

# SPRECHER AND MILWAUKEE DEVELOPMENT

RWW

102 S. SPRECHER RD. MADISON, WI

SPRECHER AND MILWAUKEE  
DEVELOPMENT

AY PROJECT NUMBER: 72800



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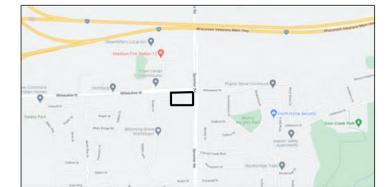
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### ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
1	CITY LU AND CUP SUBMITTAL	06/10/2022

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**PRELIMINARY  
NOT FOR CONSTRUCTION**

## PROJECT TEAM

<b>OWNER:</b> ROSS RIKKERS	<b>ARCHITECT:</b> ANGUS-YOUNG ASSOCIATES, INC. 16 N. CARROLL ST. MADISON, WI 53703	<b>STRUCTURAL ENGINEER:</b> ANGUS-YOUNG ASSOCIATES, INC. 16 N. CARROLL ST. MADISON, WI 53703	<b>LANDSCAPE ARCHITECT / CIVIL ENGINEER:</b> ANGUS-YOUNG ASSOCIATES, INC. 555 S. RIVER ST. JANESVILLE, WI 53548
<b>CONTACT:</b> ROSS RIKKERS EMAIL: RRIKKERS@CRESA.COM	<b>CONTACT:</b> JEFF DAVIS EMAIL: J.DAVIS@ANGUSYOUNG.COM PHONE: (608)756-2326		<b>CONTACT:</b> KATIE LOELL EMAIL: K.LOELL@ANGUSYOUNG.COM PHONE: (608)756-2326

35	30	25	20	15	10	05
34	29	24	19	14	09	04
33	28	23	18	13	08	03
32	27	22	17	12	07	02
31	26	21	16	11	06	01

TITLE BLOCK

608.756.2326  
www.angusyong.com

COVER SHEET

**G001**

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

Date

SCALE 1" = 1'-0"

XC:\72800\048\72800\G001.dgn

PLOTTED BY: EBH/ep

ORIGINAL SIZE: 24" x 36"







MILWAUKEE STREET



CALL TOLL FREE 1-800-242-8511  
MILWAUKEE AREA 414-259-1181  
FAX A LOCATE 1-800-338-3860  
TDD (HEARING IMPAIRED) 1-800-542-2289  
ONLINE: www.DiggersHotline.com

RWW 4605  
SPRECHER LLC

SPRECHER AND MILWAUKEE  
DEVELOPMENT

102 S. SPRECHER ROAD  
MADISON, WI

72800 Sprecher and Milwaukee Development  
PIPE SIZING CALCULATIONS, STATE PLUMBING AREA METHOD

Category	Area, sf	Area, ac	Divisor	gpm	subtotal
to Nyloplast #1	529	0.012	32.5	16.28	32.46
paving					32.46
lawn	3,376	0.078	104		
Total					49 gpm
6" PVC @ 0.52% max 240 gpm = Acceptable					
to Nyloplast #2	156	0.004	32.5	4.80	
paving					4.80
lawn	2,252	0.052	104	21.65	
Total					48.74
from Nyloplast #1					75 gpm
6" PVC @ 0.52% max 240 gpm = Acceptable					
to Nyloplast #3	156	0.004	32.5	4.80	
paving					4.80
lawn	2,071	0.048	104	19.91	
Total					75.19
from Nyloplast #2					100 gpm
6" PVC @ 0.52% max 240 gpm = Acceptable					
to CB #1	41,309	0.948	26	1588.81	
roof					1588.81
paving	52	0.001	32.5	1.60	
lawn	1,059	0.024	104	10.18	
Total					99.91
from Nyloplast #3					1,700 gpm
15" PVC @ 0.52% max 2,450 gpm = Acceptable					
to CB #2	8,437	0.194	32.5	259.60	
paving					259.60
lawn	402	0.009	104	3.87	
Total					570.00
from bioretter #2, 10-year storm					833 gpm
18" HDPE @ 0.52% max 3,400 gpm = Acceptable					
to Nyloplast #4	104	0.002	32.5	3.20	
paving					3.20
lawn	745	0.017	104	7.16	
Total					10.36
from Nyloplast #5					42 gpm
6" PVC @ 0.52% max 240 gpm = Acceptable					
to Trench Drain	1,033	0.024	32.5	31.78	
paving					31.78
lawn					10.36
Total					42.14
from Trench Drain					87 gpm
6" PVC @ 0.52% max 240 gpm = Acceptable					
to CB #3	162	0.004	32.5	4.96	
paving					4.96
lawn	1,145	0.026	104	11.01	
Total					57.03
from Trench Drain					73 gpm
12" RCP @ 0.52% max 1,180 gpm = Acceptable					

