



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>8/26/15</u>	<input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: <u>9/2/15</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

1. Project Address: 518-542 Junction Road  
Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to this UDC application):

New Development  Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)  Street Graphics Variance\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant Name: John Leja  
Street Address: 8383 Greenway Blvd.  
Telephone: (608) 576-3489 Fax: (    ) \_\_\_\_\_

Company: LZ Ventures, LLC  
City/State: Middleton, WI Zip: 53562  
Email: jleja@me.com

Project Contact Person: J. Randy Bruce  
Street Address: 7601 University Ave, Suite 201  
Telephone: (608) 836-3690 Fax: (    ) \_\_\_\_\_

Company: Knothe & Bruce Architects  
City/State: Middleton, WI Zip: 53562  
Email: rbruce@knothebruce.com

Project Owner (if not applicant) : \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Telephone: (    ) \_\_\_\_\_ Fax: (    ) \_\_\_\_\_

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder on 05/12/15.  
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant J. Randy Bruce

Relationship to Property Architect

Authorized Signature 

Date 8/25/15

August 5, 2015

Ms. Katherine Cornwell  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent  
Amended GDP-PD-SIP Application  
518-542 Junction Road  
Madison, WI  
KBA Project # 1504

Ms. Katherine Cornwell:

The following is submitted together with the plans and application for the staff, Plan Commission and Common Council consideration of approval.

**Organizational Structure:**

**Owner/Developer:**

LZ Ventures, LLC  
1022 W. Johnson Suite I  
Madison, WI 53715  
608-576-3489  
Contact: John Leja  
[jleja@me.com](mailto:jleja@me.com)

**Architect:**

Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**Engineer:**

Vierbicher  
999 Fourier Drive Ste 201  
Madison, WI 53717  
608-826-0532  
608-826-0530 fax  
Contact: Joe Doyle  
[jdoyle@vierbicher.com](mailto:jdoyle@vierbicher.com)

**Landscape Design:**

Ken Saiki Design  
303 South Paterson Street  
Madison, WI 53703  
(608) 251-3600  
Contact: Julia Schilling  
[jschilling@ksd-la.com](mailto:jschilling@ksd-la.com)

**Introduction:**

The 4.5 acre site is located on Junction Road and is part of an approved PUD-GDP that established a guide for redevelopment of the site. Attached is an Exhibit that depicts the boundaries of this SIP and its relationship to the surrounding GDP.

This proposal requests a rezoning from a PD-GDP to an amended PD-GDP-SIP. The development will create a dynamic mixed-use community that features attractive architecture and landscaping with density

and uses that support the surrounding businesses and residential neighborhood. In conjunction with this PD-SIP application a CSM will be submitted to subdivide the parcel into 3 lots for the financing purposes.

**Project Description:**

The proposed development consists of three buildings of three to five stories surrounding a landscaped courtyard. The development fronts the Junction Road streetscape with first level commercial uses and includes residential uses on remaining areas. Parking is located in basement parking garages under each building. The buildings will contain 176 apartments and 7,125 square feet commercial space.

Vehicular access is achieved from two entry drives on Junction Road leading to a looped private street and parking. Traffic flow is distributed across the two entries and the southern entry provides a lighted intersection. Pedestrian and bicycle connections are facilitated with an extensive internal walk system that also connects to the Junction Road corridor. Bicycle parking is designed to meet the City requirements.

The property is in the Junction Ridge Neighborhood Association. Two neighborhood meetings have been held to inform neighborhood residents and to incorporate their concerns.

**Site Development Data:**

Densities:

Lot Area	196,260 S.F. or 4.5 acres
Dwelling Units	176 units
Commercial Area	7,125 SF
Lot Area / D.U.	1,115 S.F./unit
Density	39 units/acre

<u>Dwelling Unit Mix:</u>	<u>Apartments</u>
Efficiency	18
One Bedroom	92
One Bedroom + Den	16
Two Bedroom	50
<u>Two Bedroom + Den</u>	<u>1</u>
Total	176

Building Height: 3-5 Stories

Vehicle Parking Stalls

Surface	87
<u>Underground</u>	<u>203</u>
Total	290

**Project Schedule**

This project will be a phased development with construction commencing in winter 2015 with final completion/occupancy slated for summer 2017.

Letter of Intent  
518-542 Junction Road

**Hours of Operation:**

The residential apartment's property will be a professionally managed apartment community. The building will have an on-site management office with hours of operation are expected to be from 8:00 A.M. – 5:00 P.M., Monday through Friday, with scheduled appointments at other times. The hours of operation for the commercial spaces on the first floor will vary depending on the specific commercial user.

Thank you for your time reviewing our proposal.

Sincerely,

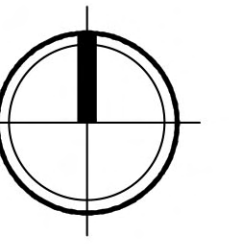
J. Randy Bruce, AIA  
Managing Member



SITE

Junction Road

US 12/14 BELTLINE HWY

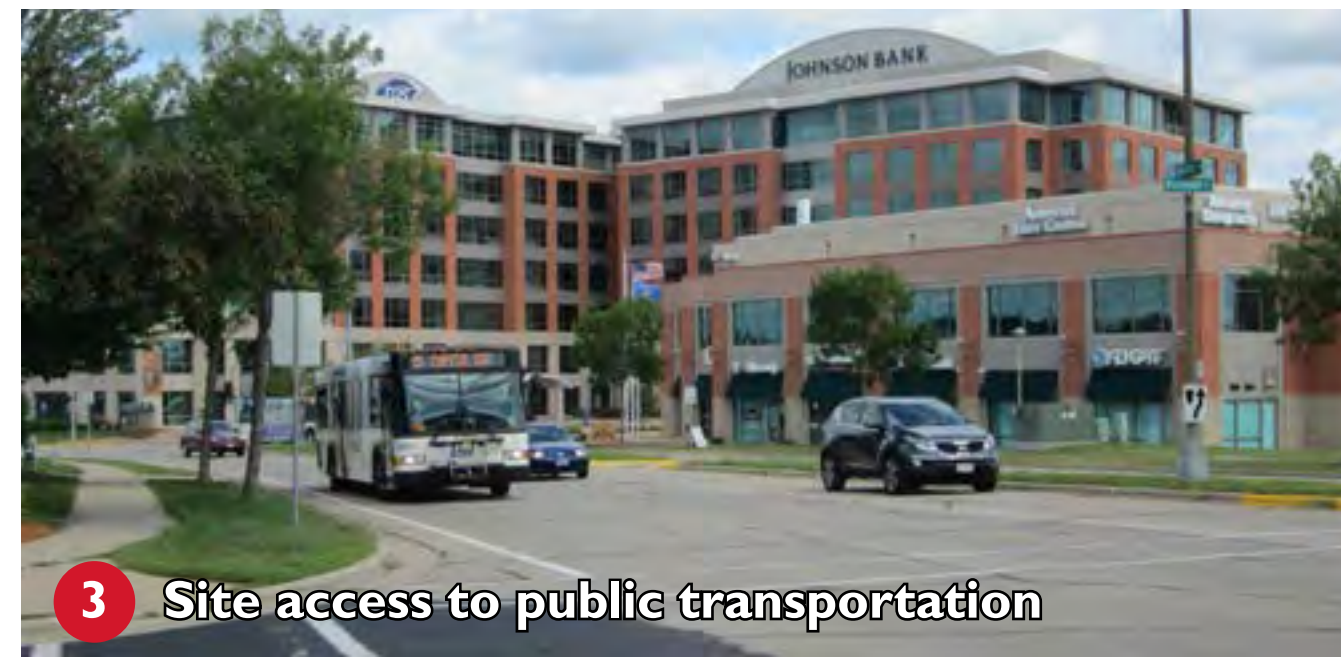
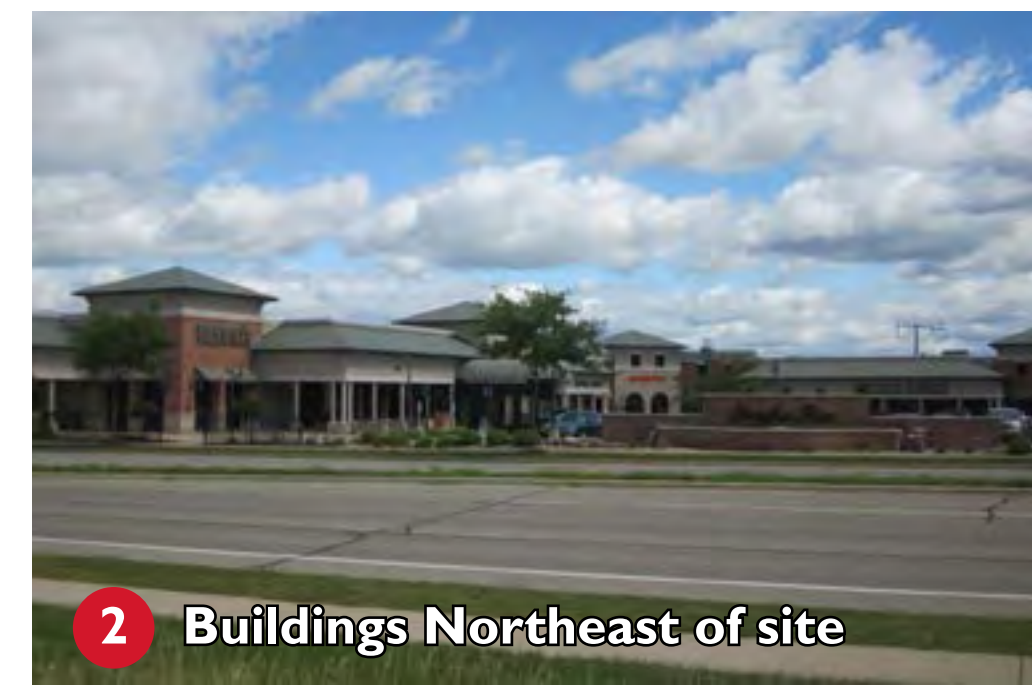


