



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr Blvd Ste 017

PO Box 2984

Madison, Wisconsin 53701-2985

Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: 08-28-2019	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: 09-16-2019	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable):	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 4602 Cottage Grove Road

Project Title (if any): The Ace Apartments

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

☐ Project in an Urban Design District* (public hearing-\$300 fee)

☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)

☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)

☐ Planned Development (PD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☒ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

☐ Comprehensive Design Review* (public hearing-\$300 fee)

☐ Street Graphics Variance* (public hearing-\$300 fee)

☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☐ Please specify:

3. Applicant, Agent & Property Owner Information:

Applicant Name: Megan Schuetz

Street Address: 902 Royster Oaks Drive

Telephone: (608) 608-251-4446

Fax: ()

Company: Movin' Out, Inc.

City/State: Madison, WI

Zip: 53714

Email: ms@movin-out.org

Project Contact Person: Ray White

Street Address: 6515 Grand Teton Plaza, Suite 120

Telephone: (608) 829-4444

Fax: ()

Company: Dimension IV- Madison Design Group

City/State: Madison, WI

Zip: 53703

Email: rwhite@dimensionivmadison.com

Project Owner (if not applicant): CG Groceries LLC

Street Address: 4602 Cottage Grove Road

Telephone: ()

Fax: ()

City/State: Madison, WI

Zip: 53714

Email:

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on 4-15-2018.

(name of staff person)

(date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: Megan Schuetz

Relationship to Property: Developer

Authorized Signature:

Date: 8-28-19



August 28, 2019

City of Madison DPCED
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

Attention: Tim Parks

RE: Letter of Intent for 4602 Cottage Grove Road – The Ace Apartments

Dear Members of the Urban Design Commission and the Plan Commission:

Thank you for taking the time to review the proposed project for 4602 Cottage Grove Road. We understand that Cottage Grove Road is an important East-West thoroughfare for Madison and that this site is an important element of the Acewood Activity Center recommendations. We have taken great care in the design of the building so that it delivers on the land use and urban design goals promoted in the Cottage Grove Road Activity Centers Plan.

The project will be developed within the existing zoning, Commercial Corridor Transitional (CC-T), and will require a conditional use permit for more than 24 dwelling units in a mixed-use building.

Development Team

Land Developer: Megan Schuetz
Movin' Out Inc.
902 Royster Oaks Drive, Suite 105
Madison, WI 53714

Kevin McDonell
Commonwealth
7447 University Ave, Suite 210
Middleton, WI 53562

Architect: Ray White
Dimension IV – Madison Design Group
6515 Grand Teton Plaza, Suite 120
Madison, WI 53713

Engineer: Chris Hodges, P.E.

Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558

Landscape: Paul Skidmore

13 Red Maple Trail
Madison, WI 53717

Existing Conditions

The project site is located on the corner of Acewood Boulevard and Cottage Grove Road. It is currently home to a long vacant Sentry store surrounded by parking lot. A senior housing development (built using Section 42 Tax Credits but now market rate) sits to the north and an aging suburban commercial center to the east.

Project Description

The project consists of 70 apartment units, a mix of 1, 2, 3 and 4-bedrooms. 65 units will be in the principal building that fronts on Cottage Grove Road and Acewood Avenue. The remaining five units will come in the form of townhouses near the rear of the property. The project will have 55 underground parking spaces, 36 surface parking spaces, five townhouse garages, and five townhouse driveway stalls for a total of 90 spaces. The site will include one commercial space with ~10,000 ft². The site will also include 93 bicycle parking spaces, a community room, indoor and outdoor play areas, and tenant gardening space.

Lot Size

82,493 SF/1.894 acre

Lot Coverage

Building footprint: 28,208 SF

Impervious area: 33,270 SF

Pervious area: 21,001 SF

Total Lot area: 82,479 SF

Useable Open Space

Useable open area provided: 23,258 SF

Useable open area required: 18,880 SF

Stormwater Management

The project involves the redevelopment of the existing site. The City of Madison requires that proposed stormwater management practices must reduce the total suspended solids load by 60% for redevelopment, as compared to no controls. The proposed stormwater management facility will meet these requirements through the implementation of permeable pavers and bioretention basins integrated into the site design.

Public Subsidy

The project has received a combination of HOME and City of Madison Affordable Housing Program funds totaling \$1.1 million.

Sustainability

This project includes a variety of sustainable features, including:

- Compact mixed-use redevelopment
- Sustainable native plantings
- Multiple transit options
- Ample bicycle parking for visitors and residents
- Recycling for residents
- Construction recycling program
- Continuous insulation
- Energy Star appliances
- High efficiency, low flow plumbing fixtures
- Efficient lighting systems
- Low-E glazing
- Permeable pavers for stormwater infiltration
- Stormwater bioswale

Neighborhood Input

Three neighborhood meetings have been held: the first on July 26 2018; the second on September 17, 2018; the third on August 20, 2019. All were well attended from both the Elvjehem and Rolling Meadows neighborhood associations. The input gathered has been incorporated into the project where possible.

Relevant Planning Documents

The project is consistent with vision, goals, and strategies outlined in the recently adopted comprehensive plan, Imagine Madison. Specifically, the project directly addresses the following:

Strategy 3: Increase the amount of available housing

- Support new housing opportunities by prioritizing planning efforts to transition underutilized, automobile-dominated commercial areas into complete neighborhoods and mixed-use Activity Centers.

Strategy 4: Integrate lower priced housing, including subsidized housing, into complete neighborhoods.

- Support the distribution of affordable housing throughout the city.

Land Use: Neighborhood Mixed Use (NMU)

- Node or corridor containing housing, shopping, and services that generally serves surrounding neighborhoods (2-4 stories; up to 70 du/acre).

The project is also consistent with the goals and objectives included in the Cottage Grove Road Activity Centers Plan including:

Land Use and Urban Design Goal #1: Improve stability, cohesiveness, and relationship between commercial centers and residential areas.

- Incorporate affordable, quality housing into new development that is close to employment centers.
- Look for opportunities to include 2-3 story apartment, town homes and housing that meet the needs of the “missing middle.”

Land Use and Urban Design Goal #2: Ensure new infill mixed use, housing, or commercial development incorporate traditional neighborhood design elements.

- Encourage mixed-use and multi-family residential development of 2-4 stories where appropriate to anchor activity centers.
- Buildings should front on the street with parking behind or to the side of buildings.

Furthermore, the project responds directly to the plan’s recommendations for this specific site which calls for multifamily housing or mixed-use (office).

Maintenance Plan

The project will be professionally managed by ACC Management Group, Inc. ACC currently operates over 50 communities and 3000 apartments throughout Wisconsin's major markets and Illinois including the Fox Valley, Milwaukee, Madison, and Northern Illinois. Headquartered in Oshkosh, WI, ACC's exceptional team of multi-family leaders has a proven track record of excellence in management of luxury apartments, condominium associations, and affordable housing in various state and federal programs including Section 42 Tax Credit, Section 8, and Section 515.

Project Schedule

Movin’ Out and Commonwealth anticipate beginning construction in Spring of 2020 with a twelve to fourteen-month construction period.

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

Sincerely,



Chris Jaye
The Commonwealth Companies



Megan Schuetz
Movin’ Out, Inc.





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

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

LIST OF DRAWINGS

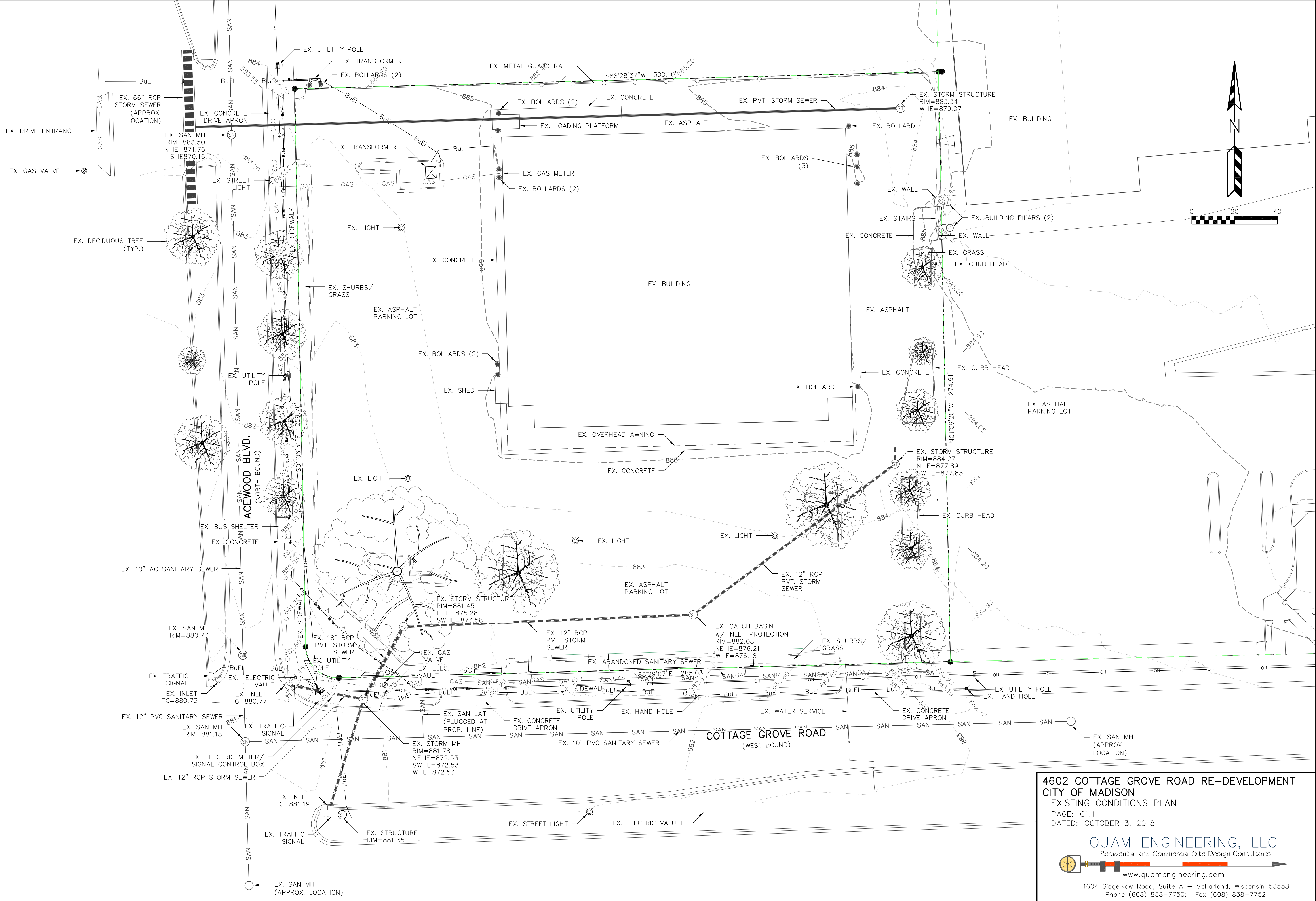
SHEET NO. SHEET NAME

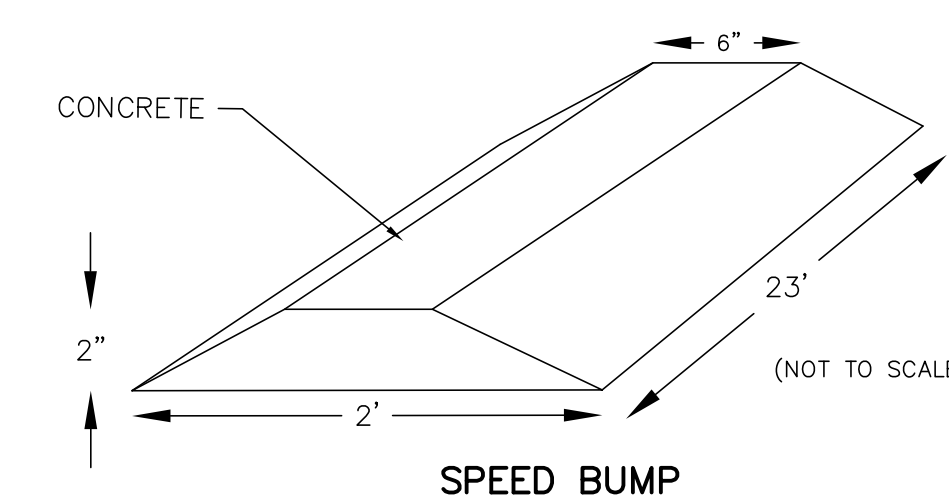
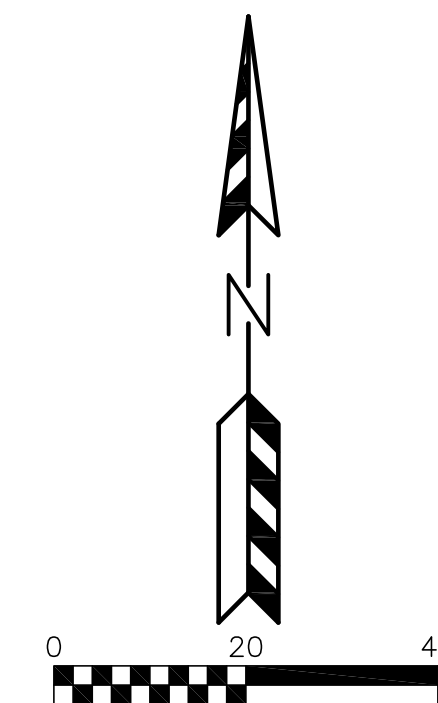
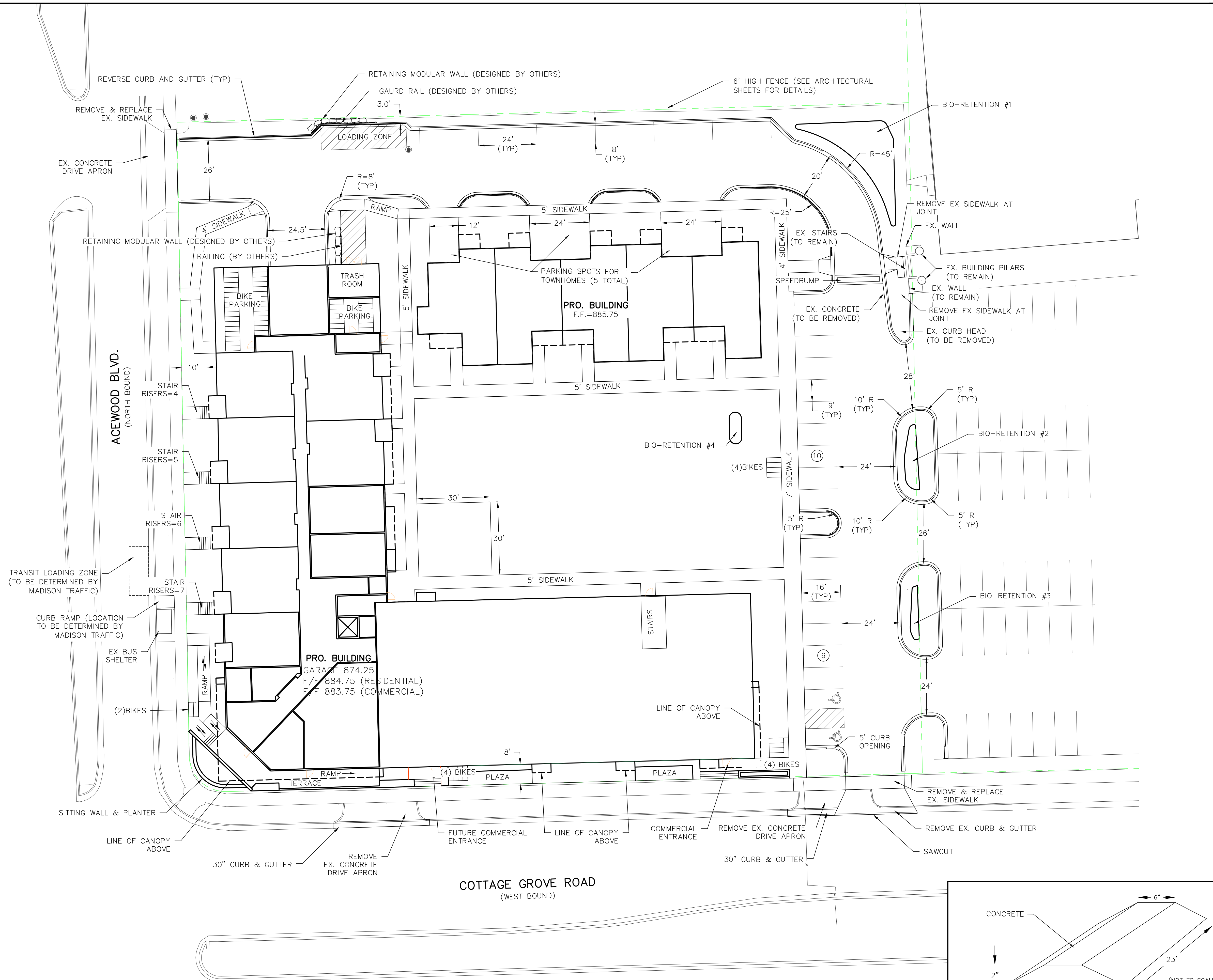
GENERAL	
G0.1	COVER SHEET
CIVIL	
C1.1	EXISTING CONDITIONS PLAN
C1.2	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
C1.4	UTILITY AND FIRE LANE PLAN
C1.5	OVERALL CONCEPT PLAN
E1	LIGHTING PLAN
E2	LIGHTING PLAN SPECIFICATIONS
L1.1	LANDSCAPE PLAN
ARCHITECTURAL	
A0.1	SITE VICINITY PLAN
A0.2	EXISTING SITE 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 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: BASEMENT (INCLUDES 3 ADA): 55 TOWNHOUSE GARAGES: 5 SURFACE PARKING (INCLUDES 2 ADA): 25 TOWNHOUSE DRIVEWAYS: 5 90 TOTAL PARKING STALLS BIKE PARKING PROVIDED: BIKE PARKING REQUIRED: 1 PER UNIT: 70 0.5 X 16BR ADDITIONAL BEDROOMS IN 3 BR AND 4 BR UNITS: 8 0.10 X 70 UNITS FOR GUESTS: 7 1/2000 X 10,000SF COMMERCIAL: 5 90 TOTAL BIKE PARKING PROVIDED: RESIDENTIAL GROUND MOUNT COVERED FIRST FLOOR: 41 RESIDENTIAL GROUND MOUNT COVERED BASEMENT: 28 RESIDENTIAL WALL MOUNT COVERED TOWNHOME GARAGES: 10 GUEST AND COMMERCIAL GROUND MOUNT BIKE RACKS EXTERIOR: 14 TOTAL: 93





