

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # 8-101-13  
Legistar # 31340

DATE SUBMITTED: 3/21/14

UDC MEETING DATE: 4/2/14

Action Requested

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

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1229, 1225, 1221 St. James Ct. (1220-1230~~2~~ Mound St)

ALDERMANIC DISTRICT: 3 - Sue Ellington

OWNER/DEVELOPER (Partners and/or Principals)  
Mike Fisher

ARCHITECT/DESIGNER/OR AGENT:  
Knothe & Bruce Architects, LLC

2249 Pinehurst Dr.

7601 University Ave, Ste 201

Middleton, WI 53562

Middleton, WI 53562

CONTACT PERSON: Randy Bruce

Address: \_\_\_\_\_

Phone: 608-836-3690

Fax: \_\_\_\_\_

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.

CITY OF MADISON  
2:54 P.M.  
MAR 24 2014  
Planning & Community  
& Economic Development  
ent

**From:** Randy Bruce [<mailto:RBruce@knothebruce.com>]

**Sent:** Thursday, March 27, 2014 1:45 PM

**To:** Martin, Al

**Cc:** Firchow, Kevin

**Subject:** 1220 - 1236 Mound Street

Al,

The UDC packet scheduled for 4/2/14 review are consistent with the UDC packet from the initial approval with the exception of:

1. The base of the porches on Bldg. A – 1229 St. James Court (formerly Bldg. 1) and Bldg. C – 1221 St. James Court (formerly Bldg. 3) have been revised to a composite screen in place of masonry to better reflect the architectural character of those homes.
2. Grades have been adjusted around the the house perimeter to coincide with the latest grading plan. The building heights have adjusted by to reflect that. In two of the buildings the height is lower than previously shown (by 3-4 inches) but in for 1229 St. James Court the height is increased by 3-6 inches.
3. The lower sash height on many of the windows on all three houses was adjusted to meet the requirements for egress.
4. A required egress door from the garage was added to the side elevation of all three houses (these sides are inward facing, that is not exposed to the street or neighbor) . The first floor windows on 1225 St. James Court and 1229 St. James Court was adjusted to accommodate the added door and keep the exterior elevation balanced.
5. The front bay window on 1225 St. James Court was not previously depicted on the site plan and the resulting setback from the R.O.W. Has been reduced from 10 feet to 9.6 feet. All remaining setbacks are slightly larger than those previously approved.
6. The site plans have been adjusted to reflect coordination for the conditions of approval including adding 4 bike parking stalls and 2 car parking stalls. A concrete pad has been added at the new egress doors on the interior sides of the homes.

J. Randolph Bruce, AIA | Managing Member | Knothe & Bruce Architects, LLC | Ph: 608.836.3690  
7601 University Avenue, Middleton, WI 53562 | [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

July 17, 2013  
Revised: February 20, 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  
PD-GDP-SIP Submittal  
St. James Cottage Homes  
1220, 1226, 1234, 1236 Mound Street  
Madison, WI

Dear Ms. Cornwell,

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 Dr. Middleton, WI 53562 608-836-2940 Contact: Mike Fisher <a href="mailto:fisherco@chorus.net">fisherco@chorus.net</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Ave, Suite 201 Middleton, WI 53562 (608)836-3690 Contact: Randy Bruce <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>
Engineer:	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 826-0532 Contact: Tim Schleeper <a href="mailto:tsch@vierbicher.com">tsch@vierbicher.com</a>	Landscape Architect:	Vierbicher

**Introduction:**

The half-acre site for this project is located between St. James Court and Mound Street on the east side of S. Orchard Street. The site currently consists of four through-lots at 1220, 1226, 1234 and 1236 Mound Street, each occupied with a single-family home or two-flat. Backyard parking dominates the St. James Court frontage. This project proposes that these four lots be re-platted to create 3 additional lots fronting St. James Court, making a total of 7 lots. The four existing structures built between 1898 and 1908 will remain on Mound Street while 3 new single family houses will be constructed on the lots created on St. James Court.

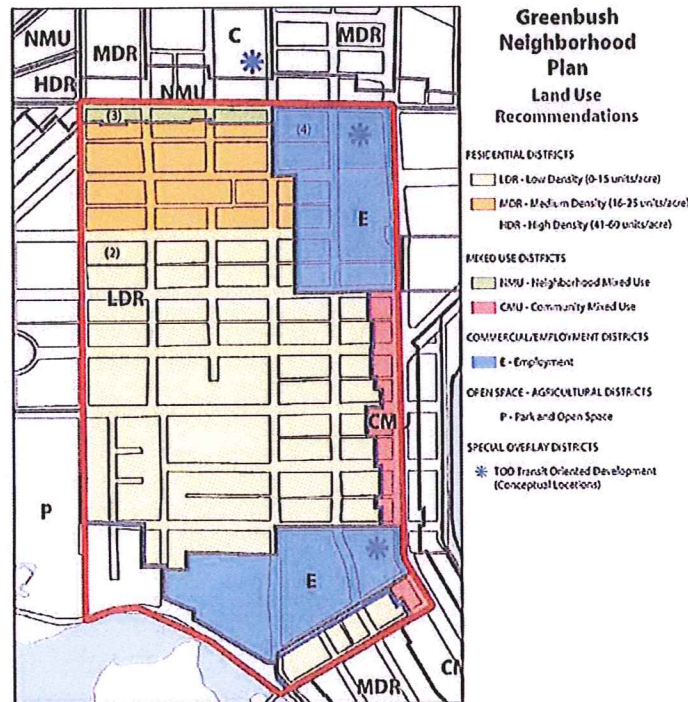


The site is currently zoned TR-C4 and this application requests that the site be rezoned to PD-GDP-SIP. A draft Preliminary Plat is submitted with this application. A Preliminary and Final Plat will be submitted soon after this submittal that will create the seven lots.

**Greenbush-Vilas Neighborhood Plans:**

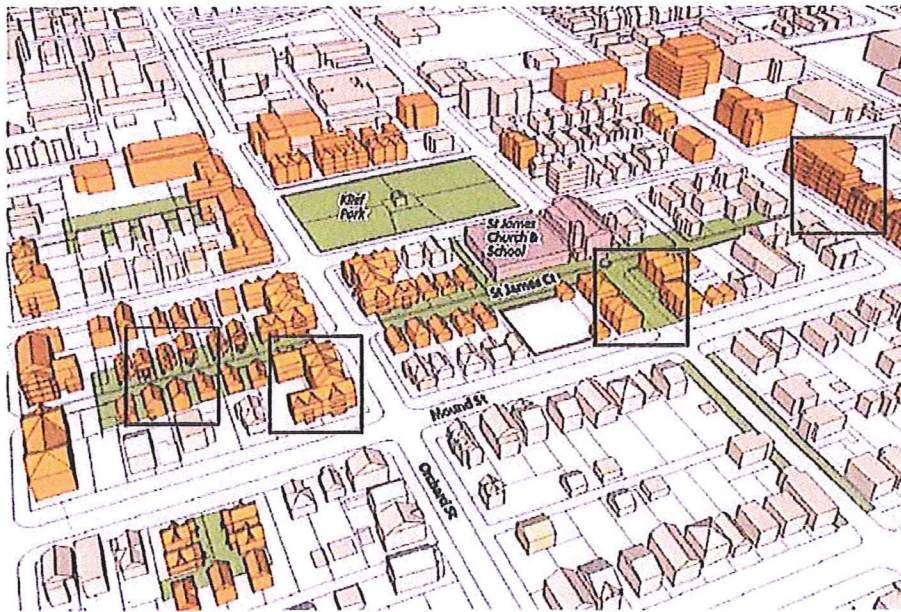
The Greenbush Vilas Neighborhood Plan was published in May 2008 and was followed by a Revitalization Strategy, a supplement to the plan that was published in Spring of 2010. The revitalization strategy is multifaceted and targets the area north of Mound Street for additional housing options and improvements to the public streetscapes. The plan more specifically envisions St. James Court to transition to a pedestrian "Green Street" and the backyard parking on the subject properties to be replaced with four small single-family homes.

This proposed redevelopment is an implementation of this revitalization plan. The new proposed new homes are appropriately scaled with details, materials and colors chosen to maintain compatibility with the surrounding neighborhood. The parking area is internalized into the center of the block and screened from the public realm and since vehicular access to the site is taken from S. Orchard Street, this redevelopment proposal will support the future conversion of St. James Court into a pedestrian green street.



Map 4.2 Proposed Land Use Recommendations of Greenbush Neighborhood





### **Planned Development Objectives:**

The Planned Development District is established to facilitate development in an integrated and innovative fashion and to allow for flexibility in site design. The zoning ordinance cites six specific objectives and the PD District is intended to achieve one or more of those objectives. This development proposal can meet four of the six objectives listed under 28.098(1):

- (a) Promotion of green building technologies. The newly constructed homes will be constructed to meet the NAHB Green-Built standards.
- (d) Preservation of historic structures. The development preserves the historic structures on site and enhances setting and the economic viability of the buildings.
- (e) Provision of more usable open space and public amenities. The development converts backyard parking and creates appropriately scaled front yards on St. James Court. The shared vehicular access and rear-loaded garages allow for a future Green Street on St. James Court.
- (f) Facilitation of high-quality development that is consistent with the recommendations of the adopted neighborhood plan. The proposed development plan was designed based on the recommendations of the 2010 neighborhood revitalization plan.

### **Planned Development Standards:**

The zoning code lists seven standards that must be met for approval to be granted. The following is a statement of how the proposed redevelopment meets each of the specific standards listed under 28.098(2)(a) –(g).

