

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>2/19/14</u>	Action Requested
UDC MEETING DATE: <u>3/5/14</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 17, 19, 25 N Webster St & 201 E. Mifflin St.
 ALDERMANIC DISTRICT: 2 - Ledell Zellers
 OWNER/DEVELOPER (Partners and/or Principals) Fred Rouse
2428 Perry St.
Madison, WI 53713
 ARCHITECT/DESIGNER/OR AGENT: Knothe & Bruce Architects
7601 University Ave Ste 201
Middleton, WI 53562
 CONTACT PERSON: Randy Bruce
 Address: 7601 University Ave Ste 201
Middleton, WI 53562
 Phone: 608-836-3690
 Fax: _____
 E-mail address: rbruce@knothebruce.com

PLEASE PRINT!

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 rezoning to UMX

*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.



REVISED February 19, 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
Rezoning from DR1 to UMX
17, 19, 25 N. Webster Street, 201 E. Mifflin
Madison, WI

Dear Ms. Cornwell,

The following is submitted together with the plans and application for staff review and approval.

Organizational structure:

Owner: Fred Rouse
Rouse Management
2428 Perry Street
Madison, WI 53713
608-251-5382
608-251-5350 fax
Contact: Fred Rouse
info@rousemgmt.com

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

Engineer: Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
Contact: Joe Doyle
jdoyle@vierbicher.com

Landscape The Bruce Company
Design: 2830 Parmenter Street
Middleton, WI 53562
(608) 836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com

Introduction:

The proposed site is located on the northwest corner of North Webster Street and East Mifflin Street. The site is currently occupied by 4 older rental housing buildings. The proposed development will implement a portion of the Madison Downtown Plan providing new housing options for the neighborhood.

The developer has had several meetings with the neighborhood representatives and has made serious efforts and changes to the initial proposal in an effort to improve the proposal from the neighborhoods perspective. Rouse Management is planning to develop, own and manage this property for the long-term and looks forward to positive relationships with the adjoining property owners and neighborhood at large.

Demolition Standards:

This proposed development envisions the deconstruction of (4) structures that currently exist on the site. A recycling and re-use plan for the buildings will be prepared and submitted to staff for review and approval prior to applying for the demolition permit.

Section 28.185(7) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the Plan Commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code.

As the Plan Commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- The limits that the location of the building would place on efforts to relocate it, and the availability of affordable housing.

Given the recommendations of the Madison Downtown Plan we believe that the demolition standards can be met.

Project Description:

The project consists of a six story, 49 unit multi-family building. Vehicular access to the site is achieved from East Mifflin Street to the northeast of the site. Underground level parking area provides parking for 43 cars, including 1 stall for a shared car. Bicycle parking is provided on-site and within the parking garage.

The exterior open space of the development provides attractive private and public areas for the residents and guests. The private roof terraces and balconies provide residents with usable open space. The site is adjacent to the historic Lamp House. The development plans for this project have been substantially revised and we have designed the new proposal to meet following the Ad Hoc report recommendations (recommendations in bold, proposal in italics):

- **No change in land use recommendations from Downtown Plan (Predominantly Residential).** *The proposed land-use is residential.*
- **No change in maximum building height from Downtown Plan/Zoning Code (6 stories).** *The maximum building height is limited to 6 stories.*
- **Redevelopment is acceptable, but should require a shadow study to ensure meaningful sunlight reaches the Lamp House rooftop at the equinoxes.** Design characteristics to achieve an adequate amount of light may include, but are not limited to, setbacks, stepbacks and gaps between large building masses. *Shadow studies for the fall equinox show that meaningful*

sunlight reaches the Lamp House roof. The proposed building does not have any impact before 2:00 PM.

- **A street view or views along this block face should be encouraged to remain in some form, but not be required.** *A street view to the Lamp House is maintained at the pedestrian level.*
- **The front walls of the existing buildings are generally acceptable as front yard setbacks for redevelopment.** *The front setback is generally consistent with the setbacks of the existing structures.*
- **Redevelopment should enhance the character of the “outdoor room” in which the Lamp House sits by maintaining the setbacks currently established by the rear facades of the existing structures. Other measures to enhance the character of the “outdoor room” include using high quality architectural materials, darker tones to contrast with the lightness of the Lamp House, articulating facades that face the Lamp House, stepping down the mass of the taller buildings toward the interior of the block, providing gaps between buildings, concealing mechanical equipment and utilities, and landscaping.** *The “outdoor room” is maintained. The rear setback of the proposed building aligns with the existing structures and a darker masonry is used to contrast the Lamp House. Further, the height of the building is stepped down from 6 stories to 4 stories adjacent to the Lamp House, gaps are provided and vertical articulation is used to enhance the character of the outdoor space.*
- **Redevelopment proposals for this block face should be designed to reflect the historic scale and character of the street. Design approaches to achieve this could include, but are not limited to, façade articulation, high quality materials, front porches, balconies, individual and/or multiple street entrances, pitched roofs, and other design techniques used to minimize the scale and massing of new buildings.** *The proposal has incorporated step-backs, façade articulation, high-quality materials, front entry porches, balconies, individual and multiple street entrances to minimize the scale and massing of the building.*

Site Development Data:

Dwelling Unit Mix:

Efficiency	10
Studio/Loft	3
One Bedroom	26
Two Bedroom T.H.	6
Two Bedroom	4
Total Dwelling Units	49

Areas:

Total Gross Area	43,345 S.F.
------------------	-------------

Densities:

Lot Area	14,780 sf
Lot Area / D.U.	302 SF/unit
Density	144 Units/Acre

Building Height:

Six Stories

Vehicle Parking:

Surface:	0
<u>Underground:</u>	<u>43 stalls (1 Community Car)</u>
Total	43 stalls (1 Community Car)

Bicycle Parking:

Garage - wall hung	5 stalls
Garage - standard 2'x6'	44 stalls
<u>Exterior - standard 2'x6'</u>	<u>4 stalls</u>
Total	53 stalls

Project Schedule:

It is anticipated that the new construction phase will start in Summer 2014 and be completed in Summer 2015.

Social & Economic Impacts:

This development will have a positive social and economic impact. The re-development of this property will provide a pedestrian and transit-oriented development, implement a portion of the Madison Downtown Plan and provide additional high quality in-fill housing.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member



knothe • bruce
ARCHITECTS

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

KEY PLAN

SITE INDEX SHEET	
SITE	SITE PLAN
C-1.1	FIRE DEPARTMENT ACCESS PLAN
C-1.2	
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	GRADING AND EROSION CONTROL PLAN
C-3.0	UTILITY PLAN
LI	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	LOWER FLOOR PLAN
A-1.1	UPPER FLOOR PLAN
A-1.2	FIRST FLOOR PLAN
A-1.3	SECOND - FOURTH FLOOR PLAN
A-1.4	FIFTH FLOOR PLAN
A-1.4	LOFT FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS

SITE DEVELOPMENT STATISTICS	
LOT AREA	14,780 S.F./0.34 ACRES
DWELLING UNITS	49 D.U.
LOT AREA/ D.U.	302 S.F./D.U.
DENSITY	144 UNITS/ACRE
BUILDING HEIGHT	6 STORIES
GROSS FLOOR AREA (excluding underground parking)	43,345 S.F.
FLOOR AREA RATIO	2.93
UNIT MIX	
EFFICIENCY	10
STUDIO/LOFT	3
ONE BEDROOM	26
TWO BEDROOM	6
TWO BEDROOM TH	4
TOTAL	49
VEHICLE PARKING	
SURFACE	0
UNDERGROUND	43 (42 + 1 COMMUNITY CAR)
TOTAL	43
BIKE PARKING	
FLOOR STALL SURFACE	4
WALL HUNG, UNDERGROUND	5
FLOOR STALL, UNDERGROUND	44
TOTAL	53

ISSUED
Land Use Application - February 19, 2014

Revised - Month Day, Year

Revised - Month Day, Year

Revised - Month Day, Year

Revised - Month Day, Year

PROJECT TITLE

WEBSTER ST

17, 19 & 25 N Webster
St. and 201 E Mifflin St.

