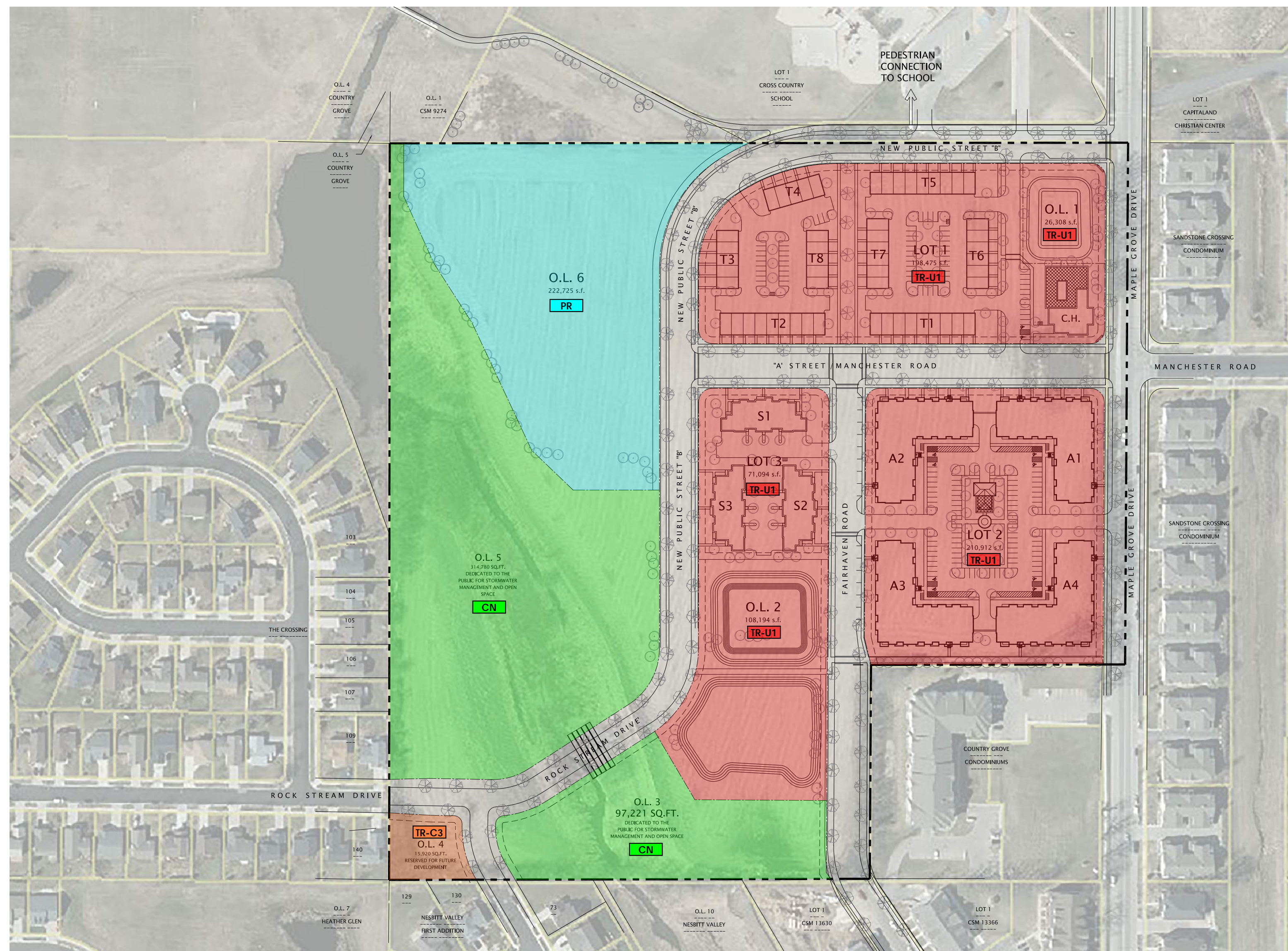


MAPLE GROVE DRIVE RESIDENTIAL

MADISON, WISCONSIN



REZONING SUBMITTAL

AUGUST 14, 2019



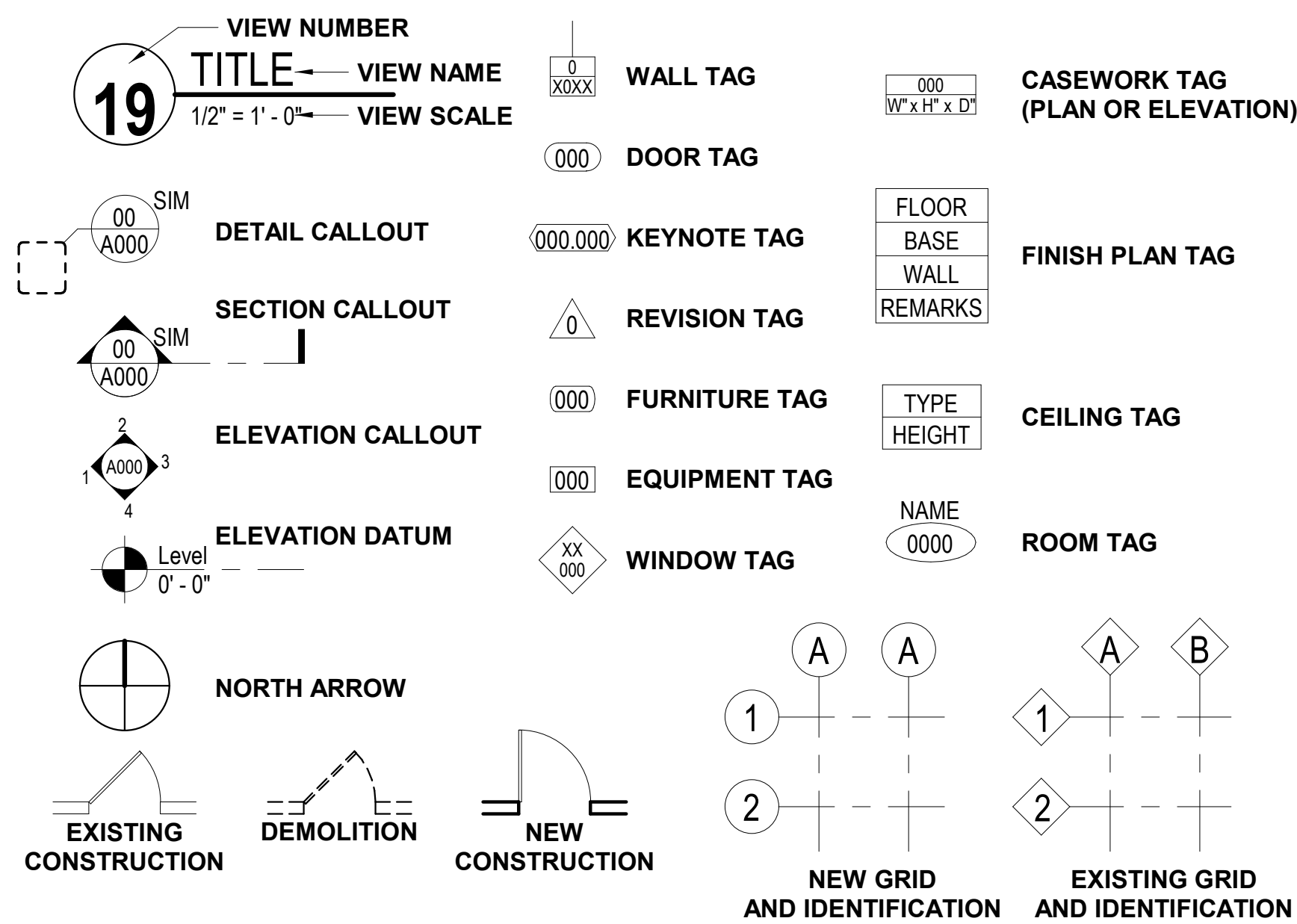
JLA
ARCHITECTS

JLA PROJECT NUMBER: 17-1018

ABBREVIATIONS

A air condition	D DEMO demolition	G GALV gage	N north	T T&M time & materials
AE Architect/Engineer	DEPT department	GA galvanized	NA not applicable	TEMP temperature
ACT acoustical ceiling tile	DF drinking fountain	GB grab bar	NIC not in contract	TER terrazzo
ADOL additional	DPS Door and Frame Schedule	GC general contractor	NO number	TERB terrazzo base
ADUM addendum	DH double hung	GL glass	NSM nominal	TF top of finish floor
AFC above finished counter	DIA diameter	GLT glass tile	NS no scale	TK BD tackboard
AFF above finished floor	DR door	GLU LAM glued laminated wood	NTS not to scale	TO top of
AFG above finished grade	DR FR door frame	GR granite		TOB top of beam
AFS above finished slab	DTL detail	GRN granite		TOC top of concrete
ALT alternate	DW dishwasher	GT grout		TOJ top of joint
ALUM aluminum	DWG drawing	GW glazed wall tile		TOO top of outside
APPD approved		GYP BD gypsum board		TOPO topography
APT apartment				TOS top of slab
ASC above suspended ceiling				TSS top of steel
				TV television
				TYP typical
B baseboard	E east	H hose bibb	O on center	U unless noted otherwise
