



City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location
418 Division Street

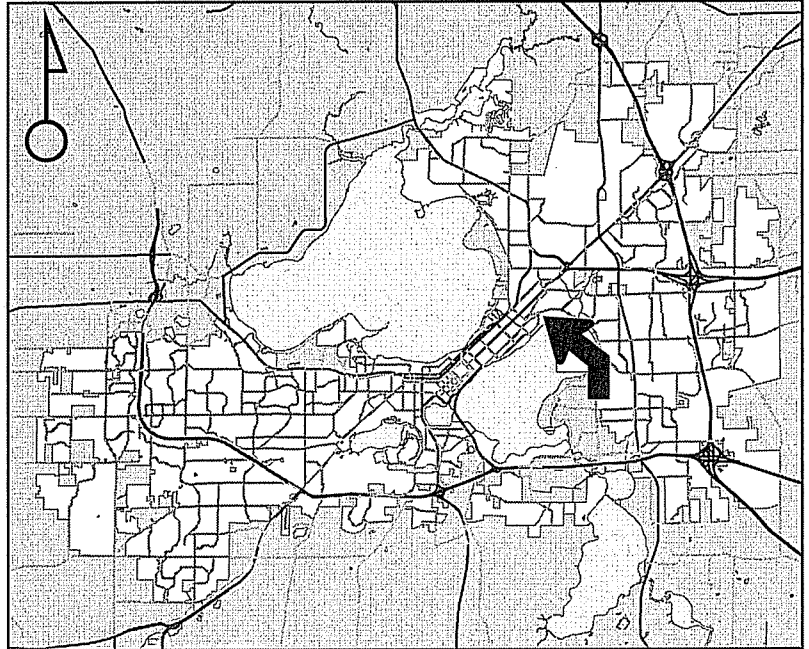
Applicant
Joe Krupp – Prime Urban Partners/
J. Randy Bruce-Knothe & Bruce Architects

From: TE To: TSS

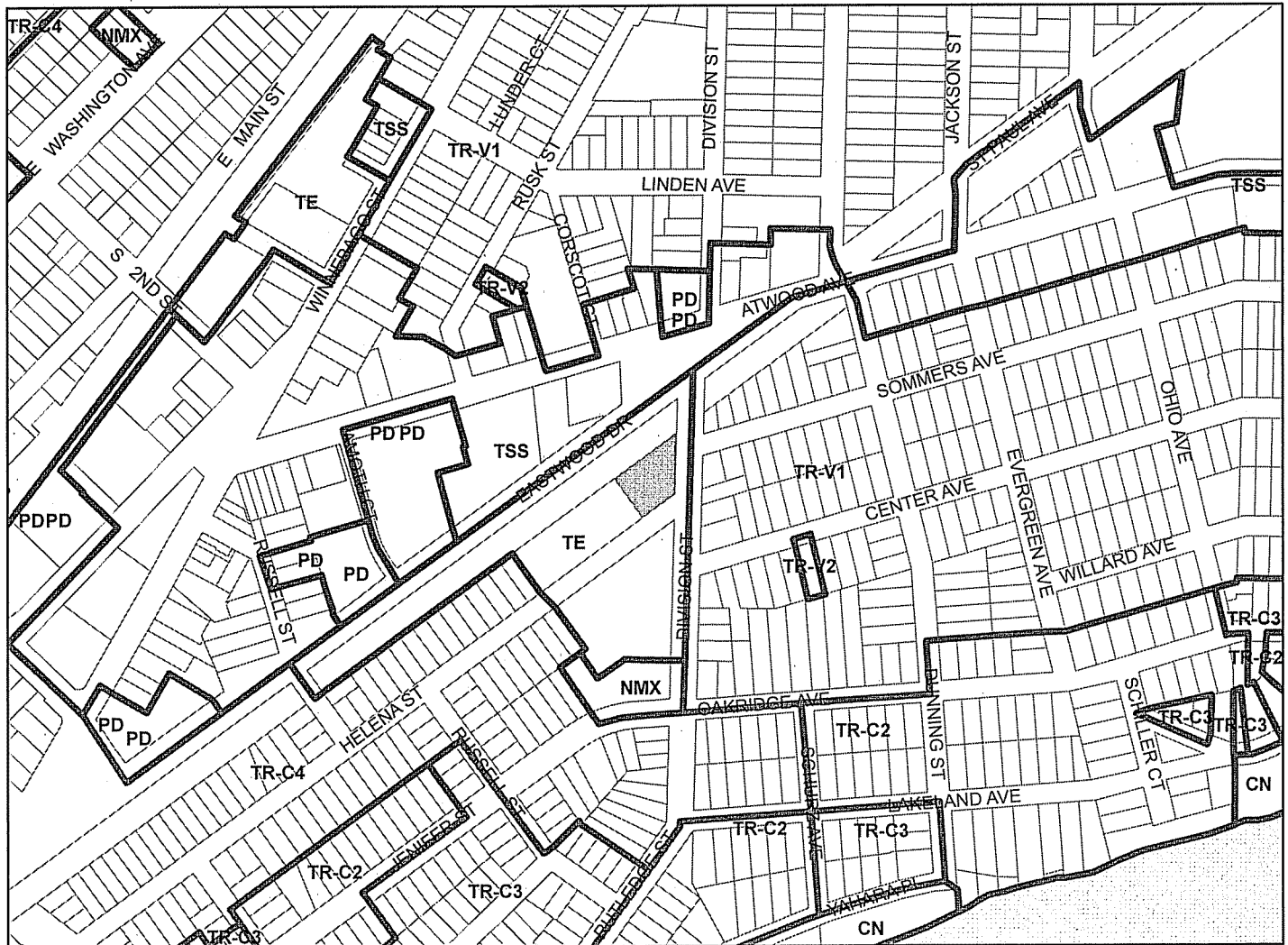
Existing Use
Industrial building

Proposed Use
Demolish industrial building to
construct 29-unit apartment building

Public Hearing Date
Plan Commission
08 August 2016
Common Council
06 September 2016



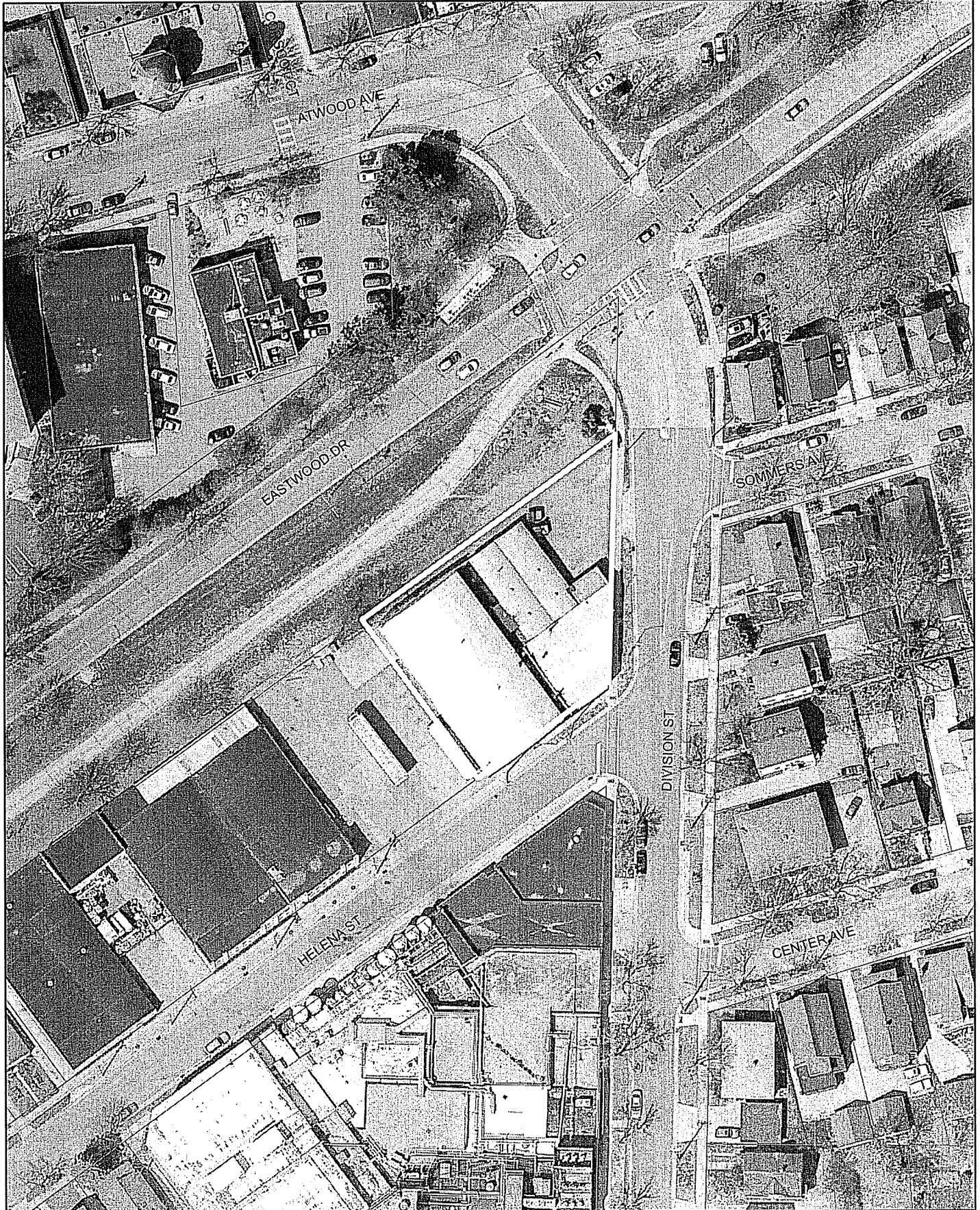
For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 July 2016

19-20



Date of Aerial Photography : Spring 2013



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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 418 Division St.
Project Title (if any): _____

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

- Zoning Map Amendment from TE to TSS
- 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: Joe Krupp Company: Prime Urban Properties
 Street Address: 2020 Eastwood Ave City/State: Madison, WI Zip: 53704
 Telephone: (608) 233-6000 Fax: () Email: joe@primeurbanproperties.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave, St. 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: () Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: A 31-unit apartment building with underground parking
 Development Schedule: Commencement Oct 2016 Completion Summer 2017

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/alterd 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 1/2 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:

Marsha Rummel, Brad Hinkfuss (SASY N.A.), Lynn Lee (Marq. N.A.) 5/11/2016

→ 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: Kevin Pirochew Date: 6/2/2016 Zoning Staff: Jenny K. Date: 6/2/2016
(DAT Meeting)

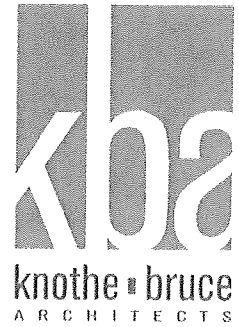
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Joe Krupp Relationship to Property: Owner

Authorizing Signature of Property Owner [Signature] Date 6-14-16

May 11, 2016

Alder Marsha Rummel
Aldersperson – District # 6
City-County Building
Common Council Office
210 Martin Luther King Jr. Blvd.
Madison, WI 53709-0001



Re: 418 Division Street

Dear Marsha,

As you know we are working with Joe Krupp and Urban Prime Properties on a proposed redevelopment of 418 Division Street. I would like to take this opportunity to formally notify you that we will be submitting an application for conditional use approval on June 15, 2016 for a July 25th Plan Commission Meeting for the proposed redevelopment along with an application for the demolition of the existing structure.

The proposed development is a three-story building with 31 apartments. Enclosed parking for 29 cars is provided in the underground parking garage.

We look forward to working with you to design a successful development for this property. If you have any questions, please contact me at 608-836-3690 or rbruce@knothebruce.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy Bruce', with a long horizontal flourish extending to the right.

J. Randy Bruce, AIA

Managing Member

cc. Brad Hinkfuss, 217 Corry St, Madison, WI 53704 (SASY Neighborhood Assoc.)

Lynn Lee, 922 Jenifer St., Madison, WI 53704 (Marquette Neighborhood Assoc.)

June 15, 2016

Matt Tucker
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent – Rezoning and Conditional Use
418 Division Street
Madison, WI

Mr. Tucker,

The following is submitted together with the plans and application for the staff and plan commission consideration of approval.

