' N	Latin Yucca	LA	10
LA	7' N	Latin Yucca	LA	10
LA	8' N	Latin Yucca	LA	10
LA	9' N	Latin Yucca	LA	10
LA	10' N	Latin Yucca	LA	10
LA	11' N	Latin Yucca	LA	10
LA	12' N	Latin Yucca	LA	10
LA	13' N	Latin Yucca	LA	10
LA	14' N	Latin Yucca	LA	10
LA	15' N	Latin Yucca	LA	10
LA	16' N	Latin Yucca	LA	10
LA	17' N	Latin Yucca	LA	10
LA	18' N	Latin Yucca	LA	10
LA	19' N	Latin Yucca	LA	10
LA	20' N	Latin Yucca	LA	10
LA	21' N	Latin Yucca	LA	10
LA	22' N	Latin Yucca	LA	10
LA	23' N	Latin Yucca	LA	10
LA	24' N	Latin Yucca	LA	10
LA	25' N	Latin Yucca	LA	10
LA	26' N	Latin Yucca	LA	10
LA	27' N	Latin Yucca	LA	10
LA	28' N	Latin Yucca	LA	10
LA	29' N	Latin Yucca	LA	10
LA	30' N	Latin Yucca	LA	10
LA	31' N	Latin Yucca	LA	10
LA	32' N	Latin Yucca	LA	10
LA	33' N	Latin Yucca	LA	10
LA	34' N	Latin Yucca	LA	10
LA	35' N	Latin Yucca	LA	10
LA	36' N	Latin Yucca	LA	10
LA	37' N	Latin Yucca	LA	10
LA	38' N	Latin Yucca	LA	10
LA	39' N	Latin Yucca	LA	10
LA	40' N	Latin Yucca	LA	10
LA	41' N	Latin Yucca	LA	10
LA	42' N	Latin Yucca	LA	10
LA	43' N	Latin Yucca	LA	10
LA	44' N	Latin Yucca	LA	10
LA	45' N	Latin Yucca	LA	10
LA	46' N	Latin Yucca	LA	10
LA	47' N	Latin Yucca	LA	10
LA	48' N	Latin Yucca	LA	10
LA	49' N	Latin Yucca	LA	10
LA	50' N	Latin Yucca	LA	10

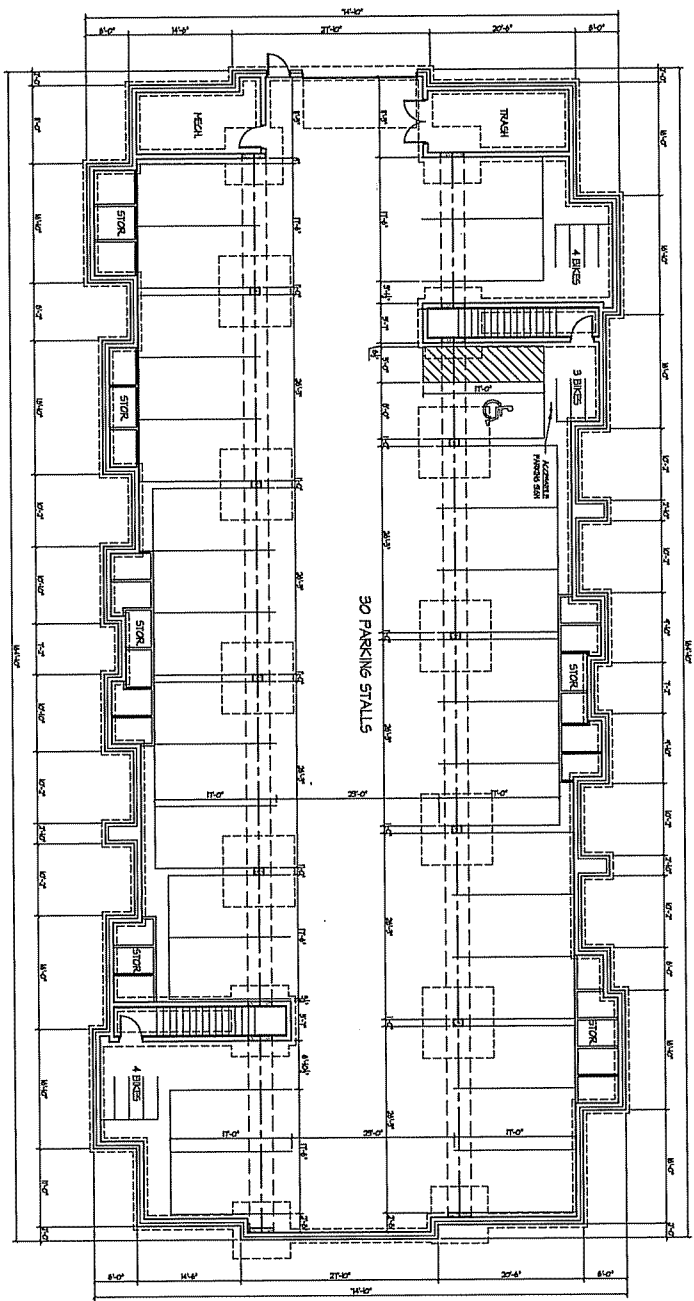
1. Plants shown with the symbol (AN) are not to be installed.
2. Plants shown with the symbol (LA) are to be installed.
3. Plants shown with the symbol (LA) are to be installed.
4. Plants shown with the symbol (LA) are to be installed.
5. Plants shown with the symbol (LA) are to be installed.
6. Plants shown with the symbol (LA) are to be installed.
7. Plants shown with the symbol (LA) are to be installed.
8. Plants shown with the symbol (LA) are to be installed.
9. Plants shown with the symbol (LA) are to be installed.
10. Plants shown with the symbol (LA) are to be installed.



Address: _____
 Project: _____
 Date: _____

Project: _____
 Location: _____

Scale: _____
 Date: _____



BASEMENT PLAN

Project Title
**Stone Creek
 Apartments II**

Drawing Title
Basement Plan
 Building 1 & 2 - 26 Units
 Project No.
0852
 Drawing No.