BB bulletin board	EFS exterior insulation	HC hollow core	OD outside diameter	UON unless otherwise note
BLDG building	EL elevation	HCP handicapped	OF/CI owner furnished, contractor installed	
BL blinds (window)	ELEC electric, electrical	HM hollow metal	OF/CI owner furnished, owner installed	
BLT borrowed light	ELV elevator	HORZ horizontal	OF/VI owner furnished, vendor installed	
BLW below	EP epoxy base	HORZ horizontal	OPH overhead (ceiling) door	
BPL base plate	EPB epoxy base	HORZ horizontal	OPNG opening	
BO bottom of	EPS expanded polystyrene board	HORZ horizontal		
BOS bottom of steel	EQ equal	HORZ horizontal		
	EQ existing	HORZ horizontal		
	EXP expand, expansion	HORZ horizontal		
	EXT exterior	HORZ horizontal		
		HORZ horizontal		
C catch basin	F female	HORZ horizontal		
CB construction bulletin	F filler	HORZ horizontal		
CF/CI contractor furnished, contractor installed	FA fire alarm	HORZ horizontal		
CF/CI contractor furnished, owner installed	FAB fabric	HORZ horizontal		
CF/VI contractor furnished, vendor installed	FAC facsimile	HORZ horizontal		
CG corner guard	FC fire cabinet	HORZ horizontal		
CH BD cast-in-place	FCD fire extinguisher cabinet	HORZ horizontal		
CIP cast-in-place	FHC fire hose cabinet	HORZ horizontal		
CJ control joint	FG foot grille	HORZ horizontal		
