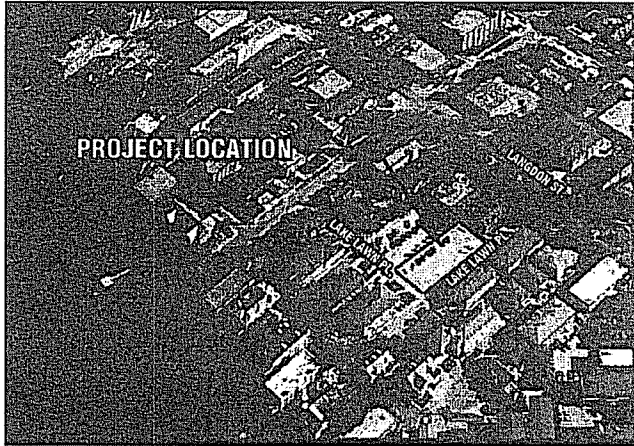


229 W. LAKELAWN PLACE MADISON, WISCONSIN

UDC FINAL SUBMITTAL JULY 13, 2011



PROJECT LOCATION

LEVEL	UNIT # / SPACE	BEDROOMS	S.F.	TOTAL SF/FLOOR (INCLUDES COMMON AREAS)
GARDEN	001	3	889	3054
	MECH/STORAGE		746	
	PUBLIC AREA		546	
	BIKE PARKING & STAIR		873	
1ST FLOOR	101	4	1016	4040
	PUBLIC SPACE		1716	
	BIKE PARKING & STAIR		1308	
2ND FLOOR	201	6	1585	3985
	202	3	872	
	203	4	968	
	PUBLIC SPACE		560	
3RD FLOOR	301	6	1585	3985
	302	3	872	
	303	4	968	
	PUBLIC SPACE		560	
4TH FLOOR	401	6	1585	3985
	402	3	872	
	403	4	968	
	PUBLIC SPACE		560	
5TH FLOOR	501	6	1590	3973
	502	3	855	
	503	4	968	
	PUBLIC SPACE		560	
TOTALS	14 UNITS	59		23022

Floor Area Ratio			
Total Lot S.F.	13,780		
Allowed F.A.R.	13,780	x 3 =	41,340 SF
Accada S.F.	13,776		
229 S.F.	19,968	not including garden level	
Total S.F.	33,744	FAR = 2.44	

Usable Open Area	
Required	Per R6: 59 x 70 = 4130 sq. ft.
Provided	1,403 sq. ft.

BIKE/MOPED PARKING				
Location	required		Provided	
	moped	bike	moped	bike
Accada	7	19	0	5
229	14	45	20	58
Total	21	64	20	63

PROJECT DATA



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-3100
608-429-3016 (FAX)

PROJECT: LAKELAWN APARTMENTS

229 W. LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
815 E. WASHINGTON AVENUE
MADISON, WISCONSIN

PROJECT: 201106
DRAWN BY: KCR
DATE: 07.20.11
SCALE: AS NOTED
P.C. 09.23.11
U.D.C. METAL 09.23.11
U.D.C. 09.23.11
P.E. 09.23.2011
U.D.C. 01.12.2011

TITLESHEET

T1

3

OWNER / DEVELOPER :

PALLADIA, LLC.
616 EAST WASHINGTON AVENUE
MADISON, WI
PHONE: 608-443-1973
FAX:
EMAIL: kevin@kotherp.com
CONTACT: KEVIN PAGE

ARCHITECT :

GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WI 53717
PHONE: 608-829-1750
FAX: 608-829-3056
EMAIL: josh.wilcox@garybrink.com
CONTACT: JOSH WILCOX

GENERAL CONTRACTOR :

LANDGRAF CONSTRUCTION
5964 EXECUTIVE DRIVE
MADISON, WI 53719
PHONE: 608-274-4700
FAX: 608-274-9470
EMAIL: mark.landgraf@landgrafconstruction.com
CONTACT: MARK LANDGRAF

LANDSCAPE ARCHITECT :

THE BRUCE COMPANY
2830 W. BELTLINE HWY
MIDDLETON, WI 53562
PHONE: 608-836-7041
FAX: 608-836-3201
EMAIL: cpossehl@bruceco.com
CONTACT: CHUCK POSSEHL

CIVIL/SITE ENGINEER:

QUAM ENGINEERING
544 SOUTH MAIN STREET, SUITE B
WEST BEND, WI 53095
PHONE: 262-338-6641
EMAIL: kparish@quamengineering.com
CONTACT: KEVIN PARISH

SHEET INDEX

- T1 COVER SHEET & PROJECT CONTACTS
- CP-1 CONDOMINIUM PLAT DRAWING
- CP-2 CONDOMINIUM PLAT DRAWING
- ARCHITECTURAL SITE PLANS
- A1.01 SITE PLAN
- A1.02 SITE LIGHTING AND PHOTOMETRICS PLAN
- CIVIL DRAWINGS
- C-101 EXISTING SITE / DEMO PLAN
- C-102 GRADING & EROSION CONTROL PLAN
- C-103 UTILITY PLAN
- LANDSCAPE DRAWINGS
- L1 LANDSCAPE PLAN
- ARCHITECTURAL DRAWINGS
- A2.00 GARDEN LEVEL FLOOR PLAN
- A2.01 LEVEL ONE FLOOR PLAN
- A2.02 LEVEL 2 FLOOR PLAN
- A2.03 LEVEL 3 FLOOR PLAN
- A2.04 LEVEL 4 FLOOR PLAN
- A2.05 LEVEL 5 FLOOR PLAN
- A8.01 EXTERIOR ELEVATIONS
- A8.02 EXTERIOR ELEVATIONS
- A8.03 ACACIA FLOOR RELATIONSHIP
- A8.04 UDC STUDY ELEVATIONS
- RENDERINGS AND IMAGERY
- R-1 CONCEPT RENDERING
- R-2 CONCEPT RENDERING
- R-3 CONCEPT RENDERINGS
- SI-1 SITE IMAGERY
- SI-2 SITE IMAGERY
- SI-3 NEIGHBORHOOD ROOF ELEVATIONS

3

VESTA CONDOMINIUM PLAT

DANE COUNTY, WISCONSIN

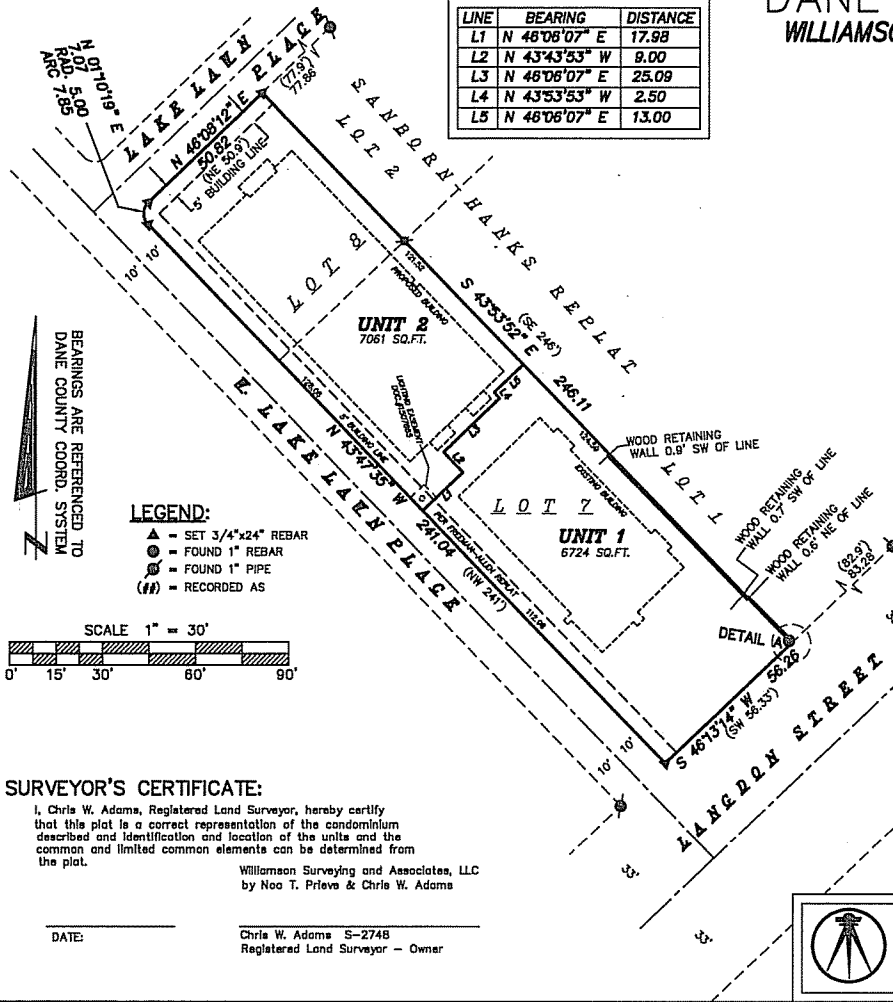
WILLIAMSON SURVEYING & ASSOCIATES, LLC

LINE	BEARING	DISTANCE
L1	N 46°06'07" E	17.98
L2	N 43°43'53" W	9.00
L3	N 46°06'07" E	25.08
L4	N 43°53'53" W	2.50
L5	N 46°06'07" E	13.00

CONDOMINIUM BOUNDARY DESCRIPTION:

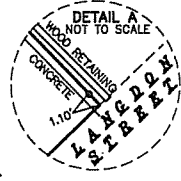
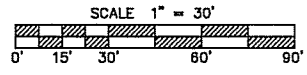
All of Lots 7 and 8, Freeman-Allen Replat of the City of Madison, being part of the SW 1/4 of the SE 1/4 of Section 14, T7N, R9E, in the City of Madison, Dane County, Wisconsin being more particularly described as follows:

beginning at the southwest corner of said Lot 7 also being the intersection of Langdon Street and W. Lake Lawn Place right of way; thence N 43°47'35" W, 241.04 feet; thence along the arc of a curve concave southeasterly having a radius of 5.00 feet and a long chord bearing N 01°10'19" E, a distance of 7.07 feet; thence N 46°08'12" E, 50.82 feet; thence S 43°53'52" E, 246.11 feet; thence S 46°13'14" W, 56.26 feet to the point of beginning. This parcel contains 0.32 acres or 13,783 sq.ft.



BEARINGS ARE REFERENCED TO DANE COUNTY COORD. SYSTEM

- LEGEND:**
- ▲ = SET 3/4"x24" REBAR
 - = FOUND 1" REBAR
 - = FOUND 1" PIPE
 - (#) = RECORDED AS



NOTES:

- 1.) THE WITHIN PLAT AND SURVEY WERE PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE POLICY NO: NCS-481465-MAD
- 2.) WETLANDS OR FLOOD PLAIN IF PRESENT HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) AREA COMPUTATIONS AND DIMENSIONS ARE BASED ON FIELD MEASUREMENTS OR ARCHITECTURAL PLANS DIMENSIONS AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FORTH IN THE CONDOMINIUM DECLARATION.
- 4.) AREA = 13,783 SQ.FT. OR 0.32 ACRES

SURVEYOR'S CERTIFICATE:

I, Chris W. Adams, Registered Land Surveyor, hereby certify that this plat is a correct representation of the condominium described and identification and location of the units and the common and limited common elements can be determined from the plat.

Williamson Surveying and Associates, LLC
by Noe T. Prieve & Chris W. Adams

DATE: _____ Chris W. Adams S-2748
Registered Land Surveyor - Owner

RECEIVED FOR RECORDING THIS _____ DAY OF _____, AT _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ ON PAGES _____ AND _____ DOCUMENT NO. _____ REGISTER OF DEEDS

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A HEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
REGISTERED LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SURVEYORS SEAL

DRAWN BY	CWA
DRAWING NO.	11W-133
SHEET	1 OF 2

3

VESTA CONDOMINIUM PLAT

DANE COUNTY, WISCONSIN

WILLIAMSON SURVEYING & ASSOCIATES, LLC

DESCRIPTION FIRST AMERICAN TITLE POLICY NCS-481465MAD

Lots 7 and 8, together with an undivided 1/2 interest in the NE 1/2 of lot 6 Freeman-Allen Replat of the City of Madison, Dane County, Wisconsin.

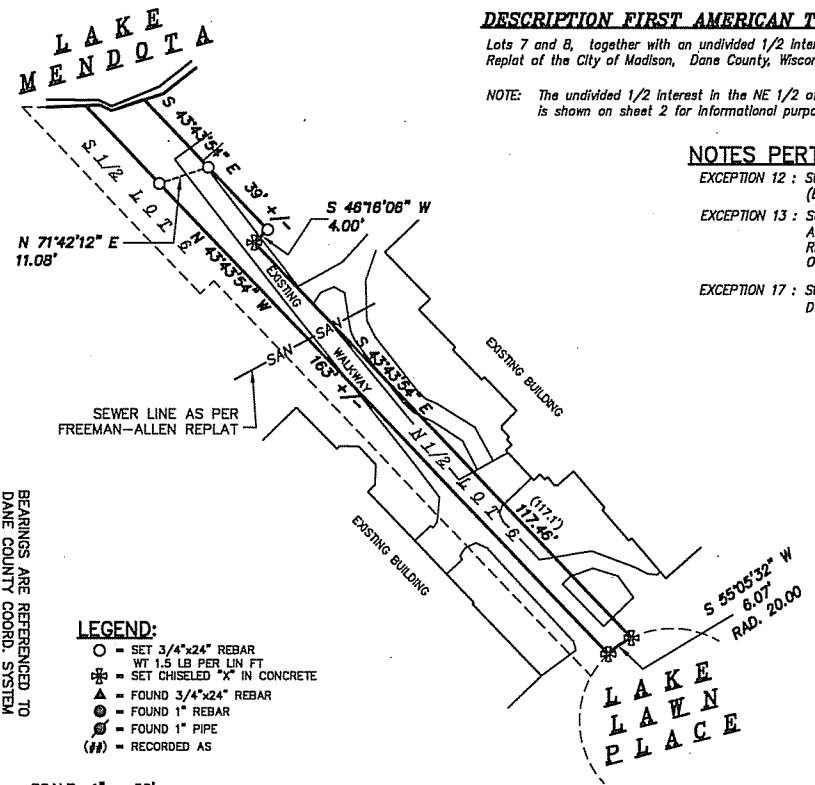
NOTE: The undivided 1/2 interest in the NE 1/2 of Lot 6 Freeman-Allen Replat of the City of Madison, is shown on sheet 2 for informational purposes only.