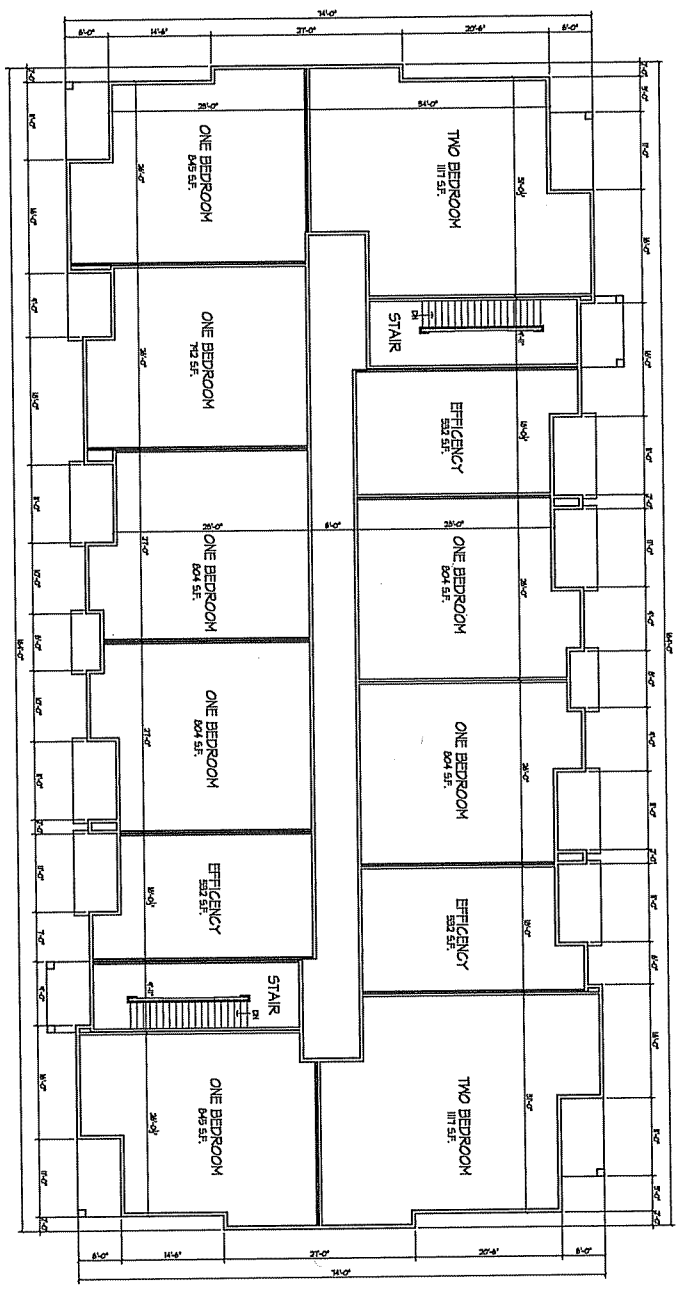
Revision
 08/20/2014 - October 1, 2014

KNOTHE & BRUCE ARCHITECTS

7601 University Avenue Suite 201
 Madison, Wisconsin 53712
 608-263-2310 FAX 608-263-1113

Consultant

Room



FIRST FLOOR PLAN

Revision
 01/20/2008 - October 1, 2008

Project Title
Stone Creek Apartments II

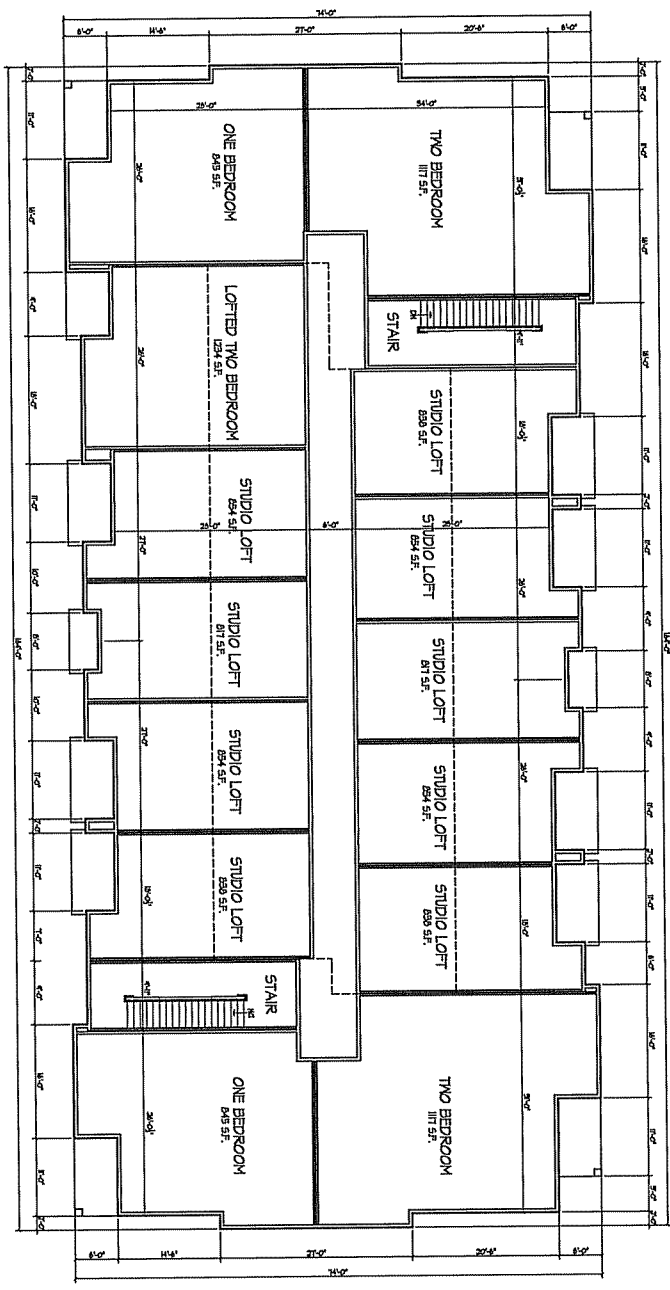
Drawn Title
First Floor Plan
 Building I & 2 - 26 Units
 Project No.
0852
 Drawing No.
2

