



City of Madison

Proposed Conditional Use

Location
2230 West Broadway

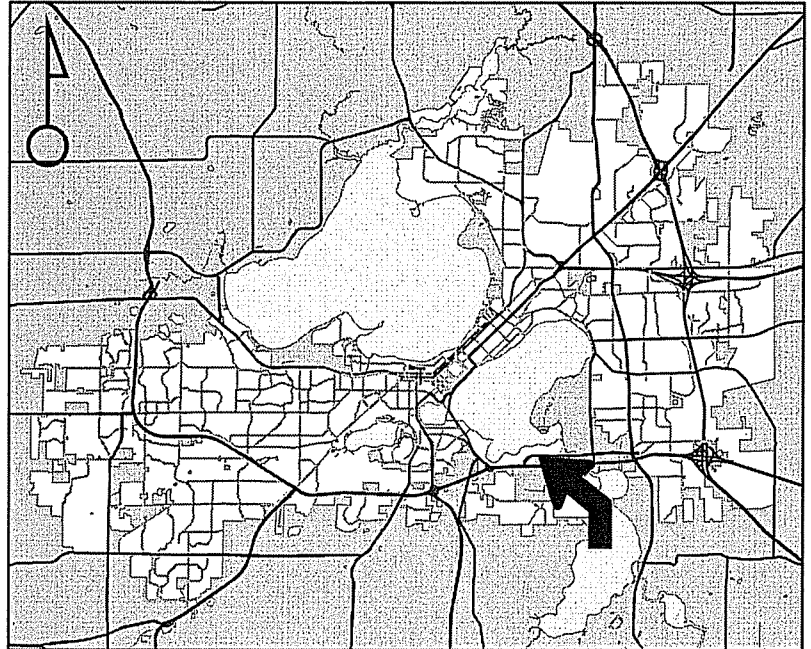
Project Name
Madison on Broadway

Applicant
City of Madison, Natalie Erdman /
Dave Porterfield, Movin' Out

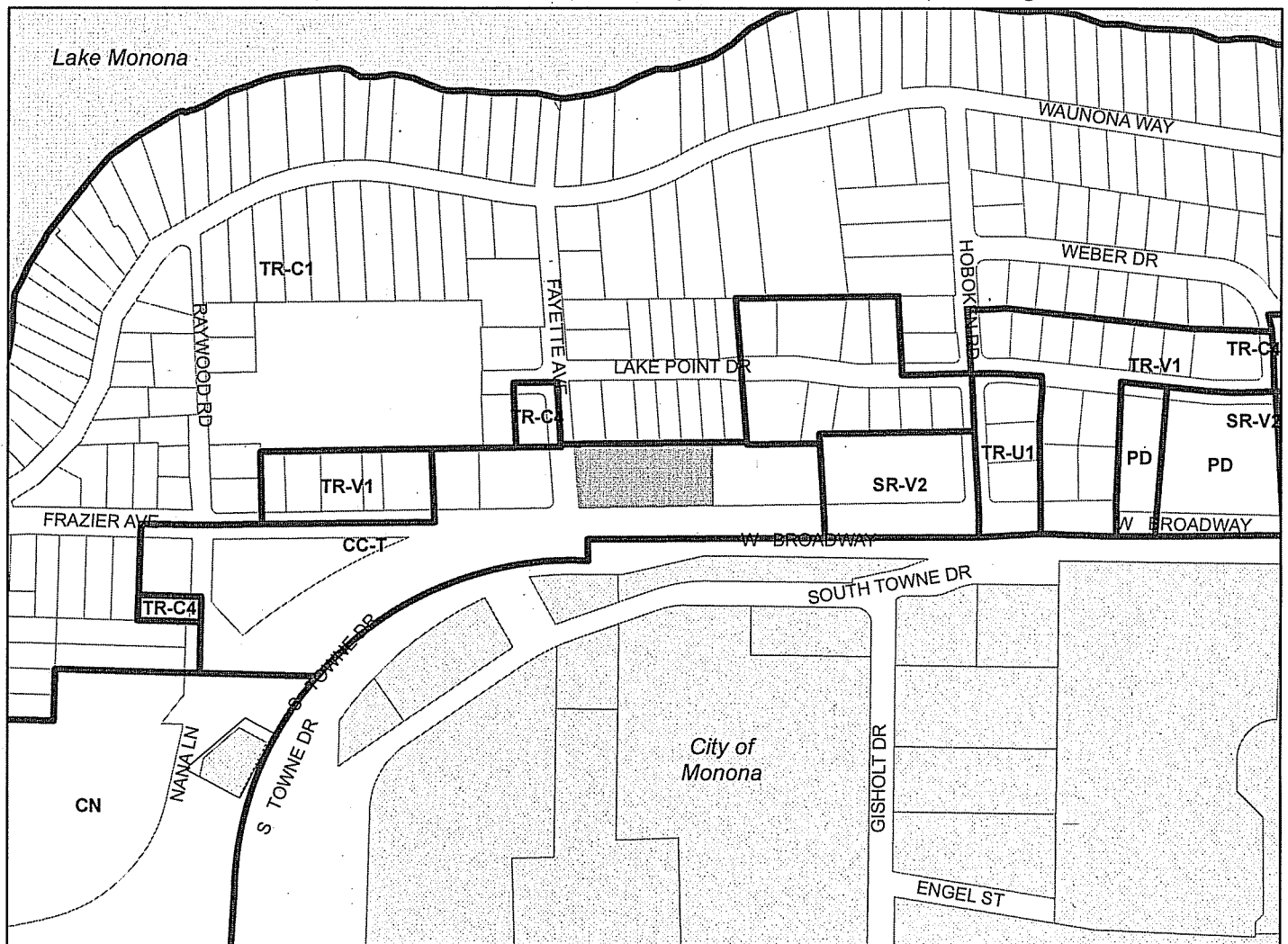
Existing Use
Vacant land

Proposed Use
Construct mixed-use building with 2,800
sq. ft. of commercial space and 48
apartment units in Urban Design Dist. 1

Public Hearing Date
Plan Commission
10 July 2017

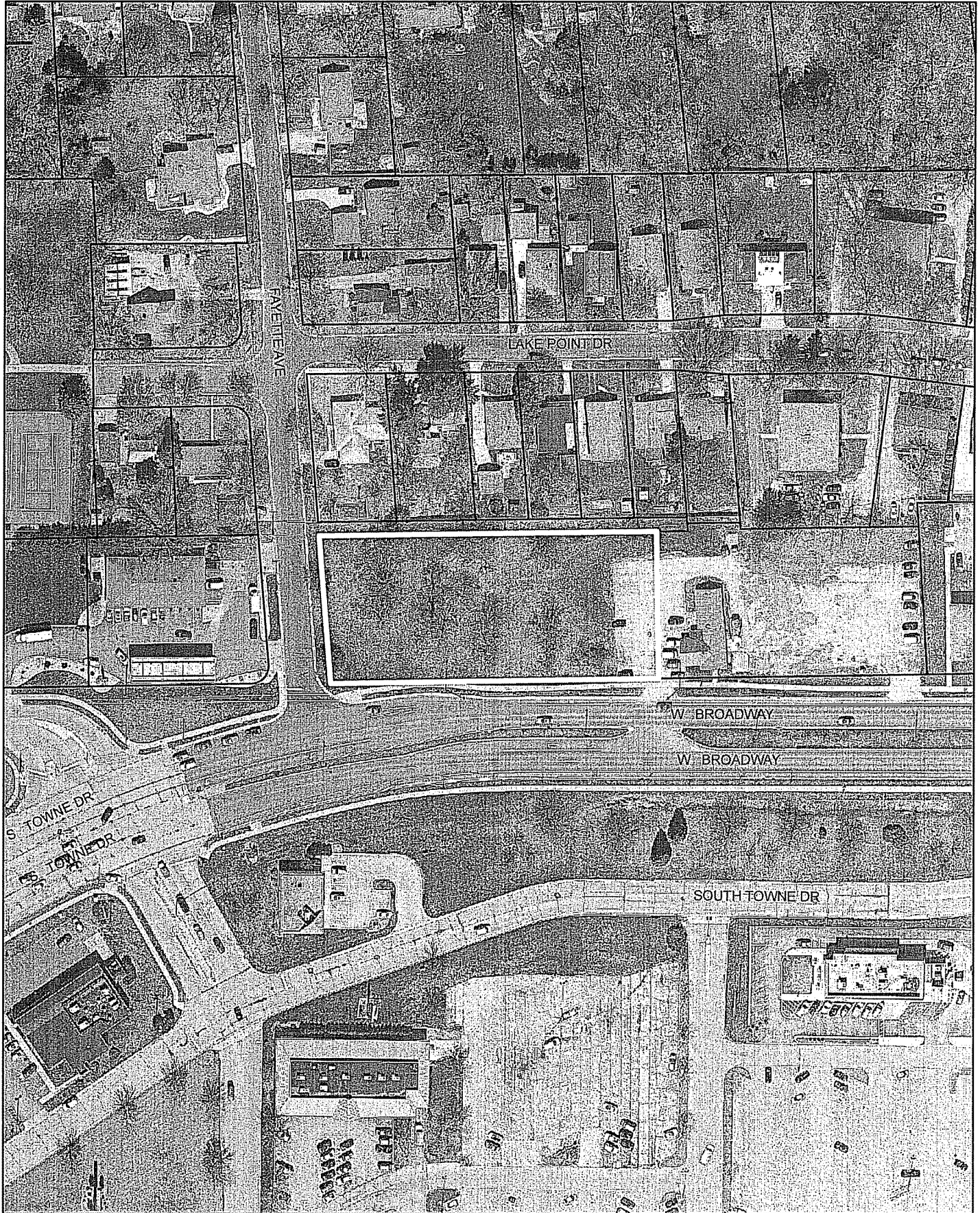


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 3 July 2017



LAND USE APPLICATION

LND-B

City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
 Date received 5/10/17
 Received by JLK
 Parcel # 0710-194-0901-2
 Aldermanic district 14-Sheri Carter
 Zoning district CC-T
 Special requirements ZBA, CU, WDD-01
 Review required by _____
 UDC PC
 Common Council Other _____
 Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 2230 West Broadway, Madison
 Title: Mirus Partners, Inc./Movin' Out, Inc. Project

