



# City of Madison

## Proposed Demolition & Conditional Use

Location  
1601 Wright Street

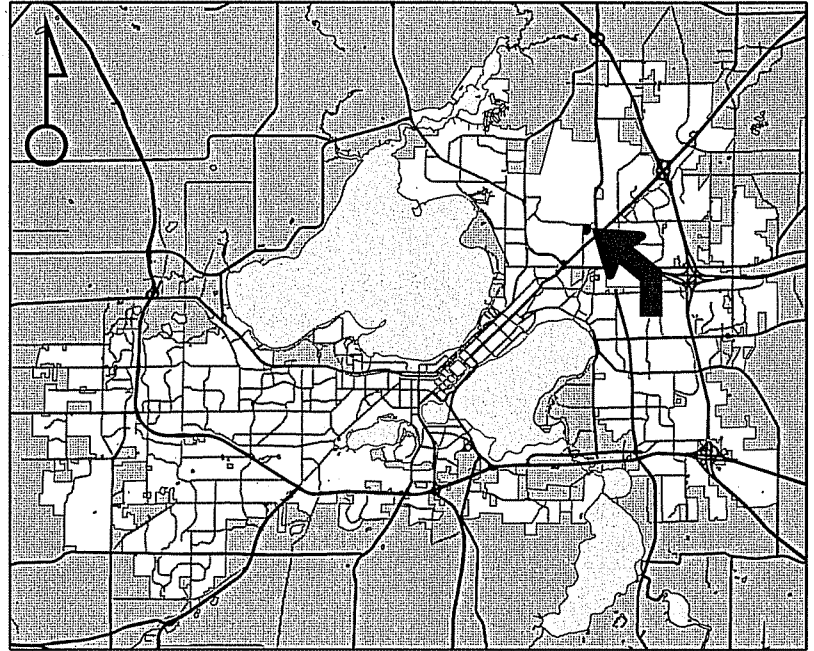
Project Name  
Truax Park Development, Phase 2

Applicant  
Truax Park Development, Phase 2, LLC/  
Natalie Erdman - CDA City of Madison

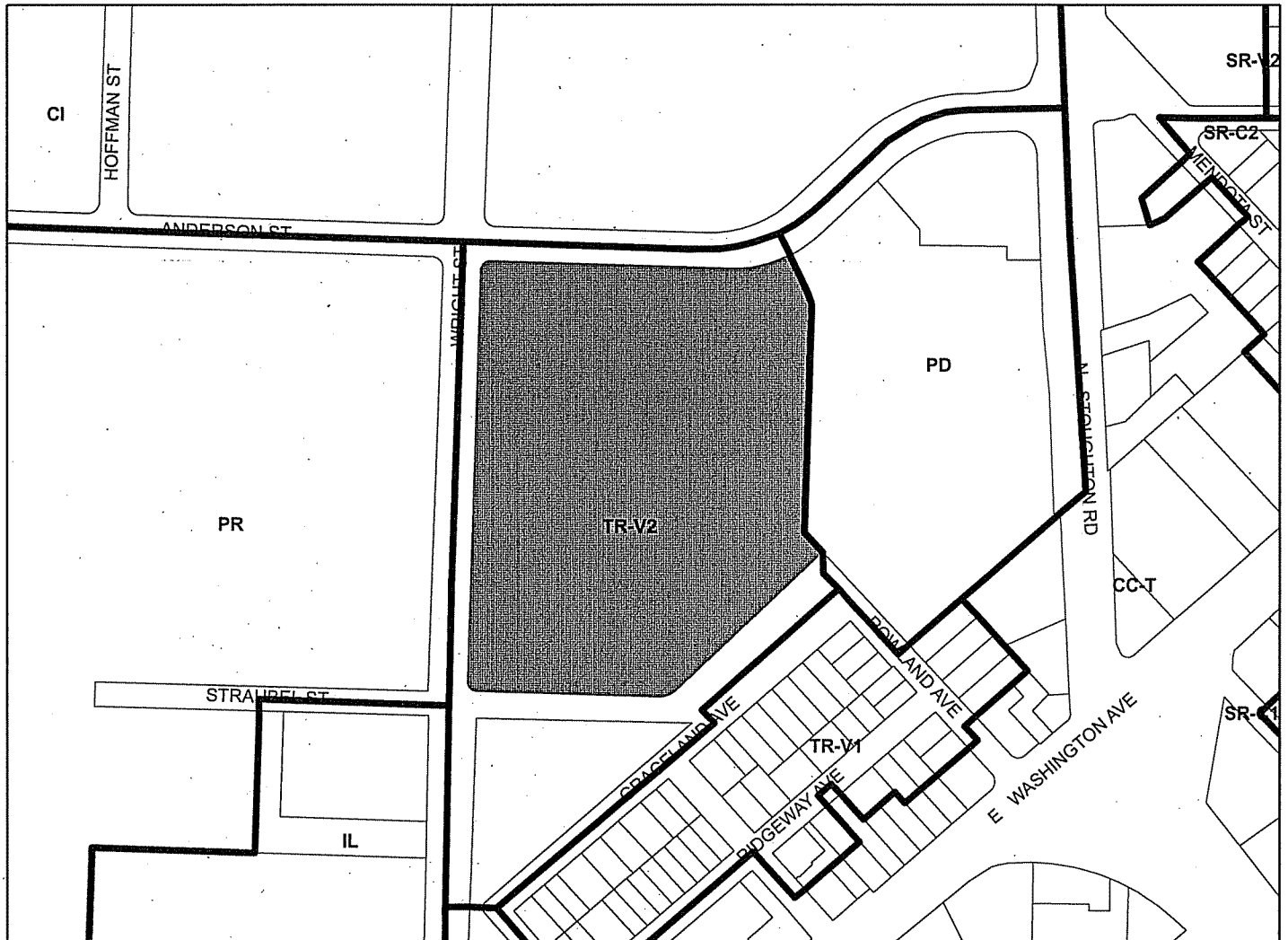
Existing Use  
4 residences

Proposed Use  
Demolish 4 residences (w/7 units) and  
construct 48 apartments in 3 buildings

Public Hearing Date  
Plan Commission  
28 July 2014



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 July 2014

14-15



# City of Madison

## Proposed Preliminary & Final Plat

Project Name  
Truax Park

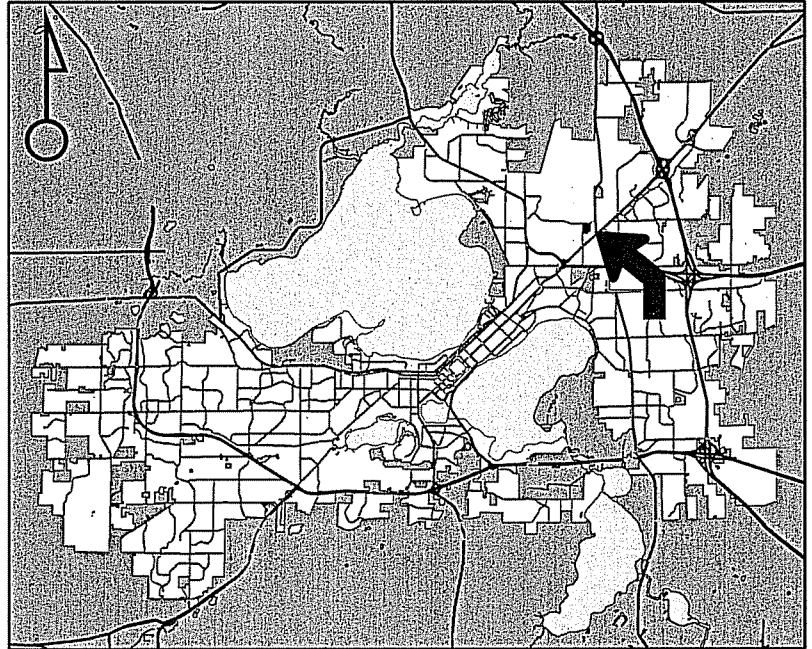
Location  
1601 Wright Street

Applicant  
The CDA of the City of Madison/  
Francis Thousand - Royal Oak & Assoc

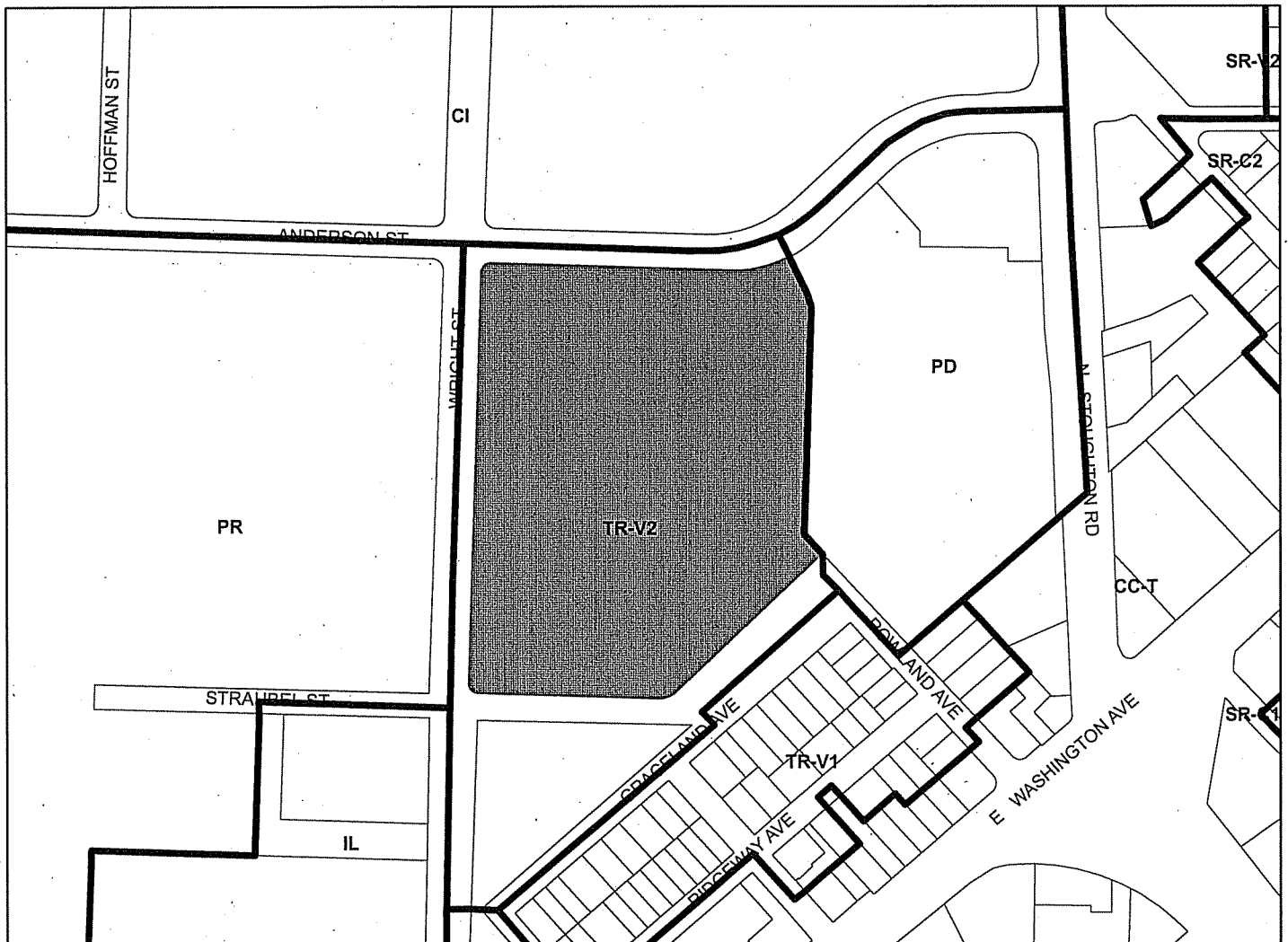
Proposed Use  
Create 6 residential lots and  
1 outlot for CDA Truax Park

