



Department of Planning & Community & Economic Development  
Planning/Building Inspection/Economic Development/Community Development

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

**REVIEW REQUEST FOR:**

- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ LOT DIVISION/CSM
- ☒ CONDITIONAL USE
- ☒ DEMOLITION
- ☒ REZONING
- ☐ INCLUSIONARY ZONING
- ☐ OTHER

2901 University Avenue  
Demolish liquor store & 3 apt. buildings to construct 5-story mixed-use building w/10,600 S.F. commercial space & 39 apts., and a 2-story 8-unit townhouse building in UDD No. 6 LNDUSE-2017-00119  
Flad Development/Randy Bruce, Knothe & Bruce Architects, LLC

**PLANNING DIVISION CONTACT:** Tim Parks

**RETURN COMMENTS BY:** December 29 2017

**PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:**

Applicant E-mail: rbruce@knothebruce.com

Fax:

Date Submitted: November 20 2017

Plan Commission: January 22 2018

Date Circulated: November 30 2017

Common Council: February 06 2018

**CIRCULATED TO:**

- ☐ ZONING
- ☐ FIRE DEPARTMENT
- ☐ TRAFFIC ENG
- ☐ PARKS DIVISION
- ☐ CITY ENG.
- ☐ CITY ENG.-MAPPING & ENV.
- ☐ WATER UTILITY
- ☐ REAL ESTATE

- ☐ DISABILITY RIGHTS
- ☐ POLICE DEPT.
- ☐ CITY ASSESSOR
- ☐ MADISON METRO
- ☐ PUBLIC HEALTH
- ☐ SCHOOL DISTRICT

- ☐ ALD. \_\_\_\_\_ DIST. \_\_\_\_\_
- ☐ MADISON GAS & ELECTRIC
- ☐ ALLIANT ENERGY
- ☐ A T & T
- ☐ T D S
- ☐ MT. VERNON TELE

☒ NEIGHBORHOOD ORGANIZATION

Rocky Bluff N.A.

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

**RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.**

**NO COMMENTS / YOUR COMMENTS:**

# LAND USE APPLICATION

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



## FOR OFFICE USE ONLY:

Paid 950 Receipt # 037589-0004  
Date received 11/20/17  
Received by MSJ  
Parcel # 070921202027  
Aldermanic district 5 BIDAR-SIEGERT  
Zoning district TR-UI ECC-T  
Special requirements UDO 6, ~~UD 6~~ WA #6  
Review required by \_\_\_\_\_  
☒ UDC ☒ PC  
☒ Common Council ☐ Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

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

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

### 1. Project Information

Address: 2901 University Avenue  
Title: The Quarry Shoppes & Apartments at Mid-Town

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

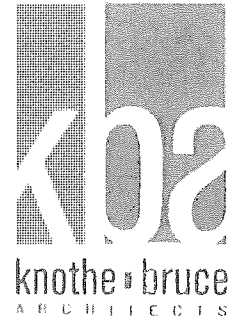
- ☒ Zoning Map Amendment (rezoning) from TR-UI to CC-T  
☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning  
☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)  
☐ Review of Alteration to Planned Development (PD) (by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

### 3. Applicant, Agent and Property Owner Information

**Applicant name** Flad Development Company \_\_\_\_\_  
**Street address** 3330 University Avenue City/State/Zip Madison, WI  
**Telephone** 608-833-8100 Email jflad@flad-development.com  
**Project contact person** Randy Bruce Company Knothe & Bruce Architects, LLC  
**Street address** 7601 University Ave. Suite 201 City/State/Zip Middleton, WI 53562  
**Telephone** (608)836-3690 Email \_\_\_\_\_  
**Property owner (if not applicant)** \_\_\_\_\_  
**Street address** \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
**Telephone** \_\_\_\_\_ Email \_\_\_\_\_

November 20, 2017

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
146 S. Hamilton Street  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent  
The Quarry Shoppes and Apartments at Midtown  
2901 University Avenue  
KBA Project # 1648

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Organizational structure:**

Owner:	Flad Development & Investment Co. 3330 University Ave. Madison, WI 608-833-8100 Contact: John Flad <a href="mailto:jflad@flad-development.com">jflad@flad-development.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Duane Johnson <a href="mailto:djohnson@knothebruce.com">djohnson@knothebruce.com</a>
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 (608) 826-0530 fax Contact: Joe Doyle <a href="mailto:dday@donofrio.cc">dday@donofrio.cc</a>	Landscape Design:	The Bruce Company 2830 Parmenter St. Middleton, WI 53562 (608) 836-7041 Contact: Rich Strohmenger <a href="mailto:rstrohmenger@brucecompany.com">rstrohmenger@brucecompany.com</a>

**Introduction:**

The site is composed of four parcels located at the southwest corner of University Avenue and Ridge Street. The parcel facing University Avenue is occupied by a 1-story retail business (Party Port Liquors) and is zoned CC-T. The three parcels facing Harvey Street are zoned TR-UI and contain four multifamily buildings with 21 total apartments. This application requests demolition of the existing structures and a rezoning from TR-UI to CC-T on the south portion of the site to allow for a mixed-use development.

A Certified Survey Map will be submitted in two weeks that will combine the underlying parcels into one lot. The CSM will also dedicate right-of-way or easements required for the public improvements to the surrounding streets.

### **Project Description:**

This proposed project is a mixed-use development consisting of approximately 10,600 square feet of retail space, 39 apartments and 8 townhomes. The project proposes two above grade buildings over one parking structure. A five-story mixed-use building with 10,600 square feet of retail space and 39 apartments will face along University Avenue. Opposite this building, facing Harvey Street is a two-story structure with 8 individual townhomes. Surface level parking for the commercial users is located between the two buildings with vehicular access off Ridge Street and contains 40 stalls. A below grade parking level with 67 cars for residential and limited commercial use is located beneath both buildings and the parking above.

The exterior architecture for the two buildings is coordinated and uses a combination of masonry, fiber-cement board siding and wood-tone panels and accents. The stone veneer is used as a reference to the quarry stone of the neighborhood and the earth colored siding and wood accents help integrate the buildings into the neighborhood. The Harvey Street frontage is activated with the series of individual front porches and entries to the townhomes creating a very traditional streetscape. The University Avenue frontage is activated with a gently curved plaza space that serves the commercial spaces and engages with the sidewalk and street.

### **Conformance with adopted plans**

The project has been designed to generally conform to the guidelines set in the Comprehensive Plan, UDD 6 and the Hoyt Park Joint Neighborhood Plan.

Based on the adopted plans the following guidelines apply to the site and have been incorporated into the design of the proposed project:

- Community mixed-use with commercial, restaurants, office and retail on the first floor.
- Residential or office on upper floors.
- Pedestrian-oriented, mixed-use design with building entries oriented toward the city sidewalks.
- Compact building design and structured parking.
- Residential densities up to 60 units/acre.
- Parking should be sited to the rear of University Avenue, with access from side streets.
- A maximum building height of 5 stories along University Avenue. Note that the neighborhood plan restricts the height to 5 stories. UDD No. 6 limits height to 6 stories and encourages development to the full limit.
- A maximum building height of 2 stories along Harvey Street that maintains the residential scale.
- 15' setback along University Avenue for pedestrian amenities and landscaping.
- Building step backs are recommended by the UDD 6 for the upper-levels above the third floor.
- Ground-floor retail should have 60% of street wall area devoted to transparent glazing.

### **Site Development Data:**

#### **Densities:**

Gross Lot Area	45,289 sf / 1.03 Acres
Land Dedications/Easements	3,373 sf (6' on University, 8.25' on Ridge, 5.25' Harvey)
Net Land Area	41,916 sf / .96 Acres
Dwelling Units	47 DU

Lot Area / D.U.	892 sf / unit
Density	49 units/acre
Gross Commercial Area	10,648 sf
Building Height	2 to 5 stories
Lot Coverage	34,362 S.F. = 82% (85% Max.)
Usable Open Space	9,888 sf (9,760 sf required)

Dwelling Unit Mix:

Efficiency	10
One Bedroom	10
One Bedroom + Den	13
Two Bedroom Apartments	6
Two Bedroom Townhomes	7
<u>Three Bedroom Townhomes</u>	<u>1</u>
Total Dwelling Units	47

Vehicle Parking:

Surface	40 stalls
<u>Underground</u>	<u>67 stalls</u>
Total	107 stalls

Bicycle Parking:

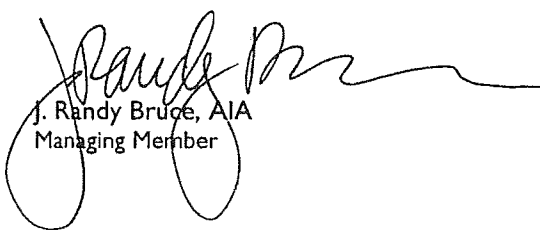
Surface	8 stalls
<u>Underground Garage STD. 2'x6'</u>	<u>51 stalls</u>
Total	59 stalls

**Project Schedule:**

It is anticipated that the construction on this site will May 2018 with a final completion date of July 2019.

Thank you for your time reviewing our proposal.

Sincerely,

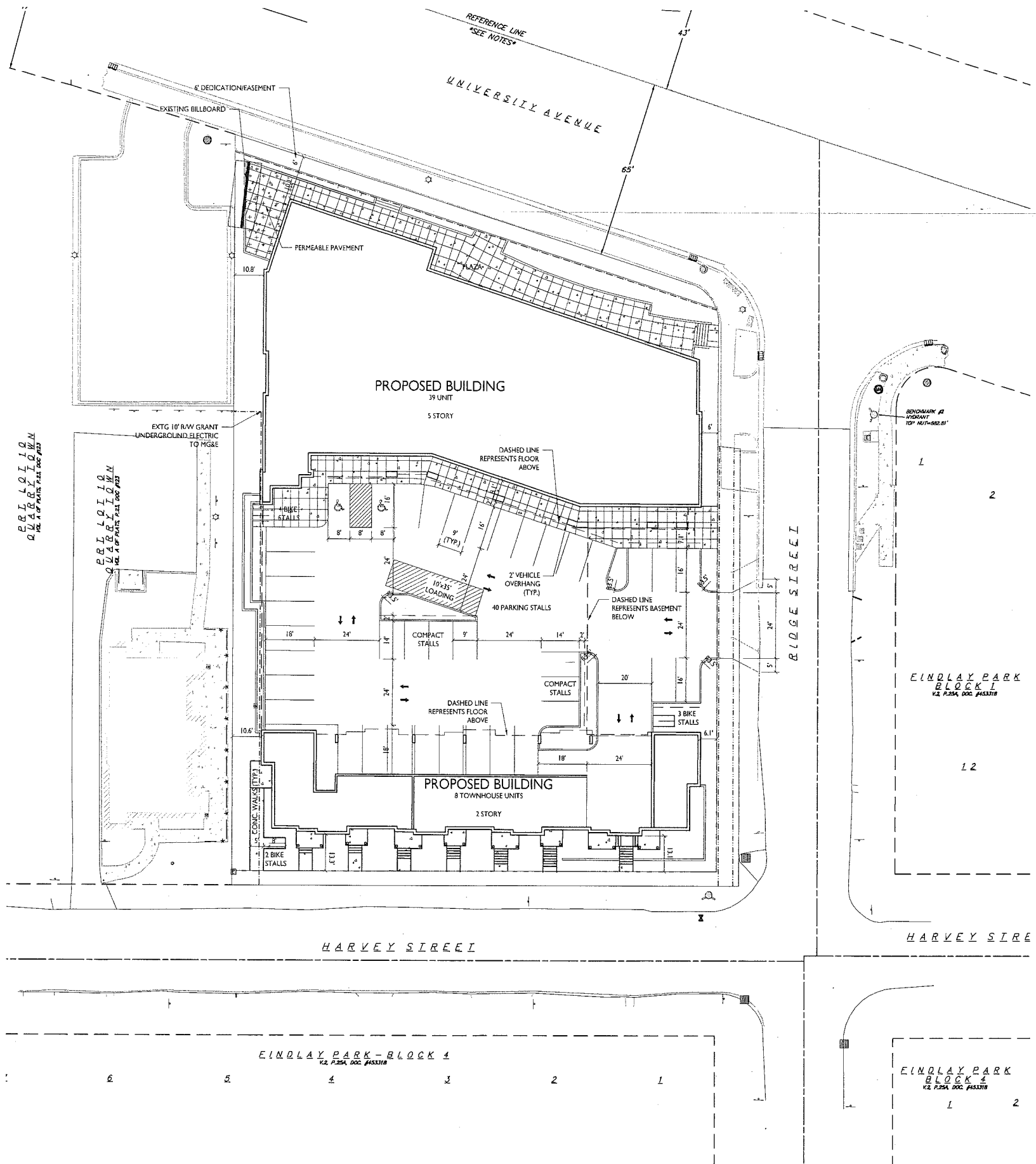


J. Randy Bruce, AIA  
Managing Member



Party Port  
Redevelopment  
2901 University Ave.