SPRECHER ROAD



NEW MULTI-FAMILY BUILDING  
41,309 SF FOOTPRINT  
160 UNITS (4-STORY)  
1ST F.F. ~955.75  
UNDERGROUND PARKING ~944.75

ELECTRICAL ASSESSMENT  
DOCUMENT 5676763

SITE SYMBOL LEGEND

	SIGN		BOLLARD
	FIRE HYDRANT		MANHOLE/CATCH BASIN/INLET
	CURB INLET		NEW FLARED END SECTION WITH RIRAP AND GUARD
	NEW EDGE OF PAVEMENT ELEVATION (FEET)		NEW FLOW LINE ELEVATION (FEET)
	NEW TOP OF PAVEMENT ELEVATION (FEET)		NEW FINISHED FLOOR ELEVATION (FEET)
	NEW SIDEWALK ELEVATION (FEET)		NEW BRICK/PAVEMENT ELEVATION (FEET)
	NEW FRESH GRADE ELEVATION (FEET)		NEW TOP AND BOTTOM OF CURB ELEVATION (FEET)
	NEW MATCH EX ELEVATION (FEET)		NEW TOP AND BOTTOM OF STEP ELEVATION (FEET)
	RIM OR INVERT ELEVATION (FEET)		
	WATER VALVE OR GAS VALVE		
	GAS METER		
	LIGHT POLE		
	UTILITY POLE		
	GUY WIRE		
	TRANSFORMER		
	ELECTRIC METER AND CT CABINET		
	NEW STRUCTURE OR ADDITION		
	EXISTING STRUCTURE		

SITE LINE LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING INTERMEDIATE CONTOUR
	NEW INTERMEDIATE CONTOUR

NEW INDEX CONTOUR

	PAVEMENT
	FENCE
	STORM DRAIN
	SANITARY SEWER
	WATER
	GAS

ELECTRICAL POWER

	UNDERGROUND ELECTRICAL POWER
	UNDERGROUND FIBER OPTIC
	TELEPHONE
	UNDERGROUND TELEPHONE
	CABLE
	EDGE OF TREES OR SHRUBS

SITE GENERAL NOTES

- TRUE NORTH MAY VARY FROM PROJECT NORTH.
- CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL, OCCUPATIONAL, HEALTH AND SAFETY ADMINISTRATION (OSHA) AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
- VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
- COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
- ALL EXISTING CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4000 PSI ALL CONCRETE. PAVEMENT SHALL BE 4000 PSI UNLESS NOTED OTHERWISE.
- THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT, INCLUDING UTILITIES CONNECTIONS, SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXX, PROJECT XXXXX).

SITE GRADING NOTES

- CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE.
- COORDINATE WITH OWNER FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.
- VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS AS NECESSARY PRIOR TO BEGINNING ANY GRADING WORK.
- VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS AS NECESSARY PRIOR TO BEGINNING ANY GRADING WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/OR PAVEMENTS TO DRAINAGE MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAYS TO DRAINAGE. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL OR 4" BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS WITH EXISTING UTILITIES OR DIMENSIONS.
- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRENCHERS R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

SITE GRADING PLAN

SCALE: 1"=20'



ALL SYMBOLS MAY NOT BE USED IN THIS SET.

ISSUANCES / REVISIONS

NO.	DESCRIPTION	DATE
01	CITY LU AND CLP SUBMITTAL	16/10/2022

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PROJECT NUMBER  
72800

APPROVED BY  
KAU

REVIEWED BY  
KAU

DRAWN BY  
MWT

SITE GRADING PLAN

C301







MILWAUKEE STREET



CALL TOLL FREE 1-800-242-8511  
MILWAUKEE AREA 414-259-1181  
FAX A LOCATE 1-800-338-3860  
TDD (HEARING IMPAIRED) 1-800-542-2289  
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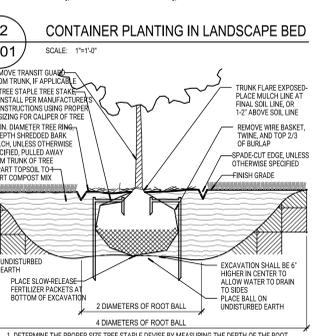
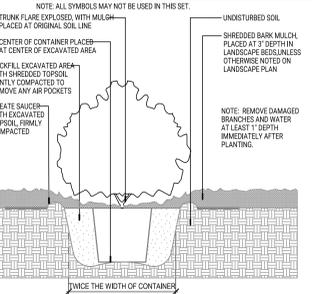
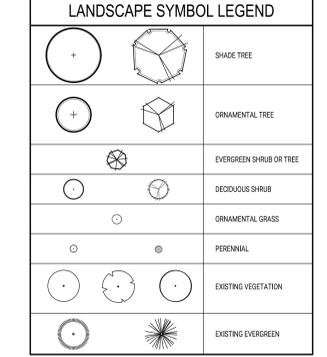
RWW 4605  
SPRECHER LLC

