



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

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

Date Submitted: <u>7/22/2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>7/29/2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 1004 & 1032 S. Park Street, Madison WI
Project Title (if any): Wingra Point 2 Residences

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: Terrence R. Wall
Street Address: P.O. Box 620037
Telephone: (608) 345-0701 Fax: ()

Company: Wingra Point 2 Residences, LLC
City/State: Middleton, WI Zip: 53562
Email: terrence@twallenterprises.com

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

Company: Knothe & Bruce Architects, LLC
City/State: Middleton, WI Zip: 53562
Email: rbuce@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 Tim Parks (name of staff person) on 12/10/2014 (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 Terrence R. Wall, President of the company's Manager Relationship to Property Developer

Authorized Signature [Signature] Date 5/12/15

July 22, 2015

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



Re: Letter of Intent – UDC Review
Wingra Point 2 Residences
1004 & 1032 S. Park Street
Madison, WI
KBA Project # 1433

Mr. Alan Martin:

The following is submitted together with the plans and application for review by staff and the Urban Design Commission.

UDC Application

With this application we will be requesting a **final review** of the project development and site plan layout.

Organizational Structure:

Owner/Developer:

Wingra Point 2 Residences, LLC
P.O. Box 620037
Middleton, WI 53562
608-249-2012
Contact: Terrence R. Wall
terrence@twallenterprises.com

Architect:

Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
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

Landscape Design:

The Bruce Company
2830 Parmenter Street
P.O. Box 620330
Middleton, WI 53562
608-836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com

Introduction:

The triangular 1.65 acre site is located on the south corner of Park Street and Fish Hatchery Road and is part of an approved PUD-GDP that established a guide for redevelopment of the former Bancroft Dairy site. The PUD-GDP was approved by the Common Council on October 4, 2011 along with a PUD-SIP for the UW Wingra Clinic that is directly south of the subject site.

This proposal requests rezoning to a PD-SIP for the 1.65 acre site. It will create a dynamic mixed-use community that features attractive architecture and landscaping with density and uses that will support the surrounding businesses and residential neighborhood. In conjunction with this PD-SIP application a CSM will be submitted to combine the two underlying lots.

Project Description:

The proposed development consists of three buildings of three to five stories surrounding an elevated and landscaped courtyard. The development meets the surrounding streetscape with commercial uses at the corner of Park and Fish Hatchery, live-work spaces on Park Street and residential uses on Fish Hatchery. Parking is internalized within the first floor level or located in the basement parking garage. Residential apartments extend from the second through fifth floors with a range of unit types available. The buildings will contain 164 apartment units, 6,000 square feet commercial space and 5,000 square feet of live-work space. The live work units will allow the flexibility for residential or live-work use in the near term or commercial use later as demand in the neighborhood strengthens.

The UW/Wingra Clinic plan provided a shared drive for vehicular access to the site from either Park Street or Fish Hatchery. This PD-SIP includes an additional drive entry on Park Street to support the commercial uses on the corner. All three drive entries provide access to the enclosed parking and distribute the traffic impacts. Automobile parking is provided at an excess of 1 stall per unit. Bicycle parking is designed to meet the City requirements.

The property is in the Bay Creek Neighborhood Association and within the boundaries of UDD 7, the South Madison Neighborhood Plan, the Wingra BUILD plan and an approved PD-GDP. The proposed development is generally consistent with those plans.

Site Development Data:

Densities:

Lot Area	71,647 S.F. or 1.64 acres
Dwelling Units	164 units
Lot Area / D.U.	436 S.F./unit
Density	100 units/acre
Lot Coverage	53,000 S.F.
Usable Open Space	17,717 S.F.

Dwelling Unit Mix: Apartments

Town Houses	6
Studio	35
One Bedroom	65
One Bedroom + Den	8
<u>Two Bedroom</u>	<u>50</u>
Total	164

Building Height: 3-5 Stories

Floor Area Ratio:

Commercial	6,000 S.F.
Live/Work Space	5,000 S.F.
First Level Parking	29,500
<u>Residential</u>	<u>171,900 S.F.</u>
Gross Floor Area	212,400 S.F.
Floor Area Ratio	3

Vehicle Parking Stalls

Surface	64
<u>Underground</u>	<u>109</u>
Total	173

Bicycle parking Stalls

Surface	60
<u>Underground</u>	<u>147</u>
Total	207

Letter of Intent –Conditional Use
1004 & 1032 S. Park Street

Project Schedule

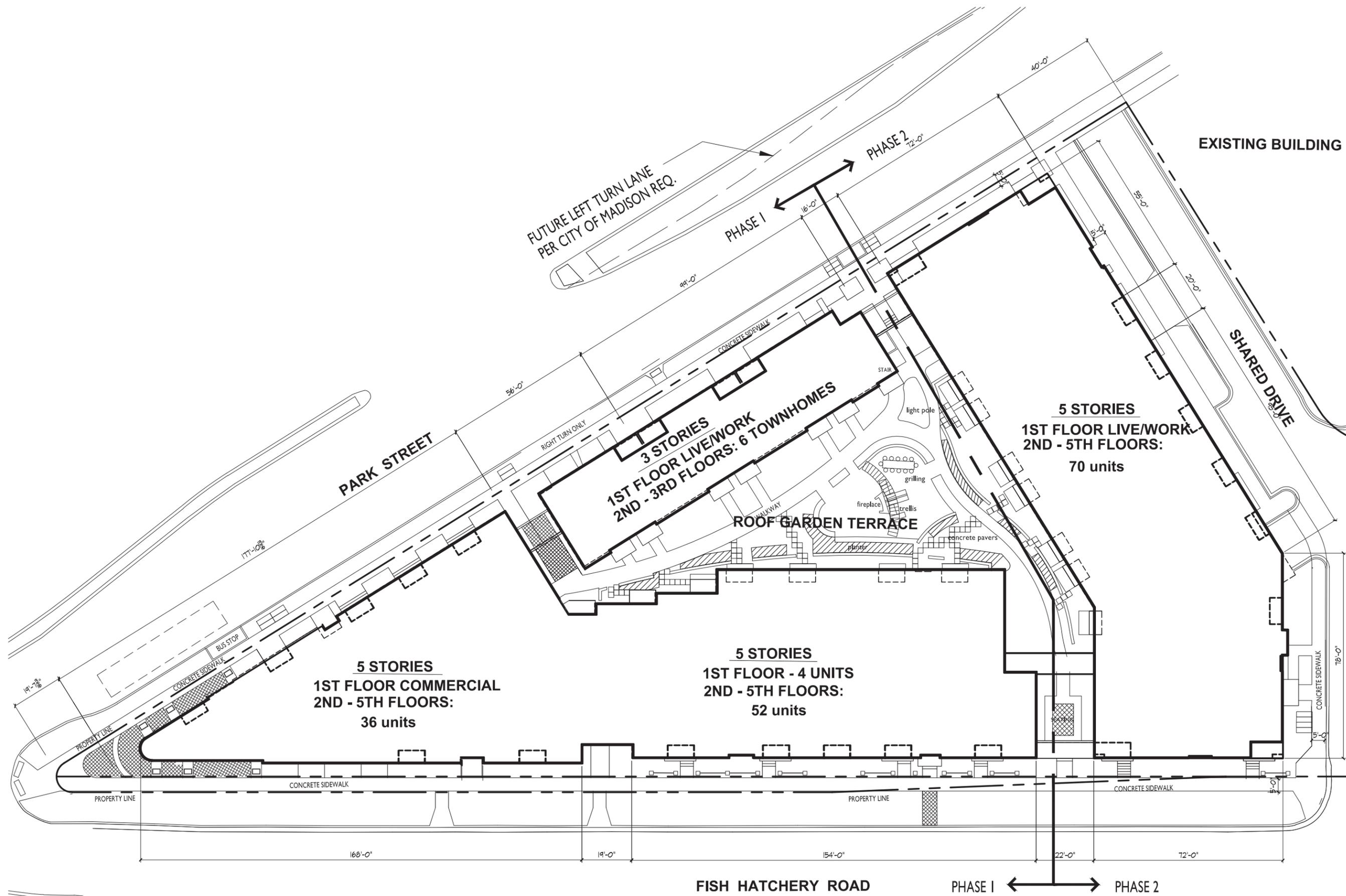
The PD-SIP has been approved by Plan Commission and City Council. The attached plan set has been updated to reflect the approval conditions, including treatment of the right of way.

