

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: September 4, 2013

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

UDC MEETING DATE: _____

PROJECT ADDRESS: 900 John Nolen Drive

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals)
CAUSEWAY OFFICE CENTRE CONDOMINIUM
UNIT OWNERS ASSOCIATION, INC.

ARCHITECT/DESIGNER/OR AGENT:
Plunkett Raysich Architects LLP

Developer: T. Wall Enterprises LLC

2310 Crossroads Dr., Suite 2000
Madison, WI 53718

CONTACT PERSON: Kirk Keller

Address: Plunkett Raysich Architects LLP
2310 Crossroads Dr., Suite 2000

Phone: 608 240-9900

Fax: _____

E-mail address: kkeller@prarch.com

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT!

PLEASE PRINT!

04 September 2013

Zoning Administrator – Madison Plan Commission
Representatives - Urban Design Commission
City of Madison
215 Martin Luther King Jr. Boulevard
Room LL-100
Madison, WI 53701-2985

Re: Project Name: 900 Nolen Residences at 900 John Nolen Drive, Madison, WI
PRA Project No. 130153-01

ZONING ADMINISTRATOR & UDC REPRESENTATIVES, This Letter of Intent is provided as support to the submittal documents for the 900 Nolen Residences. Each item listed on the City of Madison “Land Use Application” is presented below in the order as listed on page two of the referenced form.

This mixed use project is being developed as the replacement for the professional office building that previously occupied the site and was destroyed by fire. This previous low density suburban style office building will be rebuilt as a mixed use development that allows many of the former commercial tenants to return and also provide up to eighty apartments with excellent access to-and-from both work and recreational sites while also providing most units with exceptional views of the City skyline and Lake Monona. Located adjacent to the upcoming redevelopment planned for the entire Coliseum/Alliant Energy Center complex the new 900 Nolen Residences project supports the intent of creating a higher density mixed-use area along his main corridor into the Madison Central Business district.

Specific site benefits to the mixed used development of 900 John Nolen Drive include:

- Building in a section of the City that is adjacent to both an established residential area and a wide variety of commercial and social activities
- Direct access to the established bike trail and adjacent park lands. The development proposes to build on this ‘green’ base by providing both a second story roof top terrace and an accessible green roof for use by all tenants
- Ready vehicle access to both the City center and South Beltline Highway
- By providing up to 80 parking stalls below grade the ability to achieve cross usage of parking stalls between the commercial and residential users helps to free up open green space above.

Project Team: The project is a joint development between Causeway Office Center Unit Association, Inc. and 900 Nolen Residences, LLC.

- Architecture: Plunkett Raysich Architects, LLP
- Structural Engineering: Oneida Total Integrated Enterprises (OTIE)

- Civil Engineering: Vierbicher Associates, Inc.
- Landscape Architecture: The Bruce Company of Wisconsin Inc.
- General Contractor and Design Build MEP lead: Encore Construction, Inc.

Existing Conditions: The approximately 1.8 acre site is currently vacant. The previous office structure was destroyed by fire. Photos of the existing site and the immediate surrounding area are provided in the submittal documents.

Project Schedule: The general project construction schedule places a ground breaking in late February of 2014. Construction on all portions of the project will proceed as a single project. Occupancy of both the commercial office and residences is intended for the spring of 2015.

Proposed Uses: Mixed use development of approximately 1.8 acres consists of several distinct occupancy components.

- Lower Level Parking: – Approximately 28,925 Gross Square Feet (GSF)
- First Floor: - Approximately 20,075 GSF. Approximately 18,000 GSF is provided for professional commercial office space for returning and new tenants. Approximately 2,075 GSF will serve as support components for the residential units, including:
 1. Lobby lounge with stair and elevator access
 2. Community room
 3. Exercise room
 4. Bike storage
 5. Trash room
- Second Floor: - Approximately 20,075 GSF. Approximately 20 apartment units. Roof top terrace with access to developed open yard green space adjacent to Lake Monona.
- Third and Fourth Floors: - Approximately 20,075 GSF per level. Approximately 20 apartment units on each level.
- Fifth Floor: - Approximately 20,075 GSF. Approximately 20 apartment units. Apartments facing primarily west and south will include individual stairs to access mezzanine ‘bonus’ room at the roof top level and private balcony space at the roof level.
- Roof Level: - Approximately 20,075 GSF. Multiple amenities are provided at the roof level, including:
 1. Complete accessible access by two stairs and an elevator
 2. “Green” roof with activity and open spaces
 3. Mezzanine rooms and private balconies as previously listed under the Fifth Floor

Hours of Operation: This mixed use development will have overlapping hours of operation between the commercial and residential functions. This allows for a cross use of both amenities on the property and a percentage of both the enclosed and on-site parking. The commercial office space will follow traditional business hours of operation from approximately 8:00 to 5:00. The residential occupancy is intended for twenty-four hour occupancy.

Building Square Footage: - The below grade development is approximately 28,925 GSF. The developed above grade area of this five story building is approximately 108,375 GSF.

Number of Dwelling Units: - Approximately 80.

Auto and Bike Parking Stalls: - Vehicle parking will be provided both at grade and beneath the building. Below grade parking accommodates approximately 80 vehicles. On grade parking provides 47 full size parking stalls.

Bike parking will be provided in several locations and is intended to meet or exceed the numbers required for this mixed use development. Bicycle parking for the residences is listed as 90% of the total units, or approximately 72 bike stalls. It is our intent to provide enclosed bike parking for 100%, or at least 80 bike stalls. Approximately 50% of these bike stalls will be provided on the Lower level and in a bike room on the First floor.

The development is located on a major urban bike corridor and the design team will be designing visitor bike parking in excess of required minimums.

1. Commercial office space visitor bike parking will be provided adjacent to the main entry.
2. Residential bike parking will be provided adjacent to the main entry to the apartment Lobby
3. A bike maintenance station is proposed by the development team on City property at the bike path. The construction and maintenance of this amenity will be the 900 Nolen residence responsibility

Lot Coverage & Usable Open Space Calculations: - The development is proposed to have a lot coverage of 39,412 square feet. The lot has an area of 78,313 square feet, which equates to a lot coverage of 50%. The usable open space, which includes landscaped areas, second floor terrace (75% credit), green roof, and balcony (75% credit), consists of 38,901 square feet.

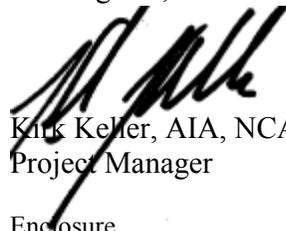
Value of Land: - The land value is \$1,200,000.

Estimated Project Cost: - The estimated cost of the project is \$16,300,000.

Number of Construction & Full-Time Equivalent Jobs Created: - Approximately 240 full time jobs will be created that will last varying lengths of time. During any particular week of this twelve month project there will be between 15 and 70 full time construction staff on site. Within these estimated figures it is the General Contractor's intention to draw up to 85% of the total labor force from the local building trades.

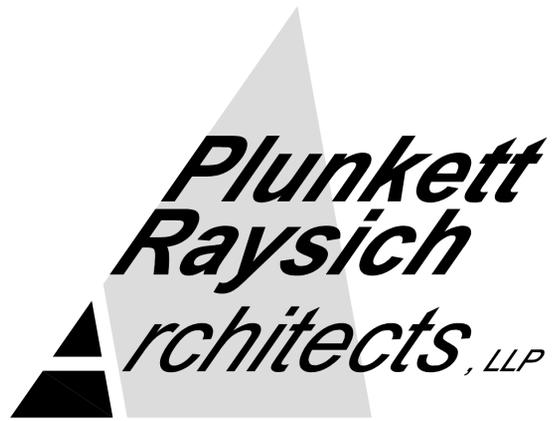
Public Subsidy Requested: - There is no Public Subsidy requested for this project.

