

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: 11/22/13
UDC MEETING DATE: 12/4/13

Action Requested
☐ Informational Presentation
☐ Initial Approval and/or Recommendation
☒ Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 502 APOLLO WAY
ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

DAN SCHMIOT BRIAN STODDARD
FORWARD MANAGEMENT, INC AVENUE ARCHITECTS INC

CONTACT PERSON: BRIAN STODDARD
Address: 550 SUNRISE DR #201
SPRING GREEN, WI 53588
Phone: 608-588-3691 MOBIL: 608-574-3196
Fax: 608-588-3582
E-mail address: BSTOD@AVERAGEARCH.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 _____

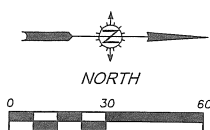
*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

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



SITE DEVELOPMENT DATA	
LOT AREA:	196,646 SF OR 4.51 ACRES
DWELLING UNITS:	GDP - 184 UNITS
	SIP PROPOSED - 105 UNITS
LOT AREA PER UNIT:	SIP PROPOSED - 1,872 SF/UNIT
DENSITY:	23.3 DU/ACRE
SITE COVERAGE:	BUILDING: 38,269 SF (19.46%)
	PAVEMENT: 39,988 SF (20.34%)
	USABLE OPEN SPACE: 19,459 SF (18.5 DU/ACRE)
BUILDING HEIGHT:	GDP - 45'-0" (PLUS 15% ONE ELEVATION = 51'-9")
	SIP PROPOSED - 45'-0" (PLUS 51'-0" ONE ELEVATION)
VEHICLE PARKING:	GDP - VARIES, SET AT SIP
	SIP PROPOSED - UNDERGROUND 95 STALLS
	SURFACE <u>90 STALLS</u>
	TOTAL 185 STALLS (1.76/DU)
BIKE PARKING	
SURFACE (SHORT TERM)	30 STALLS
UNDERGROUND (LONG TERM)	<u>109 STALLS</u>
TOTAL	139 STALLS

1. PROPOSED THICKENED EDGE SIDEWALK
2. PROPOSED 18" CURB AND GUTTER
3. HANDICAP RAMP
4. PROPOSED BIKE PARKING
5. ASPHALT PARKING LOT
6. HANDICAP PARKING STALLS WITH SIGNAGE
7. STANDARD CITY OF MADISON COMMERCIAL DRIVEWAY ENTRANCE
8. CAST IN PLACE CONCRETE RETAINING WALL AND BOULDER WALL
9. PROPOSED BIORETENTION AREAS FOR STORMWATER TREATMENT
10. PROPOSED 4' WIDE CONCRETE SIDEWALK
11. POOL DECK
12. PROPOSED BOULDER RETAINING WALL
13. PROPOSED STORM SEWERS
14. CONNECT SITE WALKWAY TO EXISTING PUBLIC SIDEWALK
15. CAST IN PLACE CONCRETE RETAINING WALL AND BOLDER WALL, SPLIT RAIL FENCE AT TOP FOR FALL PROTECTION
16. PROPOSED SIGN LOCATION (SEPARATE REVIEW)
17. LANDSCAPE STAIRWAY FOR FIRE ACCESS

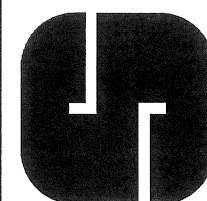
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3010 VOYLES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

LOT 465 ~ 502 APOLLO WAY

PROPOSED SITE PLAN



Project No: 113.0542.30

Sheet C1.0

GENERAL NOTES

1. UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

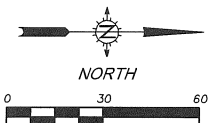
3. NOTIFY OWNER, ENGINEER AND CITY OF MADISON AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.



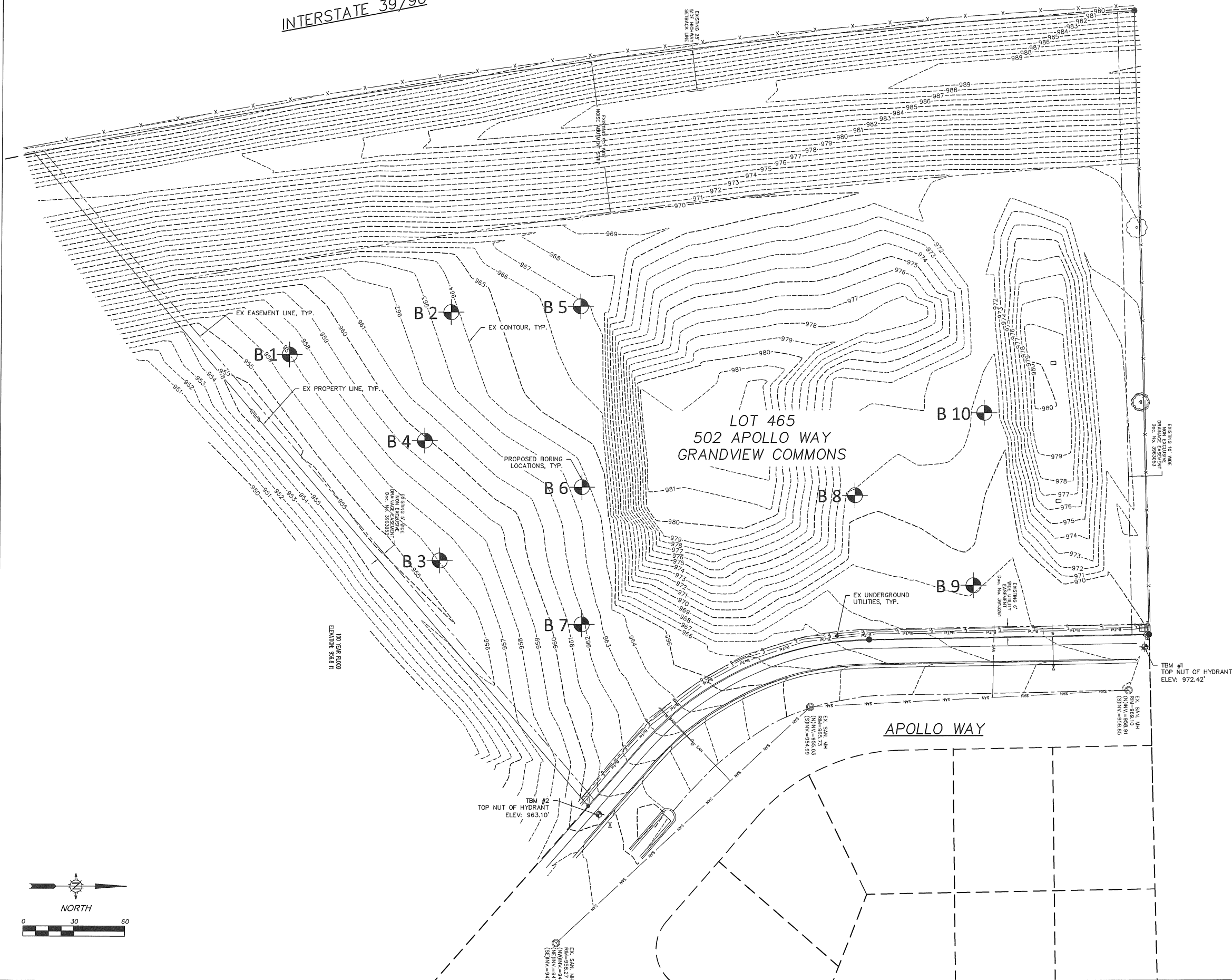
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



INTERSTATE 39/90



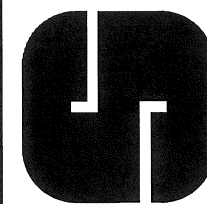
LOT 465 ~ 502 APOLLO WAY

EXISTING SITE PLAN

CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com



Project No: 113.0542.30

Sheet C2.0

MARK: _____
Engineer: SJA
Technician: NGO

REVISION
Checked By: _____
Date: 11-22-2013

DATE: _____
BY: _____
Scale: SEE BAR SCALE
Field Bk: Pg: _____

Project No: 113.0542.30
Sheet C2.0

GENERAL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.

SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY OF MADISON.

CONTRACTOR SHALL NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS PRIOR TO ANY SOIL DISTURBING ACTIVITY.

TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED WITHIN 10-DAYS. PERIMETER CONTROL ON THE DOWNSTREAM SIDE SHALL BE IN-PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).

CONTRACTOR TO MINIMIZE AREAS OF EXPOSED SOIL AT ALL TIMES.

AREAS WITH SLOPES 4:1 OR GREATER AND ALL INTERIOR BIORETENTION AREA SLOPES SHALL BE STABILIZED WITH CLASS I TYPE B EROSION CONTROL MATTING.

MULCH SHALL BE PUNCHED INTO THE SOIL TO A MINIMUM DEPTH OF 2-INCHES USING A MULCH TILLER WHILE TRAVELING ON THE CONTOUR.

BIO-RETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE EMPLACED TO WITHIN 3 INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS EMPLACED, 3 INCHES OF HARDWOOD MULCH SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.

ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.

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.

FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN SEVEN DAYS OF DRY WEATHER ELAPSE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED BY THE CONTRACTOR, IF NECESSARY, EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.

DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY OF MADISON.

PROPOSED TURF REINFORCEMENT MATTING SHALL BE CLASS III TYPE B.