4-5

**KNOTHE
& BRUCE
ARCHITECTS**

7001 University Avenue, Suite 201
Berkeley, CA 94704
510.835.3100 Fax 510.835.0374

Consultant

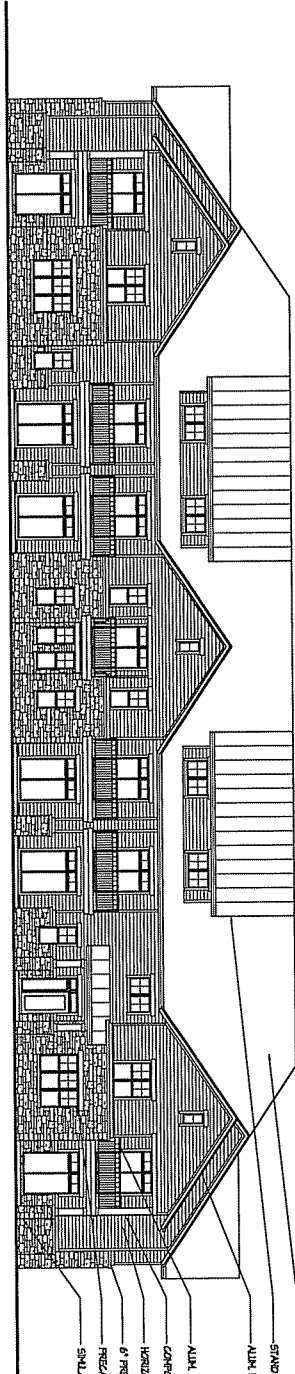


SECOND FLOOR PLAN

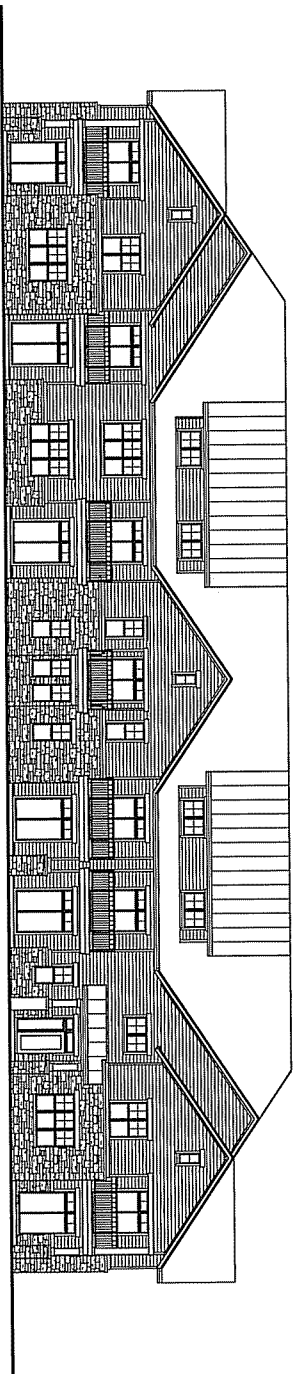
Revision
SP 2/2008 - October 1, 2008

Project Title
**Stone Creek
Apartments II**

Drawn By
Second Floor Plan
Building I & 2 - 26 Units
Project No.
0852
Drawn To
3



○ NORTH ELEVATION

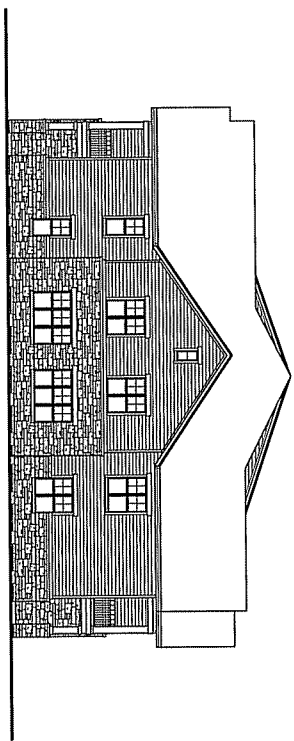


○ SOUTH ELEVATION

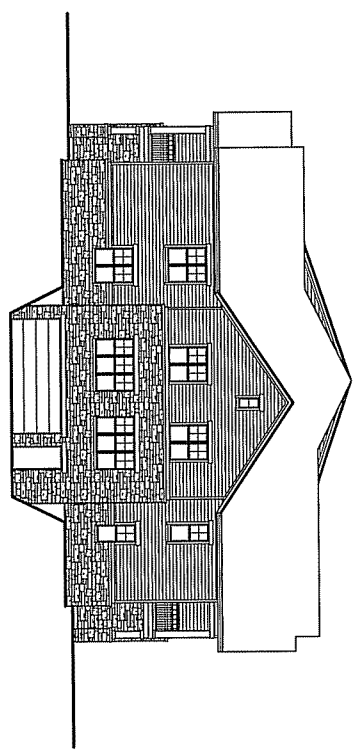
**KNOTHE
& BRUCE
ARCHITECTS**

7201 University Avenue, Suite 201
 Denver, Colorado 80202
 303.733.1000 Fax 303.733.6924

Consultant:



○ EAST ELEVATION
 1/8" = 1'-0"



○ WEST ELEVATION
 1/8" = 1'-0"

