



City of Madison

Proposed Demolition & Rezoning

Location
101 South Mills Street

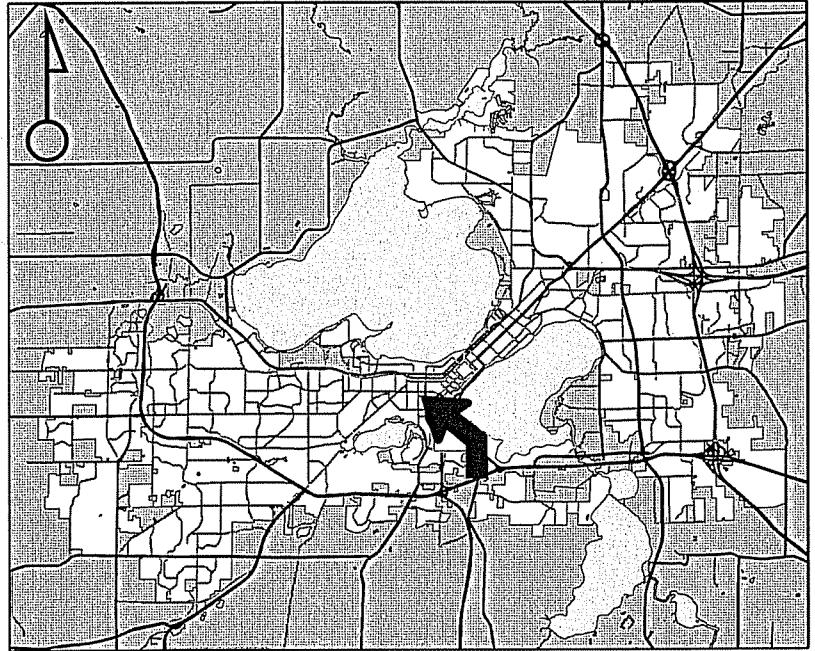
Applicant
Chris Etmanczyk/Brad Koning-Shulfer Architects, LLC

From: TR-V1 To: TR-U2

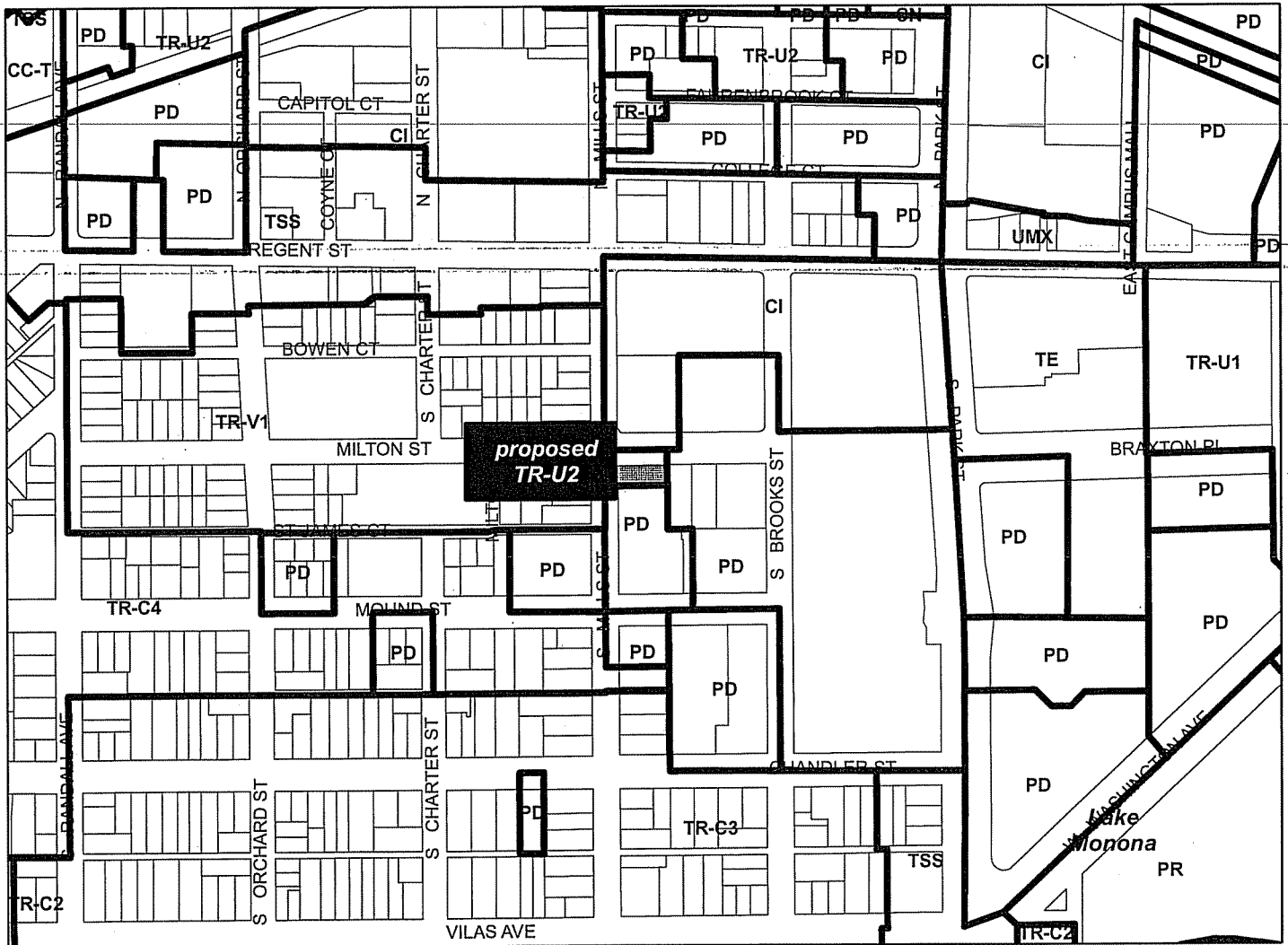
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence to construct six-unit apartment building

Public Hearing Date
Plan Commission
06 October 2014
Common Council
21 October 2014



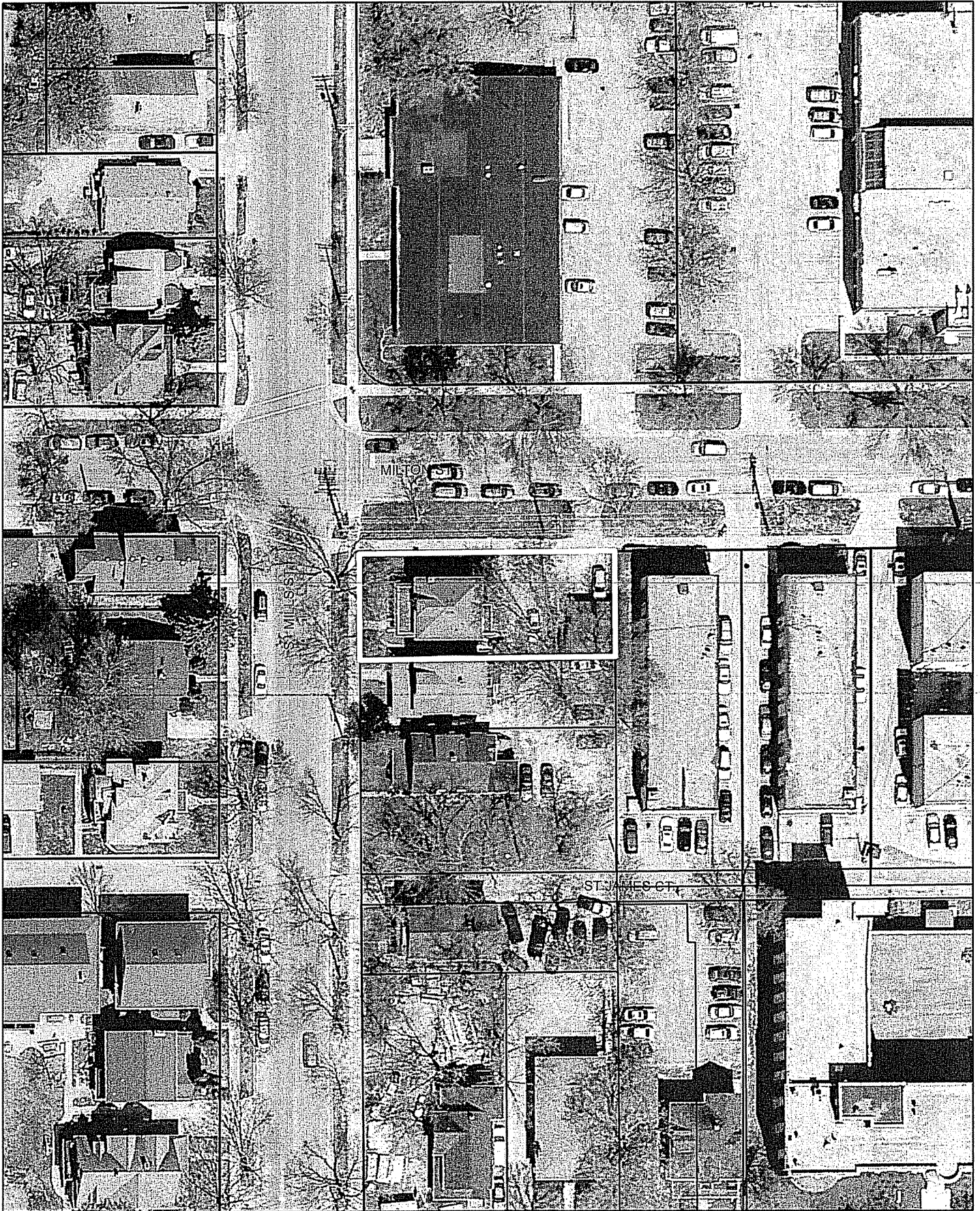
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 September 2014

9-10





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

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

FOR OFFICE USE ONLY:

Amt. Paid \$1600 - Receipt No. 153217
 Date Received 9/17/14
 Received By JEM
 Parcel No. 0709-233-0403-7
 Aldermanic District 13 - SUE ELLINGSON
 Zoning District TR-V1
 Special Requirements OK
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 101 South Mills Street
Project Title (if any): Mills Street Apartments

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

- Zoning Map Amendment from TR-V1 to TR-U1
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

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

Applicant Name: Brad Koning Company: Shulfer Architects, LLC.
Street Address: 1918 Parmenter Street, Ste 2 City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-7570 Fax: () Email: bkoning@shulferarchitects.com

Project Contact Person: Brad Koning Company: Shulfer Architects, LLC.
Street Address: 1918 Parmenter Street, Ste. 2 City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-7570 Fax: () Email: bkoning@shulferarchitects.com

Property Owner (if not applicant): 101 South Mills LLC. C/O Chris Etmanczyk
Street Address: 6430 Bridge Road City/State: Madison, WI Zip: 53713

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolition of existing single family home, construction of proposed 6-unit multi-tenant residence.

Development Schedule: Commencement September 2014 Completion June 2015

9-10

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

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

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

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

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

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

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

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

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

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Sue Ellingson and Greenbush Neighborhood President John Perkins - Dated 2/28/14

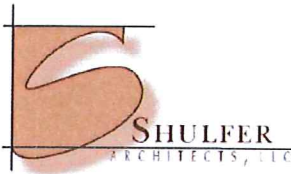
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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

Planning Staff: Tim Parks Date: 11/13/13 Zoning Staff: Matt Tucker Date: 11/13/13

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

Name of Applicant Brad Koning Relationship to Property: Architect
Authorizing Signature of Property Owner  Date April 17, 2014



June 9, 2014

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

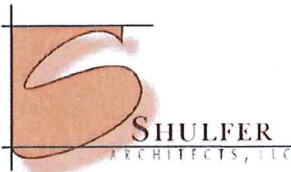
RE: Zoning Map Amendment / Demolition Permit Application
101 S Mills St., Madison, WI.

Dear Commission members and Planning and Development Staff:

On behalf of 101 South Mills, LLC, I am submitting this letter of intent and application for a Zoning Map Amendment and demolition permit to a TR-V1 zoned property. We are seeking approval of a demolition permit for the removal of an existing single family residence located at 101 S Mills Street. In addition, we are seeking approval of a Zoning Map Amendment from the current TR-V1 to a TR-U2 zoning for the purposes of constructing a new 6-unit multi-family residential development.

We have presented several concept designs to the City of Madison Planning and Development over several meetings, the first being May 17, 2013. Throughout 2013, we met with City Staff to discuss the project, review recommended comments, and present our progress designs. We have also been in communication and shared the design with the District Alder, Lucas Dailey and Greenbush Neighborhood President John Perkins. Mr. Perkins shared the project concept and building elevations to the neighborhood association members for initial comments. A neighborhood meeting was held on June 2, 2014 at the Neighborhood House where the project was presented and discussed in detail. Of the several people in attendance, including adjacent neighbors – all were in support of the demolition to the existing house and the redevelopment as proposed with regard to the density and mix of unit types which are not currently available or anticipated in the Neighborhood by other ongoing developments. We have taken all comments into consideration as the project is presented. We have attached letters of support from the Gallina Co. (Apartment Bldg. to south of property), Meriter Hospital, as well as from the Neighborhood House and Greenbush Neighborhood President.

Proposal Summary: Demolish existing single family residence and detached garage located at 101 S. Mills Street and construct a 7,438 gsf, 6 unit apartment complex and surface parking lot with the equivalent of 6 stalls on the 6,000 square foot lot. There is one Garden Level 3-bdrm unit, two ADA accessible 2-bdrm units on the first floor with private entries, and three split level 2-bdrm units on the second/third floor. The mix and type of units are not seen in other existing or proposed developments in the area, which should lead to a greater diversity of tenants, including small families and professionals. The project has lot coverage of 31 percent and usable open space of 1,521 sf, with private balconies consisting of 426 sf (25%). Secure bicycle stalls (7) for each unit will be available as well as moped parking (3). Additional bicycle parking (8) is included as alternate car parking as well. Construction is tentatively scheduled for fall of 2014, with completion anticipated in summer 2015.



Neighborhood Transition Zone along Mills Street:

Along Mills Street, Meriter has made a commitment to develop a transitional zone from the higher density and heights of the Atrium and Tower of the Hospital to the lower residential density found in the neighborhoods west of Mills Street.

This transition zone is meant to be four stories in height with a front setback of approximately ten feet, not including porches or stoops. Parking is to be available via surface lots to the rear. This denser form of housing or other comparable uses should provide an amiable buffer to the density of the Hospital.

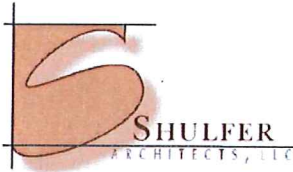
The transition zone will act as a threshold to the Hospital Campus from Milton, Mound and Chamber Streets. Meriter has sold the properties acquired along Mills Street to Gallina Corporation for the construction of a 74-unit apartment building with parking for 71 automobiles (20 surface and 51 below grade). The apartment building has been approved by the Plan Commission and Common Council and is currently under construction.

To the rear of 101 S. Mills Street is the existing Greenbush Apartments. Per the Meriter GDP, they have identified these apartments to be demolished and a new physical plant for the Hospital built in their 10 year plan.

