



# ACE APARTMENTS - MIXED USE

4602 COTTAGE GROVE ROAD,  
MADISON, WI

LAND USE APPLICATION  
SUBMITTAL 08/28/2019



PROJECT SITE

| REVISION LIST |          |            |
|---------------|----------|------------|
| REVISION NO.  | REVISION | DATE       |
| 1             | REV. 1   | 10/11/2018 |
| 2             | REV. 2   | 08/28/2019 |

Architecture :

Planning  
Consultant:

Civil  
Engineering:

Dimension IV - Madison Design Group  
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719  
p: 608.829.4444 www.dimensionivmadison.com

Urban Assets  
807 East Johnson Street, Madison, WI 53703  
p: 608.819.6566

Quam Engineering, LLC  
4606 Siggelkow Road, Suite A, McFarland, WI 53558  
p: 608.838.7750

| BUILDING DATA: MIXED USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 STORY MIXED-USE BUILDING:<br><br>NEW 4 STORY APARTMENT BUILDING AND 1 STORY GARAGE<br><br>R-2 RESIDENTIAL (DWELLING UNITS)<br>S-2 STORAGE<br>B (COMMERCIAL TENANT SPACE)<br><br>CONSTRUCTION TYPE: VA WOOD FRAME PROTECTED<br>SPRINKLERS: NFPA 13 AT COMMERCIAL<br>NFPA 13R AT RESIDENTIAL<br><br>ALLOWABLE AREA:<br>36,000 + (0.25x36,000) = 45,000 SF<br><br>ALLOWABLE HEIGHT: 70'<br>ACTUAL HEIGHT: 62' - 6"<br>ALLOWABLE STORIES: 4<br>ACTUAL STORIES: 4 + BASEMENT<br><br>GROSS BUILDING AREAS<br>BASEMENT AREA = 22,550 SQFT<br>FIRST FLOOR AREA= 22,887 SQFT<br>SECOND FLOOR AREA = 23,380 SQFT<br>THIRD FLOOR AREA = 23,380 SQFT<br>FOURTH FLOOR AREA = 23,351 SQFT<br>TOTAL BUILDING AREA = 115,548 SQFT |

| BUILDING DATA: TOWNHOMES                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOWNHOMES:<br><br>NEW 2 STORY BUILDING<br><br>R-2 RESIDENTIAL (DWELLING UNITS)<br><br>CONSTRUCTION TYPE: VB WOOD FRAME PROTECTED<br>SPRINKLERS: NFPA 13D<br><br>ALLOWABLE AREA:<br>7,000 + (0.25x7,000) = 8,750 SF<br><br>ALLOWABLE HEIGHT: 50'<br>ACTUAL HEIGHT: 23' - 6"<br>ALLOWABLE STORIES: 3<br>ACTUAL STORIES: 2<br><br>GROSS BUILDING AREAS<br>FIRST FLOOR AREA= 3,891 SQFT<br>SECOND FLOOR AREA = 4,008 SQFT<br>TOTAL BUILDING AREA = 7,899 SQFT |

LIST OF DRAWINGS

SHEET NO. SHEET NAME

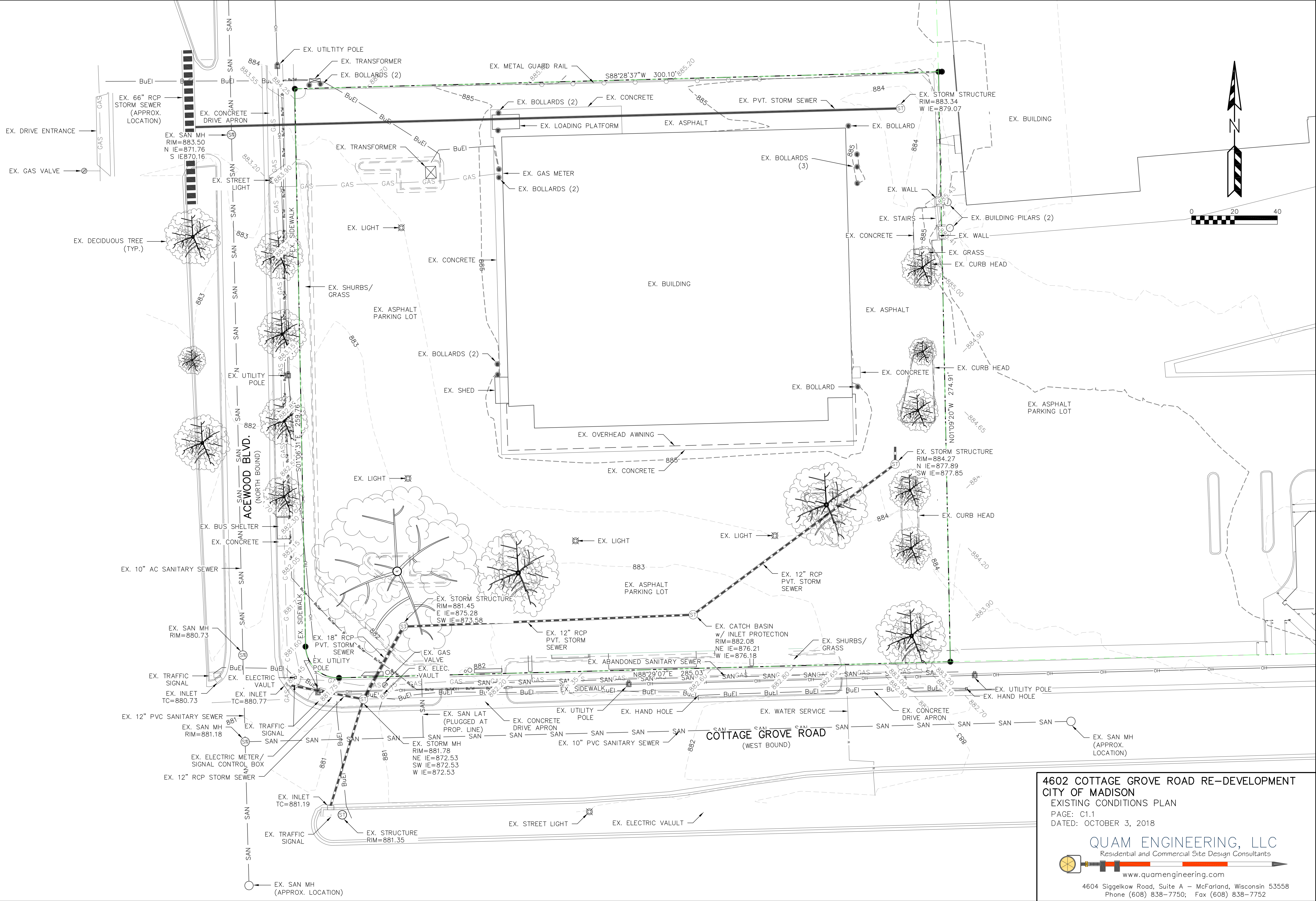
|               |                                                |
|---------------|------------------------------------------------|
| GENERAL       |                                                |
| G0.1          | COVER SHEET                                    |
| CIVIL         |                                                |
| C1.1          | EXISTING CONDITIONS PLAN                       |
| C1.2          | SITE PLAN                                      |
| C1.3          | GRADING AND EROSION CONTROL PLAN               |
| C1.4          | UTILITY AND FIRE LANE PLAN                     |
| C1.5          | OVERALL CONCEPT PLAN                           |
| E1            | LIGHTING PLAN                                  |
| E2            | LIGHTING PLAN SPECIFICATIONS                   |
| L1.1          | LANDSCAPE PLAN                                 |
| ARCHITECTURAL |                                                |
| A0.1          | SITE VICINITY PLAN                             |
| A0.2          | EXISTING SITE PICTURES                         |
| A0.3          | ARCHITECTURAL SITE PLAN                        |
| A1.0          | BASEMENT & 1ST FLOOR PLANS                     |
| A1.1          | 2ND & 3RD FLOOR PLANS                          |
| A1.2          | 4TH FLOOR & ROOF PLANS                         |
| A1.2.1        | MIXED USE - UNIT TYPES                         |
| A1.3.1        | MIXED USE - NORTH & SOUTH ELEVATION            |
| A1.3.2        | MIXED USE EAST & WEST ELEVATIONS               |
| A1.4.1        | MIXED USE - View to NE along Cottage Grove Rd. |
| A1.4.2        | MIXED USE - VIEW ALONG ACEWOOD BLVD.           |
| A1.5.1        | TOWNHOMES FLOOR PLANS                          |
| A1.5.2        | TOWNHOMES ELEVATIONS                           |
| A1.5.3        | TOWNHOUSE PERSPECTIVES                         |
| A1.6.0        | EXTERIOR FINISH PALETTE AND DETAILS            |

| UNIT SUMMARY: |         |         |         |         |                 |                  |                  |       |
|---------------|---------|---------|---------|---------|-----------------|------------------|------------------|-------|
|               | 1BR/1BA | 2BR/1BA | 2BR/2BA | 3BR/2BA | 3BR/2BA 2-LEVEL | 3BR/2BA TOWNHOME | 4BR/2BA TOWNHOME | TOTAL |
| SF (NET)      | 755     | 997     | 997     | 1,188   | 1,515           | 1,478            | 1,672            | -     |
| FIRST FLOOR   | 1       | -       | -       | -       | 6               | 3                | 2                | 12    |
| SECOND FLOOR  | 2       | 10      | 2       | 1       | -               | -                | -                | 15    |
| THIRD FLOOR   | 8       | 10      | 2       | 1       | -               | -                | -                | 21    |
| FOURTH FLOOR  | 11      | 9       | 1       | 1       | -               | -                | -                | 22    |
| TOTAL         | 22      | 29      | 5       | 3       | 6               | 3                | 2                | 70    |

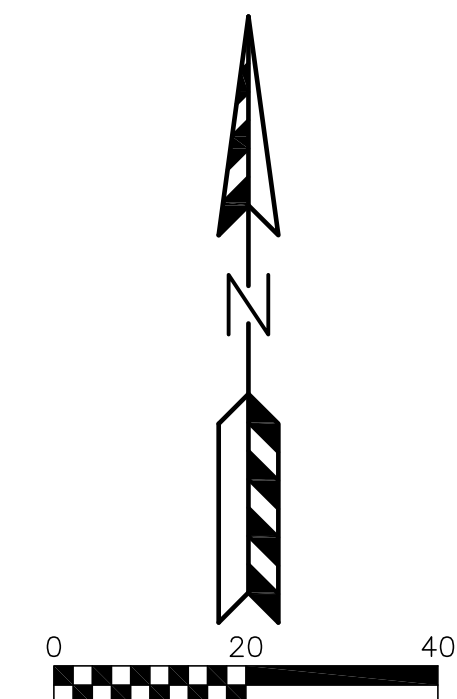
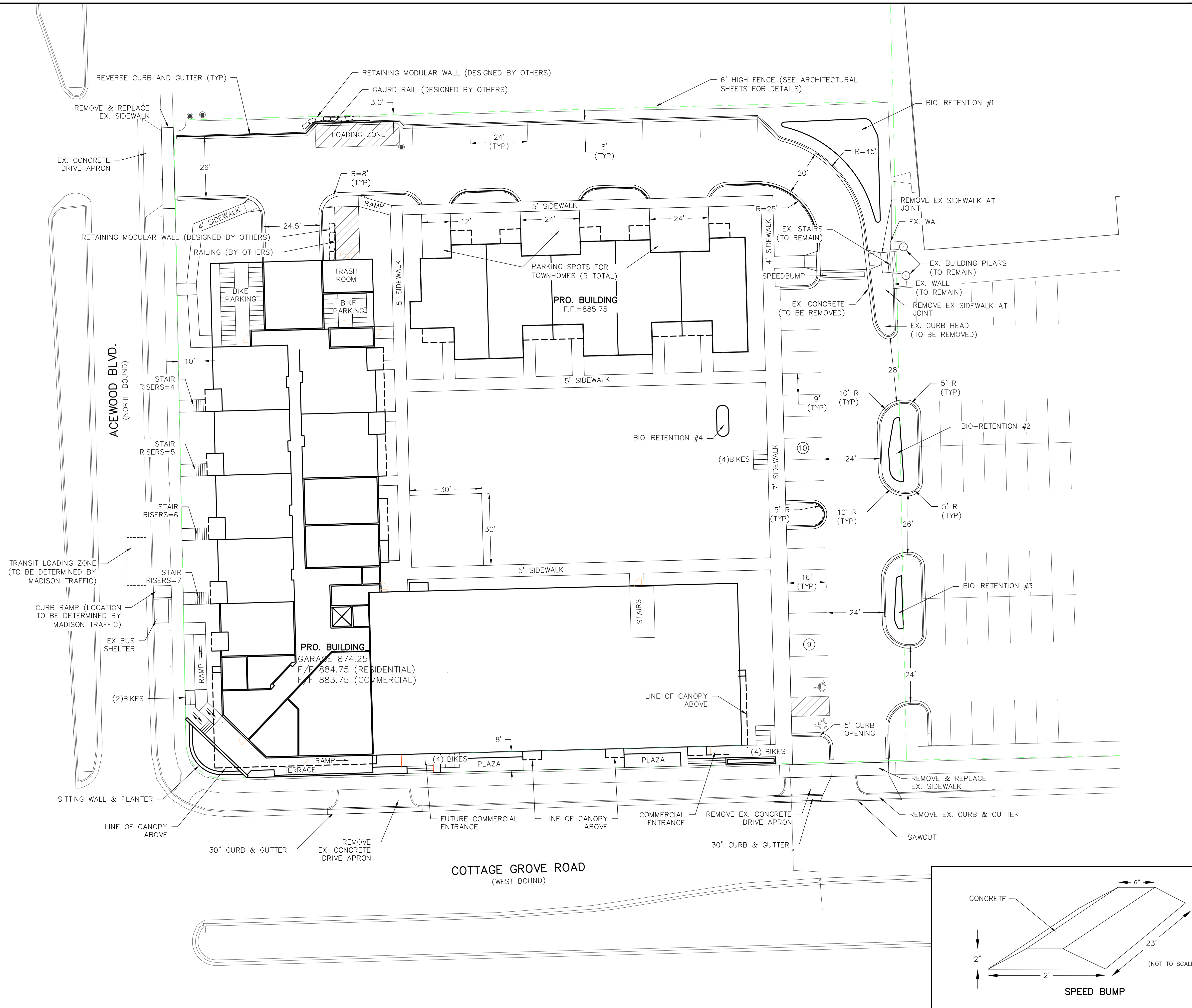
| PROJECT DATA                          |                                                          |
|---------------------------------------|----------------------------------------------------------|
| ZONING =                              | COMMERCIAL CORRIDOR- TRANSITIONAL (CC-T)                 |
| LOT SIZE =                            | 82,493 SQFT = 1.894 ACRE<br>1,178 SQFT PER DWELLING UNIT |
| LOT COVERAGE                          |                                                          |
| BUILDING AREA =                       | 28,208 SQFT = 34.2%                                      |
| IMPERVIOUS AREA =                     | 33,270 SQFT = 40.3%                                      |
| PERVIOUS AREA =                       | 21,001 SQFT = 25.6%                                      |
| TOTAL =                               | 82,479 SQFT = 100%                                       |
| USEABLE OPEN SPACE                    |                                                          |
| REQUIRED=18,880 SQFT                  |                                                          |
| PROVIDED AT GRADE= 19,501 SQFT        |                                                          |
| PROVIDED AT PATIO/BALCONY= 3,757 SQFT |                                                          |
| TOTAL PROVIDED= 23,258 SQFT           |                                                          |

| PARKING SUMMARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CAR PARKING:<br>BASEMENT (INCLUDES 3 ADA): 55<br>TOWNHOUSE GARAGES: 5<br>SURFACE PARKING (INCLUDES 2 ADA): 25<br>TOWNHOUSE DRIVEWAYS: 5<br>90 TOTAL PARKING STALLS<br><br>BIKE PARKING PROVIDED:<br>BIKE PARKING REQUIRED:<br>1 PER UNIT: 70<br>0.5 X 16BR ADDITIONAL BEDROOMS IN 3 BR AND 4 BR UNITS: 8<br>0.10 X 70 UNITS FOR GUESTS: 7<br>1/2000 X 10,000SF COMMERCIAL: 5<br>90 TOTAL<br><br>BIKE PARKING PROVIDED:<br>RESIDENTIAL GROUND MOUNT COVERED FIRST FLOOR: 41<br>RESIDENTIAL GROUND MOUNT COVERED BASEMENT: 28<br>RESIDENTIAL WALL MOUNT COVERED TOWNHOME GARAGES: 10<br>GUEST AND COMMERCIAL GROUND MOUNT BIKE RACKS EXTERIOR: 14<br>TOTAL: 93 |





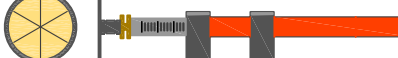




4602 COTTAGE GROVE ROAD RE-DEVELOPMENT  
CITY OF MADISON  
PROPOSED SITE PLAN (PROGRESS)

PAGE: C1.2  
DATED: AUGUST 28, 2019

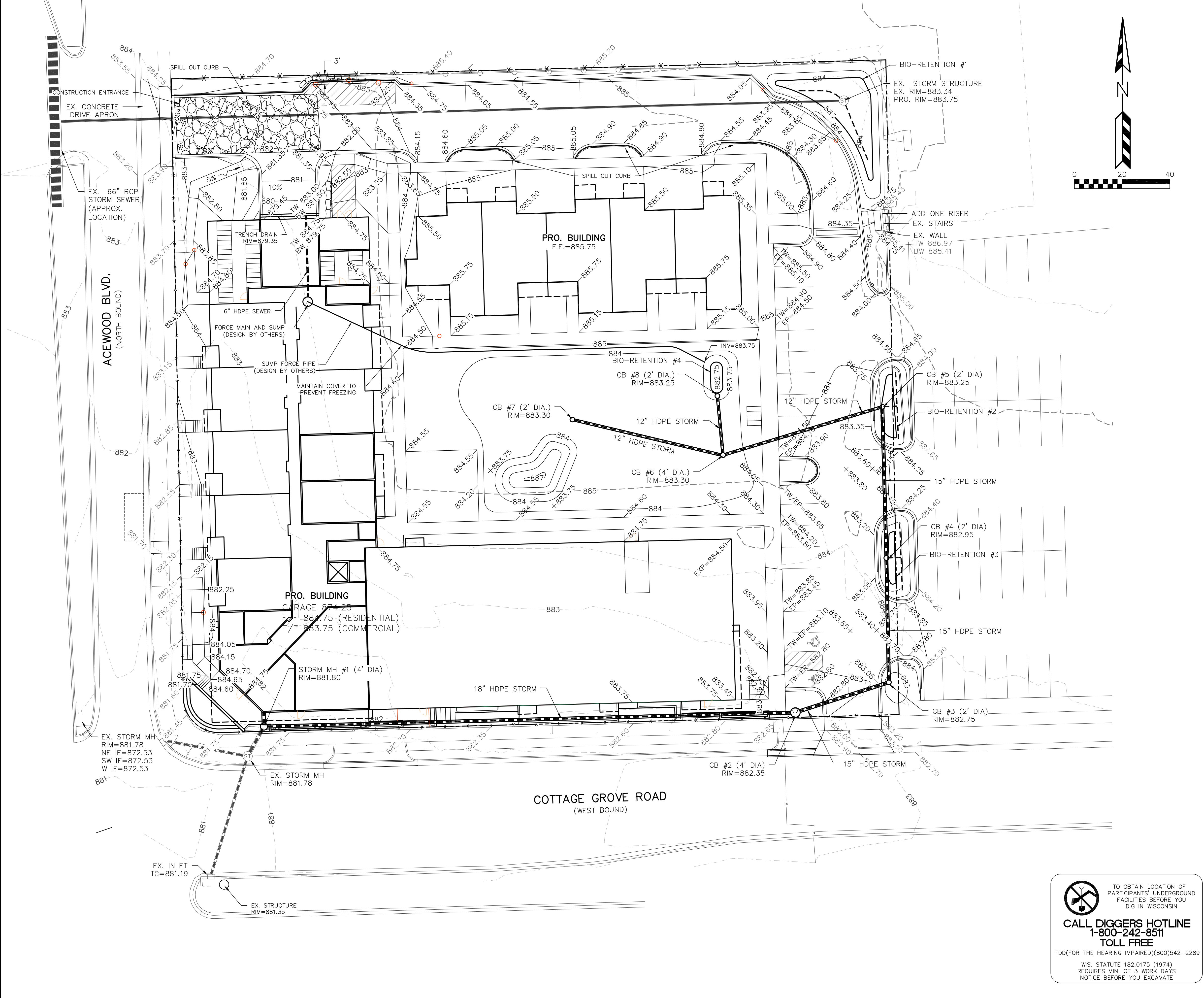
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants



[www.quamengineering.com](http://www.quamengineering.com)

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752





**EROSION NOTES:**

THE STONE CONSTRUCTION ENTRANCE 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.