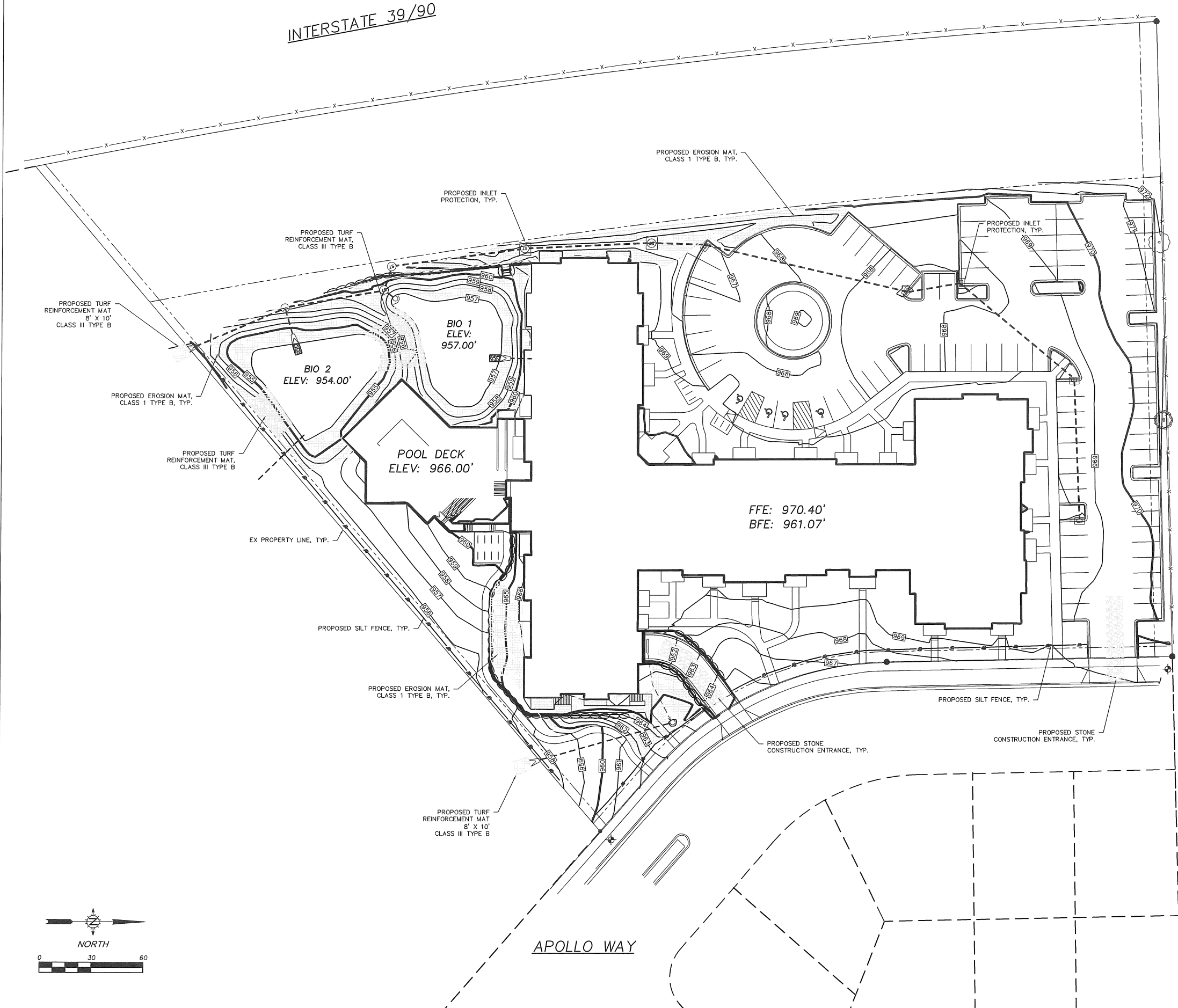
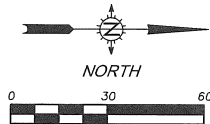
INLET PROTECTION SHALL BE INSTALLED ON ALL ONSITE AND OFFSITE CATCH BASINS AS SHOWN ON THE STANDARD DETAIL ON SHEETS.



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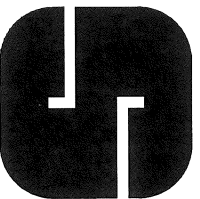


LOT 465 ~ 502 APOLLO WAY

PROPOSED GRADING AND EROSION CONTROL PLAN CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

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MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com



Project No: 113.0542.30

Sheet C3.0

Sheet C3.0

Project No: 113.0542.30

Date: 11-22-2013

Field Bk:

Scale: SEE BAR SCALE

Checked By: SJA

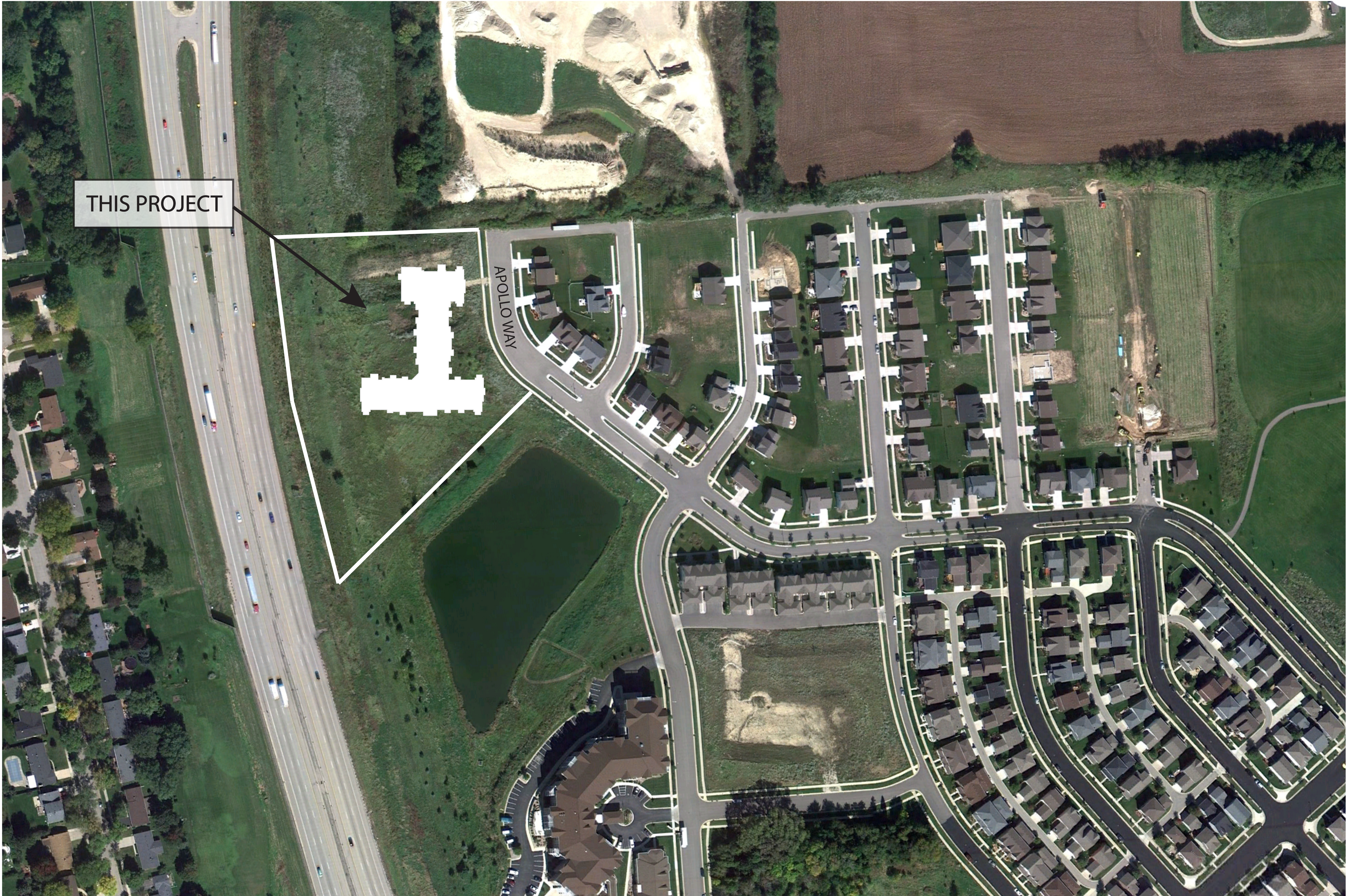
Engineer: SJA

Technician: NGO

REVISION

DATE

BY



THIS PROJECT



550 Sunrise Drive, Suite 201
Post Office Box 1024
Spring Green, WI 53588
Phone: 608-588-3691
Fax: 608-588-3582

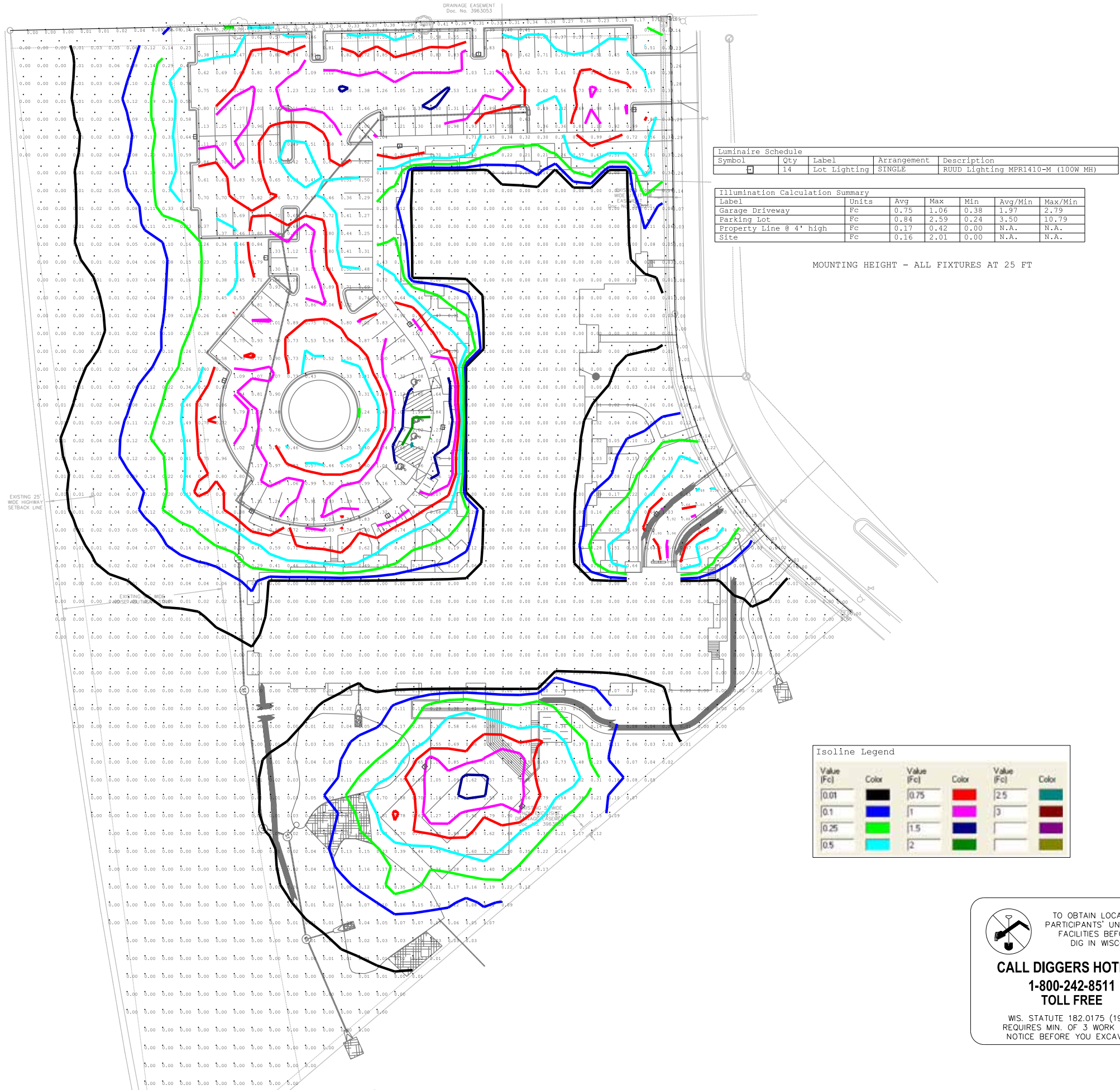
Lot 465
502 Apollo Way
Grandview Commons
Madison, Wisconsin