The subject property is located within the boundaries of the 2008 Greenbush Neighborhood Plan, which generally identifies the properties in 100-200 blocks of S. Mills Street for the preservation and rehabilitation of selective existing housing stock at a density between 0-15 units an acre. In general, new construction should be of high quality building design, materials and landscaping that is relative of the historic architectural features of the neighborhood and low-density residential uses. Buildings and site design are recommended to be welcoming to pedestrians, with street/ground level architectural features that make the building interesting and engaging to people walking, biking or driving by.

The site is also included in the Greenbush-Vilas Neighborhood Housing Revitalization Plan, which was adopted in 2010 with a number of strategies to increase the affordability and desirability of those neighborhoods unique, including public spaces, tree-lined streets, and variety of established homes. The subject site was directly adjacent to the larger identified site for redevelopment as workforce housing in response to the neighborhood transition zone included in the Meriter 2009 general development plan. A concept in the adopted plan called for a four-to five-story multi-family complex including apartments, condominiums and townhouses with underground parking.

Within the Greenbush Neighborhood Revitalization Strategy supplement, issued spring 2010, it identified a limited range of housing options which currently exist. The plan calls for a variety of housing solutions which include small scale, medium scale, and large scale revitalization. North of Mound Street the plan calls for a range of medium-sized investments ranging from a single lot to ½ block areas. The primary goal for the medium-sized developments are to transition from the smaller single family homes to the west of Mills street to the larger scale workforce housing identified at Mills street and to the east. The proposed project takes this transition into effect and acts as an incremental step between the existing single family homes to the west and the large scale, 74 unit apartment building currently under construction to the east and south.



The redevelopment identified around Klief Park represents a significant public amenity that can enhance the neighborhood and surrounding real estate values. This area has been identified to support additional living options including medium-scale development and multi-unit buildings. The strategic plan calls for medium-scale development on the corner of Mills and Milton, and describes those types of projects as Apartment/Condo, Townhouses, and Mews. The proposed development responds to the strategic plan by creating a townhouse style 6 unit apartment with two walk-up style units on the first floor, having inviting open porches and pergolas at the street front on both Mills and Milton street facades. The proposed project adheres to the goals of the Greenbush Neighborhood Plan. Recommendations from Zoning stated within the plan further identifies that although the predominate TR-V1 zoning exists in the neighborhood, including the property at 101 S Mills Street, in order to achieve the medium and large-scale options the plan calls for, Zoning may require TR-U to accommodate such height and density. The recommendations also call for projects that are 'end-caps' could include up to 24 units/acre. The 4-5 story condo/rental/townhouse buildings recommended east of Mills street may need to consider TR-U zoning as well.

Zoning:

Current zoning of the property is in the TR-V1 District. The proposed adjacent redevelopment by Gallina has been approved as a PD-SIP, to allow for higher density, reduced setbacks, and increased number of apartment units. The proposed project at 101 S. Mills will require re-zoning of the property as the existing TR-V1 District does not allow setbacks and density in keeping with the Gallina Project, forming a unified street front character and transition to the neighborhood.

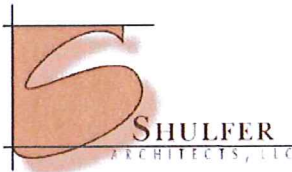
Of the available zoning districts, the TR-U2 District would allow for the density desired, but does not exceed the density set forth by the Meriter GDP and the forthcoming approved Gallina Project.

Not only is the TR-U zoning specifically called for in the Greenbush Neighborhood plan and recommended by Zoning to achieve the height and density of a transitional building, there are several other areas near the site that have also been approved for TR-U zoning. Article A, identifies current TR-U zoning located within the area of the proposed site. These zoned areas are all used as a transition between the TR-V1/V2 density of single family homes to denser PD zoned properties.

In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name:	101 S Mills St Redevelopment
Address:	101 S Mills St
Land Value:	\$ 83,600
Estimated Project Cost:	\$850,000
Lot size:	6,000 sf
Proposed Use:	R-2 Multi-Family Residential
Total Building Area:	1,868 GSF
Floor Area Ratio:	.31
Parking Required:	7 stalls (1 per unit) + 1 additional for third bedroom (garden level)
Parking Provided:	Equivalent of 6 parking stalls (3 cars, 3 Moped, 8 Bicycle)
Usable Open Space:	Required – 840 sf Provided – 1,521 sf (25% balconies and open porches)



Number of Construction
Jobs Created: 20 full time equivalents
Public Subsidy
Requested: None

Zoning District:

The property is currently zoned TR-V1. We are requesting a Zoning Map Amendment to TR-U2.

Project Schedule:

The project construction schedule will be as follows:

Construction Start: September, 2014
Substantial Completion: July, 2015

Project Design Team:

The key individuals and firms involved in this planning and design process include:

Owner:

101 South Mills Street, LLC
C/O Chris Etmanczyk
6430 Bridge Road
Madison, WI. 53713

Civil Engineer:

Roxanne Johnson, PE
Professional Engineering, LLC
3830 Manito Ct.
Middleton, WI 53562

Building General Contractor:

Kendall Kolb
Design Structures, Inc.
6605 University Ave.
Middleton, WI. 53562

Landscape Architect:

Jeff De Laura
801 Bear Claw Way
Madison, WI 53717

Architect:

Brad Koning, AIA
Shulfer Architects, LLC
1918 Parmenter St., Suite 2
Middleton, WI 53562

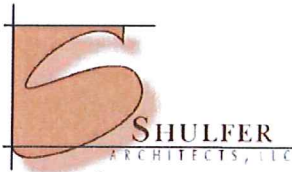
Structural Engineer:

Mark Puccio, PE
MP-Squared Structural Engineers, LLC
583 D'Onofrio Dr.
Madison, WI 53719

I hope that you find this Letter of Intent acceptable and invite you to contact our office should you have any further questions.

Respectfully,

Brad Koning, AIA.
Shulfer Architects, LLC



Attachments:

Article A: Letters of Support

Article B: City of Madison Zoning Map; Subarea 7

Article C: Existing Photos of Residence to be demolished

Article A: Letters of Support

Neighborhood House – Dan Foley

Subject: RE: 101 S Mills Project

Hi Chris,

Thanks for sharing these drawings.

I like the look of the building and appreciate your desire to be part of the neighborhood.

I also thought it was positive that some of the older residents across the street seemed supportive.

Please let me know if you need Neighborhood House for and future meetings.

Best,

Dan Foley

Executive Director Neighborhood House

Gallina Company – Craig Enzenroth

Chris

We have reviewed the plans you have sent over and do not have any objections to your proposed development. We would like to see the property redeveloped as proposed. As things progress, please keep us informed. Good Luck with this project and if we can be of further help let us know.

Craig Enzenroth

President, The Gallina Companies

Meriter Hospital – Kevin Snitchler

Chris,

We can support your project. Have you obtained support from Gallina yet?

Kevin

Kevin Snitchler

Assistant Vice President

Facilities Development

Meriter-UnityPoint Health

Greenbush Neighborhood President - John Perkins

June 12, 2014

To whom it may concern:

Developer Chris Etmanczyk and architect Brad Koning presented their plans for a new building at 101 S. Mills St. a few weeks ago to our interim alder and interested neighbors. The building—as presented to us—included 5 2-bedroom units and one 3-bedroom unit. This would require rezoning to either TR-U1 or TR-U2 from its existing TR-V1 zoning.

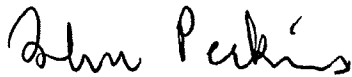
Reaction was generally positive toward the idea of a 3-bedroom unit in the building and the prospect of appealing to young families. I sensed no opposition from the neighborhood at the concept of a higher-use building on this site, perhaps in recognition of the size of the Vicinato Apartments building to the south and proposed hospital use for the rest of the block to the east.

There were and still remain concerns about occupancy of individual units and that they are not over-occupied per zoning code. I felt there was consensus that the traditional family occupancy (maximum of two unrelated individuals per unit as used in many residential zoning classifications) should apply to units in this building after any zoning changes. The developers did not voice opposition to this during their presentation to neighbors.

I would also recommend a limit of no more than one RP3 parking permit per unit be issued as additional assurance to the neighborhood that units are held to the traditional family occupancy limits. We have no indication that the owners of this building would allow such occupancy limits to be violated, but history shows that many properties in our neighborhood have been in violation in the past, and such violations have led to other issues such as noise complains, property vandalism, on-street parking issues, etc.

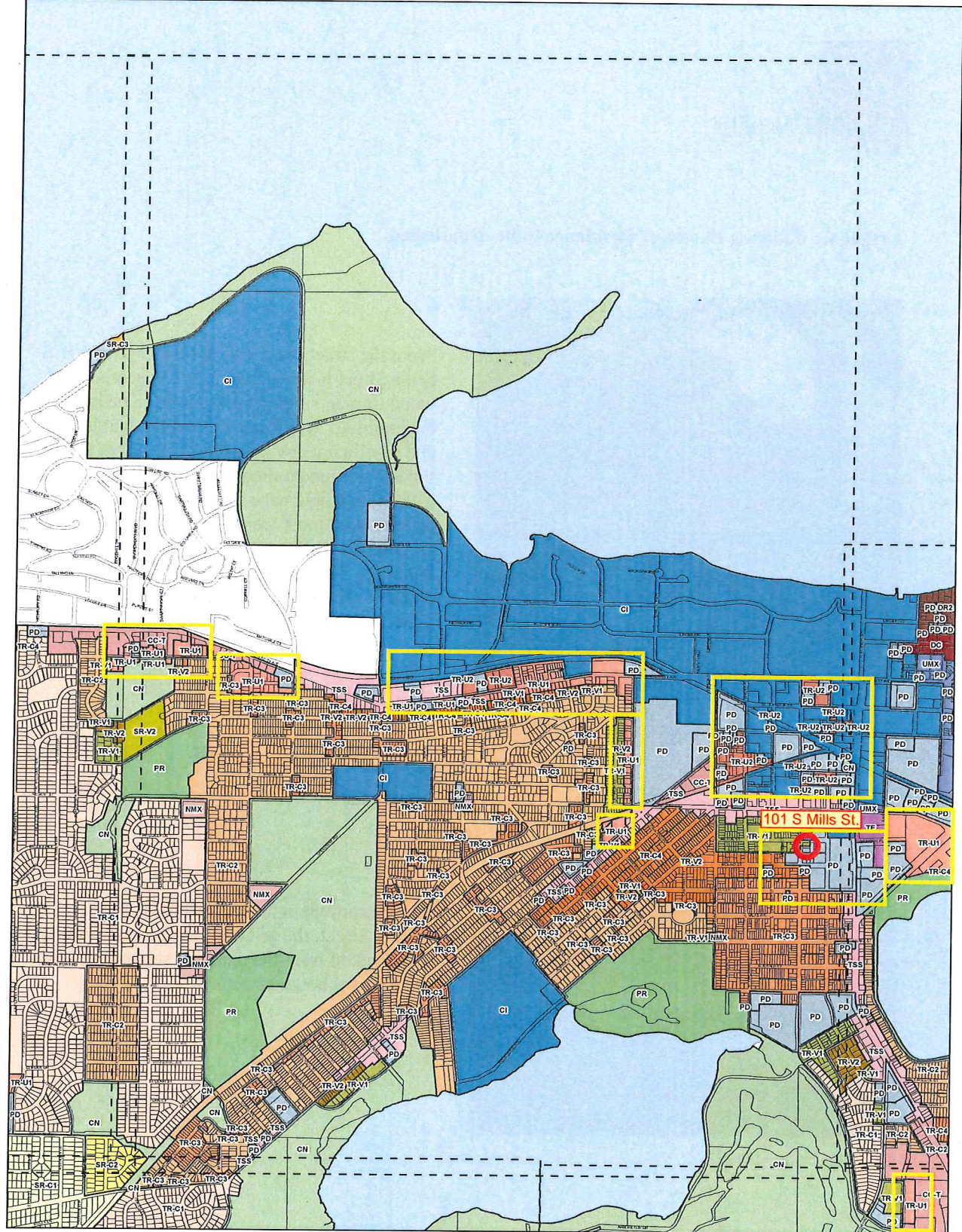
There were some minor building design issues brought up that may have been addressed by now. I have not had a chance to review those changes since the presentation to neighbors a few weeks back.

Sincerely,



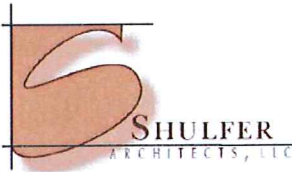
John Perkins

Greenbush Neighborhood Association, President



Residential Districts	Commercial and Mixed-Use Districts	Employment Districts	Downtown and Urban Districts	Special Districts
SR-C1	NMX	TE	DC	A
SR-C2	TSS	SE	UOR	CN
SR-C3	MXC	SEC	UMX	PR
SR-V1	CC-T	EC	DR1	AP
SR-V2	CC	IL	DR2	CI
TR-C1		IG		PD
TR-C2				PD-MHP
TR-C3				
TR-C4				
TR-U1				
TR-U2				
TR-V1				
TR-V2				
TR-P				
TR-R				

500 Feet
 Prepared by City of Madison Planning Division and Zoning Staff



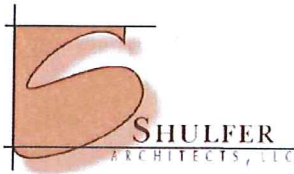
Article C: Existing Photos of Residence to be demolished.



From the street, the existing residence at 101 S Mills Street is a two story brick veneered wood framed single family home. The brick is beginning to deteriorate around the windows and significant cracking has occurred as the limestone foundation has settled and cracked. The wood single pane windows are inefficient and most are difficult to close creating an inefficient energy consuming building. The wood window jambs, heads, and sills are mostly rotted along with the upper open porch support structure.



As you can see in this photo taken along Milton Street, the brick is heavily deteriorated and cracked from the chimney separating from the primary house structure.



Existing Photos continued:



Shown in the photo is where the front porch connects to the main house. You can see that over the years, the porch has begun to separate structurally from the main house due to foundation settlement and cracking. The increasing gap has been filled with mortar, but continues to be a structural issue.



Patching the exterior foundation is an annual task as the winter ice/snow continues to deteriorate the foundation wall and undermine the brick above. Floor joists have settled with the house over years and interior floors are uneven making doors/windows difficult to close and maintain.

Existing Photos continued:

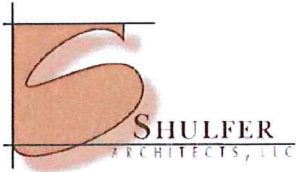


Photo is taken of basement foundation showing existing large cracks in limestone foundation wall that have been caulked. Existing piping has asbestos insulation covering original piping.



Close up of foundation cracking that is caulked annually due to increasing and additional deterioration.

