

# 101 S MILLS ST APARTMENTS

## DEMOLITION PERMIT AND ZONING MAP AMENDMENT

101 S. MILLS ST. MADISON, WISCONSIN

### PROJECT DATA:

LOCATION: 101 S MILLS STREET  
MADISON, WISCONSIN

REGULATING MUNICIPALITIES:  
CITY OF MADISON  
DANE COUNTY  
STATE OF WISCONSIN

BUILDING CODE:  
WISCONSIN ADMINISTRATIVE CODE  
2009 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:  
TYPE "VB"  
THREE STORY  
SPRINKLERED

OCCUPANCY:  
RESIDENTIAL: "R-2"

AREA CALCULATIONS:  
SITE AREA: 6,000 SF  
BUILDING AREA: 2,009 SF

EXIT TRAVEL DISTANCE:  
SPRINKLERED BLDG = 50 FT MAX TRAVEL – SINGLE EXIT  
75 FT COMMON PATH OF TRAVEL WITH UNIT

EXITS:  
ONE EXIST REQUIRED

ACCESSIBILITY:  
ANSI 117.1  
TYPE 'B' UNITS – 2 PROVIDED AT GRADE

### GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE – USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

### SHEET INDEX:

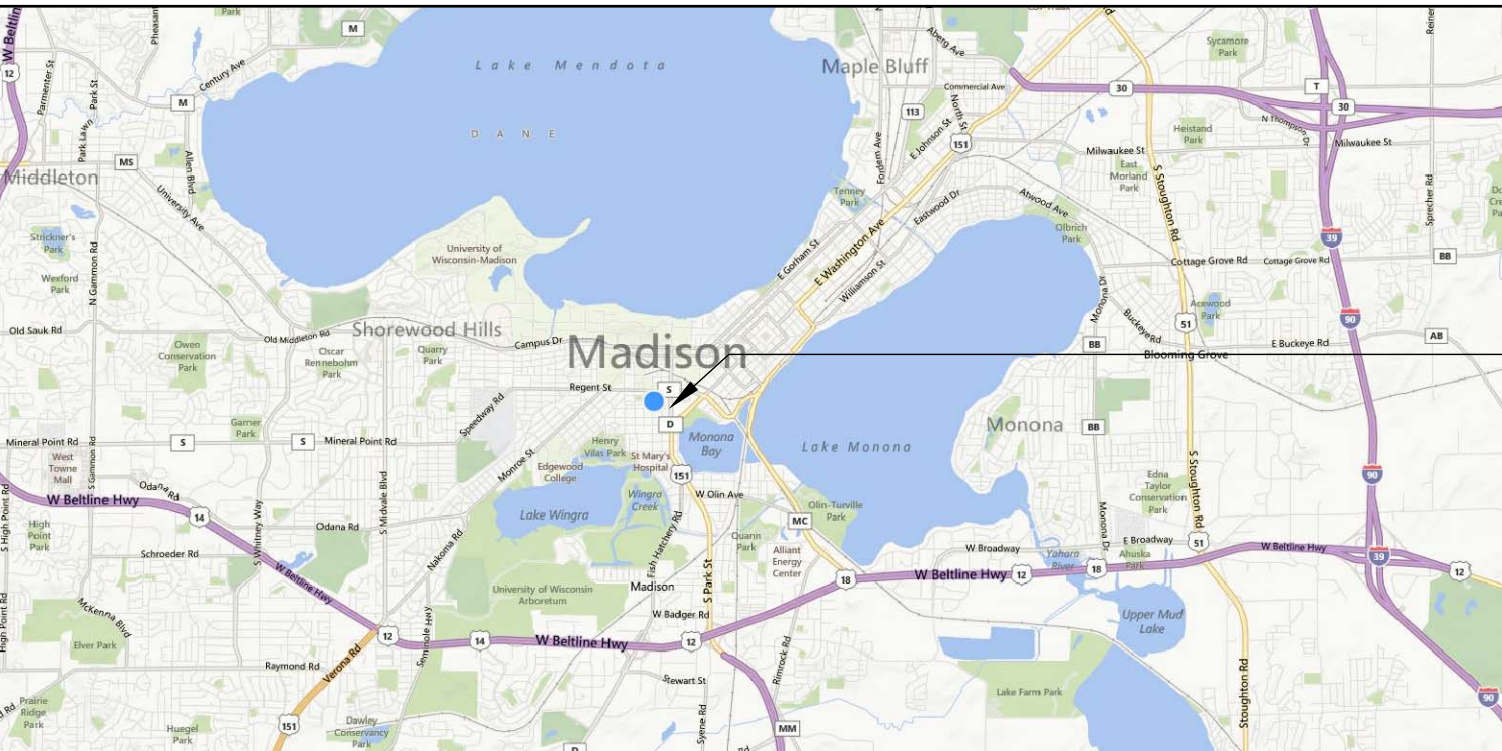
A0.1 COVER SHEET

CIVIL  
C101 SITE PLAN  
C200 GRADING PLAN  
C201 EROSION CONTROL PLAN  
C300 UTILITY PLAN  
C400 SITE DETAILS  
C401 SITE DETAILS

LANDSCAPE  
LST1.1 PROPOSED LANDSCAPE PLAN

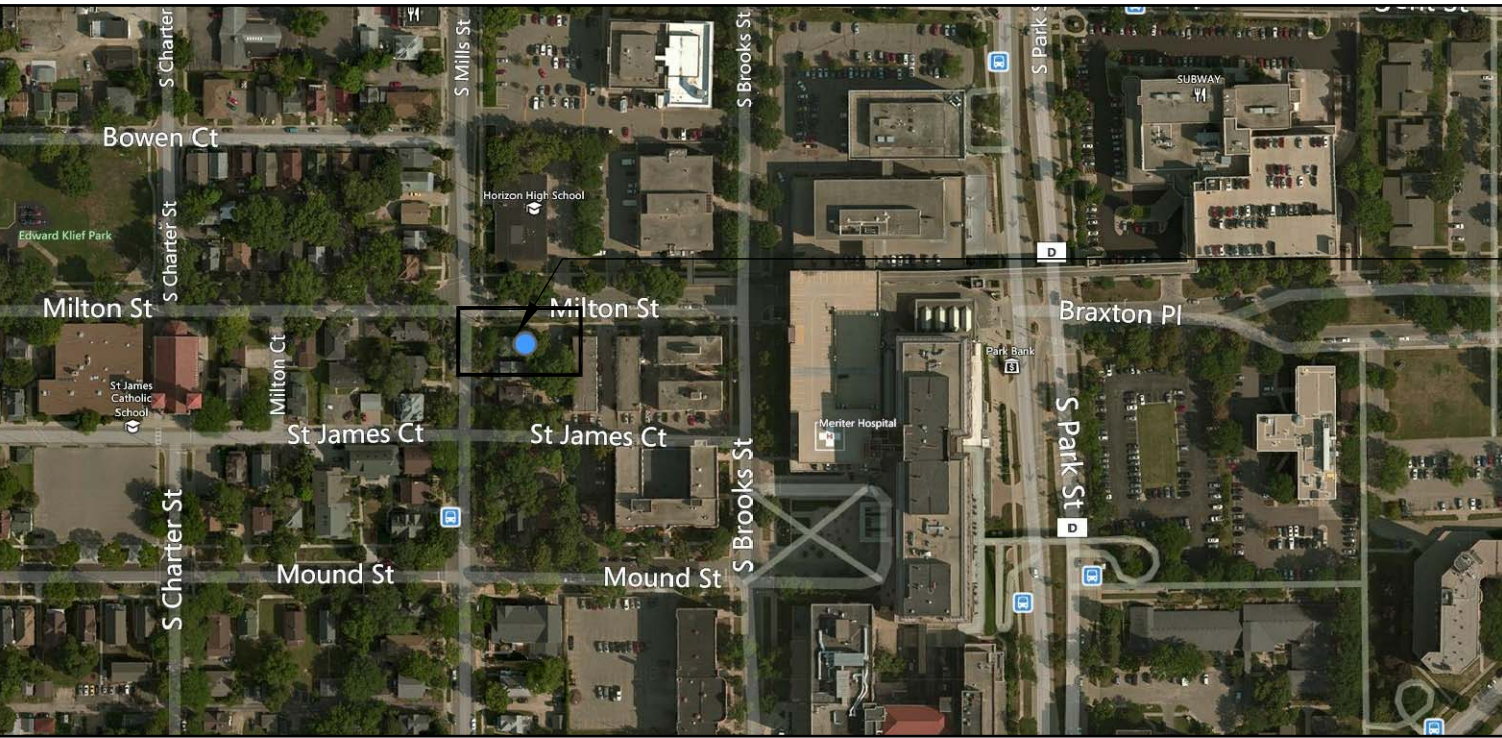
ARCHITECTURAL  
A1.0 DEMOLITION PLAN  
A1.1 PROPOSED SITE PLAN  
A2.0 PROPOSED FLOOR PLANS  
A3.0 PROPOSED ELEVATIONS  
A3.0 PROPOSED ELEVATIONS (COLOR)