Organizational Structure:

Owner/Developer: Prime Urban Properties
2020 Eastwood Drive
Madison, WI 53704
Phone: 608-233-6000
Contact: Joe Krupp
joe@primeurbanproperties.com

Engineer: Burse Surveying & Engineering, Inc.
1400 E. Washington Ave, Ste. 158
Madison, WI 53703
Phone: 608-250-9263
Fax: 608-250-9266
Contact: Peter Fortlage
pfortlage@bse-inc.net

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

Landscape Design: Olson Toon Landscaping, Inc.
3570 Pioneer Road
Verona, WI 53593
Phone: 608-827-9401
Contact: Rich Carlson
rich@olsontoon.com

Introduction:

The proposed site is located on the corner at Division Street and Helena Street. The site is currently zoned TE and we are requesting a rezoning to the TSS District along with a conditional use approval. The proposed development will create a 31-unit apartment building for persons wanting to live near the attractive Atwood Avenue corridor.

Project Description:

The development entails the demolition of the existing one-story industrial building and the construction of a new three-story apartment building. The new building will include 31 apartments over 29 basement parking spaces.

The building façades combine traditional materials in more contemporary ways and add to the eclectic architecture that characterizes this area of the Atwood Avenue corridor. Architectural references to the site's industrial past are included in the new building. The exterior materials will be a combination of masonry and metal paneling with a manufactured cut stone base. Landscaping along the three streets enhance the building and provide an attractive buffer and streetscape. Existing overhead utilities are planned to be buried as part of this proposal.

Pedestrian entrances punctuate the street facades while the vehicular access is screened from street view. Vehicular access is achieved from Helena Street.

Demolition Standards

The new development proposes the deconstruction of an existing 11,300 square foot industrial building. The existing building and parking lot do not support a traditional pedestrian oriented streetscape and redevelopment of this property has been a goal of the neighborhood for many years. Images of the existing structure have been attached.

We believe that the demolition standards can be met. The demolition allows for a sought after redevelopment that will promote the local business district and enhances the surrounding residential properties. Taxable values of the surrounding properties will also be enhanced. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

Conditional Use approvals:

The proposed redevelopment requires conditional uses to allow a building over 25,000 square feet in area and for a residential building with more than 8 units. The proposed building's size, scale and use are entirely consistent with adjacent properties and the City and neighborhood plans for this property.

Neighborhood Input:

The SASY and MNA planning and development committees have been introduced to the development and a general neighborhood meeting is scheduled for June 29th.

Site Development Data:

Densities:

Lot Area	17,447 S.F. / 0.40 acres
Dwelling Units	31 DU
Lot Area / D.U.	562.8 S.F./D.U.
Density	77.5 units/acre
Open Space	1,403 S.F. (700 S.F. Min. Required)
Open Space / Bedroom	40 S.F./Bedroom (20 S.F./Bedroom Required)
Lot Coverage	14,513 S.F. = 83% of total lot (85% Max.)

Gross Floor Areas:

Residential Area 31,236 S.F.

Floor Area Ratio 1.79

Dwelling Unit Mix:

Efficiency	3
One Bedroom	21
One Bedroom + Den	3
<u>Two Bedroom</u>	<u>4</u>
Total	31

Vehicle Parking:

Underground 29 stalls

Bicycle Parking:

Surface	4 (Std. 2'x6' guest stalls)
<u>Underground</u>	<u>31</u> (Std. 2'x6' floor mount - Permanent)
Total	35 stalls

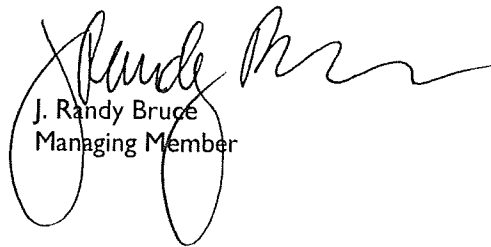
Building Height: Three Stories

Project Schedule:

It is anticipated that construction will start October 1, 2016 and be completed in Summer 2017.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce
Managing Member



View from the corner of Division St. & Helena St.



View from Helena Street



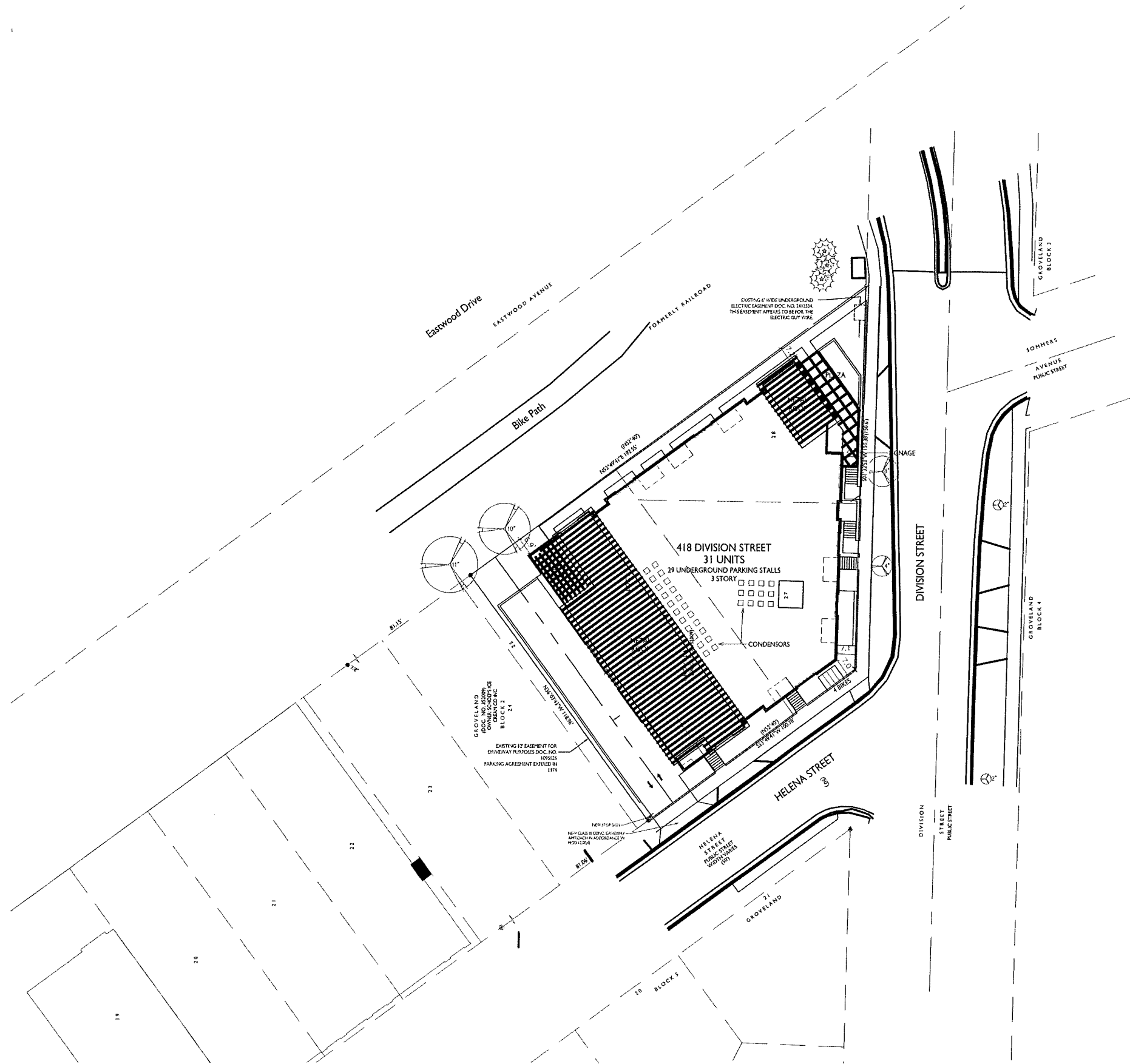
View from the corner of Eastwood Dr. & Division St.



View from Eastwood Dr.

Capital Water Softener-Existing Building
418 Division Street
Madison, WI
June 15, 2016

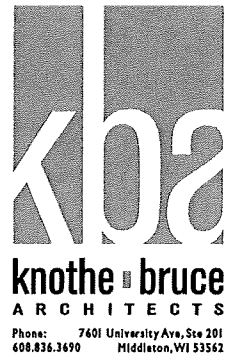




SITE DEVELOPMENT STATISTICS	
LOT AREA	17,447 S.F./40 ACRES
DWELLING UNITS	31 DU
LOT AREA/DU	562.8 S.F./DU
DENSITY	77.5 UNITS/ACRE
OPEN SPACE	1,403 S.F. (700 S.F. MIN. REQ'D)
OPEN SPACE/BEDROOM	40 S.F./BEDROOM (20 S.F. MIN. REQ'D)
LOT COVERAGE	14,513 S.F. = 83% (85% MAX)
BUILDING HEIGHT	3 STORIES
GROSS FLOOR AREA 31,236 S.F.	
FLOOR AREA RATIO 1.79	
UNIT MIX	
EFFICIENCY	3
ONE BEDROOM	21
ONE BED + DEN	3
TWO BEDROOM	4
TOTAL	31
VEHICLE PARKING	
UNDERGROUND	29
TOTAL	29
BIKE PARKING	
SURFACE - FLOOR STALL	4 (Std. 2'x 6' guest)
UNDERGROUND	31 (Std. 2'x 6' floor mount - Permanent)
TOTAL	35

SHEET INDEX	
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C-1.4	USABLE OPEN SPACE
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C-3.0	GRADING & EROSION CONTROL
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C-5.0	CIVIL SITE PLAN
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A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
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A-2.1	ELEVATIONS
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G-1.2	EXISTING AERIAL PERSPECTIVE
G-1.3	PROPOSED AERIAL PERSPECTIVE
G-1.4	RENDERED ELEVATIONS
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G-1.6	EASTWOOD DRIVE PERSPECTIVE
G-1.7	BIKE PATH PERSPECTIVE

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON HELENA AND DIVISION STREETS AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ACCESS 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.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.



ISSUED
Issued for Conditional Use - June 15, 2016
Issued for Final LIDC - July 13, 2016
Reissued for Conditional Use - August 03, 2016

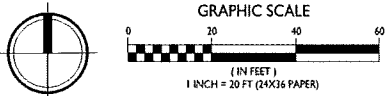
PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. **1606**
© Knothe & Bruce Architects, LLC

SITE PLAN
C-1.1 1" = 20'-0"



ISSUED
 Issued for Conditional Use - June 15, 2016
 Reissued for Conditional Use - August 03, 2016