Public Hearing Date  
Plan Commission  
28 July 2014

Common Council  
05 August 2014



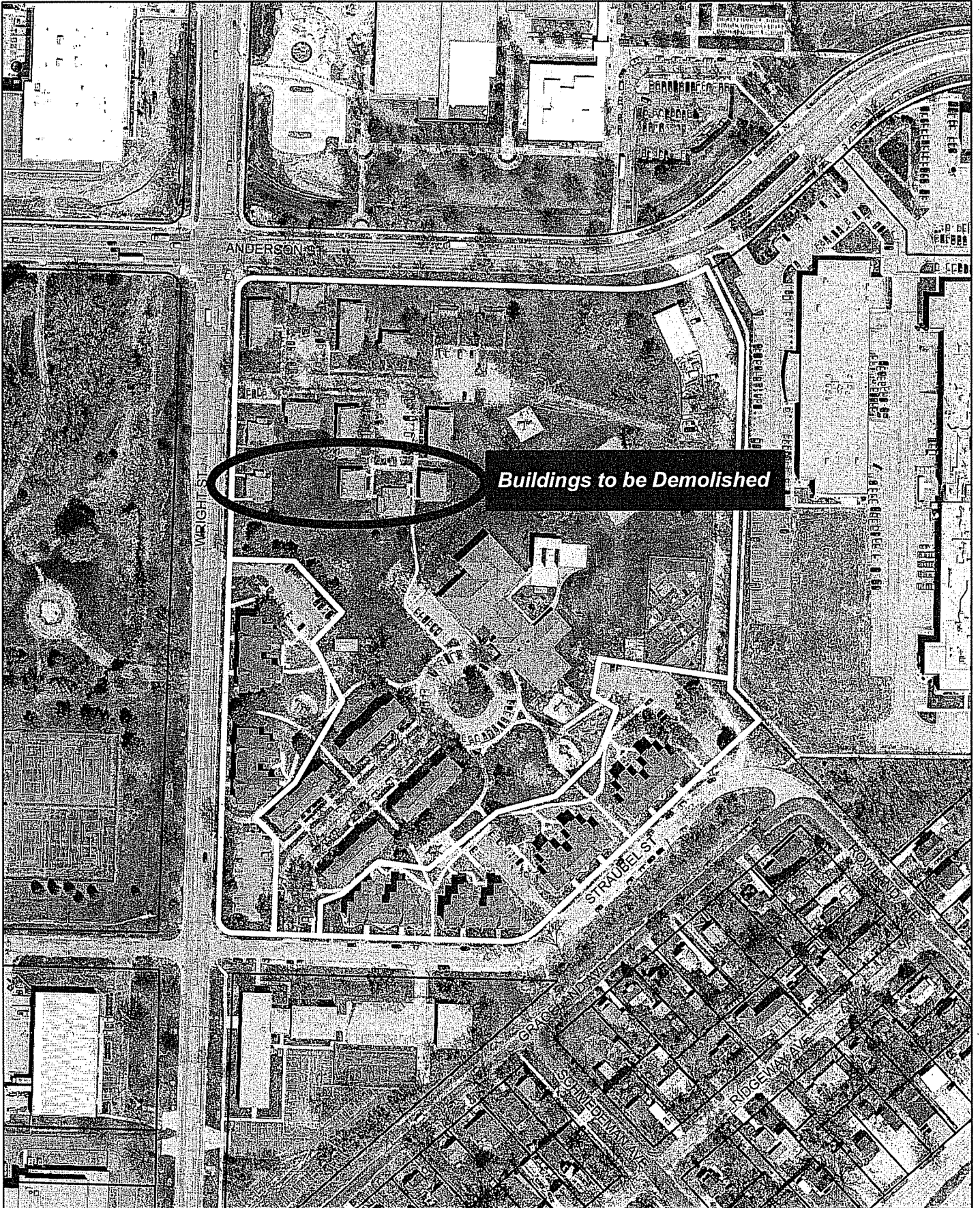
For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 July 2014

14-15





# LAND USE 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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid WAIVED Receipt No. \_\_\_\_\_

Date Received 5/7/14

Received By POA

Parcel No. 0810-321-0801-2

Aldermanic District 15 DAVID A. HROUS

Zoning District TR-V2

Special Requirements \_\_\_\_\_

Review Required By:

Urban Design Commission     Plan Commission

Common Council     Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 9 Straubel Court, Madison WI 1601 WRIGHT ST.  
**Project Title (if any):** Truax Park Development, Phase 2

## 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning     Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

**Applicant Name:** Natalie Erdman *CDA of City of Madison NLE* Company: CDA City of Madison

Street Address: 215 Martin Luther King Jr. Blvd Rm 312 City/State: Madison, WI Zip: 53703

Telephone: (608) 267-1992 Fax: (608) 261-6126 Email: nerdman@cityofmadison.com

**Project Contact Person:** Natalie Erdman Company: CDA City of Madison

Street Address: 215 Martin Luther King Jr. Blvd Rm 312 City/State: Madison, WI Zip: 53703

Telephone: (608) 267-1992 Fax: (608) 261-6126 Email: nerdman@cityofmadison.com

**Property Owner (if not applicant):** Truax Park Development, Phase 2, LLC

Street Address: 215 Martin Luther King Jr. Blvd Rm 312 City/State: Madison, WI Zip: 53703

## 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Construction of 48 apartments in three buildings as part of a larger redevelopment of 18.8 acre site that currently includes 151 apartments and a community center. Four buildings with a total of 7 units will be demolished.

Development Schedule: Commencement September 2014 Completion September 2015

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

*FEE WAIVED FOR CDA*

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Notices were sent to Alder David Aherns and the Truax Neighborhood Association on March 21, 2014

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: April 24, 2014 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

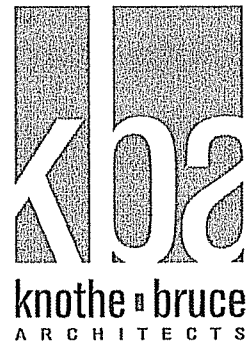
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Natalie Erdman Relationship to Property: Exec Director of CDA

Authorizing Signature of Property Owner Natalie Erdman Date 5.7.14

May 7, 2014

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 - Conditional Use  
Truax Park Phase II  
Madison, Wisconsin

**KBA Project # 1127**

Dear Ms. Cornwell,

The following is submitted together with plans and application for Plan Commission consideration of approval.

**Organizational Structure:**

Owner/Developer: Truax Park Development, Phase 2  
Community Development Authority ("CDA") Managing Member  
Contact: Natalie Erdman  
nerdman@cityofmadison.com

Engineer: Royal Oak & Associates, Inc.  
3678 Kinsman Blvd.  
Madison, WI 53704  
(608)274-0500  
Contact: Carl Sandsnes

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

Landscape Design: Ken Saiki Design  
303 South Paterson Street  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
[ksaiki@ksc-la.com](mailto:ksaiki@ksc-la.com)

### **Introduction:**

The CDA owns and operates more than 1,100 units of affordable housing in the City of Madison in more than 35 locations. More than 870 of those apartments are operated with federal funding from HUD that allows residents to pay just 30% of their income in rent. Truax Park Apartments is an 18.8 acre site on the east side of Madison that currently has 147 apartments that all receive public housing rental assistance to make the apartments very affordable to low income families. The existing buildings were constructed in 1948 and 1965

East Madison Community Center is located in the center of the site and provides a wide array of services to the families that live at Truax Park Apartments as well as to the neighborhood.

In 2009, the Common Council passed enacted resolution RES-09-00340 adopting the Truax Park Apartments Master Plan and Site Development Study and the recommendations contained therein. The Truax Park Apartments Master Plan and Site Development Study addresses: (1) construction of new public housing, 2) major renovation of existing public housing, 3) construction of additional affordable housing, and 4) major concerns of public housing residents including no loss of public housing in the redevelopment process.

In 2011, the CDA completed the renovation of 71 apartments at Truax Park Apartments. In 2013, the CDA received an allocation of Low Income Housing Tax Credits to finance a significant portion of the second phase of redevelopment at Truax Park Apartments.

### **Project Description:**

Phase 2, includes the construction of 48 apartments for very low income families and individuals. Twenty four (24) of the apartments will be in a building for families that need three, four or five bedroom apartments. A second building will have sixteen (16) one bedroom apartments. A third building will provide 8 apartments operated by Porchlight with supportive services for adults suffering from homelessness. 4 buildings containing a total of 7 apartments will also be demolished to provide space for the new buildings.

The Phase 2 redevelopment will replace thirty-five (35) townhomes at the corner of Wright and Anderson Street that were built in 1965 and are functionally obsolete.

The 24 and 16 unit buildings will have underground parking, exterior entrances on the first floor, and washer/dryers in the apartment.

CDA management offices will be relocated from two apartments to the new buildings. The new office space will not only provide a more efficient use of space, but will also allow the CDA to reprogram two apartments (currently being used for office space) for residential use.

All of the apartments will be visitable and will meet Wisconsin Green Built Energy Standards.

The estimated development cost of Phase 2 is \$8.5 Million.

**Conditional Use:**

A 48 unit residential building complex is an allowed use in the TR-V2 zoning district and requires a Conditional Use Application according to Chapter 28, Madison Zoning Code Ordinance 28.048, Table 28C-1.

**Site Development Data:**

Densities:	<u>24-unit</u>	<u>16-unit</u>	<u>8-unit</u>	<u>Total</u>
Lot Area	57,502.7 sf	32,426.4 sf	22,740.7 sf	
Dwelling Units	24	16	8	48
Lot Area/D.U.	2,395.9 sf/du	2,026.7 sf/du	2,842.6 sf/du	
Usable Open Space:	20,204 sf	18,240 sf	8,420 sf	
Building Height:	2 Stories	2 Stories	2 Stories	
Gross Floor Areas:	38,250 sf	16,032 sf	5,272 sf	
Dwelling Unit Mix				
1 Bedroom	0	16	8	24
3 Bedroom	16	0	0	16
4 Bedroom	4	0	0	4
5 Bedroom	4	0	0	4
Total	24	16	8	48
Vehicle Parking:				
Underground:	38 stalls	16 stalls	0 stalls	54
Surface:	-	-	-	22 new



Bicycle Parking:

Garage (2x6):	42 stalls	16 stalls	0 stalls	58
Exterior (2x6):	4 stalls	4 stalls	8 stalls	16
Total	46 stalls	20 stalls	8 stalls	74

**Project Schedule:**

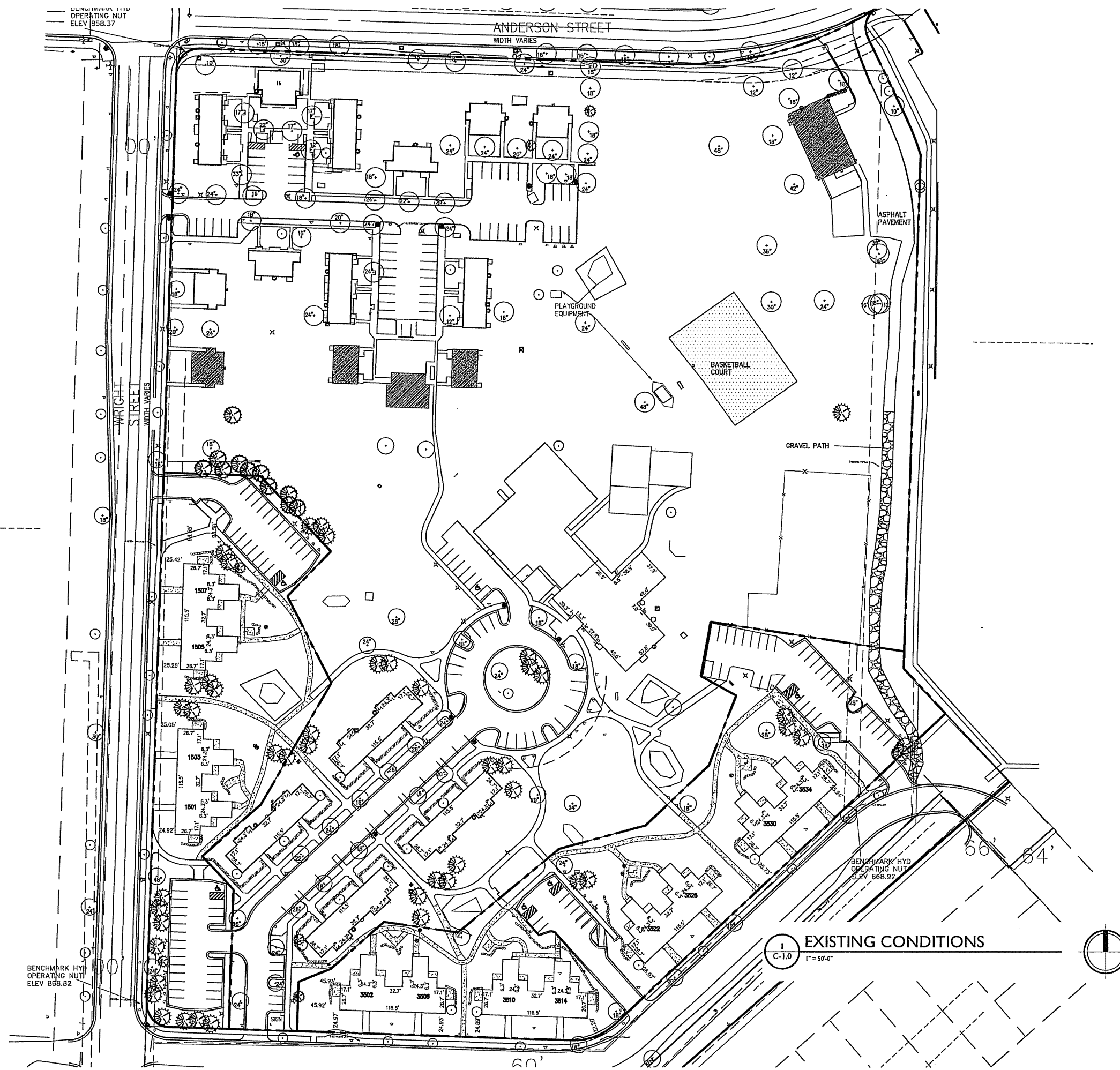
It is anticipated that the new construction phase will begin in the Fall of 2014 with completion during the Fall of 2015.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA  
Managing Member



BENCHMARK HYD  
OPERATING NUT  
ELEV 858.37

ANDERSON STREET  
WIDTH VARIES

WRIGHT STREET  
WIDTH VARIES

ASPHALT  
PAVEMENT

PLAYGROUND  
EQUIPMENT

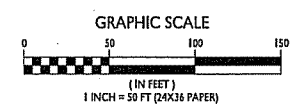
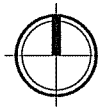
BASKETBALL  
COURT