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.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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.

**TIME SCHEDULE:**

|                             |                                                                        |
|-----------------------------|------------------------------------------------------------------------|
| APRIL 1, 2020 – MAY 1, 2020 | DEMO EXISTING BUILDING AND PARKING LOT                                 |
| MAY 1, 2020 – MAY 15, 2020  | INSTALL INITIAL EROSION CONTROL DEVICES                                |
| MAY 15, 2020 – MAY 15, 2021 | CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS. |

**RESTORATION NOTES:**

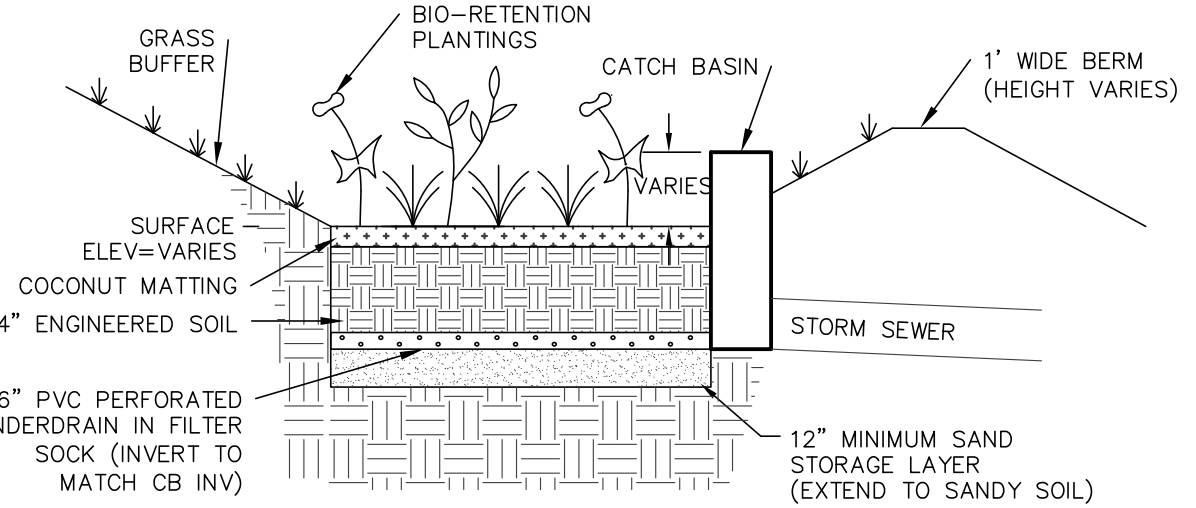
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PREVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

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. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
MOVIN' OUT ACE MADISON, LLC  
ATTN: MEGAN SCHUETZ  
902 ROYSTER OAKS DRIVE  
MADISON, WI 53714

**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558

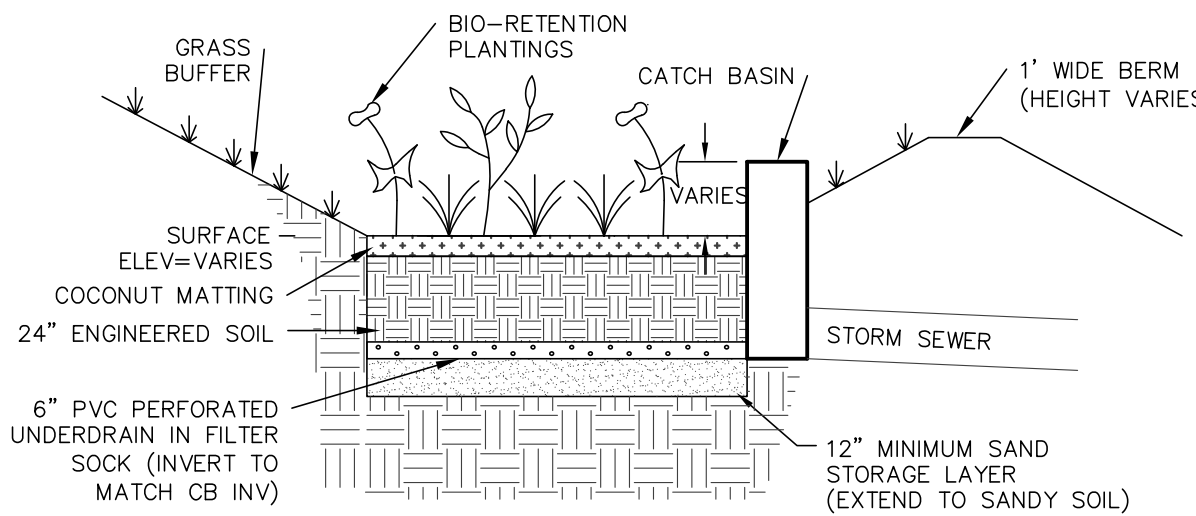


ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:  
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5  
COMPOST SHALL MEET WDNR SPECIFICATION S100.  
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:  
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

**BIORETENTION AREA #1 DETAIL**



ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:  
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5  
COMPOST SHALL MEET WDNR SPECIFICATION S100.  
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:  
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

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**BIORETENTION AREA #2 DETAIL**

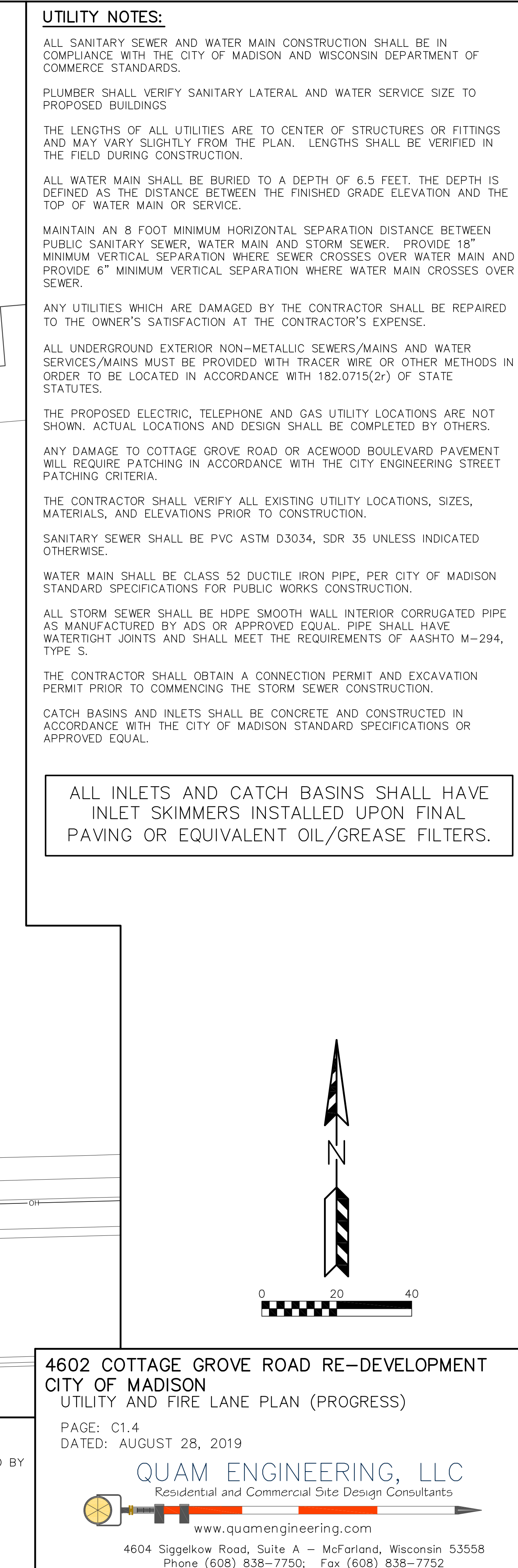
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
1-800-242-8511  
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

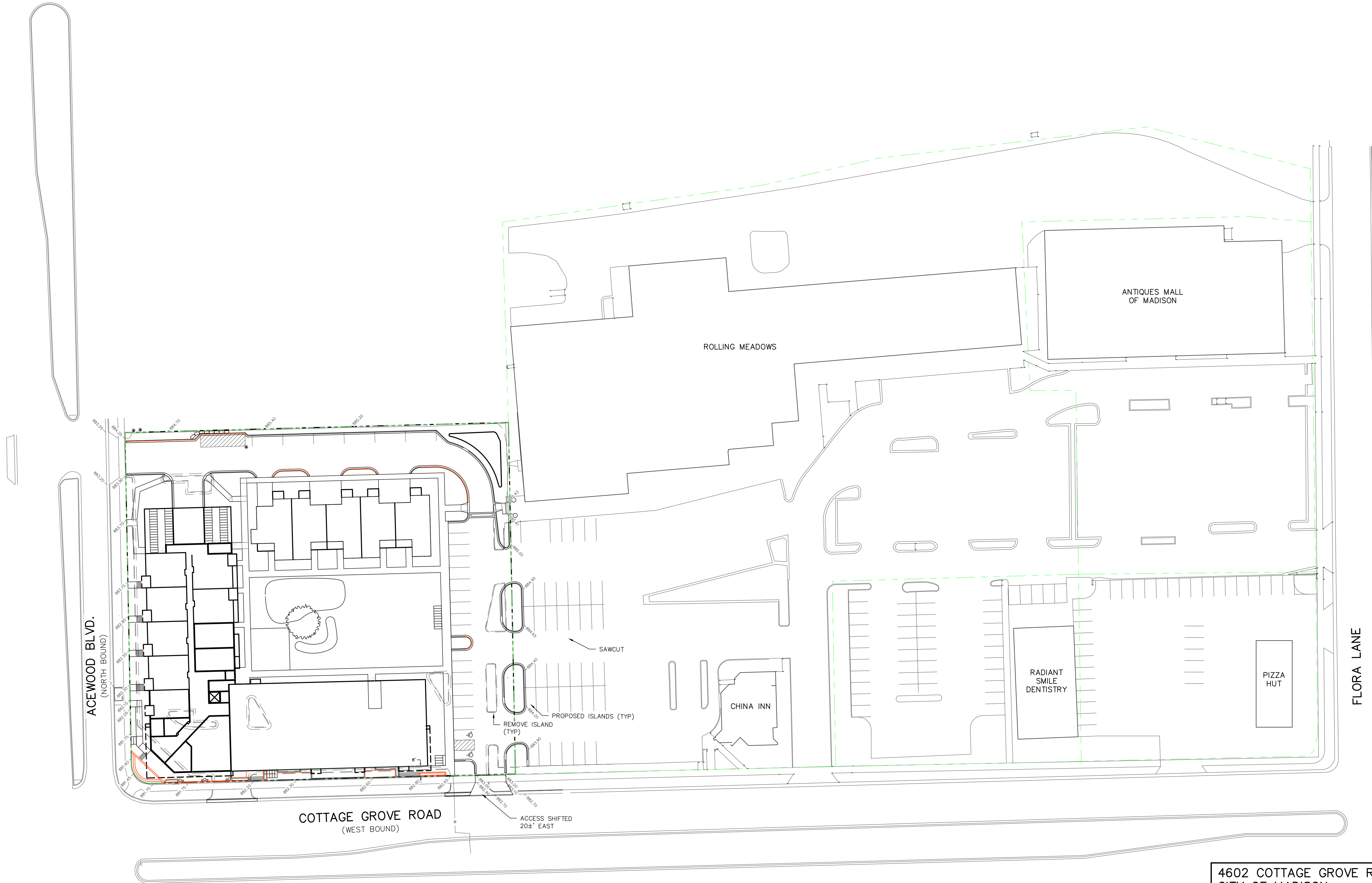
WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE





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4602 COTTAGE GROVE ROAD RE-DEVELOPMENT  
CITY OF MADISON  
OVERALL CONCEPT PLAN

PAGE: C1.5  
DATED: AUGUST 28, 2019

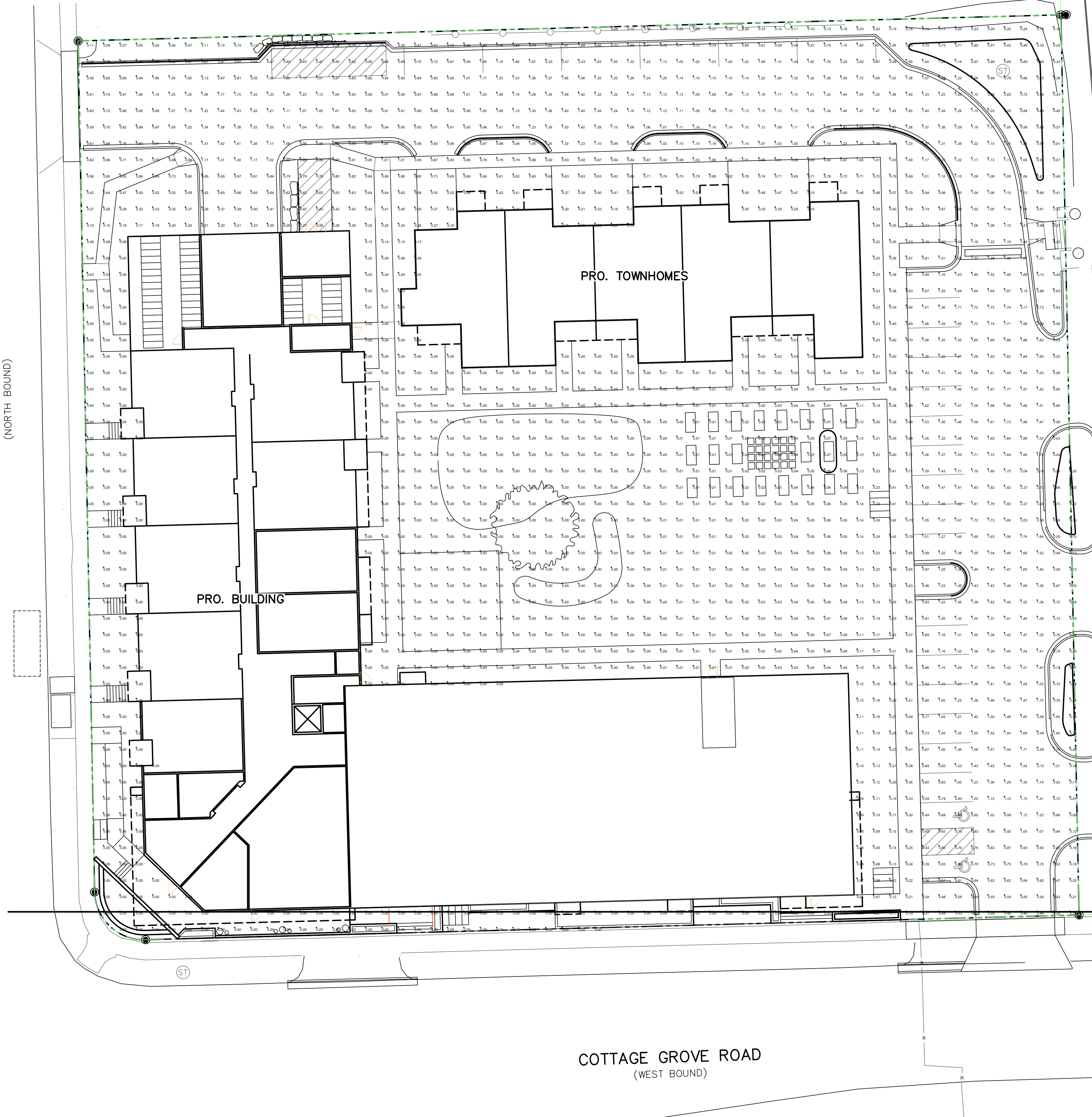
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants



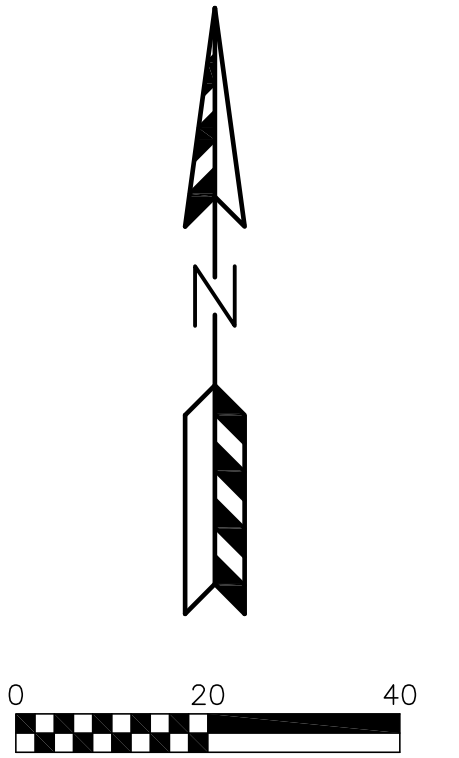
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ACEWOOD BLVD.  
(NORTH BOUND)



COTTAGE GROVE ROAD  
(WEST BOUND)



4602 COTTAGE GROVE ROAD RE-DEVELOPMENT  
CITY OF MADISON  
LIGHTING PLAN

PAGE:  
DATED: AUGUST 28, 2019

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**DESCRIPTION**

The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AcuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL94UL Listed for wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Spheres for optimal thermal performance. Heavy-wall, die-cast aluminum and cast aluminum housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and steel. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high-efficiency injection-molded AcuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AcuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 6000K (47-270K CCT 70 CRI), Optional 5000K, 6000K and 6500K CCT.