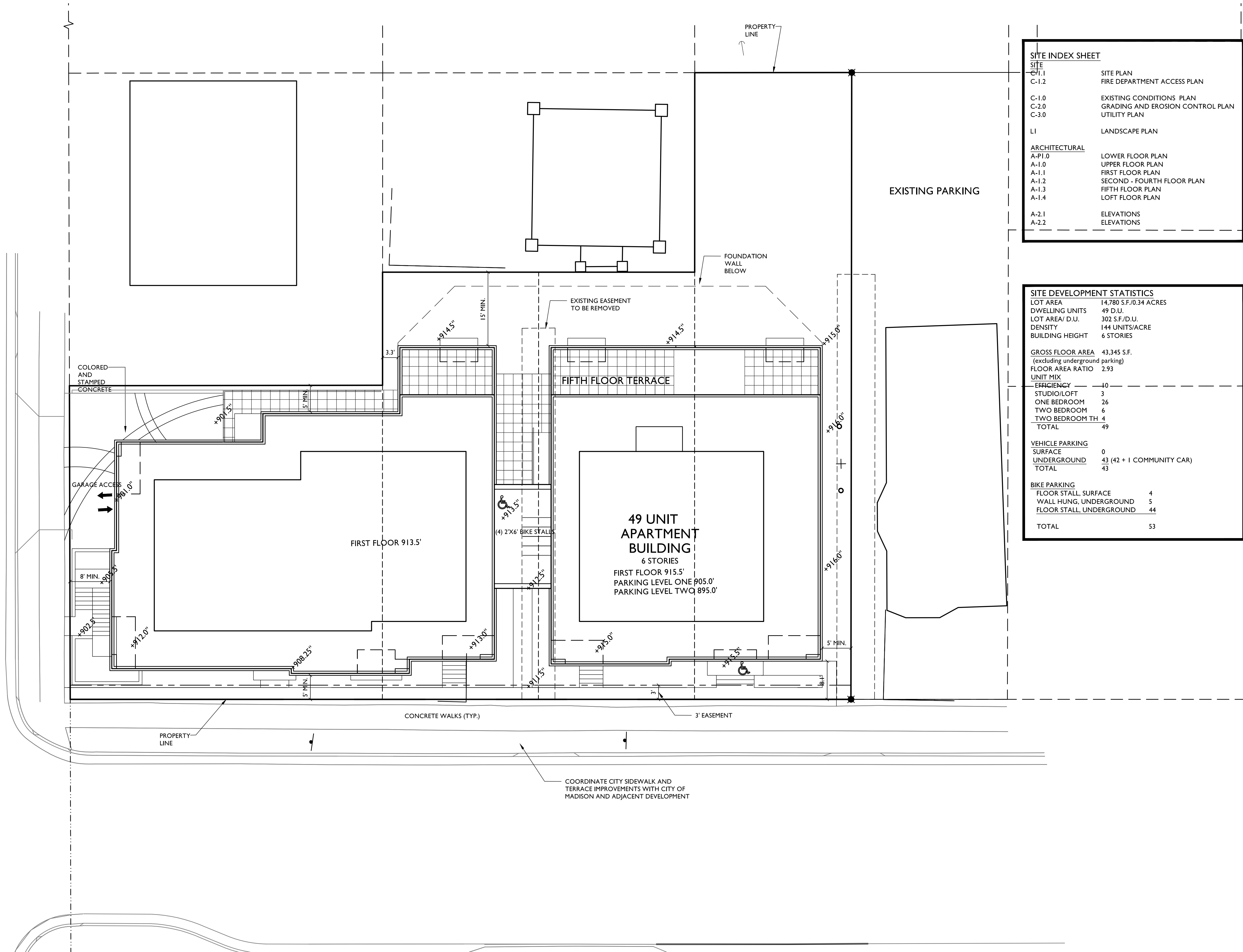
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SITE PLAN

SHEET NUMBER

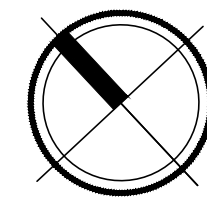
C-1.1

PROJECT NO. 1315

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SITE PLAN
C-1.1
1" = 10'-0"



+



knothe • bruce
ARCHITECTS

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

KEY PLAN

ISSUED
Land Use Application - February 19, 2014

Revised - Month Day, Year
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WEBSTER ST

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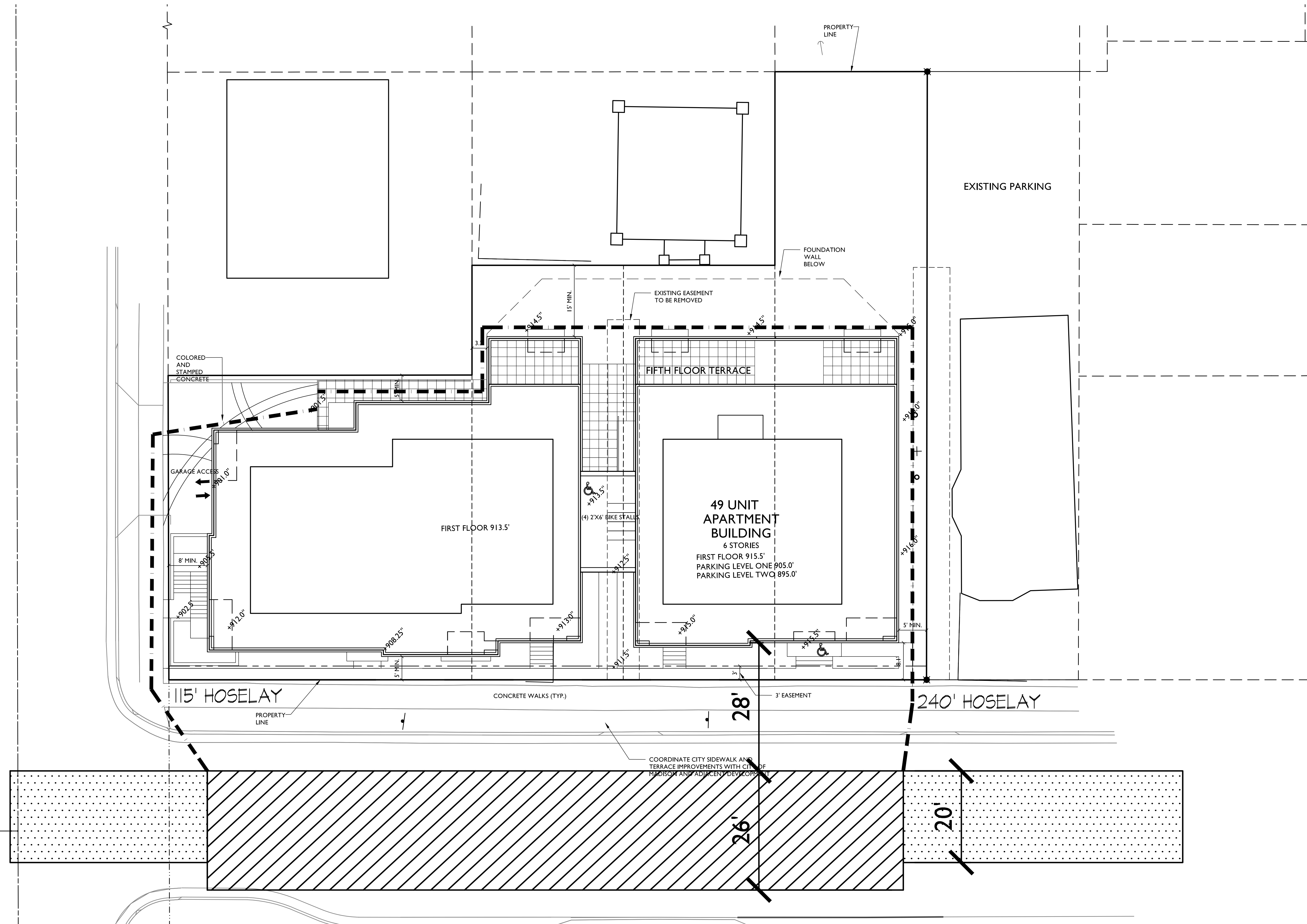
SHEET TITLE
**FIRE
DEPARTMENT
ACCESS PLAN**