GRAVEL PATH

BENCHMARK HYD  
OPERATING NUT  
ELEV 868.92

BENCHMARK HYD  
OPERATING NUT  
ELEV 868.82

1  
C-1.0  
1" = 50'-0"



ISSUED  
Land Use Application - May 7, 2014

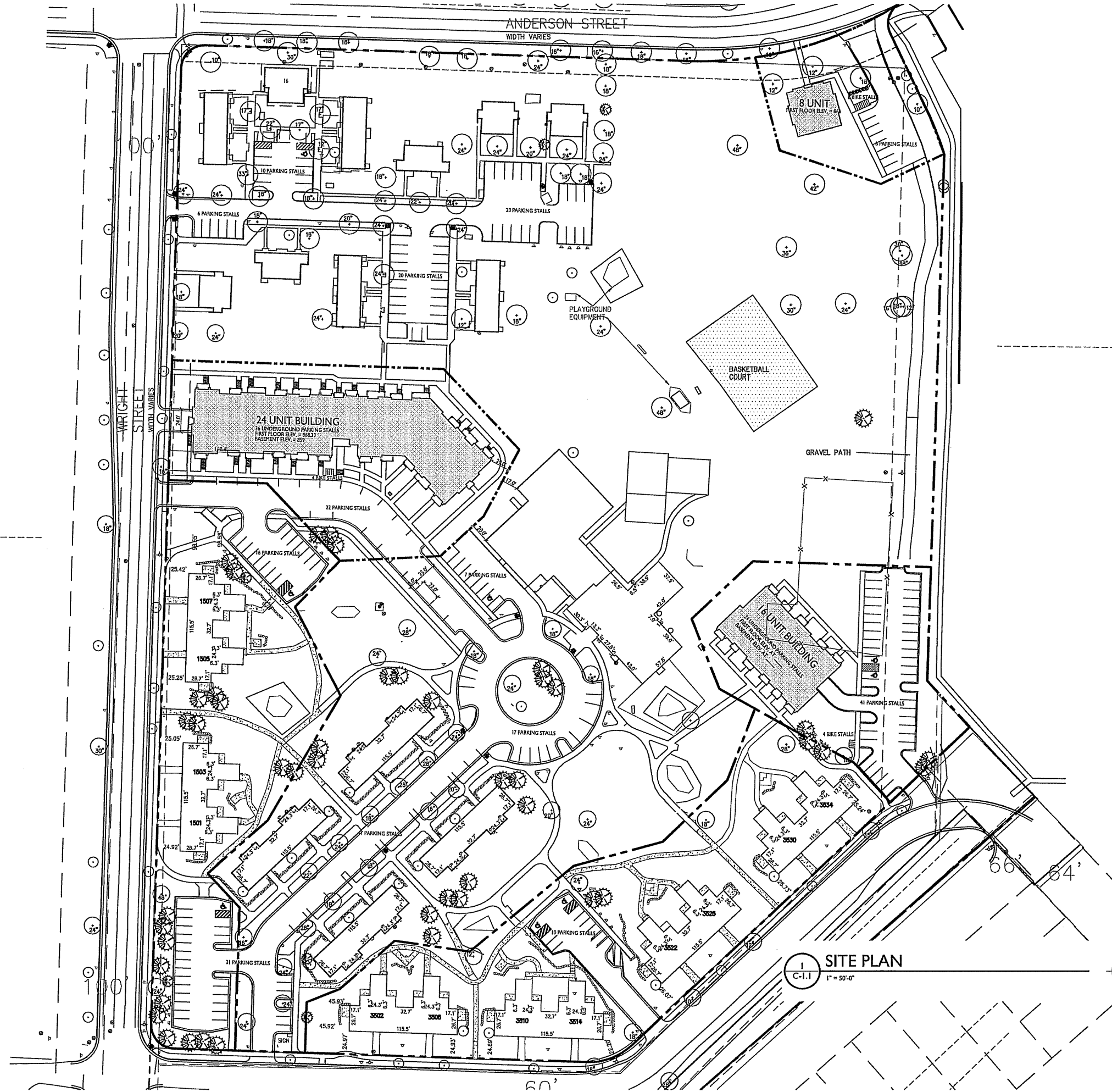
PROJECT TITLE  
Truax Park  
Development  
Phase 2

Wright St, Anderson St  
& Straubel Ct  
Madison, Wisconsin  
SHEET TITLE  
Existing  
Conditions

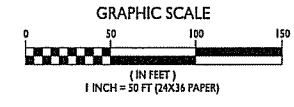
SHEET NUMBER

**C-1.0**

PROJECT NO. 1127  
© 2013 Knothe & Bruce Architects, LLC



**SITE PLAN**  
C-1.1  
1" = 50'-0"



ISSUED  
Land Use Application - May 7, 2014

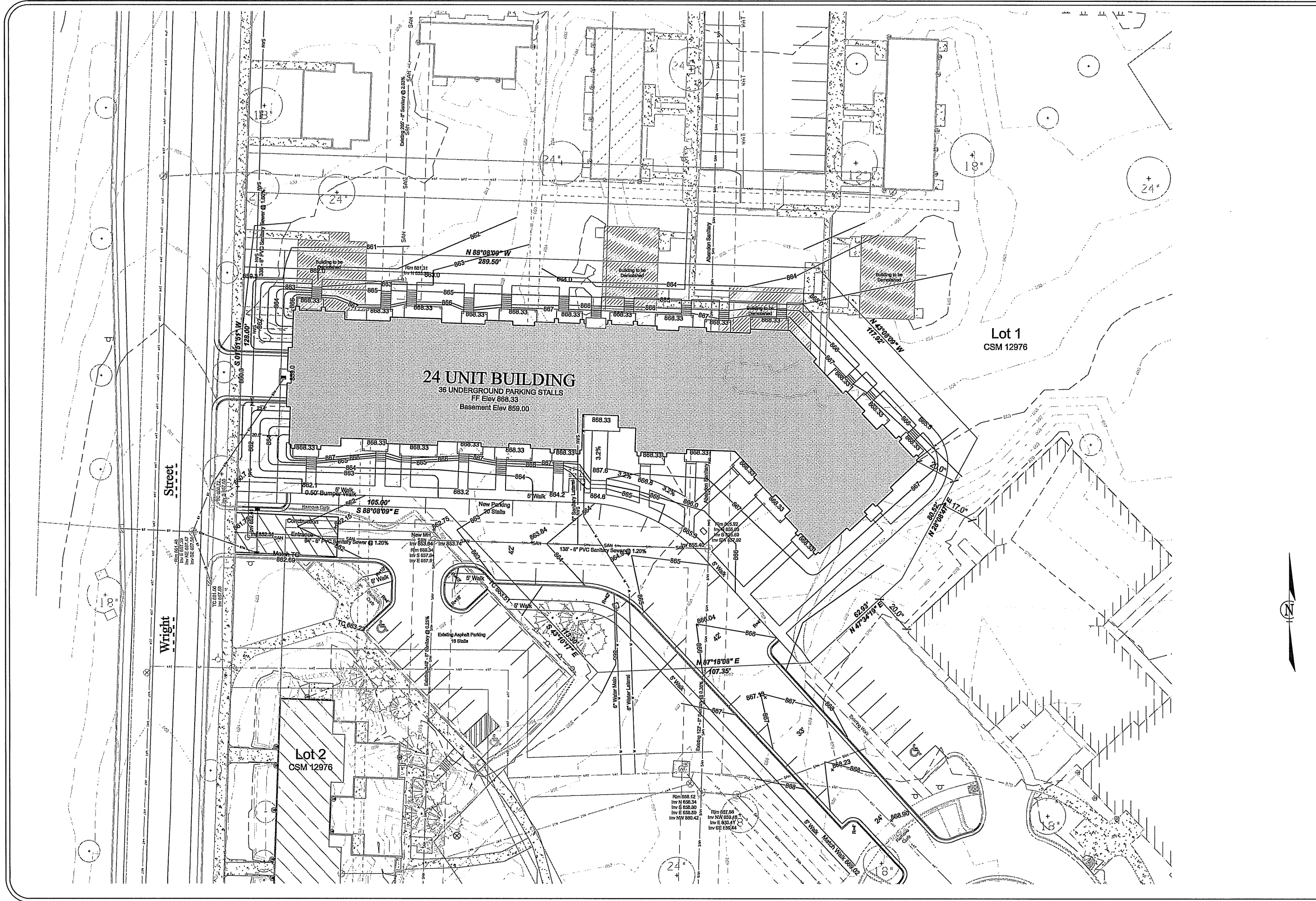
PROJECT TITLE  
**Truax Park  
Development  
Phase 2**

Wright St, Anderson St  
& Straubel Ct  
Madison, Wisconsin  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

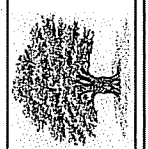
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PROJECT NO. **1127**  
© 2013 Knothe & Bruce Architects, LLC



Project No.:	
File Name:	
Project Name:	
Job Number:	
Field No.:	
Date:	
Per Title:	
Director:	

**Royal Oak & Associates, Inc**  
 3678 Kinsman Boulevard  
 Madison, WI 53704  
 Phone (608) 274-0500 Fax (608) 274-4530  
 www.royaloakengineering.com

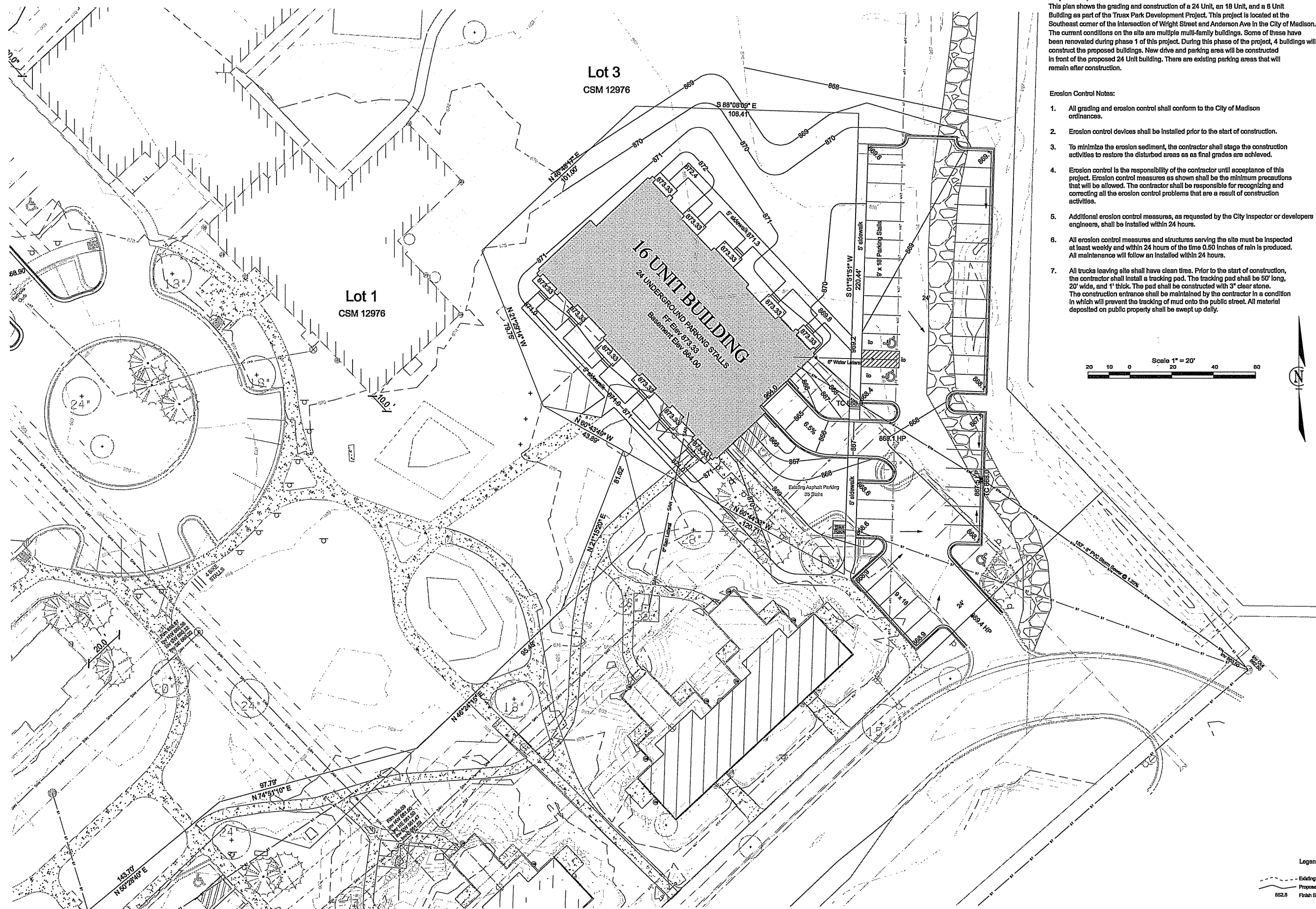


Site / Grading / Utility Plan  
 24 Unit Building  
 Truax Park Development  
 Phase 2

Office Map Number  
 16192-1

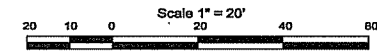
**C-1.2**

Sheet 1  
 of Sheets 1



**Project Description**  
 This plan shows the grading and construction of a 24 Unit, an 18 Unit, and a 8 Unit Building as part of the Truax Park Development Project. This project is located at the Southeast corner of the Intersection of Wright Street and Anderson Ave in the City of Madison. The current conditions on the site are multiple multi-family buildings. Some of these have been renovated during phase 1 of this project. During this phase of the project, 4 buildings will be razed to construct the proposed buildings. New drive and parking area will be constructed in front of the proposed 24 Unit building. There are existing parking areas that will remain after construction.

