

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: 05-30-2012

UDC MEETING DATE: 06-06-2012

Action Requested

- ☒ Informational Presentation
☒ Initial Approval and/or Recommendation
☐ Final Approval and/or Recommendation

PROJECT ADDRESS: 1201 Mound St

ALDERMANIC DISTRICT: Sue Ellingson District #13

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>1200 Mound St. LLC</u>	<u>Knothe & Bruce Architects, LLC</u>
<u>2249 Pinhurst</u>	<u>7601 University Avenue, Suite 201</u>
<u>Middleton, WI 53562</u>	<u>Middleton, Wisconsin 53562</u>

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC
Address: 7601 University Avenue, Suite 201
Middleton, Wisconsin 53562
Phone: 608-836-3690
Fax: 608-836-6934
E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A for:)

- ☒ Planned Unit Development (PUD)
☐ General Development Plan (GDP)
☒ Specific Implementation Plan (SIP)
☐ Planned Community Development (PCD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Residential Development (PRD)
☐ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
☐ School, Public Building or Space (Fee may be required)
☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
☐ Planned Commercial Site

(See Section B for:)

- ☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- ☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- ☐ Comprehensive Design Review* (Fee required)
☐ Street Graphics Variance* (Fee required)
☐ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

May 29, 2012

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

Re: Letter of Intent
R4 to PUD-SIP
1201 & 1211 Mound St
Madison, Wisconsin

Dear Mr. Murphy:

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

Organizational structure:

Owner: Mike Fisher
2249 Pinehurst
Middleton, WI 53562
608-836-2940
Contact: Mike Fisher
fisherco@chorus.net

Architect: Knothe & Bruce Architects, LLC
7601 University Ave., Ste 201
Middleton, WI 53562
Phone: 608-836-3690
Fax: 608-836-6934
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Vierbicher
Contact: Dave Glusick
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
dglu@vierbicher.com

Landscape Design: Ken Saiki Design
303 S. Paterson St., Suite 1
Madison, WI 53703
Phone: (608) 251-3600
Contact: Stevie Koepp
SKoepp@ksd-la.com

Project Description:

1201 & 1211 Mound Street consists of Lots 5 and 6 of Block 11, of Bowens Addition to the south of Mound Street and west of Charter Street. A duplex currently sits on each lot. The project will consist of subdividing these lots to create 4 lots, removing an existing garage and surface parking lot, and adding 2 more duplexes. A Certified Survey Map for the lot subdivision has been prepared and is submitted along with this rezoning application.

The properties surrounding this site are a mixture of multi-family residential and individual homes. The site is currently zoned R4. Architectural scale, details, colors and materials have been chosen to maintain compatibility with the surrounding neighborhood.

The Greenbush Neighborhood Plan:

The Greenbush Neighborhood Plan that was adopted in July, 2008 was created to ensure appropriate contextual redevelopment of the neighborhood. The plan specifically addresses this block (Area 4 in the plan) and identifies it as an excellent location for further residential development. The plan encourages infill development and proposes this area as a buffer for the single family area to the south.

The proposed plan can meet many of the goals of the Greenbush Neighborhood Plan. The proposed infill development will meet current market demand for rental housing or can be adapted for owner occupancy.

Site Development Statistics

Densities:

LOT #1 of CSM

LOT AREA	4000 S.F./ .09 ACRES
DWELLING UNITS	2 UNITS
LOT AREA/ D.U.	2000 SF/D.U.
DENSITY	22 UNITS/ACRE
BUILDING FOOT PRINT AREA	1136 SF
GROSS FLOOR AREA	2272 SF
FLOOR AREA RATIO	.57

LOT #2 of CSM

LOT AREA	4000 S.F./ .09 ACRES
DWELLING UNITS	2 UNITS
LOT AREA/ D.U.	2000 SF/D.U.
DENSITY	22 UNITS/ACRE
BUILDING FOOT PRINT AREA	1060 SF
GROSS FLOOR AREA	2120 SF
FLOOR AREA RATIO	.53

LOT #3 of CSM

LOT AREA	4016 S.F./ .09 ACRES
DWELLING UNITS	2 UNITS

LOT AREA/ D.U.	2008 SF/D.U.
DENSITY	22 UNITS/ACRE
BUILDING FOOT PRINT AREA	1256 SF
GROSS FLOOR AREA	2512 SF
FLOOR AREA RATIO	.63

LOT #4 of CSM

LOT AREA	5986 S.F./ .14 ACRES
DWELLING UNITS	2 UNITS
LOT AREA/ D.U.	2993 SF/D.U.
DENSITY	14 UNITS/ACRE
BUILDING FOOT PRINT AREA	1060 SF
GROSS FLOOR AREA	2120 SF
FLOOR AREA RATIO	.35

Building Height:

Two Stories, plus attic

Vehicular Parking Ratio:

Surface Parking
Parking Ratio

9 stalls
1.1 stalls/D.U.

Bicycle Parking Ratio:

2'x6' stalls
Parking Ratio

8 stalls
1 stall/D.U.

Project Schedule & Management:

Construction is proposed to begin September 2012 and be completed by July of 2013.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will enhance the Mound Street area and provide additional in-fill housing.

Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA
Managing Member

APPENDIX A

Zoning Text

Zoning Text

PUD -SIP

1201 & 1211 Mound St

May 29, 2012

Legal Description: Lots 5 & 6, Block 11, Bowen's Addition to the City of Madison, as recorded in Volume 1 of Plats, on Page 12, as Document Number 192989, Dane County Registry, located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow an 8 unit residential development.
- B. **Permitted Uses:** Following are permitted uses:
 - 1. Single family and two-unit residential buildings.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including recreational facilities and parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** The buildings within this district shall be limited to no more than (2) stories and 35 feet.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as set forth in M.G.O. 28.11(3)(l)2 for the R-4 zoning district and as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 4 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP. Signage shall be approved by the Urban Design Commission and zoning.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

APPENDIX B

Pre-application Notification

Letter to District Alder

April 23, 2012

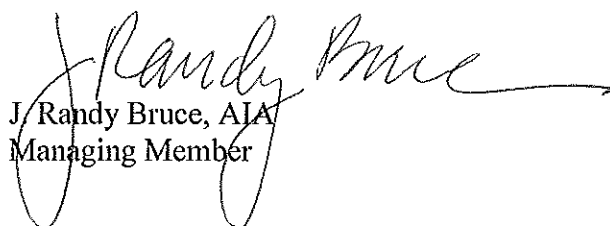
Sue Ellingson
Aldersperson – District #13
City-County Building
Common Council Office, Room 417
210 Martin Luther King Jr. Blvd
Madison, WI 53709-0001

Re: Corner of Mound Street and Charter Street

Dear Sue,

As we have discussed with you and the neighborhood association, Mike Fisher is planning a development at the corner of Mound St. and Charter St. The site currently consists of two lots with a duplex on each. The project will consist of subdividing these lots to create 4 lots, removing an existing garage and surface parking lot, and adding 2 more duplexes. We intend to make our submittal to Plan Commission in May 2012. If you would like additional information or have any questions, please contact me at 608-836-3690 or at rbruce@knothebruce.com.

Sincerely,



J. Randy Bruce, AIA
Managing Member

cc: Caitlin Seifert, Greenbush Neighborhood Assoc.
Amy Rountree, Greenbush Neighborhood Assoc.
Mike Fisher

APPENDIX C

Pre-application Notification

Letter to Neighborhood Association

April 23, 2012

Caitlin Seifert
Greenbush Neighborhood Association
1122 Haywood Ave.
Madison, WI 53715

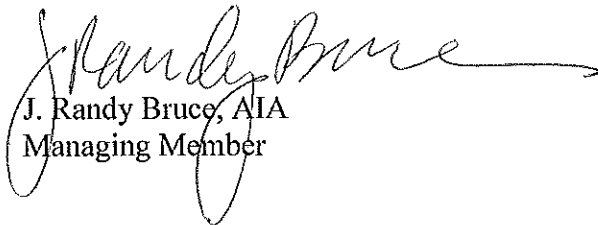
Amy Rountree
Greenbush Neighborhood Association
1315 Hoven Ct.
Madison, WI 53715

Re: Corner of Mound Street and Charter Street

Dear Caitlin and Amy,

As we have discussed with you and Sue Ellingson, Mike Fisher is planning a development at the corner of Mound St. and Charter St. The site currently consists of two lots with a duplex on each. The project will consist of subdividing these lots to create 4 lots, removing an existing garage and surface parking lot, and adding 2 more duplexes. We intend to make our submittal to Plan Commission in May 2012. If you would like additional information or have any questions, please contact me at 608-836-3690 or at rbruce@knothebruce.com.