101 S MILLS ST APARTMENTS

DEMOLITION PERMIT AND ZONING MAP AMENDMENT

101 S. MILLS ST. MADISON, WISCONSIN

PROJECT DATA:

LOCATION: 101 S MILLS STREET
MADISON, WISCONSIN

REGULATING MUNICIPALITIES:
CITY OF MADISON
DADE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
WISCONSIN ADMINISTRATIVE CODE
2009 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:
TYPE "VB"
THREE STORY
SPRINKLERED

OCCUPANCY:
RESIDENTIAL: "R-2"

AREA CALCULATIONS:
SITE AREA: 6,000 SF
BUILDING AREA: 1,898 SF

EXIT TRAVEL DISTANCE:
SPRINKLERED BLDG = 50 FT MAX TRAVEL - SINGLE EXIT
75 FT COMMON PATH OF TRAVEL WITH UNIT

EXITS:
ONE EXIST REQUIRED

ACCESSIBILITY:
ANSI 117.1
TYPE "B" UNITS - 2 PROVIDED AT GRADE

GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

SHEET INDEX:

A0.1 COVER SHEET

CIVIL
C101 SITE PLAN
C200 GRADING PLAN
C201 EROSION CONTROL PLAN
C300 UTILITY PLAN
C400 SITE DETAILS
C401 SITE DETAILS

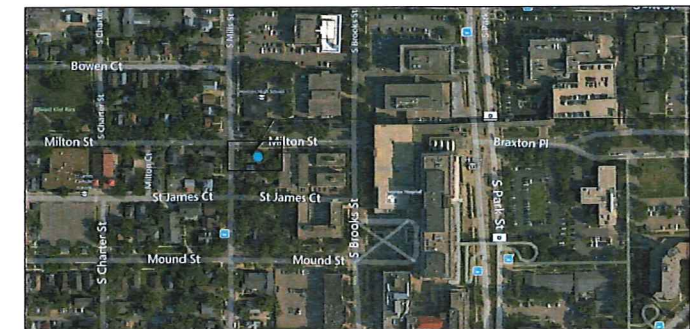
LANDSCAPE
L1.1 PROPOSED LANDSCAPE PLAN

ARCHITECTURAL
A1.1 DEMOLITION PLAN
A1.2 PROPOSED SITE PLAN
A2.0 PROPOSED FLOOR PLANS
A3.0 PROPOSED ELEVATIONS
A3.0 PROPOSED ELEVATIONS (COLOR)

PROJECT LOCATION MAP:



TENANT LOCATION:



CONTACTS:

BUILDING OWNER:
101 S MILLS LLC.
2945 WINDSWEEP WAY
VERONA, WI 53593

CHRIS ETMANCZYK

GENERAL CONTRACTOR:
DESIGN STRUCTURES
6605 UNIVERSITY AVE.
MIDDLETON, WI 53562

KENDALL KOLB

ARCHITECT:
SHULFER ARCHITECTS, LLC
1918 PARMENTER ST., STE 2
MIDDLETON, WI 53562

BRAD KONING, AIA
608-836-7570

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC.
818 N MEADOWBROOK LANE
WAUNAKEE, WI 53597

ROXANNE JOHNSON, PE
608-237-2129

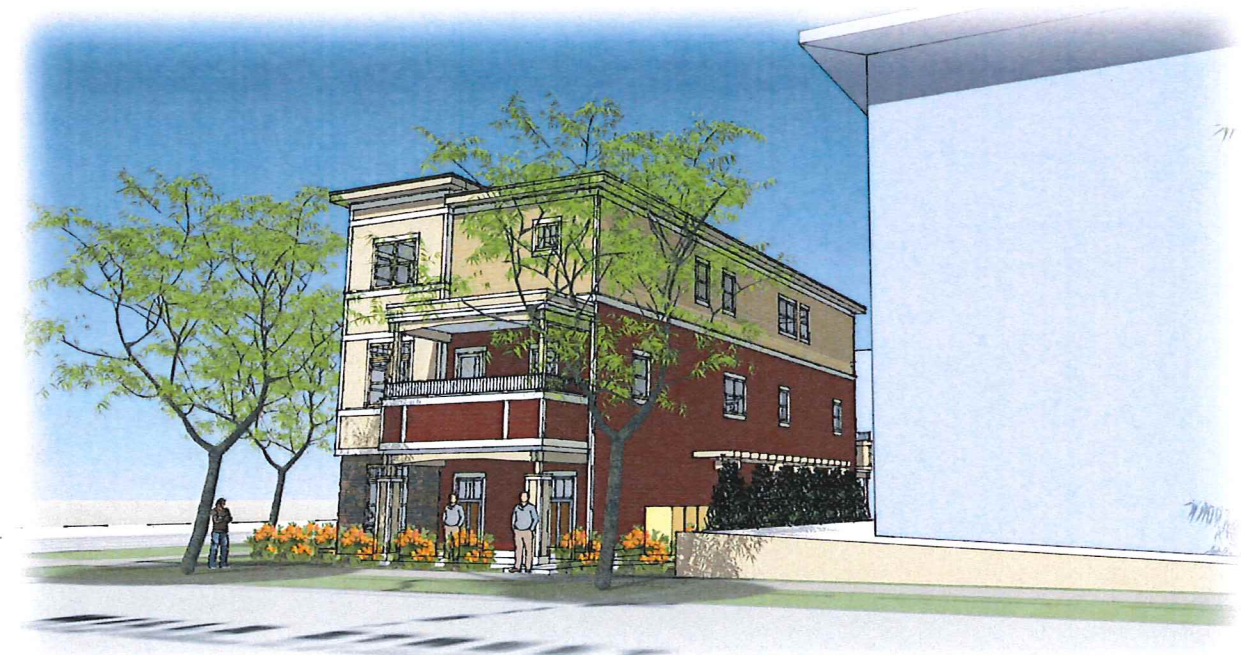


101 MILLS STREET
MULTI-TENANT HOUSING
101 S MILLS STREET
MADISON, WI

COVER SHEET
CODE INFORMATION

04.17.14
Zoning Map Amendment

A0.1



1011 W. HANCOCK ST., SUITE 402
MADISON, WI 53704
TEL: 608.261.1111
WWW.SHULFERARCHITECTS.COM

101 MILLS STREET
MULTI-TENANT HOUSING
101 MILLS STREET
MADISON, WI

EXTERIOR RENDERINGS

06.02.14

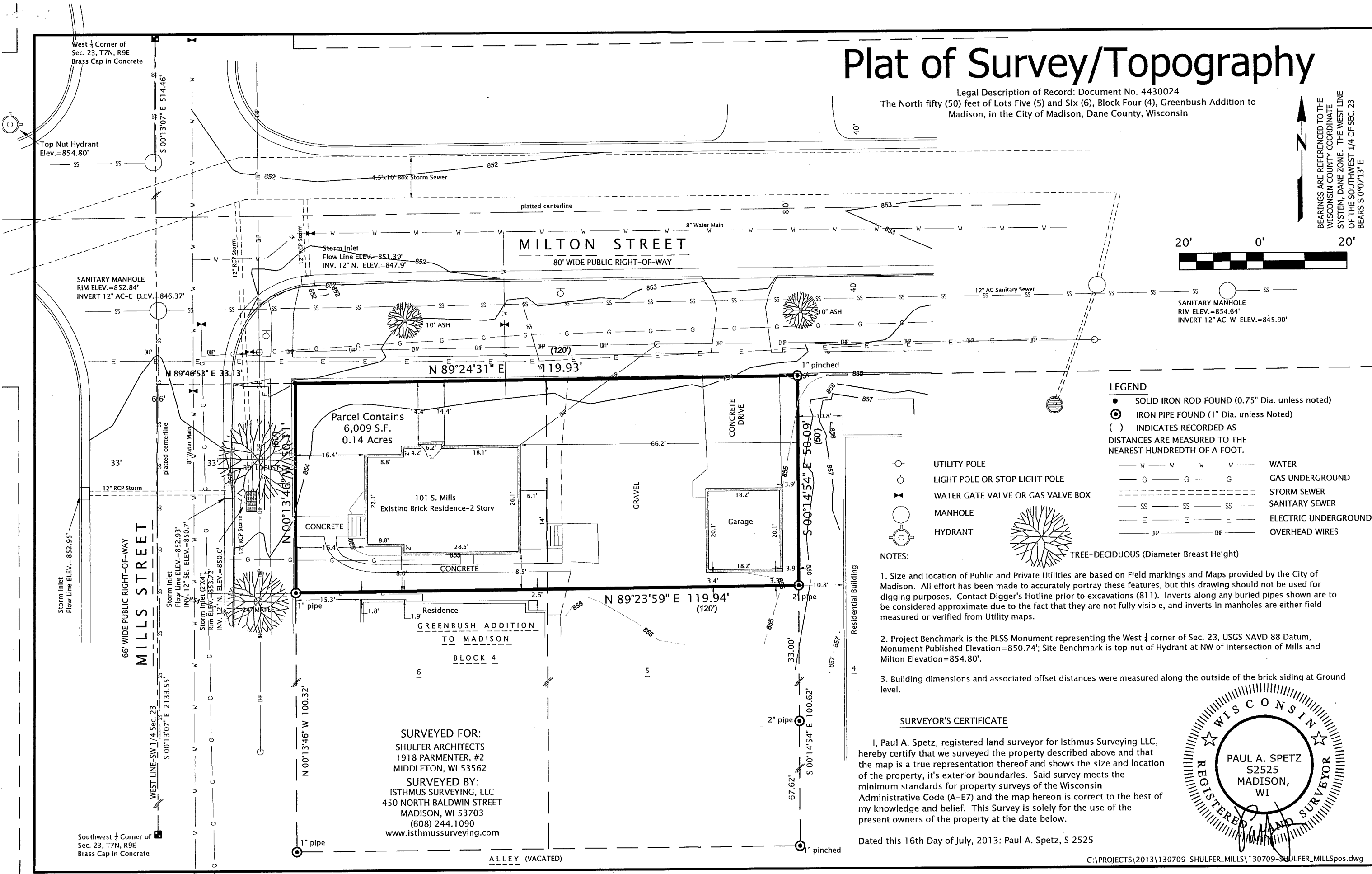
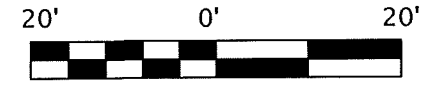
NEIGHBORHOOD MTG

A0.0

Plat of Survey/Topography

Legal Description of Record: Document No. 4430024
 The North fifty (50) feet of Lots Five (5) and Six (6), Block Four (4), Greenbush Addition to Madison, in the City of Madison, Dane County, Wisconsin

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE. THE WEST LINE OF THE SOUTHWEST 1/4 OF SEC. 23 BEARS S 0°07'13" E



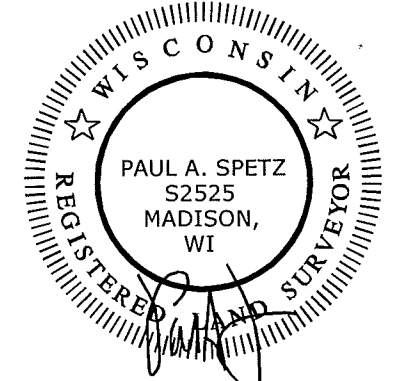
- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
 - () INDICATES RECORDED AS
 - DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 - W — W — W — W — WATER
 - G — G — G — G — GAS UNDERGROUND
 - --- --- --- STORM SEWER
 - SS — SS — SS — SANITARY SEWER
 - E — E — E — E — ELECTRIC UNDERGROUND
 - DHP — DHP — DHP — OVERHEAD WIRES
 - UTILITY POLE
 - LIGHT POLE OR STOP LIGHT POLE
 - ⊕ WATER GATE VALVE OR GAS VALVE BOX
 - MANHOLE
 - HYDRANT
 - TREE-DECIDUOUS (Diameter Breast Height)

- NOTES:**
- Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts along any buried pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.
 - Project Benchmark is the PLSS Monument representing the West 1/4 corner of Sec. 23, USGS NAVD 88 Datum, Monument Published Elevation=850.74'; Site Benchmark is top nut of Hydrant at NW of intersection of Mills and Milton Elevation=854.80'.
 - Building dimensions and associated offset distances were measured along the outside of the brick siding at Ground level.

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 16th Day of July, 2013: Paul A. Spetz, S 2525



SURVEYED FOR:
 SHULFER ARCHITECTS
 1918 PARMENTER, #2
 MIDDLETON, WI 53562

SURVEYED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

MILTON STREET

MILLS STREET

Parcel Contains
6,009 S.F.
0.14 Acres

PROPOSED BUILDING
F.F. ELEV. = 854.85

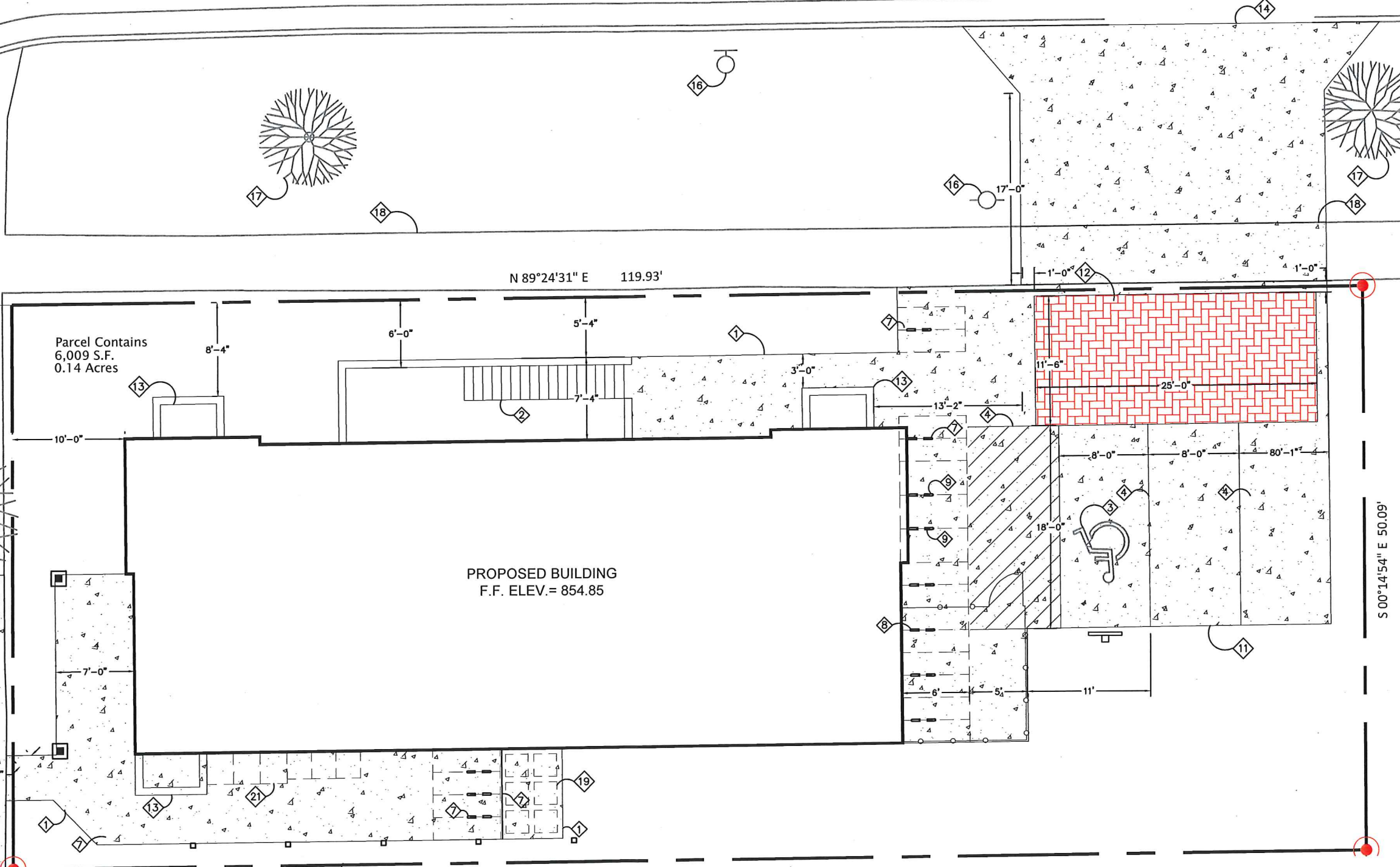
818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
fax (608) 237-2129

