

# LAND USE APPLICATION

# LND-B

City of Madison  
Planning Division  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



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

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

## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Parcel # \_\_\_\_\_

Aldermanic district \_\_\_\_\_

Zoning district \_\_\_\_\_

Special requirements \_\_\_\_\_

Review required by \_\_\_\_\_

☐ UDC ☐ PC

☐ Common Council ☐ Other \_\_\_\_\_

Reviewed By \_\_\_\_\_

## 1. Project Information

Address: 1936 & 1938 Atwood Ave.

Title: \_\_\_\_\_

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

☒ Zoning Map Amendment (rezoning) from PD to TSS

☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning

☐ Major Amendment to an Approved Planned Development \_\_\_\_\_ ta

☐ Review of Altera \_\_\_\_\_ o Planned Development (PD) (by Plan Commission)

☒ \_\_\_\_\_ era \_\_\_\_\_ o an Approv

☐ \_\_\_\_\_ ermit

☐ Other requests

## 3. Applicant, Agent and Property Owner Information

**Applicant name** Joe Krupp **Company** 1938 Atwood Avenue LLC

**Street address** 2030 Eastwood Drive **City/State/Zip** Madison, WI 53704

**Telephone** 608-233-6000 **Email** joe@primeurbanproperties.com

**Project contact person** Kevin Burow **Company** Knothe & Bruce Architects, LLC

**Street address** 7601 University Ave. Suite 201 **City/State/Zip** Middleton, WI 53562

**Telephone** (608)836-3690 **Email** kburow@knothebruce.com

**Property owner (if not applicant)** \_\_\_\_\_

**Street address** \_\_\_\_\_ **City/State/Zip** \_\_\_\_\_

**Telephone** \_\_\_\_\_ **Email** \_\_\_\_\_

**4. Project Description**

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

A four story mixed-use apartment building with underground parking & public parking

Scheduled start date April 2019 Planned completion date April 2020

**5. Required Submittal Materials**

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

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Filing fee           | <input checked="" type="checkbox"/> Pre-application notification            | <input checked="" type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map                            | <input checked="" type="checkbox"/> Supplemental Requirements              |
| <input checked="" type="checkbox"/> Letter of intent     | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal*                  |
| <input checked="" type="checkbox"/> Legal description    | <input checked="" type="checkbox"/> Development plans                       |  |

*\*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](mailto:pcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**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. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com).

**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 Chris Wells Date 10/11/2018

Zoning staff Jenny Kirchgatter (DAT Meeting) Date 10/11/2018

- ☒ 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 Rummel #6, Schenk-Atwood-Starkweather-Yahara Neighborhood Assoc

Brad Kuse & Brad Hinkfuss, 9-24-2018

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 \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner  Date 11-21-18

# LAND USE APPLICATION

LND-B

City of Madison  
Planning Division  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Parcel # \_\_\_\_\_  
Aldermanic district \_\_\_\_\_  
Zoning district \_\_\_\_\_  
Special requirements \_\_\_\_\_  
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: 1936 & 1938 Alwood Ave.  
Title: \_\_\_\_\_

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

- ☒ Zoning Map Amendment (rezoning) from PD to TSS  
☐ 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 Joe Krupp Company 1938 Alwood Avenue LLC  
Street address 2010 Eastwood Drive City/State/Zip Madison, WI 53704  
Telephone 608-233-6000 Email joe@primeurbanproperties.com  
Project contact person Kevin Burow Company Knothe & Bruce Architects, LLC  
Street address 7601 University Ave. Suite 201 City/State/Zip Middleton, WI 53562  
Telephone (608)836-3690 Email kburow@knothebruce.com  
Property owner (if not applicant) 1924 Alwood LLC  
Street address 121 S. Pickney St, Suite 200 City/State/Zip Madison, WI 53703  
Telephone (608)-256-4200 Email scott@cmmanagement.net

**4. Project Description**

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

A four story mixed-use apartment building with underground parking & public parking

Scheduled start date April 2019 Planned completion date April 2020

**5. Required Submittal Materials**

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

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Filing fee           | <input checked="" type="checkbox"/> Pre-application notification            | <input checked="" type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map                            | <input checked="" type="checkbox"/> Supplemental Requirements              |
| <input checked="" type="checkbox"/> Letter of Intent     | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal*                  |
| <input checked="" type="checkbox"/> Legal description    | <input checked="" type="checkbox"/> Development plans                       |  |

\*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](mailto:pcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com).

**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 Chris Wells Date 10/11/2018  
Zoning staff Jenny Kirchgatter (DAT Meeting) Date 10/11/2018

☒ 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 Rummel #6, Schenk-Alwood-Starkweather-Yahara Neighborhood Assoc

Brad Kuse & Brad Hinkfuss, 9-24-2018

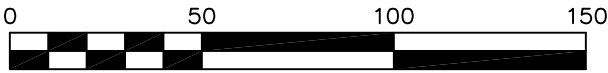
The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification 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 Scott Lewis Relationship to property owner  
1924 Atwood LLC  
Authorizing signature of property owner [Signature] Date 12/3/18

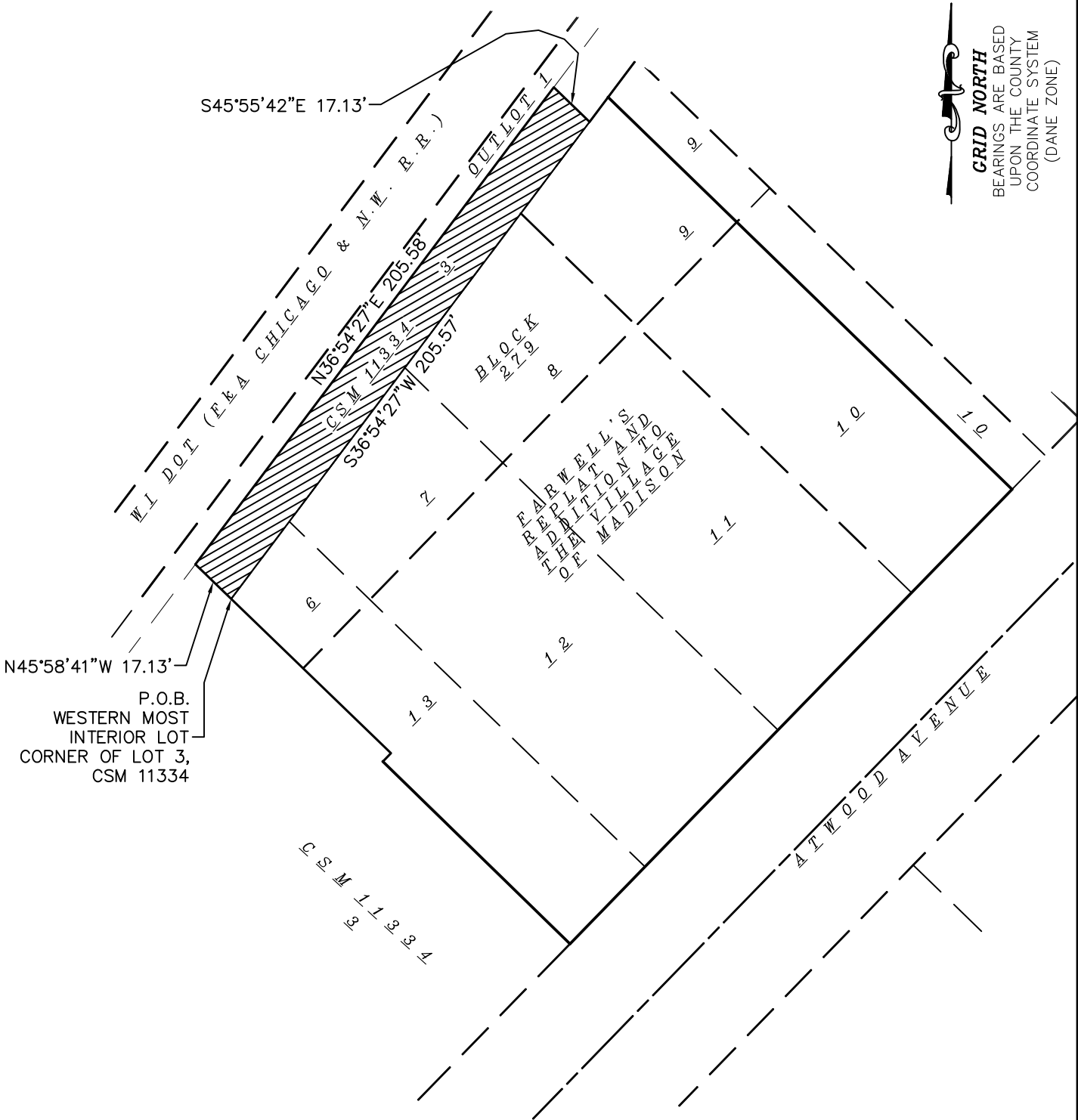
# REZONE MAP

PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 11334, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FIFTY FEET

**GRID NORTH**  
BEARINGS ARE BASED  
UPON THE COUNTY  
COORDINATE SYSTEM  
(DANE ZONE)



PREPARED FOR :  
PRIME URBAN  
PROPERTIES, LLC

PREPARED BY :  
**Burse**  
surveying & engineering Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

Date: November 27, 2018  
Plot View: rezone  
\\BSE1864\\dwg\\Survey\\BSE1864-CSM.dwg

# LAND USE APPLICATION

LND-B

City of Madison  
Planning Division  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Parcel # \_\_\_\_\_

Aldermanic district \_\_\_\_\_

Zoning district \_\_\_\_\_

Special requirements \_\_\_\_\_

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: 1936 & 1938 Atwood Ave.

Title: \_\_\_\_\_

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

- ☒ Zoning Map Amendment (rezoning) from PD to TSS
- ☐ 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 Joe Krupp Company 1938 Atwood Avenue LLC

Street address 2010 Eastwood Drive City/State/Zip Madison, WI 53704

Telephone 608-233-6000 Email joe@primeurbanproperties.com

Project contact person Kevin Burow Company Knothe & Bruce Architects, LLC

Street address 7601 University Ave. Suite 201 City/State/Zip Middleton, WI 53562

Telephone (608)836-3690 Email kburow@knothebruce.com

Property owner (if not applicant) Second Street Apartments, LLC

Street address 2209 Lakeland Ave. City/State/Zip Madison, WI 53704

Telephone (608)-467-3220 Email liz@lauerRealtyGroup.com

## Land Use Application

LND-C

### 4. Project Description

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

Rezoning only and will remain in it's current use of being part of the parcel of land for

Second Street Apartments

Scheduled start date n/a Planned completion date n/a

### 5. Required Submittal Materials

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

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Filing fee           | <input checked="" type="checkbox"/> Pre-application notification            | <input checked="" type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map                            | <input checked="" type="checkbox"/> Supplemental Requirements              |
| <input checked="" type="checkbox"/> Letter of intent     | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal*                  |
| <input checked="" type="checkbox"/> Legal description    | <input checked="" type="checkbox"/> Development plans                       |  |

\*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](mailto:pcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com).

### 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 Chris Wells Date 10/11/2018

Zoning staff Jenny Kirchgatter (DAT Meeting) Date 10/11/2018

- ☒ **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 Rummel #6, Schenk-Atwood-Starkweather-Yahara Neighborhood Assoc

Brad Kuse & Brad Hinkfuss, 9-24-2018

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 Nina R. Lebowitz, member Relationship to property owner

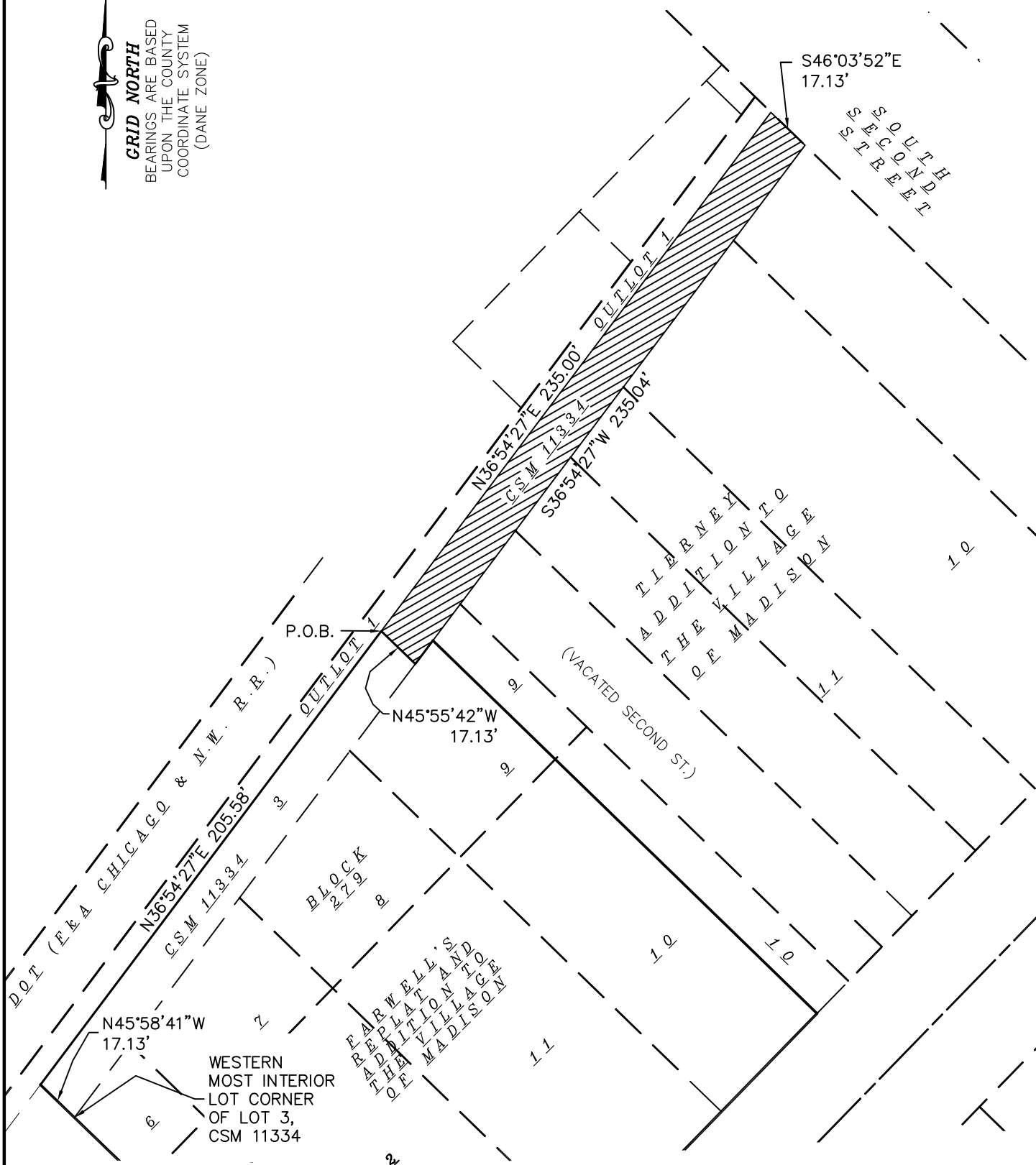
Authorizing signature of property owner Nina R. Lebowitz Date 11-30-2018

# REZONE MAP

PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 11334, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FIFTY FEET



PREPARED FOR :

PRIME URBAN  
PROPERTIES, LLC

PREPARED BY :

# Burse

surveying & engineering Inc.

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263

Fax: 608.250.9266

email: mburse@bse-inc.net

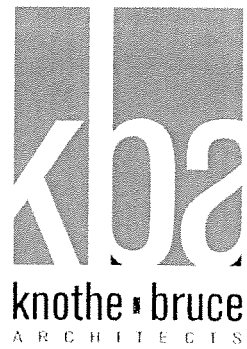
www.bursesurveyengr.com

Date: December 04, 2018

Plot View: rezone second st

\\BSE1864\dwg\Survey\BSE1864-CSM.dwg

SHEET 1 OF 1



September 24, 2018

Alder Marsha A. Rummel  
Aldersperson – District # 6  
[district6@Cityofmadison.com](mailto:district6@Cityofmadison.com)

Schenk-Atwood-Starkweather-Yahara Neighborhood Association  
Brad Kuse  
[bradkuse@gmail.com](mailto:bradkuse@gmail.com)  
Brad Hinfuss  
[bradhinfuss@gmail.com](mailto:bradhinfuss@gmail.com)

**Re: 1936 & 1938 Atwood Ave., Madison, WI**

Marsha, Brad and Brad,

I would like to take this opportunity to formally notify you that we will be submitting an application for a rezoning & conditional use approval for a proposed redevelopment of the property at 1936 and 1938 Atwood Avenue. We will also be submitting an application for the demolition of the existing structure at 1936 Atwood Avenue.

The proposal envisions replacing the residence at 1936 and the adjacent surface parking lot with a four-story mixed-use apartment building with 70-80 units in a range of sizes from studio, one and two bedroom apartments. The commercial area will be located on the first floor along Atwood Avenue. Parking will be provided behind the building and in an underground parking facility.