CJ construction joint	FLR floor	HORZ horizontal		
CL centerline	FM factory mutual	HORZ horizontal		
CLG ceiling	FN fire proof	HORZ horizontal		
CLM clear	FPI fire pipe	HORZ horizontal		
CM construction management	FRP fiber reinforced panel	HORZ horizontal		
CMU concrete masonry unit	FT feet	HORZ horizontal		
CO cleanout	FTG foaming	HORZ horizontal		
COL column	FWP fabric wrapped panel	HORZ horizontal		
CONC concrete		HORZ horizontal		
CORR corridor		HORZ horizontal		
CONT continuous		HORZ horizontal		
CPT carpet		HORZ horizontal		
CSWK casework		HORZ horizontal		
CT ceramic tile		HORZ horizontal		
CTB ceramic tile base		HORZ horizontal		

SYMBOL LEGEND



PROJECT ADDRESS

MAPLE GROVE DRIVE RESIDENTIAL
 MADISON, WISCONSIN

OWNER INFORMATION

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
 789 NORTH WATER STREET - SUITE 200
 MILWAUKEE, WISCONSIN 53202
 CONTACT: MR. CRAIG RADDATZ
 CRADDATZ@FRED-INC.COM
 P 414.226.4535

PROJECT TEAM

ARCHITECTURAL

JLA ARCHITECTS & PLANNERS
 2418 CROSSROADS DRIVE - SUITE 2300
 MADISON, WISCONSIN 53718
 CONTACT: MR. MARC OTT
 MOTT@JLA-AP.COM
 OFFICE: 608.241.9500 DIRECT: 608.442.3867

CIVIL ENGINEERING

D'ONOFRIO KOTTKE AND ASSOCIATES
 7530 WESTWARD WAY
 MADISON, WISCONSIN 53717
 CONTACT: MR. BRUCE HOLLAR
 BHOLLAR@DONOFRIO.CC
 608.833.7530