This project will be a phased development with construction of the first phase commencing in fall 2015 with scheduled completion/occupancy slated for spring 2017. The second phase will follow as market conditions dictate and is currently expected to start in 2017.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member



ISSUED
 Issued for SIP March 13, 2015
 Issued for UDC - May 6, 2015
 Issued for UDC - May 13, 2015

PROJECT TITLE
**WINGRA POINT
 PHASE 2**

Fish Hatchery Road &
 Park Street
 Madison, WI
 SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **1433**
 © 2013 Knothe & Bruce Architects, LLC

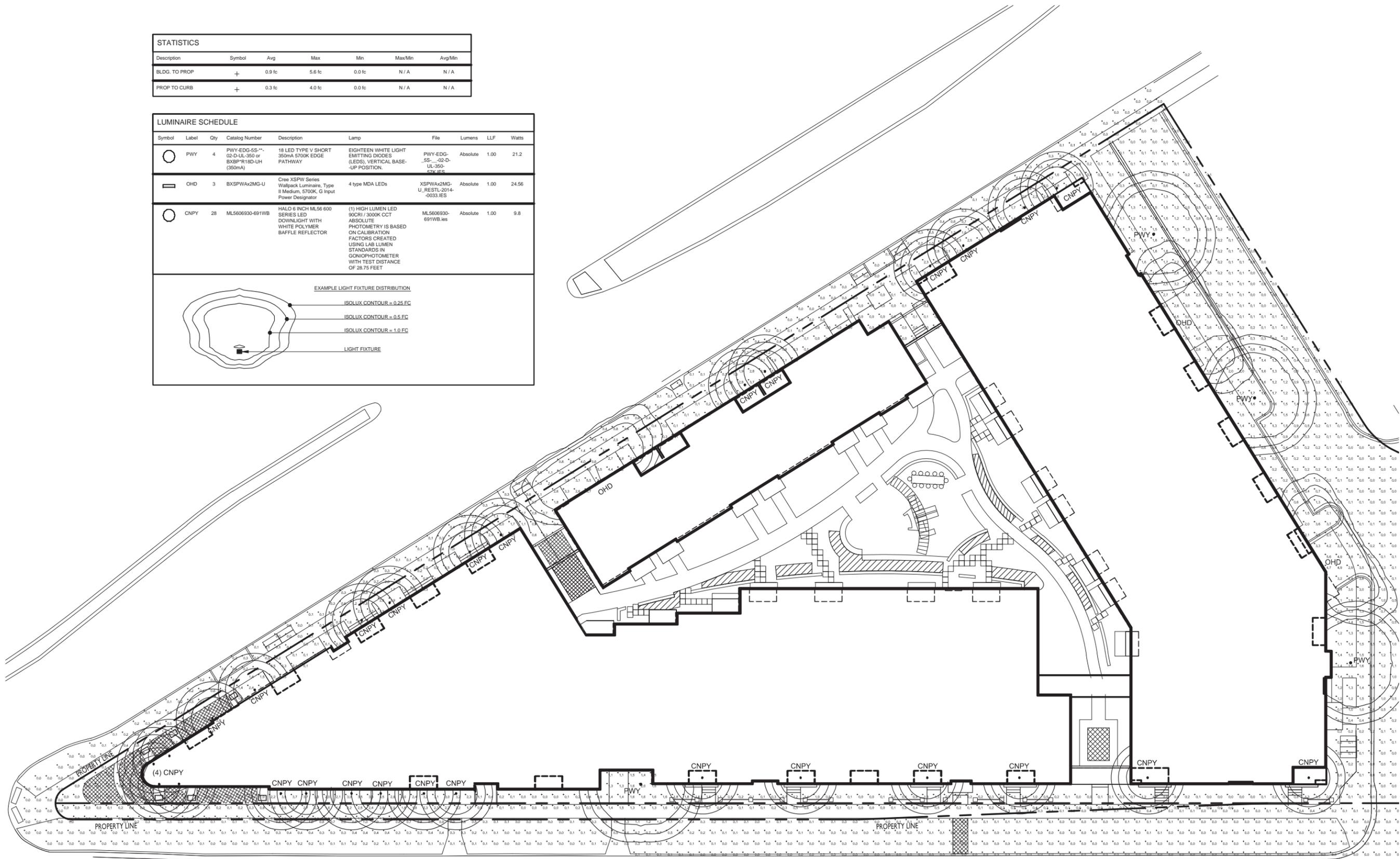
SITE PLAN
 C-1.1 1/16"=1'-0"



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG. TO PROP	+	0.9 fc	5.6 fc	0.0 fc	N/A	N/A
PROP TO CURB	+	0.3 fc	4.0 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	PWY	4	PWY-EDG-SS-02-D-UL-350 or BXP-R18D-UH (350mA)	18 LED TYPE V SHORT 350mA 5700K EDGE PATHWAY	EIGHTEEN WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION.	PWY-EDG-SS-02-D-UL-350-57K-IES	Absolute	1.00	21.2
▬	OHD	3	BXSPWAx2MG-U	Cree XSPW Series Wallpack Luminaire, Type II Medium, 5700K, G Input Power Designator	4 type MDA LEDs	XSPWAx2MG-U_RESTL-2014-0033.IES	Absolute	1.00	24.56
○	CNPY	28	ML5606930-691WB	HALO 6 INCH ML56 600 SERIES LED DOWNLIGHT WITH WHITE POLYMER BAFFLE REFLECTOR	(1) HIGH LUMEN LED 90CRI / 3000K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	ML5606930-691WB.ies	Absolute	1.00	9.8

EXAMPLE LIGHT FIXTURE DISTRIBUTION



ISSUED
Issued for SIP March 13, 2015
Issued for UDC - May 6, 2015
Issued for UDC - May 13, 2015

PROJECT TITLE
**WINGRA POINT
PHASE 2**

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

© 2013 Vierbicher Associates, Inc.