SPRECHER AND MILWAUKEE  
DEVELOPMENT

102 S. SPRECHER ROAD  
MADISON, WI

- LANDSCAPE GENERAL NOTES**
- THE NORTH-MAY VARY FROM PROJECT TO PROJECT. CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS. RESTORE ALL AREAS TO ORIGINAL CONDITION UNLESS NOTED OTHERWISE.
  - ALL PLANTING BEDS SHALL RECEIVE 3" THICK SHREDED BARK MULCH WITH HEAVY DUTY BLACK PLASTIC EDGING UNLESS OTHERWISE NOTED.
  - ALL INDIVIDUAL TREES SHALL RECEIVE 4" DIAMETER, 3" THICK SHREDED BARK MULCH TREE RING WITH SHARP CUT EDGE. MULCH SHALL BE APPLIED FROM TRUNK TO TREE TO PROTECT ROOT. ALL LAWN TO BE RESTORED WITH SEED AND EROSION MAT OR HYDRONALCH UNLESS NOTED OTHERWISE. WISCONSIN STATUTE 102.07(1)(174) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.
  - IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL COVER.
  - SEE DETAILS C600 & C601 FOR PLANTING DETAILS.
  - BIODIVERSITY CHECKS SHALL INCLUDE CLASS II EROSION MAT (COCONUT MAT BROWN C13) OR EQUIVALENT WITH BLACK ANODIZED ALUMINUM EDGING. MAT SHALL BE INSTALLED WITH OVERLAPPING JOINTS AND STAGED WITH HARDWOOD STAGES MIN. 4" LONG PRIOR TO INSTALLATION OF PLANTS TO PREVENT COMPACTION.
  - AS DETERMINED BY THE SOIL TESTS OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE UNLESS THE CONTRACTOR CONTACTS MADISON CITY FORESTRY (562-4814) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. THIS CAN BE FOUND HERE: <http://www.ci.madison.wi.us/DocumentCenter/View/3227/Part-102>
  - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISRUPT, SCAR OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 562-4814. FINAL TREE TRIMMING SHALL BE REQUIRED.
  - SECTION 107.13(3) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POSITIVE MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
  - SECTION 107.13(3) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POSITIVE MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
  - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A311 STANDARDS FOR PRUNING.
  - STREET TREE PLANTING SHALL ADHERE TO CITY OF MADISON STANDARD SPECIFICATIONS SECTION 200R FOR PUBLIC WORKS CONSTRUCTION. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING CONTRACTOR SHALL CONTACT CITY FORESTRY AT 562-4814 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
  - ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT INCLUDING LATERAL CONNECTIONS SHALL BE COMPLETED PRIOR TO THE CITY OF MADISON ISSUED PLANS CONTRACT 9072, PROJECT 13749.

- KEYNOTES**
- 01 3" THICK WASHED LOCAL STONE MULCH (1" DIAMETER) WITH WEED BARRIER FABRIC AND HEAVY DUTY BLACK PLASTIC EDGING.
  - 02 46 KITS OF BARNWATER RENEWAL GARDEN FOR SUNNY STIES (64 PLANTS X 46 KITS = 2,944 PLANTS) AND 16 PLANTS OF ASCLEPIAS INCARNATA AND 32 PLANTS OF CAREX VULPINODES BY AGRICOL OR APPROVED EQUAL PLANTED IN DRIFTS.
  - 03 22 KITS OF BARNWATER RENEWAL GARDEN FOR SUNNY STIES (44 PLANTS X 22 KITS = 1,408 PLANTS) AND 16 PLANTS OF ASCLEPIAS INCARNATA AND 32 PLANTS OF CAREX VULPINODES BY AGRICOL OR APPROVED EQUAL PLANTED IN DRIFTS.
  - 04 SCOUR STOP W/ SOD.
  - 05 AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT 562-4814 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.