- (a) The redevelopment is on an infill site that cannot be accomplished under the base TR-C4. The existing parcel sizes and zoning do not allow for implementation of the

- recommendations envisioned in the neighborhood plan.
- (b) The proposal facilitates the specific redevelopment goals of the Greenbush Vilas Revitalization Plan.
  - (c) The development will positively affect the economic health of the area of the City where the development is proposed. Additional investment in appropriate housing and the elimination of surface parking along the St. James Ct. will enhance surrounding property values and stimulate additional reinvestment.
  - (d) The backyard parking that exists on site will be eliminated. Parking and traffic will be reduced on the site and the resulting traffic will be more appropriately managed by directing it to S. Orchard Street. An appropriate level of on-site parking and garage parking will be provided to serve the development.
  - (e) The new homes have a coordinated architecture that is well-designed and compatible with the existing buildings in the immediate neighborhood.
  - (f) The redevelopment proposal will be completed in one phase and construction will proceed as soon as development approvals are in place. Completion of the project is scheduled for Spring 2014.
  - (g) This standard does not apply

**Site Development Data:**

**Current Site Development Data**

<u>Address</u>	<u>Lot Area</u>	<u>Dwelling Units</u>	<u>Unit Size</u>	<u>Floor Area</u>
1220 Mound St.	4260 SF	1	4 bed	1482 SF
1226/1228 Mound St.	5700 SF	2	(2) 4 bed	2352 SF
1234 Mound St.	5680 SF	1	4 bed	1122 SF
1236 Mound St	5700 SF	2	3 bed, 4 bed	2128 SF

Existing Parking: 14 surface stalls + 1 garage stall

**Proposed Site Development Data**

<u>Lot</u>	<u>Lot Area</u>	<u>Dwelling Units</u>	<u>Unit Size</u>	<u>Floor Area</u>
1	2856 SF	1	3 bed	1434 SF
2	2576 SF	1	3 bed	1501 SF
3	2968 SF	1	3 bed	1470 SF
4	2603 SF	1	4 bed	1482 SF
5	3473 SF	2	(2) 4 bed	2352 SF
6	3473 SF	1	4 bed	1122 SF
7	3473 SF	2	3 bed, 4 bed	2128 SF



Unit Mix

3 Bedroom	4
4 Bedroom	5
Total	9

Building Height: 2 Stories

Vehicle Parking Stalls:

Surface	8 Stalls
Garage	4 Stalls
Total	12 Stalls

Bicycle Parking Stalls:

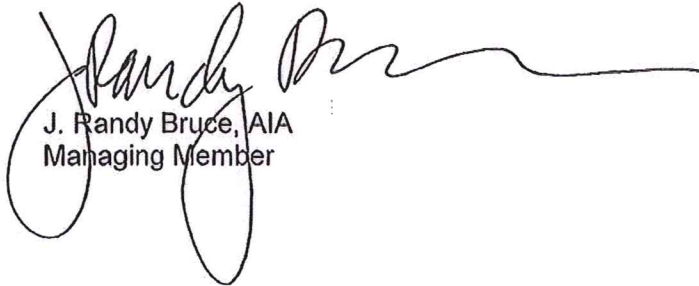
Surface	12 Stalls
Garage	3 + Stalls
Total	15+ Stalls

Usable Open Space:

5, 509 S.F. = 612 S.F. per dwelling unit

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA  
Managing Member

## **Zoning Text**

PD-GDP-SIP

St. James Court

July 31, 2013

Revised: February 20, 2013

**Legal Description:** See attached description.

- A. **Statement of Purpose:** This zoning district is established to allow a 9 unit residential development.
- B. **Permitted Uses:** Those uses permitted in the TR-C4 District.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- 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 shown on the approved plans. Parking for this development shall not be leased to non-residents. A maximum of 9 residential parking permits shall be issued for this development. Up to 2 surface parking stalls may be converted moped parking stalls with a minor alteration.
- I. **Maintenance:** The property owners shall be responsible for the exterior maintenance of the lots.
- J. **Family Definition:** The family definition for lots 1, 2, and 3 shall coincide with the definition given in M.G.O. 28.211 for the TR-C4 zoning district. Lots 4, 5, 6, and 7 shall retain their nonconforming status for occupancy.
- K. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the TR-C4 district.
- L. **Alterations and Revisions:** No alteration or revision of this Planned 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.





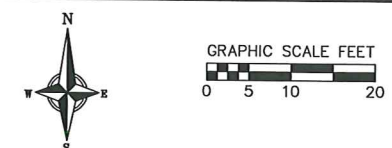
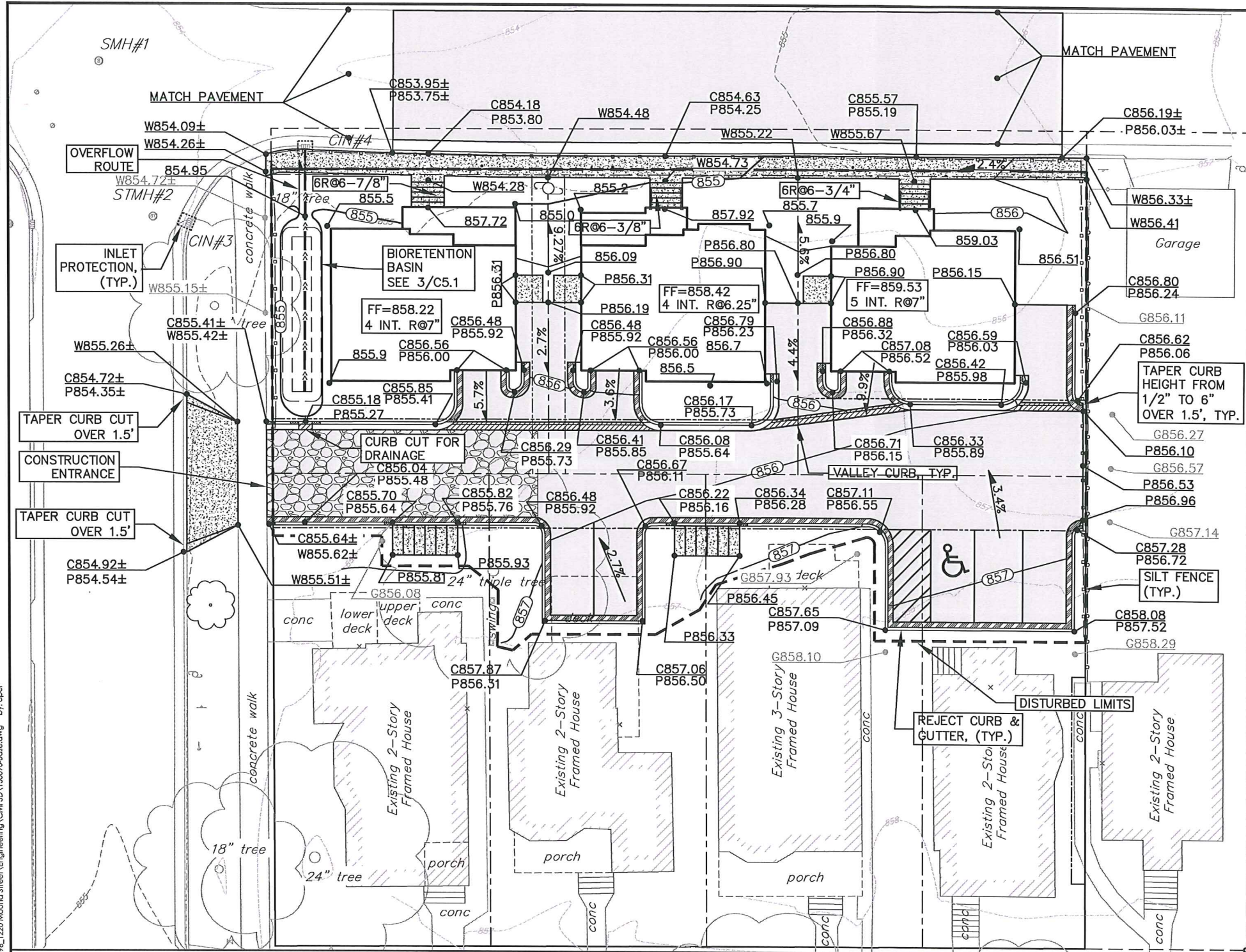
1 SITE PLAN  
C-1.1 SCALE: 1"=10'

Site Plan  
St. James Court

March 19, 2014

KNOTHE  
& BRUCE  
architects





- GRADING LEGEND**
- 820- EXISTING MAJOR CONTOURS
  - 818- EXISTING MINOR CONTOURS
  - 820- PROPOSED MAJOR CONTOURS
  - 818- PROPOSED MINOR CONTOURS
  - - - SILT FENCE
  - - - DISTURBED LIMITS
  - >- DRAINAGE DIRECTION
  - >- PROPOSED SLOPE ARROWS
  - 855.50 EXISTING SPOT ELEVATIONS
  - 855.50 PROPOSED SPOT ELEVATIONS
  - INLET PROTECTION
  - TRACKING PAD
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - RELOCATED CHAINLINK FENCE
  - STANDARD CURB & GUTTER
  - REJECT CURB & GUTTER
  - VALLEY/RIBBON CURB & GUTTER
  - TAPER CURB TO 0.5" OVER 1.5' (HATCHED AREA)
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT PAVEMENT
- ABBREVIATIONS**
- C = BACK OF CURB
  - P = EDGE OF PAVEMENT
  - W = SIDEWALK
  - G = GROUND ELEVATION
  - FF = FINISHED FLOOR

- 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 BEST MANAGEMENT PRACTICES (<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 WADNR 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 MATTING, 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 700 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 1051 (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.