We look forward to working with you to design a successful development for this property. If you have any questions, please contact me at [kburow@knothebruce.com](mailto:kburow@knothebruce.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Burow'.

Kevin Burow

Managing Member

# Legal Description

Site Address: 1936 & 1938 Atwood Avenue

PART OF LOTS 6-10, 13 AND ALL OF LOTS 11 AND 12, FARWELL'S ADDITION TO THE VILLAGE OF MADISON, PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 11334, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, more fully described as follows:

Commencing at the Southwest corner of said Section 6; thence North 00 degrees 49 minutes 04 seconds East along the west line of said southwest quarter, 341.81 feet; thence South 89 degrees 10 minutes 57 seconds East, 1980.57 feet to the point of beginning; thence North 36 degrees 54 minutes 27 seconds East, 205.58 feet; thence South 45 degrees 55 minutes 42 seconds East, 17.13 feet; thence North 36 degrees 54 minutes 27 seconds East, 10.62 feet; thence South 45 degrees 50 minutes 24 seconds East, 193.95 feet to the northwest right of way of Atwood Avenue; thence South 44 degrees 11 minutes 44 seconds West along said northwest right of way, 218.44 feet; thence North 45 degrees 43 minutes 59 seconds West, 90.00 feet; thence North 44 degrees 16 minutes 01 second East, 4.00 feet; thence North 45 degrees 58 minutes 41 seconds West, 93.66 feet to the point of beginning.

November 28, 2018  
**Revised December 21, 2018**



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

Re: Letter of Intent – Conditional Use  
1936 and 1938 Atwood Ave.  
Madison, WI

Ms. Heather Stouder,

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

**Organizational Structure:**

Owner/Developer: 1938 Atwood Avenue LLC  
2030 Eastwood Drive  
Madison, WI 53704  
Phone: 608-233-6000  
Contact: Joe Krupp  
[joe@primeurbanproperties.com](mailto:joe@primeurbanproperties.com)

Engineer: Burse Surveying & Engineering, Inc.  
2801 International Lane, Ste. 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
Contact: Peter Fortlage  
[pfortlage@bse-inc.net](mailto:pfortlage@bse-inc.net)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste. 201  
Middleton, WI 53562  
Phone: 608-836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.com)

Landscape Design: Olson Toon Landscaping, Inc.  
3570 Pioneer Road  
Verona, WI 53593  
Phone: 608-827-9401  
Contact: Brad Fregien  
[brad@olsontoon.com](mailto:brad@olsontoon.com)

**Introduction:**

The site is located at 1936 and 1938 Atwood Ave. on Madison's near east side. The majority of the site is currently utilized for surface parking with a converted house sitting on the southwest edge of the site. The proposed development entails the demolition of the existing rental building and the construction of a new four-story mixed-use building with include 79 apartments units, approximately 4,000 sq.ft. of commercial space and a total of 103 enclosed parking spaces.

Most of the subject site is zoned TSS, with a narrow strip of vacant land at the rear of the site currently zoned PD. The strip of land is being transferred from the owner of the apartment development to the southwest (the Hudson apartments) and is being requested to be rezoned to TSS. and is not essential to that development. The continuation of this strip of land to the east is also currently zoned PD and that is being requested to be rezoned to TSS as well.

This application requests approval of the demolition, the rezoning of the strips of land to TSS and the conditional use approvals to allow for the proposed development. A CSM will be processed concurrently with this application that will combine the narrow strip of land with the balance of the parcel into a single lot.

**Project Description:**

The project continues the recent redevelopment and urban in-fill along the Atwood Avenue corridor. This development takes an underutilized site that is predominantly used for surface parking and creates a vibrant multi-use building that strengthens the urban architecture of Atwood Avenue. The building façades are well-proportioned and respect the rhythm of buildings on the street. The street level is activated with commercial storefront and a strong corner entry and lobby for the apartments above. The vehicular access to the enclosed parking is screened from street view by being located along the northeast side of the proposed building.

A three-foot to nine-foot building setback on Atwood allows for a comfortable pedestrian experience while also respecting the urban pattern that is established at Schenk's Corner and throughout the neighborhood commercial. The setback provides the room for landscaping to enhance the building and provide an attractive buffer for pedestrians. The streetscape will also be enhanced by planting the street terrace (the terrace is currently concrete) and adding street trees. The existing overhead utilities that consist solely of low voltage communication lines are planned to be buried as part of the redevelopment.

The exterior materials will be a combination of masonry at the lower levels, metal siding on the upper levels with a manufactured cut stone base. The architecture is contemporary and urban with detailing that reinforces the rhythm and scale of the building.

**Neighborhood Input:**

The SASY and MNA planning and development committees have been introduced to the development and are generally supportive of the proposal. A neighborhood meeting was hosted by Alder Rummel on November 19, 2018 and the attendees provided input to improve the project including suggestions on building architecture, landscaping and storm water management. Our application includes revisions to the initial plans in an effort to address the neighborhood input.

From the neighborhood's perspective, the most important feature of the project is the provision of public-use parking. Although privately owned, the existing surface parking lot is well used by the public and fills a critical parking need for neighborhood businesses, particularly the food and beverage establishments. With this plan we are able to provide parking on the first floor level that will be available to the public. The parking needs for the residential and commercial tenants of the building is accommodated in the basement level parking garage. All of the parking on the first floor can then be available for uses not associated with this building.

**Parking:**

Two levels of enclosed parking are provided with 84 stalls in the basement level and 36 stalls on the first floor level for a total of 120 stalls. This total will serve the needs of the residential tenants as well as provide employee parking for the commercial users and the employees at 1965 Atwood Avenue during their business hours. This will also have 5 stalls dedicated to exclusive use by tenants of the Second Street Apartments to fulfill the existing requirements of the easement that is on this parcel for their parking needs.

The first floor parking level is available to the public and the functional use of this is described in the attached Parking Operation Plan.

### **Demolition Standards**

We believe that the demolition standards can be met. The proposed development is compatible with the Shenk-Atwood Neighborhood Business District Master Plan and the recently adopted City Comprehensive Plan. The demolition allows for the long sought-after redevelopment of this site, enhancing the neighborhood business district and adjacent residential properties, and continuing the pattern of redevelopment that has been established along Atwood Ave.

A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing wood frame structure.

### **Conditional Use approvals:**

The proposed redevelopment requires conditional uses to allow a building over three-stories in height and for a residential building with more than 8 units. The proposed building's size, scale and use are consistent with adjacent properties and the City and neighborhood plans for this property. The conditional use approvals are necessary to achieve the goals of those plans.

A conditional use approval is also required due to the fact that there will be a paid private parking facility on the first floor. As noted earlier, this parking is needed to help support the neighboring businesses, especially for evening and weekend use.

### **Site Development Data:**

#### **Densities:**

Lot Area	42,491 S.F. / .97 acres
Dwelling Units	79 DU
Lot Area / D.U.	500 S.F./D.U.
Density	81 units/acre
Open Space	10,094 S.F. (3,160 S.F. Min. Required)
Open Space / Unit	128 S.F./Unit (40 S.F./Unit Required)
Lot Coverage	34,960 S.F. = 82% of total lot (85% Max.)

**Building Height:** 4 Stories

#### **Gross Floor Areas:**

Residential Area	75,291 S.F.
Commercial Area	4,000 S.F.

**Floor Area Ratio** 2.0

#### **Dwelling Unit Mix:**

Efficiency	15
One Bedroom	37
One Bedroom + Den	12
<u>Two Bedroom</u>	<u>15</u>
Total	79

**Vehicle Parking:**

Underground	84 stalls
<u>First Floor (enclosed)</u>	<u>36 Stalls</u>
Total	120 Stalls

**Bicycle Parking:**

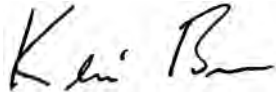
Guest Surface	11 (Std. 2'x6' guest stalls)
Underground Wall-Mount	16
Underground	20 (Std. 2'x6' floor mount - Permanent)
First Floor Wall-Mount	5
<u>First Floor</u>	<u>40 (Std. 2'x6' floor mount - Permanent)</u>
Total	92 stalls

**Project Schedule:**

It is anticipated that construction will start Spring of 2019 and be completed in Spring of 2020.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Burow".

Kevin Burow, AIA, NCARB  
Managing Member

## 1936 and 1938 Atwood Avenue



### **Parking Operation Plan:**

For this proposed development, two levels of enclosed parking are provided. The basement parking garage will have 84 stalls and will serve the needs of the residential tenants in the evening as well as provide employee parking for the commercial users and also the users of the existing building at 1965 Atwood Avenue during the day. Access to this level is separate from the first-floor parking level and is controlled by a FOB reader so only credentialed users will be able to enter this area.

The first-floor parking will have 36 stalls and is proposed as a public-private parking facility that will serve the neighborhood food and beverage establishments, especially during evening and weekend hours when the demand is the highest. The first-floor parking will be paid parking with controlled access and will be entered off of the shared driveway on the northeast side. This area will have a rapid access garage door at the entry along with gates to control the access. These gates will be tied to a ticket machine and a card reader/FOB to operate. Public patrons will pull a ticket upon entry and will pay via a credit card reader upon exiting. Local businesses will have the option to provide their customers with ticket vouchers to cover the cost of the parking and these will be read by this same control system. This area will also have 5 stalls dedicated to exclusive use by tenants of the Second Street Apartments to fulfill the existing requirements of the easement that is on this parcel for their parking needs.

The first-floor garage entry door is located 54'-6" back from the face of the building or 70' back from the entry point at the street curb at Atwood Avenue. This will provide stacking for 3 vehicles off of the street before entering the parking. There will be signage on the corner of the building designating that there is public parking and there will also be a sign above the garage entry door stating the same. The driveway is 20' wide to accommodate two-way traffic and given that Atwood Avenue is a one-way street directly in front of the property, vehicles will only be able to make a right turn in and a right turn out from this driveway.

## 1936 and 1938 Atwood Avenue



### **Building Height Request:**

For this proposed development we are requesting Conditional Use approval for the additional height of one story to achieve a four-story building within the TSS Zoning District. The recently adopted Comprehensive Plan for the City of Madison calls for this property to be a Neighborhood Mixed-Use which is “Relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor.” It further states that structures of 2 to 4 stories are recommended. In order to achieve the recommended higher density, we need the 4<sup>th</sup> floor to be able to provide 26 additional units. Also, a four-story building will be in context for this section of Atwood Avenue given that the adjacent property to the west of this site is also a four-story structure and there are four-story buildings in the 2000 block of Atwood Avenue.

We have also completed Sun Studies for this proposed structure and you can see in these images that given the orientation of this building and the fact that we are located along a railway corridor, the shadows cast by this building have a very minimal impact on the adjacent properties. The approval of four stories will allow us to make the best use of this property by providing the needed additional housing units without taking up more land and further reinforces the massing and context for this area of the City.



# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506  
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

**Project Address:** 1936 & 1938 Atwood Avenue

**Contact Name & Phone #:** Kevin Burow

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <b>see Utility Plan</b> <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

*Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.*

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

## FEATURES & SPECIFICATIONS

### INTENDED USE

Provides years of maintenance-free general illumination for outdoor use in commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

### CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish, standard unless otherwise noted. A clear polycarbonate lens protects the optics from moisture, dirt and other contaminants.

### OPTICS

8 high performance LEDs are powered by a multi-volt (120V-277V) LED driver that uses 18 input watts and provides 1,490 delivered lumens. 100,000 hour LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

### ELECTRICAL

Rated for outdoor installations, -40°C minimum ambient.

Adjustable Dusk-to-dawn, multi-volt photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

6KV

Surface or recessed mount. A universal junction box is included standard.

All mounting hardware included.

### LISTINGS

UL Certified to US and Canadian safety standards. Wet location listed for mounting higher than 4 feet off the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

### WARRANTY

5-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Actual performance may differ as a result of end-user environment and application.

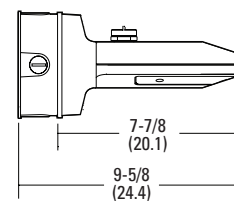
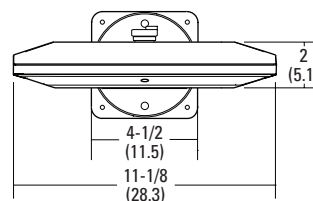
Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

Outdoor General Purpose

# OLW14

LED WALL PACK



All dimensions are inches (centimeters) unless otherwise indicated.

### ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: OLW14

OLW14				
Series	Color temperature (CCT) <sup>1</sup>	Voltage	Control	Finish
<b>OLW14</b> 1400 lumen LED wall pack	<b>(blank)</b> 5000K <sup>1</sup>	<b>(blank)</b> MVOLT (120V-277V)	<b>(blank)</b> MVOLT photocell included	<b>(blank)</b> Bronze WH White

**Accessories:** Order as separate catalog number.

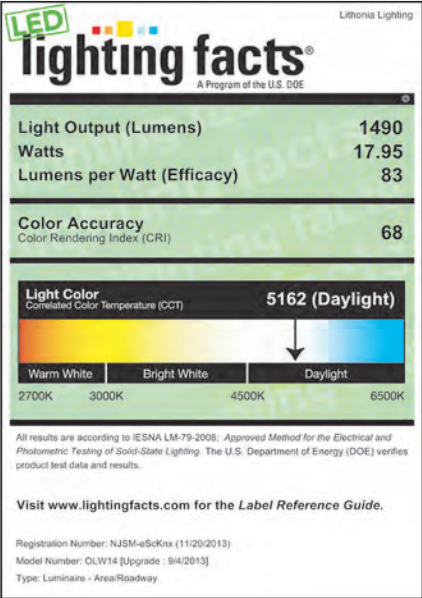
FCOS M24	Full cutoff shield
FCOS WH M24	Full cutoff shield, white

### Notes

<sup>1</sup> Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

PHOTOMETRIC DIAGRAMS

Full photometric data report available within 2 weeks from request. Consult factory. Tested in accordance with IESNA LM-79 and LM-80 standards.



## FEATURES & SPECIFICATIONS

### INTENDED USE

Provides maintenance-free general illumination for outdoor use in residential and commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable security lighting.

### CONSTRUCTION

Sturdy weather-resistant aluminum housing with a dark bronze finish.

High performance LEDs are powered by an MVOLT driver providing 3020 and 4300 delivered lumens at 5000K. 100,000 hours LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology. Fixture is maintenance-free.

Rated for outdoor installations -40°C minimum ambient.

Adjustable Dusk-to-Dawn, photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

### OPTICS

Nighttime Friendly™ full cutoff above 90° angle, standard.

### INSTALLATION

Wall or arm mount (mounting arm sold separately).

All mounting hardware included.

### LISTINGS

UL Certified to US safety standards. C-UL Certified to Canadian safety standards. Wet location listed.

Tested in accordance with IESNA LM-79 and LM-80 standards. DLC qualified product.

### WARRANTY

5-year limited warranty. Complete warranty terms located at:

[www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**NOTE:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications are subject to change without notice.