Revision
 07/24/2010 - October 1, 2010

Project Title
**Stone Creek
 Apartments II**

Drawing Title	Elevations
Building	1 & 2 - 26 Units
Project No.	0852
Drawn By	5

4-5

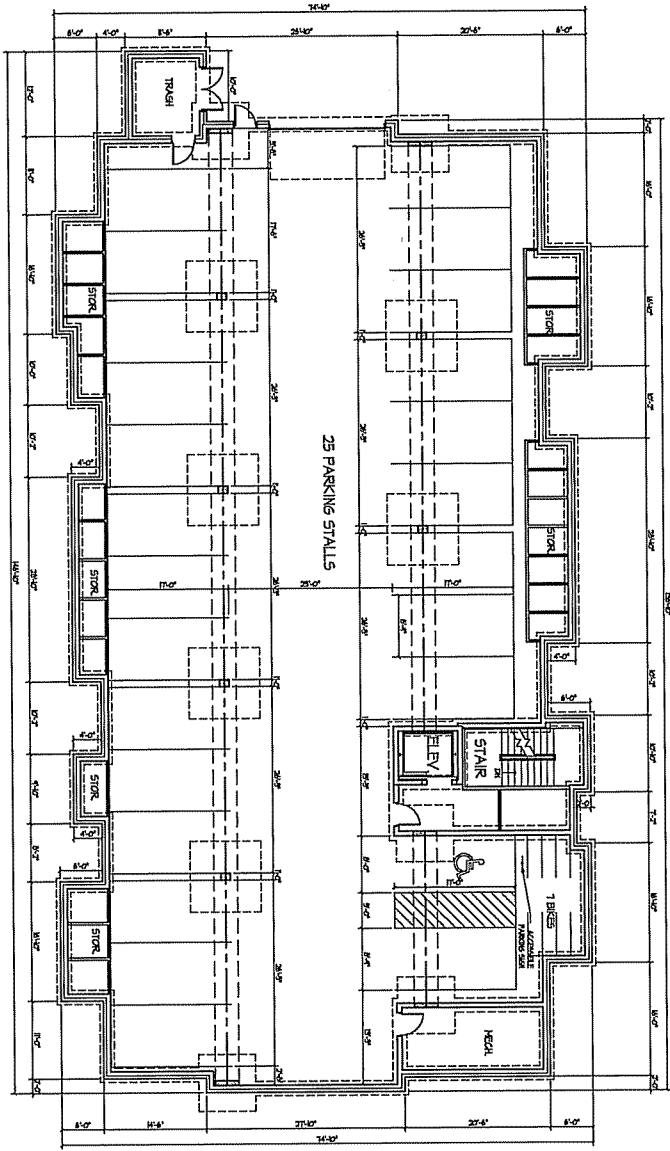
KNOTHE & BRUCE ARCHITECTS

7401 University Avenue Suite 201
 Middleton, Wisconsin 53582
 608.251.2010 FAX 608.251.2115

Contract No. _____

Date: _____

4-5



BASEMENT PLAN

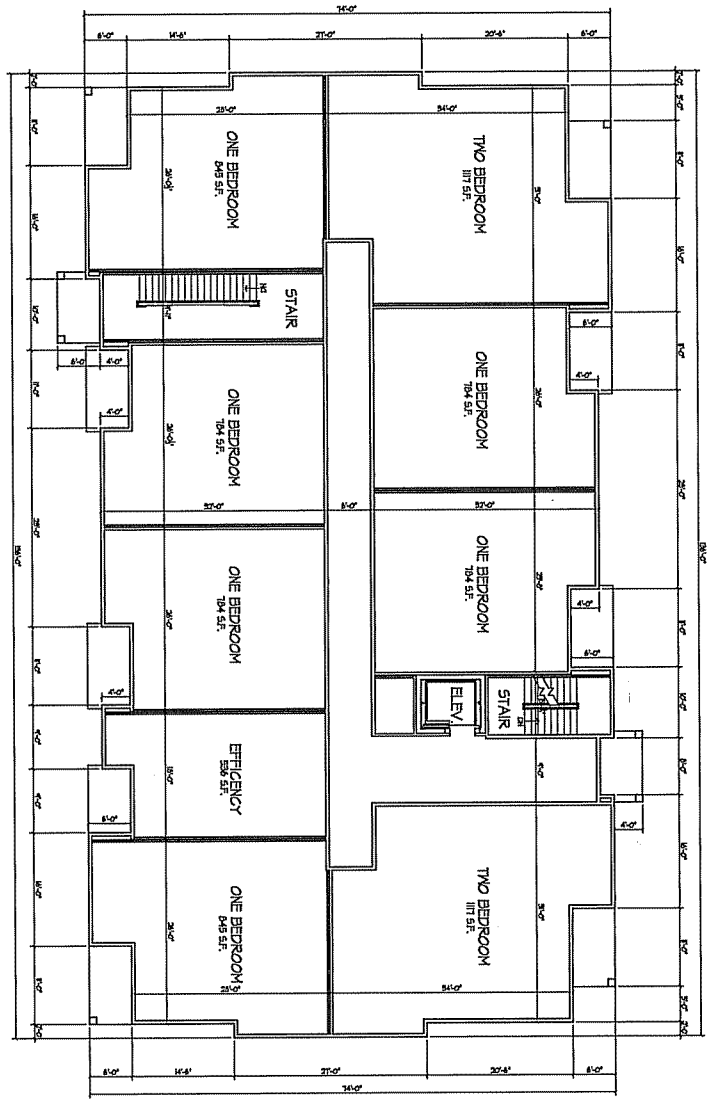
Revision
 001 Standard - October 3, 2001

Project Title
**Stone Creek
 Apartments II**

Drawn By
Basement Plan
 Building 9 - 27 Units
 Project No.
0852
 Drawing No.
6

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608.333.2800 Fax 608.333.2939

4-6



FIRST FLOOR PLAN

Project Title
Stone Creek Apartments II

Project No.
0852

Revision
 1

Scale
 1/8" = 1'-0"

Date
 10/1/00

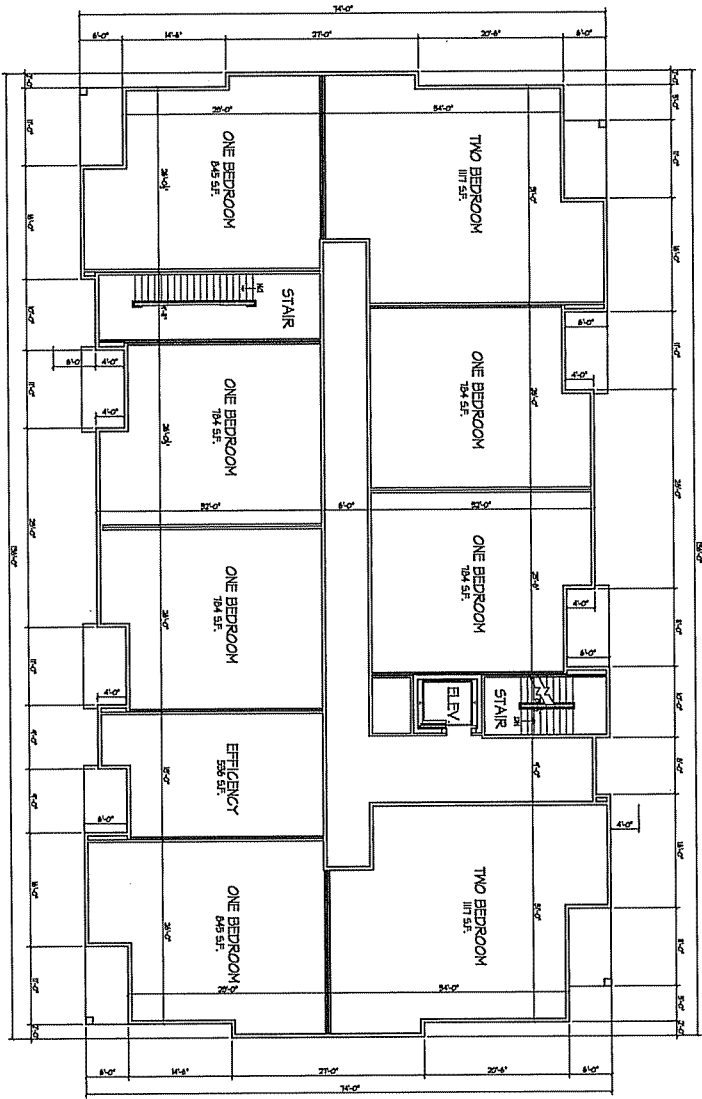
Drawn By
 [Name]

Checked By
 [Name]

Approved By
 [Name]

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53552
 608.835.2800 Fax 608.835.2834

4-6



○ SECOND FLOOR PLAN

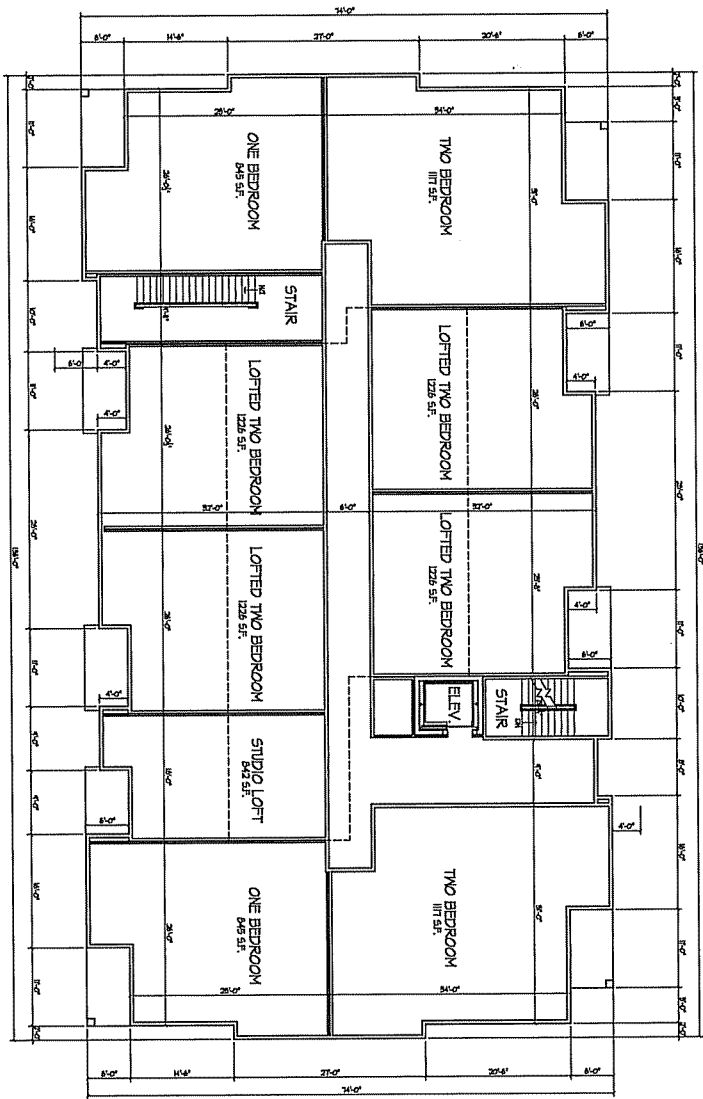
Project Title
Second Floor Plan
 Building 9 - 2T Unit
 Repetitive
 0852
 Drawing
 9