- 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 5382303).
  9. ALL WORK IN 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 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 1/2" TO 1-1/2" 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

**vierbicher**  
 planners | engineers | architects  
 REEDSBURG - MADISON - WAUNAKEE - WAUKESHA  
 999 Tech Center  
 Phone: (608) 834-0332 Fax: (608) 834-0330

**GRADING AND EROSION CONTROL PLAN**  
 ST JAMES COTTAGE HOMES  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN

DATE 2-20-14

DRAFTER ACAR

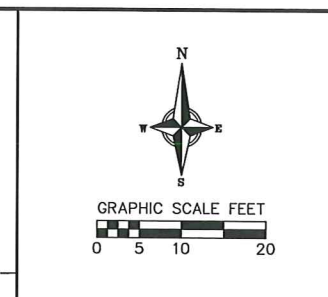
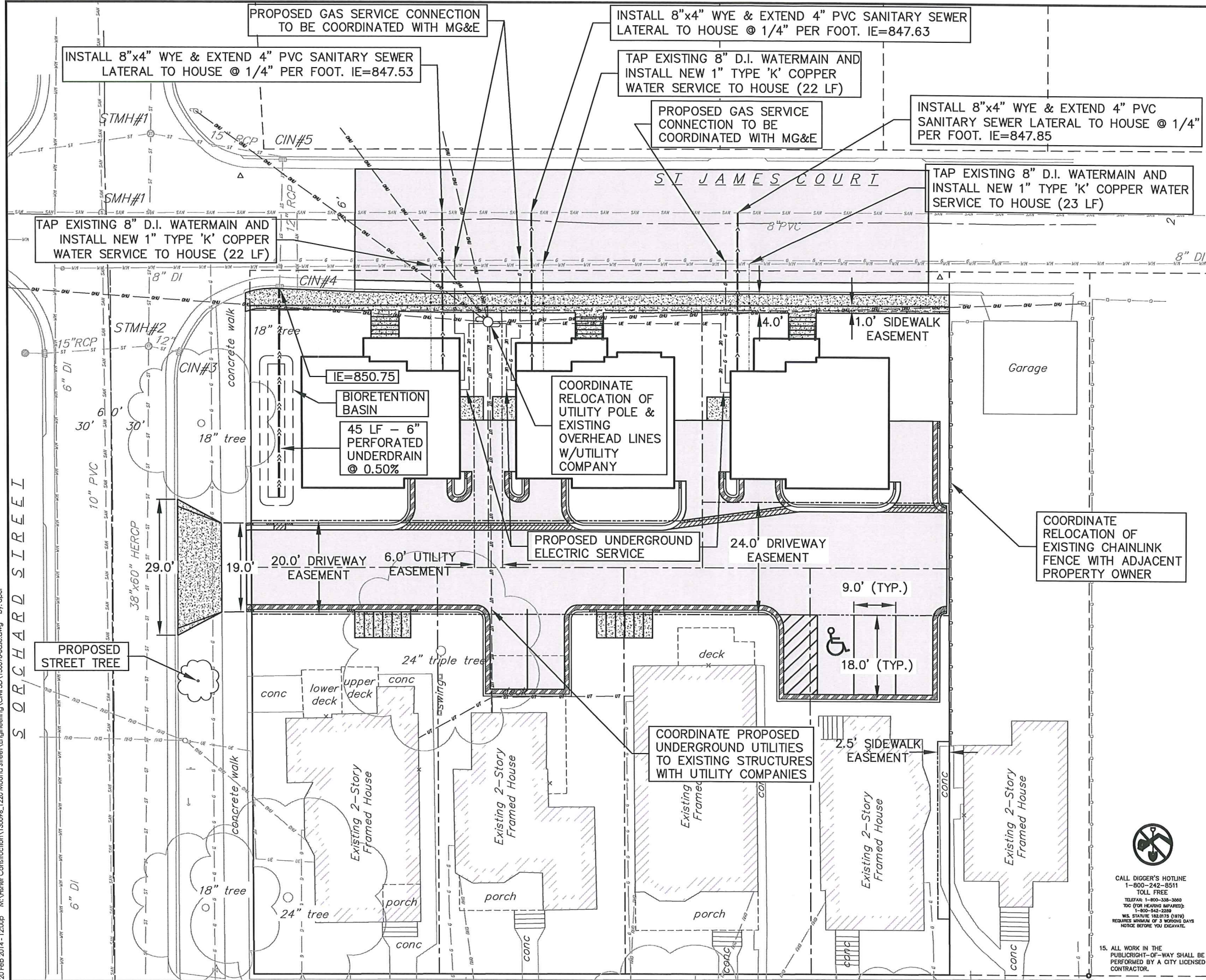
CHECKED TSCB

PROJECT NO. 130096

**C**

**3.0**





- PROPOSED UTILITY LEGEND**
- SANITARY SEWER LATERAL
  - WATER SERVICE PIPE
  - CURB STOP
  - GAS MAIN
  - ELECTRIC SERVICE
  - UNDERGROUND UTILITY
  - RELOCATED OVERHEAD UTILITY
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - PARCEL LINE
  - RELOCATED CHAINLINK FENCE
  - STANDARD CURB & GUTTER
  - REJECT CURB & GUTTER
  - VALLEY/RIBBON CURB & GUTTER
  - TAPER CURB TO 0.5" OVER 1.5' (HATCHED AREA)
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT PAVEMENT

- 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)(c).
  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(1)(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 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, PLUMBING, 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 PUBLICRIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

CALL DIGGER'S HOTLINE  
1-800-242-8511  
TOLL FREE  
TELEPHONE: 1-800-338-3880  
TDD (FOR HEARING IMPAIRED): 1-800-542-2289  
MIL. STATUTE 182.075 (897)  
REQUIRES MINIMUM OF 3 WORKING DAYS  
NOTICE BEFORE YOU EXCAVATE.

**vierbicher**  
engineers | planners | architects

1999 Foulmer Drive, Suite 201, Madison, Wisconsin 53717  
Phone: (608) 834-0332 Fax: (608) 834-0330

**UTILITY PLAN**

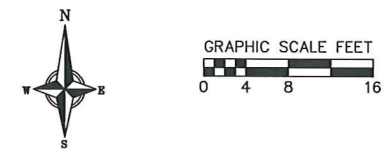
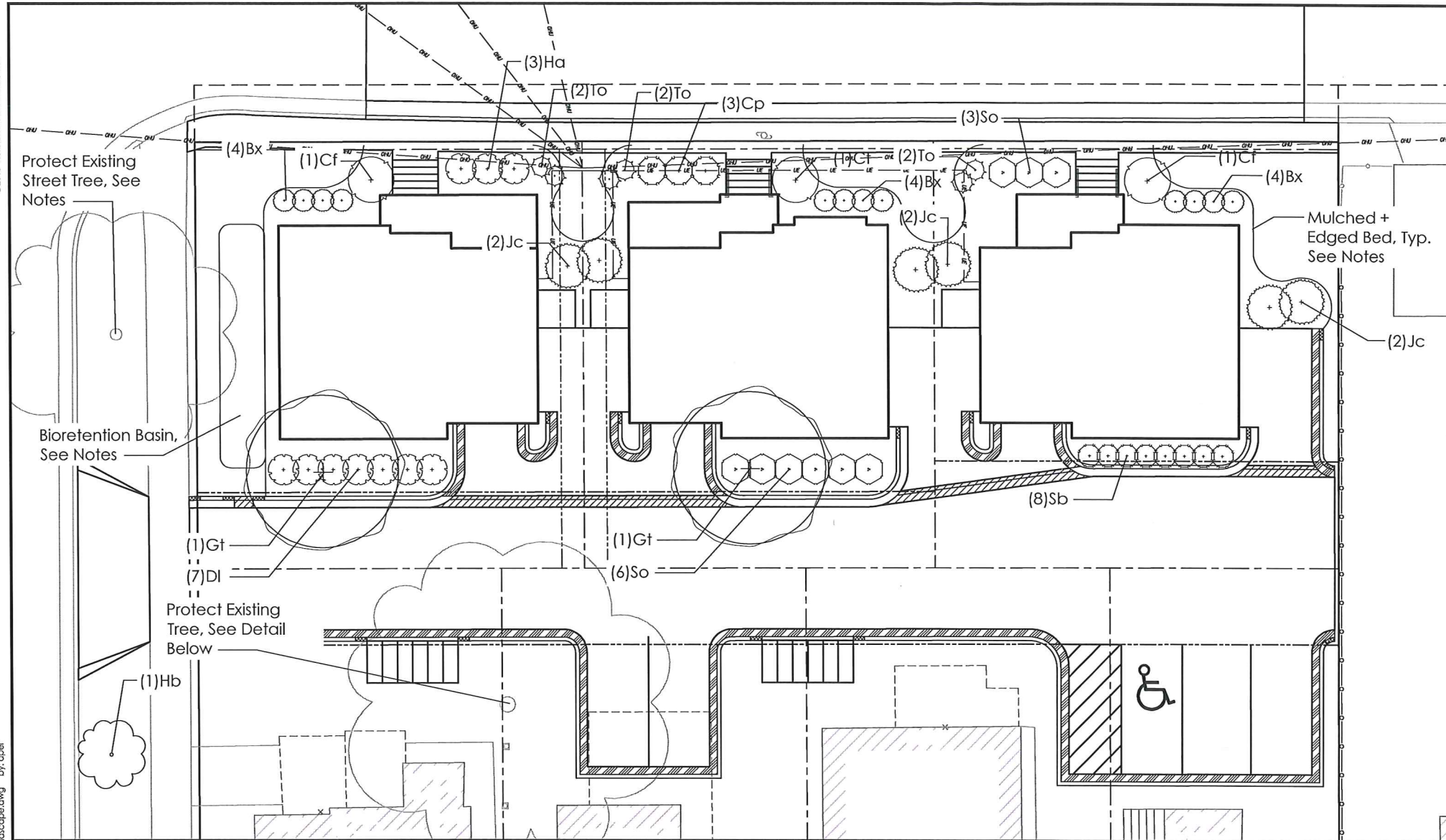
ST JAMES COTTAGE HOMES  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN  
DATE: 2-20-14  
DRAWN BY: ACAR  
CHECKED BY: TSCB  
PROJECT NO.: 130099

**C**  
**4.0**





- GENERAL NOTES:**
- All plantings shall conform to quality requirements as per ANSI Z60.1.
  - All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
  - Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
  - All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
  - All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
  - Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
  - Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with black vinyl landscape edging, Black Diamond or equal.
  - Bio-retention basin to be planted with native perennial forbs and grasses per the Bio-retention Basin detail 3 / C5.0.
  - Contractor shall contact City Forestry (Dean Kahl - 266-4891) at least one week prior to planting street tree to schedule marking the planting site, approving the planting stock, and reviewing planting specifications with the Contractor.
  - Contractor shall install tree protection fencing in the area between the curb & sidewalk & extend 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 (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.