NOTES PERTAINING TO TITLE POLICY NO. NCS-481465-MAD:

- EXCEPTION 12 : SUBJECT TO A SEWER LINE ACROSS LOT 6 AS PER FREEMAN-ALLEN REPLAT (EXISTING LINE SHOWN WAS LOCATED IN FIELD)
- EXCEPTION 13 : SUBJECT TO A RESERVATION OF PERPETUAL EASEMENT FOR ENTRANCE AND EGRESS TO AND FROM LAKE MENDOTA AND INDENTURE RELATING TO EASEMENT ACROSS LOT 6 AS PER DOC. NO. 1111283 OVER THE ENTIRE PART OF LOT 6 SHOWN.
- EXCEPTION 17 : SUBJECT TO A STORM WATER MANAGEMENT EASEMENT AS DOCUMENT NO.4520390 IS NOT PLATTABLE

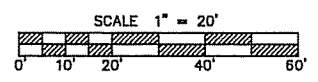
NOTES:

- 1.) THE WITHIN PLAT AND SURVEY WERE PREPARED IN ACCORANCE WITH FIRST AMERICAN TITLE POLICY NO: NCS-481465-MAD
- 2.) WETLANDS OR FLOOD PLAIN IF PRESENT HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) AREA COMPUTATIONS AND DIMENSIONS ARE BASED ON FIELD MEASUREMENTS OR ARCHITECTURAL PLANS DIMENSIONS AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FOURTH IN THE CONDOMINIUM DECLARATION.
- 4.) AREA = 13,783 SQ.FT. OR 0.32 ACRES



BEARINGS ARE REFERENCED TO DANE COUNTY COORD. SYSTEM

- LEGEND:**
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - ⊕ = SET CHISELED "X" IN CONCRETE
 - ▲ = FOUND 3/4"x24" REBAR
 - = FOUND 1" REBAR
 - ⊖ = FOUND 1" PIPE
 - (#) = RECORDED AS



SURVEYORS SEAL	

RECEIVED FOR RECORDING THIS _____ DAY OF _____ AT _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ ON PAGES _____ AND _____ DOCUMENT NO. _____ REGISTER OF DEEDS



WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 REGISTERED LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

DRAWN BY	CWA
DRAWING NO.	11W-133
SHEET	2 OF 2

3



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EASTCOTE DRIVE
MADISON, WI 53717
608-278-1750
608-278-9545 (FAX)

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 228 Lakelawn Place
 Site acreage (total) 0.316 Acres

Number of building stories (above grade) 5
 Building height _____
 DLHR type of construction (new structures or additions) IR
 Total square footage of building 23921 sq. ft.

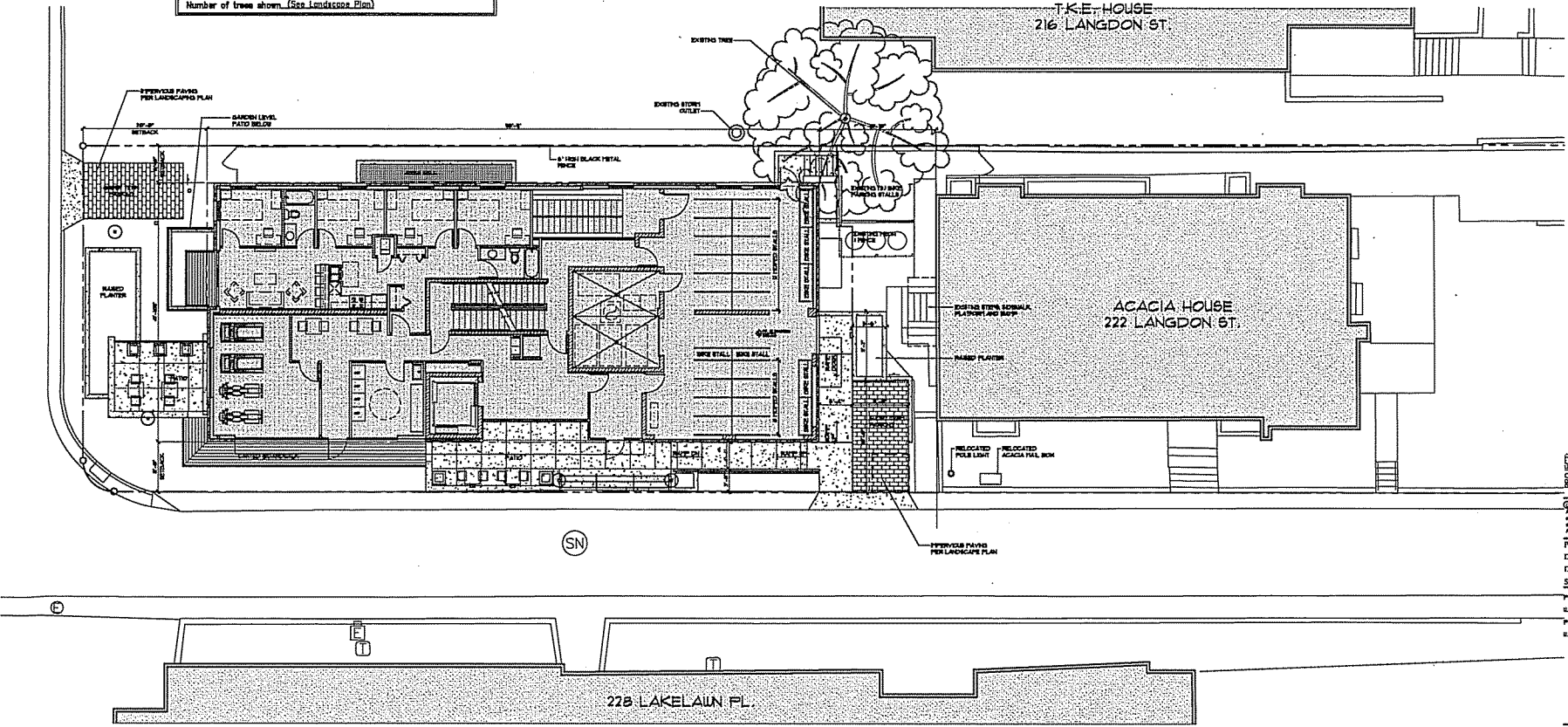
Use of property Residential Housing
 Gross square feet of office _____ NA _____
 Gross square feet of retail area _____ NA _____
 Number of employees in warehouse _____ NA _____
 Number of employees in production _____ NA _____
 Capacity of restaurant/piece of assembly _____ NA _____

Number of bicycle stalls shown: First Level 20 Mixed & 7 Bicycle Stalls
 Lower Level 51 Bicycle Stalls
 Total 78 (20 Mixed & 58 Bicycle Stalls)

Number of Parking stalls:

	SHOWN
Small Car	0
Large Car	0
Accessible	0
Total	0

Number of trees shown (See Landscape Plan)



PROJECT: **LAKELAWN APARTMENTS**
 228 LAKELAWN PLACE
 MADISON, WISCONSIN
 CLIENT: **PALLADIA, LLC**
 615 E. WASHINGTON AVENUE
 MADISON, WISCONSIN

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PROJECT: 201106
 DRAWN BY: KCR
 DATE: 09.29.11
 SCALE: AS NOTED

P.C. 09.29.11
 S.D.C. INITIAL 09.29.11
 P.E. 06.08.2011
 S.D.C. #12.2011

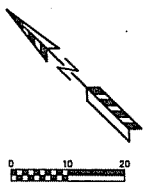
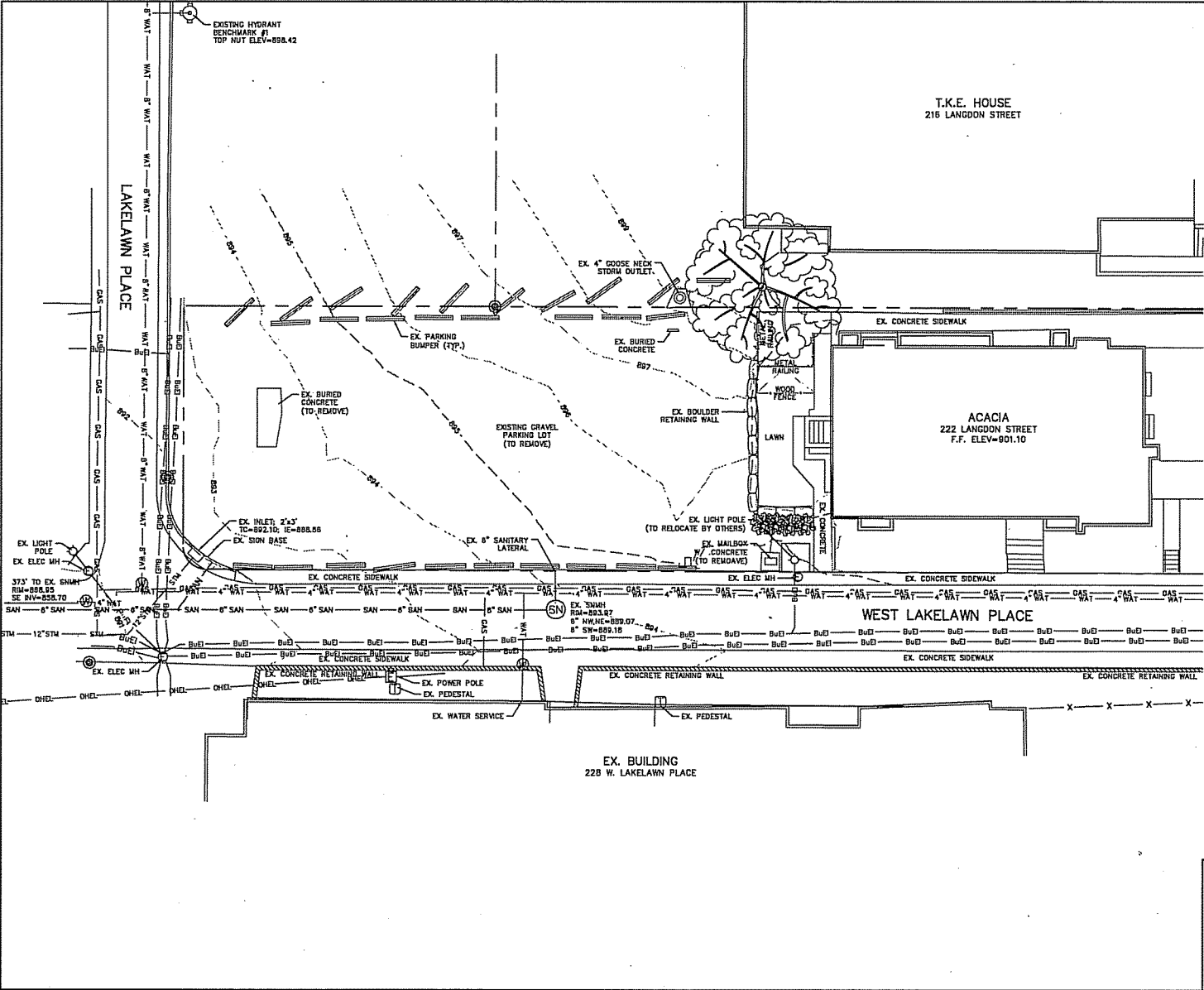
SITE PLAN
11/14/11



PROPOSED
SITE
PLAN
A1.01

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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \GB-34-11\GB34BASE.DWG



229 W LAKELAWN PLACE
 EXISTING SITE PLAN
 DATED: MAY 24, 2011

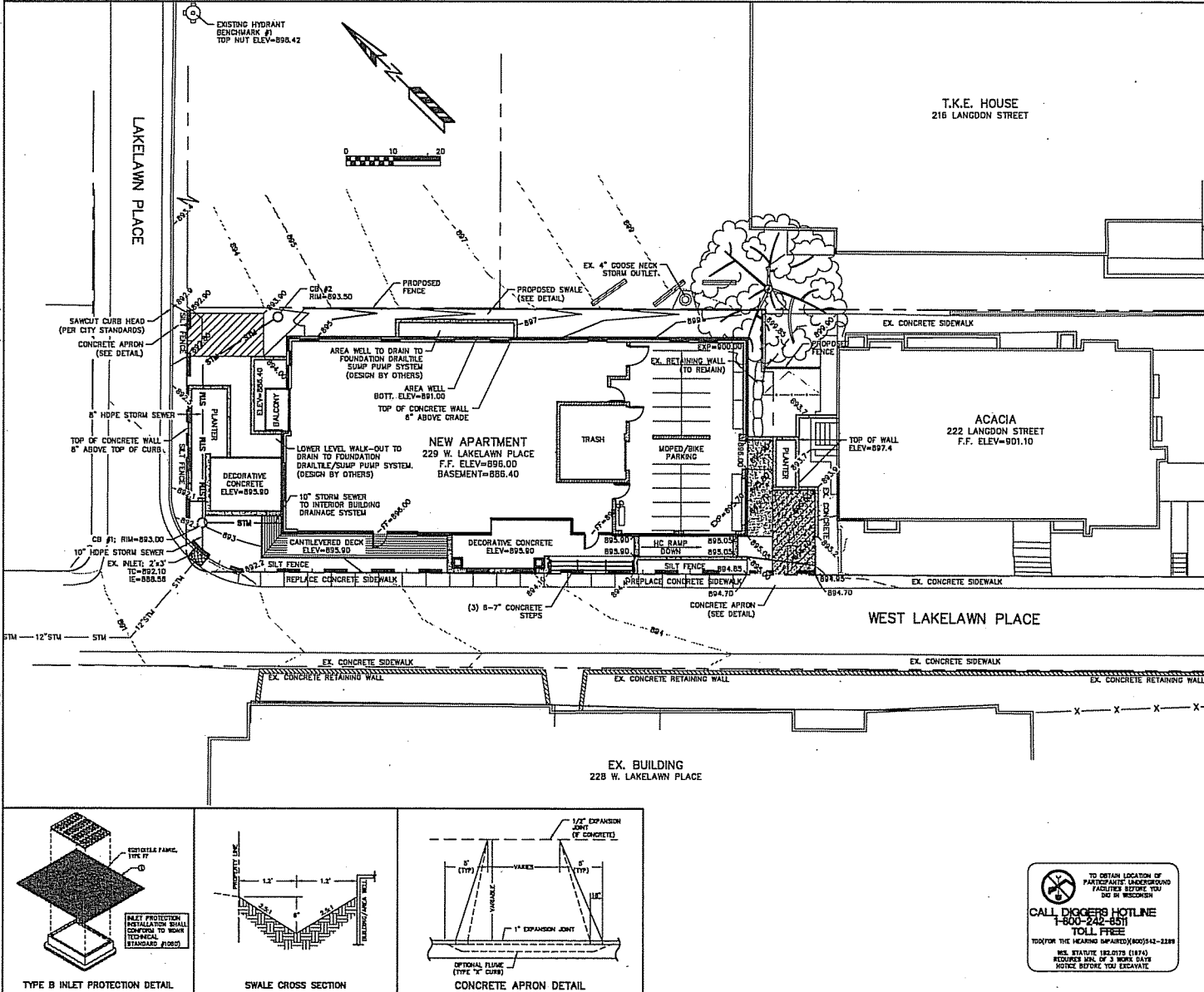
C-101

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

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EROSION NOTES:

THE EXISTING GRAVEL PARKING AREA WILL SERVE AS THE STORM TRACKING PAD DURING CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR AS A CONCRETION, WHICH WILL PREVENT THE TRACK OF MUD OR DIRT FROM THE ADJACENT PUBLIC STREETS. SCHEDULED MAINTENANCE OF THE TRACKING PAD SHALL BE PERFORMED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATERING PROVISIONS: FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION (E.G. SEED & MULCH), EROSION SHALL BE MAINTAINED AS NECESSARY BY THE CONTRACTOR. WATERING SHALL BE PERFORMED WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.

ANIONIC POLYMER: IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE THE TECHNICAL STANDARD BOOK).

SOIL STOCKPILES: A ROW OF SILT FENCE PLACED DOWNWIND AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 15 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH. EROSION MAT, POLYMER, OR COVERED WITH LAMPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE DITCH.

INLET PROTECTION: SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.

BELT FENCE AND STOCKPILES: SHALL BE FIELD LOCATED BY THE ENGINEER.

CUT AND FILL SLOPES: SHALL BE NO GREATER THAN 3:1.

ADDITIONAL EROSION CONTROL MEASURES: WILL BE INSTALLED AS NEEDED.