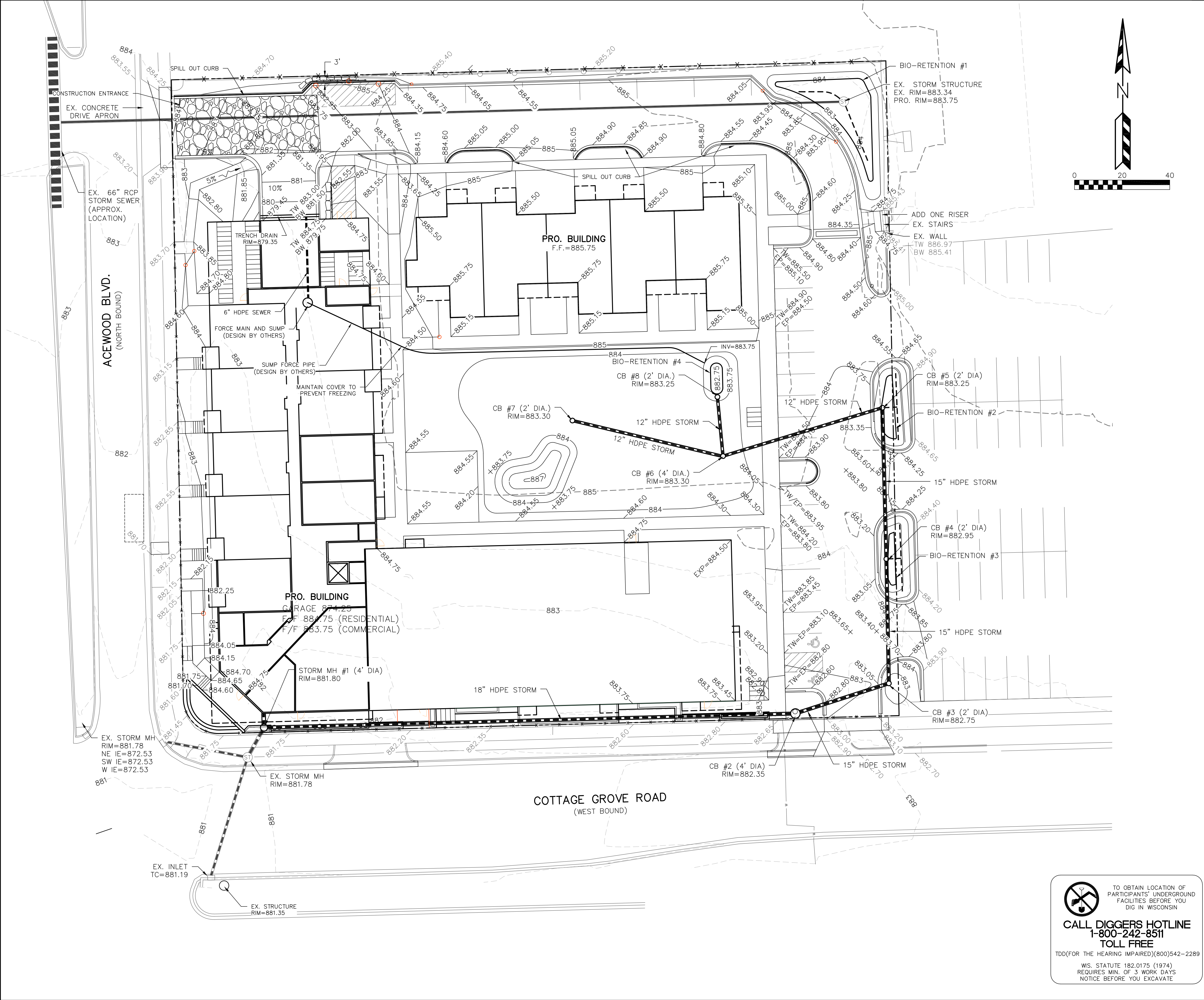
4602 COTTAGE GROVE ROAD RE-DEVELOPMENT
CITY OF MADISON
PROPOSED SITE PLAN (PROGRESS)

PAGE: C1.2
DATED: AUGUST 28, 2019

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.guamengineering.com

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



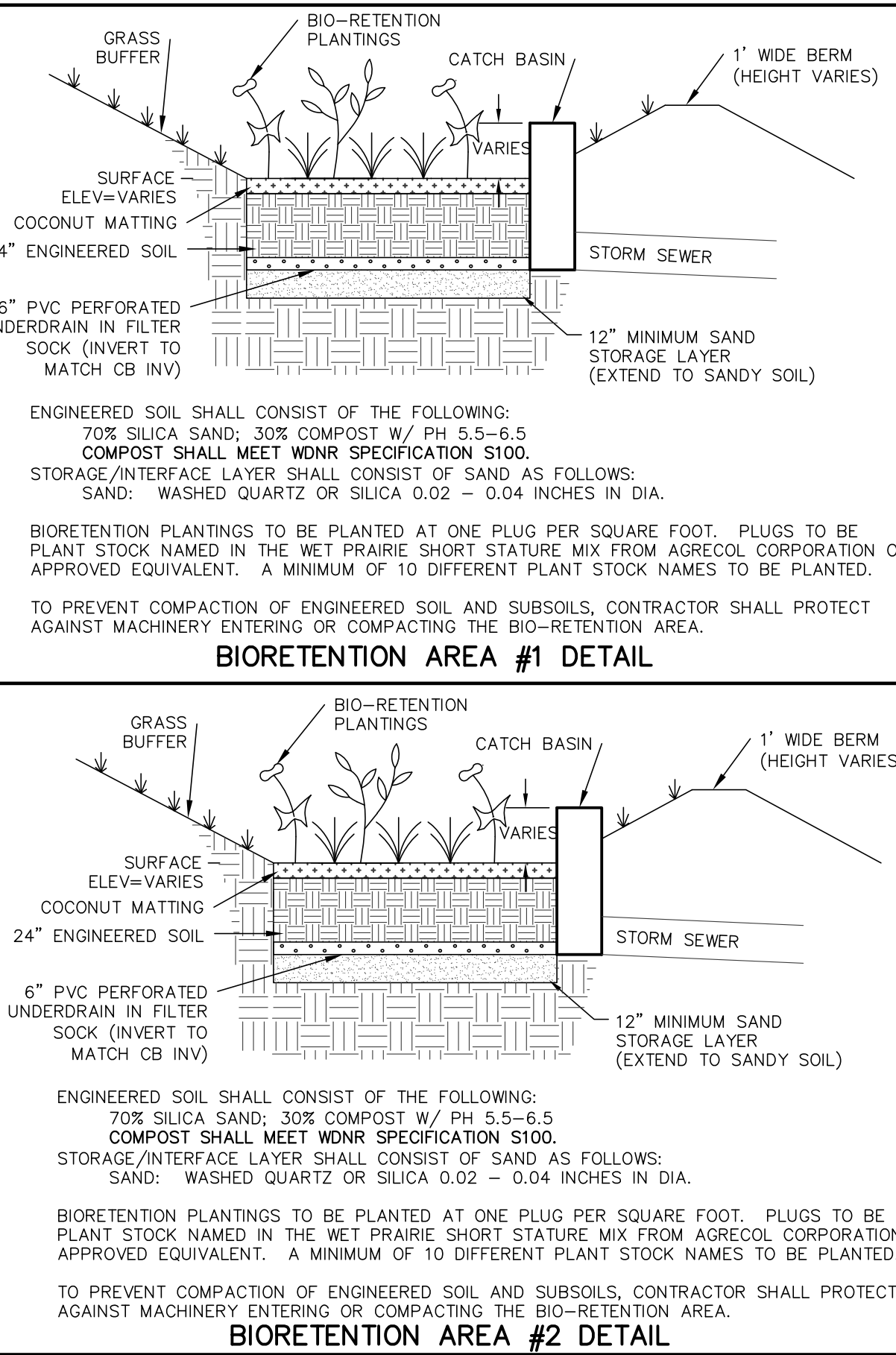
EROSION NOTES:
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED 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

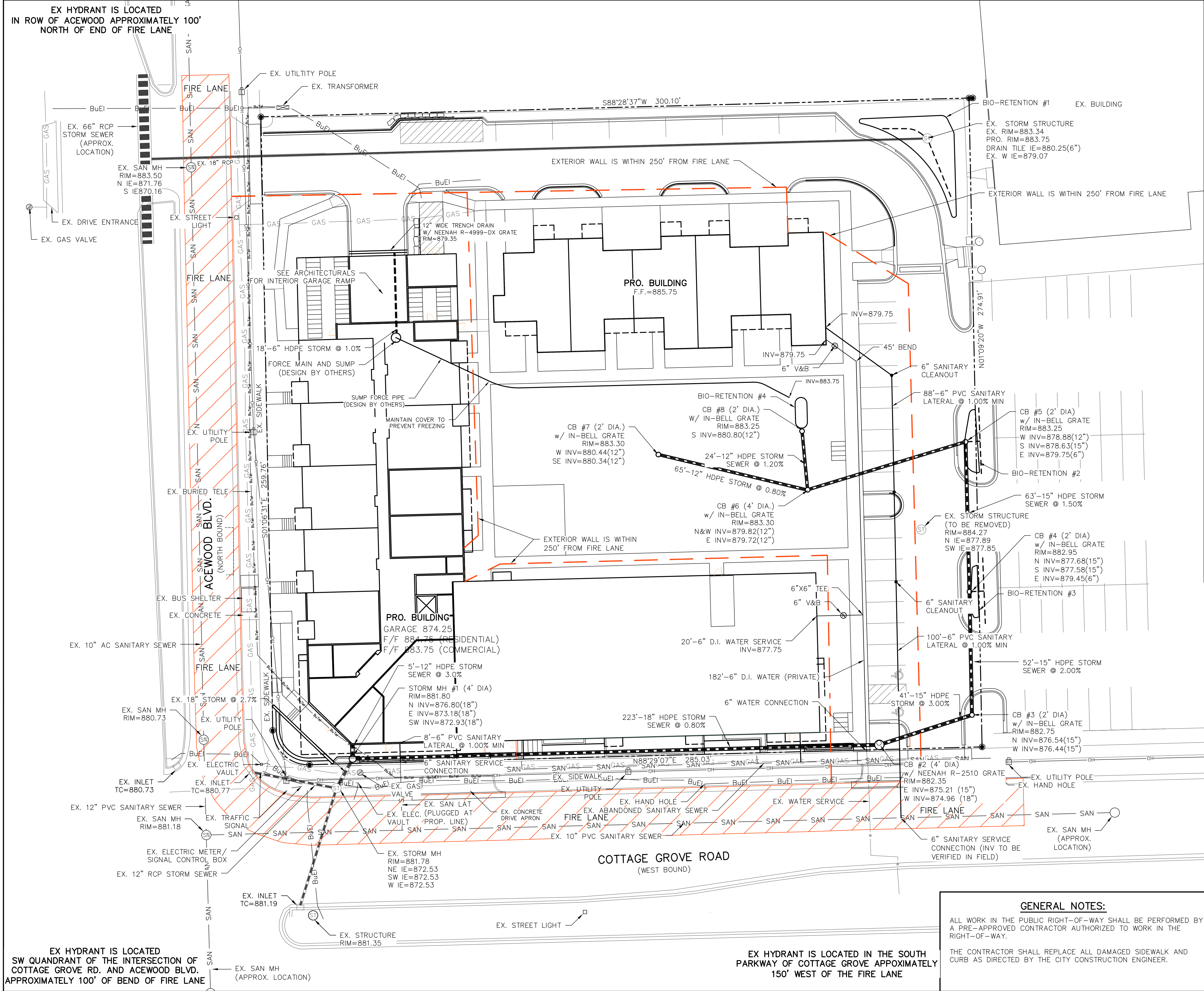


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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



UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

PLUMBER SHALL VERIFY SANITARY LATERAL AND WATER SERVICE SIZE TO PROPOSED BUILDINGS

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ANY DAMAGE TO COTTAGE GROVE ROAD OR ACEWOOD BOULEVARD PAVEMENT WILL REQUIRE PATCHING IN ACCORDANCE WITH THE CITY ENGINEERING STREET PATCHING CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE, PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

CATCH BASINS AND INLETS SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OR APPROVED EQUAL.

ALL INLETS AND CATCH BASINS SHALL HAVE INLET SKIMMERS INSTALLED UPON FINAL PAVING OR EQUIVALENT OIL/GREASE FILTERS.

GENERAL NOTES:

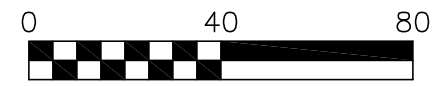
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK AND CURB AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER.

