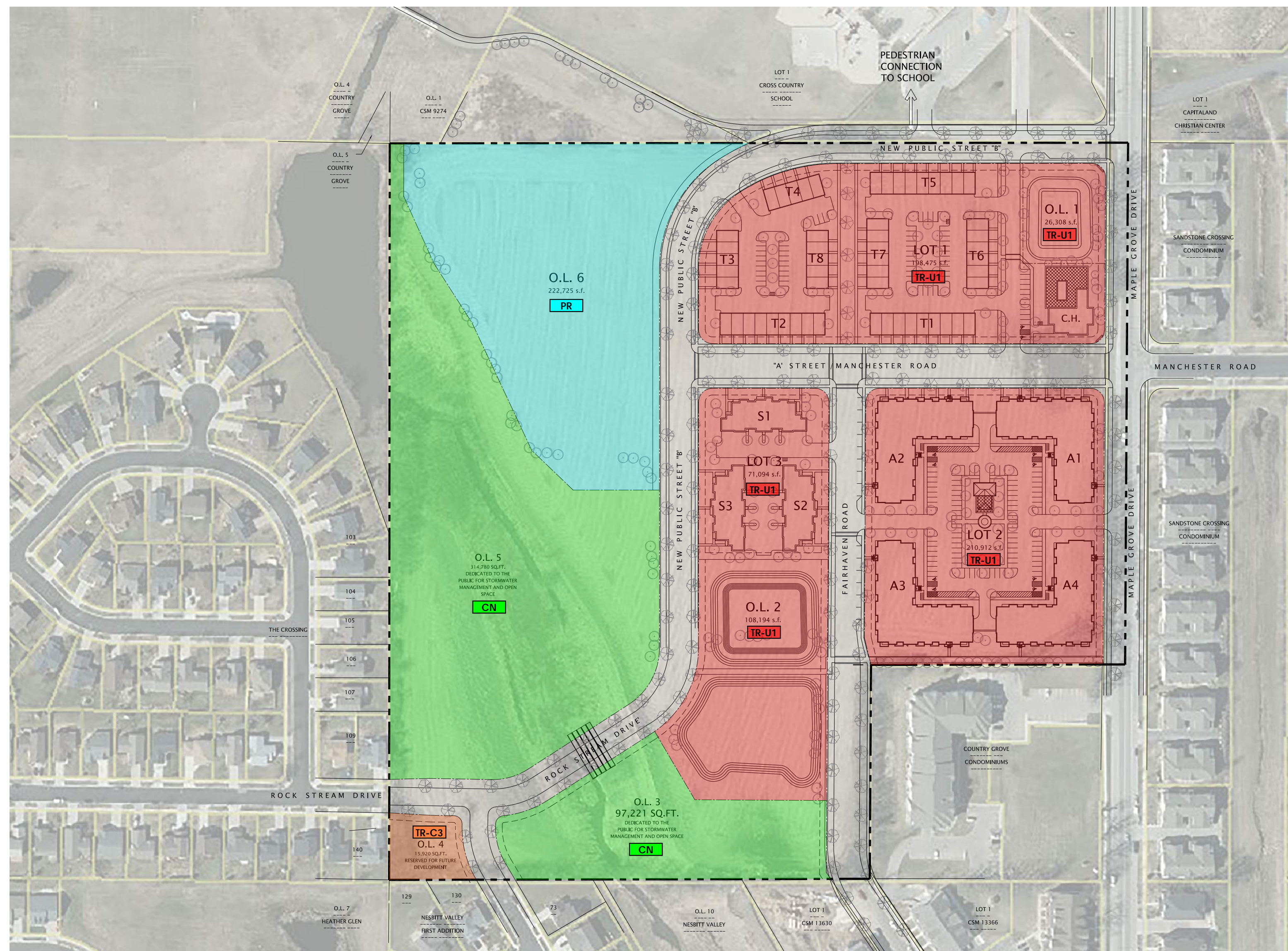


# MAPLE GROVE DRIVE RESIDENTIAL

MADISON, WISCONSIN



## REZONING SUBMITTAL

AUGUST 14, 2019



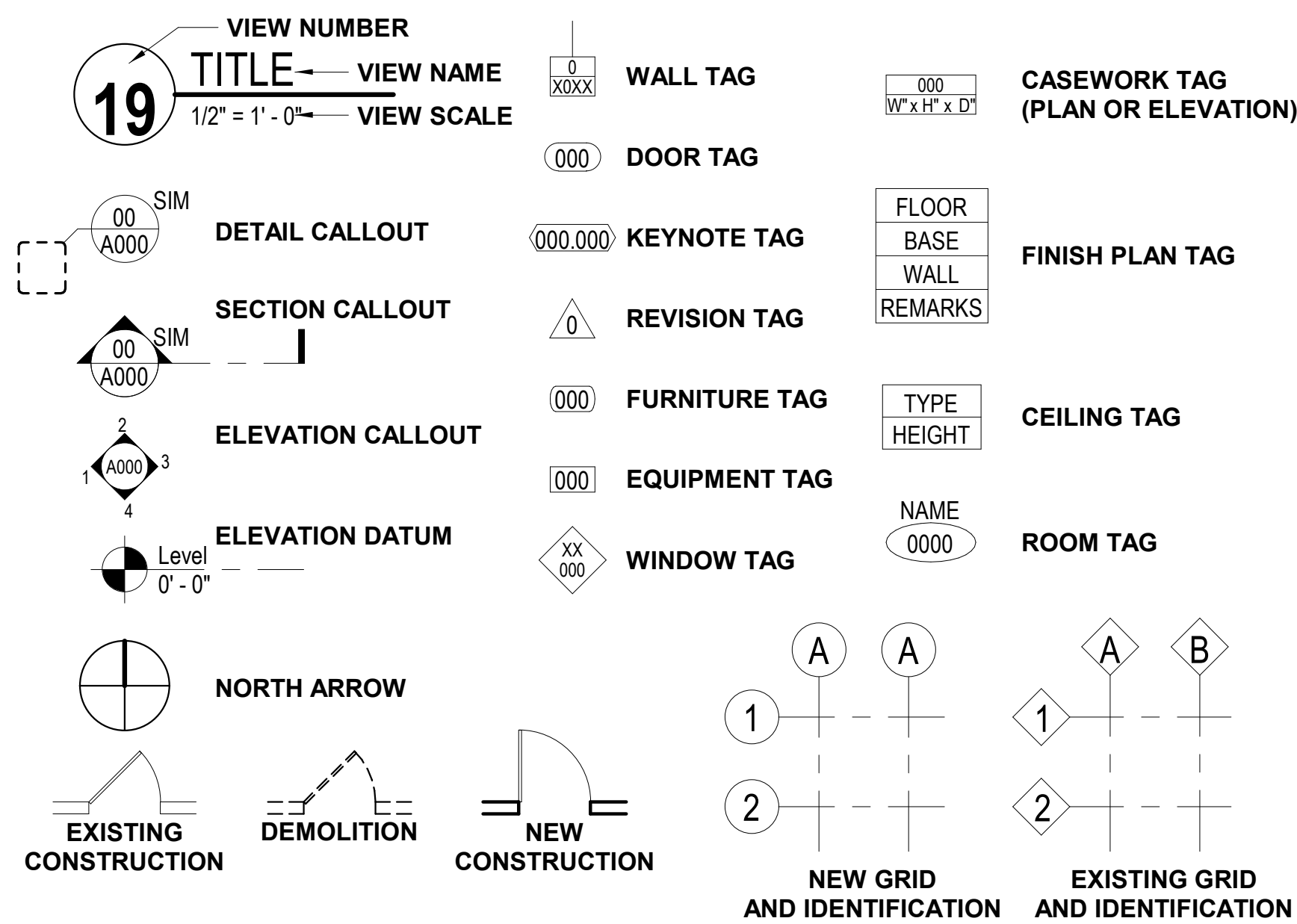
**JLA**  
ARCHITECTS

JLA PROJECT NUMBER: 17-1018

# ABBREVIATIONS

<b>A</b> air condition	<b>D</b> DEMO demolition	<b>G</b> GALV gage	<b>N</b> north	<b>T</b> T&M time & materials
<b>AE</b> Architect/Engineer	<b>DEPT</b> department	<b>GB</b> galvanized	<b>NA</b> not applicable	<b>TEMP</b> temperature
<b>ACT</b> acoustical ceiling tile	<b>DF</b> drinking fountain	<b>GC</b> general contractor	<b>NIC</b> not in contract	<b>TER</b> terrazzo
<b>ADOL</b> additional	<b>DPS</b> Door and Frame Schedule	<b>GL</b> glass	<b>NO</b> number	<b>TERB</b> terrazzo base
<b>ADUM</b> addendum	<b>DH</b> double hung	<b>GLT</b> glass tile	<b>NSM</b> nominal	<b>TF</b> top of finish floor
<b>AFC</b> above finished counter	<b>DIA</b> diameter	<b>GLU LAM</b> glued laminated wood	<b>NS</b> no scale	<b>TK BD</b> tackboard
<b>AFF</b> above finished floor	<b>DR</b> door	<b>GR</b> granite	<b>NTS</b> not to scale	<b>TO</b> top of
<b>AFG</b> above finished grade	<b>DR FR</b> door frame	<b>GRAN</b> granite		<b>TOB</b> top of beam
<b>AFS</b> above finished slab	<b>DTL</b> detail	<b>GT</b> grout		<b>TOC</b> top of concrete
<b>ALT</b> alternate	<b>DW</b> dishwasher	<b>GW</b> grout		<b>TOI</b> top of joist
<b>ALUM</b> aluminum	<b>DWG</b> drawing	<b>GYP BD</b> gypsum board		<b>TOPO</b> topography
<b>APFD</b> approved				<b>TOS</b> top of slab
<b>APT</b> apartment				<b>TSS</b> top of steel