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Tim Radelet Company Movin' Out, Inc.
Street address 902 Royster Oaks Drive City/State/Zip Madison, WI 53714
Telephone 608-229-6917 Email tr@movin-out.org

Project contact person Dave Porterfield Company Movin' Out, Inc.
Street address 902 Royster Oaks Drive City/State/Zip Madison, WI 53714
Telephone 608-229-6917 Email dp@movin-out.org

Property owner (if not applicant) City of Madison; Natalie Erdman
Street address 30 W. Mifflin City/State/Zip Madison, WI 53703
Telephone 608-267-1992 Email nerdman@cityofmadison.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

48 Unit affordable project with 2,800 S.F. commercial

Scheduled start date September, 2017 Planned completion date Fall, 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for various submittal materials: Filing fee N/A, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Tim Parks Date 4/19/2017
Zoning staff Matt Tucker Date 4/19/2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

- 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), business association(s), AND the dates you sent the notices: Alder Sheri Carter, Bridge-Lake Point-Waunona Neighborhood Association 4/7/2017

Waunona Neighborhood Association, 4/7/2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant Tim Radelet Relationship to property Developer

Authorizing signature of property owner [Signature] Date May 9, 2017

**2230 West Broadway
Mirus Partners/Movin' Out Project**

May 10, 2017

City of Madison Planning Division
Department of Planning & Community & Economic Development
126 South Hamilton Street
Madison, WI 53703

Attention: Tim Parks

Re: 2230 West Broadway Avenue

Dear Members of the Plan Commission and Urban Design Commission:

Please accept this Letter of Intent, Land Use Application, and attachments for the development of the above mentioned property. We are proposing the development of an 85,800 SF building with 48 affordable units and 2,800 SF of first floor commercial. The project will require a conditional use due to the size of the building, number of units, and reduction in the required commercial frontage

Development Team

Co-Developer: Tim Radelet
 Movin' Out, Inc.
 206 East Olin Avenue
 Madison, WI 53713
 608.251.4446 ext. 8
 tr@movinout.org

Co-Developer: Chris Jaye
 Mirus Partners
 447 University Ave., Suite 210
 Middleton, WI 53562
 608.824.2290
 jaye@miruspartners.com

Architect: Jim Glueck
 Glueck Architects
 116 North Few Street
 Madison, WI 53703
 608.251.2551
 glueckarch@sbcglobal.net

Civil Engineer: Quam Engineering, LLC
 4604 Siggelkow Road, Suite A
 McFarland, WI 53558
 608.838.7750

Landscape Architect: Landscape Architecture, LLC
 PO Box 46129
 Madison, WI 53744
 608.798.1840

Existing Conditions

The 1.4 acre vacant parcel is located on the northeast corner of Fayette Avenue and West Broadway. An alleyway runs between the property and the single family homes directly to the north. Adjacent business/uses include a PDQ on the northwest corner of Fayette Avenue and West Broadway and the Antlers Bar to the east. The property is zoned Commercial Corridor – Transitional (CC-T) and is located within Urban Design District One.

The proposed development is located within the Waunona Neighborhood Association and is adjacent to the Bridge-Lakepoint Neighborhood Association. Alder Sheri Carter, District 14, is the district alder.

City and Neighborhood Input

The Development Team met with city staff beginning in December, 2016 and as recently April 27th. The development team participated in a total of three neighborhood meetings hosted by Alder Carter between February and April of this year. Meeting notes are available upon request.

Project Overview

An earlier iteration of this project was approved by the Common Council, Plan Commission, and the Urban Design Commission in 2016. That approval included 36 units and a new, larger Bridge-Lakepoint Neighborhood Center, relocated from 1917 Lake Point Drive. Due to funding issues, the neighborhood center was removed from the project.

The current project includes an 85,800 SF building with 48 affordable units and 2,800 SF of commercial space. The unit mix includes 4 one-bedrooms, 32 two-bedrooms, and 12 three-bedrooms. The project is being funded using WHEDA Section 42 Credits, the City of Madison Affordable Housing Fund, and a CDBG Loan. Rents will range from 30% to 80% AMI. In addition, 12 units will be affirmatively marketed by Movin' Out to households that have a military veteran and/or have an individual with a permanent disability.

Due to the previously awarded WHEDA funding, the project **must include** 48 units of affordable housing¹. In addition, seven of those units must be family housing and have direct access at the ground level.

Lot Coverage: 76% (77,598 SF) (85% (42,124 SF) allowable under CC-T)

Useable Open Space: 11,960 SF at ground level and 3,384 SF on balconies for a total of 15,344 SF (14,720 SF required under CC-T)

Stormwater Management: As shown on submitted drawings

Vehicle Parking: 67 (40 under building, 27 split between two separate lots)

Bike Parking: 16 surface and 53 covered for a total of 69 stalls (61 stalls required)

Total Construction Cost: \$8,526,000

Value of the Land: Tax exempt

Land Ownership: Fee simple

Hours of Operation: Commercial/Retail will operate from approximately 7 AM to 8 PM

Number of Jobs: Approximately 4 – 10 FTE

Public Subsidy: Yes

¹ 2016 Project also included development of 12 townhomes at 1917 Lake Point Drive, 5330 Hoboken Road, and 1918 West Broadway, in addition to the 36 units. Due to the WHEDA funding, this project must now include all 48 units at 2230 W. Broadway.

Sustainability: The development of an vacant urban lot for a four-story mixed-used building is, by definition, a sustainable strategy. Adjacent to a Madison Metro stop and within proximity of a bike path, the project will encourage multi-modes of travel, including transit and biking, while still supporting vehicles. The addition of the sidewalk along Fayette Avenue will create better neighborhood connectivity and improve the pedestrian environment.

The project will be built to high energy efficiency standards, including insulation, HVAC, and LED lighting. Movin' Out has submitted a grant application to MG&E for a photo-voltaic system. If awarded, they will explore the feasibility of including the system in the project.

Relevant Planning Documents

The 2006 City of Madison Comprehensive Plan designates this area as Neighborhood Mixed Use (NMU). NMU districts are characterized by a cluster of neighborhood serving uses and generally include:

- Mix of residential and commercial uses as defined in Mixed Use Districts
- Well-designed buildings placed close to the sidewalk and street
- Parking underground or behind the building
- Pedestrian friendly design amenities such as benches, pavers, and landscaping
- Residential building scale that is compatible with the surrounding neighborhood
- A height of two to four stories
- A maximum of 10,000 gross area for commercial uses
- Density of no more than 40 d/u per acre)

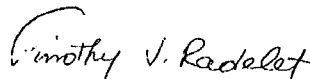
The project site also is located in Urban Design District One.

We look forward to working with city staff, Plan Commission, and Urban Design Commission members on the review and approval of this important project.

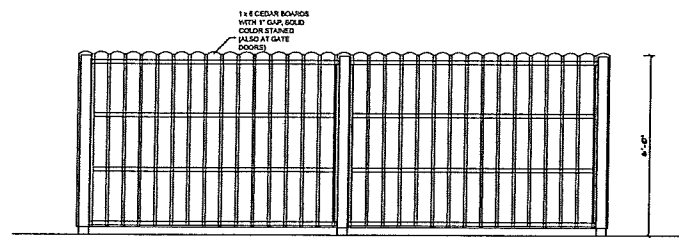
Regards,



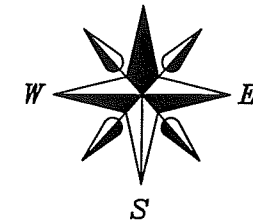
Chris Jaye
President, Mirus Partners



Tim Radelet
Executive Director, Movin' Out



NEW FENCE AND TRASH ENCLOSURE DETAIL
NO SCALE



BEARINGS ARE REFERENCED TO DANE COUNTY COORDINATES
SCALE 1" = 20'

