



City of Madison

Conditional Use

Location
1704 Autumn Lake Parkway

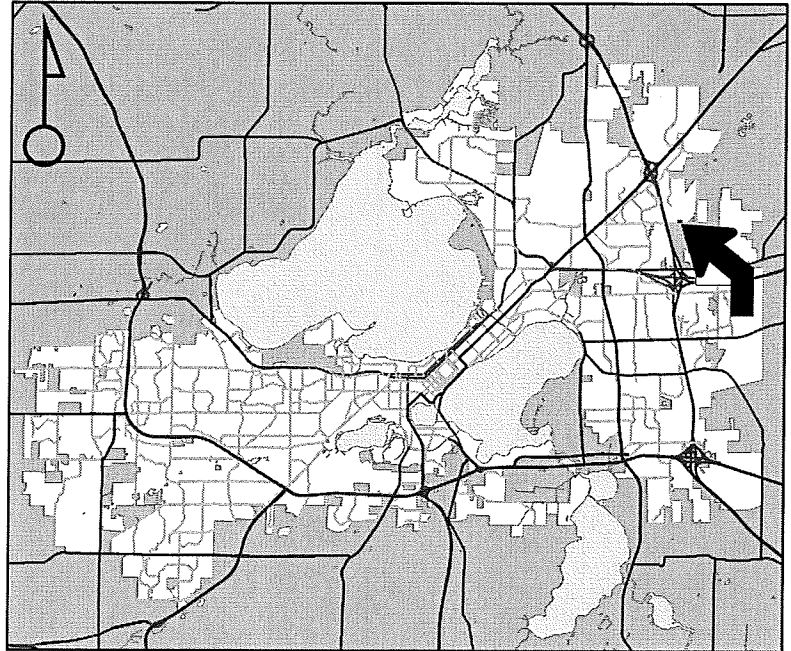
Project Name
Lot 564 – The Village at Autumn Lake

Applicant
Grosse, Handel & Simon and/or signs
Randy Bruce, Knothe & Bruce Architects

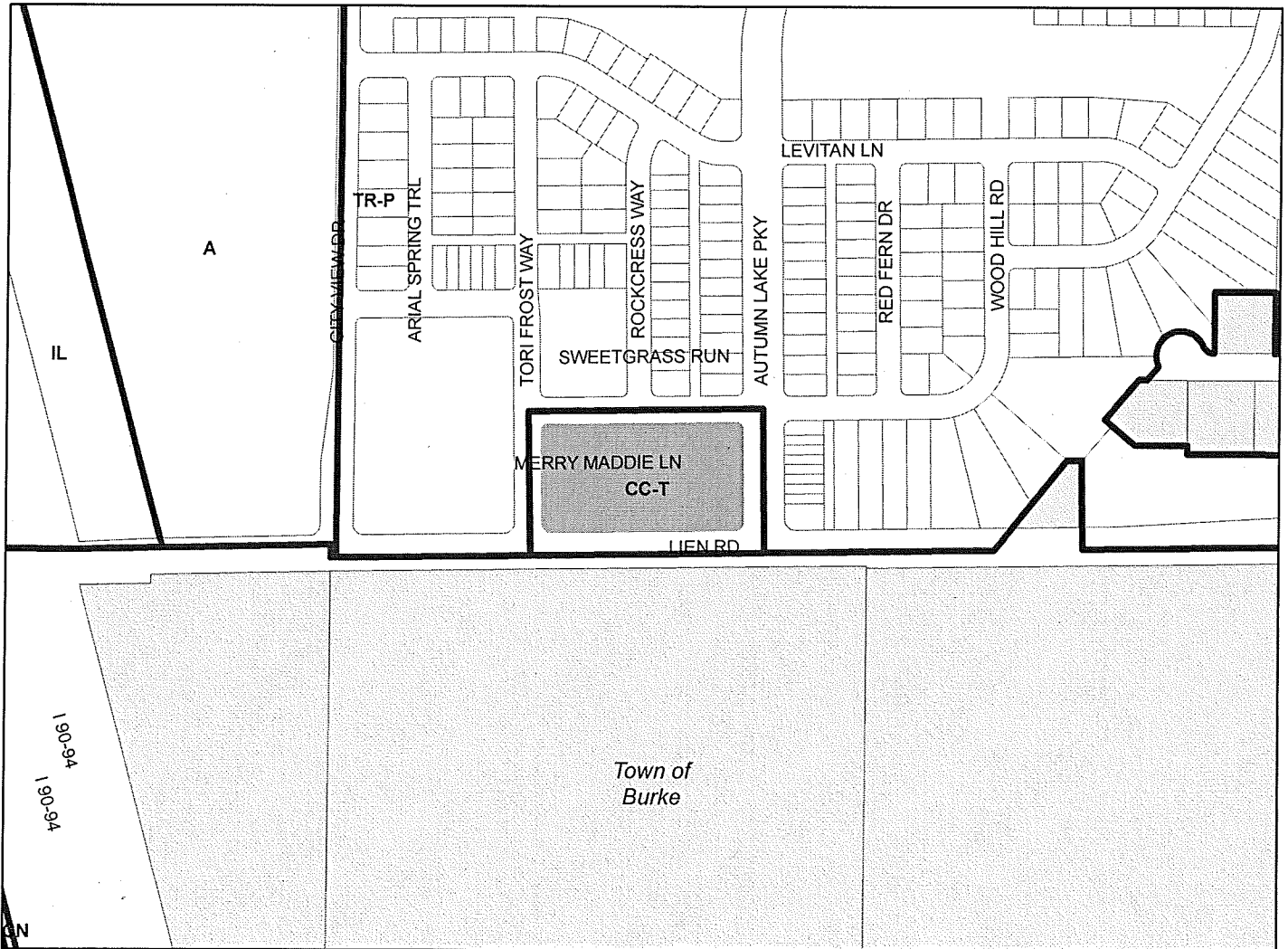
Existing Use
Vacant

Proposed Use
Construct 29-unit apartment building
(second phase of residential
building complex)

Public Hearing Date
Plan Commission
10 July 2017



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 : PPE : Date : 3 July 2017





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	\$950 Receipt No. 029989-0010
Date Received	5/10/17
Received By	[Signature]
Parcel No.	0810-263-4801-2
Aldermanic District	17-Baldern
Zoning District	CC-T
Special Requirements	EnImp Hold
Review Required By:	Ex-CW
<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:** 5615 Summer Shine Drive
Project Title (if any): Part of Lot 564 of The Village at Autumn Lake

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

- Zoning Map Amendment from _____ to _____
- 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: Grosse, Hanzel & Simon and/or signs **Company:** same
Street Address: 6650 University Avenue **City/State:** Middleton, WI **Zip:** 53562
Telephone: (608) 575-9023 **Fax:** () **Email:** dickhanzel@yahoo.com

Project Contact Person: Randy Bruce **Company:** Knothe & Bruce Architects, LLC
Street Address: 7601 University Avenue, Suite 201 **City/State:** Middleton, WI **Zip:** 53562
Telephone: (608) 836-3690 **Fax:** () N/A **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: One apartment building containing 29 units with underground parking

Development Schedule: Commencement June 2017 Completion August 2021

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 Samba Baldeh District 17, December 15, 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: Tim Parks Date: 01-05-2017 Zoning Staff: DAT Mtg Date: 01-05-2017

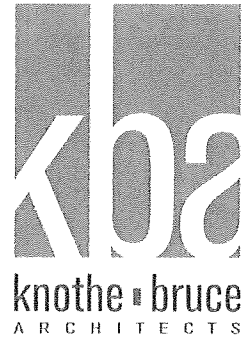
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Grosse, Hanzel & Simon Relationship to Property: OWNER

Authorizing Signature of Property Owner  Date 5-5-17

May 10, 2017

Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
5615 Summer Shine Dr.
The Village at Autumn Lake – Lot 564 - Phase 2
KBA Project # 1644

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	Grosse, Hanzel & Simon and/or signs 6650 University Ave. Middleton, WI 608-575-9023 Contact: Dick Hanzel dickhanzel@yahoo.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Greg Held gheld@knothebruce.com
Engineer:	D'Onofrio & Kottke 7530 Westward Way Madison, WI 53717 (608) 833-7530 (608) 833-1089 fax Contact: Dan Day dday@donofrio.cc	Landscape Design:	Olson Toon Landscaping, Inc. 3570 Pioneer Road Verona, WI 53593 (608) 827-9401 Contact: Rich Carlson rich@olsontoon.com

Introduction:

The proposed site is Lot 564 of Village of Autumn Lake subdivision, located at the northeast corner of Lien Road and City View Drive in Madison, Wisconsin. This site will be developed along with Lot 520 by development team listed above. The site is zoned CC-T and a conditional-use approval is required to allow the proposed multifamily building with more than 8 units. The plans, architecture and construction allows for the future conversion of existing residential to commercial.