<b>ASC</b> above suspended ceiling				<b>TV</b> television
				<b>TYP</b> typical
<b>B</b> baseboard	<b>E</b> east	<b>H</b> hose bibb	<b>O</b> on center	<b>U</b> unless noted otherwise
<b>BB</b> bulletin board	<b>EFS</b> exterior insulation	<b>HC</b> hollow core	<b>OD</b> outside diameter	<b>UON</b> unless otherwise note
<b>BLDG</b> building	<b>EL</b> elevation	<b>HCP</b> handicapped	<b>OF/CI</b> owner furnished, contractor installed	
<b>BL</b> blinds (window)	<b>ELEC</b> electric, electrical	<b>HM</b> hollow metal	<b>OF/OI</b> owner furnished, owner installed	
<b>BLT</b> borrowed light	<b>ELV</b> elevator	<b>HORZ</b> horizontal	<b>OF/VI</b> owner furnished, vendor installed	
<b>BLW</b> below	<b>EP</b> epoxy base	<b>HORZG</b> housekeeping	<b>OH DR</b> overhead (ceiling) door	
<b>BPL</b> base plate	<b>EPS</b> expanded polystyrene board	<b>HT</b> height, ventilating	<b>OPH</b> opposite hand	
<b>BO</b> bottom of	<b>EQ</b> equal	<b>HVAC</b> heating, ventilating & air conditioning	<b>OPNG</b> opening	
<b>BOS</b> bottom of steel	<b>EXIST</b> existing	<b>HW</b> hot water	<b>P</b> plastic laminate	
	<b>EXP</b> expand, expansion	<b>HWF</b> hardwood floor	<b>PLYWD</b> plywood	
	<b>EXT</b> exterior	<b>HWY</b> highway	<b>PREFAB</b> prefabricated	
<b>C</b> catch basin	<b>F</b> female	<b>I</b> inside diameter	<b>PREFIN</b> prefinished	
<b>CB</b> construction bulletin	<b>F</b> filler	<b>INT</b> interior	<b>PSI</b> pounds per square inch	
<b>CF/CI</b> contractor furnished, contractor installed	<b>FA</b> fire alarm	<b>INSUL</b> insulation	<b>PT</b> paint, painted	