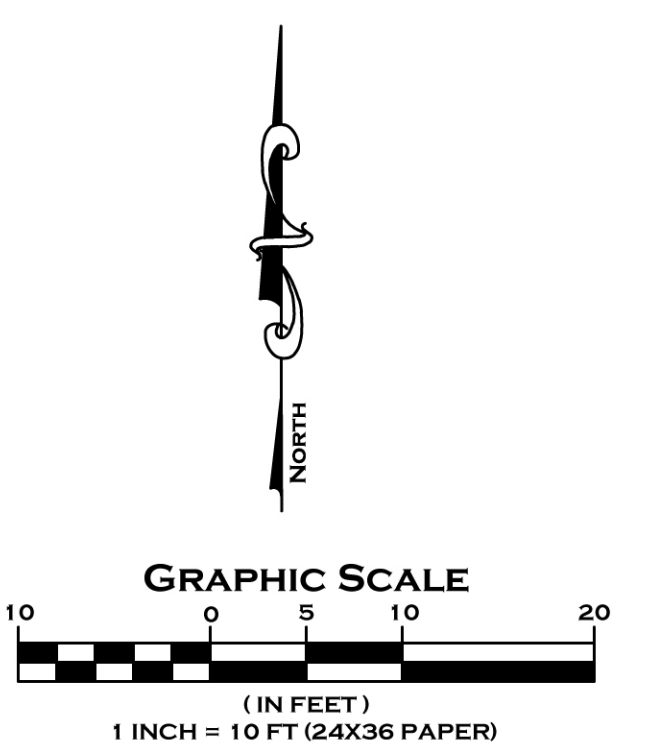
Sincerely,



J. Randy Bruce, AIA
Managing Member

cc: Sue Ellingson
Mike Fisher

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com



Site Plan Mound Street Development

May 29, 2012

KNOTHE
& BRUCE
architects

Consultant

Notes

Revisions

May 9, 2012 - PUD-SIP

Project Title

1201 Mound St

Drawing Title

Open Usable Space Plan

Project No.

1203

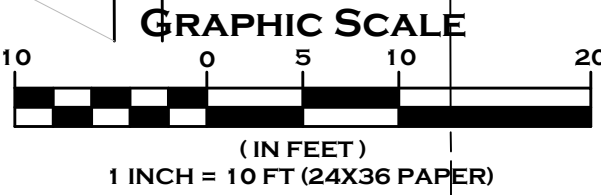
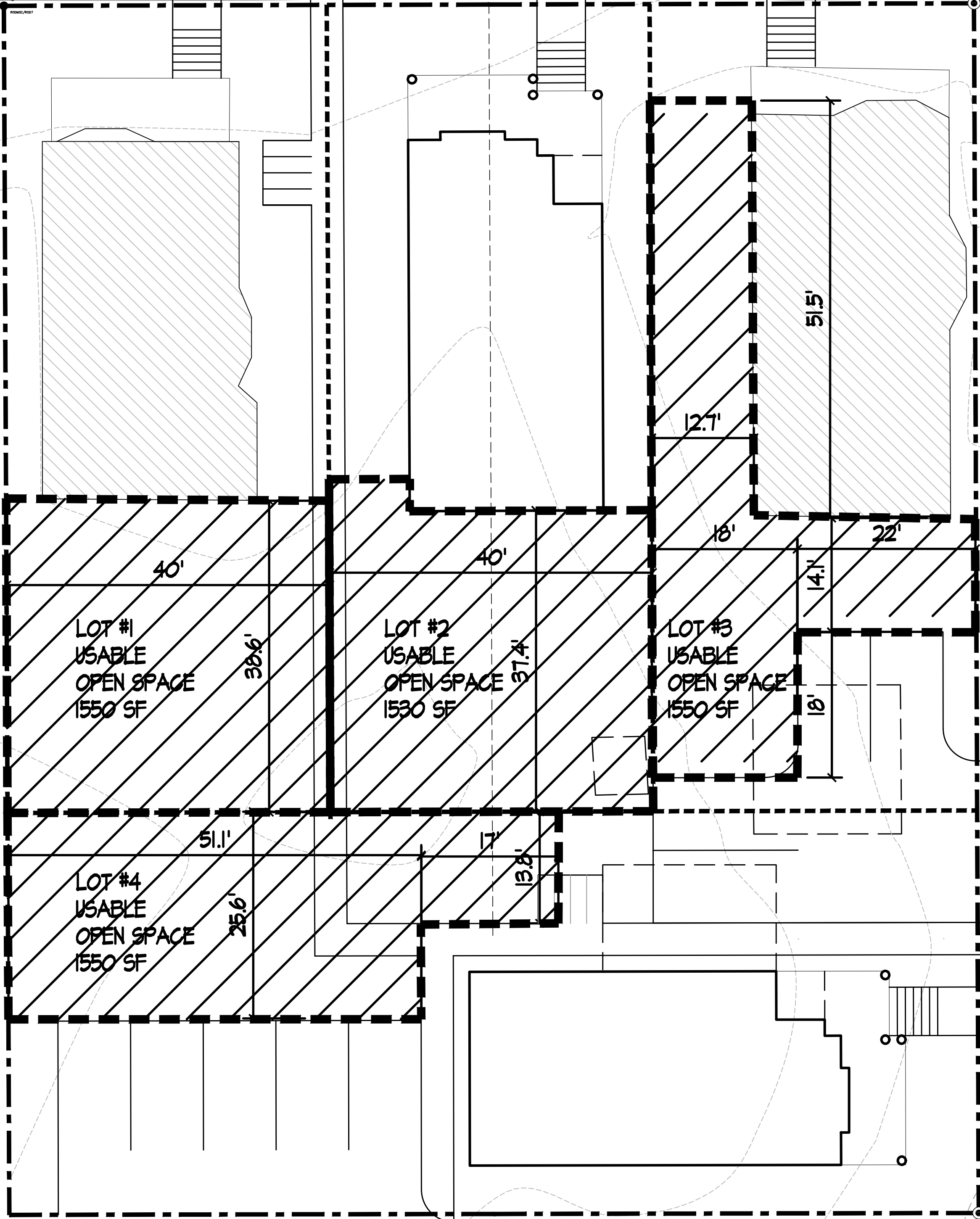
Drawing No.

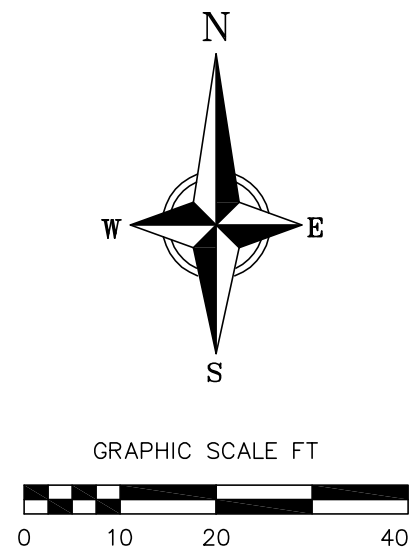
C-1.1

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MOUND STREET

CHARTER STREET





BENCHMARK TABLE		
BENCHMARK	DESCRIPTION	ELEVATION
BM #1	TOP NUT OF FIRE HYDRANT	861.62
BM #2	TOP NUT OF FIRE HYDRANT	861.66

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3955
mmar@vierbicher.com

LOT FIVE (5), BLOCK ELEVEN (11), BOWEN'S ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LOT SIX (6), BLOCK ELEVEN (11), BOWEN'S ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

1201 MOUND STREET
MADISON, WI 53715
PN: 251/0709-224-2202-0

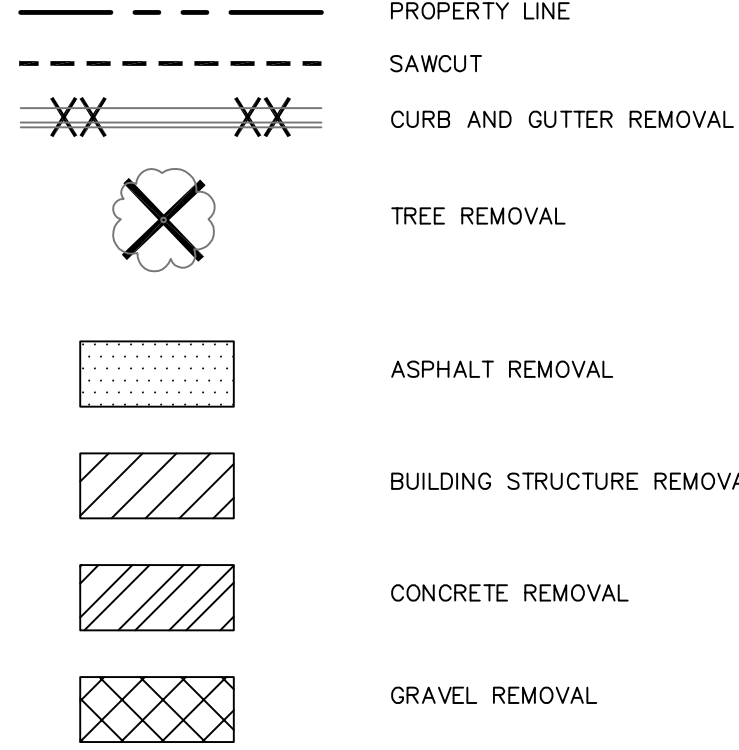
1211 MOUND STREET
MADISON, WI 53715
PN: 251/0709-224-2201-2