### PROJECT LOCATION MAP:



PROJECT SITE

### TENANT LOCATION:



BUILDING

### CONTACTS:

BUILDING OWNER:  
101 S MILLS LLC.  
2945 WINDSWEEP WAY  
VERONA, WI 53593

CHRIS ETMANCZYK

GENERAL CONTRACTOR:  
DESIGN STRUCTURES  
6605 UNIVERSITY AVE.  
MIDDLETON, WI 53562

KENDALL KOLB

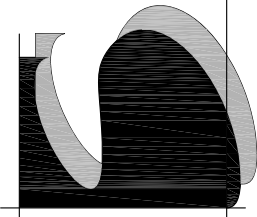
ARCHITECT:  
SHULFER ARCHITECTS, LLC  
1918 PARMENTER ST., STE 2  
MIDDLETON, WI 53562

BRAD KONING, AIA  
608-836-7570

CIVIL ENGINEER:  
PROFESSIONAL ENGINEERING, LLC.  
818 N MEADOWBROOK LANE  
WAUNAKEE, WI 53597

ROXANNE JOHNSON, PE  
608-237-2129

1918 PARMENTER ST., STE 2  
MIDDLETON, WISCONSIN 53562  
TEL: 608.836.7570  
FAX: 608.836.7570



SHULFER  
ARCHITECTS, LLC

101 MILLS STREET

MULTI-TENANT HOUSING

101 S MILLS STREET  
MADISON, WI

COVER SHEET  
CODE INFORMATION

04.17.14  
Zoning Map Amendment  
05.27.2015  
Zoning Map Amendment

A0.1



# Plat of Survey/Topography

Legal Description of Record: Document No. 4430024  
The North fifty (50) feet of Lots Five (5) and Six (6), Block Four (4), Greenbush Addition to  
Madison, in the City of Madison, Dane County, Wisconsin

BEARINGS ARE REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE ZONE. THE WEST LINE  
OF THE SOUTHWEST 1/4 OF SEC. 23  
BEARS S 0°07'13" E



- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
  - ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
  - ( ) INDICATES RECORDED AS
  - DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- |                   |                      |
|-------------------|----------------------|
| — W — W — W — W — | WATER                |
| — G — G — G — G — | GAS UNDERGROUND      |
| ---               | STORM SEWER          |
| — SS — SS — SS —  | SANITARY SEWER       |
| — E — E — E —     | ELECTRIC UNDERGROUND |
| — DHP — DHP —     | OVERHEAD WIRES       |

- UTILITY POLE
- LIGHT POLE OR STOP LIGHT POLE
- WATER GATE VALVE OR GAS VALVE BOX
- MANHOLE
- HYDRANT

TREE-DECIDUOUS (Diameter Breast Height)

- NOTES:**
- Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts along any buried pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.
  - Project Benchmark is the PLSS Monument representing the West 1/4 corner of Sec. 23, USGS NAVD 88 Datum, Monument Published Elevation=850.74'; Site Benchmark is top nut of Hydrant at NW of intersection of Mills and Milton Elevation=854.80'.
  - Building dimensions and associated offset distances were measured along the outside of the brick siding at Ground level.

## SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

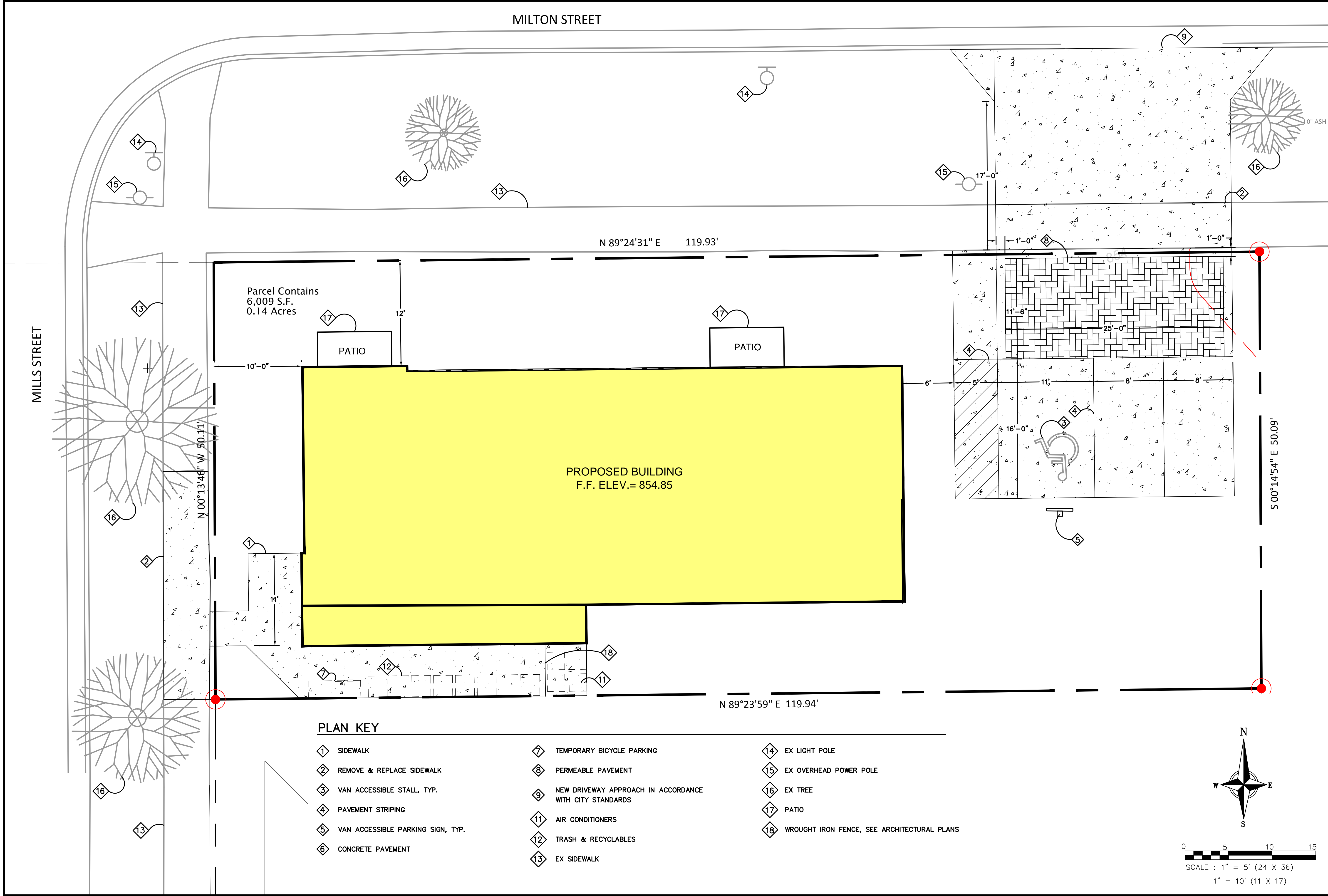
Dated this 16th Day of July, 2013: Paul A. Spetz, S 2525



**SURVEYED FOR:**  
SHULFER ARCHITECTS  
1918 PARMENTER, #2  
MIDDLETON, WI 53562

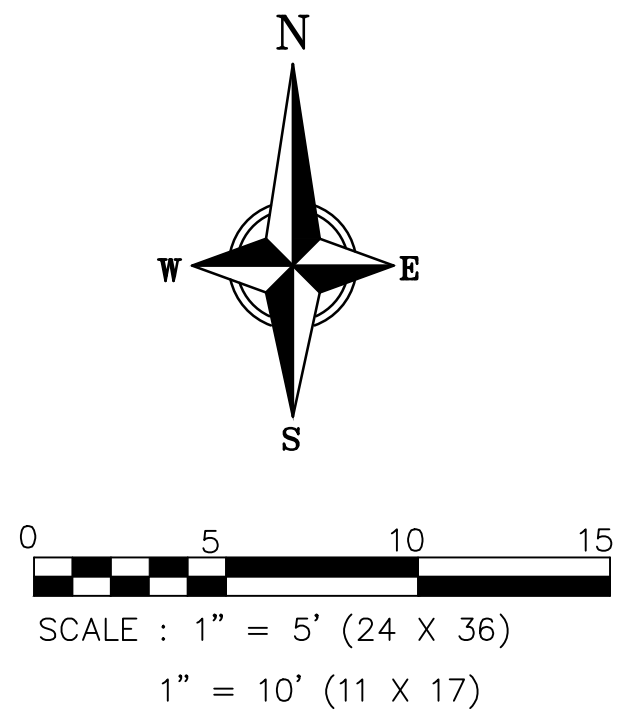
**SURVEYED BY:**  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