SHEET NUMBER

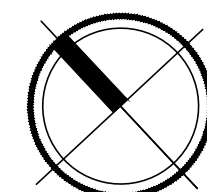
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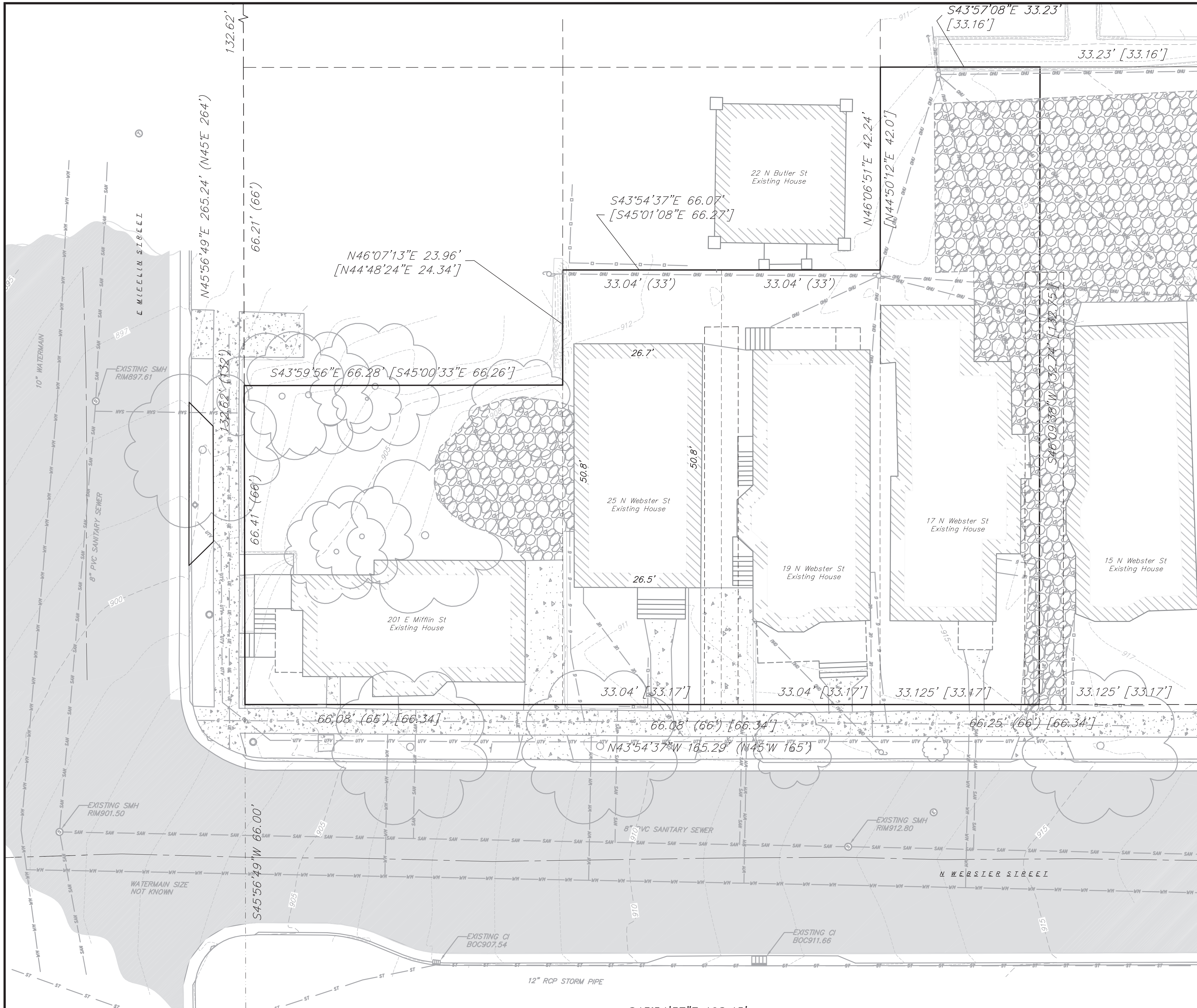
PROJECT NO. 1315

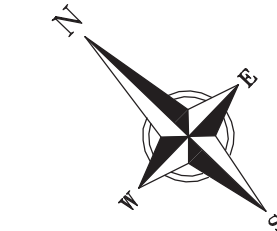
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FIRE DEPARTMENT ACCESS PLAN
1
C-1.2
1" = 10'-0"



































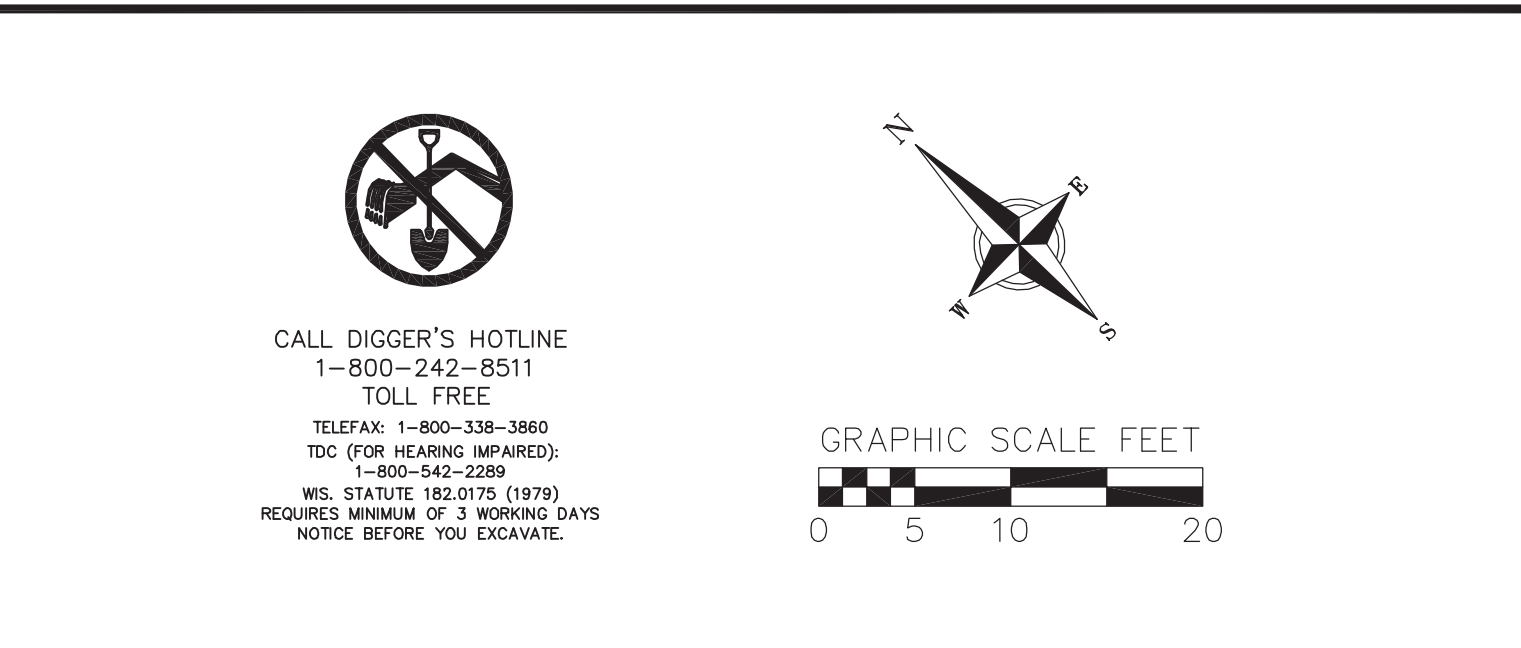
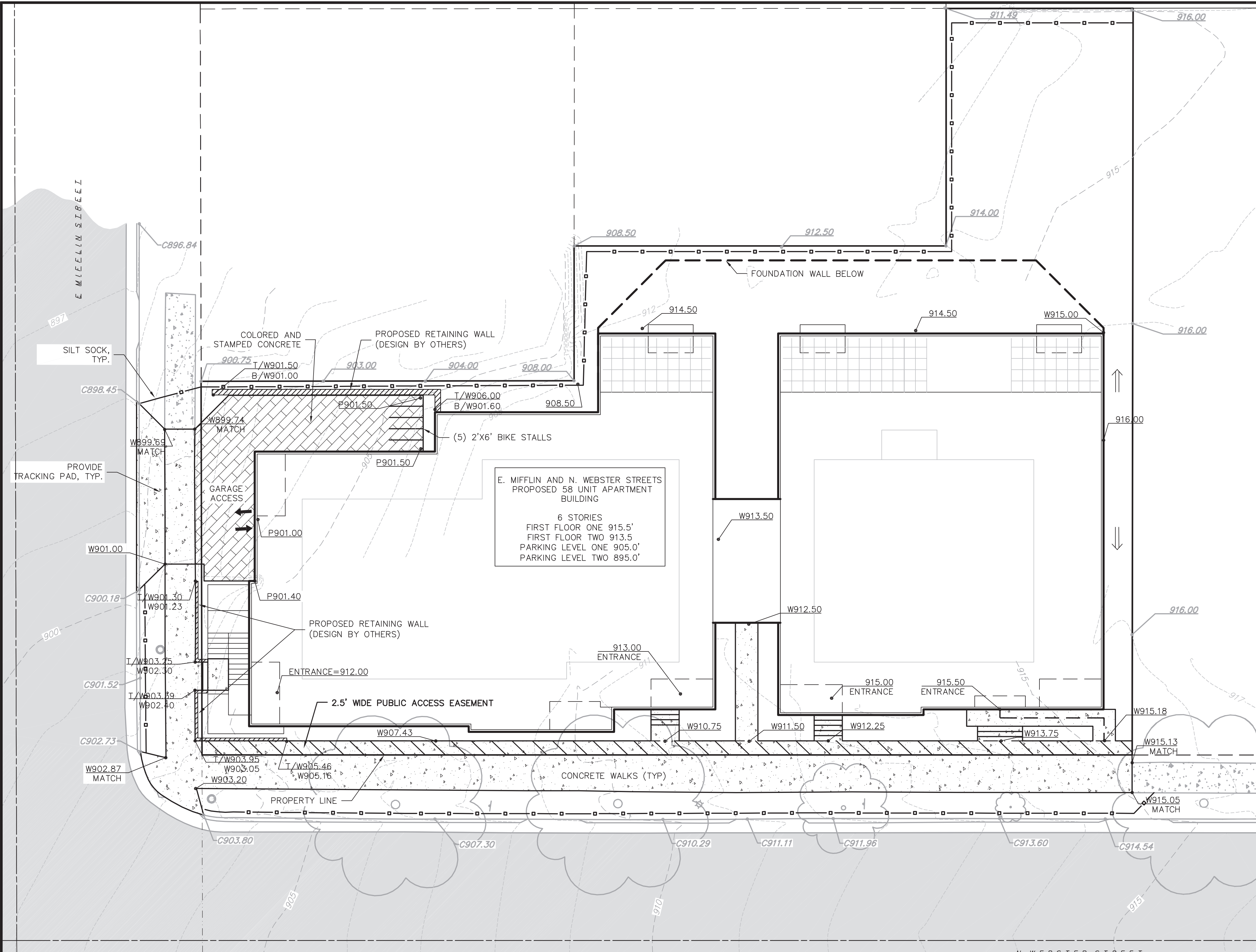
GRAPHIC SCALE FEET