- Erosion Control Notes:**
- All grading and erosion control shall conform to the City of Madison ordinances.
  - Erosion control devices shall be installed prior to the start of construction.
  - To minimize the erosion sediment, the contractor shall stage the construction activities to restore the disturbed areas as final grades are achieved.
  - Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all the erosion control problems that are a result of construction activities.
  - Additional erosion control measures, as requested by the City Inspector or developers engineers, shall be installed within 24 hours.
  - All erosion control measures and structures serving the site must be inspected at least weekly and within 24 hours of the time 0.50 inches of rain is produced. All maintenance will follow an installed within 24 hours.
  - All trucks leaving site shall have clean tires. Prior to the start of construction, the contractor shall install a tracking pad. The tracking pad shall be 50' long, 20' wide, and 1' thick. The pad shall be constructed with 3" clear stone. The construction entrance shall be maintained by the contractor in a condition in which will prevent the tracking of mud onto the public street. All material deposited on public property shall be swept up daily.



**Legend**

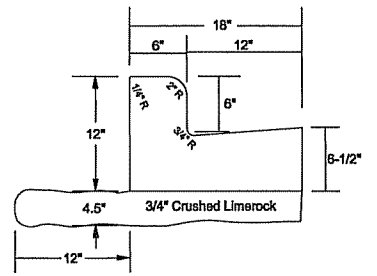
	Existing Contour
	Proposed Contour
	Finish Spot Grade

Project No.:	Project Name:
File Name:	File Name:
Project Name:	Project Name:
Job Number:	Job Number:
Plot File:	Plot File:
Plan Title:	Plan Title:
Surveyed By:	Name
Drawn By:	Name
Checked By:	Name
Approved By:	Name
Field Book:	Book No & Page
Date:	Date
Director:	Director

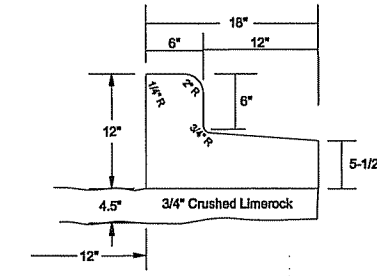
**Royal Oak & Associates, Inc**  
 3678 Kinsman Boulevard  
 Madison, WI 53704  
 Phone (608) 274-0500 Fax (608) 274-4530  
 www.royalokengineering.com

**Site / Grading / Utility Plan**  
**18 Unit Building**  
 Truax Park Development  
 Phase 2

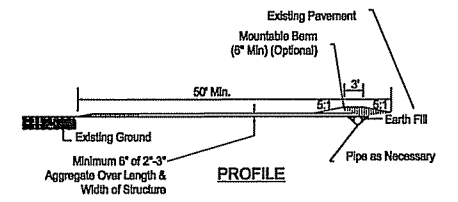
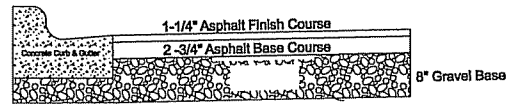
Office Map Number	18192-L
Sheet	1
of Sheets	1



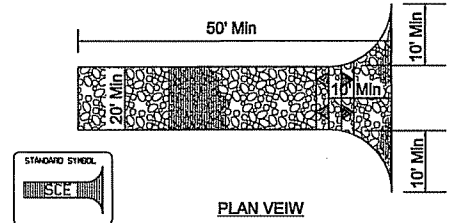
18" Standard Curb



18" Reject Curb

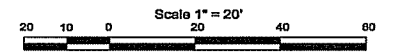
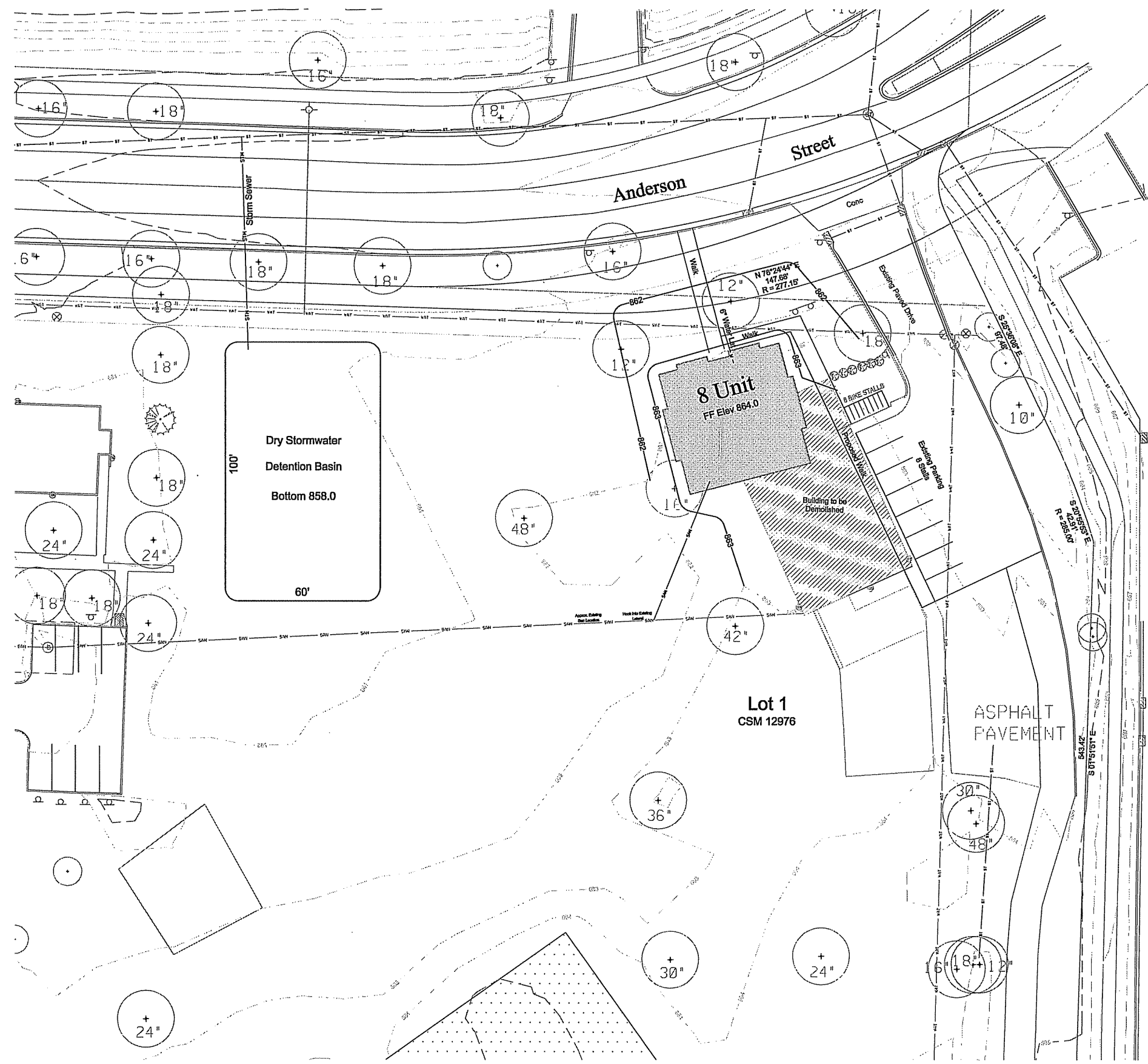


PROFILE



PLAN VIEW

- 1) LENGTH - MINIMUM OF 50' - WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 2) STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.
- 3) SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
- 4) LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

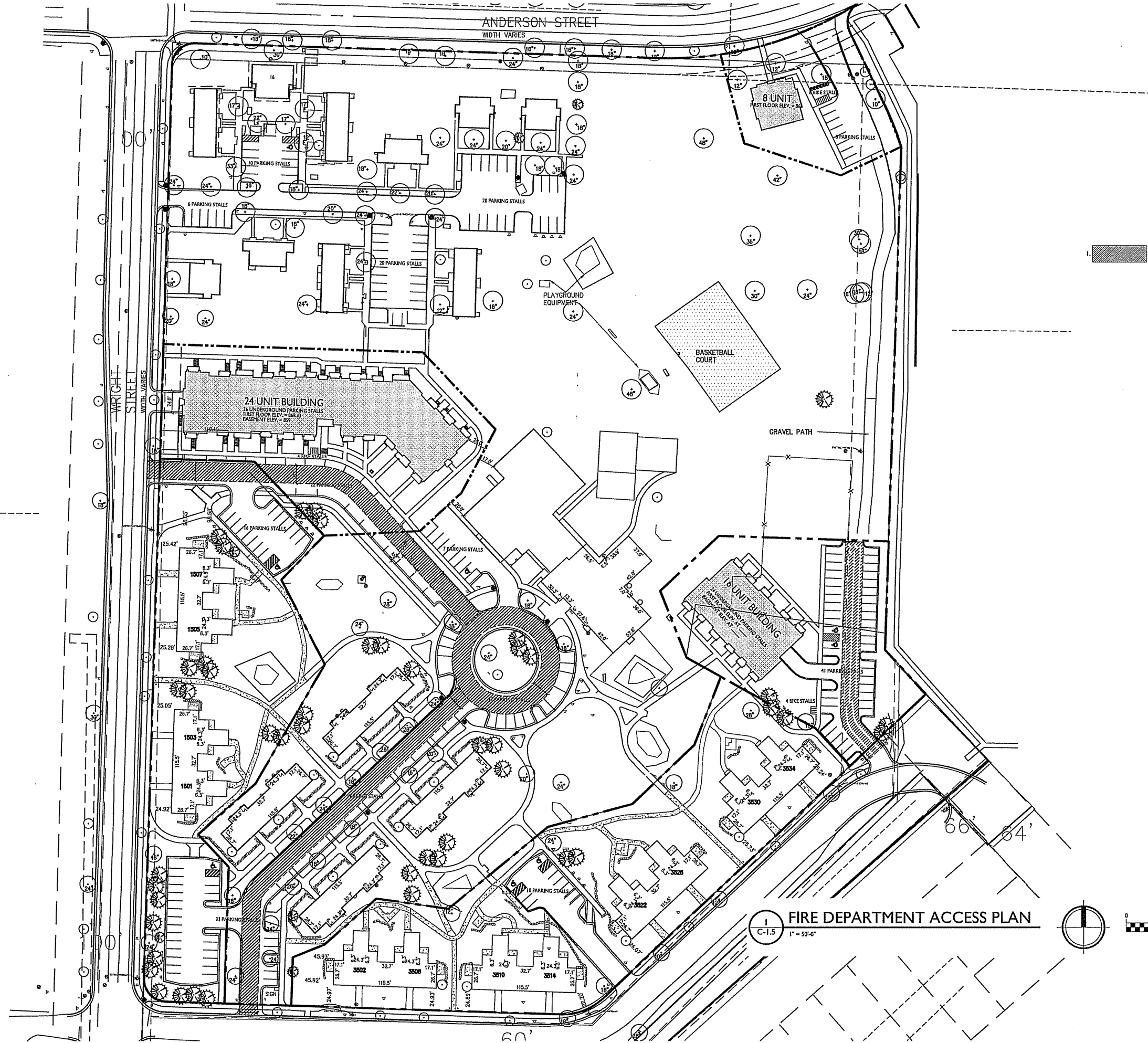


Project No.:	
File Name:	
Project Name:	
Job Number:	
Field Book:	
Date:	
Drawn By:	
Checked By:	
Approved By:	
Field Book:	
Date:	
Director:	

**Royal Oak & Associates, Inc**  
 3678 Kinsman Boulevard  
 Madison, WI 53704  
 Phone (608) 274-0500 Fax (608) 274-4530  
 www.royalokengineering.com

**Site / Grading / Utility Plan**  
**8 Unit Building**  
 Truax Park Development  
 Phase 2

Office Map Number  
 16192-L  
**C-1.4**  
 Sheet 1  
 of Sheets 1



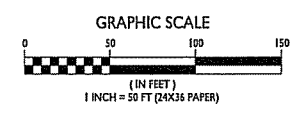
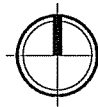
= 20' WIDE FIRE LANE

ISSUED  
 Land Use Application - May 7, 2014

PROJECT TITLE  
 Truax Park  
 Development  
 Phase 2

Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 Fire Department  
 Access Plan