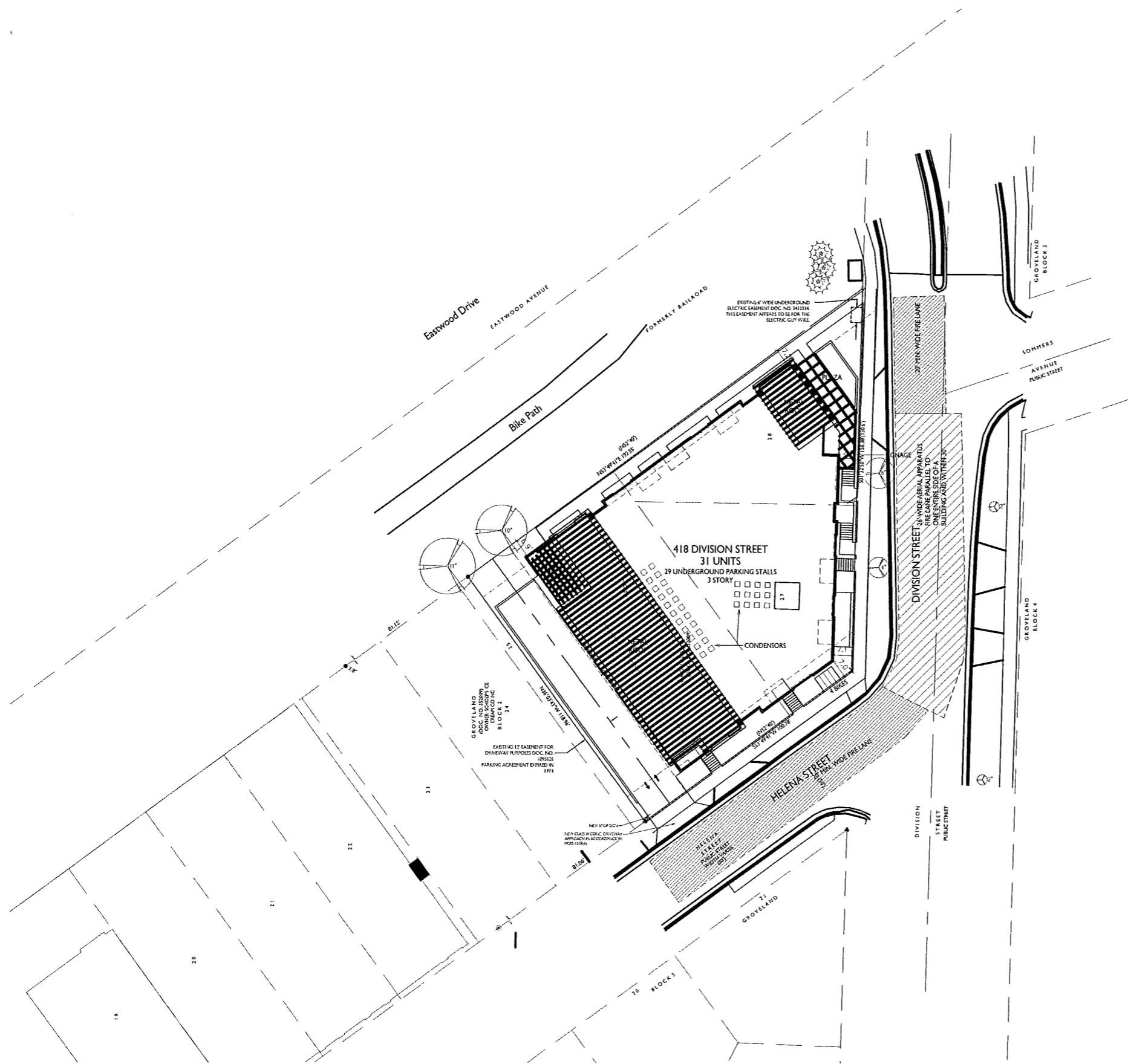
PROJECT TITLE
 418 Division St.

Madison, WI
 SHEET TITLE
 Fire Dept. Access
 Plan

SHEET NUMBER

C-1.2

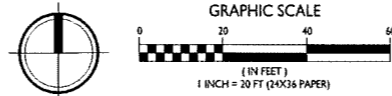
PROJECT NO. 1606
 © Knothe & Bruce Architects, LLC



FIRE DEPARTMENT ACCESS

- 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
- REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 430 FEET. TOTAL PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 107.5 FEET.

Fire Dept. Access Plan
 C-1.2 1" = 20'-0"



ISSUED
 Issued for Conditional Use - June 15, 2016
 Reissued for Conditional Use - August 03, 2016

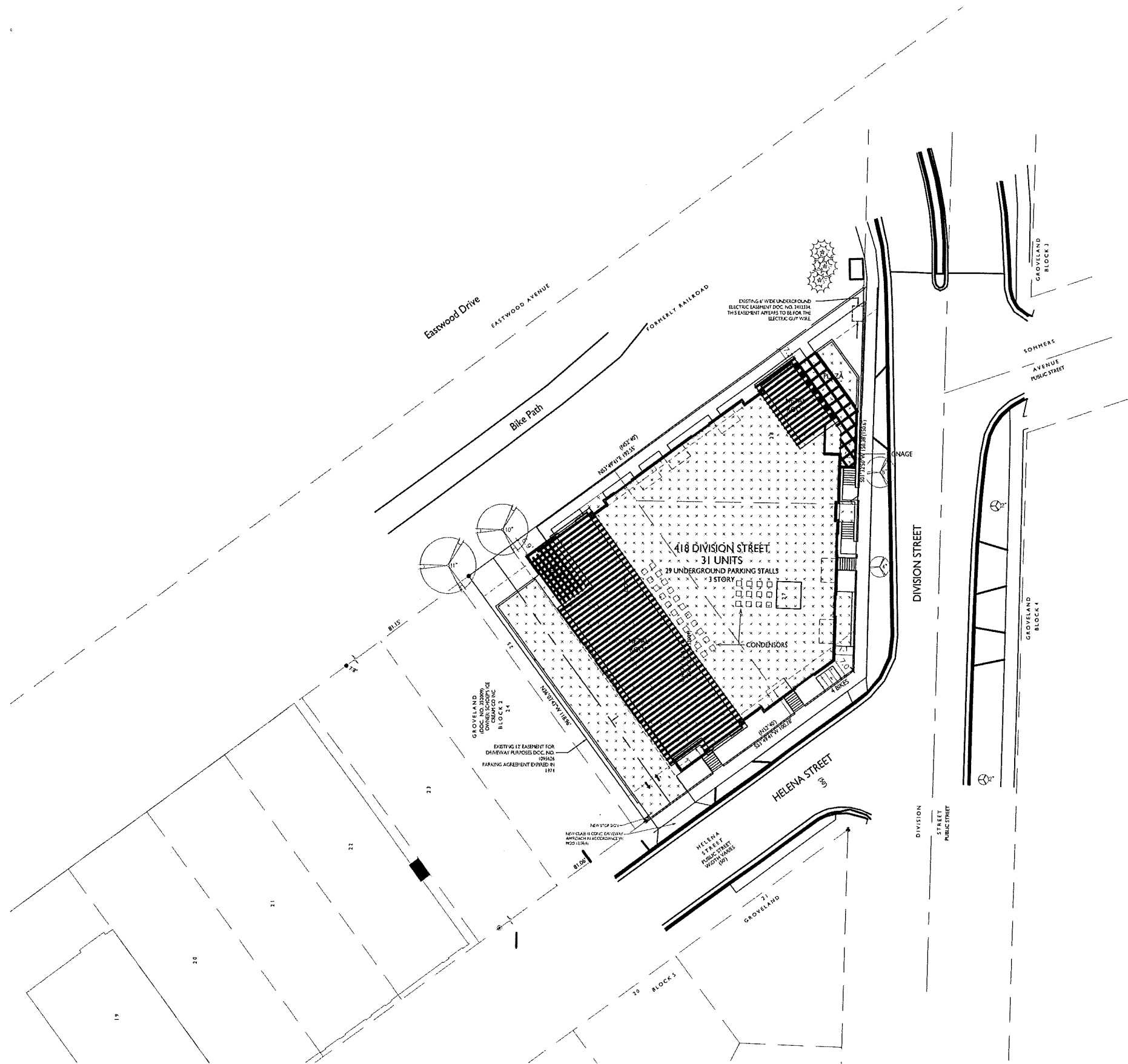
PROJECT TITLE
418 Division St.

Madison, WI
 SHEET TITLE
Lot Coverage

SHEET NUMBER

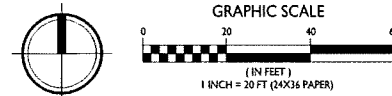
C-1.3

PROJECT NO. **1606**
 © Knothe & Bruce Architects, LLC



LOT COVERAGE	
LOT AREA	17,447 SF / .40 ACRES
LOT COVERAGE	14,513 SF (83%)
MAXIMUM LOT COVERAGE	14,830 SF (85%)

LOT COVERAGE
 C-1.3 1" = 20'-0"



ISSUED
 Issued for Conditional Use - June 15, 2016
 Reissued for Conditional Use - August 03, 2016

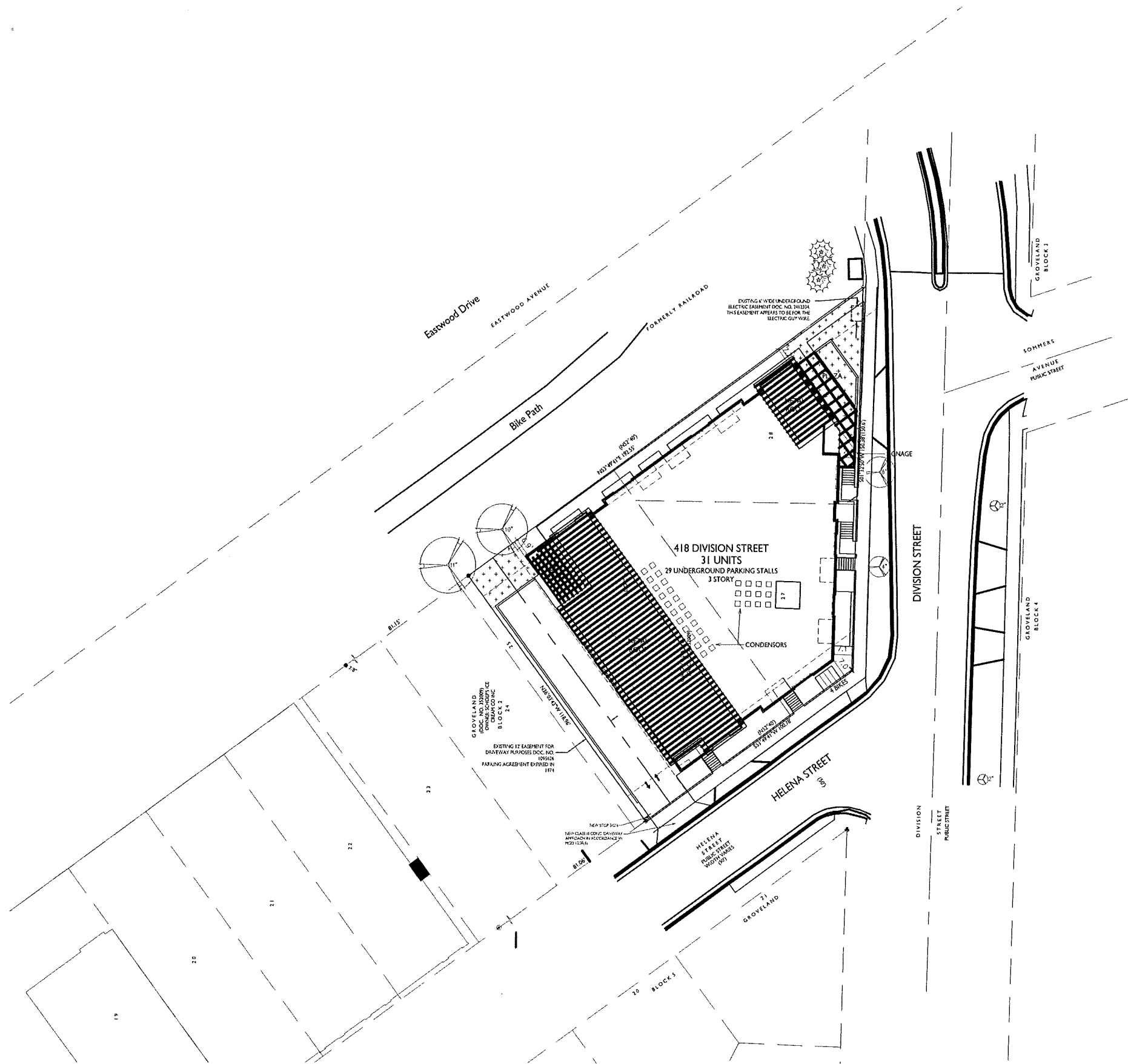
PROJECT TITLE
 418 Division St.