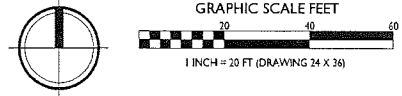


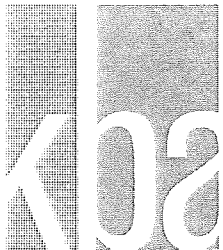
SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-2.0	EXISTING CONDITIONS
C-3.0	DEMOLITION PLAN
C-4.0	GRADING & EROSION CONTROL PLAN
C-5.0	UTILITY PLAN
L-1.1	LANDSCAPE PLAN
L-2.1	LANDSCAPE WORKSHEET
A-1.0a	PARTIAL BASEMENT PLAN
A-1.0b	PARTIAL BASEMENT PLAN
A-1.1a	PARTIAL FIRST FLOOR PLAN
A-1.1b	PARTIAL FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN - BUILDING A
A-1.3	THIRD FLOOR PLAN - BUILDING A
A-1.4	FOURTH FLOOR PLAN - BUILDING A
A-1.5	FIFTH FLOOR PLAN - BUILDING A
A-1.6	ROOF PLAN - BUILDING A
A-1.7	FIRST FLOOR PLAN - BUILDING B
A-1.8	SECOND FLOOR PLAN - BUILDING B
A-1.9	ROOF PLAN - BUILDING B
A-5.1	TYPICAL UNIT PLANS
A-2.1	ELEVATIONS - BUILDING A
A-2.2	ELEVATIONS - BUILDING A
A-2.3	ELEVATIONS - BUILDING A & B
A-2.4	ELEVATIONS - BUILDING A & B
A-2.5	ELEVATIONS - BUILDING B
A-2.6	ELEVATIONS - BUILDING B
A-2.7	PERSPECTIVE RENDERINGS

SITE DEVELOPMENT DATA	
DENSITIES	
GROSS LOT AREA	45,289 SF / 1.03 ACRES
LAND DEDICATIONS/EASEMENTS	3,373 SF (6' ON UNIVERSITY, 8.25' ON RIDGE, 5.25' HARVEY)
NET LAND AREA	41,916 SF / .96 ACRES
DWELLING UNITS	47 DU
LOT AREA / D.U.	891 SF / UNIT
DENSITY	49 UNITS/ACRE
BUILDING HEIGHT	2-5 STORIES
LOT COVERAGE	34,362 S.F. = 82% (85% MAX.)
USABLE OPEN SPACE	9,888 S.F. ( 9,760 S.F. REQ'D)
DWELLING UNIT MIX:	
EFFICIENCY	10
ONE BEDROOM	10
ONE BEDROOM + DEN	13
TWO BEDROOM	13
THREE BEDROOM	1
TOTAL DWELLING UNITS	47
VEHICLE PARKING:	
SURFACE	40 STALLS
UNDERGROUND	67 STALLS
TOTAL	107 STALLS
BICYCLE PARKING:	
SURFACE	8 STALLS
UNDERGROUND GARAGE STD. 2'X6'	51 STALLS
TOTAL	59 STALLS

- GENERAL NOTES:
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
  - ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
  - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (264-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

1 SITE PLAN  
C-1.1 1" = 20'-0"





knothe bruce  
ARCHITECTS

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

ISSUED  
Issued for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE  
The Quarry

SHEET TITLE  
Site Lighting Plan

SHEET NUMBER

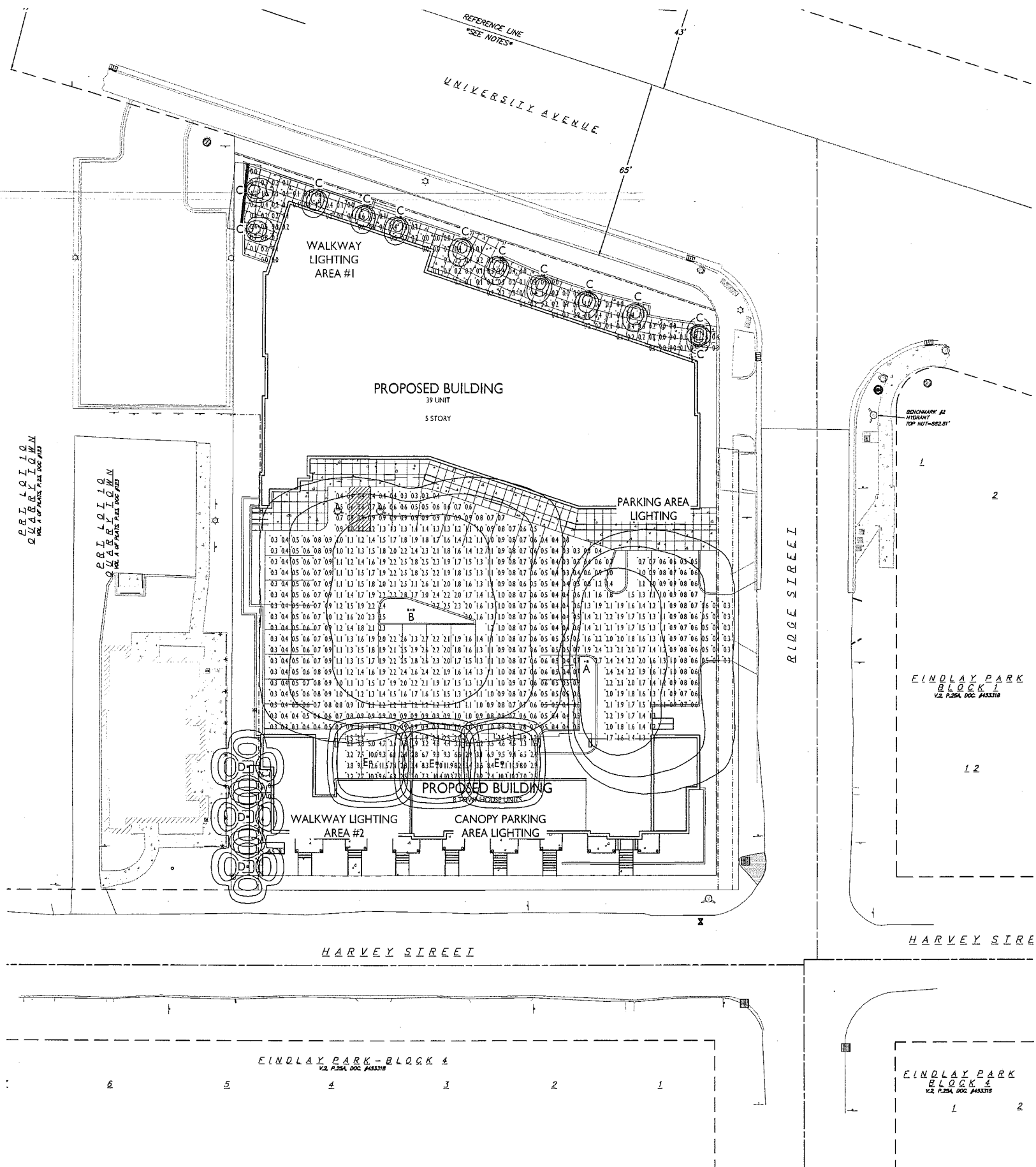
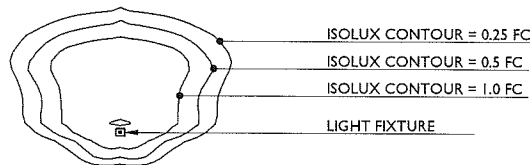
C-1.2

PROJECT NO. 1648  
© Knothe & Bruce Architects, LLC

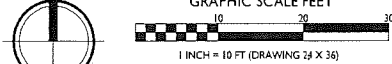
STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	1.1 fc	3.7 fc	0.3 fc	12.3:1	3.7:1
Canopy Parking Area Lighting	+	6.1 fc	12.6 fc	1.6 fc	7.9:1	3.8:1
Walkway Lighting Area #1	+	0.3 fc	2.6 fc	0.0 fc	N/A	N/A
Walkway Lighting Area #2	+	0.8 fc	1.5 fc	0.3 fc	5.0:1	2.7:1

LUMINAIRE SCHEDULE					
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION
□	A	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-01-LED-EI-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LED'S EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS
□	B	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-01-LED-EI-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LED'S EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS
○	C	12	EATON - LUMIERE (FORMER COOPER LIGHTING)	I235-RD-x-20T3	LUMIERE 5 INCH INCANDESCENT STEP LIGHT WITH CLEAR OPEN FACEPLATE, SAND BLASTED LENS, WITH REFLECTOR
□	D	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	BSL-XX-42-CFL-UNV	MCGRAW-EDISON BLACK SQUARE LOUVERED CFL BOLLARD, WITH PRISMATIC GLASS REFRACTOR
□	E	3	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	LRC-B16-7-LED-EI-WST	LRC CANOPY LUMINAIRE ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET

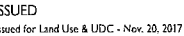
EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 SITE LIGHTING PLAN  
C-1.2 1" = 20'-0"