1. This survey was prepared based upon information provided in Title Insurance Policy 206031, Effective date February 20, 2003 at 5:59a.m. from Lawyers Title Insurance Corporation and information provided in Title Commitment 206039, Effective date February 20, 2003 at 5:59a.m. from Lawyers Title Insurance Corporation.
2. This survey is based upon field survey work performed on February 20, May 4, 2012. Any changes in site conditions after May 4, 2012 are not reflected by this survey.
3. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per 201817774, 201817872, 201817877, 201817878, 201817881, 201817882, 201817883, 201817884, 201817885, 201817886, 201817887, 201817888, 201817889, 201817890, 201817891, 201817892, 201817893, 201817894, 201817895, 201817896, 201817897, 201817898, 201817899, 201817900, 201817901, 201817902, 201817903, 201817904, 201817905, 201817906, 201817907, 201817908, 201817909, 201817910, 201817911, 201817912, 201817913, 201817914, 201817915, 201817916, 201817917, 201817918, 201817919, 201817920, 201817921, 201817922, 201817923, 201817924, 201817925, 201817926, 201817927, 201817928, 201817929, 201817930, 201817931, 201817932, 201817933, 201817934, 201817935, 201817936, 201817937, 201817938, 201817939, 201817940, 201817941, 201817942, 201817943, 201817944, 201817945, 201817946, 201817947, 201817948, 201817949, 201817950, 201817951, 201817952, 201817953, 201817954, 201817955, 201817956, 201817957, 201817958, 201817959, 201817960, 201817961, 201817962, 201817963, 201817964, 201817965, 201817966, 201817967, 201817968, 201817969, 201817970, 201817971, 201817972, 201817973, 201817974, 201817975, 201817976, 201817977, 201817978, 201817979, 201817980, 201817981, 201817982, 201817983, 201817984, 201817985, 201817986, 201817987, 201817988, 201817989, 201817990, 201817991, 201817992, 201817993, 201817994, 201817995, 201817996, 201817997, 201817998, 201817999, 201818000, 201818001, 201818002, 201818003, 201818004, 201818005, 201818006, 201818007, 201818008, 201818009, 201818010, 201818011, 201818012, 201818013, 201818014, 201818015, 201818016, 201818017, 201818018, 201818019, 201818020, 201818021, 201818022, 201818023, 201818024, 201818025, 201818026, 201818027, 201818028, 201818029, 201818030, 201818031, 201818032, 201818033, 201818034, 201818035, 201818036, 201818037, 201818038, 201818039, 201818040, 201818041, 201818042, 201818043, 201818044, 201818045, 201818046, 201818047, 201818048, 201818049, 201818050, 201818051, 201818052, 201818053, 201818054, 201818055, 201818056, 201818057, 201818058, 201818059, 201818060, 201818061, 201818062, 201818063, 201818064, 201818065, 201818066, 201818067, 201818068, 201818069, 201818070, 201818071, 201818072, 201818073, 201818074, 201818075, 201818076, 201818077, 201818078, 201818079, 201818080, 201818081, 201818082, 201818083, 201818084, 201818085, 201818086, 201818087, 201818088, 201818089, 201818090, 201818091, 201818092, 201818093, 201818094, 201818095, 201818096, 201818097, 201818098, 201818099, 201818100, 201818101, 201818102, 201818103, 201818104, 201818105, 201818106, 201818107, 201818108, 201818109, 201818110, 201818111, 201818112, 201818113, 201818114, 201818115, 201818116, 201818117, 201818118, 201818119, 201818120, 201818121, 201818122, 201818123, 201818124, 201818125, 201818126, 201818127, 201818128, 201818129, 201818130, 201818131, 201818132, 201818133, 201818134, 201818135, 201818136, 201818137, 201818138, 201818139, 201818140, 201818141, 201818142, 201818143, 201818144, 201818145, 201818146, 201818147, 201818148, 201818149, 201818150, 201818151, 201818152, 201818153, 201818154, 201818155, 201818156, 201818157, 201818158, 201818159, 201818160, 201818161, 201818162, 201818163, 201818164, 201818165, 201818166, 201818167, 201818168, 201818169, 201818170, 201818171, 201818172, 201818173, 201818174, 201818175, 201818176, 201818177, 201818178, 201818179, 201818180, 201818181, 201818182, 201818183, 201818184, 201818185, 201818186, 201818187, 201818188, 201818189, 201818190, 201818191, 201818192, 201818193, 201818194, 201818195, 201818196, 201818197, 201818198, 201818199, 201818200, 201818201, 201818202, 201818203, 201818204, 201818205, 201818206, 201818207, 201818208, 201818209, 201818210, 201818211, 201818212, 201818213, 201818214, 201818215, 201818216, 201818217, 201818218, 201818219, 201818220, 201818221, 201818222, 201818223, 201818224, 201818225, 201818226, 20181822

(C) FOUND 1 1/4" Ø IRON ROD
 (●) FOUND 3/4" Ø IRON ROD

EXISTING CONDITIONS
1201 & 1211 MOUND STREET
LOTS 5 & 6, OF BLOCK 11, OF BOWENS ADDITION
CITY OF MADISON, DANE COUNTY, WISCONSIN

PROPERTY LINE

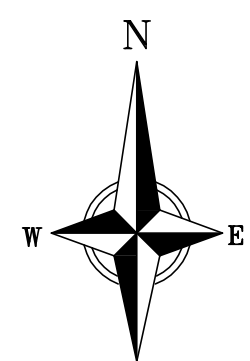


1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE 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. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. 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.
4. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
5. 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.
6. 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.
7. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON AT (608) 266-4751 A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
8. ALL WORK FOR PUBLIC IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE TO BE PER CITY ISSUED PLANS AND PROJECT #35B2293.

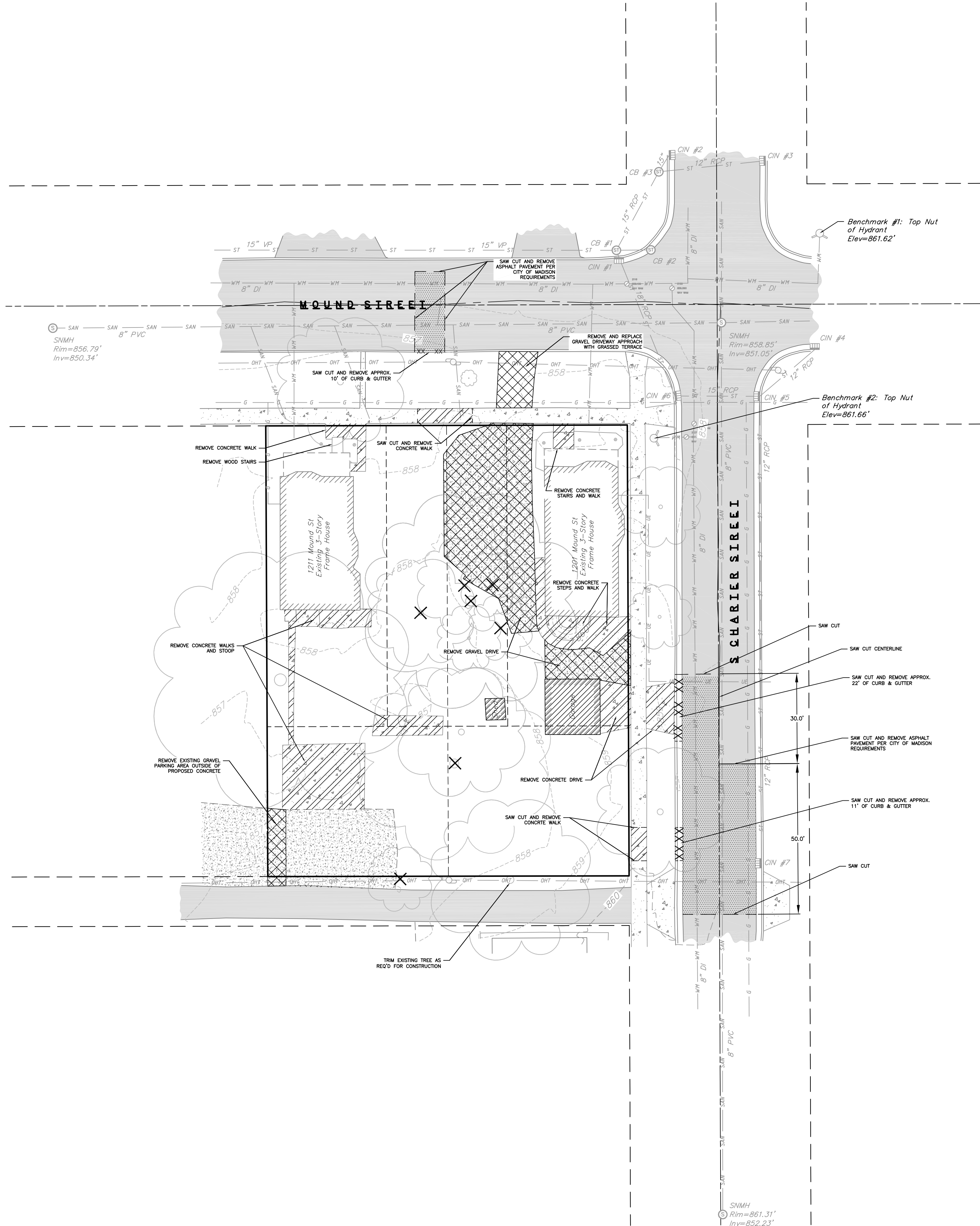
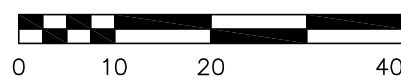
1. ALL SIGNS TO BE REMOVED SHALL BE SALVAGED AND STORED IN THE OWNER'S FACILITY FOR FUTURE USE AS APPROPRIATE.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
7. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
9. CONTRACTOR TO ABANDON ALL WELLS LOCATED ON THIS PROPERTY IF NO VALID WELL OPERATION PERMIT HAS BEEN OBTAINED FROM THE MADISON WATER UTILITY.