Madison, WI
 SHEET TITLE
 Usable Open Space

SHEET NUMBER

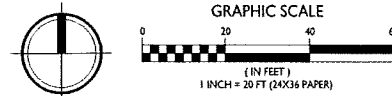
C-1.4

PROJECT NO. 1606
 © Knothe & Bruce Architects, LLC



USABLE OPEN SPACE	
LOT AREA	17,447 SF / .40 ACRES
USABLE OPEN SPACE	1,403 SF
MINIMUM USABLE OPEN SPACE	700 SF (20 SF/BEDROOM)

C-1.4 USABLE OPEN SPACE
 1" = 20'-0"





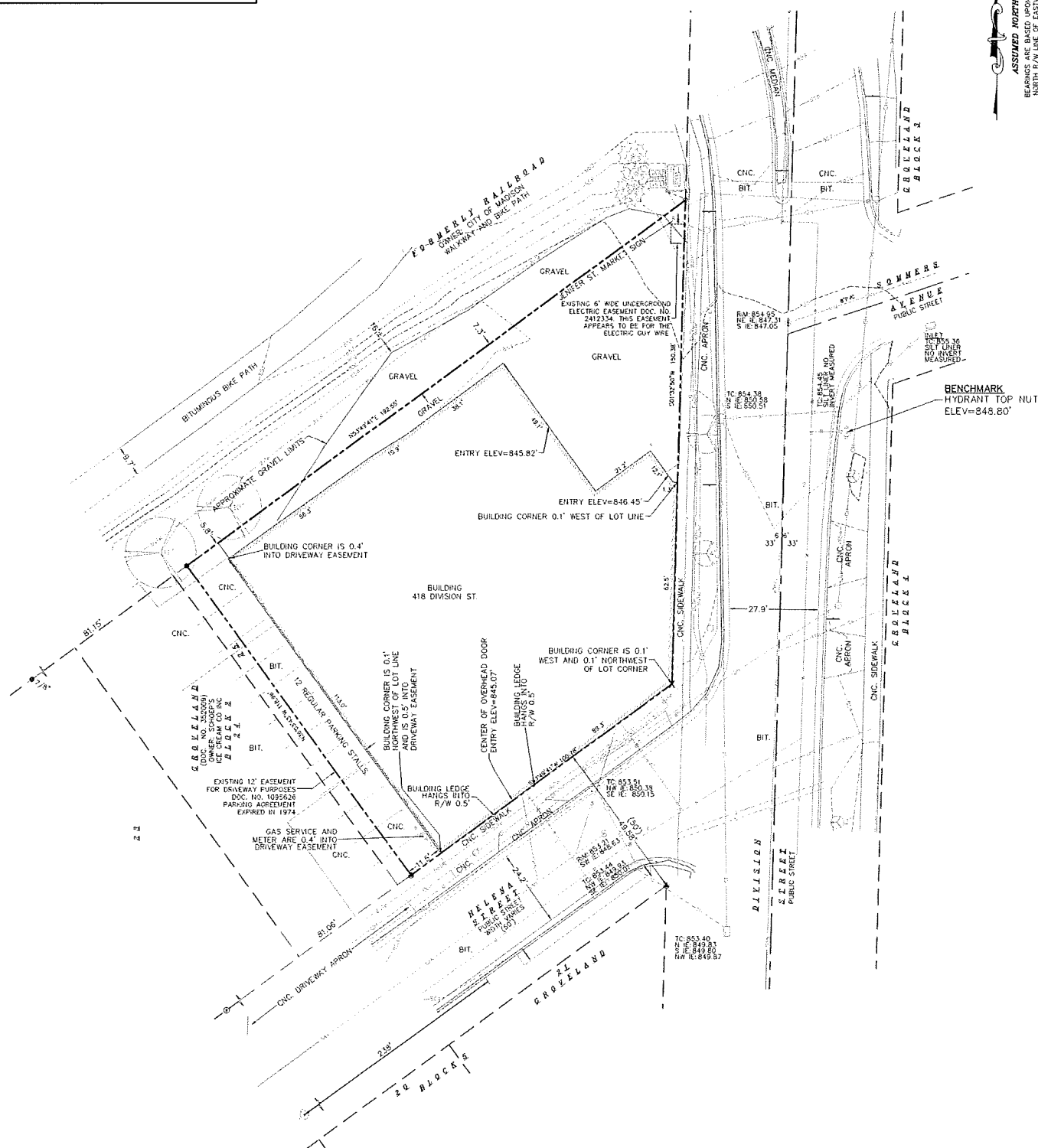
Dial 811 or (800) 242-8511
www.DiggersHotline.com

PART OF LOTS 6 AND 7, FARWELLS ADDITION TO THE VILLAGE OF MADISON, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



STORM SEWER ELEVATION TABLE

NUMBER	R/M/T/C	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION						
532	857.62	E	854.37	S	854.27			CURB INLET						
533	857.65	W	854.42	S	853.51	SE	854.15	E	854.32	N	853.53	N	849.71	CURB INLET
534	857.85	W	853.33	S	853.15	E	853.18	N	854.05	N	853.31	N	849.71	RECTANGULAR MANHOLE COVER
661	857.63	S	853.51											CURB INLET
664	857.62	W	854.71	S	854.47	E	854.98							CURB INLET
664A	857.62	W	855.13	S	855.16									CURB INLET
666	857.62	E	854.07	S	855.16									CURB INLET
669	858.25	W	853.56	E	853.47	NE	853.33	N	853.56	NW	853.83			RECTANGULAR MANHOLE COVER
805	856.34	W	848.30	N	850.66	E	847.85							STORM SEWER MANHOLE



- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
 - 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - 3) Dates of field work: June 22 and 26, 2015.
 - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown herein.
 - 6) All trees, hedges and ground cover on the site may not necessarily be shown herein. Trees under 8" in diameter were not a part of this survey.
 - 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20152516364, 20152516451 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
 - 8) Total parcel area = 14,959 square feet.
 - 9) Elevations are based upon NAVD88 datum. The brass cap monument at the Southwest corner of Section 06 has an elevation of 852.169' based upon benchmark on tie sheet by Carl M. Sandnes, dated 2-16-04.
 - 10) No access is permitted to Eastwood Drive per Award of Damages Document Number 1360330.
 - 11) City records show an 18" V.P. storm sewer constructed in 1906 traverses under the building.

LEGEND

- 3/4" SOLID IRON ROD FOUND
- IRON PIPE FOUND WITH CAP
- FOUND MAG NAIL
- SOLID IRON ROD WITH CAP FOUND
- OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE ACCESS TELEVISION LINE
- BURIED FIBER OPTIC
- ⊗ WATER VALVE
- ⊗ GAS VALVE
- ⊗ GAS METER
- ⊗ AIR CONDITIONER
- ⊗ TV PEDESTAL
- ⊗ ELECTRIC PEDESTAL
- ⊗ UTILITY POLE
- ⊗ LIGHT POLE
- ⊗ TELEPHONE PEDESTAL
- ⊗ FIRE HYDRANT
- SIGN
- GUY WIRE
- ⊗ STORM SEWER CURB INLET
- ⊗ STORM SEWER MANHOLE
- ⊗ STORM SEWER ACCESS STRUCTURE
- ⊗ BOLLARD
- ⊗ SANITARY SEWER MANHOLE
- WOOD FENCE
- ⊗ DECIDUOUS TREE
- BIT. BITUMINOUS PAVEMENT
- CNC. CONCRETE PAVEMENT
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

Burse
Surveying and Engineering, Inc.
2001 International Lane, Suite 101
Madison, WI 53704
Phone: 608-260-9663
Fax: 608-260-9260
e-mail: Mburse@BSE-INC.net
www.BurseEngineering.com

APPROVAL	DATE
MLB	
MLB	
MLB	
MLB	
MLB	

418 DIVISION STREET
418 DIVISION STREET
MADISON, WI 53703
PRIME URBAN PROPERTIES
2020 EASTWOOD DRIVE
MADISON, WI 53703

PROJECT #: BSE1888-16
PLOT DATE: 06/15/2016

REVISION DATES:

ISSUE DATES:
Cond. Use 06/15/2016







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DRAWING NUMBER
C-1.0

DEMOLITION NOTES:

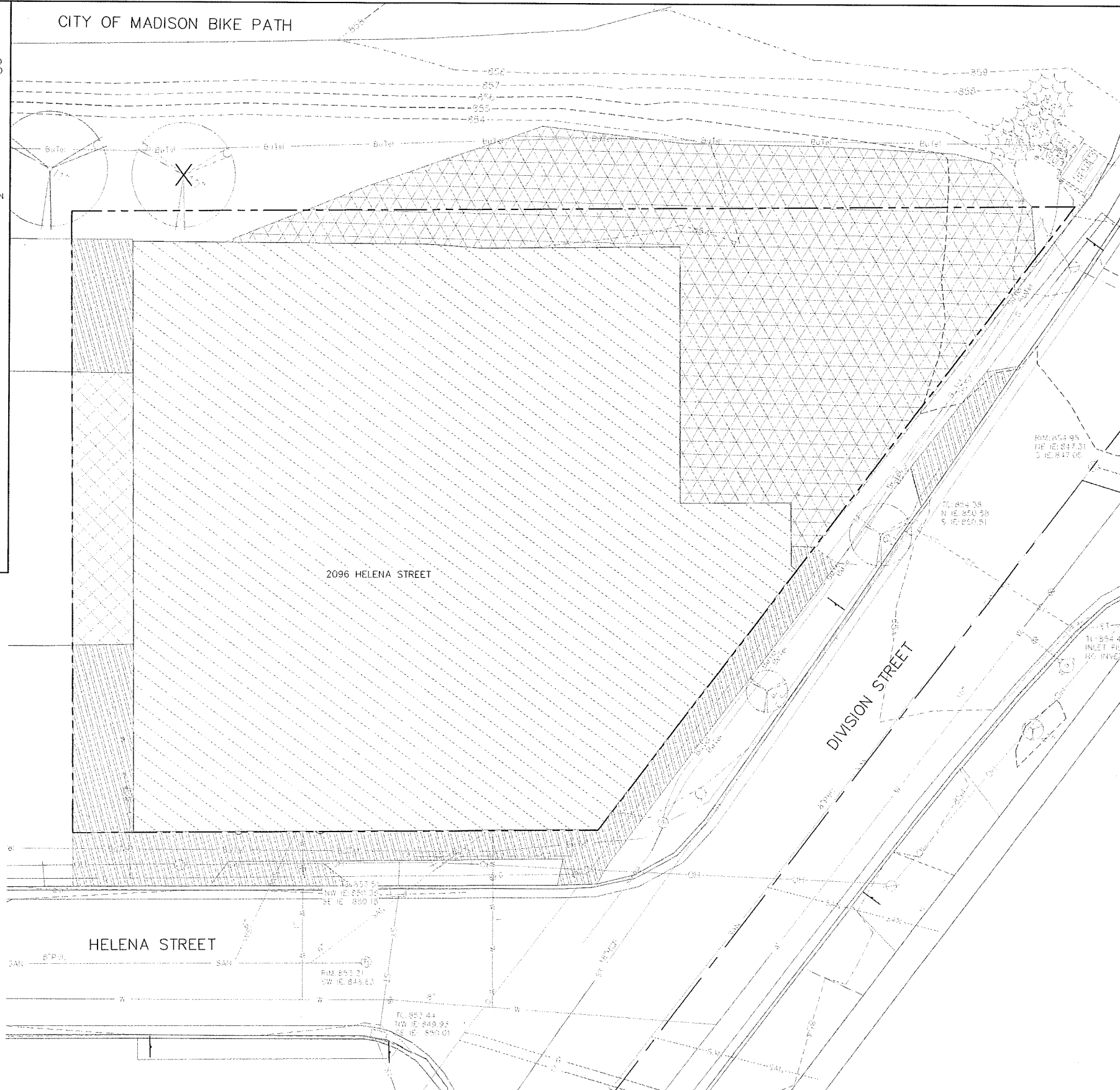
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES

LEGEND

-  REMOVE BITUMINOUS PAVEMENT
-  REMOVE CONCRETE
-  RAZE BUILDING
-  REMOVE GRAVEL
-  REMOVE UTILITY LINE
-  REMOVE TREE

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 Dial 811 or (800) 242-8511
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CITY OF MADISON BIKE PATH



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APPROVAL	DATE
PROJECT MGR	MB
DESIGNER	MB
CHECKER	MB
IN CHARGE	MB
PROJECT MGR	MB
APPROVER	MB

418 DIVISION STREET
 418 DIVISION STREET
 MADISON, WI 53704
PRIME URBAN PROPERTIES
 2020 EASTWOOD DRIVE
 MADISON, WI 53704