Catalog Number
Notes
Type

### Outdoor General Purpose

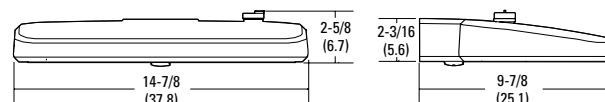
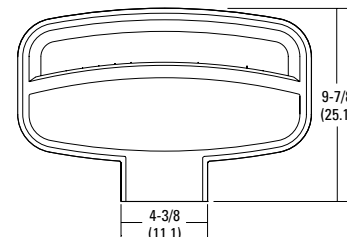
# OLW

## LED WALL PACK



### Specifications

All dimensions are inches (centimeters)



### ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

**Example: OLW 23**

OLW				
Series	Lumens / Color temperature (CCT)	Voltage	Features	Finish
<b>OLW</b> LED Wall Light	<b>23</b> 3,020 delivered lumens / 5000K <sup>1</sup> <b>31</b> 4,300 delivered lumens / 5000K <sup>1</sup>	<b>(blank)</b> MVOLT (120V-277V)	<b>(blank)</b> Photocell included	<b>(blank)</b> DDB Dark Bronze

**Accessories:** Order as separate catalog number.

OMA 18 DDB M6 18" Steel mounting arm

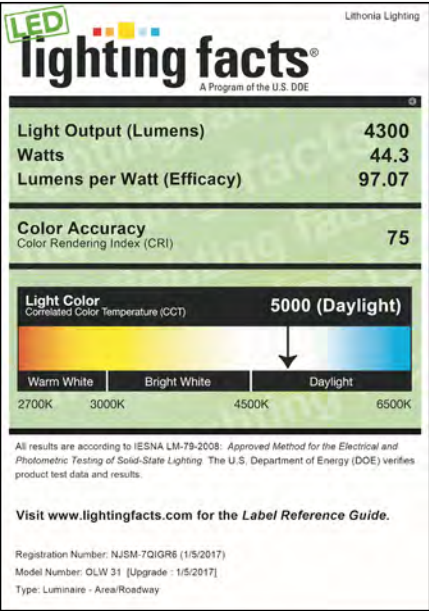
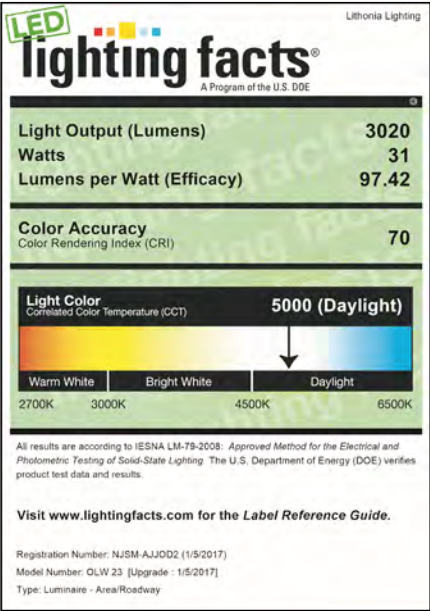
### Notes

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

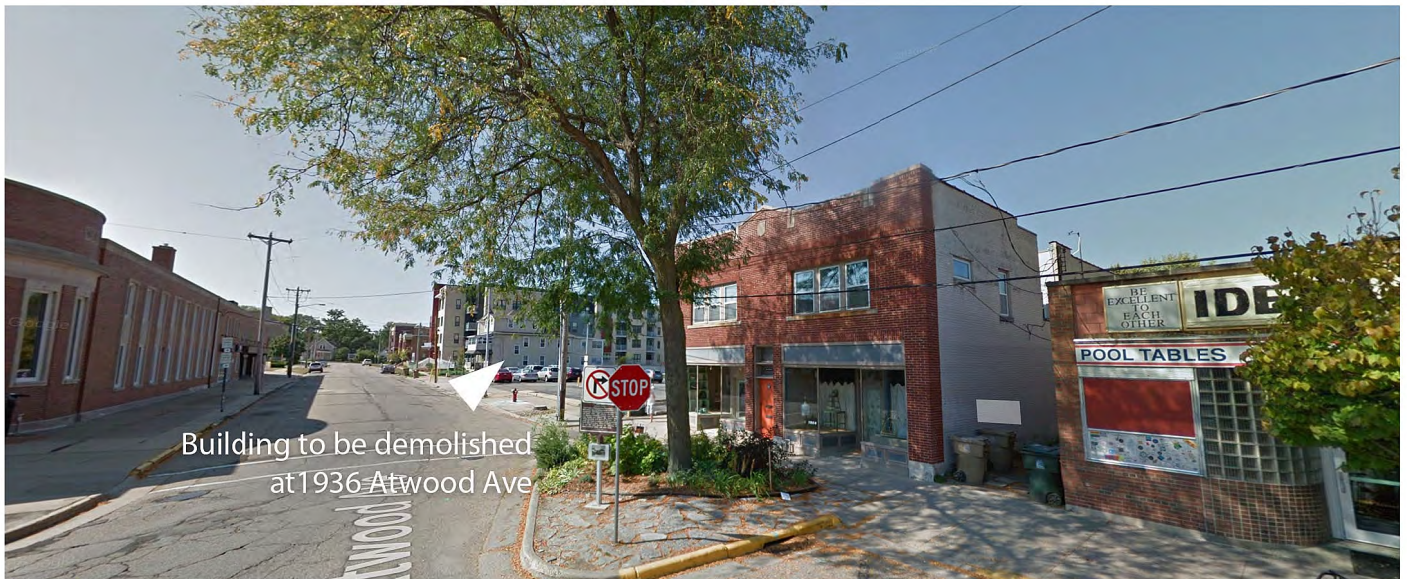
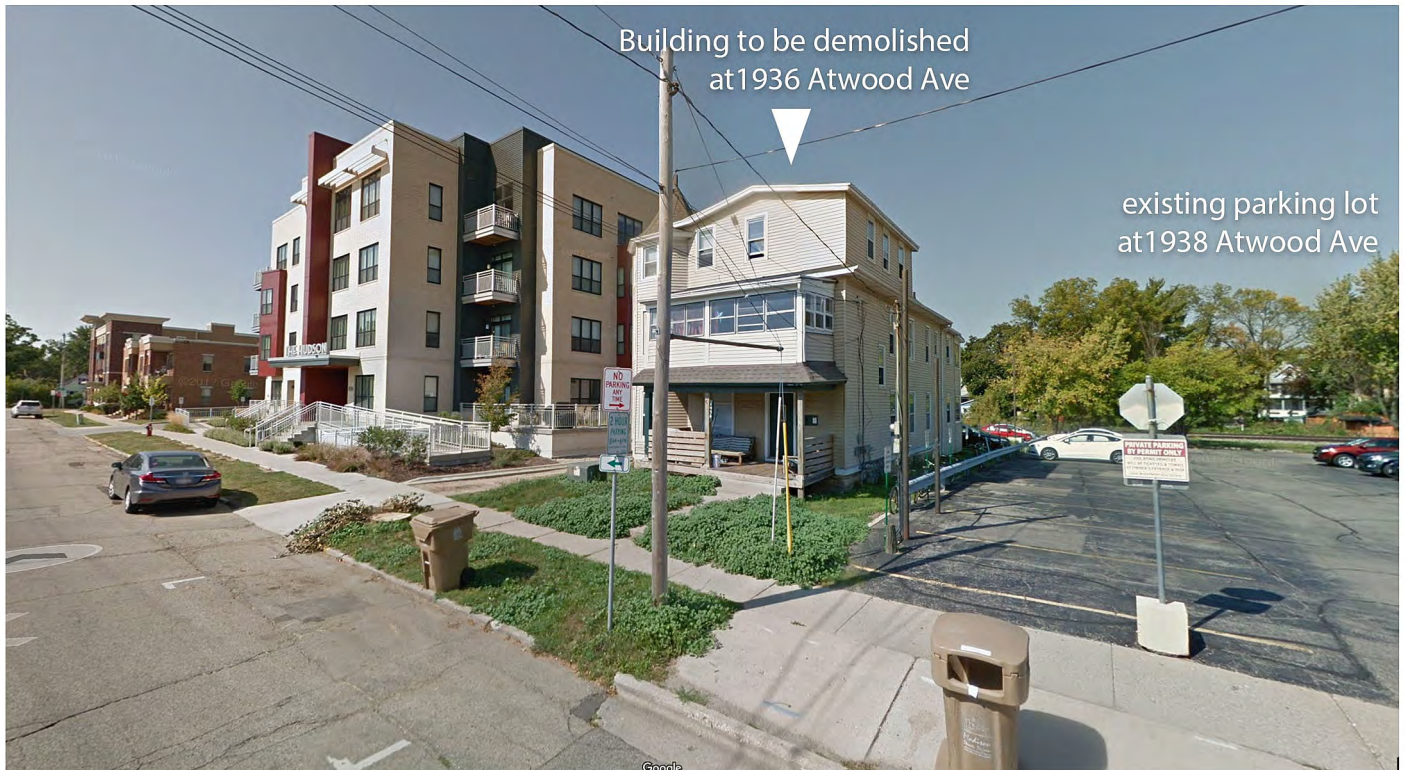
# OLW LED Wall Light

## PHOTOMETRICS

Full photometric data report available within 2 weeks from request. Consult factory.  
Tested in accordance with IESNA LM-79 and LM-80 standards.



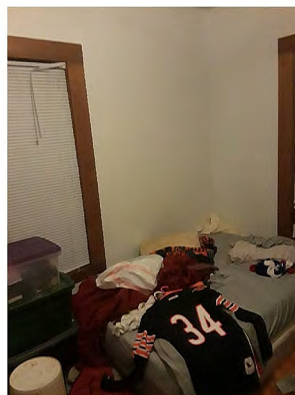
## Context Photos & Building to be Demolished



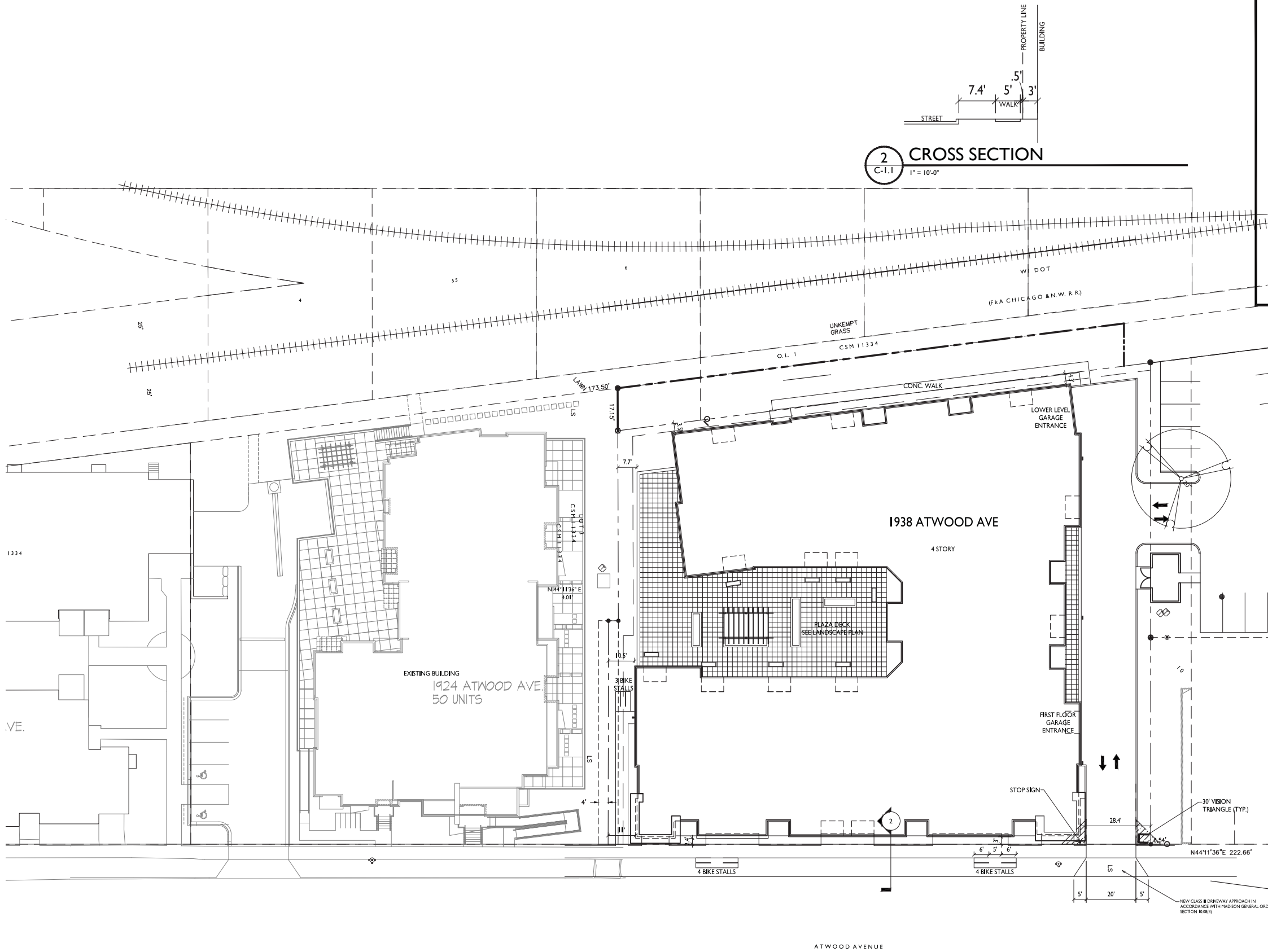
1936 Atwood Ave



1936 Atwood Ave



Interior photos of 1936 Atwood Ave



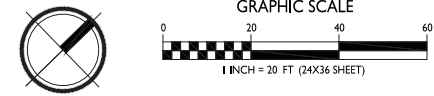
2 CROSS SECTION  
C-I.1 1" = 10'-0"

SITE DEVELOPMENT DATA:	
ZONING- TSS	
DENSITIES:	
LOT AREA	42,491 SF / .97 ACRES
DWELLING UNITS	79 DU
COMMERCIAL AREA	~4,000 SF
LOT AREA / D.U.	500 SF / UNIT
DENSITY	81 UNITS/ACRE
BUILDING HEIGHT	4 STORIES
LOT COVERAGE	34,960 S.F. = 82% (85% MAX ALLOWED)
USABLE OPEN SPACE	10,094 S.F. (3,160 MIN REQ'D)
USABLE OPEN SPACE / DU	128 S.F. / D.U.(40 SF / UNIT REQ'D)
GROSS FLOOR AREA - RESIDENTIAL	75,291 S.F.
FLOOR AREA RATIO	2.0
DWELLING UNIT MIX:	
EFFICIENCY	15
ONE BEDROOM	37
ONE BEDROOM + DEN	12
TWO BEDROOM	15
TOTAL DWELLING UNITS	79
VEHICLE PARKING:	
UNDERGROUND/ COVERED	84 STALLS
SURFACE COVERED	36 STALLS
TOTAL	120 STALLS
BICYCLE PARKING:	
SURFACE GUEST	9 STALLS
SURFACE COMMERCIAL	2 STALLS
GARAGE - WALL	21 STALLS (COVERED)
GARAGE - STD. 2'X6'	60 STALLS (COVERED)
TOTAL	92 STALLS

SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C-1.5	SITE LIGHTING PLAN
C-2.0	EXISTING CONDITIONS
C-3.0	DEMOLITION PLAN
C-4.0	EROSION CONTROL PLAN
C-5.0	SITE PLAN
C-6.0	GRADING PLAN
C-7.0	UTILITY PLAN
L-1.0	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD & FOURTH FLOOR PLAN
A-1.4	TYPICAL UNIT FLOOR PLANS
A-1.5	ELEVATIONS
A-1.6	ELEVATIONS
A-3.1	ELEVATIONS - RENDERED
A-3.2	ELEVATIONS - RENDERED
A-3.3	PERSPECTIVE RENDERING
A-3.5	PERSPECTIVE RENDERING
A-3.6	PERSPECTIVE RENDERING

- GENERAL NOTES:
- 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.
  - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
  - ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  - 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.
  - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
  - 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 ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS. CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
  - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

1 SITE PLAN  
C-I.1 1" = 20'-0"



ISSUED  
Issued for Land Use - December 21, 2018

PROJECT TITLE  
ATWOOD AVE.  
DEVELOPMENT

1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
Site Plan

SHEET NUMBER  
C-I.1  
PROJECT NO. 1544  
© Knothe & Bruce Architects, LLC



**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED

Issued for Land Use - November 28, 2018

PROJECT TITLE

**ATWOOD AVE.  
DEVELOPMENT**

1938 Atwood Ave.  
Madison, WI

SHEET TITLE

**Fire Department  
Access Plan**

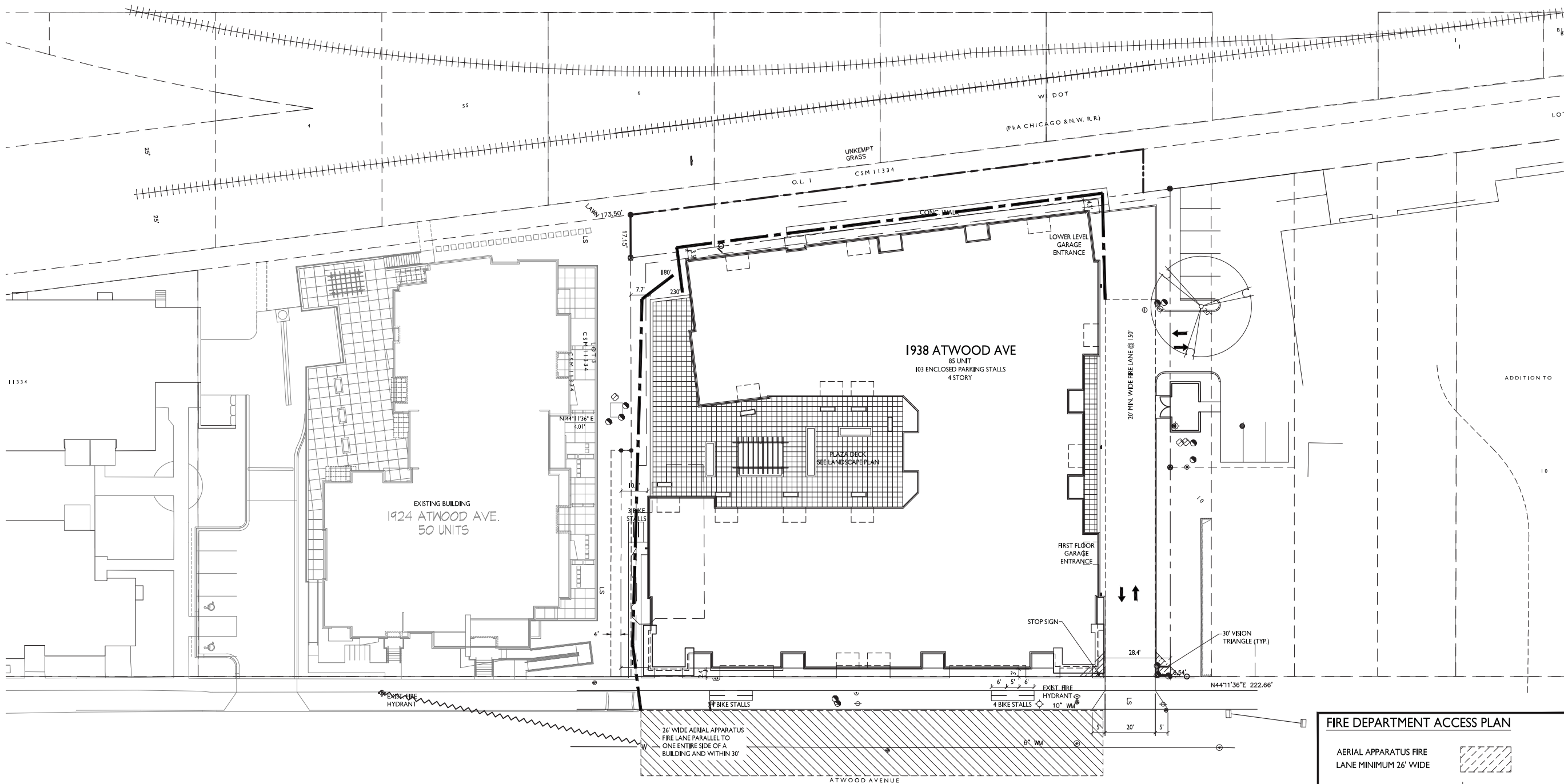
SHEET NUMBER

**C-I.2**

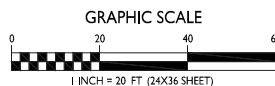
PROJECT NO.