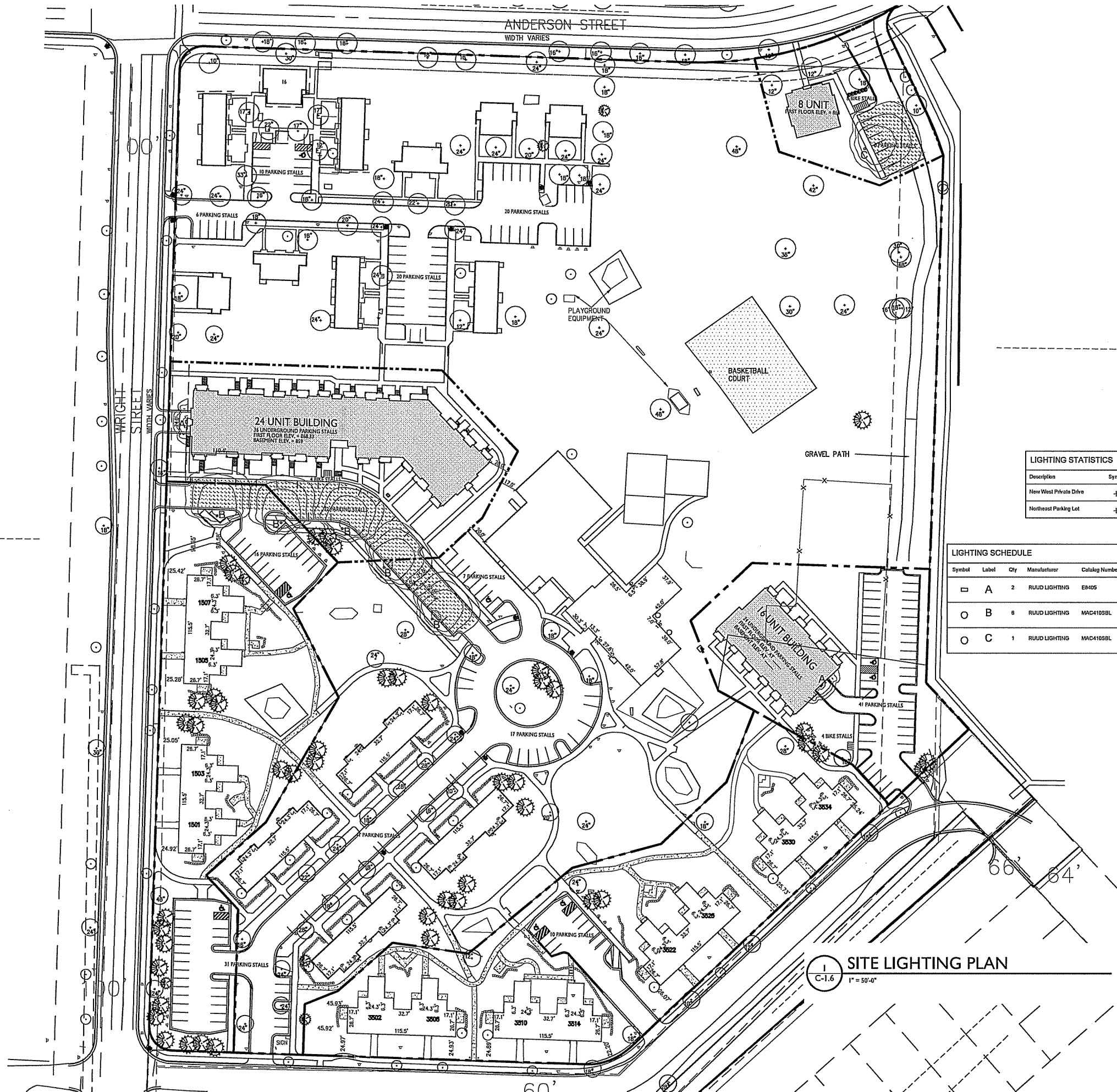
**1** FIRE DEPARTMENT ACCESS PLAN  
 C-1.5  
 1" = 50'-0"



SHEET NUMBER

**C-1.5**

PROJECT NO. 1127  
 © 2013 Knothe & Bruce Architects, LLC



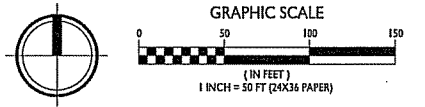
**LIGHTING STATISTICS**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
New West Private Drive	+	1.2 fc	5.8 fc	0.3 fc	19.3:1	4.0:1
Northeast Parking Lot	+	0.8 fc	3.2 fc	0.3 fc	10.7:1	2.7:1

**LIGHTING SCHEDULE**

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Fixture	Mounting
+	A	2	RUUD LIGHTING	EB405	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	E8507JES	5'-0" ABOVE GRADE ON SIDE OF BUILDING
○	B	6	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBLJe	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	1	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBLJe	22'-0" POLE ON 2'-0" TALL CONC. BASE

**SITE LIGHTING PLAN**  
 1" = 50'-0"



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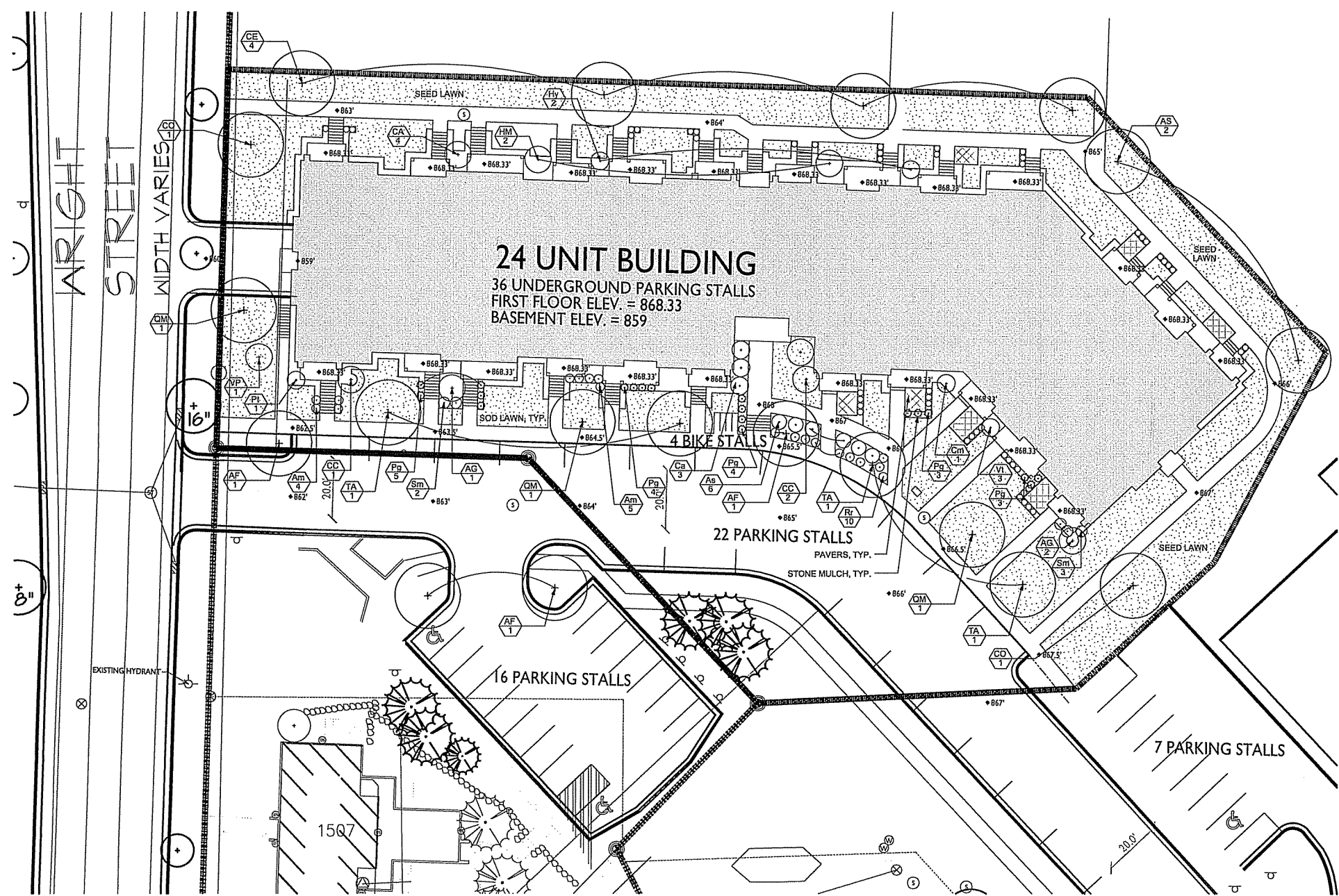
PROJECT TITLE  
**Truax Park  
 Development  
 Phase 2**

Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
**Site Lighting Plan**

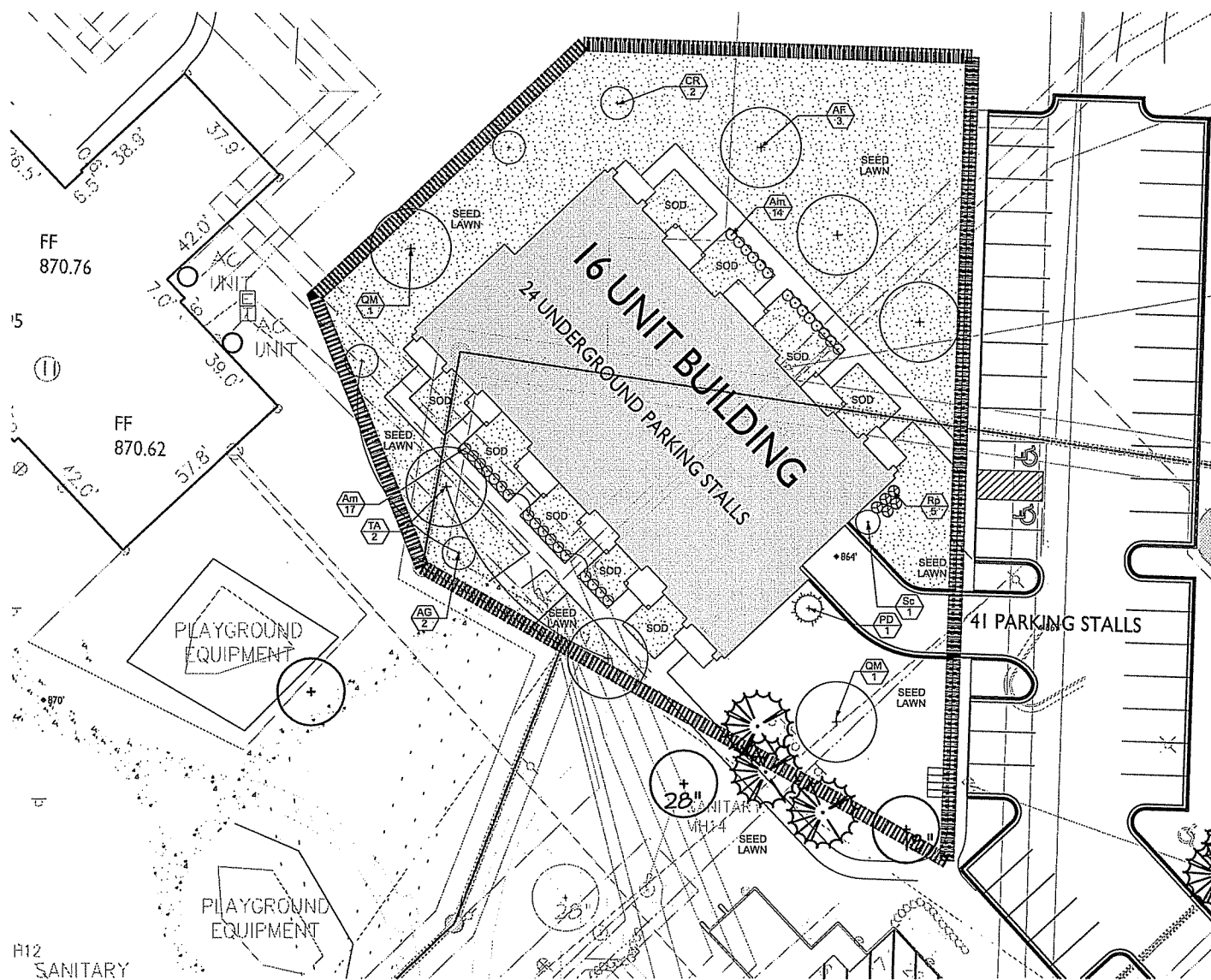
SHEET NUMBER  
**C-1.6**

PROJECT NO. **1127**  
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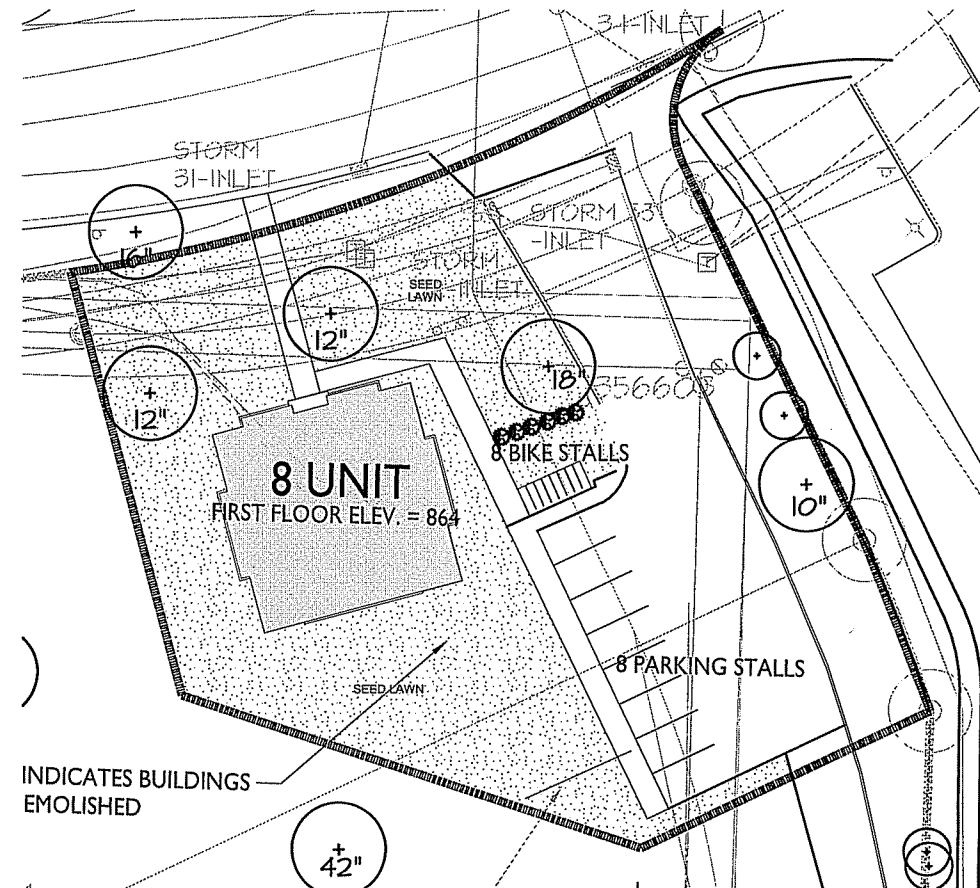
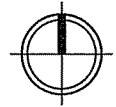