Project Title
Stone Creek Apartments II

Revision
 08/24/2008 - October 1, 2008

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53552
 608-836-1300 Fax 608-836-9334

4-6



THIRD FLOOR PLAN

Project Title
Third Floor Plan
 Building 3 - 27 Units
 Project No. 0852
 Drawing No. 4

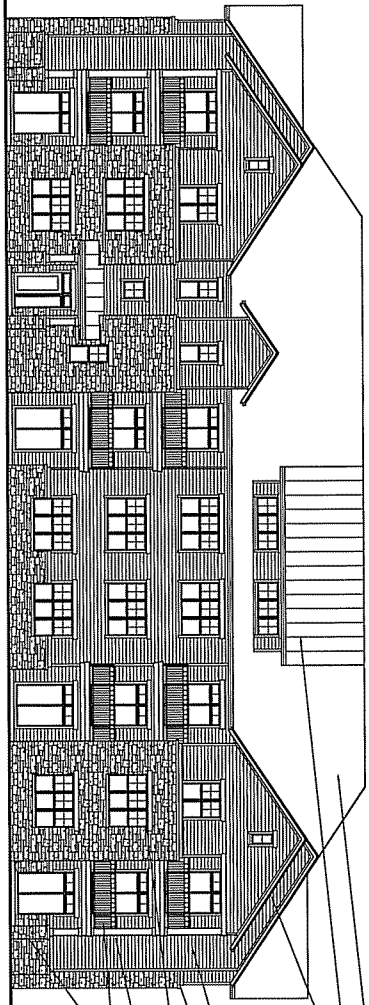
Project Title
Stone Creek Apartments II

Revision
 per Consultant - October 1, 2001

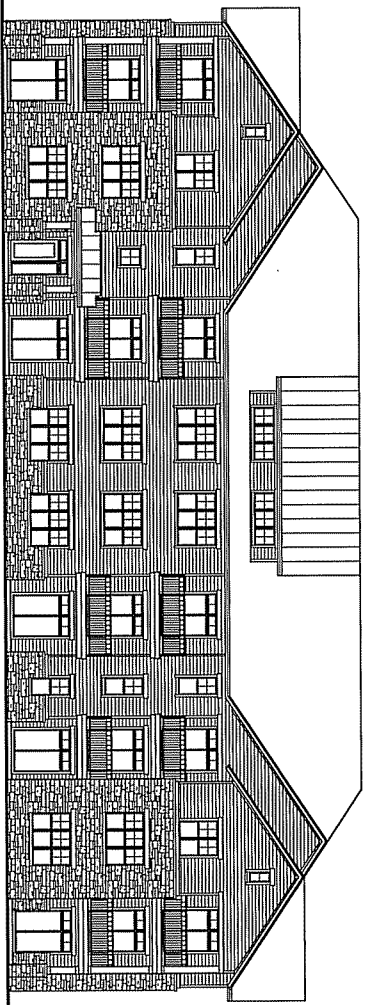
Consultant

Notes

- TYPICAL MATERIALS
- ASPHALT SHINGLES
- STANDING SEAM METAL ROOF
- ALUM. INSULATED FACIA
- HORIZONTAL SIDING
- OR PRECAST SILL
- PRECAST HEADS AND SILLS
- COMPOSITE TRIM
- ALUM. RAILING
- SMALLER STONE VESSELS



WEST ELEVATION

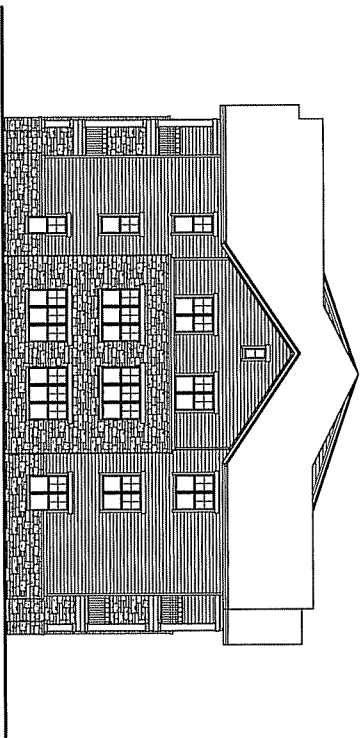


EAST ELEVATION

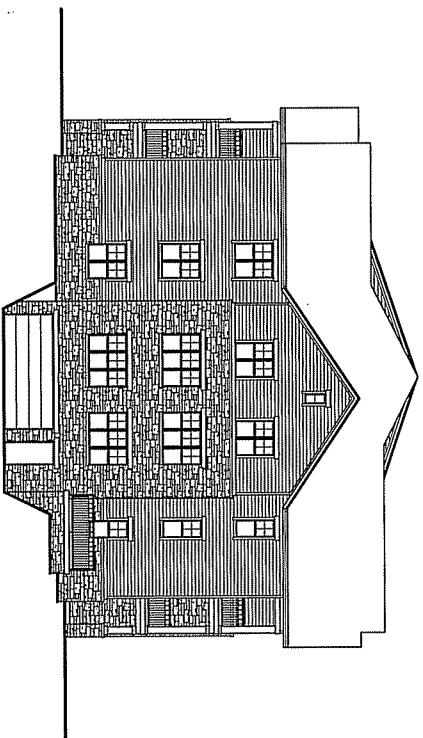
Project Title
**Stone Creek
 Apartments II**