**1544**

© Knothe & Bruce Architects, LLC



**FIRE DEPARTMENT ACCESS PLAN**  
C-I.2 1" = 20'-0"



**FIRE DEPARTMENT ACCESS PLAN**

AERIAL APPARATUS FIRE  
LANE MINIMUM 26' WIDE



MINIMUM 20' WIDE ACCESS  
LANE W/ 28' INSIDE RADIUS



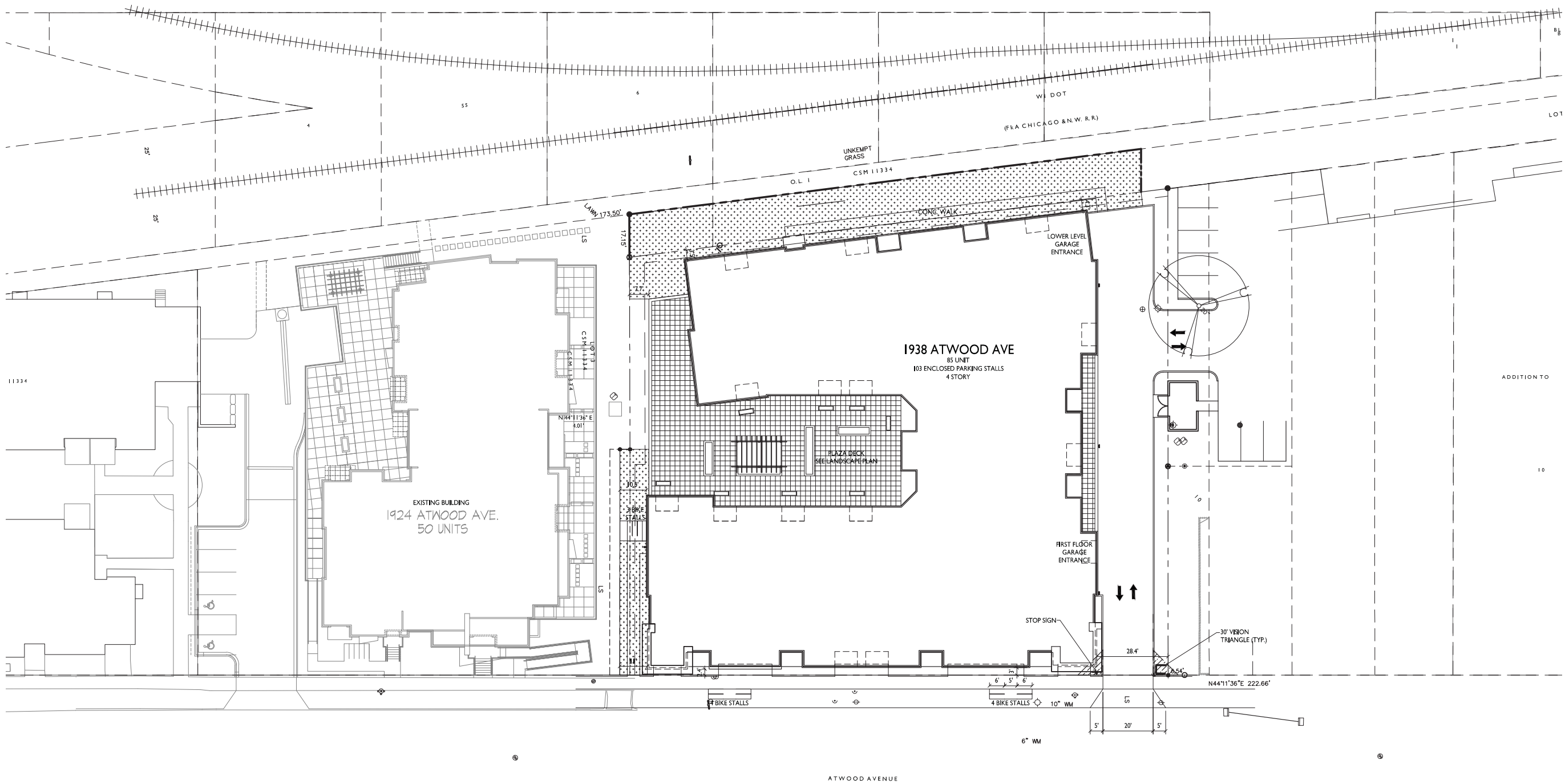
MAXIMUM 250' HOSE LAY  
TO EXTERIOR WALL FROM  
FIRE LANE



MAXIMUM 500' HOSE LAY  
TO FIRE LANE FROM TWO  
FIRE HYDRANTS



USABLE OPEN SPACE	
ZONING:	TSS
REQUIRED OPEN SPACE:	40 S.F. / D.U.
DWELLING UNITS:	85
85 D.U. X 40 S.F. = 3,400 S.F. OPEN SPACE REQUIRED	
OPEN SPACE PROVIDED:	
BALCONIES:	85 x 54 S.F. = 4,590 S.F.
SURFACE:	5,504 S.F.
TOTAL:	10,094 S.F.



ISSUED  
Issued for Land Use - November 28, 2018

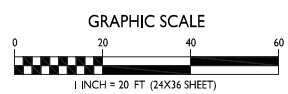
PROJECT TITLE  
ATWOOD AVE.  
DEVELOPMENT

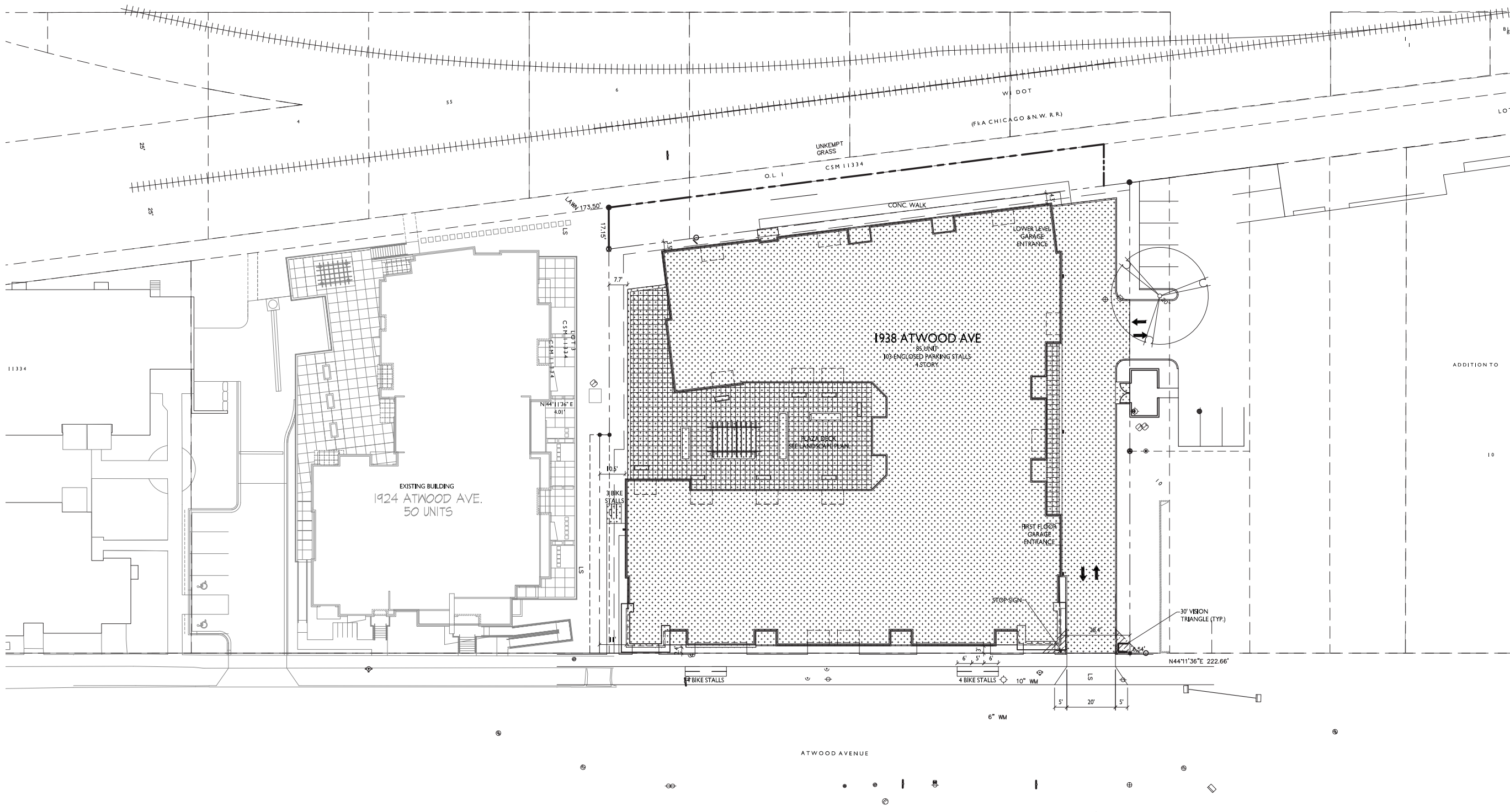
1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
Usable Open  
Space

SHEET NUMBER

C-I.3

1  
C-I.3  
USABLE OPEN SPACE  
1" = 20'-0"





## LOT COVERAGE

TOTAL LOT AREA	42,491 S.F.
BUILDING & PAVING COVERAGE:	34,960 S.F.
(TOTAL LOT AREA S.F. / COVERAGE S.F.)	82 % (85% MAX ALLOWED)



**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use - November 28, 2018

PROJECT TITLE  
**ATWOOD AVE.  
DEVELOPMENT**

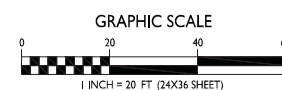
1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
**Lot Coverage**

SHEET NUMBER



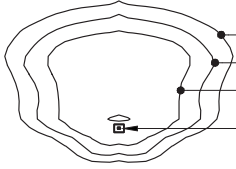
**C-I.4**

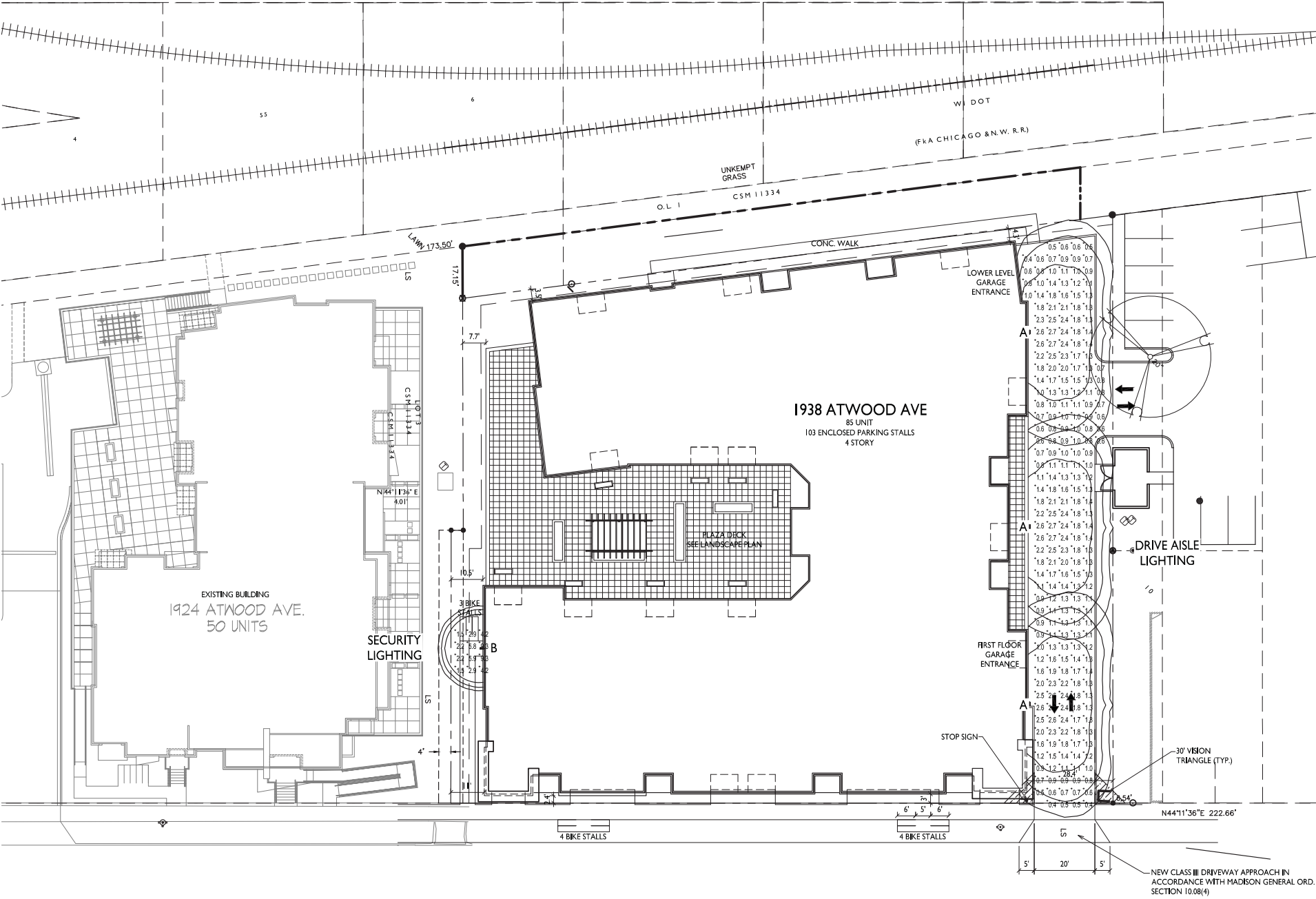
PROJECT NO. **1544**  
© Knothe & Bruce Architects, LLC

**LOT COVERAGE**  
C-I.4  
1" = 20'-0"

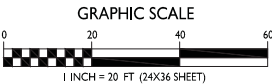


STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle Lighting	+	1.4 fc	2.7 fc	0.4 fc	6.8:1	3.5:1
Security Lighting	+	4.3 fc	9.3 fc	1.5 fc	6.2:1	2.9:1

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
	A	3	LITHONIA LIGHTING	OLW 23	WALL MOUNTED LED UPDATED OPTICS	OLW_23.ies
	B	1	LITHONIA LIGHTING	OLW 14	GENERAL PURPOSE LED WALLPACK	OLW14.ies
ON SIDE OF BUILDING 12' ABOVE GRADE						
ON SIDE OF BUILDING 8' ABOVE GRADE						
EXAMPLE LIGHT FIXTURE DISTRIBUTION						
						