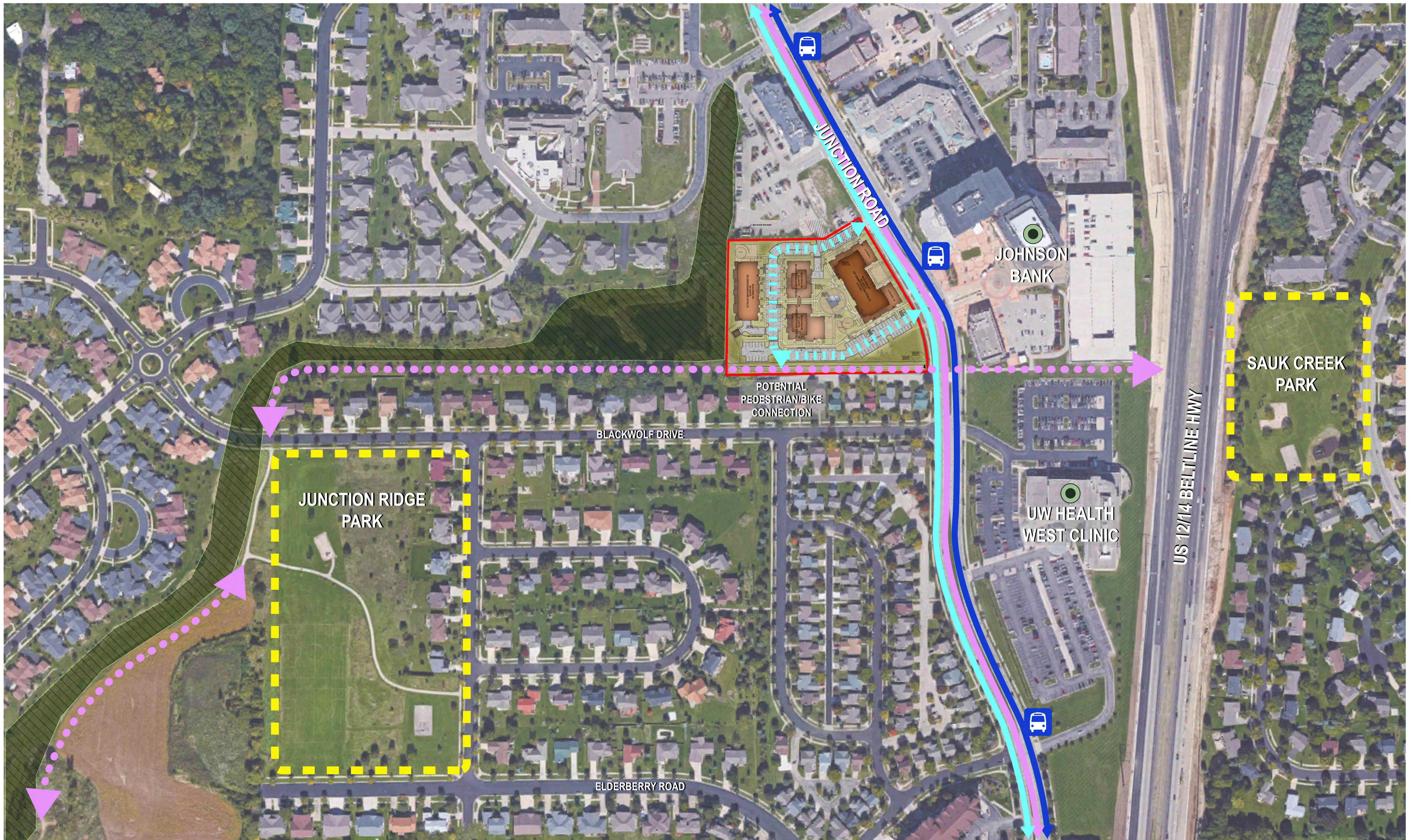
Existing  
Site Plan  
Junction  
Road



# VIEWS OF SURROUNDING CONTEXT AND SITE

518-542 Junction Rd. Madison, WI  
Aug. 25, 2015

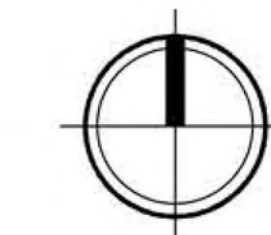




**LEGEND**

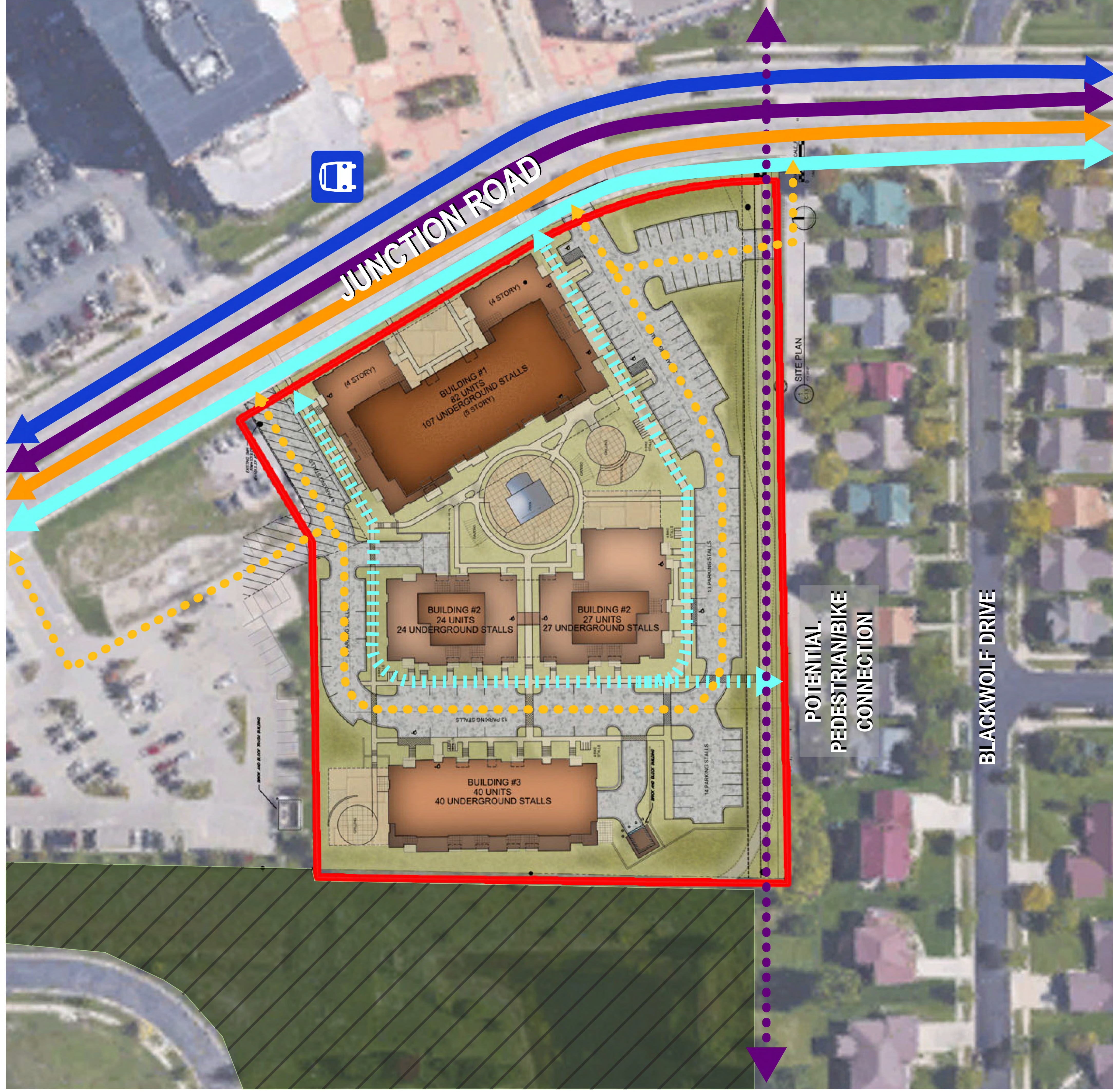
SITE LIMITS	BUS STOP	CURRENT PED. PATH	CURRENT BIKE PATH
GREENWAY	BUS ROUTE	PROPOSED PED. PATH	FUTURE BIKE PATH