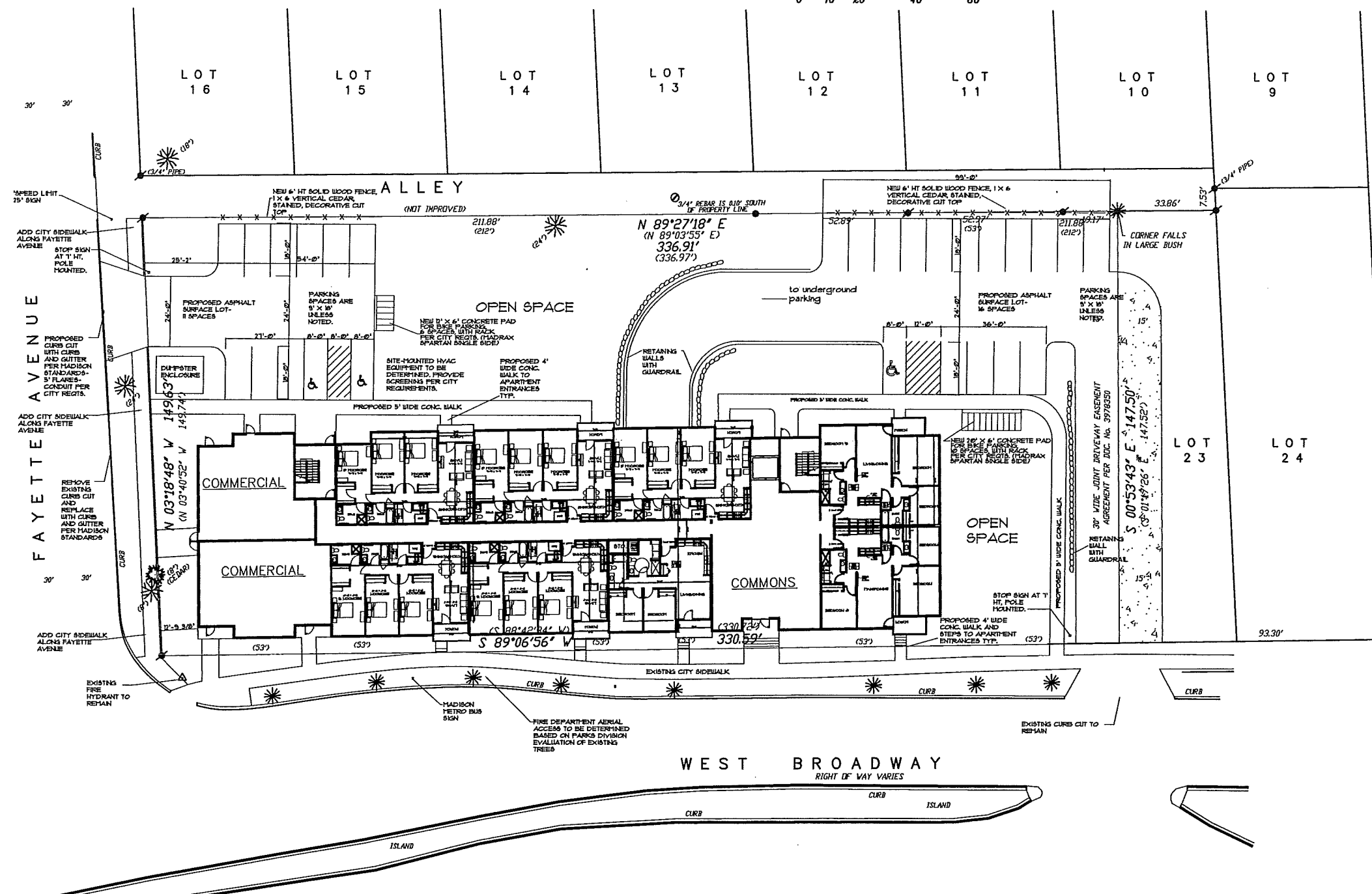


SHEET INDEX

1. SITE PLAN
2. FLOOR PLANS AND ROOF PLAN
3. FLOOR PLANS
4. FLOOR PLANS
5. ELEVATIONS
6. ELEVATIONS
7. LIGHTING PLAN
8. LANDSCAPE PLAN
9. EXISTING SITE PLAN
10. GRADING EROSION CONTROL PLAN
11. ENGINEERING SITE PLAN
12. UTILITY SITE PLAN
13. SITE SURVEY

LOT 9
SCHULZ
SUBDIVISION

LOT 2
CSM 4826



SITE LIGHTING

SEE SEPARATE SITE LIGHTING PLAN INCLUDED IN THIS SET.
CAR PARKING
SURFACE SPACES TWENTY-SEVEN (27)
GARAGE SPACES FORTY(40)
PROVIDED: SIXTY-SEVEN (67) TOTAL

BICYCLE PARKING 61 STALLS REQUIRED (53 RES, 2 COMM)
16 SURFACE STALLS PROVIDED
53 COVERED STALLS PROVIDED

PROJECT TOTALS

48 RESIDENTIAL UNITS TOTAL
2,800 SQ FT OF COMMERCIAL SPACE
FOUR-STORY WOOD FRAMED BUILDING WITH PARKING LEVEL BELOW GRADE
85,800 SQ FT GROSS ENCLOSED AREA
PARKING LEVEL 11,160 SF
FIRST FLOOR 11,160 SF
SECOND FLOOR 11,160 SF
THIRD FLOOR 11,160 SF
FOURTH FLOOR 11,160 SF

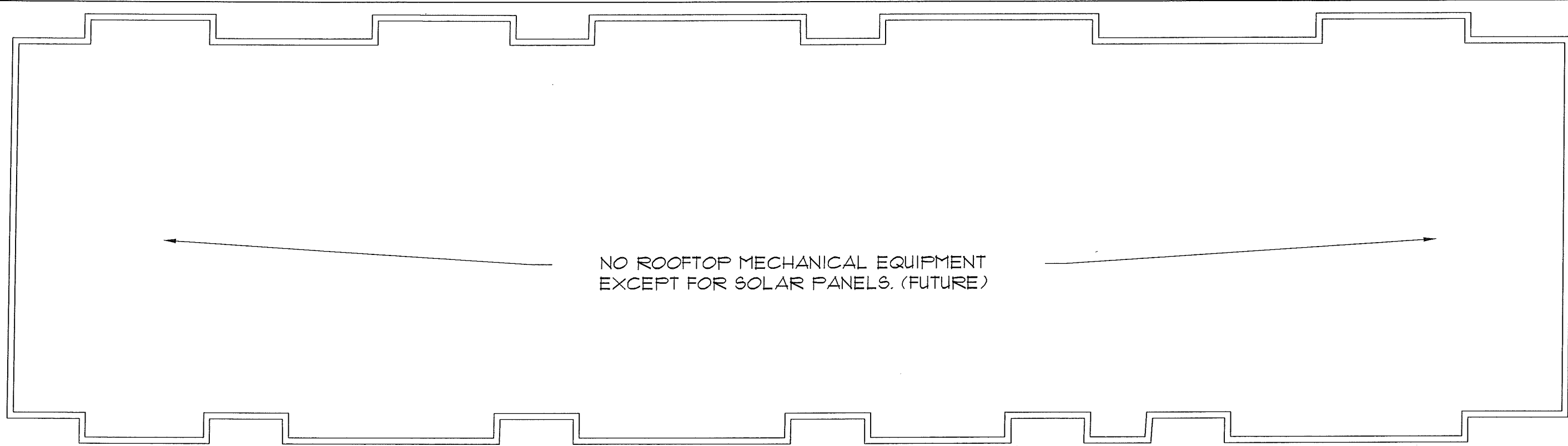
4 ONE-BEDROOM UNITS
32 TWO-BEDROOM UNITS
12 THREE-BEDROOM UNITS

EXISTING ZONING

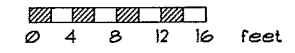
CC-T (TO REMAIN)
LOT AREA ACTUAL 49,558 SF
LOT COVERAGE REQUIRED 85% MAX = 42,124 SQ FT
LOT COVERAGE ACTUAL 49,558 - 11,960 = 37,598 SQ FT = 76%
USABLE OPEN SPACE
TOTAL REQUIRED 320 X 44 = 14,080 SQ FT
160 X 4 = 640 SQ FT
14,720 SQ FT TOTAL
TOTAL PROVIDED 11,960 SQ FT NOT INCLUDING PORCHES
47 X 72 = 3384 SQ FT PORCHES
15,344 SQ FT TOTAL

SITE PLAN

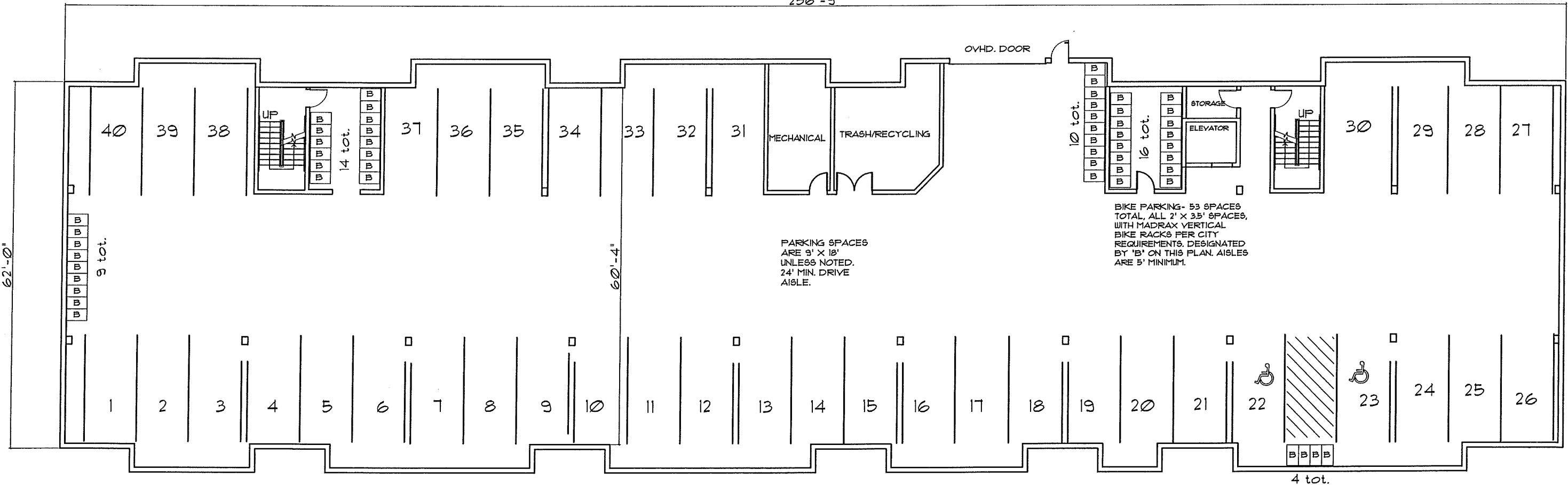
SCALE: 1" = 20'