UDC FINAL SUBMITTAL
11-25-2013

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Drawing Name
Site Locator Map

Project Number 1307	Sheet No. C-1.0
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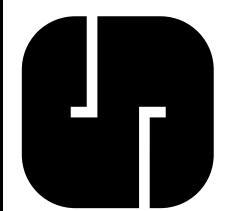
LOT 465 ~ 502 APOLLO WAY

SITE LIGHTING LAYOUT

CITY OF MADISON, DANE COUNTY, WI

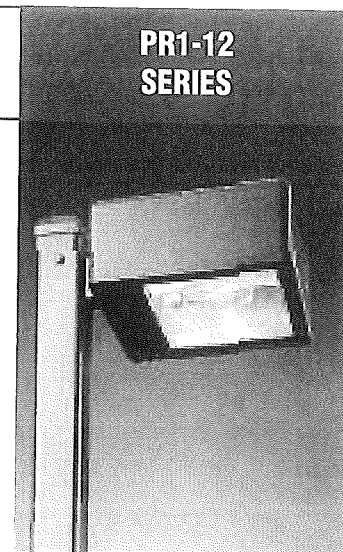
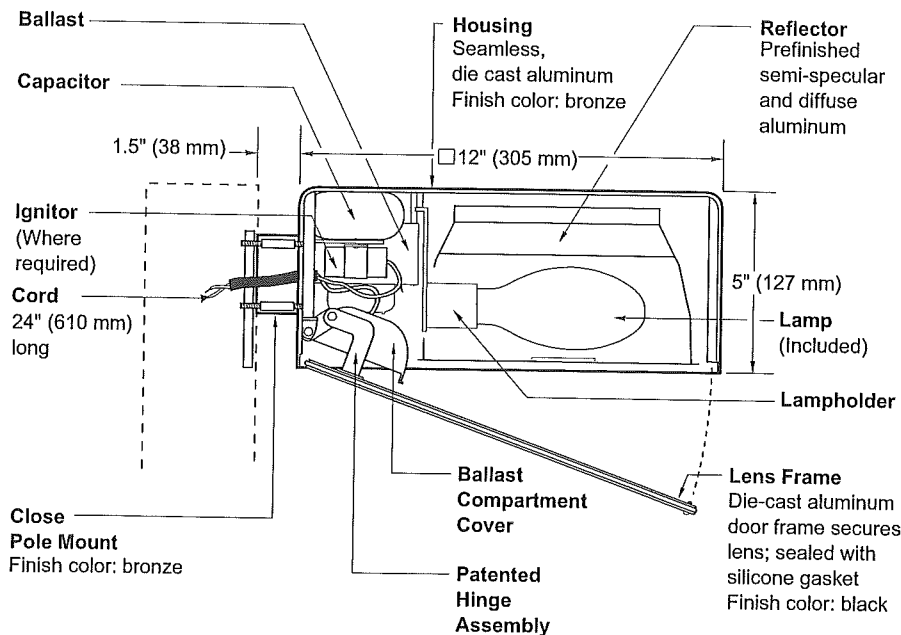
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1-1/2" CLOSE POLE MOUNT

12" (305 mm) PARKING/ROADWAY LIGHT



**PR1-12
SERIES**

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
	125W PSMH	MPR1612-(a)(b)
	150W PSMH	MPR1615-(a)(b)
METAL HALIDE		
	50W MH	MPR1405-(a)(b)
	70W MH	MPR1407-(a)(b)
	100W MH	MPR1410-(a)(b)
	175W MH	MPR1417-(a)(b)
HIGH PRESSURE SODIUM		
	35W HPS	MPR1503-(a)(b)
	50W HPS	MPR1505-(a)(b)
	70W HPS	MPR1507-(a)(b)
	100W HPS	MPR1510-(a)(b)
	150W HPS	MPR1515-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (Standard: 125W PSMH; 50 – 100W MH; 50W HPS)
M	120/208/240/277V (Standard: 150W PSMH; 175W MH; 70 – 150W HPS)
T	120/277/347V (Canada Only) (Standard: 150W PSMH; 70 – 175W MH; 70 – 150W HPS)
1	120V (Standard: 35W HPS)
2	277V
27	277V Reactor (150W PSMH Only)
3	208V
4	240V
5	480V (175W MH; 70 – 150W HPS)
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
-(a)P	Button Photocell
-5P	External Photocell (for 480V)
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Parking lot and roadway luminaire for HID lamp, totally enclosed. Supplied with IES Type III asymmetric distribution pattern. Housing is seamless, die-cast aluminum. Mounting consists of a 1.8" (44 mm) wide by 2.5" (64 mm) high by 1.5" (38 mm) long extruded aluminum arm. The arm is held in place with two 3/8" (9 mm) mounting rods fastened to a steel backing plate inside the pole, and by two nuts inside the fixture housing. Mounting rods are provided with sealing washers to prevent water leakage. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass.

ELECTRICAL

Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit types:

Reactor (277V PSMH)
150W PSMH

Reactor
120V: 35 – 150W HPS

HX — High Reactance
50 – 100W MH; 50 – 150W HPS

CWA — Constant Wattage Autotransformer
125 & 150W PSMH; 175W MH

PATENT

US 4,689,729

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

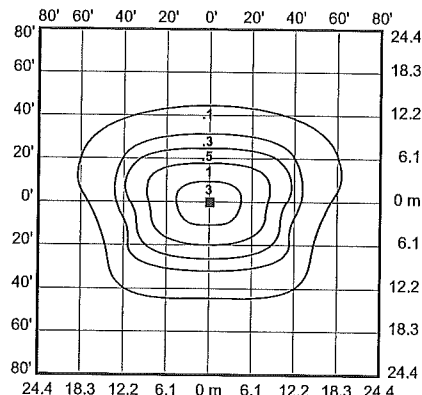
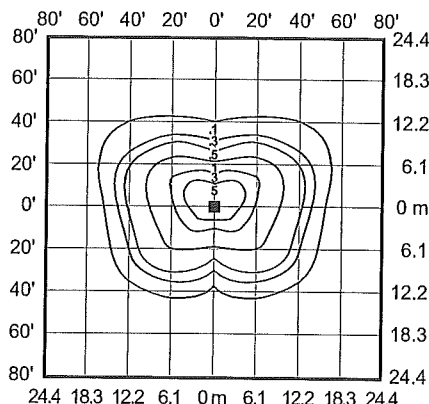
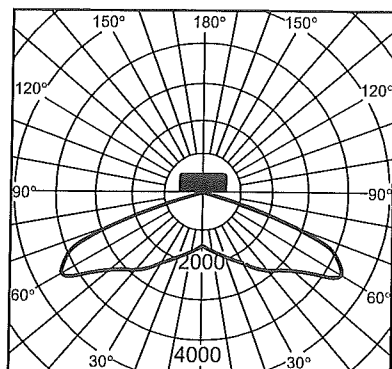
ACCESSORIES

FWG-12	Wire Guard
SBL-12	Backlight Shield

EPA RATING

EPA 0.60 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).

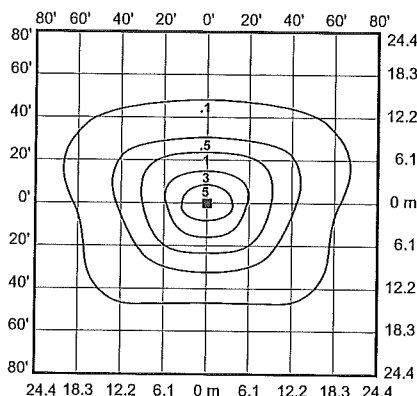
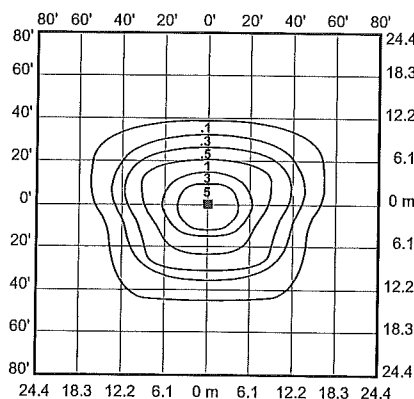
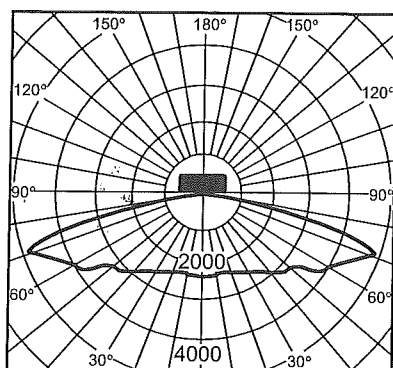
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



Lighting Sciences Inc.
Certified Test Report No. LSI 10694
Candlepower distribution curve of 175W MH
Rectangular Parking/Roadway Light.

Isofootcandle plot of 175W MH
Parking/Roadway Light at 15' (4.6 m)
mounting height and 0° vertical tilt.
(Plan view)

Isofootcandle plot of 175W MH
Parking/Roadway Light at 20' (6.1 m)
mounting height and 0° vertical tilt.
(Plan view)

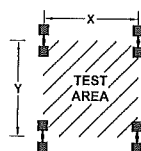


Lighting Sciences Inc.
Certified Test Report No. LSI 10110
Candlepower distribution curve of 150W HPS
Rectangular Parking/Roadway Light.

Isofootcandle plot of 150W HPS
Parking/Roadway Light at 15' (4.6 m)
mounting height and 0° vertical tilt.
(Plan view)

Isofootcandle plot of 150W HPS
Parking/Roadway Light at 20' (6.1 m)
mounting height and 0° vertical tilt.
(Plan view)

Pole-spacing Example Data



Test area is centered within a (16') pole layout.
Max. Recommended Pole-spacing

Average Initial Light Levels at Grade
2 Fixtures per pole @ 180°
(Footcandles ÷ 0.0929 = Lux)

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	X x Y	Footcandles	Lux
MPR1410-D	100W MH	8,100	10' (3.0 m)	60' (18.3 m) x 40' (12.2 m)	5.84	68
			15' (4.6 m)	90' (27.4 m) x 60' (18.3 m)	2.48	27
MPR1417-M	175W MH	12,000	15' (4.6 m)	90' (27.4 m) x 60' (18.3 m)	3.69	40
			20' (6.1 m)	120' (36.6 m) x 80' (24.4 m)	2.01	22
MPR1510-M	100W HPS	9,500	10' (3.0 m)	60' (18.3 m) x 40' (12.2 m)	7.32	79
			15' (4.6 m)	90' (27.4 m) x 60' (18.3 m)	2.94	32
MPR1515-M	150W HPS	16,000	15' (4.6 m)	90' (27.4 m) x 60' (18.3 m)	4.95	53
			20' (6.1 m)	120' (36.6 m) x 80' (24.4 m)	2.64	28



November 22, 2013

Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

LETTER OF INTENT

Lot 465
Grandview Commons
Project Address – 502 Apollo Way

The attached application and plans are submitted for UDC Final approval for Lot 465 at Grandview Commons. A rezoning application was submitted on September 4, 2013. The rezoning is from PUD/GDP to PUD/GDP/SIP.