Best regards,



Kirk Keller, AIA, NCARB
Project Manager

Enclosure



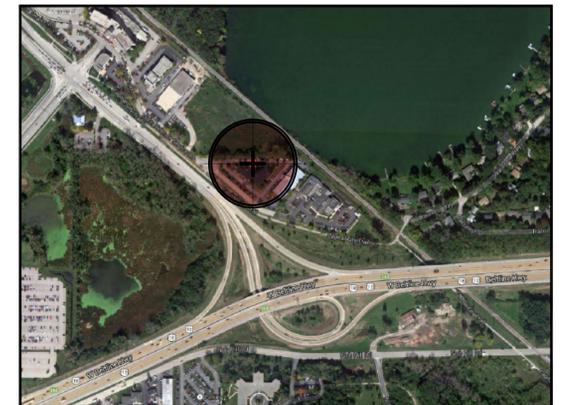
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 www.prarch.com

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Intelligent Designs | Inspired Results

CAUSEWAY OFFICE CENTRE CONDOMINIUM UNIT OWNERS ASSOCIATION, INC. and 900 John Nolen Residences LLC

900 NOLEN RESIDENCES



City of Madison Entitlement Submittal Set - Plan Commission and Urban Design Commission

Location Map



900 Nolen Residences
 900 John Nolen Drive
 Madison, WI 53713

T. Wall Enterprises
 900 Nolen Residences
 PRA # 130153-01
 09-04-13

Drawing Index

Architectural		Landscape	
000	Title Sheet	L1	Landscape Site Plan
002	Architectural Site Plan	L2	Second Floor Terrace Plan
003	Site Photos	L3	Roof Landscape Plan
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201	First Level Floor Plan	L3	Roof Landscape Plan
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203	Typical Upper Floor Level Plans		
220	Roof Plan		
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222	Evening Rendering		
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401	Exterior Elevations		

Lighting	
E0.1	Site Lighting Photometric Plan
E0.2	Site Lighting Details

Site/Civil	
C100	Topographic Survey
C101	Site Plan
C102	Site Plan - Option B
C103	Grading Plan
C104	Utility Plan
C105	Fire Apparatus Plan

Project Information

Applicable Codes and Zoning

Wisconsin enrolled commercial building code 2011
 Residential occupancy, Group R-2
 Storage occupancy, Group S-2
 Zoning: City of Madison ordinances

Parking Requirements

Automobile Parking Required by Zoning	.96 per Unit = 77			
Bicycle Parking Required by Zoning	1 per Unit = 80			
Bike Parking Exclusive of Visitor Parking				
	Below Grade	On Grade	Accessible Stalls	Van Accessible
Automobile	80	41	4	0
Bicycle	53	35		

Type of Construction

New Construction
 Lower Level and 1st Floor, protected, type IA - Sprinklered - NFPA 13
 2nd - 5th Floor, protected, type VA - Sprinklered - NFPA 13

Building Area

Garage	28,925 SQ. FT.
1st Floor	20,075 SQ. FT.
2nd Floor	20,075 SQ. FT.
3rd Floor	20,075 SQ. FT.
4th Floor	20,075 SQ. FT.
5th Floor	20,075 SQ. FT.
Total	129,300 SQ. FT.

Total Unit Count

Efficiency	12
One-Bedroom	64
Two-Bedroom	4
Total	80

Project Team

OWNER

CAUSEWAY OFFICE CENTRE CONDOMINIUM
 UNIT OWNERS ASSOCIATION, INC.
 and 900 John Nolen Residences LLC

ARCHITECT

Plunkett Raysich Architects, LLP

SITE/CIVIL

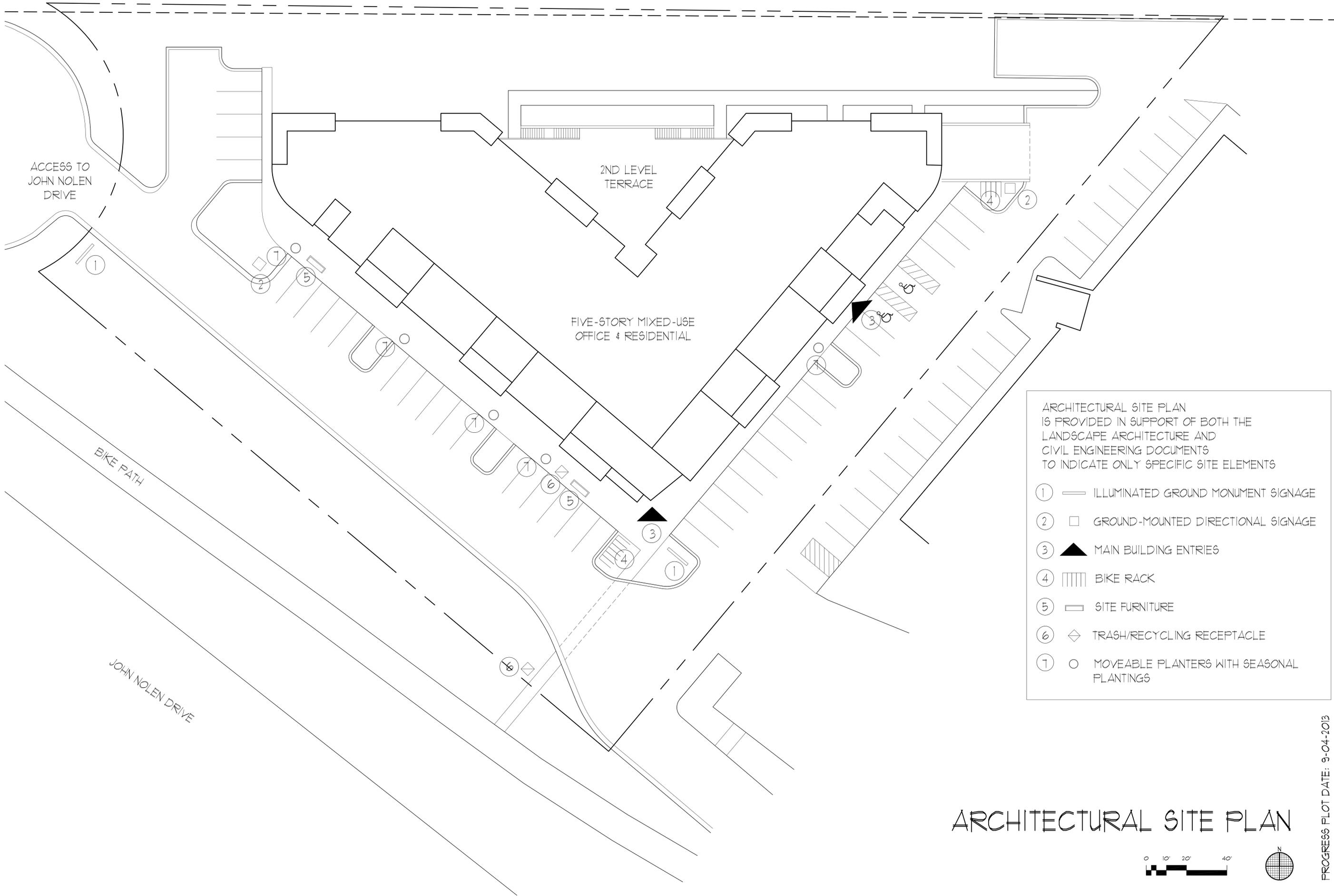
Vierbicher Associates Inc.

LANDSCAPE

The Bruce Company of Wisconsin Inc.

LIGHTING

Electric Construction, Inc.



ARCHITECTURAL SITE PLAN
IS PROVIDED IN SUPPORT OF BOTH THE
LANDSCAPE ARCHITECTURE AND
CIVIL ENGINEERING DOCUMENTS
TO INDICATE ONLY SPECIFIC SITE ELEMENTS

- ① — ILLUMINATED GROUND MONUMENT SIGNAGE
- ② □ GROUND-MOUNTED DIRECTIONAL SIGNAGE
- ③ ▲ MAIN BUILDING ENTRIES
- ④ ▤ BIKE RACK
- ⑤ ▭ SITE FURNITURE
- ⑥ ◇ TRASH/RECYCLING RECEPTACLE
- ⑦ ○ MOVEABLE PLANTERS WITH SEASONAL PLANTINGS

ARCHITECTURAL SITE PLAN



PROGRESS PLOT DATE: 9-04-2013

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Drawn By:	MEC
Date:	09-04-13
Job No.:	130153-01
Sheet No.:	002