**DIMENSIONS**

**McGraw-Edison**

| Category    | Type |
|-------------|------|
| Product     |      |
| Contractor  |      |
| Prepared by |      |

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with union proprietary circuit module designed to withstand 10kV of transient line surge. The Galeon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Spheres are IP66 rated. Greater than 90% lumen maintenance expected at 50,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (consult).

**Mounting**  
**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal built guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to size arm mounting requirement table.

**Finish**  
Housing finished in super durable TSC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**  
Five-year warranty.

**GLEON GALLEON LED**

**1-10 Light Spheres**  
**Solid State LED**  
**AREA/SITE LUMINAIRE**

**ARM MOUNTING REQUIREMENTS**

| Configuration | 90° Apart                   | 120° Apart                  |
|---------------|-----------------------------|-----------------------------|
| GLEON-AF-01   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-02   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-03   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-04   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-05   | 10" Extended Arm (Required) | 7" Arm (Standard)           |
| GLEON-AF-06   | 10" Extended Arm (Required) | 10" Extended Arm (Required) |
| GLEON-AF-07   | 12" Extended Arm (Required) | 12" Extended Arm (Required) |
| GLEON-AF-08   | 12" Extended Arm (Required) | 12" Extended Arm (Required) |
| GLEON-AF-09   | 16" Extended Arm (Required) | 16" Extended Arm (Required) |
| GLEON-AF-10   | 16" Extended Arm (Required) | 16" Extended Arm (Required) |

**STANDARD WALL MOUNT**

**MAST ARM MOUNT**

**QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)**

**CERTIFICATION DATA**  
ULC Listed Luminaire Listed  
ULC 9001  
ULC 9002  
ULC 9003  
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**GLEON GALLEON LED**

**ARM MOUNTING REQUIREMENTS**

| Configuration | 90° Apart                   | 120° Apart                  |
|---------------|-----------------------------|-----------------------------|
| GLEON-AF-01   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-02   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-03   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-04   | 7" Arm (Standard)           | 7" Arm (Standard)           |
| GLEON-AF-05   | 10" Extended Arm (Required) | 7" Arm (Standard)           |
| GLEON-AF-06   | 10" Extended Arm (Required) | 10" Extended Arm (Required) |
| GLEON-AF-07   | 12" Extended Arm (Required) | 12" Extended Arm (Required) |
| GLEON-AF-08   | 12" Extended Arm (Required) | 12" Extended Arm (Required) |
| GLEON-AF-09   | 16" Extended Arm (Required) | 16" Extended Arm (Required) |
| GLEON-AF-10   | 16" Extended Arm (Required) | 16" Extended Arm (Required) |

**STANDARD WALL MOUNT**

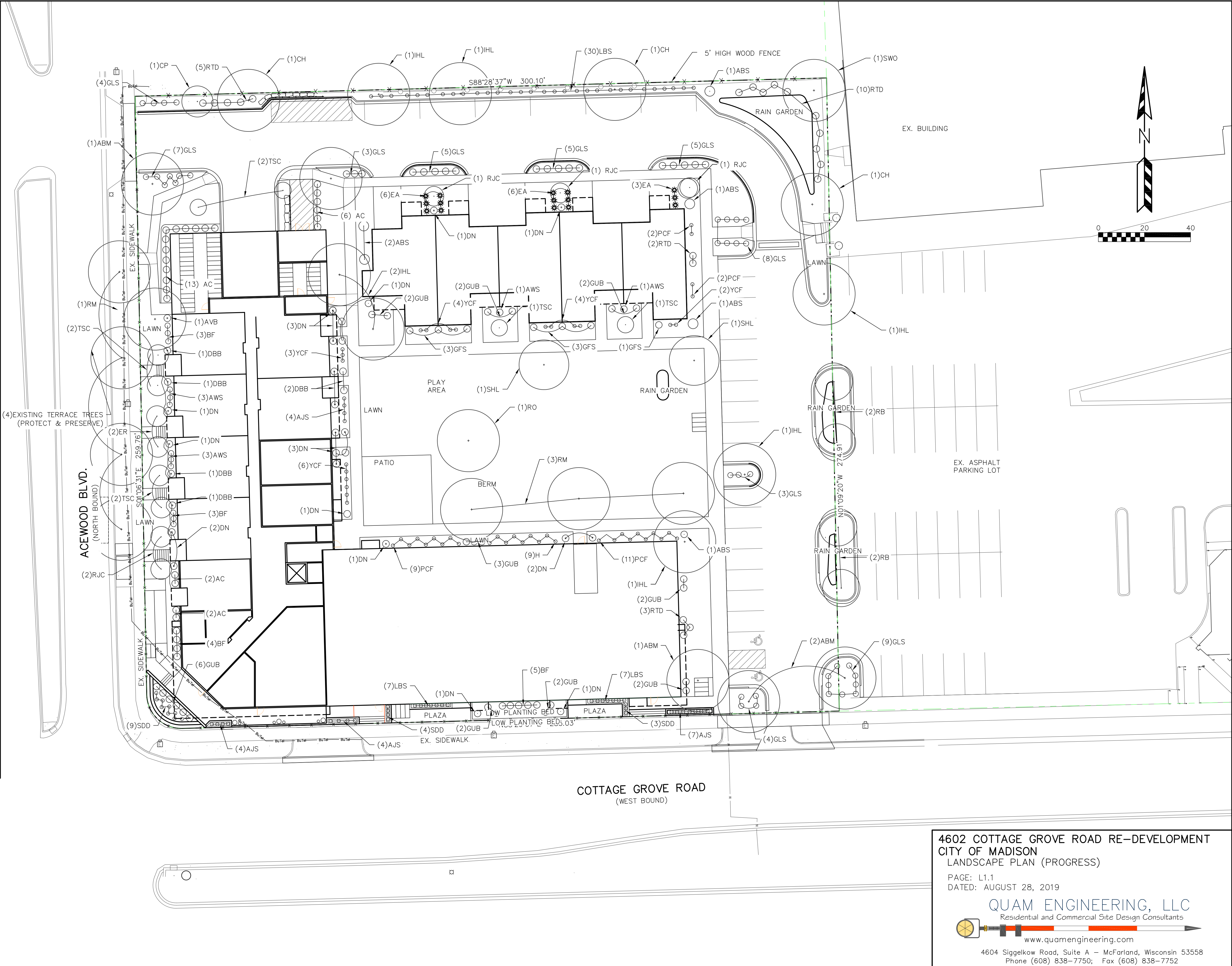
**MAST ARM MOUNT**

**QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)**

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| PLANT LIST                                                                                                                                                                                                                               |       |      |                                                                                                                                                                                                                                                                               |                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| KEY                                                                                                                                                                                                                                      | QUAN  | SIZE | COMMON NAME                                                                                                                                                                                                                                                                   | ROOT                       |
|                                                                                                                                                                                                                                          |       |      |                                                                                                                                                                                                                                                                               |                            |
|                                                                                                                                                                                                                                          | (24)  |      | <u>Canopy Trees</u>                                                                                                                                                                                                                                                           |                            |
| ABM                                                                                                                                                                                                                                      | 4     | 2 ½" | Autumn Blaze Maple                                                                                                                                                                                                                                                            | BB                         |
| CH                                                                                                                                                                                                                                       | 4     | 2 ½" | Hackberry                                                                                                                                                                                                                                                                     | BB                         |
| HL                                                                                                                                                                                                                                       | 8     | 2 ½" | Imperial Honey Locust                                                                                                                                                                                                                                                         | BB                         |
| RM                                                                                                                                                                                                                                       | 4     | 2 ½" | Red Maple                                                                                                                                                                                                                                                                     | BB                         |
| RO                                                                                                                                                                                                                                       | 1     | 6"   | Red Oak                                                                                                                                                                                                                                                                       | BB                         |
| SHL                                                                                                                                                                                                                                      | 2     | 2"   | Skyline Honeylocust                                                                                                                                                                                                                                                           | BB                         |
| SWP                                                                                                                                                                                                                                      | 1     | 2 ½" | Swamp White Oak                                                                                                                                                                                                                                                               | BB                         |
|                                                                                                                                                                                                                                          |       |      |                                                                                                                                                                                                                                                                               |                            |
|                                                                                                                                                                                                                                          | (26)  |      | <u>Low Ornamental Trees</u>                                                                                                                                                                                                                                                   |                            |
| ABS                                                                                                                                                                                                                                      | 6     | 6"   | Autumn Brilliance Serviceberry                                                                                                                                                                                                                                                | BB                         |
| CP                                                                                                                                                                                                                                       | 1     | 2"   | Gailey Pear                                                                                                                                                                                                                                                                   | BB                         |
| ER                                                                                                                                                                                                                                       | 2     | 2"   | Eastern Redbud                                                                                                                                                                                                                                                                | BB                         |
| RB                                                                                                                                                                                                                                       | 4     | 2"   | River Birch                                                                                                                                                                                                                                                                   | BB                         |
| RJC                                                                                                                                                                                                                                      | 5     | 2"   | Red Jade Crab                                                                                                                                                                                                                                                                 | BB                         |
| TSC                                                                                                                                                                                                                                      | 6     | 2"   | Tina Sargent Crab                                                                                                                                                                                                                                                             | BB                         |
|                                                                                                                                                                                                                                          |       |      |                                                                                                                                                                                                                                                                               |                            |
|                                                                                                                                                                                                                                          | (152) |      | <u>Deciduous Shrubs</u>                                                                                                                                                                                                                                                       |                            |
| AC                                                                                                                                                                                                                                       | 23    | 15"  | Alpine Currant                                                                                                                                                                                                                                                                | Pot                        |
| AWS                                                                                                                                                                                                                                      | 6     | 18"  | AW Spiraea                                                                                                                                                                                                                                                                    | Pot                        |
| BF                                                                                                                                                                                                                                       | 15    | 18"  | Bronx Forsythia                                                                                                                                                                                                                                                               | Pot                        |
| DBB                                                                                                                                                                                                                                      | 7     | 24"  | Dwarf Burning Bush                                                                                                                                                                                                                                                            | Pot                        |
| DN                                                                                                                                                                                                                                       | 19    | 24"  | Diablo Ninebark                                                                                                                                                                                                                                                               | Pot                        |
| GF3                                                                                                                                                                                                                                      | 7     | 18"  | Goliath Spiraea                                                                                                                                                                                                                                                               | Pot                        |
| GLS                                                                                                                                                                                                                                      | 53    | 15"  | Gr Low Sumac                                                                                                                                                                                                                                                                  | Pot                        |
| RTD                                                                                                                                                                                                                                      | 20    | 24"  | Red Twig Dogwood                                                                                                                                                                                                                                                              | Pot                        |
|                                                                                                                                                                                                                                          |       |      |                                                                                                                                                                                                                                                                               |                            |
|                                                                                                                                                                                                                                          | (40)  |      | <u>Evergreen Shrubs</u>                                                                                                                                                                                                                                                       |                            |
| EA                                                                                                                                                                                                                                       | 15    | 4"   | Emerald Arborvitae                                                                                                                                                                                                                                                            | BB                         |
| GVB                                                                                                                                                                                                                                      | 25    | 18"  | Green Valley Boxwood                                                                                                                                                                                                                                                          | Con                        |
|                                                                                                                                                                                                                                          |       |      |                                                                                                                                                                                                                                                                               |                            |
|                                                                                                                                                                                                                                          | (131) |      | <u>Perennials</u>                                                                                                                                                                                                                                                             |                            |
| AJS                                                                                                                                                                                                                                      | 19    | 1 G  | Autumn Joy Sedum                                                                                                                                                                                                                                                              | Con                        |
| H                                                                                                                                                                                                                                        | 9     | 1 G  | Hosta                                                                                                                                                                                                                                                                         | Con                        |
| LBS                                                                                                                                                                                                                                      | 44    | 1 G  | Little Bluestem Grass                                                                                                                                                                                                                                                         | Con                        |
| PCF                                                                                                                                                                                                                                      | 24    | 1 G  | Purple Coneflower                                                                                                                                                                                                                                                             | Con                        |
| SDD                                                                                                                                                                                                                                      | 16    | 1 G  | Stella de Oro Daylily                                                                                                                                                                                                                                                         | Con                        |
| YCF                                                                                                                                                                                                                                      | 19    | 1 G  | Yellow Coneflower                                                                                                                                                                                                                                                             | Con                        |
|                                                                                                                                                                                                                                          |       |      |                                                                                                                                                                                                                                                                               |                            |
| RGP                                                                                                                                                                                                                                      | ?     | 2 ½" | <u>Bio-retention Plantings</u><br>(Planted 12" on center)<br>Common Blue Star<br>Bottle Gentian<br>Obedient Plant<br>Columbine<br>Switchgrass<br>Black Eyed Susan<br>Wild Iris<br>Swamp Milkweed<br>White Turtlehead<br>Cardinal Flower<br>Turk's Cap Lily<br>Little Bluestem | plug                       |
|                                                                                                                                                                                                                                          |       |      |                                                                                                                                                                                                                                                                               |                            |
| NOTES:                                                                                                                                                                                                                                   |       |      |                                                                                                                                                                                                                                                                               |                            |
| 1) Designated sod lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod.                                                                                                                 |       |      |                                                                                                                                                                                                                                                                               |                            |
| 2) Turf areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).                                                                                 |       |      |                                                                                                                                                                                                                                                                               |                            |
| 3) Planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".                                                                                                                                                |       |      |                                                                                                                                                                                                                                                                               |                            |
| 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant mugs (4" diameter) spread to a depth of 3".                                                                                          |       |      |                                                                                                                                                                                                                                                                               |                            |
| 5) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.                                                                                                                                                  |       |      |                                                                                                                                                                                                                                                                               |                            |
| 6) Rain garden to receive coconut mat or bark mulch.                                                                                                                                                                                     |       |      |                                                                                                                                                                                                                                                                               |                            |
| 7) Rain garden plants (RGP) to be installed 12" on center.                                                                                                                                                                               |       |      |                                                                                                                                                                                                                                                                               |                            |
| 8) Rain garden to be constructed per WDR specifications.                                                                                                                                                                                 |       |      |                                                                                                                                                                                                                                                                               |                            |
| 9) Owner will be responsible for landscape maintenance after completion and acceptance of the project.                                                                                                                                   |       |      |                                                                                                                                                                                                                                                                               |                            |
| <b><u>LANDSCAPE WORKSHEET</u></b>                                                                                                                                                                                                        |       |      |                                                                                                                                                                                                                                                                               |                            |
| <b><u>Landscape Points Required</u></b>                                                                                                                                                                                                  |       |      |                                                                                                                                                                                                                                                                               |                            |
| Developed Area =                                                                                                                                                                                                                         |       |      |                                                                                                                                                                                                                                                                               | 57,194 SF                  |
| Landscape Points: 57,194/300 x 5 =                                                                                                                                                                                                       |       |      |                                                                                                                                                                                                                                                                               | <b><u>953 points</u></b>   |
| <b><u>Total Landscape Points Required</u></b>                                                                                                                                                                                            |       |      |                                                                                                                                                                                                                                                                               | <b><u>953 points</u></b>   |
| <b><u>Landscape Points Supplied</u></b>                                                                                                                                                                                                  |       |      |                                                                                                                                                                                                                                                                               |                            |
| Existing canopy trees - 0 @ 35 =                                                                                                                                                                                                         |       |      |                                                                                                                                                                                                                                                                               | 0 points                   |
| Proposed canopy trees - 24 @ 35 =                                                                                                                                                                                                        |       |      |                                                                                                                                                                                                                                                                               | 840 points                 |
| Existing evergreen trees - 0 @ 35 =                                                                                                                                                                                                      |       |      |                                                                                                                                                                                                                                                                               | 0 points                   |
| Proposed evergreen trees - 0 @ 35 =                                                                                                                                                                                                      |       |      |                                                                                                                                                                                                                                                                               | 0 points                   |
| Existing ornamental trees - 0 @ 15 =                                                                                                                                                                                                     |       |      |                                                                                                                                                                                                                                                                               | 0 points                   |
| Proposed ornamental trees - 26 @ 15 =                                                                                                                                                                                                    |       |      |                                                                                                                                                                                                                                                                               | 390 points                 |
| Existing upright evergreen shrubs - 0 @ 10 =                                                                                                                                                                                             |       |      |                                                                                                                                                                                                                                                                               | 0 points                   |
| Proposed upright evergreen shrubs - 0 @ 10 =                                                                                                                                                                                             |       |      |                                                                                                                                                                                                                                                                               | 0 points                   |
| Existing deciduous shrubs - 0 @ 3 =                                                                                                                                                                                                      |       |      |                                                                                                                                                                                                                                                                               | 0 points                   |
| Proposed deciduous shrubs - 152 @ 3 =                                                                                                                                                                                                    |       |      |                                                                                                                                                                                                                                                                               | 456 points                 |
| Existing evergreen shrubs - 0 @ 4 =                                                                                                                                                                                                      |       |      |                                                                                                                                                                                                                                                                               | 0 points                   |
| Proposed evergreen shrubs - 40 @ 4 =                                                                                                                                                                                                     |       |      |                                                                                                                                                                                                                                                                               | 160 points                 |
| Existing perennials & grasses 0 @ 2 =                                                                                                                                                                                                    |       |      |                                                                                                                                                                                                                                                                               | 0 points                   |
| Proposed perennials & grasses 131 @ 2 =                                                                                                                                                                                                  |       |      |                                                                                                                                                                                                                                                                               | 262 points                 |
| <b><u>Total landscape points supplied =</u></b>                                                                                                                                                                                          |       |      |                                                                                                                                                                                                                                                                               | <b><u>2,108 points</u></b> |
| <b><u>Lot Frontage Landscape Required</u></b>                                                                                                                                                                                            |       |      |                                                                                                                                                                                                                                                                               |                            |
| (Section 28.142(5) Development Frontage Landscaping)                                                                                                                                                                                     |       |      |                                                                                                                                                                                                                                                                               |                            |
| One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) linear feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree." |       |      |                                                                                                                                                                                                                                                                               |                            |
| Cottage Grove Road & Ace Wood Blvd =                                                                                                                                                                                                     |       |      |                                                                                                                                                                                                                                                                               | 610 LF                     |
| Over story trees required 610/30' = 20.3                                                                                                                                                                                                 |       |      |                                                                                                                                                                                                                                                                               | <b><u>20 trees</u></b>     |
| Shrubs required (610/30') x 5 = 101.6                                                                                                                                                                                                    |       |      |                                                                                                                                                                                                                                                                               | <b><u>102 shrubs</u></b>   |
| Over story trees supplied                                                                                                                                                                                                                |       |      |                                                                                                                                                                                                                                                                               | <b><u>8 trees</u></b>      |
| Ornamental/Evergreen trees supplied                                                                                                                                                                                                      |       |      |                                                                                                                                                                                                                                                                               | <b><u>24 trees</u></b>     |
| Shrubs supplied                                                                                                                                                                                                                          |       |      |                                                                                                                                                                                                                                                                               | <b><u>102 shrubs</u></b>   |