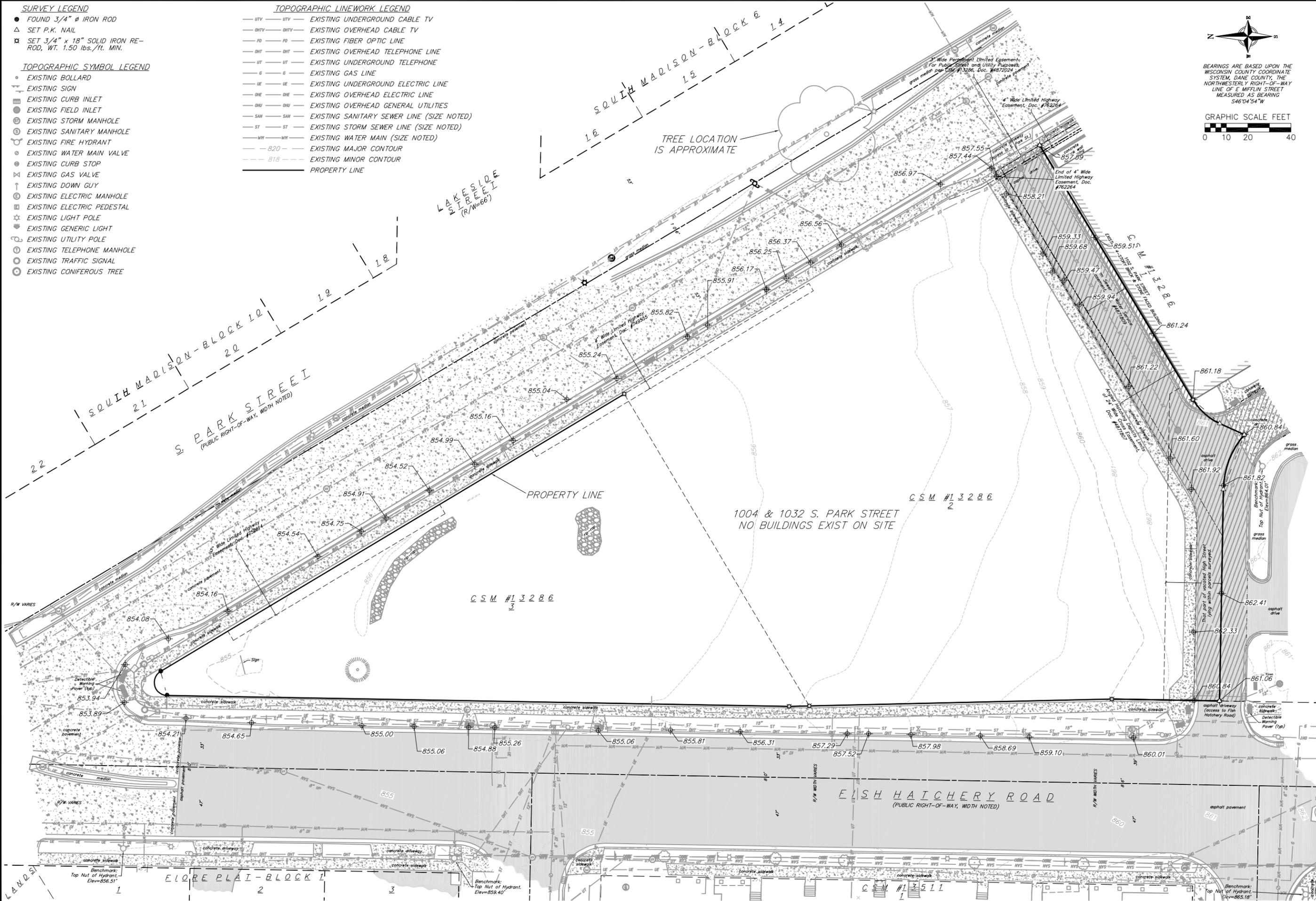
22 Jul 2015 - 10:43a M:\T Wall Enterprises LLC\140245_Wingra Point Phase 2\CADD\140245_base_eng.dwg by: jfel

- SURVEY LEGEND**
- FOUND 3/4" Ø IRON ROD
 - △ SET P.K. NAIL
 - ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - ⊠ EXISTING SIGN
 - ▣ EXISTING CURB INLET
 - EXISTING FIELD INLET
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊙ EXISTING CURB STOP
 - ⊠ EXISTING GAS VALVE
 - ⊠ EXISTING DOWN GUY
 - ⊙ EXISTING ELECTRIC MANHOLE
 - ⊙ EXISTING ELECTRIC PEDESTAL
 - ☆ EXISTING LIGHT POLE
 - ⊙ EXISTING GENERIC LIGHT
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING TELEPHONE MANHOLE
 - ⊙ EXISTING TRAFFIC SIGNAL
 - ⊙ EXISTING CONIFEROUS TREE

- TOPOGRAPHIC LINework LEGEND**
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
 - OMTV — OMTV — EXISTING OVERHEAD CABLE TV
 - FO — FO — EXISTING FIBER OPTIC LINE
 - OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — UT — EXISTING UNDERGROUND TELEPHONE
 - G — G — EXISTING GAS LINE
 - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
 - OUE — OUE — EXISTING OVERHEAD ELECTRIC LINE
 - OGU — OGU — EXISTING OVERHEAD GENERAL UTILITIES
 - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
 - 820 — 820 — EXISTING MAJOR CONTOUR
 - 818 — 818 — EXISTING MINOR CONTOUR
 - — — — — PROPERTY LINE

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF E WIFFLIN STREET MEASURED AS BEARING S46°04'54"W

GRAPHIC SCALE FEET
0 10 20 40



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - FRAIRIEDU CHIEN
997 Foxglove Lane
Phone: (608) 824-5332 Fax: (608) 824-5330

Existing Conditions Plan
Wingra Point 2
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	3/12/15		
2	7/9/15		
3	7/21/15		