**ISSUANCES / REVISIONS**

NO.	DESCRIPTION	DATE
01	CITY LU AND CLIP SUBMITTAL	06/10/2022

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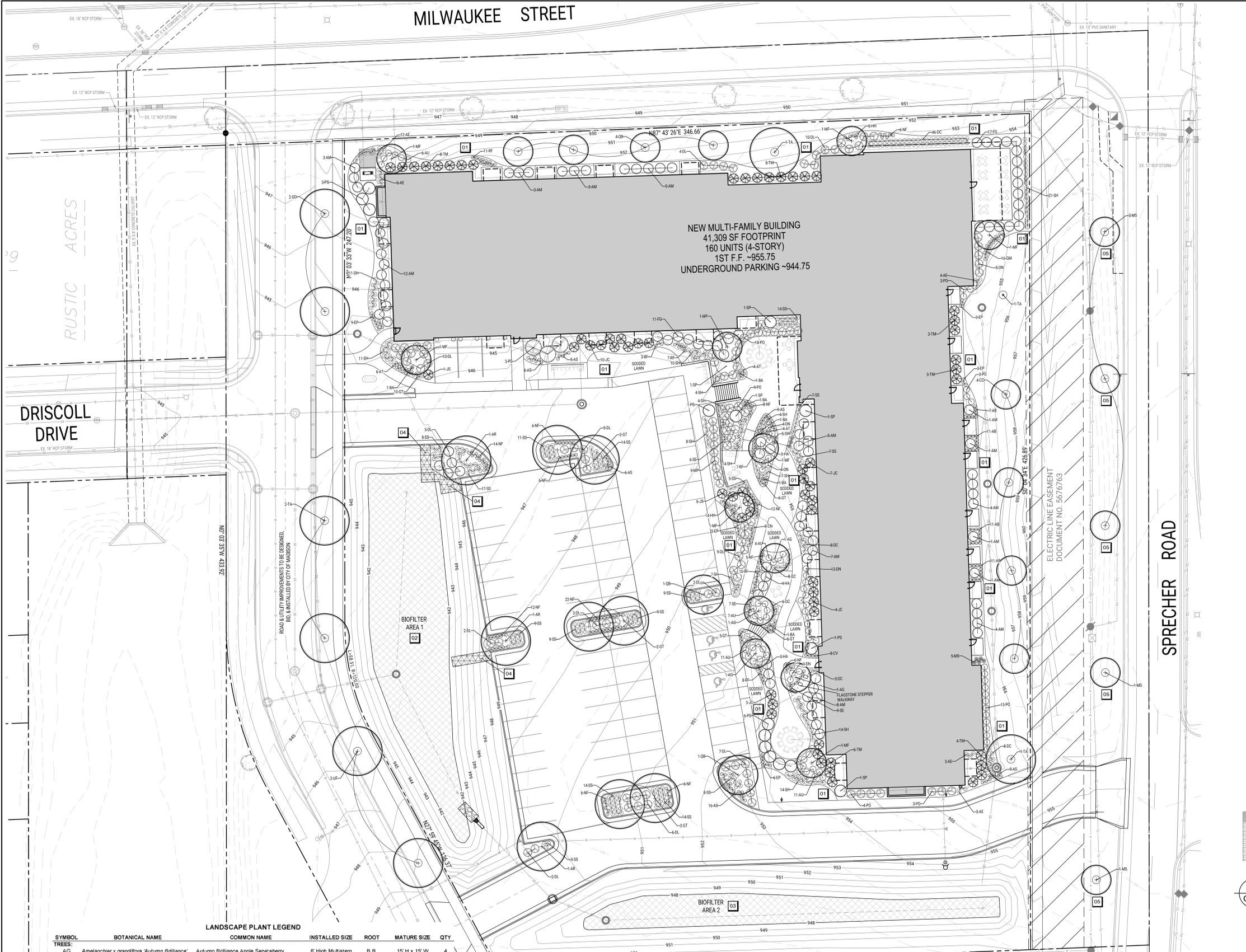
PROJECT NUMBER  
**72800**

APPROVED BY  
**KAU**

REVIEWED BY  
**KAU**

DRAWN BY  
**MWT**

LANDSCAPE PLAN  
**C601**



**LANDSCAPE PLAN**

City of Madison Landscape Requirements

Category	Points	Quantity	Points Achieved
Total SF Developed Area (Paved Areas, Excluding Greenspace and Building)	43,788	sf	
Site Zoned TR-U1 - Provide 5 landscape points per 300 sf of Developed Area	729.80	Points Required	
<b>Total Number of Points Provided:</b>			<b>775</b>

Plant Type / Element	Points	Quantity	Points Achieved
Overstory Deciduous Tree, 2.5" Cal. DBH	35	14	490
Ornamental Tree, 1.5" Cal.	15	19	285
4.5" Pot			
6" H x 24" W		28	
12-24" H / W		79	
24" H x 24" W		129	
3" H x 18" W		158	
18" H x 20" W		40	
18" H x 12" W		51	
18" H x 12" W		14	
3-4" H x 2-3" W		6	
15" H x 15" W		8	
18" H x 24" W		8	
30" H x 18" W		28	
1-2" H x 1.5-2" W		17	
12" H x 12" W		26	
18" H x 12" W		20	
2-4" H x W		5	
12" H x 18" W		109	
14-16" H x W		46	
6-8" H x 2-4" W		22	
2-3" H x 2" W		5	