ISOLUX CONTOUR = 0.25 FC						
ISOLUX CONTOUR = 0.5 FC						
ISOLUX CONTOUR = 1.0 FC						
LIGHT FIXTURE						



**SITE LIGHTING PLAN**  
1" = 20'-0"



ISSUED  
Issued for Land Use - November 28, 2018

PROJECT TITLE  
**ATWOOD AVE.  
DEVELOPMENT**

1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
**Site Lighting Plan**

SHEET NUMBER

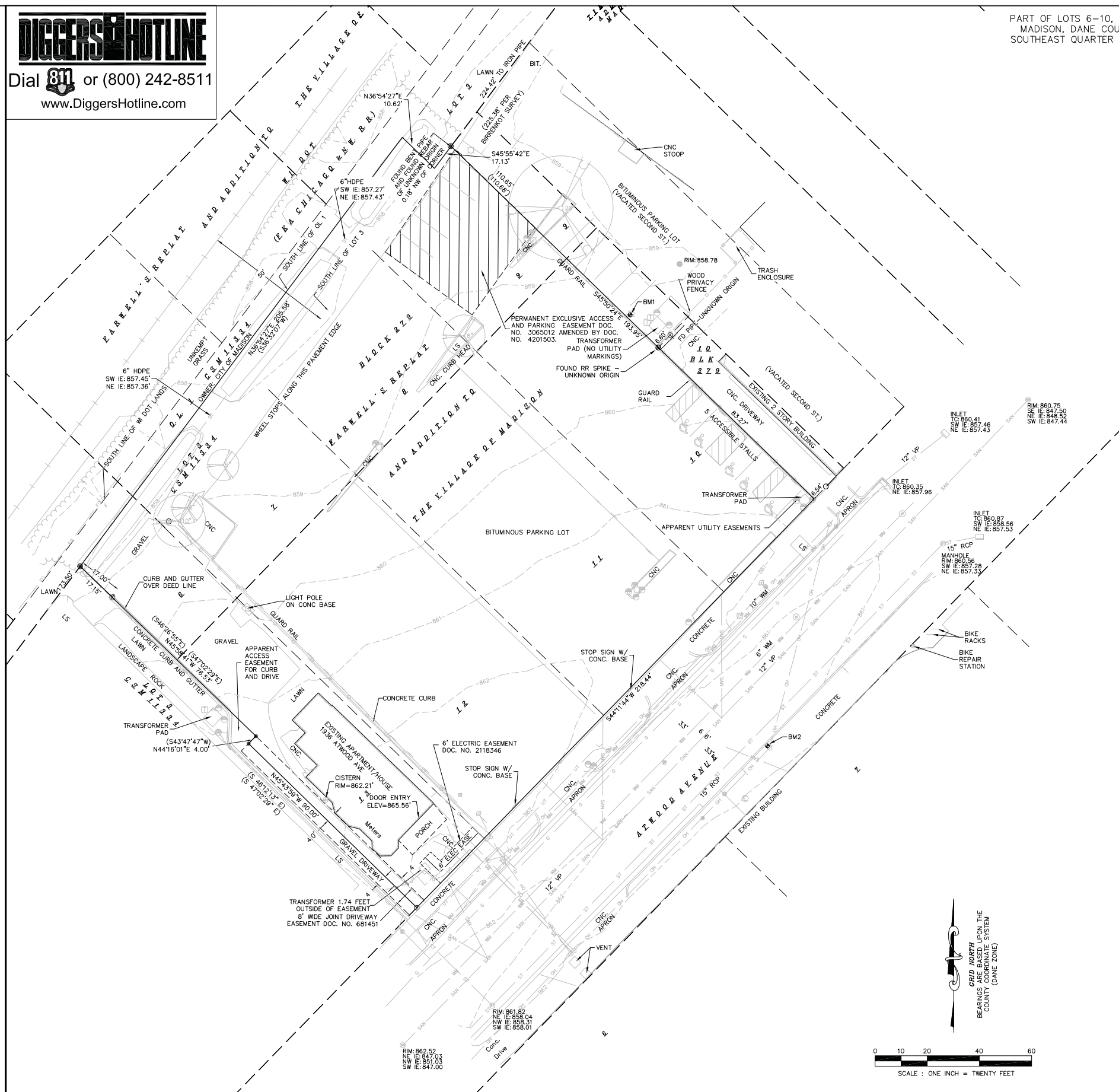
**C-1.5**

PROJECT NO. **1544**  
© Knothe & Bruce Architects, LLC

# NOT FOR CONSTRUCTION



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



PART OF LOTS 6-10, 13 AND ALL OF LOTS 11 AND 12, 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.

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: October 16–17, 2018

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 hereon.

6) All trees, hedges and ground cover on the site may not necessarily be shown hereon. Trees under 4" 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 20184108140 and 20184108243 visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.

8) Total parcel area = 38,994 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 tiesheet by Carl M. Sandsnes, dated 2-16-04.

10) Per Title Report Number NCS-763733-MAD prepare by First American Title Insurance Company the parcels are subject to the following:

PARCEL A:  
 -Joint Driveway as created in Warranty Deed recorded: January 10, 1994, Volume 442 of Deeds, Page 383, as Document No. 681451.  
 -Grant of Easement to Madison Gas and Electric Company recorded December 12, 1988, Volume 12289 of Records, Page 33, as Document No. 2118346.

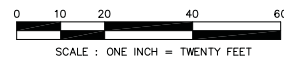
PARCEL B:  
 -Rights of adjoining owner in and to the use of the joint driveway as set forth in a certain deed recorded October 25, 1955, Volume 639 of Deeds, Page 300, as Document No. 906604.  
 -Declaration of Easements, Covenants, Conditions and Restrictions recorded January 4, 1999, as Document No. 3065012. First Amendment recorded June 12, 2006, as Document No. 4201503. [Allows for access over parking lot]

LEGEND

- MAG NAIL SET  
 • 3/4" SOLID IRON ROD FOUND  
 ⊙ 1" IRON PIPE FOUND UNLESS NOTED  
 ✕ FOUND CHISELED "X" IN CONCRETE  
 ● FOUND RR SPIKE  
 ○ 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.  
 +851.23 SPOT ELEVATION  
 — OH — OVERHEAD UTILITY WIRE  
 — G — BURIED GAS LINE  
 — WM — WATER MAIN  
 — SAN — SANITARY SEWER  
 — ST — STORM SEWER  
 — UT — BURIED TELEPHONE  
 — UE — BURIED ELECTRIC  
 — UTV — BURIED CABLE ACCESS TELEVISION LINE  
 — FO — BURIED FIBER OPTIC  
 ⊕ WATER VALVE  
 ⊗ GAS VALVE  
 ⊞ GAS METER  
 ⊞ AC AIR CONDITIONER  
 ⊞ TV PEDESTAL  
 ⊞ ELECTRIC PEDESTAL  
 ∅ UTILITY POLE  
 ⊞ LIGHT POLE  
 ⊞ GROUND LIGHT  
 ⊞ TELEPHONE PEDESTAL  
 ⊞ FIRE HYDRANT  
 — SIGN  
 ∪ GUY WIRE  
 ⊞ MAILBOX  
 ● BOLLARD  
 ⊞ STORM SEWER INLET  
 ⊞ ELECTRIC MANHOLE  
 ⊞ TELEPHONE MANHOLE  
 ⊞ STORM SEWER MANHOLE  
 ● ROUND CATCH BASIN  
 ⊞ STORM SEWER STRUCTURE  
 ⊞ SANITARY SEWER MANHOLE  
 ● MISC SYMBOL  
 ( ) INDICATES RECORDED AS

**BENCHMARKS:**

BM1: CUT X ON LIGHT POLE BASE  
ELEV=862.10'  
BM2: NAIL ON NW SIDE OF UTILITY POLE  
ELEV=862.84'



**Burse**  
Surveying and Engineering, Inc.

2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: [MBurse@BSE-INC.net](mailto:MBurse@BSE-INC.net)  
[www.bursesurveyengr.com](http://www.bursesurveyengr.com)



APPROVALS	PROJECT ENG:	MLB	DESIGNED BY:	PDF	DRAWN BY:	CRB	CHECKED BY:	PDF	APPROVED:	MLB
-----------	--------------	-----	--------------	-----	-----------	-----	-------------	-----	-----------	-----

1938 Atwood Ave.

1938 Atwood Ave.  
Madison, WI, 53704

1938 Atwood Avenue, LLC  
2010 Eastwood Dr. Ste 201  
Madison, WI 53704

PROJECT #:	BSE1864
PLOT DATE:	11/28/2018

REVISION DATES:

[illegible]

**ISSUE DATES:**

	11/28/2018

## EXISTING CONDITIONS



**Burse**  
Surveying and Engineering, Inc.

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

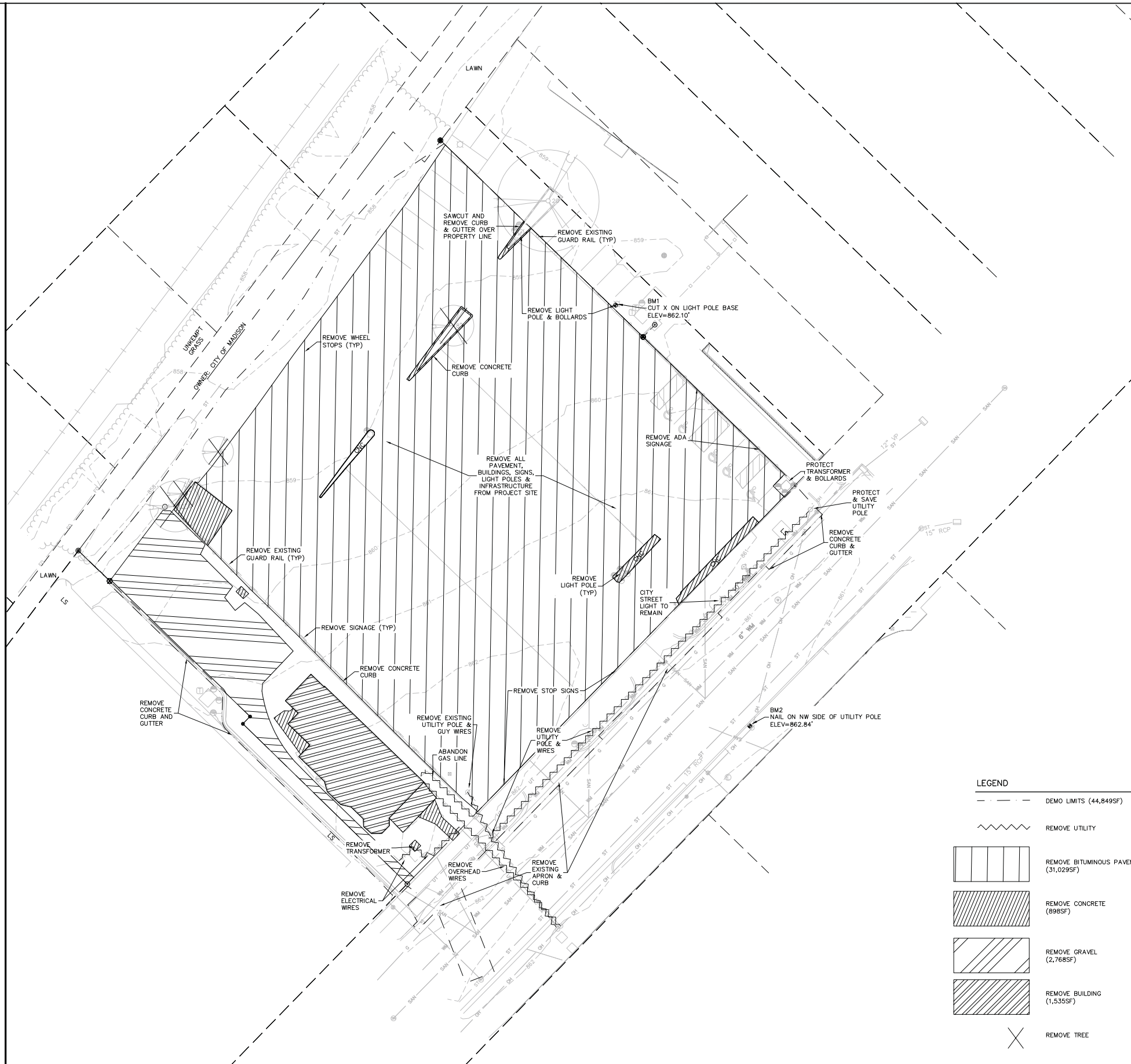
DRAWING NUMBER

C-2.0

Printed: Nov 28, 2018 - 8:59am Printed By: Survey

M:\BSE1864\dwg\BSE1864 Eng BASE.dwg

# NOT FOR CONSTRUCTION



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, CONCRETE STRUCTURE 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, PLUGGING 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 COMPANIES 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 THESE 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 CARE AROUND ANY UTILITIES. NOTIFY THE 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. SAWCUTTING SHALL BE FULL-DEPTH FOR THE ENTIRE LENGTH OF THE CUT AND SHALL RESULT IN A CLEAN, VERTICAL EDGE. REFERENCE CITY OF MADISON SPECIFICATION 203.2(b).
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.
12. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND SHALL BE SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND UTILITY ENGINEERING DEPARTMENTS.
13. CAP/PLUG ALL UNUSED EXISTING LATERALS PER CITY OF MADISON REQUIREMENTS.
14. DEMOLITION OF BUILDINGS AND STRUCTURES SHALL INCLUDE THE REMOVAL OF ALL FOUNDATIONS AND SUBSURFACE STRUCTURES.
15. SIDEWALK AND APRON DEMOLITION SHALL BE REMOVED TO THE NEAREST PRACTICABLE JOINT TO THE CONSTRUCTION LIMITS. SAWCUTTING OF THE JOINT SHALL BE PERFORMED TO THE FULL DEPTH PRIOR TO REMOVAL.
16. PROPERTY=42,671SF
17. REMOVED LANDSCAPE=2,964SF

### LEGEND

DEMO LIMITS (44,849SF)

REMOVE UTILITY

REMOVE BITUMINOUS PAVEMENT

REMOVE CONCRETE  
(898SF)

REMOVE GRAVEL  
(2,768SF)

REMOVE BUILDING  
(1,535SF)

REMOVE TREE



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



2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: [MBurse@BSE-INC.net](mailto:MBurse@BSE-INC.net)  
[www.burse-surveyengr.com](http://www.burse-surveyengr.com)



APPROVALS	
PROJECT ENG:	MLB
DESIGNED BY:	PDF
DRAWN BY:	CRB
CHECKED BY:	PDF
APPROVED:	MLB

1938 Atwood Ave.

1938 Atwood Ave.  
Madison, WI, 53704

1938 Atwood Avenue, LLC

0 Eastwood Dr. Ste 201  
Madison, WI 53704

PROJECT #: BSE1864

PLOT DATE:	11/28/2018
------------	------------

REVISION DATES:

**ISSUE DATES:**

11/28/2018

DEMOLITION PLAN



Burse  
Surveying and Engineering, Inc.

This document contains confidential or proprietary information of Bursse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Bursse Surveying and Engineering, Inc.

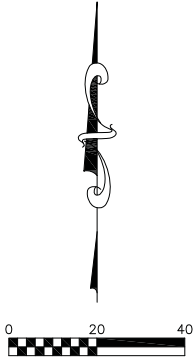
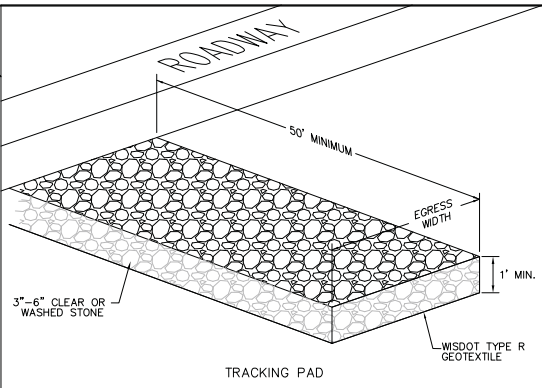
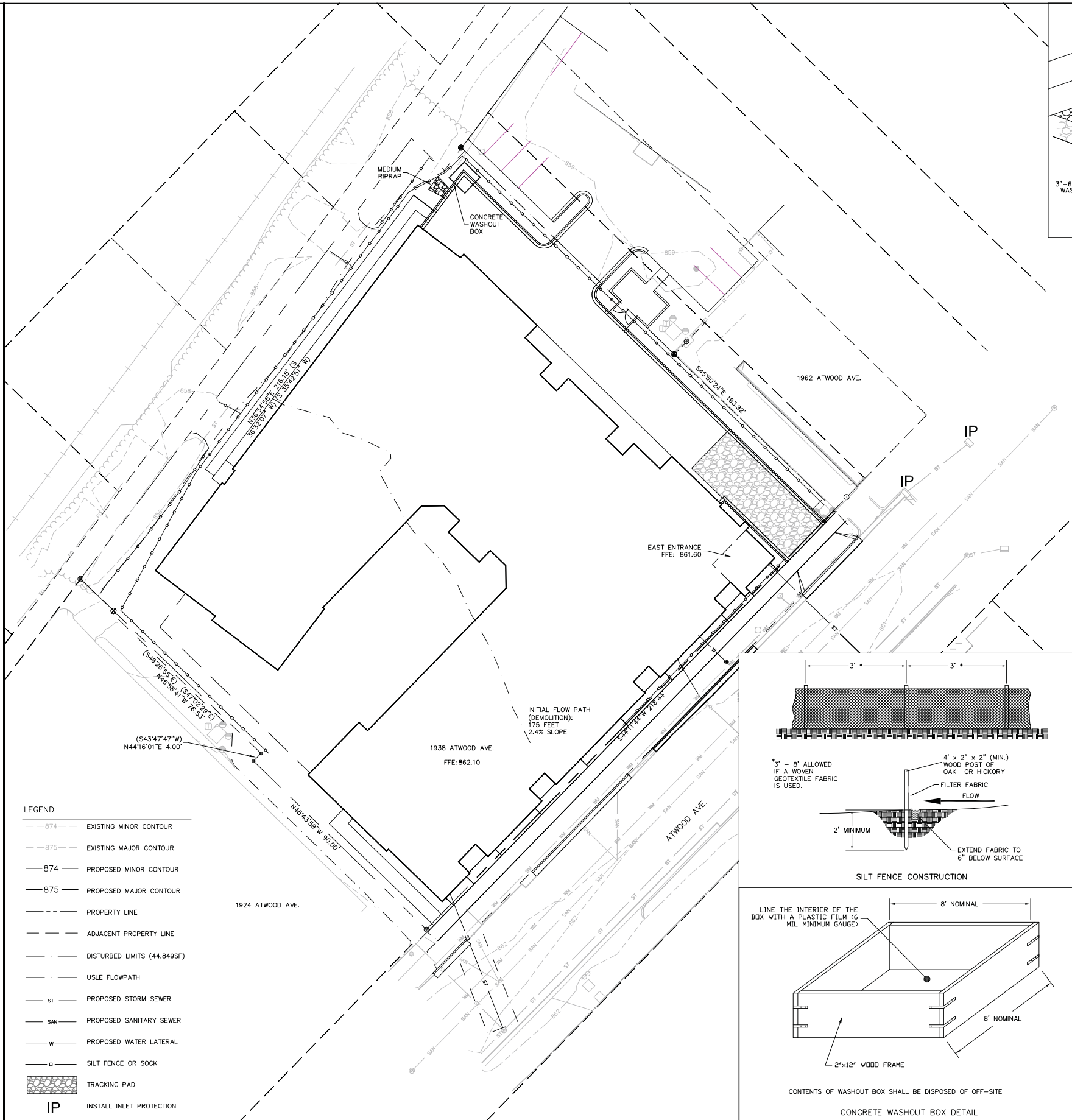
DRAWING NUMBER