SCALE AS SHOWN

DATE 7/21/2015

DRAFTER CGUY

CHECKED JFEL

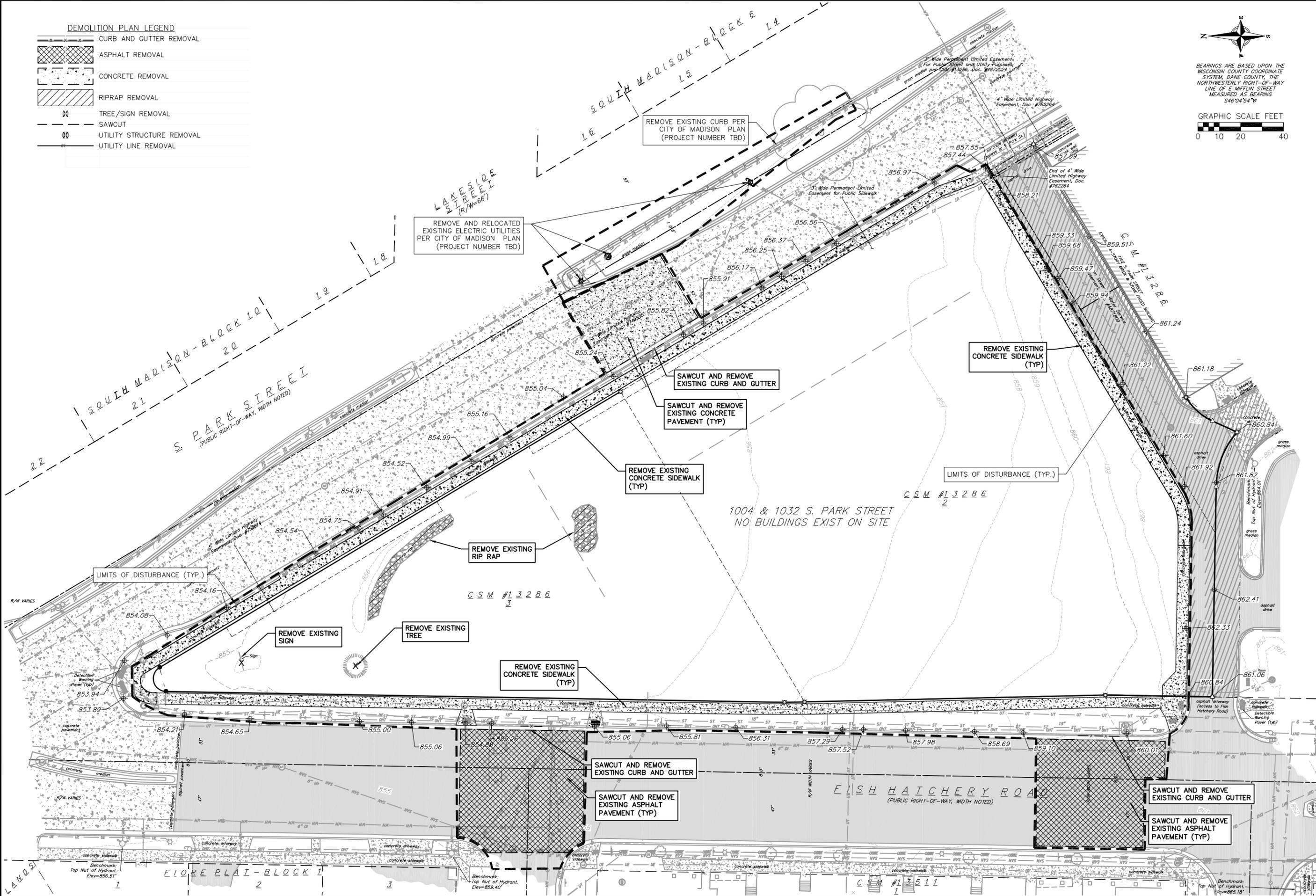
PROJECT NO. 140245

SHEET 1 OF 5

DWG. NO. C-1.0

© 2013 Vierbicher Associates, Inc.

22 Jul 2015 - 10:44g M:\T Wall Enterprises LLC\140245_Wingra Point Phase 2\CADD\140245_base_eng.dwg by: jfel



DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- RIPRAP REMOVAL
- TREE/SIGN REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTHEASTERLY RIGHT-OF-WAY LINE OF E WIFFLIN STREET MEASURED AS BEARING 546°04'54"W



vierbicher
 planners | engineers | advisors
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Foxglove Lane, Reedburg, IL 62450
 Phone: (608) 824-5332 Fax: (608) 824-5330

Demolition Plan
 Wingra Point 2
 City of Madison
 Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	7/10/15		
2	7/21/15		

SCALE AS SHOWN

DATE: 7/21/2015
 DRAFTER: CGUY
 CHECKED: JFEL
 PROJECT NO.: 140245
 SHEET: 2 OF 5
 DWG. NO.: C-2.0

© 2013 Vierbicher Associates, Inc.

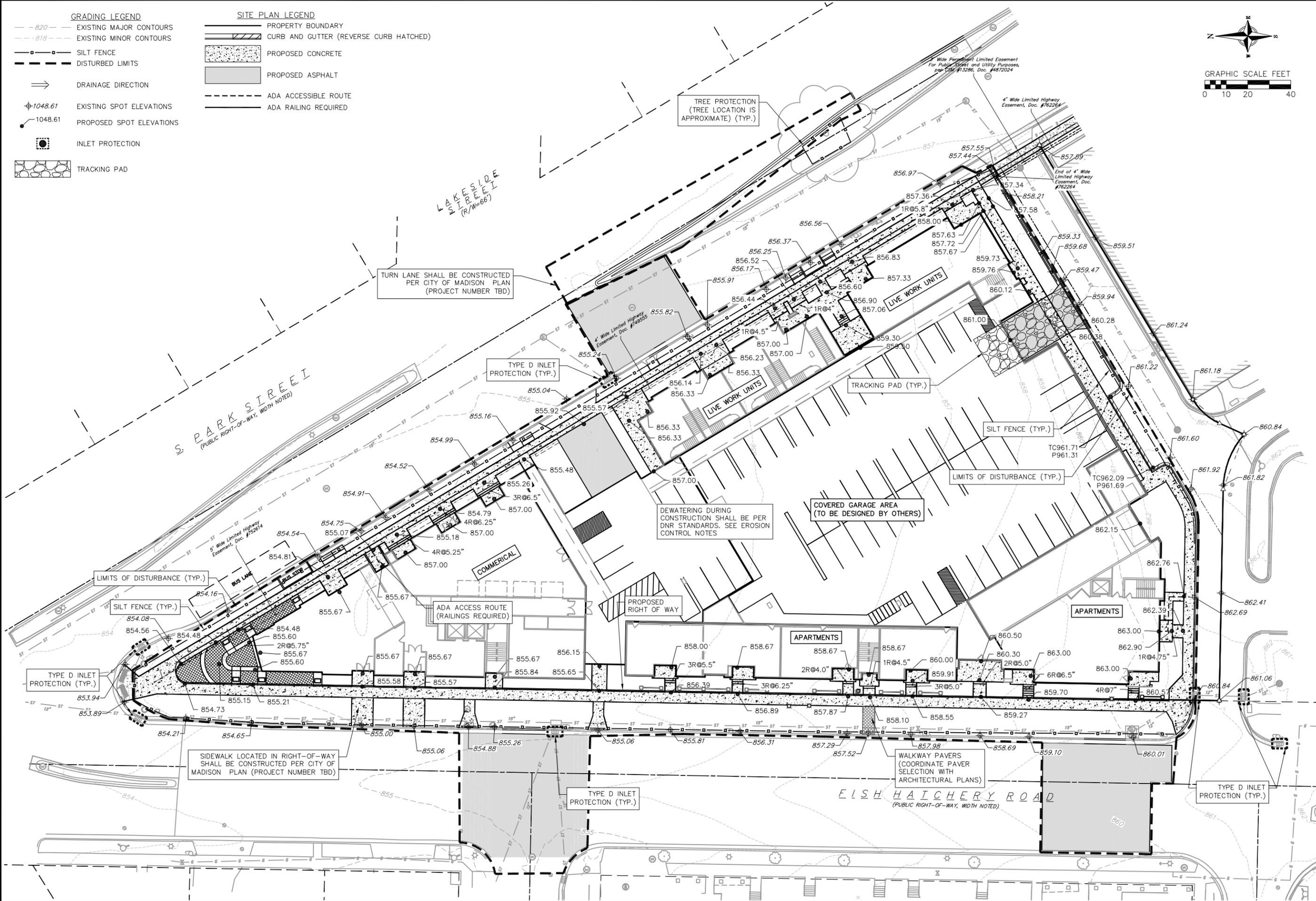
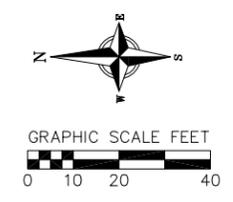
22 Jul 2015 - 11:05:54 M:\T Wall Enterprises LLC\140245_Wingra Point Phase 2\CADD\140245_base_eng.dwg by: jfel