4602 COTTAGE GROVE ROAD RE-DEVELOPMENT  
CITY OF MADISON  
LANDSCAPE PLAN (PROGRESS)

PAGE: L1.1  
DATED: AUGUST 28, 2019

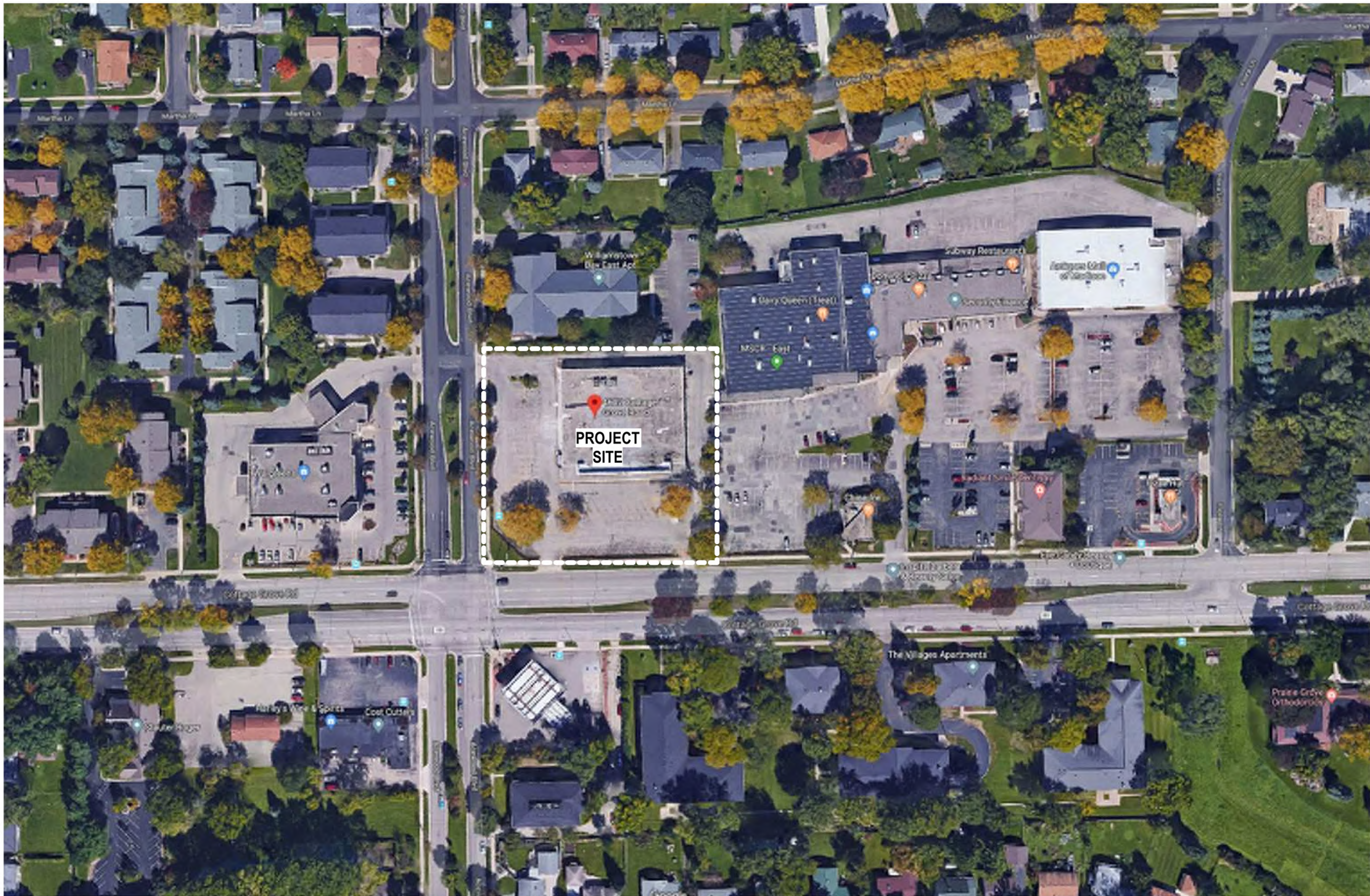
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants



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4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752