C-3.0

Printed: Nov 28, 2018 - 8:35am Printed By: Peter

M:\BSE1864\dwg\BSE1864 Eng BASE.dwg

NOT FOR CONSTRUCTION

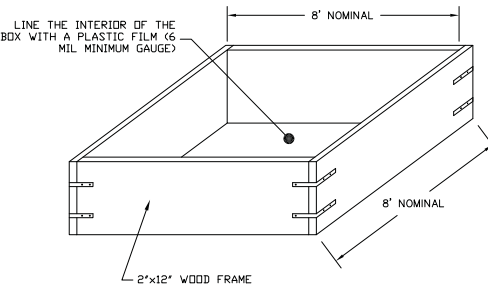
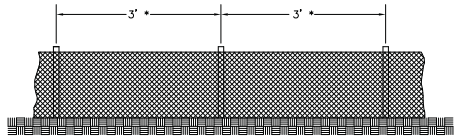


**SCHEDULE:**

APRIL 1, 2019	INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE. BEGIN DEMOLITION PHASE.
MAY 3, 2019	DEMOLITION COMPLETE. EXCAVATION & CONSTRUCTION PHASE BEGINS.
OCTOBER 15, 2019	SITE ROUGH GRADING, SITE CONCRETE, BITUMINOUS PAVEMENT & WINTER STABILIZATION COMPLETE.
JUNE 15, 2020	LANDSCAPING & SEEDING COMPLETE.
AUGUST 15, 2020	VEGETATION ESTABLISHED.

**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.WI.GOV/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](http://dnr.wi.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.
  - SOIL STOCKPILES - A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
  - DEWATERING - WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](http://dnr.wi.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.
- | PUMP SIZE (MAX GPM) | TYPE I BAG SIZE (SQ-FT) |
|---------------------|-------------------------|
| 50                  | 25                      |
| 100                 | 50                      |
| 150                 | 75                      |
- STORM SEWER INLETS - PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGSERV/PAL.HTM](http://www.dot.wisconsin.gov/business/engserv/pal.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 PLAT-LEVEL STABILIZATION IS COMPLETE.
  - BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
  - EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDs.HTM](http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
  - ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
  - ALL DISTURBED AREAS SHALL BE SEEDING 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 RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT [HTTP://DNR.WI.GOV/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](http://dnr.wi.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.



**EMERGENCY CONTACT:**  
1938 Atwood Avenue, LLC  
2010 EASTWOOD DR. STE 201  
MADISON, WI 53704  
(608) 233-6000

**DIGGERS HOTLINE**

Dial 811 or (800) 242-8511  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9260  
Fax: 608-250-9260  
e-mail: [MBurse@BSE-INC.net](mailto:MBurse@BSE-INC.net)  
[www.bursesurveyengr.com](http://www.bursesurveyengr.com)

APPROVALS	PROJECT FIRST	DATE	BY	DATE	BY	DATE	BY	DATE	BY
PROJECT FIRST	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE

**1938 Atwood Ave.**  
1938 Atwood Ave.  
Madison, WI 53704  
**1938 Atwood Avenue, LLC**  
2010 Eastwood Dr. Ste 201  
Madison, WI 53704

**PROJECT #:** BSE1864  
**PLOT DATE:** 11/28/2018

**REVISION DATES:**

**ISSUE DATES:** 11/28/2018

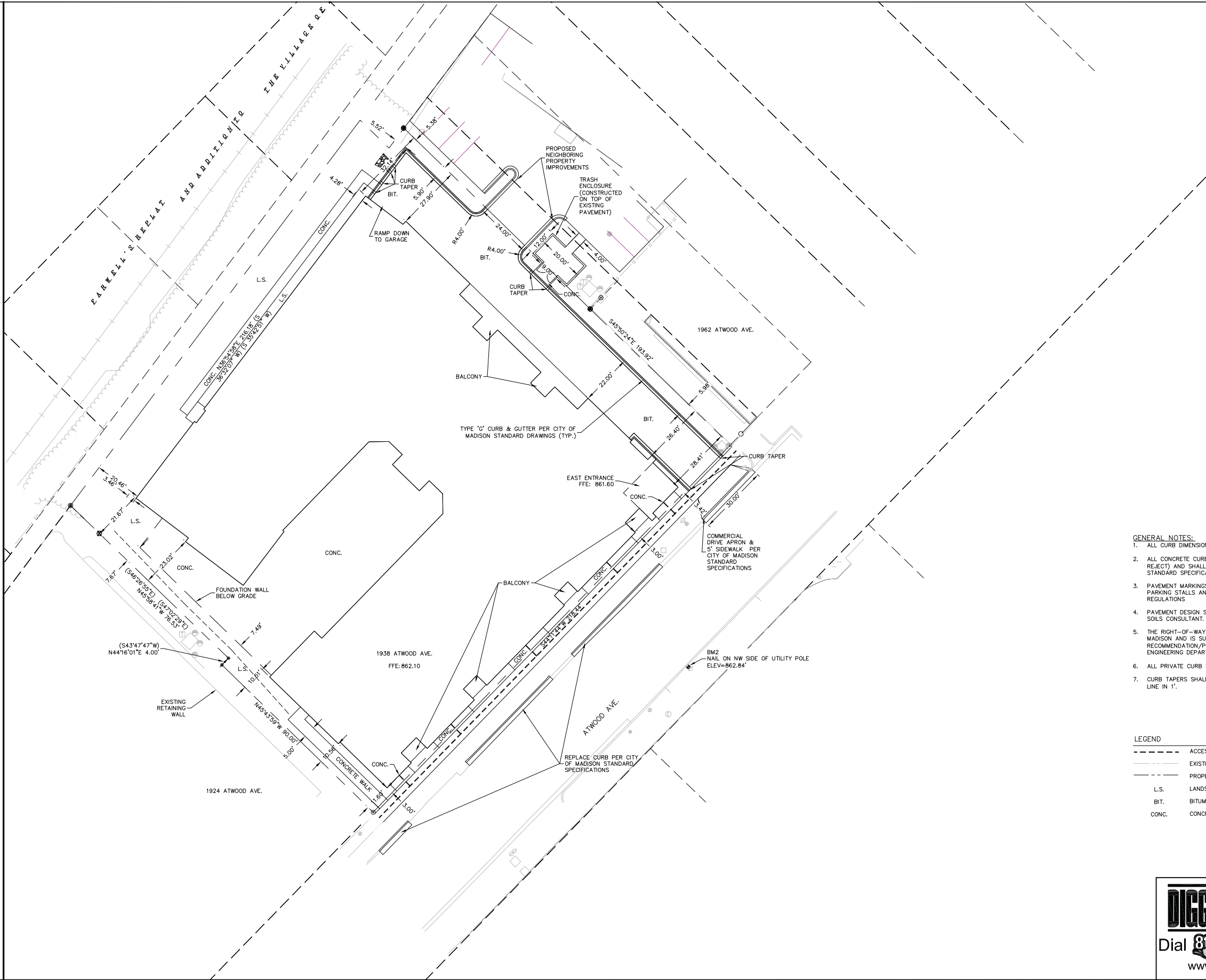
**EROSION CONTROL PLAN**

**Burse**  
Surveying and Engineering, Inc.  
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

**DRAWING NUMBER**

**C-4.0**

NOT FOR CONSTRUCTION

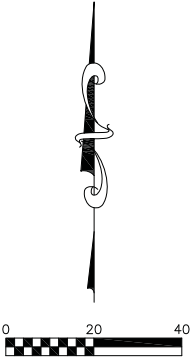


- GENERAL NOTES:
1. ALL CURB DIMENSIONS ARE MEASURED FROM THE FACE OF CURB.
  2. ALL CONCRETE CURB ARE 18" IN WIDTH (EITHER ACCEPT OR REJECT) AND SHALL CONFORM TO THE CITY OF MADISON STANDARD SPECIFICATIONS
  3. PAVEMENT MARKINGS AND SIGNAGE PERTAINING TO ACCESSIBLE PARKING STALLS AND ROUTES SHALL CONFORM TO CURRENT ADA REGULATIONS
  4. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
  5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
  6. ALL PRIVATE CURB SHALL BE CITY OF MADISON "TYPE D".
  7. CURB TAPERS SHALL TRANSITION THE CURB HEAD TO THE FLOW LINE IN 1'.

LEGEND	
	ACCESSIBLE ROUTE
	EXISTING EASEMENT
	PROPERTY BOUNDARY
	LANDSCAPE
	BITUMINOUS
	CONCRETE

**DIGGERS HOTLINE**

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



**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9260  
Fax: 608-250-9260  
e-mail: Mburse@BSE-INC.net  
www.bursesurveyengr.com

APPROVALS	DATE	BY
PROJECT		
DESIGN		
CHECK		
CRB		
APPROVE		
MLB		

1938 Atwood Ave.  
1938 Atwood Ave.  
Madison, WI 53704  
1938 Atwood Avenue, LLC  
2010 Eastwood Dr. Ste 201  
Madison, WI 53704

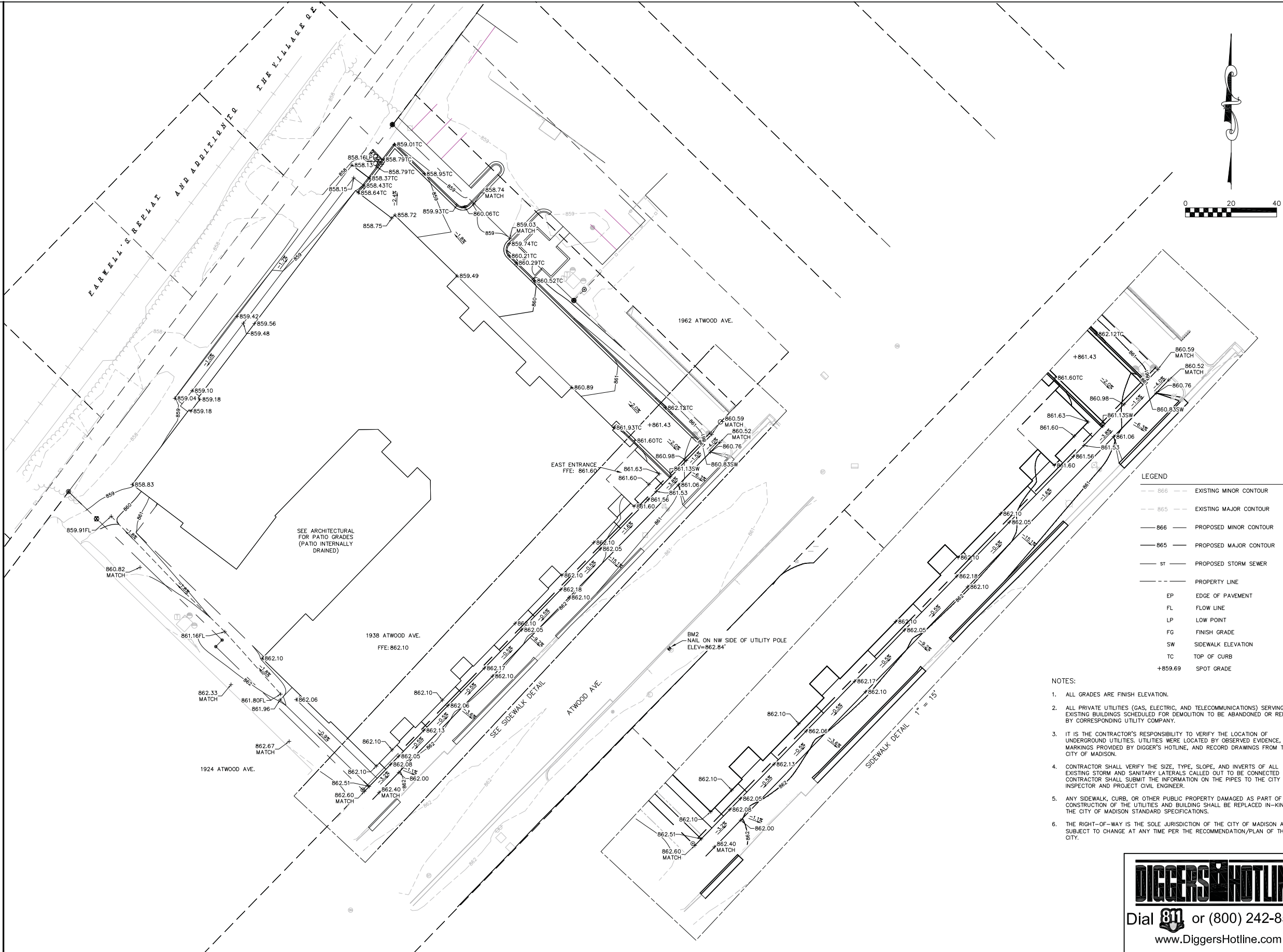
PROJECT #:	BSE1864
PLOT DATE:	11/28/2018
REVISION DATES:	
ISSUE DATES:	11/28/2018

SITE PLAN

**Burse**  
Surveying and Engineering, Inc.  
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER  
C-5.0

NOT FOR CONSTRUCTION



**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9260  
Fax: 608-250-9260  
e-mail: Mburse@BSE-INC.net  
www.bursesurveyengr.com

APPROVALS  
PROJECT NO. BSE1864  
DATE 11/28/2018  
DRAWN BY  
CHECKED BY  
CROSS-CHECKED BY  
APPROVED BY  
MLB

1938 Atwood Ave.  
1938 Atwood Ave.  
Madison, WI 53704  
1938 Atwood Avenue, LLC  
2010 Eastwood Dr. Ste 201  
Madison, WI 53704