**vierbicher**  
 planners | engineers | architects  
 999 Foster Drive, Suite 200  
 Madison, WI 53717  
 Phone: (608) 824-0332 Fax: (608) 824-0330

**LANDSCAPE PLAN**  
 ST JAMES COTTAGE HOMES  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

DATE: 2-20-14

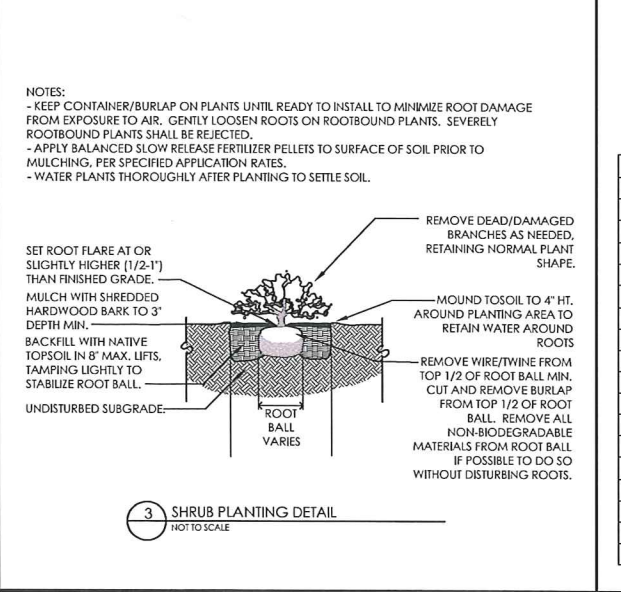
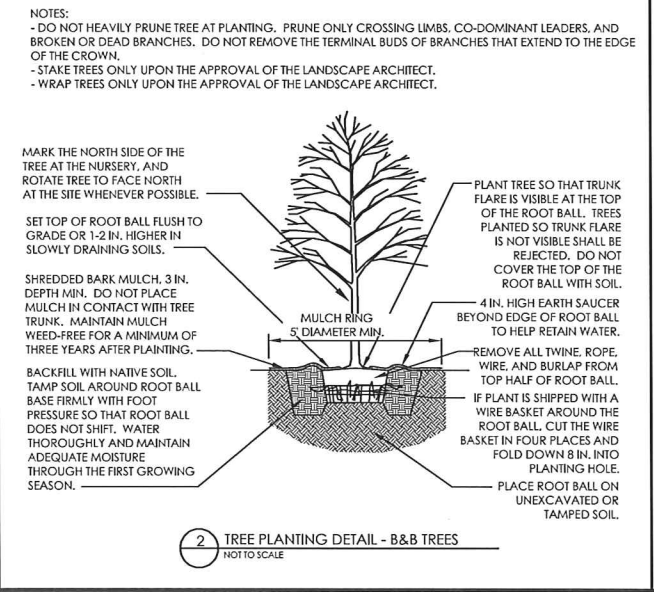
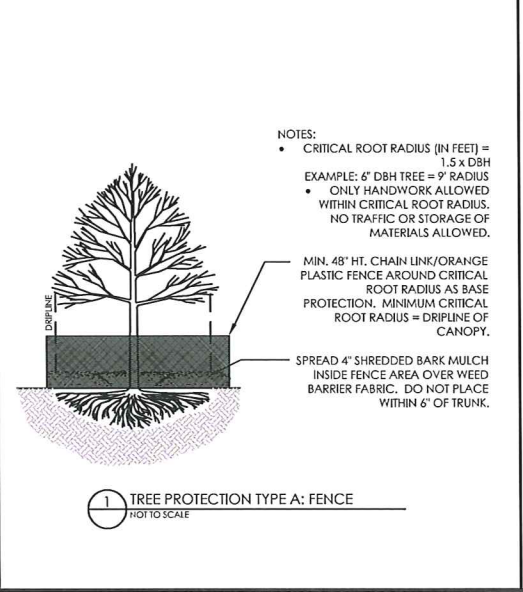
DRAFTER: SWN

CHECKED: TSCH

PROJECT NO.: 130098

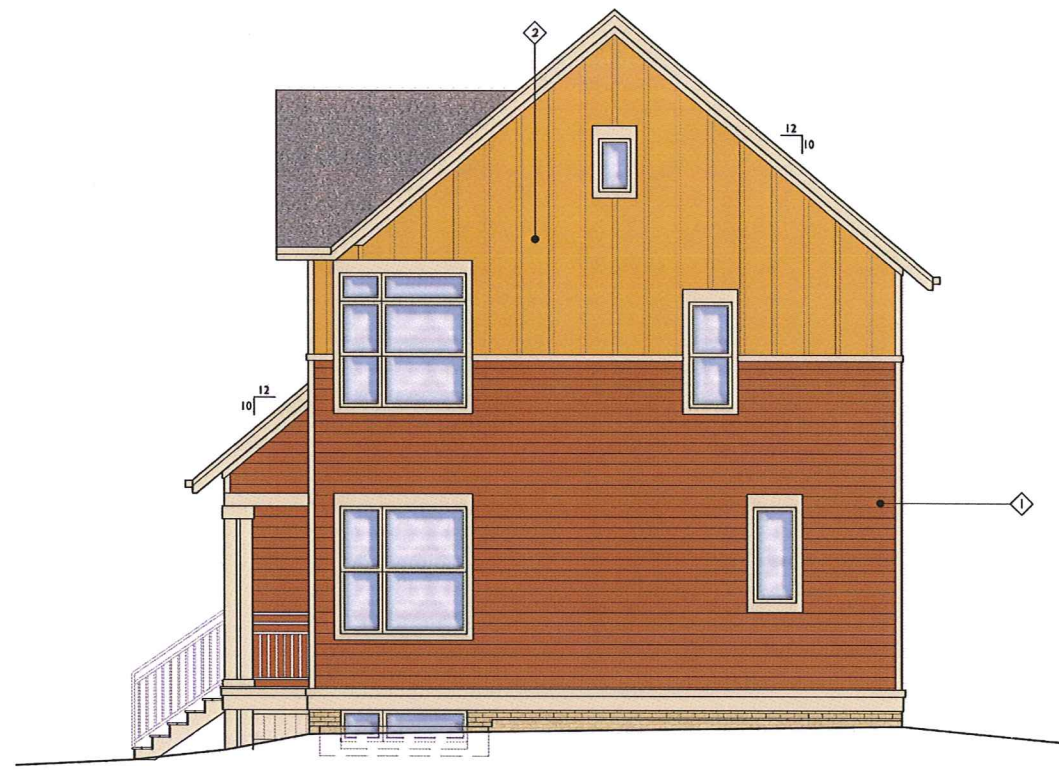
SHEET: L1.1

DWG. NO.:



key	qty.	botanical name	common name	planting size	root cond.	mature size
<b>shade trees</b>						
Gt	2	<i>Gleditsia triacanthos 'imicola'</i>	Imperial Honeylocust	2.5' cal.	B&B	30' x 30'
Hb	1	<i>Celtis occidentalis</i>	Common Hackberry	2.5' cal.	B&B	50' x 40'
<b>deciduous shrubs</b>						
Cf	3	<i>Calycanthus floridus</i>	Sweetshrub/California Allspice	30" ht.	cont.	5' x 6'
Cp	3	<i>Cornus pumila</i>	Dwarf Dogwood	30" ht.	cont.	3' x 4'
DI	7	<i>Diervilla lonicera</i>	Dwarf Bush-Honeysuckle	#5	cont.	3' x 4'
Ha	3	<i>Hydrangea arborescens 'Grandiflora'</i>	Snowhill Hydrangea	30" ht.	cont.	4' x 4'
Sb	8	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spirea	18" ht.	cont.	30" x 3'
So	9	<i>Symphoricarpos orbiculatus</i>	Indiancrown Coralberry	12" ht.	cont.	30" x 4'
<b>evergreen shrubs</b>						
Bx	12	<i>Buxus x 'Green Mountain'</i>	Green Mountain Boxwood	18" ht.	cont.	3' x 3'
Jc	6	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	30" ht.	cont.	5' x 6'
To	6	<i>Thuja occidentalis 'Holmstrup'</i>	Holmstrup Arborvitae	5' ht.	cont.	14' x 3'

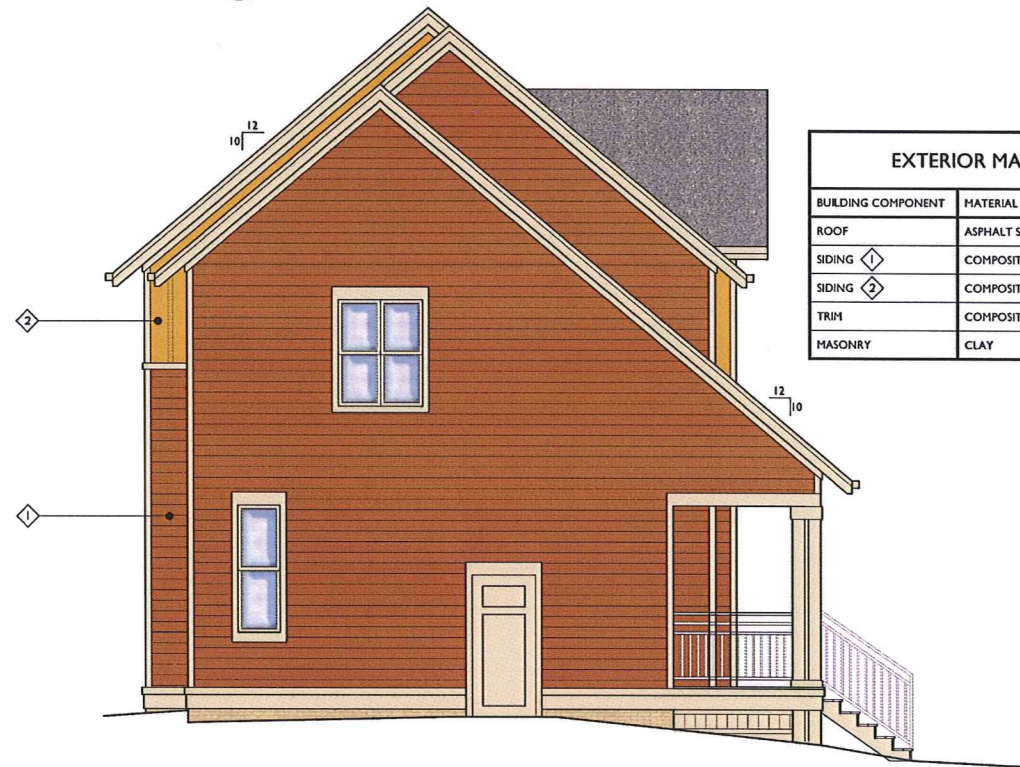




1 WEST ELEVATION  
A-2.1A SCALE: 1/4"=1'-0"



2 NORTH ELEVATION  
A-2.1A SCALE: 1/4"=1'-0"



3 EAST ELEVATION  
A-2.1A SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL SCHEDULE: BLDG. A			
BUILDING COMPONENT	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	OWENS CORNING	CHAPEL GREY
SIDING 1	COMPOSITE	LP SMARTSIDE	PENNYWISE (SW6349)
SIDING 2	COMPOSITE	LP SMARTSIDE	CURRY (SW6671)
TRIM	COMPOSITE	LP SMARTSIDE	CANVAS TAN (SW7531)
MASONRY	CLAY	HEBRON BRICK	GOLDENROD