VIEW NORTH ON ACEWOOD BOULEVARD



VIEW FROM ACEWOOD BOULEVARD-  
NORTHWEST CORNER OF SITE

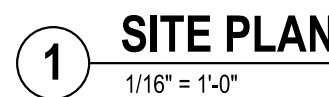


VIEW FROM COTTAGE GROVE ROAD-  
SOUTHEAST CORNER OF SITE



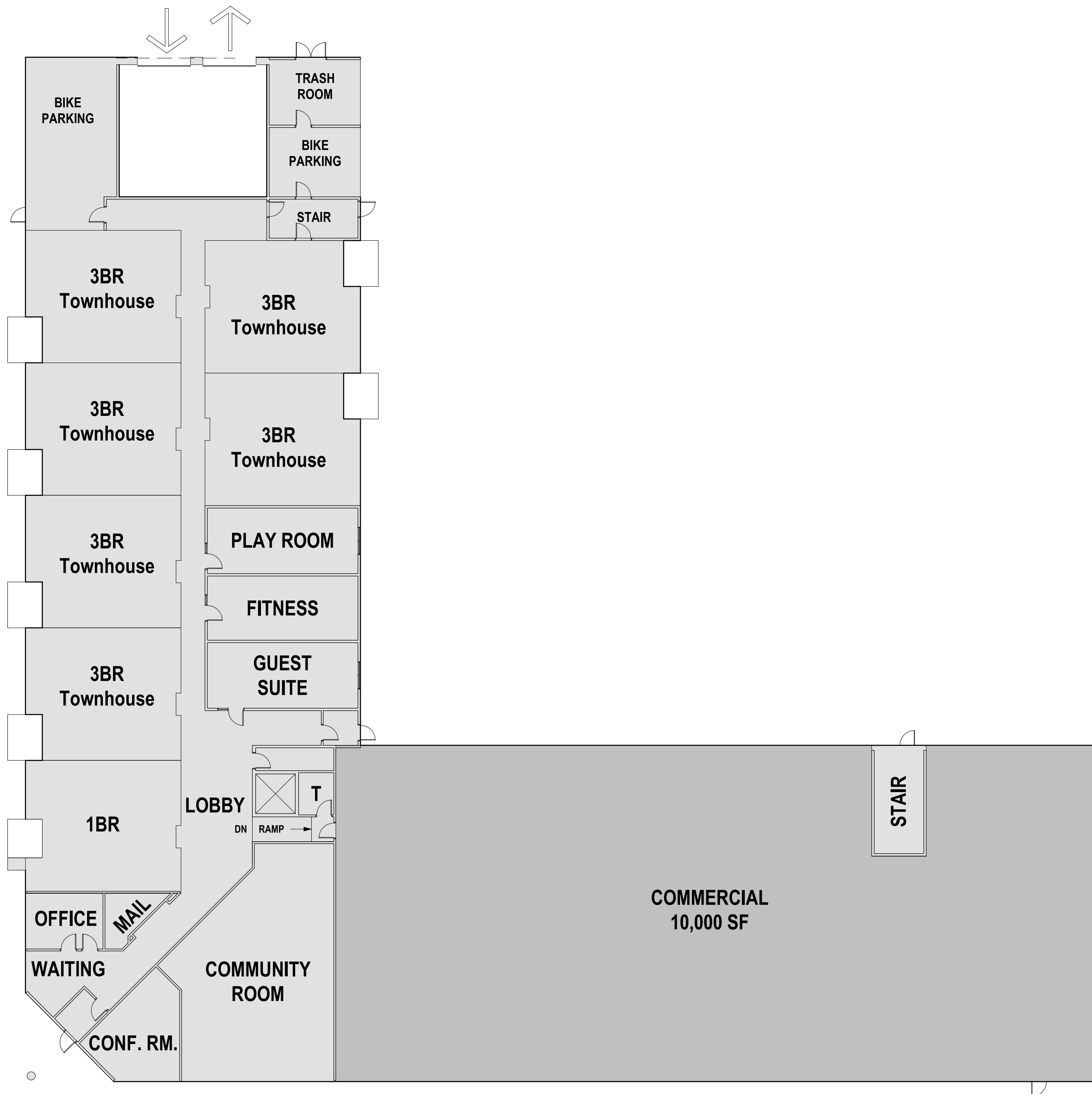
VIEW FROM COTTAGE GROVE ROAD-  
SOUTHWEST CORNER OF SITE



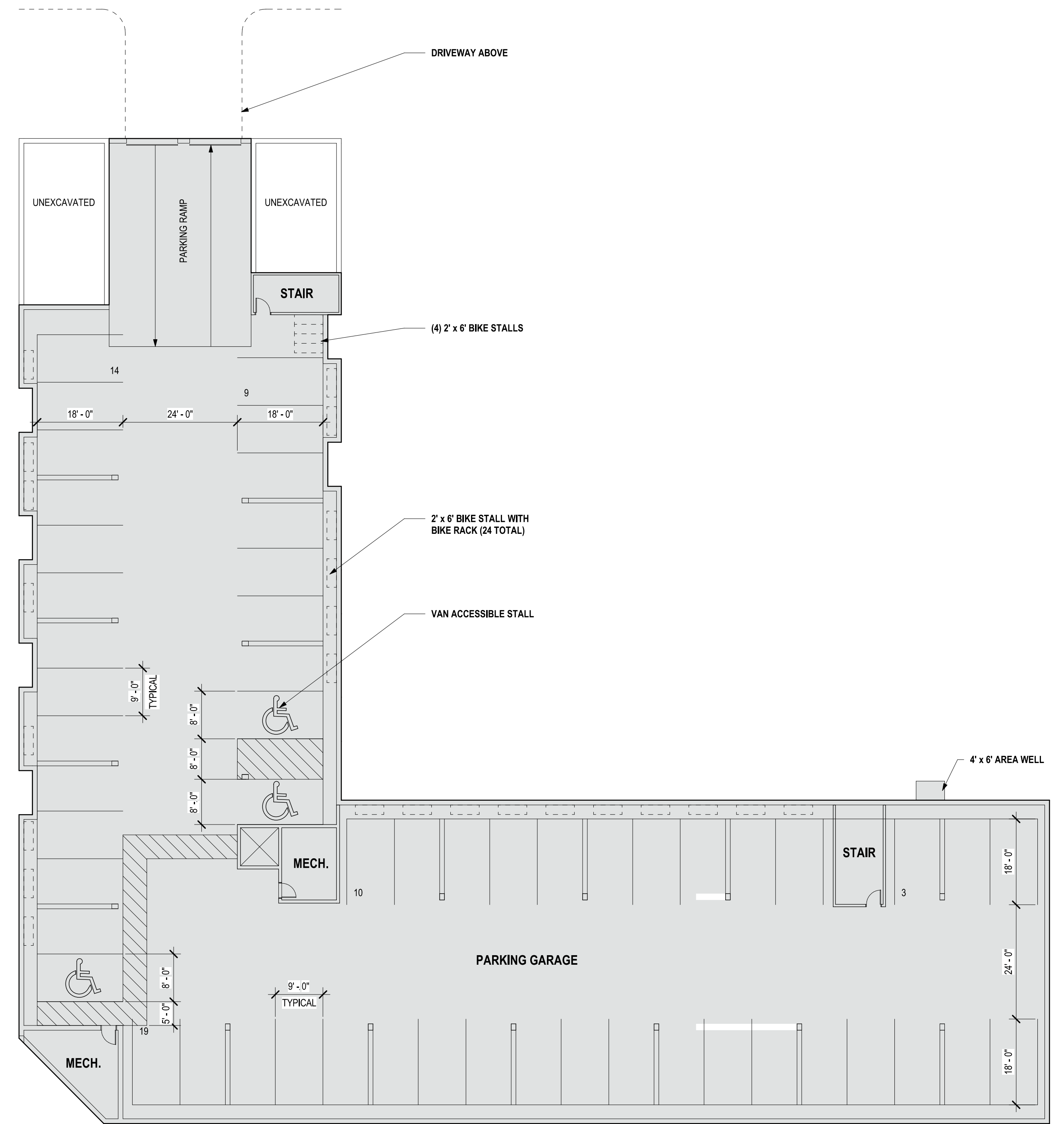


ARCHITECTURAL SITE PLAN  
08/28/19  
18055



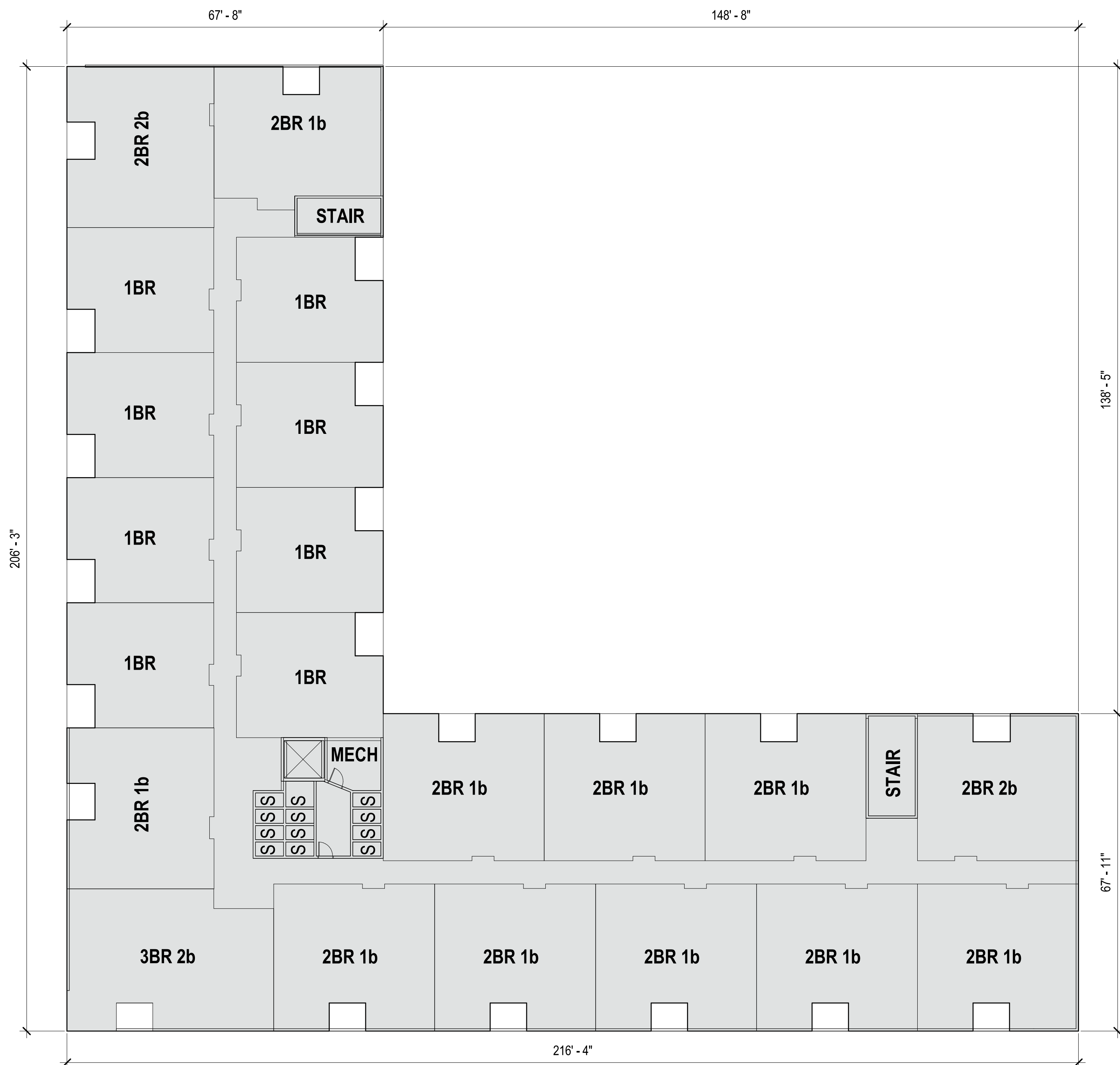


2 FIRST FLOOR PLAN  
1/16" = 1'-0"

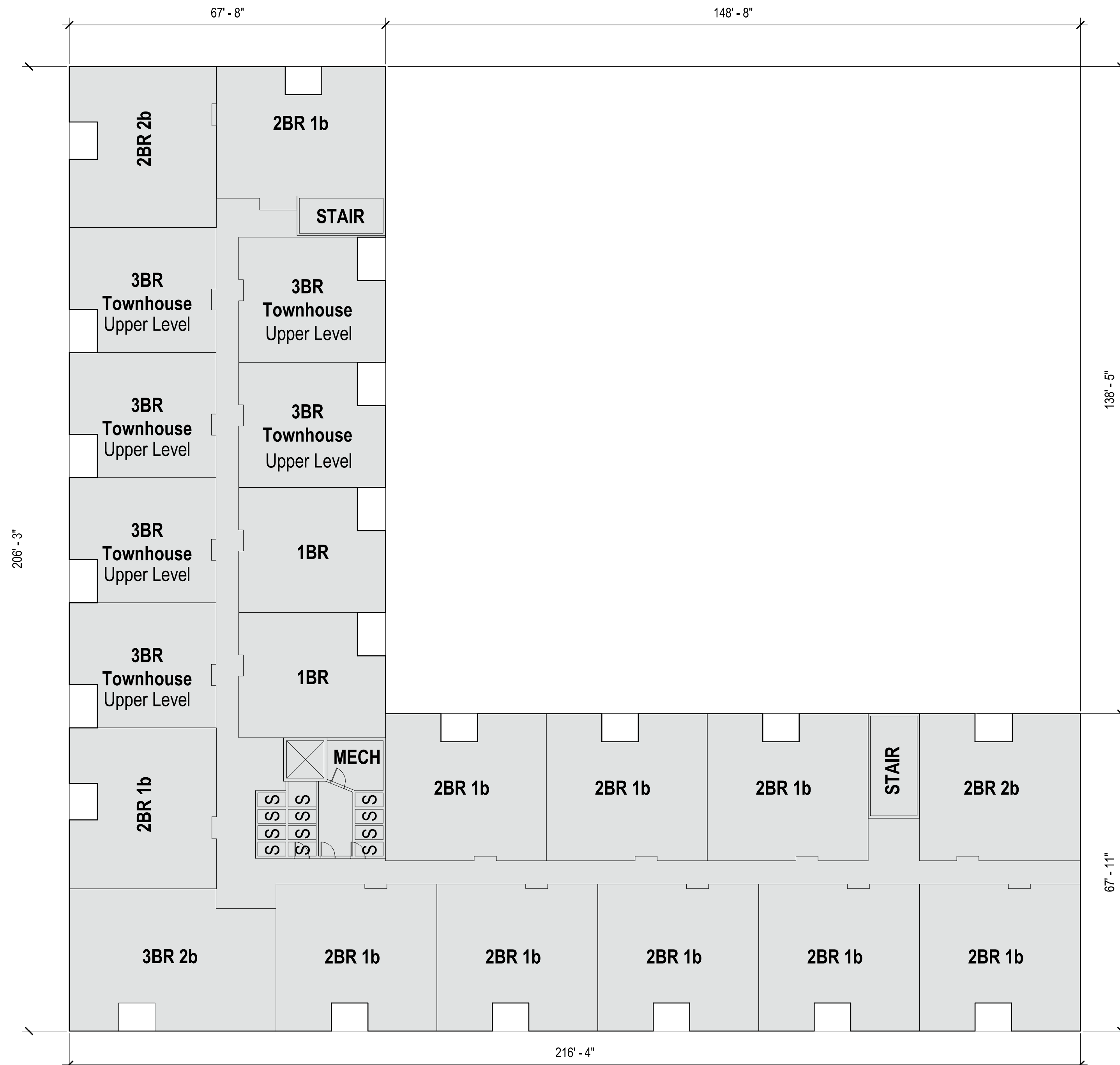


1 BASEMENT FLOOR PLAN  
1/16" = 1'-0"



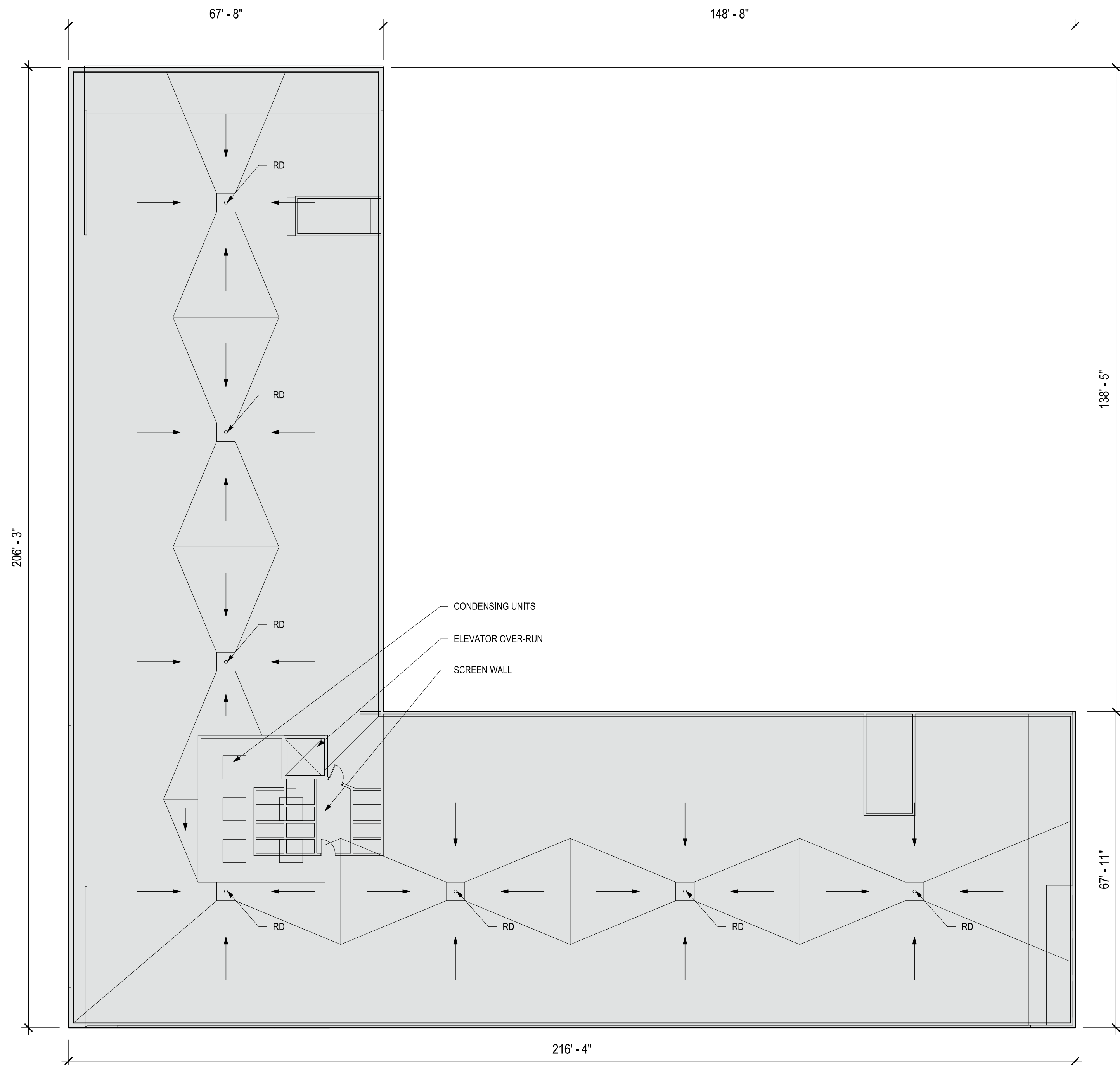


2 THIRD FLOOR PLAN  
1/16" = 1'-0"

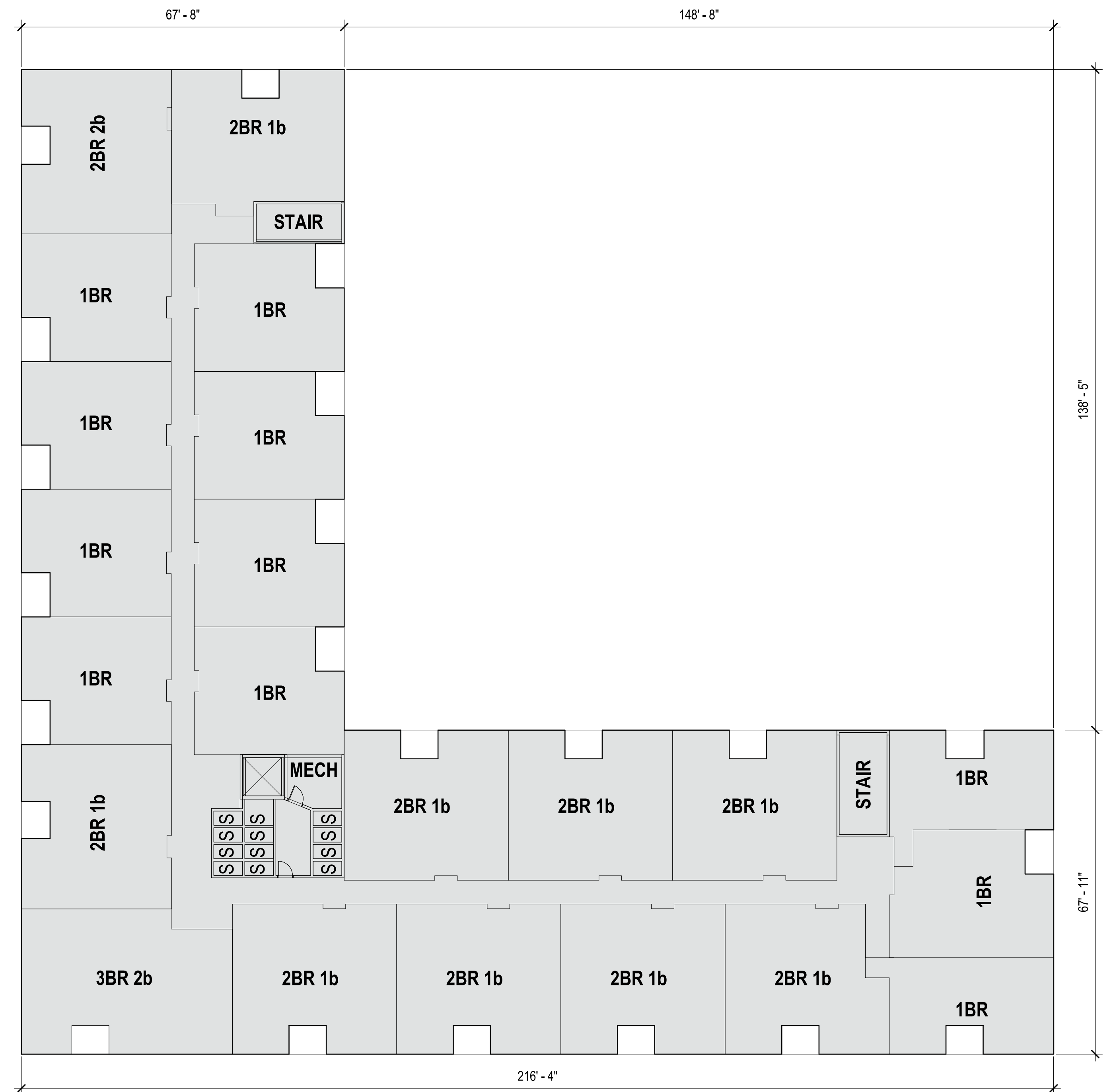


1 SECOND FLOOR PLAN  
1/16" = 1'-0"



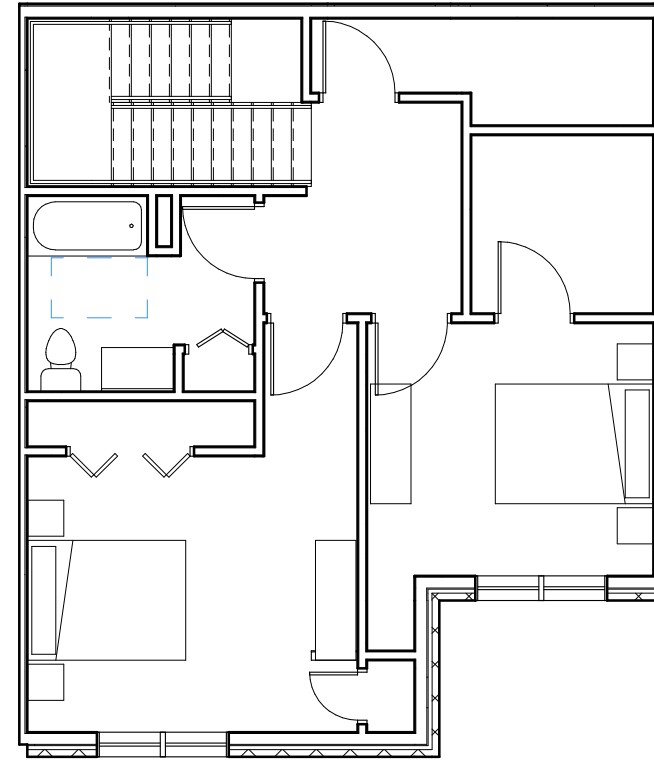


2 ROOF PLAN  
1/16" = 1'-0"

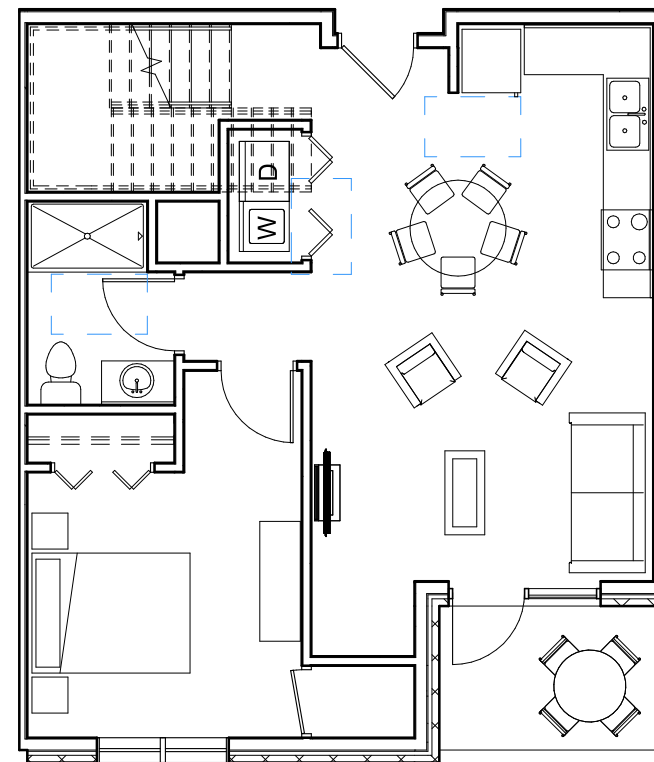


1 FOURTH FLOOR PLAN  
1/16" = 1'-0"

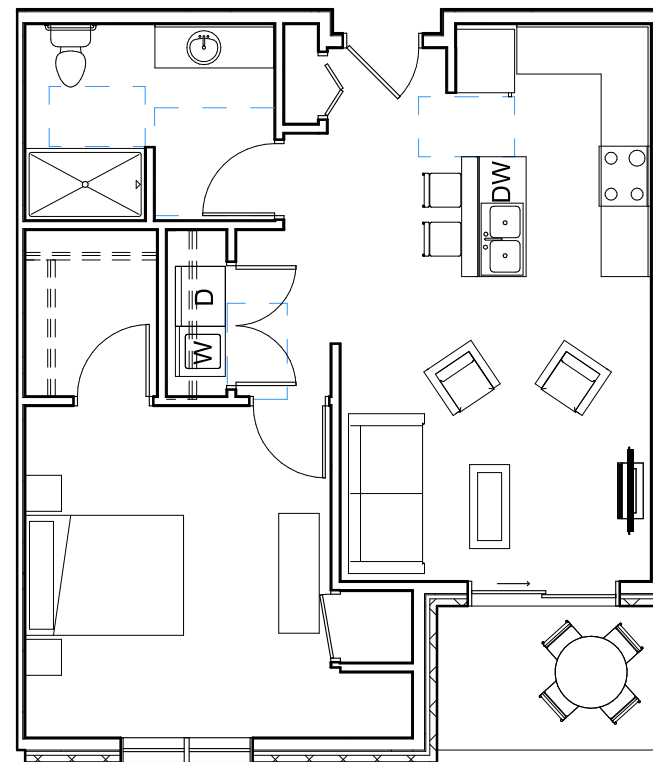




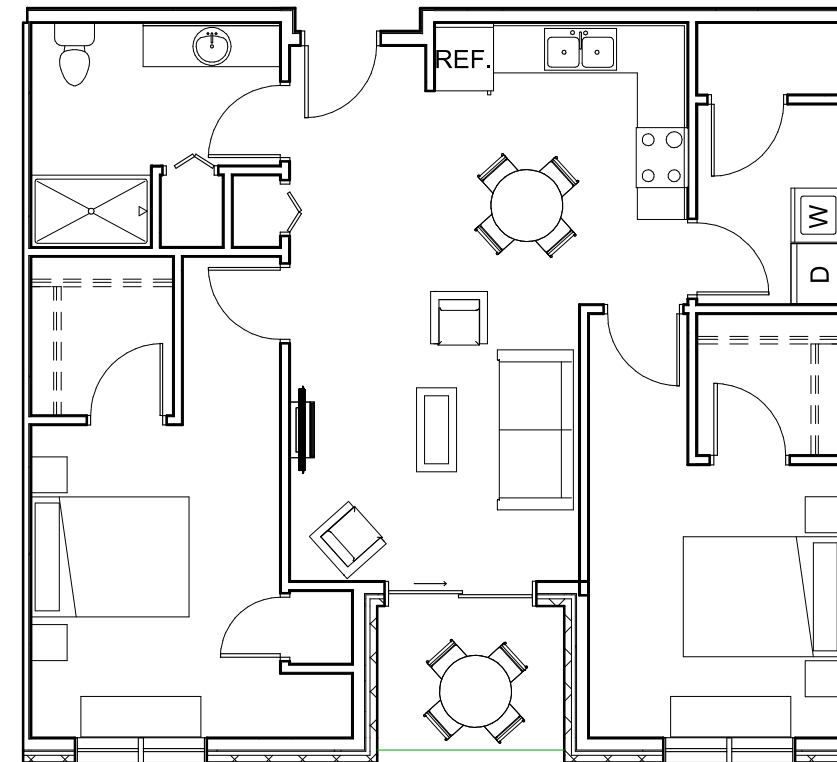
2ND FLOOR



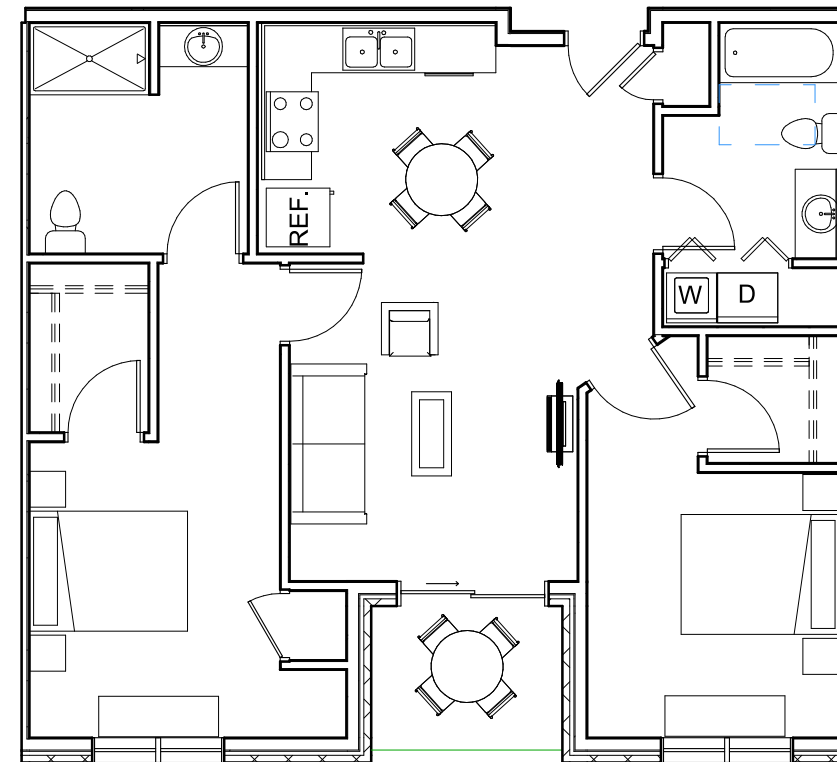
3BR TOWNHOUSE  
1,515 SF



1BR 1B  
755 SF



2BR 1B  
997 SF

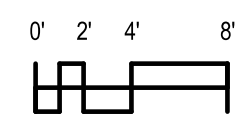


2BR 2B  
997 SF



3BR 2B  
1,188 SF

1 TYPICAL APARTMENT UNIT TYPES  
1/8" = 1'-0"











West Elevation



East Elevation



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# A1.3.2 ACE APARTMENTS - MIXED USE