TIME SCHEDULE:

OCTOBER 17, 2011 - INITIAL EROSION CONTROL DEVICES.
 OCTOBER 17 - NOVEMBER 15, 2011 - REMOVE EXISTING CONCRETE FOUNDATION AND ASPHALT PARKING LOT.
 NOV. 16, 2011 - AUGUST 1, 2012 - CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREA.

RESTORATION NOTES:

ALL PREVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PREVIOUSLY DISTURBED AREAS SHALL RECEIVE VEGETATION EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICABLE. NET PRODUCTION NATIVE SEED MIXTURE SHALL BE USED FOR THE BOTTOM OF THE RESTORATION. SEED MIXTURE 40 SHALL BE USED FOR ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE ACCORDANCE WITH SECTION 105 OF SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL INTERSEED SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED SHALL COVER 90% OF AREA AND FERTILIZER SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORUS, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER: QUAM ENGINEERING, LLC
 4604 SIGGEIKOW ROAD, SUITE A
 MCFARLAND, WI 53558

ENGINEER: QUAM ENGINEERING, LLC
 4604 SIGGEIKOW ROAD, SUITE A
 MCFARLAND, WI 53558

SILT FENCE CONSTRUCTION (SHEET FLOW)

LEGEND:

- 894 --- EXISTING MINOR CONTOUR.
- 895 --- EXISTING MAJOR CONTOUR.
- 894 --- PROPOSED MAJOR CONTOUR.
- 895 --- PROPOSED MAJOR CONTOUR.
- 896.00 --- PROPOSED SPOT ELEVATION.
- TH=896.00 --- PROPOSED TOP OF WALL ELEVATION.
- FF=897.30 --- FIRST FLOOR ELEVATION.
- EXP=897.00 --- BUILDING EXPOSURE ELEVATION.
- [Symbol] --- INSTALL WOOD TYPE B INLET PROTECTION.

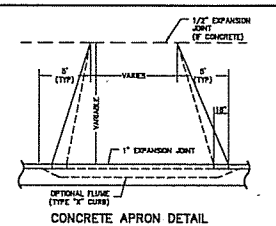
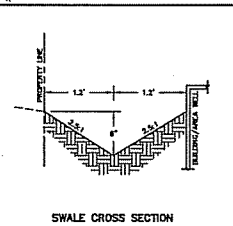
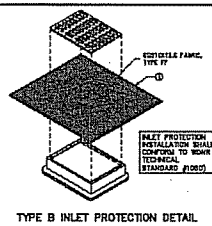
229 W LAKELAWN PLACE GRADING AND EROSION CONTROL PLAN
 DATED: JUNE 21, 2011

C-102

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 Residential and Commercial Site Design Consultants

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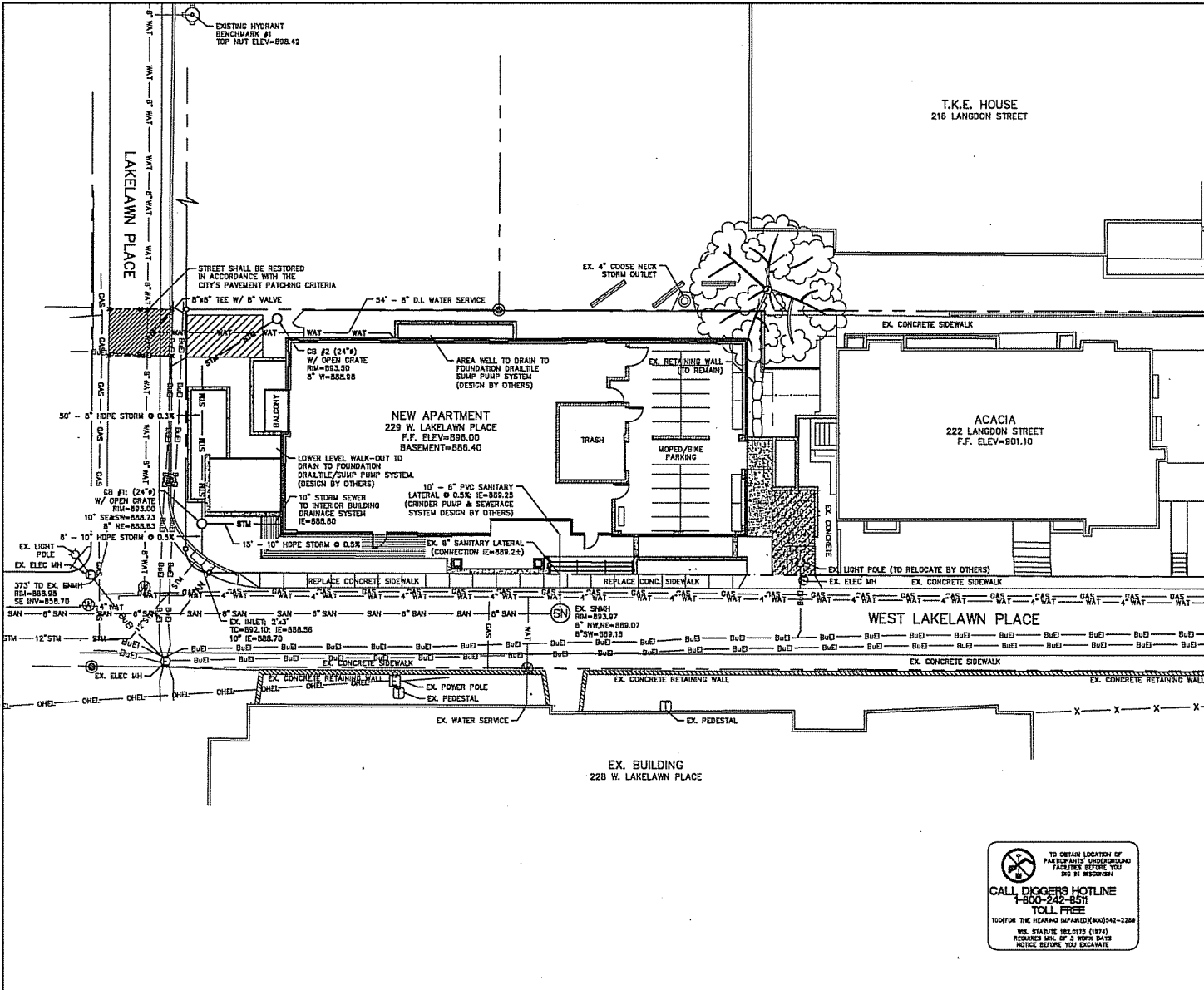
4604 Siggeikow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



TO OBTAIN LOCATION OF WATERWAY UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8517
 TOLL FREE
 THROUGH THE HEARING DEPARTMENT (608) 442-2289
 WE REQUIRE DELIVERIES (1174) REQUIRE MIN. OF 2 WORK DAYS NOTICE BEFORE YOU EXCAVATE

3

QUAM ENGINEERING, LLC 4604 Sigelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \GB--34--11\GB34BASE.DWG



GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK, CURB AND ASPHALT IN RIGHT-OF-WAY PER CITY STANDARDS.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$500 NON-REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$500 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$500 FEE SHALL BE REFUNDED TO THE OWNER.

UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

THE LOCATIONS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LOCATIONS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 8.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ANY DAMAGE TO WEST LAKE LAWN PLACE OR LAKE LAWN PLACE PAYMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MADISON PATCHING CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

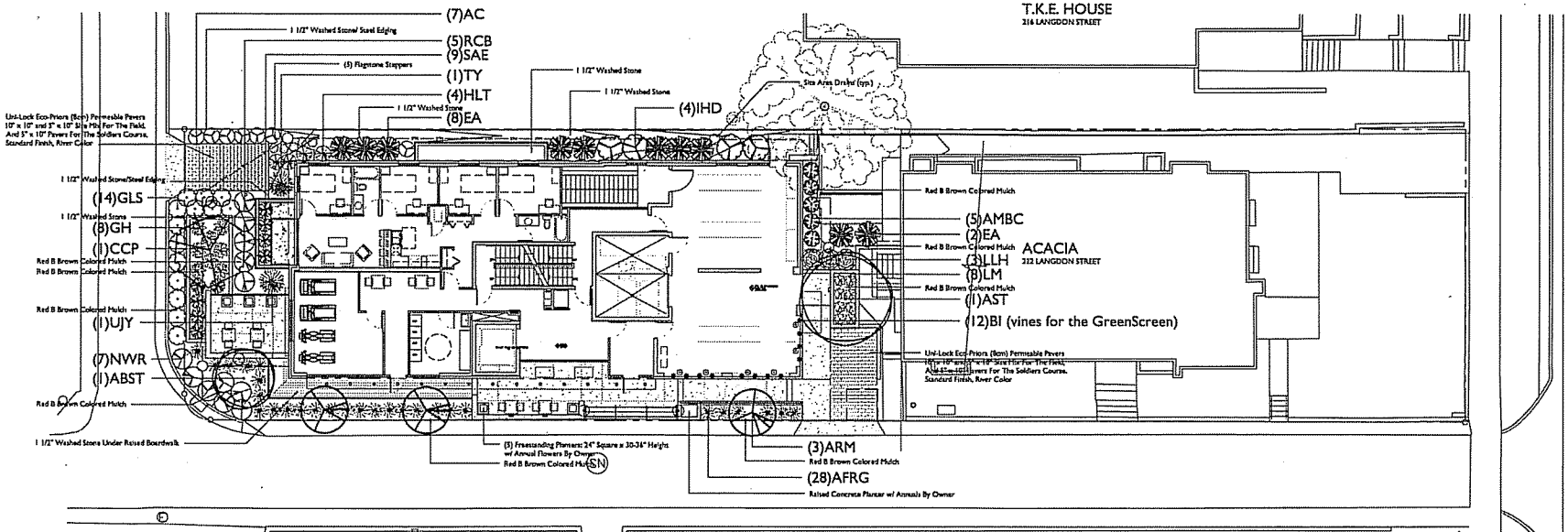
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 100' FOR THE HEARING IMPAIRED (877) 476-2274
 15 MINUTE MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE.

229 W LAKE LAWN PLACE
 UTILITY PLAN
 DATED: JUNE 21, 2011

C-103

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

3



Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
1	AST	Azalea 'Mardi Gras' (f)	Allegheny Serviceberry (f)	2 1/2' S&B
3	ADH	Azalea 'Forsyth' 'Sensational'	Armstrong Hops	3' S&B
1	ABST	Azalea 'New X Grand' 'Autumn Brill' (f)	Autumn Brill Serviceberry (f)	1 1/4' S&B
1	CCP	Fyrus 'Catherine' 'Chickadee'	Chickadee 'Catherine' Pear	1 1/4' S&B
Conifer Greenery				
10	EA	Thuja Occidentalis 'Smargol'	Emerald Arborvitae	6' S&B
1	TY	Taxus X Media 'Toussaint'	Taxus Yew	18' S&B
1	UJY	Taxus Canadensis 'Capitata'	Upright Japanese Yew	6' S&B
Perennial				
18	AFRG	Calamagrostis Canadensis 'Avalanche'	Avalanche Feather Reed Grass	1/2 CONT.
12	BI	Perithaemum Trivium	Boston Ivy	1/2 CONT.
8	GH	Hebe 'Glossy' 'Glossy'	Hebe 'Glossy'	1/2 CONT.
4	HLT	Chelone Lyoni 'Hot Lips'	Hot Lips, Turtlehead	1/2 CONT.
8	LH	Alchemilla Mollis	Lady's Mantle	1/2 CONT.
9	SAE	Echinops Fernaldii 'Sarozini'	Sarozini Echinops	1/2 CONT.
Shrub				
7	AC	Ribes Alpinum	Alpine Currant	1/2 CONT.
5	AMBC	Aronia Melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	1/2 CONT.
14	GLS	Rhus Aromatica 'Glow'	Glow 'Low Fragrant Sumac	1/2 CONT.
4	RID	Cornus Alba 'Baobab'	Woody Hula Dogwood	1/2 CONT.
3	LLH	Hydrangea Paniculata 'Little Lamb'	Little Lamb Hydrangea	1/2 CONT.
7	NWR	Rosa 'Newly Wink'	Newly Wink Rose	1/2 CONT.
5	RCB	Berberis Thunbergii 'Atrop Balfour'	Buffy Caranool Barberry	1/2 CONT.

GENERAL NOTES

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

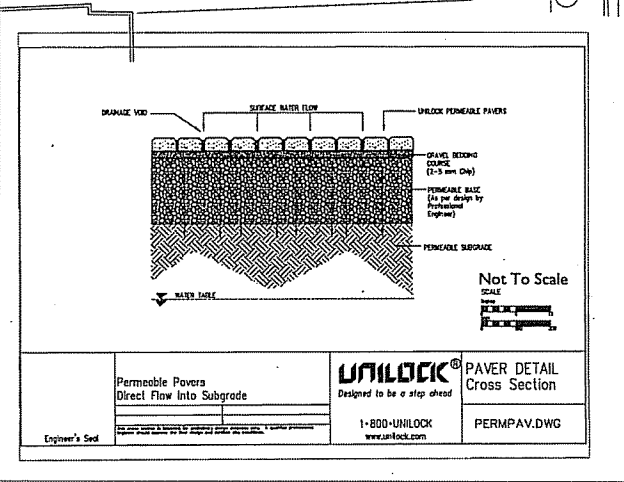
B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive colored mulch rings (and colored mulch beds) consisting of a mixture of recycled mulch product, colored brown as indicated, spread to a minimum 3" depth.

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

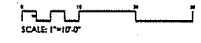
D) "Steel Edging" to be JD Russell Company DURAEDEGE or equivalent. Size to be 3/16" x 4" x 16' (3.0 mil). Powder coat paint electrostatically applied and oven baked green or black. Steel edging shall be double staked at overlap joints with tapered steel stakes. The JD Russell Company, Tucson AZ, (800-888-7425)

E) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier or Red B colored mulch, colored brown as indicated, spread to a 3" depth over pre-emergent herbicide as noted on plan.

F) Permeable Pavers are to be Uni-Lock Eco-Priors. The Field is to consist of a mix of 10 x 10" square paver and 5 x 10" rectangular pavers. The Field will be surrounded by a solid concrete curb consisting of only 5 x 10" pavers. To ensure proper construction and draining properties, refer to the cross section shown.



