

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>May 18, 2011</u>	Action Requested
UDC MEETING DATE: <u>May 25, 2011</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2603 Monroe Street & 2628 Arbor Drive

ALDERMANIC DISTRICT: #10

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

James Corcoran, J. Micheal Real Estate

Knothe & Bruce Architects, LLC

2607 Monroe Street

7601 University Avenue, Suite 201

Madison, WI 53711

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.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 50,000 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)

April 20, 2011

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

Re: Letter of Intent
Alteration to approved PUD-GDP-SIP
2603 Monroe Street & 2628 Arbor Drive (a.k.a. 2605 Monroe Street)
Madison, Wisconsin

Dear Mr. Murphy:

The following information is submitted together with the plans and application and zoning text for staff and Plan Commission..

Organizational structure:

Owner: Jim Corcoran
J. Michael Real Estate
2607 Monroe Street
Suite 15
Madison, WI 53711
608-233-4440
608-233-9130 fax
jcorcoran@charterinternet.net

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

Engineer: Burse Surveying & Engineering
1400 E. Washington Ave.
Suite 158
Madison, WI 53703
608-250-9263
608-250-9266fax
Contact: Pete Fortlage
Pfortlage.bursesurveyengr@chorus.net

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

This property was rezoned to PUD-GDP-SIP in 2007. The approved development plans proposed a mixed use development consisting of a 4,000 square foot, 2 story commercial building on Monroe Street and a 45 unit, 4 story condominium building facing Arbor Drive. Phase I of the development, the commercial building, was constructed in 2008 and is fully occupied. Although many people have expressed interest in the proposed condominiums, the financial markets and condominium market in general will not support construction of the 45 unit building.

This alteration proposes separating the original "L" shaped 45 unit residential building into two buildings to allow the development to continue. Phase II of the project will consist of 24 apartments located to the interior of the site. Phase III will consist of 21 condominiums facing Arbor Drive. The site plan, locations and massing are very similar to the original approved PUD-SIP except for the separation between the residential components of the project. Minor modifications are proposed to the exterior architecture to accommodate adjustments to the floor plans and to provide some differentiation between the two residential buildings.

Construction of Phase II of the development is planned for August, 2011 with completion by Summer of 2012. The three existing apartment buildings on Arbor Drive will remain until Phase III of the project is started. Phase III will start construction when the financial and condominium markets have recovered.


Site Development Data:

	<u>Original SIP</u>	<u>Amended SIP</u>	
<u>Densities:</u>			
Lot Area	45,732 SF or 1.05 acres		
Lot Area / D.U.	973 SF/unit		
Density	45 units/acre		
<u>Building Heights:</u>	2, 3 and 4 Stories	4 Story	
<u>Floor Area Ratio:</u>			
Total Floor Area (excluding parking)	67,800 S.F. Residential <u>6,000 S.F. Commercial</u> 73,800 S.F. Total	63,480 S.F. <u>6,000 S.F.</u> 69,480 S.F.	
Floor Area Ratio	1.65	1.52	
<u>Dwelling Unit Mix:</u>		<u>PHASE II</u>	<u>PHASE III</u>
Existing apartments	2	2	0
Efficiency		6	0
One-Bedroom	3	15	0
One-Bedroom + Den	8	0	0
Two-Bedroom	22	3	1
Two-Bedroom + Den	6	0	0
Three-Bedroom	<u>6</u>	<u>0</u>	<u>20</u>
Total dwelling Units	47	26	21
<u>Provided Parking and Ratios:</u>			
Vehicular parking (underground)	57 stalls	16	29
<u>Vehicular parking (surface)</u>	<u>31 stalls</u>	<u>27</u>	<u>0</u>
Total Vehicular Parking	88 stalls	43	29
Bicycle parking (underground)	25 stalls	2	14
<u>Bicycle parking (surface)</u>	<u>24 stalls</u>	<u>20</u>	<u>6</u>
Total Bicycle Parking	49 stalls	22	20

Amended PUD-SIP Letter of Intent
2603 Monroe Street & 2628 Arbor Drive (a.k.a. 2605 Monroe Street)
April 20, 2011
Page 3 of 3

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Consultant



Notes

MONROE STREET

ARBORE DRIVE

KNICKERBOCKER STREET

NOTES:

REQUIRED TREES PER CITY OF MADISON LANDSCAPE POINT SYSTEM HAVE LABELS IN SQUARES ON THE PLAN.

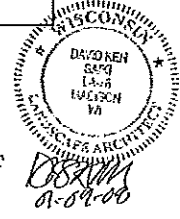
PLANTS USED TOWARD POINTS IN LANDSCAPE WORKSHEET HAVE CIRCLED LABELS ON THE PLAN.

LANDSCAPE POINTS			
1 CANOPY TREE REQUIRED FOR 12 PARKING SPACES			
12 PARKING SPACES REQUIRE 59.2 POINTS OF LANDSCAPE ELEMENTS			
LANDSCAPE ELEMENTS			
ELEMENT	QUANTITY	POINT VALUE	POINTS ACHIEVED
CANOPY TREE 2-2 1/2" CAL	1	35	35
DECIDUOUS SHRUB	3	2	6
EVERGREEN SHRUB	7	3	21
TOTAL POINTS			62

1) LAYOUT AND SPECIES SELECTION FOR TREES IN PARK HAVE BEEN APPROVED BY SI WIDSTRAND, CITY OF MADISON PARKS.

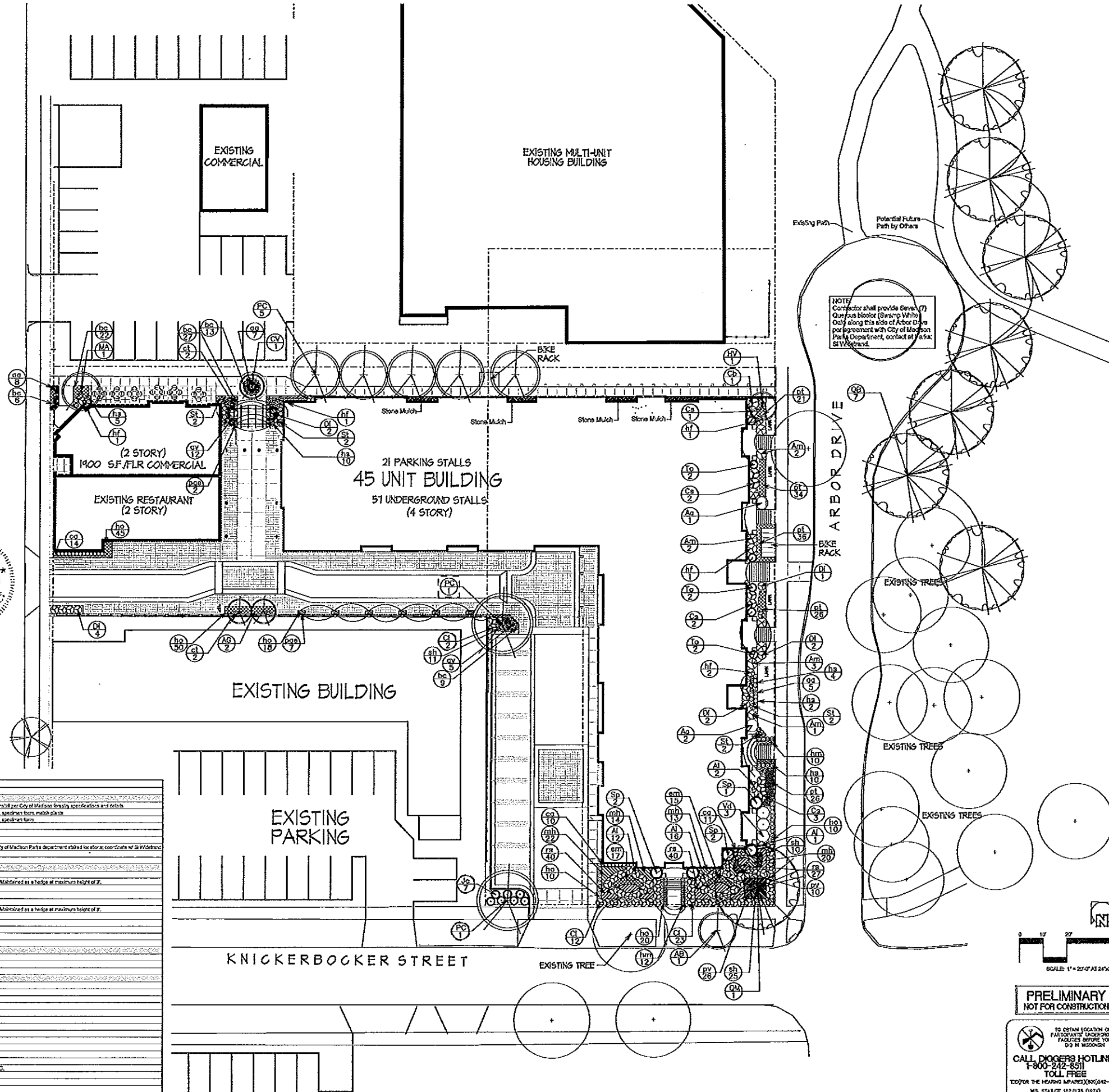
2) TERRACE TREE PLANTING ALONG KNICKERBOCKER REQUIRES APPROVAL BY DEAN KAHN, CITY OF MADISON FORESTRY DEPARTMENT. CONTACT CITY FORESTRY DEPARTMENT TO SCHEDULE INSTALLATION SUPERVISION FOR ALL STREET AND PARK TREES (608-266-4816).

3) WOONERF SIGNS SHALL BE POSTED ON EITHER END OF THE PRIVATE DRIVE (ONE AT THE MONROE STREET ENTRANCE AND ONE AT THE KNICKERBOCKER PLACE ENTRANCE/EXIT. SIGNAGE SHALL BE STANDARD WOONERF SIGN.