**CIRCULATION/TRANSPORTATION DIAGRAM**



518-542 Junction Rd  
 Madison, WI  
 Aug. 25, 2015

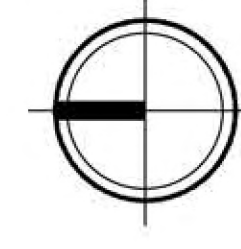




CIRCULATION/TRANSPORTATION DIAGRAM

**LEGEND**

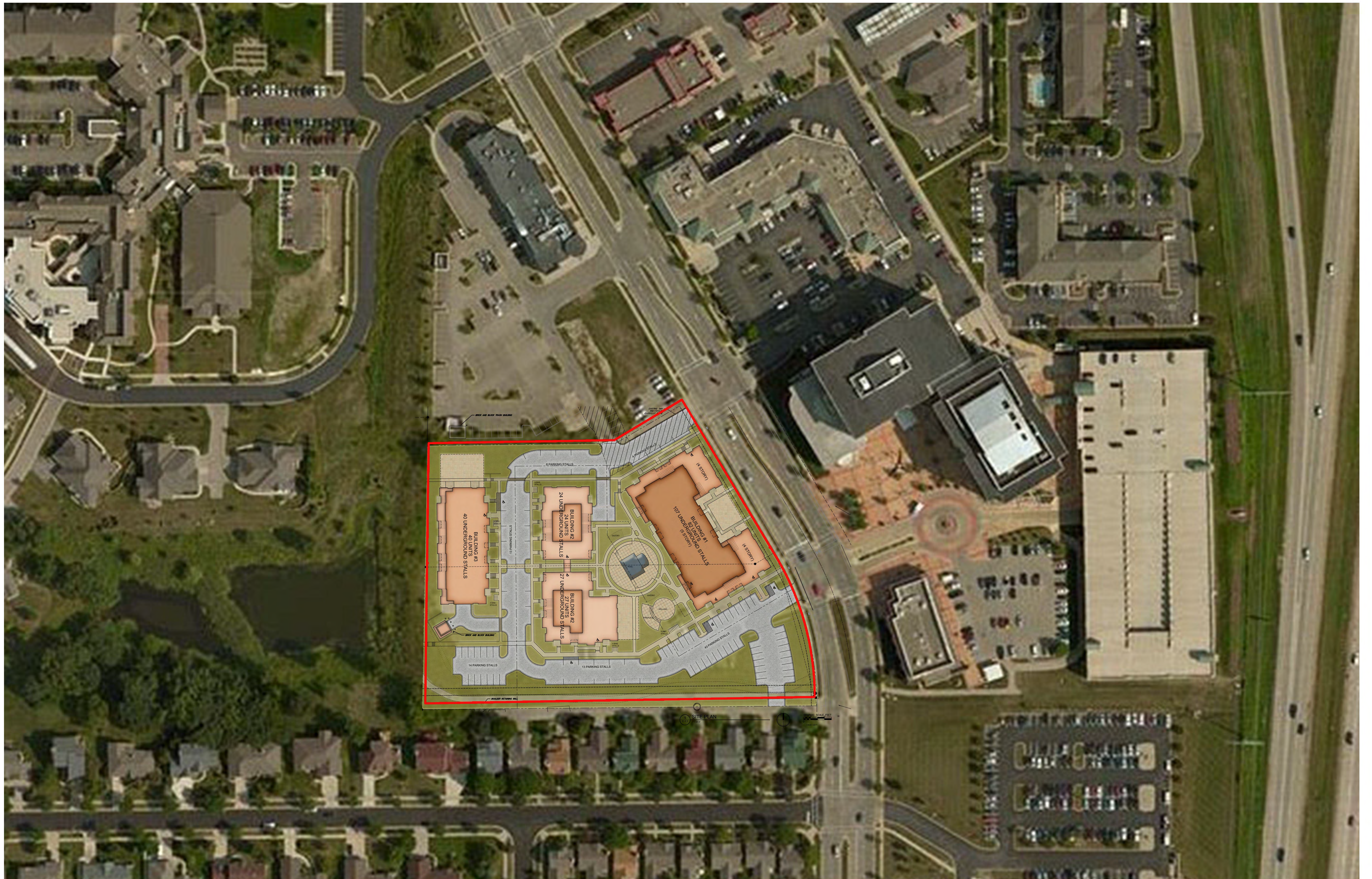
	SITE LIMITS		BUS STOP		CURRENT PED. PATH		CURRENT BIKE PATH		CURRENT VEHICULAR CIRCULATION
	GREENWAY		BUS ROUTE		PROPOSED PED. PATH		PROPOSED BIKE PATH		PROPOSED VEHICULAR