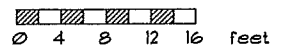
ROOF PLAN

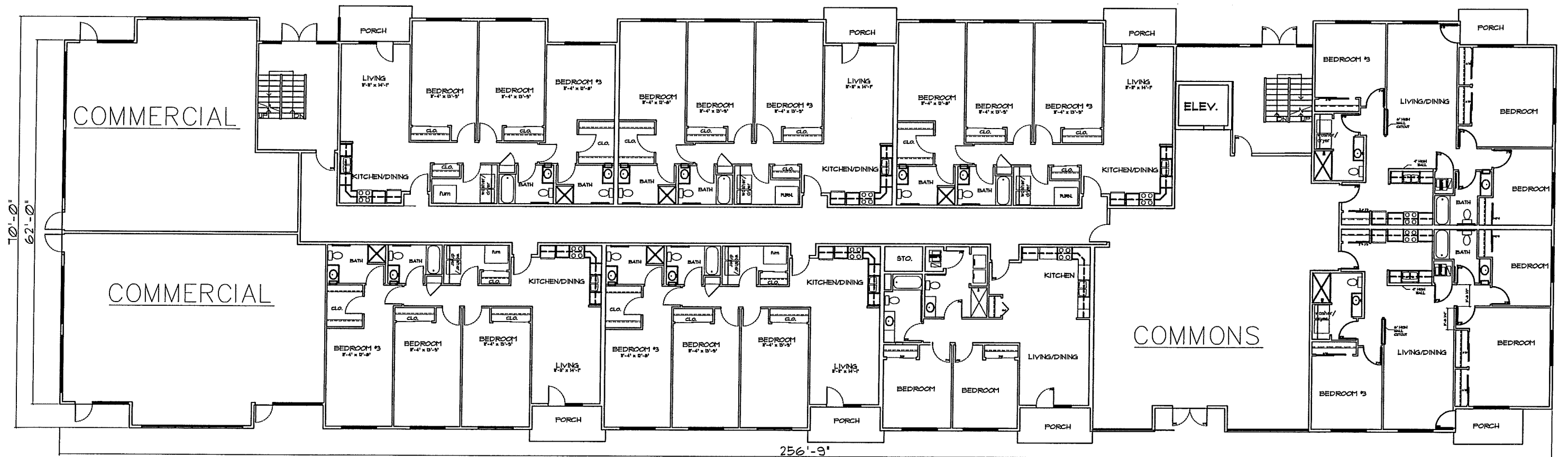
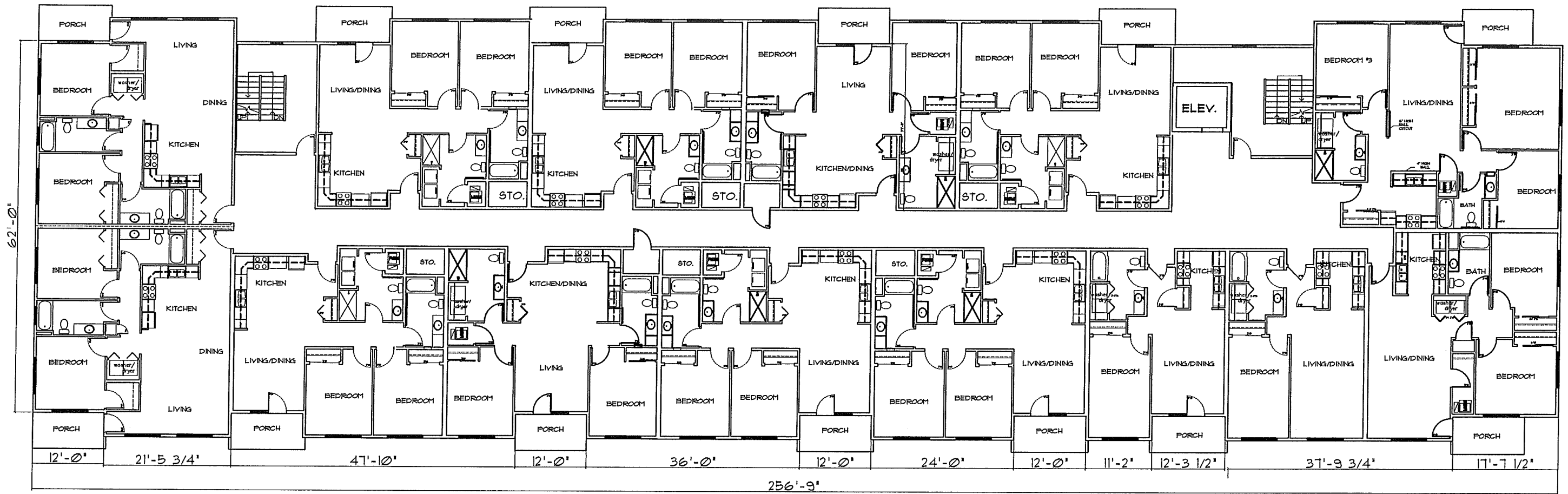


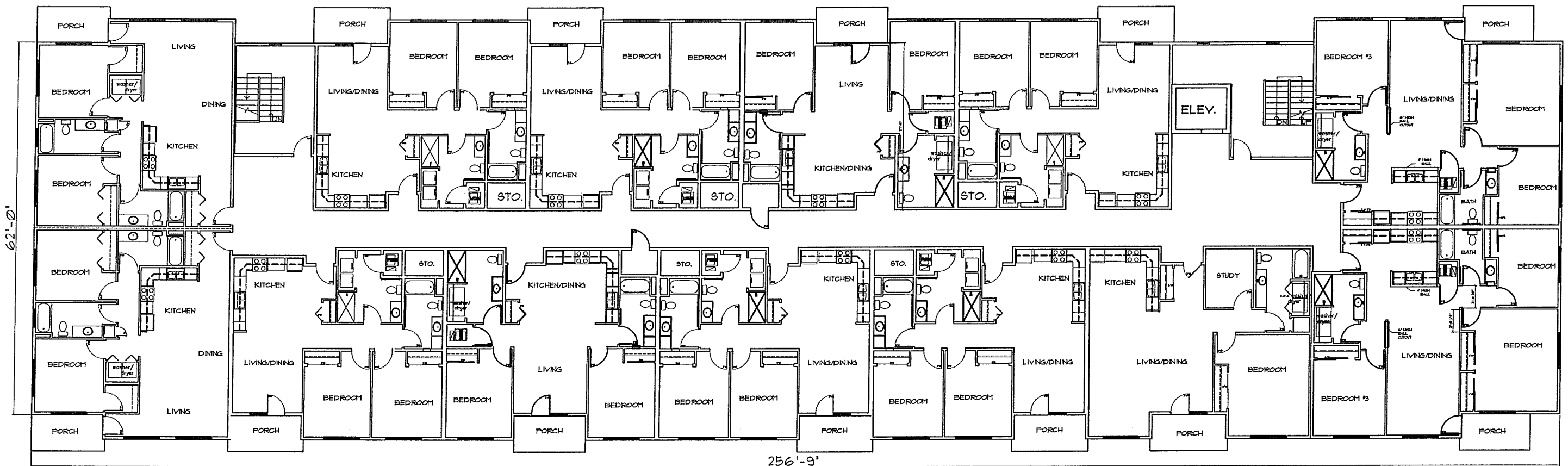
256'-9"