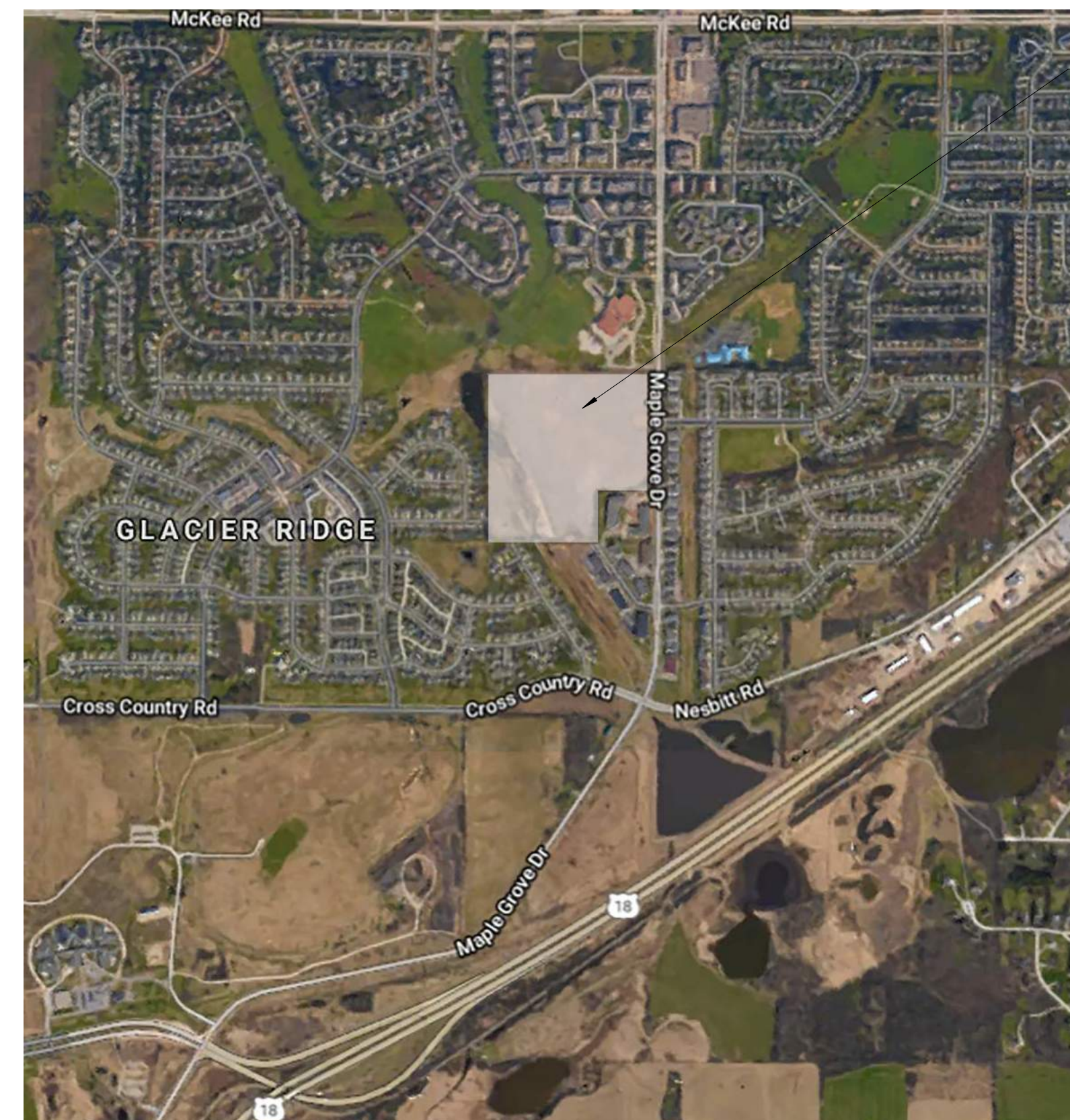
SET ISSUE

REZONING SUBMITTAL
 JANUARY 9, 2019

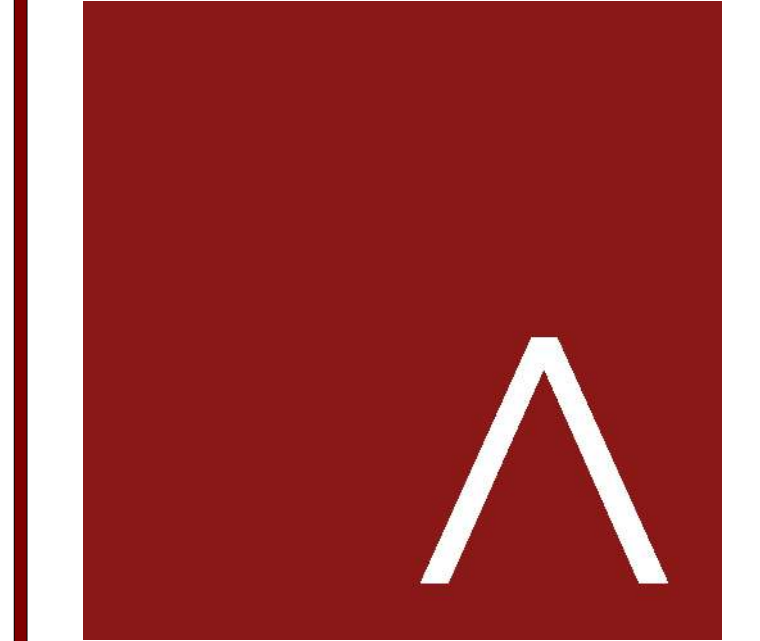
SHEET INDEX

GENERAL	COVER
G000	G001
CIVIL	EXISTING CONDITIONS SURVEY
C100	C200
ARCHITECTURAL	ZONING PLAN
ASP-000	

VICINITY MAP