4602 COTTAGE GROVE ROAD RE-DEVELOPMENT
CITY OF MADISON
UTILITY AND FIRE LANE PLAN (PROGRESS)

PAGE: C1.4
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ACEWOOD BLVD.
(NORTH BOUND)

COTTAGE GROVE ROAD
(WEST BOUND)

PRO. BUILDING

PRO. TOWNHOMES



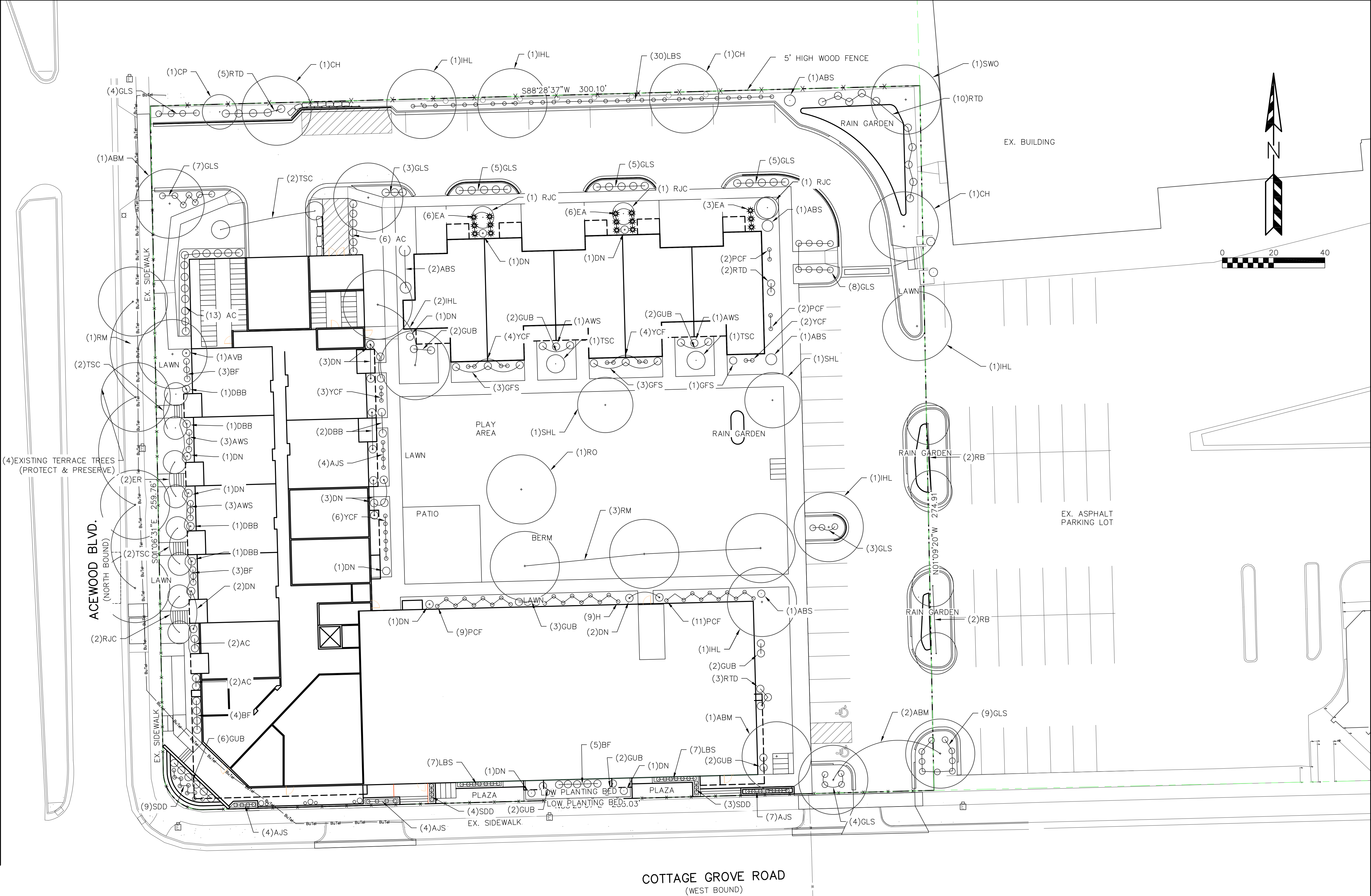
4602 COTTAGE GROVE ROAD RE-DEVELOPMENT
CITY OF MADISON
LIGHTING PLAN

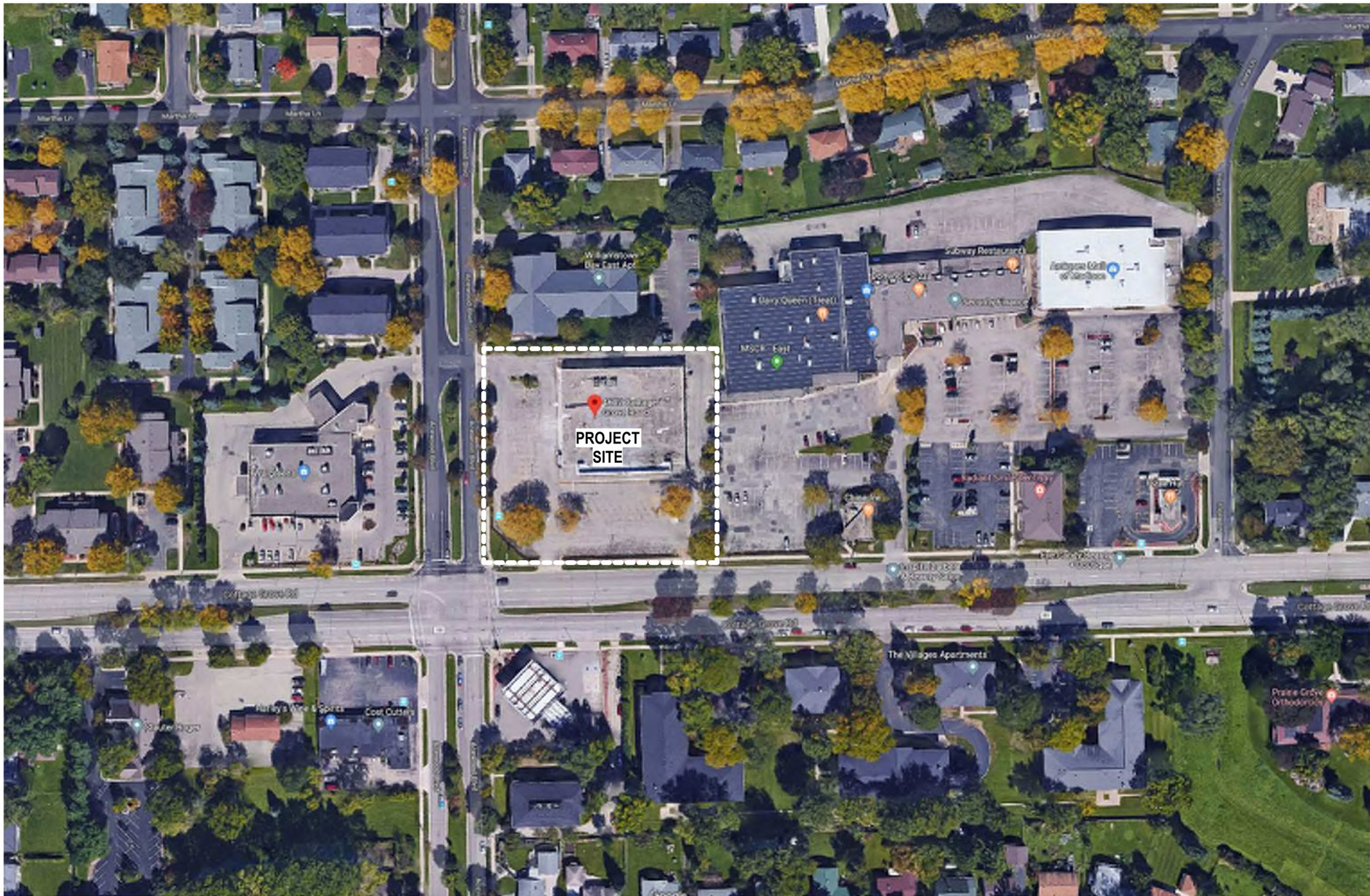
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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \DI-35-18\DI35BASE.DWG

PLANT LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
ABM	(24)	4	2 1/2"	BB
CH	4	2 1/2"	Autumn Blaze Maple	BB
IHL	8	2 1/2"	Hackberry	BB
RM	4	2 1/2"	Imperial Honey Locust	BB
RO	1	6"	Red Maple	BB
SHL	2	2"	Red Oak	BB
SWO	1	2 1/2"	Skyline Honeylocust	BB
Low Ornamental Trees				
ABS	(26)	6	6"	BB
CP	1	2"	Autumn Brilliance Serviceberry	BB
ER	2	2"	Callery Pear	BB
RB	4	2"	Eastern Redbud	BB
RJC	5	2"	River Birch	BB
TSC	8	2"	Red Jade Crab	BB
Deciduous Shrubs				
AC	(152)	23	15"	Pot
AW	8	18"	Alpine Currant	Pot
BF	15	18"	AW Spirea	Pot
DBB	7	24"	Bronx Forsythia	Pot
DN	19	24"	Dwarf Burning Bush	Pot
GFS	7	18"	Gold Flame Spirea	Pot
GLS	53	15"	Gro Low Sumac	Pot
RTD	20	24"	Red Twig Dogwood	Pot
Evergreen Shrubs				
EA	(40)	15	4"	BB
GVB	25	18"	Emerald Arborvitae	Con
Perennials				
AJS	(131)	19	1 G	Con
H	9	1 G	Autumn Joy Sedum	Con
LBS	44	1 G	Hosta	Con
PCF	24	1 G	Little Bluestem Grass	Con
SDD	16	1 G	Purple Coneflower	Con
YCF	19	1 G	Stella de Oro Daylily	Con
Bio-retention Plantings				
RGP	?	2 1/2"	(Planted 12" on center)	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 rings (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 VDIWR specifications.				
9) Owner will be responsible for landscape maintenance after completion and acceptance of the project.				
LANDSCAPE WORKSHEET				
Landscape Points Required				
Developed Area =			57,194 SF	
Landscape Points: 57,194/300 x 5 =			953 points	
Total Landscape Points Required			953 points	
Landscape Points Supplied				
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	
Total landscape points supplied =			2,108 points	
Lot Frontage Landscape Required				
(Section 28.142(5) Development Frontage Landscaping)				
One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal 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			20 trees	
Shrubs required (610/30') x 5 = 101.6			102 shrubs	
Over story trees supplied			8 trees	
Ornamental/Evergreen trees supplied			24 trees	
Shrubs supplied			102 shrubs	