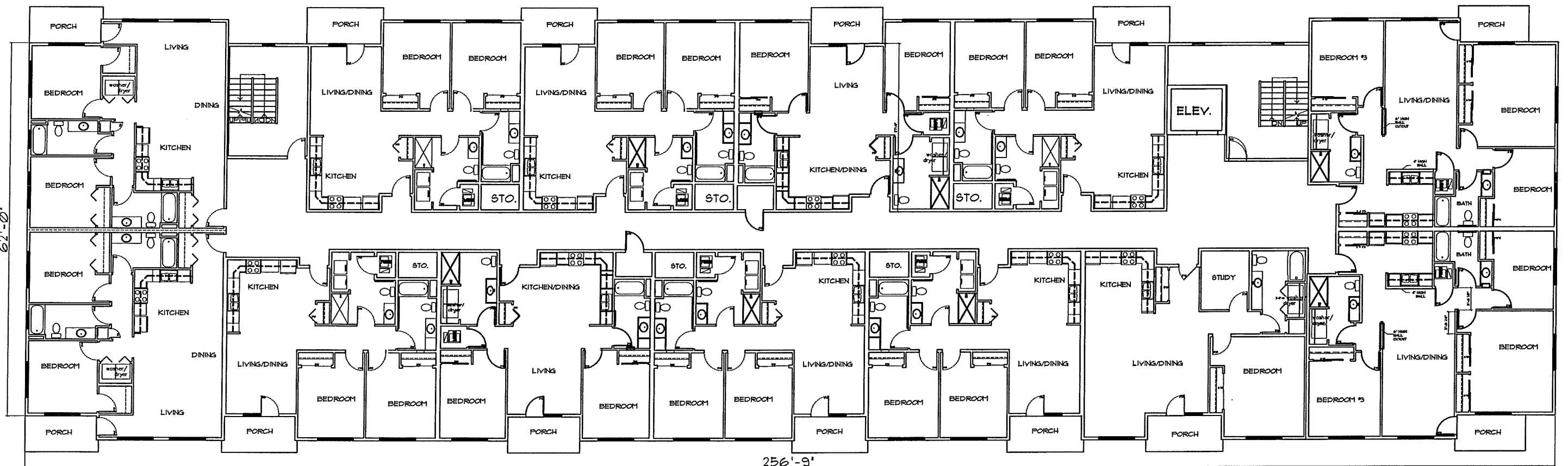
PARKING / BASEMENT PLAN







256'-9"
FOURTH FLOOR PLAN
 0 4 8 12 16 feet



256'-9"
THIRD FLOOR PLAN
 0 4 8 12 16 feet





END (EAST) ELEVATION

0 4 8 12 16 feet



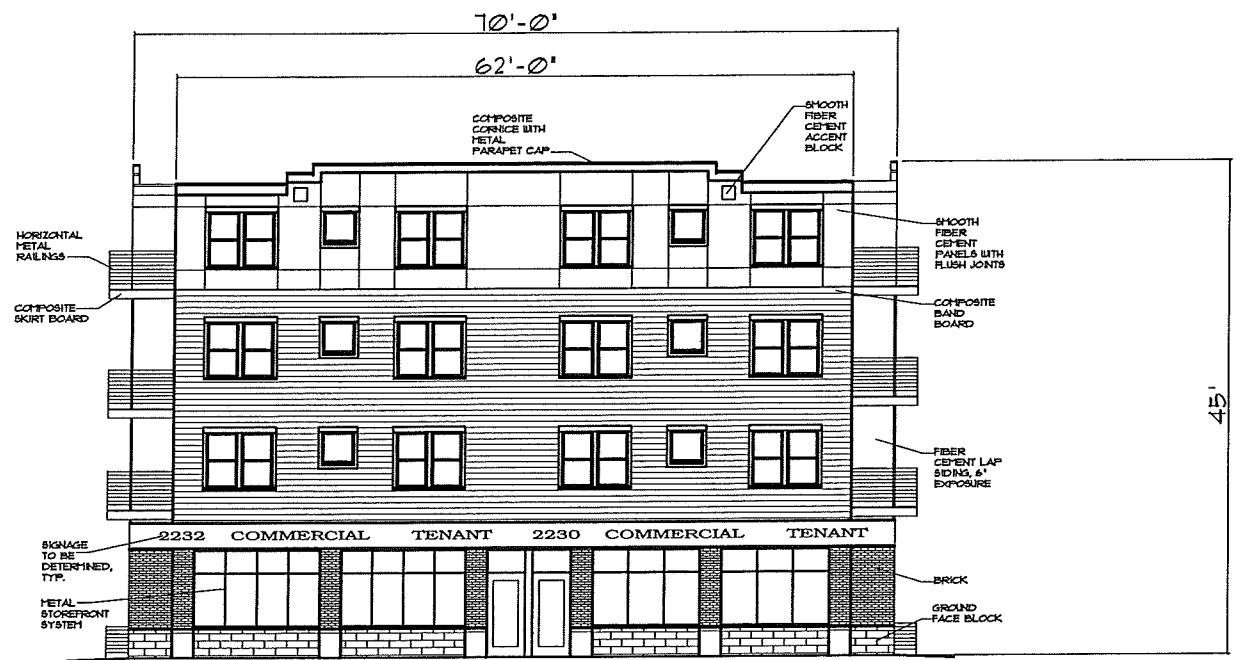
ENTRANCE TO PARKING LEVEL

REAR (NORTH) ELEVATION

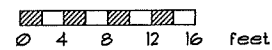
SEE OTHER SHEET FOR NOTES AND DIMENSIONS

0 4 8 12 16 feet

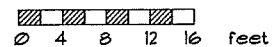
5/10/17	MADISON ON BROADWAY PROPOSED MIXED USE 2230 WEST BROADWAY MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1421 #5
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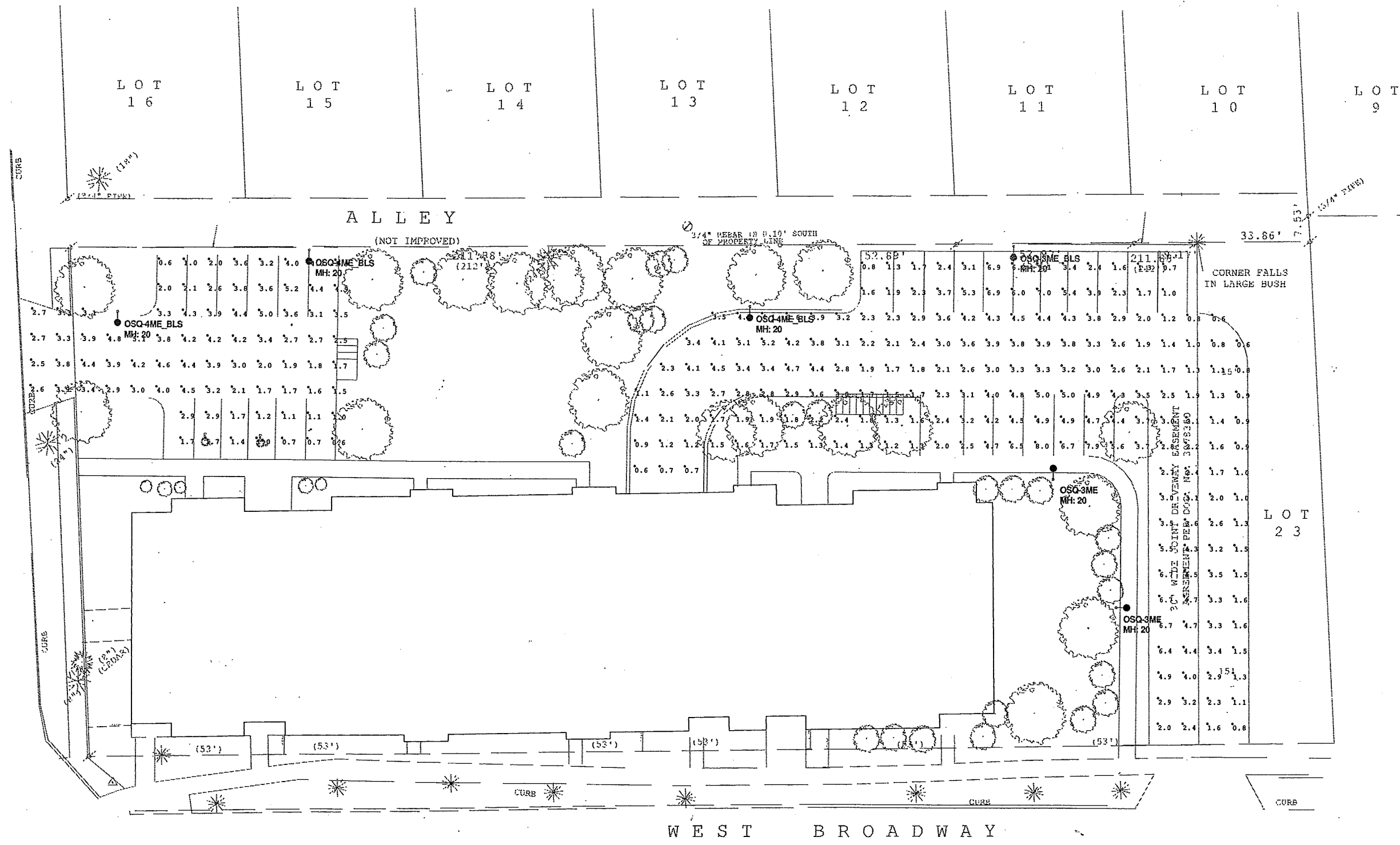
END (WEST) ELEVATION



FRONT (SOUTH) ELEVATION



5/10/17	MADISON ON BROADWAY PROPOSED MIXED USE 2230 WEST BROADWAY MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1421 #6
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Luminaire Schedule / *Did you know that utility rebates can cover 25% or more of a products cost? Email rebates@cree.com to get help on your project!

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Description
●	2	OSQ-3ME	SINGLE	16959	0.930	130	OSQ-A-NM-3ME-K-40K-UL-xx
●	1	OSQ-3ME BLS	SINGLE	13389	0.930	130	OSQ-A-NM-3ME-K-40K-UL-xx
●	3	OSQ-4ME BLS	SINGLE	13032	0.930	130	OSQ-A-NM-4ME-K-40K-UL-xx

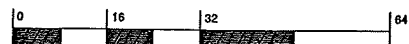
Footcandles calculated using predicted lumen values after 50K hours of operation

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPis	Fc	2.95	8.0	0.6	4.92	13.33

FIXTURE MOUNTING HEIGHT: 20' AFG (17" POLE + 3' BASE)

ADDITIONAL EQUIPMENT REQUIRED:
 (6) P54S17C1xx (17" x 4" x 0.125" STEEL SQUARE POLE, SINGLE MOUNT)
 (6) OSQ-D4xx DIRECT ARM MOUNT
 (4) OSQ-BLSMF BACKLIGHT SHIELD ACCESSORY
 PROPOSED POLES MEET 140MPH SUSTAINED WIND LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR PRIOR TO PLACING ORDER