Revision
 per Standard - October 1, 2001

Drawn by
Elevations
 Building 3 - 27 Units
 Inspector
0852
 Date
10



○ NORTH ELEVATION



○ SOUTH ELEVATION

**KNOTHE
& BRUCE
ARCHITECTS**
7601 University Avenue Suite 201
Madison, Wisconsin 53702
608-262-2800 Fax 608-262-2814

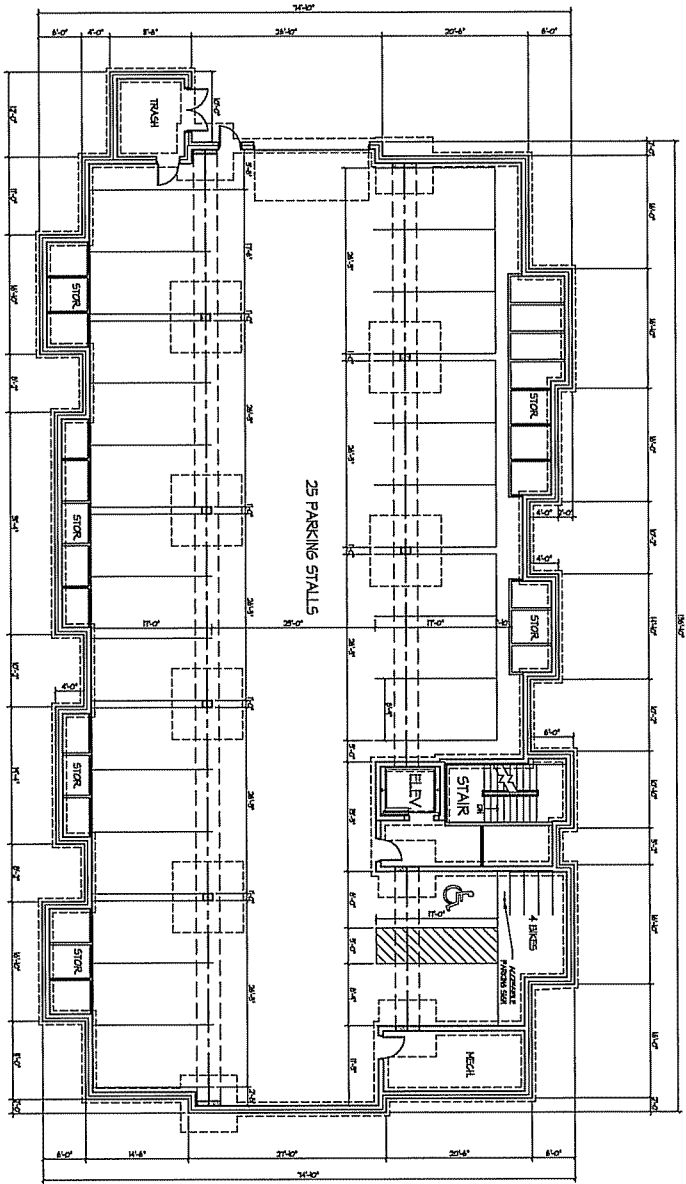
4-5

Project Title
**Stone Creek
Apartments II**

Drawing Title
Elevations
Building 9 - 27 Units
Project No. 0852
Drawing No. II

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608-836-3280 Fax 608-836-9314

4-5



BASEMENT PLAN

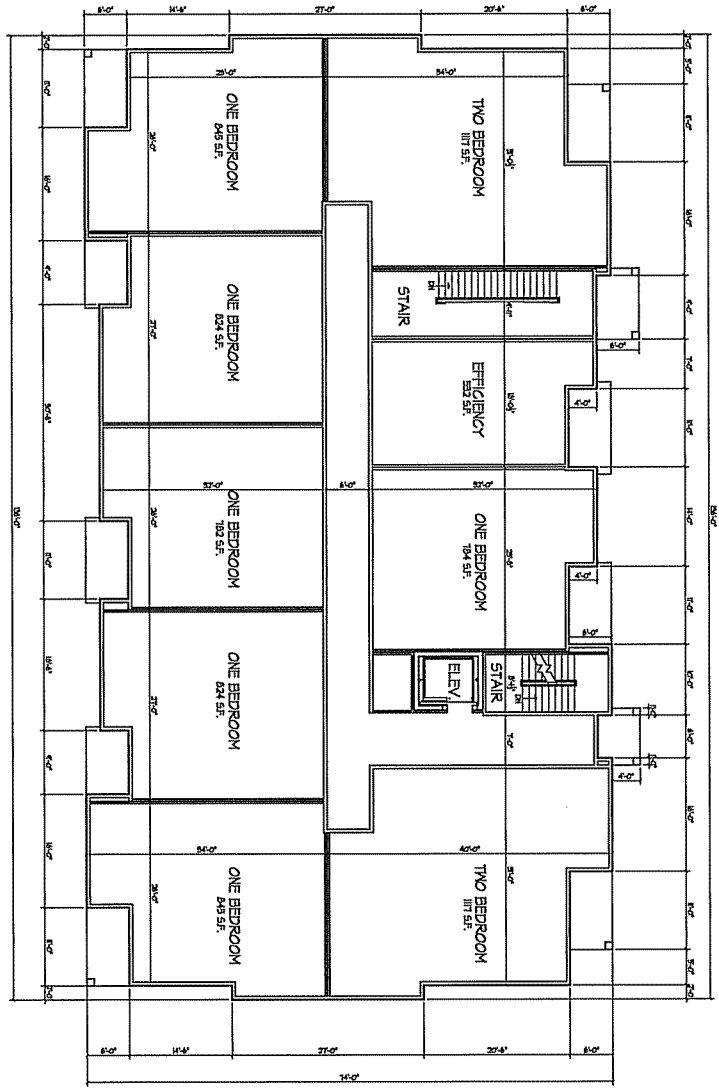
Project Title
**Stone Creek
 Apartments II**

Revision
 per standard - October 1, 2001

Drawing Title
Basement Plan
 Building 4 - 27 Units
 Project No. **0852**
 Drawing No. **12**

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53552
 608-831-5300 Fax 608-831-6934

4-5



FIRST FLOOR PLAN

Project Title
 Stone Creek
 Apartments II

Revision
 per standard - October 1, 2001

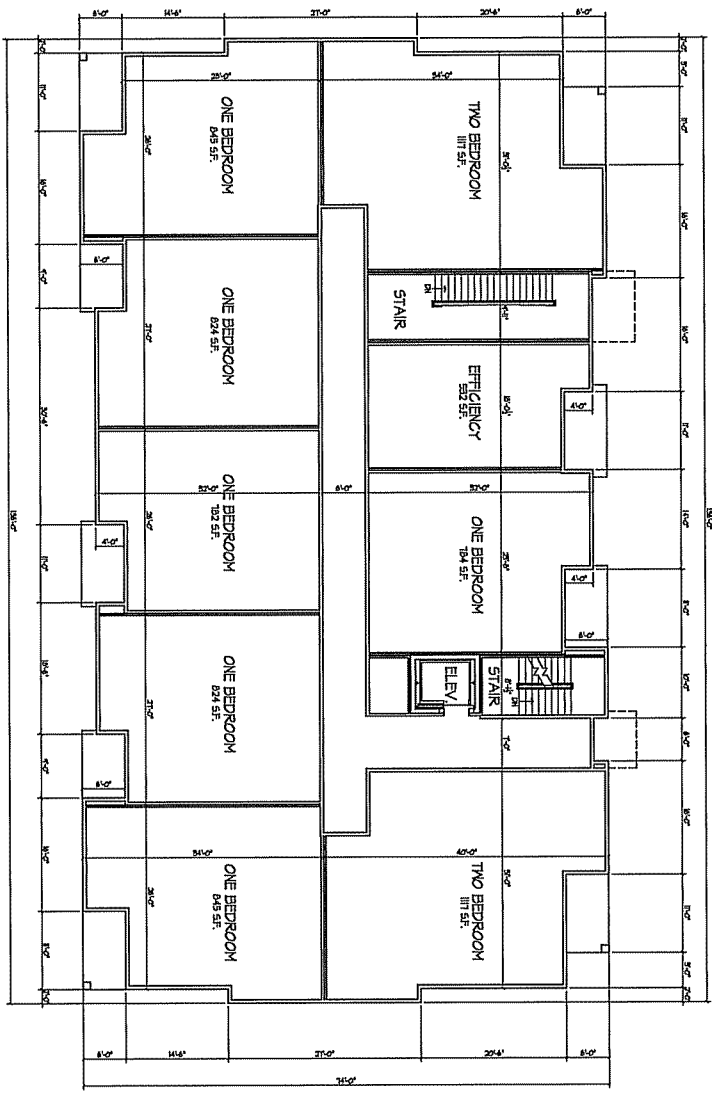
Drawing Title
 First Floor Plan
Project No.
 0852
Drawing No.
 13