4602 COTTAGE GROVE ROAD, MADISON, WI

MIXED USE EAST & WEST ELEVATIONS  
06/28/2019  
18055





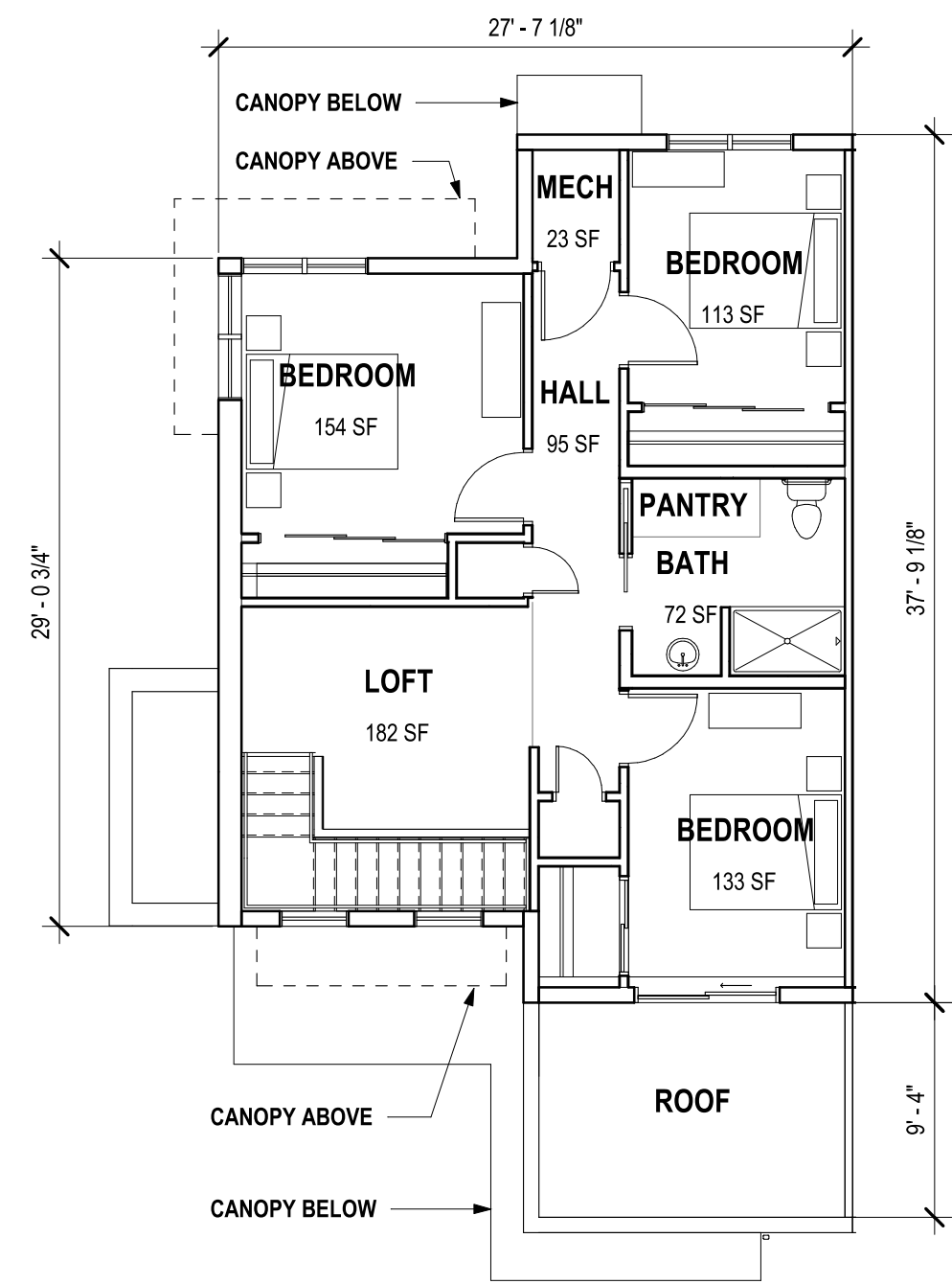
VIEW TO NORTH EAST - ALONG COTTAGE GROVE RD.



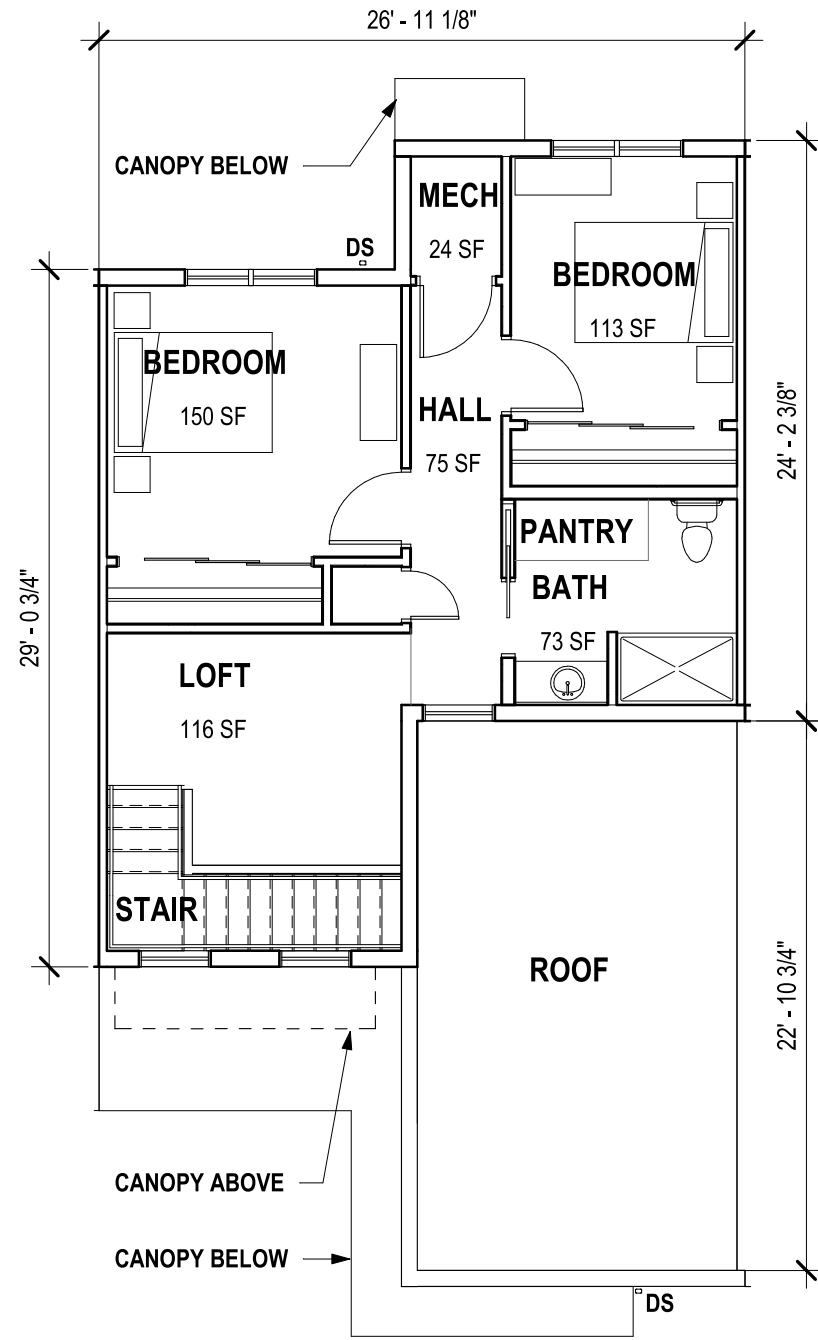


VIEW TO NORTH EAST - ALONG ACEWOOD BLVD.

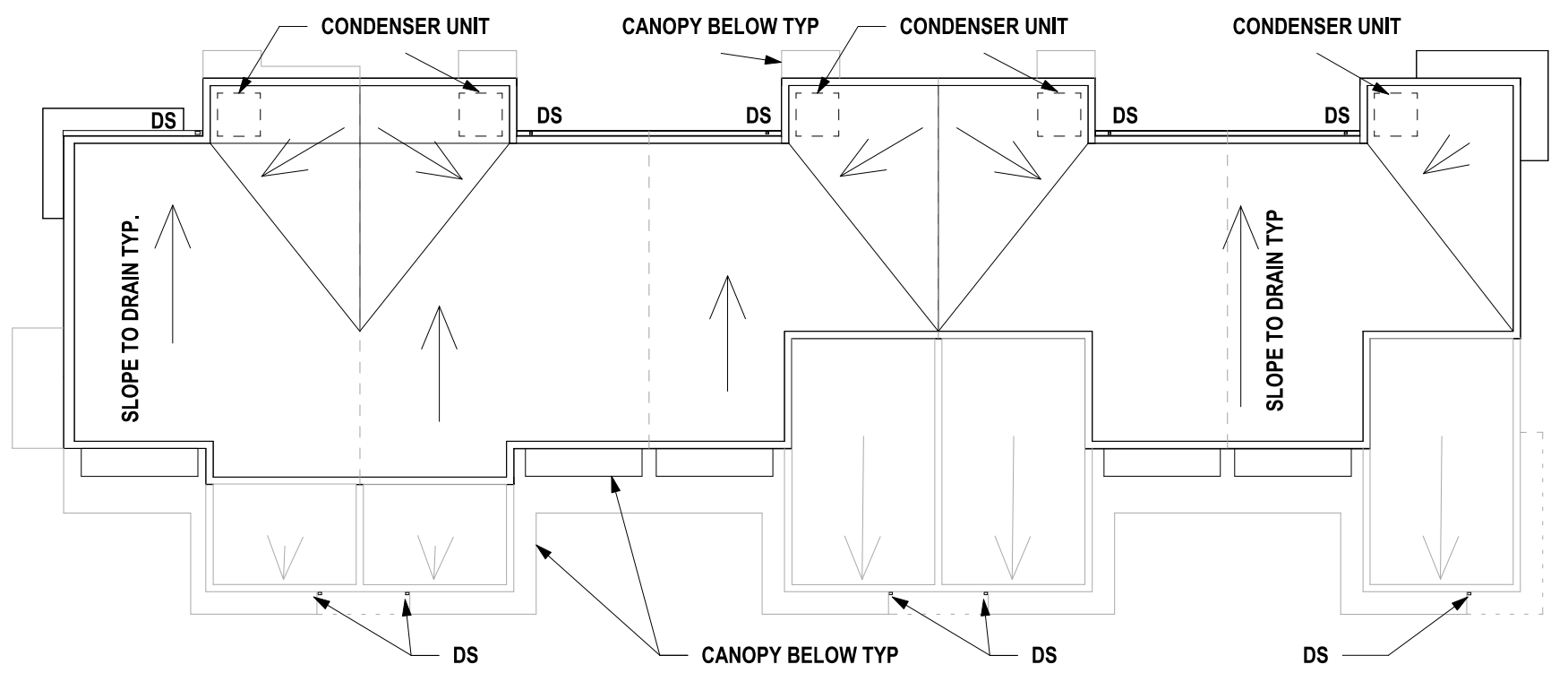




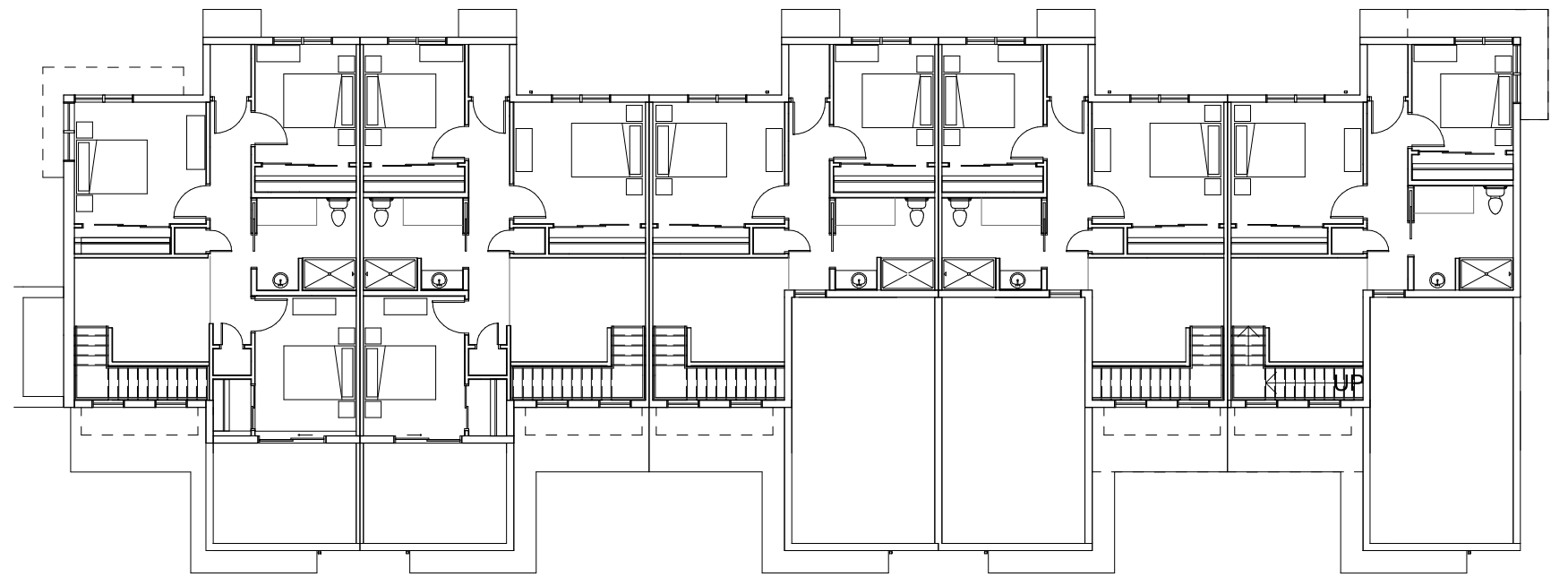
**7 4 BEDROOM UNIT SECOND FLOOR PLAN**  
1/8" = 1'-0"



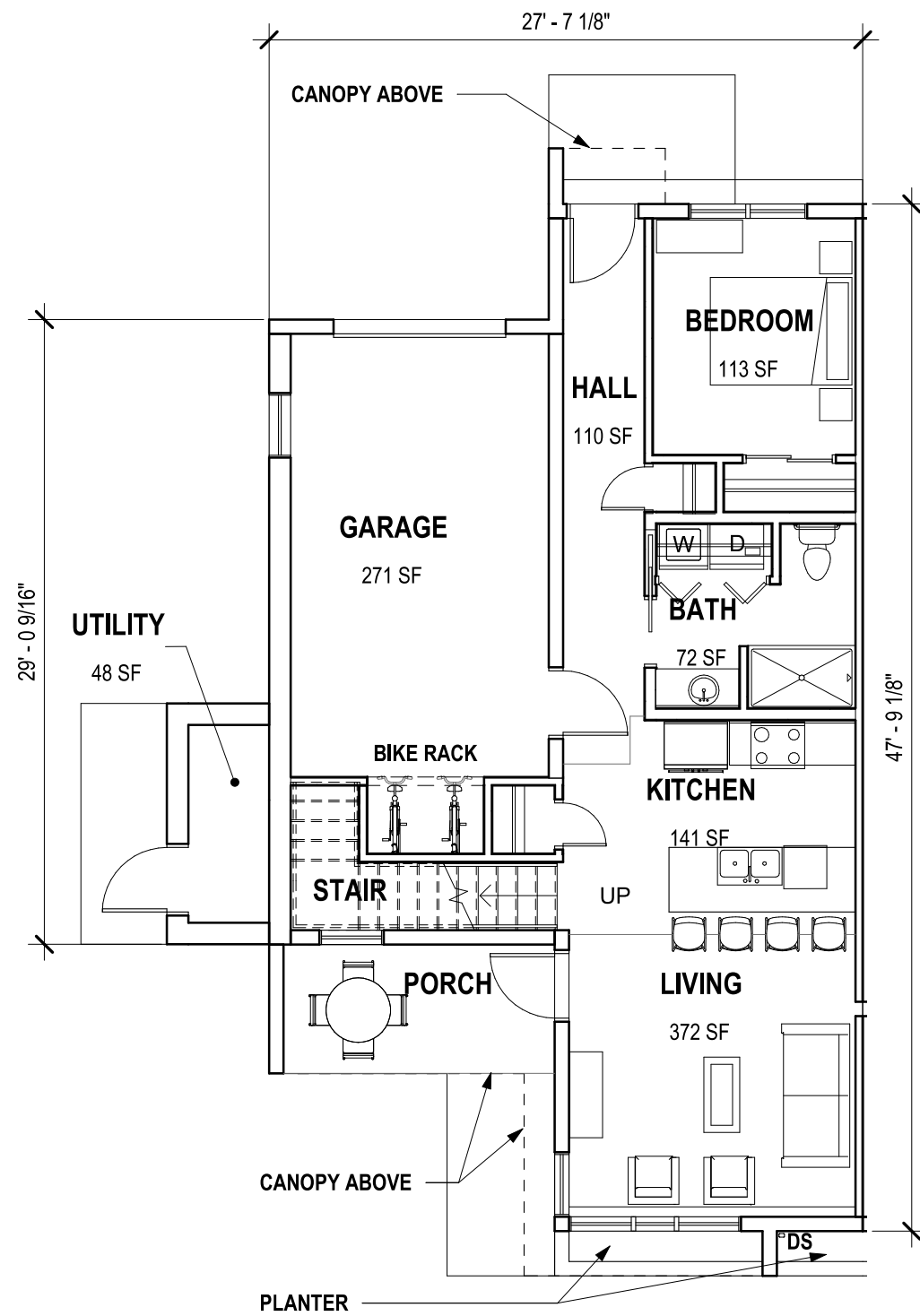
**5 3 BEDROOM UNIT SECOND FLOOR PLAN**  
1/8" = 1'-0"