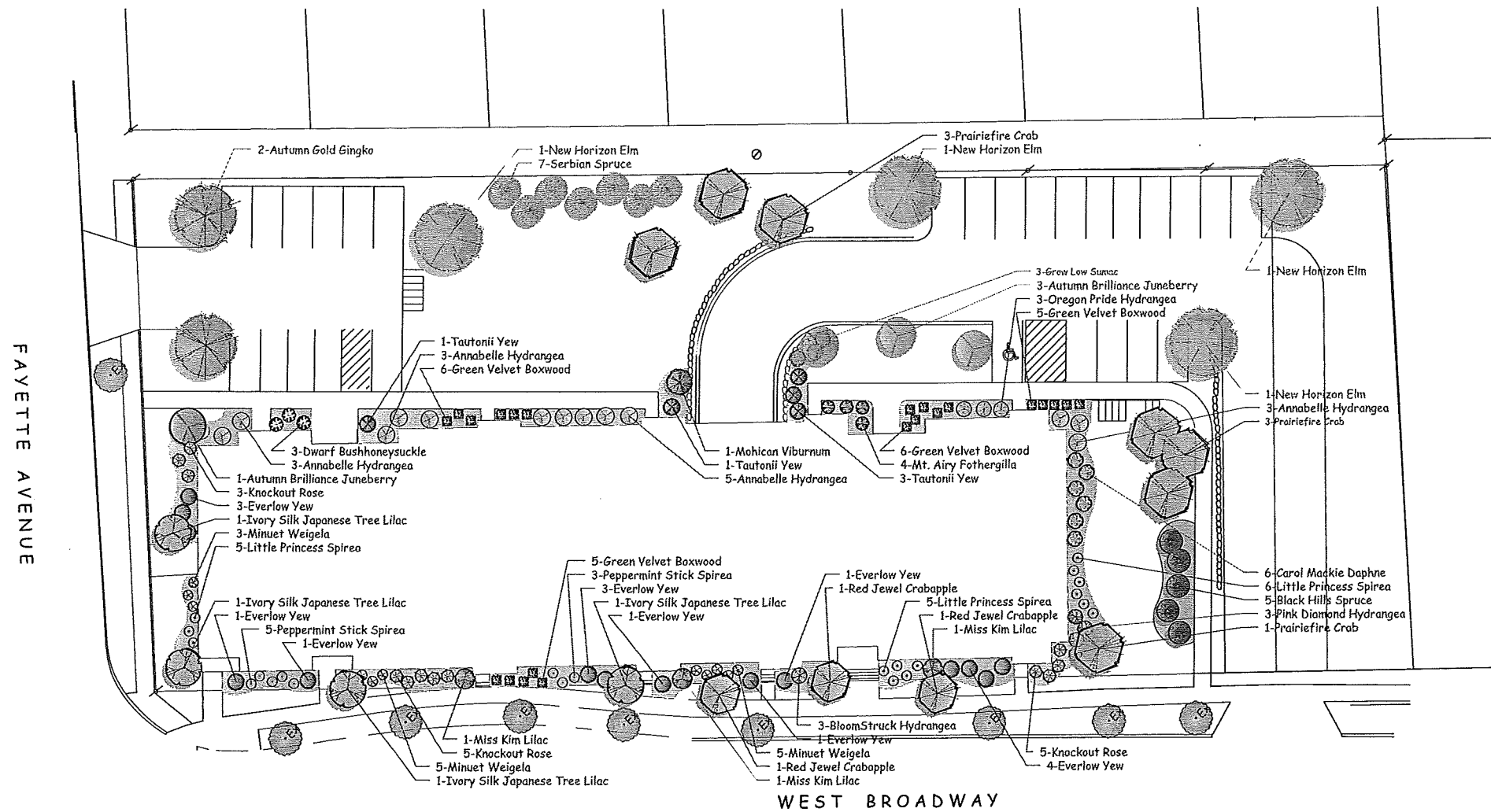


Project Name: MADISON ON BROADWAY SR No. 23388
 Date: 5/9/2017 Scale: 1"=16' Footcandles calculated at grade
 Filename: 170509MD1JEEET.AGI Layout by: JACOB EDLER

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy codes.



LANDSCAPE PLAN
MADISON ON BROADWAY
 2230 WEST BROADWAY
 MADISON, WISCONSIN



CITY OF MADISON LANDSCAPE WORKSHEET

Landscape Calculations and Distribution

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of 1h IL and IG districts as specified in (b) below.
 Total square footage of developed area = 37,231
 Developed area divided by 300 square feet = 124 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unit shall be provided for every 600 square feet of developed area.
 Total square footage of developed area =
 Developed area divided by 600 square feet = 0 Landscape Units

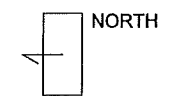
(c) One landscape unit consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.
 Landscape units multiplied by 5 landscape points = 621 Total Points Required

Tabulation of Points and Credits

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35		0	6	210
Ornamental Tree	1 1/2 inch caliper	15		0	18	270
Evergreen Tree	18" or 3 gallon	15		0	12	180
Shrub, deciduous	18" or 3 gallon	2		0	90	180
Shrub, evergreen	18" or 3 gallon	3		0	42	126
Ornamental Grass	18" or 3 gallon	2		0	0	0
Ornamental/ decorative fencing	n/a	4 per 10 lineal ft.		0	0	0
Sub Totals						966
Total Points Provided =		966				

PLANT LIST

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
Existing Plants					
					Existing Points: 0
Proposed Plants					
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry	4	2in BB	15	60
Buxus x sempervirens 'Green Velvet'	Green Velvet Boxwood	22	#2	3	66
Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	6	12-15in	2	12
Dierrevilla lonicera	Dwarf Bushhoneysuckle	3	4.5in Pot	2	6
Fothergilla gardenii 'Mt. Airy'	Mt. Airy Fothergilla	4	#5	2	8
Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2	#15	35	70
Hydrangea 'BloomStruck'	BloomStruck Hydrangea	3	#1 Grade	2	6
Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea	14	#1 Grade	2	28
Hydrangea macrophylla 'Oregon Pride'	Oregon Pride Hydrangea	3	#1 Grade	2	6
Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea	3	18in	2	6
Malus 'Prairiefire'	Prairiefire Crab	7	2in BB	15	105
Malus 'Red Jewel'	Red Jewel Crabapple	3	2in BB	15	45
Picea glauca densata 'Black Hills'	Black Hills Spruce	5	6ft BB	15	75
Picea omorika	Serbian Spruce	7	6ft BB	15	105
Rosa 'Knockout'	Knockout Rose	13	2 Gal	2	26
Spiraea japonica 'Little Princess'	Little Princess Spirea	16	15-18in	2	32
Spiraea japonica 'Shirabi'	Peppermint Stick Spirea	8	12-15in	2	16
Syringa 'Miss Kim'	Miss Kim Lilac	3	2-3ft	2	6
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	4	2in BB	15	60
Taxus x media 'Everlow'	Everlow Yew	15	#5	3	45
Taxus x media 'Tautonii'	Tautonii Yew	5	#5	3	15
Ulmus x 'New Horizon'	New Horizon Elm	4	2in BB	35	140
Viburnum lantana 'Mohican'	Mohican Viburnum	1	3ft	2	2
Weigela florida 'Minuet'	Minuet Weigela	13	12in	2	26
					Proposed Points: 966
					Total Points: 966



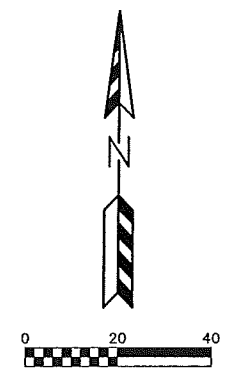
SCALE: 1"=20'

DATE: OCTOBER 20, 2015

DESIGN: [Signature]

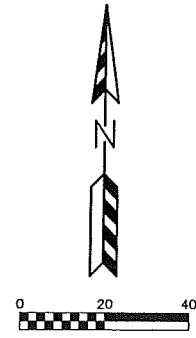
REVISION: MAY 8, 2017

L-1

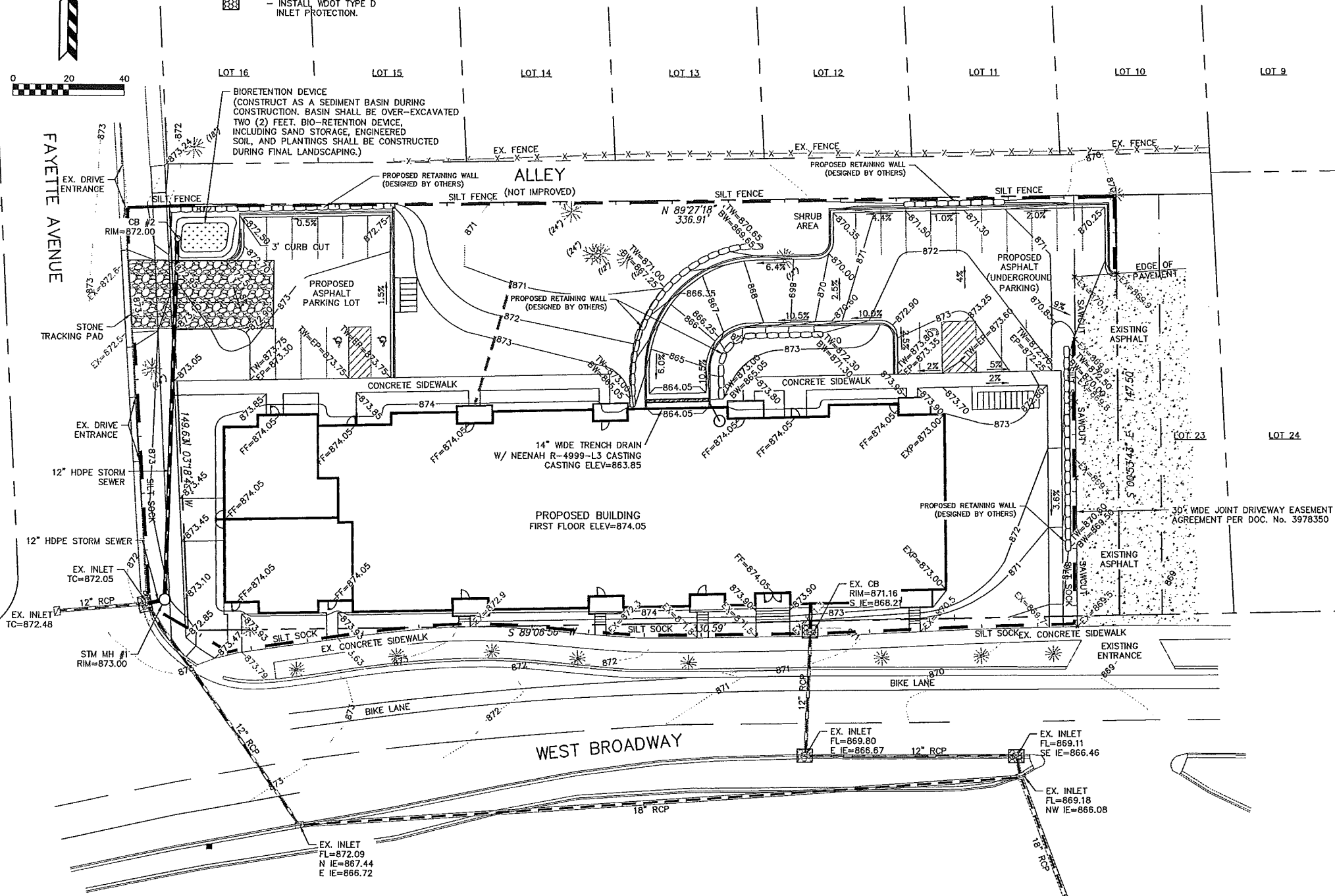


FAYETTE AVENUE APARTMENTS - CITY OF MADISON
 EXISTING SITE PLAN
 PAGE: 1 OF 4
 DATED: MAY 10, 2017

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



- LEGEND:**
- 871 -- EXISTING MINOR CONTOUR.
 - 870 -- EXISTING MAJOR CONTOUR.
 - 871 — PROPOSED MINOR CONTOUR.
 - 870 — PROPOSED MAJOR CONTOUR.
 - INSTALL WDOT TYPE D INLET PROTECTION.