PLANT SCHEDULE

Key	Botanical Name	Common Name	Quantity	Size	Comments
Deciduous Trees					
AS	<i>Aster multiflorus</i> 'Autumn Brilliance'	Autumn Brilliance Starflower	1	8 1/4 GAL	Single Star, install per City of Madison forestry specifications and details
AS	<i>Aster multiflorus</i> 'Autumn Brilliance'	Autumn Brilliance Starflower	2	8 1/4 GAL	Multiple, install per City of Madison forestry specifications and details
CV	<i>Chionodoxa</i>	White Starflower	1	8 1/4 GAL	Multiple, install per City of Madison forestry specifications and details
HY	<i>Hemerocallis</i>	Yellow Starflower	1	30" H x 18" W	Multiple, install per City of Madison forestry specifications and details
MA	<i>Malaefolia</i>	Autumn Starflower	1	1 1/2" Cal	Multiple, install per City of Madison forestry specifications and details
PO	<i>Prinos</i>	Autumn Starflower	9	1 1/2" Cal	Multiple, install per City of Madison forestry specifications and details
OS	<i>Quercus</i>	Swamp White Oak	7	2-3 1/2" Cal. B&B	Provide per City of Madison Parks department stated locations, coordinate w/ SI Widstrand
OM	<i>Quercus macrocarpa</i>	Bur Oak	1	1.5-1.8 B&B	
Deciduous Shrubs					
Aa	<i>Aronia arbutifolia</i> 'Briarcliff'	Briarcliff Red Chokeberry	3	30" H x 30" W	
AI	<i>Aronia melanocarpa</i> 'Fruited Raindrops'	Fruited Raindrops Black Chokeberry	31	30" H x 30" W	Plant w/ O.G. Maintained as a hedge at maximum height of 8'
AS	<i>Aster multiflorus</i> 'Autumn Brilliance'	Autumn Starflower	8	30" H x 30" W	
CA	<i>Coreopsis</i>	Yellow Starflower	1	30" H x 30" W	
CS	<i>Cornus sericea</i> 'Flamingo'	Flamingo Dogwood	8	30" H x 30" W	Plant w/ O.G. Maintained as a hedge at maximum height of 8'
CI	<i>Coreopsis</i>	Yellow Starflower	37	30" H x 30" W	
CD	<i>Coreopsis</i>	Yellow Starflower	11	18" H x 30" W	
SP	<i>Salix purpurea</i> 'Purpurea'	Purple Willow	3	30" H x 30" W	
SL	<i>Spiraea alba</i> 'Fairy Queen'	Fairy Queen Spiraea	8	24" H x 30" W	
VS	<i>Viburnum dentatum</i> 'Blue Muffin'	Blue Muffin Viburnum	3	30" H x 30" W	
Evergreen Shrubs					
JS	<i>Juniperus chinensis</i> 'Kaiyus Gumpo'	Kaiyus Compact Juniper	7	18" H x 30" W	
TO	<i>Thuja occidentalis</i> 'Smiling'	Smiling Arborvitae	6	4 1/2 GAL	
Perennials/Groundcovers/Vines					
aa	<i>Asclepias tuberosa</i> 'Whisper'	Whisper Butterfly	20	1.0 Gal Pot	
av	<i>Aster multiflorus</i> 'Autumn Brilliance'	Autumn Starflower	17	1.0 Gal Pot	
bc	<i>Briza media</i>	Blue Starflower	17	1.0 Gal Pot	
ca	<i>Calamagrostis canadensis</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	35	1.0 Gal Pot	
cl	<i>Coreopsis</i>	Yellow Starflower	4	1.0 Gal Pot	
cm	<i>Cornus sericea</i> 'Flamingo'	Flamingo Dogwood	32	1.0 Gal Pot	
to	<i>Thalictrum aquilegifolium</i> 'Black Queen'	Black Queen	153	1.0 Gal Pot	
hp	<i>Hemerocallis</i>	Yellow Starflower	22	1.0 Gal Pot	
fr	<i>Fraxinus</i>	Autumn Starflower	9	1.0 Gal Pot	
hs	<i>Hesperis matronalis</i>	Night-blooming Jasmine	27	1.0 Gal Pot	
mh	<i>Morone</i>	Japanese Pachyandra	69	1.0 Gal Pot	
pr	<i>Prunella</i>	Shenandoah Switch Grass	143	1.0 Gal Pot	
st	<i>Stachys</i>	Shenandoah Switch Grass	35	1.0 Gal Pot	Plant 18" O.G.
ss	<i>Solidago</i>	Shenandoah Switch Grass	9	1.0 Gal Pot	
st	<i>Stachys</i>	Sweet Black-eyed Susan	107	1.0 Gal Pot	
st	<i>Stachys</i>	Prairie Dropseed	49	1.0 Gal Pot	



NOTE: Contractor shall provide Seven (7) Quercus bicolor (Swamp White Oak) along the side of Arbor Drive per agreement with City of Madison Parks Department, contact at 608-266-4816. SI Widstrand.

- Revisions
- NEIGHBORHOOD MEETINGS - JAN. 11, 2001
- ISSUED TO PLANNING - FEB. 01, 2001
- ISSUED TO UDC - FEB. 23, 2001
- PARKING LOT SUBMITTAL - FEB. 20, 2003
- SUBMITTAL - MAR. 03, 2003

Project Title
2605 Monroe Street

ORIGINALLY APPROVED

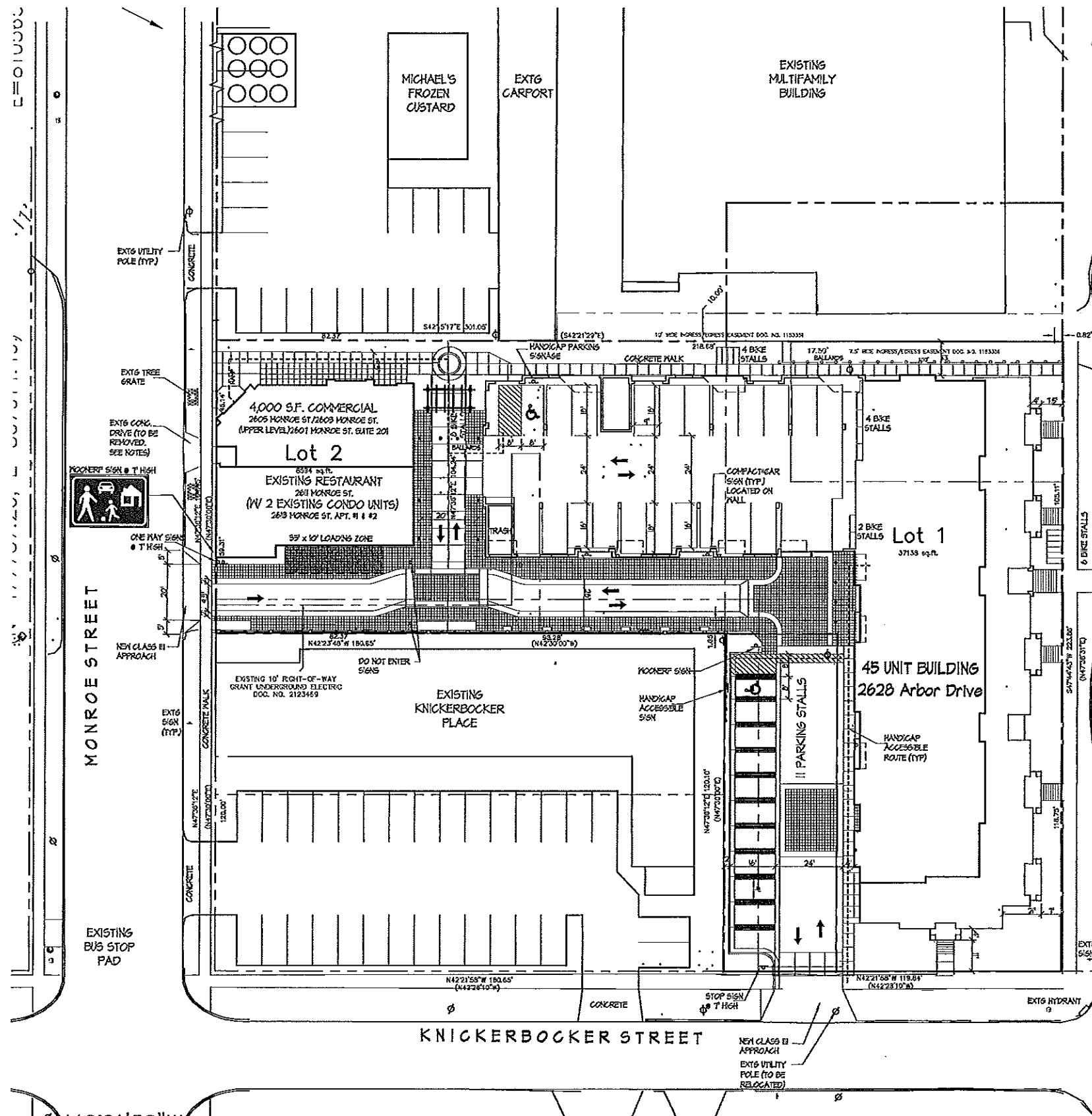
Drawing Title
Landscape Plan

Project No. **0522** Drawing No. **C-4.1**

PRELIMINARY
 NOT FOR CONSTRUCTION

TO OBTAIN LOCATION OF PARALLEL UNDERGROUND FACILITIES BEFORE YOU DIG, IN RESPONSE
CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
 FOR THE HEARING IMPAIRED (800) 242-2223
 MS. STATUTE 152.075 (1977)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU DIG

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SITE PLAN
1" = 20'-0"

SHEET INDEX

- C-1.1 SITE PLAN
- C-1.2 SITE LIGHTING PLAN
- C-1.3 FIRE DEPT. ACCESS PLAN
- C-1.4 SITE SURVEY
- C-2.1 SITE GRADING/EROSION CONTROL
- C-3.1 SITE UTILITY PLAN
- C-4.1 LANDSCAPE PLAN
- C-4.2 PAVEMENT DETAILS
- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND & THIRD FLOOR PLAN
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- A-1.4 COMMERCIAL BUILDING
- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS

KNOTHE & BRUCE ARCHITECTS

7601 University Avenue, Ste. 201
Middleton, Wisconsin 53562
608-836-3690 Fax 836-6934

Consultant

Notes

1. MAXIMUM SLOPE AT ALL ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT ACCESSIBLE RAMP 1:12. RAMP OVERCROSSING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES. MAXIMUM SLOPE AT ACCESSIBLE PARKING 5%.
2. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS II APPROACHES (UNLESS NOTED OTHERWISE) IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(1).
4. ALL TRASH TO BE COLLECTED IN DESIGNATED TRASH ROOMS CONNECTED TO PARKING GARAGE. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. CORN 62.0800(1) REQUIRED FIRE LINES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONCRETE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. BIKE STALLS TO BE IN ACCORDANCE WITH MADISON GENERAL ORDINANCE 20.8, SEE SUBSECTION (B)(A) AND (B)(2)(A) FOR TYPES OF RACKS ALLOWED.
8. THE APPLICANT SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.

Parking Lot Plan Site Information Block

Site Address: 2605 Monroe Street
Site acreage (total): 1.05

Number of building stories (above grade): 2-4
Existing height: 27'-4"
DOC type of construction: TYPE VB
Total square footage of building: 73,800 sq. ft.