LANDSCAPE PLAN
MADISON, WISCONSIN
JULY 13th, 2011



The JD Russell Company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2800 PENNINGTON STREET
PO BOX 42220
MADISON, WI 53742-0220
TEL: 608.261.7841
FAX: 608.261.4244

PROPOSED APARTMENT BUILDING
202 WEST LAKEARMIN PLACE
MADISON, WISCONSIN 53703

Checked By: SS
Drawn By: CP
5/25/11
Revised: 6/16/11 CP
Revised: 6/24/11 CP
Revised: 6/27/11 CP
Revised: 6/30/11 CP
P.C. Submittal
Revised: 7/13/11 CP
UDC Final
Revised:
Revised:

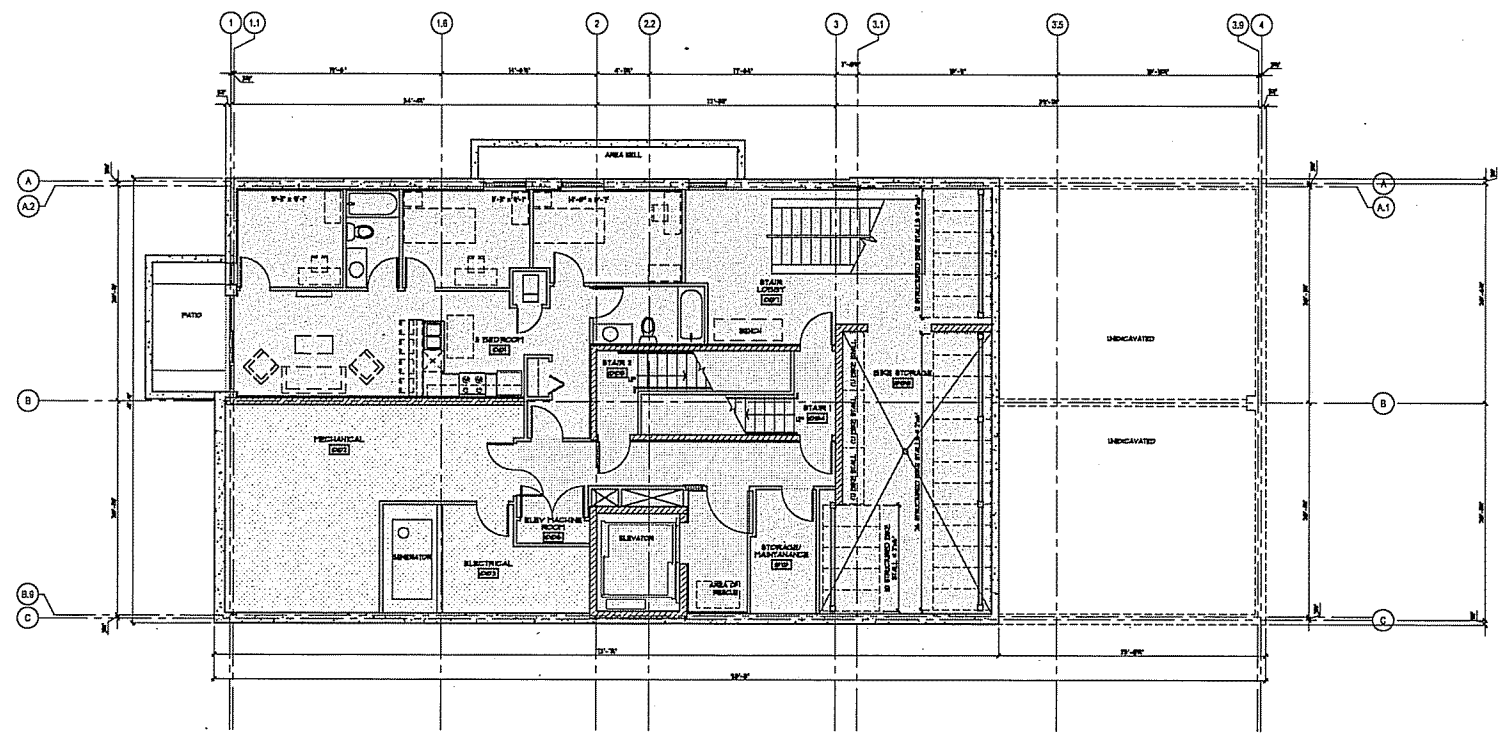
L1

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3



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-431-1150
608-431-3556 (FAX)



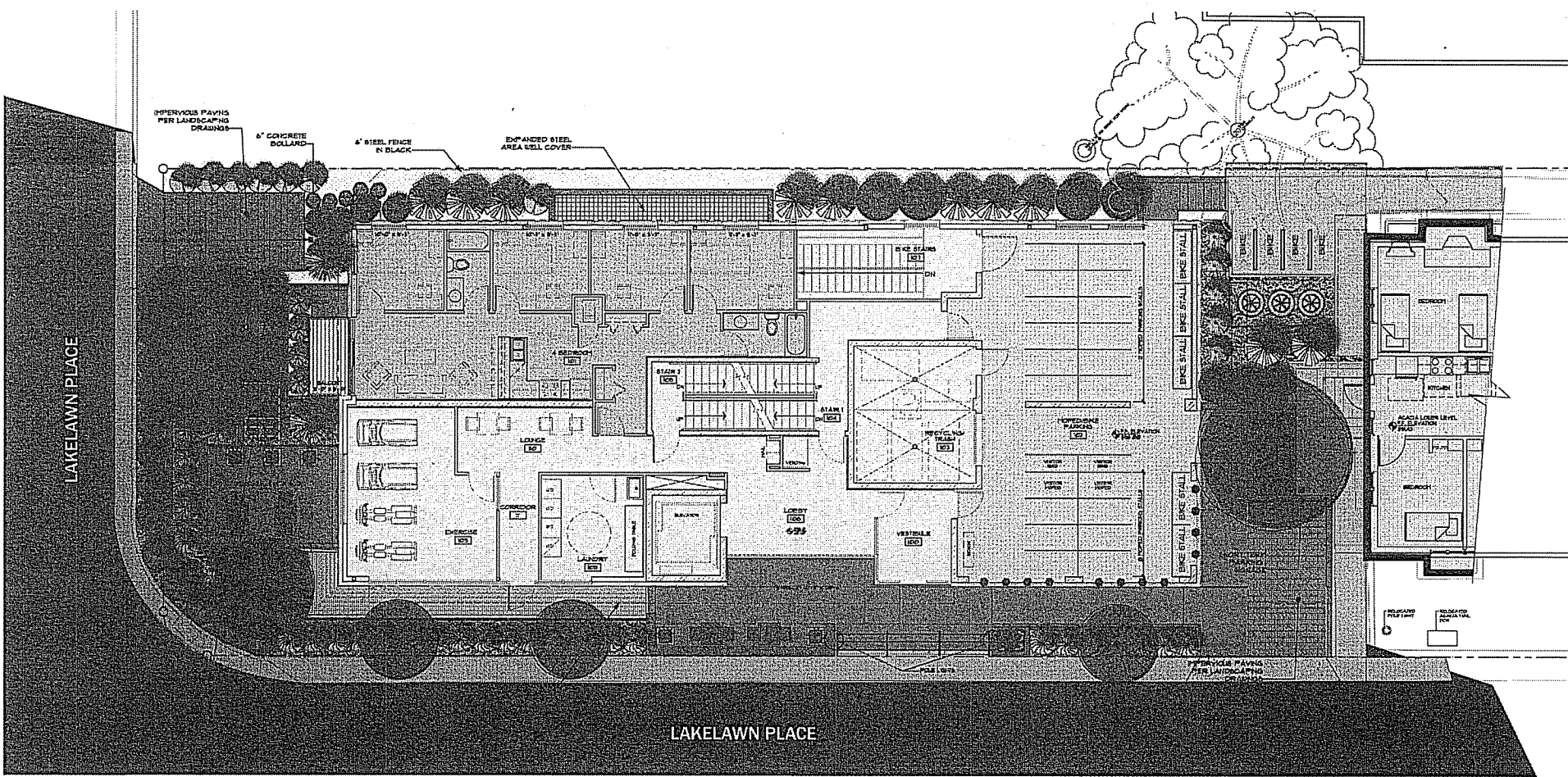
GARDEN LEVEL FLOOR PLAN
3/8" = 1'-0"

PROJECT: LAKELAWN APARTMENTS
220 LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
615 E. WASHINGTON AVENUE
MADISON, WISCONSIN

DATE: 03/10/10
DRAWN BY: KES
DATE: 09/25/11
SCALE: AS NOTED

P.C. 09/27/11
U.D.C. INITIAL 09/27/11
P.C. 09/28/11
U.D.C. 01/23/11

GARDEN
LEVEL
FLOOR PLAN
A2.00

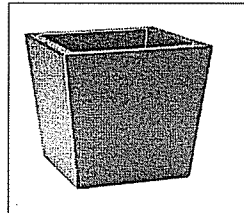
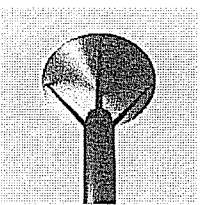


PROJECT: **LAKELAWN APARTMENTS**
 220 LAKELAWN PLACE
 MADISON, WISCONSIN
 CLIENT: **PALLADIA, LLC**
 616 WASHINGTON AVENUE
 MADISON, WISCONSIN

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



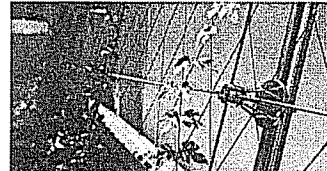
SITE LIGHTING



TYPICAL PLANTER



"GREEN SCREEN"



ALTERNATIVE CLADDING AT PARKING AREA

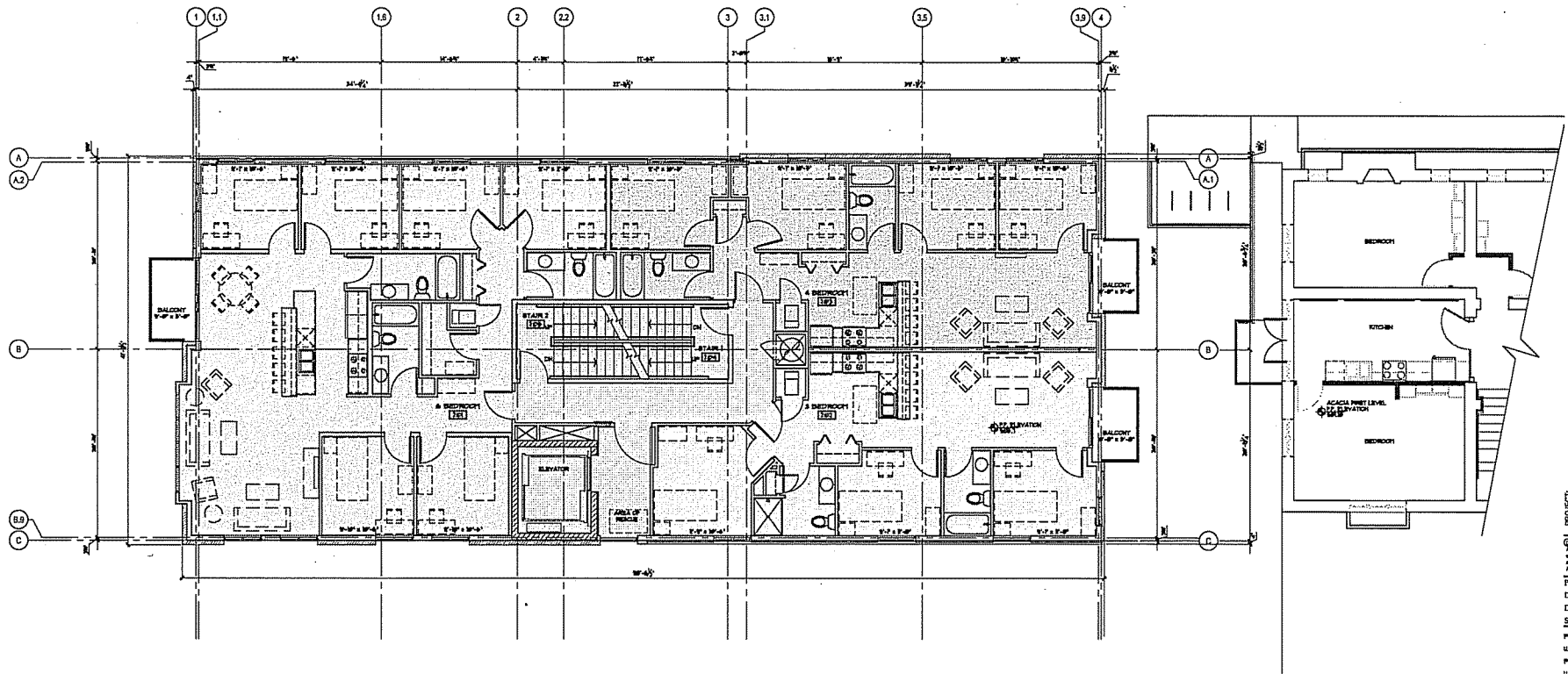


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 PROJECT: 201104
 DRAWN BY: KB
 DATE: 09.25.11
 SCALE: AS NOTED
 P.C. 09.25.11
 U.D.C. INITIAL: KB, JH
 P.C. 09.20.11
 U.D.C. 010.02.11

3



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXECUTIVE TRAIL
MADISON, WI 53717
608-271-1100
608-825-7556 (FAX)



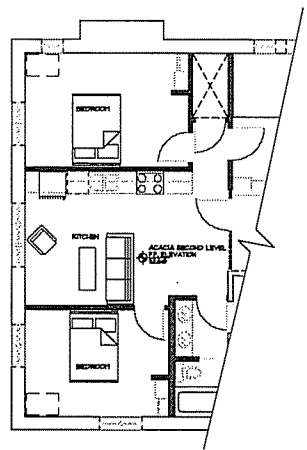
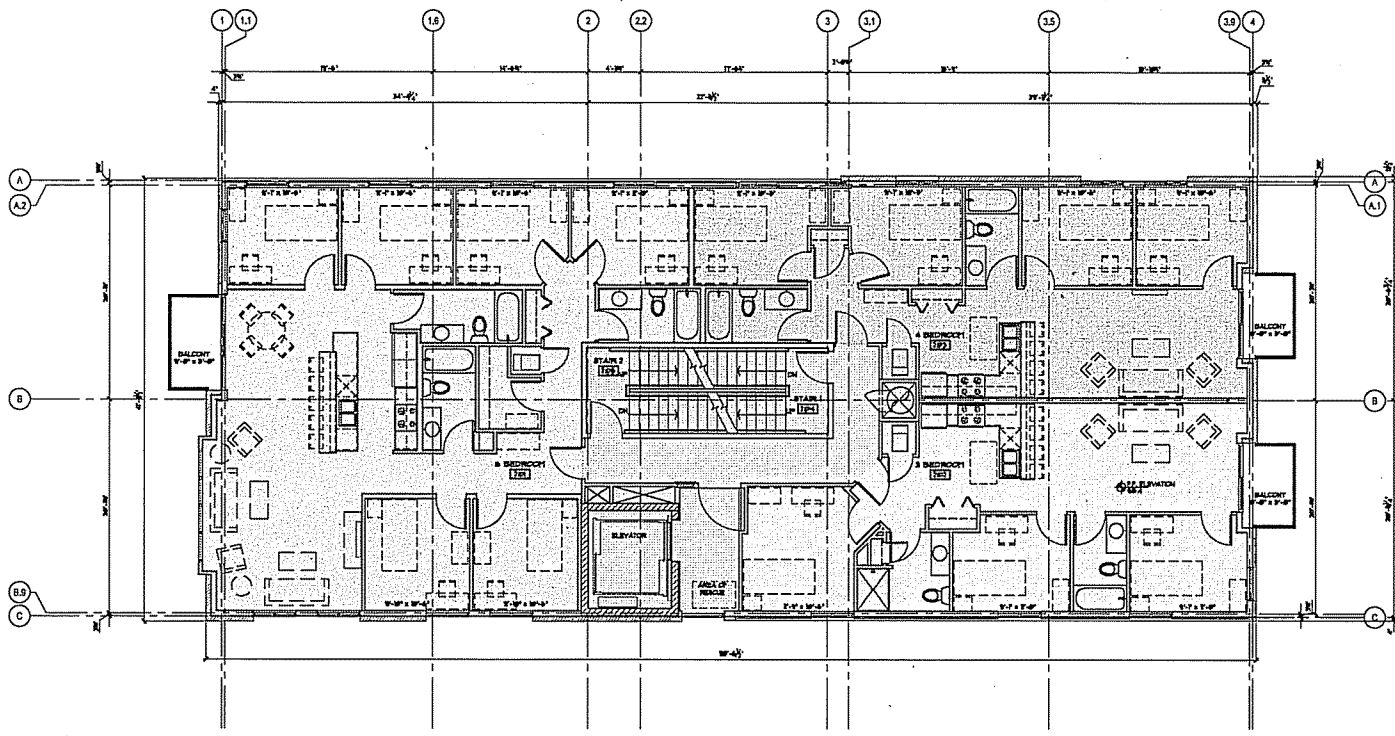
PROJECT: LAKELAWN APARTMENTS
225 LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
415 E. WASHINGTON AVENUE
MADISON, WISCONSIN