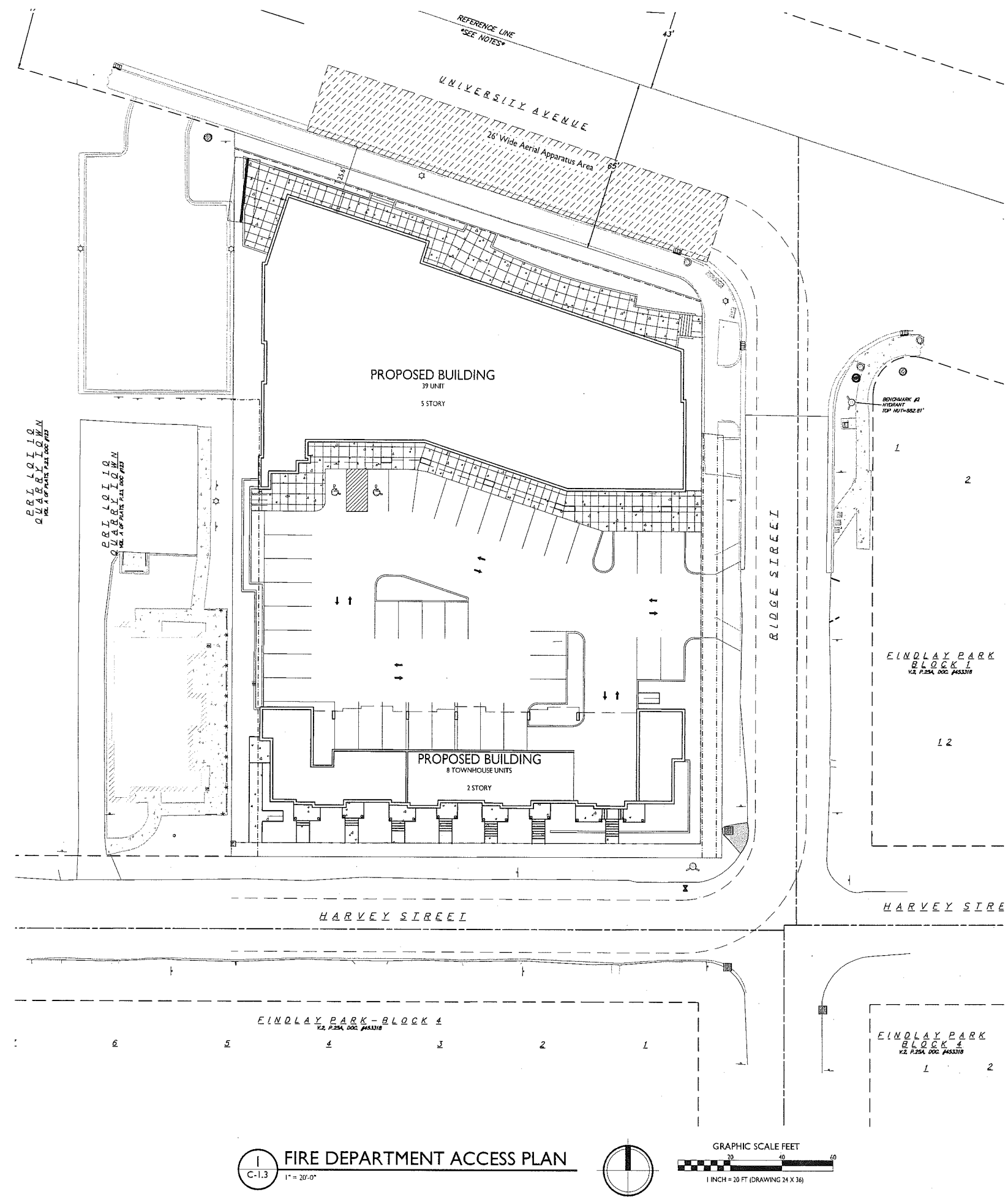
PROJECT TITLE  
The Quarry

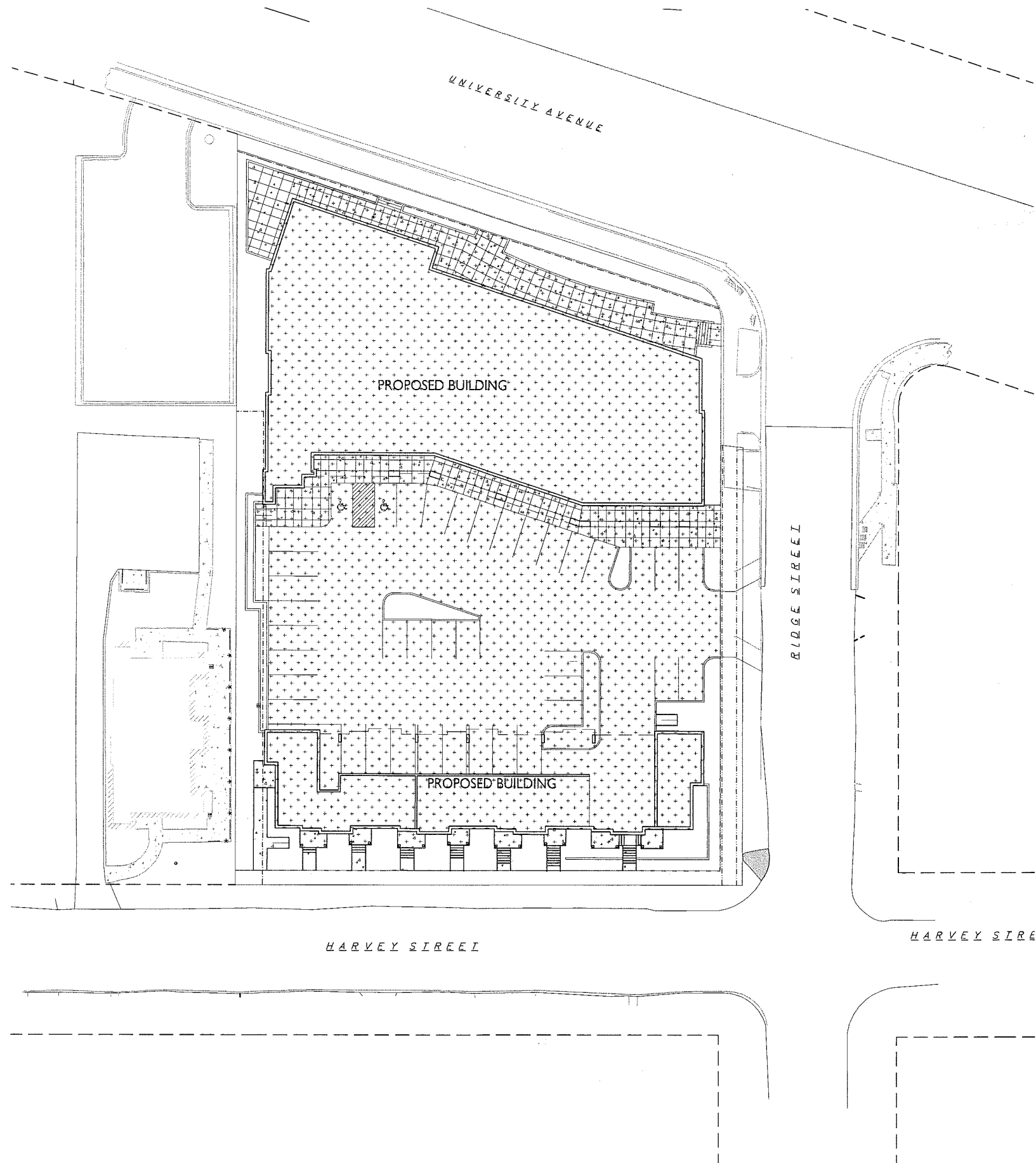
SHEET TITLE  
Fire Department  
Access Plan

SHEET NUMBER

C-1.3

PROJECT NO. 1648  
© Knothe & Bruce Architects, LLC





**LOT COVERAGE**  
 TOTAL NET LOT AREA = 41,916 SF  
 LOT COVERAGE = 34,362 SF (82%)

ISSUED  
 Issued for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE  
**The Quarry**

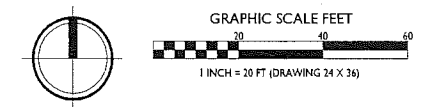
SHEET TITLE  
**Lot Coverage**

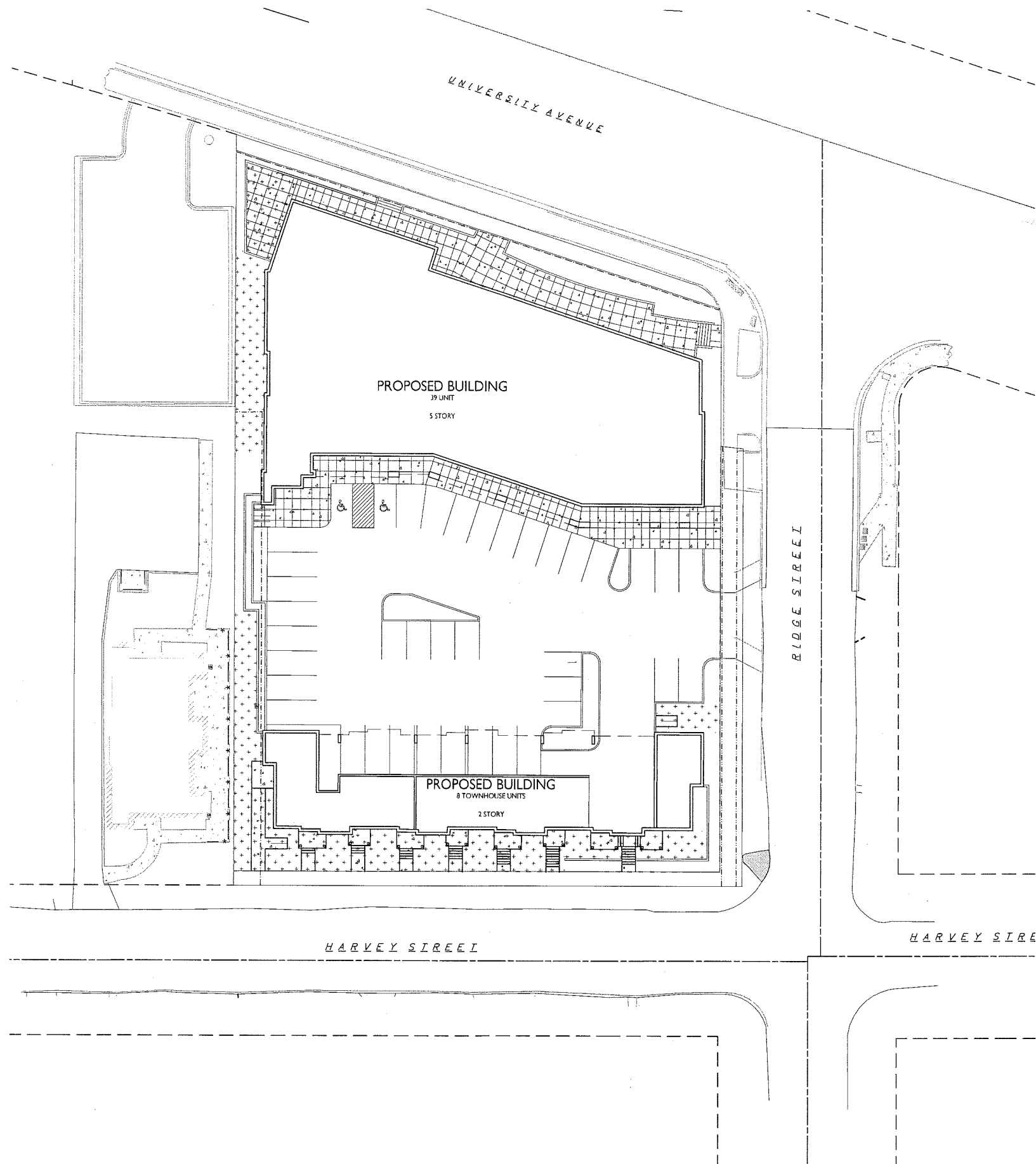
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**C-1.4**

PROJECT NO. **1648**  
 © Knothe & Bruce Architects, LLC

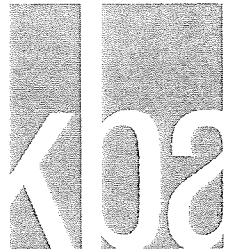
**Lot Coverage**  
 C-1.4 1" = 20'-0"





#### USABLE OPEN SPACE

GROUND SPACE = 4,122 SF  
DECKS & BALCONIES = 5,766 SF  
TOTAL OPEN SPACE = 9,888 SF (9,760 SF REQUIRED)



**knothe & bruce**  
ARCHITECTS

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

ISSUED  
Issued for Land Use & LDC - Nov. 20, 2017

PROJECT TITLE  
The Quarry

SHEET TITLE  
Usable Open  
Space

SHEET NUMBER

C-1.5

PROJECT NO. 1648

© Knothe & Bruce Architects, LLC



Usable Open Space

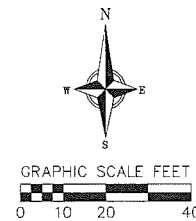
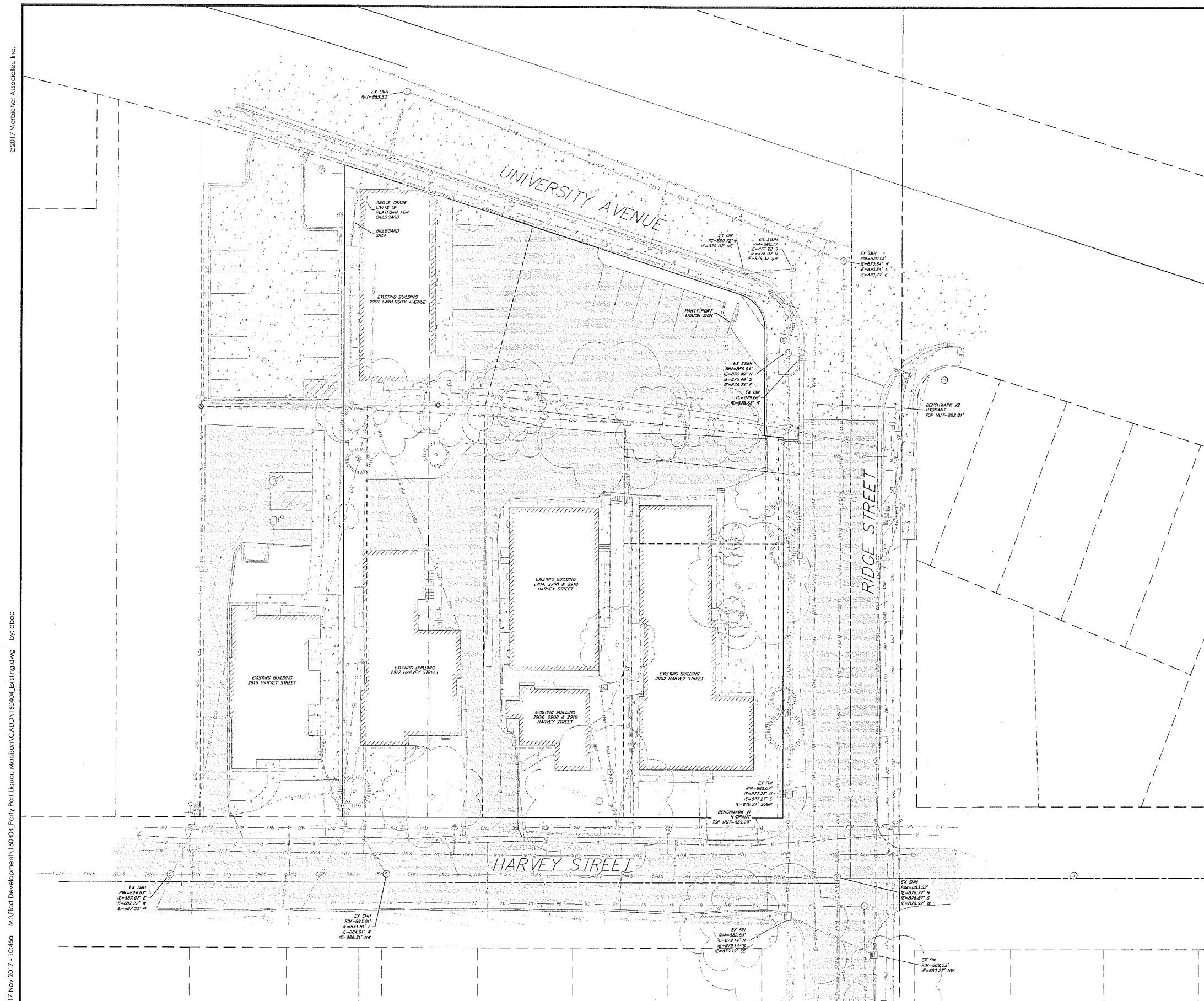
C-1.5 1" = 20'-0"


