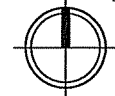
1 LANDSCAPE PLAN  
 L-1.0 SCALE: 1"=20'-0"



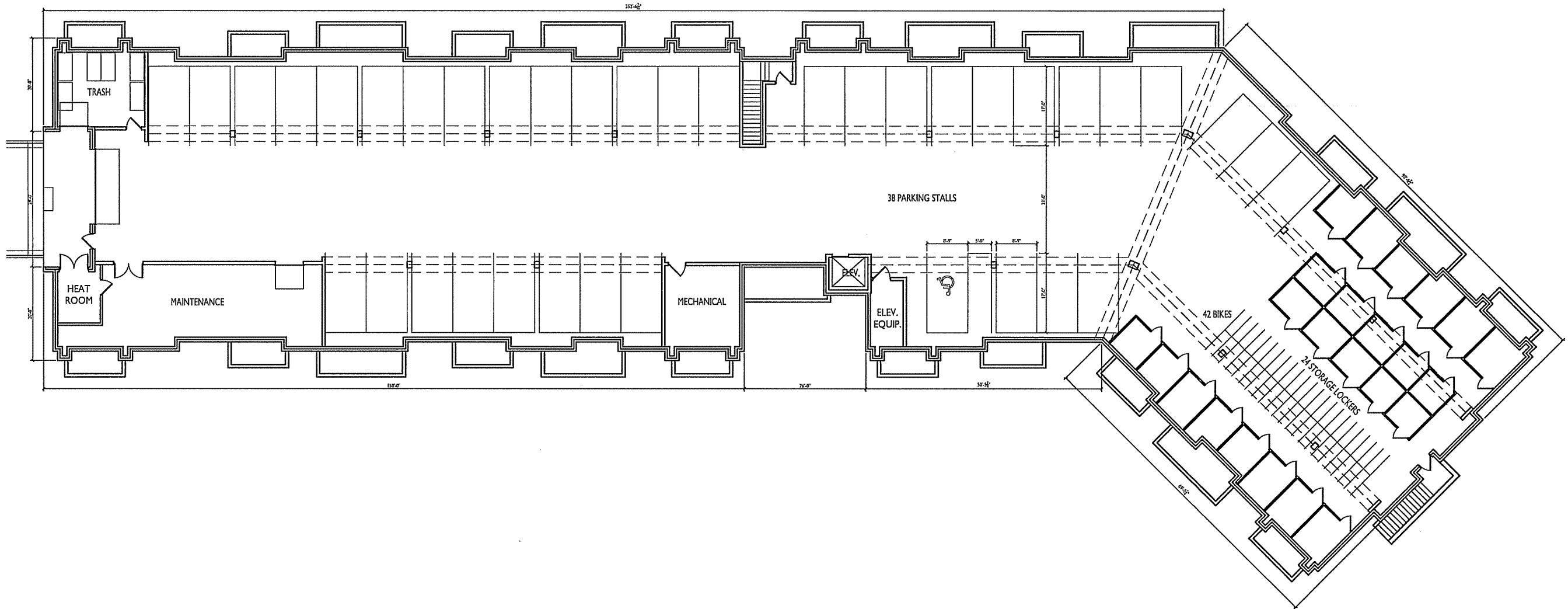
1 LANDSCAPE PLAN  
L-2.0 SCALE: 1"=20'-0"



2 LANDSCAPE PLAN  
L-2.0 SCALE: 1"=20'-0"



Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
<b>Deciduous Trees</b>						
AS	<i>Acer saccharum</i> 'Morton'	Cresendo Sugar Maple		BB	2 1/2" Cal.	
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Freeman Maple		BB	2 1/2" Cal.	
CE	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry		BB	2 1/2" Cal.	
CO	<i>Corylus colurna</i>	Turkish filbert		BB	2" Cal.	
QM	<i>Quercus muhlenbergii</i>	Chinkapin Oak		BB	2" Cal.	
TA	<i>Tilia americana</i> 'Greenspire'	Sentry American Linden		BB	2 1/2" Cal.	
<b>Ornamental Trees</b>						
AG	<i>Amelanchier x grandiflora</i>	Apple Serviceberry		BB	5' Ht.	Multi-stem, 3-5 leaders
CA	<i>Carpinus caroliniana</i>	American Hornbeam		BB	1 1/2" Cal.	tree form, space per plan; trunk free of branches to 6.5'
CE	<i>Cercis canadensis</i>	Eastern Redbud		BB	1 1/2" Cal.	*Columbus, WI strain
CR	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn		BB	7' Ht.	Multi-stem, 3-5 leaders
HV	<i>Hamamelis virginiana</i>	Common Witchhazel		BB	4'Ht.	Multi-stem, 3-5 leaders
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum		BB	6' Ht./BB	Tree form
<b>Evergreen Trees</b>						
PD	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce		BB	4'Ht.	
<b>Deciduous Shrubs</b>						
Am	<i>Aronia melanocarpa</i> 'Nero'	Nero Black Chokecherry		CG	18" Ht.	Space at 40"; A. melanocarpa 'Viking' is acceptable substitute
Cm	<i>Cornus mas</i> 'Golden Glory'	Golden Glory Corneliancherry Dogwood		CG	38" Ht.	Space per plan
Ca	<i>Corylus americana</i>	American Filbert		CG	24" Ht.	Space at 6'-0"
Hy	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea		CG	18" Ht.	Space at 3'-6"
Pt	<i>Prunus tomentosa</i>	Nanking Cherry		CG	36" Ht.	Space per plan
Rr	<i>Rosa rugosa</i> 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose		CG	1.5' Ht.	Space at 3'-6"
Rp	<i>Rubus parviflorus</i>	Thimbleberry		CG	18" Ht.	Space at 3'-6"
Sc	<i>Sambucus canadensis</i> 'Boerner'	Boerner Elderberry		CG	5 Gal.	Space per plan
Sm	<i>Syringa meyeri</i> 'Palibin'	Meyer Lilac		CG	38" Ht.	Space at 4'-0"
Vt	<i>Viburnum trilobum</i> 'Wentworth'	Highbush Cranberry		CG	38" Ht.	Space per plan
<b>Evergreen Shrubs</b>						
Pg	<i>Picea glauca</i> 'Conica'	Dwarf Alberta Spruce		CG	30" Ht.	space at 3.5'

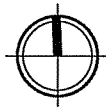


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 Land Use Application - May 7, 2014

PROJECT TITLE  
 Truax Park  
 Development  
 Phase 2

Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
**Basement Plan**  
 24-Unit Building

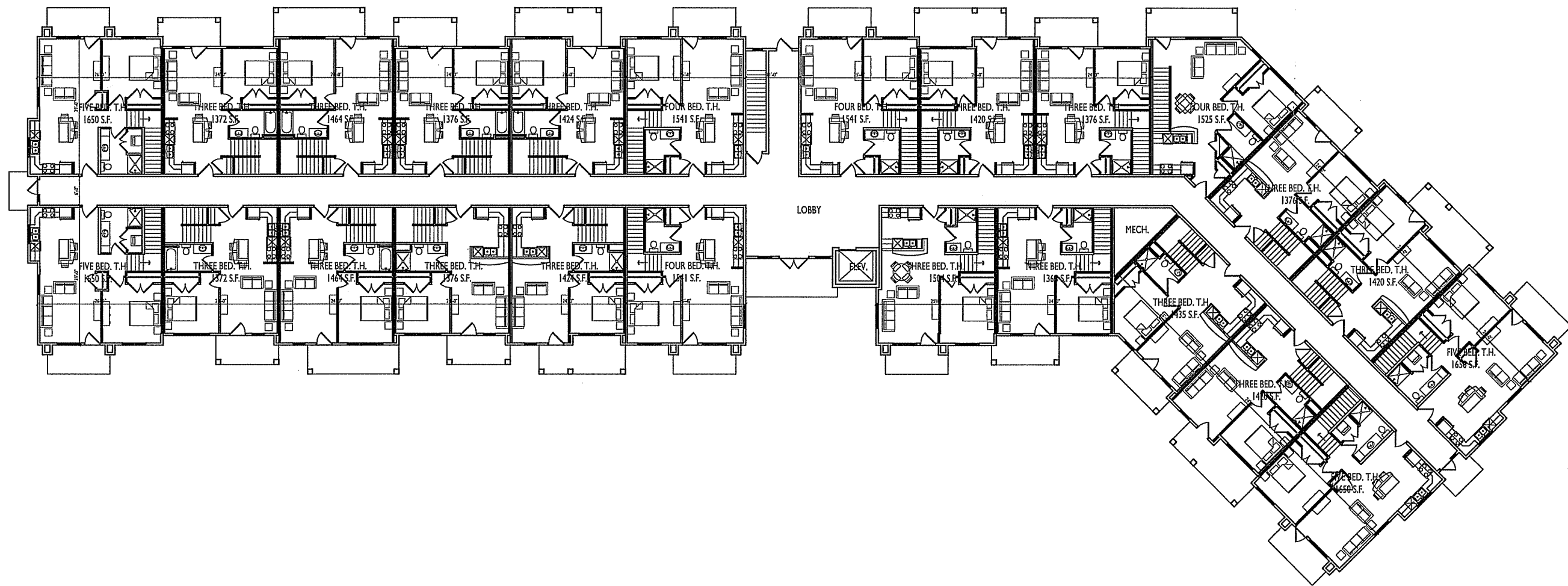
**BASEMENT PLAN**  
 A-1.0 3/32"=1'-0"



SHEET NUMBER

**A-1.0**

PROJECT NO. **1127**  
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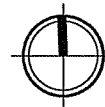


ISSUED  
 Land Use Application - May 7, 2014

PROJECT TITLE  
 Truax Park  
 Development  
 Phase 2

Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 First Floor Plan  
 24-Unit Building

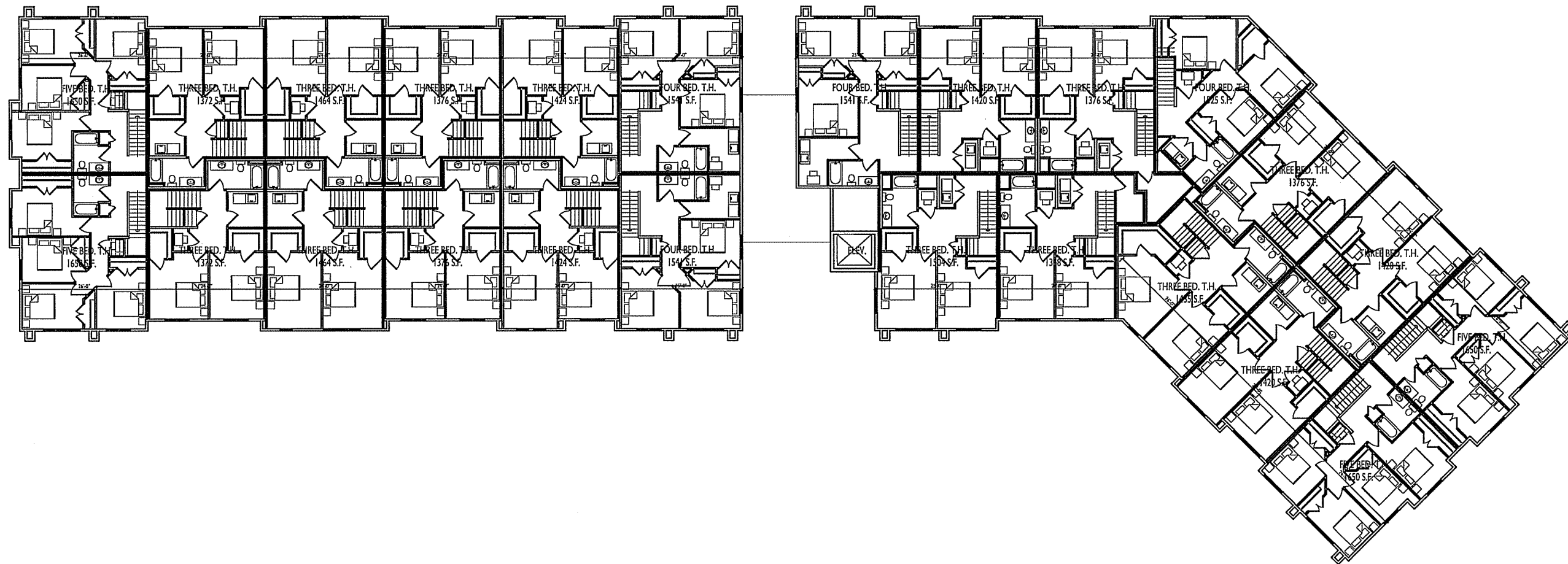
1 FIRST FLOOR PLAN  
 A-1.1 3/32"=1'-0"