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING D.
NOTICE BEFORE YOU EXCAVATE.



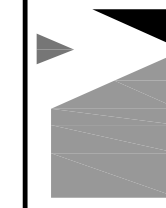
GRAPHIC SCALE FT



SITE DEMOLITION PLAN

1201 & 1211 MOUND STREET
LOTS 5 & 6 OF BLOCK 11 OF BOWENS ADDITION
CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE		REVISIONS		REVISIONS	
1" = 40' (24X36)		NO. DATE	REMARKS	NO. DATE	REMARKS
1" = 40' (11X17)		1 05-08-12	SITE PLAN SUBMITTAL		
DATE					
05-08-12					
DRAFTER					
ACAR					
CHECKED					
PROJECT NO.					
35127918					
SHEET					
C-1.3					
DWG. NO.					



vierbicher

planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foutler Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

EROSION CONTROL MEASURES

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. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
23. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
24. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
25. 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.

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.
4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
5. ROUGH GRADE FOR 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

PROPOSED LEGEND

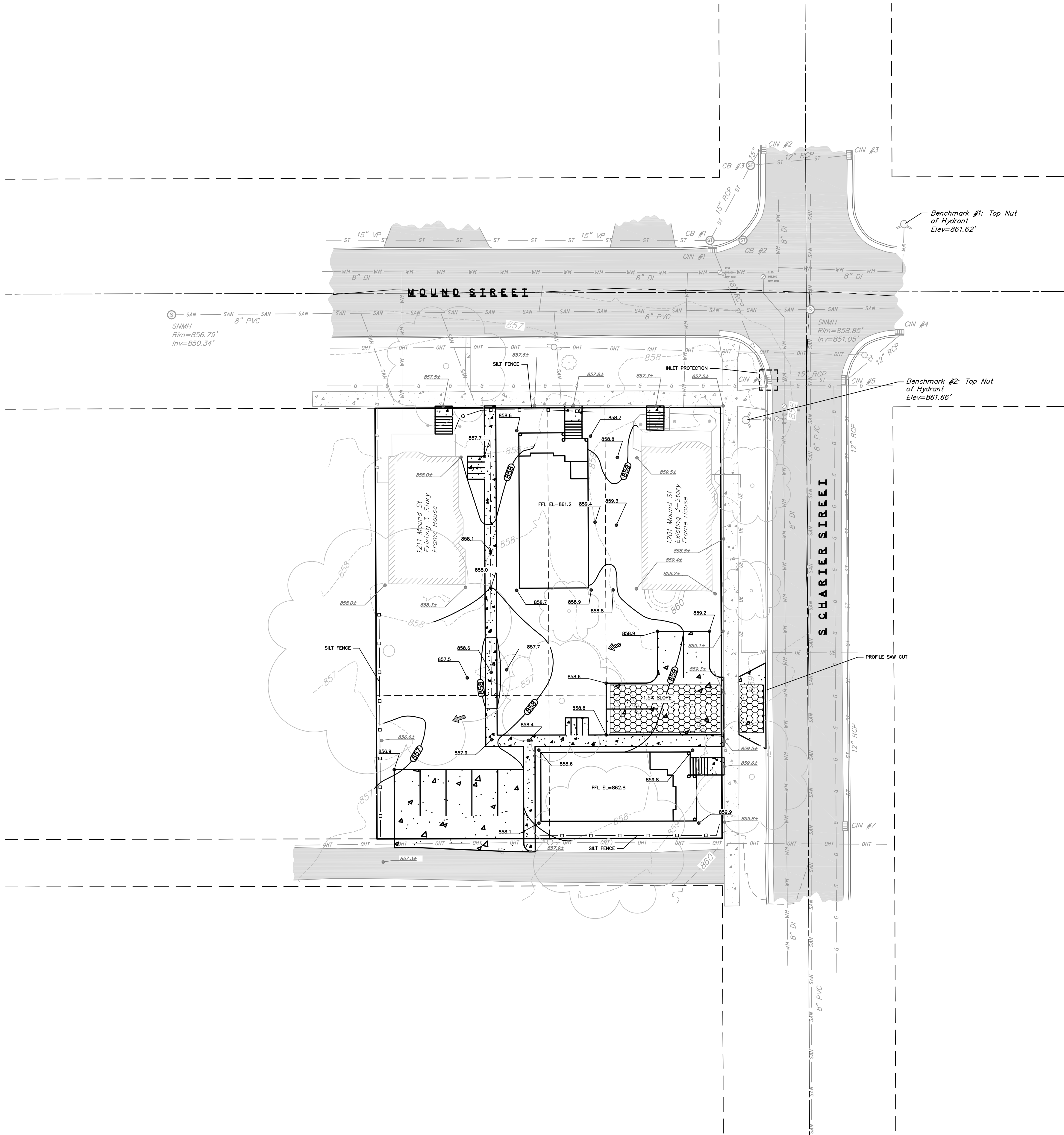
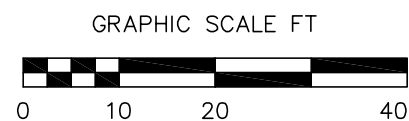
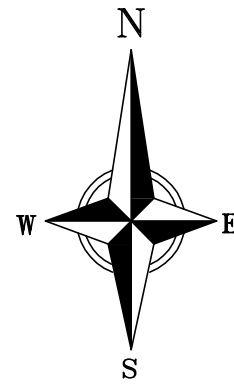
- MAJOR **880** PROPOSED CONTOURS
- MINOR **883**
- MAJOR **945** EXISTING CONTOURS
- MINOR **944**
- SILT FENCE
- CITY OF MADISON "TYPE A" CURB & GUTTER (REFER TO CITY STANDARD DETAIL 3.06)
- SAWCUT
- WATER VALVE
- SANITARY MANHOLE
- CLEANOUT
- STORM INLET
- INLET PROTECTION
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- P - PAVEMENT ELEV.
C - BACK OF CURB ELEV.
W - CONCRETE SIDEWALK ELEV.
T/W - TOP OF RETAINING WALL ELEV.
B/W - BOTTOM OF RETAINING WALL ELEV.
- 1.82% PROPOSED DRAINAGE ARROWS AND SLOPE
- CONSTRUCTION ENTRANCE
- CONCRETE SIDE WALK
- ASPHALT PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT
- EMERGENCY OVERFLOW ROUTE

SITE PAVING NOTES.

1. CONCRETE SIDEWALK-TO BE 6" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-2.3 FOR DETAILS.
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.