DATE: 08/29/11
DRAWN BY: KR
SCALE: AS NOTED
P.C. 09.23
U.D.C. RETAL 06.013
P.C. 06.20.206
U.D.C. 01.0.206

LEVEL 2
3/8" = 1'-0"



GARY BRINK & ASSOCIATES
ARCHITECTS
840 E. CENTER STREET
MADISON, WI 53717
608-478-1710
608-478-0564 (FAX)



PROJECT: **LAKELAWN APARTMENTS**
220 LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: **PALLADIA, LLC**
615 S. WASHINGTON AVENUE
MADISON, WISCONSIN

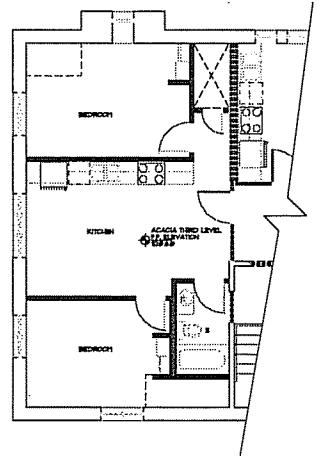
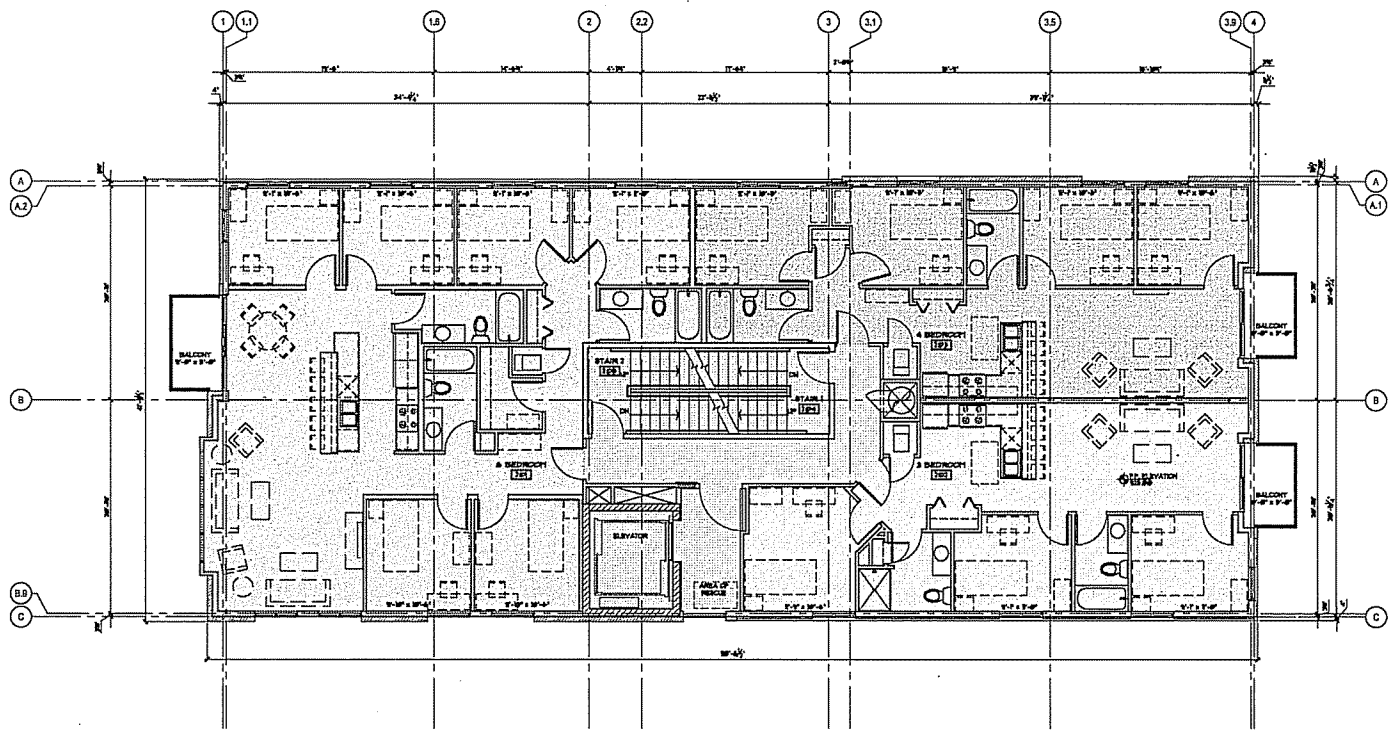
DATE: 04/23/12
DRAWN BY: KCB
DATE: 07/25/12
SCALE: AS NOTED
P.L. 08.27.12
U.D.C. RETAL 08.07.12
P.L. 08.29.12
U.D.C. 07.12.12

LEVEL 3
300' - 100'

LEVEL
3
FLOOR PLAN
A2.03



GARY BRINK & ASSOCIATES
ARCHITECTS
440 EXETER AVENUE THIRDT
MADISON, WI 53717
608-278-1700
608-876-7556 (FAX)



PROJECT: LAKELAWN APARTMENTS
220 LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
615 E. WASHINGTON AVENUE
MADISON, WISCONSIN

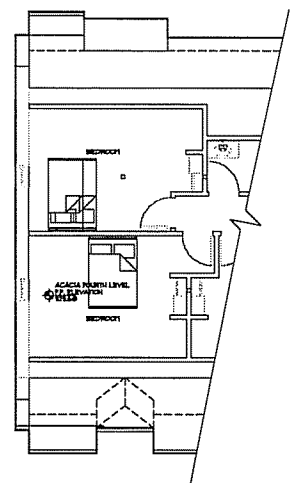
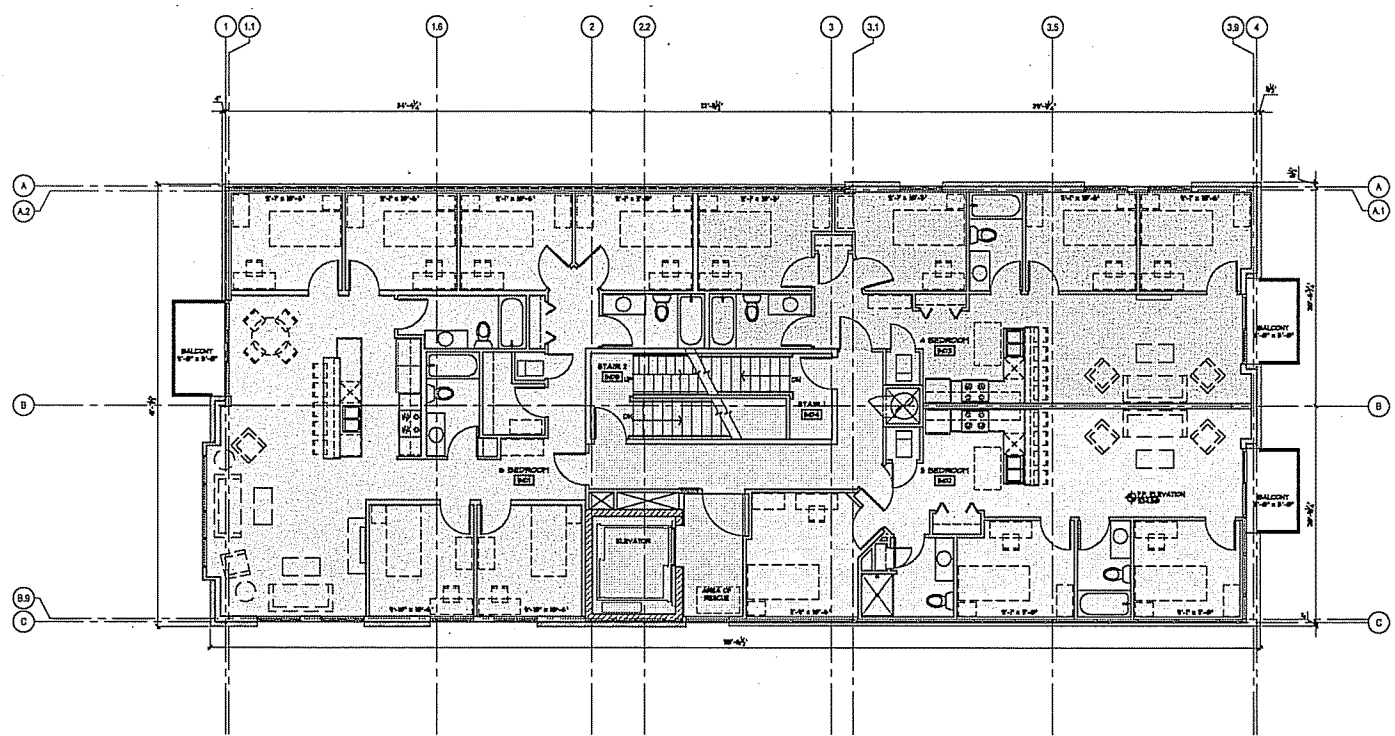
DATE: 09.29.11
SCALE: AS NOTED
P.C. #12.1
U.D.C. #12.1
P.C. #12.1
U.D.C. #12.1

LEVEL 4
3/8" = 1'-0"

3



GARY BRINK & ASSOCIATES
ARCHITECTS
840 FRANCISDAVE DRIVE
MADISON, WI 53717
608-278-1100
608-832-0544 (FAX)



PROJECT: LAKE LAWN APARTMENTS
220 LAKE LAWN PLACE
MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
615 S. WASHINGTON AVENUE
MADISON, WISCONSIN

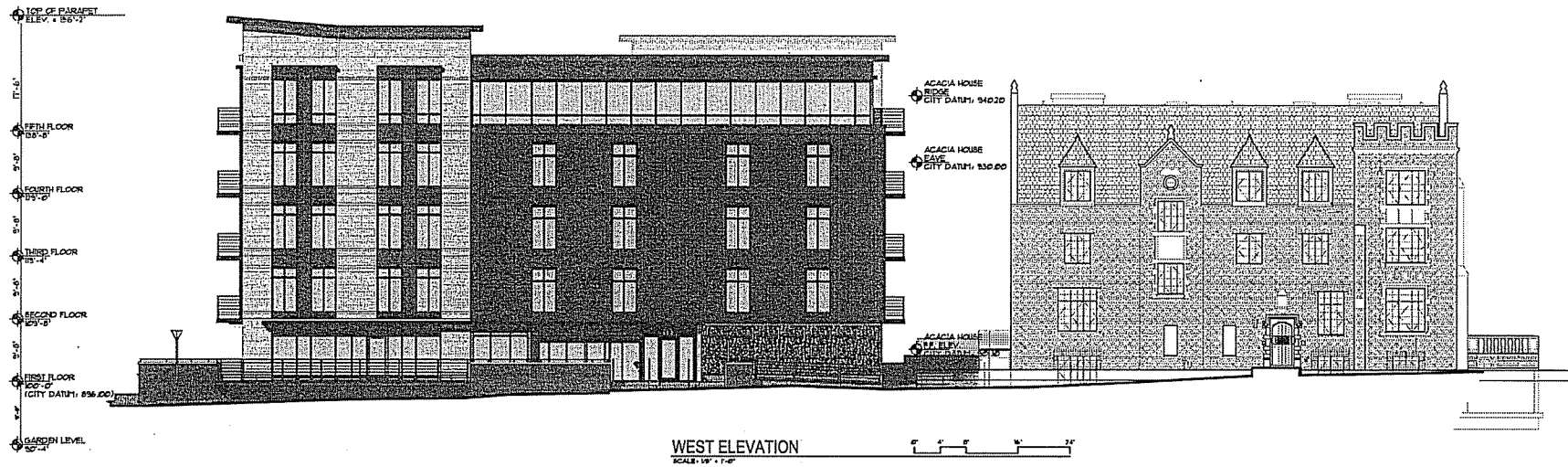
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PROJECT: 201106
DRAWN BY: KCR
DATE: 05.28.11
SCALE: AS NOTED

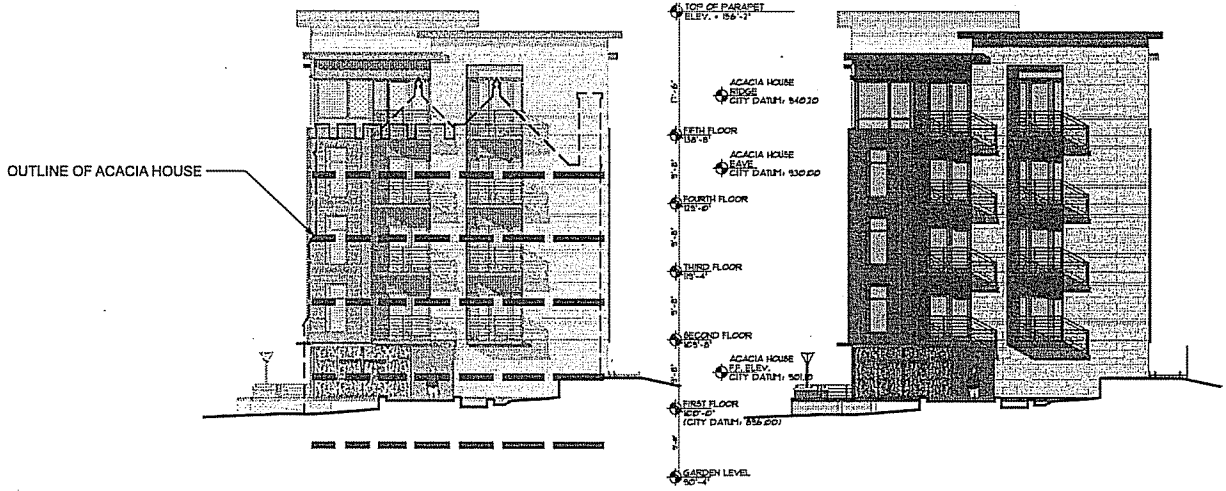
P.C. 05.23.11
U.D.C. INITIAL 06.01.11
P.C. 06.20.11
U.D.C. 07.12.11

LEVEL 5 FLOOR PLAN
3/8" = 1'-0"

LEVEL
5
FLOOR PLAN
A2.05



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



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

GRAPHIC	EXTERIOR FINISH KEY
	GFI BLOCK, INTERIOR OR EXTERIOR FACE ACCORDING
	CFI BLOCK, INTERIOR OR EXTERIOR FACE ACCORDING
	GFI BLOCK, INTERIOR OR EXTERIOR FACE ACCORDING
	GFI BLOCK, INTERIOR OR EXTERIOR FACE ACCORDING
	EPS INSULATION, INTERIOR OR EXTERIOR FACE ACCORDING
	METAL FAC-CLAD STEEL, INTERIOR OR EXTERIOR FACE ACCORDING
	METAL FAC-CLAD STEEL, INTERIOR OR EXTERIOR FACE ACCORDING
	MORTAR
	TO MATCH ADJACENT MATERIAL
	TO MATCH ADJACENT MATERIAL
	PAINTED ALUMINUM TO MATCH ADJACENT MATERIAL
	GLASS TO MATCH ADJACENT MATERIAL
	METAL GRATE, PAINTED TO MATCH ADJACENT MATERIAL
	4" ALUMINUM GUARDRAIL, FINISH TO MATCH ADJACENT MATERIAL