EXISTING CONDITIONS LEGEND

-  EXISTING BOLLARD
-  EXISTING SIGN (TYPE NOTED)
-  EXISTING TRAFFIC SIGNAL
-  EXISTING BOX CURB INLET
-  EXISTING SANITARY MANHOLE
-  EXISTING CURB STOP
-  EXISTING ELECTRIC MANHOLE
-  EXISTING LIGHT POLE
-  EXISTING UTILITY POLE
-  EXISTING DOWN GUY
-  EXISTING TELEPHONE MANHOLE
-  EXISTING DECIDUOUS TREE
-  EXISTING RETAINING WALL
-  EXISTING WOOD FENCE
-  EXISTING UNDERGROUND CABLE TV
-  EXISTING GAS LINE
-  EXISTING UNDERGROUND ELECTRIC LINE
-  EXISTING OVERHEAD GENERAL UTILITIES
-  EXISTING SANITARY SEWER LINE (SIZE NOTED)
-  EXISTING STORM SEWER LINE (SIZE NOTED)
-  EXISTING WATER MAIN (SIZE NOTED)
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  EXISTING PROPERTY LINE
-  EXISTING ROW
-  EXISTING ASPHALT PAVEMENT
-  EXISTING CONCRETE
-  EXISTING GRAVEL

EXISTING CONDITIONS PLAN	
E. MIFFLIN & N. WEBSTER STREETS CITY OF MADISON DANE COUNTY, WISCONSIN	
REVISIONS	REVISIONS
NO.	NO.
DATE	DATE
REMARKS	REMARKS
SCALE	SCALE
DATE	DATE
DRAFTER	DRAFTER
CHECKED	CHECKED
PROJECT NO.	PROJECT NO.
SHEET	SHEET
DWG. NO.	DWG. NO.



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WIS. STATUTE 93.10(179) (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

GRADING AND EROSION CONTROL LEGEND

- - - 820 - - -	EXISTING MAJOR CONTOURS
- - - 818 - - -	EXISTING MINOR CONTOURS
• 862.33	EXISTING SPOT ELEVATIONS
• 863.13	PROPOSED SPOT ELEVATIONS
←	DRAINAGE DIRECTION
□	SILT SOCK
—	PROPERTY BOUNDARY
---	PROPOSED BUILDING OUTLINE
---	PROPOSED CURB AND GUTTER
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED COLORED AND STAMPED CONCRETE
[Pattern]	EXISTING ASPHALT PAVEMENT

ABBREVIATIONS

C - BACK OF CURB
P - EDGE OF PAVEMENT
W - EDGE OF SIDEWALK
T/W - TOP OF WALL
B/W - BOTTOM OF WALL

EROSION CONTROL MEASURE NOTES:

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wis.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 FLUSH) BEFORE THE END OF EACH WORK DAY.
7. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
8. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
22. IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.

SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" 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.
4. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
5. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
7. 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.
8. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 53B2364).
9. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

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 TRACKS, 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 1/2" TO 1-3/8" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 607, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

GRADING AND EROSION CONTROL PLAN

E. MIFFLIN & N. WEBSTER STREETS
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE
1"=20' (24"x36")
1"=40' (11"x17")

DATE
2/19/14

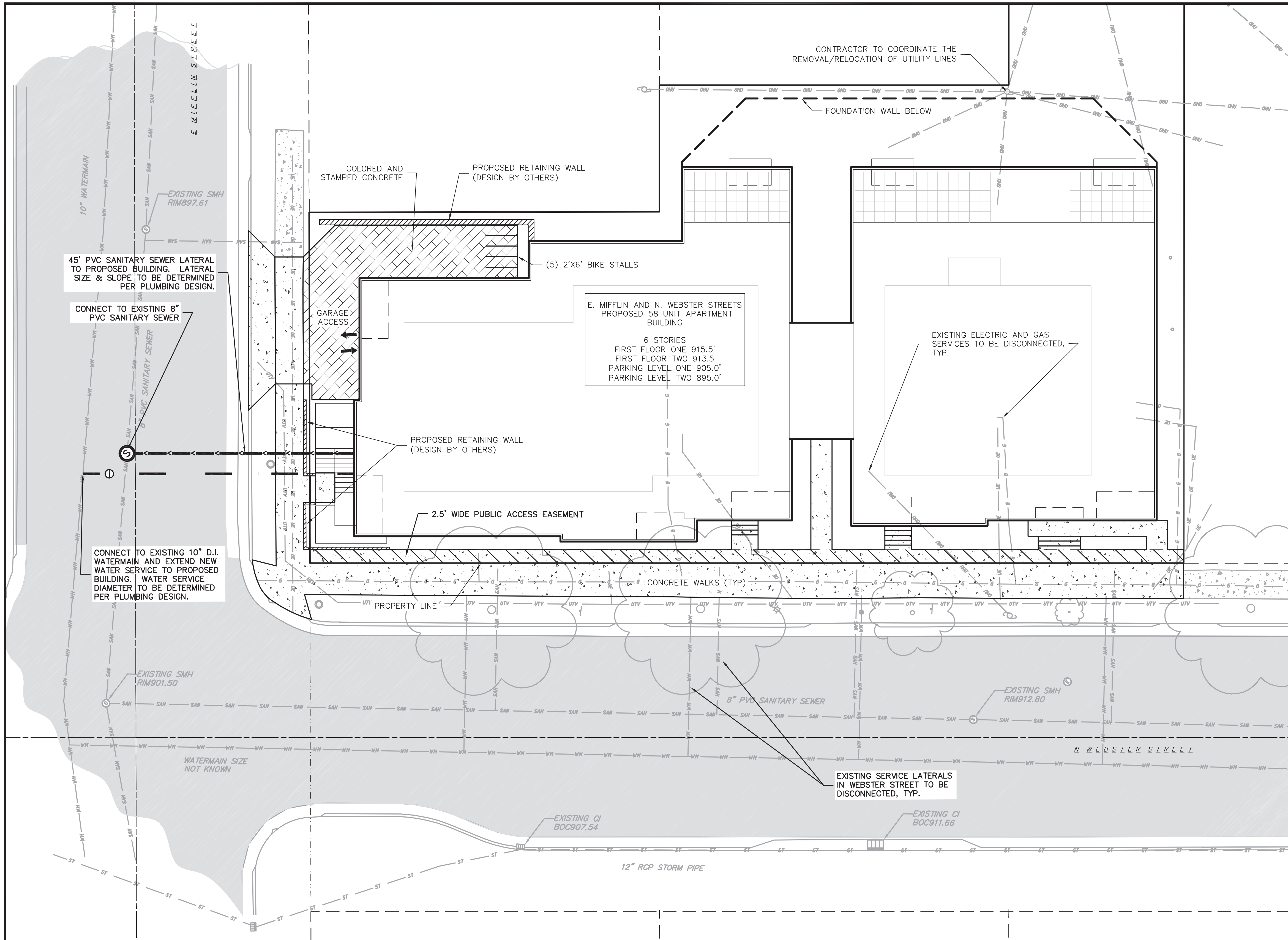
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CHECKED

PROJECT NO.
130037

SHEET
2 OF 3

DWG. NO.
C2.0



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TOLL FREE
TELEFAX: 1-800-338-2860
TDC (FOR HEARING IMPAIRED):
1-800-545-2289
MS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

EXISTING CONDITIONS LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING DECIDUOUS TREE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- SANITARY SEWER PIPE (GRAVITY)
- WATER MAIN
- WATER VALVE
- CURB INLET
- SANITARY MANHOLE
- BUILDING OUTLINE
- PROPERTY BOUNDARY
- CONCRETE
- COLORED AND STAMPED CONCRETE

UTILITY NOTES:

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.

6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.

11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
13. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
14. THE DEVELOPER SHALL INSTALL THE 3M[®] ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
15. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
16. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT 53B2364).