VIEW NORTH ON ACEWOOD BOULEVARD



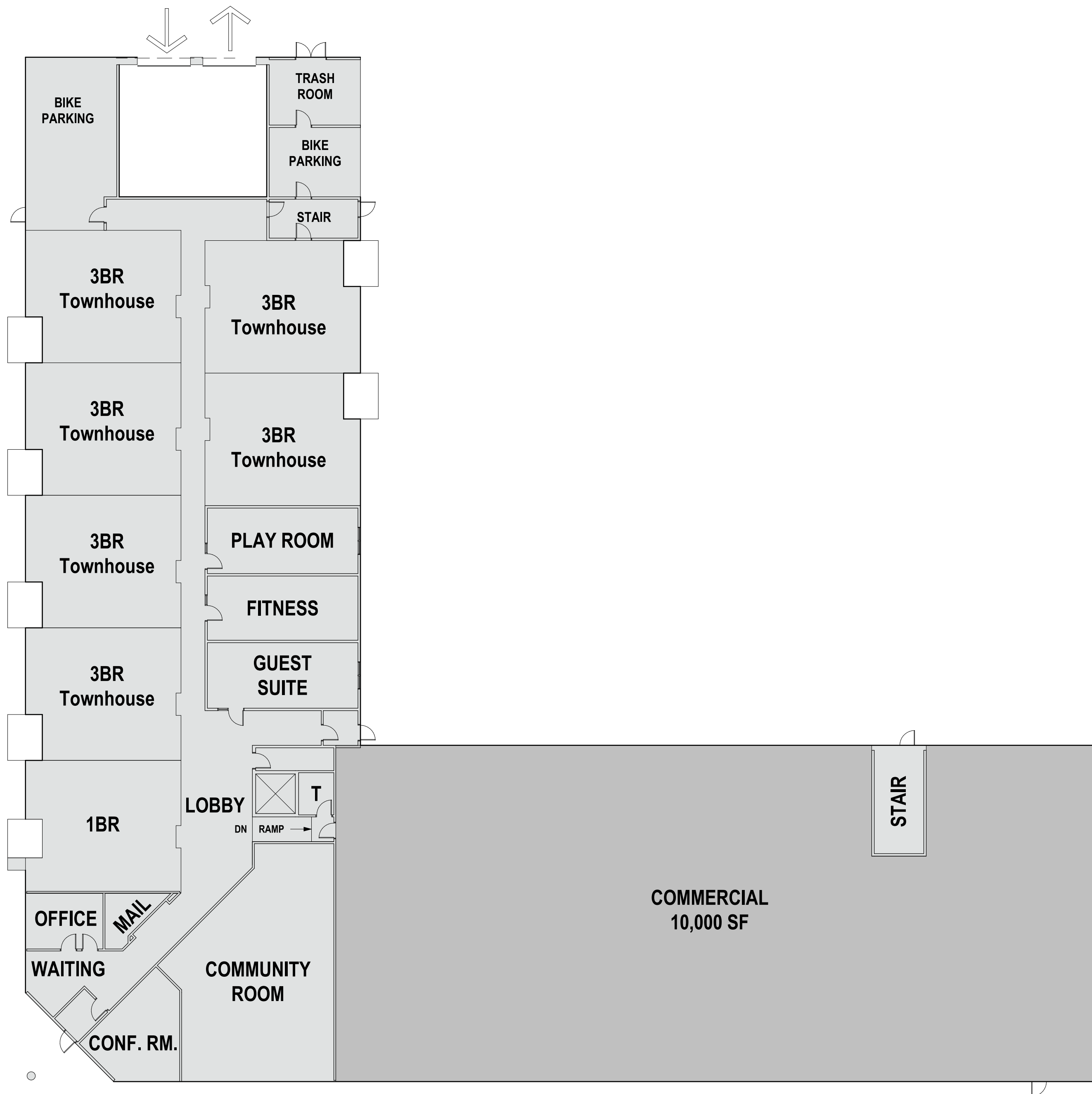
VIEW FROM ACEWOOD BOULEVARD-
NORTHWEST CORNER OF SITE



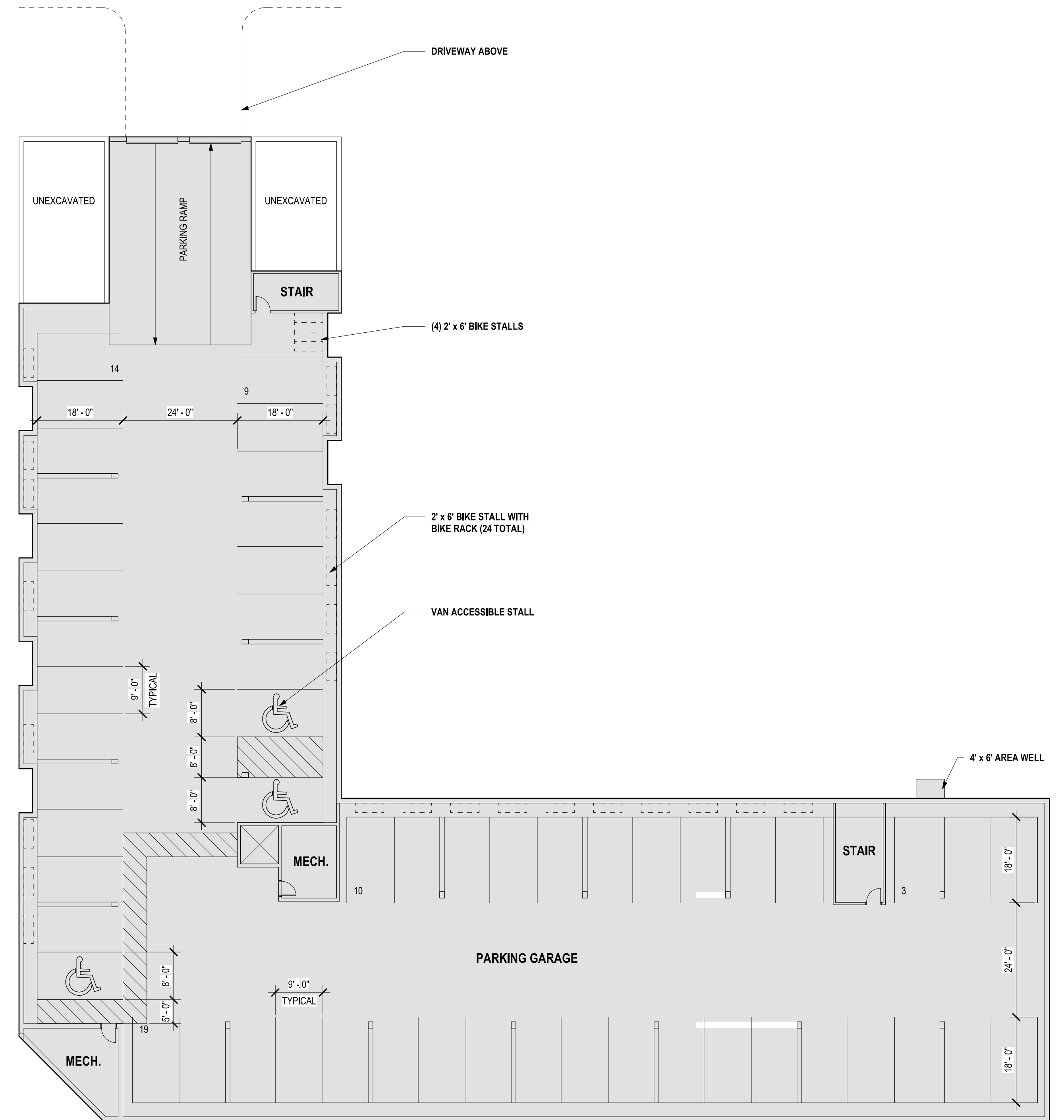
VIEW FROM COTTAGE GROVE ROAD-
SOUTHEAST CORNER OF SITE



VIEW FROM COTTAGE GROVE ROAD-
SOUTHWEST CORNER OF SITE



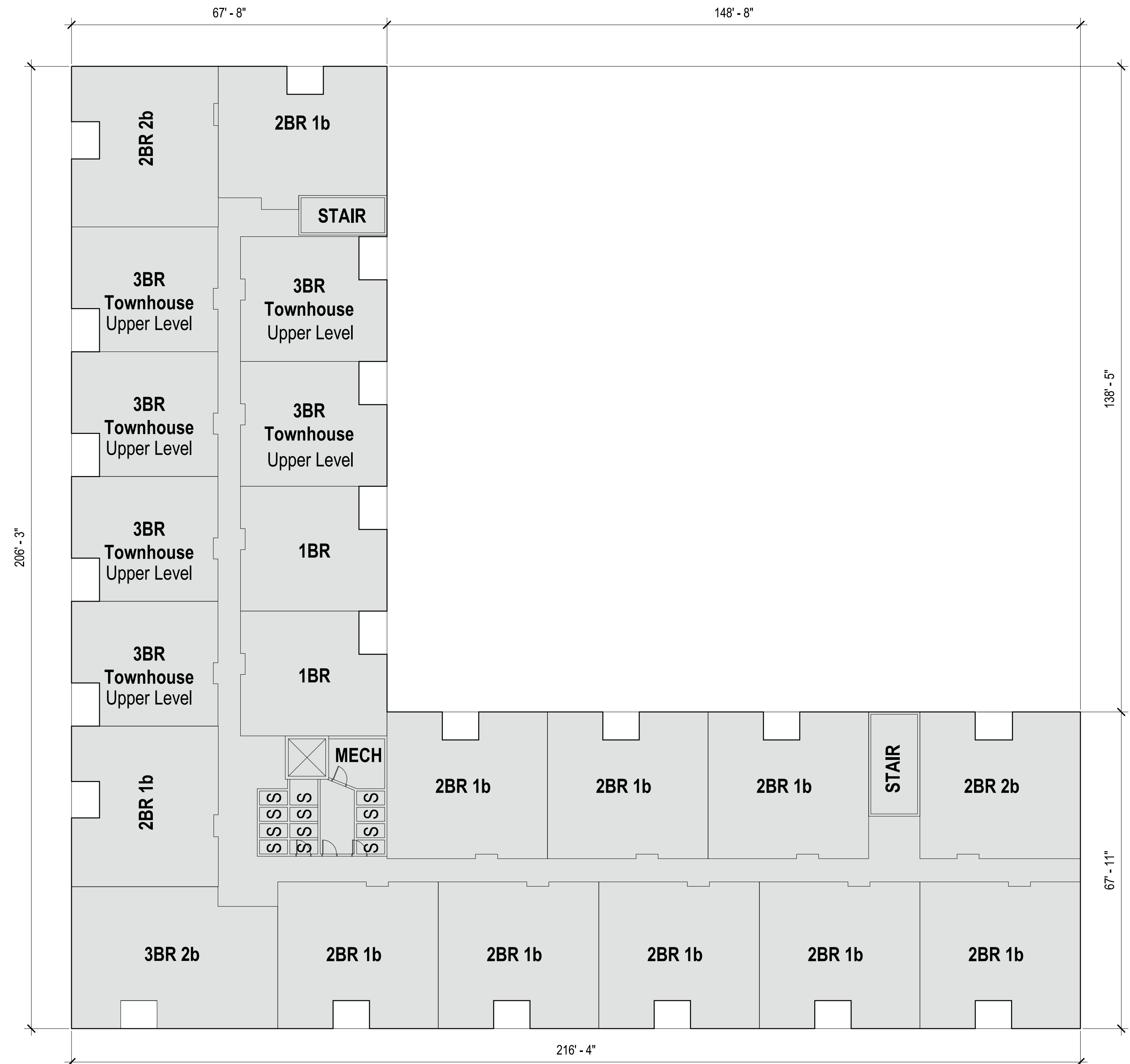
2 FIRST FLOOR PLAN
1/16" = 1'-0"



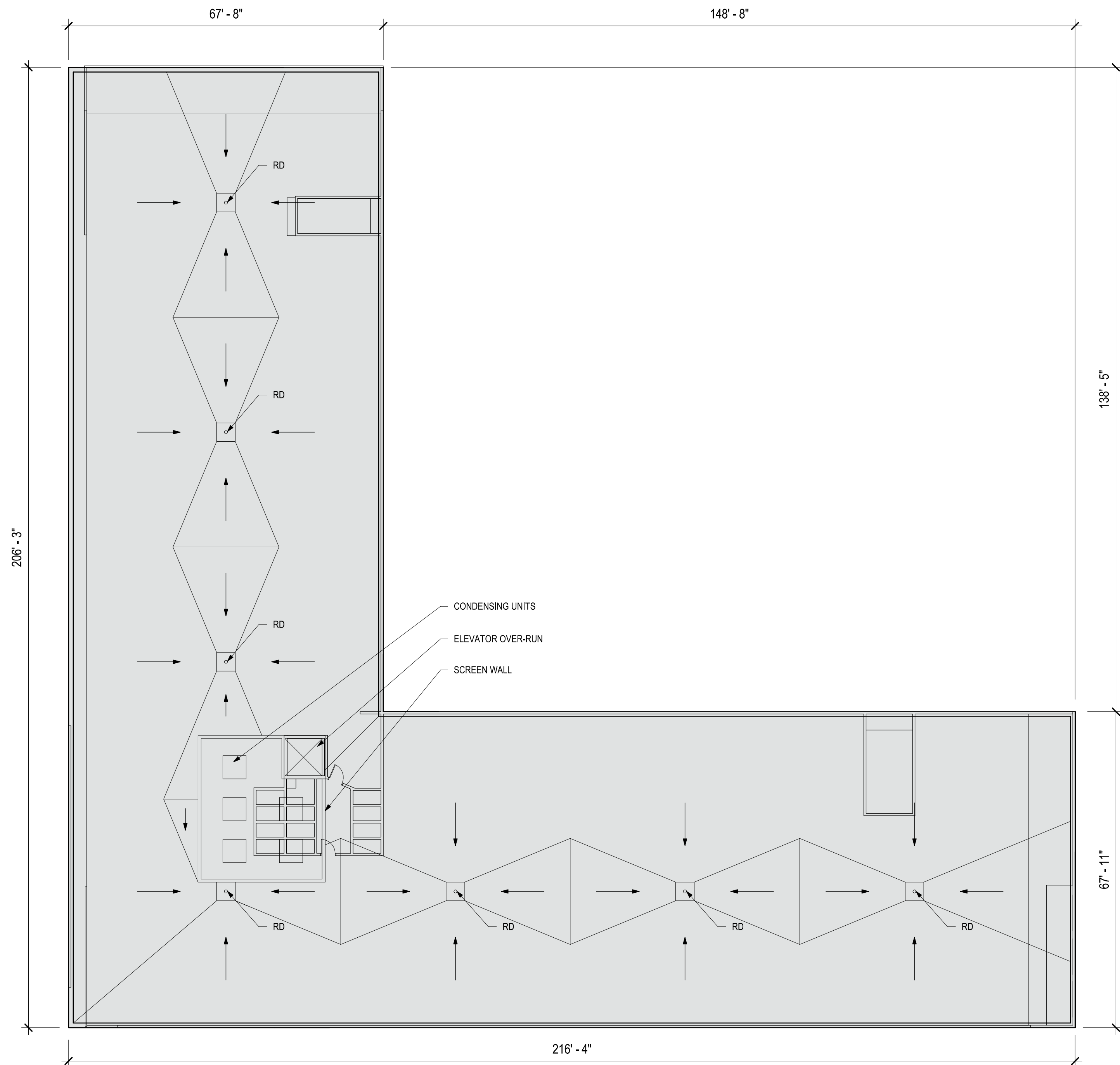
1 BASEMENT FLOOR PLAN
1/16" = 1'-0"



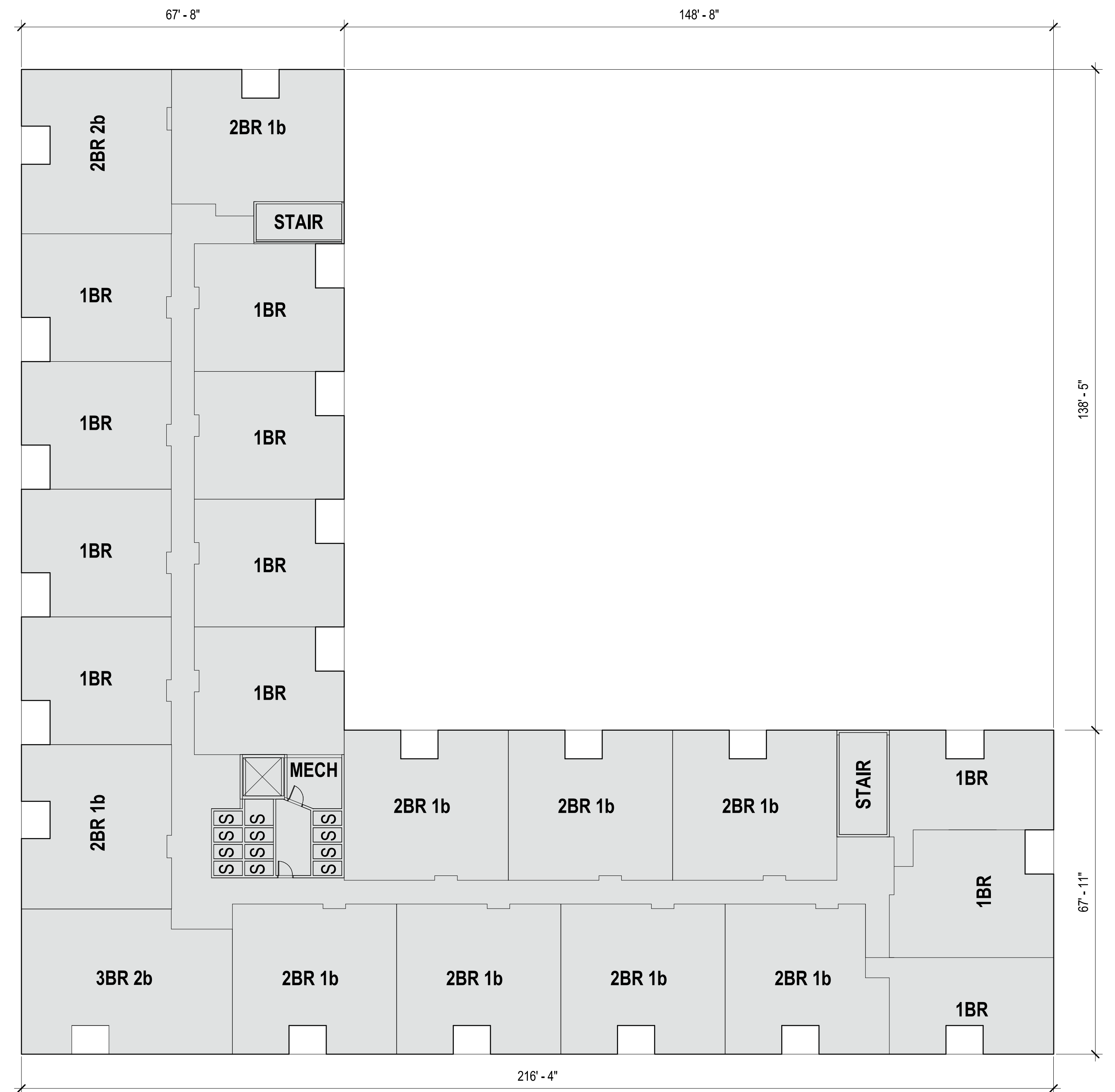
2 THIRD FLOOR PLAN
1/16" = 1'-0"



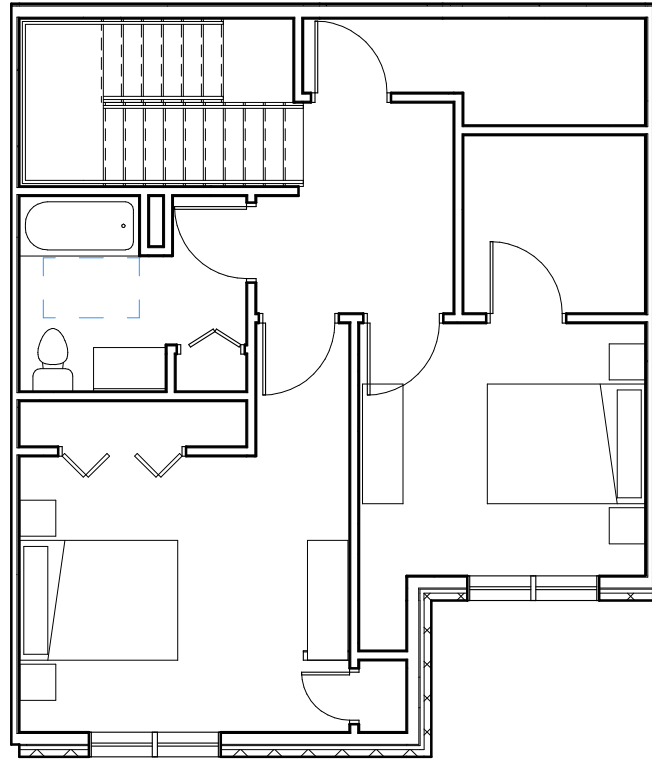
1 SECOND FLOOR PLAN
1/16" = 1'-0"