GRADING LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- ▬▬▬ SILT FENCE
- ▬▬▬ DISTURBED LIMITS
- ⇒ DRAINAGE DIRECTION
- ⊕1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- ⊠ INLET PROTECTION
- ▨ TRACKING PAD

SITE PLAN LEGEND

- ▬▬▬ PROPERTY BOUNDARY
- ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED ASPHALT
- - - - - ADA ACCESSIBLE ROUTE
- ▬▬▬ ADA RAILING REQUIRED



vierbicher
 planners | engineers | advisors
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Foxglove Lane, Suite 100
 Phone: (608) 824-5332 Fax: (608) 824-5330

Grading and Erosion Control Plan
 Wingra Point 2
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
1	3/12/15		SUBMITTAL TO CITY
2	7/10/15		SUBMITTAL TO CITY
3	7/21/15		UDC RESUBMITTAL SET

SCALE AS SHOWN
 DATE 7/21/2015
 DRAFTER CGUY
 CHECKED JFEL
 PROJECT NO. 140245
 SHEET 3 OF 5
 DWG. NO. C-3.0

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
4. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
7. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).

SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
6. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

EROSION CONTROL MEASURE NOTES:

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. **STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
8. **SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE

BINDER COURSE OF ASPHALT.

11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
22. IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.
23. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD.
2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT (AS NECESSARY).
4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
5. ROUGH GRADE FOR BUILDING PADS AND WALKS.
6. CONSTRUCT UNDERGROUND UTILITIES.
7. INSTALL INLET PROTECTION ON NEW INLETS.
8. CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA.
9. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH.
10. REMOVE SILT FENCE AFTER DISTURBED AREAS ARE RESTORED.

SEEDING RATES:

- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

- TEMPORARY AND PERMANENT:**
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

- TEMPORARY AND PERMANENT:**
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

UTILITY NOTES:

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT

ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.

8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER TBD).
16. ALL DAMAGE TO THE PAVEMENT ON SOUTH PARK STREET AND FISH HATCHERY ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
17. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
18. UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING STORM SEWER CONSTRUCTION.



Notes & Construction Details
Wingra Point 2
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	3/12/15		
2	7/10/15		
3	7/21/15		

REMARKS	REMARKS

SCALE	AS SHOWN
DATE	7/21/2015
DRAFTER	CGUY
CHECKED	JFEL
PROJECT NO.	140245
SHEET	5 OF 5
DWG. NO.	C-5.0

Plant Material List -- Ground Floor Only

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
5	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
4	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B
2	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
Conifer Evergreen				
3	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	4' B&B
6	MGSJ	Moon glow Spiral Juniper	Juniperus scopulorum 'moonglow'	18" B&B
8	DMP	Dwf Mugo Pine	Pinus Mugo Var Pumilio	15" POT
7	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
4	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	4' B&B
Perennial				
18	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
36	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
13	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
41	LTC	Little Titch Catmint	Nepeta Racemosa 'little Titch'	#1 CONT.
1	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
21	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
Shrub				
11	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
2	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
16	DKOR	Double Knock Out Rose	Rosa 'radtko'	#3 CONT.
4	NBV	Northern Burgundy Arwd Viburnu	Viburnum Dentatum 'morton'	3' B&B

MADISON LANDSCAPE WORKSHEET

Zoning district is GDP/SIP
 Total square footage of developed area19,540 SF
 Total square footage of first 5 acres of developed area + 300 square feet =65 Landscape Units
 Total square footage of 0 additional acres of developed area + 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED
 65 Landscape Units x 5 landscape points for first 5 acres 325 points
 0 Landscape Units x 1 landscape point for additional acres 0 points
 TOTAL LANDSCAPE POINTS REQUIRED 325 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	7	245			
Tall Evergreen Tree : 5-6 feet tall	35					
Ornamental Tree : 1-1/2" Caliper (dbh)	15	4	60			
Upright Evergreen Shrub : 3-4 feet tall	10	13	130			
Shrub, deciduous : 3 gallon / 12"-24"	3	33	99			
Shrub, evergreen : 3 gallon / 12"-24"	4	15	60			
Ornamental grass/perennial : 1gallon / 8"-18"	2	130	260			
Ornamental / Decorative fencing or wall	4 per 10 Lf.	86	34			
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals		888		+		= 888

Street Frontage Landscape Required

Street Frontage = 1,000 LF
 Canopy Trees Required: 1 per 30 LF Frontage = 33
 Shrubs Required : 5 per 30 LF Frontage = 165