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
997 FARMERS BLVD. REEDSBURG, WI 53151
Phone: (608) 824-5532 Fax: (608) 824-5530

UTILITY PLAN
E. MIFFLIN & N. WEBSTER STREETS
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	REMARKS
NO.	DATE	NO.	DATE

SCALE
1"=20' (24"x36")
1"=40' (11"x17")

DATE
2/19/14

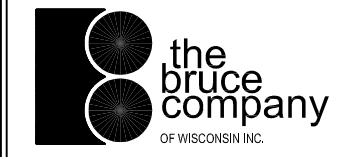
DRAFTER
JFEL

CHECKED

PROJECT NO.
130037

SHEET
3 OF 3

DWG. NO.
C.3.0



LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL. (608) 836-7041
FAX (608) 831-6266

WEBSTER STREET
17, 19 and 25 N. WEBSTER STREET AND 201 E. MIFFLIN STREET
MADISON, WISCONSIN 53703

Checked By: SS
Drawn By: 10/16/13 RS
Revised: 2/18/14 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L1
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GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Aluminum Edging" to be "Curv-Rite" Aluminum Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

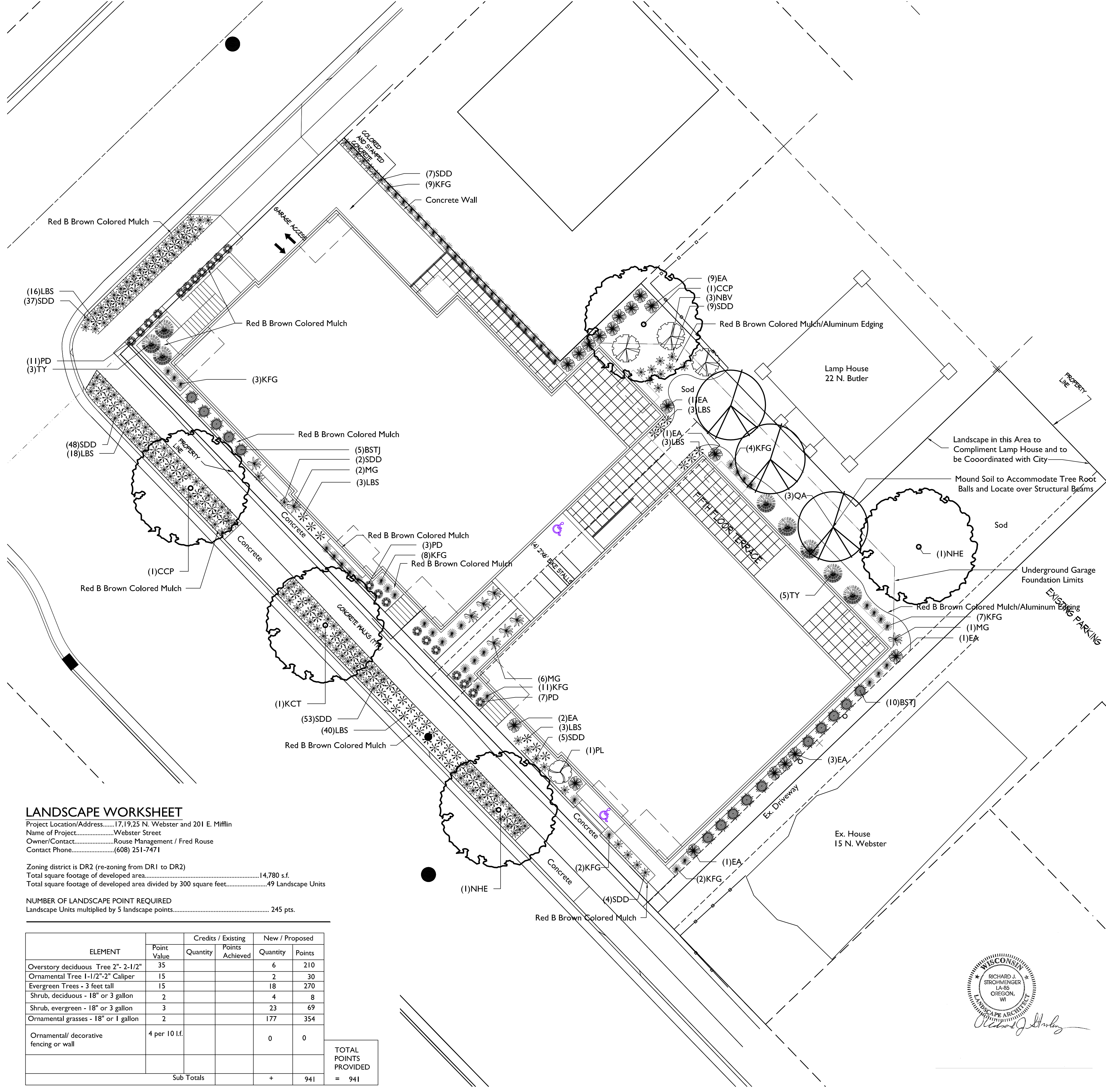
E) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

F) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction-
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

G) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

Plant Material List

Broadleaf Deciduous				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
2	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	2 1/2" B&B
1	KCT	Gymnocladus Dioicus	Kentucky Coffeetree	2 1/2" B&B
2	NHE	Ulmus Pumila X U Japonica	New Horizon Elm	2 1/2" B&B
3	QA	Populus Tremuloides	Quaking Aspen	2" B&B
Conifer Evergreen				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
15	BSTJ	Juniperus Squamata 'Blue Star'	Blue Star Juniper	#2 CONT.
18	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4" B&B
8	TY	Taxus X Media 'Tauntonii'	Taunton Yew	18" B&B
Perennial				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
61	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
86	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
9	MG	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	#1 CONT.
21	PD	Sporobolus Heterolepis	Prairie Dropseed	#1 CONT.
165	SDD	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	#1 CONT.
Shrub				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
3	NBV	Viburnum Dentatum 'Morton'	Northern Burgundy Arwd Viburnum	4" B&B
1	PL	Syringa Meyerii 'Palibin'	Palibin Lilac	3" B&B



LANDSCAPE WORKSHEET

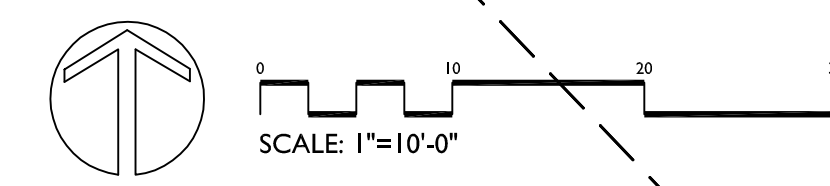
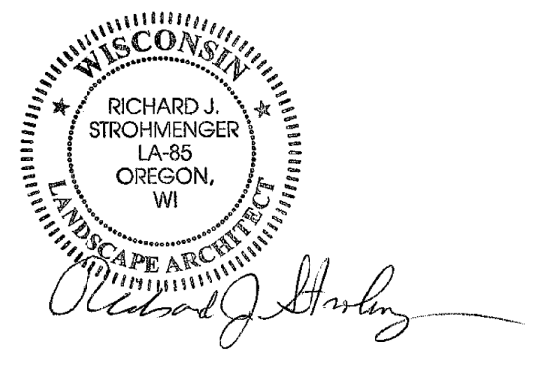
Project Location/Address.....17,19,25 N. Webster and 201 E. Miffilin
Name of Project.....Webster Street
Owner/Contact.....Rouse Management / Fred Rouse
Contact Phone.....(608) 251-7471