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DEMOLITION PLAN

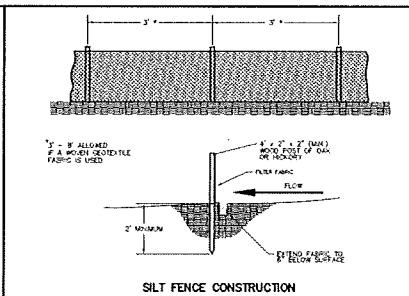
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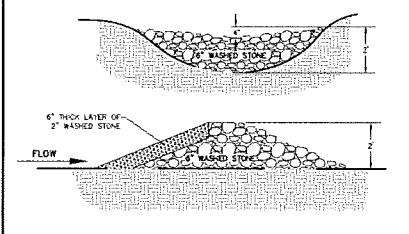
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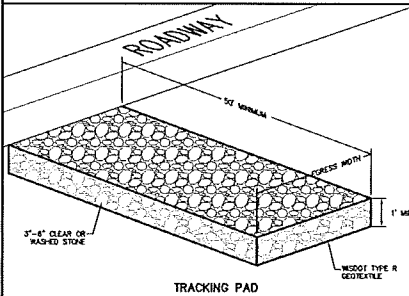
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SILT FENCE CONSTRUCTION



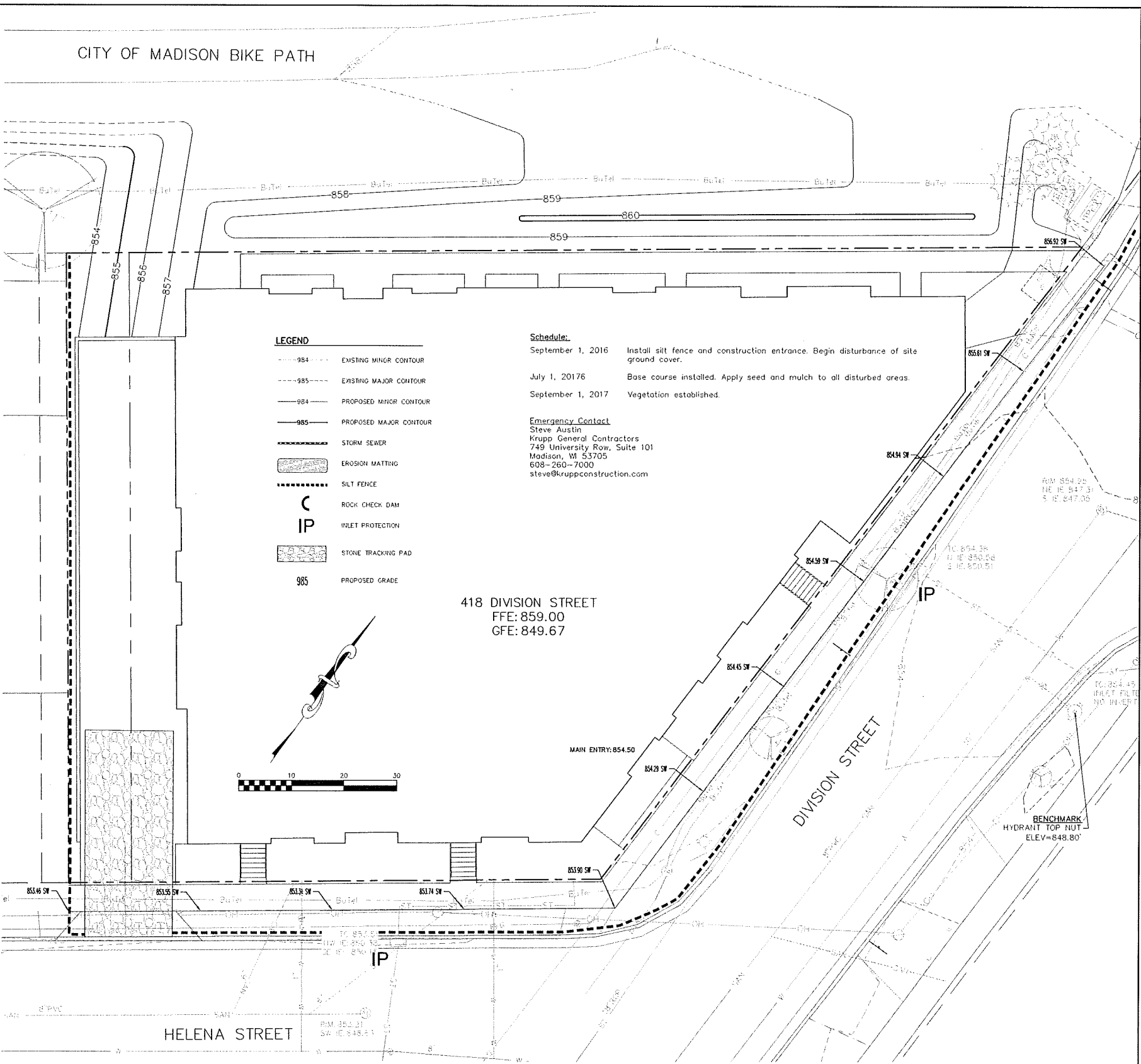
ROCK CHECK DAM



TRACKING PAD

- Erosion Control Notes/Specifications:**
- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
 - 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. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. 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.
 - All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Inspection schedule and record keeping shall comply with NR 216.46(9), Wis. Adm. Code.
 - Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: http://dnr.wis.gov/topic/stormwater/standards/const_standards.html. The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
 - De-watering - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable de-watering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of de-watering activity, and provide an engineering detail of the de-watering system. Devices shall comply with WDNR Technical Standard 1061 found at: http://dnr.wis.gov/topic/stormwater/standards/const_standards.html. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
 - Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wiscnhs.gov/business/engserv/pol.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until site stabilization is complete.
 - De-watering - Water pumped from the site shall be treated by using a geotextile bag. Sandy soil is expected to be found at the bottom of the excavation, therefore Geotextile Bags shall be Type I per DNR Technical Standard 1061. The following table identifies the size a bag requires for a given sized pump. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.

Pump Size (Max. GPM)	Type I Bag Size (sq-ft)
70	50
100	70
 - Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wiscnhs.gov/business/engserv/pol.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until site stabilization is complete.
 - Erosion control devices shall adhere to the technical standards found at: <http://dnr.wis.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
 - All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
 - All disturbed areas shall be seeded immediately after grading activities have been completed.
 - All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and sodding shall be in conformance to WDNR Technical Standard 1059 found at: http://dnr.wis.gov/topic/stormwater/standards/const_standards.html. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
 - For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.



- LEGEND**
- 984--- EXISTING MINOR CONTOUR
 - 985--- EXISTING MAJOR CONTOUR
 - 984--- PROPOSED MINOR CONTOUR
 - 985--- PROPOSED MAJOR CONTOUR
 - S--- STORM SEWER
 - E--- EROSION MATTING
 - S--- SILT FENCE
 - C --- ROCK CHECK DAM
 - IP --- INLET PROTECTION
 - S--- STONE TRACKING PAD
 - 985 --- PROPOSED GRADE

Schedule:

September 1, 2016 Install silt fence and construction entrance. Begin disturbance of site ground cover.

July 1, 2017 Base course installed. Apply seed and mulch to all disturbed areas.

September 1, 2017 Vegetation established.

Emergency Contact
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 Krupp General Contractors
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 steve@kruppconstruction.com

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APPROVALS

DATE	BY	ROLE

418 DIVISION STREET
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 MADISON, WI 53704
PRIME URBAN PROPERTIES
 2020 EASTWOOD DRIVE
 MADISON, WI 53704

PROJECT #: BSE1888-16
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REVISION DATES:

ISSUE DATES:
 Cond. Use 06/15/2016

GRADING AND EROSION CONTROL PLAN

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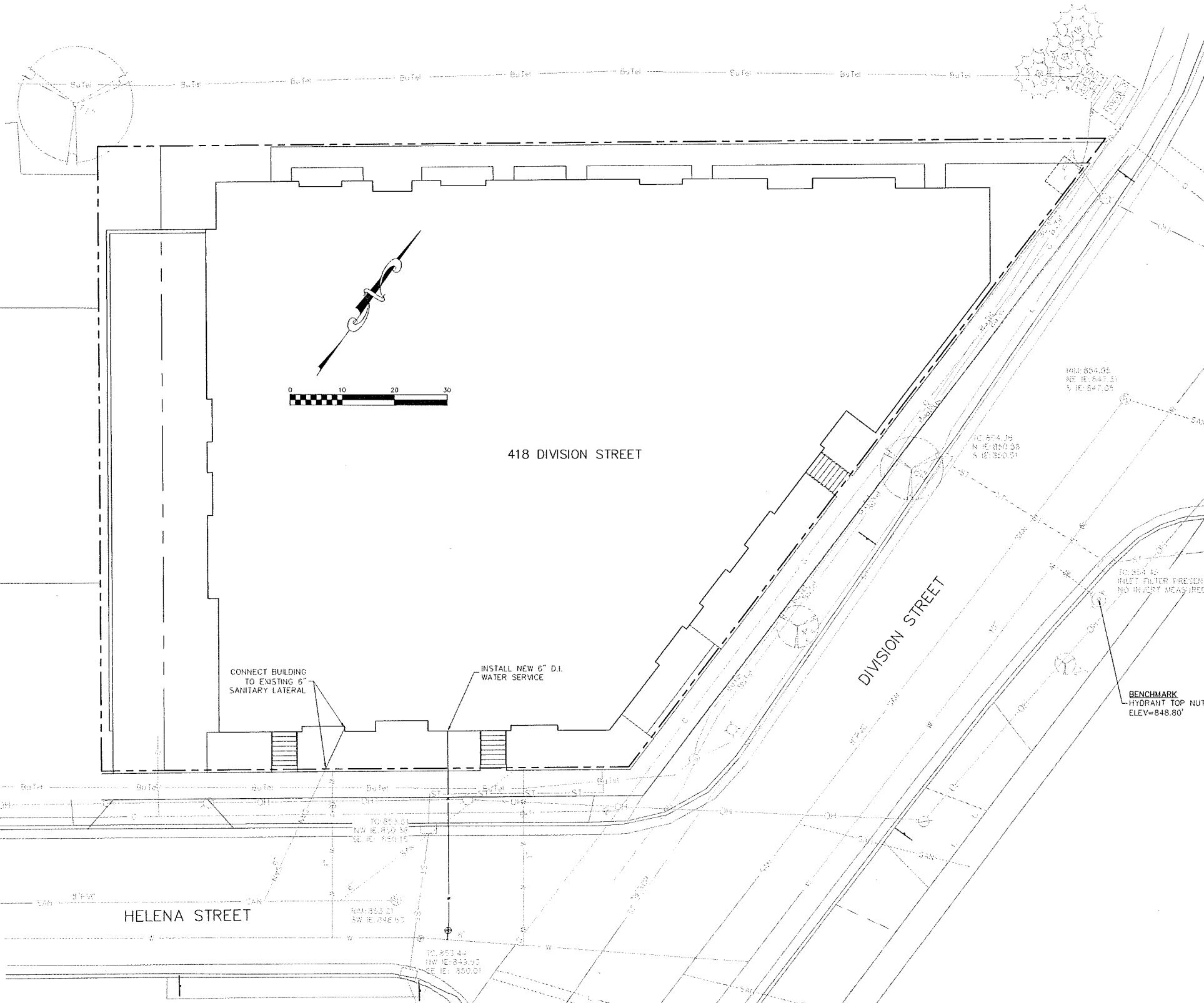
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CITY OF MADISON BIKE PATH



CONNECT BUILDING TO EXISTING 6" SANITARY LATERAL

INSTALL NEW 6" D.I. WATER SERVICE

BENCHMARK
HYDRANT TOP NUT
ELEV=848.80'

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. THE CITY WILL LIKELY REQUIRE SEVERAL ULO'S TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. THIS INFORMATION MAY REQUIRE THE PROPOSED GRADES AND SLOPES OF NEW PIPING TO BE ADJUSTED. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. XXXX (TBD).