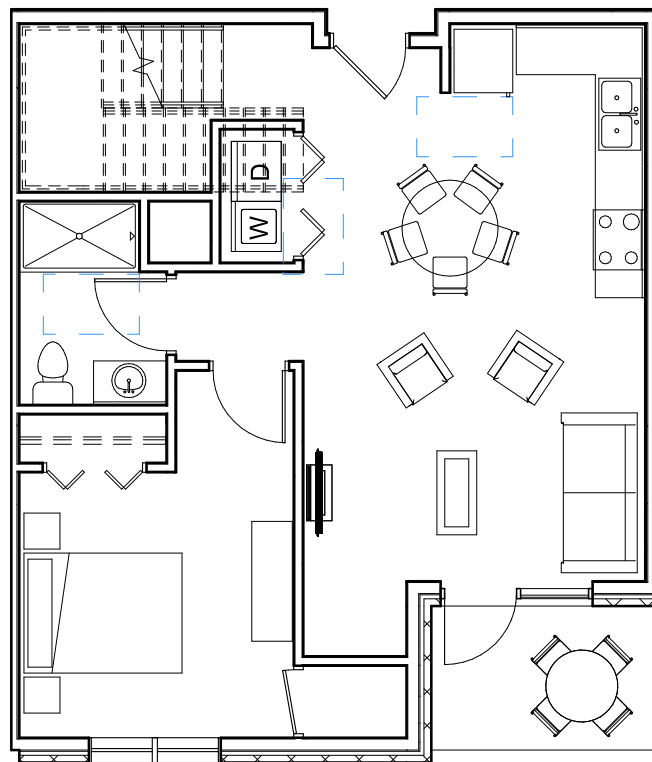
2 ROOF PLAN
1/16" = 1'-0"



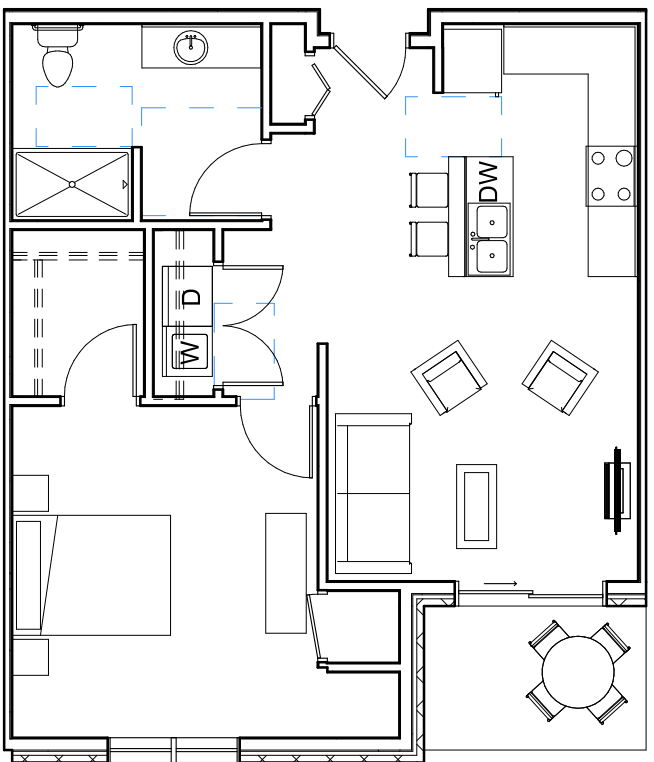
1 FOURTH FLOOR PLAN
1/16" = 1'-0"