Developer:

FMI Development, LLC
Contact: Dan Schmidt
110 S. Brooks Street
Madison, WI 53715
608-441-6100
(fax) 608-255-3387
dans@rentfmi.com

Site Engineer:

Snyder & Associates, Inc.
Contact: Mike Calkins
5010 Voges Road
Madison, WI 53718
608-838-0444
(fax) 608-838-0445
mcalkins@snyder-associates.com

Architect:

AVENUE Architects, Inc
Contact: Brian Stoddard
550 Sunrise Drive, Suite 201
Spring Green, WI 53588
608-588-3691
(fax) 608-588-3582
bstod@avearch.com

Landscape Design:

Snyder & Associates, Inc.
Contact: Mike Calkins
5010 Voges Road
Madison, WI 53718
608-838-0444
(fax) 608-838-0445
mcalkins@snyder-associates.com

Development Description

The project site is located in the Grandview Commons development on the far east side of Madison, east of Interstate 90 and north of Cottage Grove Road. The site is in the McClellan Park neighborhood and is currently vacant with soil being temporarily stockpiled on it. To the north of the site is a quarry, to the west of the site is the Interstate Highway, to the south is a large pond and green space, and to the east are existing single family homes.

The GDP for Grandview Commons was developed to provide a variety of living options and commercial uses in a neighborhood setting.

It is anticipated that construction will begin in December 2013, pending City approvals, with construction completed in late 2014.

Project Data

Building Summary

Allowable Building Height: 45' (plus 15% increase on one elevations = 51'9")
Provided: (varies, see elevations) Average building height is 44'-6".

Apartment Unit Summary

<u>3 Bedroom</u>	<u>2 Bedroom</u>	<u>1 Bedroom</u>	<u>Studio</u>	<u>Total</u>
6	49	36	14	105

Site Summary

Total Site Acreage	4.51
Total Site Square Footage	196,607 sf
Lot Area/D.U.	1,872 sf/du
Density	23.3 du/acre

Parking Summary

Provided: Vehicle

Required: Varies ((will be set in SIP)

Provided:

Underground	95 Spaces
Surface	<u>90 Spaces</u>
Total	185 Spaces

Ratio: 1.77 stalls/unit

Provide: Bicycle

Surface (short term)	30 (11 required)
Underground (long term)	<u>109 (95 required)</u>
Total	139 (106 required)

Site and Building Architecture

The project consists of one 105-unit combination three-story/four-story building. Building has underground parking. The project includes an outdoor swimming pool, property management/leasing office, a community room, and an exercise room. Unit styles are a variety of studio, one bedroom, two bedroom, and three bedroom units.

Site and building architecture adopt neighborhood design elements such as siting the buildings close to the street, anchoring the building to the corner architecturally, providing individual connecting walks from the street to many of the units, and neighborhood scale street facades.

The majority of the parking is underground with the surface parking located internally on the site, minimizing the automobile's impact on the neighborhood.

Building has a flat roof. Most units have patios or decks. Building materials are a mix of brick, horizontal siding, aluminum deck railings, with a modified 'board & batten' detailing providing compatibility with the surrounding neighborhood exterior materials.

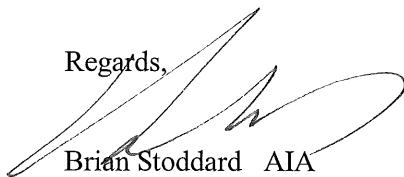
Trash removal will be done privately. Trash storage for the apartments will be located in the underground parking garage. Snow removal and maintenance will be private.

Social and Economic Impact

The development will have a positive social and economic impact. It is the next progression of the Grandview Commons Development Plan and complies with the previously approved GDP zoning standards. The project will add to the variety of living choices and commercial uses in this planned development.

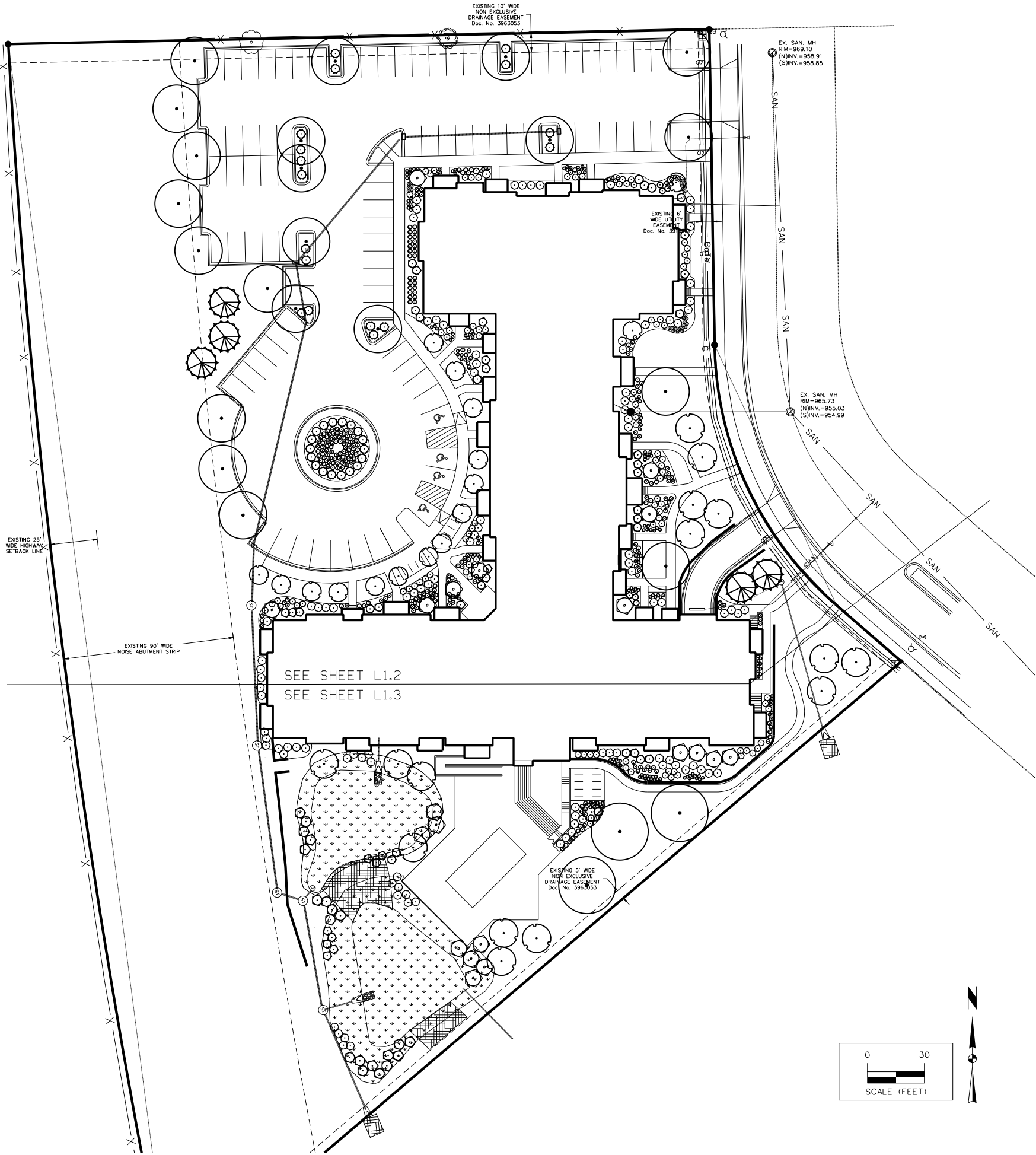
Thank you for your time and consideration of our proposal.

Regards,

A handwritten signature in black ink, appearing to read 'Brian Stoddard', with a stylized flourish extending from the end.

Brian Stoddard AIA

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Snyder
160



PLANT SCHEDULE

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	AS	Acer saccharum 'AutumnFest'	AUTUMN FEST MAPLE	2"	B&B
	GD	Gymnocladus dioica	KENTUCKY COFFEE TREE 'ESPRESSO'	2"	B&B, SEEDLESS
	GT	Gleditsia triacanthos 'Skyline'	SKYLINE HONEYLOCUST	2"	B&B
ORNAMENTAL TREES	AL	Amelanchier laevis "Cumulus"	CUMULUS SERVICEBERRY	6' HT.	B&B
	AC	Amelanchier canadensis	SERVICEBERRY	6' HT., MULTISTEM	B&B
	MP	Malus 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	6' HT.	B&B
	PG	Picea glauca 'Densata'	BLACK HILLS SPRUCE	6' HT.	B&B
SHRUBS	AA	Aronia arbutifolia 'Brilliantissima'	RED CHOKEBERRY 'BRILLIANTISSIMA'	36" HL.	CONT. (4' O.C.)
	AM	Aronia melanocarpa 'Viking'	BLACK CHOKEBERRY 'VIKING'	24" HL.	CONT. (4' O.C.)
	AW	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	24" HL.	CONT. (3' O.C.)
	JH	Juniperus horizontalis 'Youngstown'	YOUNGSTOWN JUNIPER	12" HL.	CONT. (5' O.C.)
	RN	Rosa x 'Noolea'	FLOWER CARPET YELLOW ROSE	24" HL.	CONT. (2' O.C.)
	SJ	Spiraea japonica 'Neon Flash'	NEON FLASH SPIREA	24" HL.	CONT. (2' O.C.)
	PO	Physocarpus opulifolius 'Diabolo'	DIABOLO NINEBARK	36" HL.	CONT. (5' O.C.)
	RA	Rhus aromatica 'Gro-Low'	'GRO-LOW' SUMAC	12" HL.	CONT.
	VC	Viburnum carlesii 'compactum'	COMPACT KOREANSPICE VIBURNUM	24" HL.	CONT. (5' O.C.)
	VD	Viburnum dentatum 'Christom'	BLUE MUFFIN VIBURNUM	36" HL.	CONT. (5' O.C.)
	VL	Viburnum lentago	NANNEYBERRY VIBURNUM	36" HL.	CONT. (7' O.C.)
	EP	Echinacea purpurea	PURPLE CONEFLOWER	1 GAL.	CONT. (2' O.C.)
PERENNIALS	HA	Heuchera x 'Amethyst Mist'	AMETHYST MIST CORAL BELLS	1 GAL.	CONT. (2' O.C.)
	HE	Hosta 'Empress Wu'	EMPRESS WU HOSTA	1 GAL.	CONT. (3' O.C.)
	HN	Hosta 'Enterprise'	ENTERPRISE HOSTA	1 GAL.	CONT. (2' O.C.)
	HR	Hemerocallis 'Rocket City'	ROCKET CITY DAYLILY	1 GAL.	CONT. (2' O.C.)
	AF	Astilbe x arendsii 'Fanal'	FANAL ASTILBE	1 GAL.	CONT. (2' O.C.)
	PV	Panicum virgatum 'Northwind'	NORTHWIND SWITCH GRASS	1 GAL.	CONT. (2.5' O.C.)
	SS	Schizanthus scaparium 'Carousel'	LITTLE BLUESTEM 'CAROUSEL'	1 GAL.	CONT. (2.5' O.C.)
	SH	Sporobolus heterolepis	PRAIRIE DROPSEED	1 GAL.	CONT. (2.5' O.C.)