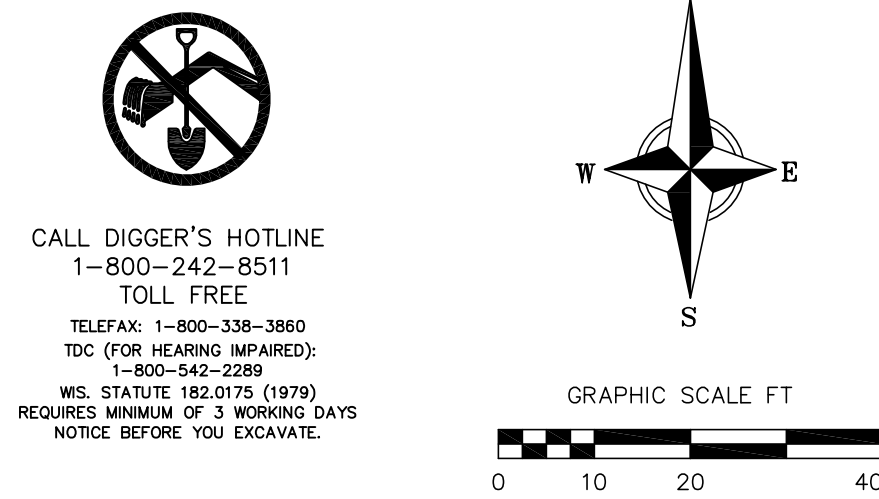
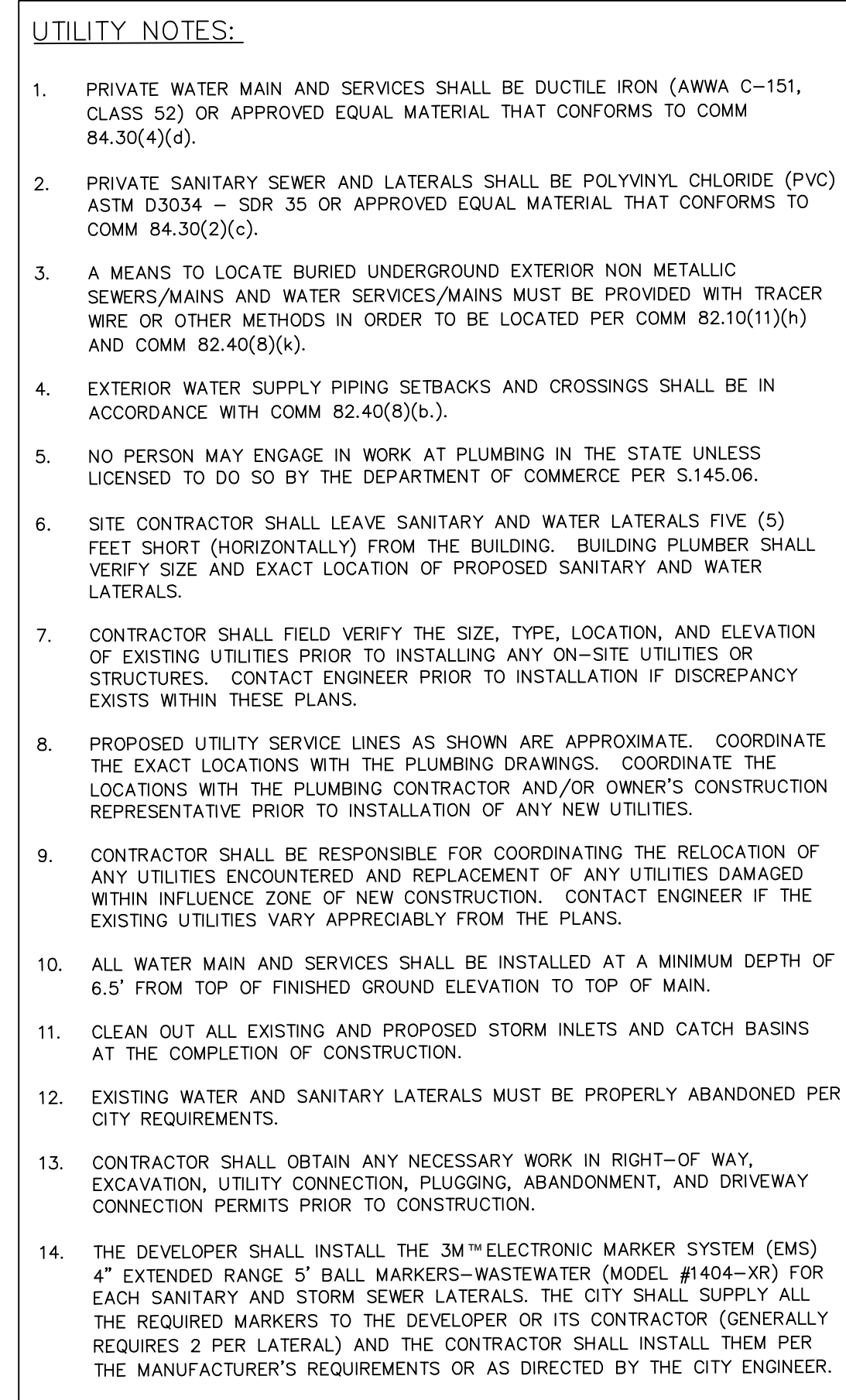
CALL DIGGER'S HOTLINE
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TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
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GRADING AND EROSION CONTROL PLAN
1201 & 1211 MOUND STREET
LOTS 5 & 6 OF BLOCK 11 OF BOWENS ADDITIONS
CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	05-08-12		
REMARKS		REMARKS	
1 SITE PLAN SUBMITTAL			
SCALE		SCALE	
1"=20' (24X36)		1"=40' (11X17)	
DATE		DATE	
05-08-12			
DRAFTER		DRAFTER	
ACAR		ACAR	
CHECKED		CHECKED	
PROJECT NO.		PROJECT NO.	
35127918		35127918	
SHEET		SHEET	
C-2.1		C-2.1	
DWG. NO.		DWG. NO.	



SYMBOL KEY:

- 1

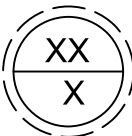
APPLY 3" OF DOUBLE-SHREDDED HARDWOOD MULCH
- 2