<b>CF/OI</b> contractor furnished, owner installed	<b>FAB</b> fabric	<b>INT</b> interior	<b>PTN</b> partition	
<b>CF/VI</b> contractor furnished, vendor installed	<b>FAC</b> facsimile	<b>INSUL INT</b> insulation interior	<b>Q</b> quarry tile	
<b>CG</b> corner guard	<b>FC</b> fire cabinet		<b>QTB</b> quarry tile base	
<b>CH BD</b> cast-in-place	<b>FCD</b> fire extinguisher cabinet		<b>R</b> resilient base	
<b>CJ</b> control joint	<b>FHC</b> fire hose cabinet		<b>RCP</b> reflected ceiling plan	
<b>CJ</b> construction joint	<b>FG</b> foot grille		<b>RD</b> roof drain	
<b>CL</b> centerline	<b>FLR</b> floor		<b>REFBAR</b> reinforcing steel bars	
<b>CLG</b> ceiling	<b>FM</b> fire protection		<b>RFS</b> room finish schedule	
<b>CLS</b> clear	<b>FP</b> fireproof		<b>RO</b> rough opening	
<b>CM</b> construction management	<b>FPI</b> fire pipe			
<b>CMU</b> concrete masonry unit	<b>FRP</b> fiber reinforced panel			
<b>CO</b> cleanout	<b>FT</b> fastener			
<b>COL</b> column	<b>FTG</b> foaming			
<b>CONC</b> concrete	<b>FWP</b> fabric wrapped panel			
<b>CORR</b> corridor				
<b>CONT</b> continuous				
<b>CPT</b> carpet				
<b>CSWK</b> casework				
<b>CT</b> ceramic tile				
<b>CTB</b> ceramic tile base				

# SYMBOL LEGEND



# PROJECT ADDRESS

MAPLE GROVE DRIVE RESIDENTIAL  
MADISON, WISCONSIN

# OWNER INFORMATION

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.  
789 NORTH WATER STREET - SUITE 200  
MILWAUKEE, WISCONSIN 53202  
CONTACT: MR. CRAIG RADDATZ  
CRADDATZ@FRED-INC.COM  
P 414.226.4535