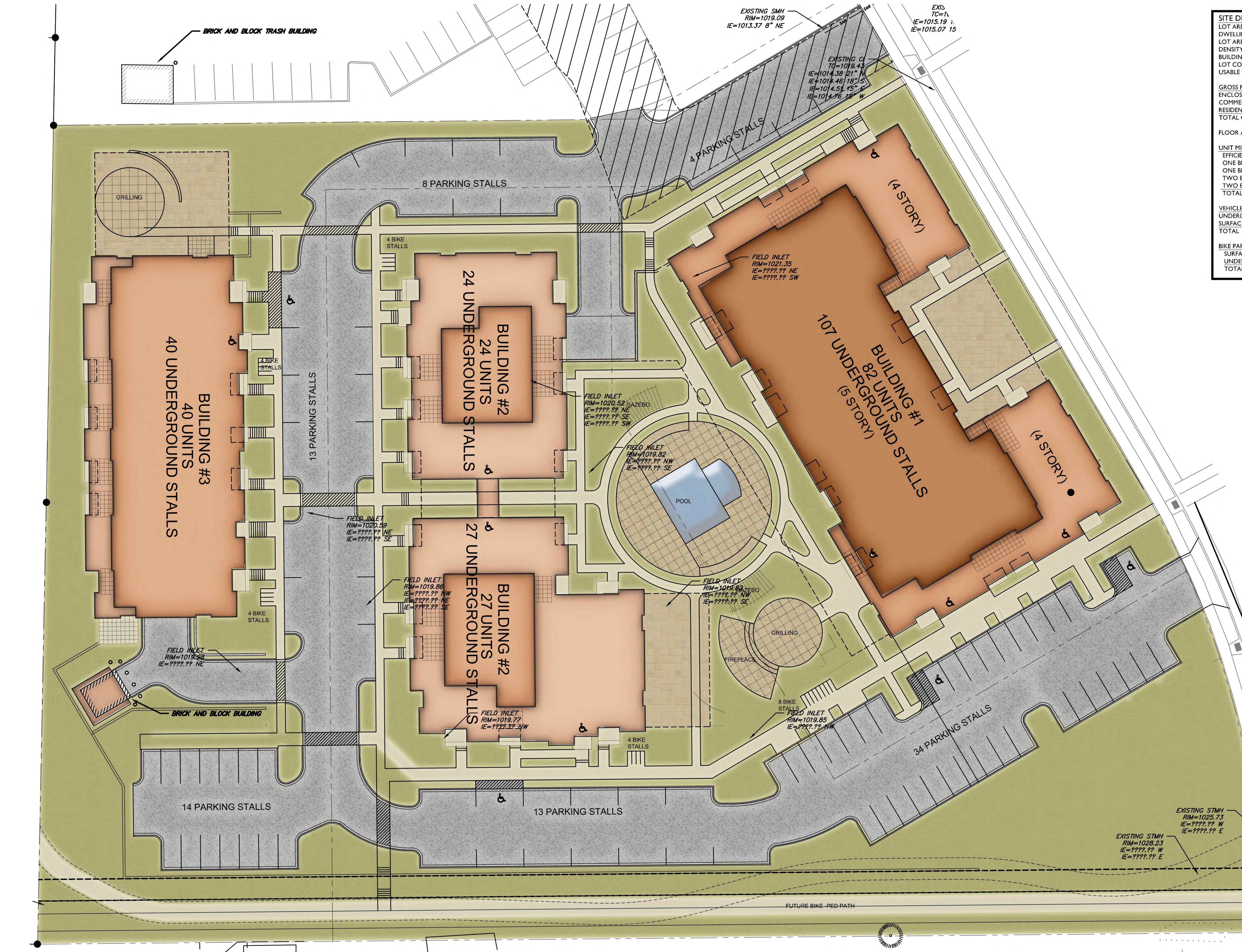


518-542 Junction Rd  
Madison, WI  
Aug. 25, 2015









SITE DEVELOPMENT STATISTICS	
LOT AREA	196,260 s.t./4.5 ACRES
DWELLING UNITS	176 DU
LOT AREA/D.U.	1,115 S.F./DU
DENSITY	39 UNITS/ACRE
BUILDING HEIGHT	3-5 STORIES
LOT COVERAGE	112,551 S.F. = 57% (85% MAX)
USABLE OPEN SPACE	55,300 S.F.
<b>GROSS FLOOR AREA</b>	
ENCLOSED PARKING (BASEMENT)	77,435 S.F.
COMMERCIAL AREA	7,125 S.F.
RESIDENTIAL AREA	190,806 S.F.
TOTAL GROSS FLOOR AREA	275,366 S.F.
<b>FLOOR AREA RATIO</b>	
	1
<b>UNIT MIX</b>	
EFFICIENCY	18
ONE BEDROOM	92
ONE BEDROOM + DEN	16
TWO BEDROOM	50
TWO BEDROOM + DEN	1
TOTAL	176
<b>VEHICLE PARKING</b>	
UNDERGROUND	203
SURFACE	86
TOTAL	289
<b>BIKE PARKING</b>	
SURFACE - FLOOR STALL	24
UNDERGROUND - FLOOR STALL	158
TOTAL	182

**knothe + bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

CONSULTANT

ISSUED  
Issued for Land Use - August 5, 2015

Revised - Month Day, Year  
Revised - Month Day, Year  
Revised - Month Day, Year  
Revised - Month Day, Year

PROJECT TITLE  
**518-542 Junction Rd.**

Madison, WI  
SHEET TITLE  
**Site Plan**

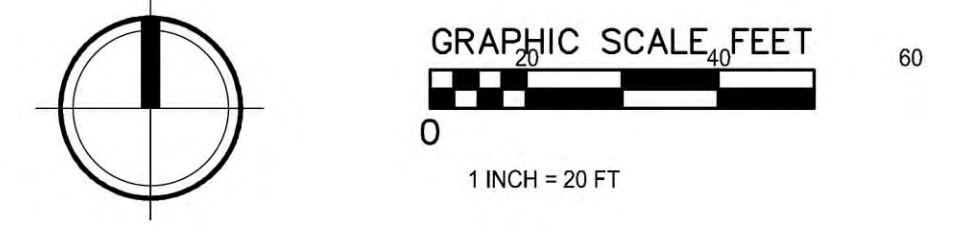
SHEET NUMBER

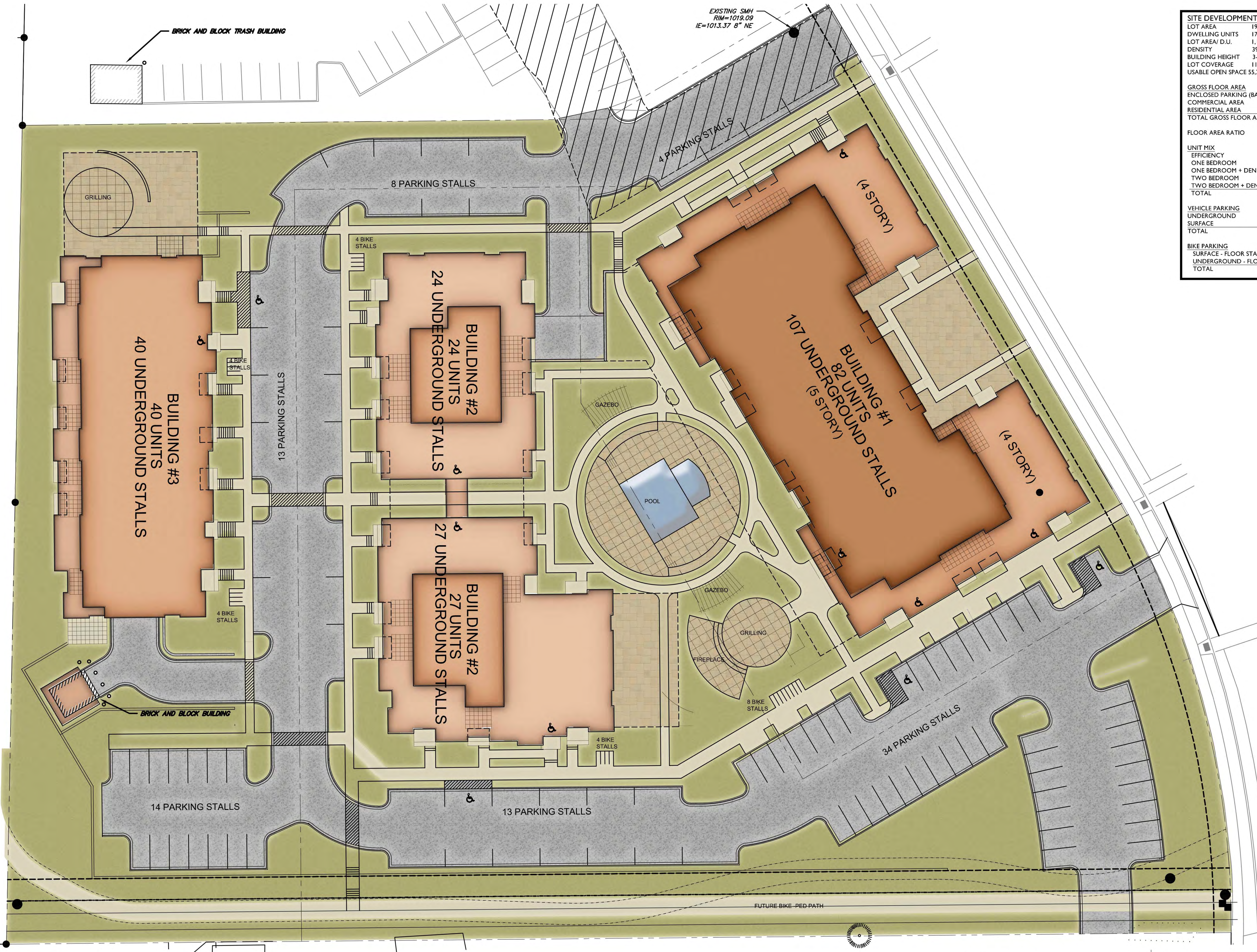
**C-1.1**

PROJECT NO. **1504**

© 2013 Knothe & Bruce Architects, LLC

1 SITE PLAN - OPTION I  
C-1.1 1" = 20'-0"





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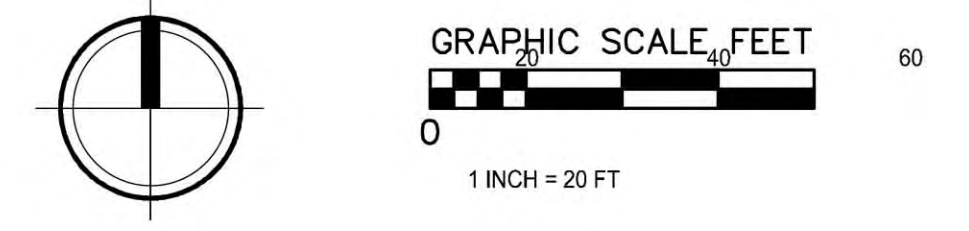
Revised - Month Day, Year  
Revised - Month Day, Year  
Revised - Month Day, Year  
Revised - Month Day, Year  
PROJECT TITLE  
**518-542 Junction Rd.**