Project Description:

Lot 564 is designed as a two-phase development. The first phase was approved by Plan Commission and contains a two and three-story 47-unit apartment building along with a one-story clubhouse building. The clubhouse and associated swimming pool are provided for community social and recreation facilities to serve both Lots 564 and 520.

The second phase is the subject of this proposal which contains a two and three-story 29-unit apartment building with underground parking.

The exterior architecture is well articulated, using a combination of stone and horizontal siding to create a moderately dense residential village at the entrance to the Autumn Lake subdivision.

The site is bounded on all four sides by public streets and vehicular access to the site is achieved from two of them: Summer Shine Drive and Willow Rock Road. Underground parking is provided and includes a total of xx resident parking stalls. An additional xx parking spaces are located on grade and on-street parking is available to supplement on-site parking. Bicycle parking is dispersed throughout the site with covered bike parking conveniently located in each basement garage.

Site Development Data:

Densities:

Total Lot Area	131,849 S.F. / 3 Acres
Lot Area (this submittal)	37,688 S.F. / .87 Acres
Dwelling Units	29 DU
Lot Area / D.U.	1,300 S.F. / unit
Density	33.33 units/acre
Building Height	2 - 3 stories
Lot Coverage	37,688 S.F. = 41% (75% Max.)
Usable Open Space	22,636 S.F. (780 S.F./D.U.)

Dwelling Unit Mix:

Efficiency	3
One Bedroom	11
<u>Two Bedroom</u>	<u>15</u>
Total Dwelling Units	29

Vehicle Parking:

Surface	15 stalls
<u>Underground</u>	<u>30 stalls</u>
Total	45 stalls
Ratio	1.5 stalls/unit

Bicycle Parking:

Surface	5 stalls
Surface Guest	3 stalls
Underground Garage – Wall Hung	4 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>22 stalls</u>
Total	34 stalls

Letter of Intent –Conditional Use
The Village at Autumn Lake – Lot 564 – Phase 2
5615 Summer Shine Drive, Madison, WI
May 10, 2017
Page 3 of 3

Project Schedule:

This site (Lot 564) will be constructed and managed as a single development along with the buildings on Lot 520. It is anticipated that the construction on this site will start in summer 2017 and that the 7 buildings on the two sites will be completed over a 4-year build-out.

Thank you for your time reviewing our proposal.

Sincerely,

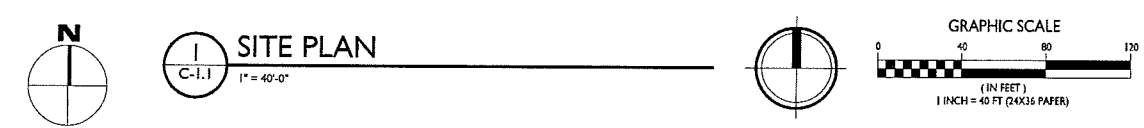
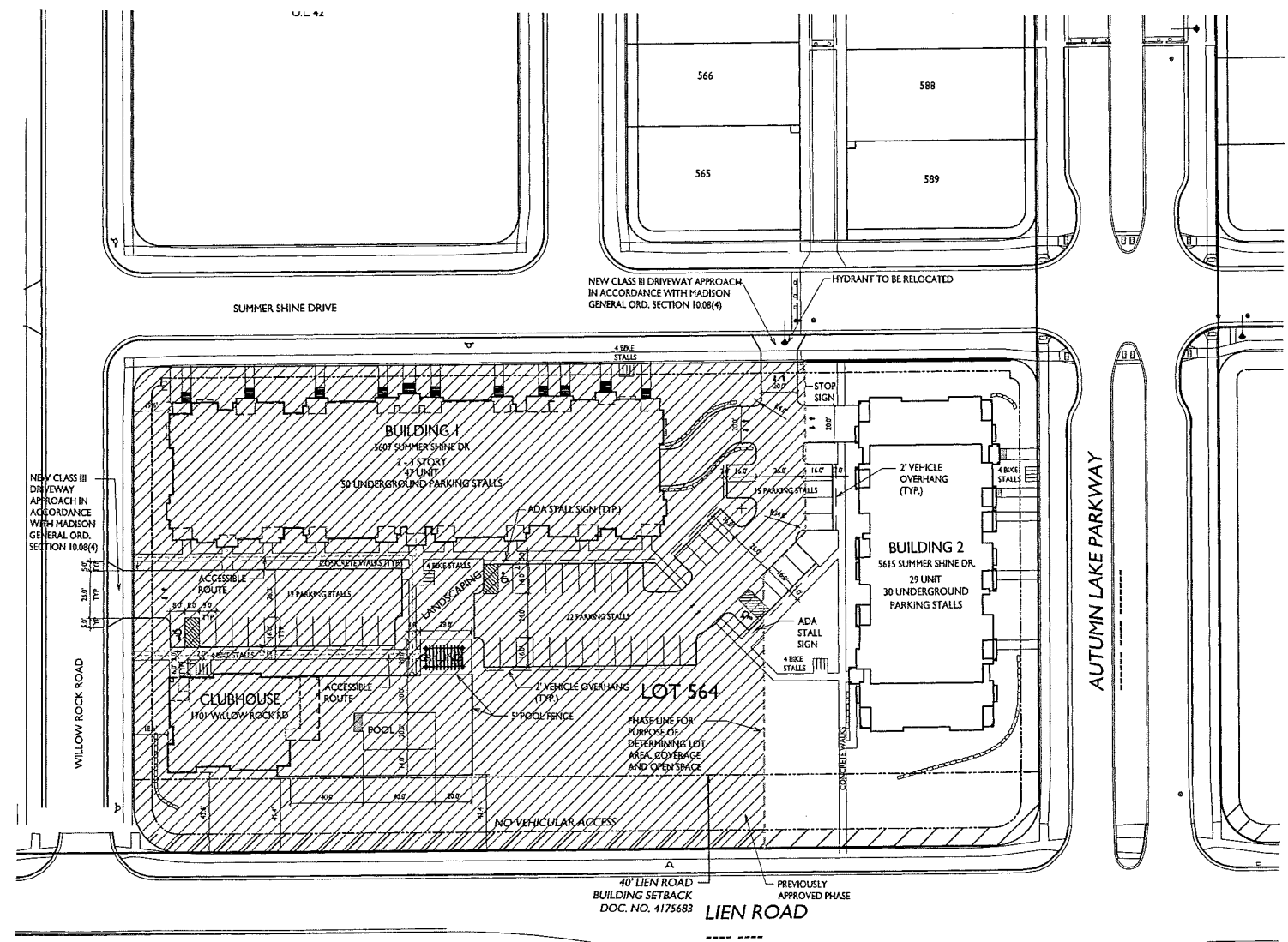
A handwritten signature in black ink, appearing to read "Randy Bruce", with a long horizontal flourish extending to the right. The signature is written over the printed name "Randy Bruce, AIA".

Randy Bruce, AIA

SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2a	OVERALL SITE LIGHTING PLAN
C-1.2b	ENLARGED SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	USABLE OPEN SPACE
C-1.5	LOT COVERAGE
C-2.0	
C-2.0	SITE GRADING PLAN
C-3.0	SITE UTILITY PLAN
L-1.0	
L-1.0	LANDSCAPE PLAN
ARCHITECTURAL	
BUILDING #2	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS

LOT 564 SITE DEVELOPMENT DATA - PHASE 2	
DENSITIES	
TOTAL LOT AREA	131,849 S.F. / 3 ACRES
LOT AREA (THIS SUBMITTAL)	37,688 S.F. / .87 ACRES
DWELLING UNITS	29 DU
LOT AREA / D.U.	1,300 S.F. / DU
DENSITY	33.33 UNITS / ACRE
BUILDING HEIGHT	
	2-3 STORIES
LOT COVERAGE	
USABLE OPEN SPACE	37,688 S.F. = 41% (75% MAX)
USABLE OPEN SPACE / D.U.	22,636 S.F. 780 S.F. / D.U.
DWELLING UNIT MIX:	
EFFICIENCY	3
ONE BEDROOM	11
TWO BEDROOM	15
TOTAL UNITS	29 UNITS
VEHICLE PARKING STALLS:	
SURFACE	15
UNDERGROUND	30
TOTAL	45 VEHICLE STALLS
RATIO	1.5 STALLS/UNIT
BICYCLE PARKING STALLS	
SURFACE	5
SURFACE GUEST	3
UNDERGROUND GARAGE - WALL HUNG	4
UNDERGROUND GARAGE STD. 2X8	23
TOTAL	34 BICYCLE STALLS

- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH 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.
 2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 3. ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 4. 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.
 5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.