EXTENTS OF DEVELOPMENT



JLA
 ARCHITECTS
 MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE
 RESIDENTIAL

REZONING SUBMITTAL

PROGRESS DOCUMENTS

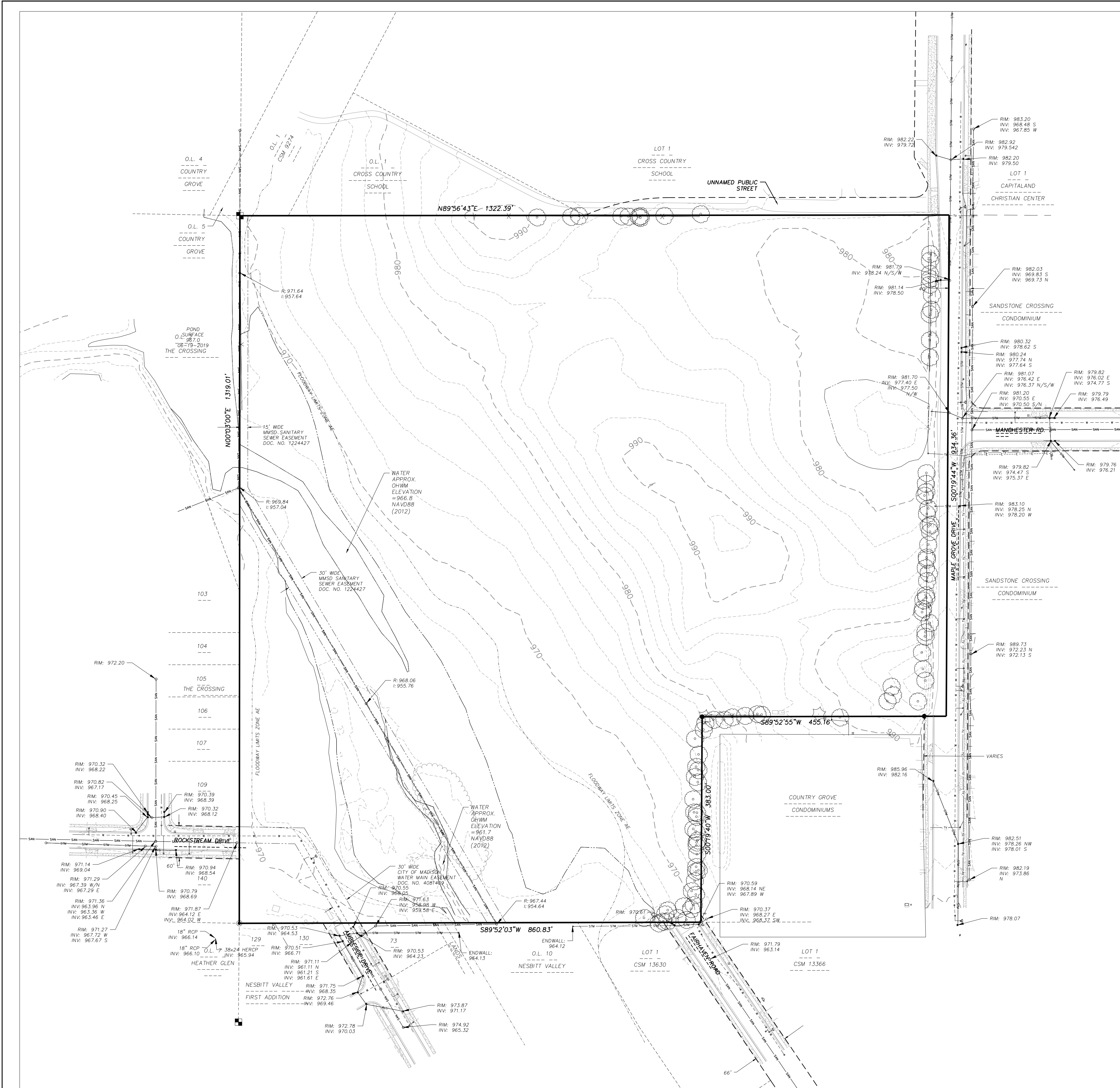
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DATE OF ISSUANCE AUGUST 14, 2019