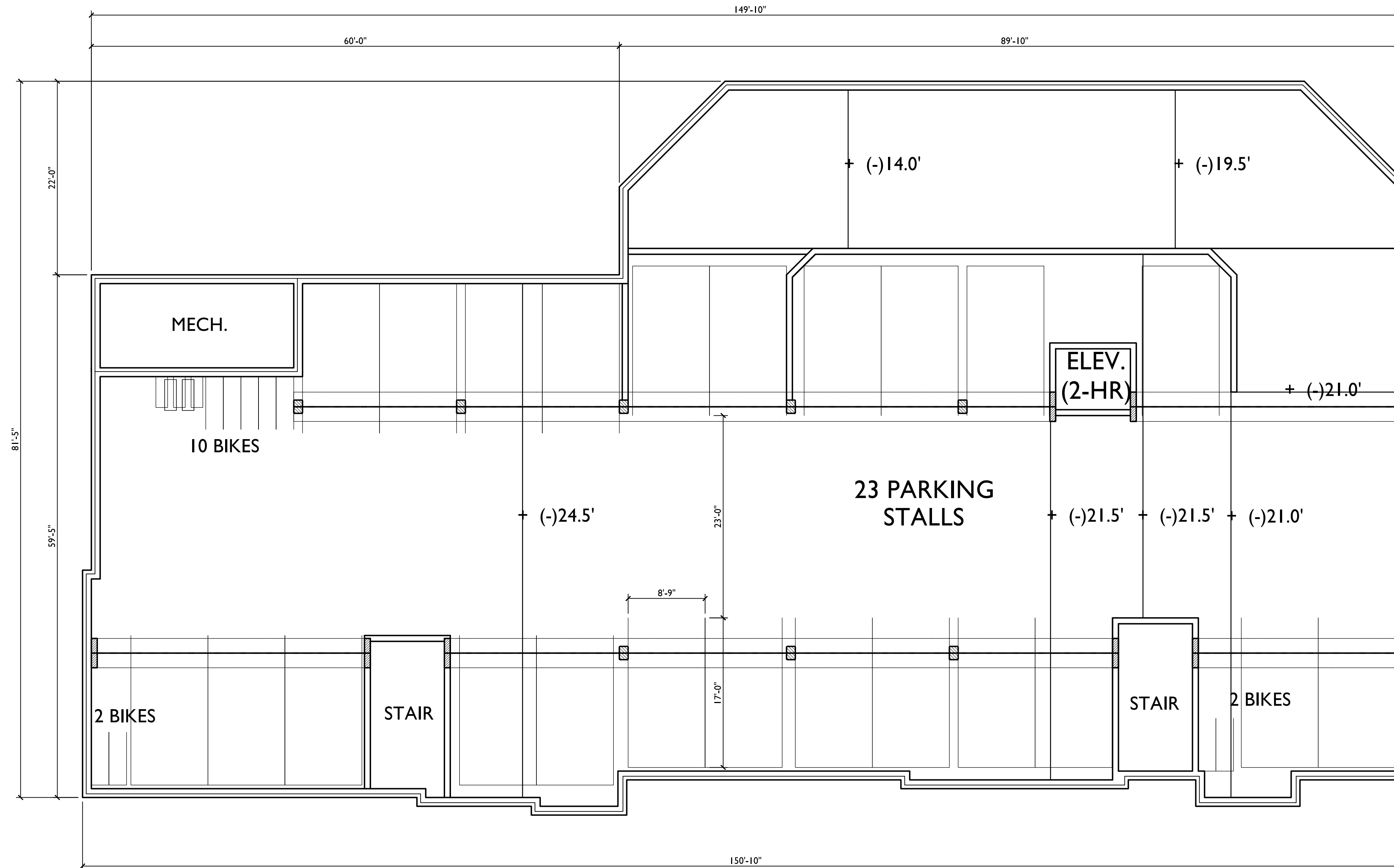
Zoning district is DR2 (re-zoning from DR1 to DR2)
Total square footage of developed area.....14,780 s.f.
Total square footage of developed area divided by 300 square feet.....49 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED

Landscape Units multiplied by 5 landscape points..... 245 pts.

ELEMENT	Point Value	Credits / Existing		New / Proposed	
		Quantity	Points Achieved	Quantity	Points
Overstory deciduous Tree 2"-2-1/2"	35			6	210
Ornamental Tree 1-1/2"-2" Caliper	15			2	30
Evergreen Trees - 3 feet tall	15			18	270
Shrub, deciduous - 18" or 3 gallon	2			4	8
Shrub, evergreen - 18" or 3 gallon	3			23	69
Ornamental grasses - 18" or 1 gallon	2			177	354
Ornamental/ decorative fencing or wall	4 per 10 l.f.			0	0
Sub Totals				+	941
					TOTAL POINTS PROVIDED = 941



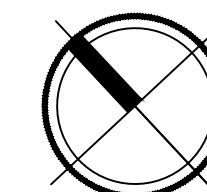


ISSUED
 Land Use Application - February 19, 2014

PROJECT TITLE
WEBSTER ST

17, 19 & 25 N Webster
 St. and 201 E Mifflin St.
 SHEET TITLE
**LOWER LEVEL
 PARKING PLAN**

LOWER LEVEL PARKING PLAN
 A--PI.0 SCALE: 1/8"=1'-0"



SHEET NUMBER

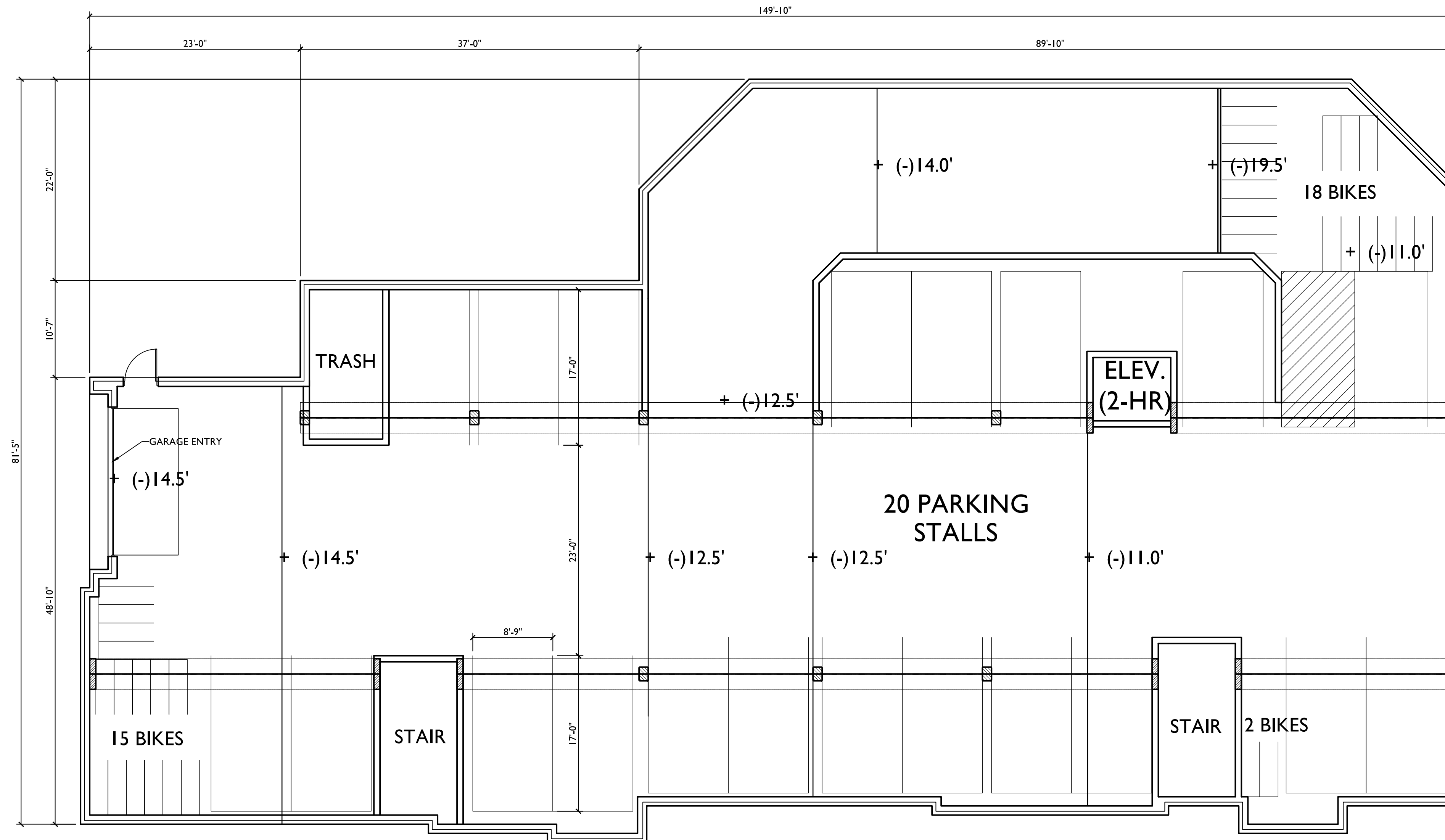
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ARCHITECTS

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

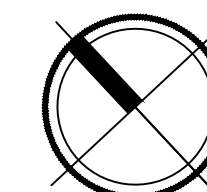


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Land Use Application - February 19, 2014

PROJECT TITLE
WEBSTER ST

17, 19 & 25 N Webster
St. and 201 E Mifflin St.
SHEET TITLE
UPPER LEVEL
PARKING PLAN