PLANTING PLAN CONSTRUCTION NOTES

- ① SEED ALL OTHER AREA'S DISTURBED FROM CONSTRUCTION WITH GRASS SEED MIX IN ACCORDANCE WITH PROPOSED EROSION CONTROL PLAN; UNLESS, OTHERWISE NOTED.
- ② BIO-RETENTION AREAS TO BE SEEDED WITH RAINWATER RENEWAL GARDEN NATIVE SEED MIX. INCLUDES TILLING, SPREADING, FERTILIZING, WATERING, WEEDING, AND OTHER ACTIVITIES AS REQUIRED TO ESTABLISH FINAL VEGETATION. SEED MIX SHALL CONSIST OF THE FOLLOWING:
- FORBS: MARSH MILKWEED, HEATH ASTER, NEW ENGLAND ASTER, WILD WHITE INDIGO, SPOTTED JOE PYE WEED, BONESET PRAIRIE BLAZING STAR, MARSH BLAZING STAR, CARDINAL FLOWER, GREAT BLUE LOBELIA, WILD BERGAMOT, OBEDIENT PLANT, MOUNTAIN MINT, YELLOW CONEFLOWER, BLACK-EYED SUSAN, SWEET BLACK-EYED SUSAN, OHIO GOLDENROD, SPIDERWORT, BLUE VERVAIN AND IRONWEED.
- GRASSES, SEDGES & RUSHES: FRINGED BROME, BLUE JOINT GRASS, BEBB'S SEDGE, CRAWFORD'S SEDGE, FRINGED SEDGE, COMMON FOX SEDGE, CANADA WILD RYE, VIRGINIA WILD RYE, REED MANNA GRASS, SWITCH GRASS, DARK-GREEN BULLRUSH, WOOL GRASS, INDIAN GRASS, PRAIRIE CORD GRASS.
- SEEDING RATE TO BE 8 LBS. PER ACRE. SEED MIX MAY BE OBTAINED FROM AGRECOL LLC, WWW.AGRECOL.COM. 1-608-223-3571. (AGRECOL LLC, 10101 NORTH CASEY ROAD, EVANSVILLE, WI 53536) OR APPROVED EQUAL. ALLOWABLE SEEDING DATES SHALL BE DETERMINED BY THE MANUFACTURER'S RECOMMENDATION.
- SEE PROPOSED STORMWATER DETAILS FOR SOIL MIX AND ADDITIONAL INFORMATION.
- ③ BIO-RETENTION AREAS SHALL ALSO BE PLANTED WITH CONTAINER PLUG PLANTINGS. PLUGS TO BE PLACED RANDOMLY IN GROUPS OF 3, 5 AND 7. PLUGS SHOULD BE 1.5"X1.5"X3" PLUGS PLANTED 18" O.C. PLUG MIX SHALL CONSIST OF THE FOLLOWING:
- LAVENDER HYSSOP, HEATH ASTER, HAIRY WOOD MINT, BRISTLY SEDGE, PORCUPINE SEDGE, BROWN FOX SEDGE, PURPLE CONEFLOWER, BONESET, RATTLESNAKE GRASS, SOUTHERN BLUE FLAG IRIS, MARSH BLAZING STAR, GREAT BLUE LOBELIA, MOUNTAIN MINT, OHIO GOLDENROD, BLUE VERVAIN, HEART-LEAVED GOLDEN ALEXANDERS.

WISCONSIN
DONALD P. MARNER
LA-643-014
ANKENY
IA
LANDSCAPE ARCHITECT
License Expires:
July 31, 2014

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Wisconsin.

Donald P. Marner, ASLA Date _____

License Number LA-643-014

Pages or sheets covered by this seal:

LOT 465 ~ 502 APOLLO WAY

PROPOSED LANDSCAPE PLAN

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Project No: 113.0542.30

Sheet L-1.1

CITY OF MADISON, DANE COUNTY, WI

MARK

REVISION

DATE

BY

Engineer: MC

Checked By: DPM

Scale: See Plan

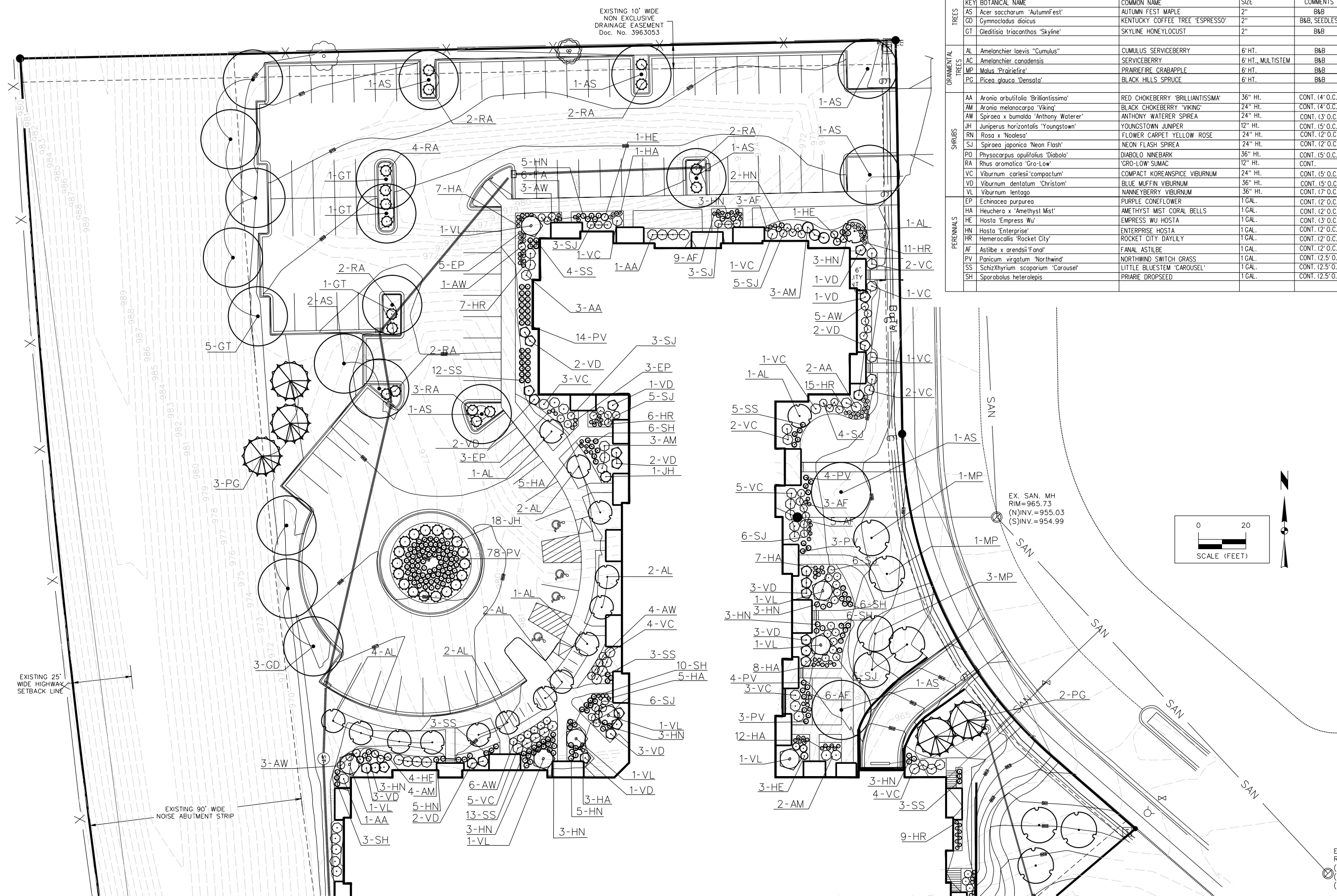
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Date: 11-22-13

Project No: 113.0542.30

Sheet L-1.1

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PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AS	Acer saccharum 'AutumnFest'	AUTUMN FEST MAPLE	2"	B&B
GD	Gymnocladus dioica	KENTUCKY COFFEE TREE 'ESPRESSO'	2"	B&B, SEEDLESS
GT	Gleditsia triacanthos 'Skyline'	SKYLINE HONEYLOCUST	2"	B&B
AL	Amelanchier laevis 'Cumulus'	CUMULUS SERVICEBERRY	6' HT.	B&B
AC	Amelanchier canadensis	SERVICEBERRY	6' HT., MULTISTEM	B&B
MP	Malus 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	6' HT.	B&B
PG	Picea glauca 'Densata'	BLACK HILLS SPRUCE	6' HT.	B&B
AA	Aronia arbutifolia 'Brilliantissima'	RED CHOKEBERRY 'BRILLIANTISSIMA'	36" HL.	CONT. (4' O.C.)
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LOT 465 ~ 502 APOLLO WAY

PROPOSED LANDSCAPE PLAN

Project No: 113.0542.30
Sheet L-1.2

CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

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MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

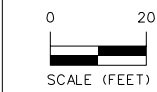
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Checked By:	MC
Engineer:	DEG
Technician:	113.0542.30

Project No: 113.0542.30
Sheet L-1.2



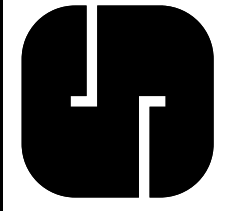
PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
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SS	Schizanthus scoparium 'Carousel'	LITTLE BLUESTEM 'CAROUSEL'	1 GAL.	CONT. (2.5' O.C.)
SH	Sporobolus heterolepis	PRAIRIE DROPSEED	1 GAL.	CONT. (2.5' O.C.)