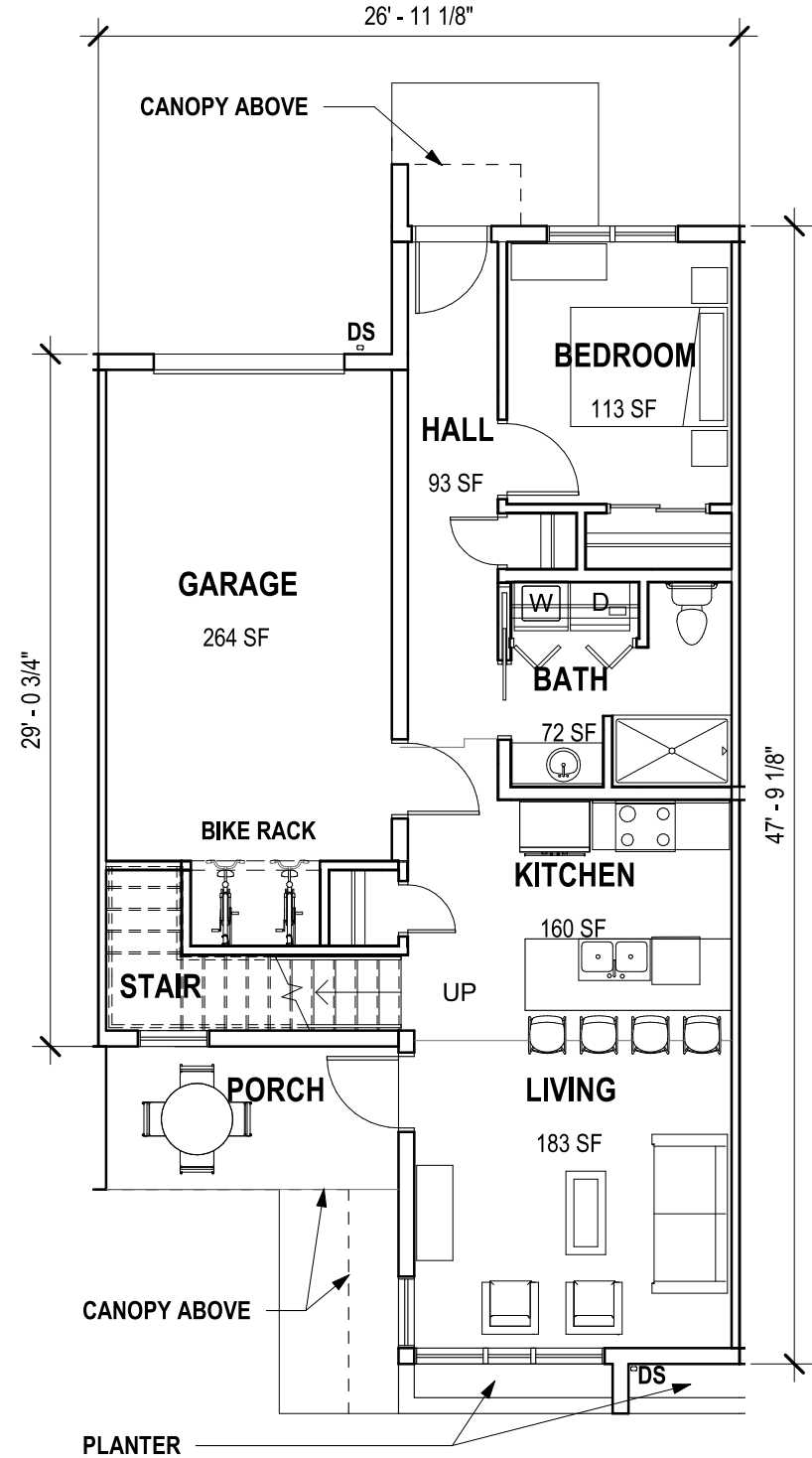
**3 TOWNHOUSE ROOF PLAN**  
1/16" = 1'-0"



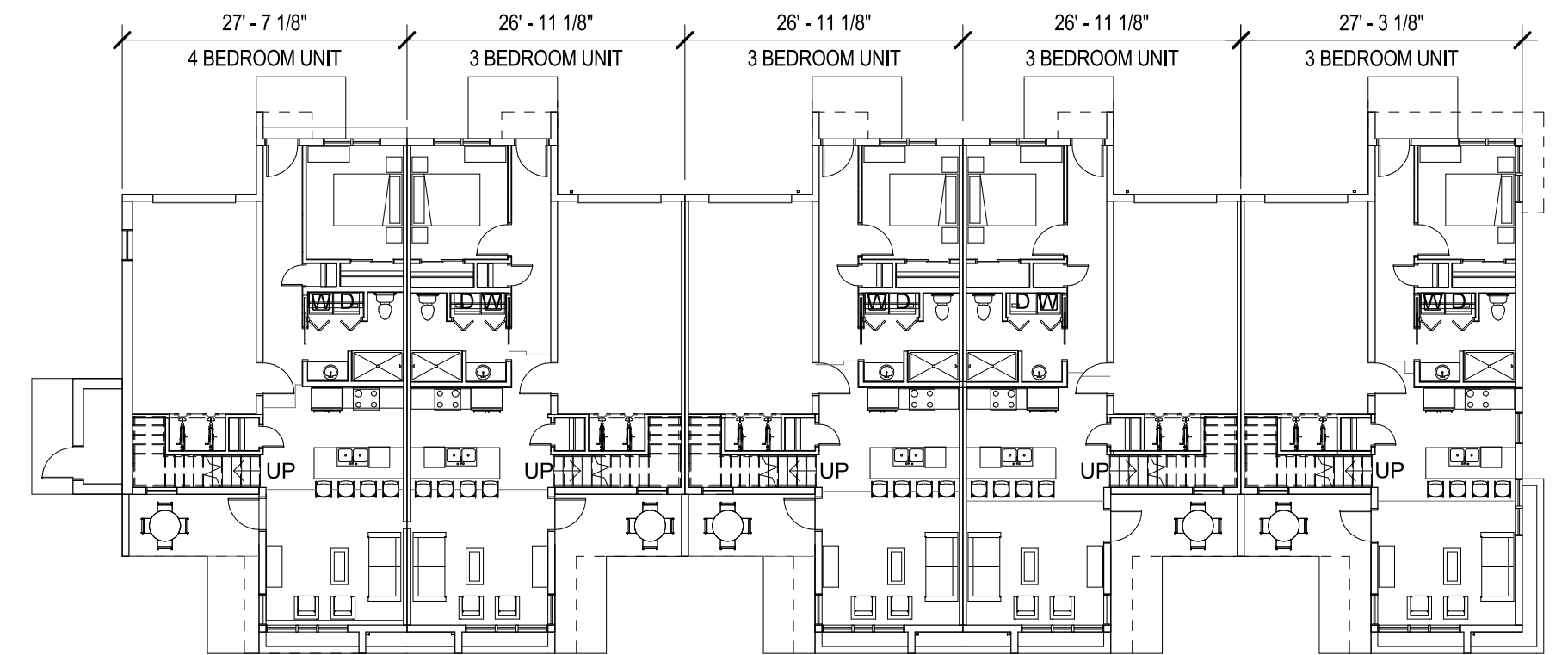
**2 TOWNHOUSE SECOND FLOOR PLAN**  
1/16" = 1'-0"



**6 4 BEDROOM UNIT W/GARAGE FIRST FLOOR PLAN**  
1/8" = 1'-0"

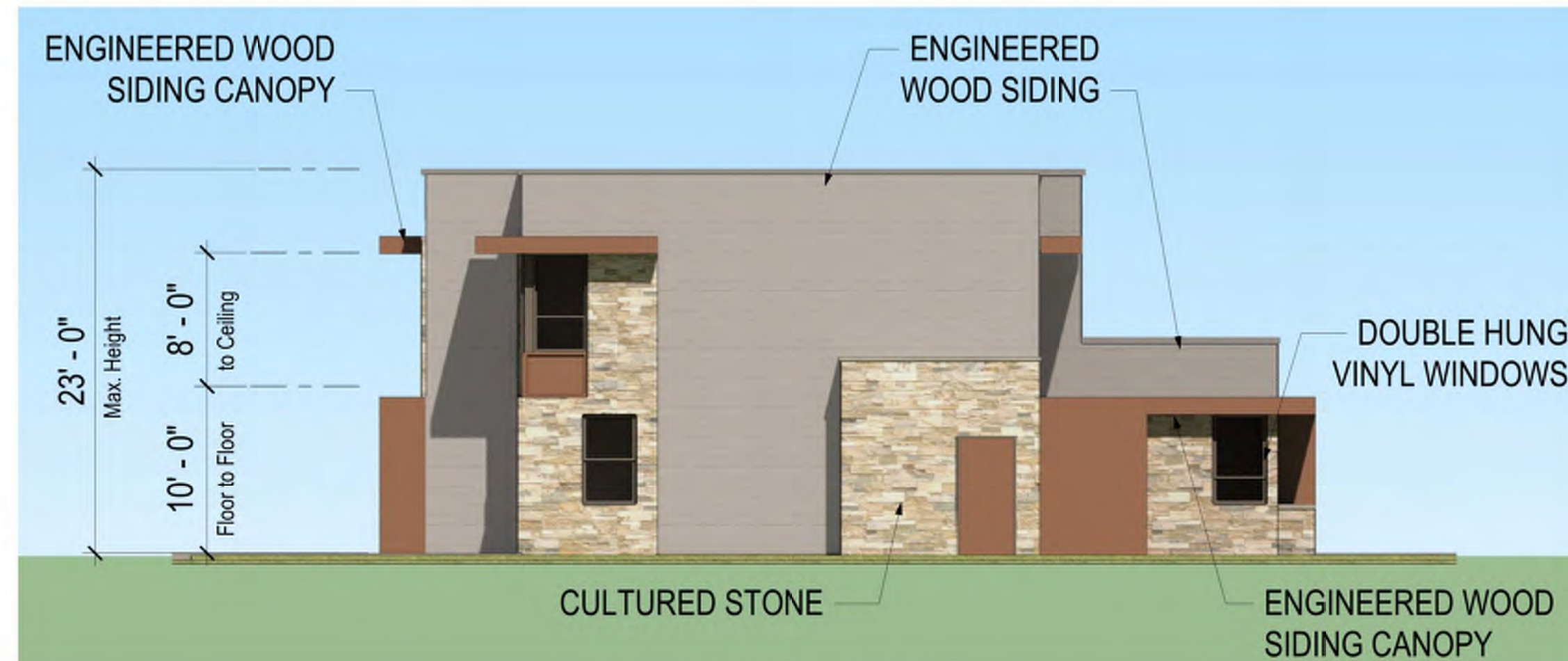


**4 3 BEDROOM UNIT W/GARAGE FIRST FLOOR PLAN**  
1/8" = 1'-0"

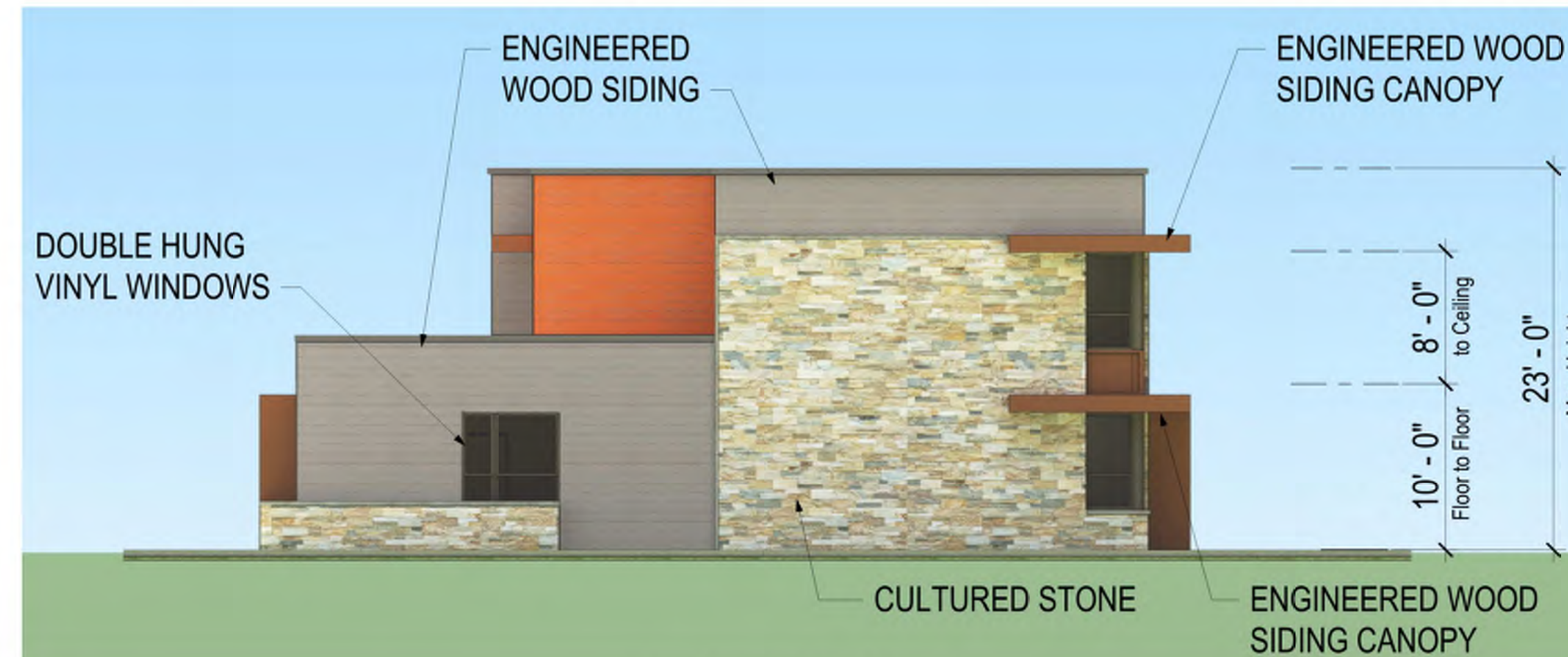


**1 TOWNHOUSE FIRST FLOOR PLAN**  
1/16" = 1'-0"

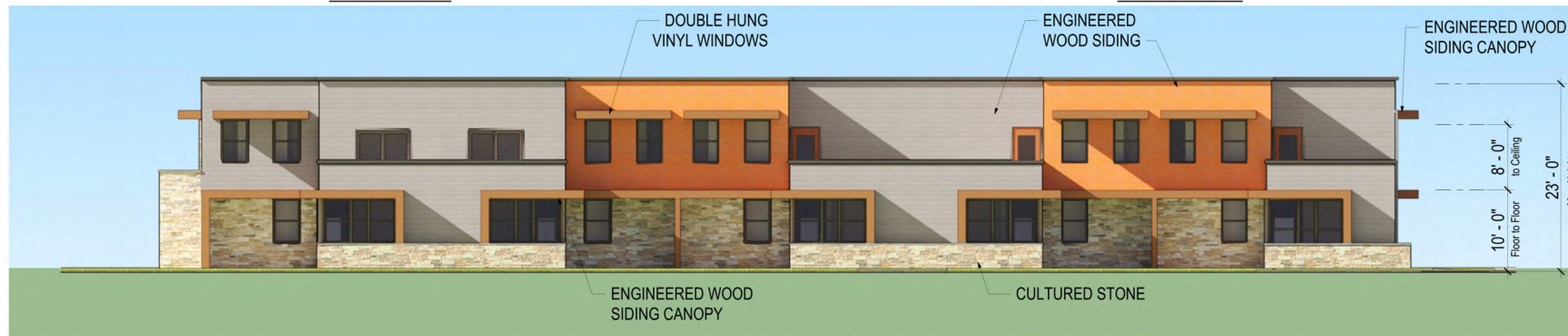




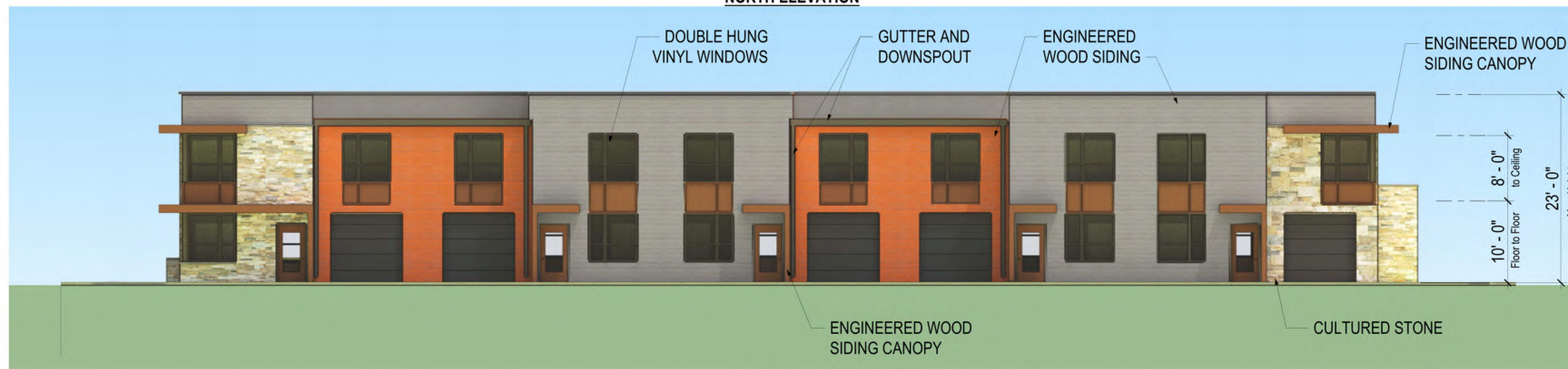
**EAST ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**