900 Nolen Residences
900 John Nolen Drive
Madison, WI 53713



① ENTERING SITE FROM THE JOHN NOLEN DRIVE ACCESS ROAD



② ENTERING SITE LOOKING SOUTHEAST



③ VIEW FROM WITHIN SITE LOOKING NORTHEAST



④ VIEW OF LAKE MONONA TOWARDS NORTH/NORTHEAST



⑤ VIEW FROM WITHIN SITE LOOKING NORTHWEST



⑥ VIEW TO THE WEST FROM EAST SIDE OF SITE



⑦ LOOKING NORTH FROM THE SOUTHERN EDGE OF THE PROPERTY



⑧ VIEW TO THE EAST OF LAKE MONONA



⑨ VIEW TOWARDS JOHN NOLEN DRIVE LEAVING THE SITE



⑩ DASHBOARD VIEW OF ACCESS/EGRESS TO THE SITE ALONG JOHN NOLEN DRIVE ACCESS ROAD

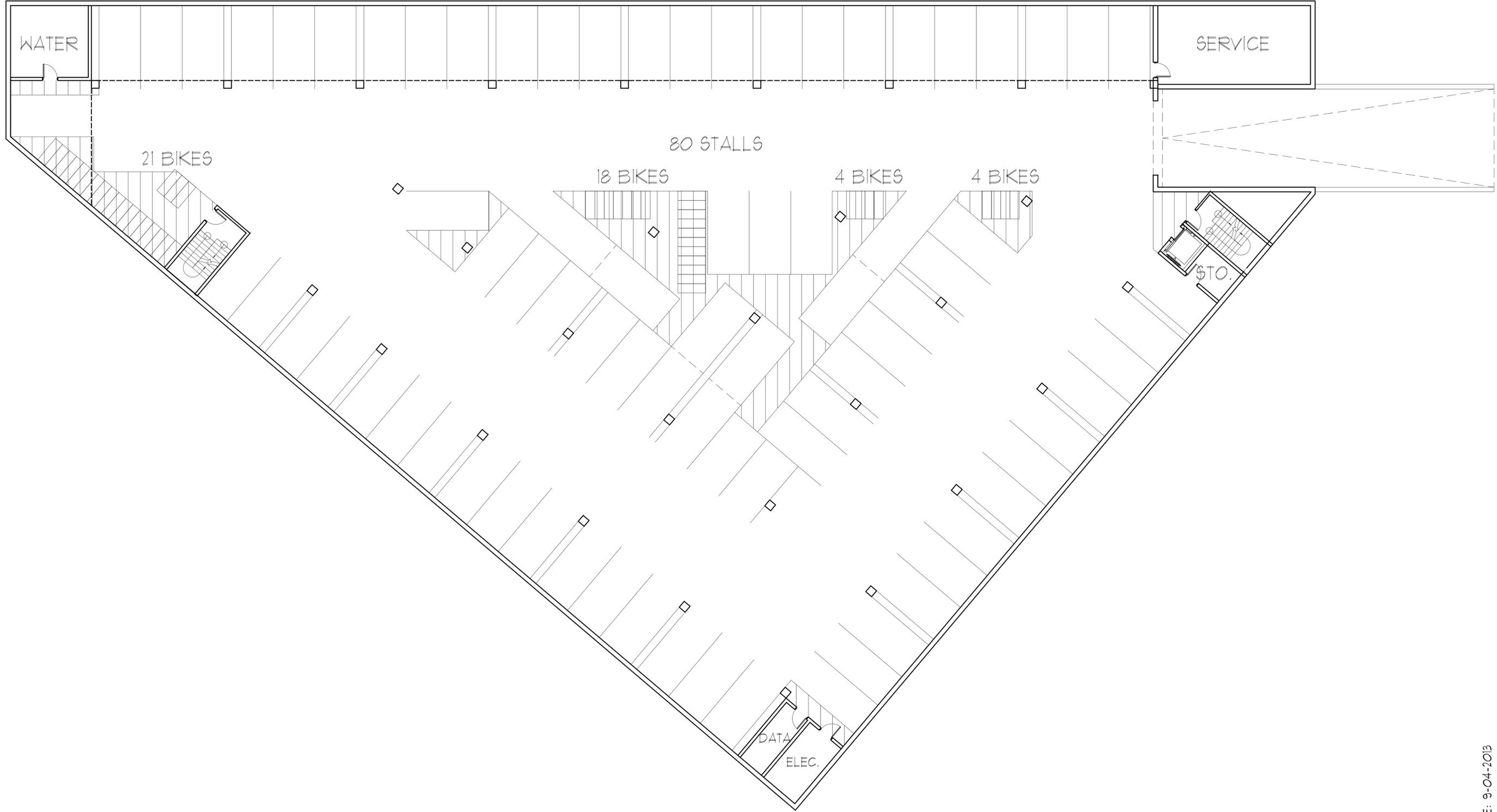


⑪ LOOKING NORTHWEST AT JOHN NOLEN DRIVE, BIKE PATH, AND INTO SITE



⑫ LOOKING SOUTHEAST ALONG EXISTING ACCESS ROAD

SITE PHOTOS



LOWER LEVEL FLOOR PLAN



PROGRESS PLOT DATE: 9-04-2013

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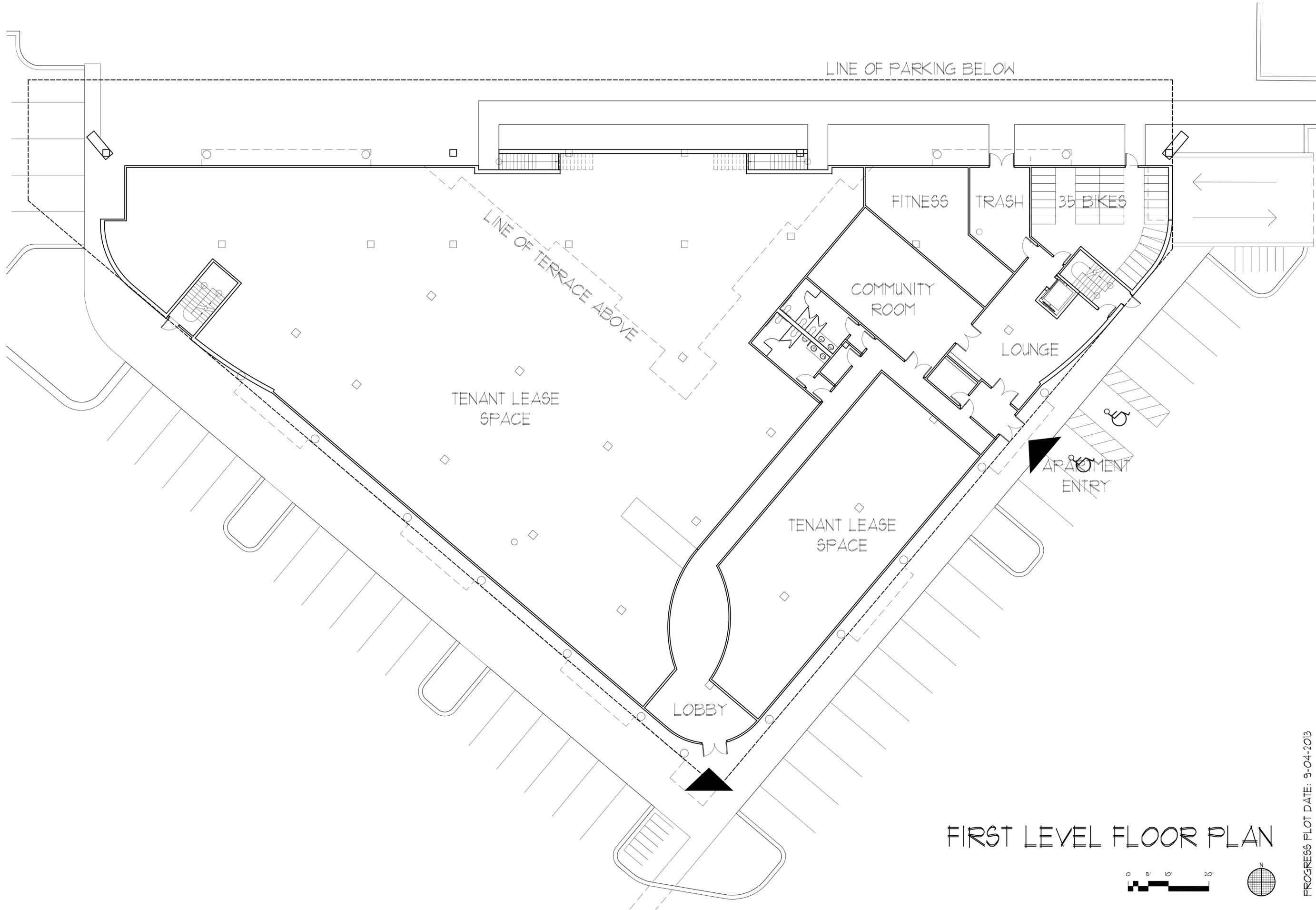
900 Nolen Residences
 900 John Nolen Drive
 Madison, WI 53713