KNOTHE & BRUCE ARCHITECTS

7401 University Avenue Suite 201
 Middleton, Wisconsin 53582
 608-232-2400 FAX 608-232-2419

Consultant

Room _____



SECOND FLOOR PLAN

Project Title
**Stone Creek
 Apartments II**

Revision
 per Standard - October 1, 2001

Drawn By
Second Floor Plan

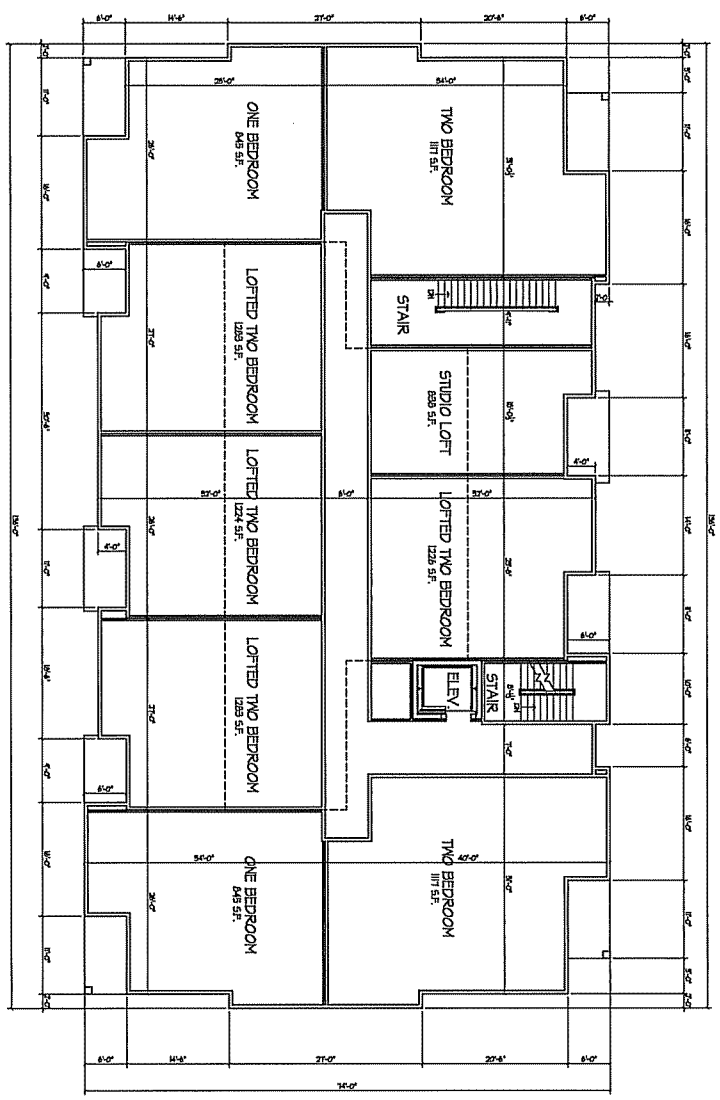
Project No.
0852

Sheet No.
14

7-5

KNOTHE & BRUCE ARCHITECTS
 7001 Lakeshore Avenue, Suite 201
 Middleton, Wisconsin 53522
 608-831-3190 Fax 608-831-4934