Use of property: RES/2
Gross square feet of office: 6,000
Gross square feet of retail area: N/A
Number of employees in warehouse: N/A
Number of employees in production area: N/A
Capacity of restaurant/office of assembly: N/A

Number of bicycle stalls shown: 41

Number of parking stalls:

Small car	4
Large car	80
Accessible	4
Total	88

Number of trees shown: SEE LANDSCAPE PLAN C-4.1

Site Development Data:

Commercial Space
Existing Papa Papi's Space: 2,000 sq. ft.
New Construction: 4,000 sq. ft.

Dwelling Unit Mix:

Existing apartments	2
One-Bedroom	3
One-Bedroom + Den	8
Two-Bedroom	22
Two-Bedroom + Den	6
Three-Bedroom	6
Total dwelling Units	47

Densities:

Lot Area	45,732 SF or 1.05 acres
Lot Area / D.U.	973 SF/unit
Density	45 units/acre

Building Heights: 2, 3 and 4 Stories

Floor Area Ratio:

Total Floor Area (excluding parking)	67,800 S.F. Residential 6,000 S.F. Commercial 73,800 S.F. Total
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Floor Area Ratio: 1.65

Required Parking Standards (R-S):

Commercial Area (1/300 sf)	20 spaces
One Bedrooms (3 X 1.25 unit)	3.75 spaces
One Bedroom + Den (8 X 1.5/unit)	12 spaces
Two Bedrooms (22 X 1.50/unit)	33 spaces
Two Bedroom + Den (8 X 1.75/unit)	10.5 spaces
Three Bedrooms (6 X 1.75/unit)	10.5 spaces
Total Required Parking	89.75 spaces

Bicycle parking:

Residential (1 space/unit)	47 spaces
----------------------------	-----------

Provided Parking and Ratios:

Vehicular parking (underground)	57 stalls or 1.28 stalls/unit
Vehicular parking (surface)	31 stalls or .68 stalls/unit
Total Vehicular Parking	88 stalls or 1.92 stalls/unit
Bicycle parking (underground)	25 stalls or .5 stalls/unit
Bicycle parking (surface)	24 stalls or .51 stalls/unit
Total Bicycle Parking	49 stalls or 1.01 stalls/unit

Revisions
SP SUBMITTAL - FEBRUARY 07, 2001
FINAL UDC SUBMITTAL - FEBRUARY 28, 2001
PARKING LOT SUBMITTAL - FEBRUARY 21, 2008
PARKING LOT RESUBMITTAL - April 10, 2008

Project Title
2605 Monroe Street

ORIGINALLY APPROVED

Drawing Title
Site Plan

Project No. **0522** Drawing No. **C-1.1**

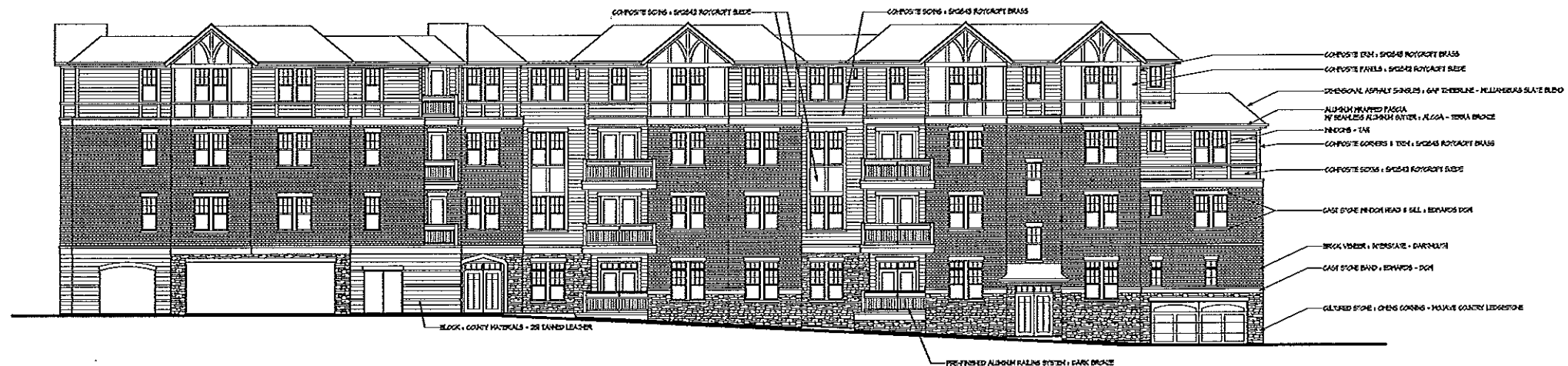
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NORTHEAST ELEVATION
1/8" = 1'-0"



NORTHWEST COMMERCIAL ELEVATION (MONROE ST.)
1/8" = 1'-0"



NORTHWEST ELEVATION (MONROE ST.)
1/8" = 1'-0"

Revisions
SP Submittal - February 7, 2001
Final UDC Submittal - February 28, 2001
Parking Lot Submittal - February 5, 2008
Parking Lot Resubmittal - April 10, 2008

Project Title
2605 Monroe Street

ORIGINALLY APPROVED

Drawing Title
Elevations

Project No. **0522** Drawing No. **A-2.1**

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○ SOUTHEAST ELEVATION (ARBOR DR.)
 8/32" = 1'-0"

Revisions
 SIP Submittal - February 7, 2007
 Final UDC Submittal - February 28, 2007
 Parking Lot Submittal - February 5, 2008
 Parking Lot Resubmittal - April 10, 2008



○ SOUTHWEST ELEVATION (KNICKERBOCKER ST.)
 8/32" = 1'-0"

Project Title
 2605 Monroe Street

ORIGINALLY
 APPROVED

Drawing Title
 Elevations

Project No. Drawing No.

0522

A-2.2

○ FENCE ELEVATION (ALONG DRIVE)
 8/32" = 1'-0"

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Consultant

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- C-1.2 FIRE DEPARTMENT ACCESS
- C-1.3 SITE LIGHTING PLAN
- C-2.1 GRADING & EROSION CONTROL
- C-3.1 SITE UTILITY PLAN
- C-4.1 PLANTING PLAN
- C-4.2 PAVER PLAN

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- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS

Notes

1. MAXIMUM SLOPE AT ALL ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT ACCESSIBLE RAMP 1:12. RAMP OVERCROSSING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES. MAXIMUM SLOPE AT ACCESSIBLE PARKING DR.
2. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES (UNLESS NOTED OTHERWISE) IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.06(4).
4. ALL TRASH TO BE COLLECTED IN DESIGNATED TRASH ROOMS CONNECTED TO PARKING GARAGE. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COM 82.0500(4)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONCRETE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. BIKE STALLS TO BE IN ACCORDANCE WITH MADISON GENERAL ORDINANCE 23A, SEE SUBSECTIONS (B)(6) AND (B)(7)(A) FOR TYPES OF RACKS ALLOWED.
8. THE APPLICANT SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.

Revisions

Amended 5/17 Submittal - April 20, 2013

Project Title

2603 Monroe Street &
 2628 Arbor Drive
 (aka 2605 Monroe Street)

Drawing Title

Site Plan

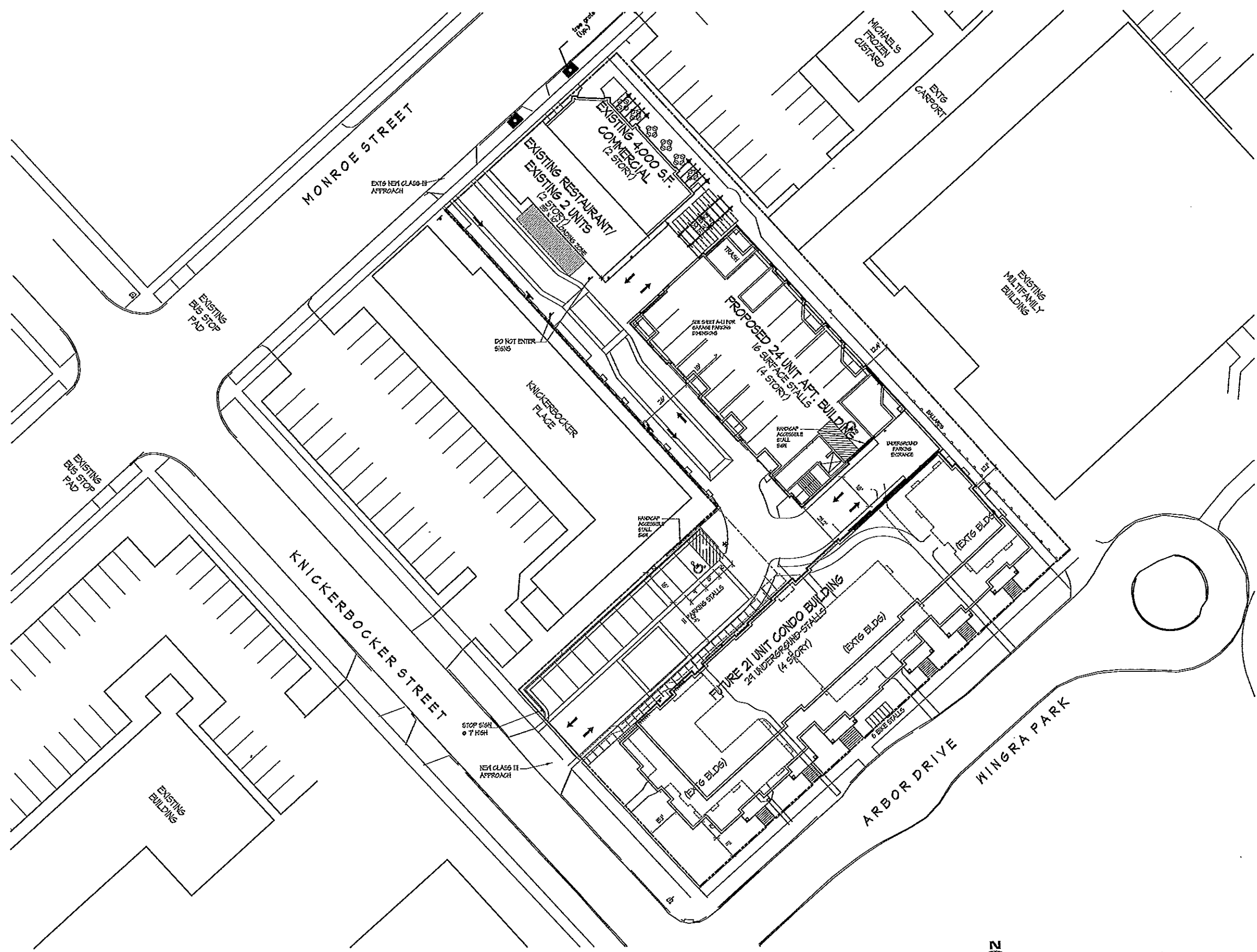
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0522