RESEED EXISTING TURF GRASS AS NECESSARY
- 3

SEED TURF GRASS
- 4

SHOVEL CUT EDGE

EX. XX" TREE

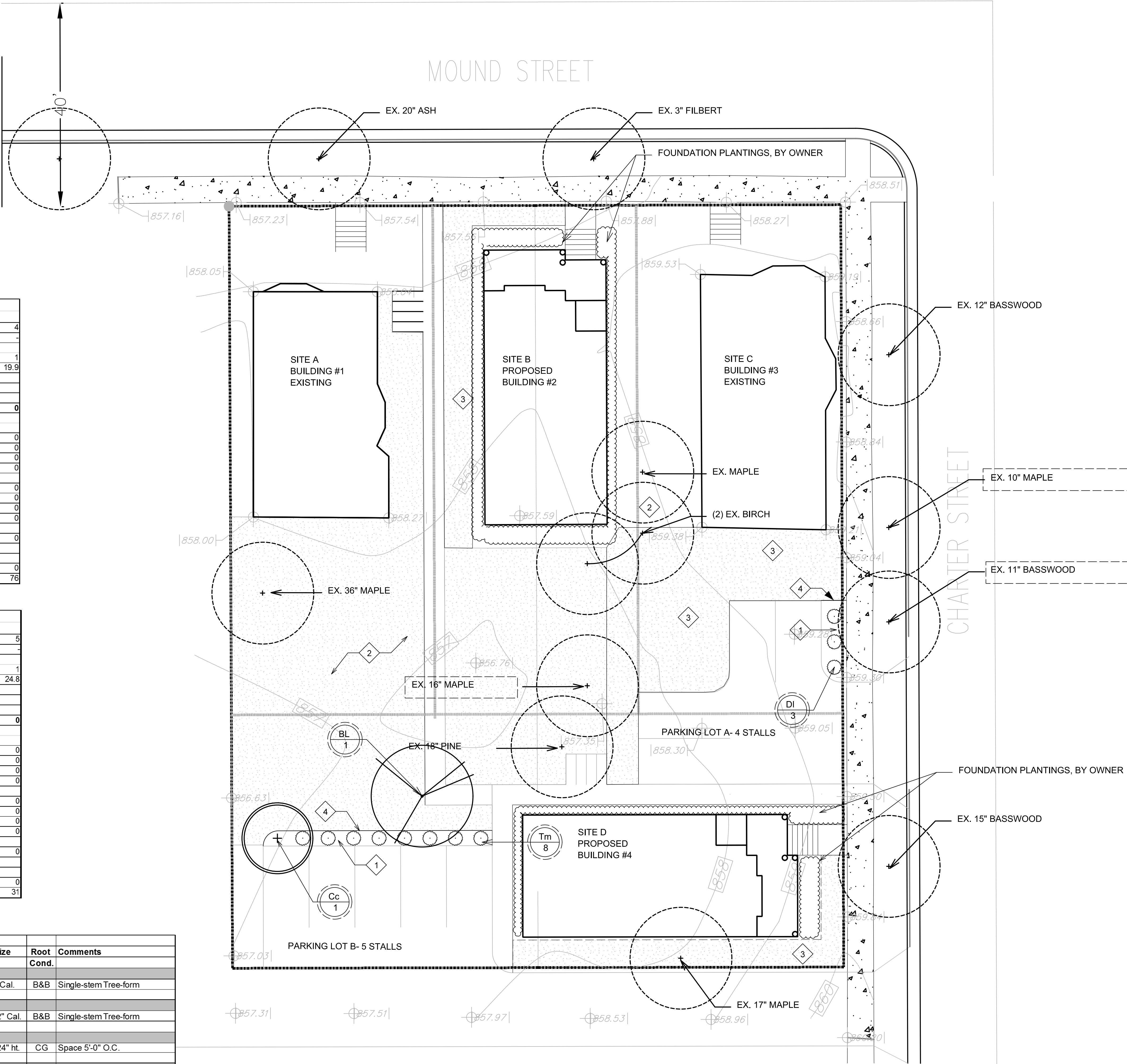


NEW & EXISTING PLANTINGS INCLUDED IN LANDSCAPE WORKSHEET

City of Madison - Landscape Worksheet					
NEW PARKING LOT A					
Number of Parking Stalls					4
Total Sq. Footage of Storage Area					-
Number of Canopy Shade Trees					
Required - 2" - 2 1/2" cal.					1
No. of Landscape Points Required					19.9
Points for Loading Area Required					
Number of Points Required					
					Credits*
					0
Element	Point Value	Quantity	Points Achieved	Quantity	Points
Canopy Tree: 2" - 21/2"	35	2	70		0
Deciduous Shrub	2	3	6		0
Evergreen Shrub	3		0		0
Decorative Wall or Fence (per 10 L.F.)	5		0		0
Earth Berm (per 10 L.F.)					0
Avg. Height 30"	5		0		0
Avg. Height 15"	2		0		0
Evergreen Trees	15		0		0
3' height minimum					0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15		0		0
Sub-Totals			76		0
				Total Points	76

City of Madison - Landscape Worksheet					
NEW PARKING LOT B					
Number of Parking Stalls					5
Total Sq. Footage of Storage Area					-
Number of Canopy Shade Trees					
Required - 2" - 2 1/2" cal.					1
No. of Landscape Points Required					24.8
Points for Loading Area Required					
Number of Points Required					
					Credits*
					0
Element	Point Value	Quantity	Points Achieved	Quantity	Points
Canopy Tree: 2" - 21/2"	35		0		0
Deciduous Shrub	2	8	16		0
Evergreen Shrub	3		0		0
Decorative Wall or Fence (per 10 L.F.)	5		0		0
Earth Berm (per 10 L.F.)					0
Avg. Height 30"	5		0		0
Avg. Height 15"	2		0		0
Evergreen Trees	15		0		0
3' height minimum					0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	1	15		0
Sub-Totals			31		0
				Total Points	31

Plant List						
Key	Botanical Name	Common Name	Quantity	Size	Root Cond.	Comments
Deciduous Trees						
UA	<i>Betula lenta</i>	Sweet Birch	1	2" Cal.	B&B	Single-stem Tree-form
Ornamental Trees						
CC	<i>Cercis canadensis</i>	Eastern Redbud	1	1 1/2" Cal.	B&B	Single-stem Tree-form
Deciduous Shrubs						
DI	<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle	3	18-24" ht.	CG	Space 5'-0" O.C.
Evergreen Shrubs						
Tm	<i>Taxus x media 'Densiformis'</i>	Densi Yew	8	18-24" Spr.	CG	Space 5'-0" O.C.



1 LANDSCAPE PLAN
1" = 10'-0"

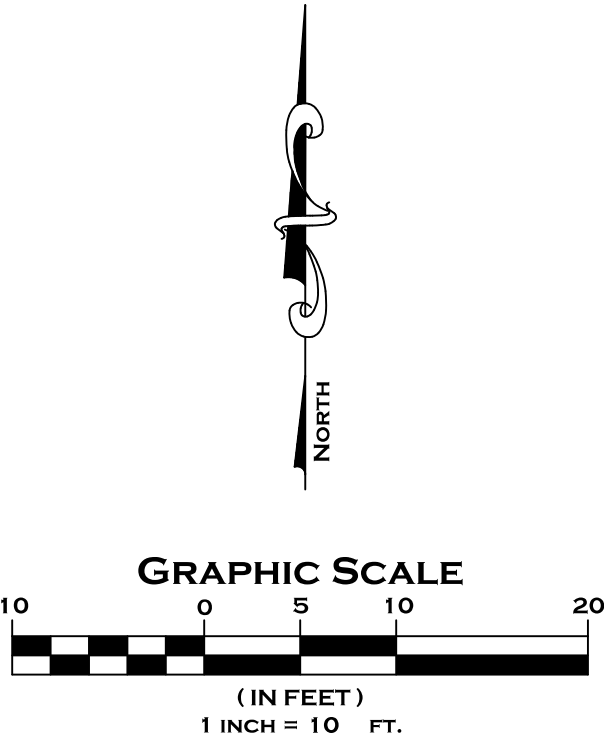
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ARCHITECTS

7601 University Avenue Suite 201
Middleton, Wisconsin 53562
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Notes



Revisions

City Submittal - May 9th, 2012

Project Title

1201 & 1211 Mound Street

Lots 5 & 6, of Block 11, of Bowens Addition
City of Madison, Dane County Wisconsin

Drawing Title

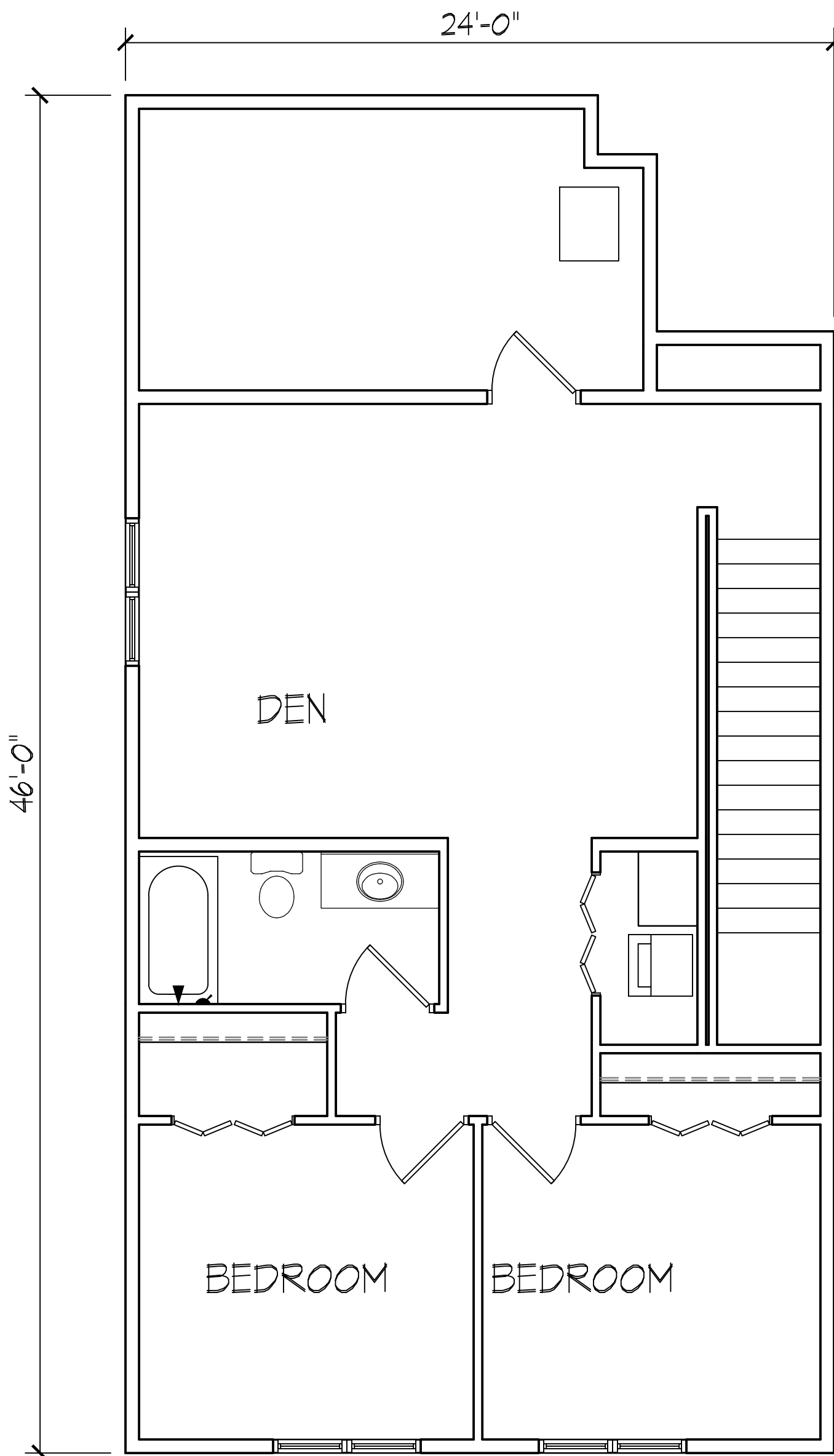
Overall Landscape Plan

Project No.