SHEET NUMBER

**A-1.1**

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PROJECT TITLE  
 Truax Park  
 Development  
 Phase 2

Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 Second Floor Plan  
 24-Unit Building

1 SECOND FLOOR PLAN  
 A-1.2 3/32"=1'-0"



SHEET NUMBER

**A-1.2**

PROJECT NO. 1127  
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**knothe & bruce**  
ARCHITECTS

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



1 SOUTH ELEVATION  
A-2.1 3/32"=1'-0"

METAL ROOF  
ALUMINUM RAILINGS

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Land Use Application - May 7, 2014



2 WEST & SOUTHEAST ELEVATIONS  
A-2.1 3/32"=1'-0"

TYPICAL MATERIALS  
ASPHALT SHINGLES  
COMPOSITE SIDING  
BRICK VENEER

PROJECT TITLE  
Truax Park  
Development  
Phase 2



3 NORTH ELEVATION  
A-2.1 3/32"=1'-0"

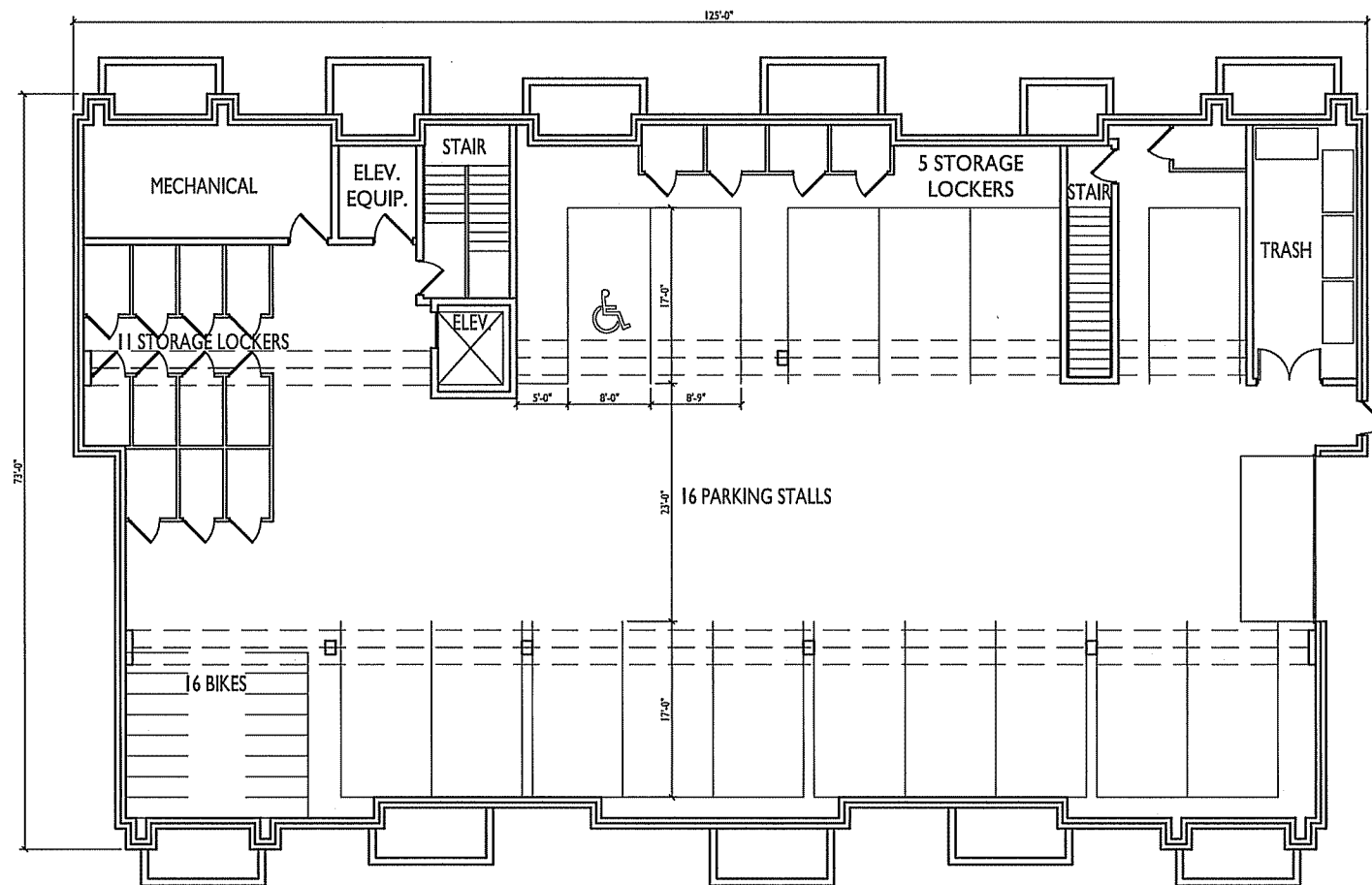
Wright St, Anderson St  
& Straubel Ct  
Madison, Wisconsin  
SHEET TITLE  
Elevations  
24-Unit Building

SHEET NUMBER

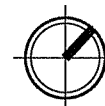
**A-2.1**

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**1** BASEMENT PLAN  
 A-1.0 1/8"=1'-0"



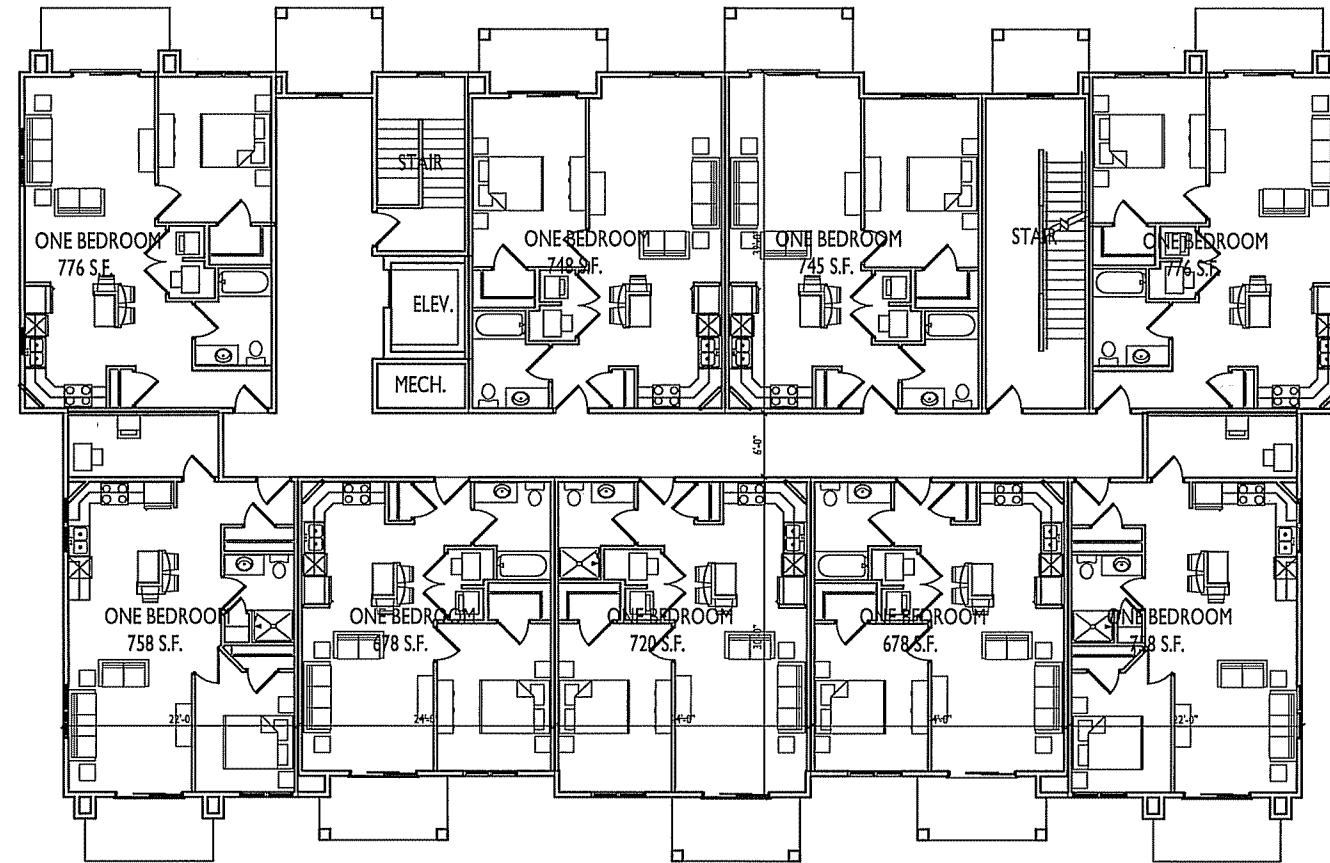
PROJECT TITLE  
 Truax Park  
 Development  
 Phase 2

Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 Basement Plan  
 16-Unit Building

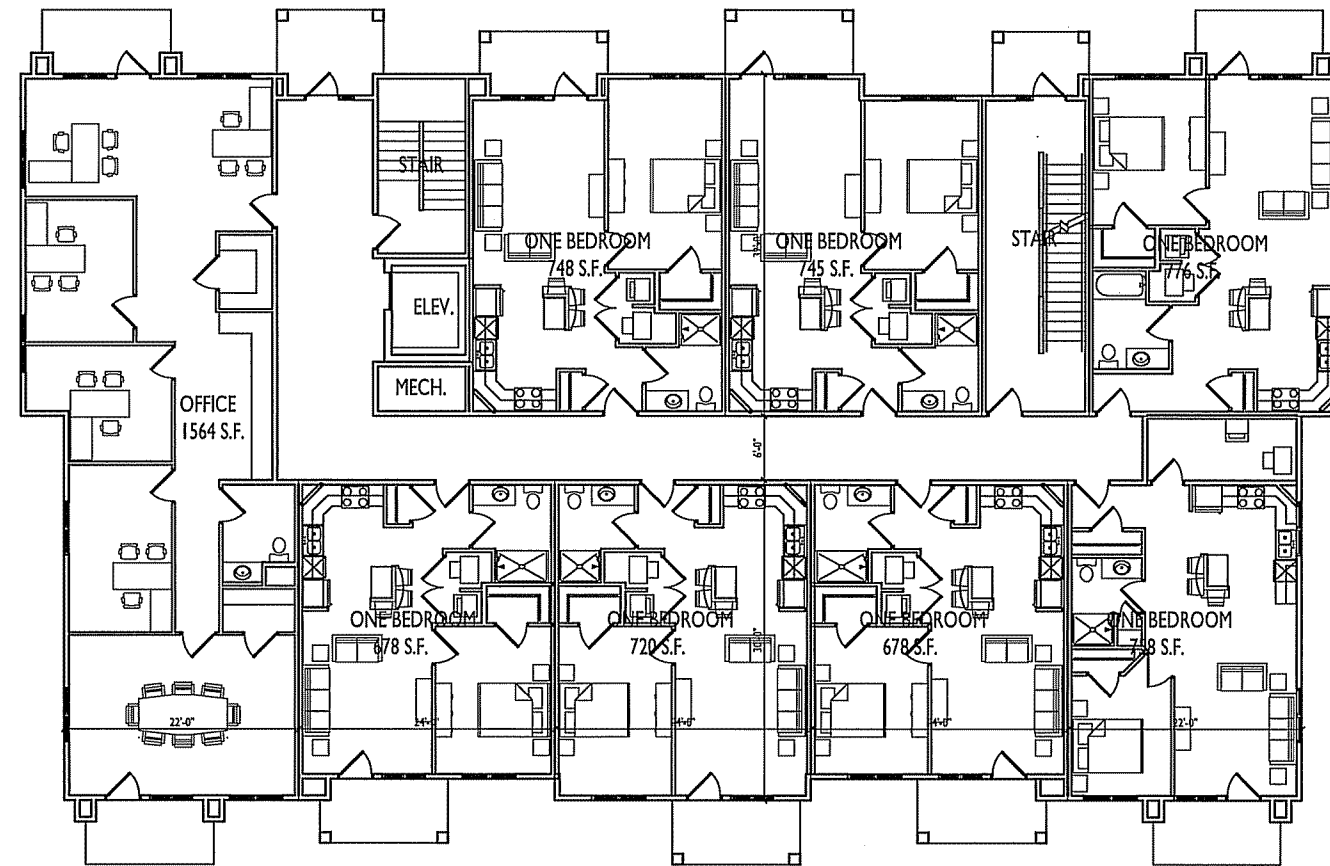
SHEET NUMBER

**A-1.0**

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**2 SECOND FLOOR PLAN**  
 A-1.1 1/8"=1'-0"