LOT 465 ~ 502 APOLLO WAY

PROPOSED LANDSCAPE PLAN



Project No: 113.0542.30

Sheet L-1.3

CITY OF MADISON, DANE COUNTY, WI

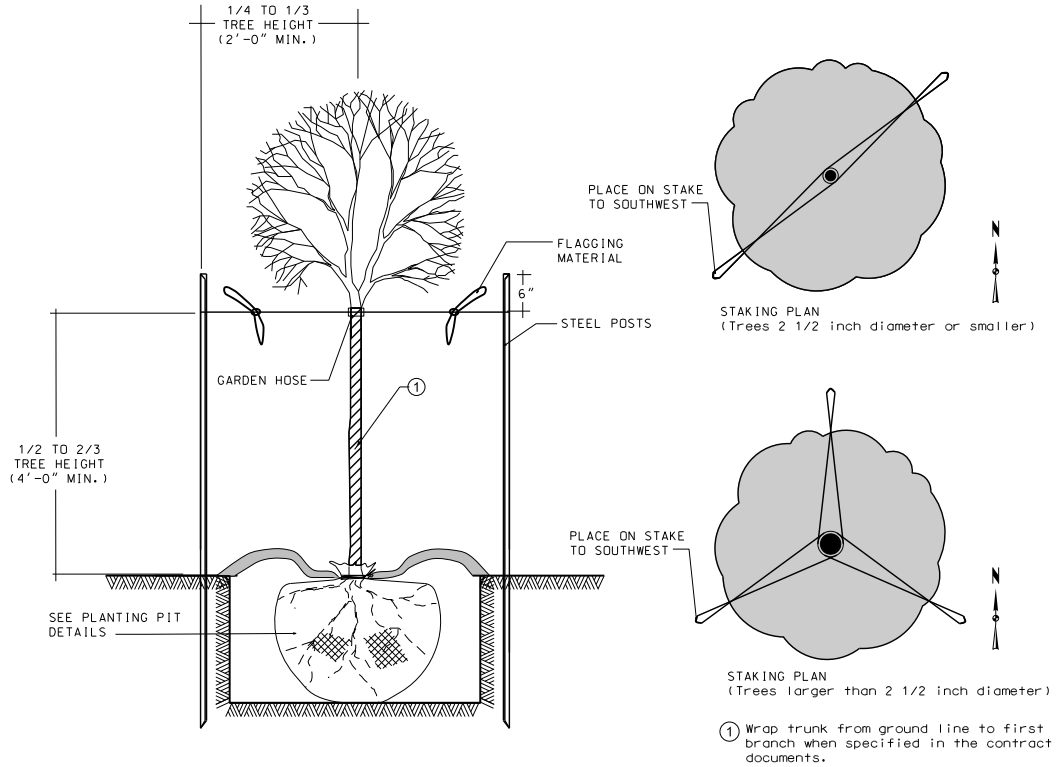
5010 VOGES ROAD
MADISON, WISCONSIN 53718
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SNYDER & ASSOCIATES, INC.

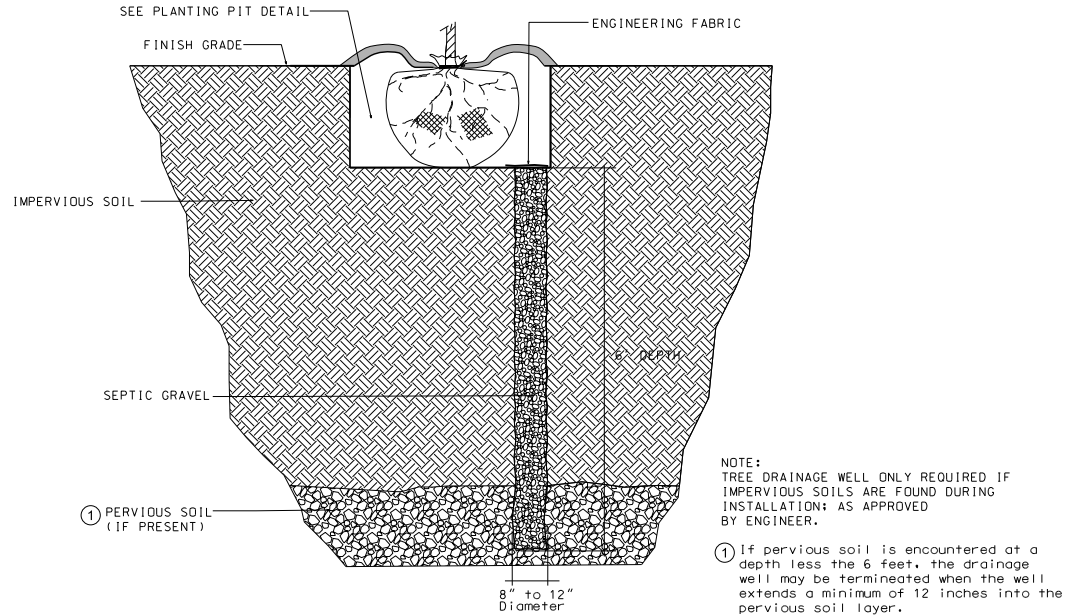
Project No: 113.0542.30

Sheet L-1.3

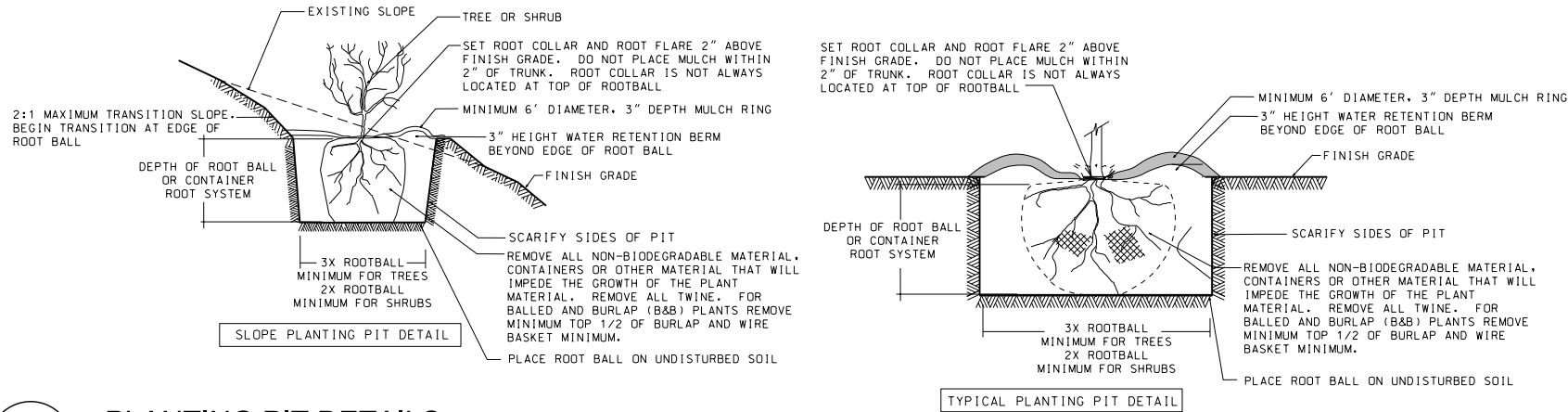
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Engineer:	MC	Checked By:	DPM
Technician:	DEG	Date:	11-22-13
		Field Bk:	Pg:



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DECIDUOUS TREE STAKING DETAIL
NO SCALE



2
L1.2
TREE DRAINAGE WELL DETAIL
NO SCALE



3
L1.2
PLANTING PIT DETAILS
NO SCALE

PLANTING PLAN GENERAL NOTES

- UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXXT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRXTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXXT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRXTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRXTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- PLANT MATERIAL SHALL BE PROVIDED AND INSTALLED IN XCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2013 ADDITION.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- CONTRXTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT XCEPTANCE.
- CONTRXTOR SHALL PROPERLY CARE FOR ALL PLANT MATERIAL DURING CONSTRUCTION AND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT XCEPTANCE.
- HARDWOOD MULCH: PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER. PROVIDE CONTINUOUS MULCH BEDS AROUND ADJACENT SHRUB PLANTINGS AND ALL AREAS INDICATED ON THE PLAN. MULCH SHALL NOT BE PLYED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE. CONTRXTOR TO PROVIDE A CLEAN VERTICAL CUT EDGE TO 4" DEPTH INTO EXISTING GRADE TO DEFINE THE PLANTING BED LIMITS, UNLESS OTHERWISE DIRECTED BY OWNER.
- CONTRXTOR TO PROVIDE A SAMPLE OF EDGING AND MULCH FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. OWNER HAS THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BXX FILLING.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

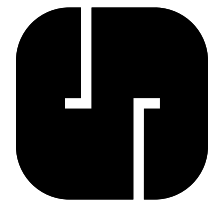
LOT 465 ~ 502 APOLLO WAY

PLANTING DETAILS AND GENERAL NOTES

CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

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Project No: 113.0542.30

Sheet L-1.4

Sheet L-1.4

113.0542.30

Project No:

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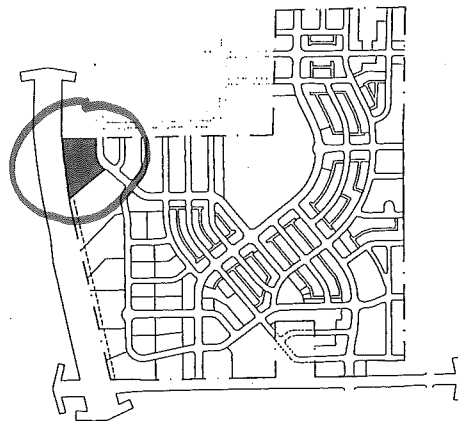
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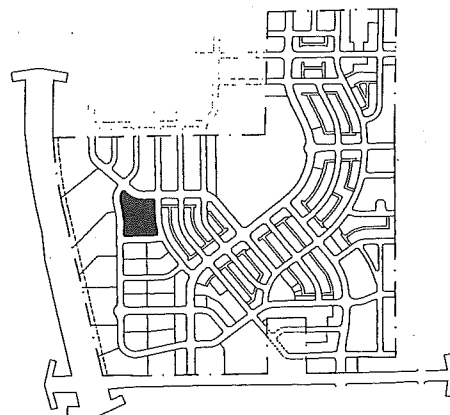
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Condominium Apartments 1 (Lot 465) *

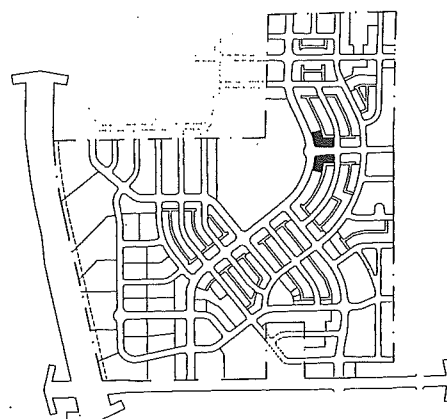
Condominium Apartments 1 include a mixture of apartment units located along the stormwater feature and highway right-of-way. Building placement within this sub-district will focus onto the open space feature and Apollo Way, with berm and landscape features along the highway. Landscaping and site design will be coordinated with the noise abatement treatments.

Net Acreage4.5 acresMaximum Dwelling Units184 unitsNet Density40.9 dwelling units/acre**Condominium/Apartments 2 (Lots 455, 456, 457)**

Condominium Apartments 2 features both apartment homes and townhomes designed to transition in massing and density from the Neighborhood Center Residential Areas and the adjoining single family residential units. Building placement and design will reinforce the street edges and transition the grade change across the site.

Net Acreage3.6 acresMaximum Dwelling Units87 unitsNet Density24.4 dwelling units/acre**Condominium/Apartments 3 (Lots 154, 157)**

Condominium Apartments 3 offer a mixture of housing options within the single family areas. These alley loaded homes will be designed to highlight the Dominion/North Star roundabout and wrap "front door" facades along each frontage.

Net Acreage1.4 acresMaximum Dwelling Units20 unitsNet Density13.9 dwelling units/acre

CONDOMINIUM/APARTMENT DISTRICT

Description

The condominium/apartment district includes a range of housing types from Townhomes and Four Unit homes to multi-family interior hallway residential buildings. These housing types are mixed to create a vibrant urban style residential core.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-4 district.