**PROFESSIONAL
ENGINEERING**
LLC

**101 S. MILLS STREET
SITE PLAN**
MADISON, WISCONSIN

C101

ISSUANCE/REVISION	DATE
ZONING MAP AMENDMENT	04-17-14
ZONING UPDATE	06-06-14

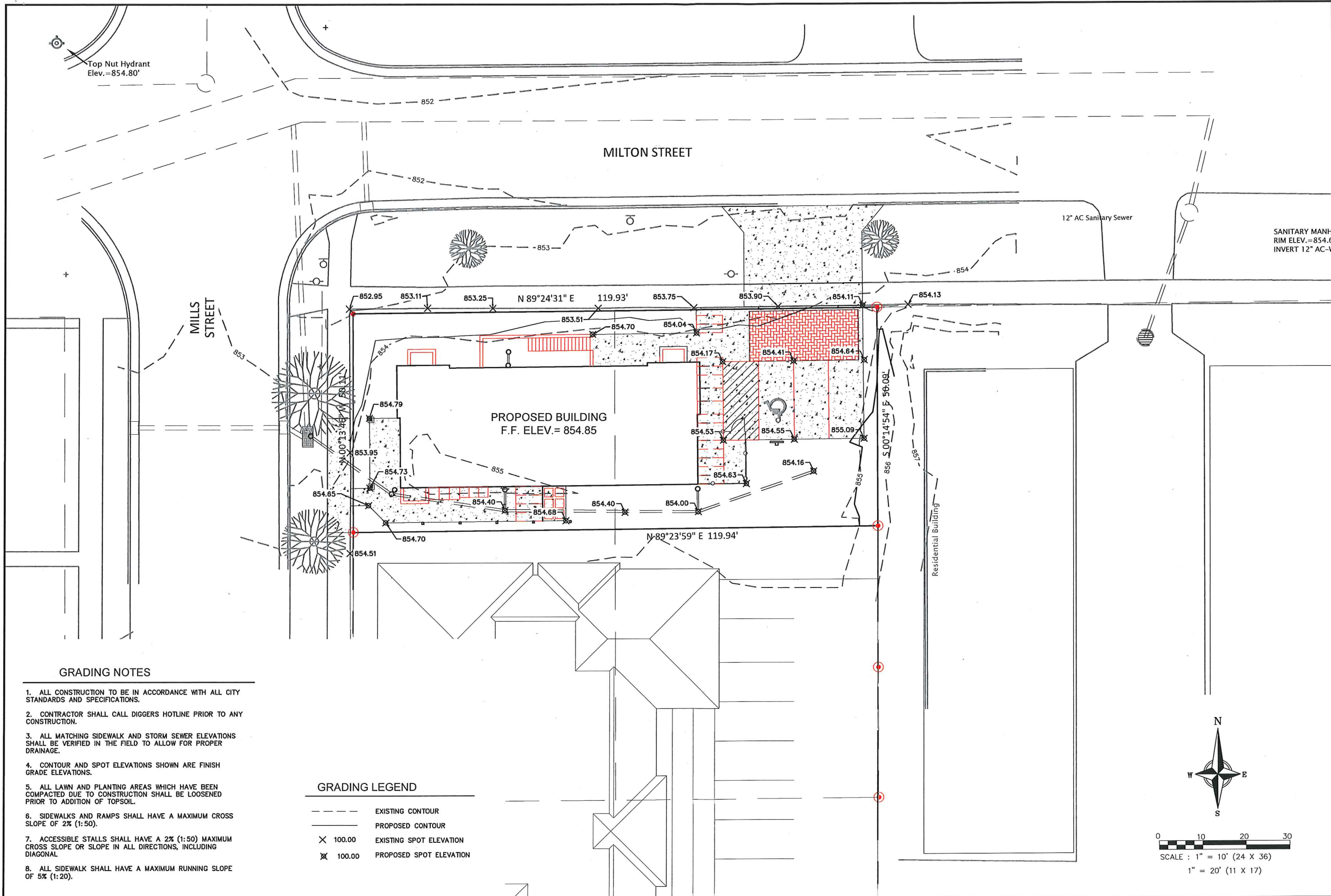


PLAN KEY

- | | | |
|--|---|--|
| ① SIDEWALK (2/C400) | ⑤ TEMPORARY BICYCLE PARKING (5/C400) | ⑮ EX LIGHT POLE |
| ② STAIRS TO LOWER LEVEL, SEE ARCHITECTURAL PLANS | ⑥ BICYCLE PARKING (5/C400) | ⑯ EX OVERHEAD POWER POLE |
| ③ VAN ACCESSIBLE STALL, TYP. | ⑦ MOPED PARKING | ⑰ EX TREE |
| ④ PAVEMENT STRIPING | ⑧ CONCRETE PAVEMENT (6/C400) | ⑱ EX SIDEWALK |
| ⑤ VAN ACCESSIBLE PARKING SIGN, TYP. (1/C400) | ⑨ PERMEABLE PAVEMENT (4/C401) | ⑲ AIR CONDITIONERS |
| ⑥ REMOVE & REPLACE SIDEWALK (2/C400) | ⑩ AREA WELL, SEE ARCHITECTURAL PLANS | ⑳ FENCE/ENCLOSURE, SEE ARCHITECTURAL PLANS |
| | ⑪ NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS | ㉑ TRASH & RECYCLABLES |



SCALE : 1" = 5' (24 X 36)
1" = 10' (11 X 17)

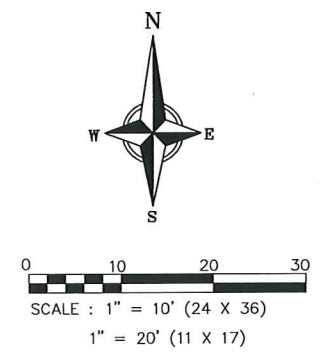


GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING SIDEWALK AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
6. SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
7. ACCESSIBLE STALLS SHALL HAVE A 2% (1:50) MAXIMUM CROSS SLOPE OR SLOPE IN ALL DIRECTIONS, INCLUDING DIAGONAL.
8. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20).

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- × 100.00 EXISTING SPOT ELEVATION
- ⊗ 100.00 PROPOSED SPOT ELEVATION



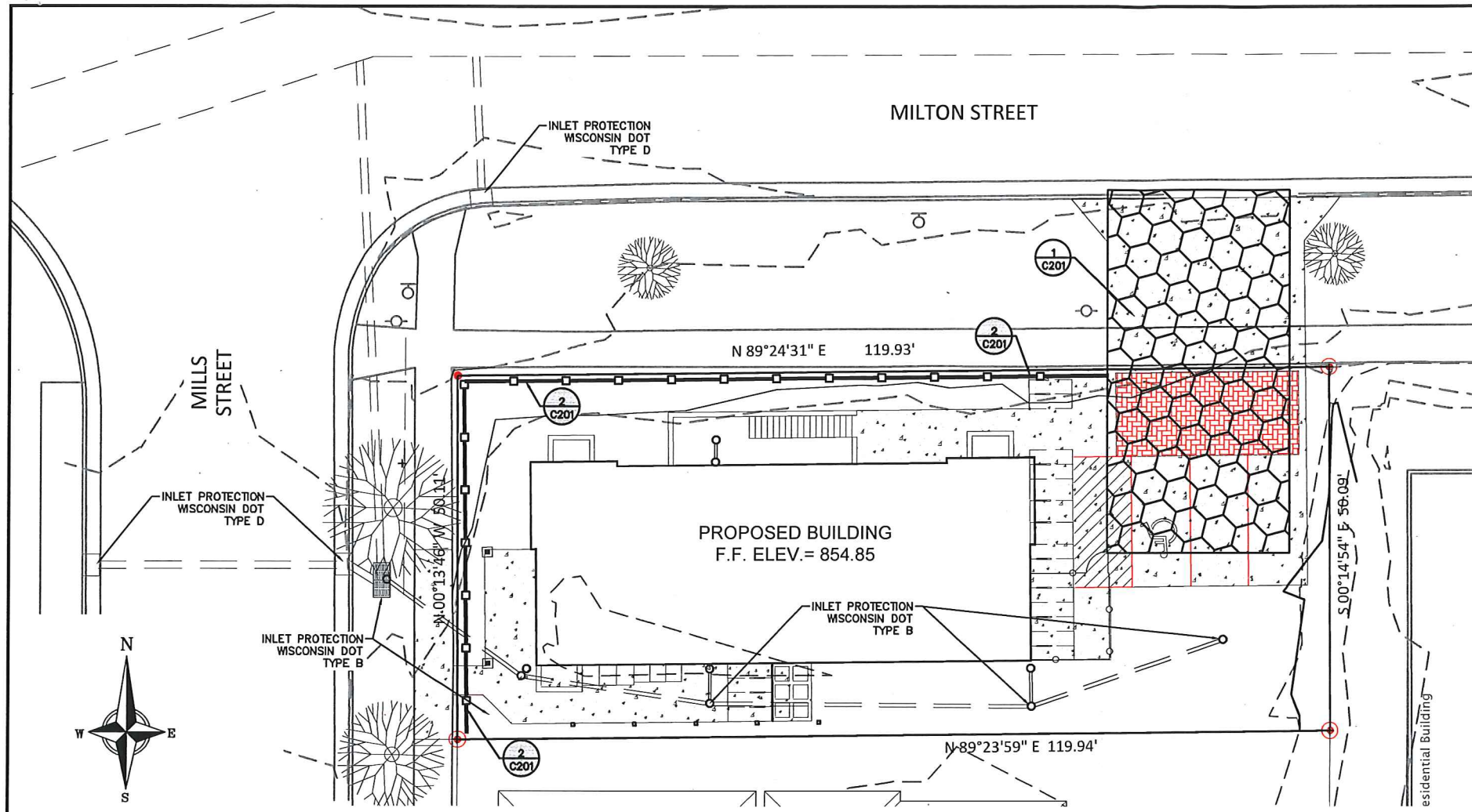
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818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

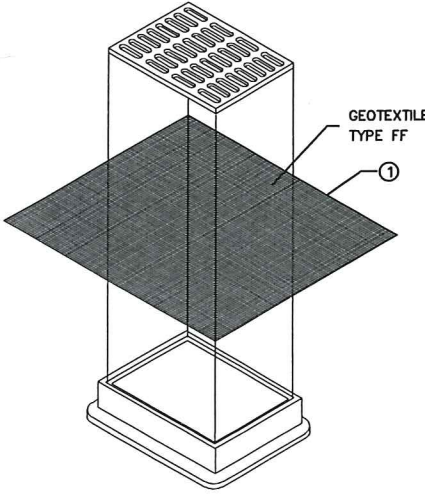
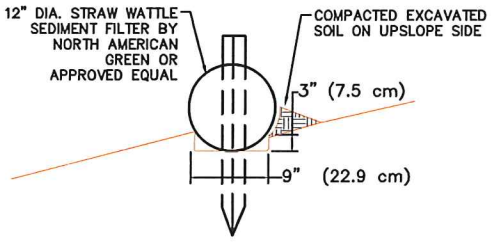
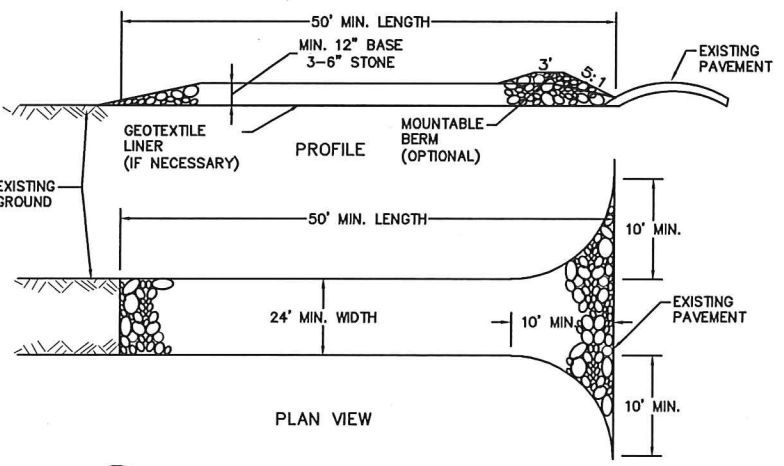
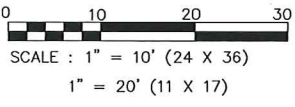
101 S. MILLS STREET
GRADING PLAN
MADISON, WISCONSIN

C200

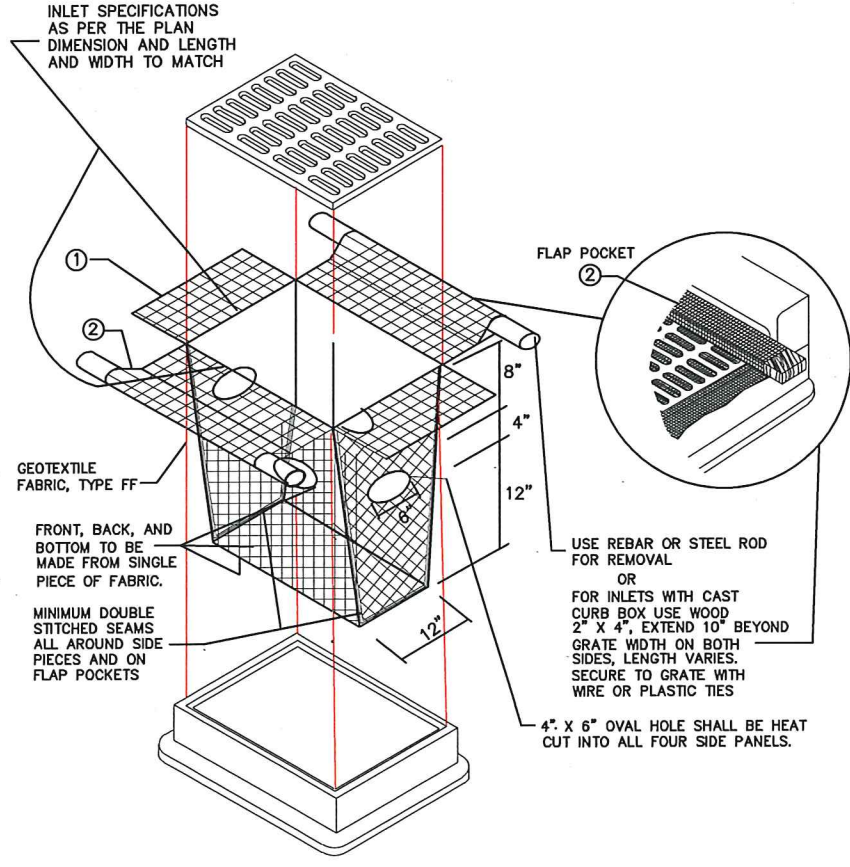


EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL: PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH WISCONSIN DOT TYPE B INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE D