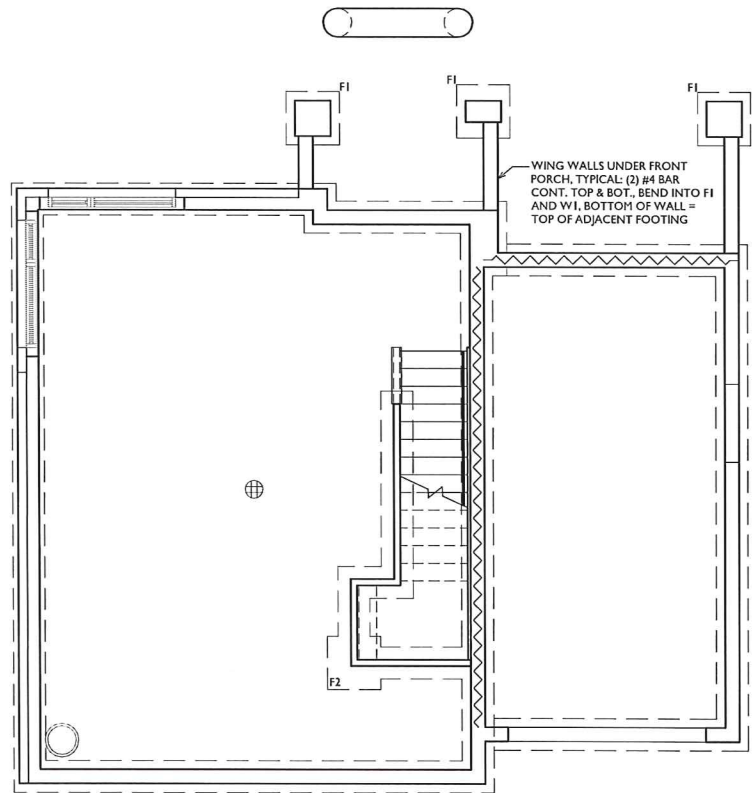
4 SOUTH ELEVATION  
A-2.1A SCALE: 1/4"=1'-0"

Elevations - Building A  
St. James Court

March 19, 2014

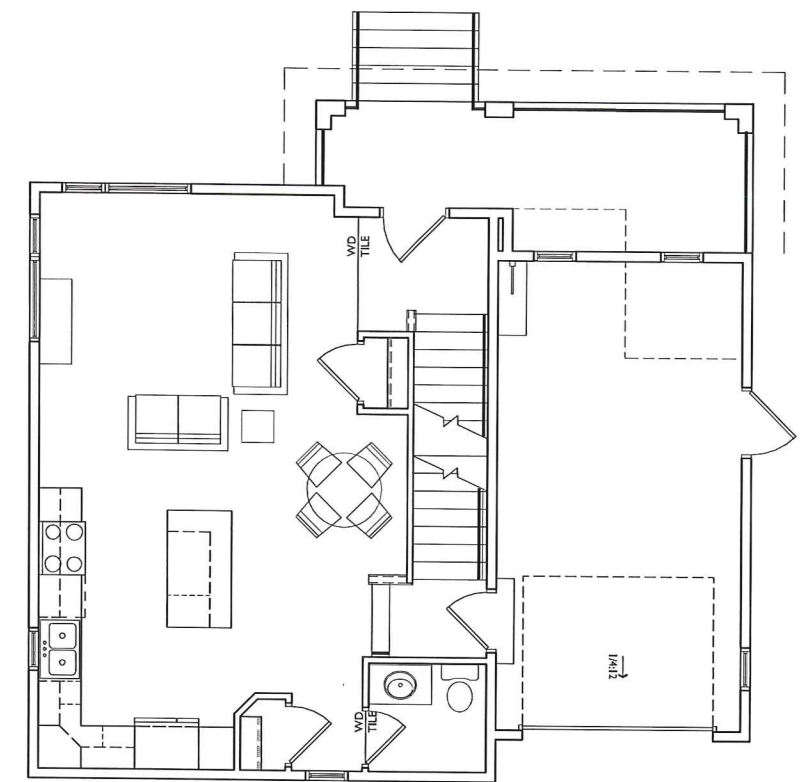
KNOTHE  
& BRUCE  
architects



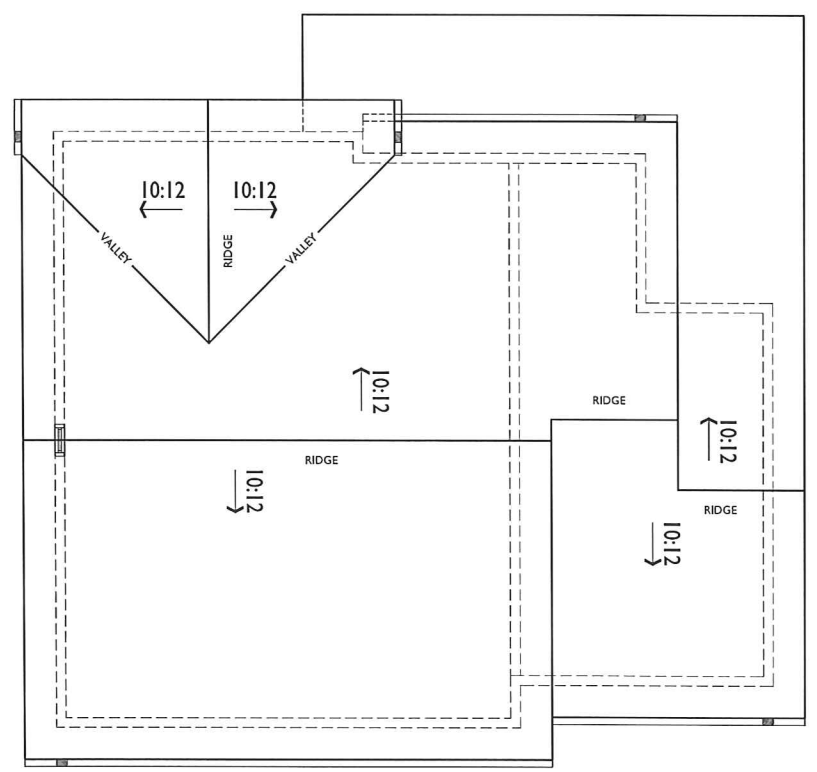


1 FOUNDATION PLAN  
A-1.1A SCALE: 1/4"=1'-0"

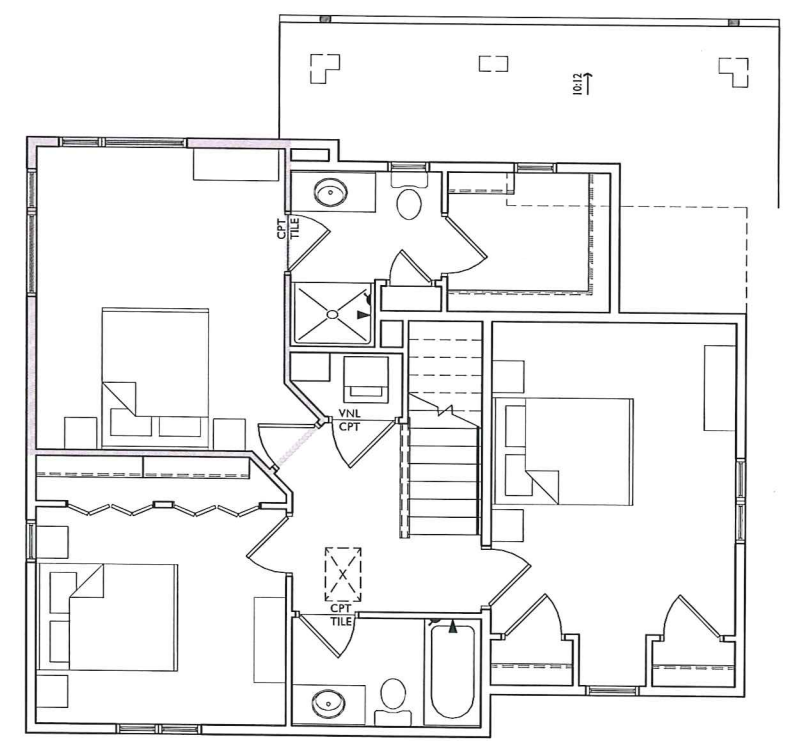
- TYPICAL NOTES:**
1. PROVIDE ARCHITECT WITH BATHROOM & KITCHEN CABINET SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION & INSTALLATION.
  2. DIMENSIONS ARE TO FACE OF STUD FRAMING AND CENTERLINE OF STRUCTURAL COLUMNS, TYP.
  3. GALLEY KITCHENS TO MAINTAIN 42" MINIMUM CLEAR DIMENSION. CONTRACTOR TO VERIFY KITCHEN DIMENSIONS WITH OWNER SELECTED APPLIANCES PRIOR TO CONSTRUCTION