# PROJECT TEAM

## ARCHITECTURAL

JLA ARCHITECTS & PLANNERS  
2418 CROSSROADS DRIVE - SUITE 2300  
MADISON, WISCONSIN 53718  
CONTACT: MR. MARC OTT  
MOTT@JLA-AP.COM  
OFFICE: 608.241.9500 DIRECT: 608.442.3867

## CIVIL ENGINEERING

D'ONOFRIO KOTTKE AND ASSOCIATES  
7530 WESTWARD WAY  
MADISON, WISCONSIN 53717  
CONTACT: MR. BRUCE HOLLAR  
BHOLLAR@DONOFRIO.CC  
608.833.7530

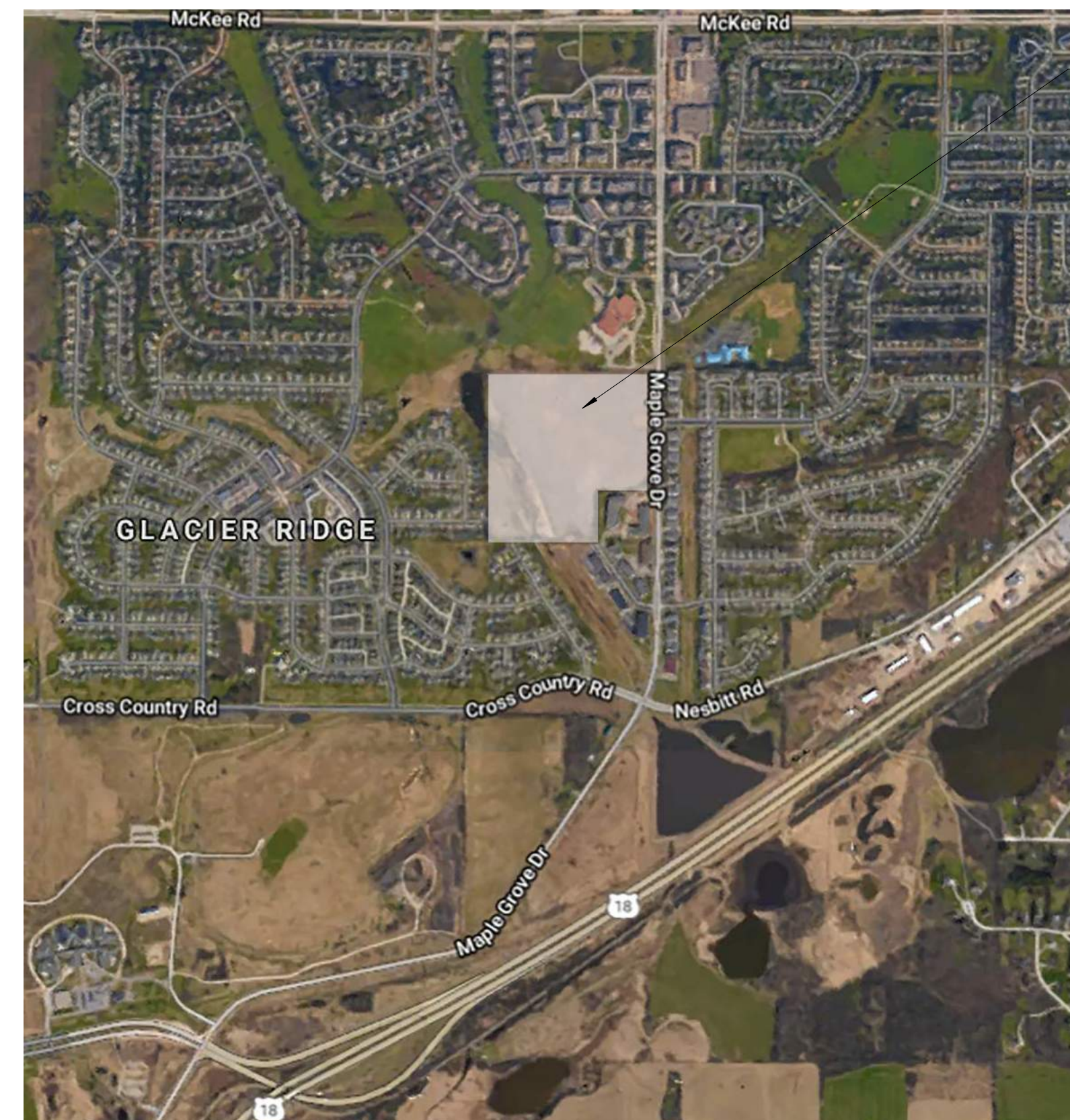
# SET ISSUE

REZONING SUBMITTAL  
JANUARY 9, 2019

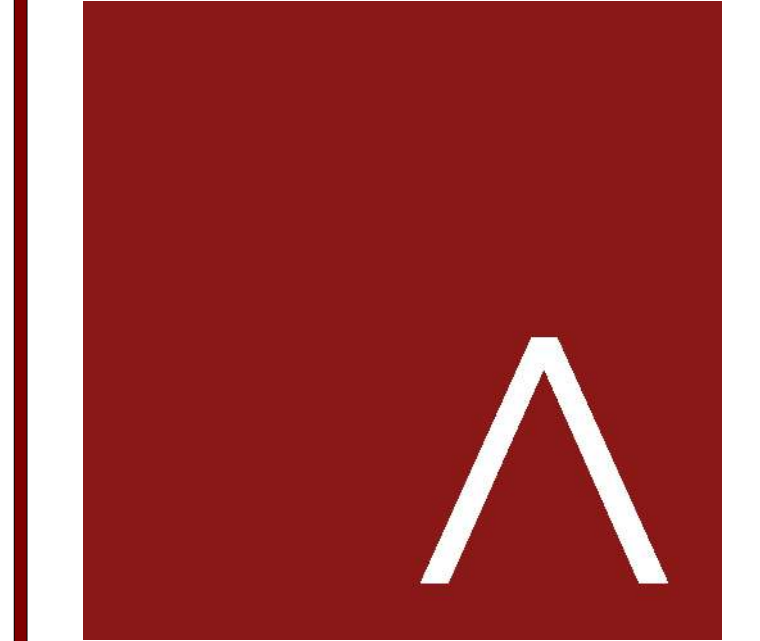