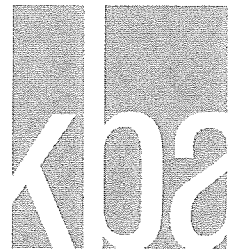


ISSUED
Conditional Use Submittal - May 10, 2017

PROJECT TITLE
**Autumn Lake
Building 2**
5615 Summer Shine Dr.

Lot 564
Village at Autumn Lake
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1
PROJECT NO. **1644**
© Knothe & Bruce Architects, LLC



knothe bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.936.3690 Middleton, WI 53562

ISSUED
Conditional Use Submittal - May 10, 2017

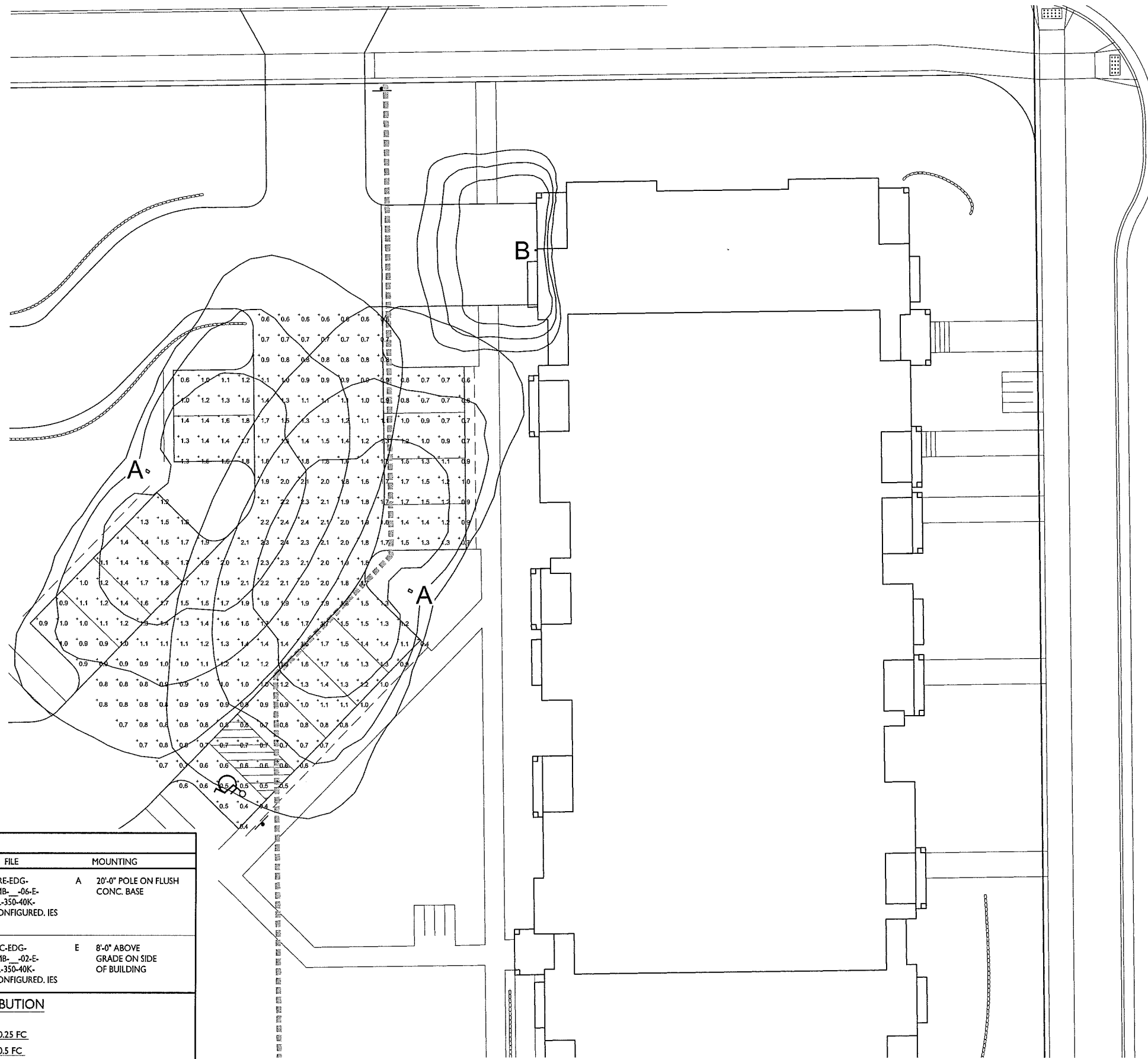
PROJECT TITLE
**Autumn Lake
Building 2**
5615 Summer Shine Dr.

Lot 564
Village at Autumn Lake
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2

PROJECT NO. **1644**
© Knothe & Bruce Architects, LLC



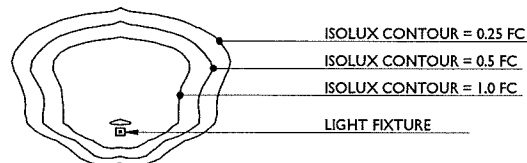
Lot #564 (Building #2) - STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot #564 - Building #2	+	1.2 fc	2.4 fc	0.4 fc	6.0:1	3.0:1

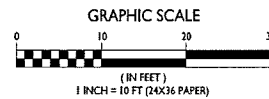
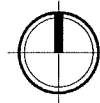
Lot #564 (Building #2) - LUMINAIRE SCHEDULE

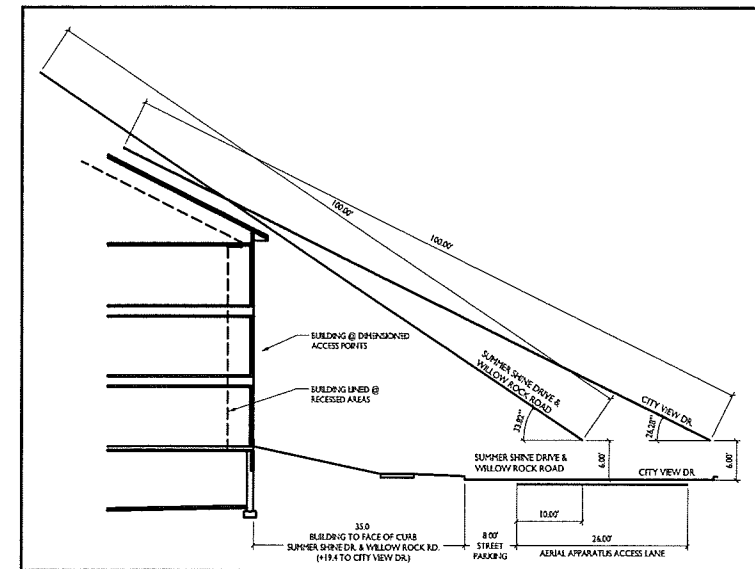
SYMBOL	LABEL	QTY	CATALOG	DESCRIPTION	LAMP	FILE	MOUNTING
□	A	2	ARE-EDG-3MB-**-06-E-UL-350-40K (350mA)	LED TYPE III MEDIUM OPTIC W/ FULL BACKLIGHT 700MA 4000K LEDWAY STREETLIGHT	60 WHITE LED, VERTICAL BASE-UP	ARE-EDG-3MB--06-E-UL-350-40K-CONFIGURED. IES	A 20'-0" POLE ON FLUSH CONC. BASE
○	B	1	SEC-EDG-4MB-**-02-E-UL-350-40K (350mA)	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEDs, 525mA, 4000K	120 WHITE LED, VERTICAL BASE-UP	SEC-EDG-4MB--02-E-UL-350-40K-CONFIGURED. IES	E 8'-0" ABOVE GRADE ON SIDE OF BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION

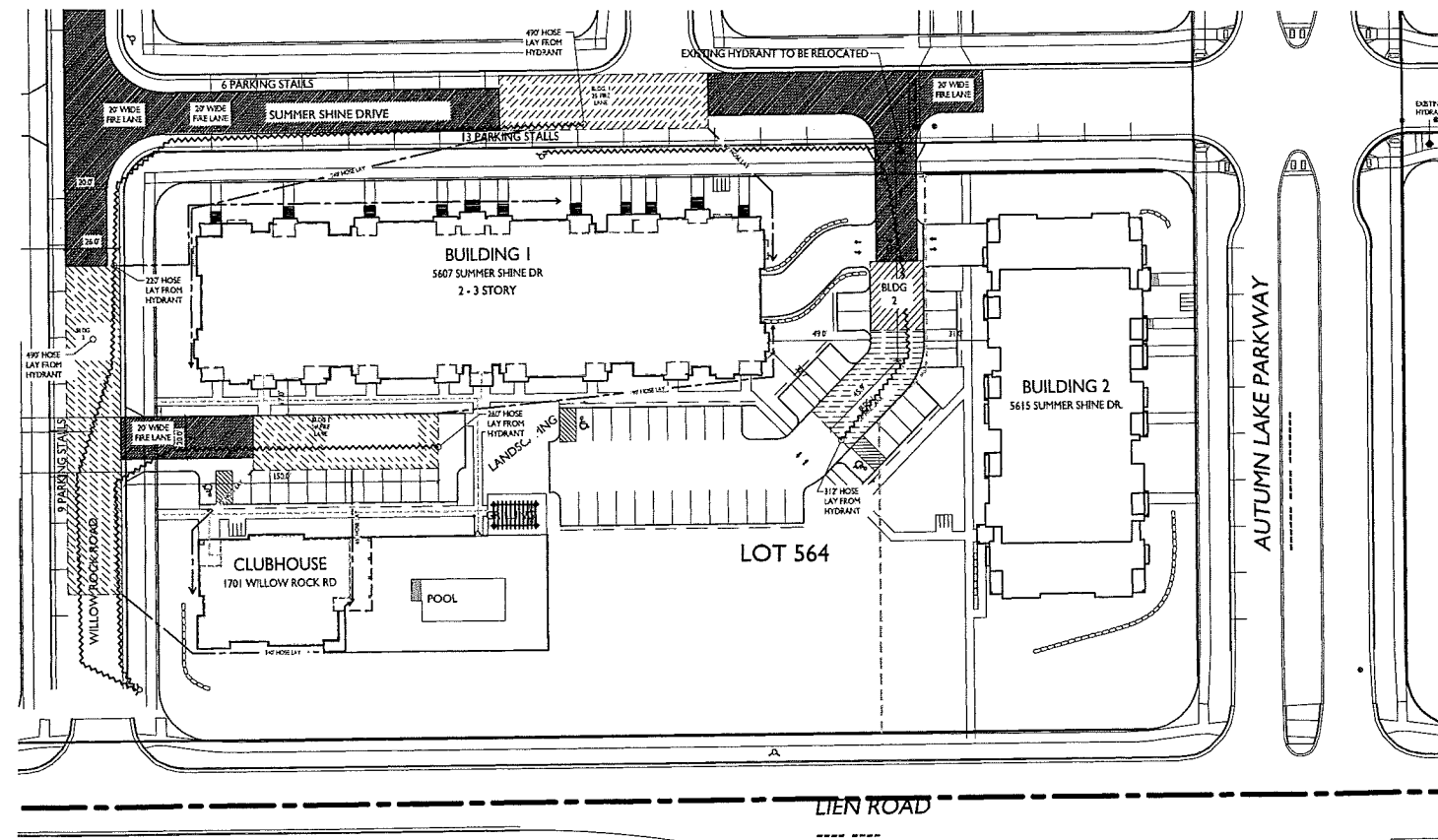


SITE LIGHTING PLAN
1" = 10'-0"

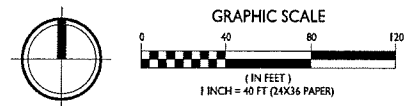




2 AERIAL ACCESS FROM STREETS
C-1.3 N.T.S.



1 FIRE DEPARTMENT ACCESS PLAN
C-1.3 1" = 40'-0"



ISSUED
Conditional Use Submittal - May 10, 2017

PROJECT TITLE
**Autumn Lake
Building 2**
5615 Summer Shine Dr.

Lot 564
Village at Autumn Lake
SHEET TITLE
**Fire Department
Access Plan**

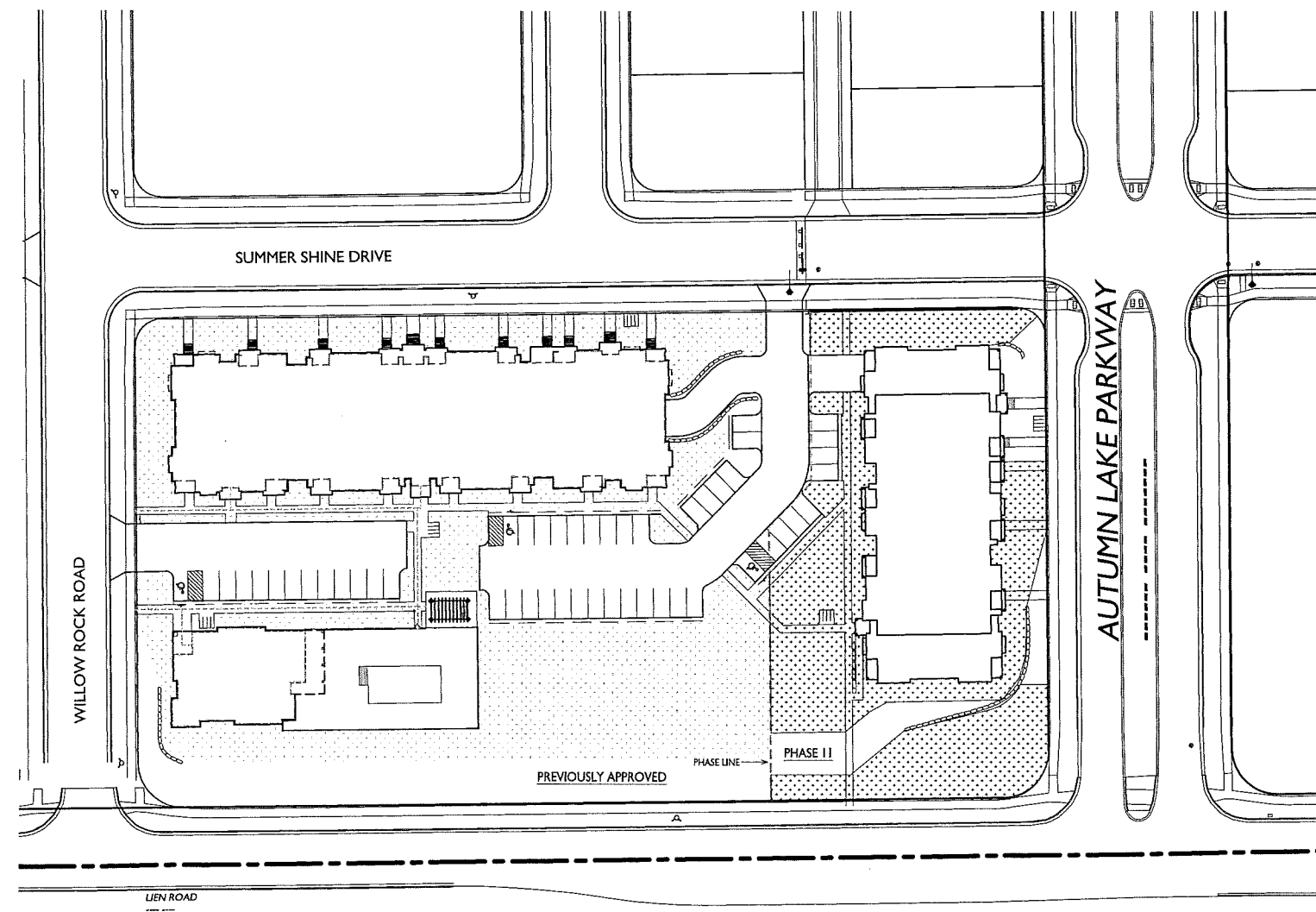
SHEET NUMBER

C-1.3

PROJECT NO. **1644**
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**PHASE I
USABLE OPEN SPACE**
GROUND SPACE = 34,146 SF

**PHASE 2
USABLE OPEN SPACE**
GROUND SPACE = 20,236 SF
BALCONIES = 2,400 SF
TOTAL = 22,636 SF



ISSUED
Conditional Use Submittal - May 10, 2017

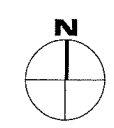
PROJECT TITLE
**Autumn Lake
Building 2**
5615 Summer Shine Dr.