ALLEY (VACATED)

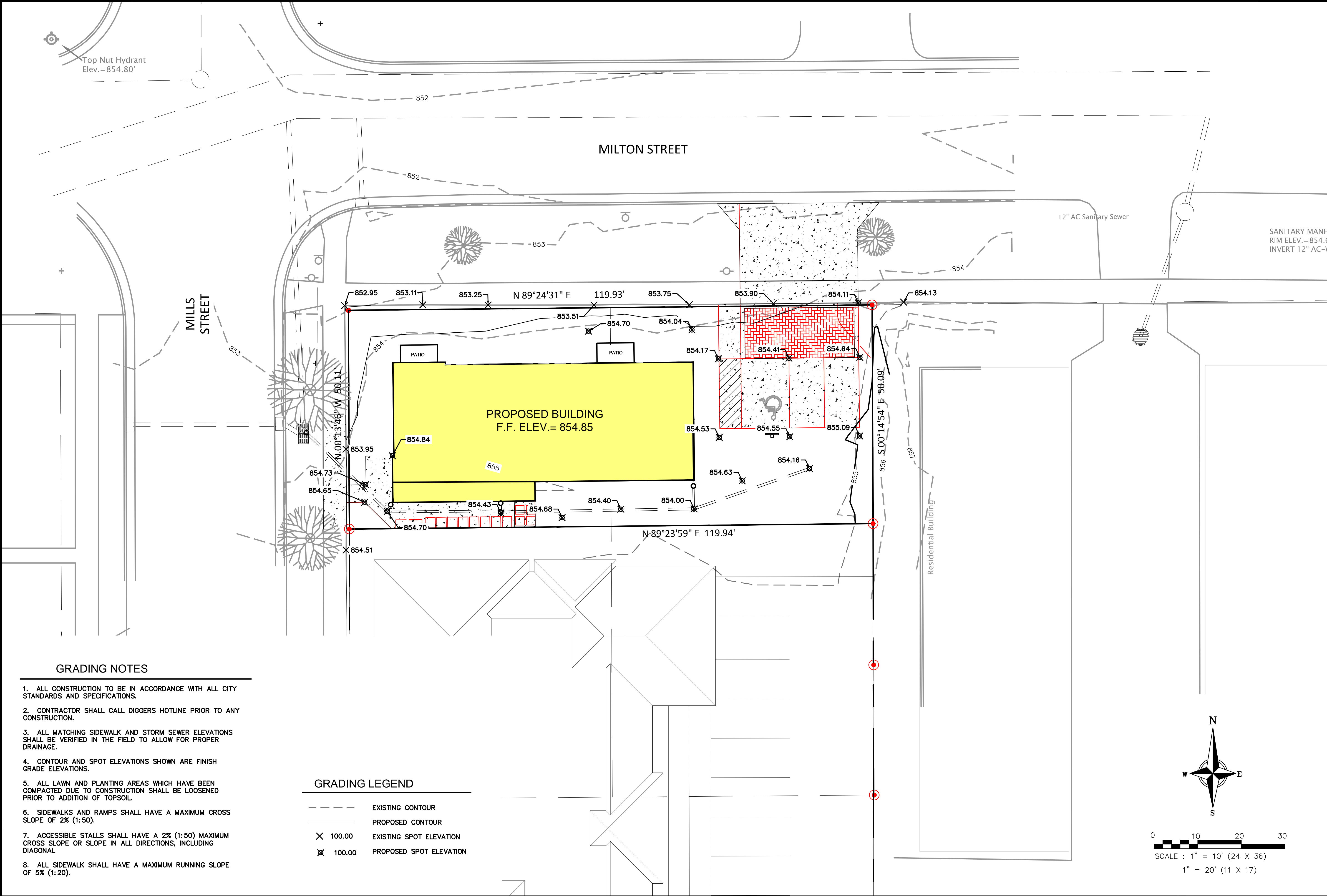


PLAN KEY

- |                                     |   |  |
|-------------------------------------|---|--|
| 1 SIDEWALK                          | 7 TEMPORARY BICYCLE PARKING                               | 14 EX LIGHT POLE                               |
| 2 REMOVE & REPLACE SIDEWALK         | 8 PERMEABLE PAVEMENT                                      | 15 EX OVERHEAD POWER POLE                      |
| 3 VAN ACCESSIBLE STALL, TYP.        | 9 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS | 16 EX TREE                                     |
| 4 PAVEMENT STRIPING                 | 11 AIR CONDITIONERS                                       | 17 PATIO                                       |
| 5 VAN ACCESSIBLE PARKING SIGN, TYP. | 12 TRASH & RECYCLABLES                                    | 18 WROUGHT IRON FENCE, SEE ARCHITECTURAL PLANS |
| 6 CONCRETE PAVEMENT                 | 13 EX SIDEWALK  |  |



ISSUANCE/REVISION	DATE
ZONING MAP AMENDMENT	05-27-15
818 N Meadowbrook Ln Waunakee, WI 53597 phone (608) 849-9378 fax (608) 237-2129	
<b>PROFESSIONAL ENGINEERING</b> LLC	
101 S. MILLS STREET SITE PLAN	
MADISON, WISCONSIN	
C101	



ISSUANCE/REVISION

DATE

ZONING MAP AMENDMENT	05-27-15

818 N Meadowbrook Ln  
Waukegan, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129

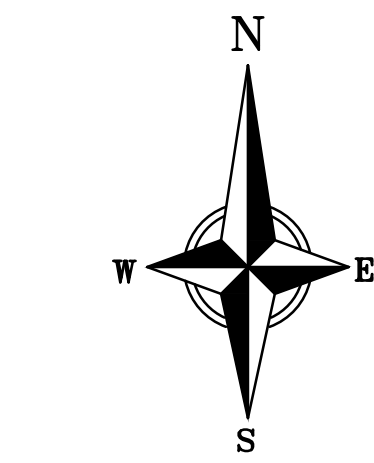
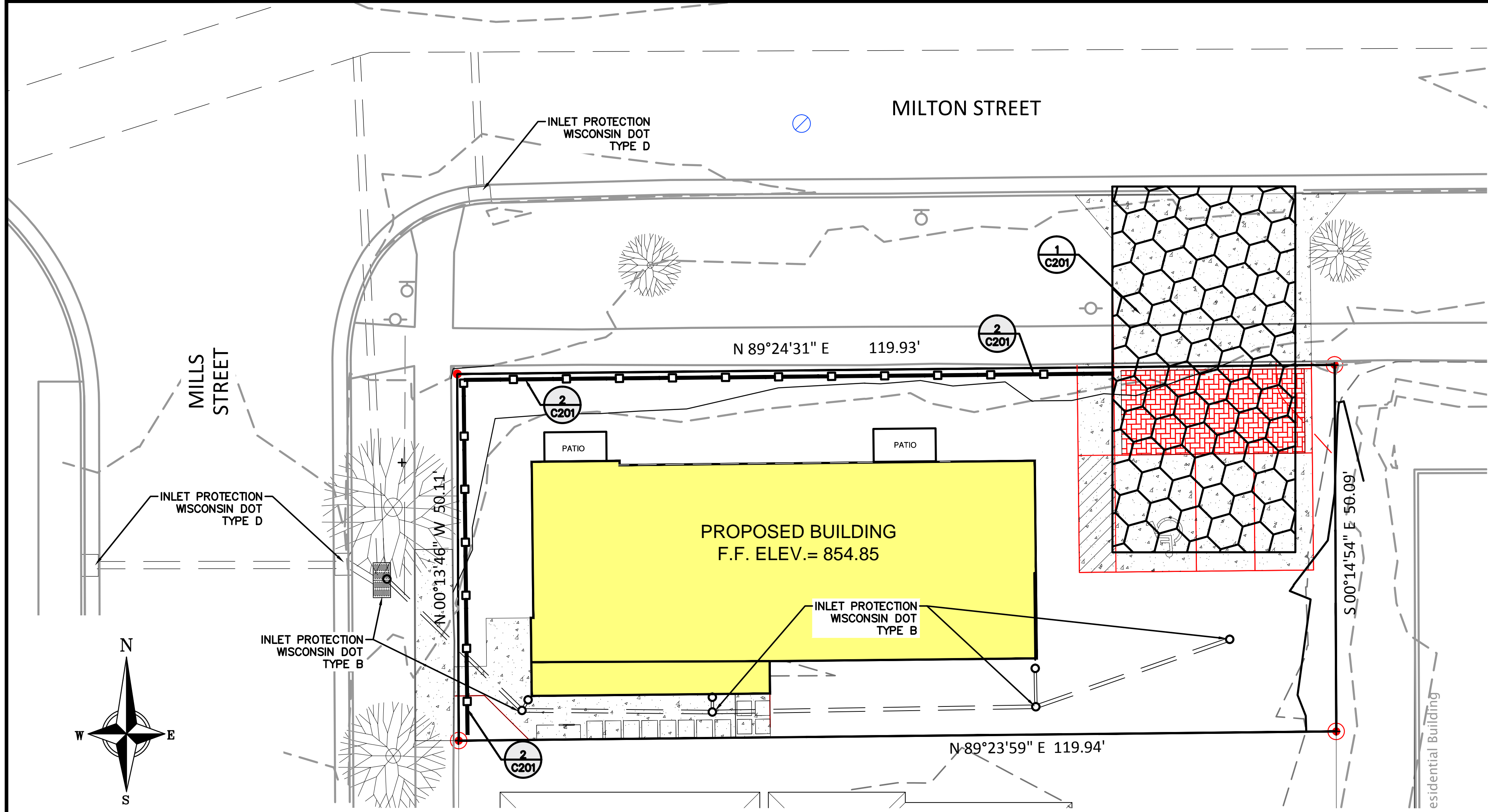
**PROFESSIONAL  
ENGINEERING**  
LLC