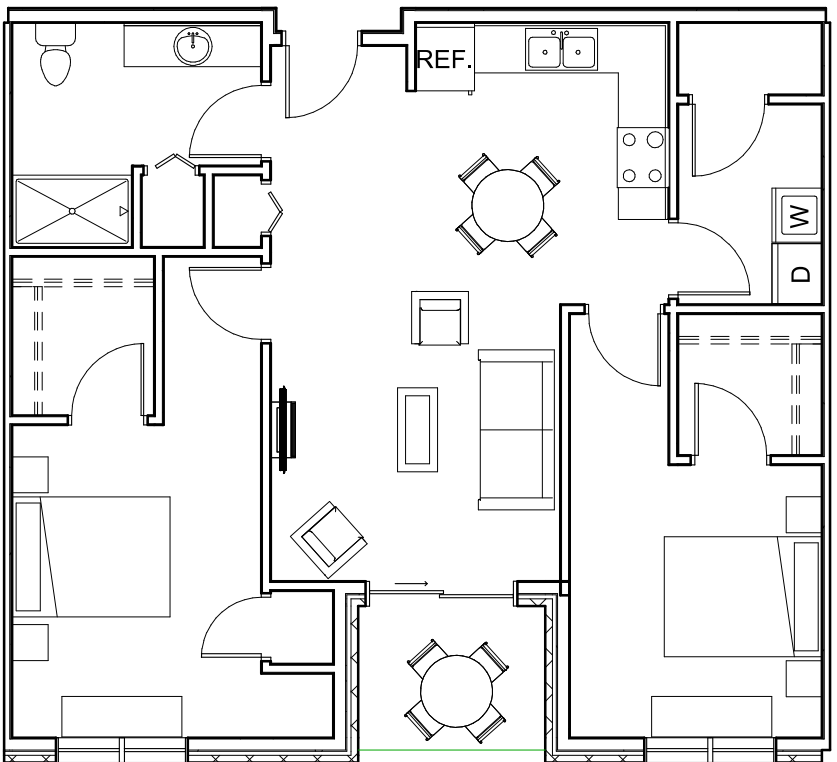
2ND FLOOR



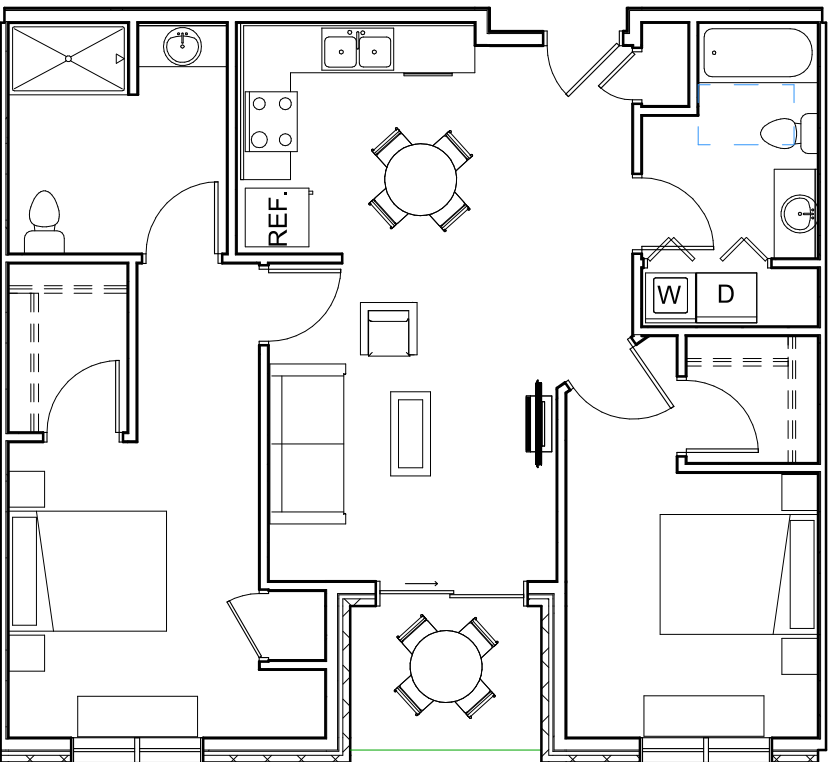
3BR TOWNHOUSE
1,515 SF



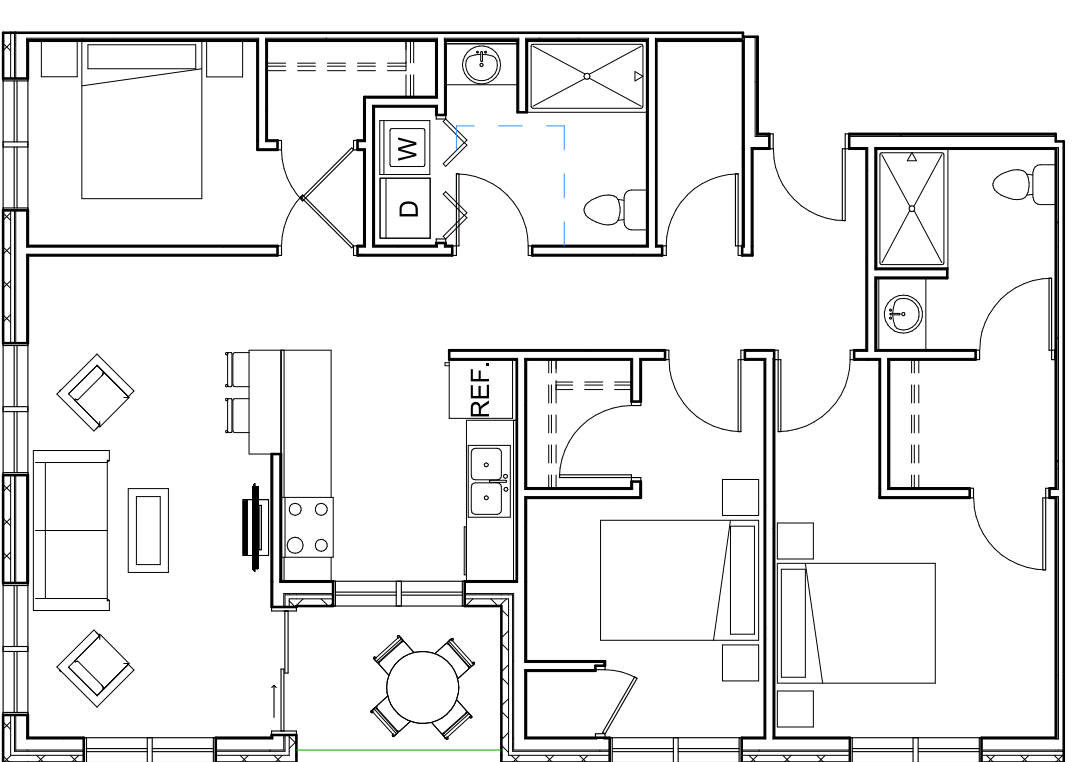
1BR 1B
755 SF



2BR 1B
997 SF

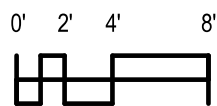


2BR 2B
997 SF



3BR 2B
1,188 SF

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







West Elevation



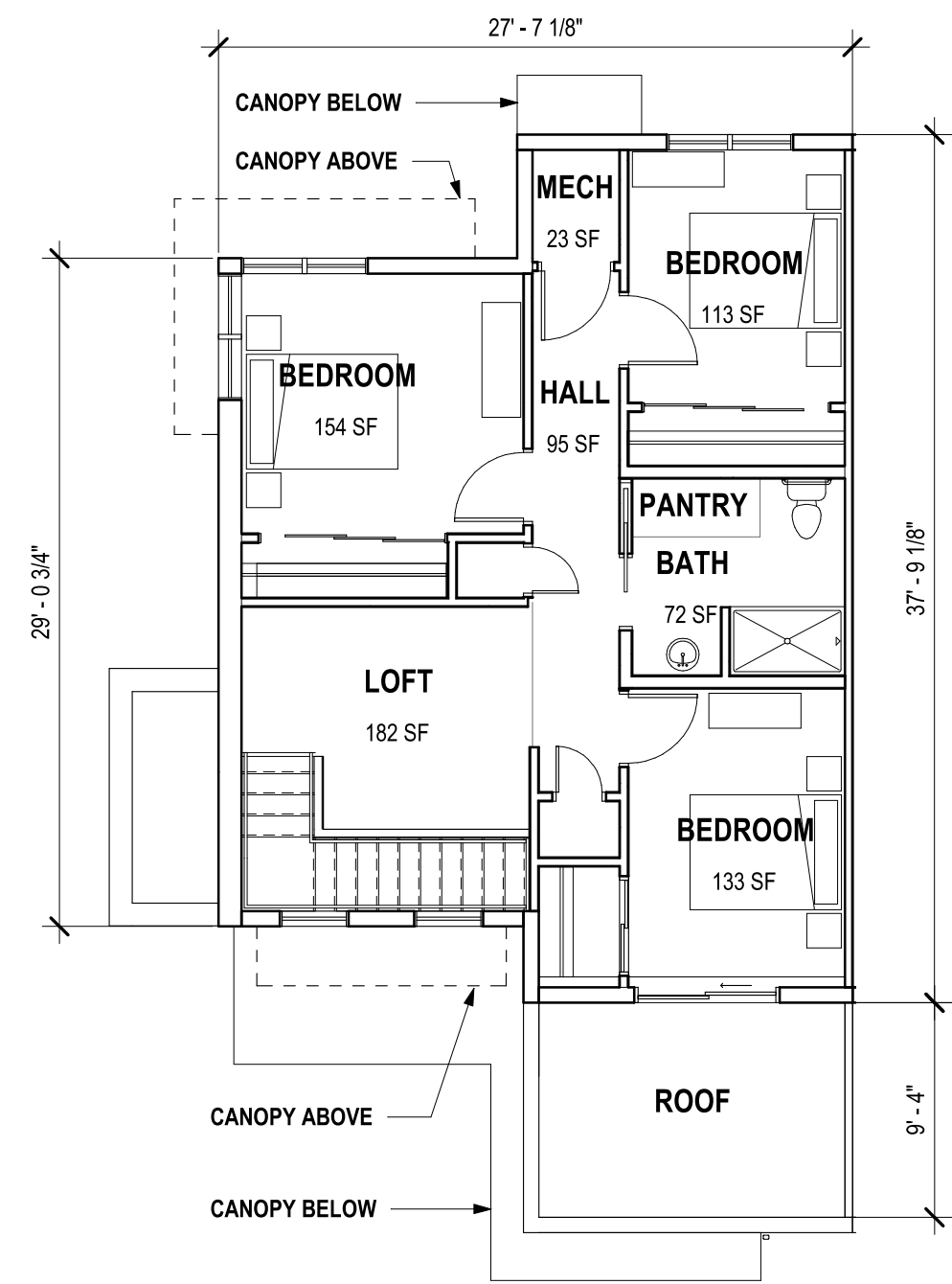
East Elevation



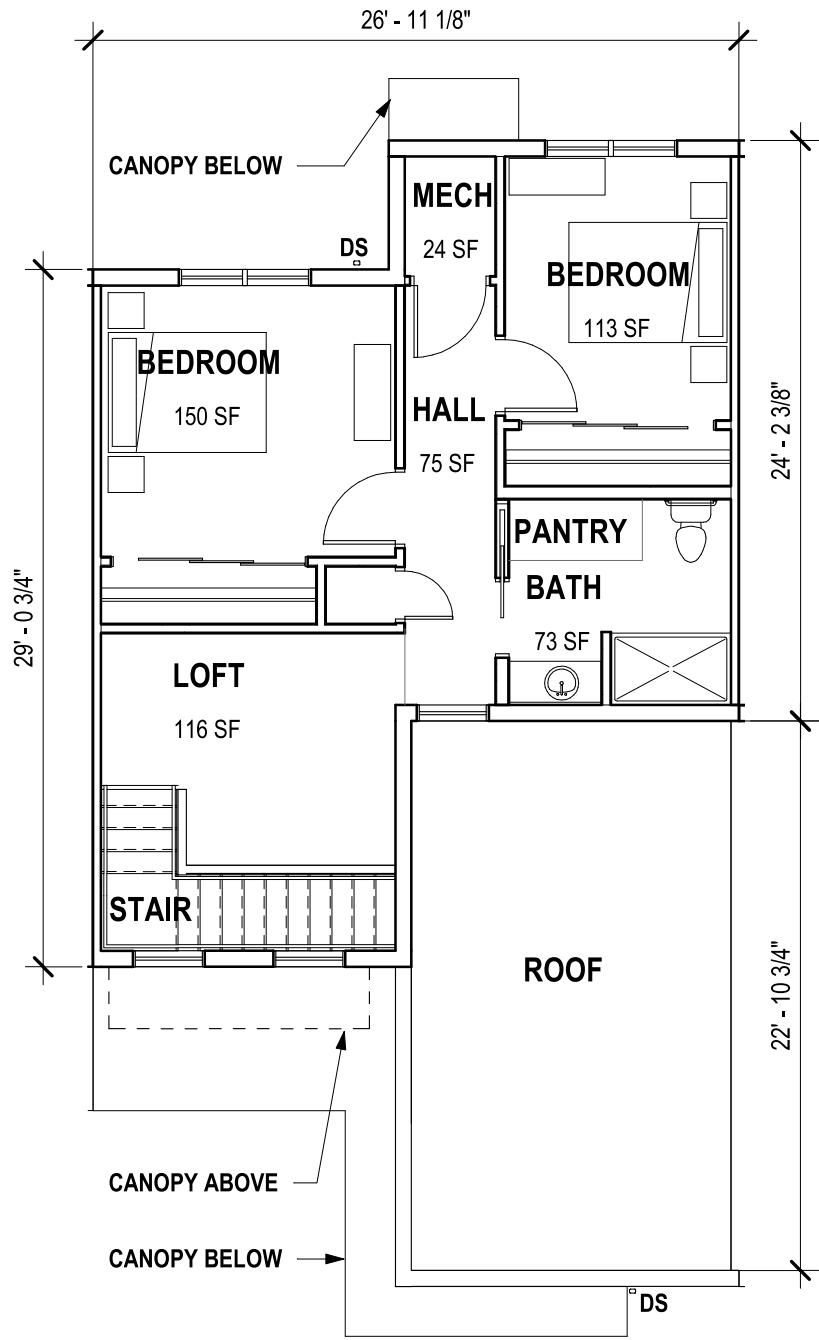
VIEW TO NORTH EAST - ALONG COTTAGE GROVE RD.



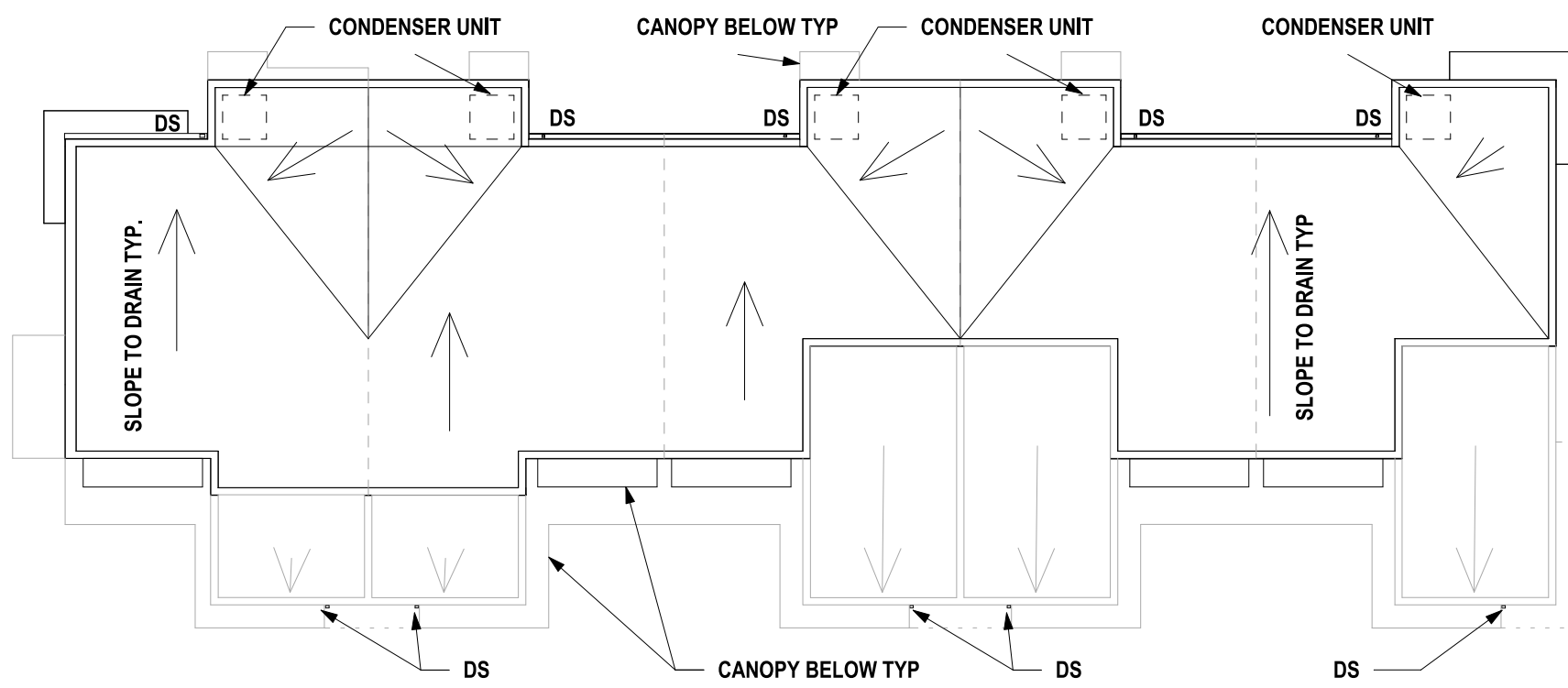
VIEW TO NORTH EAST - ALONG ACEWOOD BLVD.



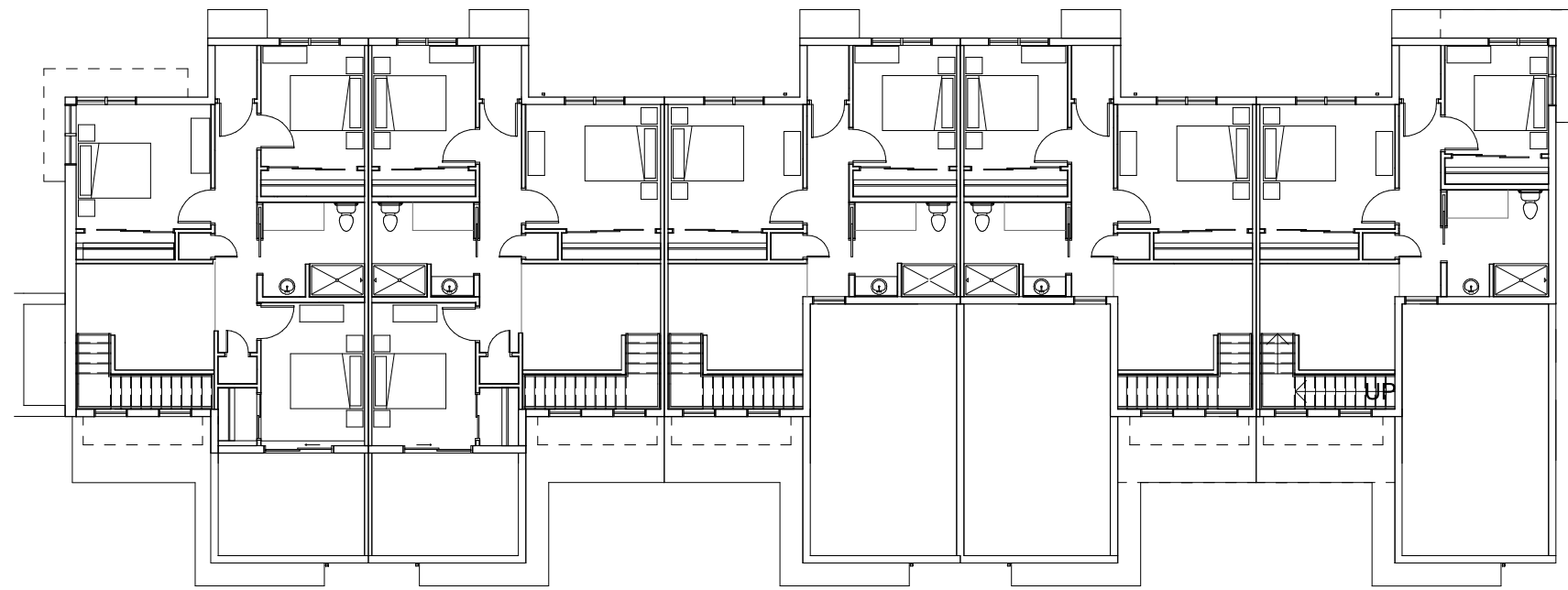
7 4 BEDROOM UNIT SECOND FLOOR PLAN
1/8" = 1'-0"



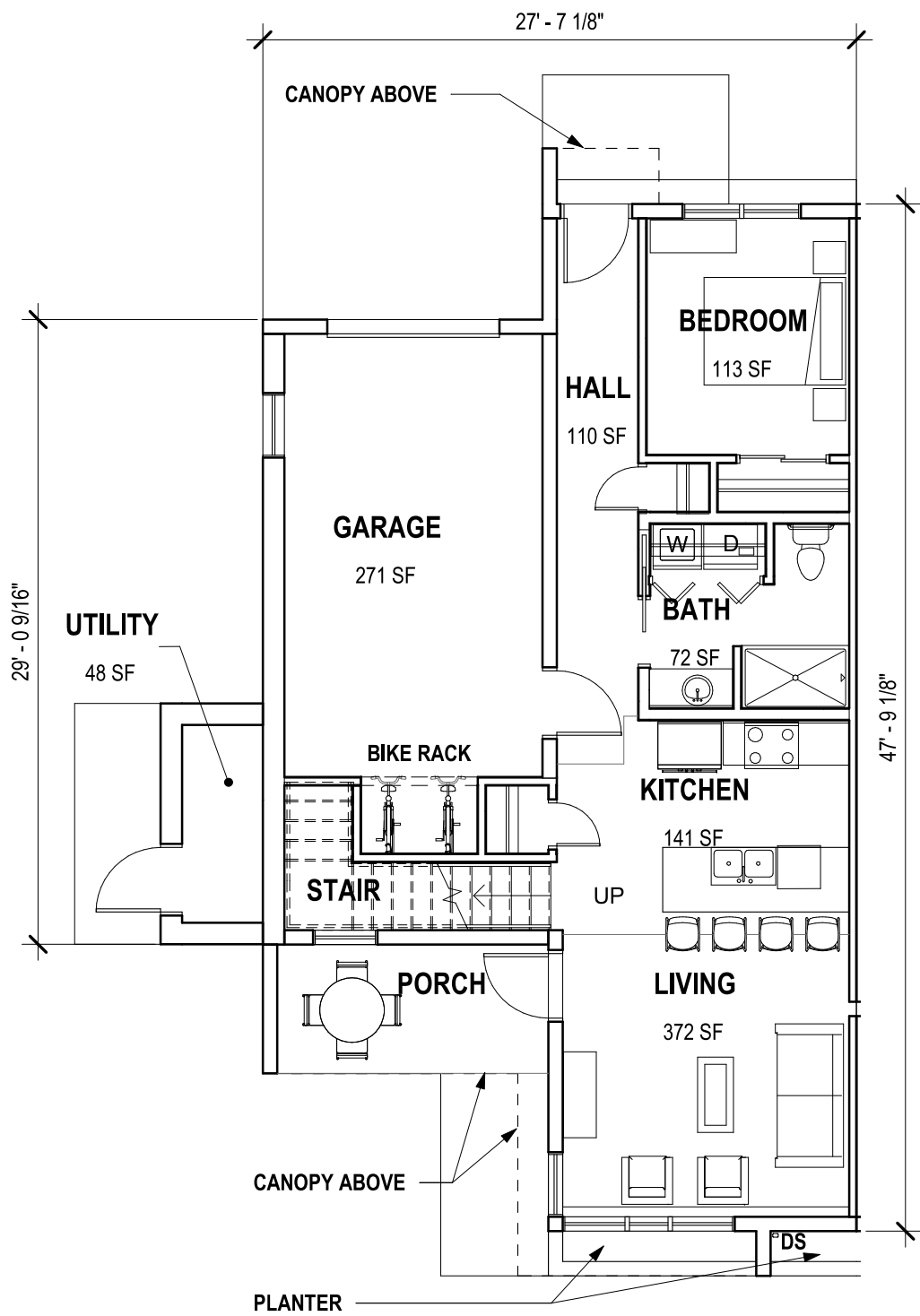
5 3 BEDROOM UNIT SECOND FLOOR PLAN
1/8" = 1'-0"



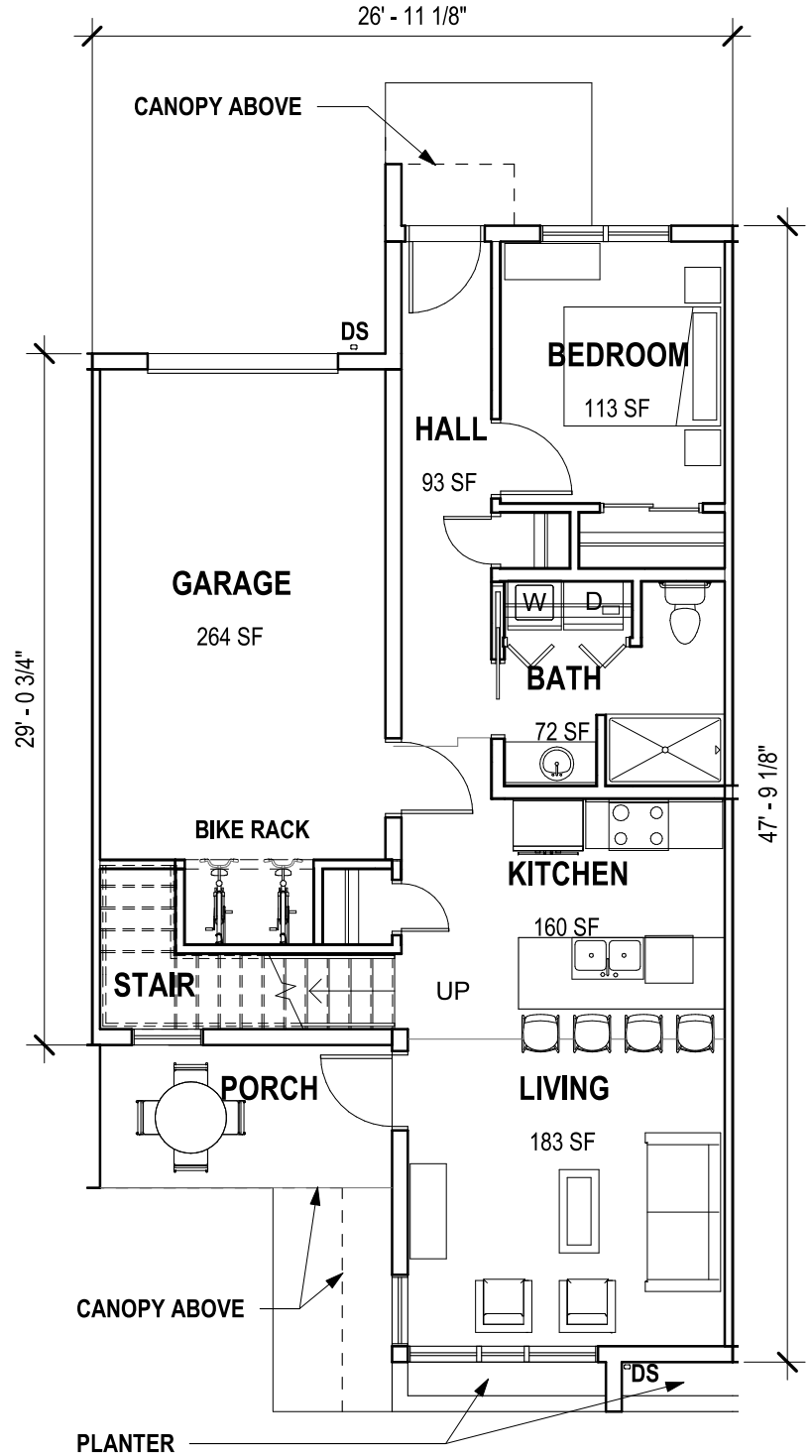
3 TOWNHOUSE ROOF PLAN
1/16" = 1'-0"