GRAPHIC SCALE FEET



1 INCH = 20 FT (DRAWING 24 X 36)



TOPOGRAPHIC LINEWORK LEGEND

- |   |                                     |
|---|-------------------------------------|
|  | EXISTING UNDERGROUND CABLE TV       |
|  | EXISTING OVERHEAD CABLE TV          |
|  | EXISTING FIBER OPTIC LINE           |
|  | EXISTING OVERHEAD TELEPHONE LINE    |
|  | EXISTING UNDERGROUND TELEPHONE      |
|  | EXISTING RETAINING WALL             |
|  | EXISTING CHAIN LINK FENCE           |
|  | EXISTING GENERAL FENCE              |
|  | EXISTING WIRE FENCE                 |
|  | EXISTING WOOD FENCE                 |
|  | EXISTING GAS LINE                   |
|  | EXISTING UNDERGROUND ELECTRIC LINE  |
|  | EXISTING GUY LINE                   |
|  | EXISTING OVERHEAD ELECTRIC LINE     |
|  | EXISTING OVERHEAD GENERAL UTILITIES |
|  | EXISTING SANITARY FORCE MAIN        |
|  | EXISTING SANITARY SEWER LINE        |
|  | EXISTING STORM SEWER LINE           |
|  | EXISTING EDGE OF TREES              |
|  | EXISTING WATER MAIN                 |
|  | EXISTING WETLAND DELINEATION        |
|  | EXISTING MAJOR CONTOUR              |
|  | EXISTING MINOR CONTOUR              |

TOPOGRAPHIC SYMBOL LEGEND

- 1 EXISTING BOLLARD  
 2 EXISTING POST  
 3 EXISTING SIGN (TYPE NOTED)  
 4 EXISTING CURB INLET  
 5 EXISTING FIELD INLET  
 6 EXISTING STORM MANHOLE  
 7 EXISTING STORM MANHOLE RECTANGULAR  
 8 EXISTING SANITARY CLEANOUT  
 9 EXISTING SANITARY MANHOLE  
 10 EXISTING FIRE HYDRANT  
 11 EXISTING FIRE DEPARTMENT CONNECTION  
 12 EXISTING WATER MAIN VALVE  
 13 EXISTING CURB STOP  
 14 EXISTING WATER MANHOLE  
 15 EXISTING GAS VALVE  
 16 EXISTING GAS METER  
 17 EXISTING AIR CONDITIONING PEDESTAL  
 18 EXISTING DOWN GUY  
 19 EXISTING ELECTRIC MANHOLE  
 20 EXISTING ELECTRIC RECTANGULAR MANHOLE  
 21 EXISTING ELECTRIC PEDESTAL  
 22 EXISTING TRANSFORMER  
 23 EXISTING ELECTRIC METER  
 24 EXISTING LIGHT POLE  
 25 EXISTING GENERIC LIGHT  
 26 EXISTING UTILITY POLE  
 27 EXISTING TV MANHOLE  
 28 EXISTING TV RECTANGULAR MANHOLE  
 29 EXISTING TV PEDESTAL  
 30 EXISTING TELEPHONE MANHOLE  
 31 EXISTING TELEPHONE PEDESTAL  
 32 EXISTING UNIDENTIFIED MANHOLE  
 33 EXISTING UNIDENTIFIED UTILITY VAULT  
 34 EXISTING HANDICAP PARKING  
 35 EXISTING SHRUB  
 36 EXISTING CONIFEROUS TREE  
 37 EXISTING DECIDUOUS TREE

### Existing Conditions

The Quarry  
University Avenue  
Madison, Dane County, Wisconsin

[illegible]

SCALE  
AS SHOWN

DATE \_\_\_\_\_

DRAFTER
---------

CBOC
CHECKER

PROJECT NO.	
-------------	--

160404  
SHEET

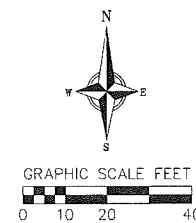
1 OF 4

DWG NO.


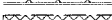






C-2.0

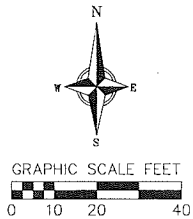
vierbicher  
planners | engineers | advisors














Phone: (800) 261-3898



### DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

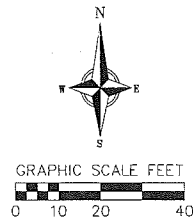


 EXISTING MAJOR CONTOURS  
 EXISTING MINOR CONTOURS  
 PROPOSED MAJOR CONTOURS  
 PROPOSED MINOR CONTOURS  
 DITCH CENTERLINE  
 SILT FENCE  
 DISTURBED LIMITS  
 DRAINAGE DIRECTION  
 PROPOSED SLOPE ARROWS  
 EXISTING SPOT ELEVATIONS  
 PROPOSED SPOT ELEVATIONS  
 INLET PROTECTION  
 TRACKING PAD

The Quarry  
University Avenue  
Madison, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	REMARKS	NO.
SCALE AS SHOWN			
DATE 11/17/2017			
DRAFTER CBOC			
CHECKED JZAM			
PROJECT NO. 160404			
SHEET 3 OF 4			
DWG. NO. C-4.0			





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Utility Plan

The Quarry  
University Avenue  
Madison, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

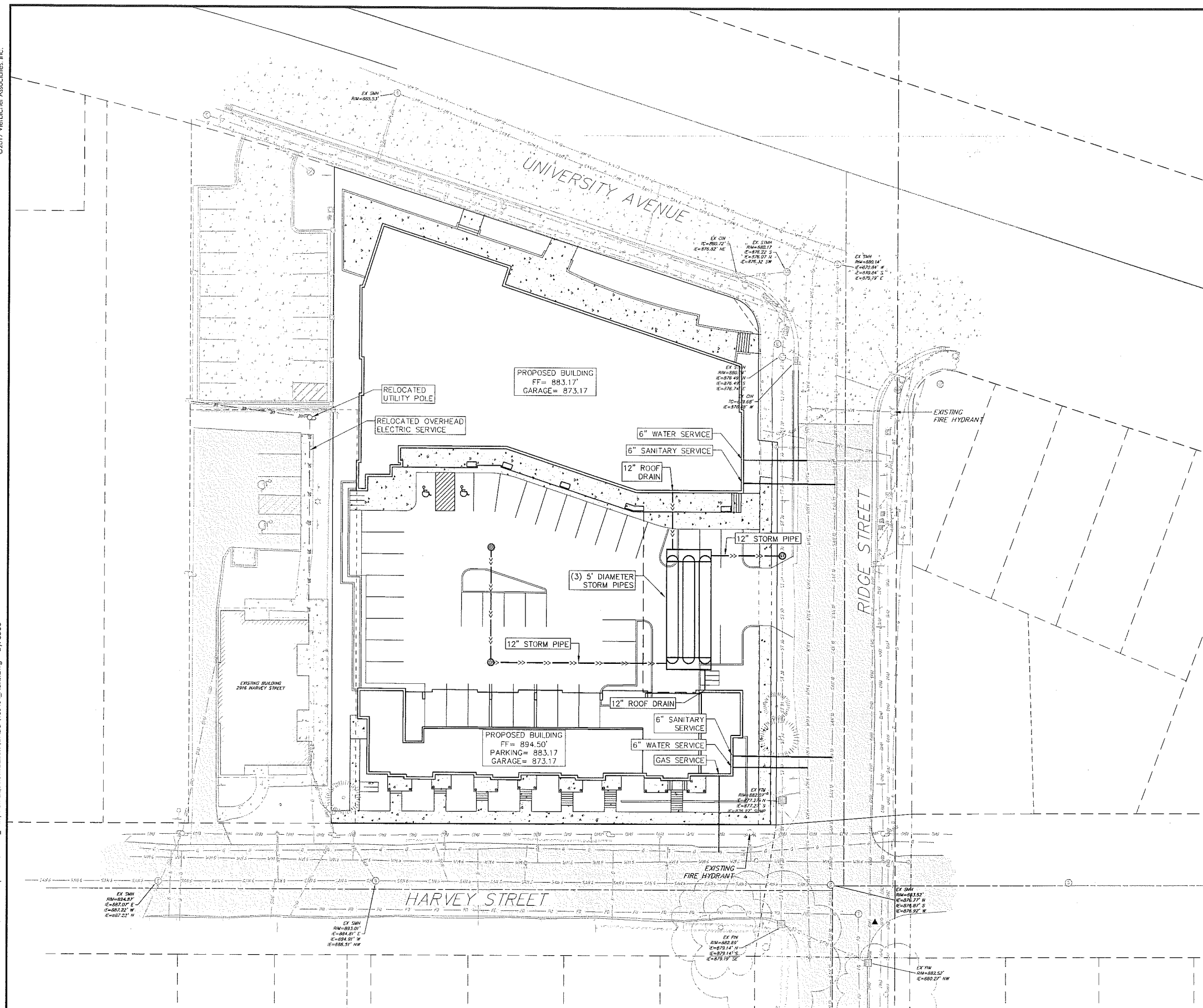
SCALE AS SHOWN
DATE 11/17/2017
DRAFTER CBOC
CHECKED JZAM
PROJECT NO. 160404
SHEET 4 OF 4
DWG. NO. C-5.0

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE





Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	7' B&B
2	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycole'	2 1/2" B&B
4	RJC	Red Jewel Crabapple	Malus 'jewelcole'	2" B&B
2	AHHB	Amer Hophornbeam	Ostrya Virginiana	2" B&B
5	RPO	Regal Prince English Oak	Quercus Robur 'long'	2 1/2" B&B

Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
10	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	6' B&B
1	BHS	Black Hills Spruce	Picea Glauca Var Densata	6' B&B
22	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
21	HA	Holmstrup Arborvitae	Thuja Occidentalis 'holmstrup'	5' B&B
5	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.

Perennial				
Quantity	Code	Name	Scientific Name	Planting Size
91	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
15	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
4	BI	Boston Ivy	Parthenocissus Tricus	#1 CONT.
8	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
103	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
9	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
5	CLV	Chicago Lustre Arwd Viburnum	Viburnum Dentatum 'synnestvedt'	4' B&B

### GENERAL NOTES

A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Aluminum Edging" to be Curv Rite Aluminum Edging or equivalent.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:

- 10% Palmer IV Perennial Ryegrass
- 20% Dragon Kentucky Bluegrass
- 20% Diva Kentucky Bluegrass
- 20% Foxy II Creeping Red Fescue
- 15% Vail II Perennial Ryegrass
- 15% Ginney Kentucky Bluegrass

F) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

j) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (609)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction-  
<http://www.cityofmadison.com/business/pw/documents/StdSpecs2013/Part1.pdf>.

j) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



SCALE: 1/16"=1'-0"

Zoning district is GDP/SIP

Total square footage of developed area .....26,657 SF

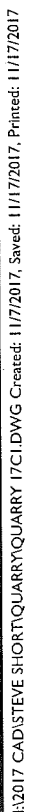
Total square footage of first 5 acres of developed area ÷ 300 square feet = .....89 Landscape Units

Total square footage of 0 additional acres of developed area ÷ 100 square feet = .....0 Landscape Units

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	9	315			TOTAL POINTS PROVIDED
Tall Evergreen Tree : 5-6 feet tall	35	1	35			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	8	120			
Upright Evergreen Shrub : 3-4 feet tall	10	31	310			
Shrub, deciduous : 3 gallon / 12"-24"	3	14	42			
Shrub, evergreen : 3 gallon / 12"-24"	4	27	108			
Ornamental grass/perennial : 1gallon / 8"-18"	2	221	442			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			1,372	+	NA	= 1,372

Street Frontage = 596 LF  
Canopy Trees Required: 1 per 30 LF Frontage = ..... 20  
Shrubs Required : 5 per 30 LF Frontage = ..... 100