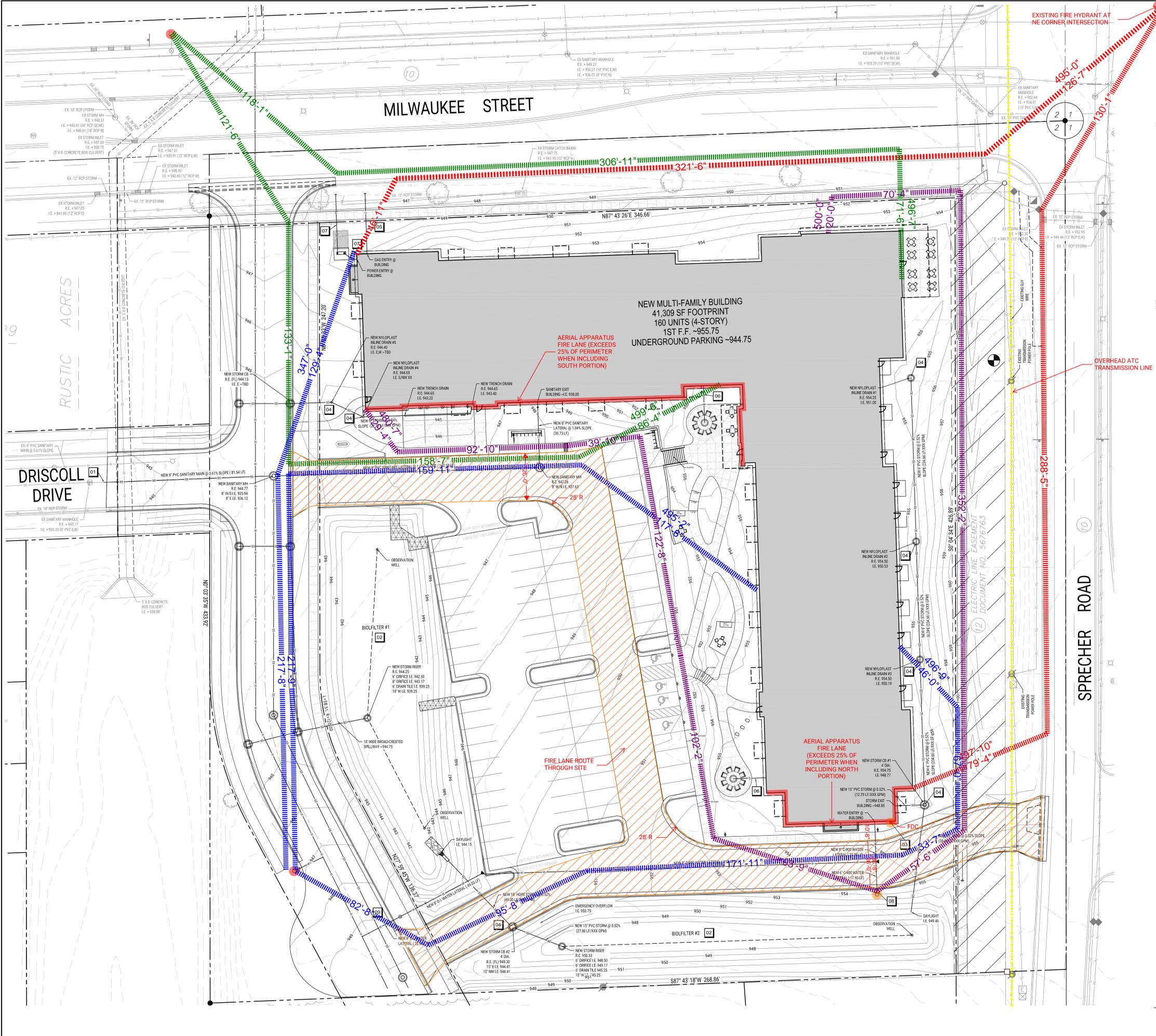
**LANDSCAPE PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
AG	<i>Amanitaria x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6 High Multistem	B.B.	15' H x 15' W	4
AR	<i>Acer rubrum</i> 'Autumn Spice'	Autumn Spice Red Maple	2" Cal.	B.B.	50' H x 20' W	3
CC	<i>Cercis canadensis</i>	Eastern Redbud	6 High Multistem	B.B.	20' H x 25' W	4
GD	<i>Gymnocladia dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	2" Cal.	B.B.	50' H x 35' W	2
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	2" Cal.	B.B.	50' H x 30' W	6
MS	<i>Milvus sargenti</i> 'Candymin'	Candymin Sargent Crabapple	1.5" Cal.	B.B.	10-15' H x 20' W	2
MF	<i>Milvus sargenti</i> 'Select A'	Firebird Sargent Crabapple	1.5" Cal.	B.B.	8' H x 12' W	11
QB	<i>Quercus bicolor</i> 'Bonnie and MAE'	Beacon Oak	#10 Container	B.B.	40' H x 15' W	6
TA	<i>Tilia americana</i> 'Sweet Street'	Sweet Street Linden	2" Cal.	B.B.	50' H x 25' W	3
UF	<i>Ulmus x Frontier</i>	Frontier Hybrid Elm	2" Cal.	B.B.	35' H x 25' W	2
AM	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	3" H Container	3" H x 5" W	58	
AU	<i>Aronia melanocarpa</i> 'UCONNAM165' PPAF	Low Scape Mound Black Chokeberry	2-3 Gallon	1-2" H x 2-3" W	39	
DL	<i>Diervilla x</i> 'G2X8544' PP27, 548	Kodiak Orange Diervilla	#3 Container	3-4" H x 3-4" W	65	
DN	<i>Deutzia x</i> 'Kissed Slender'	Nikko Slender Deutzia	12" High	2" H x 5" W	29	
FG	<i>Fothergilla gardenii</i> 'Beaver Creek'	Beaver Creek Dwarf Fothergilla	24" High	4 Gallon	3-4" H x 3-4" W	28
HA	<i>Hydrangea arborescens</i> 'Incrediball Blush'	Incrediball Blush Hydrangea	4-5 Gallon	4-5" H x W	10	
JC	<i>Juniperus chinensis</i> 'Kallay's Compact'	Kallay's Compact Juniper	24" High	Cont.	3-4" H x 4" W	24
JS	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Savin Juniper	12-18" High	Cont.	18" H x 5" W	7
MP	<i>Myrica pensylvanica</i>	Northern Bayberry	18" High	Cont.	4-5" H x 4-5" W	9
PO	<i>Physocarpus opulifolius</i> 'Donna May'	Little Devil Ninebark	18-24" H	3 Gallon	3-4" H x 3-4" W	53
PS	<i>Physocarpus opulifolius</i> 'Steward'	Summer Wine Ninebark	#5 Container	4-5" H x 4-5" W	14	
SP	<i>Syringa patula</i> 'Violet Uprising'	Violet Uprising Dwarf Lilac	48" H	B.B.	6" H x 5" W	5
TM	<i>Taxus x media</i> 'Everlow'	Everlow Yew	18-24" High	Cont.	2-3" H x 4-5" W	32
AB	<i>Amonia x</i> 'Blue Ice'	Blue Ice Amsonia	4.5" Pot		18" H x 20" W	40
AS	<i>Allium</i> 'Summer Beauty'	Summer Beauty Onion	4.5" Pot		18" H x 12" W	51
AT	<i>Asclepias tuberosa</i>	Butterfly Weed	4.5" Pot		18" H x 12" W	14
BA	<i>Baptisia australis</i>	False Indigo	4.5" Pot		3-4" H x 2-3" W	6
CV	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Threadleaf Coreopsis	4.5" Pot		15" H x 15" W	8
CN	<i>Calamintha Nepeta</i> 'Montrose White'	Calaminth Savory	4.5" Pot		18" H x 24" W	8
EP	<i>Echinacea purpurea</i>	Purple Coneflower	4.5" Pot		30" H x 18" W	28
GM	<i>Geranium maculatum</i>	Wild Geranium	4.5" Pot		1-2" H x 1.5-2" W	17
GT	<i>Geum triflorum</i>	Prairie Smoke	4.5" Pot		12" H x 12" W	26
HF	<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily	4.5" Pot		18" H x 12" W	20
MS	<i>Mertensia sibirica</i>	Oxheart Fern	Gallon		2-4" H x W	5
NH	<i>Nepeta</i> 'Early Bird'	Early Bird Catmint	4.5" Pot		12" H x 18" W	109
RF	<i>Rudbeckia fulgida</i> var. <i>sulivantii</i> 'Little Goldstar'	Little Goldstar Black-Eyed Susan	4.5" Pot		14-16" H x W	46
SE	<i>Symphoricarpos ericoides</i> 'Snow Flurry'	Snow Flurry Aster	4.5" Pot		6-8" H x 2-4" W	22
SW	<i>Solidago</i> 'Wichita Mountains'	Wichita Mountains Goldenrod	4.5" Pot		2-3" H x 2" W	5