Permitted Uses

Multi Family Residential Homes
Condominium Homes
Detached, Attached, Underground, & Garages parking
Accessory Uses

District Breakdown

<u>Total Number of Units</u>	<u>291 units</u>
<u>Average Net Density</u>	<u>30.6 dwelling units/acre</u>

Lot 465

<u>Maximum Number of Units</u>	<u>184 units</u>
<u>Net Acreage</u>	<u>4.5 acres</u>
<u>Maximum Net Density</u>	<u>40.9 dwelling units/acre</u>

Lot 455, 456, 457

<u>Maximum Number of Units</u>	<u>87 units</u>
<u>Net Acreage</u>	<u>3.6 acres</u>
<u>Maximum Net Density</u>	<u>24.4 dwelling units/acre</u>

Lot 154, 157

<u>Maximum Number of Units</u>	<u>20 units</u>
<u>Net Acreage</u>	<u>1.4 acres</u>
<u>Maximum Net Density</u>	<u>13.9 dwelling units/acre</u>

Lot Requirements

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	15 feet
Maximum Front Yard Setback	30 feet
Minimum Side Yard Setback	0 feet
Minimum Corner Lot Side Yard Setback	varies (will be set in SIP)
Sum of Side Yard Setbacks	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Minimum Garage Rear Yard Setback	1 foot
Maximum Garage Rear Yard Setback	4' on exterior lots 8' on interior lots
Minimum Garage Side Yard Setback	5 feet

Minimum Paved Surface Setback	4 feet
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	80%
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	<u>varies (will be set in SIP)</u>
Accessory Building Regulations	accessory buildings not allowed, except detached garages

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

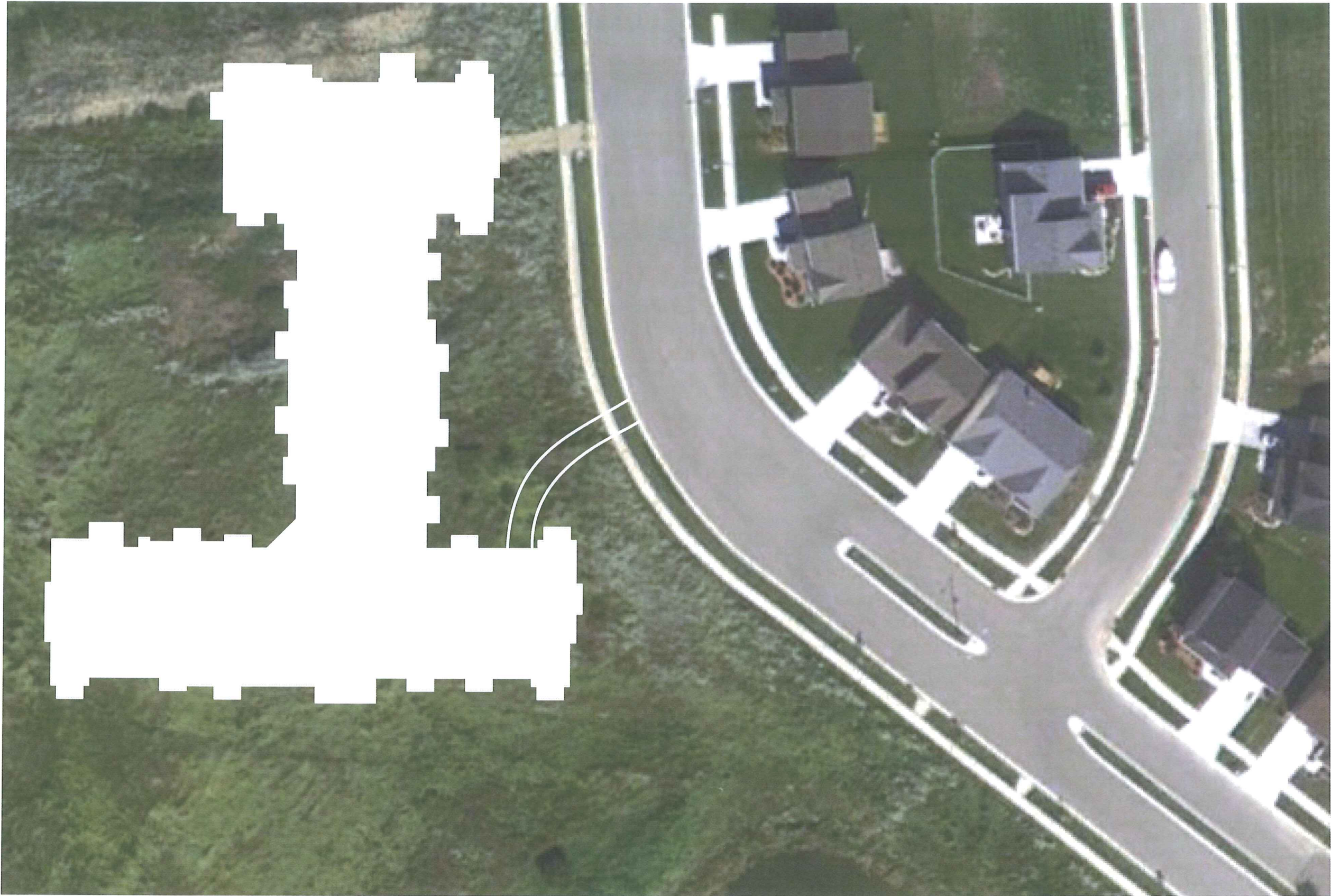
Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Trash Enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.



550 Sunrise Drive, Suite 201
Post Office Box 1024
Spring Green, WI 53588

Phone: 608-588-3691
Fax: 608-588-3582

Lot 465
502 Apollo Way
Grandview Commons
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Drawing Name

Context Map

Project Number
1307

Sheet No.





○ WEST ELEVATION
SCALE - 3/32" = 1'-0"

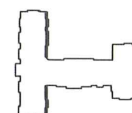


○ NORTH ELEVATION
SCALE - 3/32" = 1'-0"

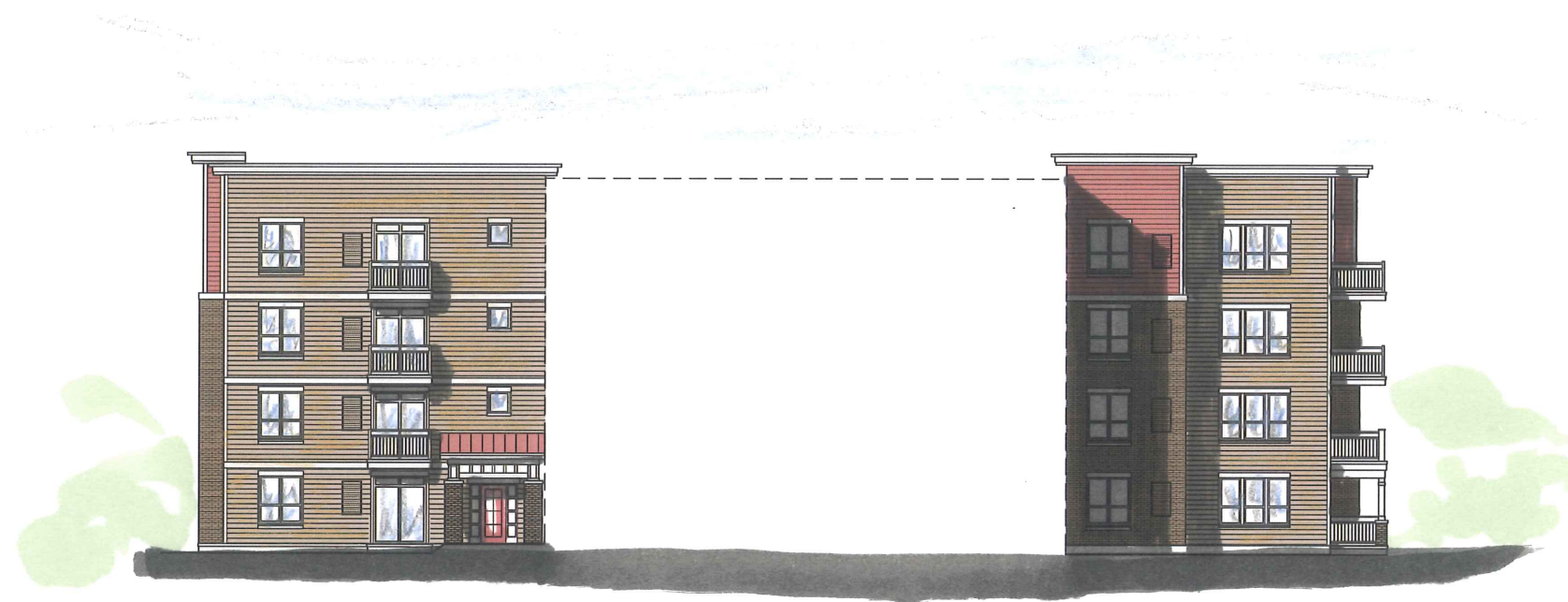
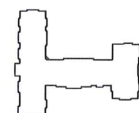




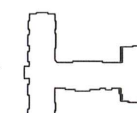
PARTIAL ELEVATION: NORTH ELEVATION of SOUTH WING
SCALE - 3/32" = 1'-0"



PARTIAL ELEVATION: MAIN ENTRY
SCALE - 3/32" = 1'-0"



PARTIAL ELEVATION: SOUTH ELEVATION of NORTH WING
SCALE - 3/32" = 1'-0"