Street Frontage Landscape Supplied

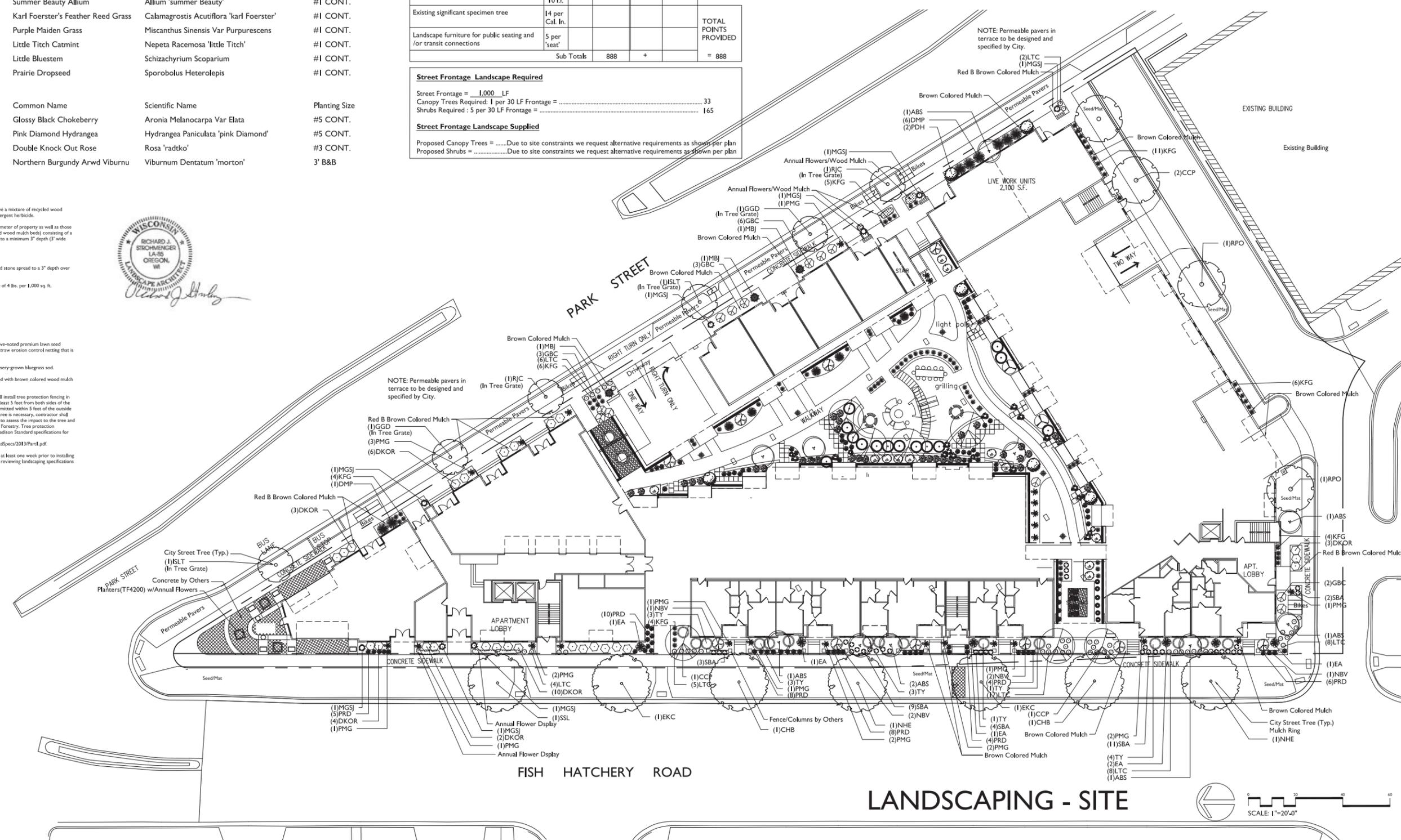
Proposed Canopy Trees =Due to site constraints we request alternative requirements as shown per plan
 Proposed Shrubs =Due to site constraints we request alternative requirements as shown per plan

Plant Material List -- City Street Trees Only

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	CHB	Common Hackberry	Celtis Occidentalis	2 1/2" B&B
2	PADWT	Pagoda Dogwood (tf)	Cornus Alternifolia (tf)	7" B&B
2	EKC	Espresso Kentucky Coffeetree	Gymnocladus Dioicus 'espresso-Jfs'	2 1/2" B&B
2	RJC	Red Jewel Crabapple	Malus 'jewelcole'	1 3/4" B&B
1	SSL	Sterling Silver Linden	Tilia Tomentosa 'sterling'	2 1/2" B&B
2	ISLT	Ivory Silk Japanese Tree Lilac	Syringa Reticulata 'ivory Silk' (tf)	2 1/2" B&B
2	NHE	New Horizon Elm	Ulmus 'new Horizon'	2 1/2" B&B

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Spaded Edge" to be Hand Trenched to depth of 4".
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Tovy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "SeedMat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class II Urban Type A organic straw erosion control netting that is then pegged into the soil with biodegradable staples.
- H) Areas labeled "Soil" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with brown colored wood mulch spread to a 3" depth with pre-emergent herbicide.
- J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)264-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part4.pdf>.
- K) Contractor shall contact City Forestry (608)264-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



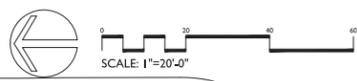
WINGRA POINT PHASE 2
 1004-1032 S. PARK STREET
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: 3/12/15 RS
 Revised: 4/28/15 RS
 Revised: 5/13/15 RS
 Revised: 5/15/15 RS
 Revised: 7/22/15 RS
 Revised:
 Revised:
 Revised:
 Revised:

L-1.1

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

LANDSCAPING - SITE



1/2015 CAUSTIVE SHORTWINGRA POINT WINGRA II I&C.DWG Created: 7/21/2015, Saved: 7/22/2015, Printed: 7/22/2015

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
4	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B

Conifer Evergreen

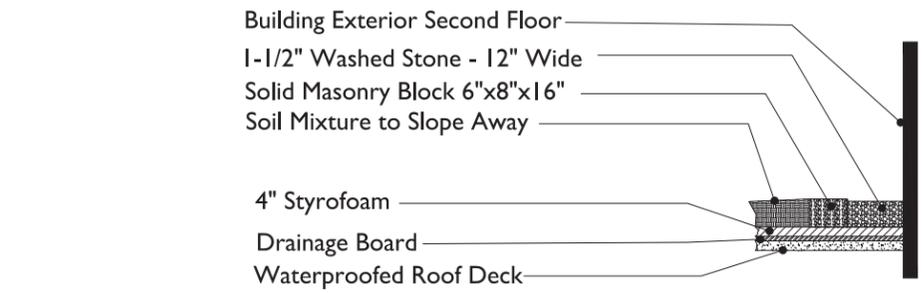
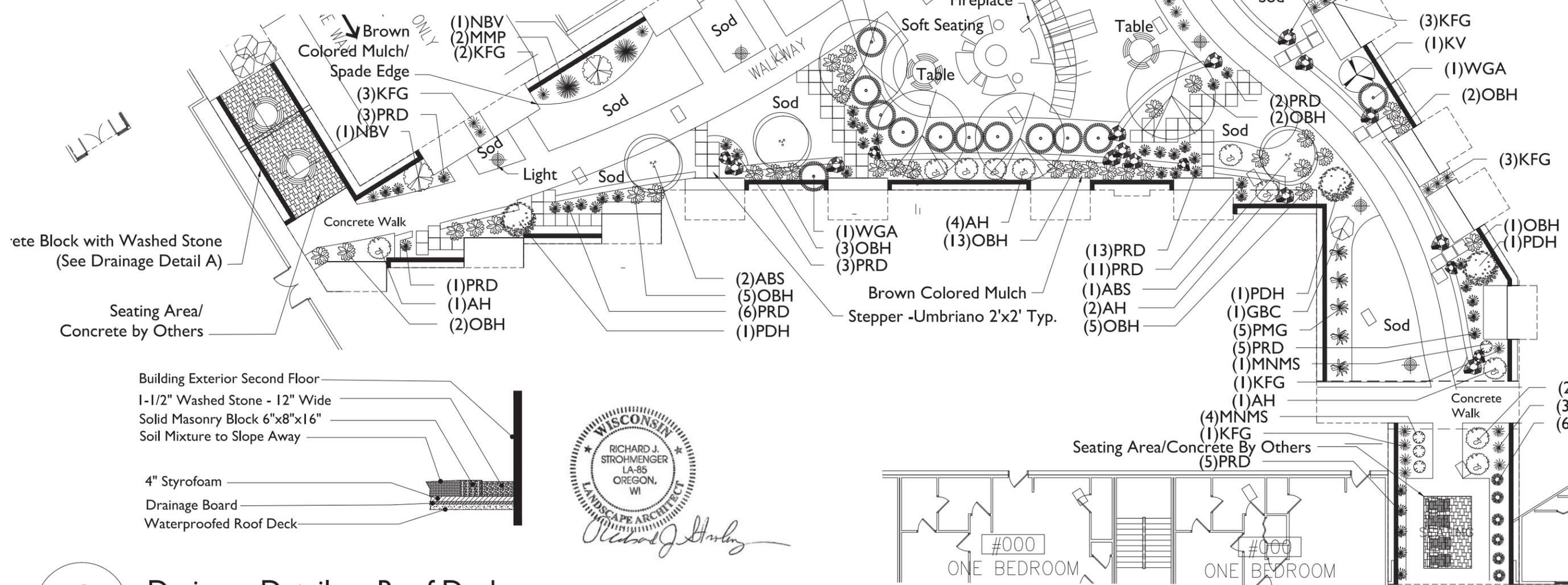
Quantity	Code Name	Common Name	Scientific Name	Planting Size
5	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
14	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
53	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
33	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
7	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
4	MNMS	May Night Sage	Salvia Nemorosa 'mainacht'	#1 CONT.
6	LBS	Little Bluestem	Schizachyrium Scoparium	#1 CONT.
47	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