2 FIRST FLOOR PLAN  
A-1.1A SCALE: 1/4"=1'-0"



3 ROOF PLAN  
A-1.1A SCALE: 1/4"=1'-0"



4 SECOND FLOOR PLAN  
A-1.1A SCALE: 1/4"=1'-0"

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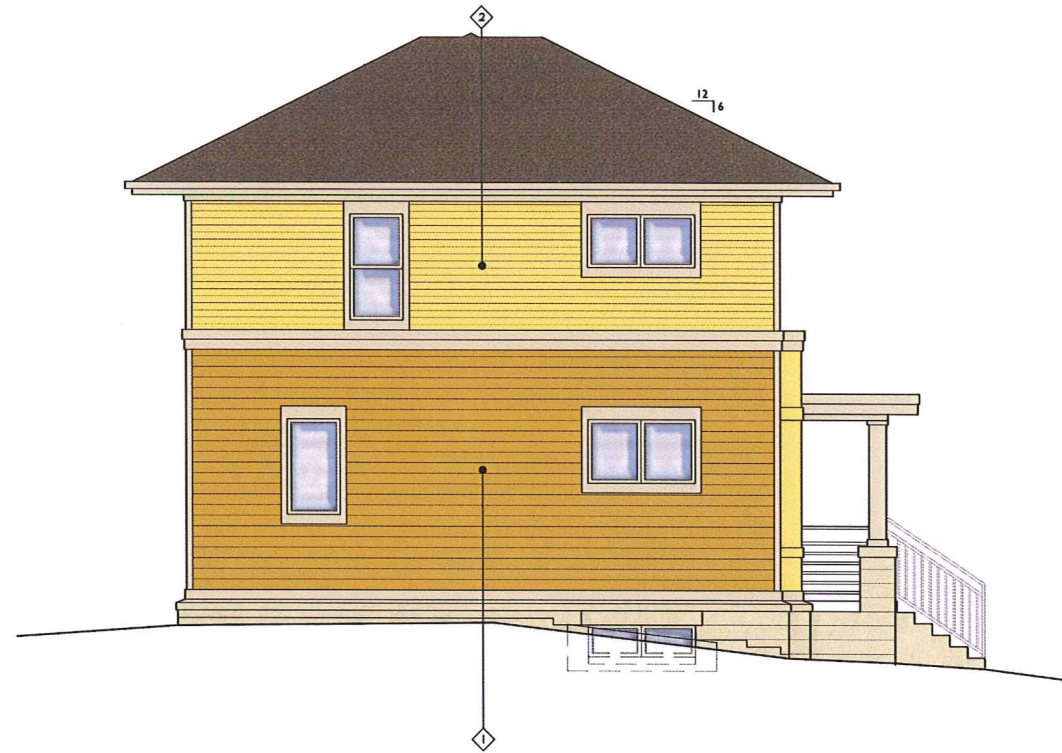
PROJECT TITLE  
St. James  
Cottage Homes

Madison, WI  
SHEET TITLE  
FLOOR PLANS  
BUILDING A

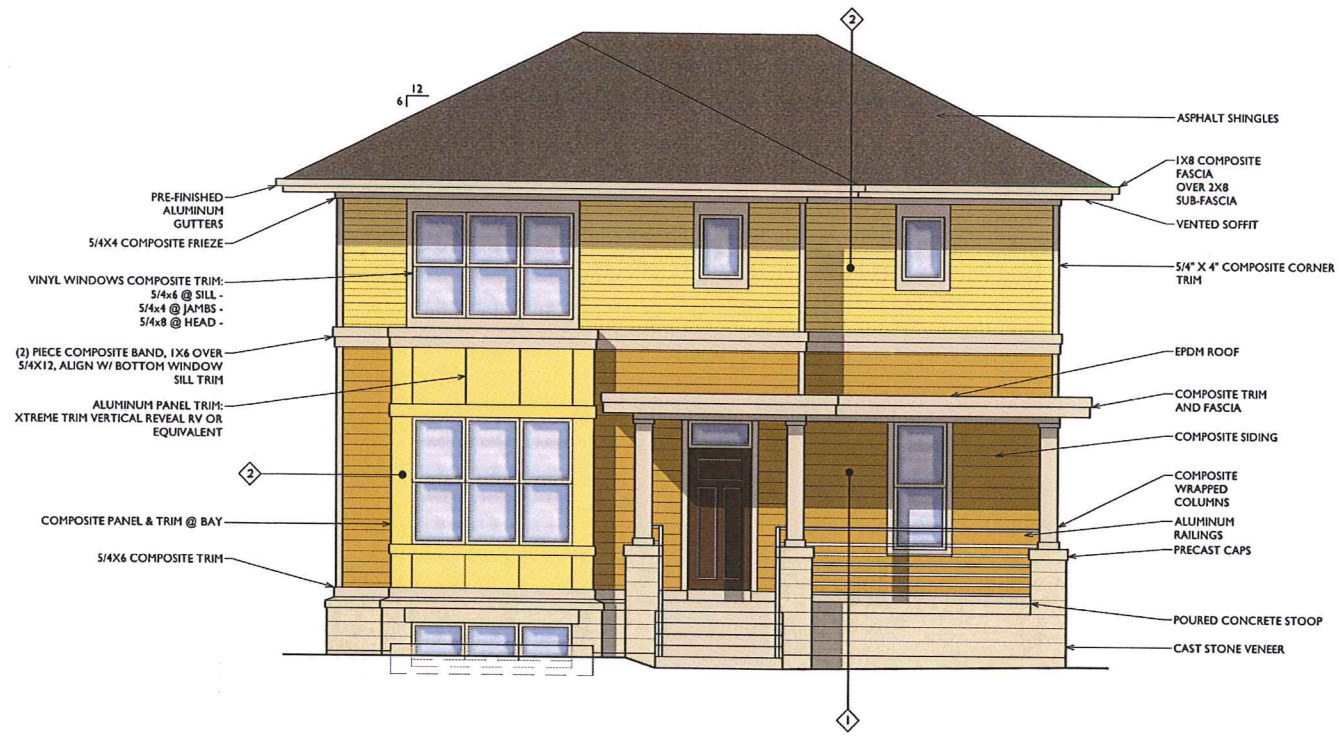
SHEET NUMBER

**A-1.1A**  
PROJECT NO. 1311  
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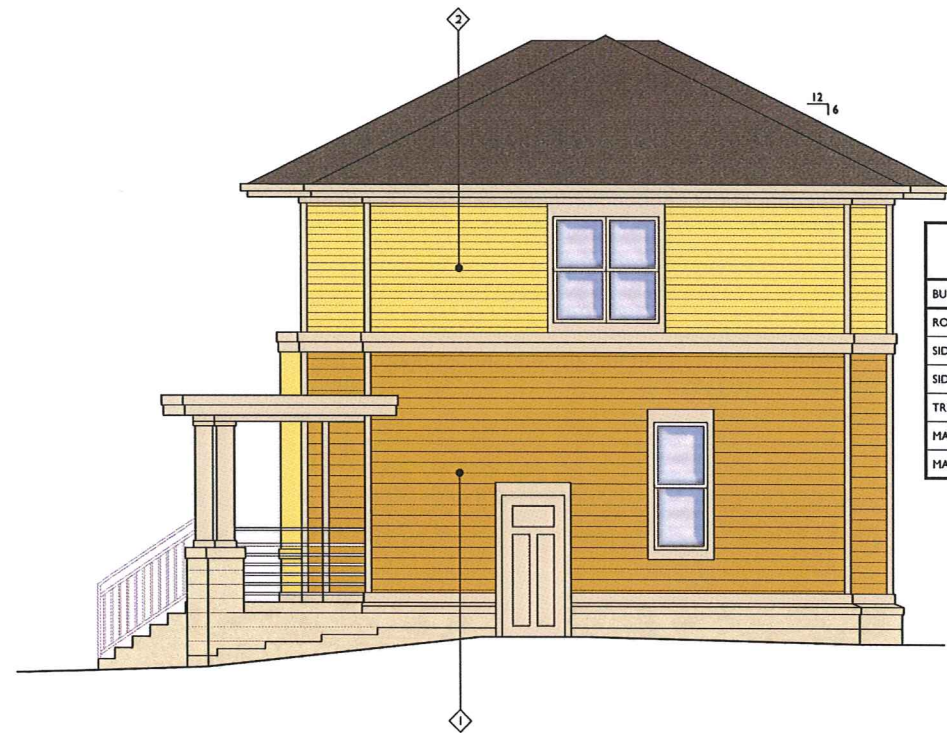