Drawn By:
MEC

Date:
09-04-13

Job No.:
130153-01

Sheet No.:
200



FIRST LEVEL FLOOR PLAN

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SECOND LEVEL FLOOR PLAN



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202



TYPICAL UPPER LEVEL FLOOR PLANS



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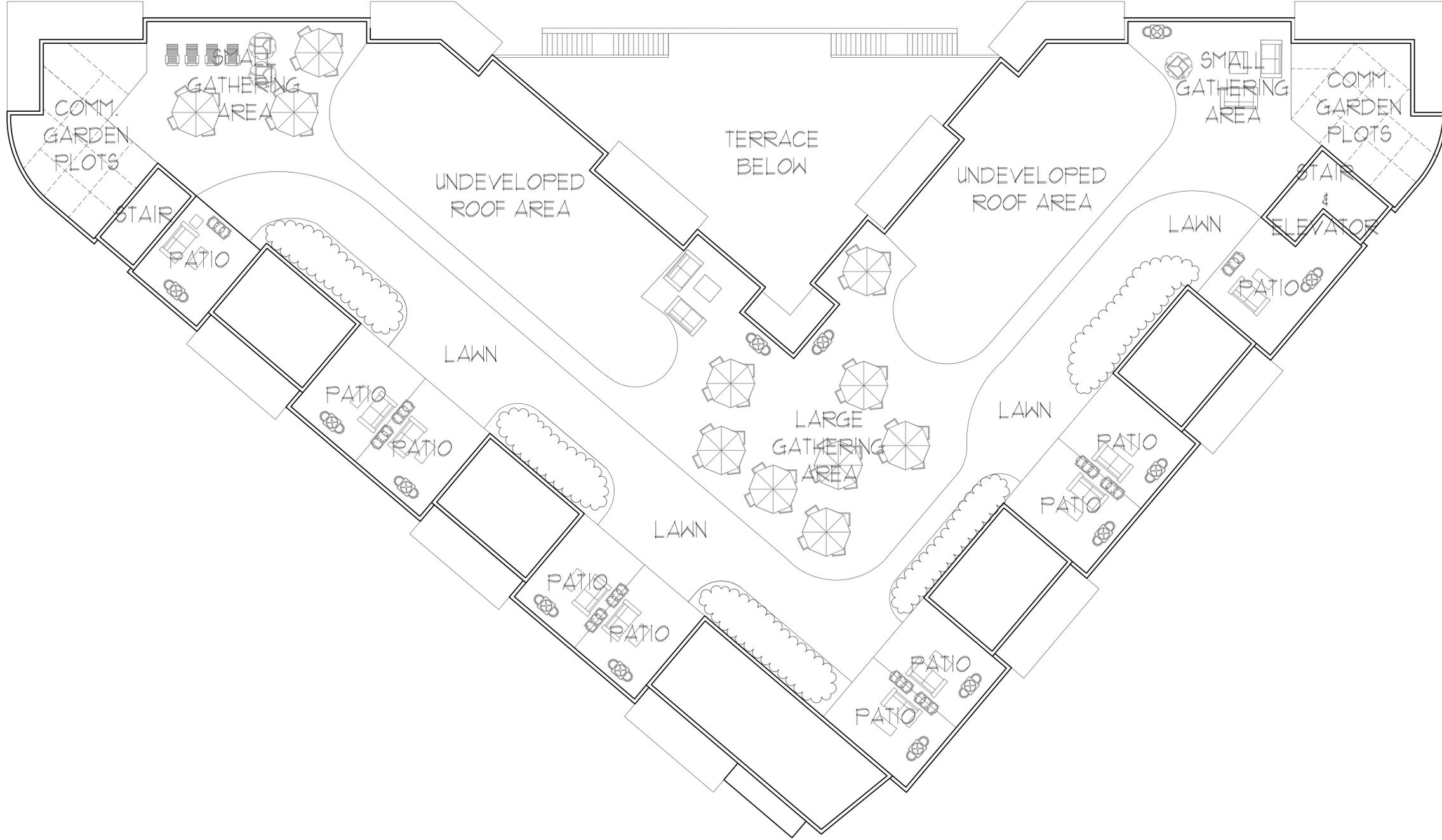
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Madison, WI 53713

Drawn By:
MEC

Date:
09-04-13

Job No.:
130153-01

Sheet No.:
203



ROOF PLAN



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09-04-13

Job No.:
130153-01

Sheet No.:
220



NOTE: CURRENT SITE PLAN PROPOSES RELOCATING PARKING TO FACE THE BUILDING ALONG JOHN NOLEN DRIVE (LEFT SIDE OF IMAGE)

DAYTIME RENDERING

PROGRESS PLOT DATE: 9-04-2013

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Madison, WI 53713

Drawn By:
MEC

Date:
09-04-13

Job No.:
130153-01

Sheet No.:
221



NOTE: CURRENT SITE PLAN PROPOSES RELOCATING PARKING TO FACE THE BUILDING ALONG JOHN NOLEN DRIVE (LEFT SIDE OF IMAGE)

EVENING RENDERING



BELOW GRADE PARKING

SOUTHEAST ELEVATION

- | | |
|--|---|
| <ul style="list-style-type: none"> ① FULLY ADHERED EPDM ROOFING MEMBRANE ② THERMALLY BROKEN TINTED INSULATED GLAZING, 1" NOMINAL ③ CLEAR TEMPERED GLASS RAILING SYSTEM WITH ALUMINUM TOP RAIL ④ "FINE" RIBBED METAL SIDING, BLIND FASTENING SYSTEM, "KYNAR" FINISH ⑤ THERMALLY BROKEN INSULATING SLIDING DOOR SYSTEM ⑥ PHENOLIC BACKED METAL PANEL, "KYNAR" FINISH | <ul style="list-style-type: none"> ⑦ PORCELAIN TILE VENEER PANELS ⑧ ANODIZED COMMERCIAL WINDOW FRAMING SYSTEM WITH 1" NOMINAL TINTED INSULATED GLAZING ⑨ VINYL-CLAD, OPERABLE WINDOWS, ¾" NOMINAL THERMALLY BROKEN TINTED INSULATED GLAZING ⑩ BALCONY PRIVACY SCREENS WITH "VEGETATION" BOXES EACH SIDE ⑪ ILLUMINATED COMMERCIAL TENANT IDENTIFICATION SIGNAGE |
|--|---|

EXTERIOR ELEVATION & NOTES



PROGRESS PLOT DATE: 9-04-2013
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900 John Nolen Drive
Madison, WI 53713

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Date:	09-04-13
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Sheet No.:	400



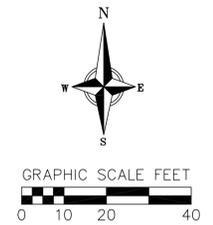
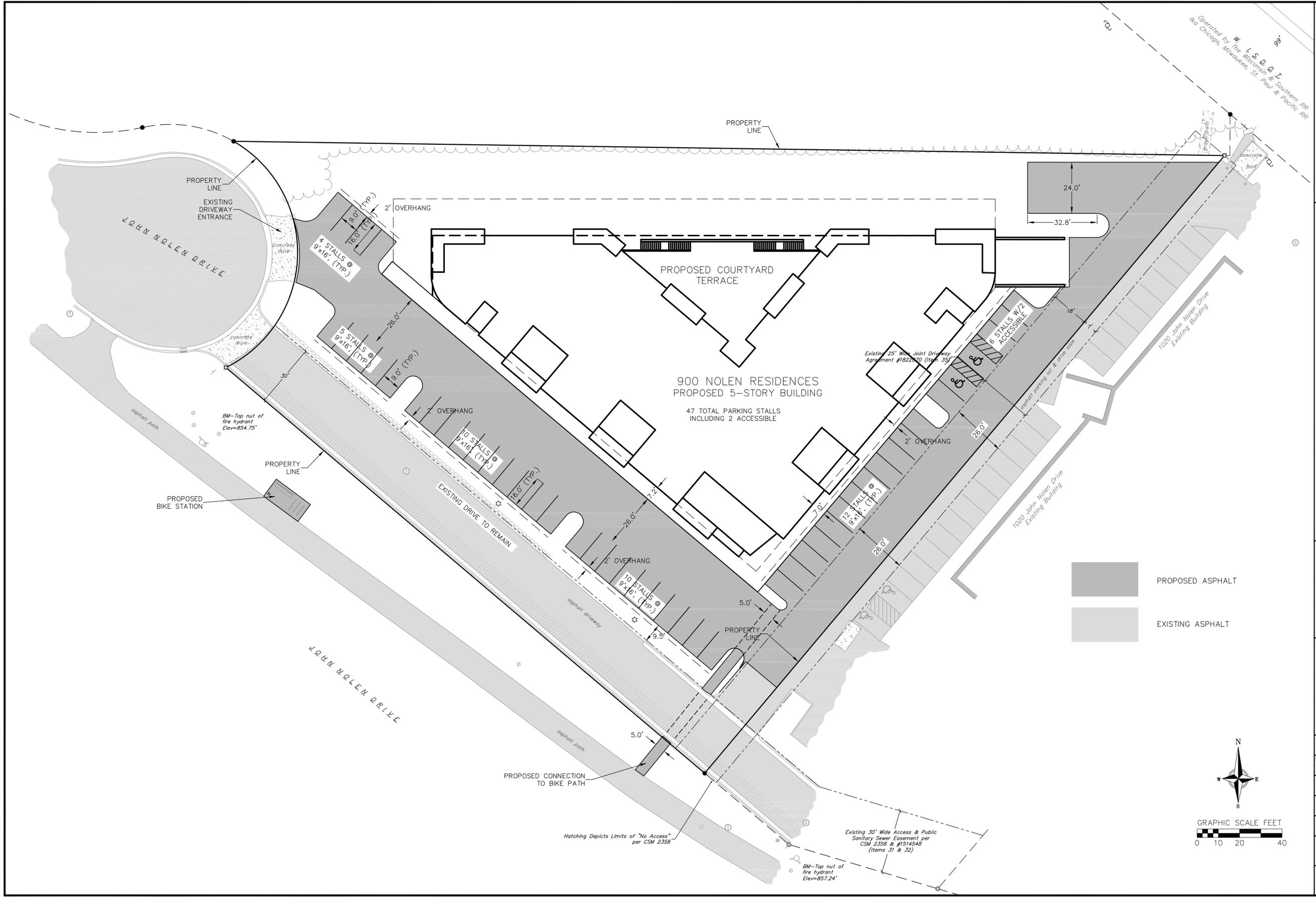
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

EXTERIOR ELEVATIONS





SITE PLAN - OPTION B
 900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 CITY OF MADISON, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	9/24/13		

SCALE:
 1"=20' (24"x36")
 1"=40' (11"x17")