Madison, WI  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

**C-1.1**  
PROJECT NO. **1504**  
© 2013 Knothe & Bruce Architects.

**1** SITE PLAN - OPTION 2  
C-1.1 1" = 20'-0"





82 UNIT - EAST ELEVATION



24 UNIT - WEST ELEVATION

27 UNIT - WEST ELEVATION

Exterior Elevations  
Junction Road  
August 26, 2015





40 UNIT - EAST ELEVATION

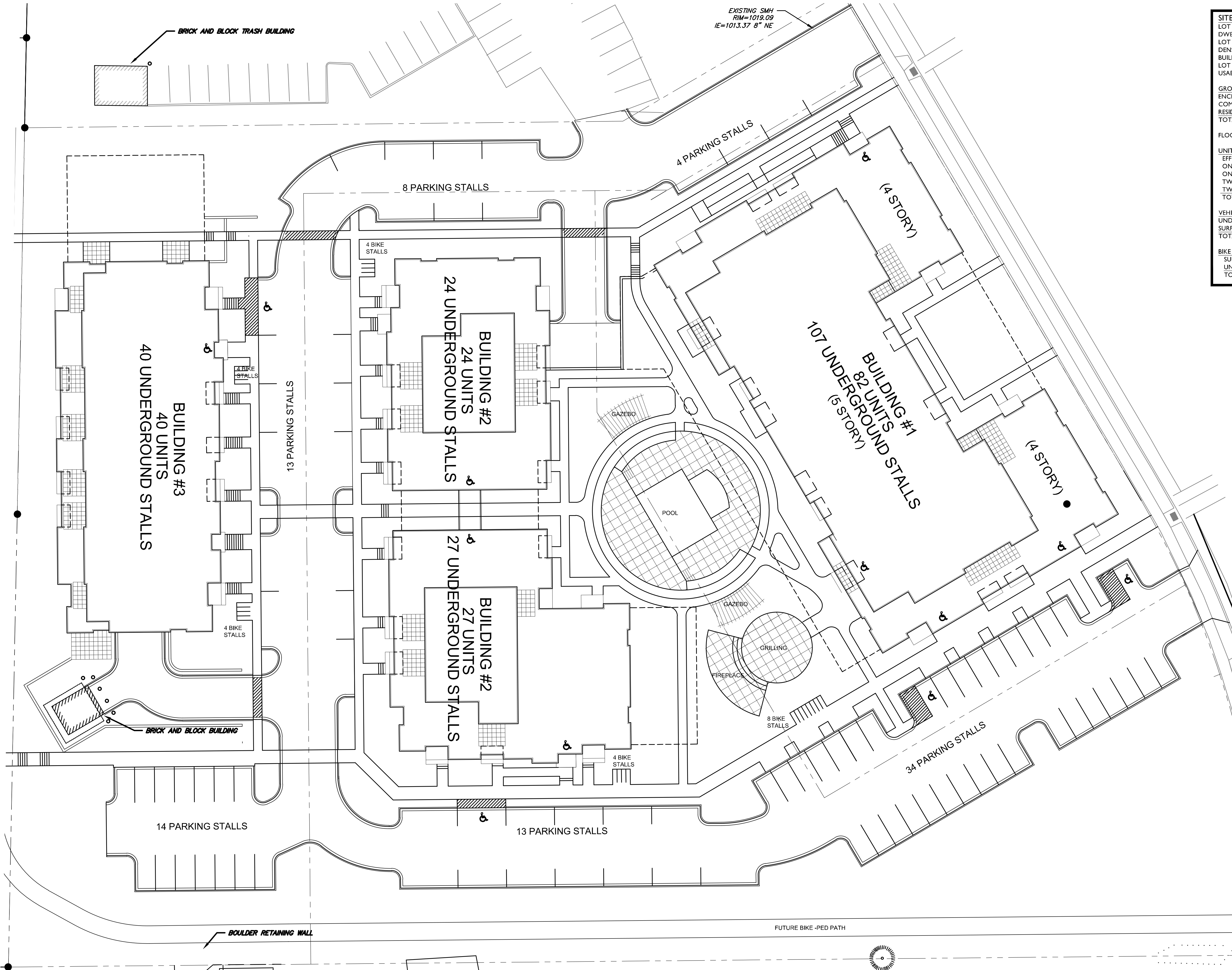


40 UNIT - SOUTH ELEVATION

27 UNIT - SOUTH ELEVATION

Exterior Elevations  
Junction Road  
August 26, 2015





EXISTING SMH  
RIM=1019.09  
IE=1013.37 8" NE

SITE DEVELOPMENT STATISTICS	
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SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C-1.0	EXISTING CONDITIONS/SURVEY
C-2.0	DEMOLITION PLAN
C-3.0	GRADING PLAN
C-4.0	UTILITIES PLAN
C-5.0	CONSTRUCTION DETAILS
C-6.0	CONSTRUCTION DETAILS
L-1.0	LANDSCAPE PLAN
A-1.0	BLDG #1 - LL BASEMENT PLAN
A-1.1	BLDG #1 - BASEMENT PLAN
A-1.2	BLDG #1 - FIRST FLOOR PLAN
A-1.3	BLDG #1 - 2ND-4TH FLOOR PLANS
A-1.4	BLDG #1 - 5TH FLOOR PLAN
A-1.5	BLDG #1 - ELEVATIONS
A-1.6	BLDG #1 - ELEVATIONS
A-2.0	BLDG #2 - BASEMENT PLAN
A-2.1	BLDG #2 - FIRST FLOOR PLAN
A-2.2	BLDG #2 - SECOND FLOOR PLAN
A-2.3	BLDG #2 - THIRD FLOOR PLAN
A-2.4	BLDG #2 - FOURTH FLOOR PLAN
A-2.5	BLDG #2 - ELEVATIONS
A-2.6	BLDG #2 - ELEVATIONS
A-3.0	BLDG #3 - BASEMENT PLAN
A-3.1	BLDG #3 - FIRST FLOOR PLAN
A-3.2	BLDG #3 - SECOND FLOOR PLAN
A-3.3	BLDG #3 - THIRD FLOOR PLAN
A-3.4	BLDG #3 - FOURTH FLOOR PLAN
A-3.5	BLDG #3 - ELEVATIONS
A-3.6	BLDG #3 - ELEVATIONS

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PROJECT TITLE  
518-542 Junction Rd.