Proposed Canopy Trees = 14 ....Due to site constraints we request alternative requirements as shown per plan  
Proposed Shrubs = 72 .....Due to site constraints we request alternative requirements as shown per plan



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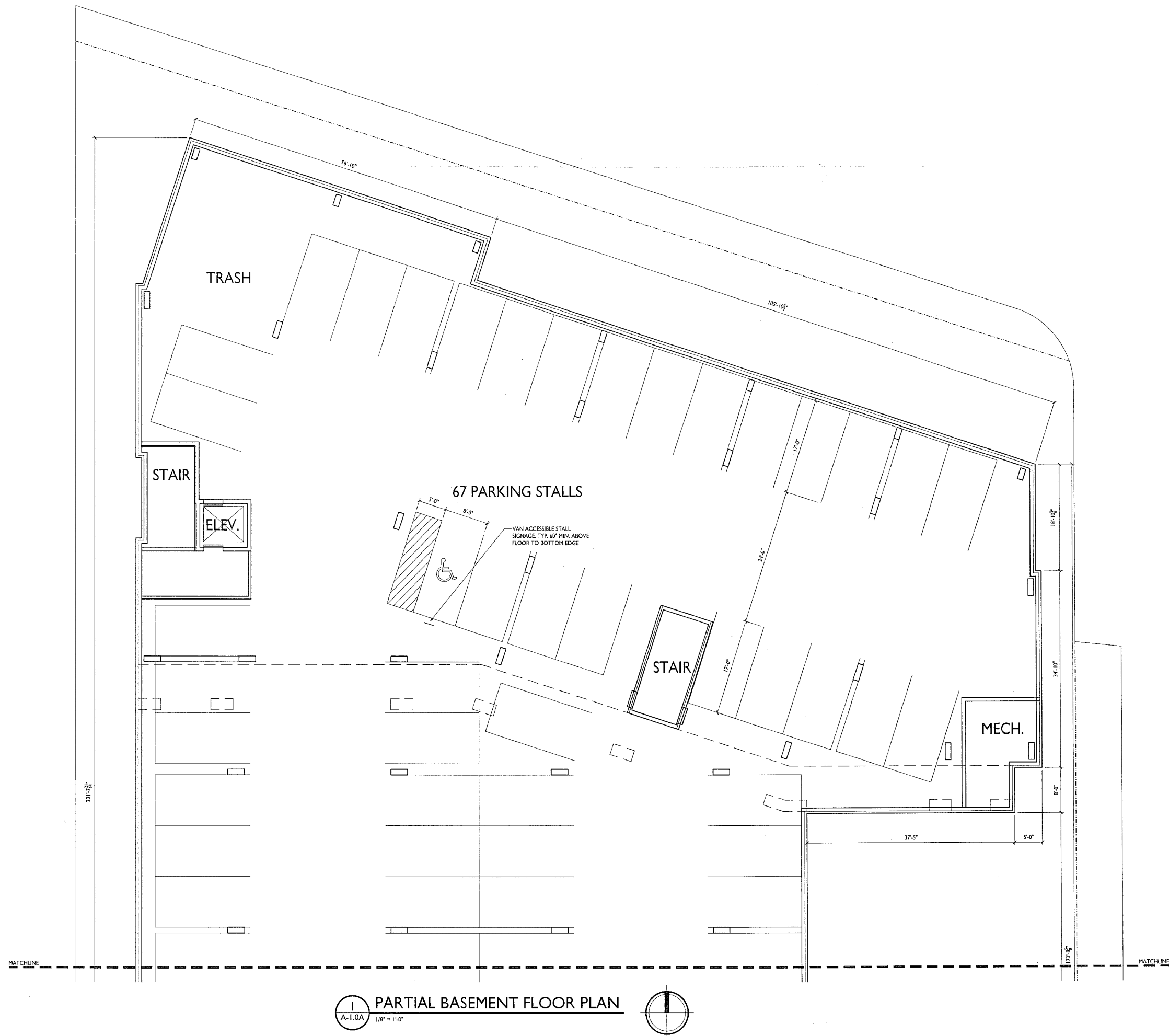
PROJECT TITLE  
The Quarry

SHEET TITLE  
Basement Floor  
Plan

SHEET NUMBER

**A-1.0A**

PROJECT NO. 1648  
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608.836.3690 Middleton, WI 53562

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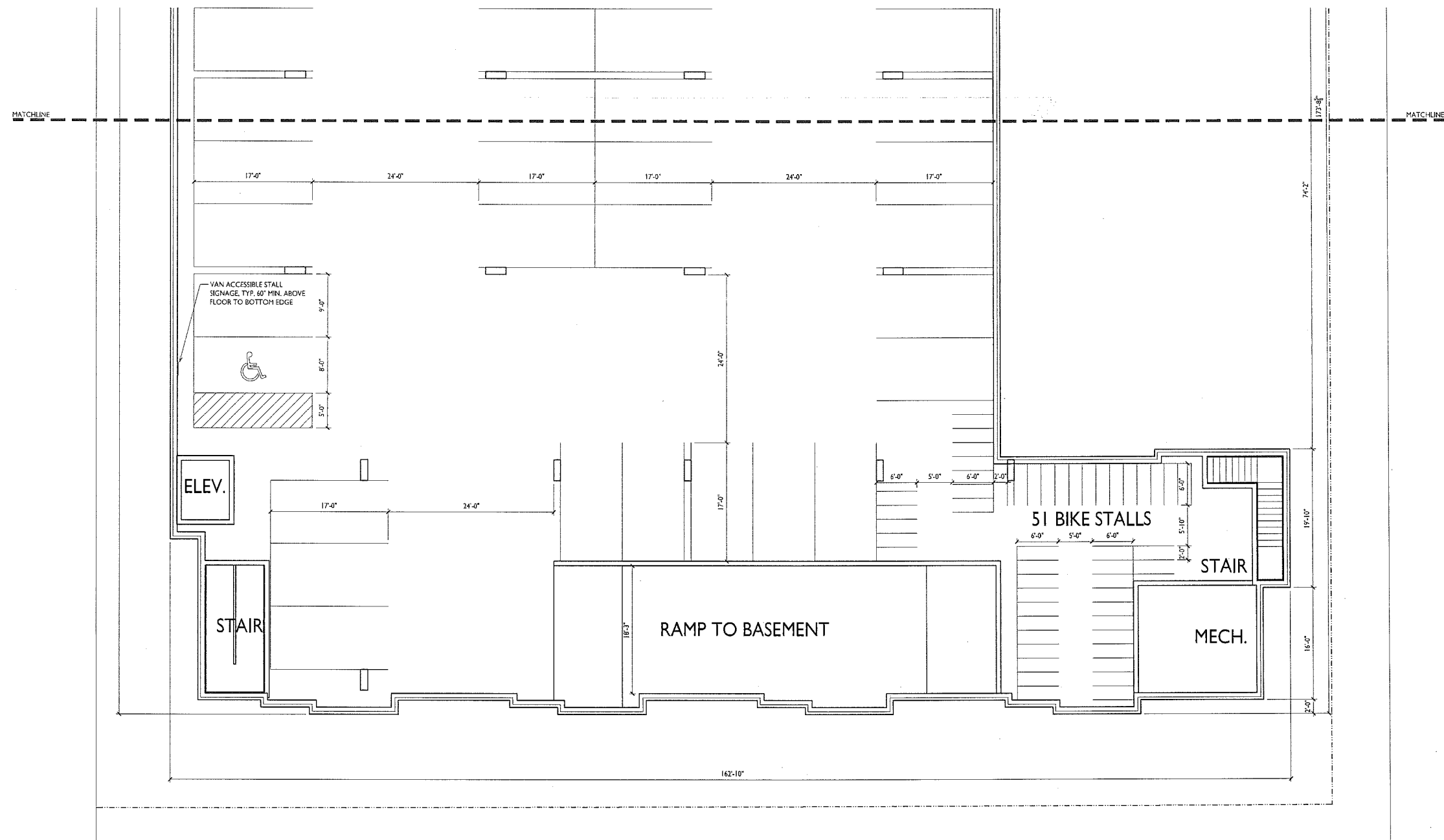
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The Quarry

SHEET TITLE  
Basement Floor  
Plan

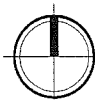
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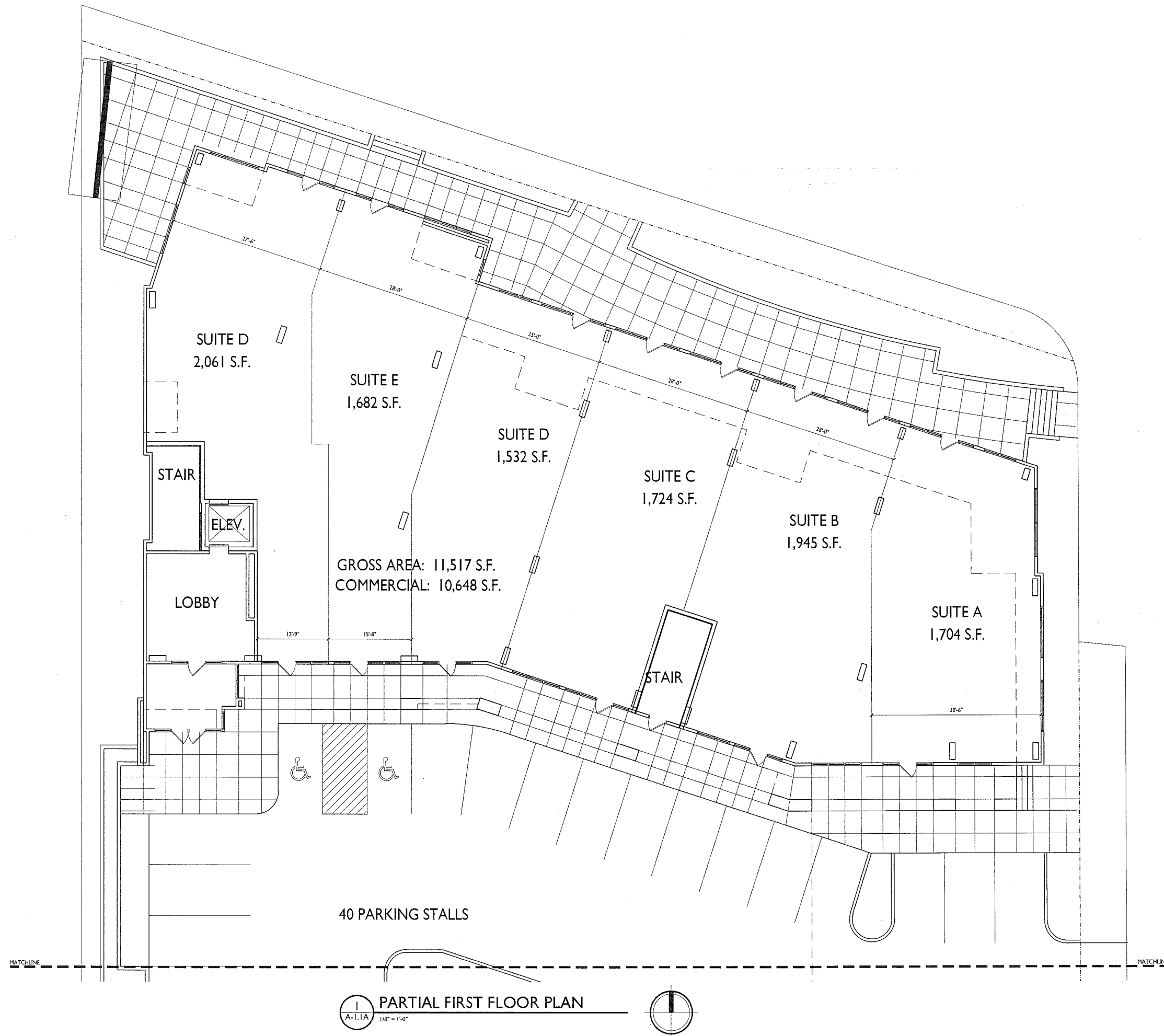
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PROJECT NO. **1648**  
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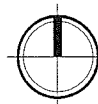
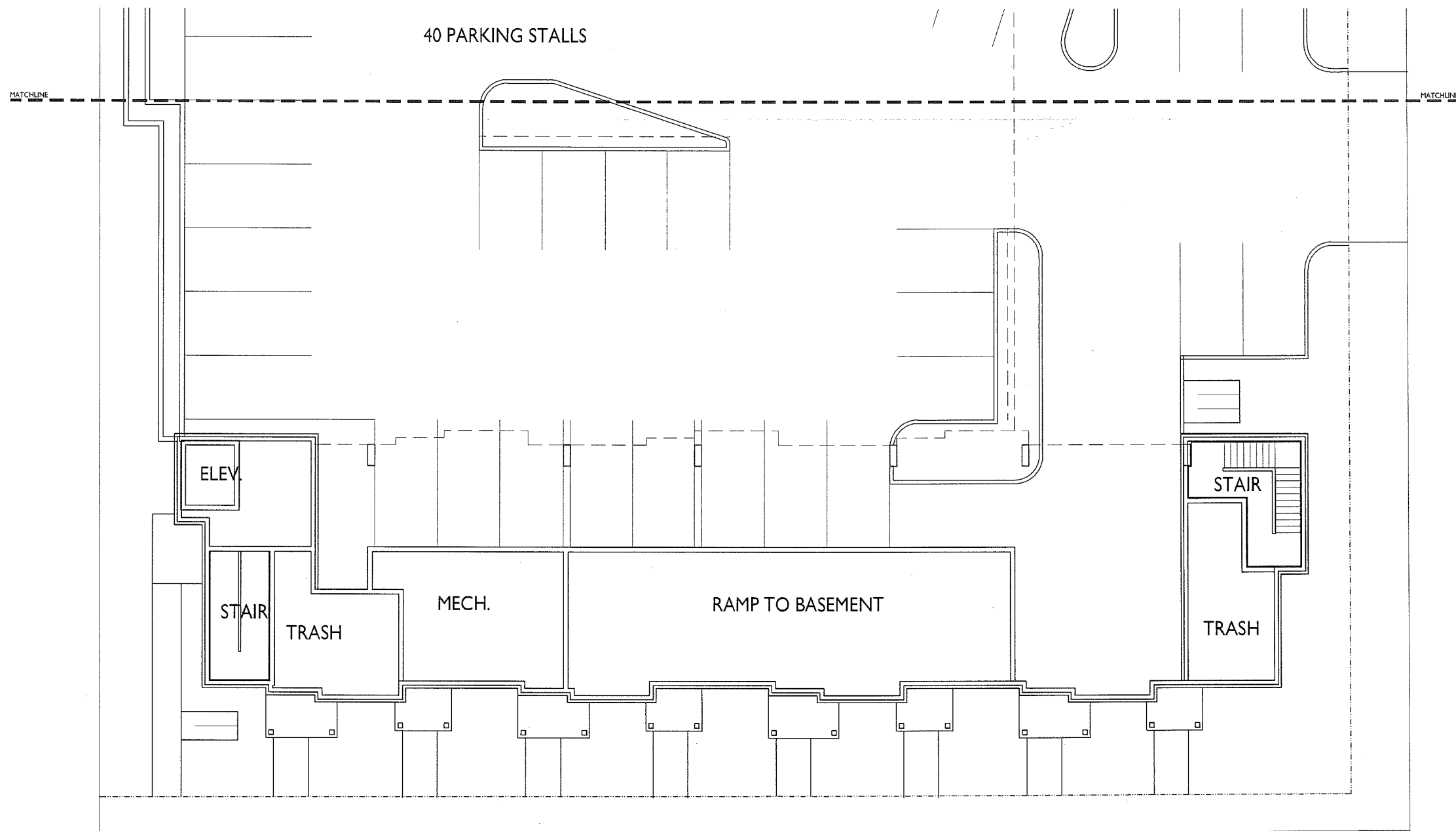