DATE: 5/28/13

DRAFTER: JDOY

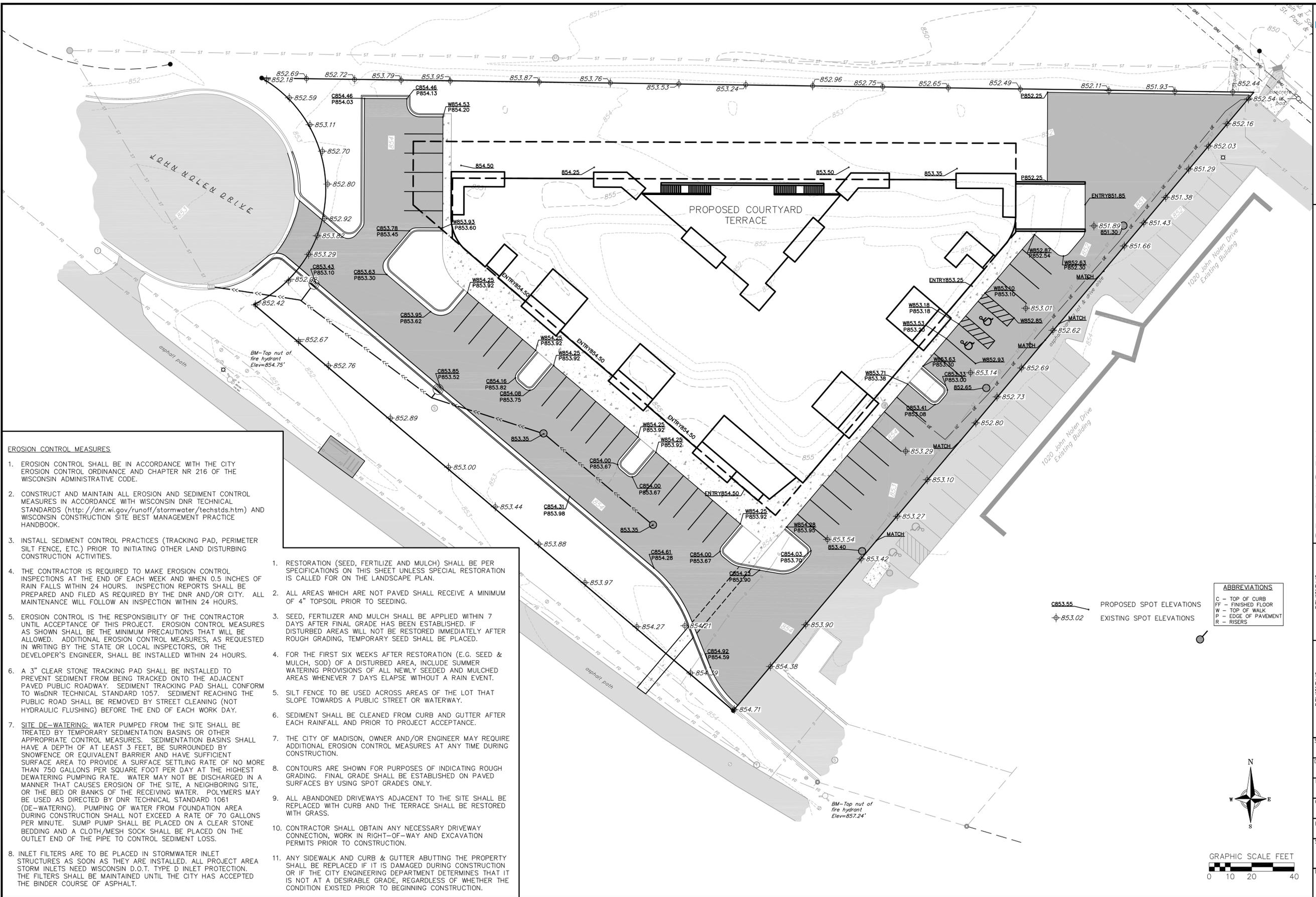
CHECKED:

PROJECT NO.: 130100

SHEET: 3 OF 6

DWG. NO.: C102

04 Sep 2013 - 7:52a MAT Wall Enterprises LLC \ 130100_900 John Nolen Dr.Engineering\Civil 3D\Bose_130100 - Option A.dwg by: jdy



EROSION CONTROL MEASURES

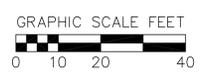
1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. **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. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
8. 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.

1. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
2. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
3. 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.
4. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
5. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
6. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
7. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
8. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
9. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
10. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
11. 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.

ABBREVIATIONS

C	- TOP OF CURB
FF	- FINISHED FLOOR
W	- TOP OF WALK
P	- EDGE OF PAVEMENT
R	- RISERS

C853.55 PROPOSED SPOT ELEVATIONS
 853.02 EXISTING SPOT ELEVATIONS



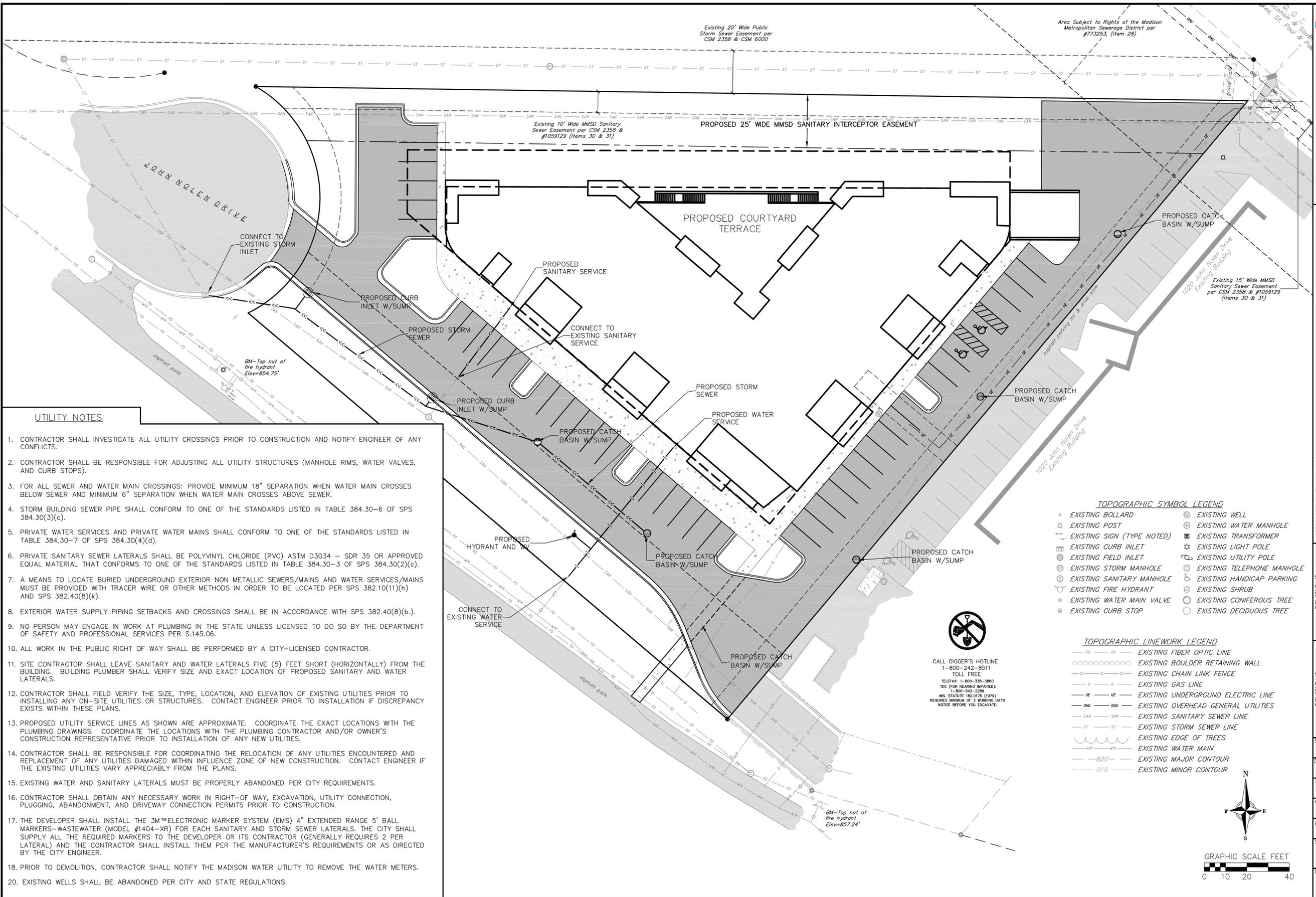
GRADING PLAN
 900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 CITY OF MADISON, WI

REVISIONS	NO.	DATE	REMARKS
1	9/4/13	PC/JDC	SUBMITTAL

SCALE:
 1"=20' (24"x36")
 1"=40' (11"x17")

DATE: 5/28/13
 DRAFTER: JDOY
 CHECKED:
 PROJECT NO.: 130100
 SHEET: 4 OF 6
 DWG. NO.: C103

04 Sep 2013 - 8:17a M:\T Wall Enterprises LLC\130100_900 John Nolen Dr\Engineering\Civil 3D\Bose_130100 - Option A.dwg by: jdy



UTILITY NOTES

- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- 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 SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- 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.
- 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.
- 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.
- 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.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL INSTALL THE 3M™ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE MADISON WATER UTILITY TO REMOVE THE WATER METERS.
- EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.