PROJECT: LAKELAWN APARTMENTS
 ARCHITECT: GARY BRINK & ASSOCIATES
 CLIENT: PALLADIA, LLC
 615 E. WASHINGTON AVENUE
 MADISON, WISCONSIN

PROJECT: 2010K
 DRAWN BY: KES
 DATE: 08/19/2008
 SCALE: AS NOTED

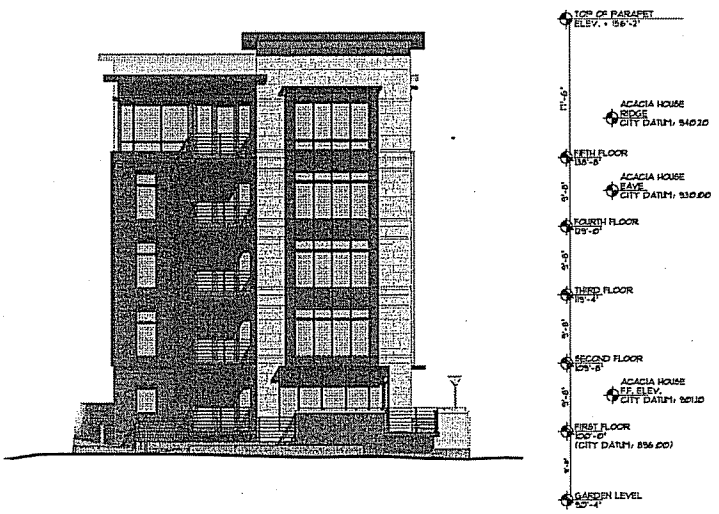
P.C. 08/19/2008
 U.D.C. INITIAL 08/20/08
 P.C. 08/20/08
 U.D.C. 08/20/08



GARY BRINK & ASSOCIATES
ARCHITECTS
941 EXETER ROAD DRIVE
MADISON, WI 53717
608.261.1700
608.261.3036 (FAX)



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



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

GRAPHIC	EXTERIOR FINISH KEY
	(C1) ON-SITE GROUND FACE CONCRETE
	(C2) PRECAST CONCRETE (FORMALIN) CP-C
	(B-1) 2 1/2" BRICK SPURVELL PLITVICH
	(B-2) BRICK END FINISH TO MATCH (B-1)
	(M1) METAL FAC-CLAD STEEL FLUTED GRAY
	(M2) METAL FAC-CLAD STEEL FLUTED GRAY BRANDYWINE
	(MORTAR) M-1 - T.B.D. M-2 - T.B.D. M-3 - T.B.D.
	(COPING) TO MATCH ADJACENT MATERIAL
	(DOOR FRAME) TO MATCH ADJACENT MATERIAL
	(STONEPOINT) PAINTED ALUMINUM TO MATCH (M1)
	(GLASS) EQUAL TO VIEW (MORTAR)
	(BALCONY GLASS) METAL CHANNEL PAINTED (M-1) w/ COPPER TISSO DESIGN
	(BALCONY GLASS PANELS) 4" ALUMINUM CHANNEL FINISH TO MATCH (M1)

PROJECT: LAKELAWN APARTMENTS
CLIENT: PALADIUM, LLC
LOCATION: MADISON, WISCONSIN
ADDRESS: 615 E. WASHINGTON AVENUE, MADISON, WISCONSIN

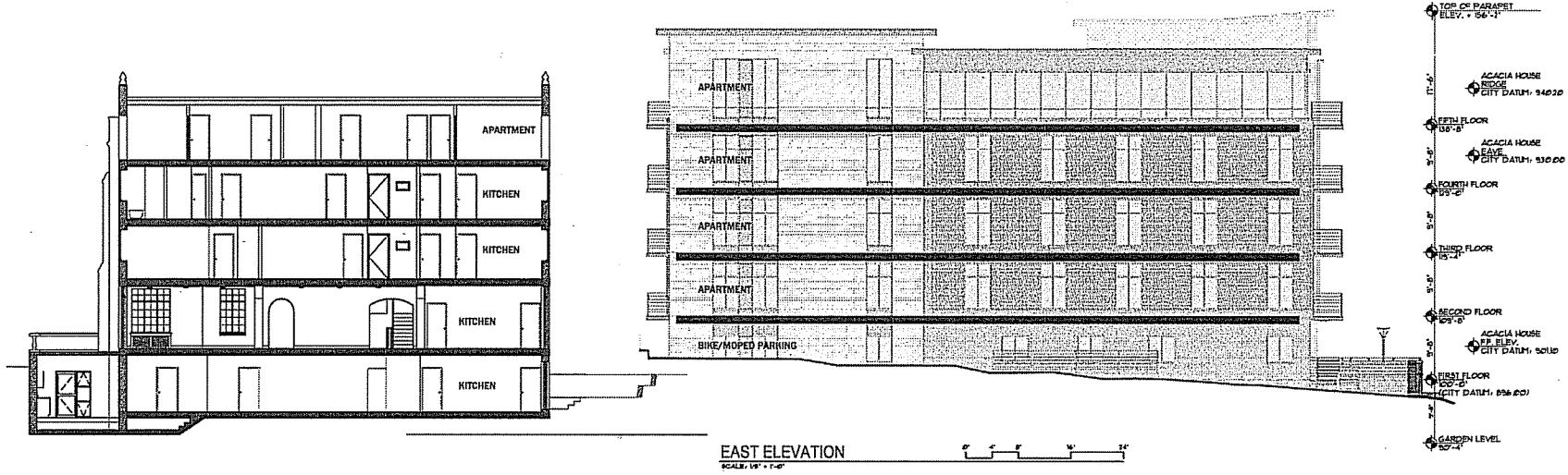
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PROJECT: 231106
DRAWN BY: KES
DATE:
SCALE: AS NOTED

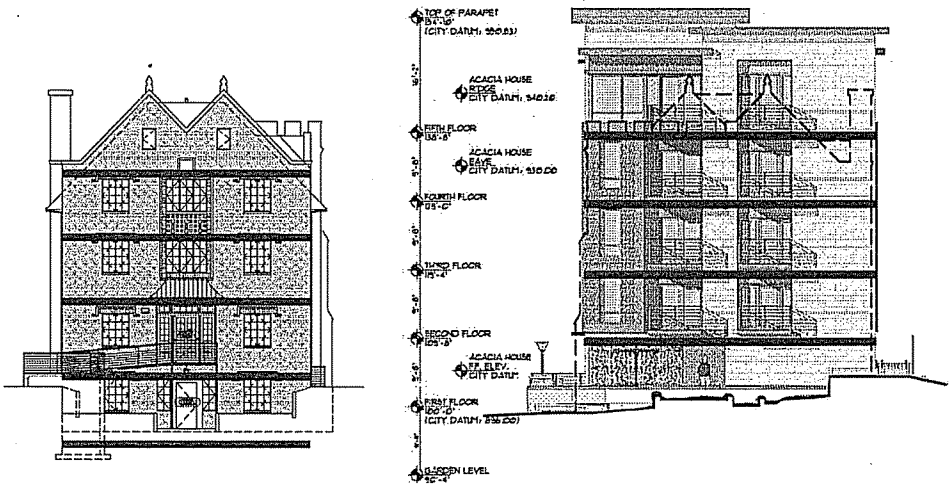
P.C. 05/25/2006
U.D.C. INITIAL 06/29/06
P.C. 06/30/06
U.D.C. 07/12/06



GARY BRINK & ASSOCIATES
ARCHITECTS
848 HICKLESSION DRIVE
MADISON, WI 53717
608-424-1710
608-424-2848 (FAX)



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



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

PROJECT: LAKE LAWN APARTMENTS
DRAWN BY: KCB
DATE: 03/20/08
SCALE: AS NOTED
P.L.L. 04/30/08
U.D.C. 01/12/08

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CLIENT: PALLADIA, LLC
515 E. WASHINGTON AVENUE
MADISON, WISCONSIN

3



GARY BRINK & ASSOCIATES
ARCHITECTS
801 EAST 33RD STREET
MILWAUKEE, WI 53217
414-224-1776
414-224-1743



LOOKING NORTH FROM LANGDON ST.

PROJECT: LAKELAWN APARTMENTS
1000 LANGDON AVENUE
MILWAUKEE, WISCONSIN

CLIENT: PALLADIA, LLC
615 E. WASHINGTON AVENUE
MILWAUKEE, WISCONSIN

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PROJECT: 201105
DRAWN BY: KB
DATE:
SCALE: AS NOTED
P.C. 09/02/11
U.D.C. MTHL 09/02/11
P.C. 09/02/11
U.D.C. 09/02/11

CONCEPT
RENDERING
R-1



GARY BRINK & ASSOCIATES
ARCHITECTS
801 EXETER AVE. SUITE 200
MADISON, WI 53717
608.261.1700
608.259.5019 (FAX)



LOOKING SOUTH FROM LAKELAWN PL.

PROJECT: LAKELAWN APARTMENTS
LOCATION: MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
816 E. WASHINGTON AVENUE
MADISON, WISCONSIN

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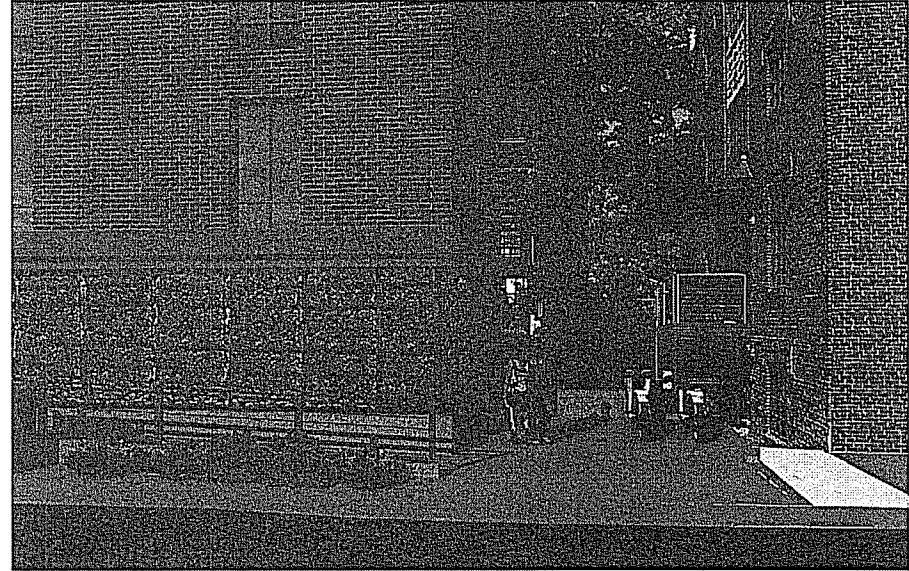
PROJECT: 201106
DRAWN BY: KCB
DATE:
SCALE: AS NOTED
P.C. 08-03-2011
U.D.C. INITIAL 08.03
P.C. 08-03-2011



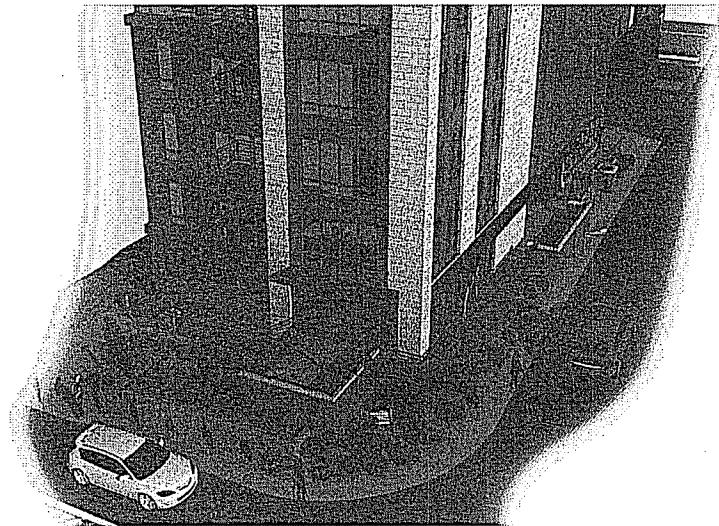
GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXTENDED BROWN BOULEVARD
MILWAUKEE, WI 53117
408-418-1270
408-429-3256 (FAX)



LOOKING NORTH-WEST FROM LAKELAWN PL.



LOOKING EAST FROM LAKELAWN PL.



VIEW TO TERRACE AREA

PROJECT: LAKELAWN APARTMENTS
220 LAKELAWN PLACE
MILWAUKEE, WISCONSIN
CLIENT: PALLADIA, LLC
815 E. WASHINGTON AVENUE
MILWAUKEE, WISCONSIN

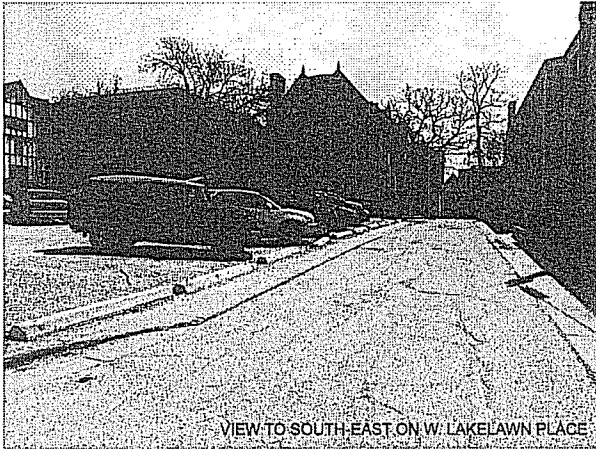
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RETRIEVAL SYSTEM.

PROJECT: 201104
DRAWN BY: KB
DATE:
SCALE: AS NOTED
P.C. 03/03/08
U.D.C. RETAIL 04/03/08
P.C. 06/10/08
U.D.C. 07/10/08

CONCEPT
RENDERING



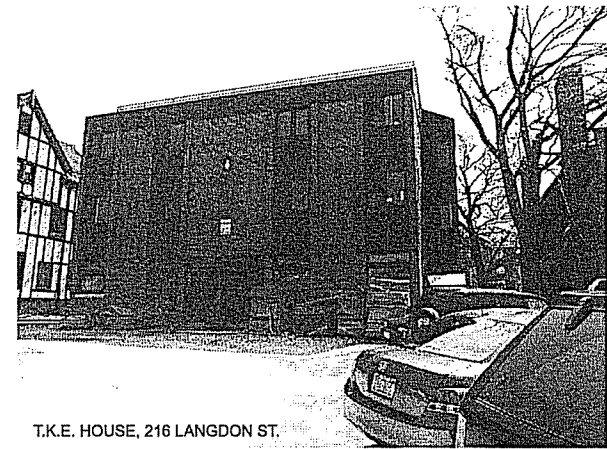
QUARRY BANK & ASSOCIATES
ARCHITECTS
1401 EXCELSIOR DRIVE
MADISON, WI 53717
608-429-1700
608-429-0554 (FAX)



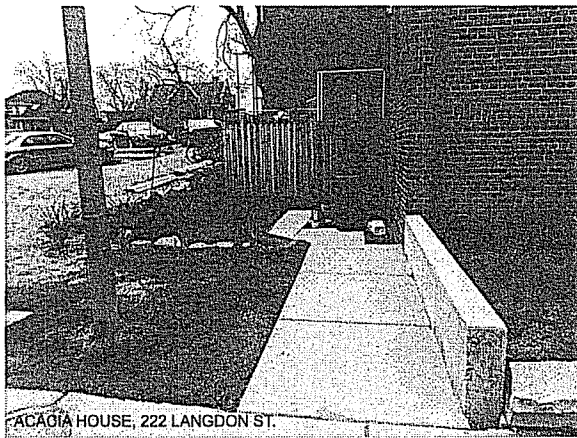
VIEW TO SOUTH-EAST ON W. LAKELAWN PLACE



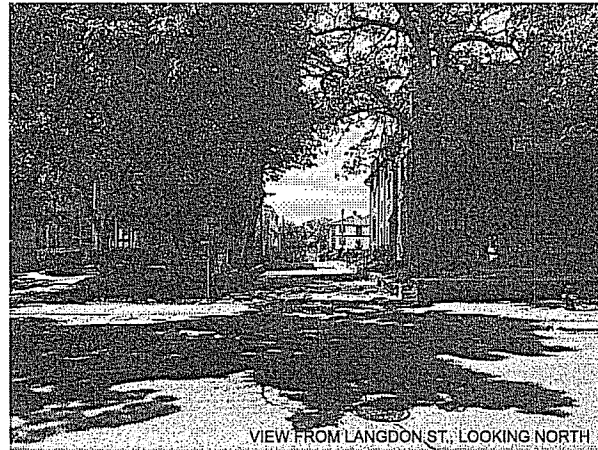
ACACIA HOUSE, 222 LANGDON ST.