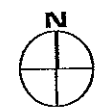
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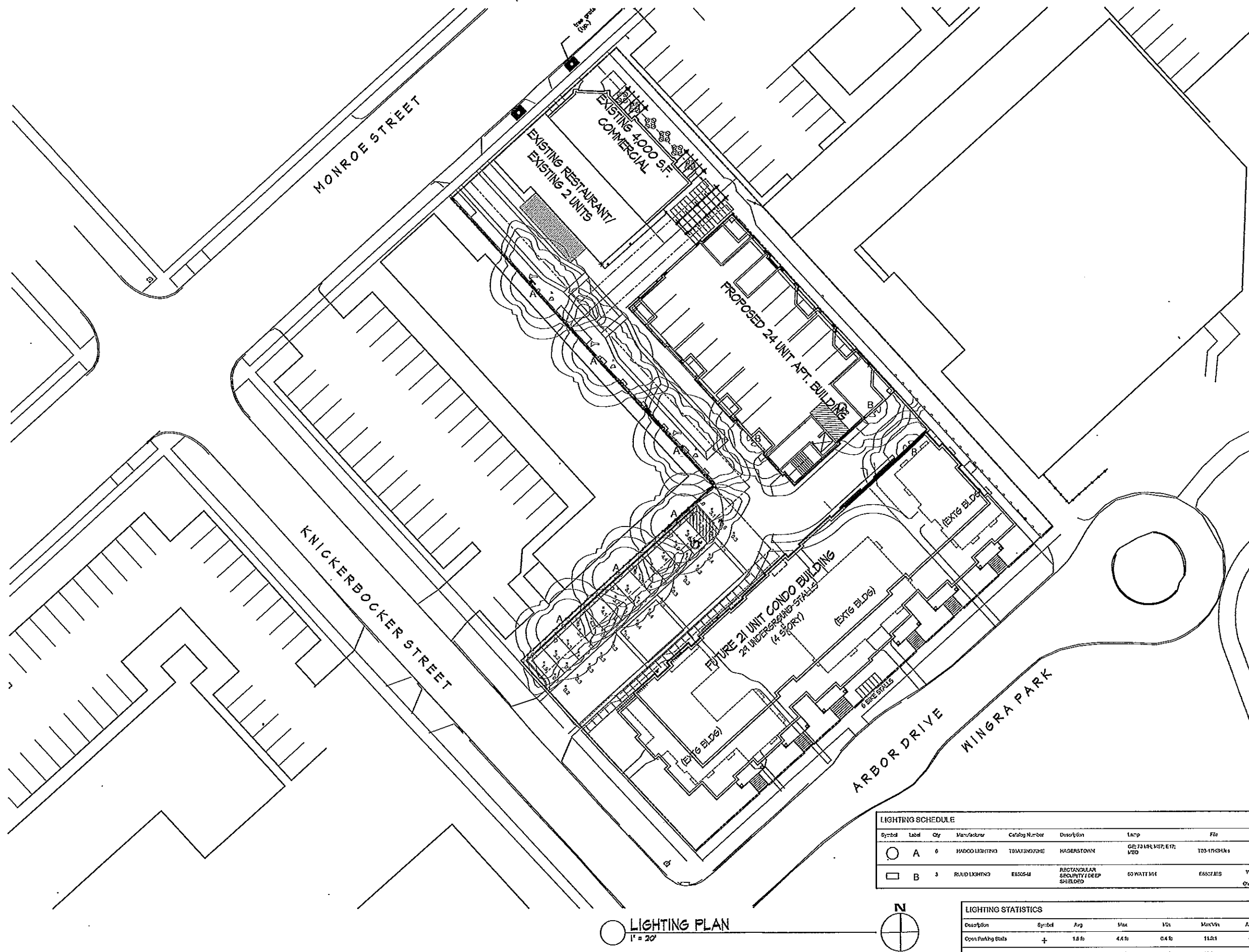
C-1.1

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SITE PLAN
 1" = 20'





LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Type	File	Mounting Height
○	A	6	HADOO LIGHTING	T03ATND703E	HAGERSTOWN	GE T03 M41 M41, E17, M40	T03-1712411	17' ABOVE GROUND
□	B	3	ROAD LIGHTING	ESS05-M	RECTANGULAR SECURITY / DEEP SHIELDED	60 WATT M41	ESS05-M	WALL MOUNTED ON SIDE OF BUILDING ABOVE OVERHEAD DOOR OPENING

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	10%	Max/Min	Angle/ft
Open Parking Stalls	+	1.8 fc	4.4 fc	0.4 fc	11.0:1	4.0:1
Parking Stall Between Overhang	+	1.8 fc	5.5 fc	0.4 fc	13.8:1	4.0:1

LIGHTING PLAN
 1" = 20'

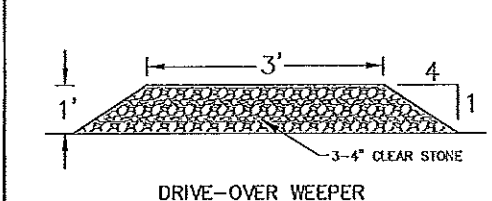
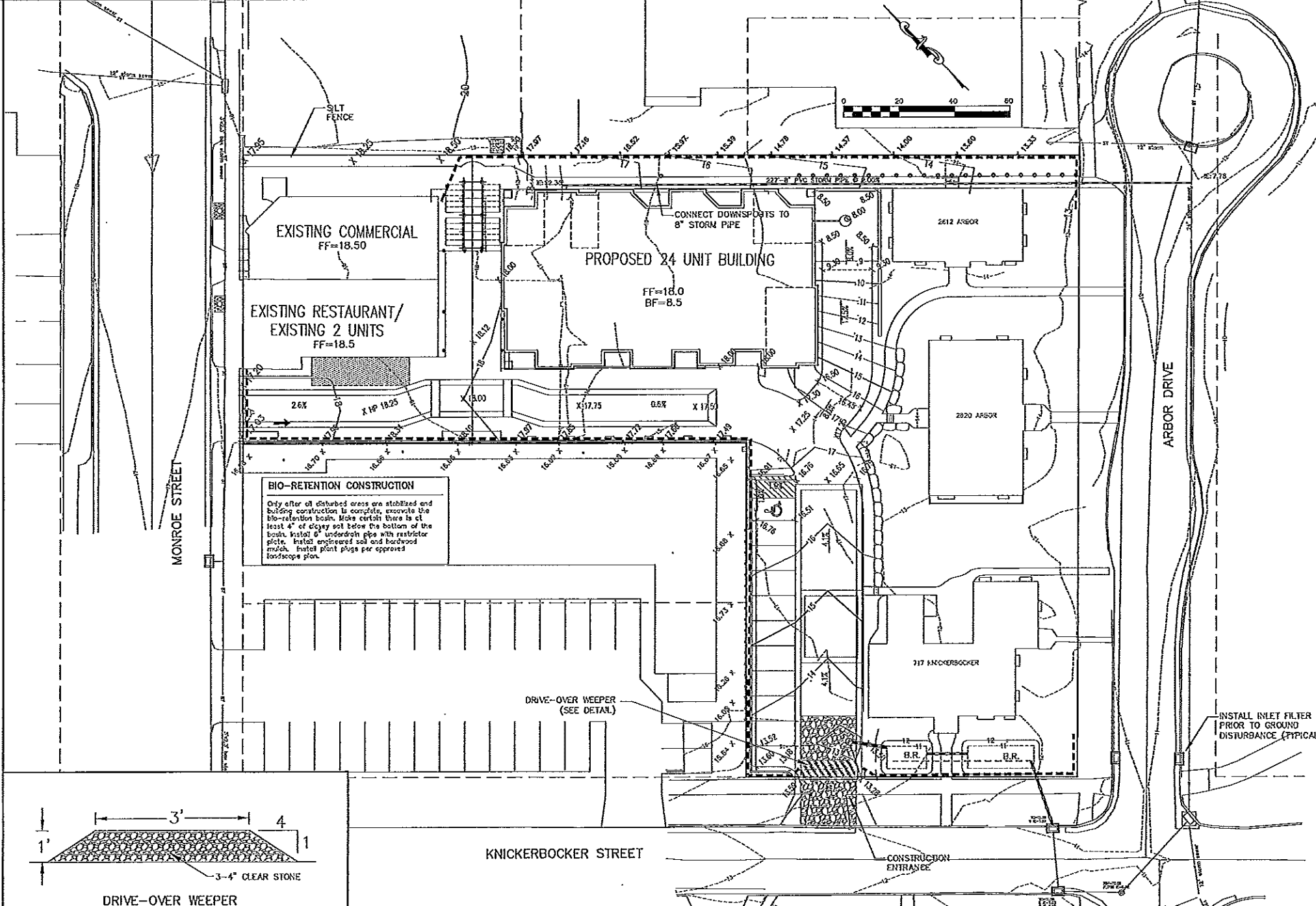
Erosion Control Notes/Specifications:

- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- 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. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. 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.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
- Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>
- De-watering - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable de-watering basin or an equivalent device. Show on the plan the anticipated locations of de-watering activity, and provide an engineering detail of the de-watering system. Any individual sedimentation basin shall have a depth of at least 3 feet and provide a maximum surface settling rate of 1000 gallons per square foot per day. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
- Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.htm>. Inlet protection shall be installed prior to the stormwater system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 630 of Wisconsin D.O.T. specifications. Seed mixtures and fertilizer shall be applied at the rate of seven (7) pounds per 1,000 square feet. Mulch shall be applied at the rate of 2 tons per acre and shall be anchored into the soil by discing or other approved method. Grading shall be performed on the contour to prevent the formation of rills or gullies. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact
 James M. Corcoran
 2702 Monroe St., Suite 15
 Madison, WI 53711
 (608) 233-4440

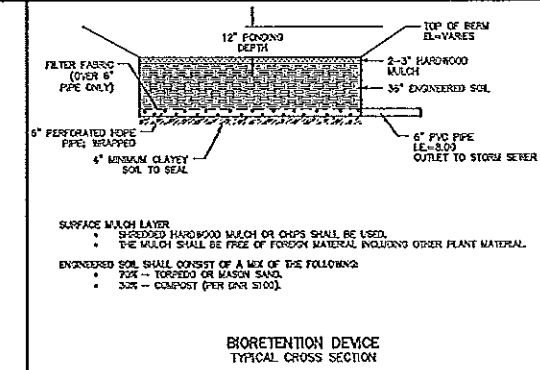
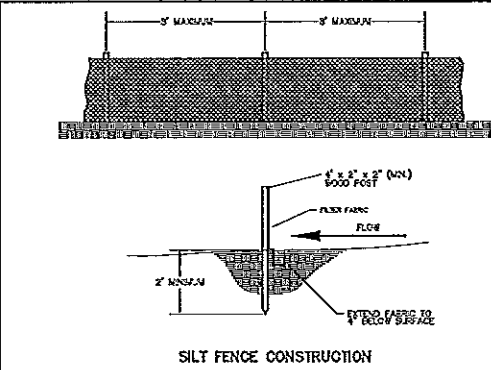
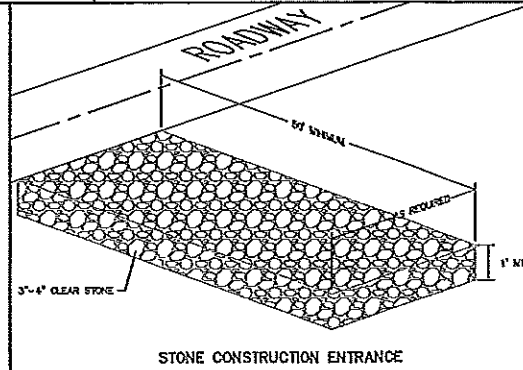
Schedule for Condominium Building:

August 15, 2011	Install silt fence and construction entrance. Begin disturbance of site ground cover.
May 1, 2011	Apply seed and mulch to all disturbed areas for winter duration.
July 1, 2011	Vegetation established. Excavate Bio-retention areas and fill with engineered soil.