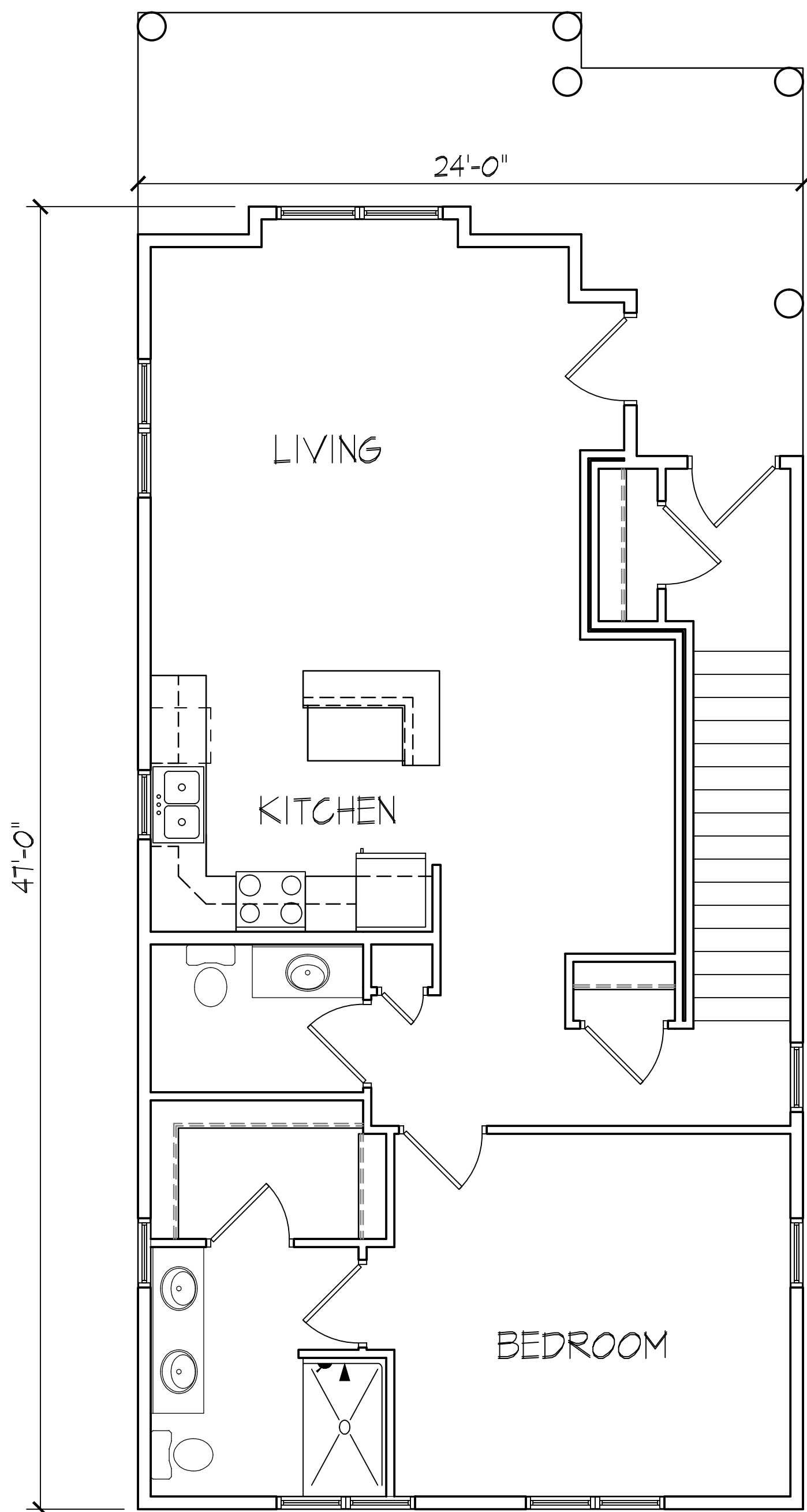
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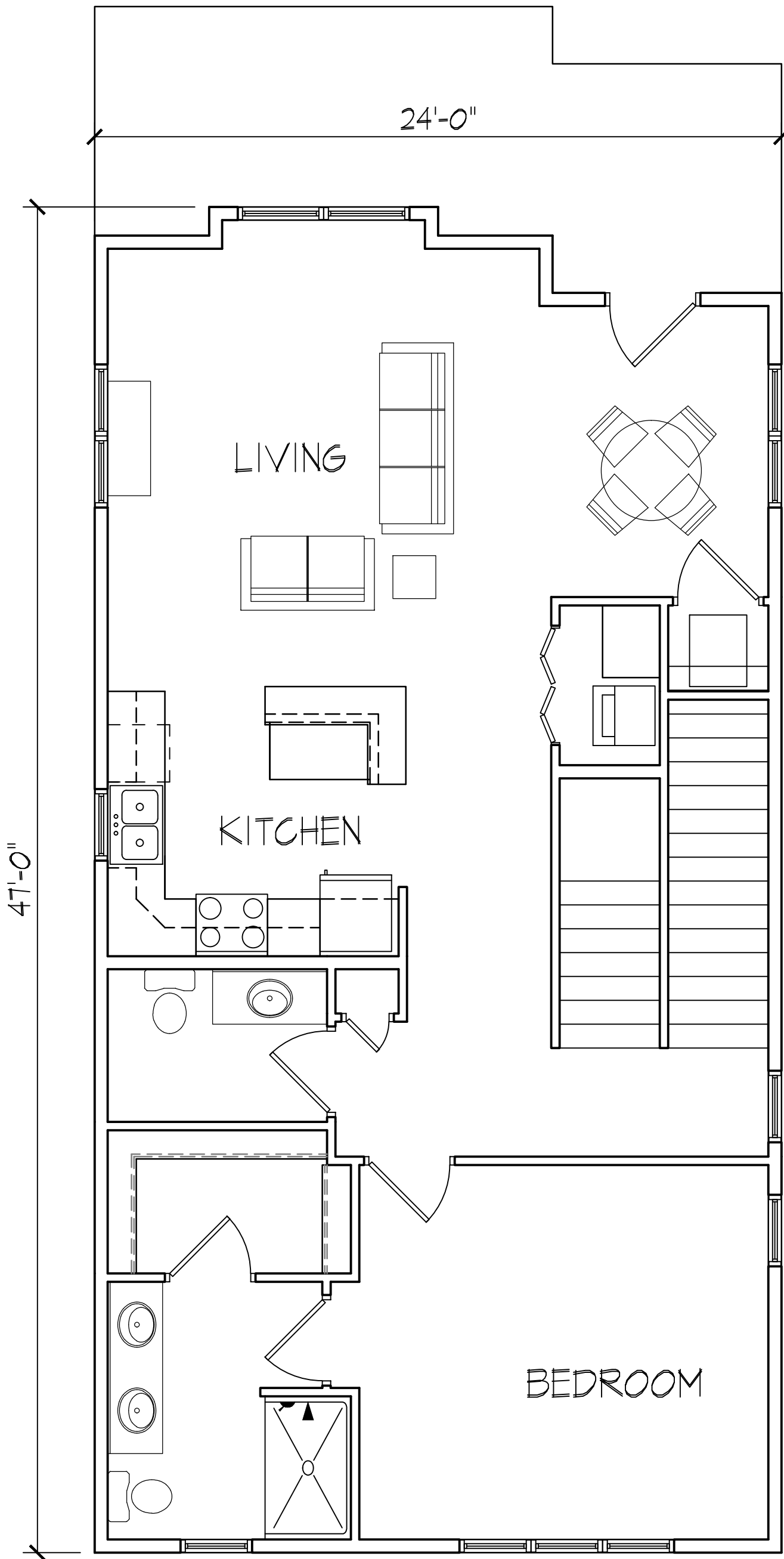
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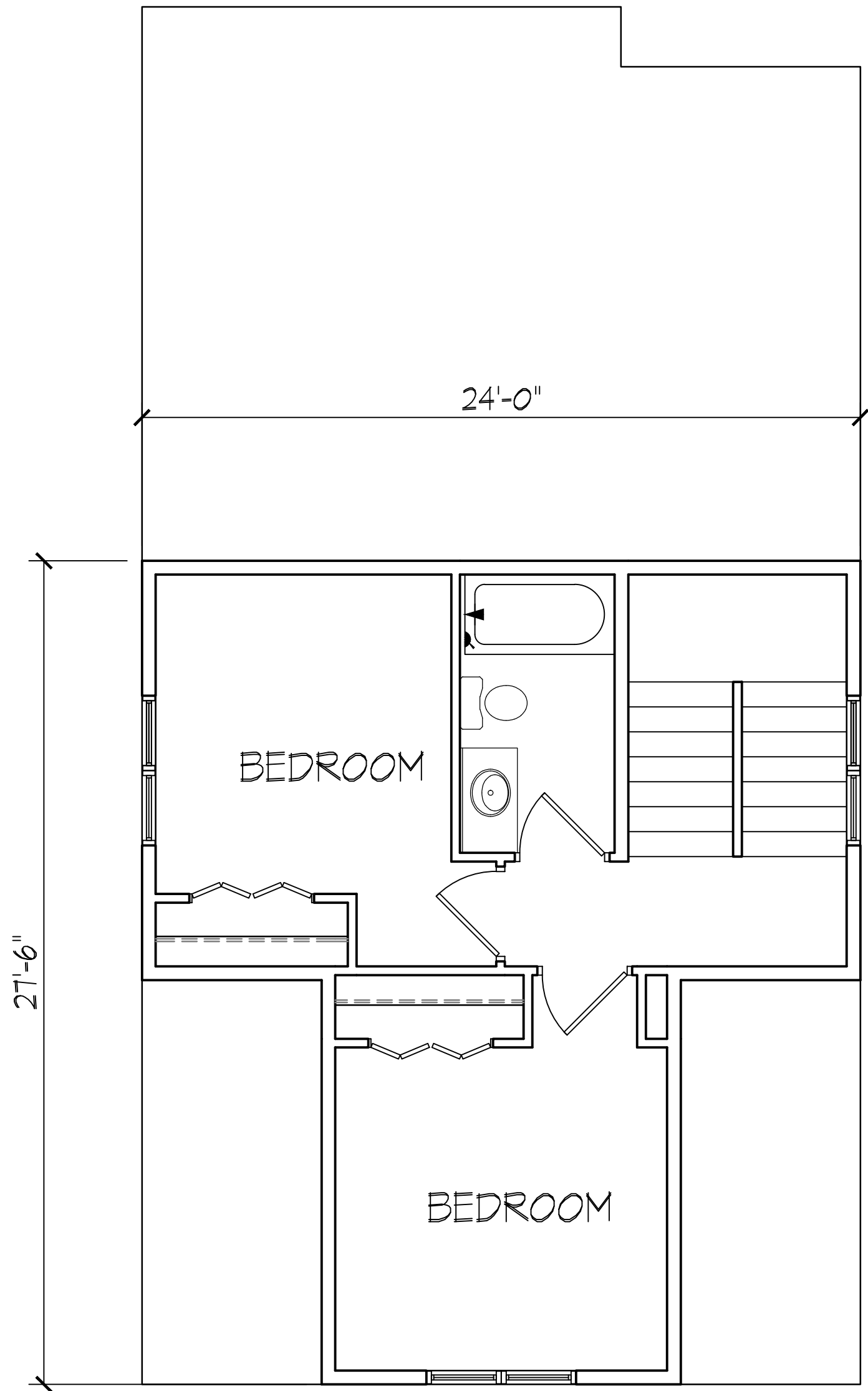
BASEMENT FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