**1 FIRST FLOOR PLAN**  
 A-1.1 1/8"=1'-0"

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 Land Use Application - May 7, 2014

PROJECT TITLE  
**Truax Park  
 Development  
 Phase 2**

Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
**First & Second  
 Floor Plans  
 16-Unit Building**

SHEET NUMBER

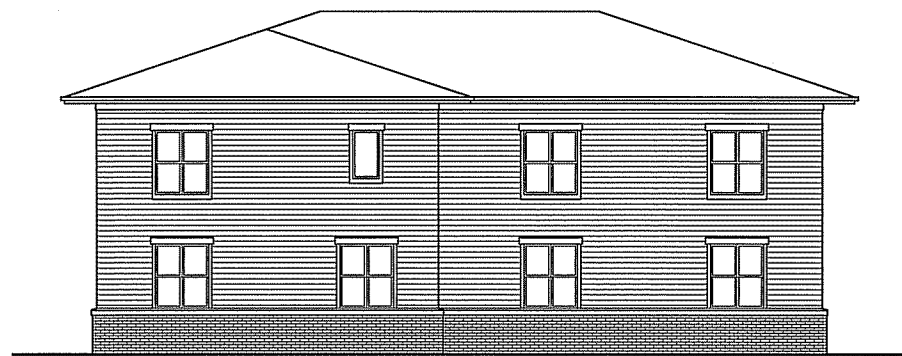
**A-1.1**

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**1** NORTHWEST ELEVATION  
 A-2.1 1/8"=1'-0"



**2** SOUTHWEST ELEVATION  
 A-2.1 1/8"=1'-0"



**3** NORTHEAST ELEVATION  
 A-2.1 1/8"=1'-0"



**4** SOUTHEAST ELEVATION  
 A-2.1 1/8"=1'-0"

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 Land Use Application - May 7, 2014

PROJECT TITLE  
 Truax Park  
 Development  
 Phase 2

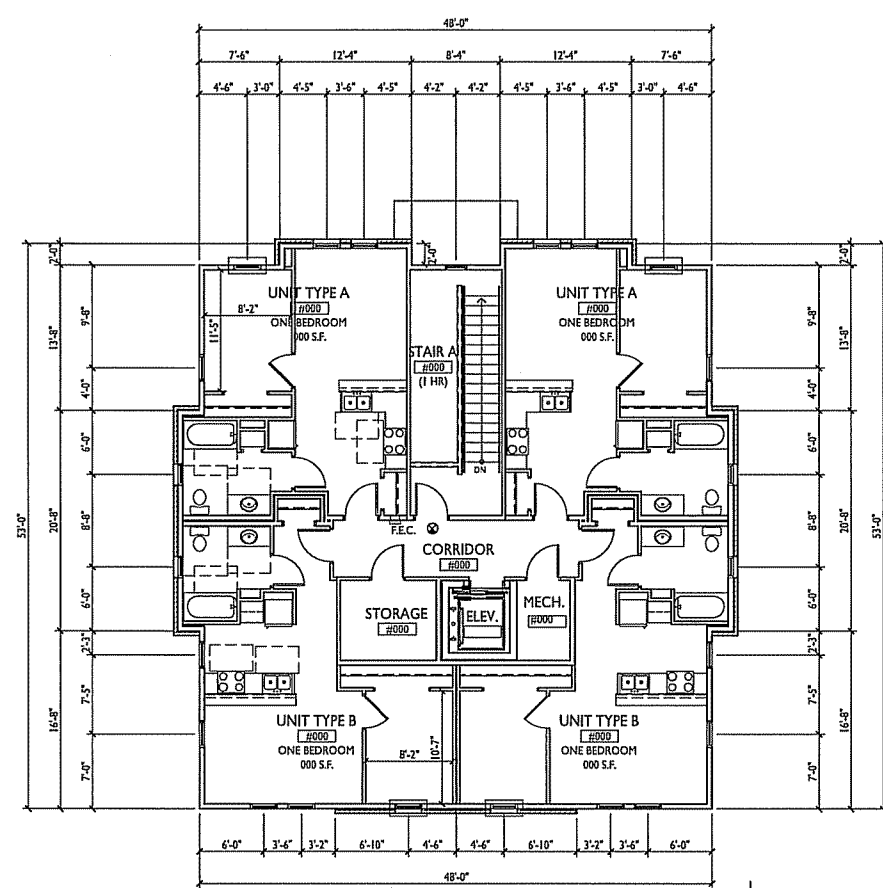
Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
 Elevations  
 16-Unit Building

SHEET NUMBER

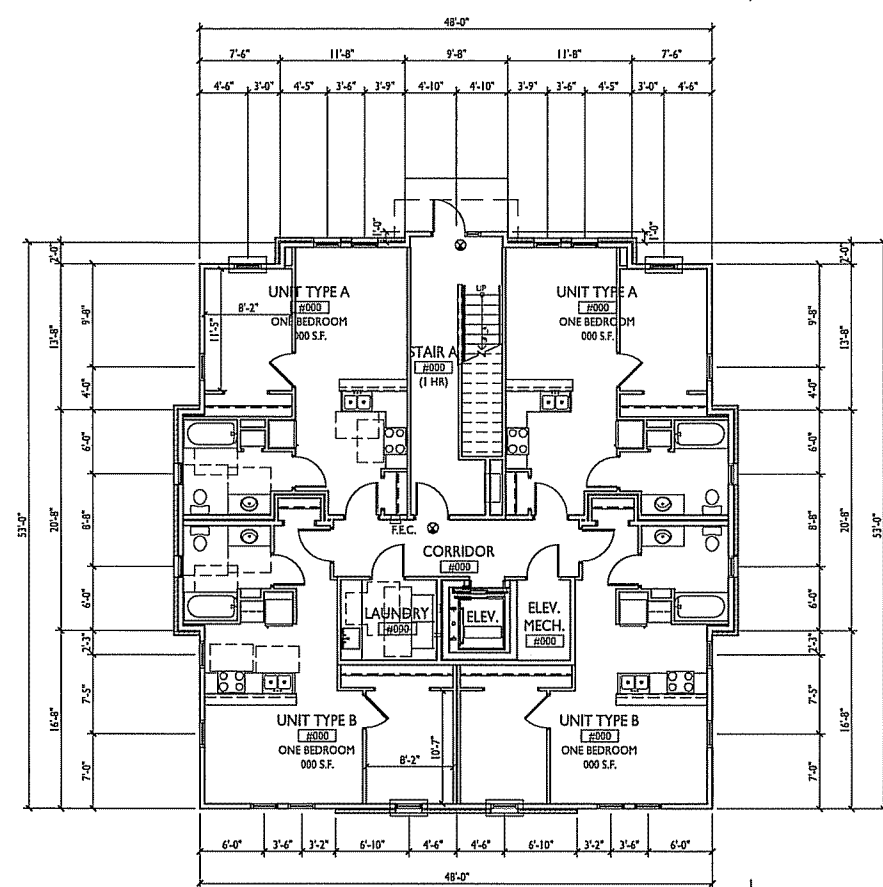
**A-2.1**

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**2 SECOND FLOOR PLAN**  
 A-1.1 1/8"=1'-0"

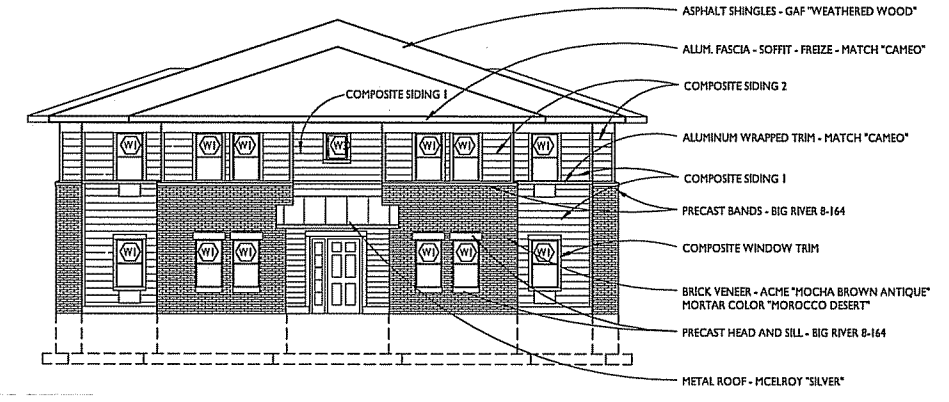


**1 FIRST FLOOR PLAN**  
 A-1.1 1/8"=1'-0"

PROJECT TITLE  
**Truax Park  
 Development  
 Phase 2**

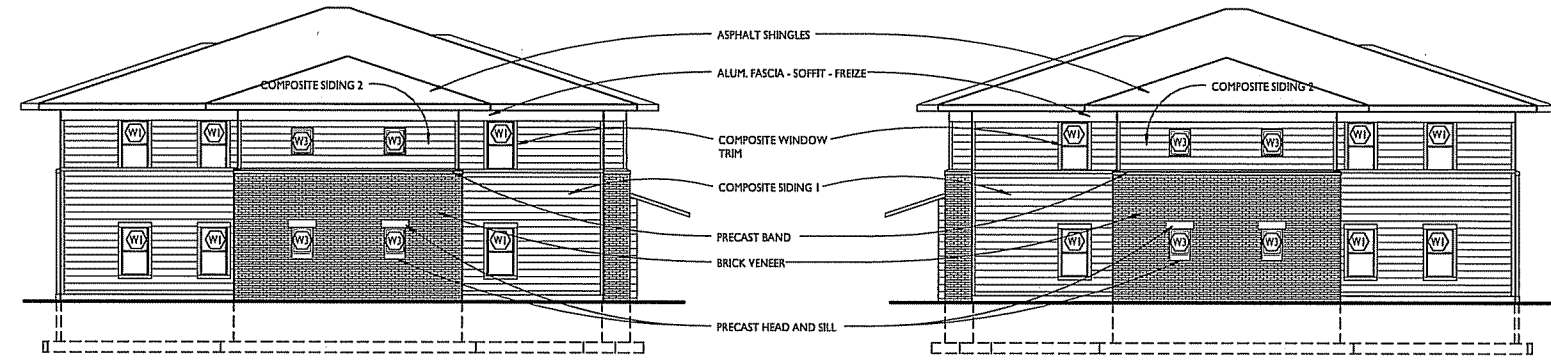
Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
**First & Second  
 Floor Plans  
 8-Unit Building**

SHEET NUMBER  
**A-1.1**



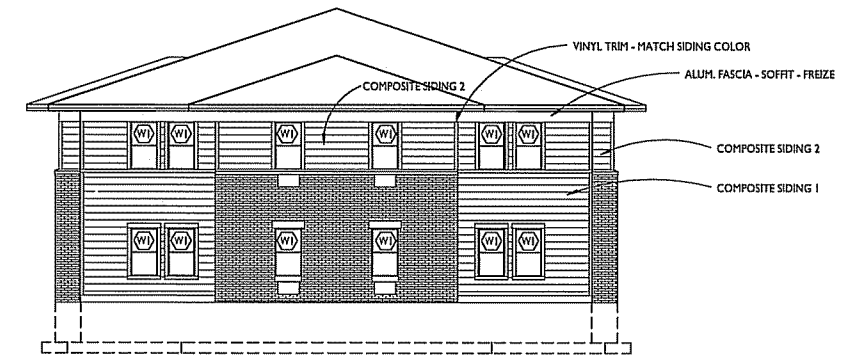
**1 NORTH ELEVATION**  
 A-2.1 1/8"=1'-0"

- ASPHALT SHINGLES - GAF "WEATHERED WOOD"
- ALUM. FASCIA - SOFFIT - FREIZE - MATCH "CAMEO"
- COMPOSITE SIDING 2
- ALUMINUM WRAPPED TRIM - MATCH "CAMEO"
- COMPOSITE SIDING 1
- PRECAST BANDS - BIG RIVER 8-164
- COMPOSITE WINDOW TRIM
- BRICK VENEER - ACME "MOCHA BROWN ANTIQUE"  
HORTAR COLOR "HOROCOCO DESERT"
- PRECAST HEAD AND SILL - BIG RIVER 8-164
- METAL ROOF - HCELROY "SILVER"
- COMPOSITE SIDING 1 - TBD
- COMPOSITE SIDING 2 - TBD
- \*\*\* SIDING CORNERS TO MATCH SIDING\*\*
- \*\*\* SIDING COLOR TO CHANGE AT INSIDE CORNERS\*\*
- COMPOSITE WINDOW TRIM - MASTIC QUEST "CAMEO"
- ALUMINUM FASCIA/SOFFIT/TRIM TO MATCH MASTIC "CAMEO"



**3 EAST ELEVATION**  
 A-2.1 1/8"=1'-0"

**2 WEST ELEVATION**  
 A-2.1 1/8"=1'-0"



**4 SOUTH ELEVATION**  
 A-2.1 1/8"=1'-0"

- VINYL TRIM - MATCH SIDING COLOR
- ALUM. FASCIA - SOFFIT - FREIZE
- COMPOSITE SIDING 2
- COMPOSITE SIDING 1

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 Land Use Application - May 7, 2014

PROJECT TITLE  
**Truax Park  
 Development  
 Phase 2**

Wright St, Anderson St  
 & Straubel Ct  
 Madison, Wisconsin  
 SHEET TITLE  
**Exterior Elevations  
 8 Unit Building**

SHEET NUMBER  
**A-2.1**  
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