Lot 564
Village at Autumn Lake
SHEET TITLE
**Usable Open
Space**

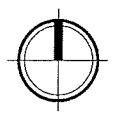
SHEET NUMBER

C-1.4

PROJECT NO. **1644**
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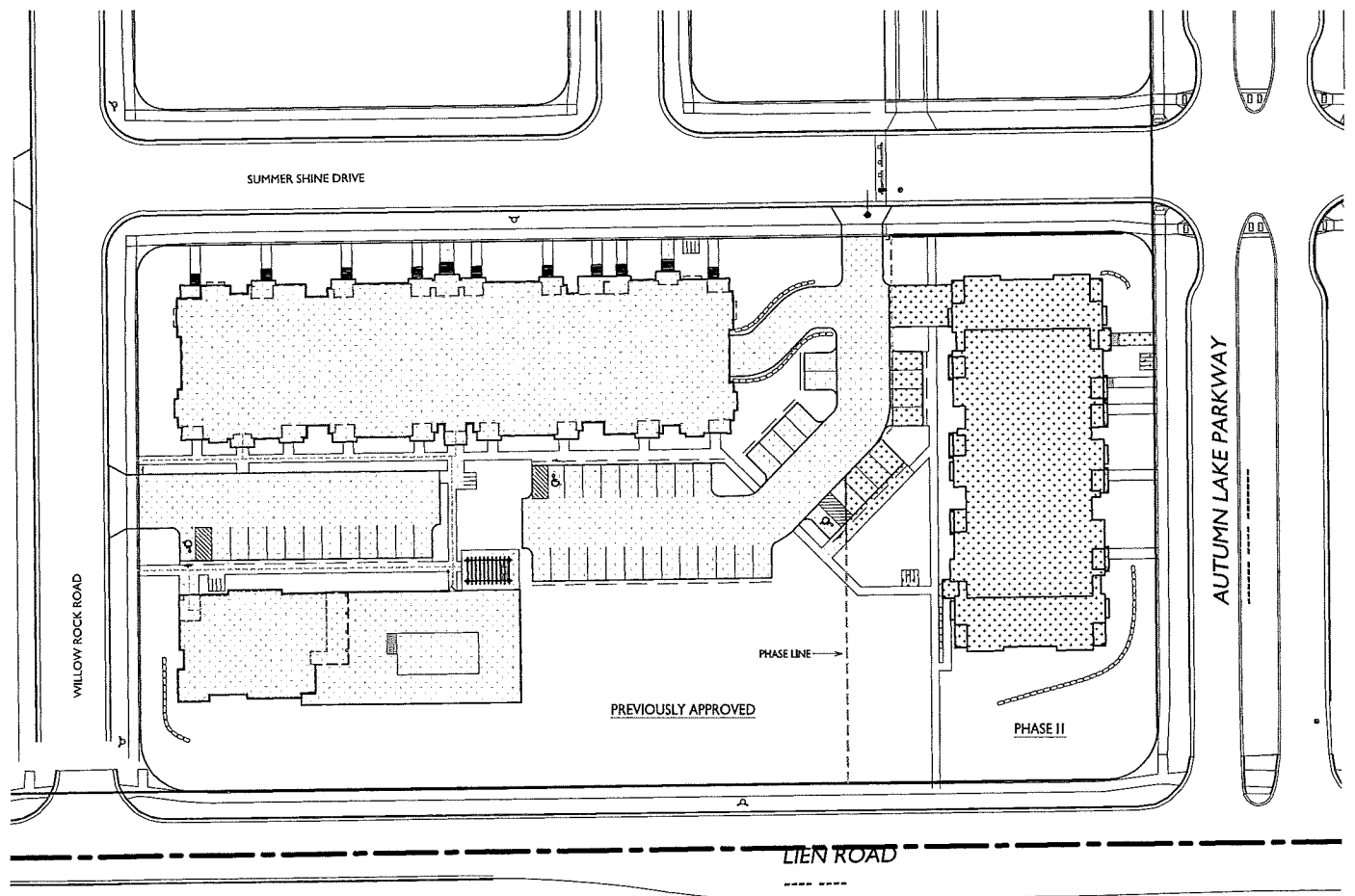
USABLE OPEN SPACE
C-1.4 1" = 40'-0"



GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 INCH = 40 FT (24X36 PAPER)

PHASE I LOT COVERAGE
 TOTAL LOT AREA: 94,126 SF
 LOT COVERAGE: 49,202 SF
 COVERAGE: 52 %
 ALLOWED: 75 %

PHASE 2 LOT COVERAGE
 TOTAL LOT AREA: 37,688 SF
 LOT COVERAGE: 15,560 SF
 COVERAGE: 41 %
 ALLOWED: 75 %



ISSUED
 Conditional Use Submittal - May 10, 2017

PROJECT TITLE
**Autumn Lake
 Building 2**
 5615 Summer Shine Dr.

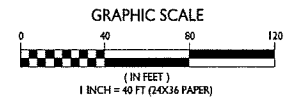
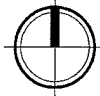
Lot 564
 Village at Autumn Lake
 SHEET TITLE
Lot Coverage

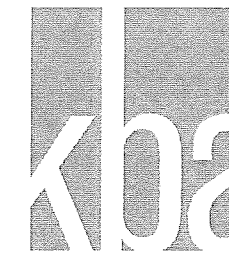
SHEET NUMBER

C-1.5

PROJECT NO. **1644**
 © Knothe & Bruce Architects, LLC

LOT COVERAGE
 C-1.5
 1" = 40'-0"





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

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westwood Way, Madison, WI 53717
Phone: 608.553.7530 • Fax: 608.553.1059
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ISSUED
Issued for Land Use & UDC - Jun. 18, 2017
Revised - March 16, 2017
City Submittal - April 14, 2017
City Submittal - May 10, 2017

PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy

SHEET TITLE
Grading Plan

SHEET NUMBER

C-2.0

PROJECT NO.
© Knothe & Bruce Architects, LLC

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
EP - EDGE OF PAVEMENT
FFE - FINISHED FLOOR ELEVATION
TC - TOP OF CURB
TW - TOP OF WALL (GROUND ELEVATION)
BW - BOTTOM OF WALL (GROUND ELEVATION)
HP - HIGHPPOINT
- LIMITS OF DISTURBANCE
- SILT FENCE/SILT SOCK
- FLOW ARROW
- RETAINING WALL (DESIGN BY OTHERS)

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARDSPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION.
10. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESOTRED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

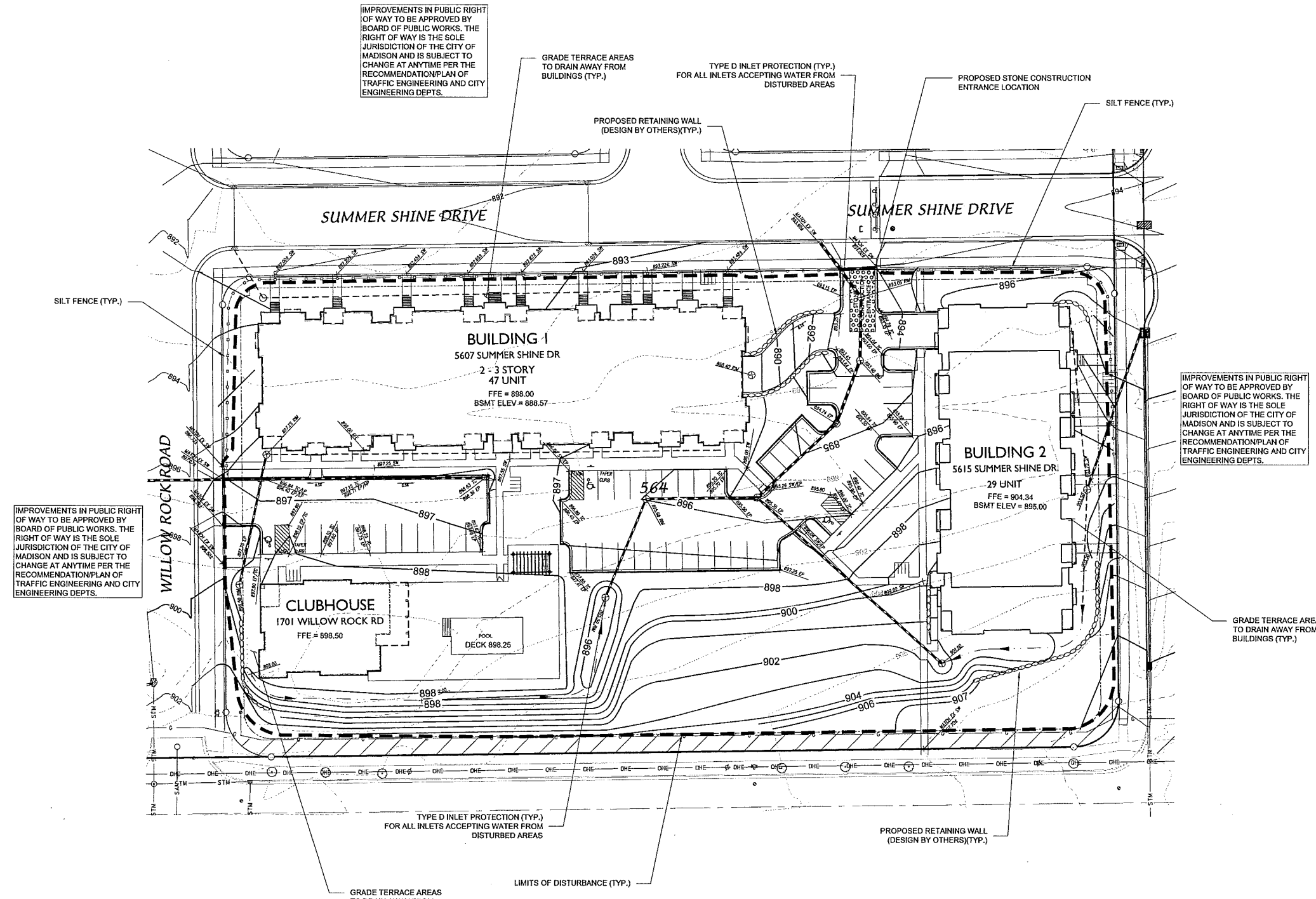
GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL TYPE D INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.5 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