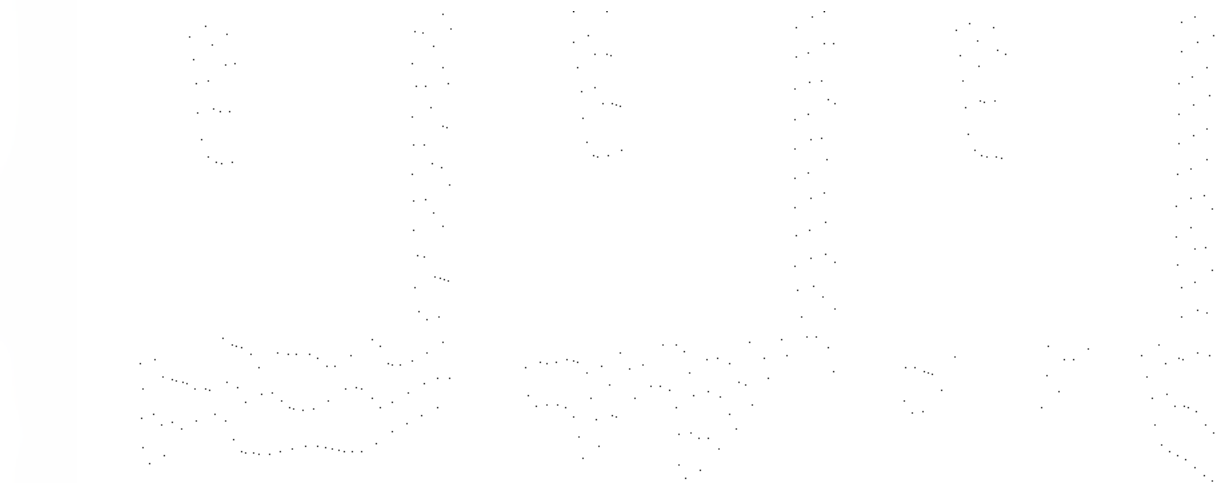




VIEW TO SOUTH WEST - TOWNHOMES



VIEW TO NORTH WEST - TOWNHOMES

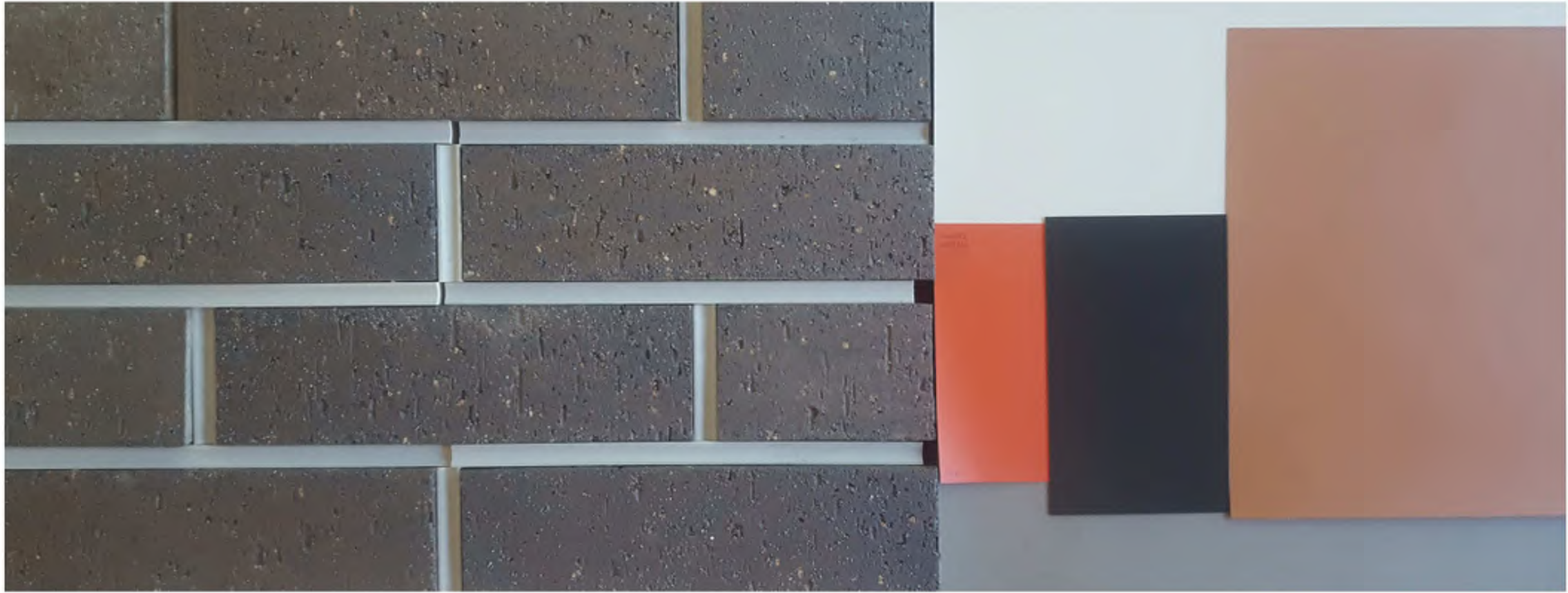


# A1.5.3

## ACE APARTMENTS - MIXED USE

4602 COTTAGE GROVE ROAD, MADISON, WI

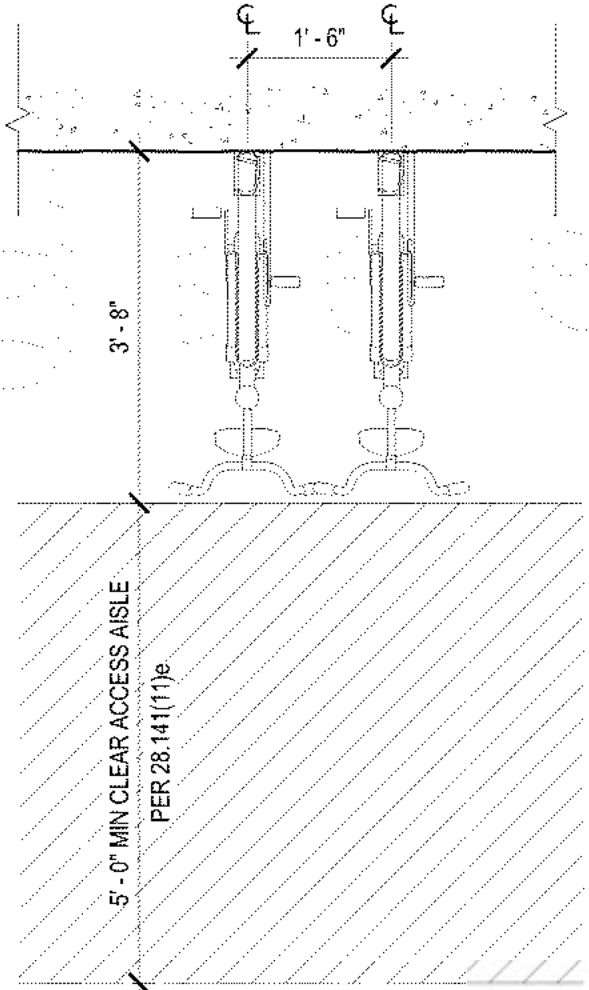




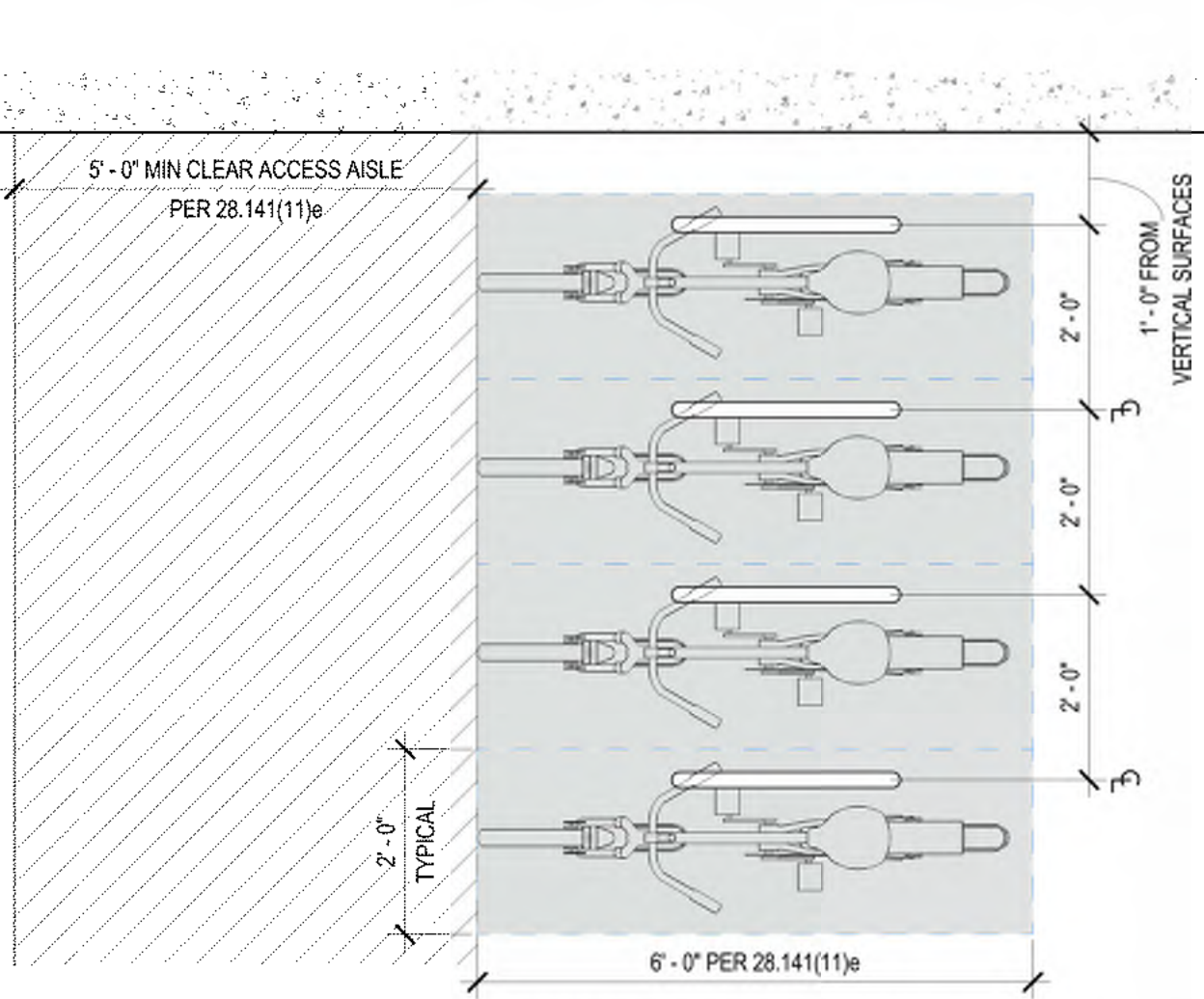
**4 STORY BUILDING COLOR PALLETTE**



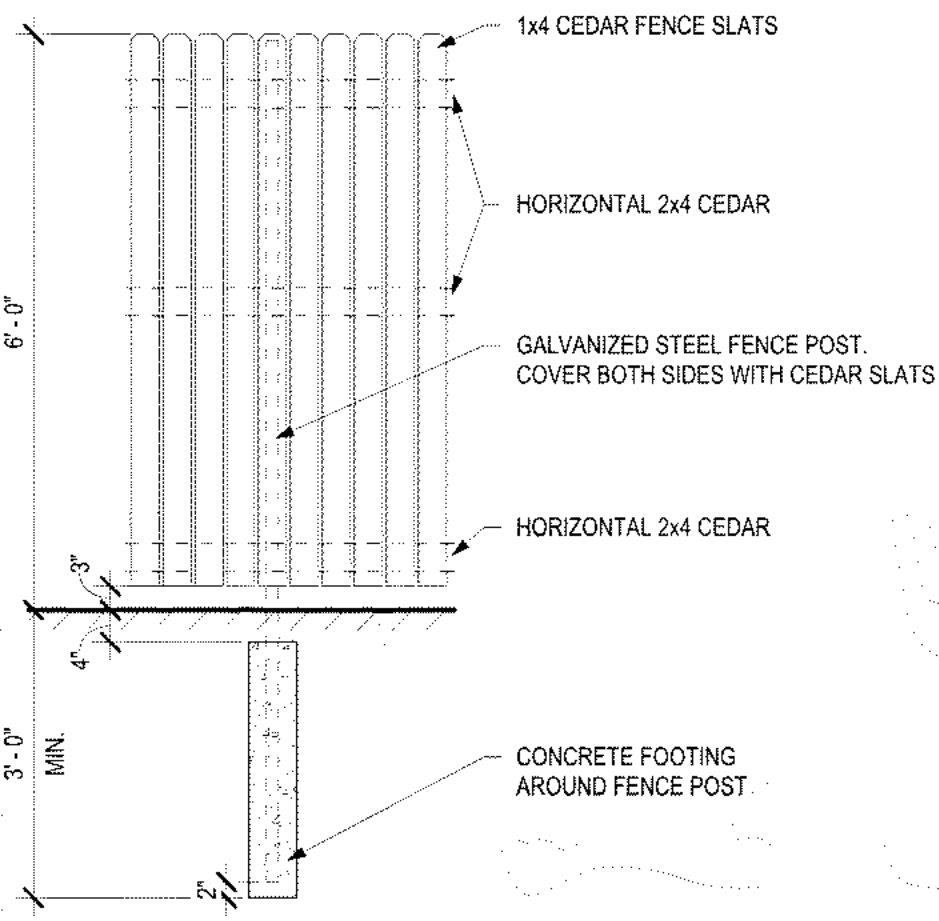
**TOWNHOUSE COLOR PALLETTE**



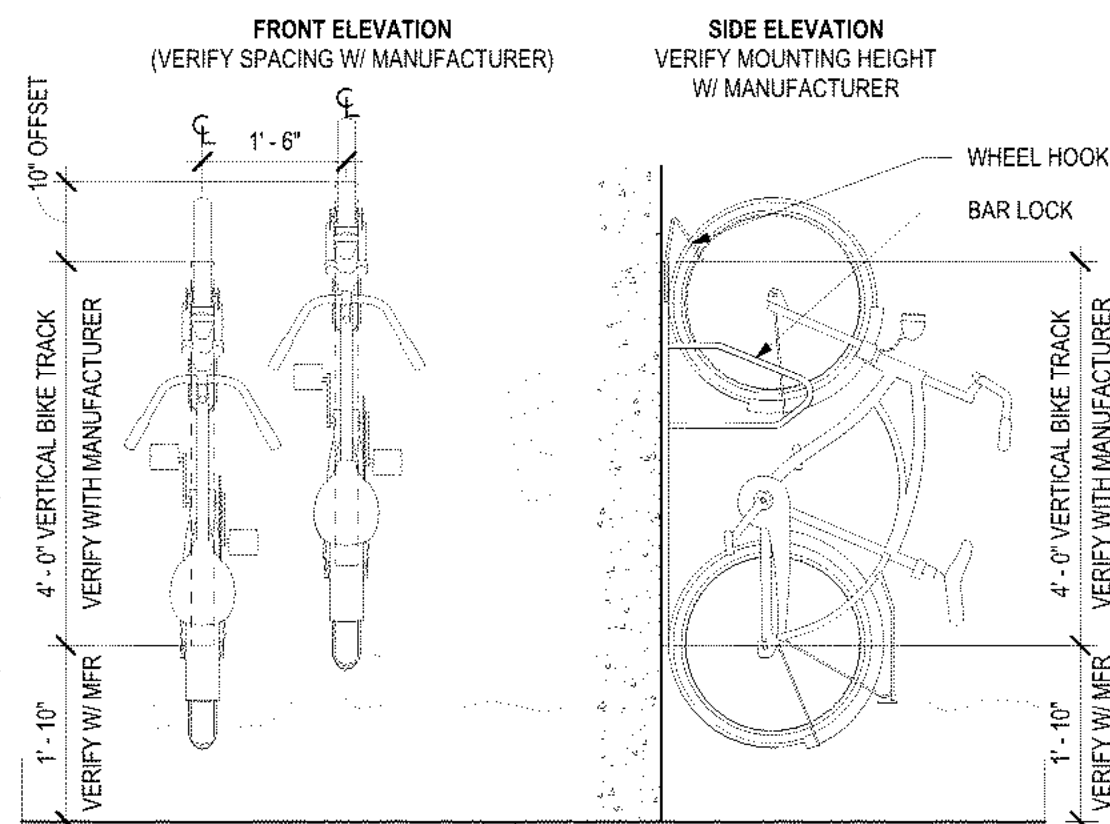
**4 VERTICAL SURFACE MOUNTED BICYCLE PARKING PLAN**  
1/2" = 1'-0"



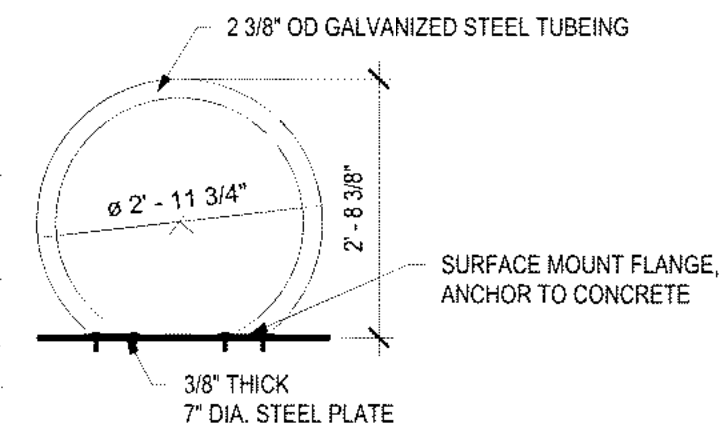
**2 HORIZONTAL SURFACE MOUNTED BICYCLE PARKING**  
1/2" = 1'-0"



**5 FENCE DETAIL**  
1/2" = 1'-0"



**3 VERTICAL SURFACE MOUNTED BIKE STALL ELEVATION**  
1/2" = 1'-0"



**1 BIKE RACK DETAIL**  
1/2" = 1'-0"