101 S. MILLS STREET  
GRADING PLAN

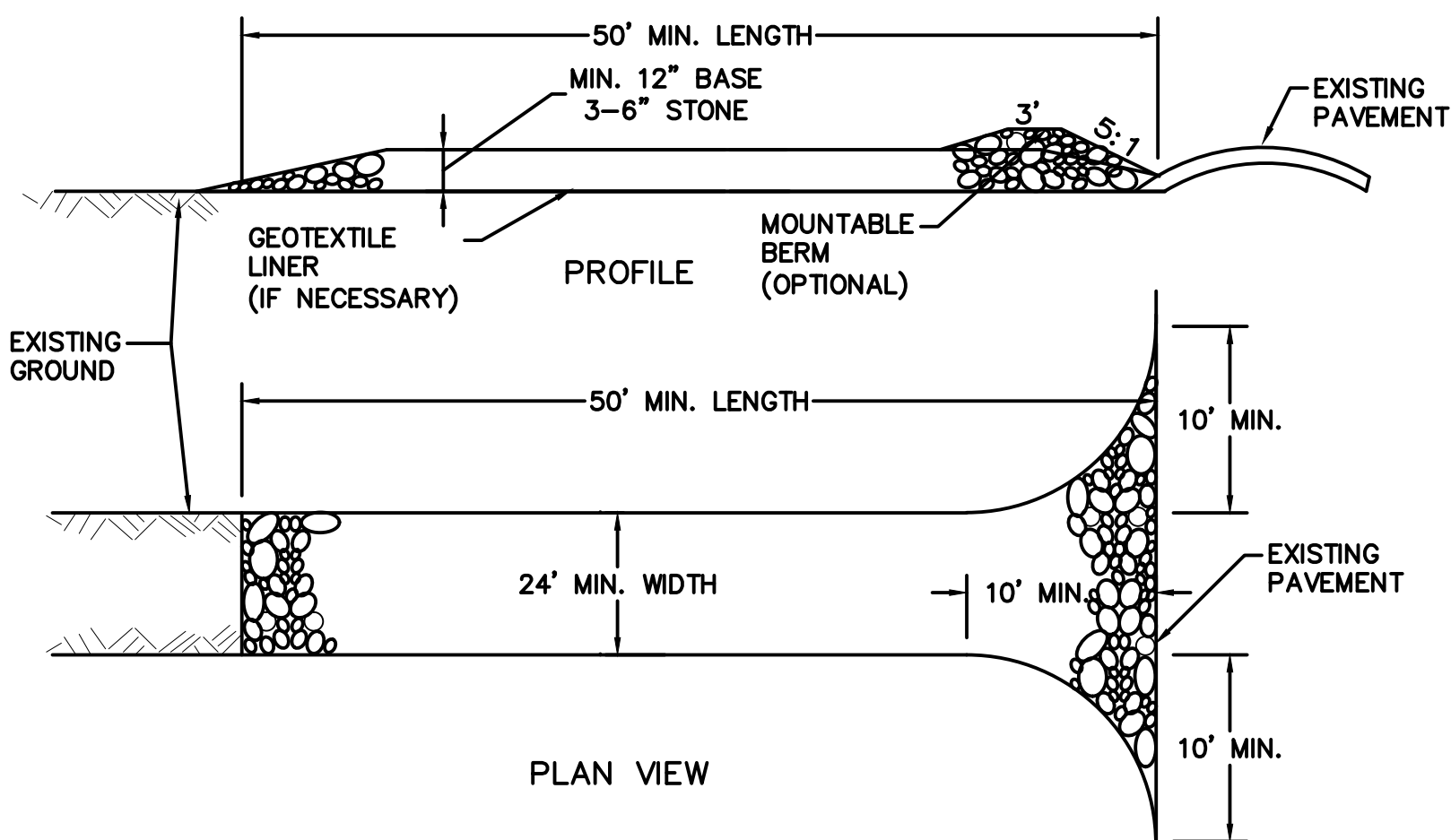
MADISON, WISCONSIN

C200

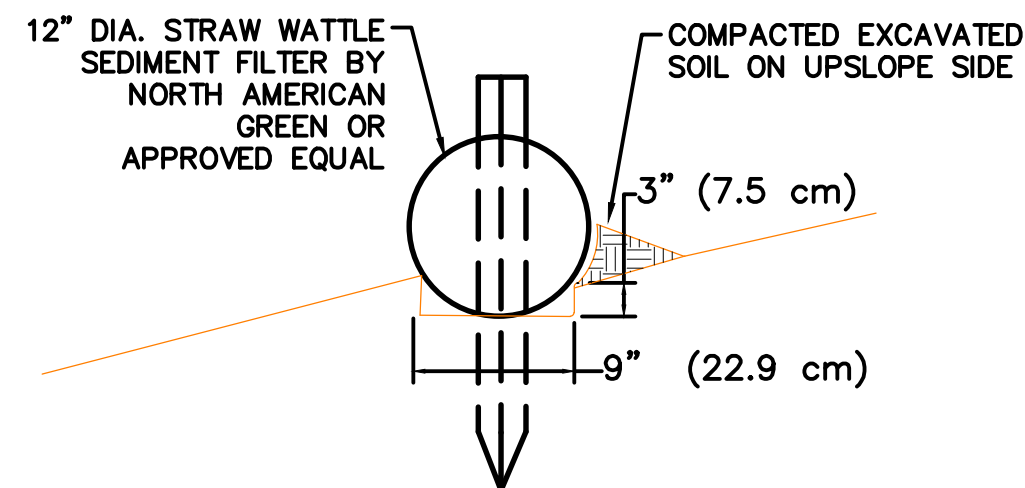




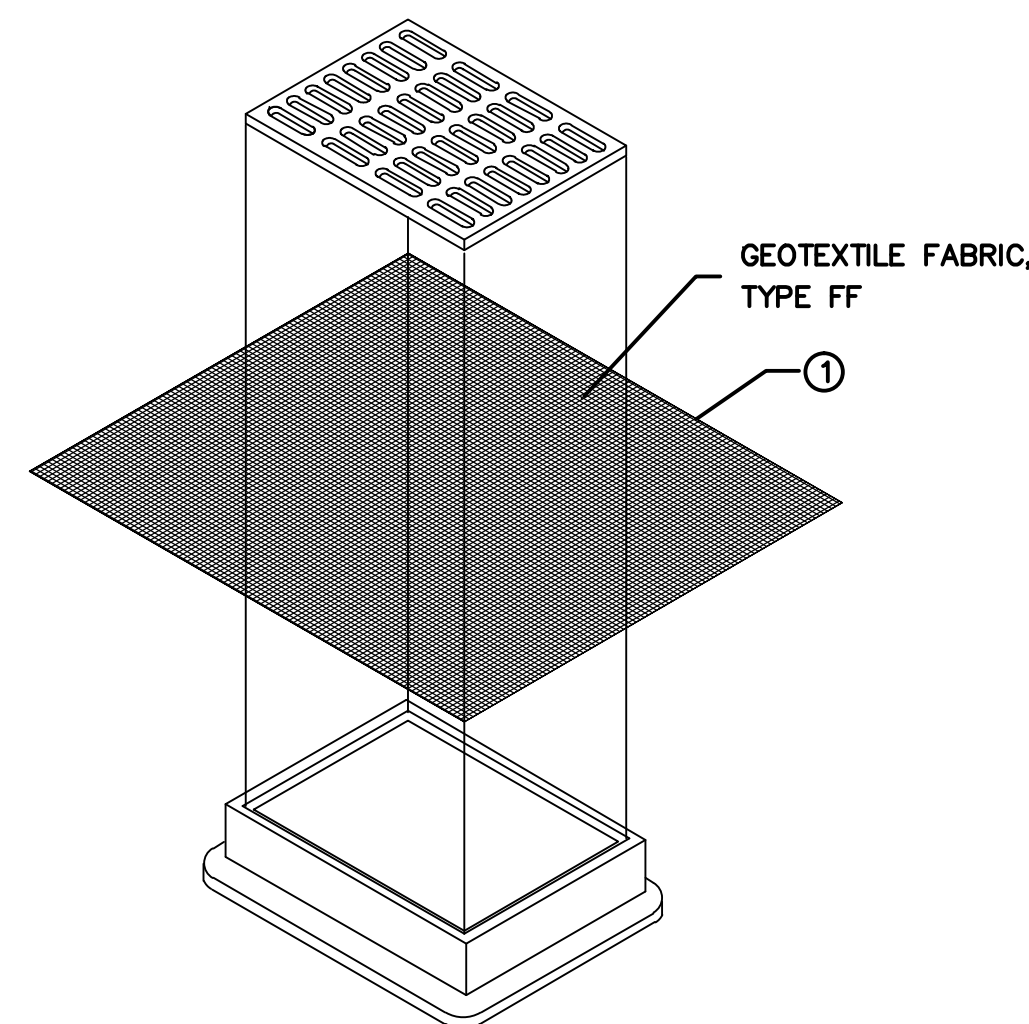
0 10 20 30  
SCALE : 1" = 10' (24 X 36)  
1" = 20' (11 X 17)