LEGEND

- 554--- EXISTING MINOR CONTOUR
- 553--- EXISTING MAJOR CONTOUR
- 584--- PROPOSED MINOR CONTOUR
- 555--- PROPOSED MAJOR CONTOUR
- --- STORM SEWER
- B.R. BIORETENTION AREA
- --- SILT FENCE
- X 12.75 EXISTING SPOT ELEVATION
- X 10.78 PROPOSED SPOT ELEVATION
- INLET PROTECTION



Burse
 Surveying and Engineering, Inc.
 1400 E. Washington Ave., Suite 100
 Madison, WI 53703
 Phone: 608-252-5553
 Fax: 608-252-9288
 e-mail: burse@burseeng.com
www.burseeng.com

2605 MONROE STREET
 Madison, Wisconsin
JAMES M. CORCORAN
 2702 MONROE ST., SUITE 15
 MADISON, WI 53711

PROJECT #: BSE1029-08
 PLOT DATE: 04-15-11
 REVISION DATES:

ISSUE DATES:

GRADING AND EROSION CONTROL PLAN

Burse
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EXHIBIT
C-2.1



NOTES:

XX REQUIRED TREES PER CITY OF MADISON LANDSCAPE POINT SYSTEM HAVE LABELS IN SQUARES ON THE PLAN.

XX PLANTS USED TOWARD POINTS IN LANDSCAPE WORKSHEET HAVE CIRCLED LABELS ON THE PLAN.

LANDSCAPE POINTS			
1 CANOPY TREE REQUIRED FOR 12 PARKING SPACES			
12 PARKING SPACES REQUIRE 69.2 POINTS OF LANDSCAPE ELEMENTS			
LANDSCAPE ELEMENTS			
ELEMENT	QUANTITY	POINT VALUE	POINTS ACHIEVED
CANOPY TREE	1	35	35
2-2 1/2' CAL.			
DECIDUOUS SHRUB	3	2	6
EVERGREEN SHRUB	7	3	21
TOTAL POINTS			62

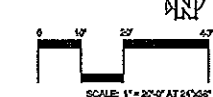
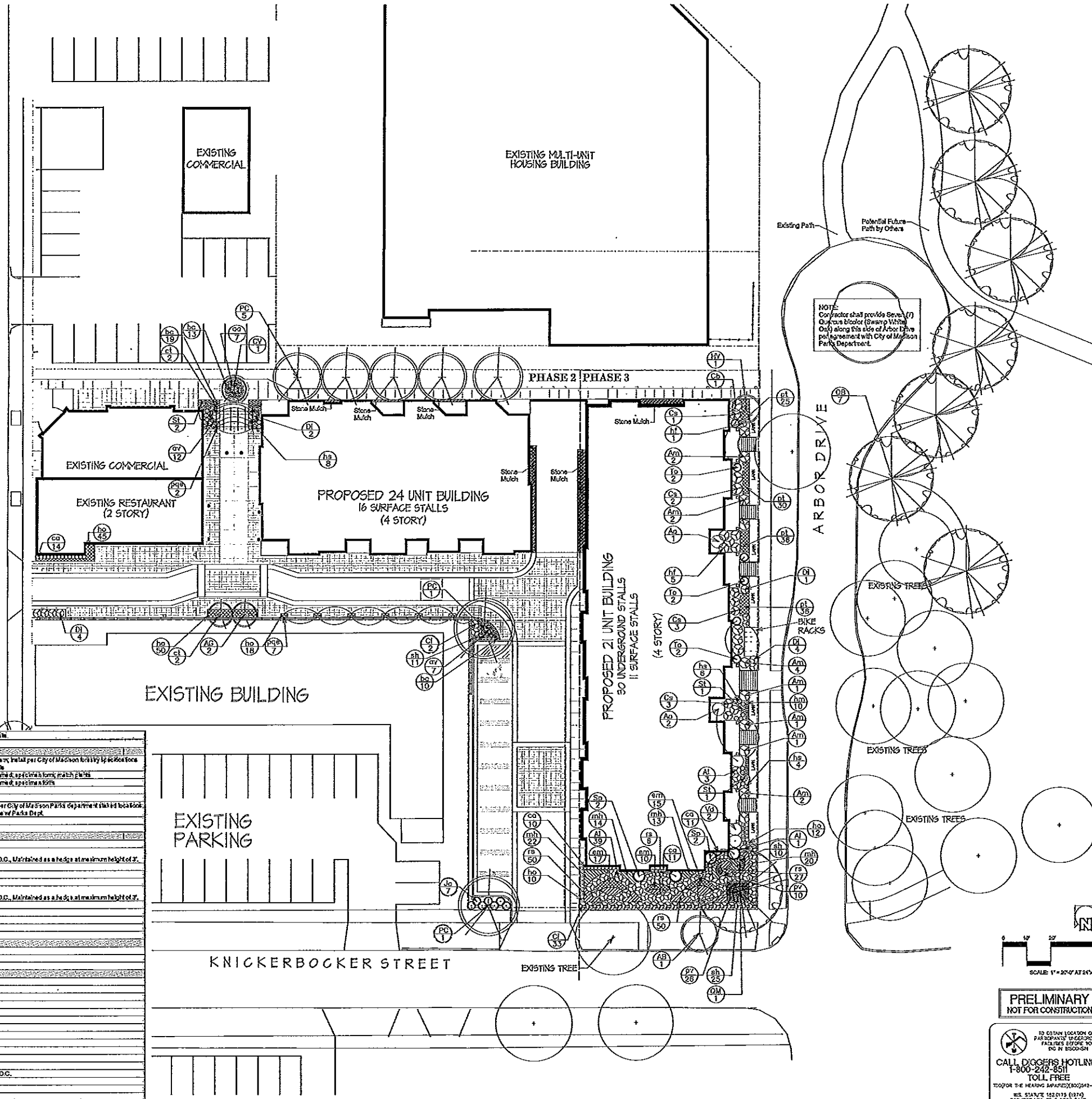
- LAYOUT AND SPECIES SELECTION FOR TREES IN PARK HAVE BEEN APPROVED BY SI WIDSTRAND, CITY OF MADISON PARKS.
- TERRACE TREE PLANTING ALONG KNICKERBOCKER REQUIRES APPROVAL BY DEAN KAHL, CITY OF MADISON FORESTRY DEPARTMENT. CONTACT CITY FORESTRY DEPARTMENT TO SCHEDULE INSTALLATION SUPERVISION FOR ALL STREET AND PARK TREES (608-266-4816).
- WOONERF SIGNS SHALL BE POSTED ON EITHER END OF THE PRIVATE DRIVE (ONE AT THE MONROE STREET ENTRANCE AND ONE AT THE KNICKERBOCKER PLACE ENTRANCE/EXIT. SIGNAGE SHALL BE STANDARD WOONERF SIGN.



PLANT SCHEDULE

Key	Botanical Name	Common Name	Quantity	Size	Comments
Deciduous Trees					
AB	<i>Aster multiflorus grandiflorus</i> 'Makino's Starburst'	Aster Multiflorus Starburst	1	5' H. B&B	Single Starburst plant per City of Madison forestry department and details
AG	<i>Aster multiflorus grandiflorus</i> 'Forem Plenus'	Aster Multiflorus Forem Plenus	2	5' B&B	Maintained as specimen form, match plants
AV	<i>White Fringilla</i>	White Fringilla	1	5' B&B	Maintained as specimen form
CV	<i>White Fringilla</i>	White Fringilla	1	5' B&B	Maintained as specimen form
HV	<i>Swamp White Oak</i>	Swamp White Oak	1	2-2 1/2' CAL. B&B	Provide per City of Madison Parks Department installed location coordinate of Parks Dept.
PC	<i>Bar Oak</i>	Bar Oak	1	1 1/2' CAL.	Provide per City of Madison Parks Department installed location coordinate of Parks Dept.
CA	<i>Swamp White Oak</i>	Swamp White Oak	7	2-2 1/2' CAL. B&B	Provide per City of Madison Parks Department installed location coordinate of Parks Dept.
CA	<i>Bar Oak</i>	Bar Oak	1	1 1/2' CAL.	Provide per City of Madison Parks Department installed location coordinate of Parks Dept.
Deciduous Shrubs					
AA	<i>Black Chokeberry</i>	Black Chokeberry	3	36" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
AI	<i>Black Chokeberry</i>	Black Chokeberry	13	36" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
AM	<i>Black Chokeberry</i>	Black Chokeberry	13	36" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
CS	<i>Black Chokeberry</i>	Black Chokeberry	1	36" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
CA	<i>Black Chokeberry</i>	Black Chokeberry	9	36" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
CI	<i>Black Chokeberry</i>	Black Chokeberry	35	36" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
DI	<i>Black Chokeberry</i>	Black Chokeberry	13	18" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
SP	<i>Black Chokeberry</i>	Black Chokeberry	2	36" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
SI	<i>Black Chokeberry</i>	Black Chokeberry	2	36" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
VA	<i>Black Chokeberry</i>	Black Chokeberry	2	36" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
Evergreen Shrubs					
KA	<i>Kalaya Compact Juniper</i>	Kalaya Compact Juniper	7	18" H. Core	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
EA	<i>Emerald Arborvitae</i>	Emerald Arborvitae	8	4' H. B&B	Plant 3' O.C. Maintained as a hedge at maximum height of 3'
Perennials					
AA	<i>White Globe Aster</i>	White Globe Aster	7	1' Cal. Pot	Plant 18" O.C.
AV	<i>White Globe Aster</i>	White Globe Aster	10	1' Cal. Pot	Plant 18" O.C.
BC	<i>Rosa Spaldingii</i>	Rosa Spaldingii	42	1' Cal. Pot	Plant 18" O.C.
CC	<i>Knifeflower</i>	Knifeflower	16	1' Cal. Pot	Plant 18" O.C.
CF	<i>Small Alumina Chamae</i>	Small Alumina Chamae	42	1' Cal. Pot	Plant 18" O.C.
AM	<i>Galium</i>	Galium	42	1' Cal. Pot	Plant 18" O.C.
HE	<i>Hebe</i>	Hebe	136	1' Cal. Pot	Plant 18" O.C.
HT	<i>Hebe</i>	Hebe	10	1' Cal. Pot	Plant 18" O.C.
HF	<i>Hebe</i>	Hebe	6	1' Cal. Pot	Plant 18" O.C.
HE	<i>Hebe</i>	Hebe	18	1' Cal. Pot	Plant 18" O.C.
HT	<i>Hebe</i>	Hebe	69	1' Cal. Pot	Plant 18" O.C.
HT	<i>Hebe</i>	Hebe	127	1' Cal. Pot	Plant 18" O.C.
HT	<i>Hebe</i>	Hebe	58	1' Cal. Pot	Plant 18" O.C.
HT	<i>Hebe</i>	Hebe	18	1' Cal. Pot	Plant 18" O.C.
HT	<i>Hebe</i>	Hebe	133	1' Cal. Pot	Plant 18" O.C.
HT	<i>Hebe</i>	Hebe	48	1' Cal. Pot	Plant 18" O.C.