REVISION SCHEDULE		
MARK	DESCRIPTION	DATE

SHEET TITLE
 INDEX SHEET

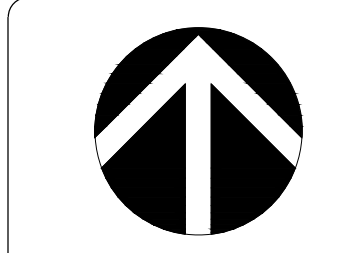
SHEET NUMBER
G001



- LEGEND**
- FOUND 3/4" REBAR
 - PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
 - SS SS SANITARY SEWER
 - W W WATER MAIN
 - ST ST STORM SEWER
 - MANHOLE
 - ⊗ CATCH BASIN/INLET
 - ⊗ LIGHT POLE
 - ⊗ VALVE
 - ⊗ HYDRANT
 - ⊗ SIGN
 - ⊗ DECIDUOUS TREE
 - ⊗ BUSH
 - ⊗ CONIFEROUS TREE
 - ⊗ FLAGPOLE
 - ⊗ FENCE
 - ⊗ CONCRETE CURB AND GUTTER
 - 91.8 EXISTING CONTOUR
 - 918.32 SPOT ELEVATION (Ø DECIMAL PT.)
 - EXISTING WETLAND

D'ONOFRIO NOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXISTING CONDITIONS SURVEY
MAPLE GROVE DRIVE
 CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 100'

DATE: 06-25-19
 REVISED:

FN: 17-07-118
 Sheet Number:
C100

- LEGEND**
- FOUND 3/4" REBAR
 - FOUND 1-1/4" REBAR
 - PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
 - SAN — SANITARY SEWER
 - W — WATER MAIN
 - STM — STORM SEWER
 - TV — TELECOMMUNICATION
 - MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - CATCH BASIN/INLET
 - LIGHT POLE
 - VALVE
 - HYDRANT
 - SIGN
 - FENCE
 - CONCRETE CURB AND GUTTER
 - EXISTING CONTOUR

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.

Dated this 8th day of August, 2019.