1 UPPER LEVEL PARKING PLAN
A-1.0 SCALE: 1/8"=1'-0"



SHEET NUMBER

A-1.0

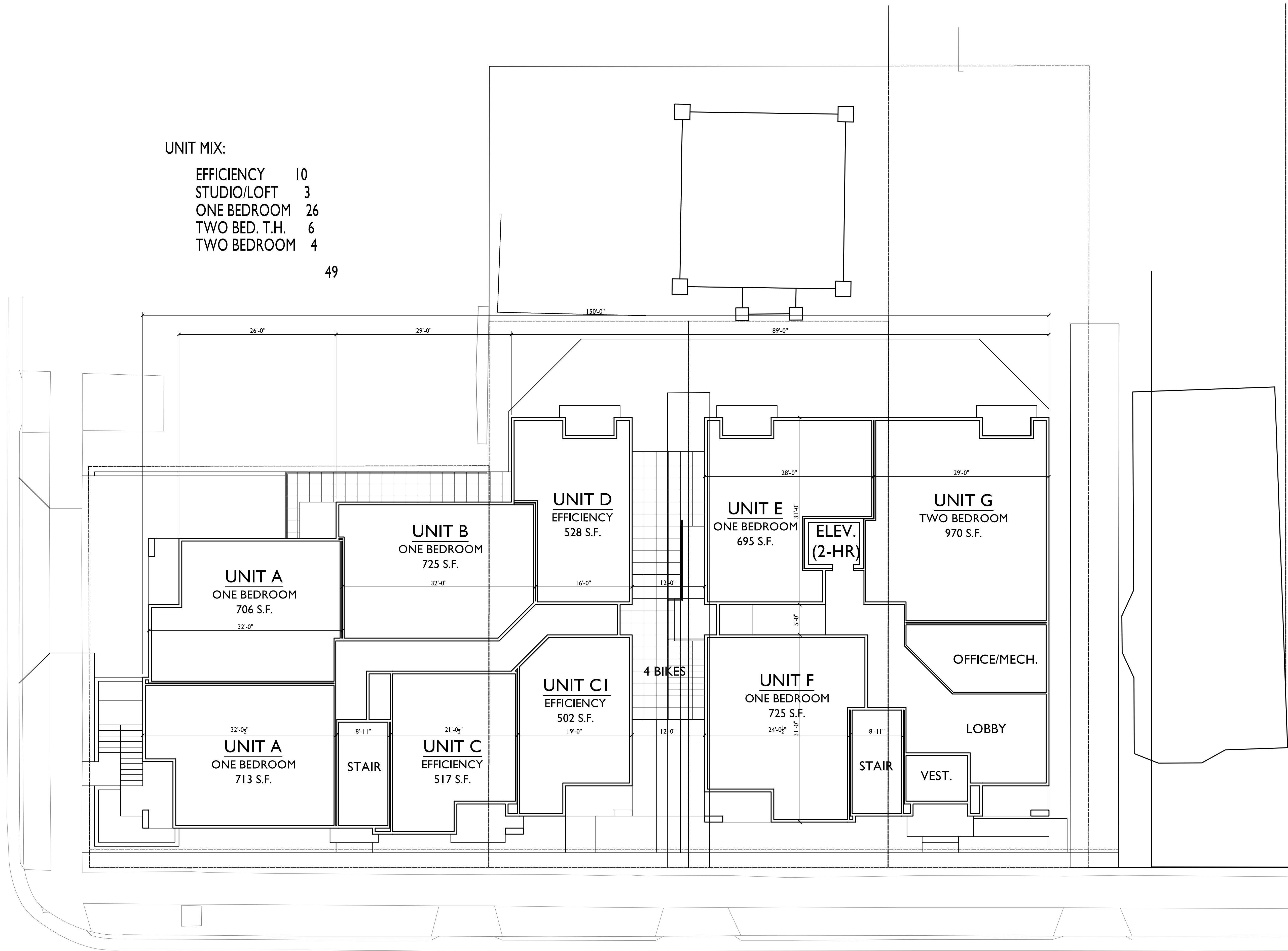
PROJECT NO. 1315

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UNIT MIX:

EFFICIENCY	10
STUDIO/LOFT	3
ONE BEDROOM	26
TWO BED. T.H.	6
TWO BEDROOM	4

49

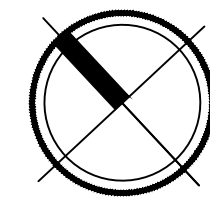


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 Land Use Application - February 19, 2014

PROJECT TITLE
 WEBSTER ST

17, 19 & 25 N Webster
 St. and 201 E Mifflin St.
 SHEET TITLE
 FIRST FLOOR
 PLAN

FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



SHEET NUMBER

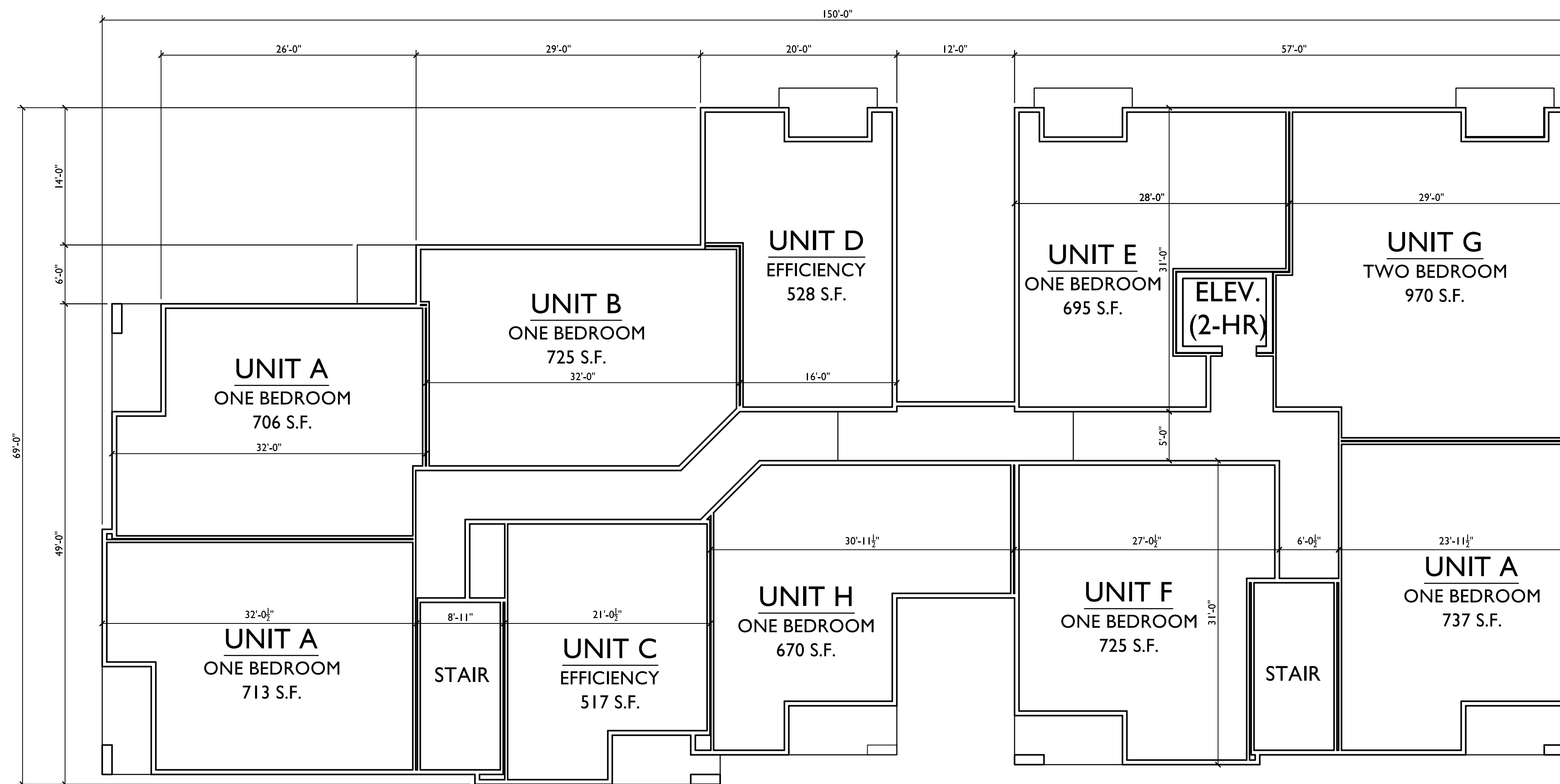
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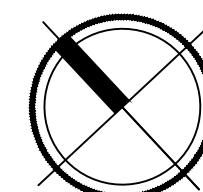


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Land Use Application - February 19, 2014

PROJECT TITLE
WEBSTER ST

17, 19 & 25 N Webster
St. and 201 E Mifflin St.
SHEET TITLE
SECOND-FOURTH
FLOOR PLAN