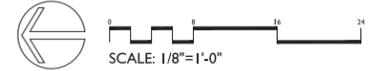
Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
12	AH	Annabelle Hydrangea	Hydrangea Arborescens 'annabelle'	#3 CONT.
4	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
2	KV	Koreanspice Viburnum	Viburnum Carlesii	30" B&B
4	NBV	Northern Burgundy Arwd Viburnu	Viburnum Dentatum 'morton'	3' B&B



A Drainage Detail on Roof Deck
No Scale

LANDSCAPING - SECOND FLOOR



WINGRA POINT PHASE 2
1004-1032 S. PARK STREET
MADISON, WISCONSIN

Checked By: SS
Drawn By: 3/12/15 RS
Revised: 4/28/15 RS
Revised: 5/13/15 RS
Revised: 5/15/15 RS
Revised: 7/22/15 RS
Revised:
Revised:
Revised:
Revised:
Revised:

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc., and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

OLDE QUARRY®

Whether your plans call for constructing a curved wall, seat wall, planters, steps, edging or even an outdoor kitchen, the look will be commanding and impressive with the antiqued finish of Olde Quarry. The flexibility of Olde Quarry makes it one of the most significant landscape design products available today. Available in a variety of colors, it can be matched to almost any paver project.

COLORS®



COFFEE CREEK

PRAIRIE

RIVER



SANDSTONE

SIERRA

We recommend Unilock's LedgeStone™ coping and pillar caps (page 96) to complement this great wall system.

PRODUCT SPECIFICATIONS



100

Visit unilock.com for more Olde Quarry project ideas and information.

UMBRIANO®

N Z C UC



The ultimate in color and wear performance. Unilock's unmatched years of experience in the development of proprietary technologies leverage nature's inherent strength and enduring beauty.

The random dispersing of color and granite particles creates the beauty of Umbriano's® unique mottled surface resembling the appearance of natural granite. Umbriano, with ColorFusion™ and

other superior features, make it an ideal selection for driveways, pool decks, patios, commercial plazas and offices.

COLORS®



AUTUMN SUNSET

MIDNIGHT SKY



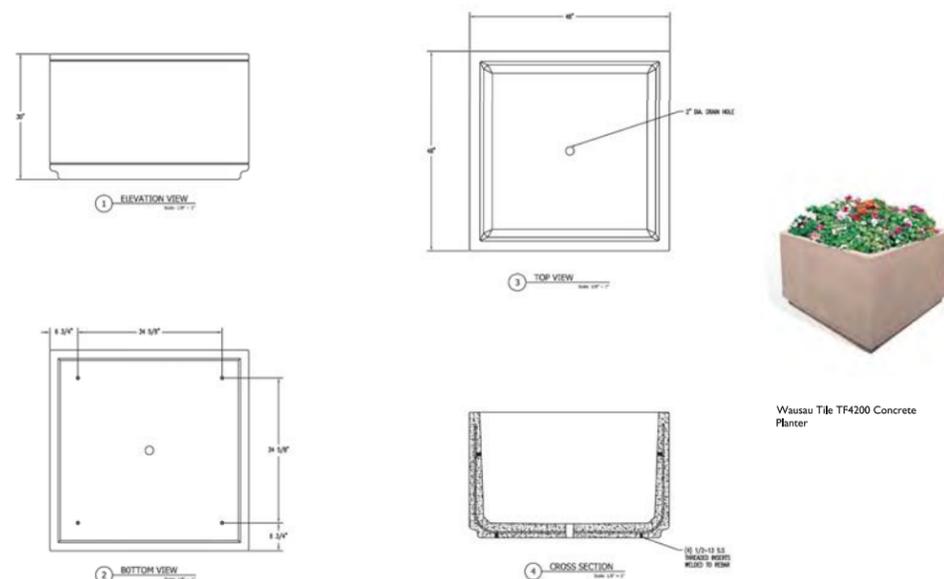
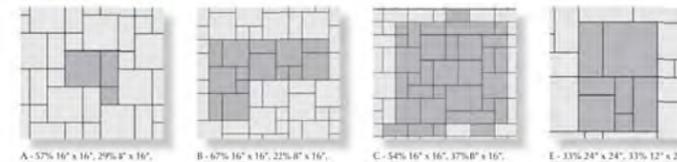
WINTER MARVEL

SUMMER WHEAT

PRODUCT SPECIFICATIONS



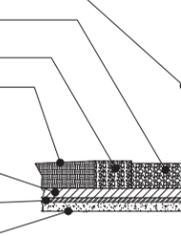
LAYING PATTERNS



WALSAU TILE SITE FURNISHINGS		TILE SETTING MIXTURE	
NO.	QTY	NO.	QTY
1	1	1	1
2	1	2	1
3	1	3	1
4	1	4	1

Building Exterior Second Floor
1-1/2" Washed Stone - 12" Wide
Solid Masonry Block 6"x8"x16"
Soil Mixture to Slope Away