CALL TOLL FREE 1-800-242-8511  
 MILWAUKEE AREA 414-259-1181  
 FAX A LOCATE 1-800-338-3860  
 TDD (HEARING IMPAIRED) 1-800-542-2289  
 ONLINE: www.DiggersHotline.com

- SITE UTILITY PLAN GENERAL NOTES**
- TRUE NORTH MAY VARY FROM PROJECT NORTH
  - CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR
  - ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT
  - FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS
  - COORDINATE RELOCATION OF ANY UTILITIES WITH THE UTILITY COMPANIES. NOTIFY THE ELECTRICAL UTILITY OF ANY EXCAVATION ADJACENT TO HIGH VOLTAGE LINES. PROTECT ALL UTILITIES TO REMAIN
  - UNDIGER HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO ANY DISTURBANCE
  - COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY
  - PROVIDE WATER CONNECTIONS AND CONTROL VALVES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS
  - CONTRACTOR SHALL RESTORE CURB AND PAVEMENT WORK TO MEET AUTHORITY HAVING JURISDICTION REQUIREMENTS. SAWCUT PAVEMENT TO PROVIDE CLEAN EDGE
  - TRACER WIRE SHALL BE INSTALLED ABOVE ALL SANITARY STORM AND WATER LATERALS THAT CONNECT TO A PUBLIC UTILITY. TRACER WIRE SHALL BE A MINIMUM OF 12 GAUGE, PLASTIC-COATED COPPER WIRE BURIED WITHIN 6" AND DIRECTLY ABOVE THE TOP OF THE PIPE. THE TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT LEAST EVERY 400'. PROTECT THE WIRE AT THE ACCESS POINTS. THE COLOR OF THE TRACER WIRE SHALL BE AS FOLLOWS:  
 - GREEN FOR SANITARY SEWER  
 - BROWN FOR STORM SEWER  
 - BLUE FOR POTABLE WATER
  - PROVIDE TRENCH BEDDING, UTILITY TRENCHES UNDER CONCRETE PAVEMENT SHALL UTILIZE FLOWABLE FILL IN AREAS DEEPLY TO CONTRACT TO PREVENT CONCRETE CRACKING
  - PROVIDE MIN. 7" COVER OVER WATER LATERAL. SEE GRADING PLAN SHEET FOR EXISTING AND PROPOSED GRADES. COORDINATE AS NECESSARY (POTENTIAL) AROUND WATER FACILITIES. PROVIDE MIN. 18" CLEARANCE UNDER OR 12" CLEARANCE OVER SANITARY AND STORM SEWER PIPES
  - ALL SANITARY STORM AND WATER UTILITY WORK WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO AUTHORITY HAVING JURISDICTION REQUIREMENTS AND STANDARD SPECIFICATIONS
  - RESTORE ALL AREAS TO EXISTING GRADE UNLESS NOTED OTHERWISE
  - SEE ARCHITECTURAL AND PLUMBING DRAWINGS FOR ROOF DRAIN LOCATIONS
  - THE RIGHT-OF-WAY OF THE DOLL JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERS AND CITY ENGINEERING DEPARTMENTS
  - ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO BE THE PROJECT, INCLUDING LATERAL CONNECTIONS, SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXX, PROJECT XXXXX)