Madison, WI  
SHEET TITLE  
Site Plan

SHEET NUMBER

C-1.1  
PROJECT NO. 1504  
© 2013 Knothe & Bruce Architects, LLC

1 SITE PLAN  
C-1.1 1" = 20'-0"

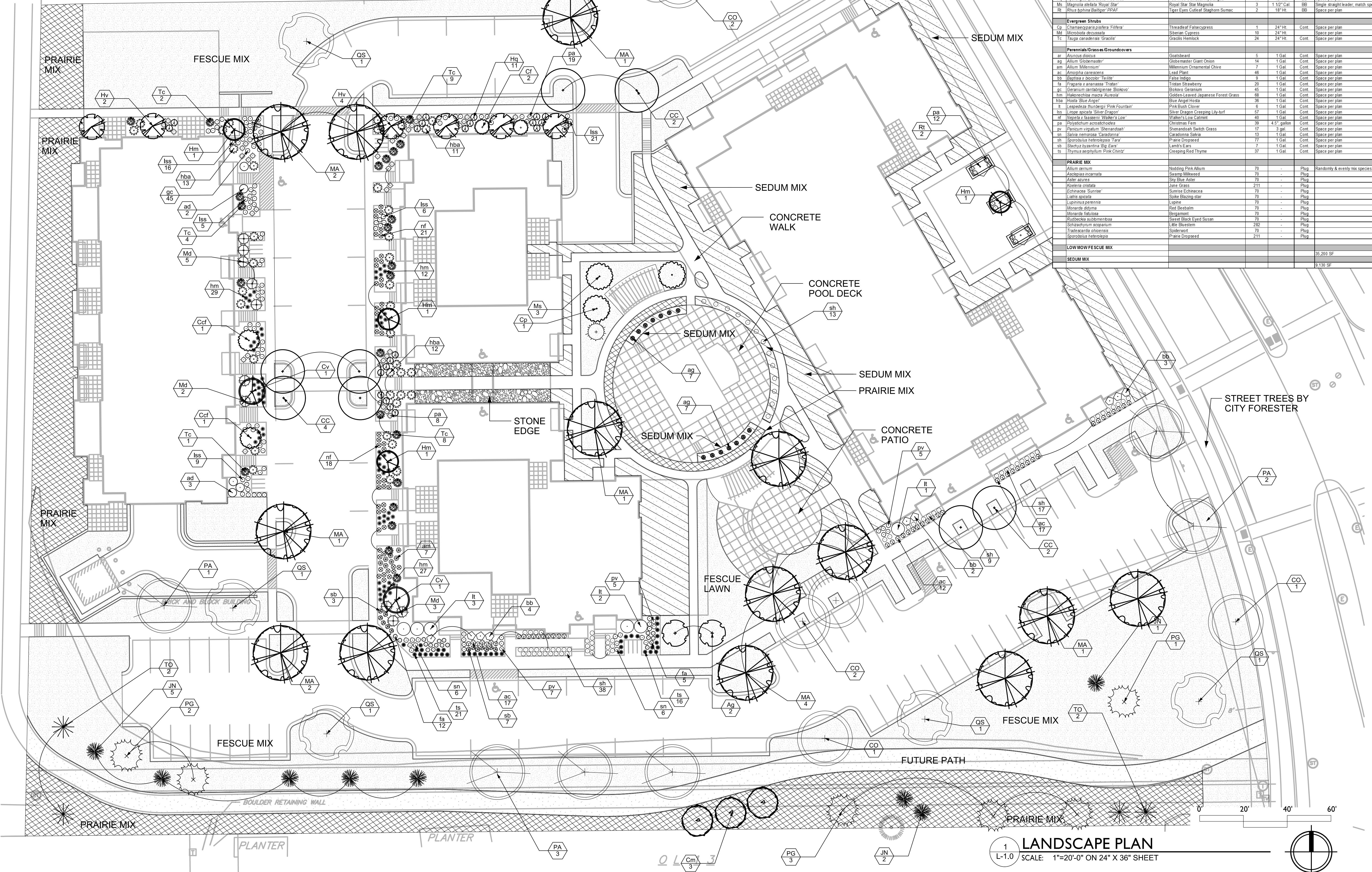
GRAPHIC SCALE, FEET  
0 60  
1 INCH = 20 FT

**City of Madison, WI Landscape Worksheet**

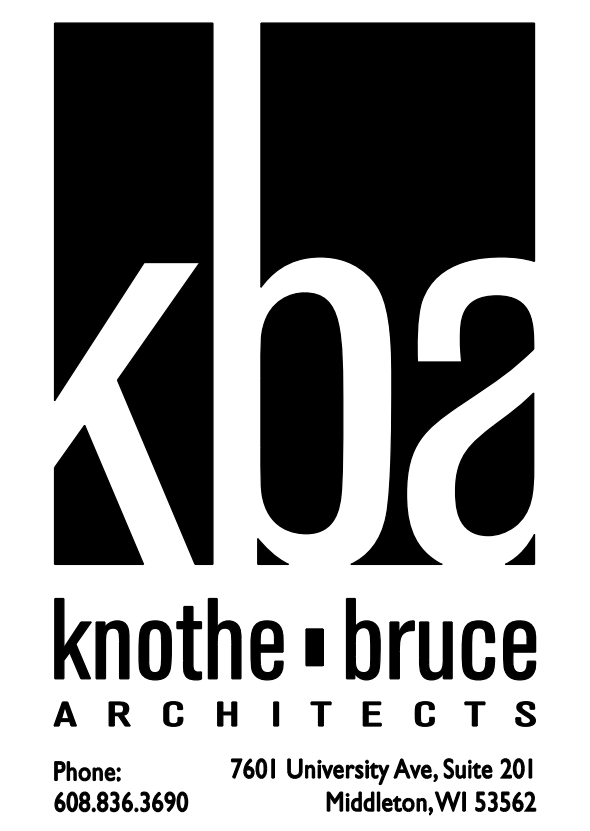
<b>Developed Lot</b>	<b>SF</b>	<b>Landscape Units Req.</b>	<b>Landscape Points Req.</b>
Total Developed Area	50,375	168	840

Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	33	1155
Ornamental Tree	15	6	7
Evergreen Tree	15	0	0
Shrub, deciduous	2	31	62
Shrub, evergreen	3	30	90
Ornamental Grass	2	162	324
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0
		<b>262</b>	<b>1638</b>



Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
<b>Deciduous Trees</b>						
CO	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry	6	BB	2 1/2" Cal	Single straight leader, match specimens
CC	<i>Cornus canadensis</i>	Twitch Hazzel	9	2 5/8" Cal	BB	Single straight leader, match specimens
MA	<i>Maackia amurensis</i> 'Starburst'	Starburst Amur Maackia	14	2 5/8" Cal	BB	Single straight leader, match specimens
PA	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation London Planetree	7	2 5/8" Cal	BB	Single straight leader, match specimens
QS	<i>Quercus x alvirens</i>	Swamp x Bur Oak	5	2 5/8" Cal	BB	Single straight leader, match specimens
<b>Evergreen Trees</b>						
JN	<i>Juniper x JN</i> 'Select Blue'	Star Power Juniper	8	2" Ht	BB	Single straight leader, match specimens
PG	<i>Pinus strobus</i>	White Spruce	9	4" Ht	BB	Single straight leader, match specimens
TO	<i>Thuja occidentalis</i> 'Heiz Wintergreen'	Heiz Wintergreen Arborvitae	4	4" Ht	BB	Single straight leader, match specimens
<b>Deciduous Ornamentals + Shrubs</b>						
Ag	<i>Amenancher x grandiflora</i>	Apple Serviceberry	2	4" Ht	BB	Single straight leaders, match specimens
CF	<i>Calycanthus floridus</i>	Carolina Allspice	2	18" Ht	BB	Space per plan
Cf2	<i>Caragana canadensis</i> 'J.N. Uppgrift'	Fraxinea Muskewood	2	18" Ht	BB	Space per plan
Cv	<i>Chionanthus virginicus</i>	Fringetree	2	1 1/2" Cal	BB	Female, Multi-stem, 3-5 leaders
Cm	<i>Cornus mas</i> 'Golden Glory'	Golden Glory Cornelianchery Dogwood	3	2" Cal	BB	Single straight leader, match specimens
Hv	<i>Hamamelis virginiana</i>	Common Witchhazel	6	4" Ht	BB	Multi-stem, 3-5 leaders, match specimens
Hm	<i>Hydrangea macrophylla</i>	Seven Son Flower	4	4" Ht	BB	Multi-stem, 3-5 leaders, match specimens
Hq	<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee Oak Leaf Hydrangea	11	12" Ht	BB	Space per plan
Ms	<i>Malva sylvestris</i> 'Royal Star'	Royal Star Star Malva	3	1 1/2" Cal	BB	Single straight leader, match specimens
Ri	<i>Rhus typhina</i> 'Blackberry 4994'	Tiger Eyes Cotoneaster Dogwood	2	18" Ht	BB	Space per plan
<b>Evergreen Shrubs</b>						
Cp	<i>Chamaecyparis pacifica</i> 'Folifer'	Threadleaf Falsecypress	1	24" Ht	Cont.	Space per plan
Mi	<i>Microbiota decussata</i>	Siberian Cypress	10	24" Ht	Cont.	Space per plan
Tc	<i>Taxus canadensis</i> 'Gracilis'	Gracilis Hemlock	24	24" Ht	Cont.	Space per plan
<b>Perennials/Grasses/Groundcovers</b>						
ar	<i>Aranthus dioicus</i>	Goatsbeard	5	1 Gall	Cont.	Space per plan
ar	<i>Artemisia biocarpa</i>	Globeaster Giant Onions	14	1 Gall	Cont.	Space per plan
am	<i>Alum. 'Millennium'</i>	Millennium Ornamental Chive	7	1 Gall	Cont.	Space per plan
ac	<i>Ammophila canescens</i>	Lead Plant	46	1 Gall	Cont.	Space per plan
bb	<i>Bouteloua curtipendula</i> 'Ratone'	Purple Indigo	5	1 Gall	Cont.	Space per plan
fa	<i>Fragaria x ananassa</i> 'Frostan'	Utah Strawberry	20	1 Gall	Cont.	Space per plan
gc	<i>Geranium carolinianum</i> 'Biotivo'	Golden Leaved Japanese Forest Grass	45	1 Gall	Cont.	Space per plan
hm	<i>Hemerocallis magna</i> 'Aurora'	Blue Angel Hosta	38	1 Gall	Cont.	Space per plan
hba	<i>Hosta 'Blue Angel'</i>	Pink Bush Clover	6	1 Gall	Cont.	Space per plan
ll	<i>Lespedeza 'Humboldt' Pink Fountain'</i>	Silver Dragon Creeping Lily-turf	57	1 Gall	Cont.	Space per plan
las	<i>Liriodendron 'Silver Dragon'</i>	Walker's Low Galium	40	1 Gall	Cont.	Space per plan
pa	<i>Polystichum acrostichoides</i>	Christmas Fern	38	4.5" gallon	Cont.	Space per plan
pv	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	17	3 gal.	Cont.	Space per plan
sa	<i>Salvia nemorosa</i> 'Caradocensis'	Caradocensis Salvia	13	1 Gall	Cont.	Space per plan
sh	<i>Sporobolus heterolepis</i> 'Tara'	Prarie Dropseed	77	1 Gall	Cont.	Space per plan
sb	<i>Stachys byzantina</i> 'Big Ears'	Lamb's Ears	7	1 Gall	Cont.	Space per plan
ts	<i>Thymus serpyllum</i> 'Pink Chant'	Creeping Red Thyme	37	1 Gall	Cont.	Space per plan
<b>PRAIRIE MIX</b>						
		Nodding Pink Alum	70	-	Plug	Randomly & evenly mix species & space 1'
		Swamp Milkweed	70	-	Plug	
		Aster azureus	70	-	Plug	
		Koeleria cristata	211	-	Plug	
		Echinacea purpurea	70	-	Plug	
		Liatris spicata	70	-	Plug	
		Lupinus perennis	70	-	Plug	
		Monarda didyma	70	-	Plug	
		Monarda fistulosa	70	-	Plug	
		Rudbeckia subtomentosa	70	-	Plug	
		Schizanthus lanceolatus	282	-	Plug	
		Tradescantia ohiensis	70	-	Plug	
		Sporobolus heterolepis	211	-	Plug	
<b>LOW MOW FESCUE MIX</b>						
				35,200 SF		
<b>SEDUM MIX</b>						
				8,130 SF		



REVISIONS  
 July 22, 2015  
 August 5, 2015

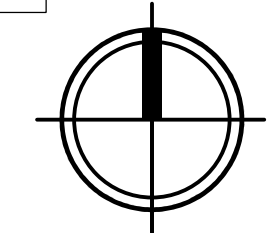
PROJECT TITLE  
**Junction Road**

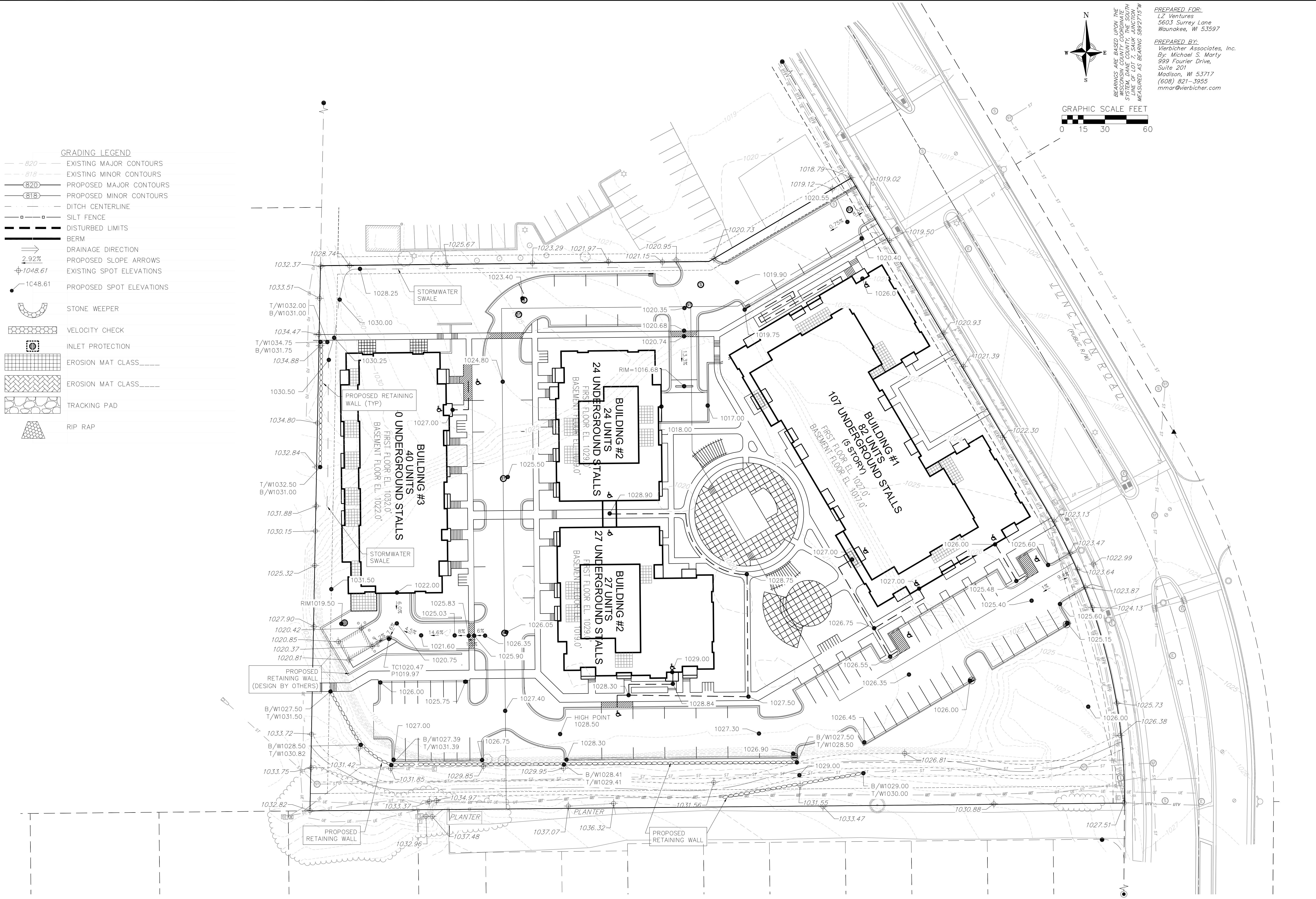
SHEET TITLE  
**OVERALL LANDSCAPE PLAN**

SHEET NUMBER  
**L-1.0**

PROJECT NO.  
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**LANDSCAPE PLAN**  
 L-1.0 SCALE: 1"=20'-0" ON 24" X 36" SHEET