4-6



○ THIRD FLOOR PLAN

Project Title
**Stone Creek
 Apartments II**

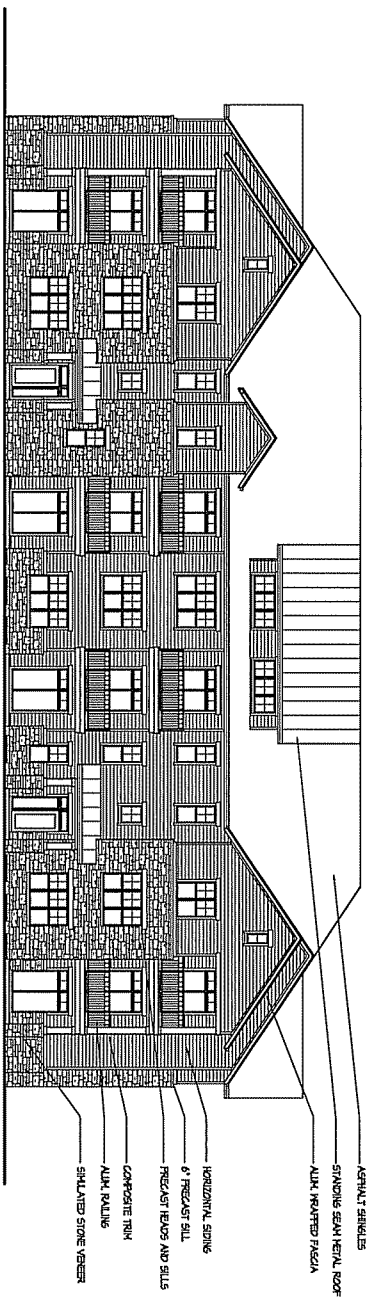
Revision
 02/15/2011 - October 1, 2011

Drawing Title
**Third Floor Plan
 Building 4 - 27 Units**

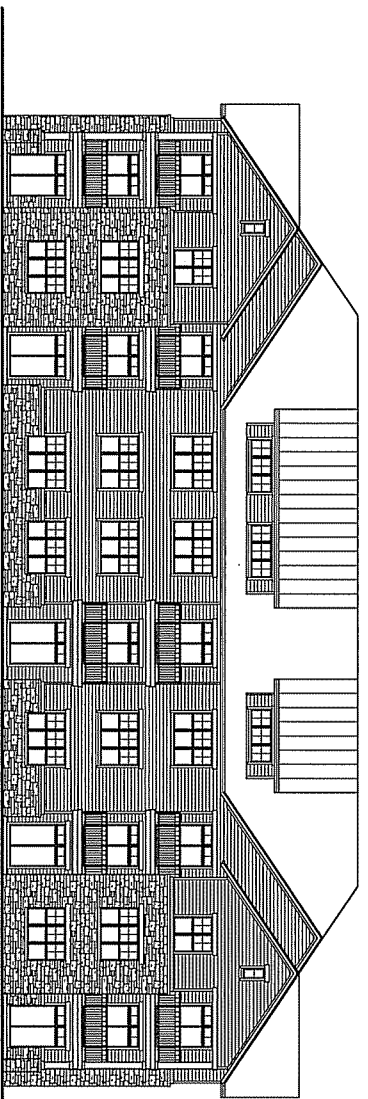
Project No.
0852

Drawing No.
15

**KNOTHE
& BRUCE
ARCHITECTS**
701 Lawrence Avenue, Suite 201
Middleburg Heights, OH 44130
608.316.1800 Fax 608.316.0934



○ NORTH ELEVATION



○ SOUTH ELEVATION

Notes

Revision
02/2004 - October 1, 2001

Project Title
**Stone Creek
Apartments II**

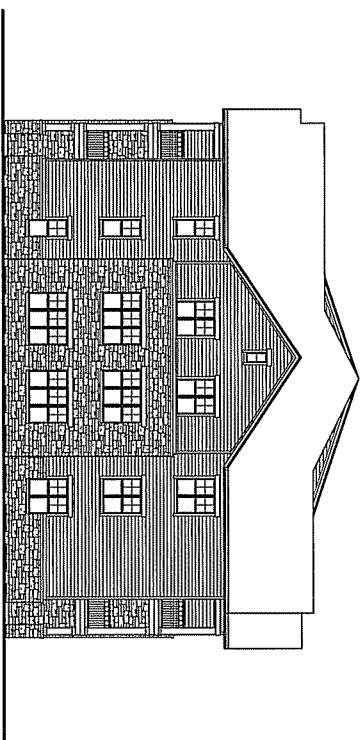
Drawing Title
**Elevations
Building 4 - 271 Units**

Project No. **0852**

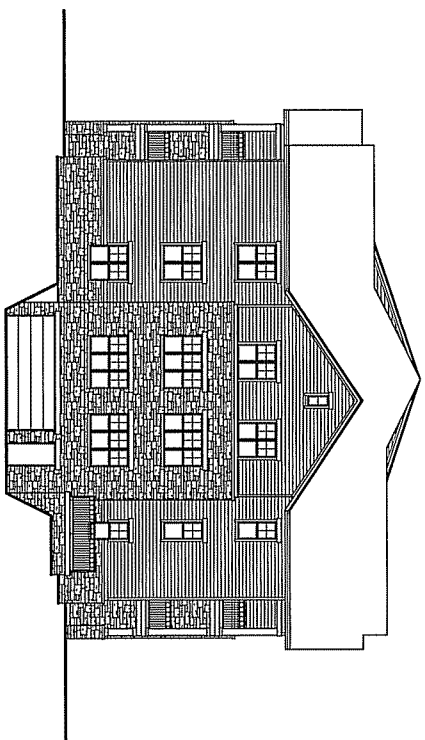
Drawing No. **16**

KNOTHE & BRUCE ARCHITECTS
 7001 University Avenue, Suite 201
 Middleton, Wisconsin 53562
 608-836-1190 Fax 608-836-6934

4-5



○ EAST ELEVATION
 1/8" = 1'-0"

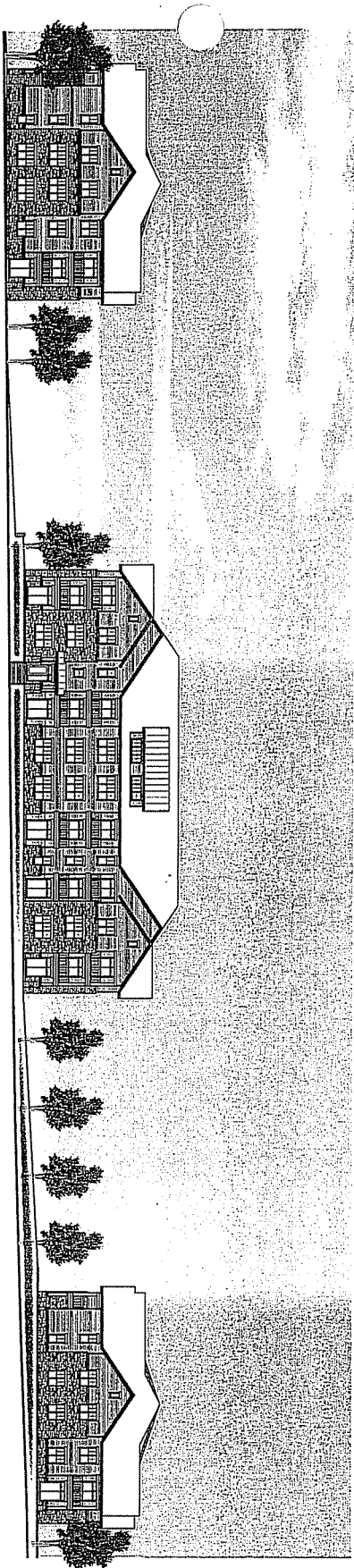


○ WEST ELEVATION
 1/8" = 1'-0"

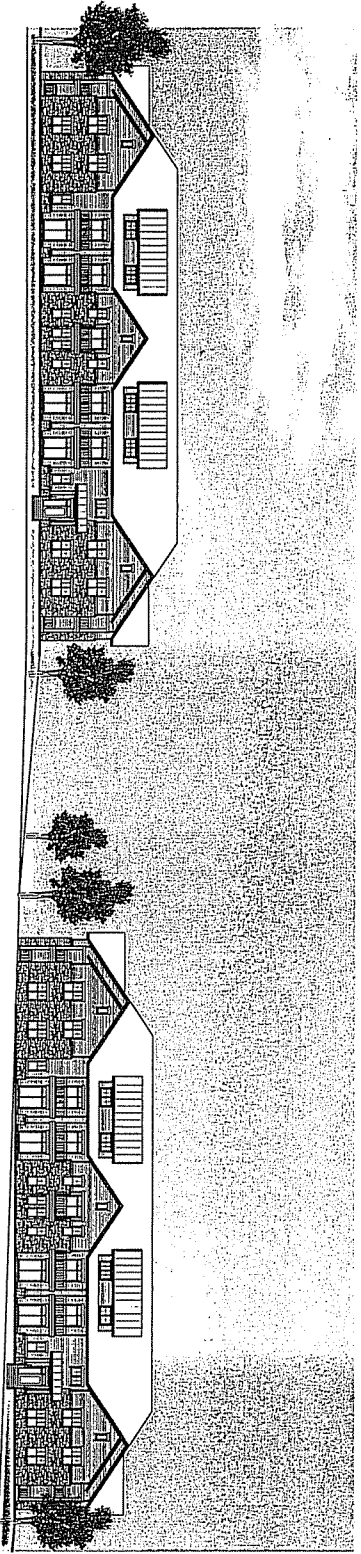
Project Title
**Stone Creek
 Apartments II**

Revision
 per schedule - October 1, 2001

Drawing Title
Elevations
 Building 4 - 27 Units
 Project No.
0852
 Drawing No.
17



MAPLE GROVE DRIVE STREET ELEVATION



MADER DRIVE STREET ELEVATION

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 200
 Middleton, Wisconsin 53122
 608-812-3100 Fax 608-812-4374

DATE: _____

Revision
 01/20/02 - Volume 1, 2&3

Project Title
 Stone Creek
 Apartments II

Drawing Title
 Street Elevation

Project No. 0852
 Drawing No. 1B