MONROE STREET



PRELIMINARY
 NOT FOR CONSTRUCTION

ED GIBSON LOCATION OF PARTICIPANTS UNDERGROUND PARKING SPACES YOU DO IN 2000-04

CALL DIGGER'S HOTLINE
 1-800-242-8511
 TOLL FREE

FOR THE HEARING IMPAIRED (800)242-2229

RES. STATE 152.0175 (1977)
 FLOORING USE OF 3 HOUR DAYS
 NOTICE BEFORE YOU EXCAVATE

- Revisions
- NEIGHBORHOOD MEETINGS - JAN. 11, 2001
 - ISSUED TO PLANNING - FEB. 01, 2001
 - ISSUED TO UDC - FEB. 29, 2001
 - PARKING LOT SUBMITTAL - FEB. 20, 2008
 - SUBMITTAL - MAR. 03, 2008
 - SUBMITTAL - APR. 20, 2011

Project Title
2605 Monroe Street

Drawing Title
Landscape Plan

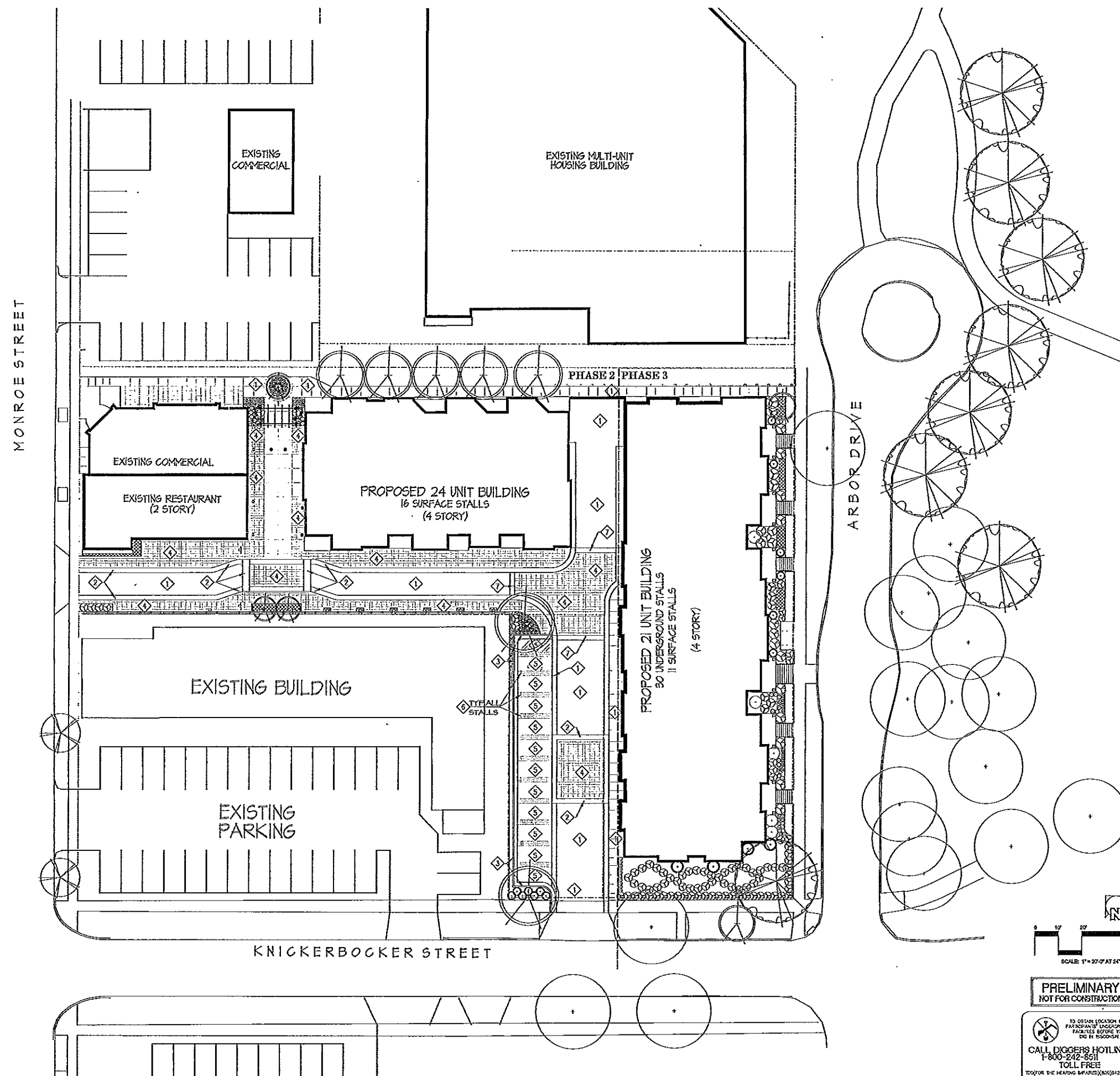
Project No. **0522** Drawing No. **C-4.1**

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Consultant



Notes



NOTES:

1) WOONERF SIGNS SHALL BE POSTED ON EITHER END OF THE PRIVATE DRIVE (ONE AT THE MONROE STREET ENTRANCE AND ONE AT THE KNICKERBOCKER PLACE ENTRANCE/EXIT. SIGNAGE SHALL BE STANDARD WOONERF SIGN.



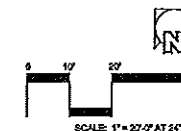
2) THIS PAVING PLAN INDICATES FINAL PAVING LAYOUT AND PATTERNING AFTER BOTH PHASE 2 AND PHASE 3 BUILD-OUT. TEMPORARY PAVEMENTS MAY BE INSTALLED BETWEEN PHASES TO ACCOMMODATE FUTURE CONSTRUCTION ACCESS AND STAGING.

PAVING SCHEDULE

- 1 STANDARD CONCRETE PAVEMENT
- 2 STANDARD CONCRETE ROLLED CURB OR RAMPED SECTION
- 3 STANDARD CONCRETE 6" CURB AND GUTTER
- 4 CONCRETE WITH TIGHT SCORING PATTERN FOR PEDESTRIAN AREAS
- 5 POROUS CONCRETE STANDARD COLOR
- 6 COLORED CONCRETE OR PAVEMENT MARKING
- 7 COLORED CONCRETE OR PAVEMENT MARKING

Revisions
 NEIGHBORHOOD MEETING - JAN. 11, 2007
 ISSUED TO PLANNING - FEB. 01, 2007
 ISSUED TO UDC - FEB. 28, 2007
 PARKING LOT SUBMITTAL - FEB. 20, 2008
 SUBMITTAL - MAR. 03, 2008
 SUBMITTAL - APR. 20, 2011

Project Title
2605 Monroe Street



PRELIMINARY
 NOT FOR CONSTRUCTION

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG BY 8300-518
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TOLL FOR THE HEARING IMPAIRED (800)512-2213
 RES. STATE 152.0175 (1974)
 PROVIDES ONE OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