1 STONE TRACKING PAD
C201 NTS

2 SEDIMENT FILTER
C201 NTS

3 INLET PROTECTION, TYPE B AND D
C201 NTS

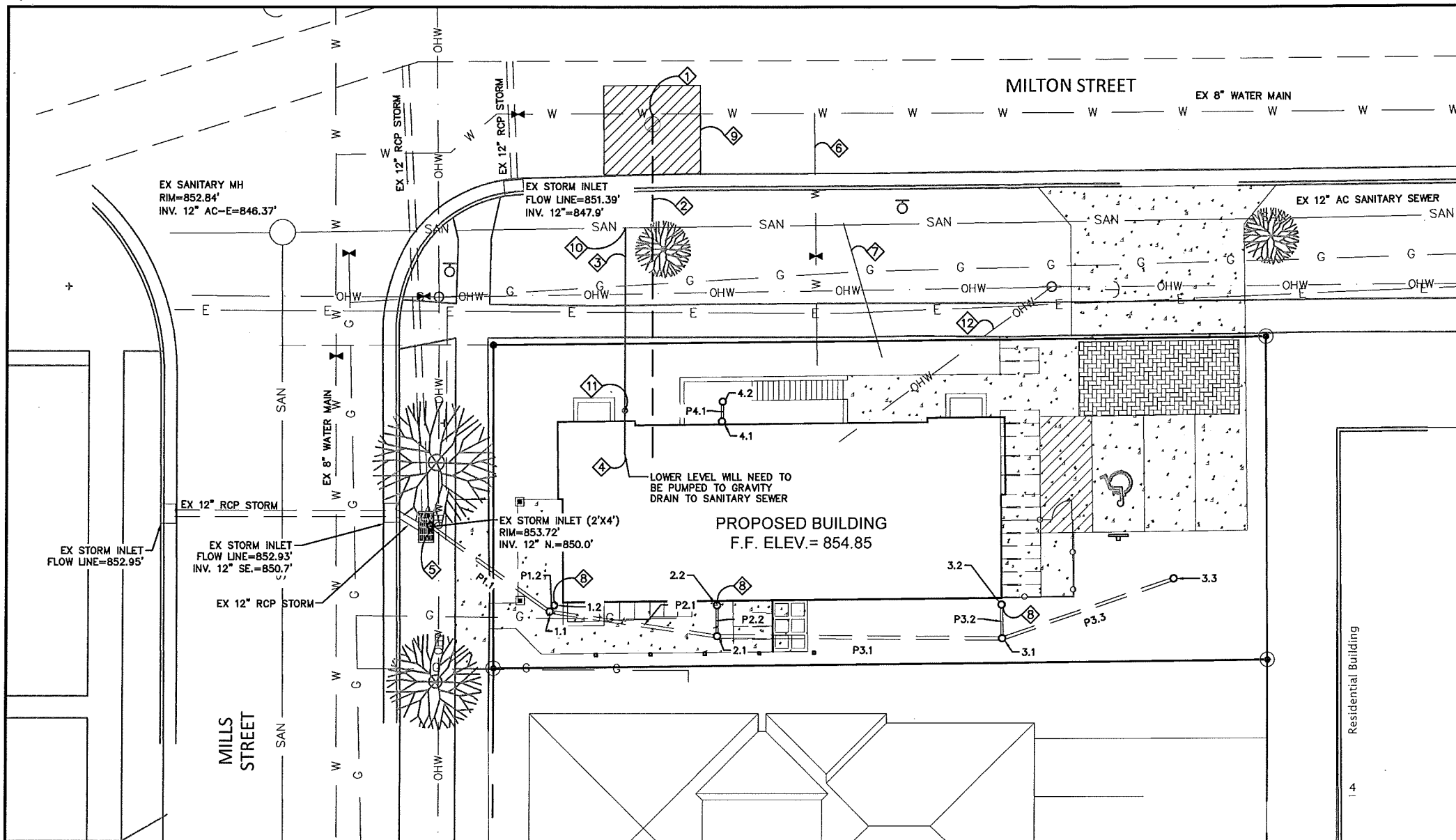
ISSUANCE/REVISION	DATE
ZONING MAP AMENDMENT	04-17-14
ZONING UPDATE	06-06-14

818 N Meadowbrook Ln
Waukegan, WI 53197
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

101 S. MILLS STREET
EROSION CONTROL PLAN
MADISON, WISCONSIN

C201



PLAN KEY

- ① CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- ② 4" WATER SERVICE & VALVE
- ③ 6" SANITARY LATERAL 35 FT @ 3.0% SLOPE
- ④ 6" SANITARY INV=847.4'. EXTEND 5 FEET INTO BUILDING
- ⑤ CONNECT TO EXISTING STORM INLET PER CITY STANDARDS
- ⑥ EXISTING 1" WATER SERVICE TO BE ABANDONED PER CITY STANDARDS
- ⑦ EXISTING 4" SANITARY SERVICE TO BE ABANDONED PER CITY STANDARDS
- ⑧ CONNECT TO ROOF DOWNSPOUT
- ⑨ UTILITY PATCH PER CITY REQUIREMENTS
- ⑩ CONNECT TO EXISTING SANITARY SEWER
- ⑪ SANITARY CLEAN OUT
- ⑫ RELOCATE EXISTING OVERHEAD ELECTRIC. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY

LEGEND

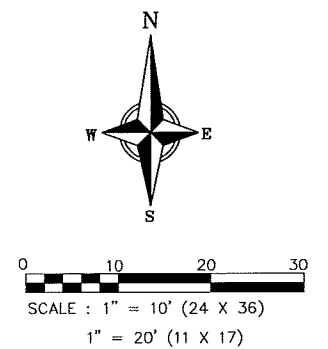
- T — T — T — EX TELEPHONE
- SAN — EX SANITARY SEWER
- OHW — OHW — EX OVERHEAD ELECTRIC
- W — W — W — EX WATER
- G — G — G — EX GAS UNDERGROUND
- — — — — EX STORM SEWER

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
P1.1	6"	23'	0.83%	ADS N12
P1.2	4"	2'	8.22%	ADS N12
P2.1	6"	27'	0.76%	ADS N12
P2.2	4"	5'	2.09%	ADS N12
P3.1	6"	45'	0.80%	ADS N12
P3.2	4"	6'	1.00%	ADS N12
P3.3	6"	29'	0.80%	ADS N12
P4.1	4"	4'	3.27%	ADS N12

STRUCTURE TABLE					
STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1	12" BASIN	854.81	P2.1, 6" INV IN =850.69 P1.2, 4" INV IN =850.85	P1.1, 6" INV OUT =850.69	12" SOLID LID
1.2	CONNECT TO ROOF DOWNSPOUT	854.84		P1.2, 4" INV OUT =850.95	-
2.1	12" BASIN	854.40	P3.1, 6" INV IN =850.90 P2.2, 4" INV IN =850.90	P2.1, 6" INV OUT =850.89	12" GRATE
2.2	CONNECT TO ROOF DOWNSPOUT	854.79		P2.2, 4" INV OUT =851.00	-
3.1	12" BASIN	854.00	P3.2, 4" INV IN =851.45 P3.3, 6" INV IN =851.25	P3.1, 6" INV OUT =851.25	12" GRATE
3.2	CONNECT TO ROOF DOWNSPOUT	854.71		P3.2, 4" INV OUT =851.50	-
3.3	12" BASIN	854.16		P3.3, 6" INV OUT =851.47	12" GRATE
4.1	CONNECT TO SUMP PUMP	843.85	P4.1, 4" INV IN =840.90		-
4.2	6" BASIN	843.75		P4.1, 4" INV OUT =841.00	6" GRATE
EX INLET	-	853.72	P1.1, 6" INV IN =850.50		-

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE ADS-N12 PIPE AS NOTED. DRAIN BASINS TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.



ISSUANCE/REVISION	DATE
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ZONING UPDATE	06-06-14

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fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

101 S. MILLS STREET
UTILITY PLAN
MADISON, WISCONSIN

C300

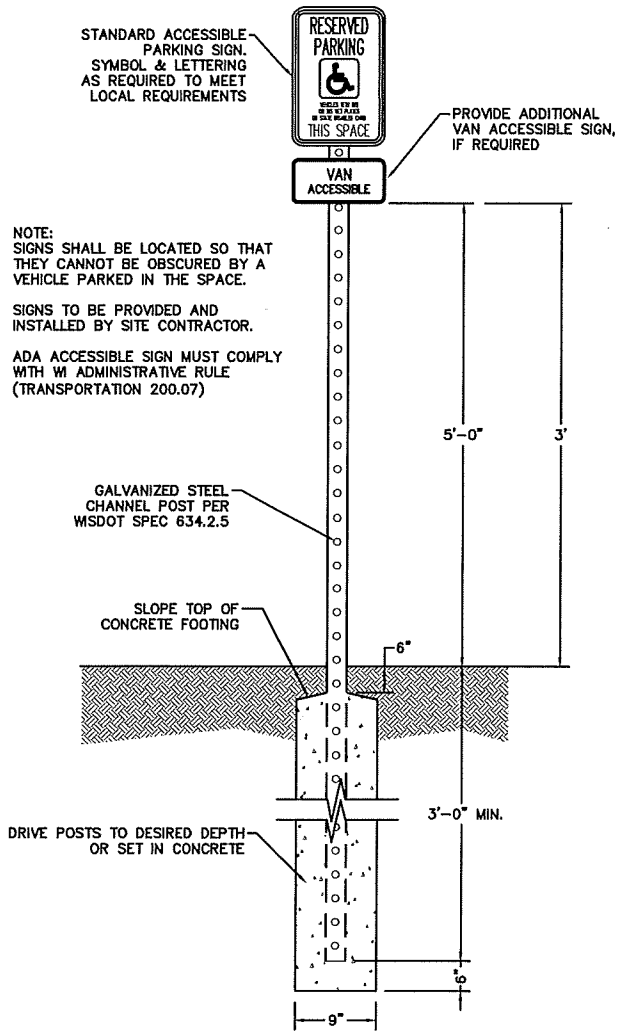
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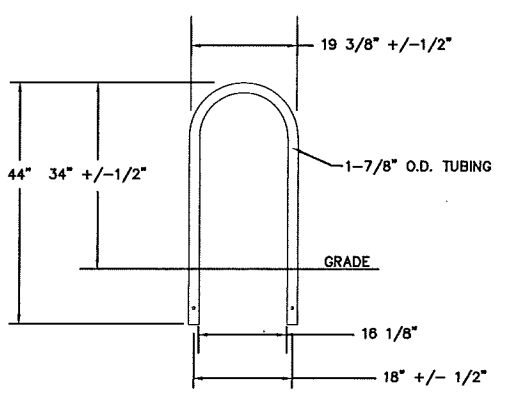
PROFESSIONAL ENGINEERING LLC

101 S. MILLS STREET
SITE DETAILS
 MADISON, WISCONSIN

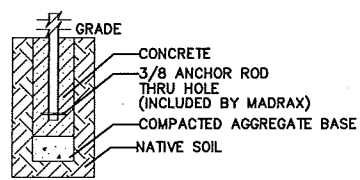
C400



1 ADA SIGN POST DETAIL
 C400 NTS

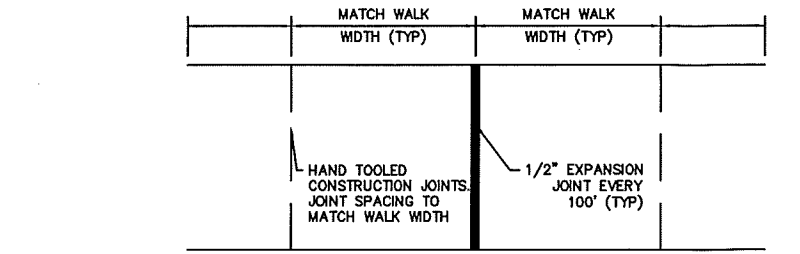


5 BICYCLE RACK
 C400 NTS

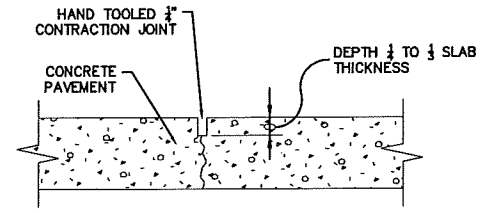


SLEEVE MOUNTING

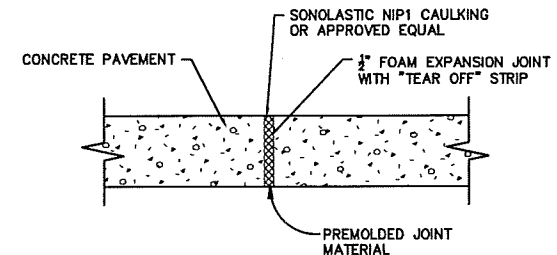
NOTES:
 1 BIKE RACK TO BE MODEL U190-IG, BY MADRAX (WWW.MADRAX.COM, PH 800-448-7931) OR EQUAL.
 2. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION.



2 SIDEWALK SECTION
 C400 NTS

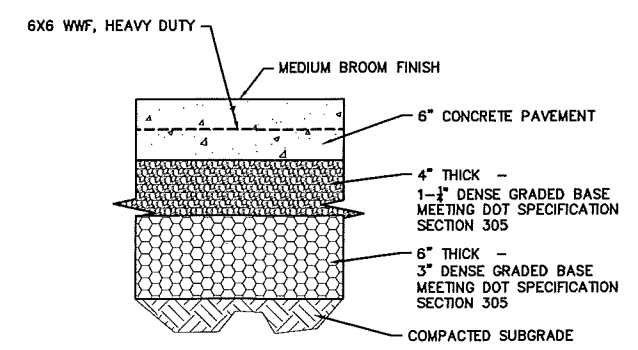


3 CONTRACTION JOINT
 C400 NTS

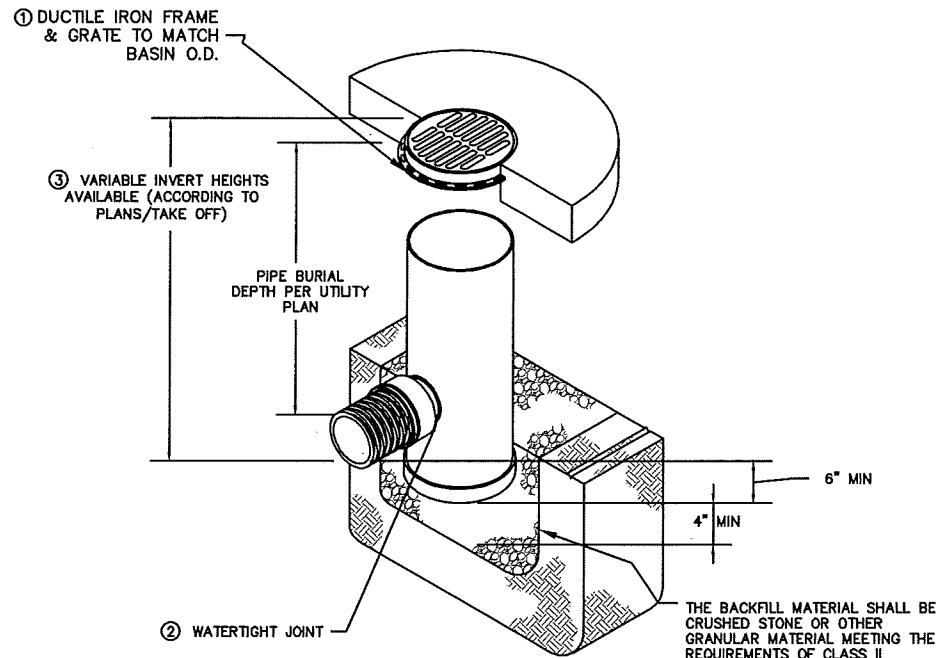


4 EXPANSION JOINT - SECTION
 C400 NTS

NOTES:
 1 ALL JOINTS TO BE TOOLED WITH 1/2" RADIUS UNLESS SAW CUT
 2. PLACE WHERE INDICATED OR WHERE PAVEMENT ABUTS FOUNDATIONS, CURBS COLUMNS OR OTHER IMMOVABLE OBJECTS, OR WHERE OPERATIONS ARE STOPPED FOR MORE THAN 1 HOUR. PLACE IN MANNER CONSISTENT WITH CONTROL JOINT LAYOUT.
 3. CAULKING OF ALL EXTERIOR SITE WORK BY SITE CONTRACTOR.