**PARTIAL BASEMENT FLOOR PLAN**









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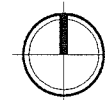
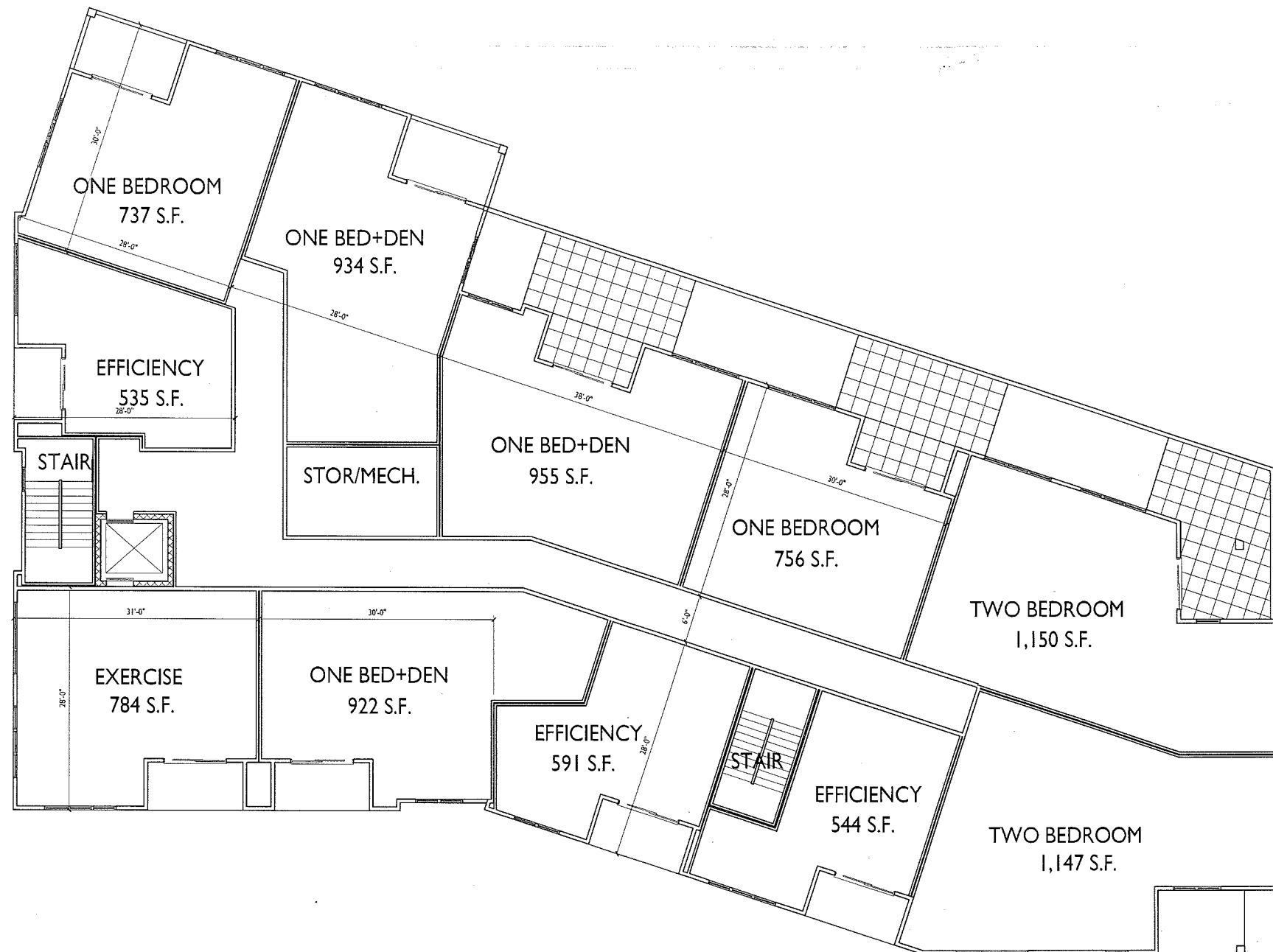
PROJECT TITLE  
The Quarry

SHEET TITLE  
Second Floor Plan  
Building A

SHEET NUMBER

**A-1.2**

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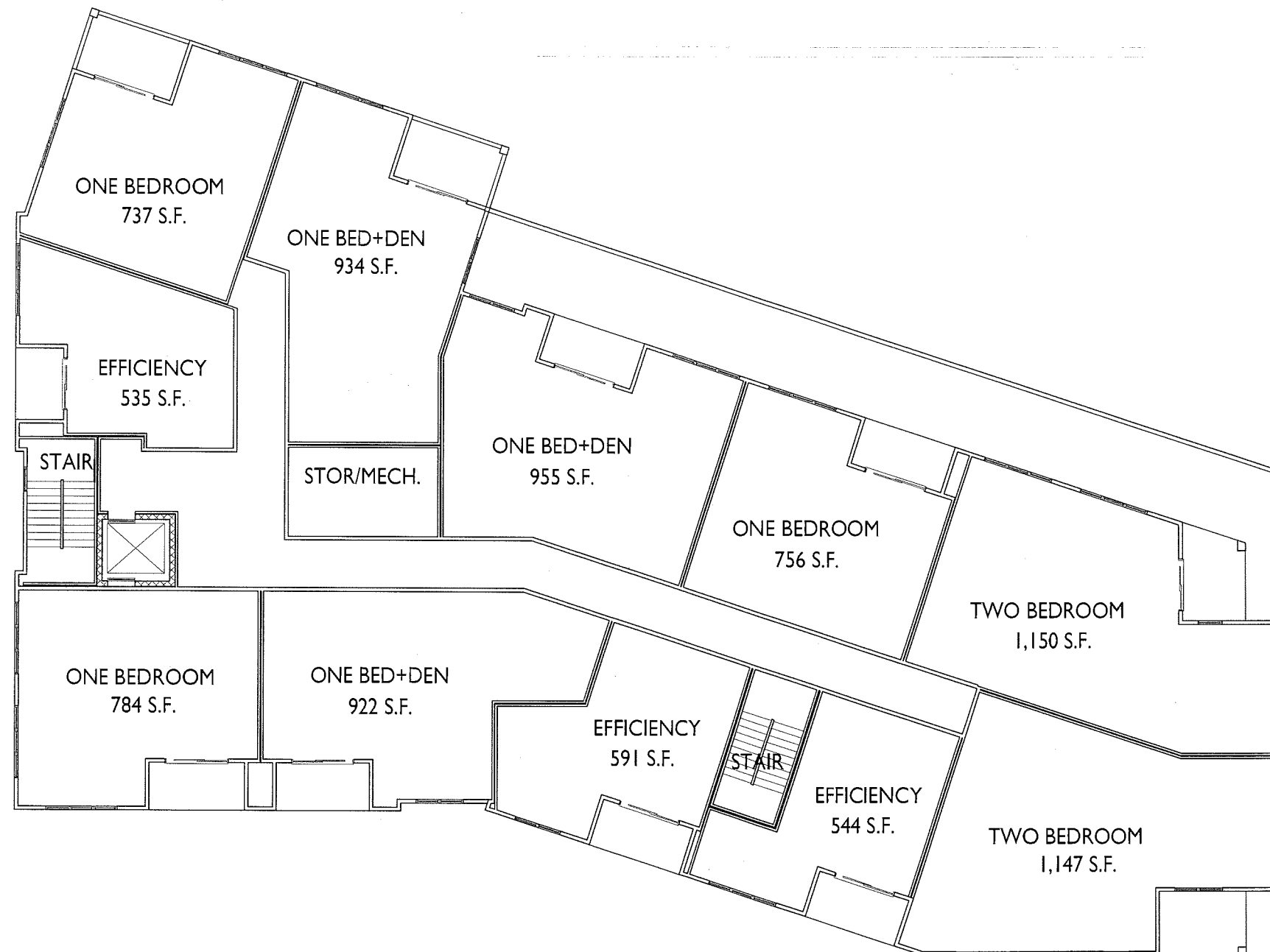
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The Quarry

SHEET TITLE  
Third Floor Plan  
Building A

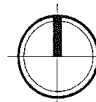
SHEET NUMBER

**A-1.3**

PROJECT NO. 1648  
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GROSS AREA: 10,800 S.F.  
NET AREA: 9,110 S.F.