LIMITS OF DISTURBANCE = 123,560 SQFT

SEQUENCE/ ANTICIPATED TIME SCHEDULE

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.
4. RESPREAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.



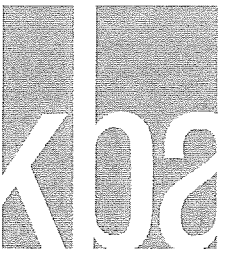
IMPROVEMENTS IN PUBLIC RIGHT OF WAY TO BE APPROVED BY BOARD OF PUBLIC WORKS. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE
Dial 811 or (800) 242-8511
DiggersHotline.com

GRADING PLAN
C-1.1 1" = 40'-0"



knothe bruce ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53522

D'ONOFRIO KOTTE AND ASSOCIATES, INC.
7530 Westland Way, Madison, WI 53717
Phone: 608.833.7330 Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ISSUED
Issued for Land Use & UDC - Jun. 18, 2017
Revised - March 16, 2017
City Submittal - April 14, 2017
City Submittal - May 10, 2017

PROJECT TITLE
Village at Autumn Lake

Lot 564
1704 Autumn Lake Pkwy

SHEET TITLE
Utility Plan

SHEET NUMBER

C-3.0

PROJECT NO.

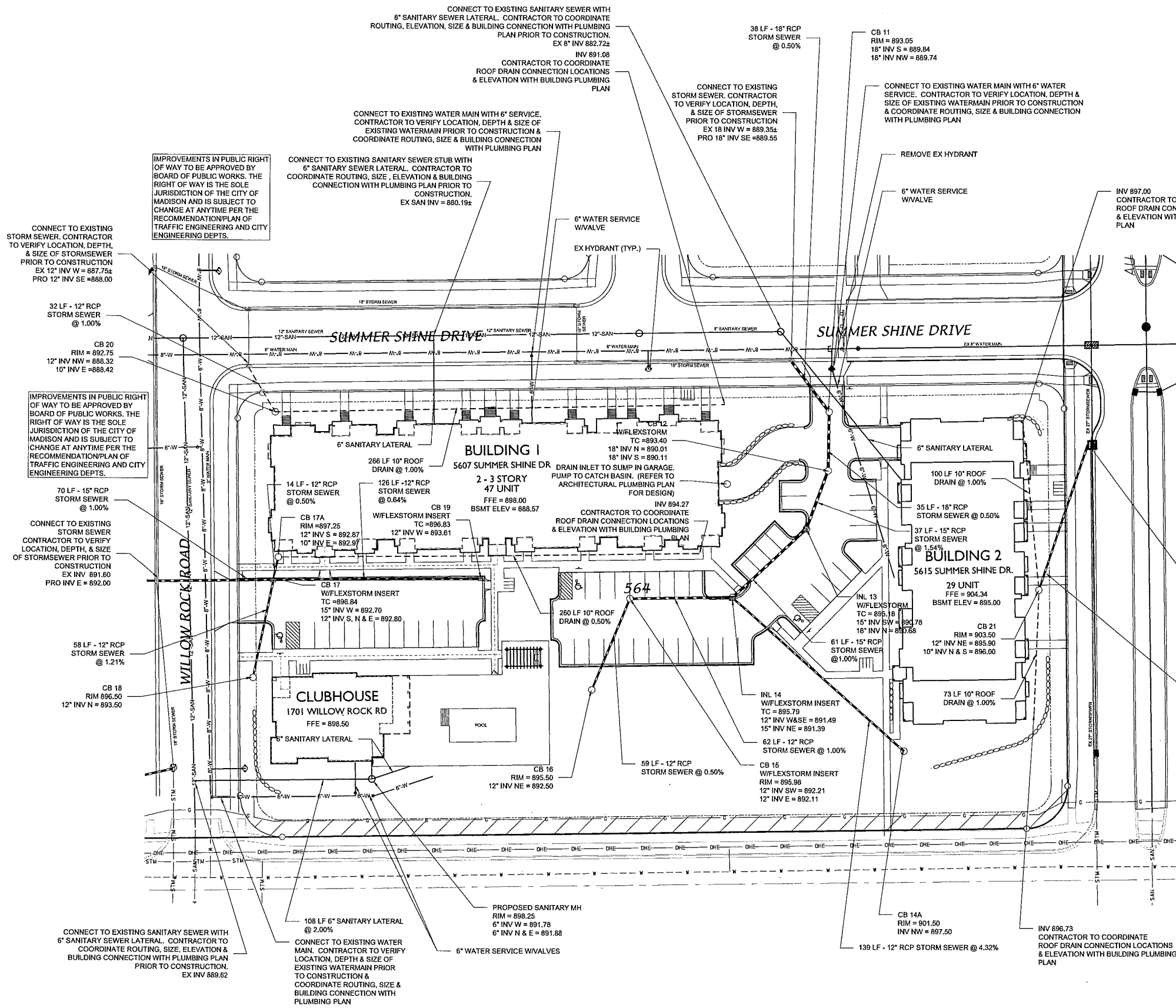
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GENERAL NOTES

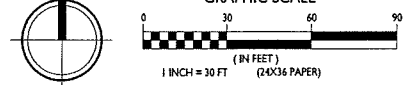
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARDSPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB & GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION.
9. ALL DAMAGE TO THE PAVEMENT OF ADJACENT PUBLIC STREETS SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA
10. LOTS/BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT (S) ARE ISSUED.

SITE UTILITY NOTES

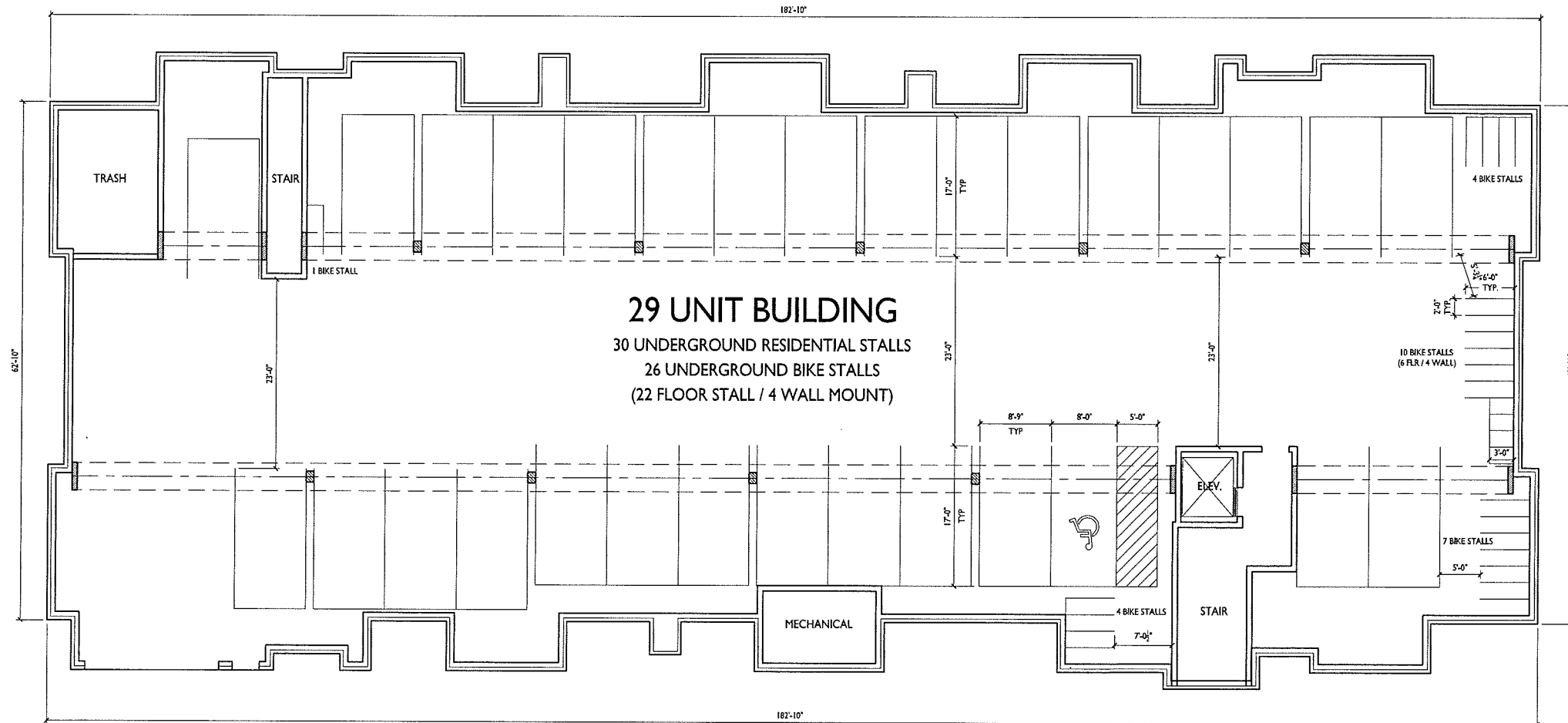
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR TO VERIFY LOCATION DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER BUILDING SERVICE CONNECTION LOCATION, SIZES, & DEPTHS WITH ARCHITECTURAL PLUMBING PLAN PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
5. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.
6. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
7. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
8. ALL INLETS RECEIVING RUNOFF FROM PARKING AREAS SHALL BE INSTALLED WITH FLEXSTORM INLET INSERTS W/ OIL AND GREASE BOOM OR EQUIVALENT.