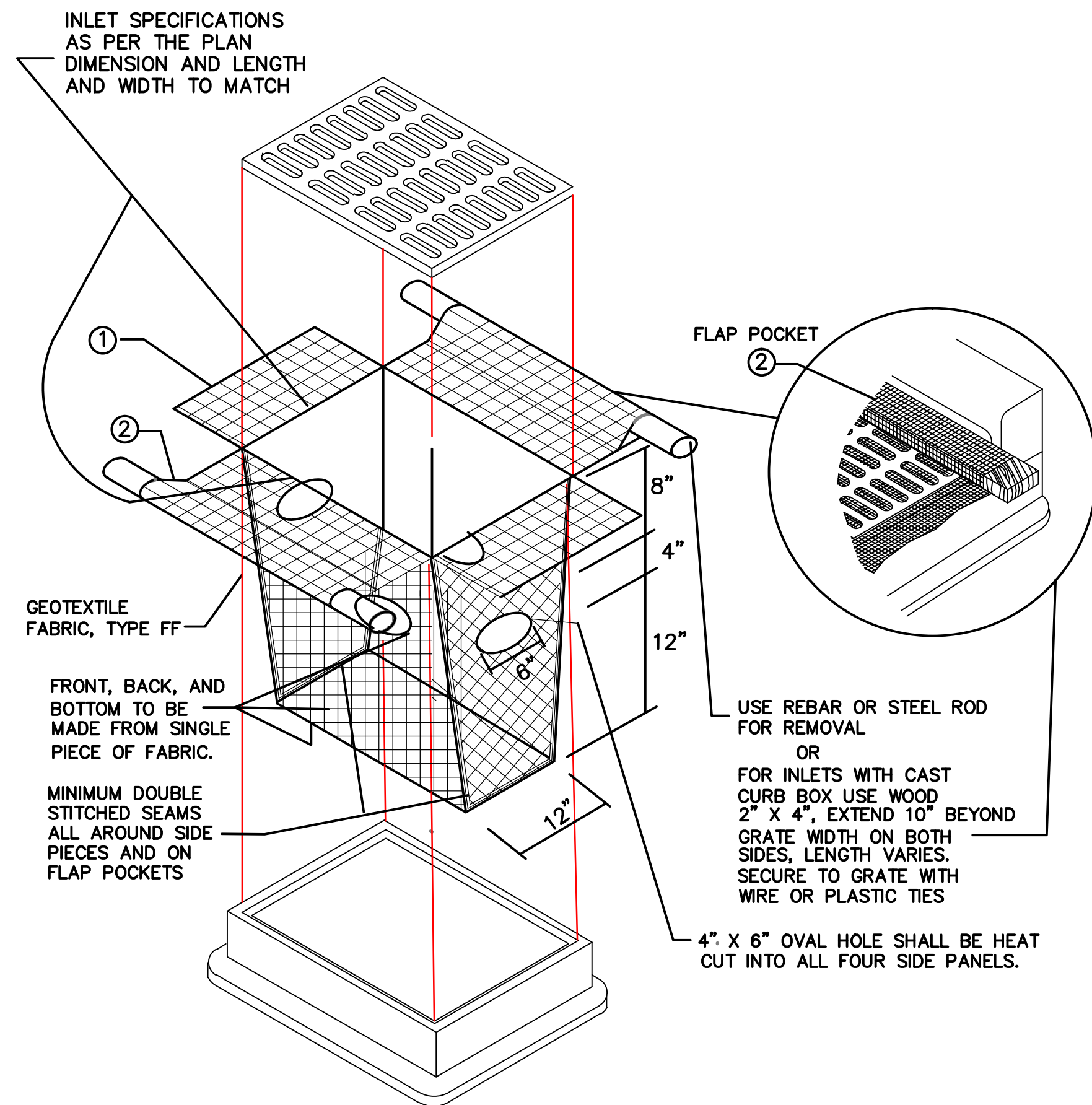
1 STONE TRACKING PAD  
NTS



2 SEDIMENT FILTER  
NTS



INLET PROTECTION, TYPE B  
(WITHOUT CURB BOX)  
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE D

3 INLET PROTECTION, TYPE B AND D  
NTS

## EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL: PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH WISCONSIN DOT TYPE B INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

DATE	05-27-15
ISSUANCE/REVISION	
ZONING MAP AMENDMENT	

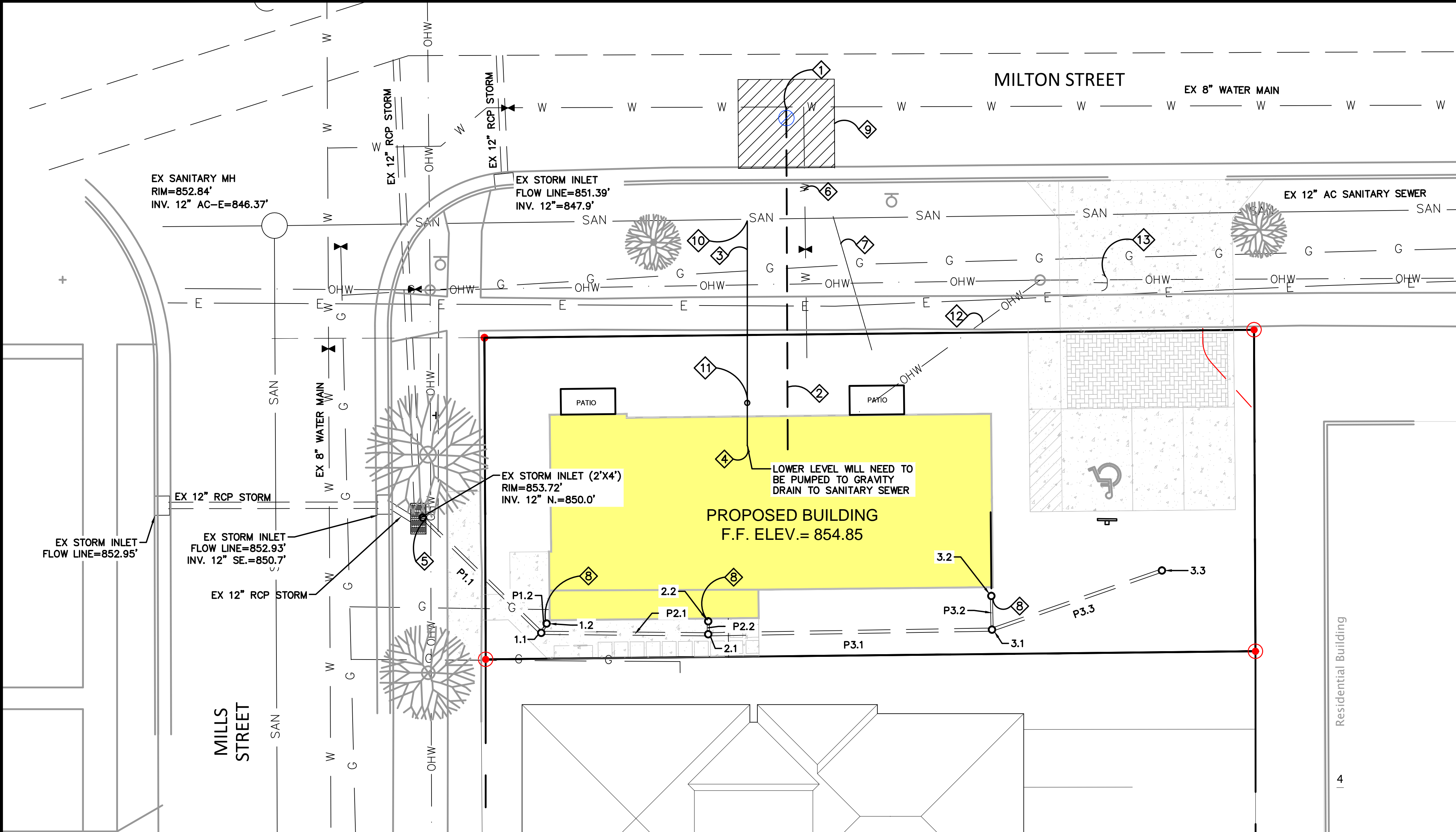
818 N Meadowbrook Ln  
Waunakee, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129