# SHEET INDEX

<b>GENERAL</b>	<b>COVER</b>
G000	G001
<b>CIVIL</b>	<b>EXISTING CONDITIONS SURVEY</b>
C100	C200
<b>ARCHITECTURAL</b>	<b>ZONING PLAN</b>
ASP-000	

# VICINITY MAP



EXTENTS OF DEVELOPMENT



**JLA**  
ARCHITECTS  
MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



MAPLE GROVE DRIVE RESIDENTIAL

REZONING SUBMITTAL

## PROGRESS DOCUMENTS

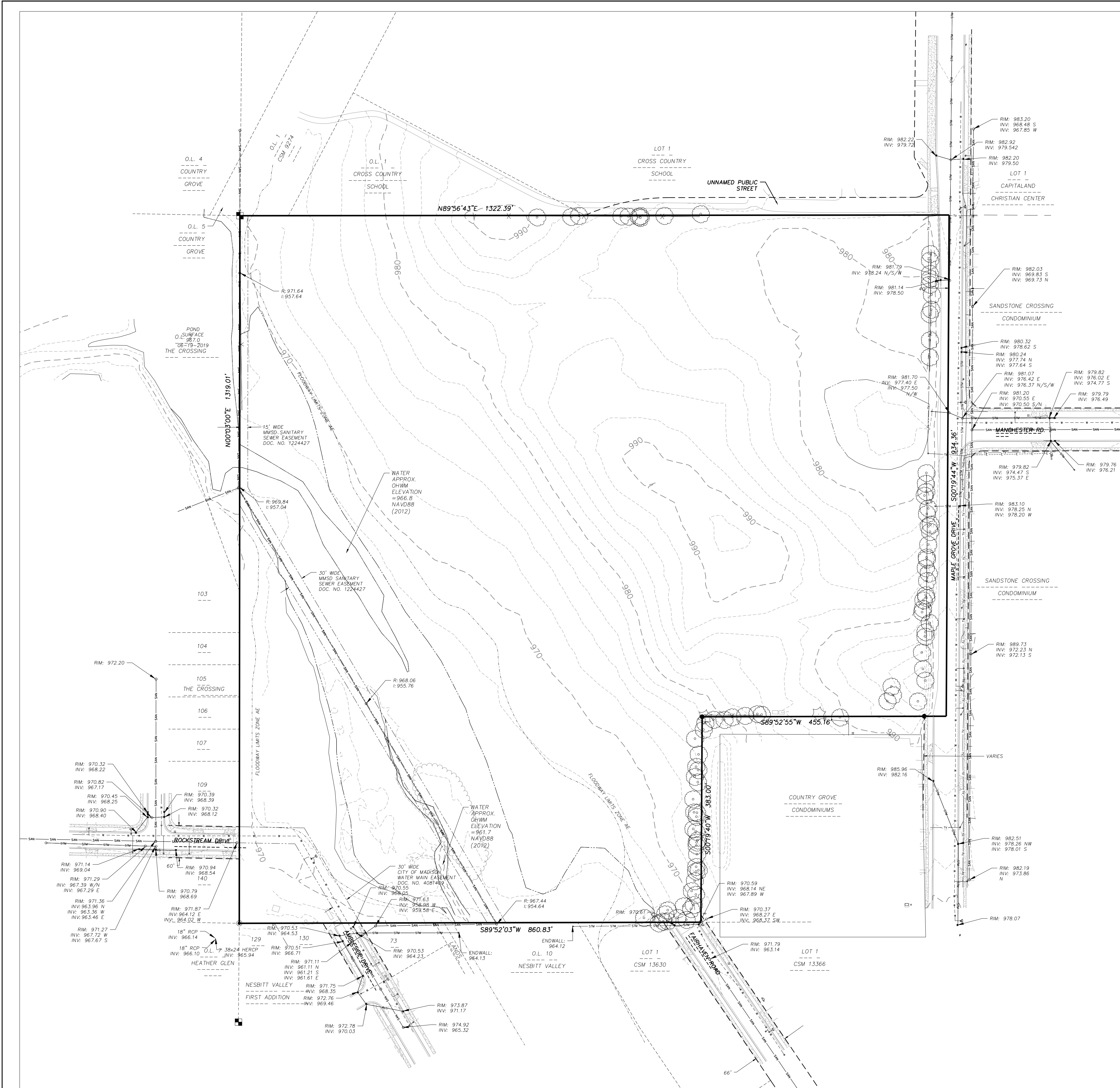
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DATE OF ISSUANCE AUGUST 14, 2019