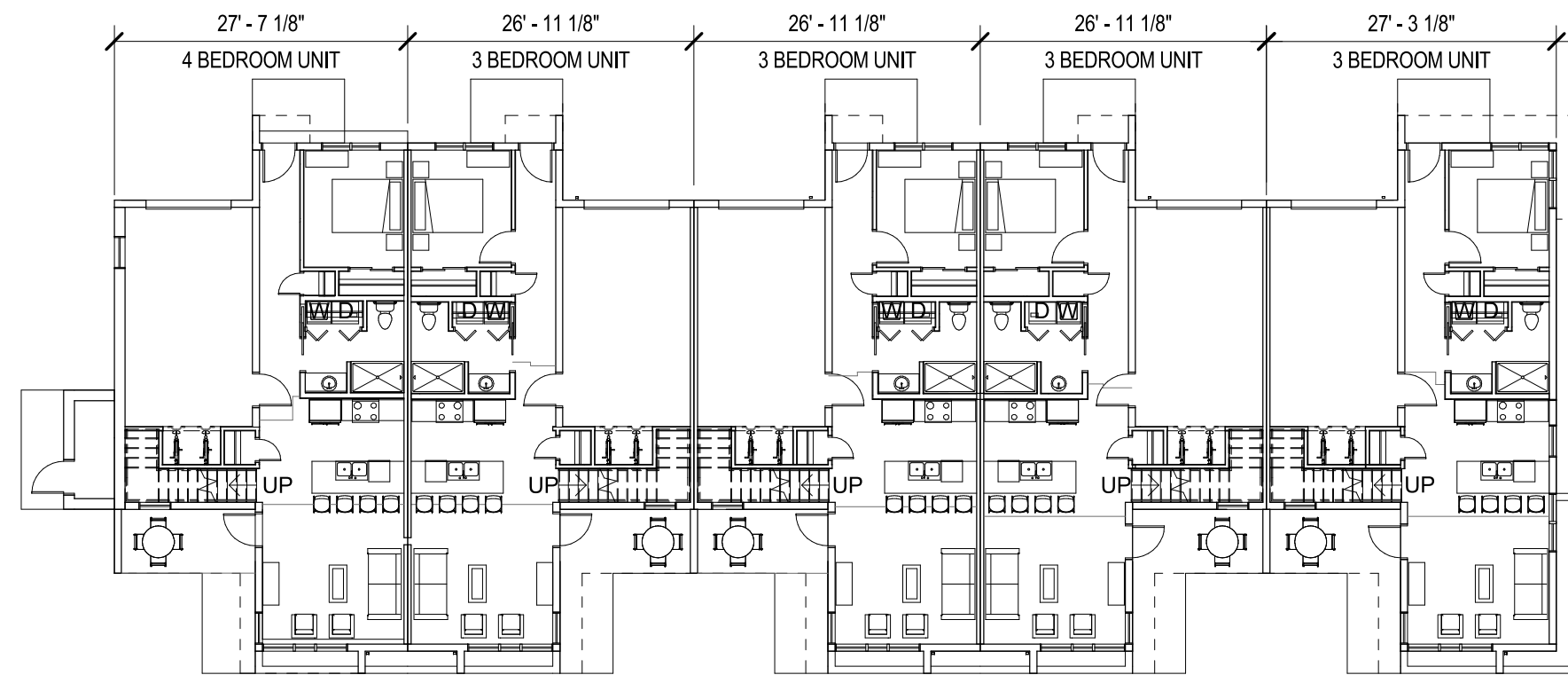
2 TOWNHOUSE SECOND FLOOR PLAN
1/16" = 1'-0"



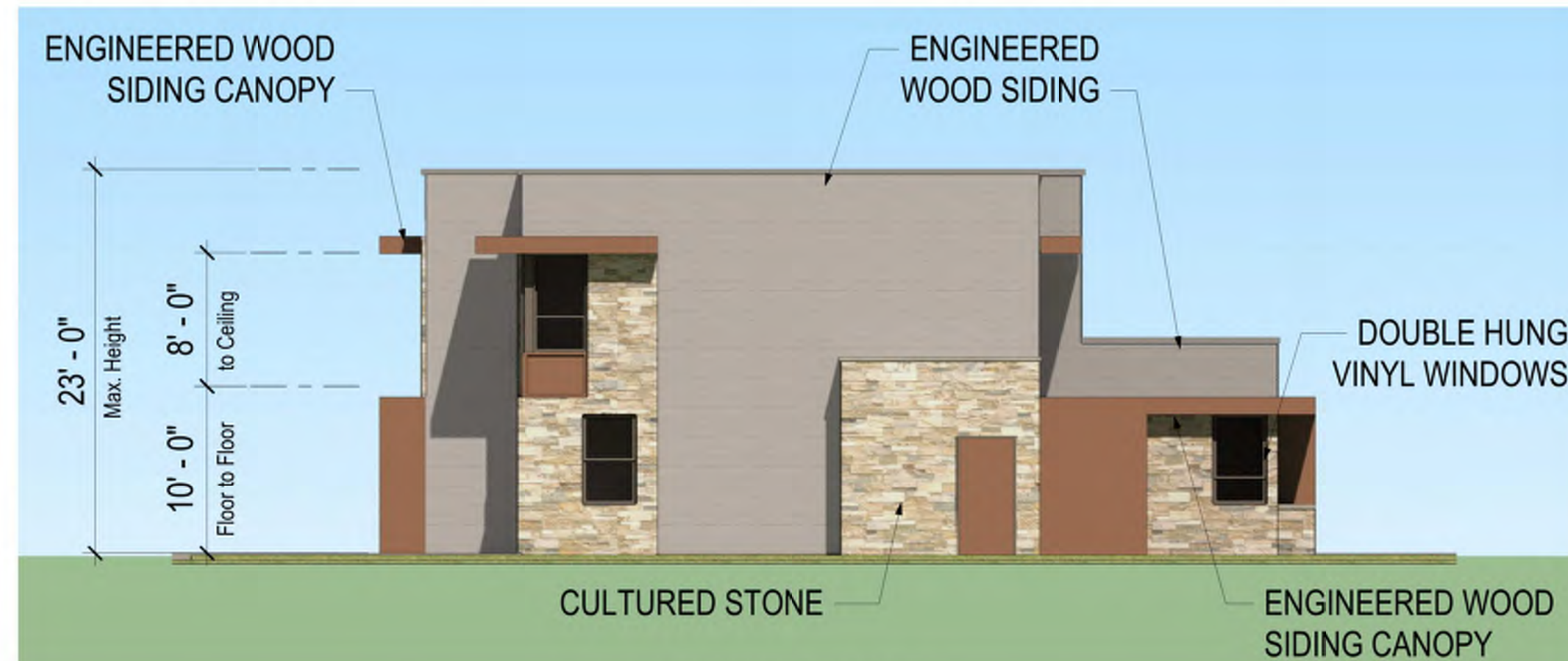
6 4 BEDROOM UNIT W/GARAGE FIRST FLOOR PLAN
1/8" = 1'-0"



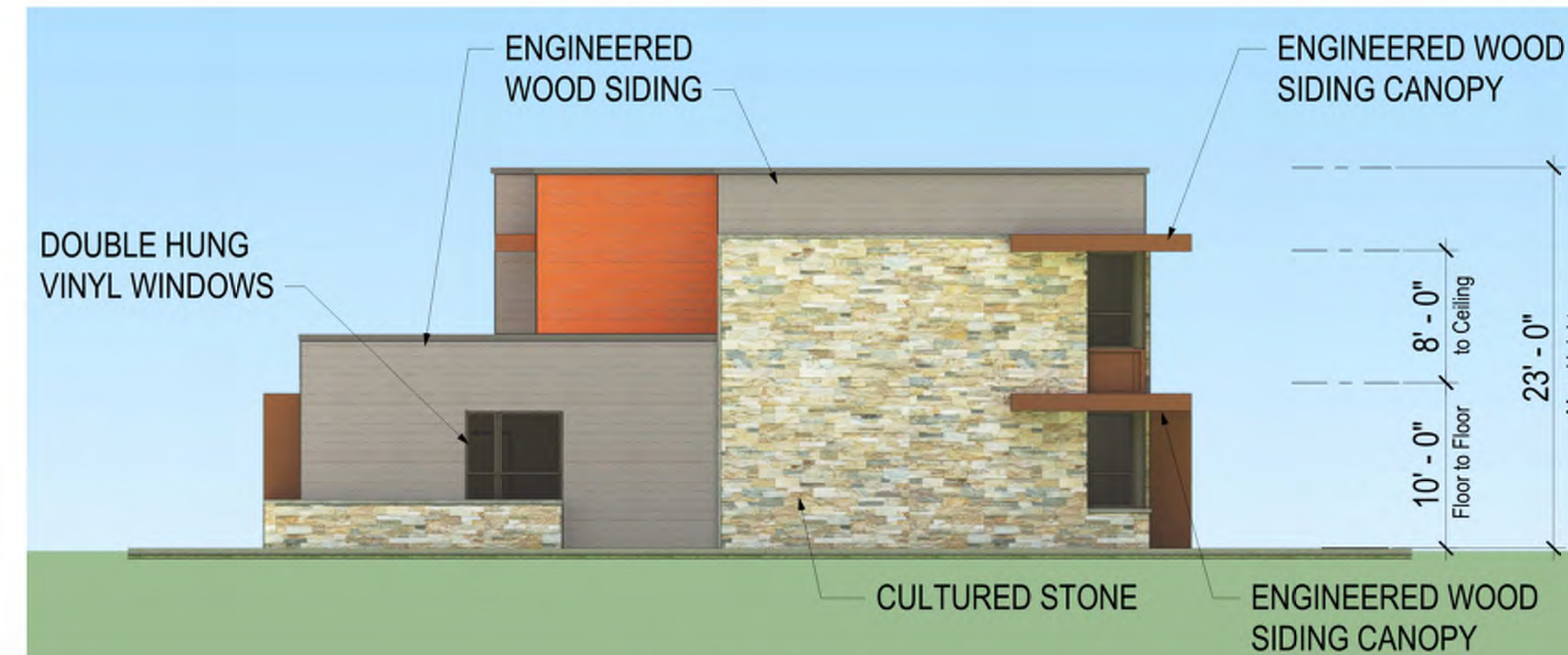
4 3 BEDROOM UNIT W/GARAGE FIRST FLOOR PLAN
1/8" = 1'-0"



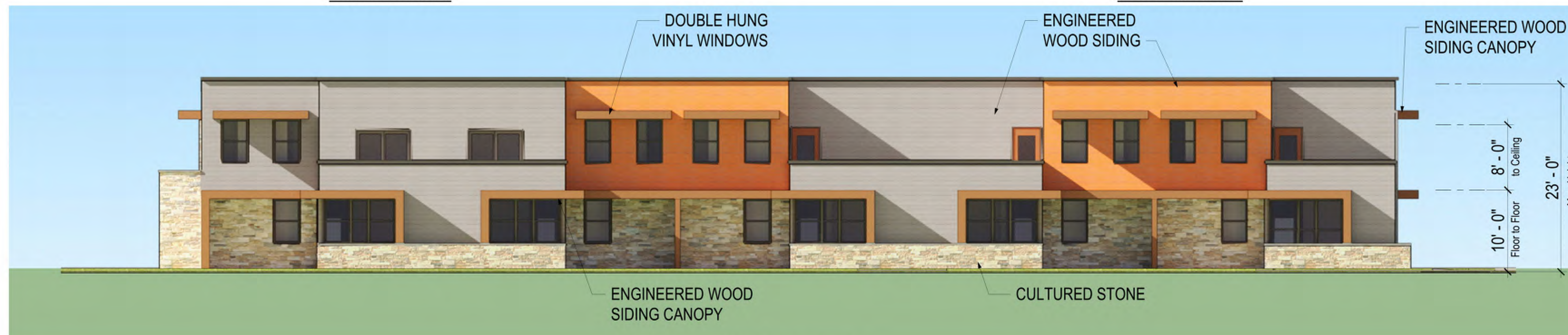
1 TOWNHOUSE FIRST FLOOR PLAN
1/16" = 1'-0"