TOPOGRAPHIC SYMBOL LEGEND

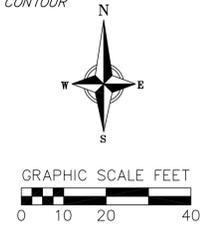
○	EXISTING BOLLARD	⊙	EXISTING WELL
⊠	EXISTING POST	⊕	EXISTING WATER MANHOLE
⊞	EXISTING SIGN (TYPE NOTED)	⊞	EXISTING TRANSFORMER
⊞	EXISTING CURB INLET	⊞	EXISTING LIGHT POLE
⊞	EXISTING FIELD INLET	⊞	EXISTING UTILITY POLE
⊞	EXISTING STORM MANHOLE	⊞	EXISTING TELEPHONE MANHOLE
⊞	EXISTING SANITARY MANHOLE	⊞	EXISTING HANDICAP PARKING
⊞	EXISTING FIRE HYDRANT	⊞	EXISTING SHRUB
⊞	EXISTING WATER MAIN VALVE	⊞	EXISTING CONIFEROUS TREE
⊞	EXISTING CURB STOP	⊞	EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

—FO—FO—	EXISTING FIBER OPTIC LINE
—○—○—	EXISTING BOULDER RETAINING WALL
—○—○—	EXISTING CHAIN LINK FENCE
—G—G—	EXISTING GAS LINE
—UE—UE—	EXISTING UNDERGROUND ELECTRIC LINE
—OHU—OHU—	EXISTING OVERHEAD GENERAL UTILITIES
—SAN—SAN—	EXISTING SANITARY SEWER LINE
—ST—ST—	EXISTING STORM SEWER LINE
—WH—WH—	EXISTING WATER MAIN
—820—	EXISTING MAJOR CONTOUR
—818—	EXISTING MINOR CONTOUR



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
MS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.



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planners | engineers | advisors
REEDSBURG - MADISON - FRABEE DU CHIEN
999 Prairie Drive, Reedsville, WI 53177
Phone: (608) 864-0332 Fax: (608) 864-0333

UTILITY PLAN
900 NOLEN RESIDENCES
900 JOHN NOLEN DRIVE
CITY OF MADISON, WI

REVISIONS	NO.	DATE	REMARKS
1	1	9/4/13	PC/AJG SUBMITTAL

SCALE:
1"=20' (24"x36")
1"=40' (11"x17")

DATE: 5/28/13

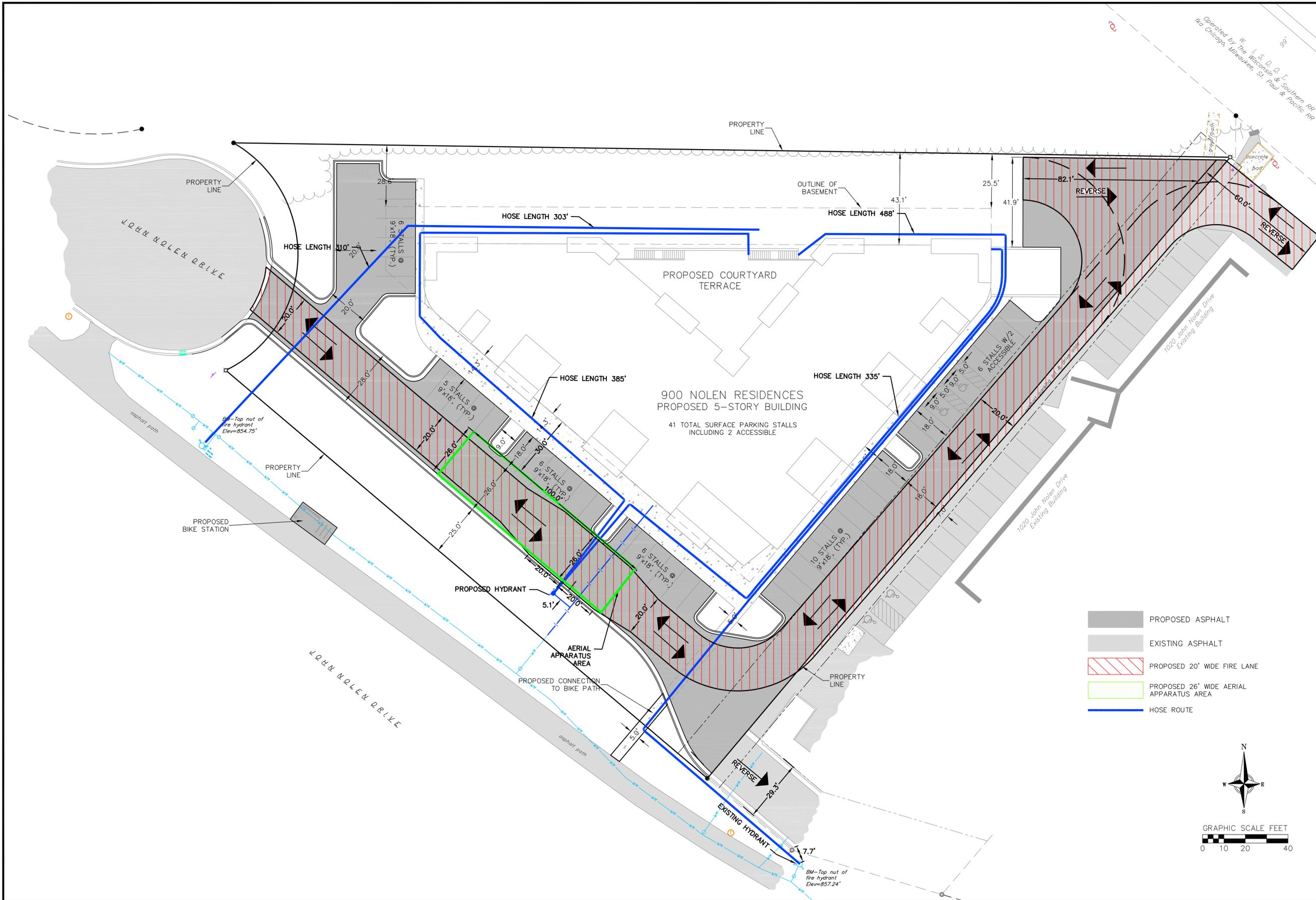
DRAFTER: JDOY

CHECKED:

PROJECT NO.: 130100

SHEET: 5 OF 6

DWG. NO.: C104

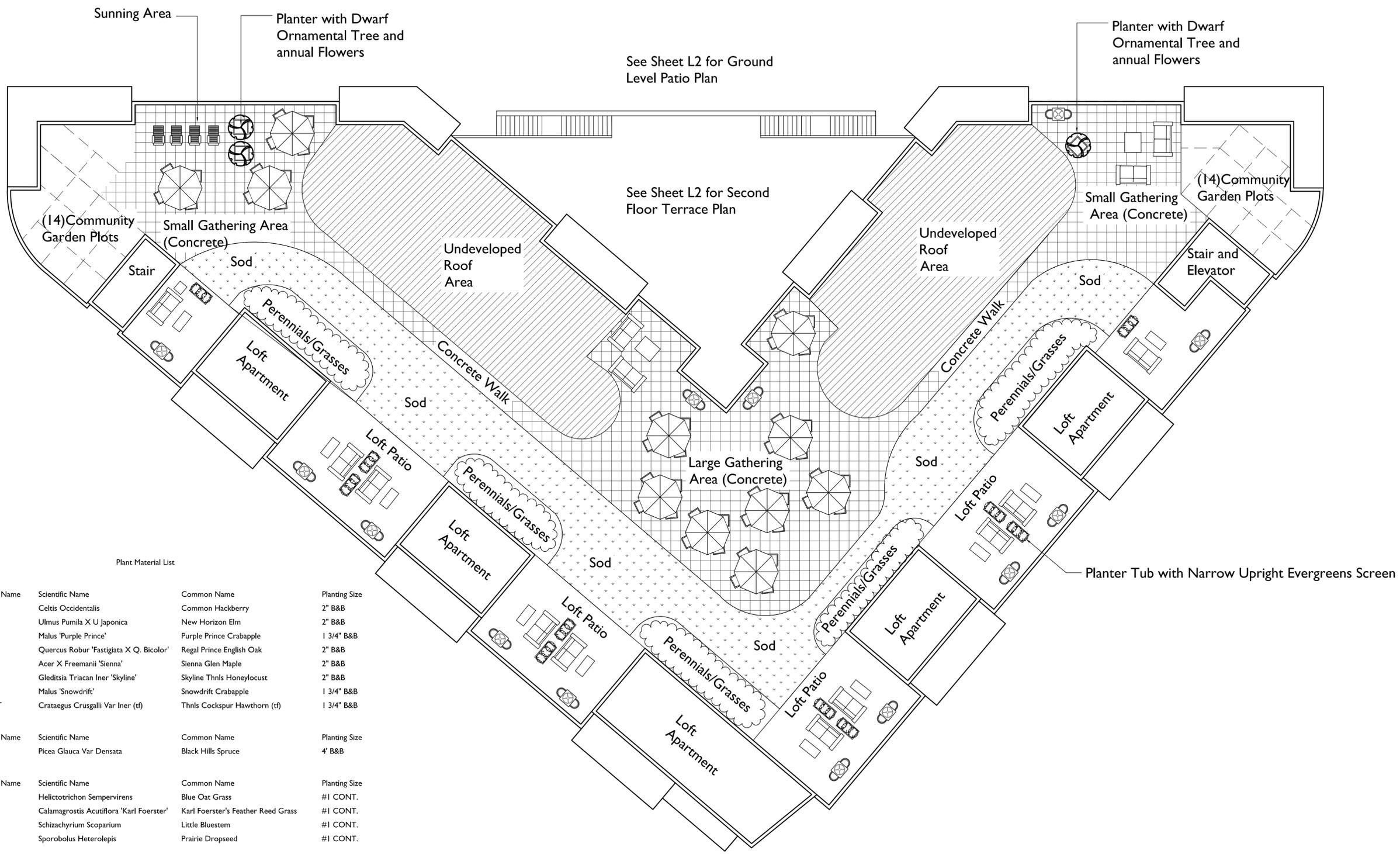


FIRE APPARATUS PLAN
 900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 MADISON, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	9/4/13		