T.K.E. HOUSE, 216 LANGDON ST.



ACACIA HOUSE, 222 LANGDON ST.



VIEW FROM LANGDON ST., LOOKING NORTH



VIEW TO SOUTH-EAST FROM LAKELAWN PL.

SITE IMAGERY

PROJECT: LAKELAWN APARTMENTS
222 LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
100 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

QUARRY BANK & ASSOCIATES
ARCHITECTS
1401 EXCELSIOR DRIVE
MADISON, WI 53717
608-429-1700
608-429-0554 (FAX)

PROJECT: 201106
DRAWN BY: KEB
DATE:
SCALE: AS NOTED
P.C. 25-01.006
U.D.C. INITIAL
P.A. 04.10.2011



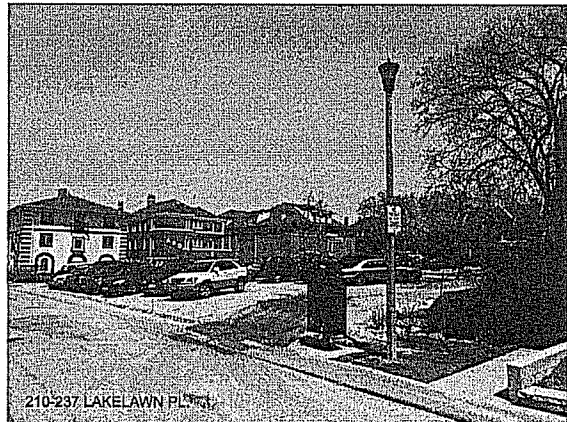
GARY BRINK & ASSOCIATES
ARCHITECTS
801 E. CLAYTON DRIVE
MADISON, WI 53717
608-278-1700
608-425-5045 (FAX)



616 HOWARD PL.



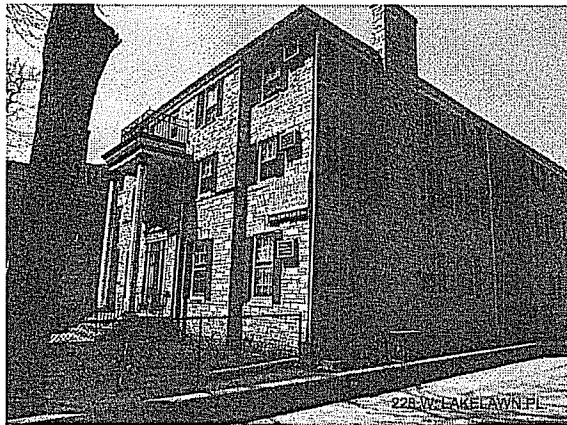
230 W. LAKELAWN PL.



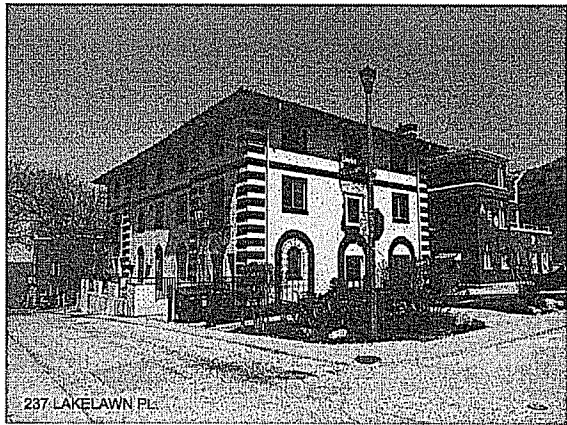
210-237 LAKELAWN PL.



228 W. LAKELAWN PL.



228 W. LAKELAWN PL.



237 LAKELAWN PL.

SITE IMAGERY

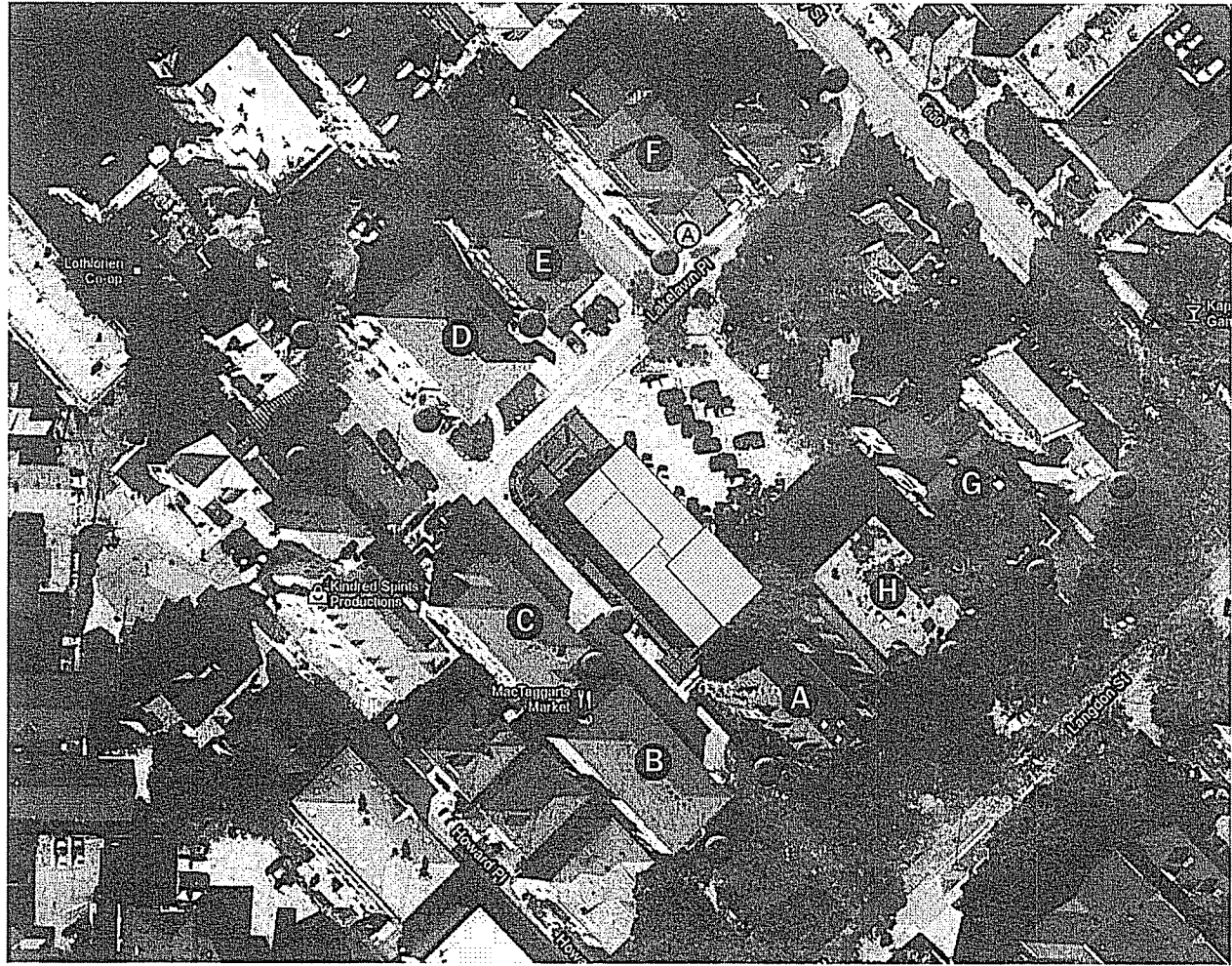
PROJECT: LAKELAWN APARTMENTS
ARCHITECT: GARY BRINK & ASSOCIATES
MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
616 E. WASHINGTON AVENUE
MADISON, WISCONSIN

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PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION FROM GARY BRINK & ASSOCIATES

PROJECT: 201105
DRAWN BY: KCB
DATE: 03/08/2011
SCALE: AS NOTED
P.C. 03/08/2011
U.D.C. INITIAL: GAB/BJB
P.C. 03/08/2011




GARY BRINK & ASSOCIATES
ARCHITECTS
840 EXETER AVE. DR. W
MADISON, WI 53717
608-478-1700
608-478-7048 (FAX)



ROOF ELEVATIONS

229 LAKELAWN PLACE:
AVG. PARAPET HT.: 949.6

- A 222 LANGDON ST.
RIDGE: 940.2
(-9.4')
- B 228 LAKELAWN PL.
RIDGE: 935.7
(-13.9')
- C 228 LAKELAWN PL.
RIDGE: 928.2
(-21.4')
- D 237 LAKELAWN PL.
RIDGE: 929.4
(-20.2')
- E 220 LAKELAWN PL.
RIDGE: 933.3
(-16.3')
- F 210 LAKELAWN PL.
RIDGE: 936.6
(-13.0')
- G 210 LANGDON ST.
RIDGE: 946.2
(-3.4')
- H 216 LANGDON ST.
T.O. PARAPET: 936.5
(-13.1')

 INDICATES BUILDING
MAIN ENTRY

PROJECT: LAKELAWN APARTMENTS
229 LAKELAWN PLACE
MADISON, WISCONSIN
CLIENT: PALLADIA, LLC
815 E. WASHINGTON AVENUE
MADISON, WISCONSIN

DATE: 201106
DRAWN BY: KCR
DATE: 05.20.11
SCALE: AS NOTED
P.L. 09.10
UD.C. MTHL 09.10
P.L. 09.10.06





June 22, 2011

Al Martin
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: 229 West Lakelawn Place
Madison, Wisconsin
Legistar I.D. #22359

Dear Commission Members:

We were asked at the Urban Design Commission Meeting on May 11, 2011 to compare our project to the 2009 submittal that did not receive Plan Commission or Common Council approval. The following is a summary of the contentious issues of the 2009 submittal and how our design solution is different:

- 1) Lack of support from District 2, District 8 and neighborhood.
Response: The development team believes we have support from all parties.
- 2) Landmarks report that recommended the UDC and PC to reject the proposal.
Response: Our Landmarks report did not recommend either commission reject the proposal. We are on the Landmarks agenda for June 27th to present the revised design.
- 3) Compliance with Design Criteria for PUD districts in Downtown Design Zones was brought up at a number of meetings
Response: The development team believes we have met the design criteria per the attached letter.
- 4) The project was too dense for the site.
Response: The 2009 proposal had 18 units with 53 total bedrooms and car parking. One of the most discussed items was the lack of amenities, small units and usable open area to support the density. Our proposal is 14 units with 59 bedrooms and no car parking. See item 5 for more on supporting the density.
- 5) Lack of amenities and no useable open space to support density.
Response: We are providing the following amenities: Exercise room, laundry, lounge, seating in lobby, bike and moped storage, trash chute, recycling center and two outdoor terraces. We have a total of 1,403 square feet of useable open area.
- 6) Lack of moped and bike parking.
Response: We are providing 20 moped stalls and 63 bike stalls which accommodate the needs of the new building plus the Acacia house.
- 7) Small interior spaces that would be difficult to furnish.
Response: The plan shows furnishings in all bedrooms. In addition, our living room design accommodates seating for all residents occupying each respective unit. The size of all rooms exceeds the requirements of the design zone criteria. The units will be fully furnished and storage within the units will be provided.

8) Location of the primary entrance near Accacia.

Response: The primary entrance is located at the center of the building and is clearly defined.

9) Need for more articulation to break up the mass of building with an uninteresting roofline.

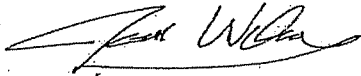
Response: The proposed design has more articulation via material change and physical building offsets with roof lines that reinforce massing of the façade.

10) This project is out of scale with the neighborhood.

Response: We acknowledge that the building is taller than anything else in the immediate neighborhood however it falls within the allowable number of stories outlined in Downtown Design Zone 4. The average roof line on our building is 9.4' above Accacia's ridge line and 3.4' above the ridge of 210 Langdon St. We have designed the façade to create a pedestrian scale and building massing that fits the scale of the neighborhood.

The development team has spent considerable time creating and evaluating this new project and new design. The building design fits well with the neighborhood and provides answers to the concerns brought up during the approval process in 2009.

Regards,



Josh Wilcox
Senior Project Manager



June 22, 2011

Al Martin
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: 229 West Lakelawn Place
Madison, Wisconsin
Legistar I.D. #22359

Dear Urban Design Commission,

We have developed the following text to demonstrate how we have met the Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones.

Exterior Building Design

1) Massing. *The proportions and relationships of the various architectural components of the building should be utilized to ensure compatibility with the scale of other buildings in the vicinity. Appropriate transitions should be provided where a change in scale is needed to ensure this compatibility. Larger buildings should have their mass broken up to avoid being out of scale with their surroundings and to provide a more pedestrian-friendly quality. Stepping back the upper floors of the street facades a substantial distance from lower floors may be appropriate to achieve this quality. The shape of the building should not detract from or dominate the surrounding area.*

The proposed five story building is in scale with many of the buildings in the surrounding area. The average roof line on our building is 9.4' above Accacia's ridge line and 3.4' above the ridge at 210 Langdon St. We have designed the façade to provide a pedestrian friendly first level streetscape and have broken up the buildings mass to fit the scale of the neighboring structures.

2) Orientation. *Buildings create and define the public space (streets and sidewalks) and how the building faces this public way is important. Any building facade adjacent to a street should be oriented toward and engage the street. Buildings should respect the orientation of surrounding buildings, existing pedestrian paths and sidewalks, and the orientation of surrounding streets.*

The building sits on the edge of all the setbacks and is oriented towards both legs of Lakelawn Place with the entrance centered on the west face of the building. The NW tower and terrace is designed to anchor the building on the corner. The setback is in line with the building footprint of Accacia. The project engages the public space along Lakelawn Place by creating outdoor space for residents making a subtle transition from public space to building face.

3) Building Components. *The building should have an identifiable base, body, and cap. The design and detailing of the base are critical to defining the public space, engaging the street, and creating an interesting pedestrian environment. Lower levels should be sufficiently detailed to ground the building. The top of the building should be clearly defined through treatments such as cornices or non-flat roof elements where appropriate. The middle of the building should provide a transition between the top and the base. Mechanical equipment (including rooftop) should be architecturally screened.*

The building is composed of a strong base of cast stone, green screen and glazing that engages the pedestrian environment with a mixture of terraces, lighting elements and raised planters. The middle is comprised of "floating" brick that is wrapped in an EIFS brow that extends to the masonry towers on the NW and SE corners of the building that ground the structure. The top of the building is continuous glazing that provides a visual stepback that is in scale with the adjacent structures. Roof edges are treated with EIFS canopies and parapets that reinforce the buildings mass.