4" Styrofoam
Drainage Board
Waterproofed Roof Deck

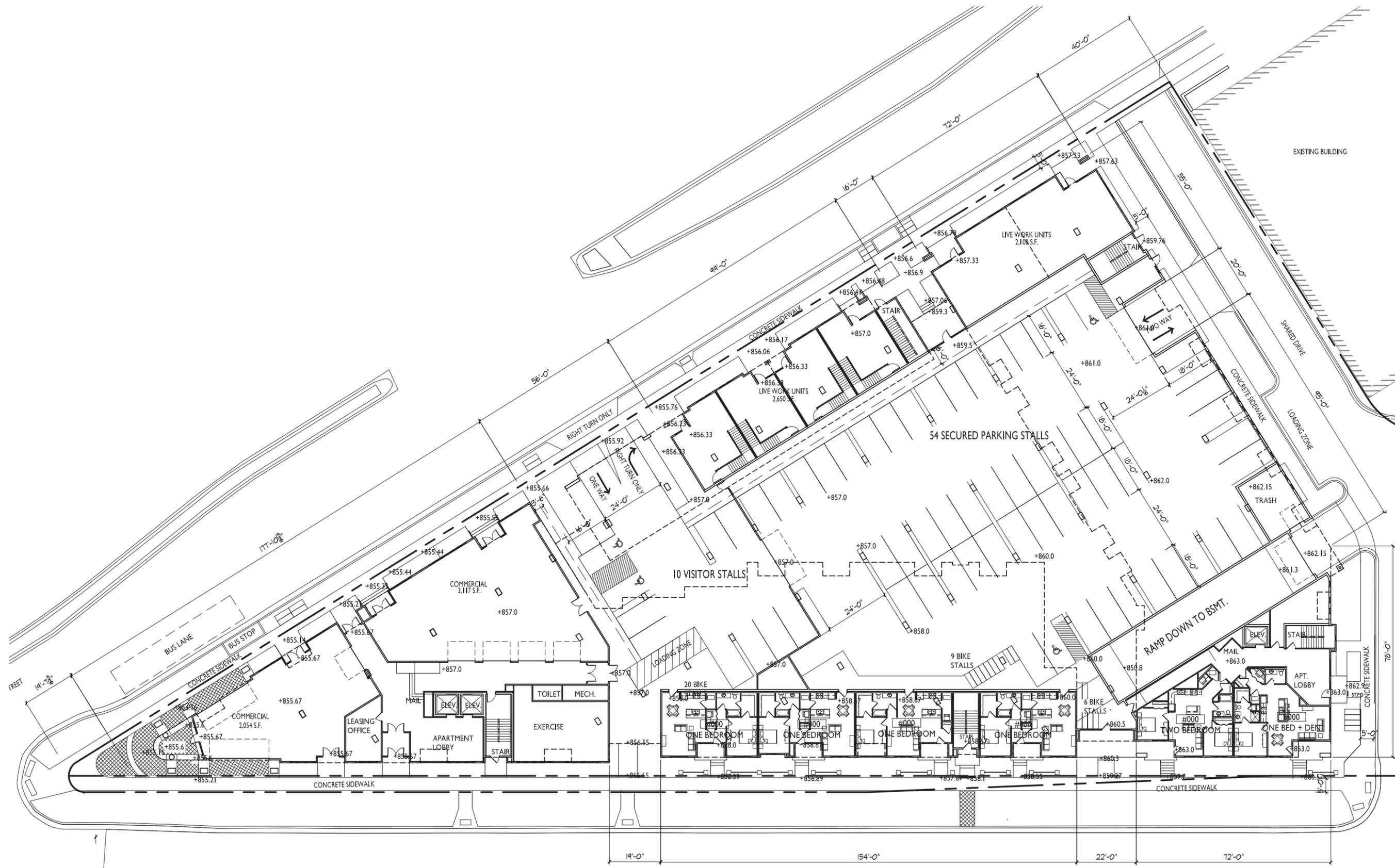


A

Drainage Detail on Roof Deck

No Scale

DETAILS



EXISTING BUILDING

ISSUED
 Issued for SIP March 13, 2015
 Issued for UDC - May 6, 2015
 Issued for UDC - May 13, 2015

PROJECT TITLE
**WINGRA POINT
 PHASE 2**

Fish Hatchery Road &
 Park Street
 Madison, WI
 SHEET TITLE
First Floor Plan

I FIRST FLOOR PLAN
 A-1.1 1/16"=1'-0"



SHEET NUMBER

A-1.1



ISSUED
 Issued for SIP March 13, 2015
 Issued for UDC - May 6, 2015
 Issued for UDC - May 13, 2015

PROJECT TITLE
**WINGRA POINT
 PHASE 2**

Fish Hatchery Road &
 Park Street
 Madison, WI
 SHEET TITLE
Second Floor Plan

1 SECOND FLOOR PLAN
 A-1.2 1/16"=1'-0"



SHEET NUMBER

A-1.2



knothe • bruce
ARCHITECTS

Office: 7001 Walnut Street, Ste 201
Madison, WI 53706
608.256.3090

ISSUED
Issued for SIP March 13, 2015
Issued for UDC - May 6, 2015
Issued for UDC - May 13, 2015

PROJECT TITLE
**WINGRA POINT
PHASE 2**

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. **1433**

© 2013 Knothe & Bruce Architects, LLC



THIRD FLOOR PLAN
A-1.3 1/16"=1'-0"



ISSUED
Issued for SIP March 13, 2015
Issued for UDC - May 6, 2015
Issued for UDC - May 13, 2015

PROJECT TITLE
**WINGRA POINT
PHASE 2**

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
**Fourth - Fifth
Floor Plan**

1 FOURTH - FIFTH FLOOR PLAN
A-1.4 1/16"=1'-0" 

SHEET NUMBER

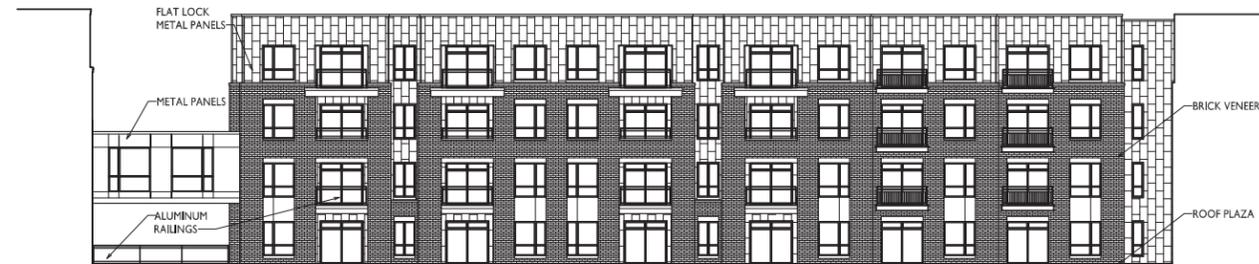
A-1.4



1 COURTYARD ELEVATION
A-2.2 1/16"=1'-0"



2 COURTYARD ELEVATION
A-2.2 1/16"=1'-0"



3 COURTYARD ELEVATION
A-2.2 1/16"=1'-0"



4 SOUTH ELEVATION
A-2.2 1/16"=1'-0"

ISSUED
Issued for SIP March 13, 2015
Issued for UDC - May 6, 2015
Issued for UDC - May 13, 2015
Issued for UDC - July 22, 2015

PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.2

PROJECT NO. **1433**
© 2013 Knothe & Bruce Architects, LLC



1 PARK STREET ELEVATION
 A-2.1 1/16"=1'-0"

ISSUED
 Issued for SIP March 13, 2015
 Issued for UDC - April 1, 2015
 Issued for UDC - May 6, 2015
 Issued for UDC - May 13, 2015
 Issued for UDC - July 22, 2015



2 FISH HATCHERY ROAD ELEVATION
 A-2.1 1/16"=1'-0"

PROJECT TITLE
 WINGRA POINT
 PHASE 2

Fish Hatchery Road &
 Park Street
 Madison, WI
SHEET TITLE
 Exterior
 Elevations

SHEET NUMBER

A-2.1