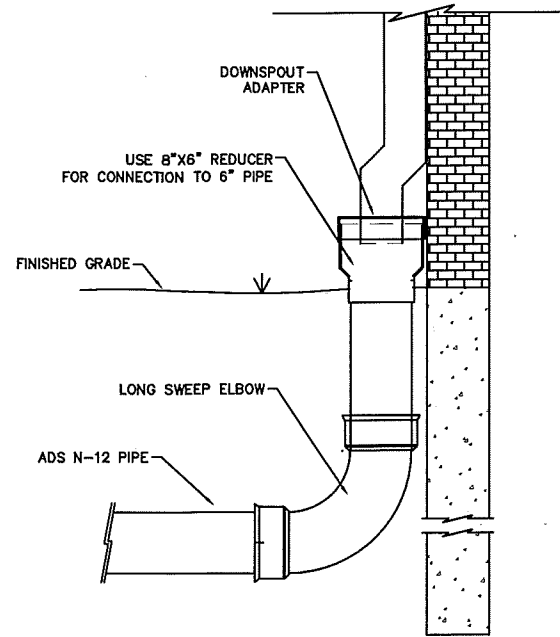
6 CONCRETE PAVEMENT SECTION
 C400 NTS



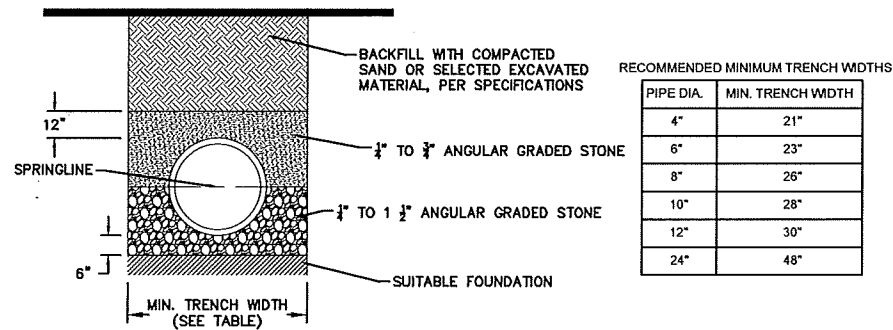
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

- ① GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- ② DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE & SDR 35 PVC-110-013.
- ③ DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.

1 STORM DRAIN DETAIL
C401 NTS

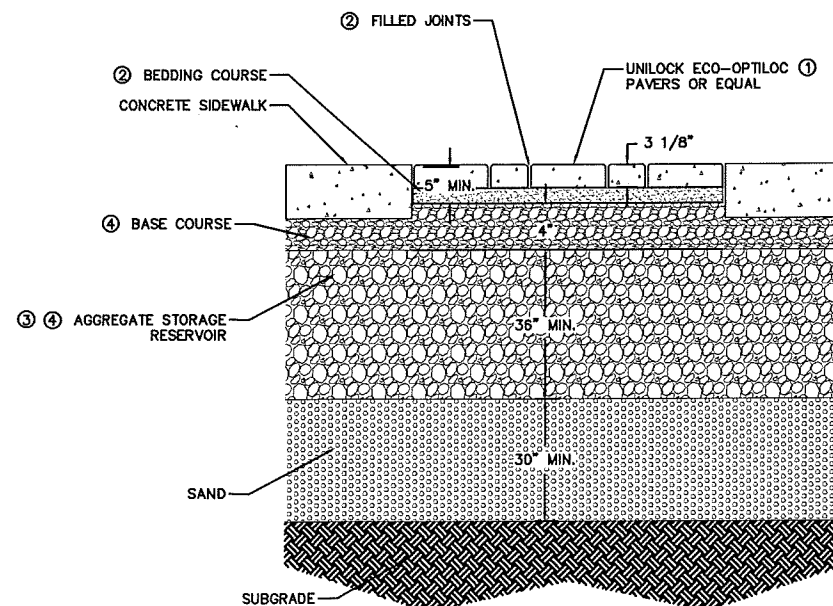


2 ROOF DRAIN DOWNSPOUT CONNECTION
C401 NTS



PIPE DIA.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
24"	48"

3 STORM BEDDING DETAIL
C401 NTS



4 PERMEABLE PAVEMENT DETAIL
C401 NTS

GENERAL NOTES

- ALL PERMEABLE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1008 (PERMEABLE PAVEMENT)
- ① PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
 - ② JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89 OR 57 AGGREGATE
 - ③ AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
 - ④ BASE AND/OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.

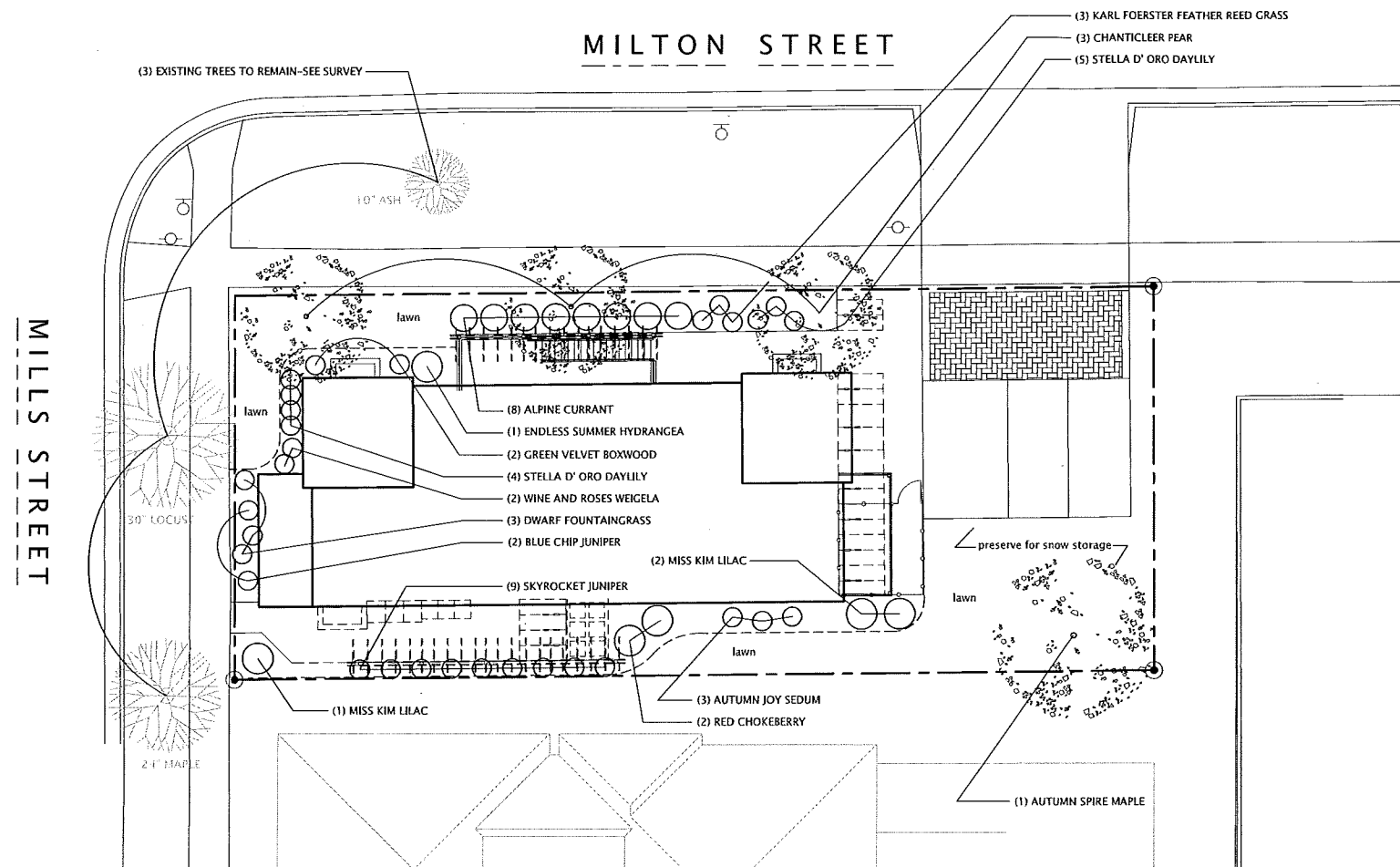
ISSUANCE/REVISION	DATE
ZONING MAP AMENDMENT	04-17-14
ZONING UPDATE	06-06-14

818 N Meadowbrook Ln
Waukegan, WI 53997
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING
LLC

101 S. MILLS STREET
SITE DETAILS
MADISON, WISCONSIN

C401



1 PROPOSED LANDSCAPE PLAN

- NOTES:**
- Individual lawn trees and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpent Corporation. (www.seedsolutions.com)
 - Landscape stone mulch to be locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric. Basis of Design: Dewitt Pro-5 Weed Barrier. Dewitt Company. (www.dewittcompany.com)

Landscape Calculations and Distribution:

(a) One (1) landscape unit for each (300) sf developed area
 Total sf of developed area = 6,000 sf
 Developed area divided by (300) = 20 Landscape Units

(b) Within (IL) and (IG) districts, one (1) landscape unit for each (600) sf developed area
 Total sf of developed area = NA
 Developed area divided by (600) = NA Landscape Units

(c) One landscape unit = 5 landscape points
 Landscape units (20) x 5 landscape points = 100 Total Points Required

Tabulation of Points and Credits:

Plant Type/Element	Min. size	Existing		Proposed		
		Points	Qty.	Pts.	Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35		35	4	140
Ornamental tree	1 1/2" cal.	15		15		
Evergreen tree	3 feet tall	15		15		
Shrub, deciduous	18" or 3 gal.	2		2	29	58
Shrub, evergreen	18" or 3 gal.	3		3	4	12
Ornamental grasses	18" or 3 gal.	2		2	10	20
Ornamental fence or wall	na		4 per 10 lf		4 per 10 lf	NA
Total						230

230 Total Points Provided (100 Required)

**** Development Frontage Landscaping:**

Provide (1) overstory deciduous tree and five (5) shrubs per (30) lf of lot frontage
 Existing Lot frontage = 170 lf
 (6) trees required (3) proposed
 (29) shrubs required (8) proposed

****Applicant requests Zoning Administrator to partially waive requirements due to existing conditions and site constraints.**

DECIDUOUS and EVERGREEN TREES

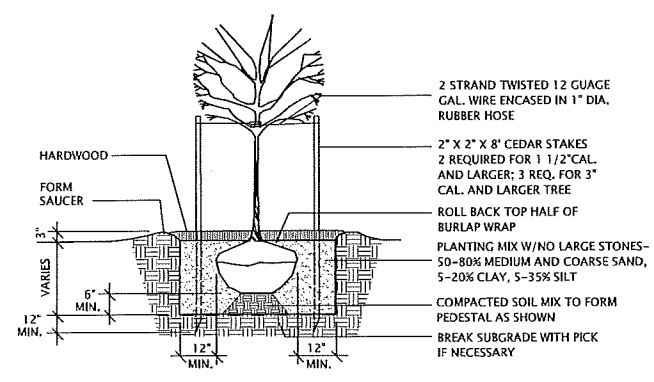
Chanticleer Pear	Pyrus calleryana 'Glen's Form'	2" B&B
Autumn Spire Maple	Acer rubrum 'Autumn Spire'	2" B&B

SHRUBS

Glossy Black Chokeberry	Aronia melanocarpa	#2 CONT.
Limelight Hydrangea	Hydrangea paniculata 'Limelight'	#2 CONT.
Densa Yew	Taxus x media 'Densiformis'	#2 CONT.
Wine and Roses Weigela	Weigela florida 'Alexandra'	#2 CONT.
Alpine Currant	Ribes alpinum	#2 CONT.
Miss Kim Lilac	Syringa pubescens patula 'Miss Kim'	#2 CONT.
Endless Summer Hydrangea	Hydrangea macrophylla 'Ballmer'	#2 CONT.
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#2 CONT.
Green Velvet Boxwood	Buxus 'Green Velvet'	#2 CONT.

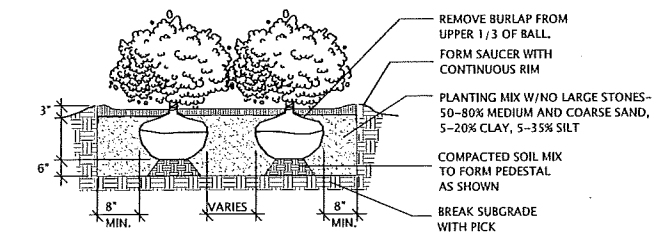
PERENNIALS

Autumn Joy Sedum	Sedum 'Herbstfreude'	#1 CONT.
Stella D' Oro	Hemerocallis 'Stella D' Oro'	#1 CONT.
Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	#1 CONT.