- KEYNOTES**
- 01 NEW 8" PVC SANITARY LATERAL AND YARD CLEANOUT. SEE DETAIL XX(C81), XX(C81). CONNECT TO CITY SANITARY CONNECTION. ADJUST SANITARY LATERAL INVERTS AFTER CITY UTILITY MAIN DESIGN IS COMPLETED.
  - 02 NEW BIOPILER RISER. SEE DETAILS XX(C81), XX(C81)
  - 03 NEW FDC CONNECTION AT BUILDING.
  - 04 NEW STORM PRECAST CONCRETE CATCH BASIN OR NYLOPLAST INLET. SEE DETAILS XX(C81), XX(C81).
  - 05 NEW GAS LATERAL. COORDINATE WITH MGE.
  - 06 NEW GAS SERVICE CONNECTION FROM BUILDING TO NATURAL GAS FIRE BOWLS.
  - 07 NEW BURIED UNDERGROUND VALVE & TRANSFORMER BY MGE. FIELD VERIFY
  - 08 NEW FIRE HYDRANT & VALVE. SEE DETAIL XX(C81)
  - 09 NEW 8" DI WATER LATERAL. CONNECT TO CITY PROVIDED WATER STUB ON TO PROPERTY. FIELD VERIFY LOCATION AFTER CITY UTILITY MAIN DESIGN IS COMPLETED. CITY SERVICE ANTICIPATED TO INCLUDE SHUT OFF VALVE IN RIGHT-OF-WAY.

**SITE SYMBOL LEGEND**

	SPIN
	BOLLARD
	FIRE HYDRANT
	MANHOLE/CATCH BASIN/INLET
	CURB INLET
	NEW FLARED END SECTION WITH HRP/WRAP AND GUARD
	WATER VALVE OR GAS VALVE
	GAS METER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	TRANSFORMER
	ELECTRIC METER AND CT CABINET
	NEW STRUCTURE OR ADDITION
	EXISTING STRUCTURE

ALL SYMBOLS MAY NOT BE USED IN THIS SET

**SITE LINE LEGEND**

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	NEW INTERMEDIATE CONTOUR
	NEW INDEX CONTOUR
	PAVEMENT
	FENCE
	STORM DRAIN
	SANITARY SEWER
	WATER
	GAS
	ELECTRICAL POWER
	UNDERGROUND ELECTRICAL POWER
	UNDERGROUND FIBER OPTIC
	TELEPHONE
	UNDERGROUND TELEPHONE
	CABLE
	EDGE OF TREES OR SHRUBS

ALL SYMBOLS MAY NOT BE USED IN THIS SET

**SITE UTILITY PLAN**  
 SCALE: 1"=20'



RWW 4605  
 SPRECHER LLC

SPRECHER AND MILWAUKEE  
 DEVELOPMENT

4605 SPRECHER DR.  
 MADISON, WI

**ISSUANCES / REVISIONS**

NO.	DESCRIPTION:	DATE:
01		

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PROJECT NUMBER  
 72800

APPROVED BY  
 KAU

REVIEWED BY  
 KAU

DRAWN BY  
 MWT

SITE UTILITY PLAN

**C401**





**1ST LEVEL FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Unit Count	Pkg. Req.	1st Level Unit Count	2nd Level Unit Count	3rd Level Unit Count	4th Level Unit Count
3 BR	7	3 BR	3 BR	3 BR	3 BR
2 BR+	9	2 BR+	2 BR+	2 BR+	2 BR+
2 BR	19	2 BR	2 BR	2 BR	2 BR
1BR+	5	1BR+	1BR+	1BR+	1BR+
1 BR	71	1 BR	1 BR	1 BR	1 BR
STUDIO	49	STUDIO	STUDIO	STUDIO	STUDIO
<b>Total</b>	<b>160</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
	<b>202</b>		<b>37</b>	<b>40</b>	<b>42</b>
					<b>41</b>

Unit Breakdown	Percentage	Count
3 Bedroom Units	4.4%	7
2 Bedroom Units	17.5%	28
1 Bedroom Units	47.5%	76
Studio Units	30.6%	49

Amenities	
Fitness Center	920 nsf
1st Level Clubroom	853 nsf
Business Lounge/ Coffee Bar	1,625 nsf
Rentable Conf Rooms (2)	80 nsf ea
2nd Level Zoom Rooms (3)	135 nsf
3rd Level Zoom Rooms (3)	135 nsf