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APPROVALS	MLB	MLB	MLB	MLB	MLB	MLB
PROJECT	DESIGN	CONSTRUCTION	FINAL	AS-BUILT	REVISION	DATE

418 DIVISION STREET
 418 DIVISION STREET
 MADISON, WI 53704

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UTILITY PLAN

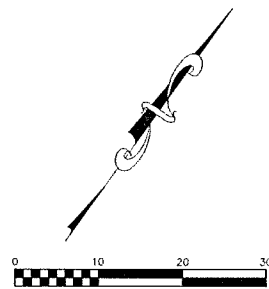
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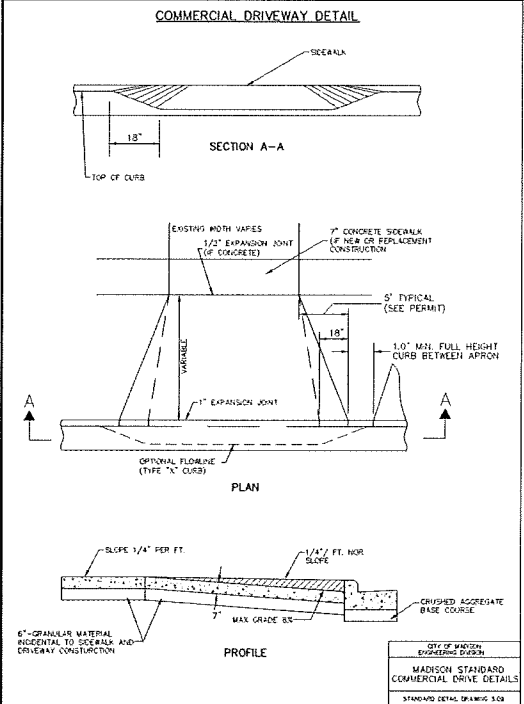
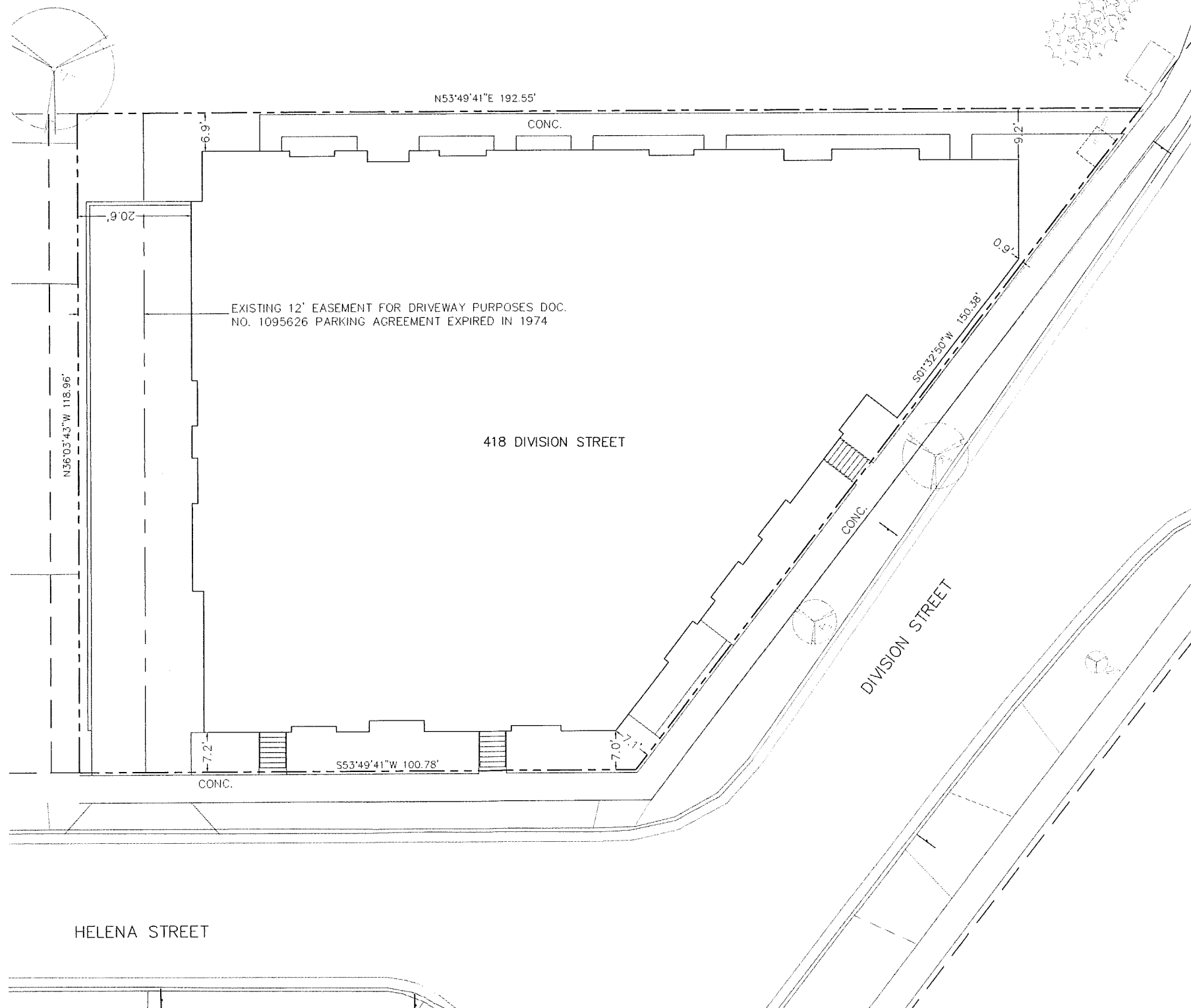
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LEGEND

	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS
	EXISTING BURIED PHONE



CITY OF MADISON BIKE PATH



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APPROVALS	MLD	MLB
DESIGNED BY	MB	MB
DRAWN BY	MB	MB
CHECKED BY	MB	MB
DATE	06/15/2016	

418 DIVISION STREET
 418 DIVISION STREET
 MADISON, WI 53704
PRIME URBAN PROPERTIES
 2020 EASTWOOD DRIVE
 MADISON, WI 53704

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CIVIL SITE PLAN

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Eastwood Drive

Bike Path

418 DIVISION STREET
31 UNITS
29 UNDERGROUND PARKING
STALLS
3 STORY

PLAZA

METAL ROOF

ROOF TERRACE

METAL ROOF

DIVISION STREET

HELENA STREET

LANDSCAPE NOTES

All planting beds to be mulched with brown dyed wood mulch, 3" depth.

Lawn areas to be seeded with premium blue grass seed mix, 5 lbs per 1,000 square feet

PLANT KEY - 418 DIVISION STREET

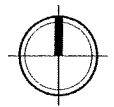
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	ROOT
AH	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	20	#2	Cont.
BB	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	4	6"	B&B
EA	<i>Theophrasta danica 'Smirgoff'</i>	European Avoncedar	2	5"	B&B
FFH	<i>Acer saccharum 'Baikie'</i>	Fair Hills Maple	1	2 1/2"	B&B
GBC	<i>Alnus melanocarpa var. etala</i>	Glossy Black Chokeberry	13	#3	Cont.
KFG	<i>Calamagrostis canadensis 'Karl Foerster'</i>	Karl Foerster Feeder Reed Grass	19	#1	Cont.
KV	<i>Lobelia cardinalis</i>	Korean Red Flowering Dogwood	1	#5	Cont.
MV	<i>Wegelia Fendleri 'Minnit'</i>	Minut Widgeon	4	#2	Cont.
NHE	<i>Ulmus pumila x U. davidiana var. japonica</i>	New Horizon Elm	2	2 1/2"	B&B
PPC	<i>Physocarpus opulifolius 'Palace Purple'</i>	Palace Purple Cornel Dogwood	8	#1	Cont.
SHN	<i>Physocarpus opulifolius 'Seward'</i>	Seward Weir Manchurian	5	#3	Cont.
TA	<i>Taxus x media 'Taunton'</i>	Taunton Yew	17	16"	B&B
VM	<i>Vincetoxicum 'Boule'</i>	Vincetoxicum (Pied-à-terre)	50	#1	Cont.
WLC	<i>Fragaria virginiana 'Walker's Low'</i>	Walkers Low Strawberry	19	#1	Cont.

BIO-INFILTRATION PLANTS

COMMON NAME	QTY.	SIZE	ROOT	SPACING
Burnt Yellow Iris	12	2.5"	Flug	18" O.C.
Blue False Indigo	12	2.5"	Flug	18" O.C.
White False Indigo	12	2.5"	Flug	18" O.C.
Purple Coneflower	12	2.5"	Flug	18" O.C.
Blue Flag Iris	12	2.5"	Flug	18" O.C.
Cardinal Flower	12	2.5"	Flug	18" O.C.
Marsh Blackberry	12	2.5"	Flug	18" O.C.
Brown Eyed Susan	12	2.5"	Flug	18" O.C.
White Goldenrod	12	2.5"	Flug	18" O.C.
Black-eyed Susan	12	2.5"	Flug	18" O.C.
Fire Sedge	12	2.5"	Flug	18" O.C.
Toney's Rush	12	2.5"	Flug	18" O.C.
Swamp Grass	12	2.5"	Flug	18" O.C.



1 SITE PLAN
C-1.0
1"=10'-0"



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WEB: www.olsontoon.com

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PROJECT TITLE
418 Division St.

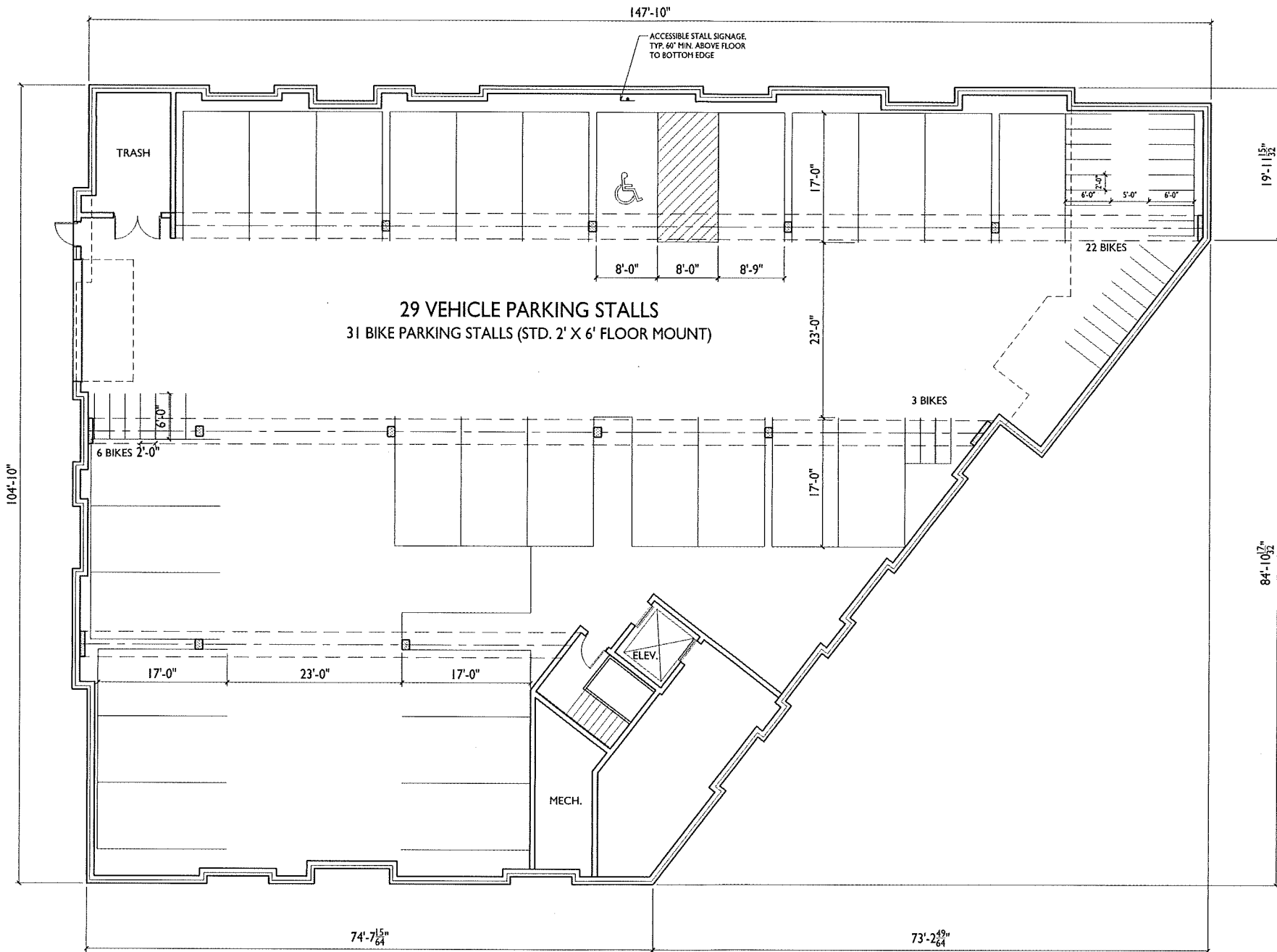
Madison, WI
SHEET TITLE
Landscape Plan

SHEET NUMBER

L-1.0

PROJECT NO. 1606

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 Issued for Final LDC - July 13, 2016
 Reissued for Conditional Use - August 03, 2016