**PROFESSIONAL  
ENGINEERING**  
LLC

**101 S. MILLS STREET  
EROSION CONTROL PLAN**  
MADISON, WISCONSIN

C201





PLAN KEY

- 1 CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- 2 4" WATER SERVICE & VALVE
- 3 6" SANITARY LATERAL 35 FT @ 3.0% SLOPE
- 4 6" SANITARY INV=847.4'. EXTEND 5 FEET INTO BUILDING
- 5 CONNECT TO EXISTING STORM INLET PER CITY STANDARDS
- 6 EXISTING 1" WATER SERVICE TO BE ABANDONED PER CITY STANDARDS
- 7 EXISTING 4" SANITARY SERVICE TO BE ABANDONED PER CITY STANDARDS
- 8 CONNECT TO ROOF DOWNSPOUT
- 9 UTILITY PATCH PER CITY REQUIREMENTS
- 10 CONNECT TO EXISTING SANITARY SEWER
- 11 SANITARY CLEAN OUT
- 12 RELOCATE EXISTING OVERHEAD ELECTRIC. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY
- 13 RELOCATE EXISTING GUY WIRE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY

LEGEND

- T T T EX TELEPHONE
- SAN EX SANITARY SEWER
- OHW OHW EX OVERHEAD ELECTRIC
- W W W EX WATER
- G G G EX GAS UNDERGROUND
- EX STORM SEWER

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
P1.1	6"	26'	0.74%	ADS N12
P1.2	4"	2'	5.98%	ADS N12
P2.1	6"	27'	0.76%	ADS N12
P2.2	4"	3'	4.95%	ADS N12
P3.1	6"	45'	0.80%	ADS N12
P3.2	4"	6'	1.00%	ADS N12
P3.3	6"	29'	0.80%	ADS N12

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.

4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.

6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

7. ALL STORM SEWER PIPE TO BE ADS-N12 PIPE AS NOTED. DRAIN BASINS TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE.

8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.

10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.

11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.

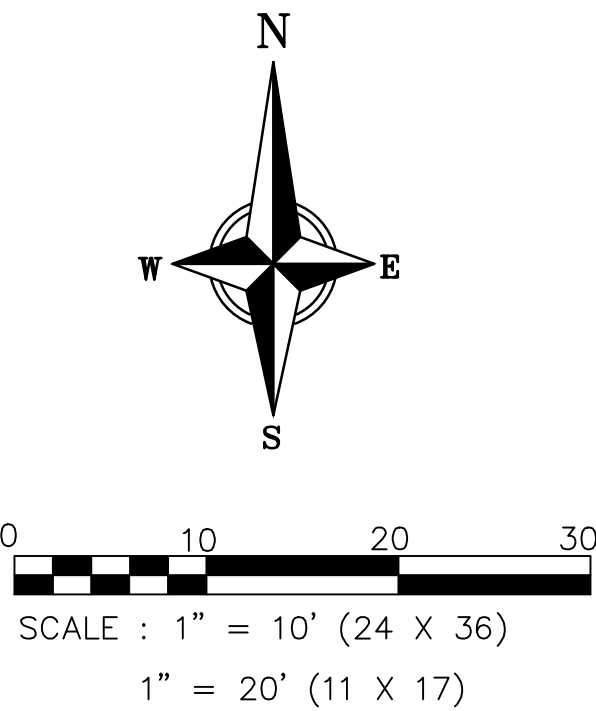
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.

14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.

15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

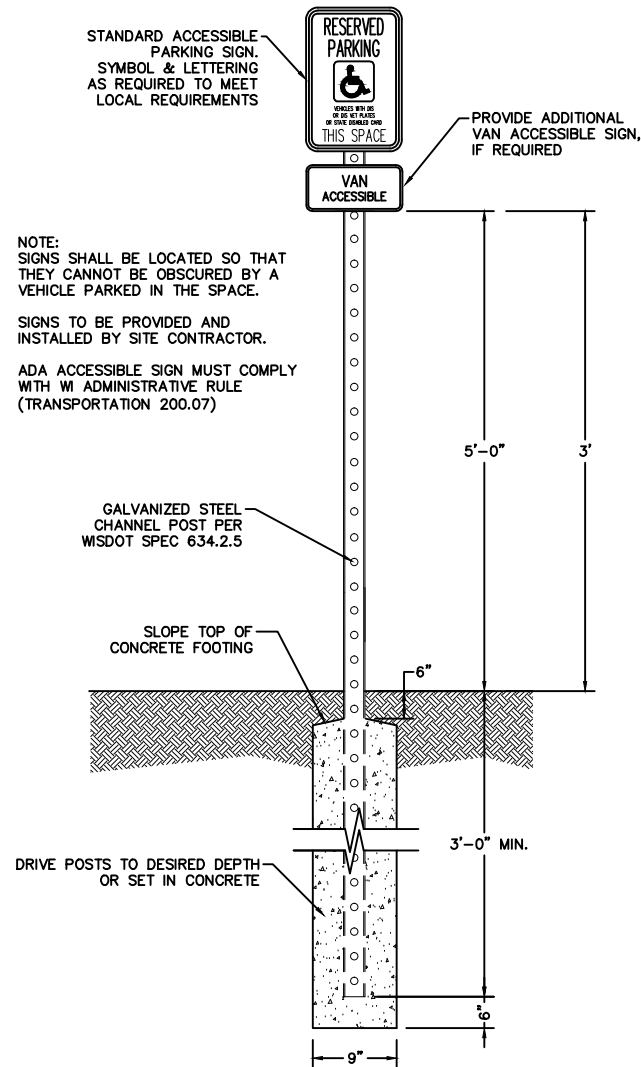
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

STRUCTURE TABLE					
STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1	12" BASIN	854.70	P2.1, 6" INV IN =850.69 P1.2, 4" INV IN =850.85	P1.1, 6" INV OUT =850.69	12" SOLID LID
1.2	CONNECT TO ROOF DOWNSPOUT	854.73		P1.2, 4" INV OUT =850.95	-
2.1	12" BASIN	854.40	P3.1, 6" INV IN =850.90 P2.2, 4" INV IN =850.90	P2.1, 6" INV OUT =850.89	12" GRATE
2.2	CONNECT TO ROOF DOWNSPOUT	854.54		P2.2, 4" INV OUT =851.00	-
3.1	12" BASIN	854.00	P3.2, 4" INV IN =851.45 P3.3, 6" INV IN =851.25	P3.1, 6" INV OUT =851.25	12" GRATE
3.2	CONNECT TO ROOF DOWNSPOUT	854.71		P3.2, 4" INV OUT =851.50	-
3.3	12" BASIN	854.16		P3.3, 6" INV OUT =851.47	12" GRATE
EX INLET		853.72	P1.1, 6" INV IN =850.50		-