EROSION NOTES:

1. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND CUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
5. ANIONIC POLYMER: IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050: [HTTP://DNR.WI.GOV/ORG/WATER/WM/NPS/PDF/STORMWATER/TECHSTD/EROSION/DNR1050-POLYACRYLAMIDE.PDF](http://dnr.wi.gov/org/water/wm/nps/pdf/stormwater/techstds/erosion/dnr1050-polyacrylamide.pdf)).
6. 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 A 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.
7. WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCES, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.
8. INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED STORM CATCH BASINS AS SHOWN ON THE PLAN. THE INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL INSTALLATION OF THE SURFACE COURSE OF ASPHALT. THE INLET PROTECTION SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED AND DISTURBED AREAS ARE RESTORED.

TIME SCHEDULE:

- JULY 10 - 15, 2017: INSTALL INITIAL EROSION CONTROL DEVICES INCLUDING BIO-RETENTION AS A SEDIMENT BASIN.
- JULY 16, 2017 - MAY 1, 2018: ROUGH GRADE, CONSTRUCT BUILDING, PARKING LOT AND UTILITIES.
- MAY 2 - 9, 2018: RESTORE ALL PERVIOUS DISTURBED AREAS AND COMPLETE FINAL LANDSCAPING AND BIO-RETENTION DEVICE.

RESTORATION NOTES:

ALL DISTURBED AREAS WILL BE RESTORED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH WITHIN SEVEN DAYS OF FINAL GRADING. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS EXCEPT THE DETENTION POND AND BIO-RETENTION DEVICES. MIXTURES WILL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. THE SEED MIXTURE FOR THE DETENTION POND SIDE SLOPES SHALL BE "WET MEADOW" AS SUPPLIED BY PRIME NURSERY OR EQUIVALENT. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 0% POTASH, NOT LESS THAN 0%. ALL FRESH GRADED AREAS SHALL BE SEED AND MULCH BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDING PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

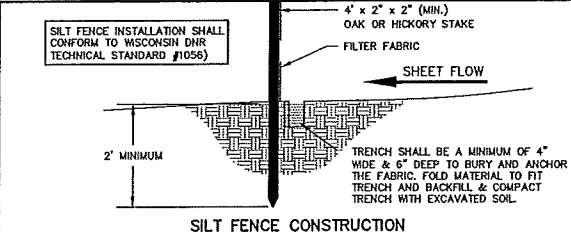
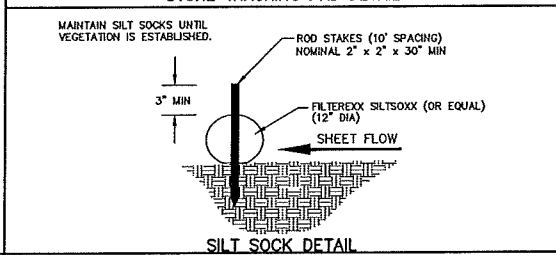
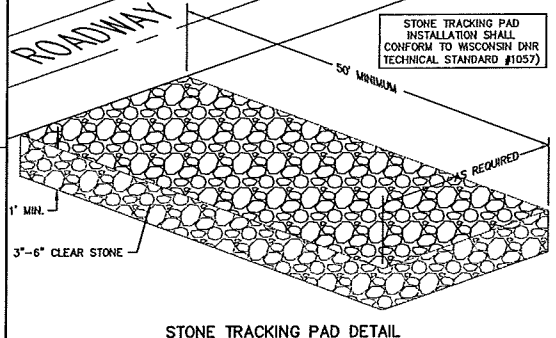
CHRIS JAYE
MIRUS PARTNERS
7447 UNIVERSITY AVE # 210,
MIDDLETON, WI 53562

OWNER:

DAVE PORTERFIELD
MOVIN' DUT, INC.
600 WILLIAMSON ST.
MADISON, WI 53703

ENGINEER:

QUAM ENGINEERING, LLC
ATIN RYAN QUAM
4604 SIGGELKOW RD., SUITE A
MCFARLAND, WI 53558

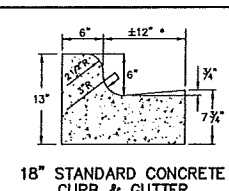
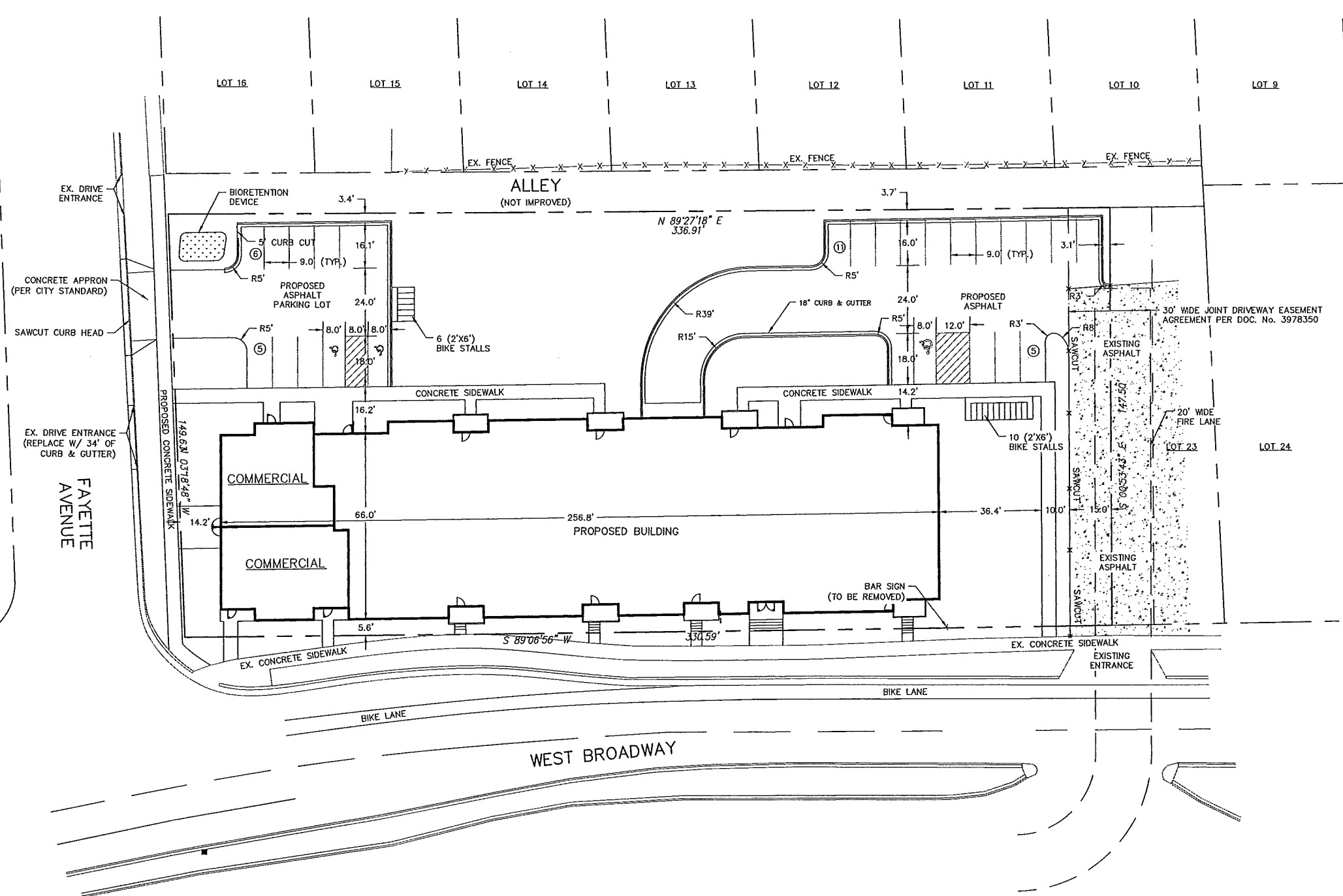


FAYETTE AVENUE APARTMENTS - CITY OF MADISON

GRADING AND EROSION CONTROL PLAN
PAGE: 3 OF 4
DATED: MAY 10, 2017

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 2230 W BROADWAY AVE.
 Site acreage (total) .114 Acres

Number of building stories (above grade) 4
 Building height 45'
 DSP's type of construction (new structures or additions) SA
 Total square footage of building 85,800 (NGL GARAGE)
 Total square footage of garage 17,180

Use of property RESIDENTIAL MULTI-FAMILY & COMMERCIAL
 Gross square feet of office 0
 Gross square feet of retail area 2800
 Number of employees in warehouse 0
 Number of employees in production 0
 Capacity of restaurant/place of assembly N/A