REVISION SCHEDULE		
MARK	DESCRIPTION	DATE

SHEET TITLE  
INDEX SHEET

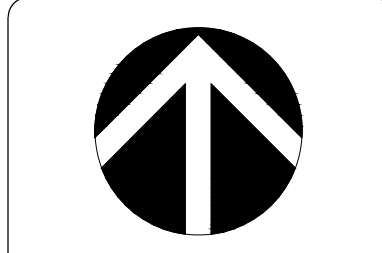
SHEET NUMBER  
G001



**D'ONOFRIO NOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

EXISTING CONDITIONS SURVEY  
**MAPLE GROVE DRIVE**  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

- LEGEND**
- FOUND 3/4" REBAR
  - PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
  - SS — SS — SANITARY SEWER
  - W — WATER MAIN
  - ST — ST — STORM SEWER
  - MANHOLE
  - ⊗ CATCH BASIN/INLET
  - ⊕ LIGHT POLE
  - ⊕ VALVE
  - ⊕ HYDRANT
  - ⊕ SIGN
  - ⊕ DECIDUOUS TREE
  - ⊕ BUSH
  - ⊕ CONIFEROUS TREE
  - FLAGPOLE
  - FENCE
  - CONCRETE CURB AND GUTTER
  - EXISTING CONTOUR
  - 918.32 SPOT ELEVATION (Ø DECIMAL PT.)
  - EXISTING WETLAND



SCALE: 1" = 100'

DATE: 06-25-19  
 REVISED:

FN: 17-07-118  
 Sheet Number:  
**C100**

- LEGEND**
- FOUND 3/4" REBAR
  - FOUND 1-1/4" REBAR
  - PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
  - SAN — SANITARY SEWER
  - W — WATER MAIN
  - STM — STORM SEWER
  - TV — TELECOMMUNICATION
  - MANHOLE
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - CATCH BASIN/INLET
  - LIGHT POLE
  - VALVE
  - HYDRANT
  - SIGN
  - FENCE
  - CONCRETE CURB AND GUTTER
  - EXISTING CONTOUR

**SURVEYOR'S CERTIFICATE**

I, Brett T. Stoffregen, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.

Dated this 8th day of August, 2019.