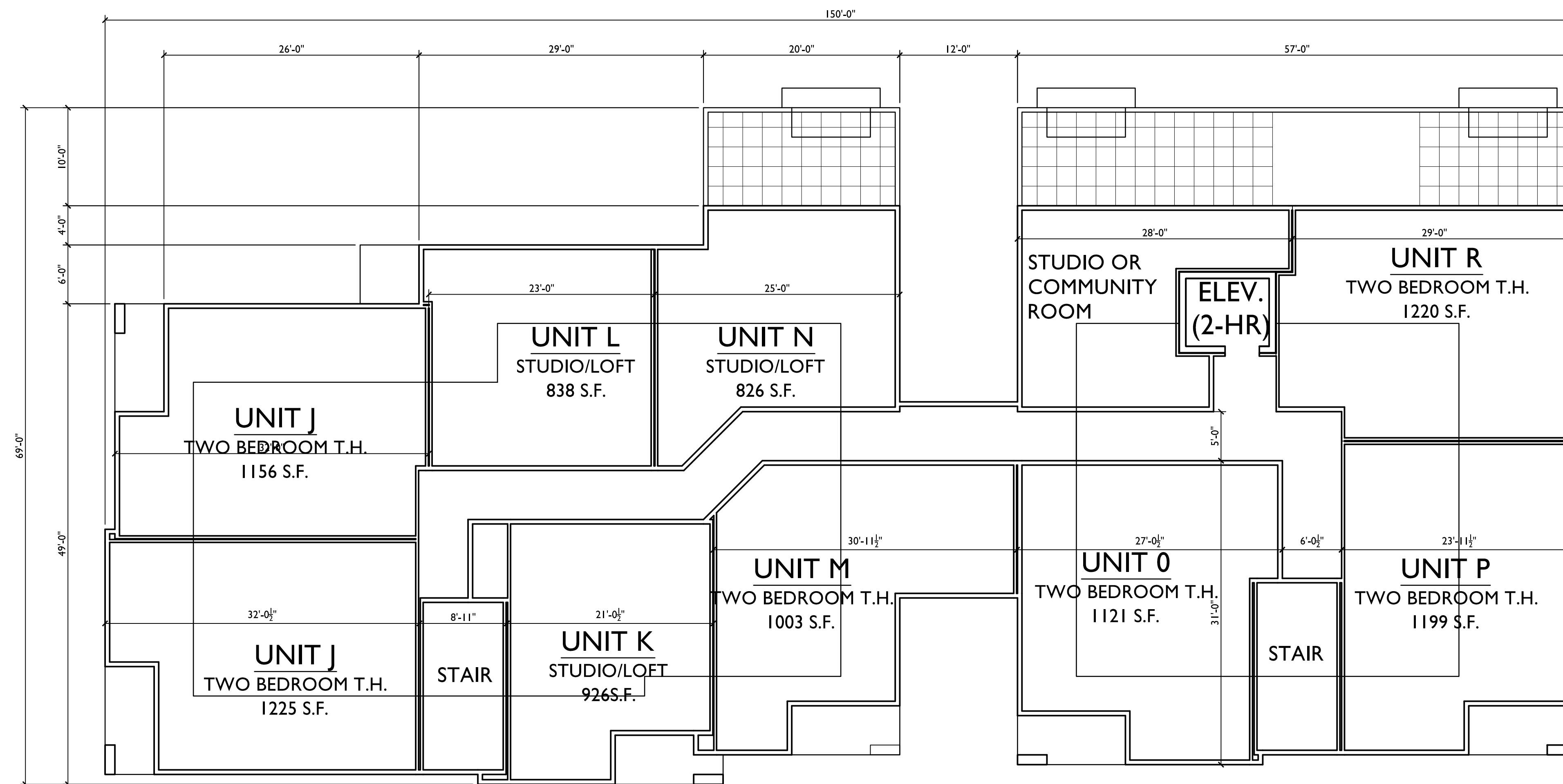
1 SECOND - FOURTH FLOOR PLANS
A-1.2 SCALE: 1/8"=1'-0"



SHEET NUMBER

A-1.2

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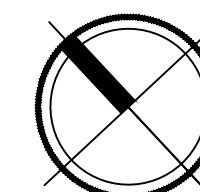


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 Land Use Application - February 19, 2014

PROJECT TITLE
WEBSTER ST

17, 19 & 25 N Webster
 St. and 201 E Mifflin St.
 SHEET TITLE
**FIFTH FLOOR
 PLAN**

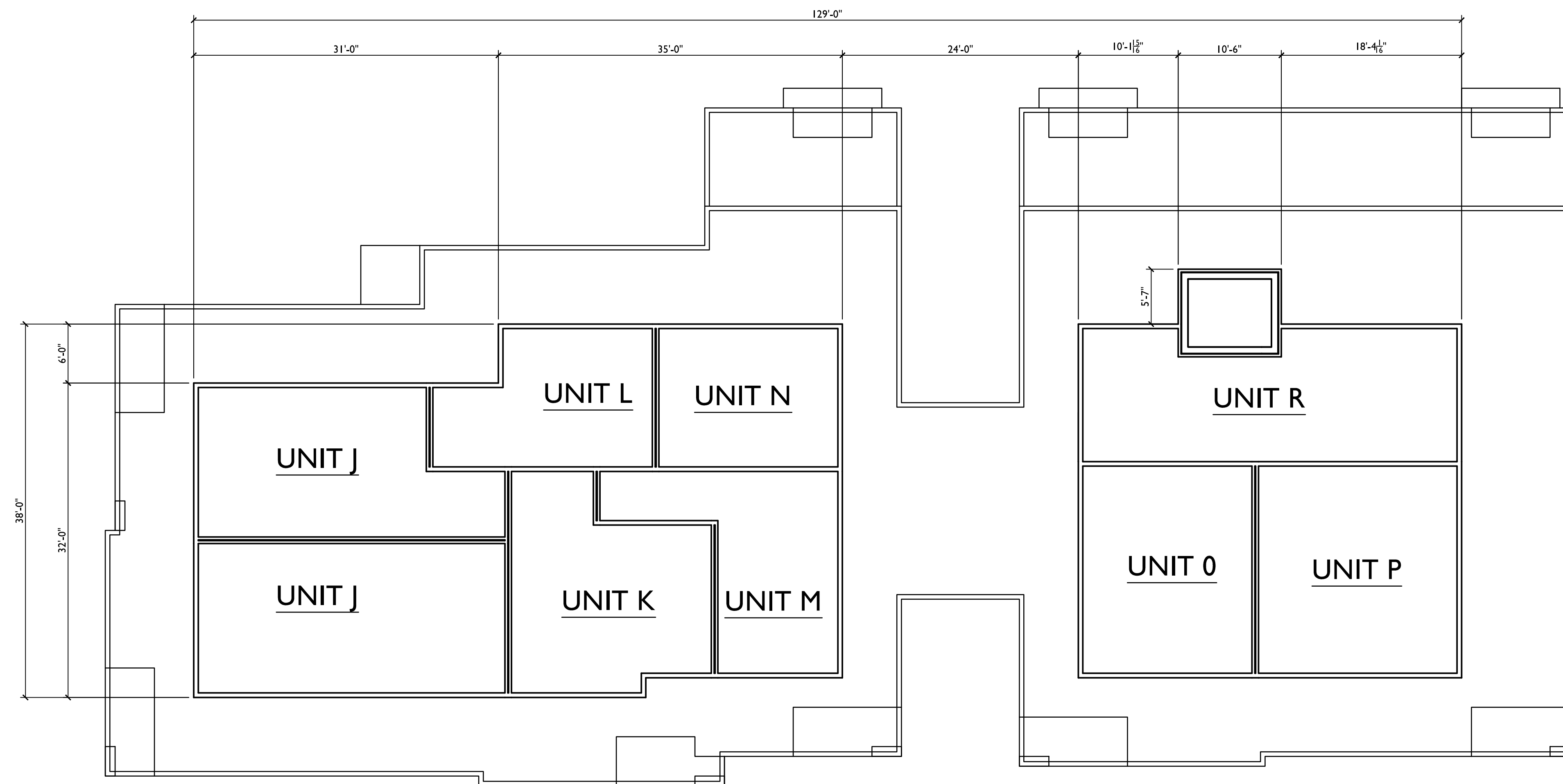
FIFTH FLOOR PLAN
 SCALE: 1/8"=1'-0"



SHEET NUMBER

A-1.3

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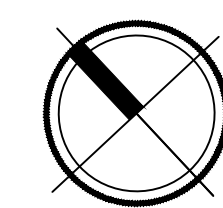


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PROJECT TITLE
WEBSTER ST

17, 19 & 25 N Webster
 St. and 201 E Mifflin St.
 SHEET TITLE
**LOFT FLOOR
 PLAN**

LOFT FLOOR PLAN
 A-1.4 SCALE: 1/8"=1'-0"



SHEET NUMBER

A-1.4

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1 WEBSTER ST ELEVATION
A-2.1 SCALE: 1/8"=1'-0"

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2 MIFFLIN ST ELEVATION
A-2.1 SCALE: 1/8"=1'-0"

PROJECT TITLE
WEBSTER ST

17, 19 & 25 N Webster
St. and 201 E Mifflin St.
SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-2.1

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1 REAR ELEVATION
 A-2.2 SCALE: 1/8"=1'-0"

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2 SOUTHEAST ELEVATION
 A-2.2 SCALE: 1/8"=1'-0"

PROJECT TITLE
WEBSTER ST

17, 19 & 25 N Webster
 St. and 201 E Mifflin St.
 SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-2.2

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