- GRADING LEGEND**
- 820 - EXISTING MAJOR CONTOURS
  - 818 - EXISTING MINOR CONTOURS
  - (820) - PROPOSED MAJOR CONTOURS
  - (818) - PROPOSED MINOR CONTOURS
  - - - - DITCH CENTERLINE
  - - - - SILT FENCE
  - - - - DISTURBED LIMITS
  - - - - BERM
  - - - - DRAINAGE DIRECTION
  - - - - 2.92% PROPOSED SLOPE ARROWS
  - - - - 1048.61 EXISTING SPOT ELEVATIONS
  - - - - 1048.61 PROPOSED SPOT ELEVATIONS
  - - - - STONE WEEPER
  - - - - VELOCITY CHECK
  - - - - INLET PROTECTION
  - - - - EROSION MAT CLASS
  - - - - EROSION MAT CLASS
  - - - - TRACKING PAD
  - - - - RIP RAP

PREPARED FOR:  
L2 Ventures  
5003 Surrey Lane  
Waukegan, WI 53597

PREPARED BY:  
Vierbicher Associates, Inc.  
By: Michael S. Marty  
999 Fourier Drive,  
Suite 201  
Madison, WI 53717  
(608) 821-3955  
mmar@vierbicher.com

BEARINGS ARE BASED UPON THE  
SYSTEM DANE COUNTY, THE SOUTH  
LINE OF LOT 7, SAUK JUNCTION  
MEASURED AS BEARING S89°27'15" W

GRAPHIC SCALE FEET  
0 15 30 60

**vierbicher** | engineers | architects  
planners | MADISON - FRANK DU CHIEN  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
Phone: (608) 821-3955 Fax: (608) 821-3950

**Grading Plan**  
510 Junction Road  
City of Madison  
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 8/5/2015

DRAFTER CGUY

CHECKED JDOY

PROJECT NO. 150054

SHEET 3 OF 6

DWG. NO. C-3.0





- TYPICAL MATERIALS
- COMPOSITE SIDING
- COMPOSITE PANELS
- BRICK MASONRY
- PRECAST PANELS
- COMPOSITE PANELS
- VINYL OR COMPOSITE WINDOWS
- ALUMINUM RAILING
- ALUMINUM STOREFRONT
- PRECAST BANDS/SILLS
- CAST STONE VENEER

**1 WEST ELEVATION**  
A-1.5 1/8"=1'-0"

ISSUED  
Issued for Land Use - August 5, 2015



**2 EAST ELEVATION**  
A-1.5 1/8"=1'-0"

PROJECT TITLE  
518-542 Junction Rd.

Madison, WI  
SHEET TITLE  
Exterior Elevations

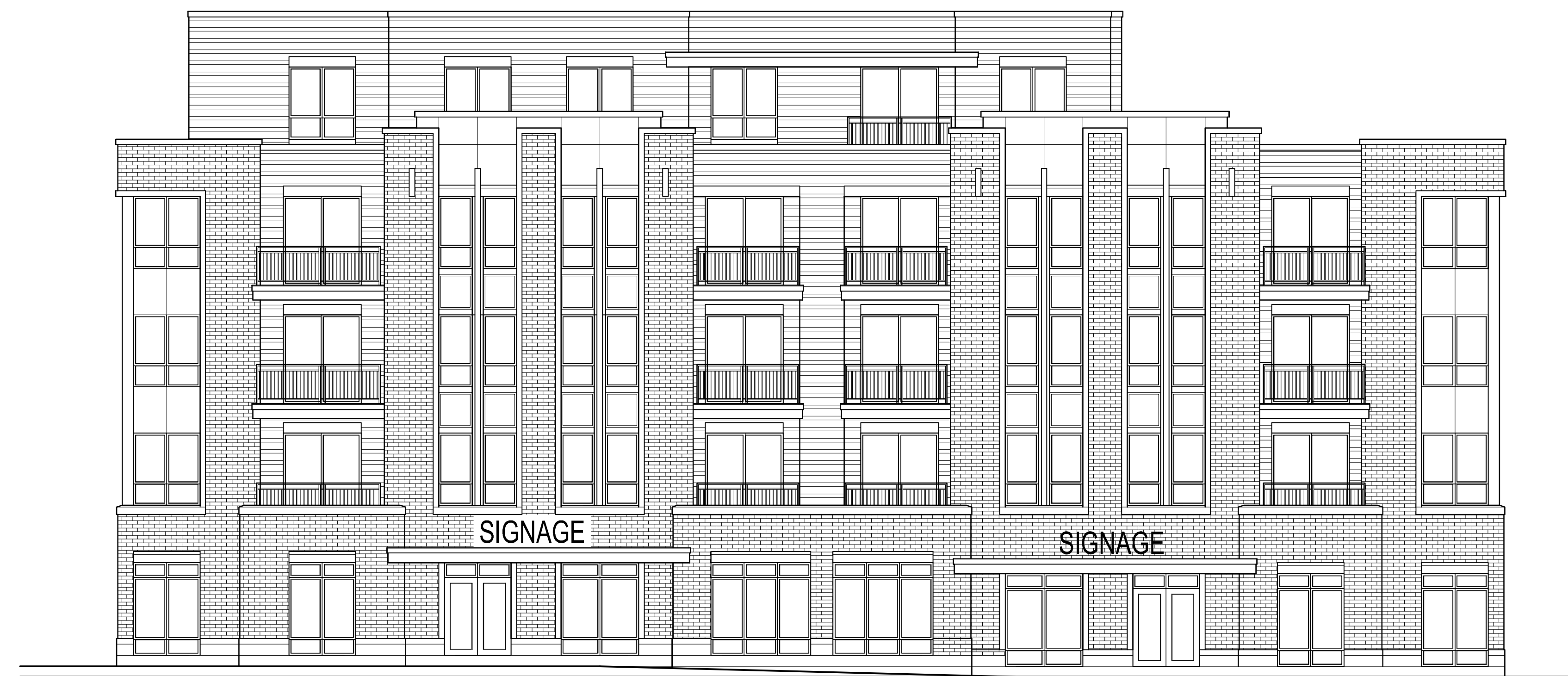
BUILDING #1  
SHEET NUMBER

**A-1.5**

PROJECT NO. 1504  
© 2013 Knothe & Bruce Architects, LLC



**1** NORTH ELEVATION  
A-1.6 1/8"=1'-0"



**2** SOUTH ELEVATION  
A-1.6 1/8"=1'-0"

TYPICAL MATERIALS

- COMPOSITE SIDING
- COMPOSITE PANELS
- BRICK MASONRY
- PRECAST PANELS
- COMPOSITE PANELS

VINYL OR COMPOSITE  
WINDOWS

ISSUED  
Issued for Land Use - August 5, 2015

- ALUMINUM RAILING
- PRECAST BANDS/SILLS
- CAST STONE VENEER



**1 WEST ELEVATION**  
A-2.5 1/8"=1'-0"



**2 EAST ELEVATION**  
A-2.5 1/8"=1'-0"

PROJECT TITLE  
**518-542 Junction Rd.**

Madison, WI  
SHEET TITLE  
**Exterior Elevations**

**BUILDING #2**  
SHEET NUMBER

**A-2.5**

PROJECT NO. **1504**  
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**1** SOUTH ELEVATION  
A-2.6 1/8"=1'-0"



**2** NORTH ELEVATION  
A-2.6 1/8"=1'-0"

ISSUED  
Issued for Land Use - August 5, 2015

PROJECT TITLE  
518-542 Junction Rd.

Madison, WI  
SHEET TITLE  
Exterior Elevations

BUILDING #2  
SHEET NUMBER

**A-2.6**

PROJECT NO. 1504  
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**1 WEST ELEVATION**  
A-3.5 1/8"=1'-0"



**2 EAST ELEVATION**  
A-3.5 1/8"=1'-0"

- TYPICAL MATERIALS
- COMPOSITE PANELS
- COMPOSITE SIDING
- BRICK MASONRY
- PRECAST PANELS
- COMPOSITE PANELS
- VINYL OR COMPOSITE WINDOWS
- ALUMINUM RAILING
- PRECAST BANDS/SILLS
- CAST STONE VENEER

ISSUED  
Issued for Land Use - August 5, 2015

PROJECT TITLE  
518-542 Junction Rd.

Madison, WI  
SHEET TITLE  
Exterior Elevations

BUILDING #3  
SHEET NUMBER

**A-3.5**

PROJECT NO. 1504  
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**1** SOUTH ELEVATION  
A-3.6 1/8"=1'-0"



**2** NORTH ELEVATION  
A-3.6 1/8"=1'-0"