Brett T. Stoffregen
Brett T. Stoffregen, Professional Land Surveyor S-2742



NOTES

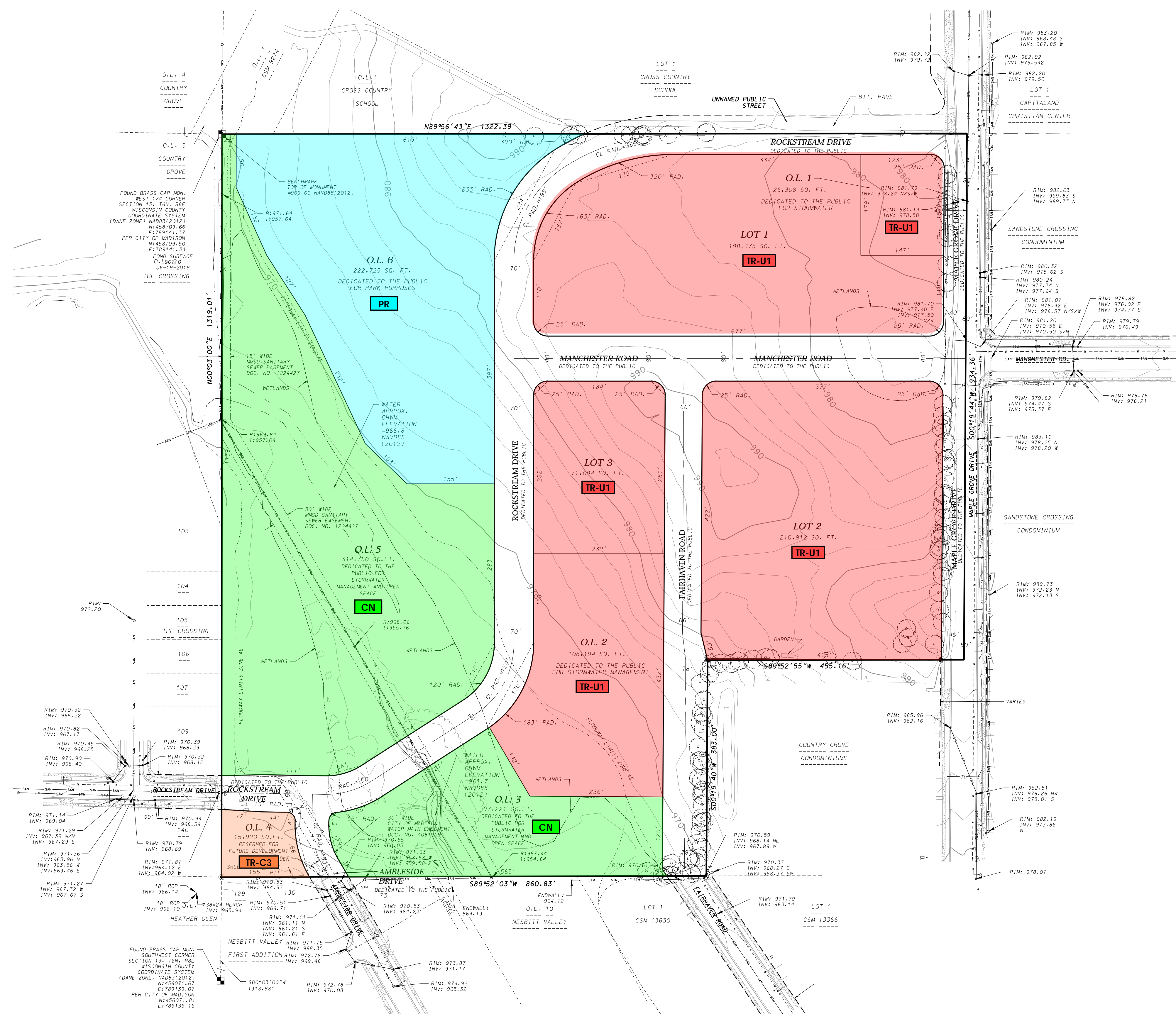
- Existing Zoning: A
Proposed Zoning: Lots 1, 2, 3, Outlots 1 and 2 - TR-U1
Outlot 6 - PR
Outlots 3 and 5 - CN
Outlots 4, - TR-C3

2. Subdivider:
Fiduciary Real Estate Development, Inc.
789 N. Water Street, Suite 200
Milwaukee, WI 53202

OWNER:
William Kuschman, ETAL
113 S. Main Street
Verona, WI 53593

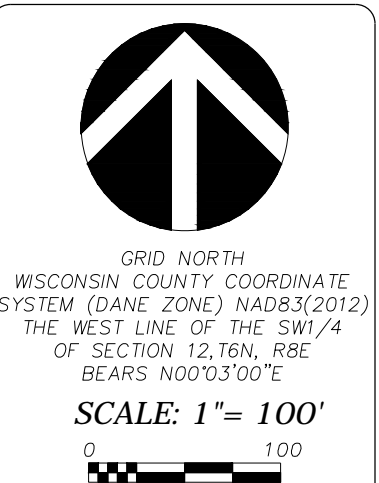
LEGAL DESCRIPTION

A parcel of land located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the West 1/4 corner of said Section 12; thence N89°56'43"E, 1322.39 feet along the South lines of Outlot 1, Certified Survey Map No. 9274, Outlot 1, Cross Country School and an unnamed public street to the Northeast corner of said NW1/4 of the SW1/4; thence S00°19'40"W, 383.00 feet along the West line of said Country Grove Condominiums and the Southerly extension thereof, to point on the North right-of-way line of Fairhaven Road; thence S89°52'55"W, 455.16 feet along the North line of Country Grove Condominiums and the Easterly extension thereof, to the Northwest corner of said Country Grove Condominiums; thence S00°19'40"W, 383.00 feet along the West line of said Country Grove Condominiums and the Southerly extension thereof, to point on the North right-of-way line of Fairhaven Road; thence S89°52'03"W, 860.83 feet along said North right-of-way line and the North lines of Lot 1, Heather Glen and the Southeast corner of Lot 140, Nesbitt Valley, Lots 129 and 130, Nesbitt Valley First Addition and the Northerly right-of-way line of Ambleside Drive to the Northwest corner of said Lot 129, also being the Northeast corner of Outlot 7, Heather Glen and the Southeast corner of Lot 140, The Crossing; thence N00°03'00"E, 1319.01 feet along East lines of Outlot 2, Lots 103 through 109 and Lot 140, The Crossing and the East right-of-way line of Rockstream Drive to the point of beginning, containing 1,564.536 square feet (35,917 acres).