*Brett T. Stoffregen*  
Brett T. Stoffregen, Professional Land Surveyor S-2742



**NOTES**

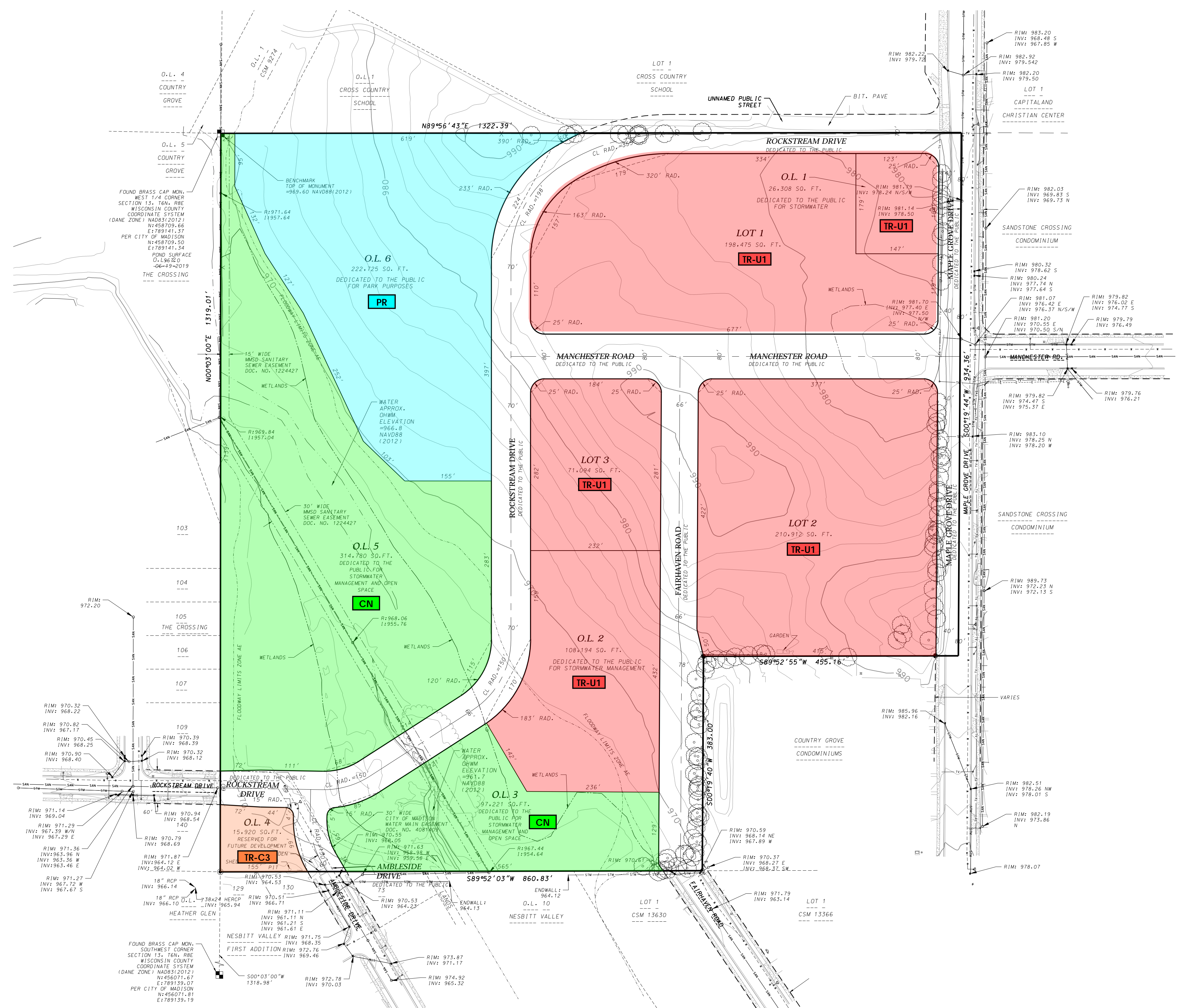
- Existing Zoning: A  
Proposed Zoning: Lots 1, 2, 3, Outlots 1 and 2 - TR-U1  
Outlot 6 - PR  
Outlots 3 and 5 - CN  
Outlots 4, - TR-C3

**2. Subdivider:**  
Fiduciary Real Estate Development, Inc.  
789 N. Water Street, Suite 200  
Milwaukee, WI 53202

**OWNER:**  
William Kuschman, ETAL  
113 S. Main Street  
Verona, WI 53593

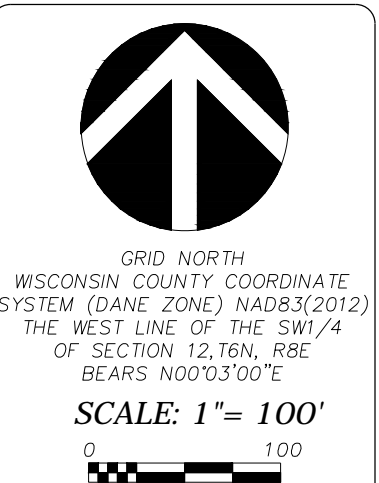
**LEGAL DESCRIPTION**

A parcel of land located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the West 1/4 corner of said Section 12; thence N89°56'43"E, 1322.39 feet along the South lines of Outlot 1, Certified Survey Map No. 9274, Outlot 1, Cross Country School and an unnamed public street to the Northeast corner of said NW1/4 of the SW1/4; thence S00°19'40"W, 383.00 feet along the West line of said Country Grove Condominiums and the Southerly extension thereof, to point on the North right-of-way line of Fairhaven Road; thence S89°52'55"W, 455.16 feet along the North line of Country Grove Condominiums and the Easterly extension thereof, to the Northwest corner of said Country Grove Condominiums; thence S00°19'40"W, 383.00 feet along the West line of said Country Grove Condominiums and the Southerly extension thereof, to point on the North right-of-way line of Fairhaven Road; thence S89°52'03"W, 860.83 feet along said North right-of-way line and the North lines of Lot 1, Heather Glen and the Southeast corner of Lot 140, Nesbitt Valley, Lots 129 and 130, Nesbitt Valley First Addition and the Northerly right-of-way line of Ambleside Drive to the Northwest corner of said Lot 129, also being the Northeast corner of Outlot 7, Heather Glen and the Southeast corner of Lot 140, The Crossing; thence N00°03'00"E, 1319.01 feet along East lines of Outlot 2, Lots 103 through 109 and Lot 140, The Crossing and the East right-of-way line of Rockstream Drive to the point of beginning, containing 1,564.536 square feet (35,917 acres).