REVISIONS	REMARKS

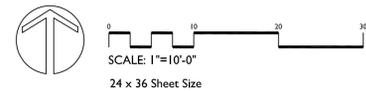
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CHECKED	
PROJECT NO.	130100
SHEET	6 OF 6
DWG. NO.	C105



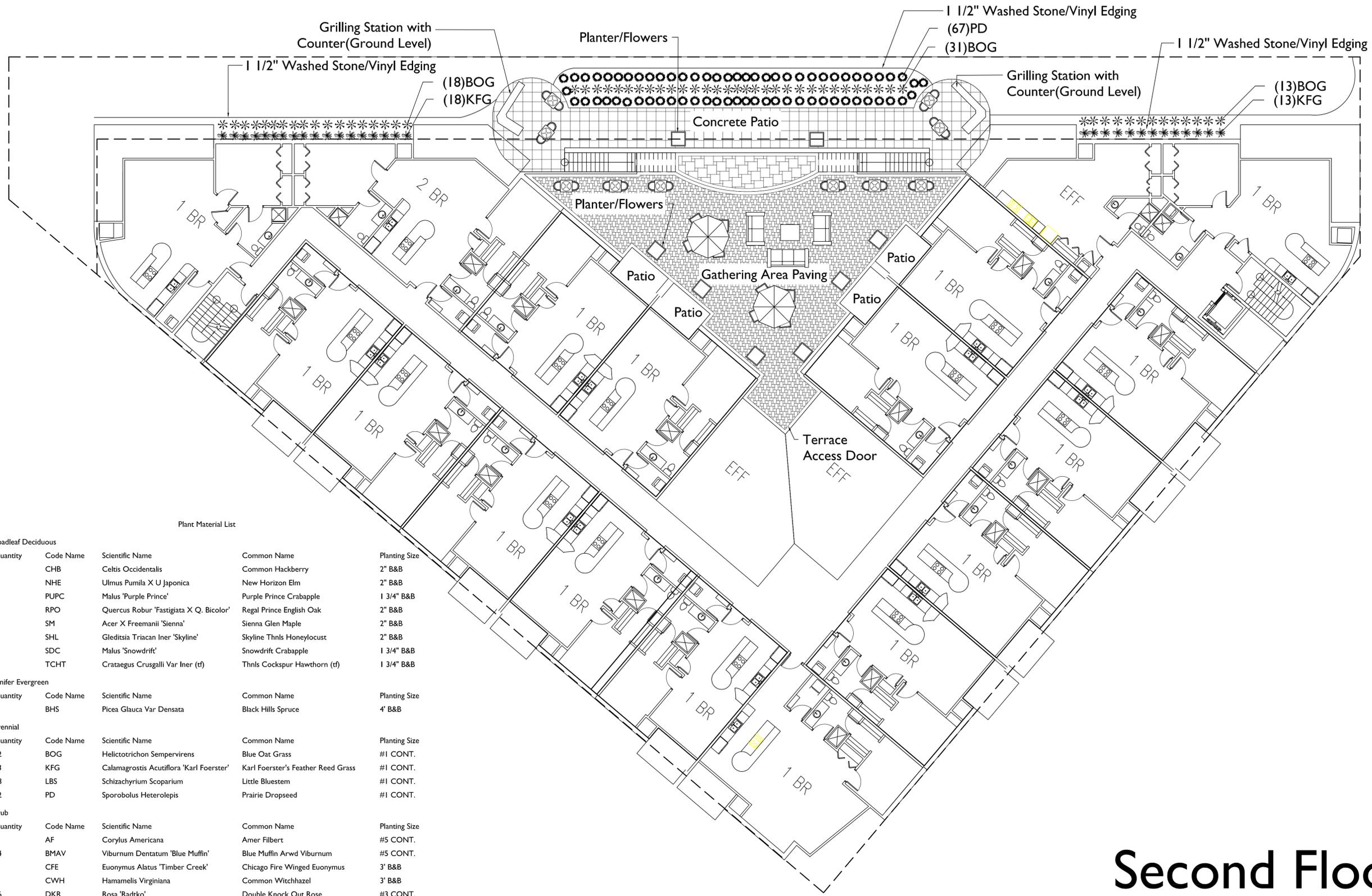
Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
Broadleaf Deciduous				
1	CHB	Celtis Occidentalis	Common Hackberry	2" B&B
2	NHE	Ulmus Pumila X U Japonica	New Horizon Elm	2" B&B
2	PUPC	Malus 'Purple Prince'	Purple Prince Crabapple	1 3/4" B&B
2	RPO	Quercus Robur 'Fastigiata X Q. Bicolor'	Regal Prince English Oak	2" B&B
2	SM	Acer X Freemanii 'Sienna'	Sienna Glen Maple	2" B&B
2	SHL	Gleditsia Triacan Iner 'Skyline'	Skyline Thnls Honeylocust	2" B&B
3	SDC	Malus 'Snowdrift'	Snowdrift Crabapple	1 3/4" B&B
3	TCHT	Crataegus Crusgalli Var Iner (tf)	Thnls Cockspur Hawthorn (tf)	1 3/4" B&B
Conifer Evergreen				
2	BHS	Picea Glauca Var Densata	Black Hills Spruce	4" B&B
Perennial				
62	BOG	Helictotrichon Sempervirens	Blue Oat Grass	#1 CONT.
43	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
48	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
82	PD	Sporobolus Heterolepis	Prairie Dropseed	#1 CONT.
Shrub				
8	AF	Corylus Americana	Amer Filbert	#5 CONT.
14	BMAV	Viburnum Dentatum 'Blue Muffin'	Blue Muffin Arwd Viburnum	#5 CONT.
5	CFE	Euonymus Alatus 'Timber Creek'	Chicago Fire Winged Euonymus	3' B&B
6	CVWH	Hamamelis Virginiana	Common Wtchhazel	3' B&B
16	DKR	Rosa 'Radtko'	Double Knock Out Rose	#3 CONT.
8	DBH	Diervilla Lonicera	Dwf Bush-honeysuckle	#2 CONT.
14	GBC	Aronia Melanocarpa Var Elata	Glossy Black Chokeberry	#2 CONT.
30	GLS	Rhus Aromatica 'Gro-low'	Gro-low Fragrant Sumac	#2 CONT.
5	MCS	Spiraea Japonica 'Magic Carpet'	Magic Carpet Spirea	#2 CONT.
4	MKL	Syringa Patula 'Miss Kim'	Miss Kim Lilac	3' B&B
6	MV	Viburnum Lantana 'Mohican'	Mohican Viburnum	#5 CONT.
5	SS	Rhus Glabra	Smooth Sumac	#3 CONT.
3	WACV	Viburnum Trilobum 'Wentworth'	Wentworth Amer Crnbv Viburnum	5' B&B

Roof Landscape



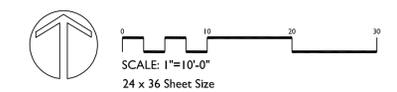
1/2013 CAD/STEVE 5/900 NOLEN RESIDENCES/900 NOLEN/3/31.DWG Created: 10/10/2013, Sheet: 10/11/2013, Printed: 10/11/2013