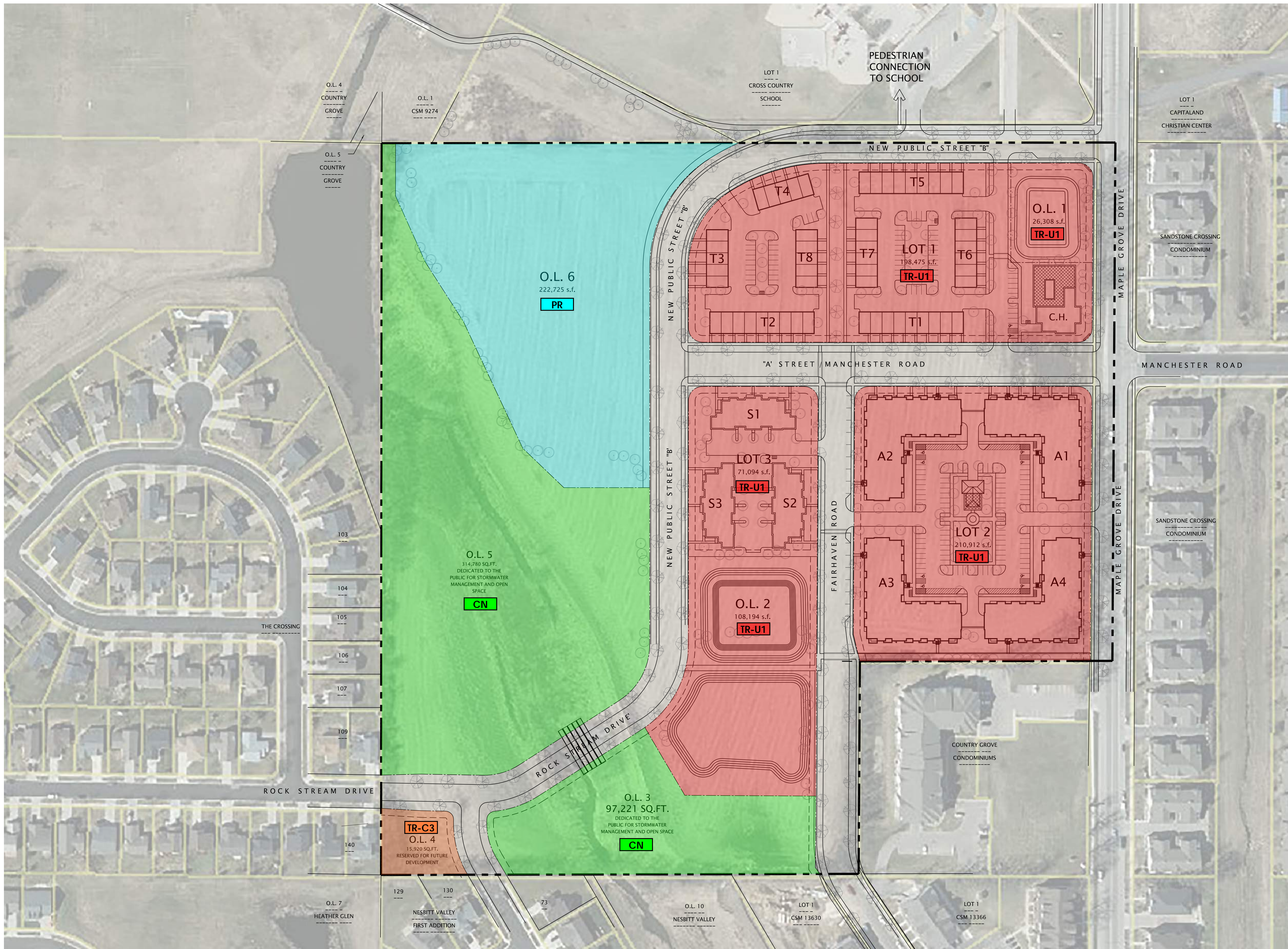
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7530 Westward Way, Madison, WI 53717
Phone: 608.833.1750 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY PLAT
FRED - MAPLE GROVE DRIVE
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 12, T6N, R8E
CITY OF MADISON, DANE COUNTY, WISCONSIN



DATE: 08-08-19
REVISED:

FN: 17-07-118
Sheet Number:
C200



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1018



**MAPLE GROVE DRIVE
RESIDENTIAL**

REZONING SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 14, 2019

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
ZONING PLAN

SHEET NUMBER
ASP-000