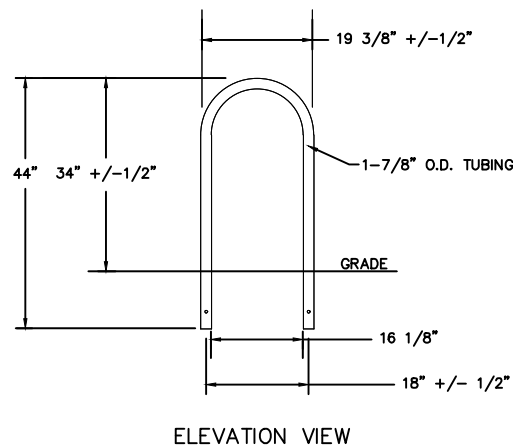


101 S. MILLS STREET  
UTILITY PLAN  
MADISON, WISCONSIN

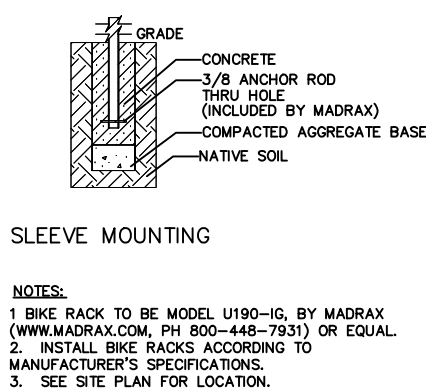
C300



1 ADA SIGN POST DETAIL  
C400 NTS

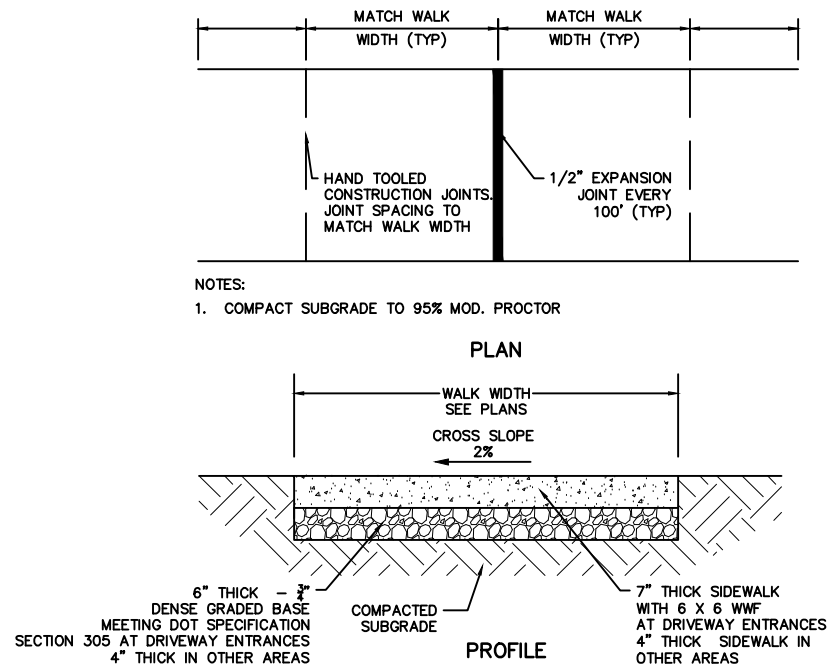


5 BICYCLE RACK  
C400 NTS

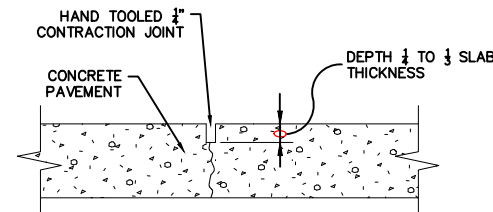


SLEEVE MOUNTING

- NOTES:
1. BIKE RACK TO BE MODEL U190-IG, BY MADRAX (WWW.MADRAX.COM, PH 800-448-7931) OR EQUAL.
  2. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  3. SEE SITE PLAN FOR LOCATION.

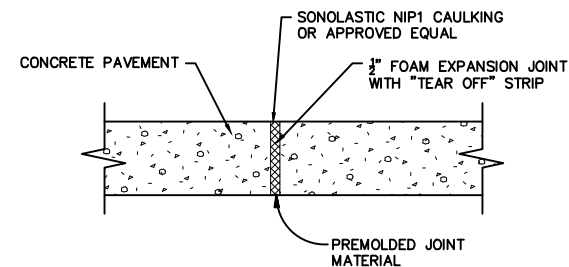


2 SIDEWALK SECTION  
C400 NTS



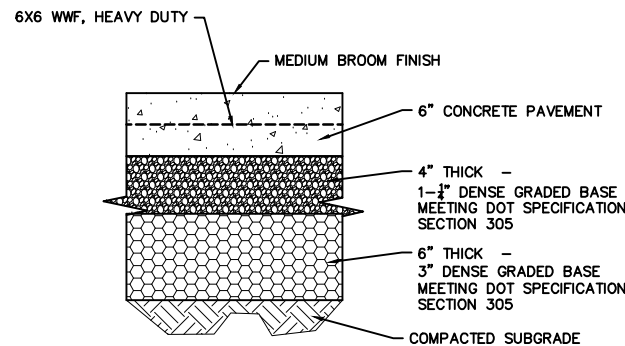
- NOTES:
1. ALL JOINTS TO BE TOOLED WITH 1/2" RADIUS UNLESS SAW CUT
  2. DO NOT SEAL OR FILL CONTRACTION JOINTS.

3 CONTRACTION JOINT  
C400 NTS



- NOTES:
1. ALL JOINTS TO BE TOOLED WITH 1/2" RADIUS UNLESS SAW CUT
  2. PLACE WHERE INDICATED OR WHERE PAVEMENT ABUTS FOUNDATIONS, CURBS COLUMNS OR OTHER IMMOVABLE OBJECTS, OR WHERE OPERATIONS ARE STOPPED FOR MORE THAN 1/2 HOUR. PLACE IN MANNER CONSISTENT WITH CONTROL JOINT LAYOUT.
  3. CAULKING OF ALL EXTERIOR SITE WORK BY SITE CONTRACTOR.

4 EXPANSION JOINT - SECTION  
C400 NTS



6 CONCRETE PAVEMENT SECTION  
C400 NTS

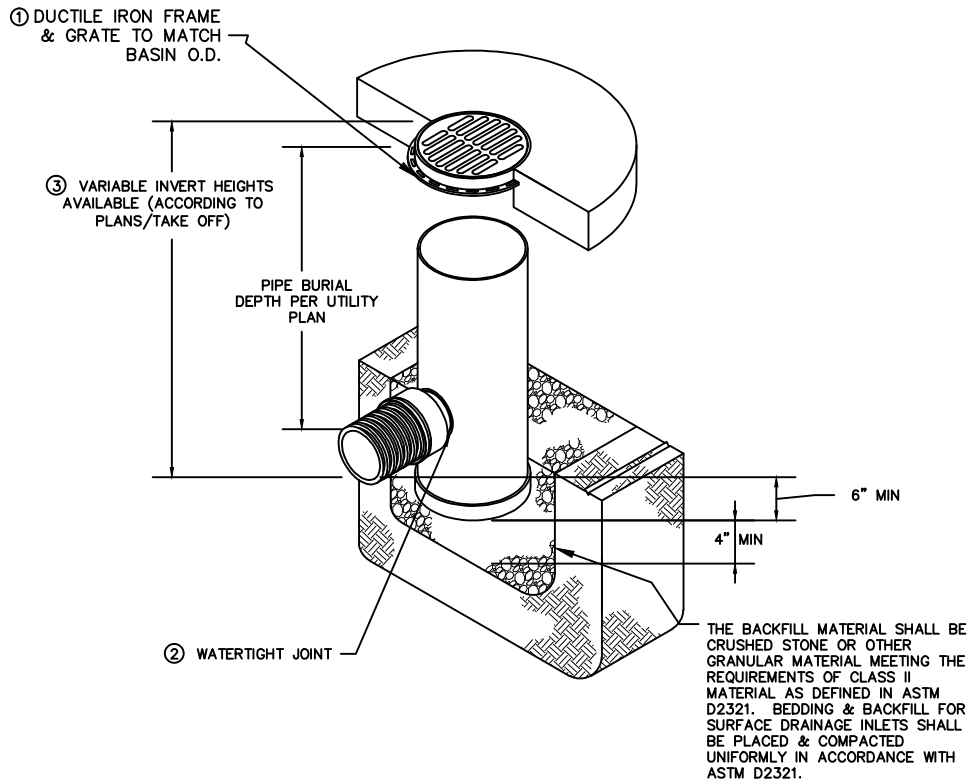
ISSUANCE/REVISION	DATE
ZONING MAP AMENDMENT	04-17-14

818 N Meadowbrook Ln  
Waukegan, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129

**PROFESSIONAL  
ENGINEERING**  
LLC

**101 S. MILLS STREET  
SITE DETAILS**  
MADISON, WISCONSIN

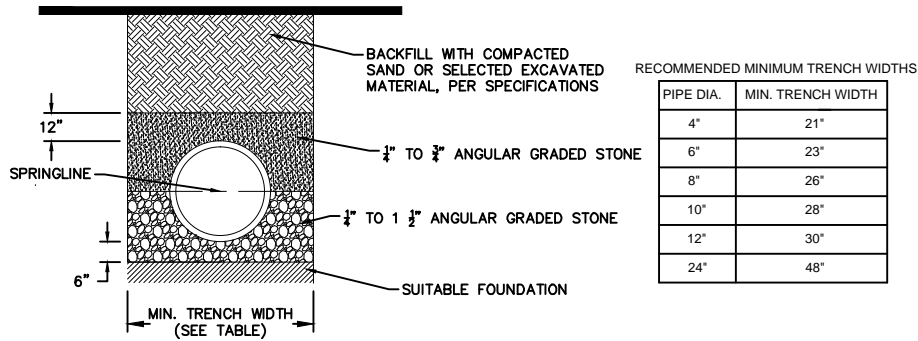
C400



- ① GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- ② DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE & SDR 35 PVC-110-013.
- ③ DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.