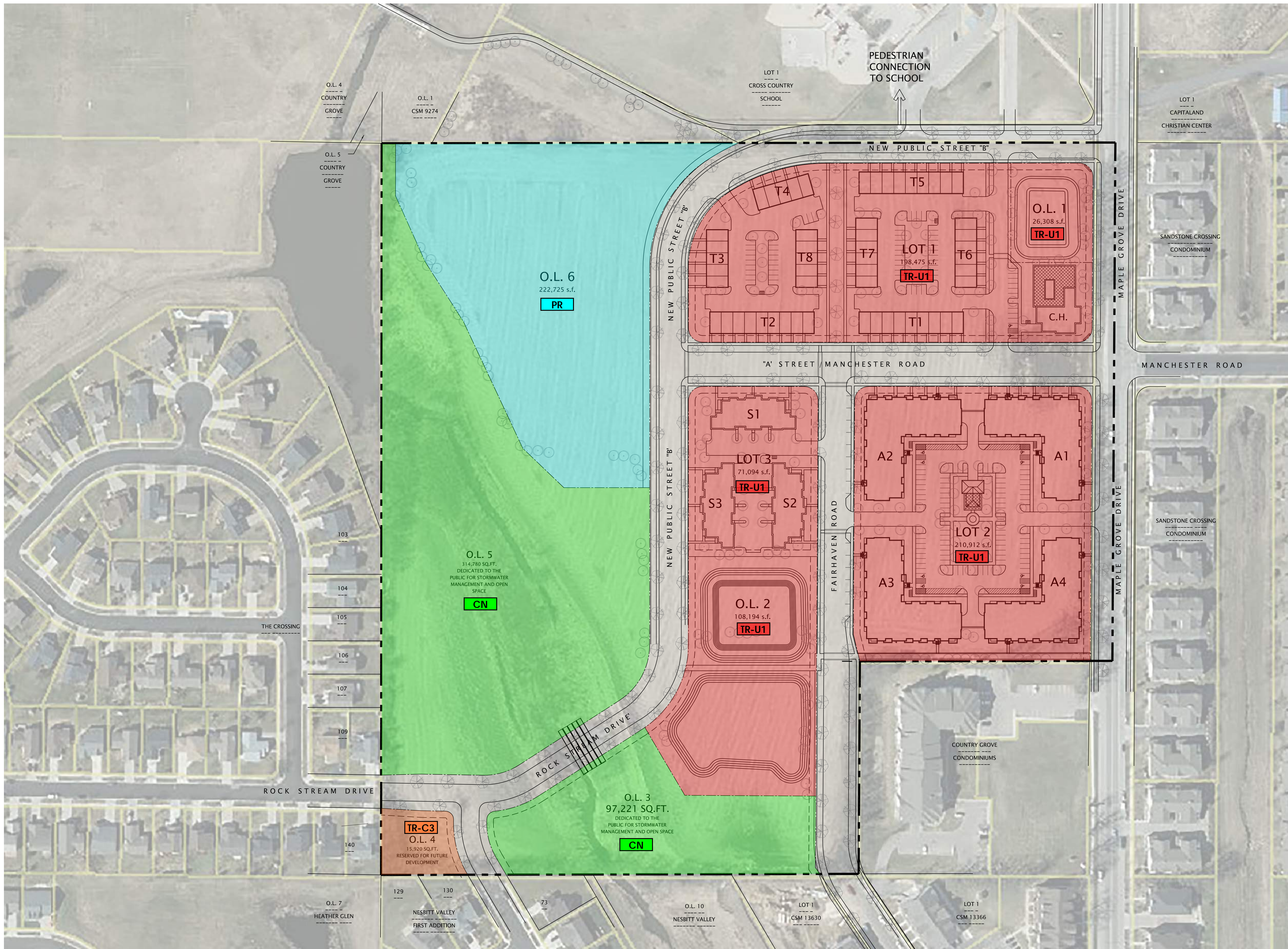
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.1750 • Fax: 608.833.1089  
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

PRELIMINARY PLAT  
**FRED - MAPLE GROVE DRIVE**  
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 12, T6N, R8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN



DATE: 08-08-19  
REVISED:

FN: 17-07-118  
Sheet Number:  
**C200**



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 17-1018



**MAPLE GROVE DRIVE  
RESIDENTIAL**

REZONING SUBMITTAL

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE AUGUST 14, 2019

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

ZONING PLAN

SHEET NUMBER

ASP-000