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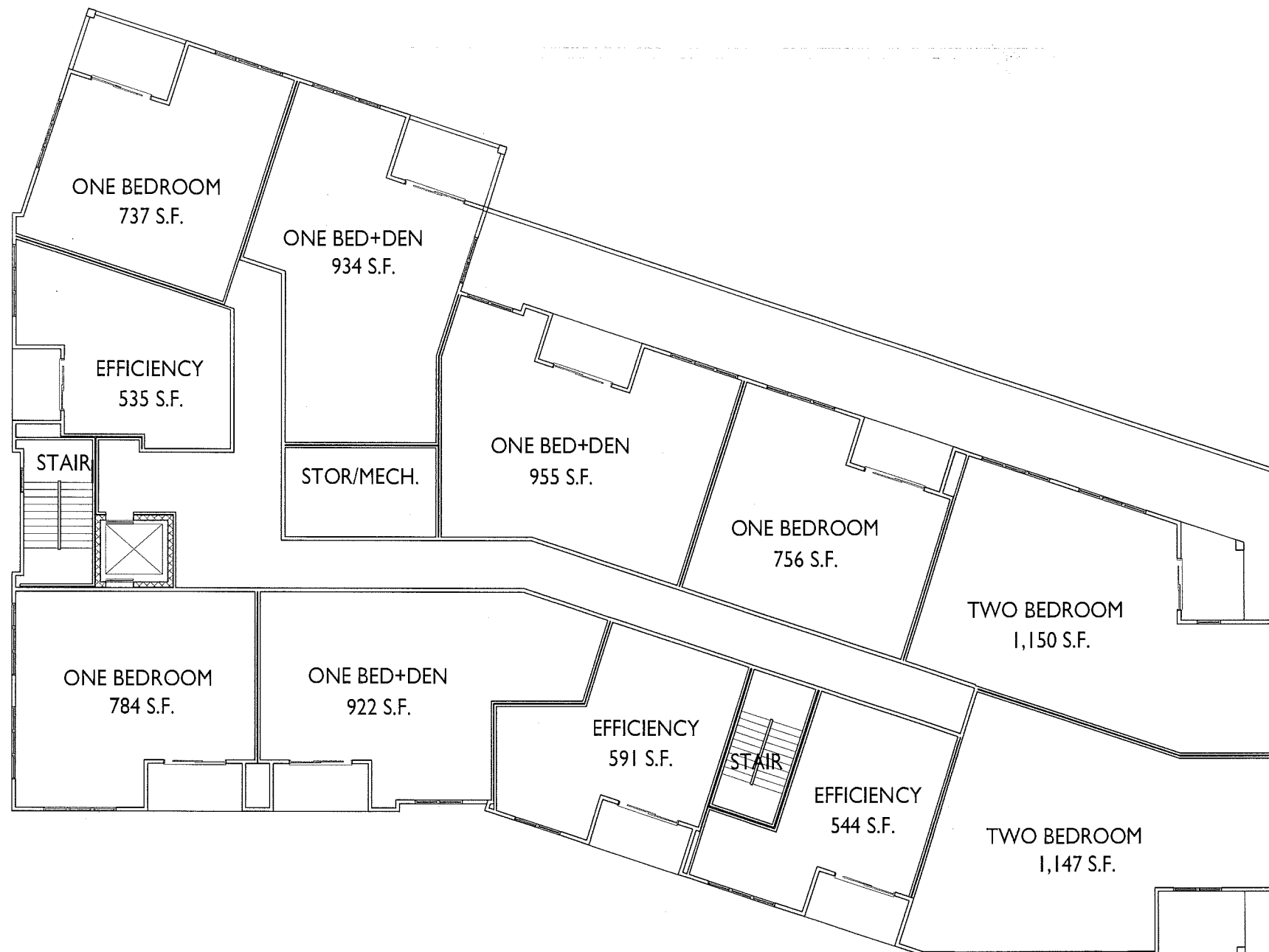
PROJECT TITLE
   
 The Quarry

SHEET TITLE
   
 Fourth Floor Plan
   
 Building A

SHEET NUMBER

A-1.4

PROJECT NO. 1648
   
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GROSS AREA: 10,800 S.F.
   
 NET AREA: 9,110 S.F.

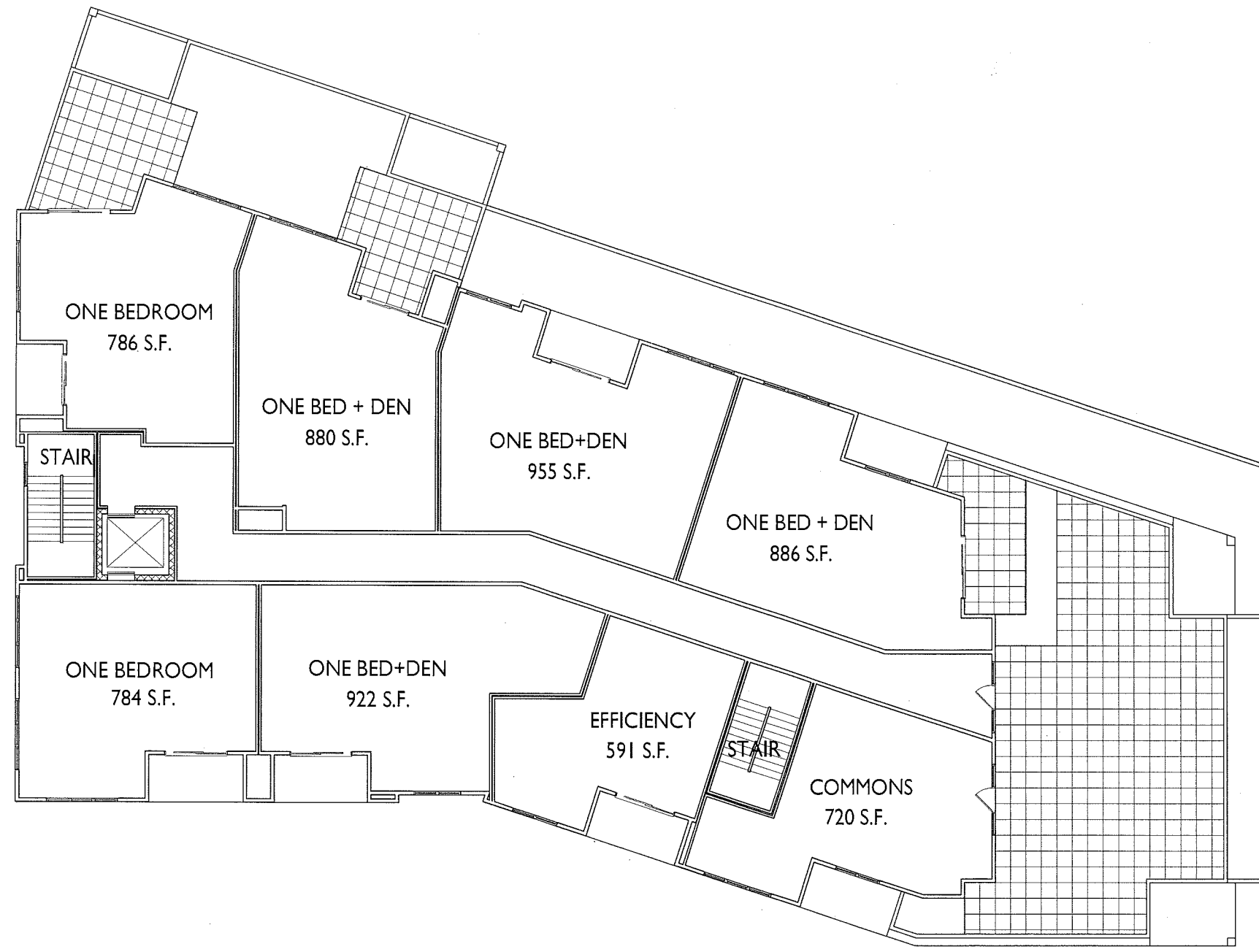
ISSUED  
Issued for Land Use & UDC - Nov. 20, 2017

PROJECT TITLE  
The Quarry

SHEET TITLE  
Fifth Floor Plan  
Building A

SHEET NUMBER

**A-1.5**  
PROJECT NO. 1648  
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GROSS AREA: 7,913 S.F.  
NET AREA: 5,804 S.F.



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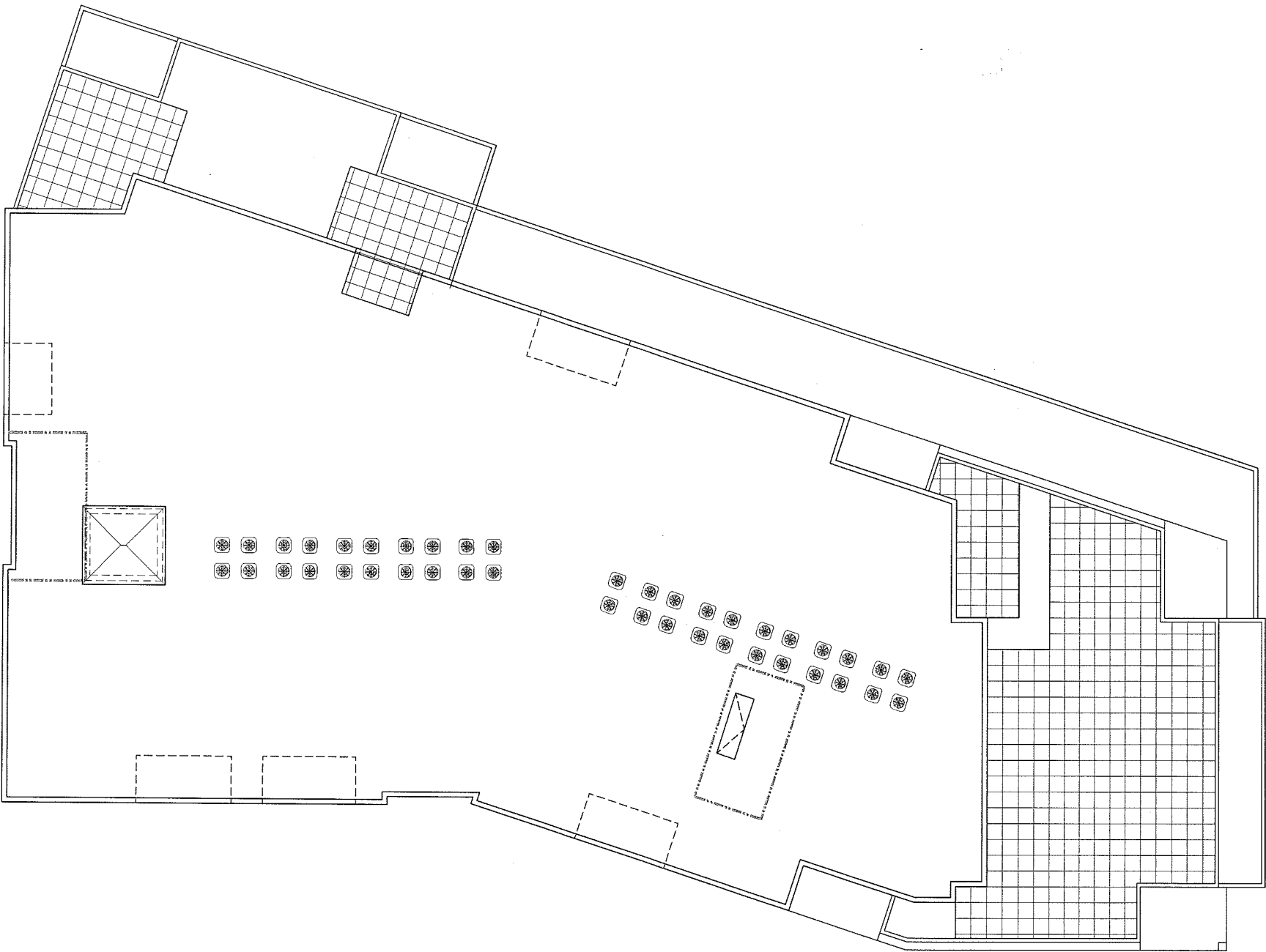
PROJECT TITLE  
The Quarry

SHEET TITLE  
Roof Plan  
Building A

SHEET NUMBER

A-1.6

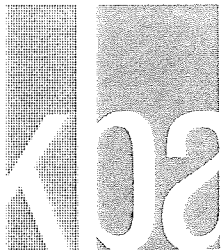
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**1**  
A-1.6  
ROOF PLAN - BUILDING A  
1/8" = 1'-0"







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ARCHITECTS

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608.836.3690 Middleton, WI 53562