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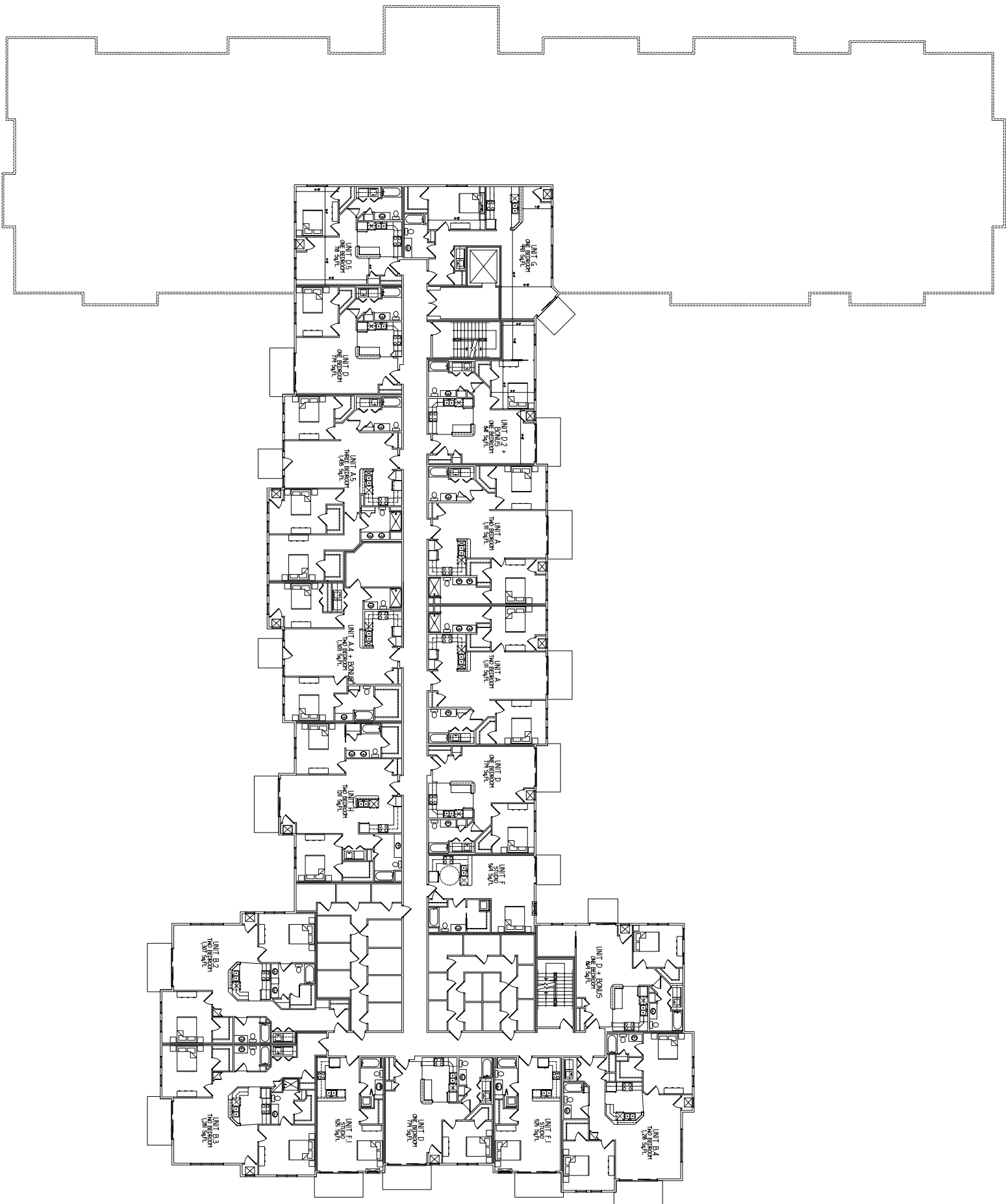
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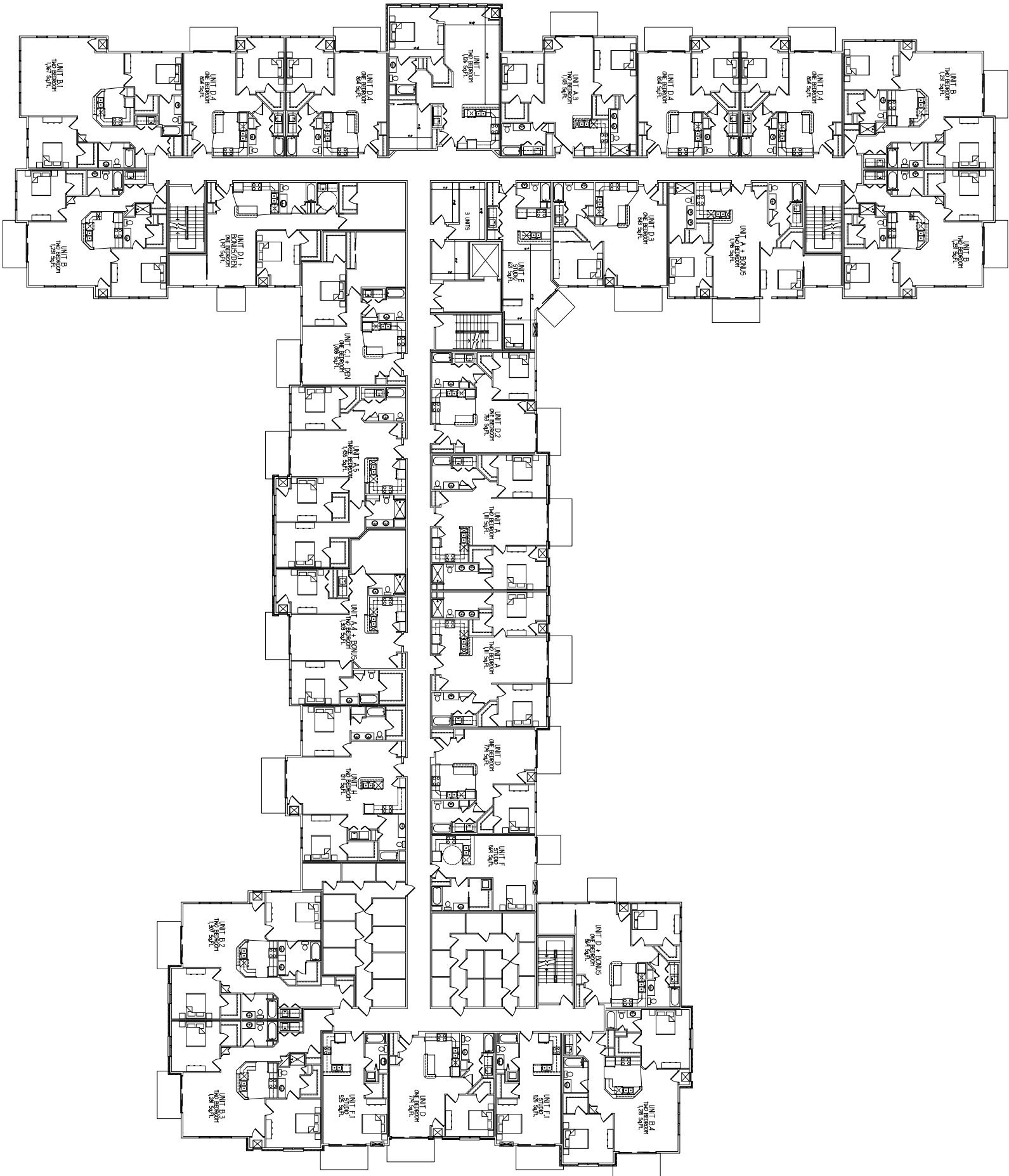
Fourth Floor Plan

Project Number	Sheet No.
1307	A-1.4



FOURTH FLOOR PLAN

SCALE - 1/16" = 1'-0"



THIRD FLOOR PLAN

SCALE - 1/16" = 1'-0"



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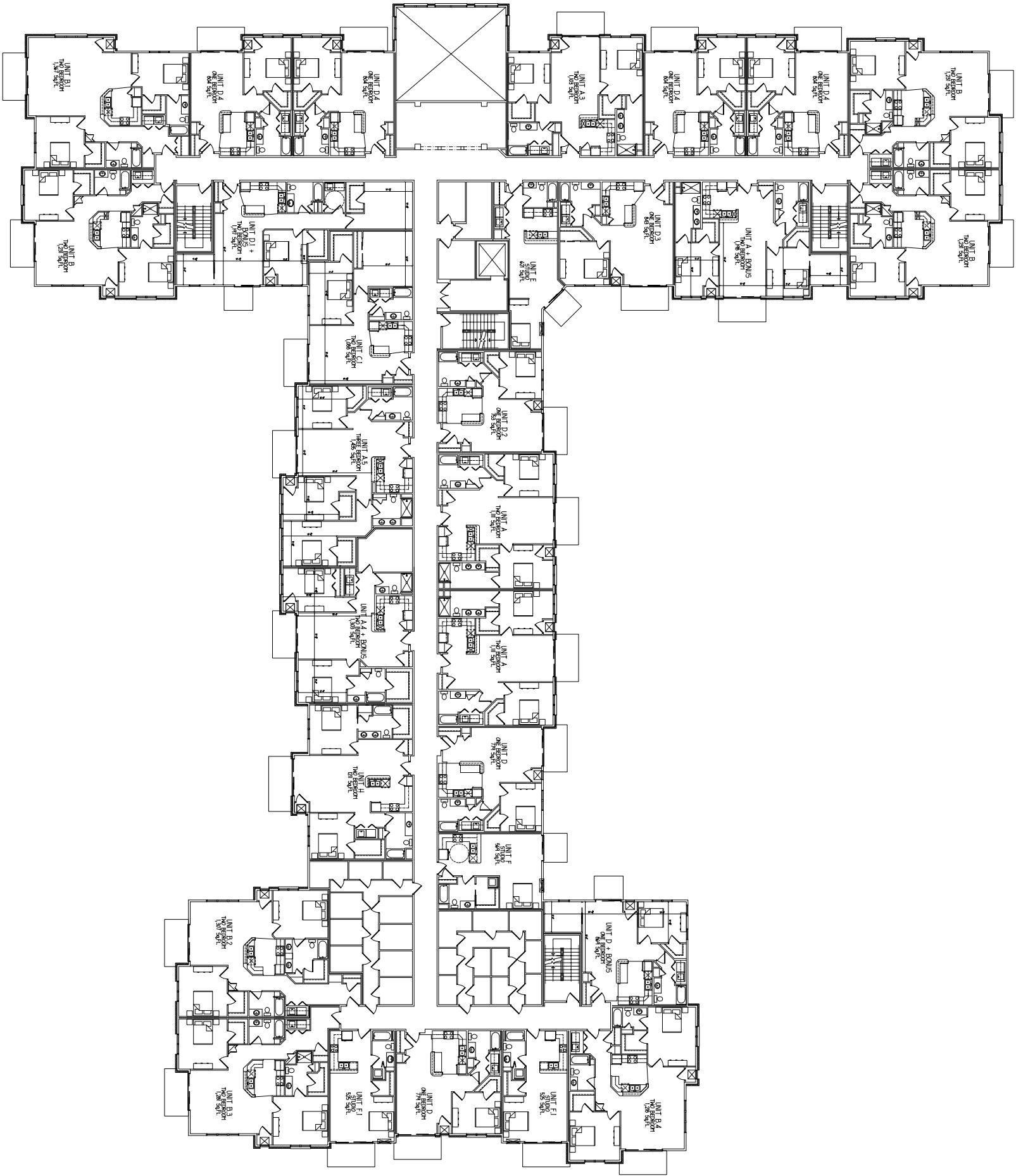
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Drawing Name

Third Floor Plan

Project Number
1307

Sheet No.
A-1.3



SECOND FLOOR PLAN

SCALE - 1/16" = 1'-0"



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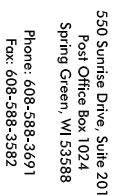
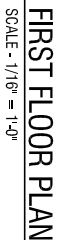
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Drawing Name

Second Floor Plan

Project Number
1307

Sheet No.
A-1.2



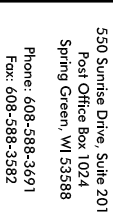
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First Floor Plan

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Project Number 1307	Sheet No. A-1.1
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Spring Green, WI 53588
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Drawing Name
Basement Floor
Plan