PROJECT #: BSE1864  
PLOT DATE: 11/28/2018

REVISION DATES:  
11/28/2018

ISSUE DATES:  
11/28/2018

GRADING PLAN

**Burse**  
Surveying and Engineering, Inc.  
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER  
C-6.0

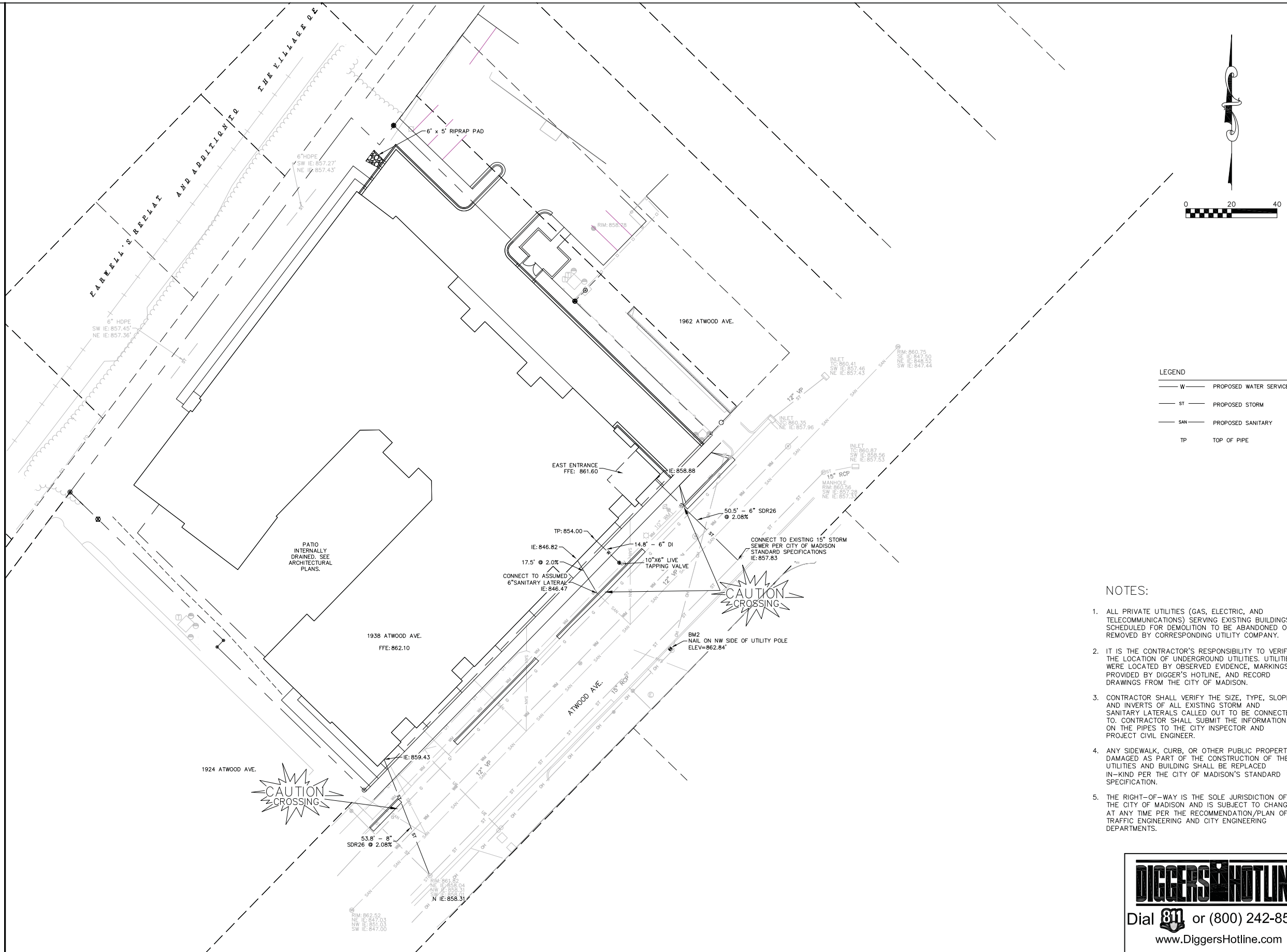
**DIGGERS HOTLINE**

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

Printed: Nov 28, 2018 - 8:35am Printed By: Peter

M:\BSE1864\DWG\BSE1864\_Eng\_BASR.dwg

# NOT FOR CONSTRUCTION



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 RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



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



2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: [MBurse@BSE-INC.net](mailto:MBurse@BSE-INC.net)  
[www.bursesurveyengr.com](http://www.bursesurveyengr.com)



APPROVALS
PROJECT ENG:
MLB
DESIGNED BY:
PDF
DRAWN BY:
CRB
CHECKED BY:
PDF
APPROVE:
MLB

1938 Atwood Ave.

1938 Atwood Ave.  
Madison, WI 53704

1938 Atwood Avenue, LLC  
2010 Eastwood Dr. Ste 201  
Madison, WI 53704

PROJECT #: BSE1864
PLOT DATE: 11/28/2018

REVISION DATES:
-----------------

**ISSUE DATES:**

## UTILITY PLAN



**Burse**  
Surveying and Engineering, Inc.

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER

C-7.0

Printed: Nov 28, 2018 - 8:35am Printed By: Peter

M:\BSE1864\dwg\BSE1864 Eng BASE.dwg

**1938 ATWOOD AVENUE**  
1938 Atwood Avenue  
Madison, Wisconsin

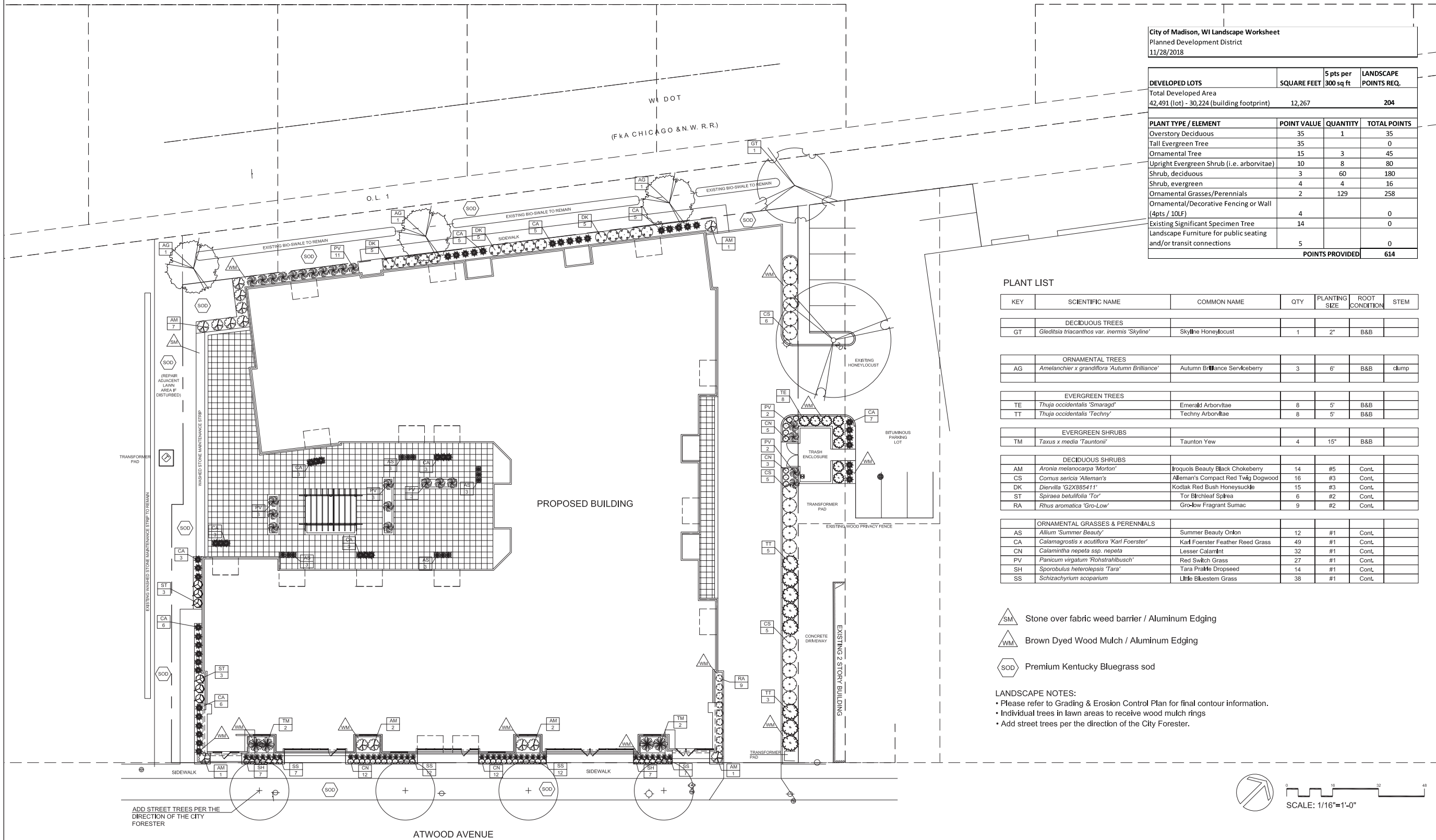
Date: 2018.11.16  
Scale: 1/16"=1'-0"  
Designer: BNF  
Job #

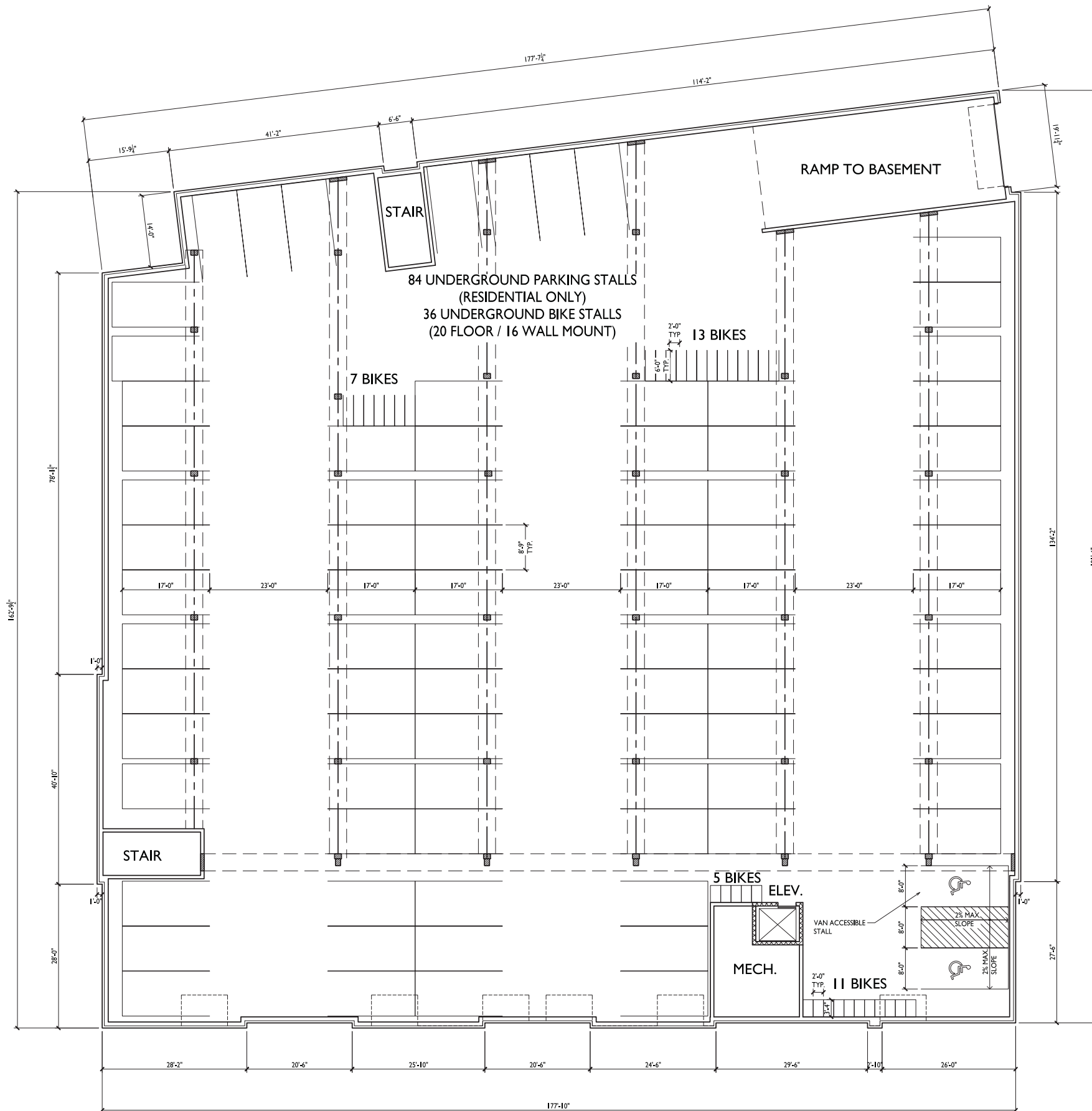
Seal:  
To protect against legal liability,  
the plans presented herein are  
"schematic," and should not be  
outsourced as "biddable" or  
"construction documents" unless  
approved by the Landscape  
Designer. This is not an original  
document unless stamped in  
red, as ORIGINAL.

Revisions:  
2018.11.26  
2018.11.28

**L-1.0**

Reference Name:  
Prime Urban Properties





1 BASEMENT FLOOR PLAN  
A-1.0 3/32"=1'-0"



ISSUED  
Issued for Land Use - Nov 28, 2018

PROJECT TITLE  
ATWOOD AVE.  
DEVELOPMENT

1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
Basement Floor  
Plan

SHEET NUMBER

A-1.0

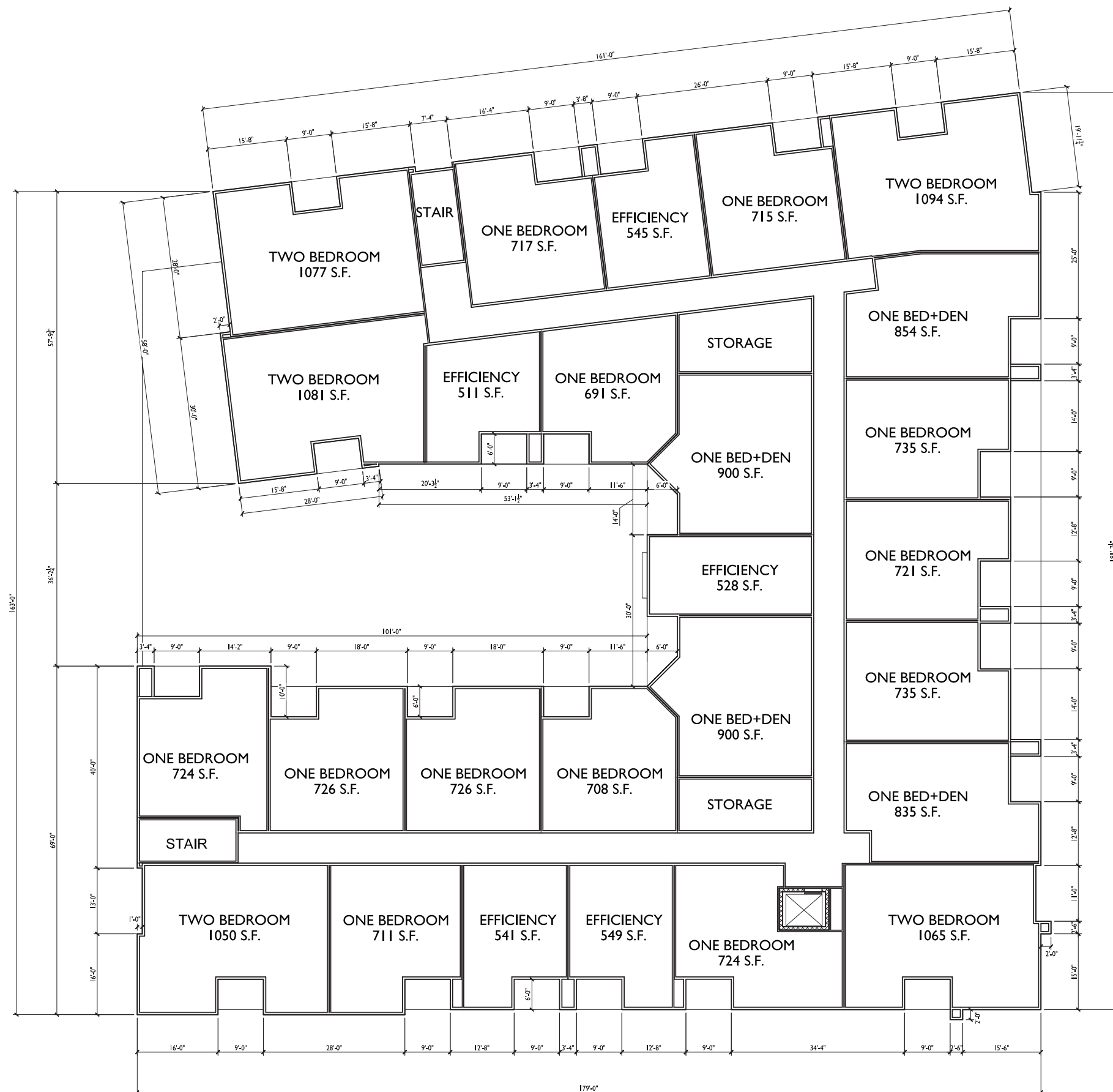


PROJECT TITLE  
ATWOOD AVE.  
DEVELOPMENT

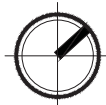
SHEET NUMBER

PROJECT NO. **1544**  
© 2013 Knothe & Bruce Architects, LLC





I SECOND FLOOR PLAN  
A-1.2 3/32"=1'-0"