1 EAST ELEVATION  
A-2.1B SCALE: 1/4"=1'-0"

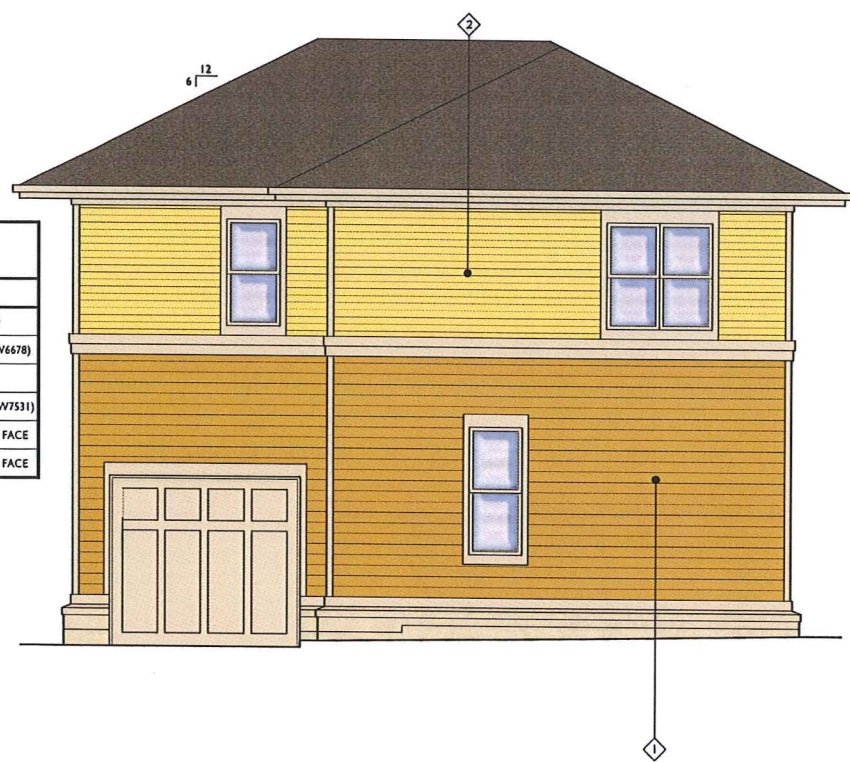


2 NORTH ELEVATION  
A-2.1B SCALE: 1/4"=1'-0"



3 WEST ELEVATION  
A-2.1B SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL SCHEDULE: BLDG. B			
BUILDING COMPONENT	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	OWENS CORNING	BROWN WOOD
SIDING 1	COMPOSITE	LP SHARTSIDE	SUNFLOWER (SW6678)
SIDING 2	COMPOSITE	LP SHARTSIDE	BEE (SW6683)
TRIM	COMPOSITE	LP SHARTSIDE	CANVAS TAN (SW7531)
MASONRY: 4" x 8"	CORDOVA STONE	NORTHFIELD BLOCK	BUFF / GROUND FACE
MASONRY SILL & CAPS	CORDOVA STONE	NORTHFIELD BLOCK	BUFF / GROUND FACE

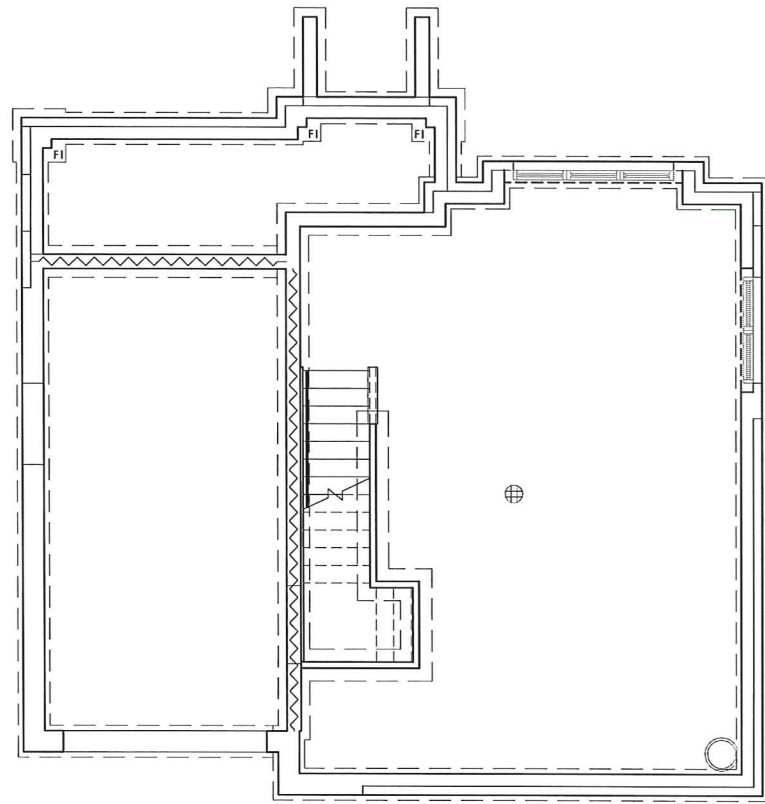


4 SOUTH ELEVATION  
A-2.1B SCALE: 1/4"=1'-0"

Elevations - Building B  
St. James Court

March 19, 2014



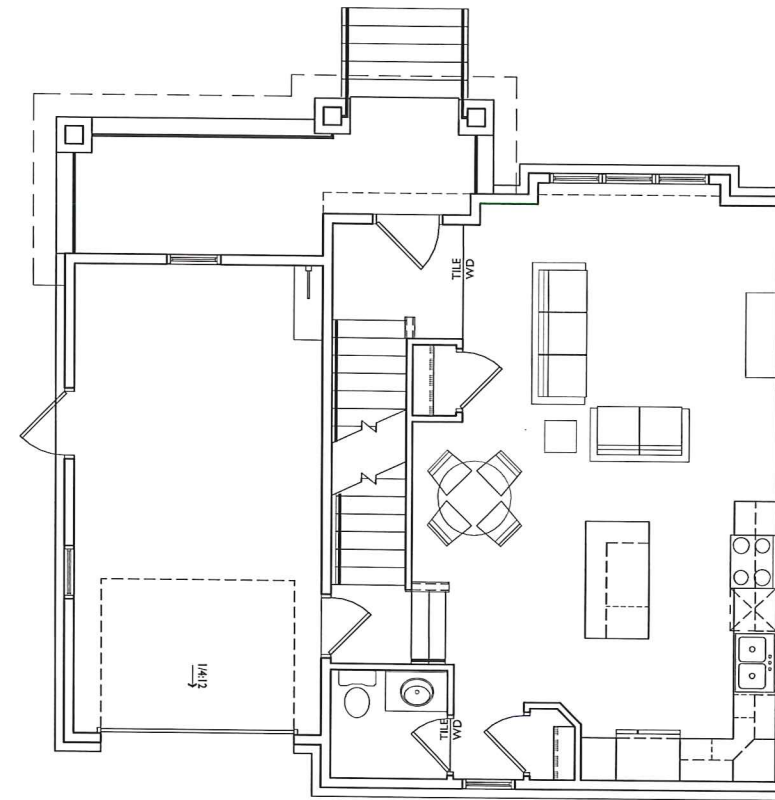


1 FOUNDATION PLAN  
A-1.1B SCALE: 1/4"=1'-0"

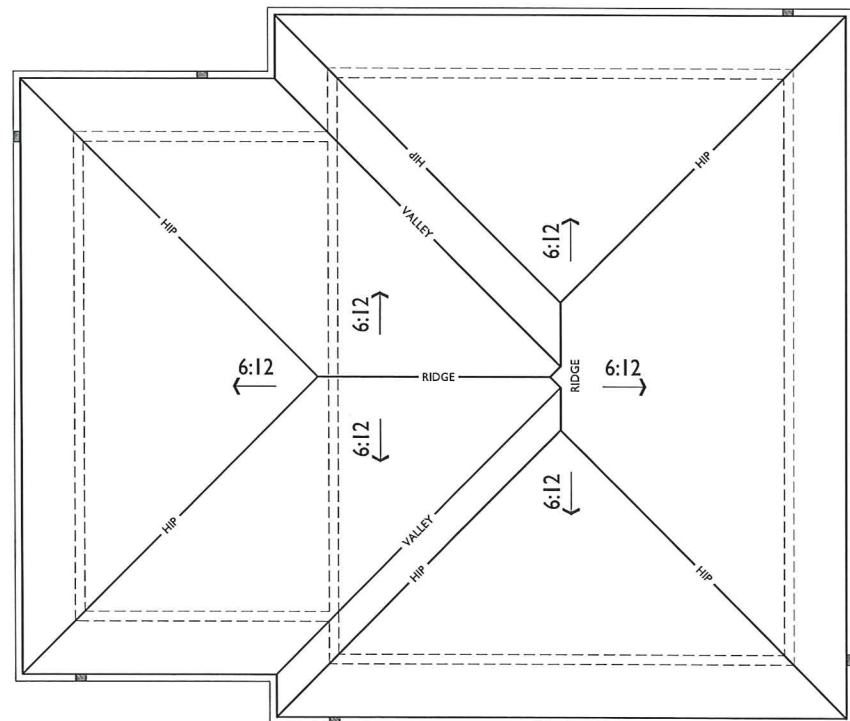


TYPICAL NOTES:

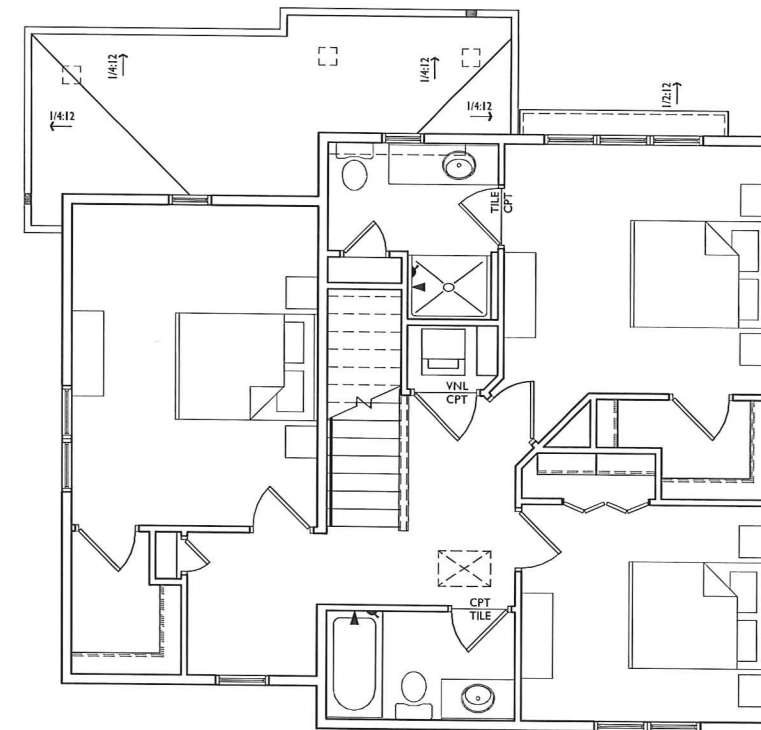
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2. DIMENSIONS ARE TO FACE OF STUD FRAMING AND CENTERLINE OF STRUCTURAL COLUMNS, TYP.
3. GALLEY KITCHENS TO MAINTAIN 42" MINIMUM CLEAR DIMENSION. CONTRACTOR TO VERIFY KITCHEN DIMENSIONS WITH OWNER SELECTED APPLIANCES PRIOR TO CONSTRUCTION