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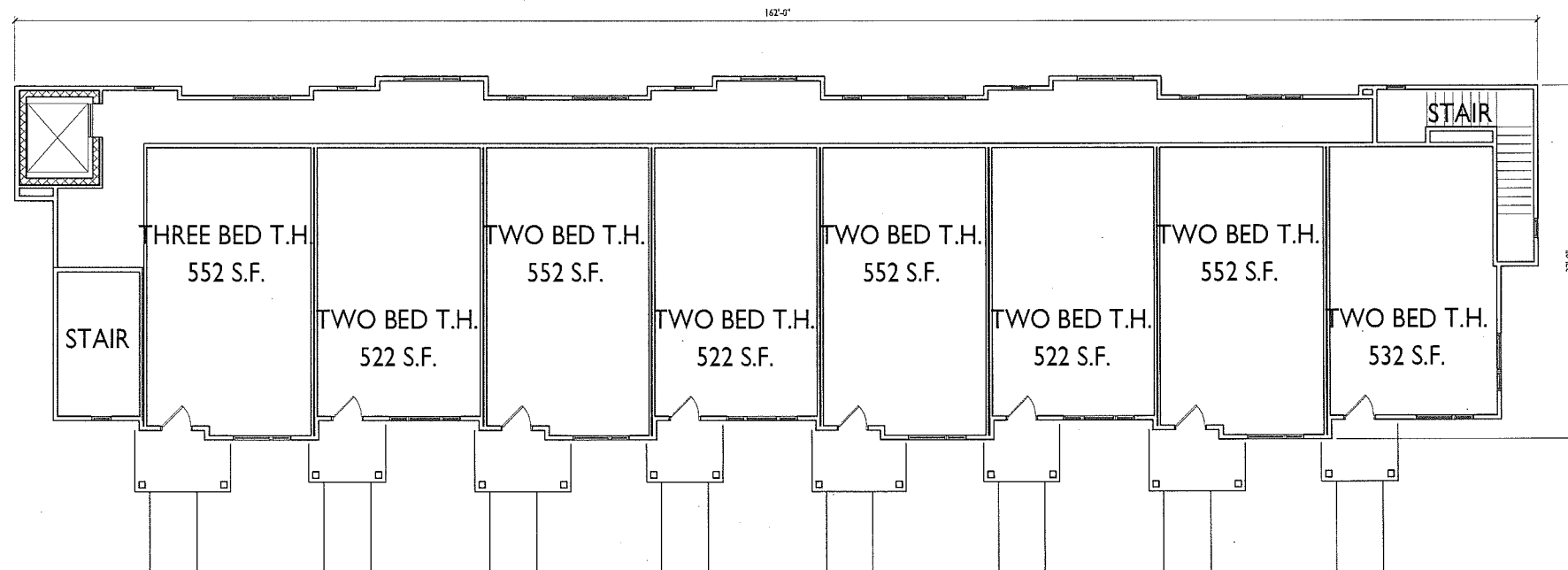
PROJECT TITLE  
The Quarry

SHEET TITLE  
First Floor Plan  
Building B

SHEET NUMBER

A-1.7

PROJECT NO. 1648  
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FIRST FLOOR PLAN - BUILDING B

1/8" = 1'-0"



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PROJECT TITLE  
The Quarry

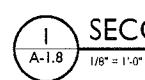
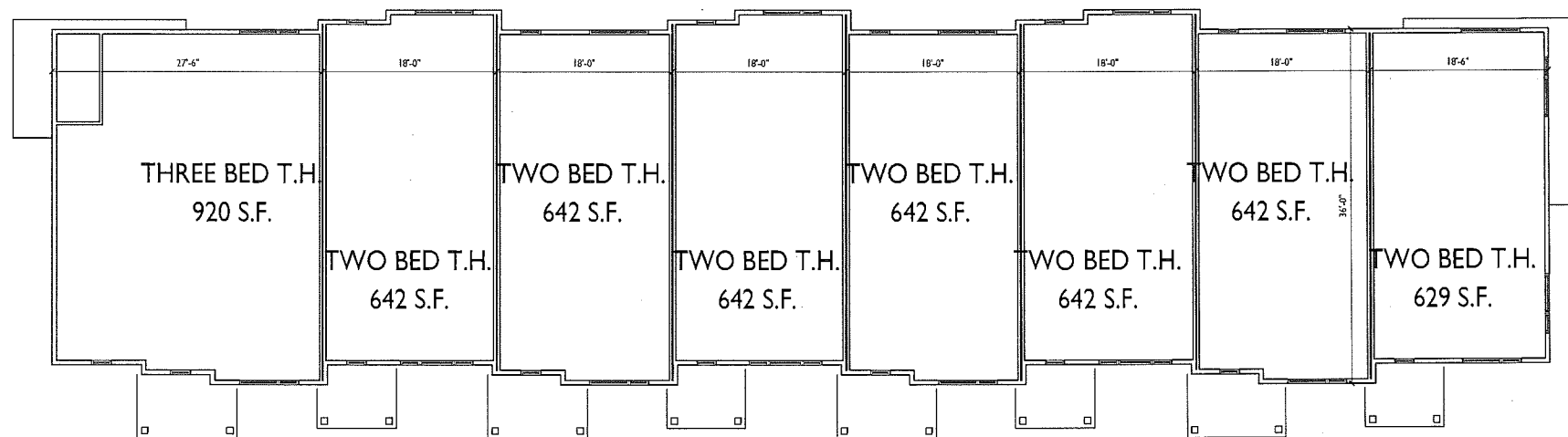
SHEET TITLE  
Second Floor Plan  
Building B

SHEET NUMBER

**A-1.8**

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GROSS AREA: 5,401 S.F.  
NET AREA: 5,401 S.F.



SECOND FLOOR - BUILDING B



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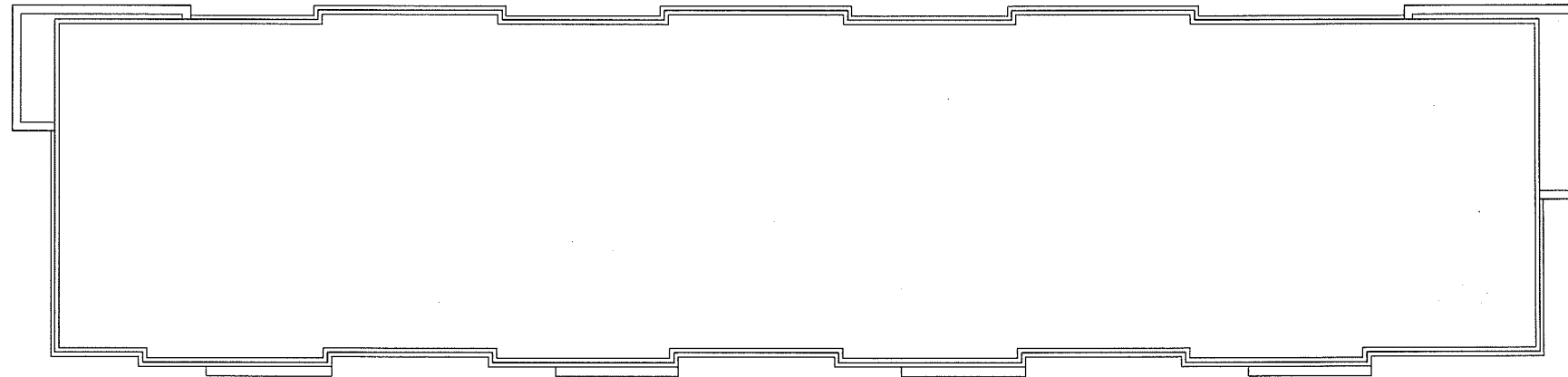
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The Quarry

SHEET TITLE  
Roof Plan  
Building B

SHEET NUMBER

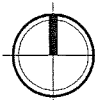
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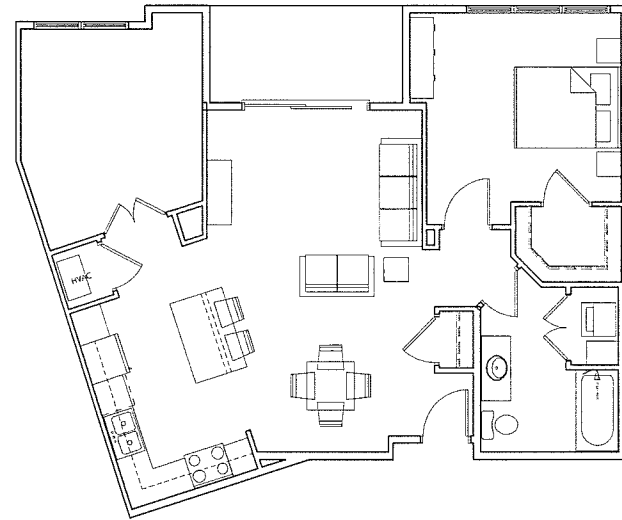
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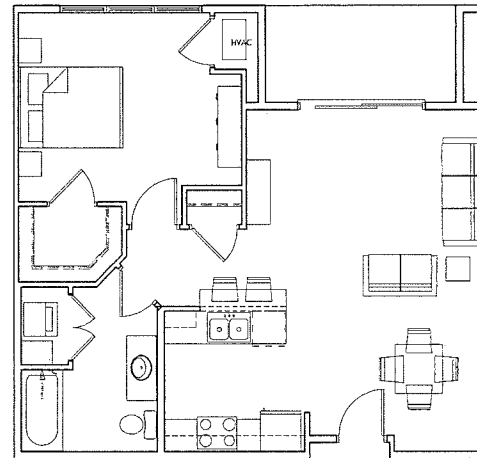
ROOF PLAN - BUILDING B

1/8" = 1'-0"

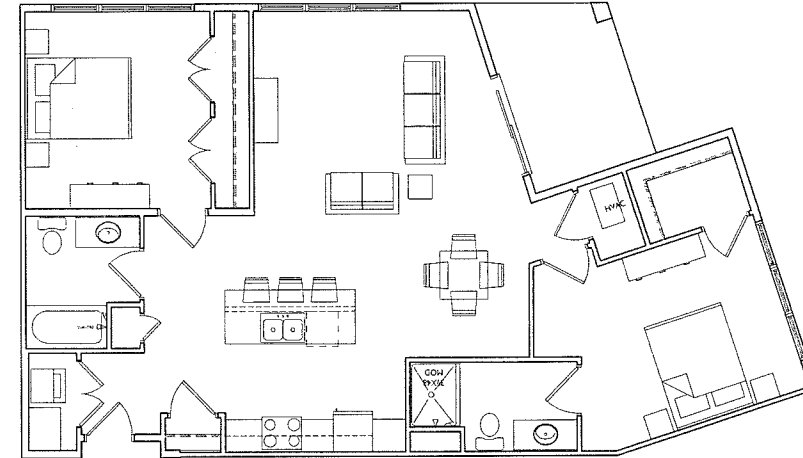




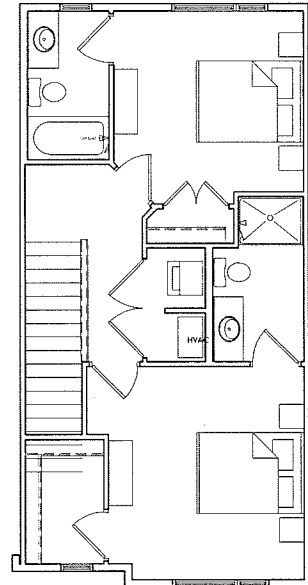
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955 S.F.



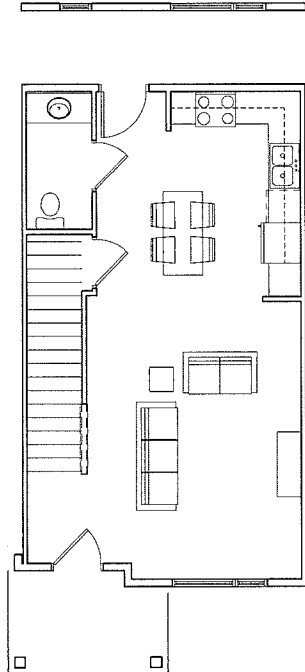
TYPICAL ONE BEDROOM  
756 S.F.



TYPICAL TWO BEDROOM  
1,150 S.F.



TYPICAL TWO BEDROOM T.H.  
1,194 S.F.



TYPICAL EFFICIENCY  
544 S.F.

1  
A-5.1  
3/16" = 1'-0"

ENLARGED UNIT FLOOR PLANS

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TYPICAL MATERIALS

- COMPOSITE HORIZONTAL SIDING
- COMPOSITE TRIM
- VINYL WINDOWS
- ALUMINUM RAILINGS
- COMPOSITE TRIM
- COMPOSITE PANELS
- BRICK VENEER
- CAST STONE HEADS, SILLS & BANDS
- ALUMINUM STORE FRONT
- CAST STONE

PROJECT TITLE  
The Quarry

SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.1

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**BUILDING A - SOUTH ELEVATION**  
A-2.1 1/8" = 1'-0"

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PROJECT TITLE  
The Quarry

SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.2

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**BUILDING A - NORTH ELEVATION**  
1  
A-2.2 1/8" = 1'-0"



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PROJECT TITLE  
The Quarry

SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.3

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1 BUILDINGS A & B - EAST ELEVATION  
A-2.3 1/8" = 1'-0"

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PROJECT TITLE  
The Quarry

SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.4

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**BUILDINGS A & B - WEST ELEVATION**  
1/8" = 1'-0"

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PROJECT TITLE  
The Quarry

SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.5

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1 BUILDINGS B - SOUTH ELEVATION  
A-2. 1/8" = 1'-0"

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PROJECT TITLE  
The Quarry

SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.6

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1 BUILDINGS B - NORTH ELEVATION  
A-2.6 1/8" = 1'-0"