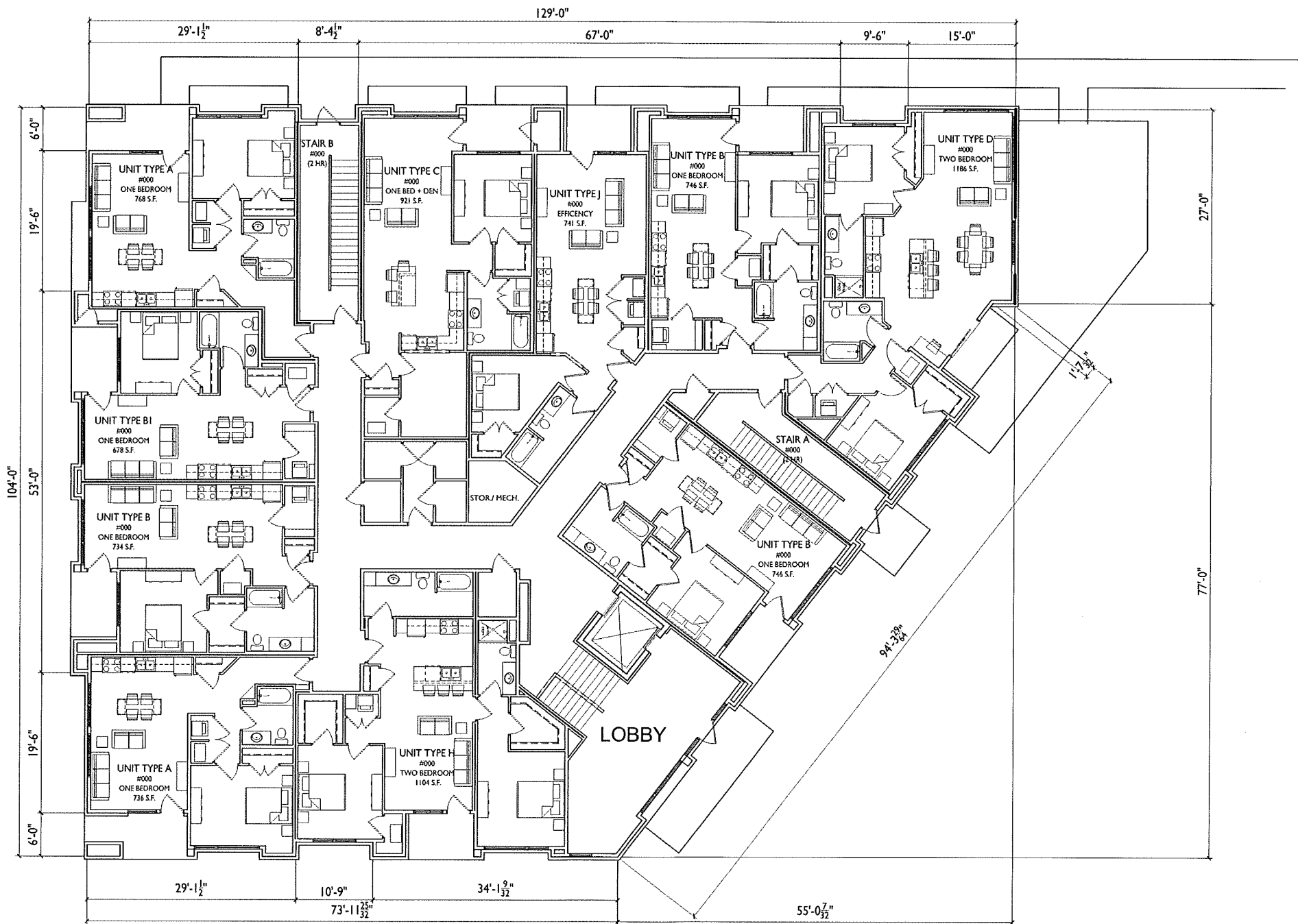
PROJECT TITLE
 418 Division St.

Madison, WI
 SHEET TITLE
 Basement Floor
 Plan

SHEET NUMBER
A-1.0
 PROJECT NO. **1606**
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BASEMENT FLOOR PLAN
 A-1.0 1/8"=1'-0"





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PROJECT TITLE
 418 Division St.

Madison, WI
 SHEET TITLE
 First Floor Plan

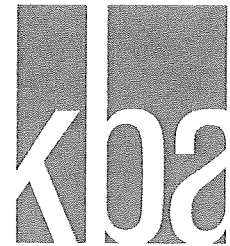
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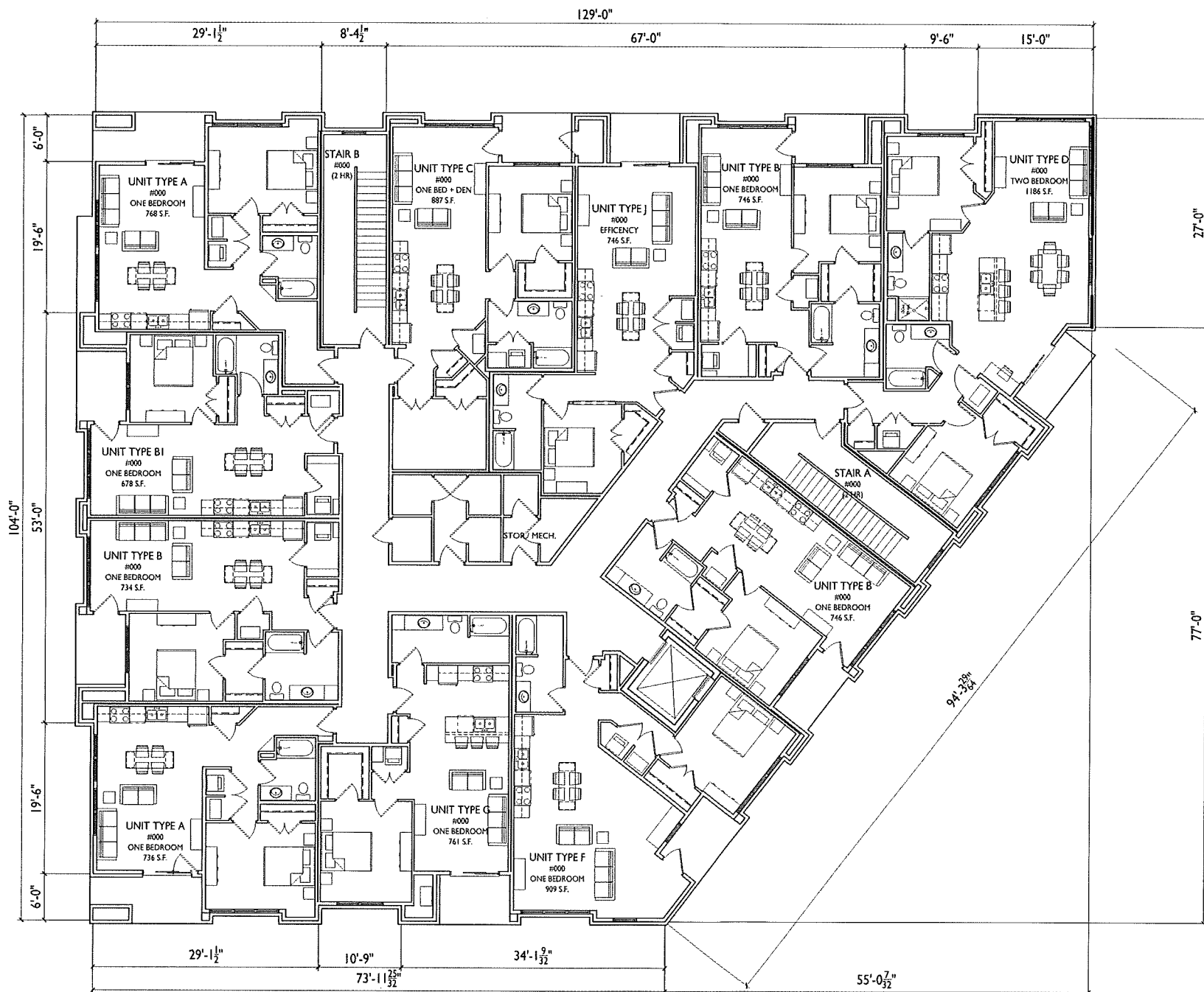
FIRST FLOOR PLAN
 1/8"=1'-0"





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PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Second Floor Plan

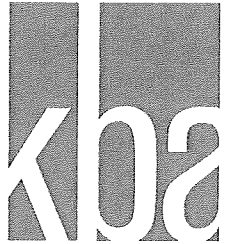
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A-1.2

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1 SECOND FLOOR PLAN
A-1.2 1/8"=1'-0"





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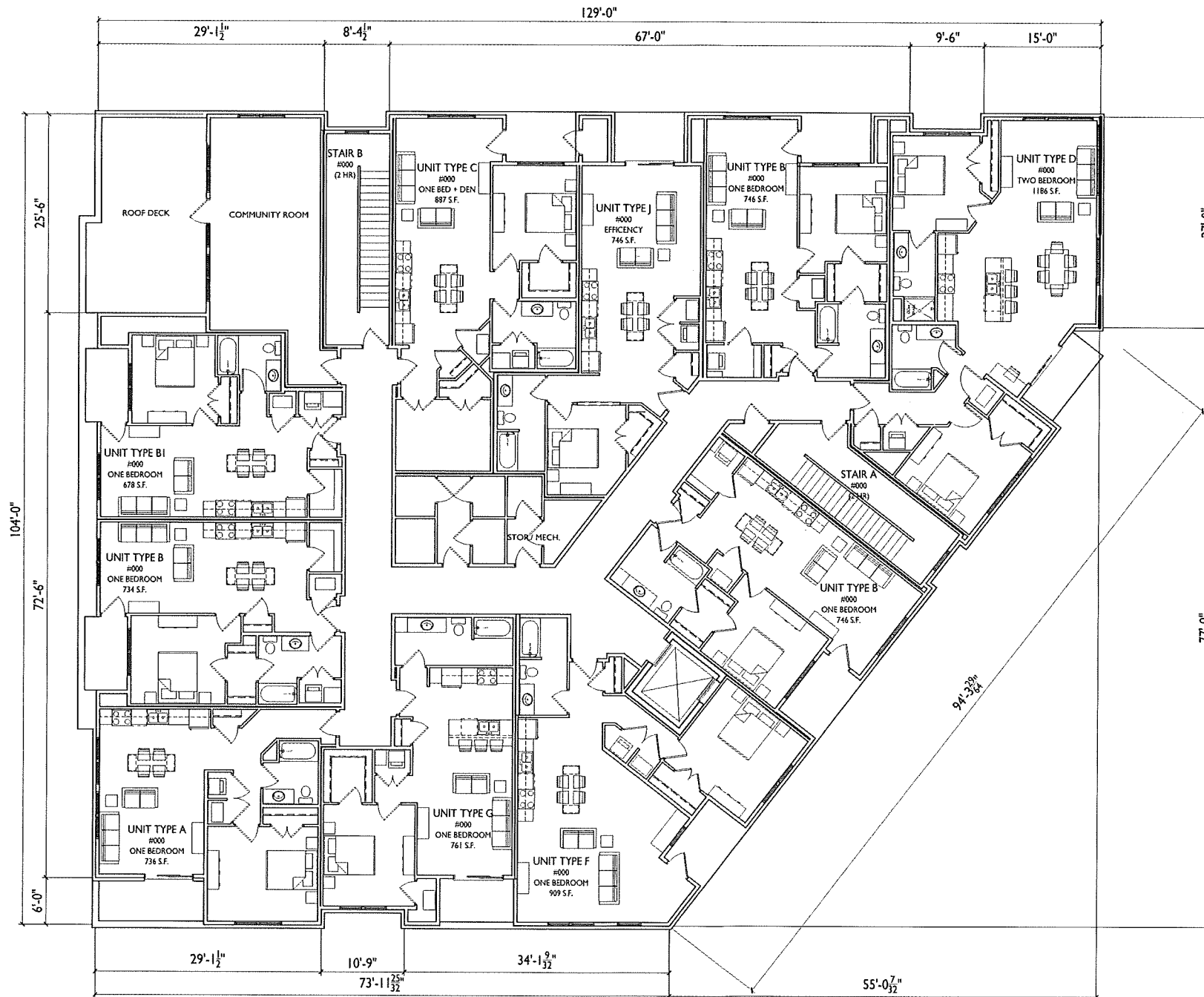
PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Third Floor Plan