LOFT FLOOR PLAN
1/4" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

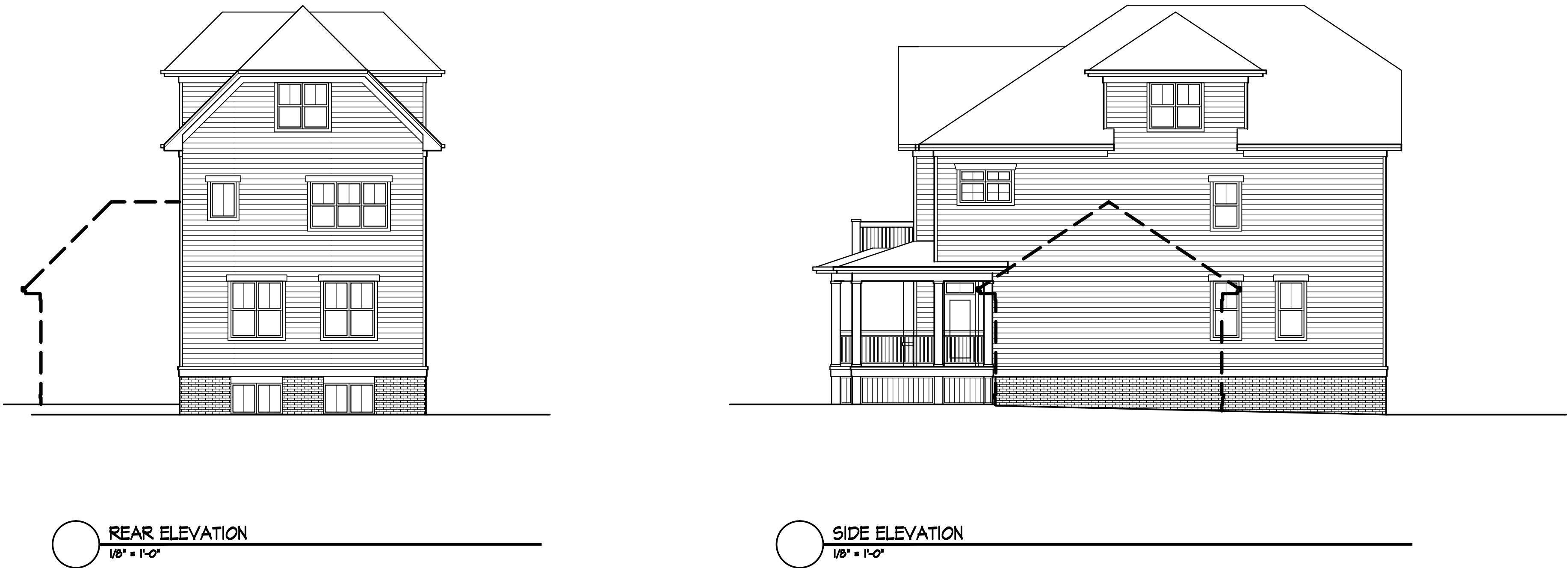
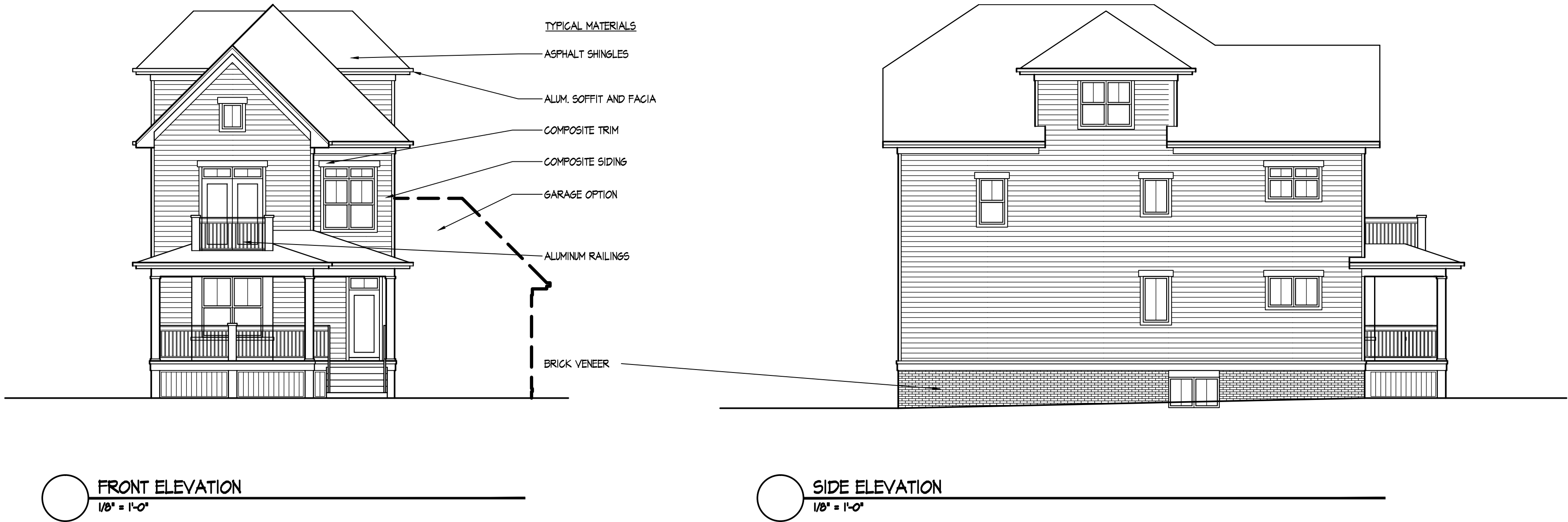


SIDE ELEVATION
1/8" = 1'-0"

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Notes

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Revisions

SIP SUBMITTAL - May 9, 2012

Project Title

1201 Mound St

Madison, WI

Drawing Title

BLDG #4
Elevations

Project No.

1203

Drawing No.

A-2.2



Charter Street Elevation



Mound Street Elevation

Elevations
Mound Street Development

March 28, 2012