Number of bicycle stalls shown 16

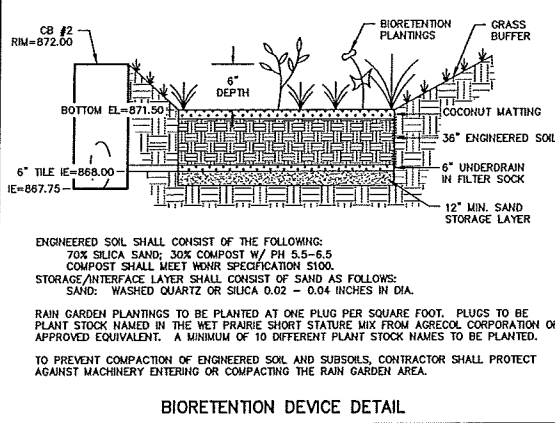
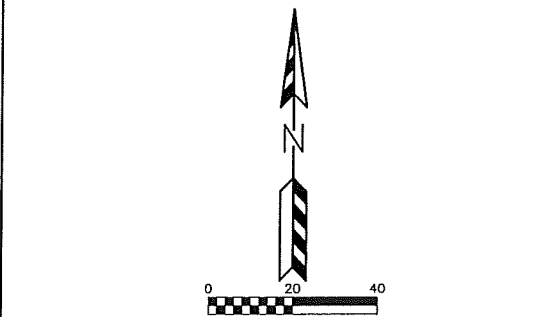
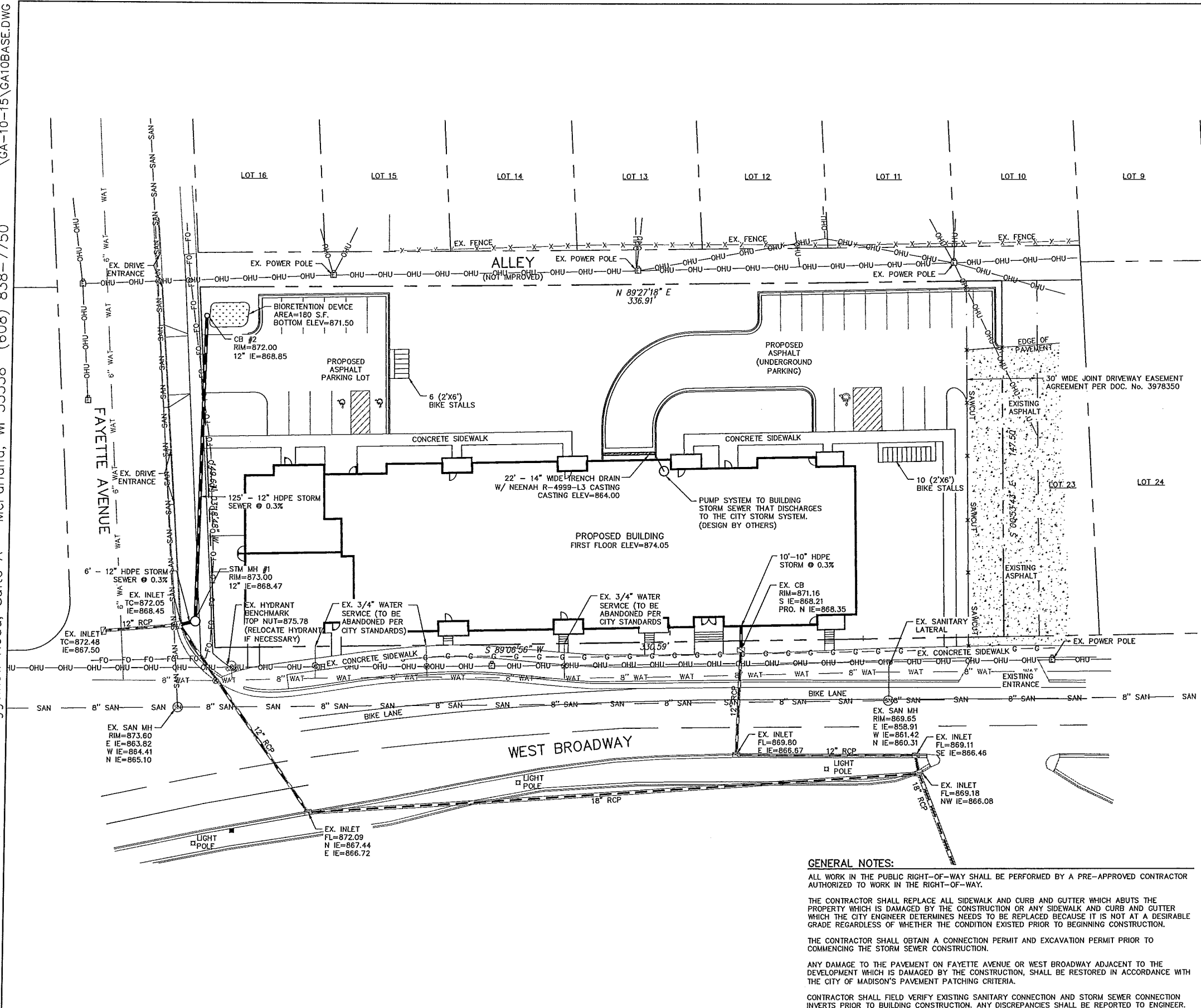
Number of Parking stalls:

	SHOWN
Small Car	17
Large Car	7
Accessible	3
Total	27

Number of trees shown (See Landscaping Plan)

FAYETTE AVENUE APARTMENTS - CITY OF MADISON
 SITE PLAN
 PAGE: 2 OF 4
 DATED: MAY 10, 2017

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UTILITY NOTES:

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
- PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.
- CONTRACTOR SHALL CONTACT MADISON WATER UTILITY PRIOR TO INSTALLING WATER SERVICE AND PAY CITY INSPECTION FEE. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
- WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.
- ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
- CATCH BASINS AND STORM MANHOLES SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OR APPROVED EQUAL. CATCH BASIN FRAME AND GRATE SHALL BE NEENAH R-2464 OR APPROVED EQUAL. STORM MANHOLE FRAME AND GRATE SHALL BE NEENAH-R-1550.

FAYETTE AVENUE APARTMENTS - CITY OF MADISON
 UTILITY AND FIRELANE PLAN
 PAGE: 4 OF 4
 DATED: MAY 10, 2017

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- GENERAL NOTES:**
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.
 - THE CONTRACTOR 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.
 - THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.
 - ANY DAMAGE TO THE PAVEMENT ON FAYETTE AVENUE OR WEST BROADWAY ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

DESCRIPTION PARCEL "A": PER WARRENT DEED DOCUMENT No. 5128343

LOTS 17, 18, 19, 20, 21, 22, AND PART OF LOT 23, SUBDIVISION OF LOT 12, BLOCK 5, HOBOKEN BEACH, CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE WEST RIGHT OF WAY LINE OF FAYETTE AVENUE N 03°40'52" W 149.74 FEET (RECORDED AS 150 FEET) TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE OF LOTS 17, 18, 19, 20, 21, 22, AND 23, N 89°03'55" E, 336.97 FEET; THENCE S 01°17'26" E, 147.52 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST BROADWAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S 88°42'34" W, 330.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17 AND THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Registered Land Surveyor - Owner



PREPARED FOR:
HIRUS PARTNERS
7447 UNIVERSITY AVE. STE #210
MADISON, WI 53762

- LEGEND**
- ✕ = FOUND PIVOTAL IN BLACKTOP
 - = FOUND 3/4" REBAR
 - = FOUND 1" PIPE (UNLESS NOTED)
 - (H) = RECORDED AS
 - ⊗ = SPOT GRADE
 - ⊙ = POWERPOLE
 - + = STREET/PARKING SIGN
 - ⊞ = LIGHT POLE
 - ⊙ = MANHOLE
 - ⊕ = FIRE HYDRANT
 - ⊖ = WATER VALVE
 - ⊞ = ELECTRIC VAULT
 - ⊞ = STORM INLET / CATCH BASIN
 - ⊞ = CONIFEROUS TREE (SIZE NOTED)
 - ⊞ = DECIDUOUS TREE (SIZE NOTED)
 - ⊞ = LANDSCAPING TREE / LARGE BUSH

- LINE LEGEND**
- = SANITARY SEWER
 - = STORM SEWER
 - = FIBER OPTIC
 - = WATER MAIN
 - = GAS MAIN
 - = OVER HEAD UTILITIES
 - = FENCE



NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBTURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNER / CONTRACTOR TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGERS HOTLINE TICKET NUMBERS: 20153307710, 20153307739, 20153307721, 20153307739, 20153307749, 20153307753, 20153307761, AND 20153307768. DIGGERS HOTLINE NUMBER: 1-800-242-8511
- 3) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 4) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 5) BEARINGS ARE REFERENCED TO DANE COUNTY COORDINATES.
- 6) ELEVATIONS ARE REFERENCED TO NAVD 88 (1991) DATUM.
- 7) SITE BENCHMARK IS THE TOP NUT OF HYDRANT LOCATED AT THE SOUTHWEST CORNER OF LOT 17, SHOWING SUBDIVISION OF LOT 12 BLOCK 5 HOBOKEN BEACH TOP NUT OF HYDRANT = 875.78' NAVD 88 (1991) DATUM.

SURVEYORS SEAL		WILLIAMSON SURVEYING & ASSOCIATES, LLC 104 A WEST MAIN STREET, WISCONSIN, 53597 NOA T. PRIEVE & CHRIS W. ADAMS REGISTERED LAND SURVEYORS PHONE: 608-255-3705 FAX: 608-949-9762 WEB: WILLIAMSONSURVEYING.COM	
TOPOGRAPHIC MAP / PLAT OF SURVEY			
LOTS 17, 18, 19, 20, 21, 22, AND PART OF LOT 23, SUBDIVISION OF LOT 12, BLOCK 5, HOBOKEN BEACH, CITY OF MADISON, DANE COUNTY, WISCONSIN.			
DATE	AUGUST 19, 2015	REVISION DATE	CHECK BY
SCALE	1" = 20'	DRAWING NO.	15W-303
DRAWN BY	NER. RORTZ	SHEET	1 OF 1