UTILITY PLAN
1" = 30'-0"



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ISSUED
 Issued for Land Use - May 10, 2017

PROJECT TITLE
**Autumn Lake
 Building 2**
 5615 Summer Shine Dr.

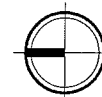
Lot 564
 Village at Autumn Lake
 SHEET TITLE
**Basement Floor Plan
 Building 2**

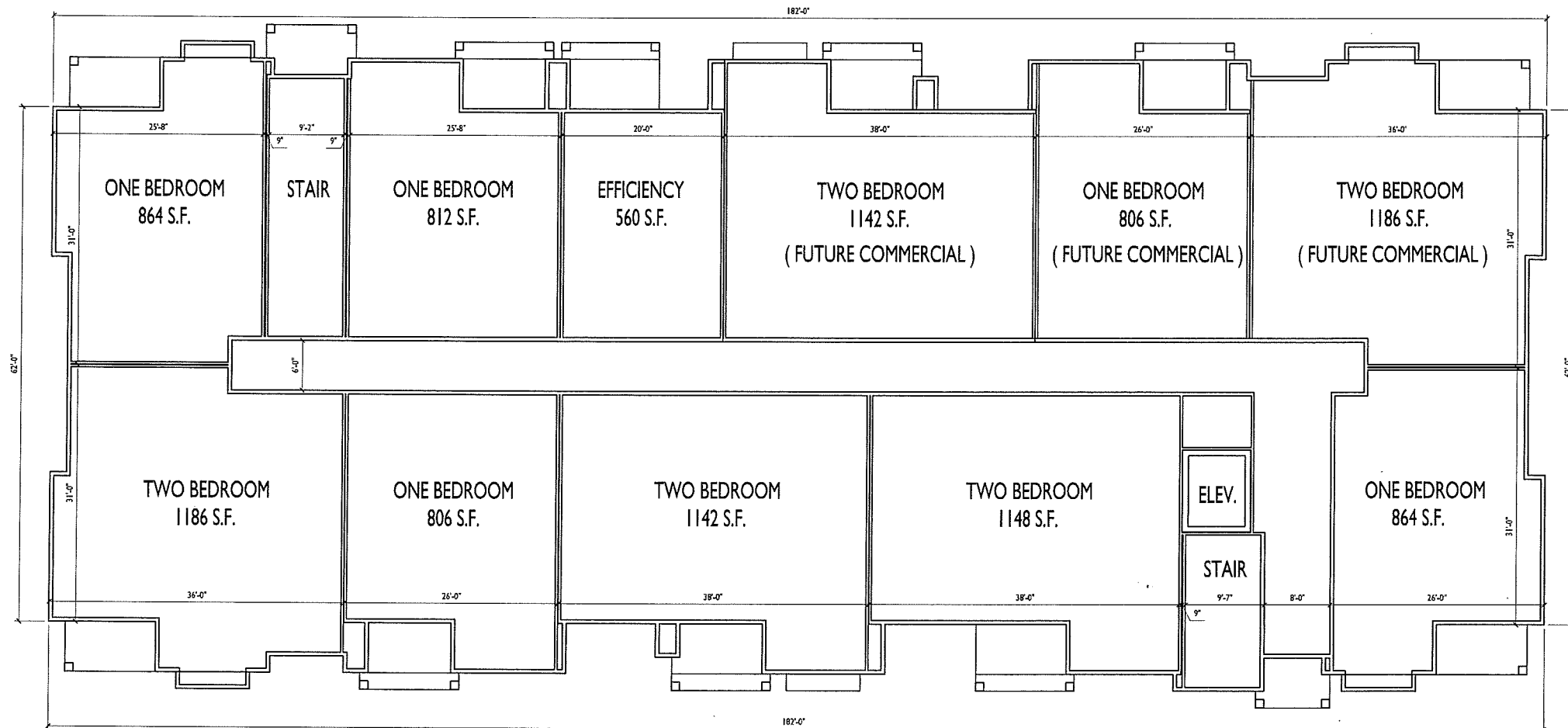
SHEET NUMBER

A-1.0

PROJECT NO. **1644**
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BASEMENT FLOOR PLAN
 A-1.0 1/8" = 1'-0"





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 Issued for Land Use - May 10, 2017

PROJECT TITLE
**Autumn Lake
 Building 2**
 5615 Summer Shine Dr.

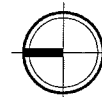
Lot 564
 Village at Autumn Lake
 SHEET TITLE
**First Floor Plan
 Building 2**

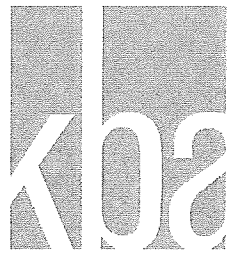
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A-1.1

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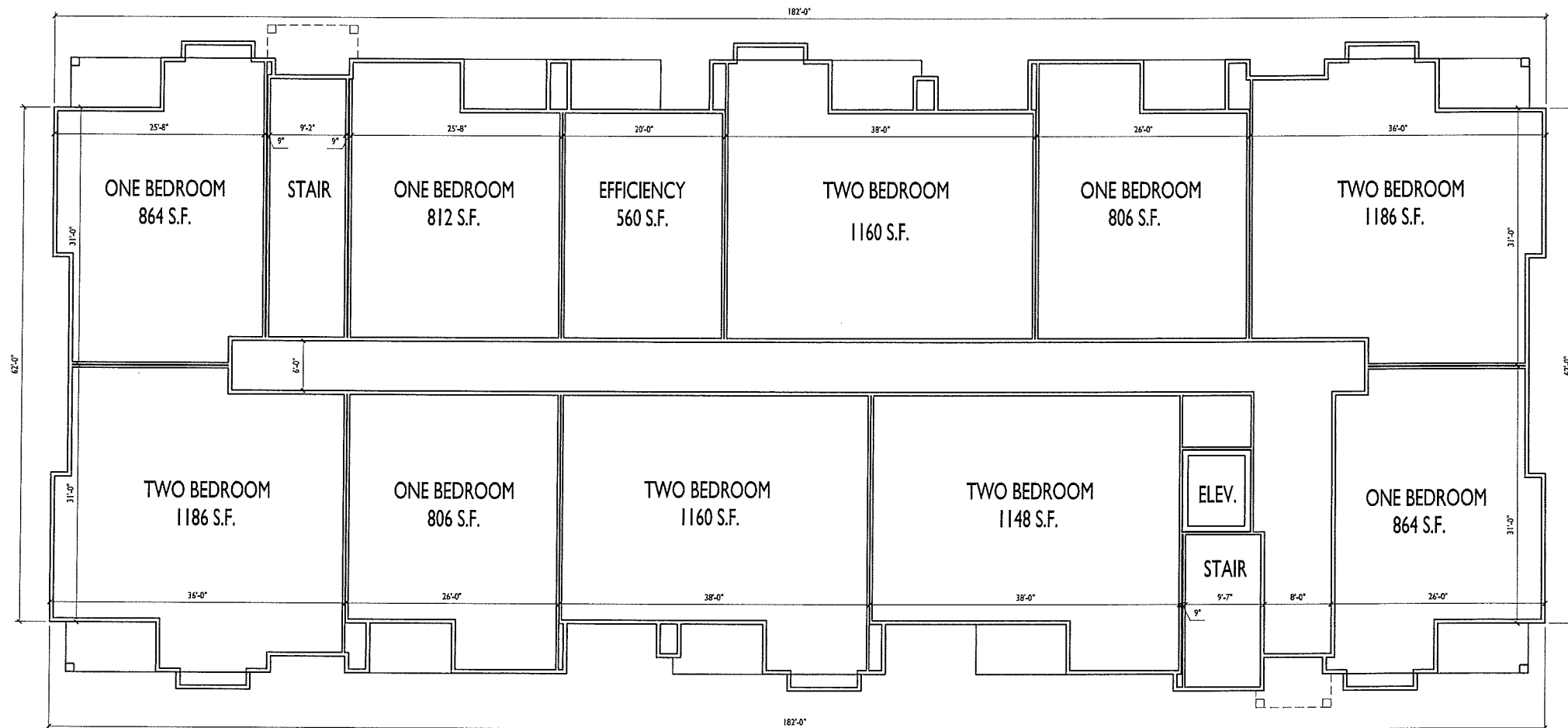
FIRST FLOOR PLAN
 A-1.1 1/8" = 1'-0"