2 FIRST FLOOR PLAN  
A-1.1B SCALE: 1/4"=1'-0"



3 ROOF PLAN  
A-1.1B SCALE: 1/4"=1'-0"



4 SECOND FLOOR PLAN  
A-1.1B SCALE: 1/4"=1'-0"



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Parking Lot Submittal - February 20, 2014

PROJECT TITLE  
St. James  
Cottage Homes

Madison, WI  
SHEET TITLE  
FLOOR PLANS  
BUILDING B

SHEET NUMBER

**A-1.1B**

PROJECT NO. 1311  
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1 EAST ELEVATION  
A-2.1.C / SCALE: 1/4"=1'-0"



2 NORTH ELEVATION  
A-2.1.C / SCALE: 1/4"=1'-0"



3 WEST ELEVATION  
A-2.1.C / SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL SCHEDULE: BLDG: C			
BUILDING COMPONENT	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	OWENS CORNING	ONYX BLACK
ROOF	METAL	MCELROY METAL	ASH GRAY
SIDING	COMPOSITE	LP SMARTSIDE	LUAU GREEN (SW6712)
TRIM	COMPOSITE	LP SMARTSIDE	CANVAS TAN (SW7531)
BRICK	CLAY	GLEN-GERY	COMPTON IRONSPOT



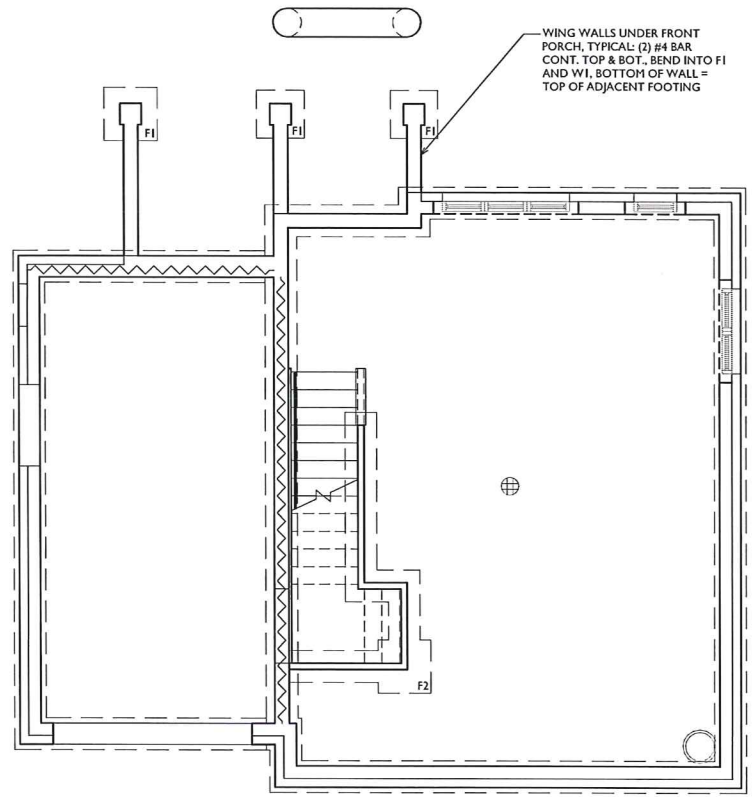
4 SOUTH ELEVATION  
A-2.1.C / SCALE: 1/4"=1'-0"

Elevations - Building C  
St. James Court

March 19, 2014

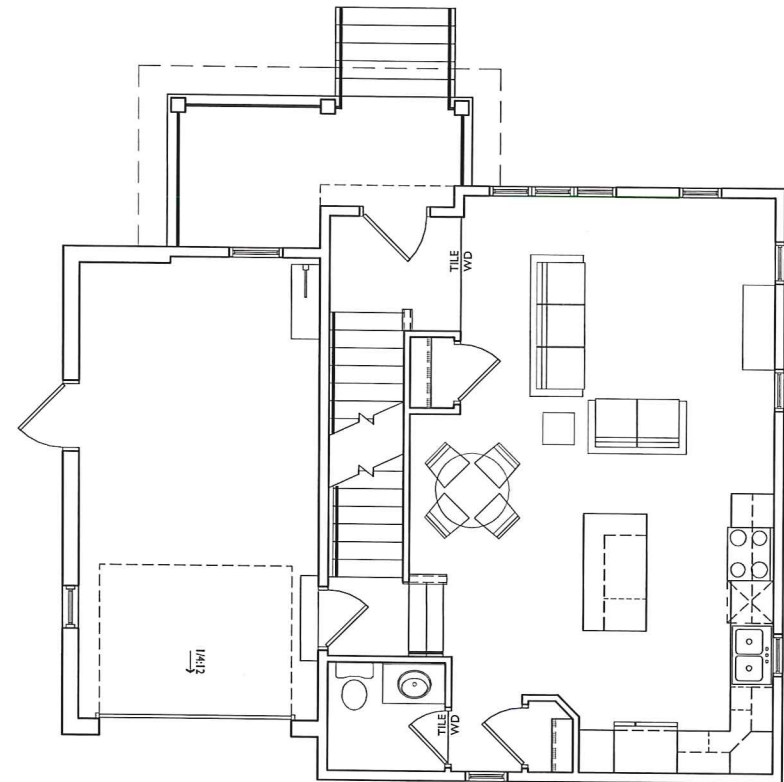
KNOTHE  
& BRUCE  
architects



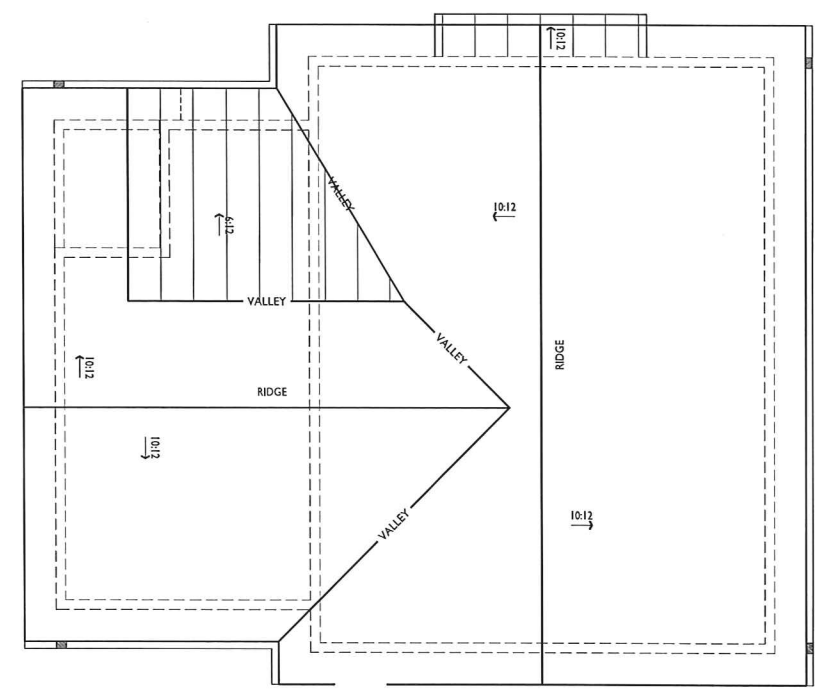


**1 FOUNDATION PLAN**  
A-1.1.C SCALE: 1/4"=1'-0"

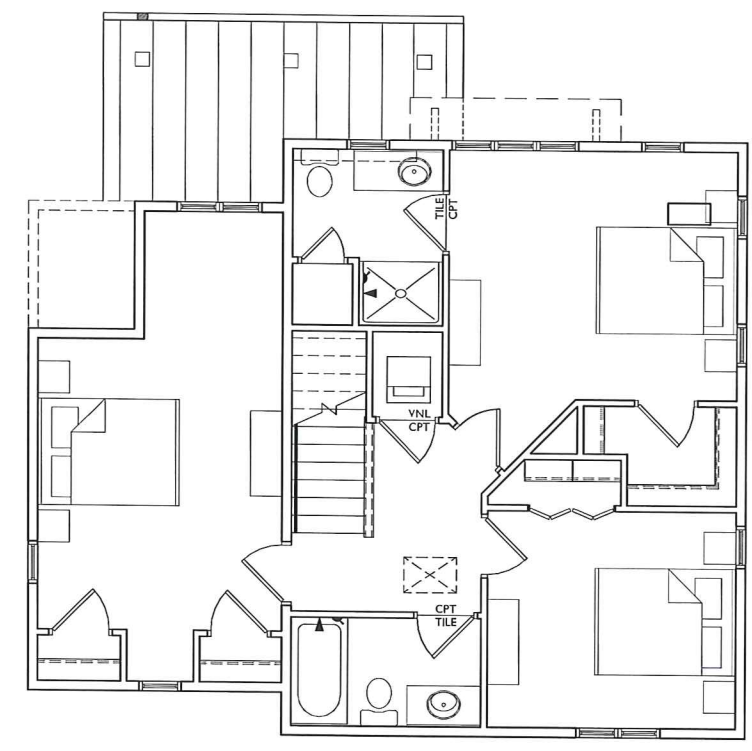
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**2 FIRST FLOOR PLAN**  
A-1.1.C SCALE: 1/4"=1'-0"



**4 ROOF PLAN**  
A-1.1.C SCALE: 1/4"=1'-0"



**3 SECOND FLOOR PLAN**  
A-1.1.C SCALE: 1/4"=1'-0"

ISSUED  
Parking Lot Submittal - February 20, 2014

PROJECT TITLE  
**St. James  
Cottage Homes**

Madison, WI  
SHEET TITLE  
**FLOOR PLANS  
BUILDING C**

SHEET NUMBER

**A-1.1.C**  
PROJECT NO. **1311**  
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