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



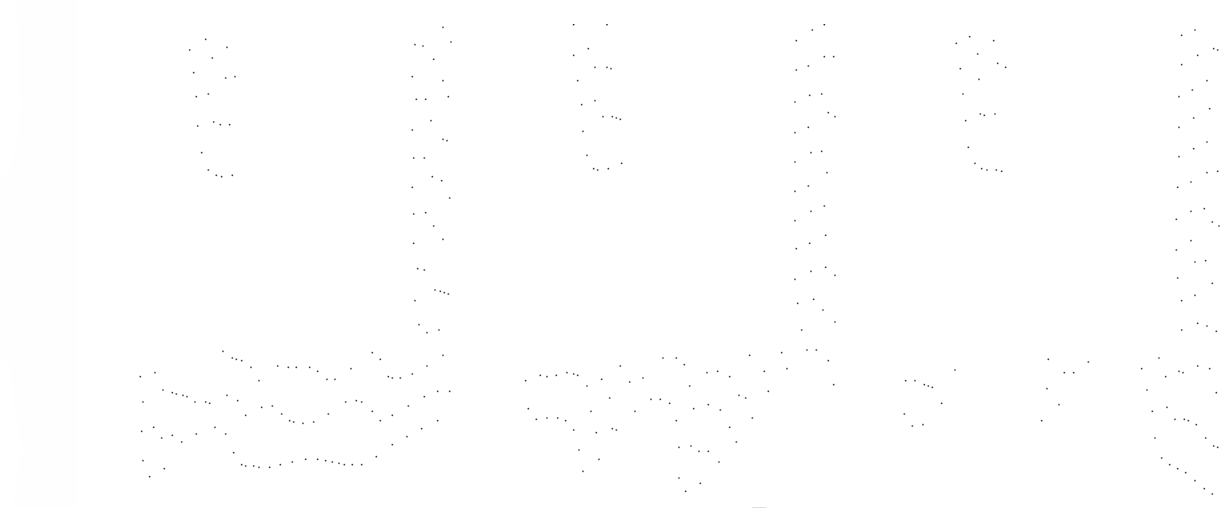
SOUTH ELEVATION



VIEW TO SOUTH WEST - TOWNHOMES



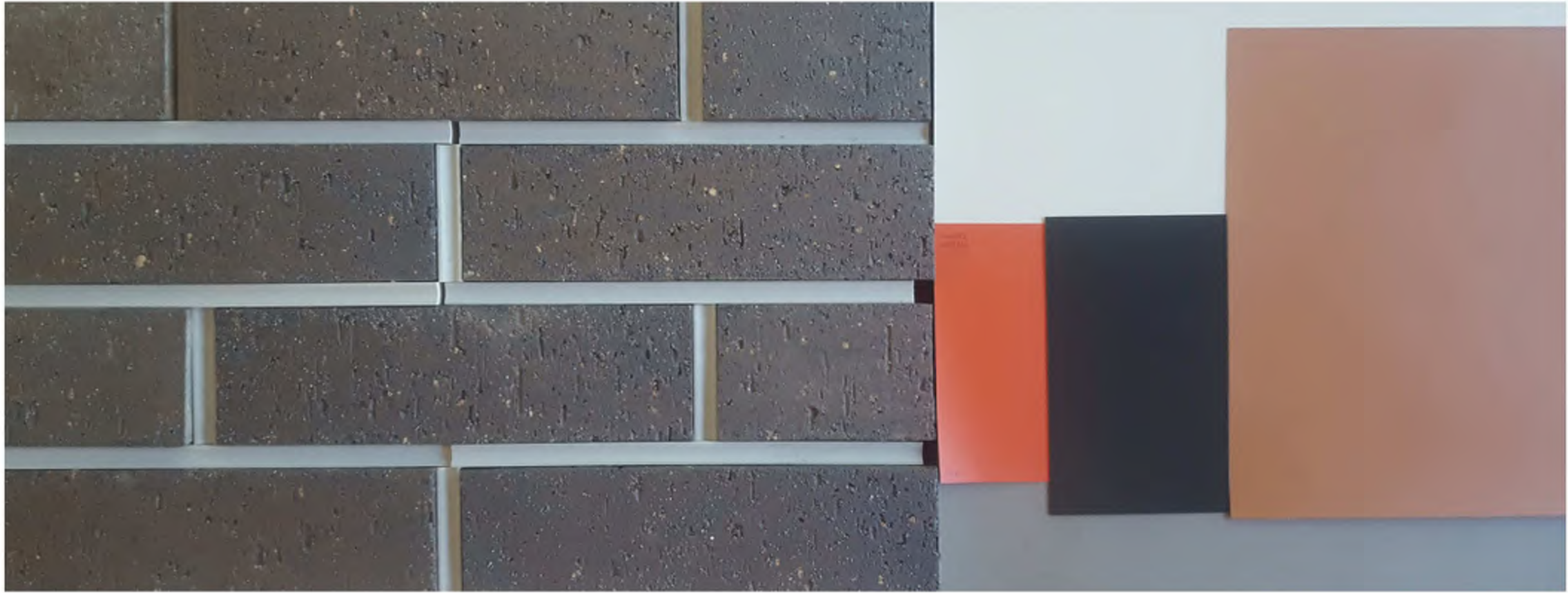
VIEW TO NORTH WEST - TOWNHOMES



A1.5.3

ACE APARTMENTS - MIXED USE

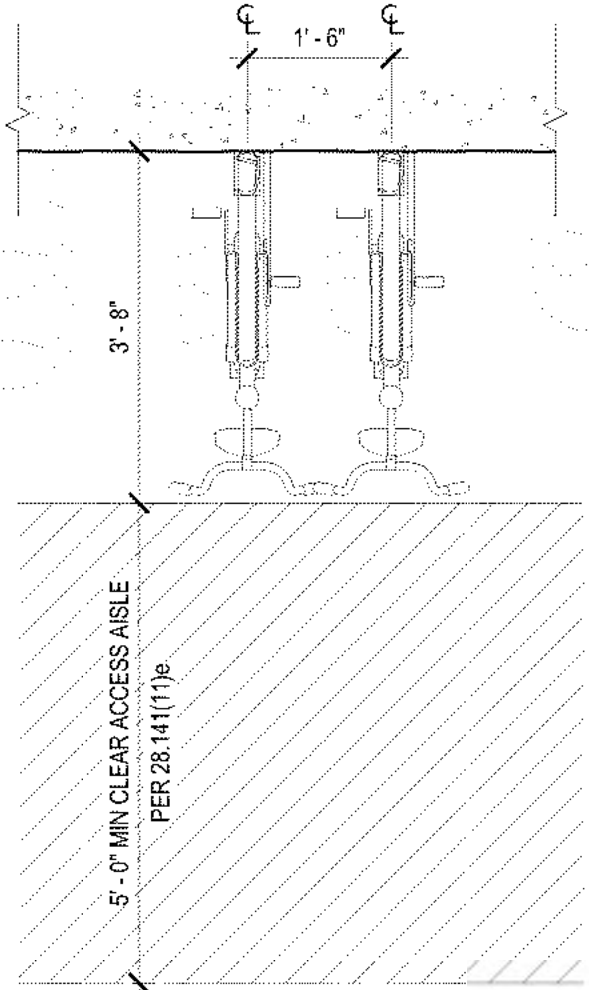
4602 COTTAGE GROVE ROAD, MADISON, WI



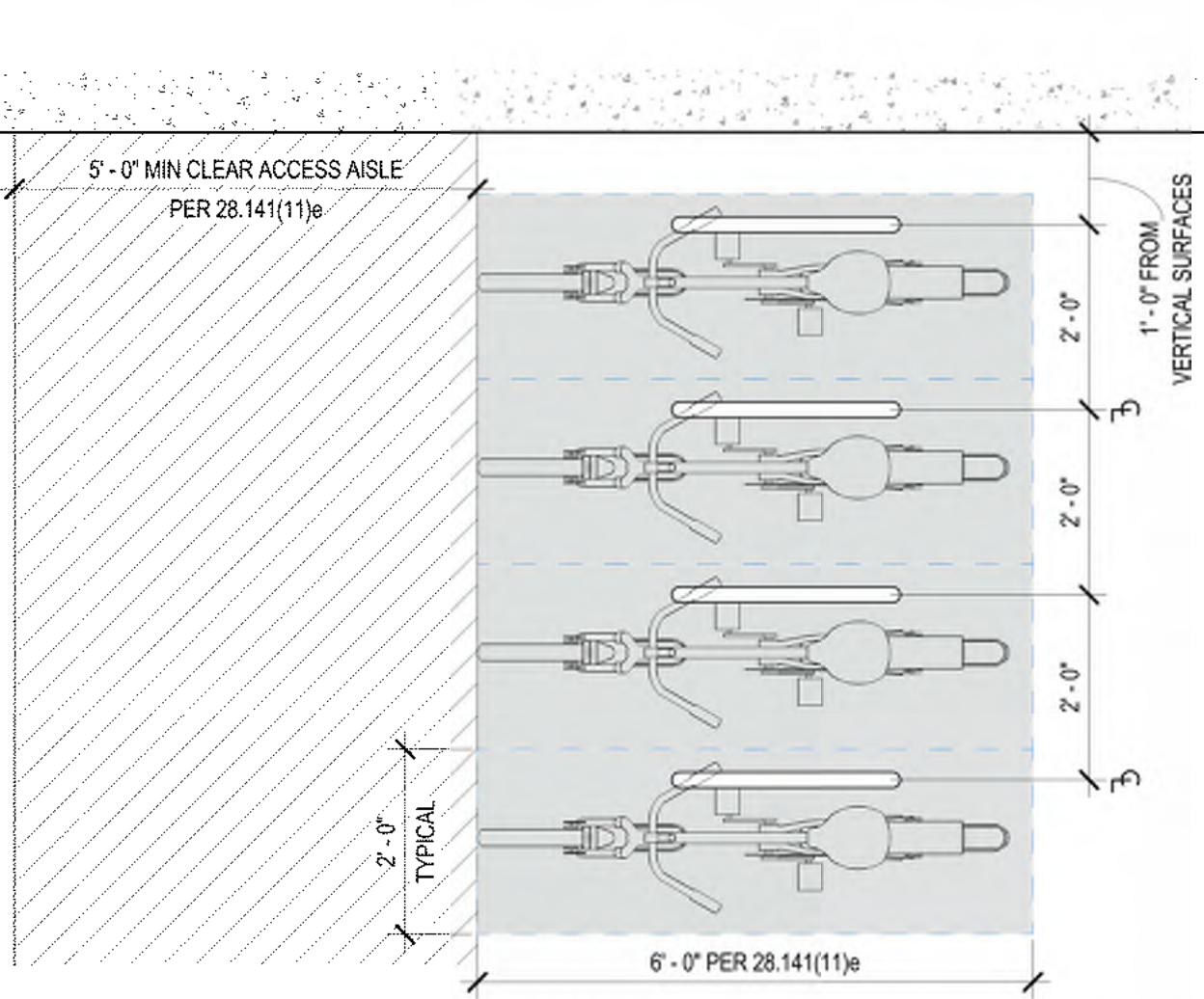
4 STORY BUILDING COLOR PALLETTE



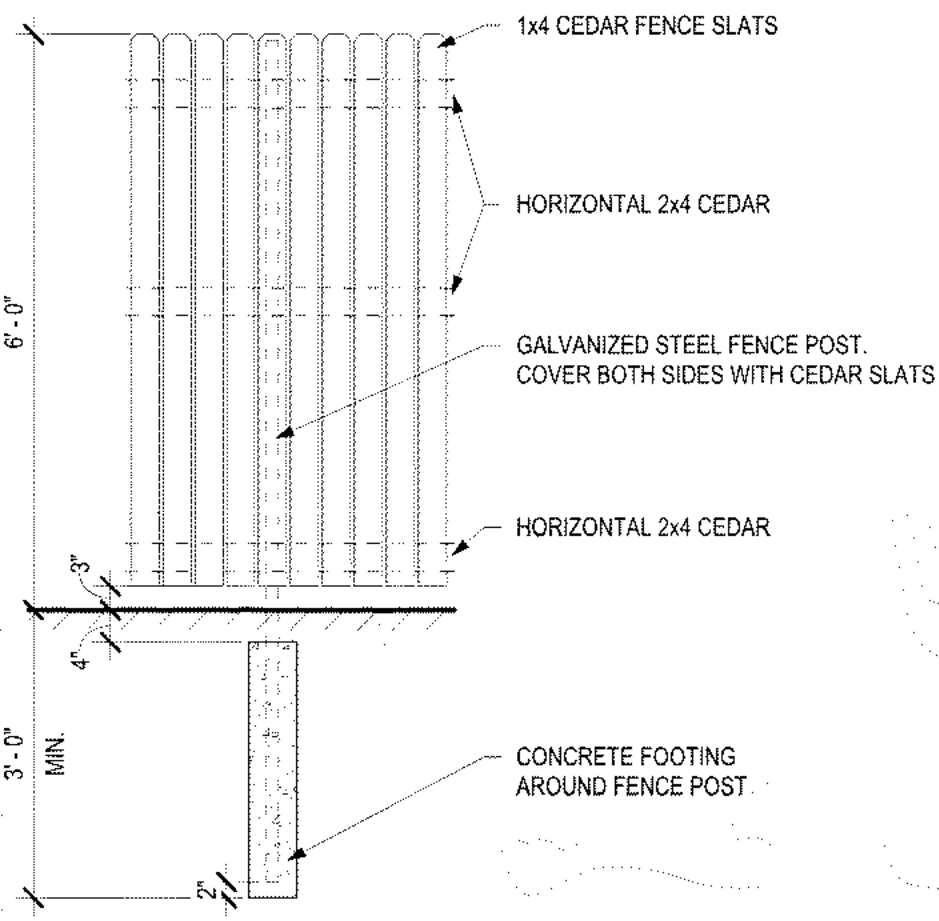
TOWNHOUSE COLOR PALLETTE



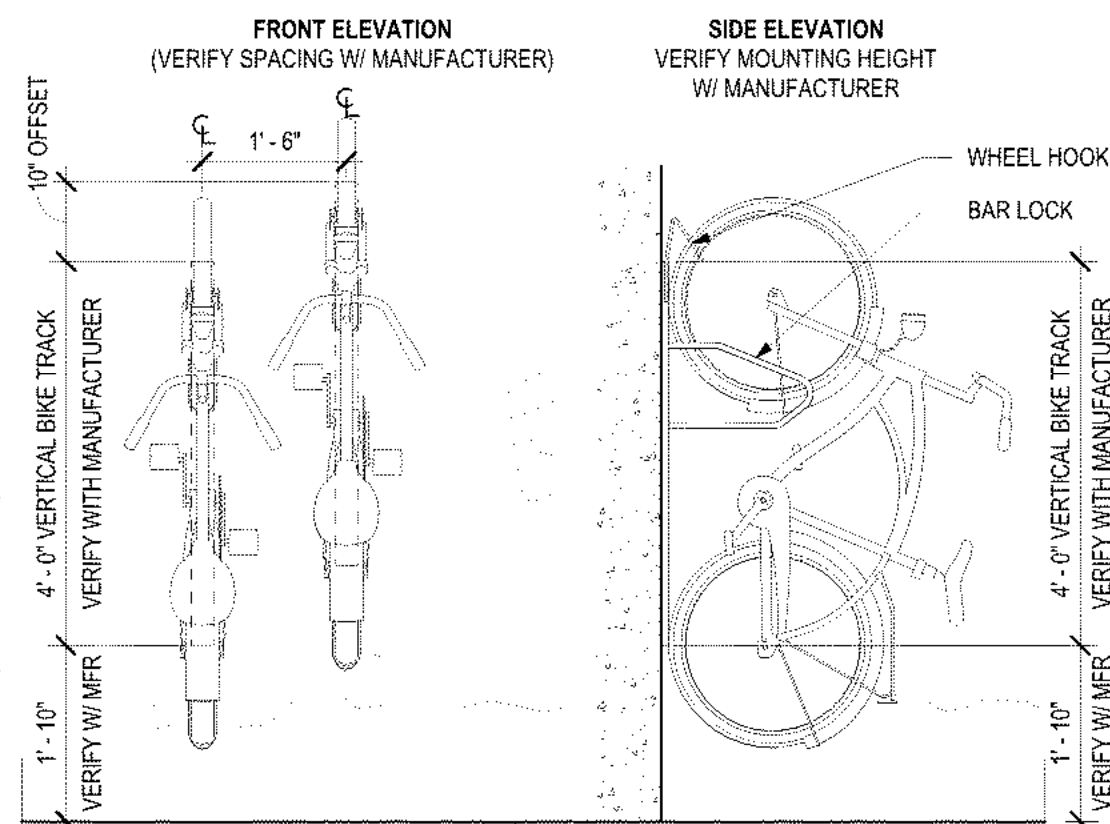
4 VERTICAL SURFACE MOUNTED BICYCLE PARKING PLAN
1/2" = 1'-0"



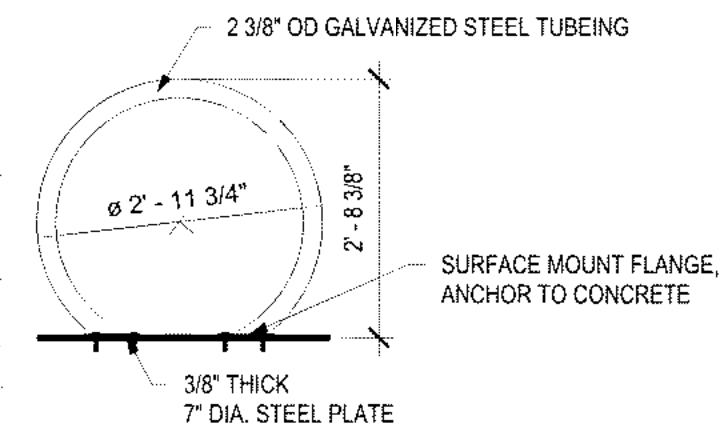
2 HORIZONTAL SURFACE MOUNTED BICYCLE PARKING
1/2" = 1'-0"



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"