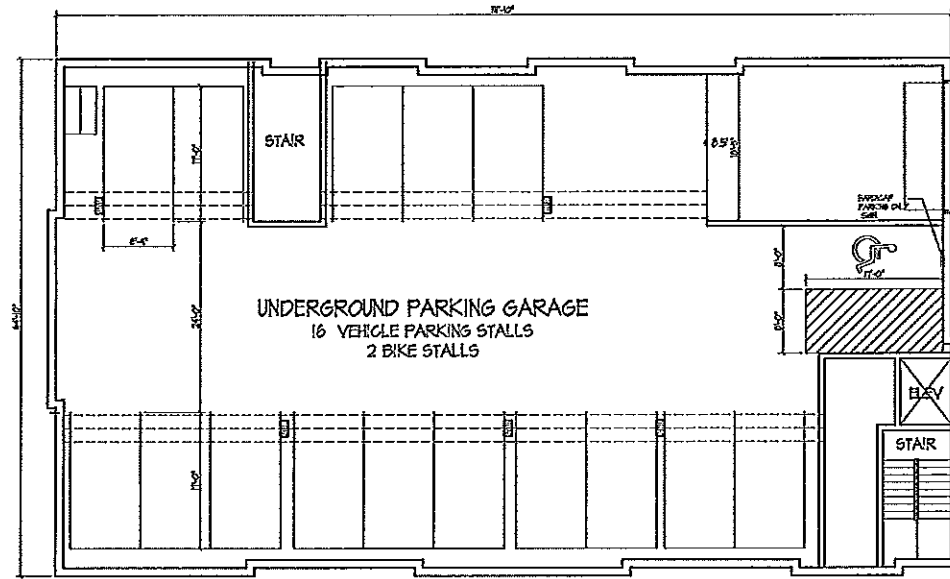
Drawing Title
Paving Plan

Project No. **0522** Drawing No. **FOR REFERENCE**

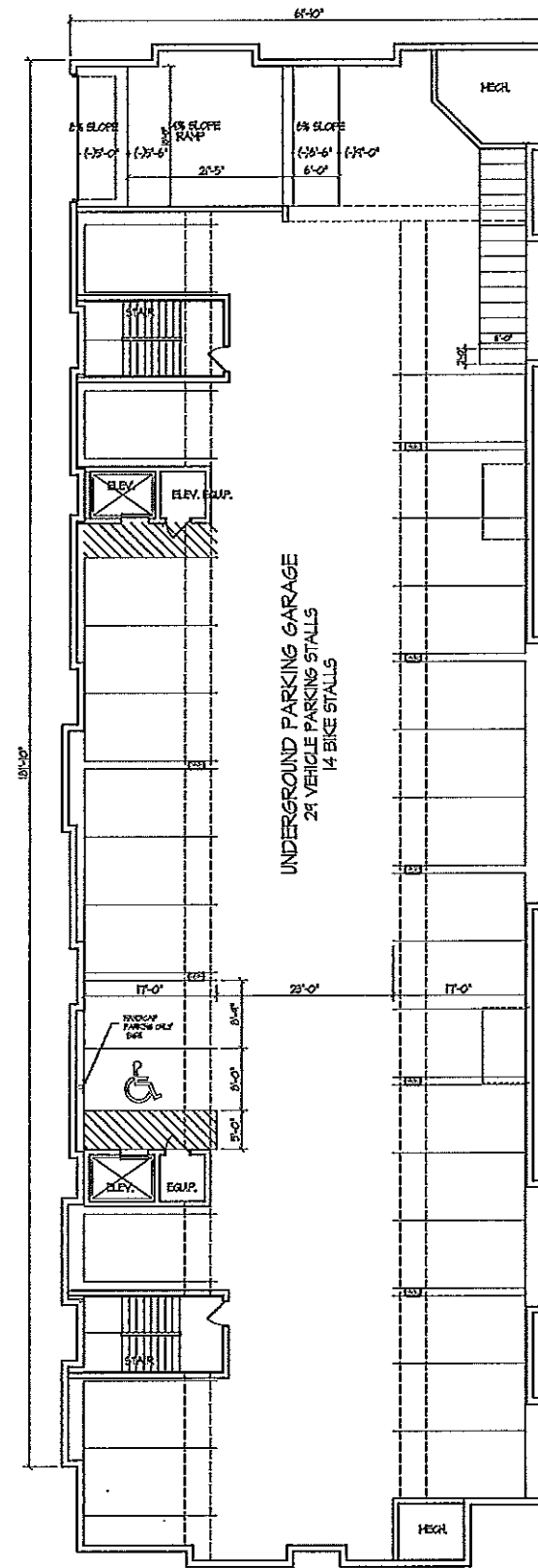
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Consultant

Notes



24 UNIT APARTMENT BUILDING



21 UNIT CONDOMINIUM BUILDING

BASEMENT PLAN
 8/22" = 1"=0"

Revisions
 Amended SIP Submittal - April 20, 2011

Project Title
**2603 Monroe Street
 & 2628 Arbor Drive
 (aka 2605 Monroe street)**

Drawing Title
**Basement Plan
 24 unit Apt Bldg & 21 Unit Condo Bldg**

Project No. Drawing No.

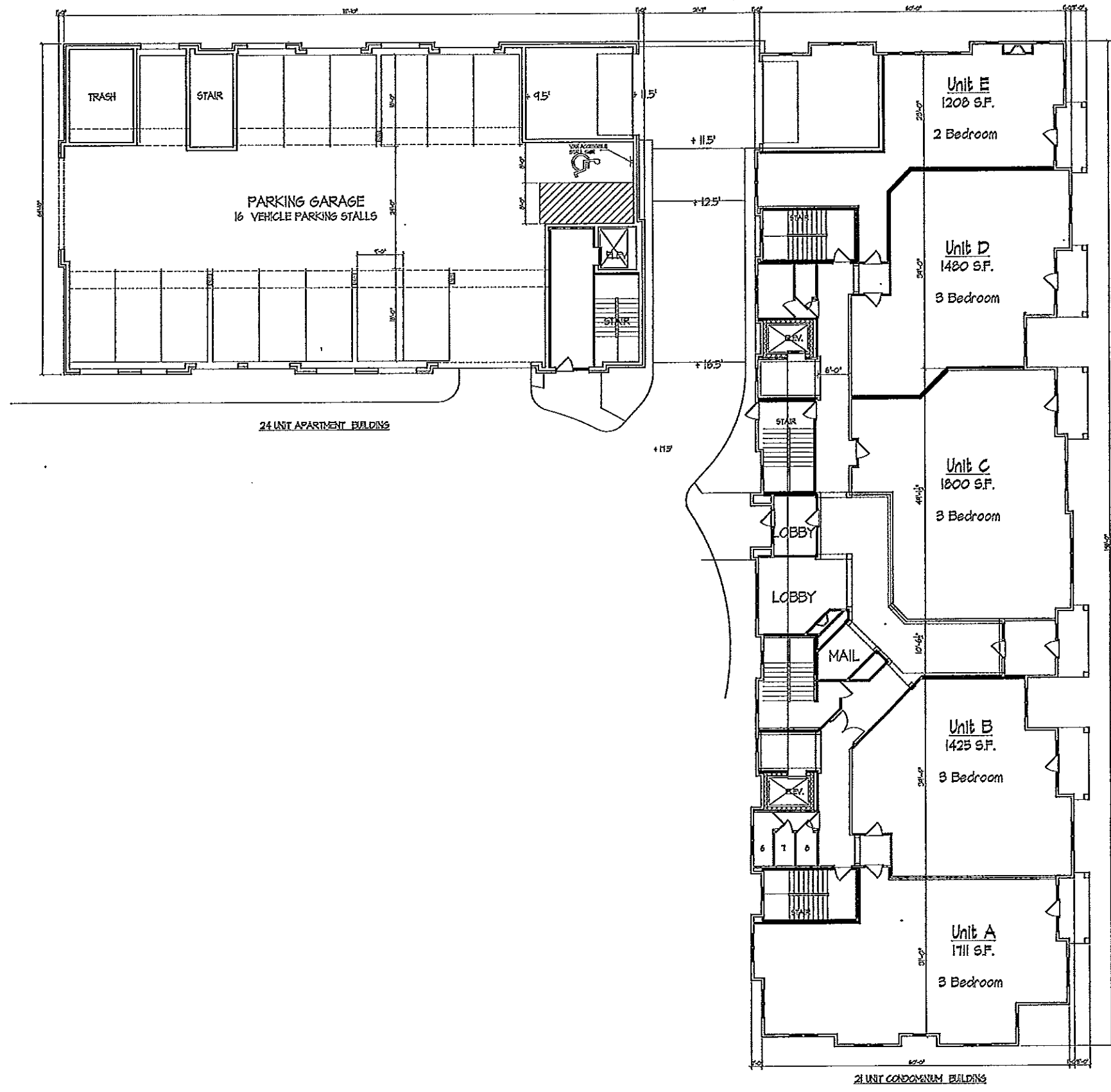
0522

A-1.0

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Contract

Notes



24 UNIT APARTMENT BUILDING

21 UNIT CONDOMINIUM BUILDING

Revisions
 Amended S/P Submittal - April 20, 2011

Project Title
 2603 Monroe Street
 & 2628 Arbor Drive
 (aka 2605 Monroe street)

Drawing Title
 First Floor Plan
 24 unit Apt Bldg & 21 Unit Condo Bldg

Project No. Drawing No.

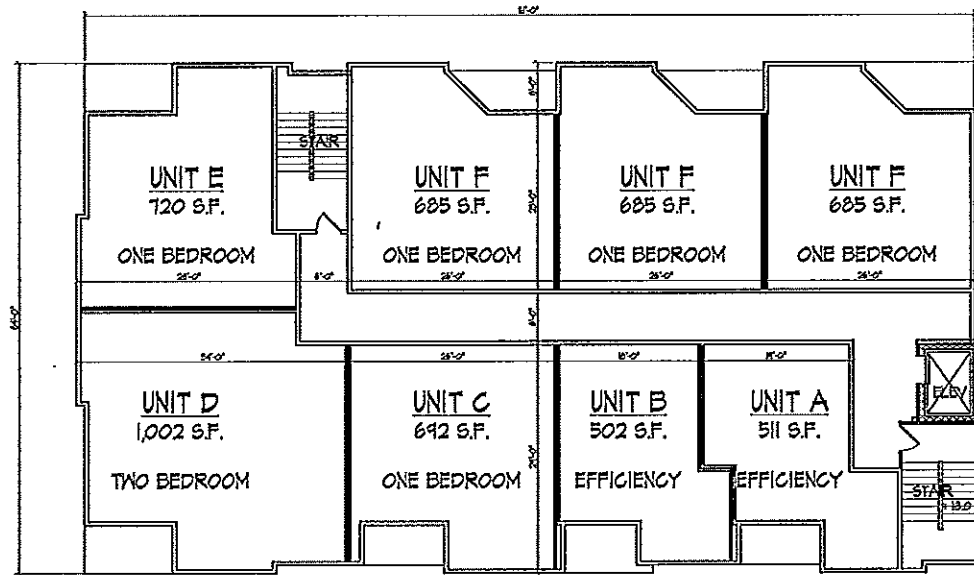
0522 A-1.1

FIRST FLOOR PLAN
 1/8" = 1'-0"

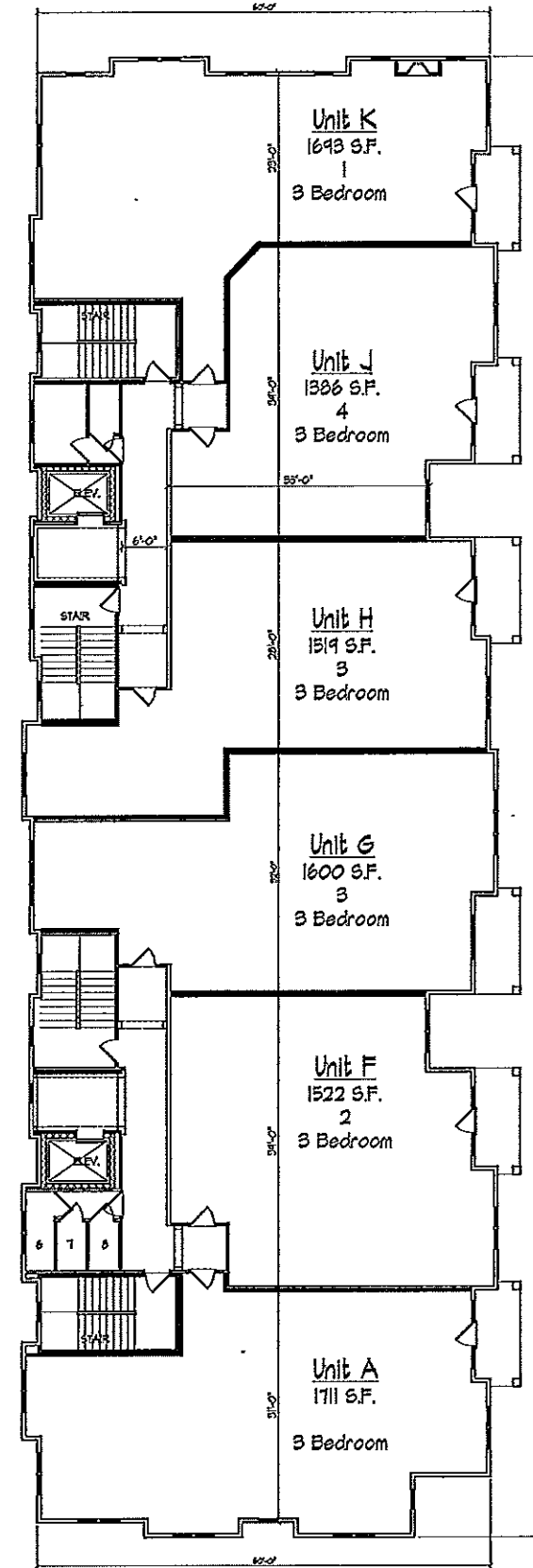
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Consultant