4) Articulation. Well-articulated buildings add architectural interest and variety to the massing of a building and help break up long, monotonous facades. A variety of elements should be incorporated into the design of the building to provide sufficient articulation of the facades. This may be achieved by having a variety in the mix of unit size and layout, or changes in floor levels, be reflected in the exterior of the building. This may also be achieved by incorporating the use of: vertical and/or horizontal reveals, stepbacks, modulation, projections, and three dimensional detail between surface planes to create shadow lines and break up flat surface areas. If large blank surfaces are proposed, they should be for some compelling design purpose, and the design should incorporate mitigating features to enrich the appearance of the project and provide a sense of human scale at the ground level that is inviting to the public.

The building is articulated via a mix of physical stepbacks, setbacks, canopies, balconies, eyebrows and material changes. The contemporary design utilizes the vertical massing of the NW and SE Towers to balance the horizontal lines of the remaining façade.

5) Openings. The size and rhythm of openings (windows, doors, etc.) in a building should respect those established by existing buildings in the area and the residential and/or mixed-use nature of the building. The street facade should incorporate a sufficient number of windows, doors, balconies, and other opportunities for occupant surveillance of public areas. Visibility should be provided to areas accessed when entering or exiting a building. Lower floor facades should be more transparent and open than upper floors to provide a more detailed and human scaled architectural expression along the sidewalk. Window glass should have a high degree of transparency and should not be dark or reflective. Garage doors should not be visible from the street. If a design is proposed in which garage doors (or other service openings) are visible from the street, they should be sufficiently detailed and integrated into the building.

The design of the building has a great deal of openings throughout the façade. The first level is primarily transparent to interact with the street and create a sense of public space for the residents. This transparency is also critical for creating a secure environment that is to a human scale. The size and rhythm of the mid-level openings and the corner towers play off of the Accacia. The top of the building is mostly glass to accentuate views of the lake and the neighborhood.

6) Materials. A variety of materials should be utilized to provide visual interest to the building. Colors and materials should be selected for compatibility with the site and the neighboring area. All sides of a structure should exhibit design continuity and be finished with quality materials. Materials should be those typically found in urban settings. Durable, low-maintenance materials should be used—particularly on surfaces close to the street.

The material composition of the façade is a mix of glazing, cast stone, CMU, brick, metal and EIFS. All of these materials and colors are common in the neighborhood and are indicative of a high quality, low maintenance building.

7) Entry Treatment. Buildings with obvious entrances contribute to the definition of the public way and promote a strong pedestrian feel along the street. The building should have at least one clearly-defined primary entrance oriented towards the street. Entrances should be sized and articulated in proportion to the scale of the building. This may be achieved through the utilization of architectural elements such as: lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and others, where appropriate. Any such element utilized should be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.

The building contains a clearly-defined primary entrance on the west face. The entry vestibule extends past the face of the lobby storefront, painted an accent color, and has signage. The 12' wide stepped walkway with a light fixture on each side to reinforce the sense of entry.

8) Terminal Views and Highly-Visible Corners. The design of buildings occupying sites located at the end of a street, on a highly-visible corner, or in other prominent view sheds should reflect the prominence of the site. Particular attention should be paid to views from these perspectives and the structures should be treated as focal points by demonstrating a higher degree of architectural embellishments, such as corner towers, to emphasize their location.

The building has a terminal view at the corner of Lakelawn and the SW corner that can be seen from Langdon St. The masonry tower on the corner of Lakelawn has been designed to anchor the building with its

mass and vertical openings. The SE corner has a physical glazing setback at the fifth level and a transparent first level to add architectural character that fits design.

Site Design / Function

1) Semi-Public Spaces. The space between the front façade of the building and the public sidewalk is an important transition area. It can vary in size, but should be thoughtfully considered with a variety of textures in ground treatment—particularly the area around the entryway. The emphasis should be on an urban landscape, incorporating elements such as raised planters, which could also be used as seating, street furniture, lighting, and landscape materials. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.

The semi-public consists of two elevated terraces, cantilevered boardwalk, two raised planters along with curb cuts for short term parking. The elevated terraces will be clad in cast stone that matches the building façade and planters will be cast in place concrete with reveals to give the appearance of precast panels. The site lighting and furnishings will be contemporary in nature to be compatible with the style of the building.

2) Landscaping. Landscaping should be integrated with other functional and ornamental site and building design elements, and should reinforce the overall character of the area. Landscaping can be effective in reducing the massiveness of a building and in creating a more inviting pedestrian environment. Landscaping should be provided in the front where the building meets the ground as appropriate in the context (maybe trees or planters depending on the setbacks, shape and size of the building) to anchor building to the ground and soften the edge. Plants should be selected based on their compatibility with site and construction features. Ease of maintenance.

The landscaping is designed to complement the lines of the building and be very durable given the environment in that area. The three trees on the property are located to maximize their impact. The east side plantings are dense to block sightlines to the windows and reduce car lights into the units.

3) Lighting. Exterior lighting should be designed to coordinate with the building architecture and landscaping. Building-mounted fixtures should be compatible with the building facades. Exterior lighting levels should not be excessive and should provide even light distribution. Areas around the entryways should be lit sufficiently. Overall lighting levels should be consistent with the character and intensity of existing lighting in the area surrounding the project site.

Exterior lighting has been selected to compliment the design of the building and activate the pedestrian environment. The entry stairs have indirect pole fixtures on each side of the stairs with the same fixture at the north terrace. All three of these fixtures are intended to light the semi-public space and provide some lighting to the street and sidewalk per the request of city engineering. We have provided canopy down light fixtures along the west façade to provide illumination to this active area. Low level lighting has been added via step lights at the ramps and back lighting of the green screen. A photometric plan has been developed and will be presented to the UDC and staff for approval.

Interior Building Design

1) Mix of Dwelling Unit Types. A variety of dwelling unit types, as defined by the number of bedrooms per unit, should be available within the project. There should not be an over-concentration of either very small (efficiency and one bedroom) or very large (four or more bedrooms) units so as to maintain residential choice and provide flexibility for shifts in housing market demand.

A total of 14 units are being proposed with the following mix:

(4) - 6 bedroom units, (5) - 3 bedroom units, (5) - 4 bedroom units.

2) Dwelling Unit Size, Type and Layout. The size and layout of each dwelling unit shall be adequate to allow for reasonably efficient placement of furniture to serve the needs of the occupants and create reasonable circulation patterns within the unit.

The living area in each unit is sized to accommodate the residents at the breakfast bar /dining room table and also provide seating for all in the living room. The bedrooms will be furnished with an extra long twin, side table, desk and chair, wardrobe or wall mounted closet system.

3) Interior Entryway. The interior entryway should create an inviting appearance and, when feasible, should include a lobby or similar area where visitors or persons making deliveries can wait. The entryway should be sufficiently transparent to see into or out of the building when entering or leaving.

The lobby has a large amount of glazing looking out to the street and front terrace and is sized to provide seating for residents that are waiting for visitors. The lobby will have mail boxes and a secure and transparent vestibule, which is where all deliveries will arrive.

4) Usable Open Space. Project designs should provide attractive, safe and creatively designed yards, courtyards, plazas, sitting areas or other similar open spaces for building residents. Usable open space on balconies or roof decks may be provided as long as they are sufficiently large (a suggested minimum size for a balcony is 4 feet by 8 feet) and are provided or accessible to all residents. Usable open space on roof decks at lower elevations is preferred to rooftops. At some locations, side and rear yards sufficient to provide usable open space may be limited, and outdoor open space may not represent the most beneficial use of a limited site when the overall density of development is relatively high. Common recreational facilities and social activity spaces in the development may be considered toward meeting the need for usable open space.

We have provided two terraces and 5'x 8' balconies at all units for a total of 1,403 sq. ft. of useable open space. Additional amenities are provided on the first floor that are not included in this square footage.

5) Trash Storage. The trash storage area for the building should be located where it is reasonable accessible to the residents, as well as to disposal pick-up crews. In general, it is recommended that the trash storage area be located within the building footprint. Trash storage areas shall not be located in building front yards. Trash storage areas at any location shall be adequately screened to preserve an attractive appearance from the buildings on the site, from adjacent buildings and uses, and from public streets and walkways.

All trash and recycling storage is inside the building and not visible from the street. 229 is housing the trash and recycling for Accacia.

6) Off Street Loading. Adequate off-street loading areas shall be provided, as specified in Section 28.11. The Plan Commission may consider arrangements to provide off-street loading and access from adjoining properties to satisfy the requirement provided that continued use of these arrangements is assured. For all residential developments where the off-street loading area is not adequate to accommodate the anticipated needs of residents moving into or out of the dwelling units, and in particular when significant numbers of residents are expected to want to make these moves within the same limited time period (as with student-oriented housing), a specific resident move-in plan shall also be submitted with the application for a residential development in a Downtown Design Zone describing in detail how the moving needs of residents will be accommodated without creating congestion or traffic problems on public streets or unauthorized use of parking and loading areas that are not part of the development.

We are providing two (9'x18') short term parking stalls that will handle the resident deliveries and maintenance needs throughout the year. The move in plan will be included in the properties management plan and will be submitted to staff for review prior to the Plan Commission meeting.

7) Resident Parking.

a) Vehicles. Not applicable as there is no car parking.

b) Bicycles. Adequate on-site bicycle parking shall be provided to meet the needs of all the residents and users of the developments, as provided by Section 28.11(3)(e). Bicycle parking may be shared or assigned to individual dwelling units and should be located where it is reasonably convenient to the residents and to the public street system. It is recommended that at least some bicycle parking should be provided inside the building or in another location protected from the weather. If it is intended or anticipated that residents will store bicycles within individual dwelling units, the design of the units shall include provision for this storage, and hallways, elevators, and other building features shall be appropriately designed to facilitate the transport of bicycles to and from the units.

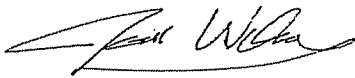
c) Mopeds. Adequate parking for mopeds should be provided to meet the needs of the residents. Indoor parking spaces should be provided within the parking area provided for other motor vehicles. Outdoor parking for mopeds may be provided within the parking area provided for other motor vehicles or within bicycle parking areas. Mopeds shall not be kept inside the building except within designated moped or motor vehicle parking areas.

The project will include parking for Acacia, resulting in a need for 21 moped and 64 bike stalls if we were to provide 1 to 1 parking for each bedroom of the Acacia and the proposed project. We are providing 20 moped and 59 bike stalls, all inside the building. This number includes visitor parking.

8) Building Security and Management. Building security and adequate resident access to building management shall be provided as necessary to ensure the safety of residents and to protect them from excessive noise and other nuisances that might be created in and around the premises. Depending upon the size of the building, intensity of occupancy, and type of residents anticipated, adequate security might also require on-site management. A management plan shall be submitted with each application for a residential development in a Downtown Design Zone describing in detail how the necessary security and access to management will be provided. The Plan Commission shall retain continuing jurisdiction over the management plan, and in the event that security problems occur in the future, the Plan Commission may review the management plan and may require that additional actions be taken by the building owner to address specific problems or deficiencies determined to exist.

The management plan will be presented to staff in advance of the Plan Commission meeting and will clearly identify all building security and management policies.

Regards,



Josh Wilcox
Senior Project Manager



June 22, 2011

Al Martin
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: 229 West Lakelawn Place
Madison, Wisconsin
Legistar I.D. #22359

Dear Commission Members:

Since the Urban Design Commission Meeting on May 11, 2011, and Landmarks meeting on May 23, 2011, our office has been evaluating the various comments and suggestions made by members of the UDC and Landmarks Commissions and have modified our design solution accordingly. The following are responses to the Commission member's comments:

- 1) Provide breakdown of how this proposal varies from what was presented in early 2009.
Response: See attached letter outlining the differences.
- 2) Create a more defined entry.
Response: We have pulled the entry vestibule past the lobby storefront, added signage and an accent color to the vestibule. The 12' wide stairs leading to the vestibule with light fixtures will also reinforce the sense of entry.
- 3) Use of high quality materials.
Response: The façade consists primarily of cast stone, burnished CMU block, glass, metal and brick. EIFS is only being used at parapets and eyebrows.
- 4) Simplify the façade to create a more cohesive, refined design.
Response: The design has evolved to have similar CMU bookends on the NW and SE corners of the building that are connected by a three story floating brick mass. The pedestrian experience will be a cohesive mix of cast stone and glass. The roof lines and parapets and have been simplified to accent the massing of materials.
- 5) Address the terminal view at the corner of Lakelawn and the view from Langdon St.
Response: We have developed a stronger mass with more articulation and first level glazing at the corner of Lakelawn that anchors the building. The SW corner that is visible from Langdon St. has been refined so that it scales out better with Accacia via the use of glazing, lower parapet and a stepback at the 5th floor.
- 6) Create a more urban edge on Lakelawn.
Response: We have incorporated a number of elements to create a more urban edge that will engage pedestrians. The exercise and laundry room have been moved to the NW corner of the first floor with glazing, creating more interaction with the street. A terrace, cantilevered boardwalk, light bollard and a raised planter have been added to the north yard to reinforce the urban context. The landscaping has been designed to reinforce this concept.

- 7) Study how a second entrance could be added to the north.

Response: We have looked at a number of site and floor plan options to add this entrance and have determined that it is not a good fit for the current design. The primary concern is that the entry has the potential to create a security and loitering risk. In addition, it also reduces the usability of the deck because of traffic patterns from stairway to entry. The vast majority of the residents and visitors will approach the building from the south on Lakelawn, coming from State Street or the campus. We heard similar comments from the Alder and the neighborhood on all of these items.

- 8) Study how to simplify the area between Accacia and 229 and add green space.

Response: This space has multiple functions that are defined by the use of materials and signage. The 5'-4" drive aisle for bikes/mopeds and trash will have decorative concrete. The short term parking will be signed and striped. A raised planter has been added to create visual focal point and soften the existing mechanical unit enclosure and bike parking.

- 9) Study short term parking options.

Response: We met with traffic engineering and they are comfortable with what is being proposed. We discussed the option of creating a pull up stall parallel to the street and were informed, by Traffic Engineering staff, that it was not feasible.

- 10) This project is a background building site.

Response: After evaluating the architecture in the immediate neighborhood, we have come to the conclusion that any building placed on the site will be by its mass and height alone, be the focal element of Lakelawn Place. The fact that this new building is on a corner with open sight lines from multiple directions and a lack of architectural continuity with an eclectic make-up of architectural styles in the immediate neighborhood, point to this building as the cornerstone structure of Lakelawn place.

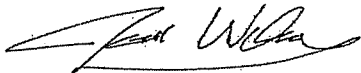
- 11) Address the mass of the building with physical articulation in lieu of just material changes:

Response: The design team has spent a great deal of time studying different massing options to create a more fenestrated façade that will balance the developer's needs and the architectural character of the building. The design that will be presented to UDC reflects these studies and includes a number of building setbacks, stepbacks, canopies and eyebrows that reinforce the material massing being proposed.

- 12) Address the balconies on the south side of the building.

Response: We have studied the relationship between the southern balconies and Accacia and have revised the design to create less interaction. The balconies have been separated and reduced in size to reduce the potential of a "party platform" and opened up the court between the buildings.

Regards,



Josh Wilcox
Senior Project Manager