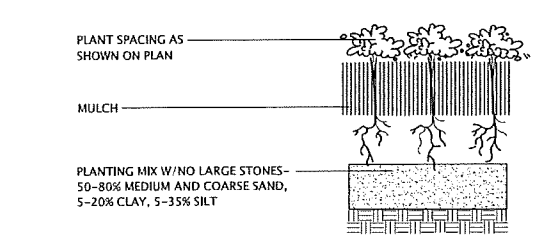
2 TREE PLANTING

NTS



3 SHRUB PLANTING

NTS



4 PERENNIAL PLANTING

NTS

101 S MILLS STREET
 REDEVELOPMENT
 101 S MILLS STREET
 MADISON, WI
 PROPOSED LANDSCAPE PLAN
 03/11/2014
 BID SET
 04/17/2014
 Zoning Map Amendment
 06/12/2014
 Zoning Update
 L1.1



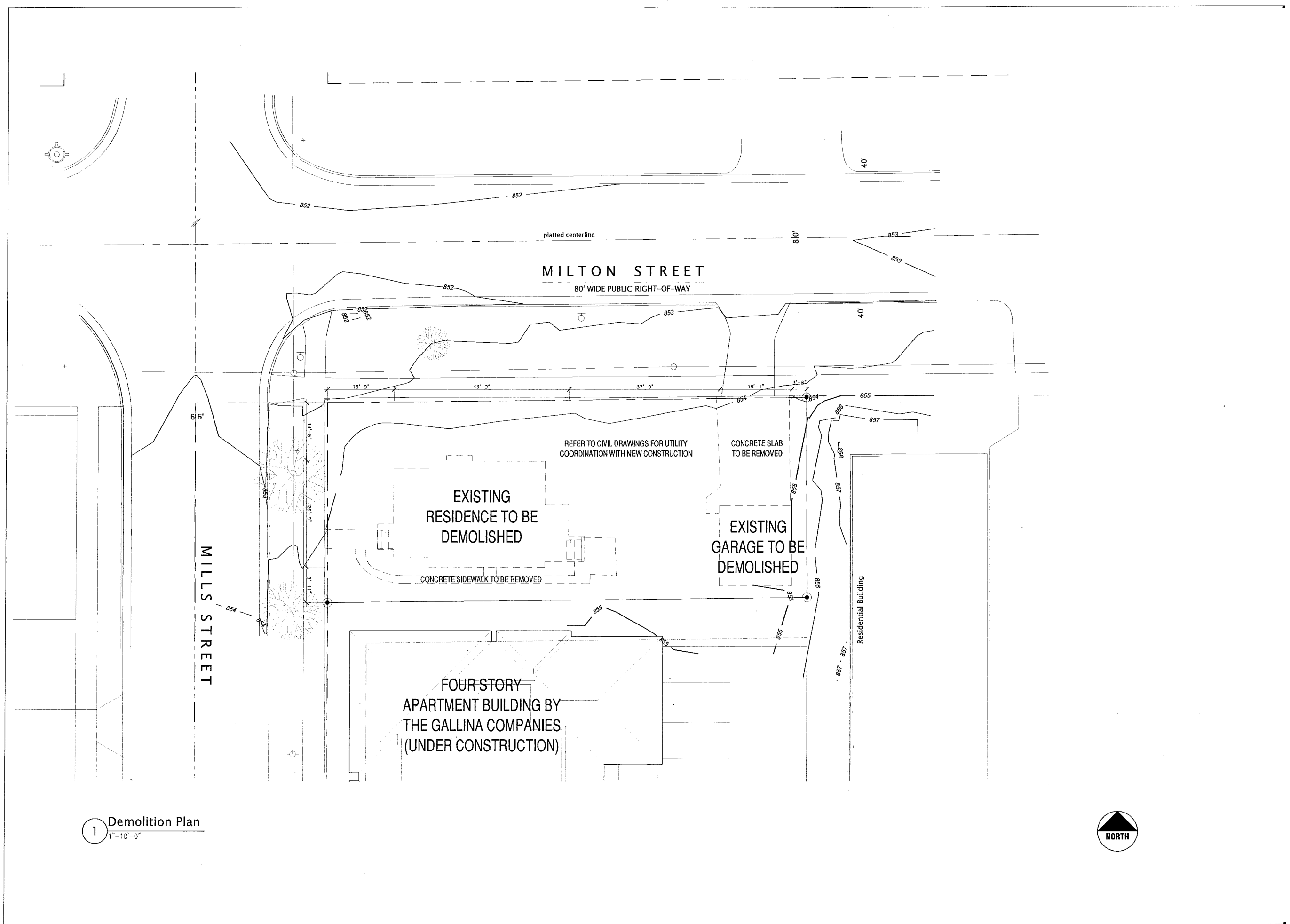
PROFESSIONAL ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 200
 MADISON, WISCONSIN 53706
 TEL: 608.261.1234
 FAX: 608.261.1235
SHULFER
 ARCHITECTS, LLC

101 S MILLS STREET
 REDEVELOPMENT
 101 S MILLS STREET
 MADISON, WISCONSIN

DEMOLITION PLAN
 SCALE: 1"=10'-0"

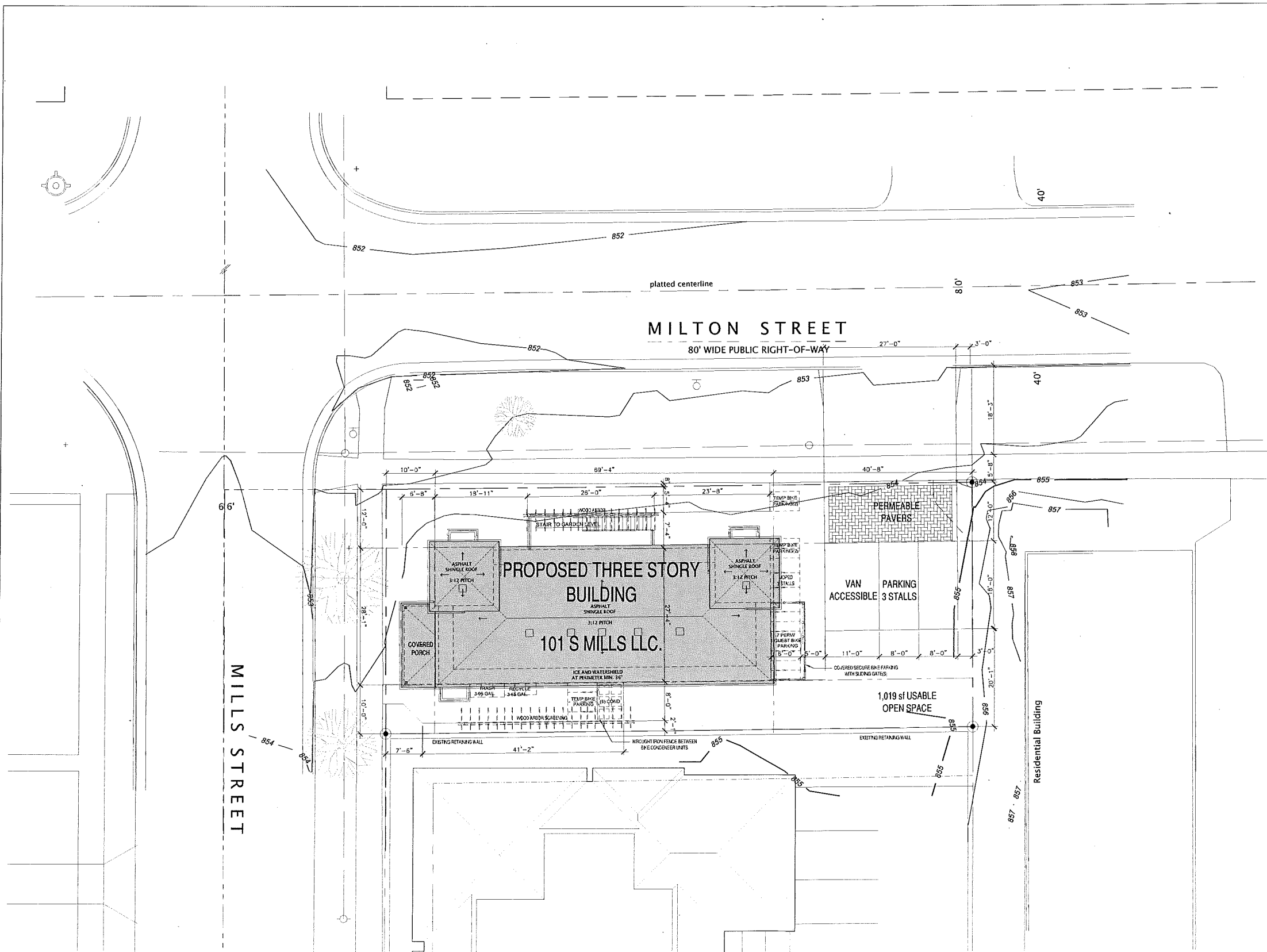
- 11.13.13 CITY MEETING
- 11.22.13 REVISION
- 01.30.14 PRELIM. PRICING
- 02.04.14 ADDENDUM 001
- 03.11.14 BID SET
- 04.17.14 Zoning Map Amendment

A1.0



1 Demolition Plan
 1"=10'-0"





PARKING LOT PLAN SITE INFORMATION

Site address: 101 S Mills Street
 Site acreage (total): 0.137 acres
 Number of building stories (above grade): 3 stories
 Building Height: 36 feet
 Type of construction (new structures or additions): Type V8
 Total square footage of building: 7,438 gsf

Existing Zoning: TR-V1
 Proposed Zoning: TR-U2
 Use of property: Residential (R-2)
 Gross square feet of residential: 7,293 gsf
 Gross square feet of Storage/Mech.: 145 gsf
 Lot Coverage: 1,868 SF = 31%

Usable Open Space: Required: 840 sf
 Provided: 1,521 sf
 (25% Open Porches and Balconies)

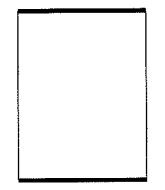
Number of bicycle stalls shown: 16
 Number of bicycle stalls required: 8

Number of parking stalls: Required Provided
 Small car 0 0
 Large car 5 *5
 Accessible 1 / 1 van 1 / 1 van
 Total 6 *6

*Equivalent stalls per City of Madison Zoning using bike parking @ 4/1 and moped parking @ 3/1.

Number of Trees shown: See Landscape Plan

1 Proposed Site Plan
 1"=10'-0"



101 S MILLS STREET
 REDEVELOPMENT
 101 S MILLS STREET
 MADISON, WISCONSIN

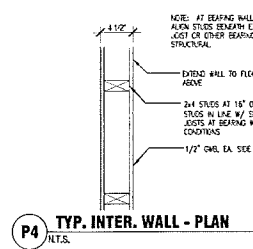
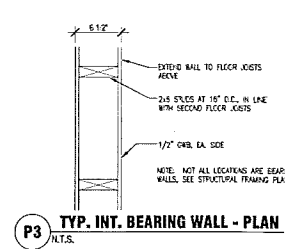
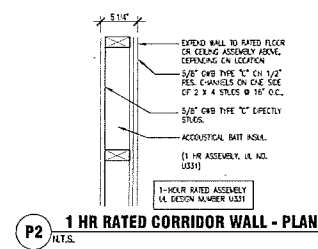
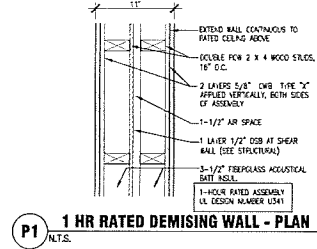
101 S MILLS STREET
 REDEVELOPMENT
 101 S MILLS STREET
 MADISON, WISCONSIN

SITE PLAN
 SCALE: 1"=10'-0"

- 11.13.13 CITY MEETING
- 11.22.13 REVISION
- 01.30.14 PRELIM. PRICING
- 02.04.14 ADDUNDUM 001
- 03.11.14 BID SET
- 04.17.14 Zoning Map Amendment
- 06.06.14 Zoning Update

A1.1

- PARTITION NOTES:**
- SEE STRUCTURAL DRAWINGS FOR LOCATION & DETAILING OF SHEAR WALLS.
 - ALL FIRE RATED PARTITIONS SHALL FOLLOW PRESCRIBED DESCRIPTIONS ACCORDING TO TESTING AGENCY.
 - ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE PROPERLY FIRE-SEALED WITH APPROVED SEALANT OR DETAIL ASSEMBLY WHICH MEETS HOURLY RATING.
 - STOPS IN BEARING WALLS SHALL BE LOCATED CORRECTLY FROM JOIST OR TRUSS.
 - REFER TO STRUCTURAL DETAILS AND WALL DETAILS FOR ADDITIONAL PARTITION INFORMATION.



6 UNIT TOTAL UNITS
 (5)-2BDRM/1.75BATH
 (1)-3BDRM/2.25 BATH
 TOTAL BUILDING SQUARE FEET: 7,438 GSF

TOTAL USABLE OPEN SPACE:
 AT GRADE: 1019 SF
 PORCHES AND BALCONIES: 426 SF (29%)
 TOTAL USABLE AREA: 1,445 SF
 REQUIRED USABLE AREA: 840 SF



101 MILLS STREET
 MULTI-TENANT HOUSING
 101 MILLS STREET
 MADISON, WI

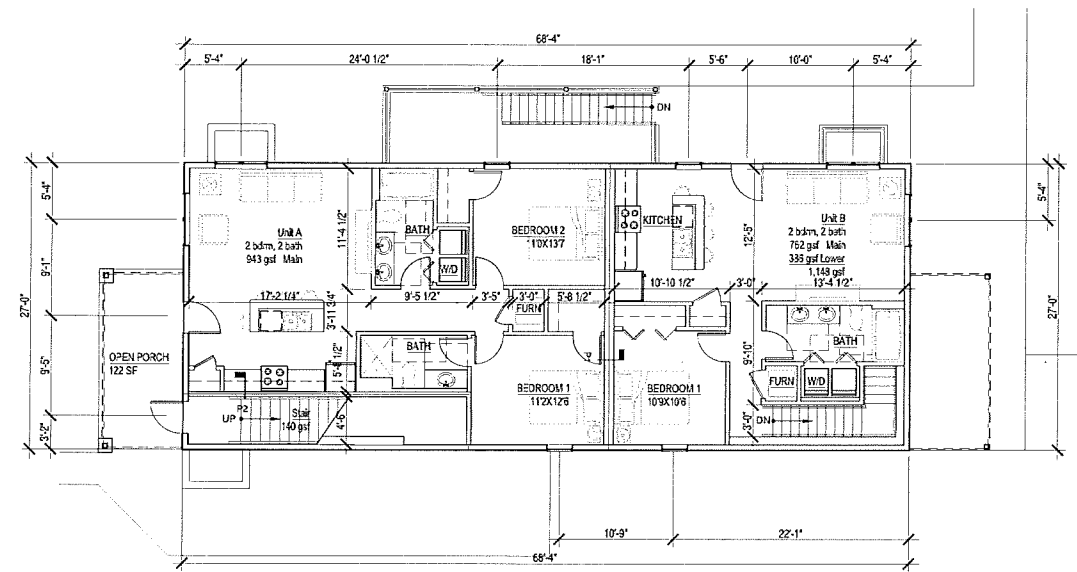
FLOOR PLANS

- 11.05.13 REVIEW
- 11.12.13 REVIEW
- 11.13.13 CITY MEETING
- 11.22.13 REVIEW
- 01.14.14 REVIEW
- 01.30.14 PRELIM. PRICING
- 06.06.14 Zoning Revision

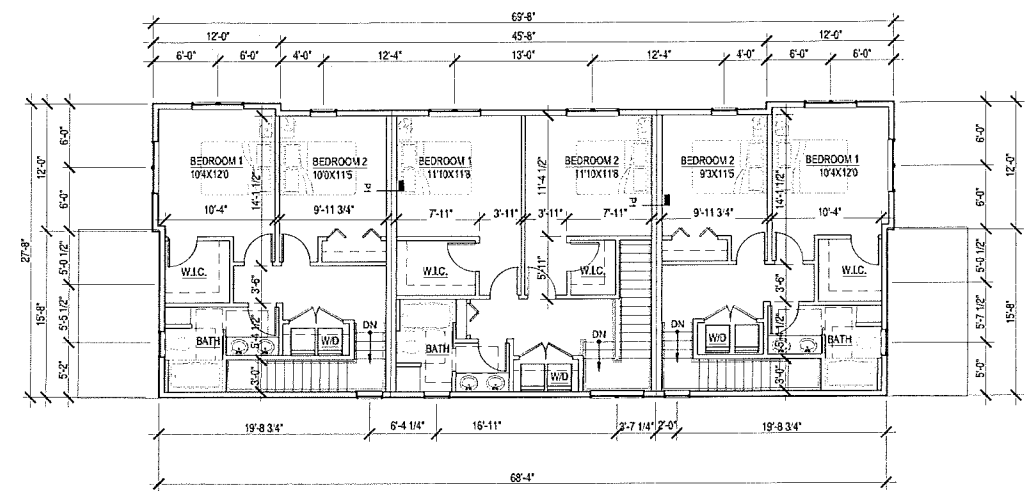
A2.0

GENERAL INTERIOR FINISH NOTES:

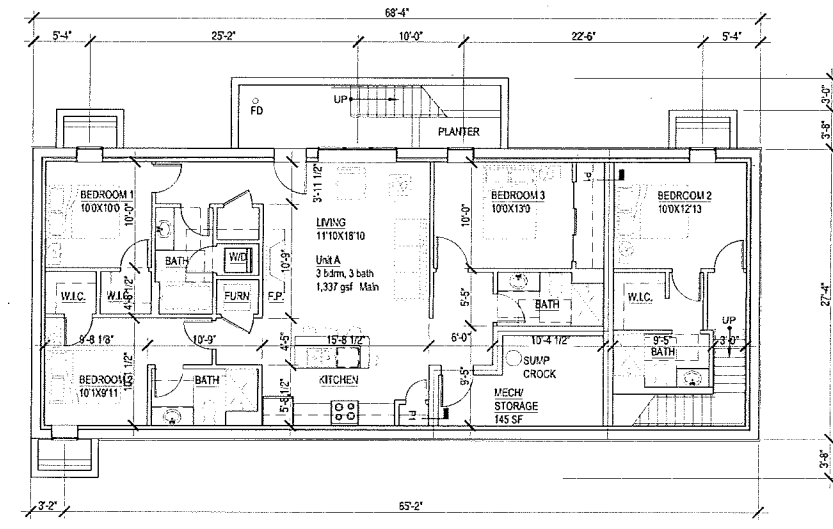
- PROVIDE SINGLE "LIGHT" COLOR PAINTED WALLS AND CEILING WITH SAND TEXTURE THROUGHOUT.
- PROVIDE ONE ACCENT WALL IN GENERAL LIVING AREA WITH SAND TEXTURE IN EACH UNIT. ASSUME "DARK" PAINT COLOR.
- ENTRY, LIVING, AND KITCHEN AREAS TO HAVE LUXURY VINYL PLANK FLOORING.
- BATHROOM AND LAUNDRY FLOORING TO BE LUXURY VINYL TILE.
- STAIRS, BEDROOMS, AND CLOSETS TO BE BROADLOOM CARPET WITH PADDING.
- PROVIDE PRE-FINISHED BIRCH TRIM AND INTERIOR FLUSH PANEL DOORS. FINAL COLOR TO BE SELECTED BY ARCHITECT/OWNER.
- PROVIDE HIGH PRESSURE LAMINATE AT KITCHEN COUNTERS AND ISLAND TOP WITH STAINLESS STEEL DUAL BOWL SINK AND SINGLE GARBAGE DISPOSAL.
- BATHROOM COUNTER TOPS TO BE HIGH PRESSURE LAMINATE WITH PENDOL EDGES AND BACKSPASH.
- ALL CABINETRY TO BE PREFINISHED MAPLE FRONTS WITH WHITE VELVINE INTERIOR SURFACES AND SHELVING. EUROPEAN FULL OVERLAY HINGES WITH PANEL DOORS. FINAL COLOR TO BE SELECTED BY ARCHITECT/OWNER.
- KITCHEN APPLIANCES TO BE STAINLESS STEEL FRONTS, MATCHING. PROVIDE SINGLE DOOR REFRIGERATOR, RANGE WITH MICROWAVE ABOVE/RECIRCULATING FAN, AND DISHWASHER.
- PROVIDE ALL PLUMBING FIXTURES AND ACCESSORIES. PROCUREMENT OF PLUMBING WILL BE VIA DESIGN-BUILD METHOD.
- PROVIDE POWER/DATA/PHONE PER CODE. PROCUREMENT OF PLUMBING WILL BE VIA DESIGN-BUILD METHOD.
- PROVIDE HVAC TO EACH UNIT TO ADEQUATELY SERVICE. ALL PROPOSALS WILL BE REVIEWED AND CONSIDERED. ADJUSTMENTS TO PLAN LAYOUT WILL BE CONSIDERED TO ACCOMMODATE SELECTED SYSTEM. PROCUREMENT OF HVAC WILL BE VIA DESIGN-BUILD METHOD.



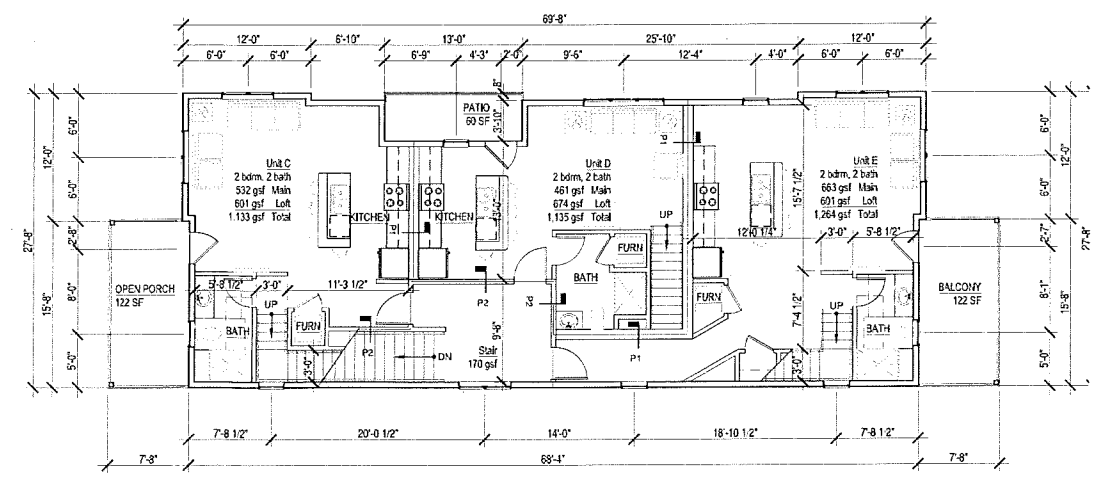
2 FIRST FLOOR PLAN
 1/8"=1'-0"
 5,570 GSF TOTAL ABOVE GRADE
 LEVEL 1: 1868 GSF



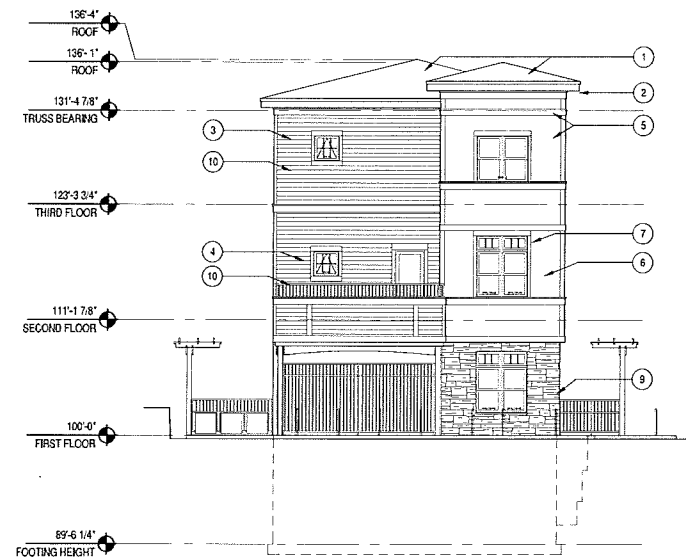
4 THIRD FLOOR PLAN
 1/8"=1'-0"
 LEVEL 3: 1876 GSF



1 GARDEN LEVEL FLOOR PLAN
 1/8"=1'-0"
 LOWER LEVEL: 1868 GSF



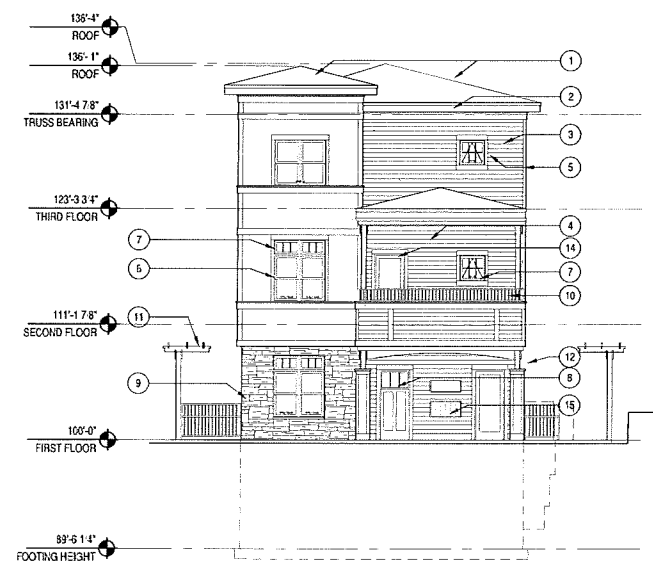
3 SECOND FLOOR PLAN
 1/8"=1'-0"
 LEVEL 2: 1826 GSF



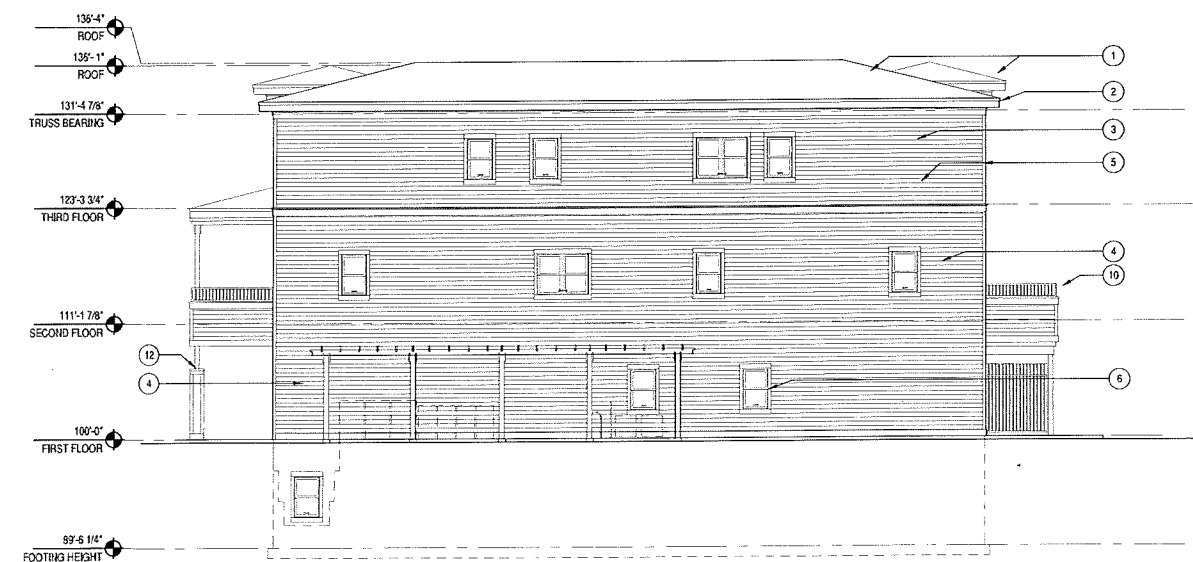
1 EAST ELEVATION
1/4"=1'-0"



2 NORTH ELEVATION
1/4"=1'-0"



3 WEST ELEVATION
1/4"=1'-0"



4 SOUTH ELEVATION
1/4"=1'-0"

EXTERIOR MATERIAL NOTES:

- 1 ARCHITECTURAL ASPHALT SHINGLES OVER FELT/CE & WATER SHIELD WITH COORDINATING DRIP EDGE.
- 2 PAINTED BUILT-UP FASCIA TRIM
COLOR: LP LIGHT GRAY
- 3 5" LAP SIDING - BASE BID: LP SMARTSIDE
COLOR: LP OYSTER SHELL
- 4 5" LAP SIDING - BASE BID: LP SMARTSIDE
COLOR: LP CRANBEAR
- 5 PAINTED TRIM
COLOR: LP LIGHT GRAY
- 6 DOUBLE HUNG WINDOWS. BASE BID: DUAL PANE LOW-E FIBERGLASS
- 7 FIXED WINDOWS. BASE BID: DUAL PANE LOW-E FIBERGLASS WITH MULLIONS BETWEEN THE GLASS.
- 8 EXTERIOR DOORS: INSULATED STAINED FIBERGLASS ENTRY DOOR WITH UPPER DIVIDED LITES. 3'0"x6'8" TYPICAL SIZE.
- 9 ENGINEERED STONE. BASE BID: DUTCH QUALITY WEATHER LEDGE (TAN AND TORINO, 30-70 BLEND)
ALTERNATE BID: BLECHER STONE, CHILTON RUSTIC WITH 10X JUMBERS (7" AND 10").
- 10 POWDER COATED ALUMINUM RAILING. 1 1/2" SQUARE SUPPORT TUBING WITH 3/4" SQUARE VERTICAL SLATS.
- 11 CEDAR WOOD TRELLIS-STAINED.
- 12 BUILT-UP WOOD COLUMN COVER
- 13 PROVIDE EXTERIOR LIGHTING ALLOWANCE FOR A SINGLE WALL SCONCE AT EVERY EXTERIOR DOOR
- 14 INSULATED EXTERIOR PATIO DOOR - FULL GLASS
- 15 MAILBOXES

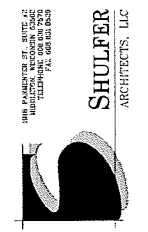
101 MILLS STREET

MULTI-TENANT HOUSING
101 MILLS STREET
MADISON, WI

ELEVATIONS

01.30.14
PRELIM. PRICING
02.04.14
ADDENDUM 001
03.03.14
REVIEW
03.04.14
REVIEW
03.11.14
BID SET
06.06.14
Zoning Revision

A3.0



101 MILL STREET, SUITE 402
MADISON, WISCONSIN 53703
TEL: 608.263.8100
WWW.SHULFERARCHITECTS.COM



EXTERIOR MATERIAL NOTES:

- 1 ARCHITECTURAL A SHUT SHINGLES OVER FELT/ICE & WATER SHIELD WITH COORDINATING DRIP EDGE.
- 2 PAINTED BUILT-UP FASCIA TRIM COLOR: LP LIGHT GRAY
- 3 5" LAP SIDING - BASE BID: LP SMARTSIDE COLOR: LP OYSTER SHELL
- 4 5" LAP SIDING - BASE BID: LP SMARTSIDE COLOR: LP CINNAMON
- 5 PAINTED TRIM COLOR: LP LIGHT GRAY
- 6 DOUBLE HUNG WINDOWS, BASE BID: DUAL PANE LOW-E FIBERGLASS
- 7 EXTERIOR DOORS, INSULATED STAINED FIBERGLASS ENTRY DOOR WITH UPPER DIVIDED LITES, 3'0"x6'8" TYPICAL SIZE.
- 8 ENGINEERED STONE, BASE BID: DUTCH QUALITY WEATHER LEDE (TAN AND TORN), 30-70 BLEND) ALTERNATE BID: BLUE-CEL STONE, CHILTON RUSTIC WITH 10% SANDS (1" AND 1.5")
- 9 POWDER COATED ALUMINUM RAILING, 1 1/2" SQUARE SHARPPED TUBING WITH 2 1/4" SQUARE VERTICAL SLATS.
- 10 CEDAR WOOD TRILIC, STAINED.
- 11 BUILT-UP WOOD CEILING COVER
- 12 PROVIDE EXTERIOR LIGHTING ALLOWANCE FOR A SINGLE WALL SCENE AT EVERY EXTERIOR DOOR
- 13 INSULATED EXTERIOR PATIO DOOR - FULL GLASS
- 14 MAILBOXES

1 EAST ELEVATION
1/4"=1'-0"

2 NORTH ELEVATION
1/4"=1'-0"



3 WEST ELEVATION
1/4"=1'-0"



4 SOUTH ELEVATION
1/4"=1'-0"