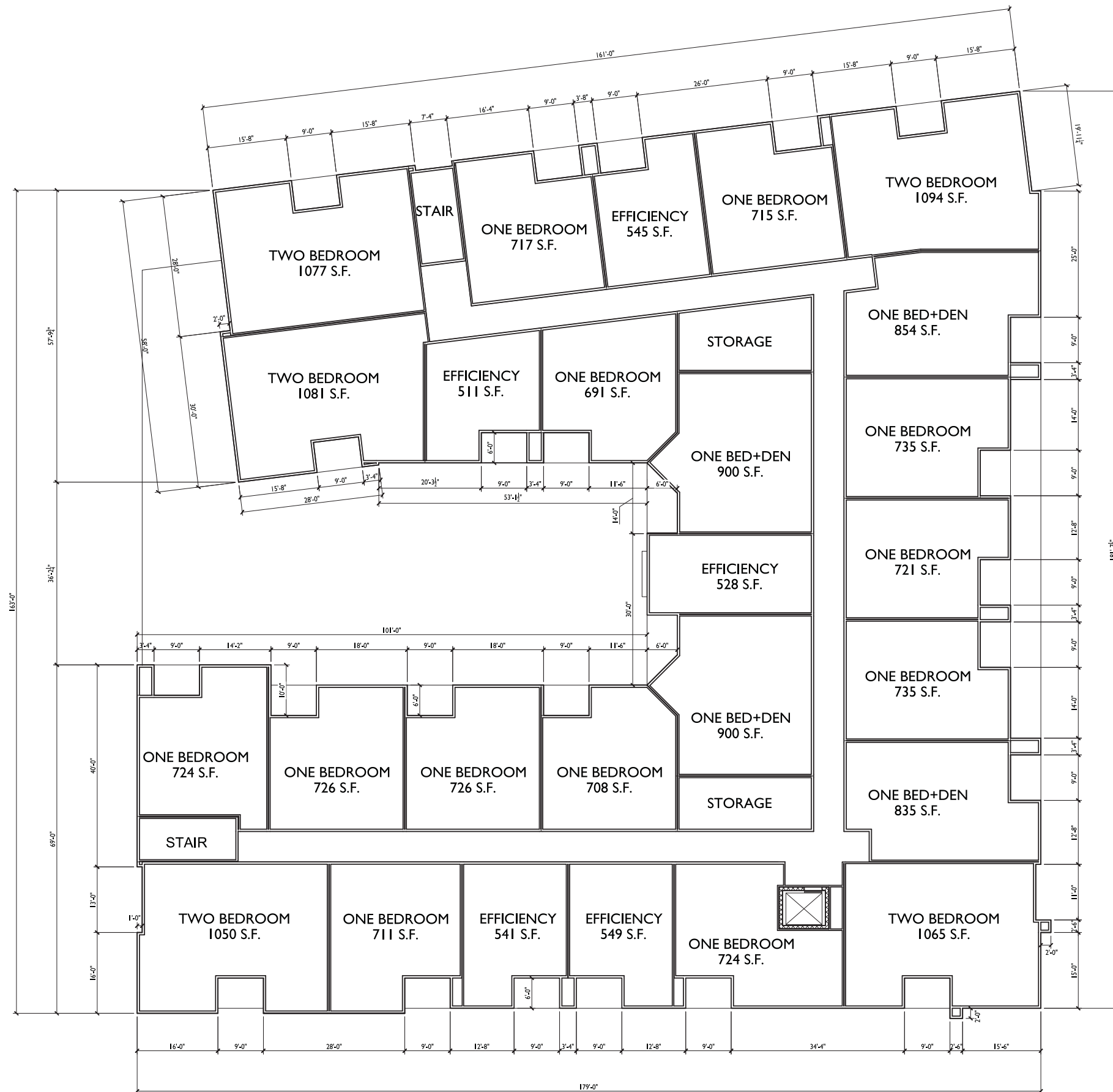
ISSUED  
Issued for Land Use - Nov 28, 2018

PROJECT TITLE  
ATWOOD AVE.  
DEVELOPMENT

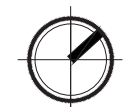
1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
Second Floor Plan

SHEET NUMBER

A-1.2



**THIRD & FOURTH FLOOR PLAN**  
A-1.3 3/32"=1'-0"



ISSUED  
Issued for Land Use - Nov 28, 2018

PROJECT TITLE  
**ATWOOD AVE.  
DEVELOPMENT**

1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
**Third & Fourth  
Floor Plan**

SHEET NUMBER

ISSUED  
Issued for Land Use - Nov 28, 2018

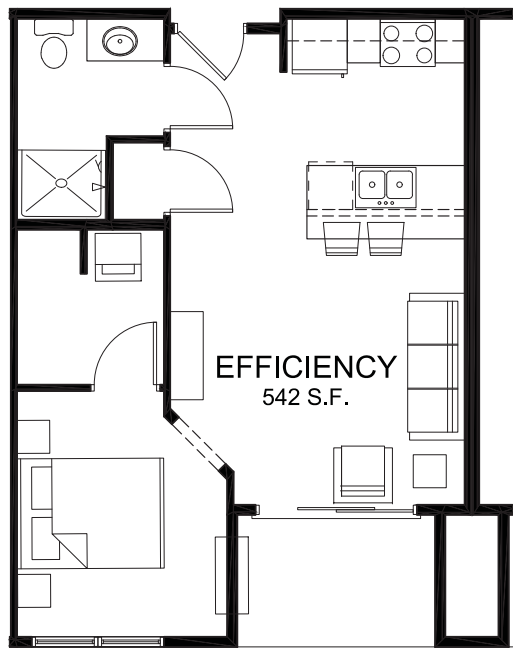
PROJECT TITLE  
ATWOOD AVE.  
DEVELOPMENT

1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
Typical Unit Floor  
Plans

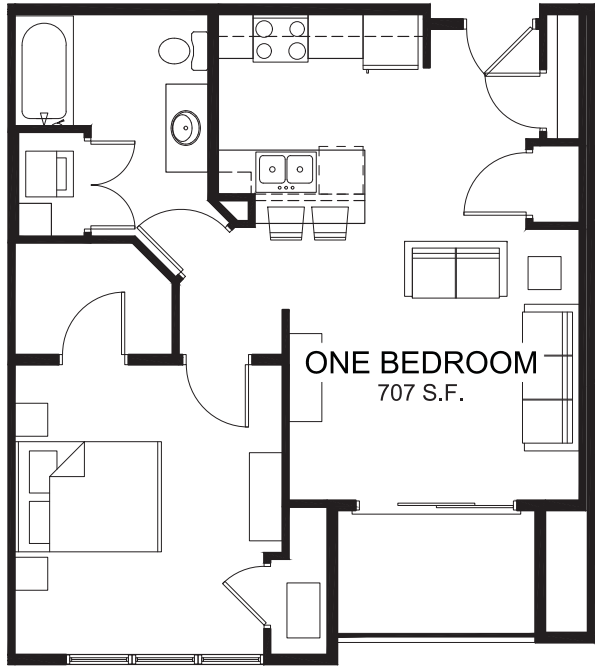
SHEET NUMBER

A-I.4

PROJECT NO. 1544  
© 2013 Knothe & Bruce Architects, LLC



3 TYPICAL EFFICIENCY  
A-I.4 1/4" = 1'-0"



2 TYPICAL ONE BEDROOM UNIT  
A-I.4 1/4" = 1'-0"



1 TYPICAL TWO BEDROOM UNIT  
A-I.4 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
MASONRY	YANKEE HILL - LIGHT IRON SPOT SMOOTH
CAST STONE ACCENTS	EDWARDS CAST STONE - 18-018
COMPOSITE METAL PANELS	COATED METAL GROUP - SLATE GRAY
METAL SIDING & TRIM	COATED METAL GROUP - MUSKET GRAY
FASCIA / SOFFIT / TRIM	COATED METAL GROUP - SLATE GRAY
WINDOWS	ANDERSON 100 - BLACK
RAILING	ALUMINUM - BLACK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BLACK

K

02

knothe

bruce

ARCHITECTS

Phone:

7601 University Ave., Ste 201

608.256.3690

Madison, WI 53562



1  
A-2.1  
3/32"=1'-0"

SOUTHEAST ELEVATION ALONG ATWOOD AVENUE



2  
A-2.1  
3/32"=1'-0"

NORTHEAST ELEVATION

ISSUED  
Issued for Review - January 21, 2019

PROJECT TITLE  
ATWOOD AVE.  
DEVELOPMENT

1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

EXTERIOR MATERIAL SCHEDULE	
MASONRY	YANKEE HILL - LIGHT IRON SPOT SMOOTH
CAST STONE ACCENTS	EDWARDS CAST STONE - 18-018
COMPOSITE METAL PANELS	COATED METAL GROUP - SLATE GRAY
METAL SIDING & TRIM	COATED METAL GROUP - MUSKET GRAY
FASCIA / SOFFIT / TRIM	COATED METAL GROUP - SLATE GRAY
WINDOWS	ANDERSON 100 - BLACK
RAILING	ALUMINUM - BLACK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BLACK

Knothe

bruce

ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.256.3690

Madison, WI 53562



1

A-2.2

3/32"=1'-0"

SOUTHWEST ELEVATION



2

A-2.2

3/32"=1'-0"

NORTHWEST ELEVATION

ISSUED  
Issued for Land Use - January 21, 2019

PROJECT TITLE  
ATWOOD AVE.  
DEVELOPMENT

1938 Atwood Ave.  
Madison, WI  
SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.2

PROJECT NO. 1544  
© 2013 Knothe & Bruce Architects, LLC

EXTERIOR MATERIAL SCHEDULE	
MASONRY	YANKEE HILL - LIGHT IRON SPOT SMOOTH
CAST STONE ACCENTS	EDWARDS CAST STONE - 18-018
COMPOSITE METAL PANELS	COATED METAL GROUP - SLATE GRAY
METAL SIDING & TRIM	COATED METAL GROUP - MUSKET GRAY
FASCIA / SOFFIT / TRIM	COATED METAL GROUP - SLATE GRAY
WINDOWS	ANDERSON 100 - BLACK
RAILING	ALUMINUM - BLACK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - BLACK



1  
A-3.1

SOUTHEAST ELEVATION ALONG ATWOOD AVENUE

1/8" = 1'-0"



3  
A-3.1

NORTHEAST ELEVATION

1/8" = 1'-0"



1  
A-3.2  
1/8" = 1'-0"

SOUTHWEST ELEVATION



2  
A-3.2  
1/8" = 1'-0"

NORTHWEST ELEVATION



## ATWOOD AVE. DEVELOPMENT

VIEW FROM WINNEBAGO ST.

1938 Atwood Ave.  
Madison, WI

Perspective 1  
A-3.3





VIEW FROM EAST CORNER

ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.  
Madison, WI

Perspective 2  
A-3.4





## ATWOOD AVE. DEVELOPMENT

VIEW FROM SOUTH EAST CORNER

1938 Atwood Ave.  
Madison, WI

Perspective 3  
A-3.5





## ATWOOD AVE. DEVELOPMENT

VIEW FROM EAST - ACROSS STREET

1938 Atwood Ave.  
Madison, WI  
Perspective 4  
A-3.6





## ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.  
Madison, WI  
Perspective 5  
A-3.7





## ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.  
Madison, WI

Perspective 6  
A-3.8





March 21 - 8am



March 21 - 12pm



March 21 - 4pm



June 21 - 7am



June 21 - 12pm



June 21 - 5pm

## ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.  
Madison, WI  
Sun Study  
A-3.9

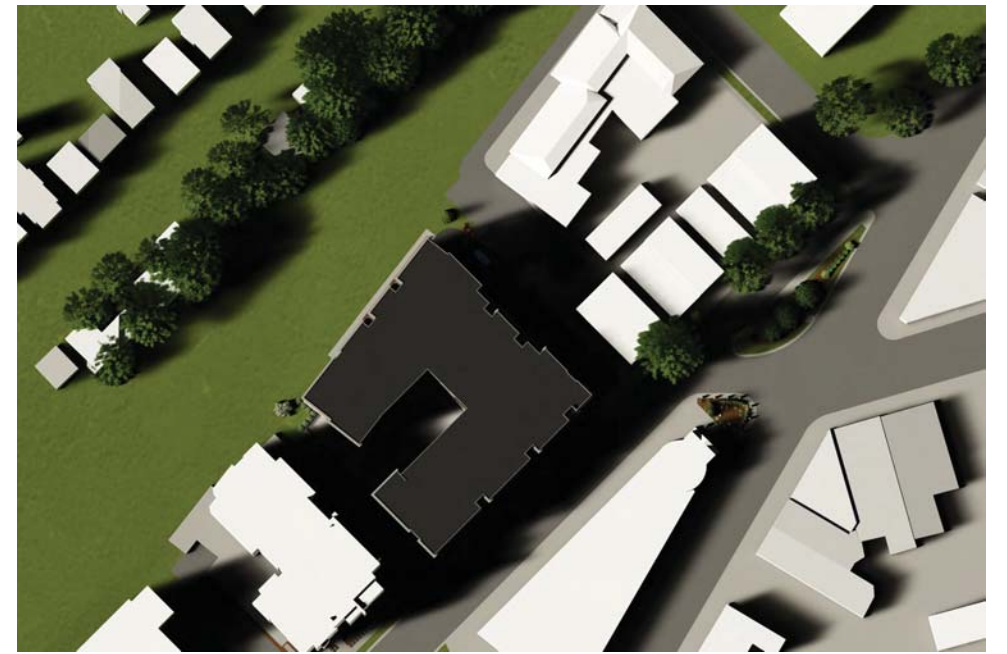




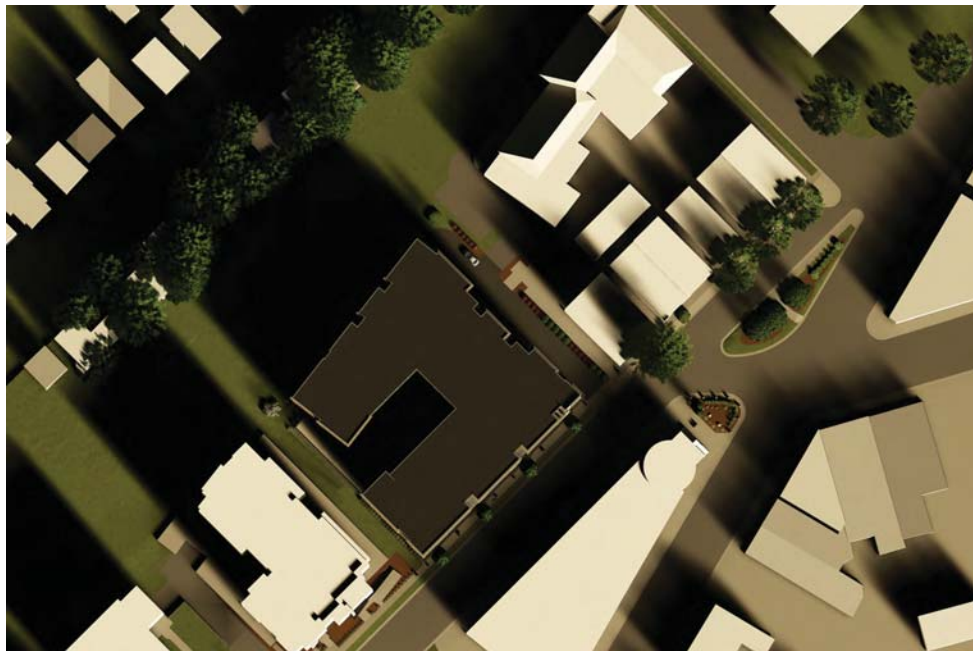
September 21 - 8am



September 21 - 12pm



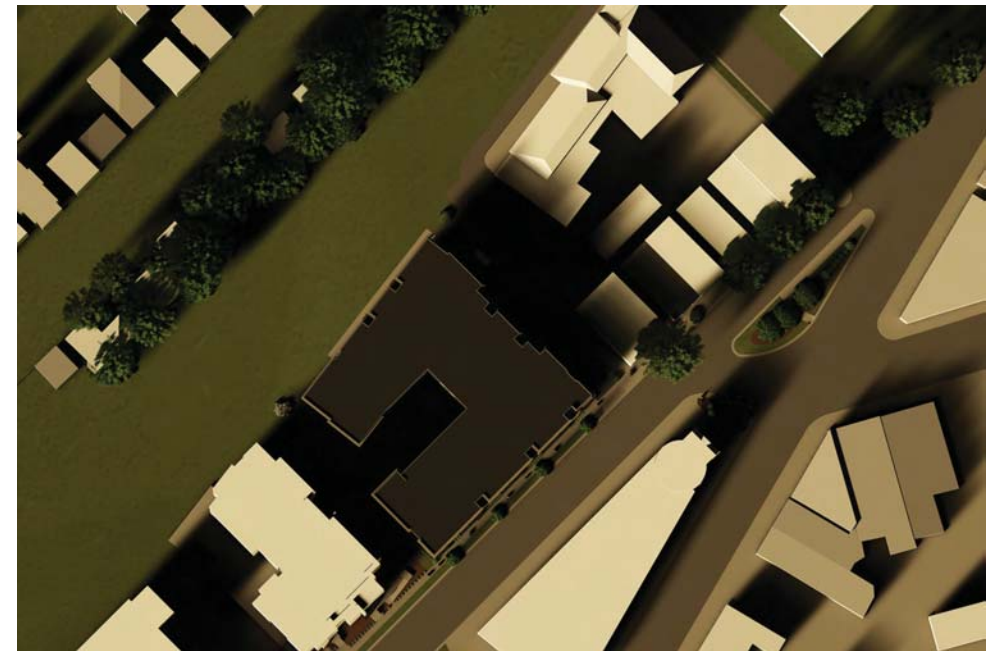
September 21 - 4pm



December 21 - 9am



December 21 - 12pm



December 21 - 3pm

## ATWOOD AVE. DEVELOPMENT

1938 Atwood Ave.  
Madison, WI  
Sun Study  
A-3.10