Plant Material List

Broadleaf Deciduous				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
1	CHB	Celtis Occidentalis	Common Hackberry	2" B&B
2	NHE	Ulmus Pumila X U Japonica	New Horizon Elm	2" B&B
2	PUPC	Malus 'Purple Prince'	Purple Prince Crabapple	1 3/4" B&B
2	RPO	Quercus Robur 'Fastigiata X Q. Bicolor'	Regal Prince English Oak	2" B&B
2	SM	Acer X Freemanii 'Sienna'	Sienna Glen Maple	2" B&B
2	SHL	Gleditsia Triacan Iner 'Skyline'	Skyline Thnls Honeylocust	2" B&B
3	SDC	Malus 'Snowdrift'	Snowdrift Crabapple	1 3/4" B&B
3	TCHT	Crataegus Crusgalli Var Iner (tf)	Thnls Cockspur Hawthorn (tf)	1 3/4" B&B
Conifer Evergreen				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
2	BHS	Picea Glauca Var Densata	Black Hills Spruce	4" B&B
Perennial				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
62	BOG	Helictotrichon Sempervirens	Blue Oat Grass	#1 CONT.
43	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
48	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
82	PD	Sporobolus Heterolepis	Prairie Dropseed	#1 CONT.
Shrub				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
8	AF	Corylus Americana	Amer Filbert	#5 CONT.
14	BMAV	Viburnum Dentatum 'Blue Muffin'	Blue Muffin Arwd Viburnum	#5 CONT.
5	CFE	Euonymus Alatus 'Timber Creek'	Chicago Fire Winged Euonymus	3" B&B
6	CWH	Hamamelis Virginiana	Common Witchhazel	3" B&B
16	DKR	Rosa 'Radtko'	Double Knock Out Rose	#3 CONT.
8	DBH	Diervilla Lonicera	Dwf Bush-honeysuckle	#2 CONT.
14	GBC	Aronia Melanocarpa Var Elata	Glossy Black Chokeberry	#2 CONT.
30	GLS	Rhus Aromatica 'Gro-low'	Gro-low Fragrant Sumac	#2 CONT.
5	MCS	Spiraea Japonica 'Magic Carpet'	Magic Carpet Spirea	#2 CONT.
4	MKL	Syringa Patula 'Miss Kim'	Miss Kim Lilac	3" B&B
6	MV	Viburnum Lantana 'Mohican'	Mohican Viburnum	#5 CONT.
5	SS	Rhus Glabra	Smooth Sumac	#3 CONT.
3	WACV	Viburnum Trilobum 'Wentworth'	Wentworth Amer Crnby Viburnum	5" B&B

Second Floor Terrace

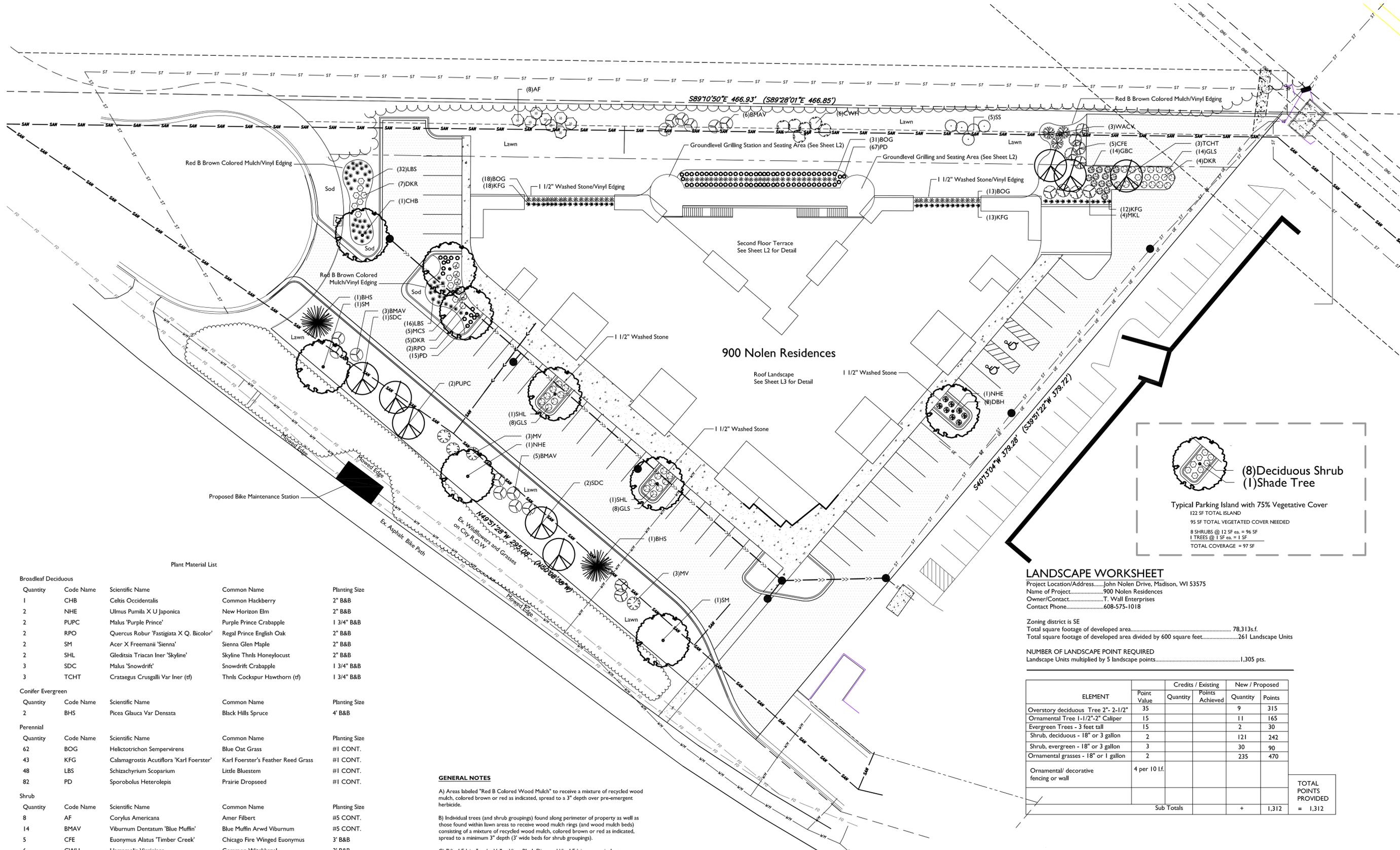


900 NOLEN RESIDENCES
900 JOHN NOLEN DRIVE
MADISON, WISCONSIN 53573

Checked By: SS
Drawn By: 9/04/13 RS

Revised: 10/11/13 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L2
Second Floor Terrace
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(8) Deciduous Shrub
(1) Shade Tree

Typical Parking Island with 75% Vegetative Cover
122 SF TOTAL ISLAND
95 SF TOTAL VEGETATED COVER NEEDED
8 SHRUBS @ 12 SF ea. = 96 SF
1 TREE @ 1 SF ea. = 1 SF
TOTAL COVERAGE = 97 SF

LANDSCAPE WORKSHEET
Project Location/Address.....John Nolen Drive, Madison, WI 53575
Name of Project.....900 Nolen Residences
Owner/Contact.....T. Wall Enterprises
Contact Phone.....608-575-1018

Zoning district is SE
Total square footage of developed area.....78,313s.f.
Total square footage of developed area divided by 600 square feet.....261 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED
Landscape Units multiplied by 5 landscape points.....1,305 pts.

ELEMENT	Point Value	Credits / Existing		New / Proposed	
		Quantity	Points Achieved	Quantity	Points
Overstory deciduous Tree 2"- 2-1/2"	35			9	315
Ornamental Tree 1-1/2"-2" Calliper	15			11	165
Evergreen Trees - 3 feet tall	15			2	30
Shrub, deciduous - 18" or 3 gallon	2			121	242
Shrub, evergreen - 18" or 3 gallon	2			30	90
Ornamental grasses - 18" or 1 gallon	3			235	470
Ornamental/ decorative fencing or wall	4 per 10 l.f.				
Sub Totals				+	1,312
					TOTAL POINTS PROVIDED = 1,312

Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
Broadleaf Deciduous				
1	CHB	Celtis Occidentalis	Common Hackberry	2" B&B
2	NHE	Ulmus Pumila X U Japonica	New Horizon Elm	2" B&B
2	PUPC	Malus 'Purple Prince'	Purple Prince Crabapple	1 3/4" B&B
2	RPO	Quercus Robur 'Fastigiata X Q. Bicolor'	Regal Prince English Oak	2" B&B
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2	SHL	Gleditsia Triacan Iner 'Skyline'	Skyline Thinls Honeylocust	2" B&B
3	SDC	Malus 'Snowdrift'	Snowdrift Crabapple	1 3/4" B&B
3	TCHT	Crataegus Crusgalli Var Iner (tf)	Thnls Cockspar Hawthorn (tf)	1 3/4" B&B
Conifer Evergreen				
2	BHS	Picea Glauca Var Densata	Black Hills Spruce	4" B&B
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62	BOG	Helictotrichon Sempervirens	Blue Oat Grass	#1 CONT.
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8	AF	Corylus Americana	Amer Filbert	#5 CONT.
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5	SS	Rhus Glabra	Smooth Sumac	#3 CONT.
3	WACV	Viburnum Trilobum 'Wentworth'	Wentworth Amer Crnby Viburnum	5" B&B

GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch beds (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3" wide beds for shrub groupings).

C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

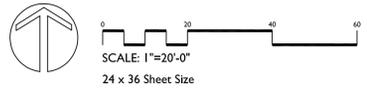
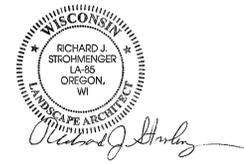
D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Lawn" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
40% Palmer Ryegrass
20% Baron Bluegrass
20% Nassau Bluegrass
20% Pennlawn Creeping Red Fescue

G) Areas labeled "Seed with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.



Landscape Site Plan

900 NOLEN RESIDENCES
900 JOHN NOLEN DRIVE
MADISON, WISCONSIN 53573

Checked By: SS
Drawn By: 9/04/13 RS
Revised: 10/11/13 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L1 Landscape Site Plan
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