SHEET NUMBER

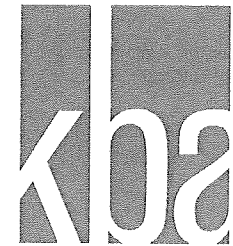
A-1.3

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1 THIRD FLOOR PLAN
A-1.3 1/8"=1'-0"





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1 Elevation along Division Street
A-2.0 1/4"=1'-0"

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2 Elevation along Helena Street
A-2.0 1/4"=1'-0"

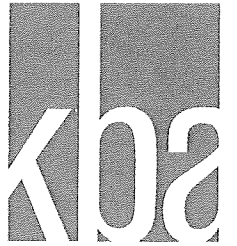
PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Elevations

SHEET NUMBER

A-2.0

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ARCHITECTS

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ISSUED
Issued for DAT Meeting - May 27, 2016
Issued for Conditional Use - June 15, 2016
Issued for Final LDC - July 13, 2016
Reissued for Conditional Use - August 03, 2016



1 Elevation along Eastwood Drive
A-2.1 1/4"=1'-0"



2 Side Elevation
A-2.1 1/4"=1'-0"

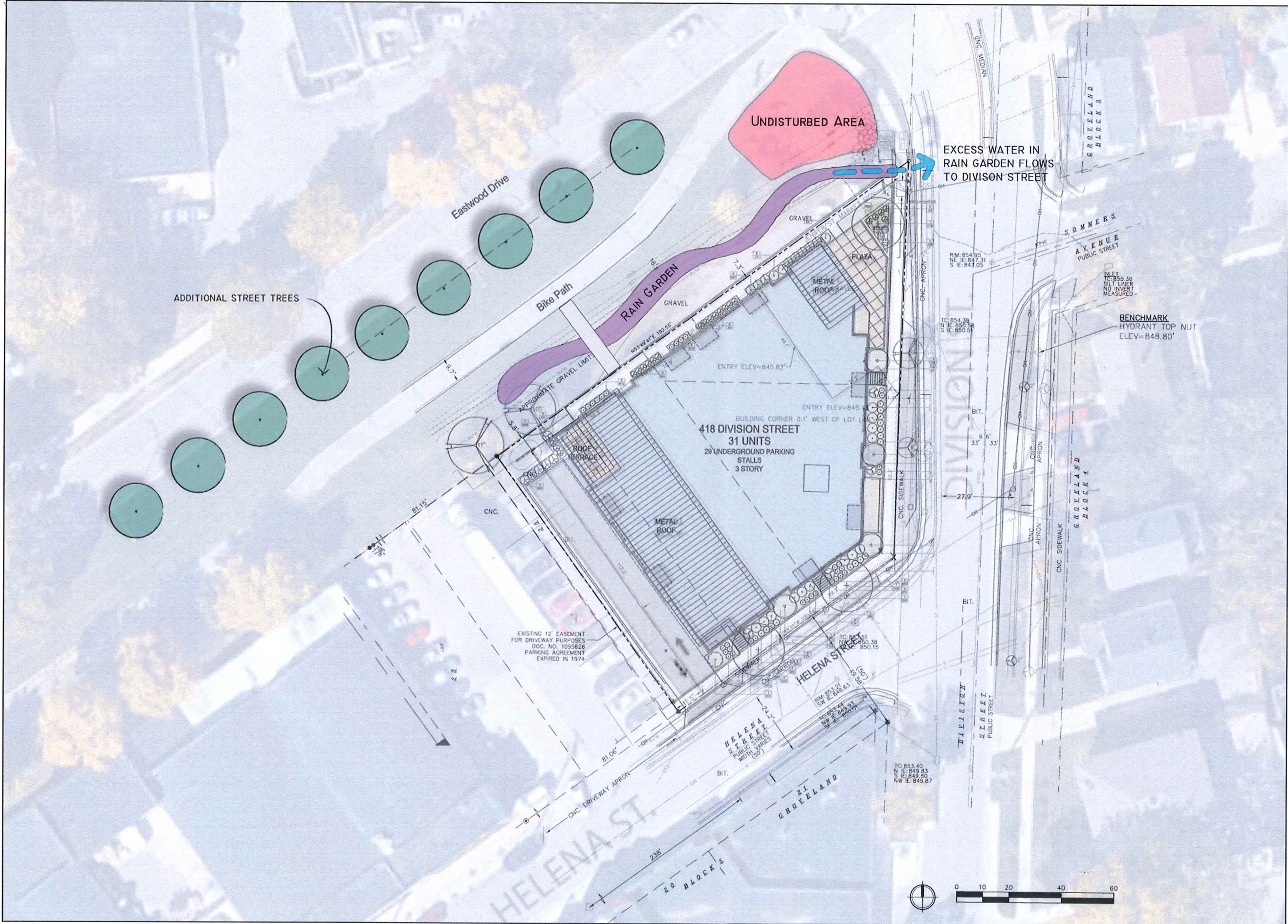
PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1606
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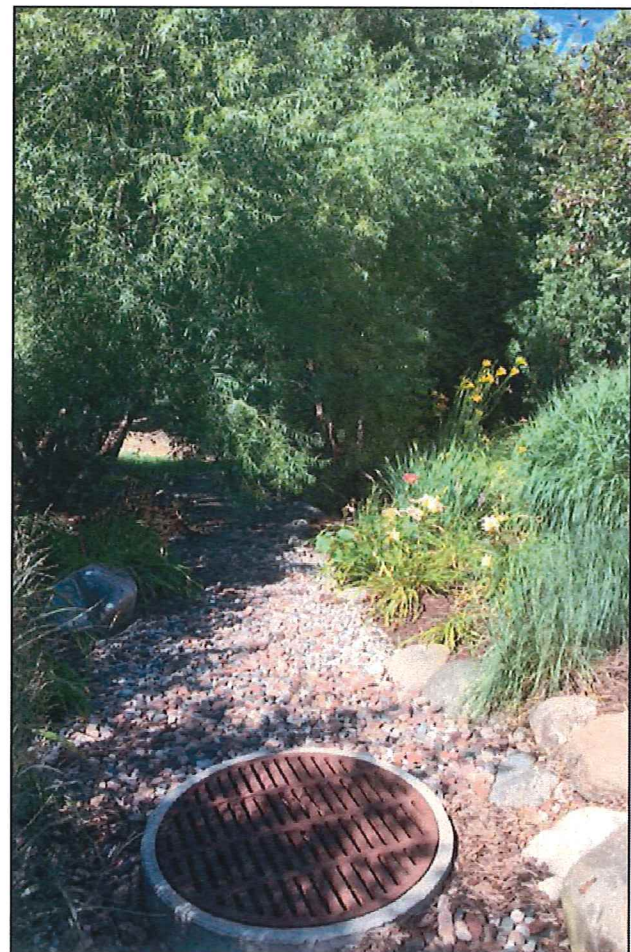
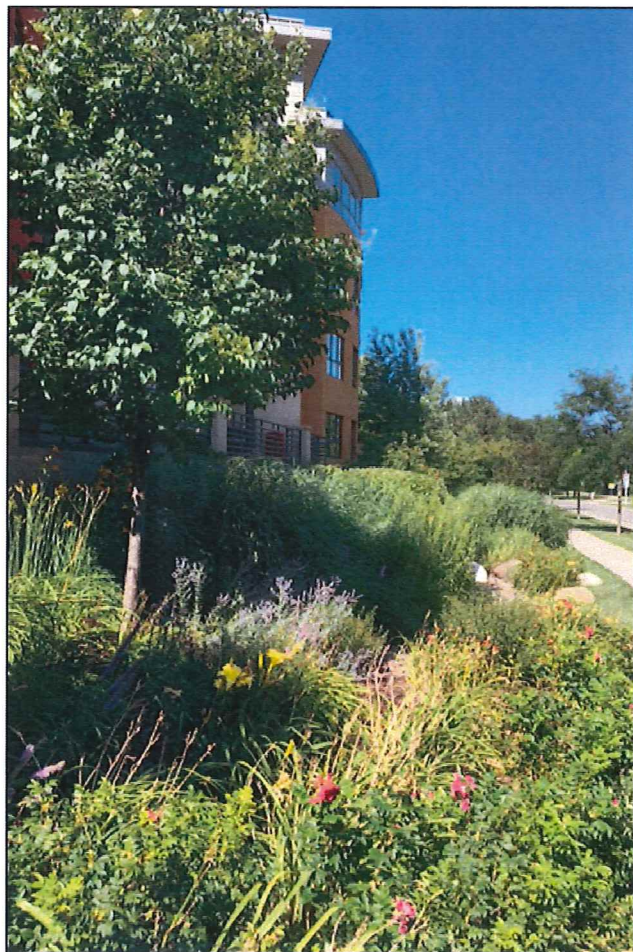
PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
RAIN GARDEN

SHEET NUMBER

G-1.0

PROJECT NO. **1606**



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PROJECT TITLE
418 Division St.

Madison, WI
 SHEET TITLE
**Example
 Landscape Photos**

SHEET NUMBER
G-1.1

PROJECT NO. **1606**



Existing Aerial Perspective
G-1.2

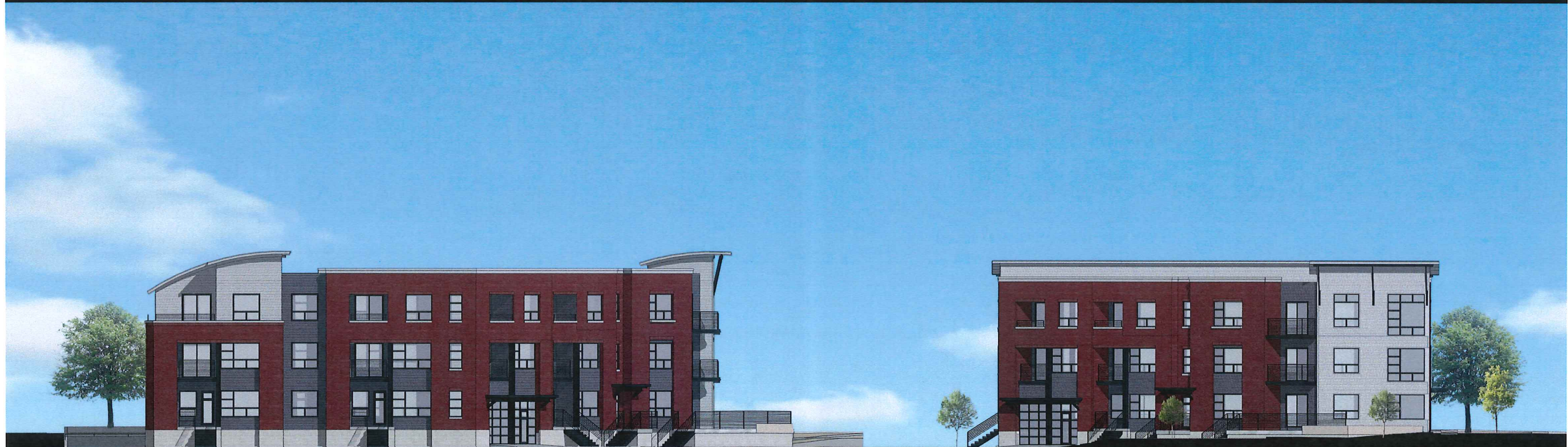


Proposed Aerial Perspective
G-1.3



CAPITAL CITY TRAIL

PARKING LOT



CORNER OF HELENA / DIVISION STREET

DIVISION STREET



Helena Street Perspective
G-1.5



Eastwood Drive Perspective

G-1.6



Bike Path Perspective
G-1.7