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608.836.3690 Middleton, WI 53562



ISSUED
Issued for Land Use - May 10, 2017

PROJECT TITLE
**Autumn Lake
Building 2**
5615 Summer Shine Dr.

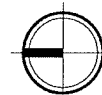
Lot 564
Village at Autumn Lake
SHEET TITLE
**Second Floor Plan
Building 2**

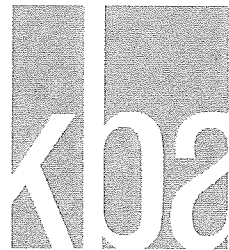
SHEET NUMBER

A-1.2

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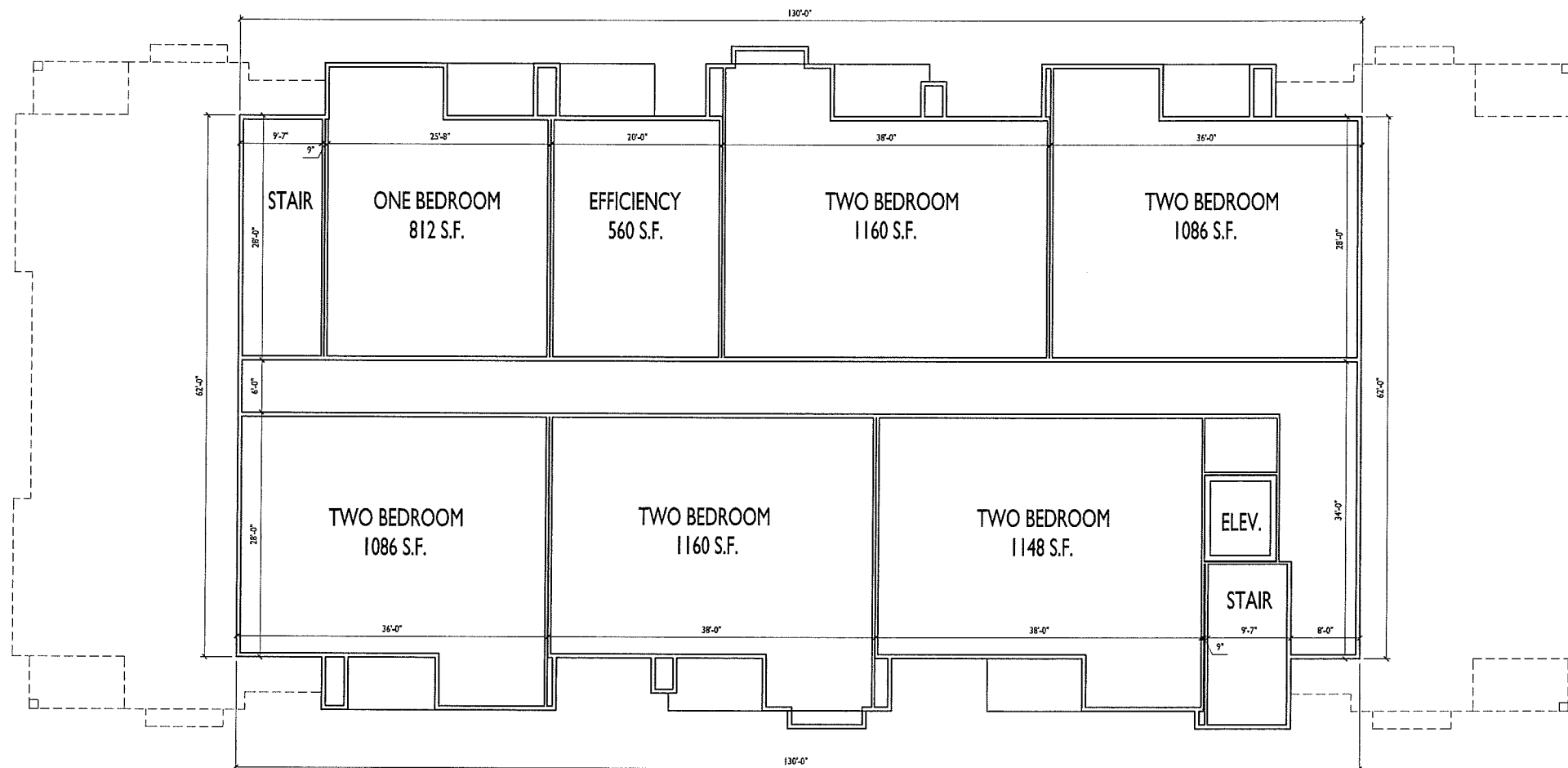
SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"





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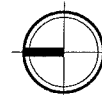


ISSUED
Issued for Land Use - May 10, 2017

PROJECT TITLE
**Autumn Lake
Building 2**
5615 Summer Shine Dr.

Lot 564
Village at Autumn Lake
SHEET TITLE
**Third Floor Plan
Building 2**

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



SHEET NUMBER

A-1.3

PROJECT NO. **1644**
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TYPICAL MATERIALS

- ASPHALT SHINGLES
- FASCIA
- VINYL WINDOWS
- HORIZONTAL SIDING
- TRIM
- SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

1
 A-2.1
 1/8"=1'-0"

EAST ELEVATION
 (ALONG AUTUMN LAKE PARKWAY, WITH RESIDENTIAL)

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
MASONRY VENEER	MILL CREEK - CASTLE ROCK (MADISON BLOCK & STONE)
CAST STONE HEADS & SILLS	BUFF
HORIZONTAL SIDING	COMPOSITE - IRON GRAY - JAMES HARDIE
SHAKE SIDING, FRIEZE, DECK, WINDOW TRIM BRDS	COMPOSITE - COBBLE STONE - JAMES HARDIE
FASCIA	ALUMINUM WRAPPED - HERRINGBONE #819 - QUALITY EDGE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - DARK BRONZE
ENTRY DOORS	ALUMINUM STOREFRONT - DARK BRONZE

ISSUED
 Issued for Land Use - May 10, 2017



2
 A-2.1
 1/8"=1'-0"

WEST ELEVATION

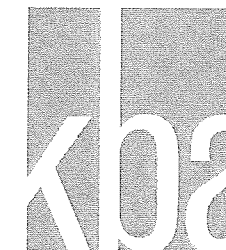
PROJECT TITLE

SHEET TITLE
 Exterior Elevations
 Building 2

SHEET NUMBER

A-2.1

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PROJECT TITLE

SHEET TITLE
Exterior Elevations
Building 2

SHEET NUMBER

A-2.2

PROJECT NO.

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1
A-2.2
1/8"=1'-0"
EAST ELEVATION
(ALONG AUTUMN LAKE PARKWAY, WITH COMMERCIAL)



2
A-2.2
1/8"=1'-0"
NORTH ELEVATION
(ALONG SUMMER SHINE DR.)



3
A-2.2
1/8"=1'-0"
SOUTH ELEVATION
(ALONG LIEN RD.)