Common Lobby	
Leasing Office, Meeting Room, Restroom	435 nsf
Main Res. Lobby/ Elev. Lobby, Mail, Parcel	1,840 nsf

Total Square Footages	
Lower Level Parking	39,714
1st Level	39,714
2nd Level	39,714
3rd Level	39,714
4th Level	38,324
<b>Total Residential GSF</b>	<b>157,466</b>
<b>Total Common NSF</b>	<b>23,761</b>
<b>Efficiency</b>	<b>84.91%</b>

ISSUANCES / REVISIONS	
NO. DESCRIPTION	DATE
1 CITY LAND CLIP SUBMITTAL	06/10/2022

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APPROVED BY	JAD
REVIEWED BY	CTK
DRAWN BY	JAD

1ST LEVEL  
 FLOOR PLAN











RWW 4605  
 SPRECHER LLC

SPRECHER AND  
 MILWAUKEE  
 DEVELOPMENT

102 S. SPRECHER ROAD  
 MADISON, WI

KEY NOTES

- 01 UTILITY SIZE BRICK IN CREAM CITY
- 02 CEMENTITIOUS SMOOTH PANEL IN WHITE
- 03 CEMENTITIOUS SMOOTH PANEL IN DARK GREY
- 04 CEMENTITIOUS LAP SIDING
- 05 CEMENTITIOUS "WOOD LOOK" PANEL
- 06 KAWNEER ALUMINUM STOREFRONT SYSTEM
- 07 VINYL PATIO DOOR w/ TEMPERED INSULATING GLAZING
- 08 VINYL WINDOW
- 09 ALUMINUM GUARDRAIL
- 10 FLAT CEMENTITIOUS PANEL TO MATCH WINDOW TRIM
- 11 METAL STANDING SEAM AWNING WITH POWDER COATED METAL CORBEL, PAINTED BLACK
- 12 GLUE-LAMINATED WOOD
- 13 INSULATED METAL GARAGE DOOR
- 14 INSULATED HOLLOW METAL DOOR AND FRAMES
- 15 AREA WELL, SEE PLANS FOR MORE INFO
- 16 CONCRETE RETAINING WALL AND STAIR
- 17 CANTILEVERED BALCONY
- 18 MECHANICAL LOUVER
- 19 PRE-FINISHED METAL CORNING IN GREY
- 20 FLAT CEMENTITIOUS PANEL TO MATCH LAP SIDING/CREAM CITY BRICK

GENERAL NOTES

-ALL WINDOWS TO BE VINYL WINDOWS, UNLESS NOTED OTHERWISE ON ELEVATIONS



ISSUANCES / REVISIONS

NO.	DESCRIPTION	DATE
1	CITY LAND CLIP SUBMITTAL	9/19/2022

3:28 PM 9/19/2022

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PROJECT NUMBER  
 72800

APPROVED BY  
 JAD

REVIEWED BY  
 CTK

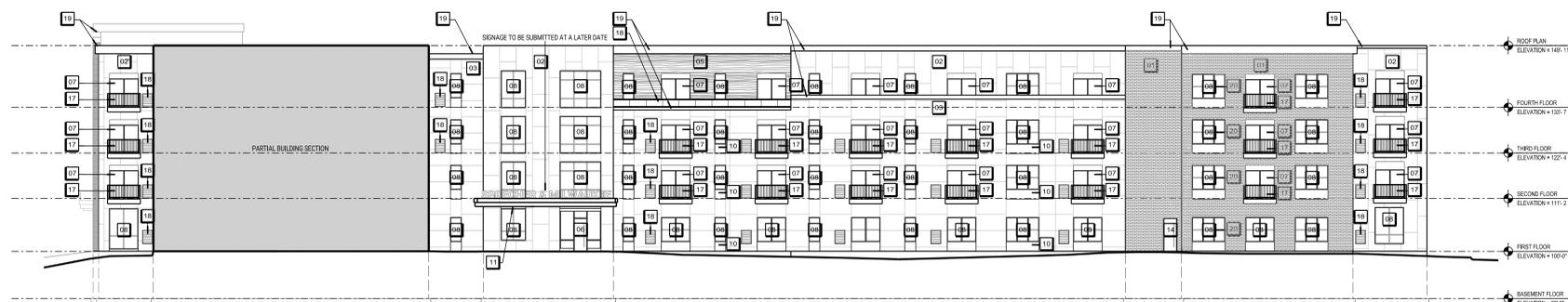
DRAWN BY

EXTERIOR ELEVATIONS

**A402**



02 PARTIAL SOUTH ELEVATION  
 A402 SCALE: 1/8" = 1'-0"



01 PARTIAL WEST ELEVATION  
 A402 SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"

XC172800.dwg/72800a/A402.dgn

PLOTTED BY: EBH/ep

ORIGINAL SIZE: 24" x 36"















# City of Madison Fire Department

30 West Mifflin Street, 8<sup>th</sup> & 9<sup>th</sup> Floors, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

**Project Address:** 4605 Specher (SW Quadrant of intersection of Sprecher & Milwaukee)

**Contact Name & Phone #:** Angus-Young, Jeff Davis & Katie Udell, 608-756-2326

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

*Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.*

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.