Notes



24 UNIT APARTMENT BUILDING



21 UNIT CONDOMINIUM BUILDING

Revisions
Amended SIP Submittal - April 20, 2011

Project Title
2603 Monroe Street
& 2628 Arbor Drive
(aka 2605 Monroe street)

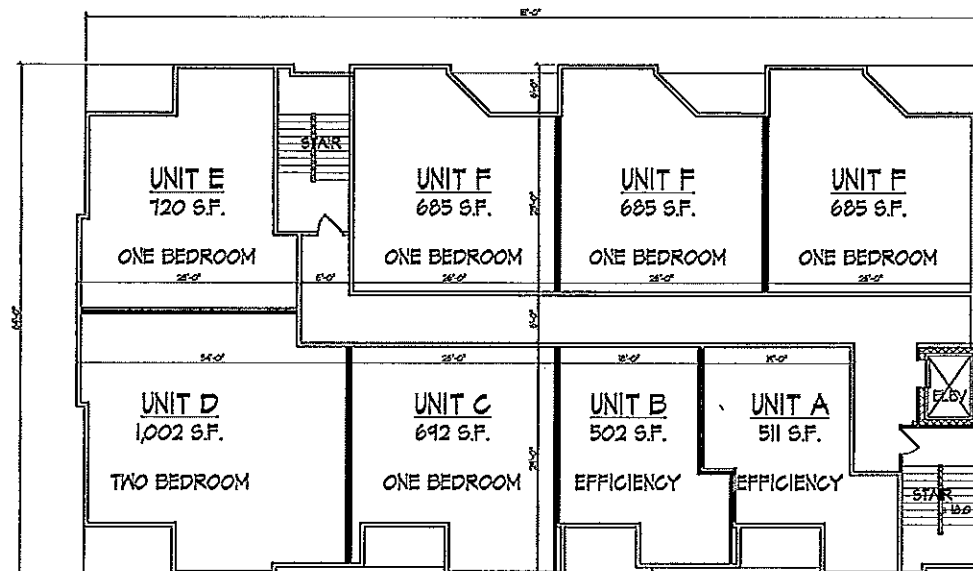
Drawing Title
Second & Third Flr. Plan
24 unit Apt Bldg & 21 Unit Condo Bldg
Project No. Drawing No.
0522 A-1.2

SECOND & THIRD FLOOR PLAN

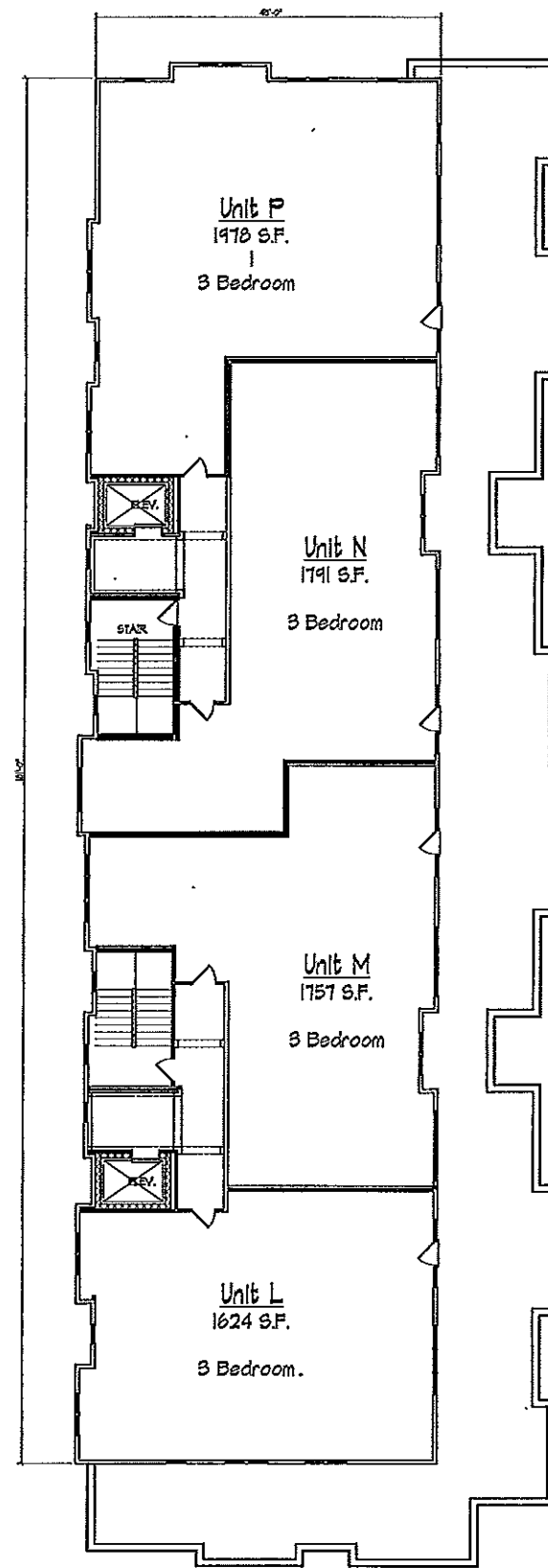
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Consultant

Notes



24 UNIT APARTMENT BUILDING



21 UNIT CONDOMINIUM BUILDING

FOURTH FLOOR PLAN
8/32" = 1'-0"

Revisions
 Amended SP Submittal - April 20, 2011

Project Title
**2603 Monroe Street
 & 2628 Arbor Drive
 (aka 2605 Monroe street)**

Drawing Title
**Fourth Floor Plan
 24 unit Apt Bldg & 21 Unit Condo Bldg**

Project No. Drawing No.

0522 A-1.3

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Consultant

Notes



SOUTHWEST ELEVATION (TOWARDS KNICKERBOCKER STREET)
 8/8" = 1'-0"



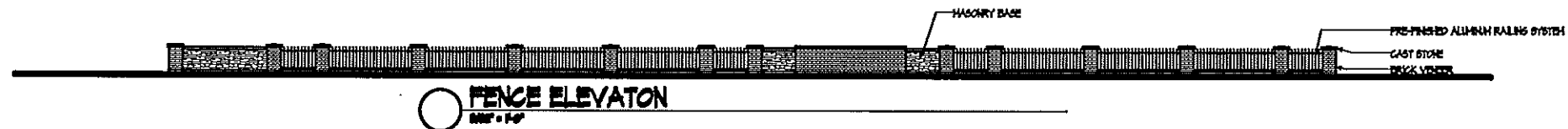
NORTHWEST ELEVATION (TOWARDS MONROE ST.)
 8/8" = 1'-0"



SOUTHEAST ELEVATION (TOWARDS ARBOR DRIVE)
 8/8" = 1'-0"



PROPOSED 24 UNIT APT. BLDG.
NORTHEAST ELEVATION
 8/8" = 1'-0"



FENCE ELEVATION
 8/8" = 1'-0"

Revisions
 Amended S/P Submittal - April 20, 2011
 Initial UDC Submittal - May 17, 2011

Project Title
**2603 Monroe Street
 & 2628 Arbor Drive
 (aka. 2603 Monroe Street)**

Drawing Title
**Elevations
 24 Unit Apartment Bldg**

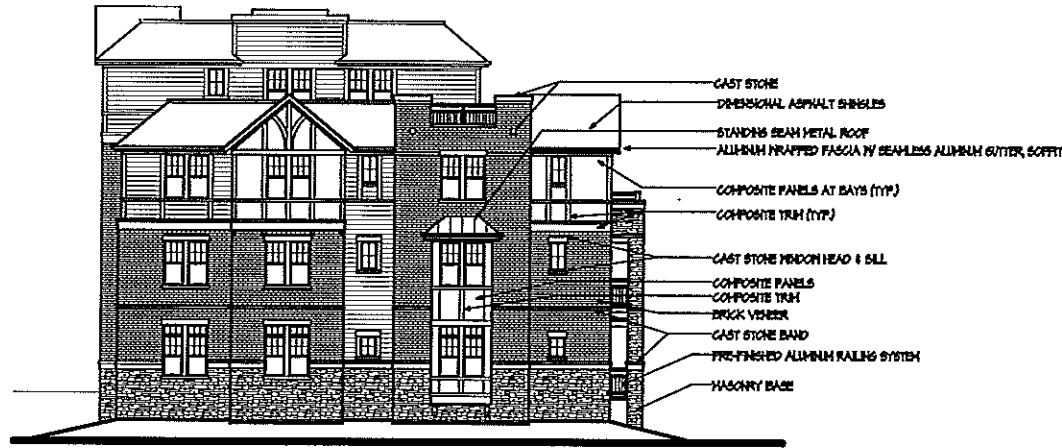
Project No. **0522** Drawing No. **A-2.1**

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EXISTING APARTMENT BUILDING

SOUTHEAST ELEVATION (ARBOR DR)
 8/11" = 1'-0"



COVERED SURFACE PARKING (TYPICAL)

SOUTHWEST ELEVATION (KNICKERBOCKER ST.)
 8/11" = 1'-0"



PROPOSED 24 UNIT APT. BLDG

NORTHEAST ELEVATION
 8/11" = 1'-0"



NORTHWEST ELEVATION (TOWARDS MONROE STREET)
 8/11" = 1'-0"

Revisions
 Amended SIP Submittal - April 20, 2011
 Initial UDC Submittal - May 17, 2011

Project Title
**2603 Monroe Street
 & 2628 Arbor Drive
 (aka. 2605 Monroe Street)**

Drawing Title
Elevations
 21 Unit Condominium Bldg

Project No. Drawing No.
0522 A-22

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