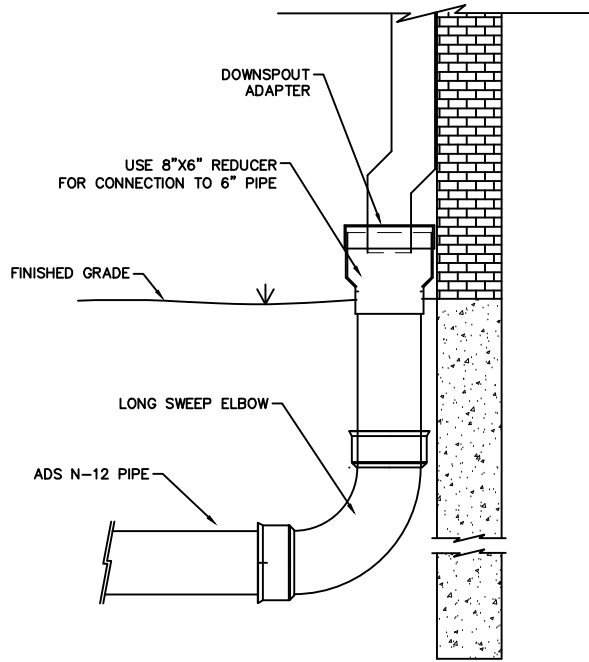
1  
C401  
NTS

STORM DRAIN DETAIL



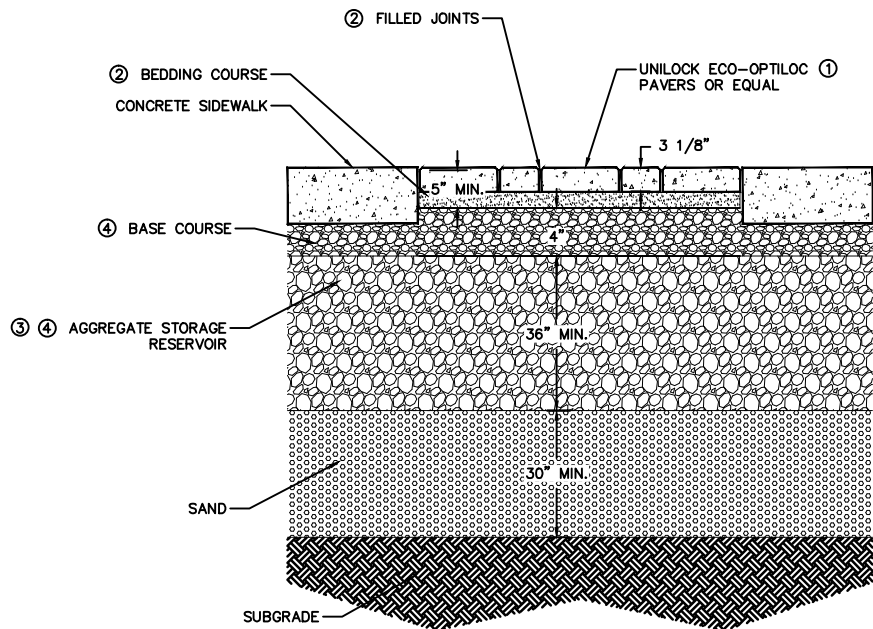
3  
C401  
NTS

STORM BEDDING DETAIL



2  
C401  
NTS

ROOF DRAIN DOWNSPOUT CONNECTION



4  
C401  
NTS

PERMEABLE PAVEMENT DETAIL

#### GENERAL NOTES

ALL PERMEABLE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1008 (PERMEABLE PAVEMENT)

- ① PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
- ② JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89 OR 57 AGGREGATE
- ③ AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
- ④ BASE AND/OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.

101 S. MILLS STREET  
SITE DETAILS  
MADISON, WISCONSIN

C401

ISSUANCE/REVISION	DATE
ZONING MAP AMENDMENT	04-17-14

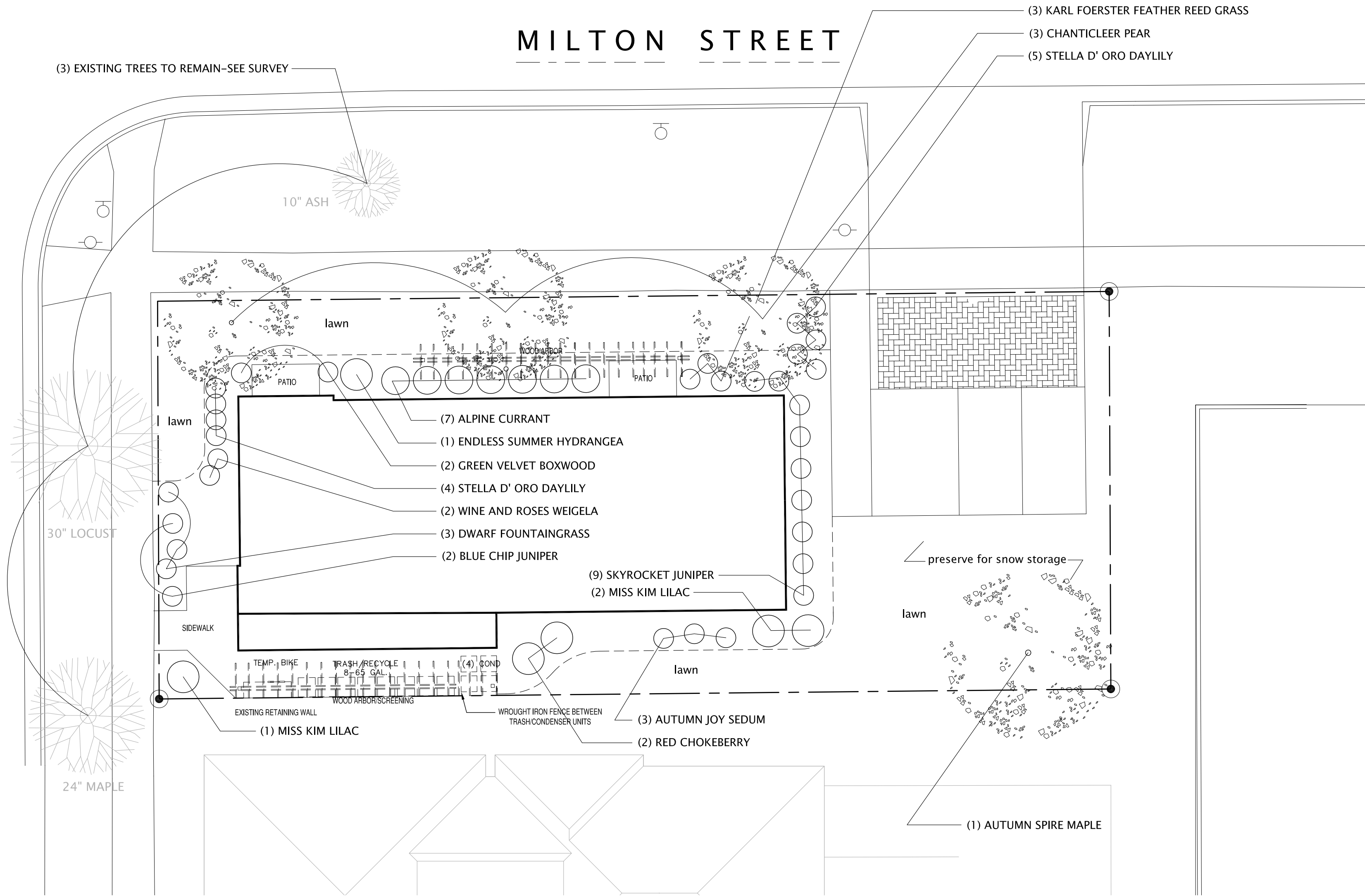
818 N Meadowbrook Ln  
Waukegan, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129

PROFESSIONAL  
ENGINEERING  
LLC



MILLS STREET

MILTON STREET



## 1 PROPOSED LANDSCAPE PLAN

### NOTES:

- Individual lawn trees and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. ([www.seedsolutions.com](http://www.seedsolutions.com))
- Landscape stone mulch to be locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric. Basis of Design: Dewitt Pro-5 Weed Barrier. Dewitt Company. ([www.dewittcompany.com](http://www.dewittcompany.com))

### Landscape Calculations and Distribution:

- (a) One (1) landscape unit for each (300) sf developed area  
Total sf of developed area = 6,000 sf  
Developed area divided by (300) = 20 Landscape Units
- (b) Within (IL) and (IG) districts, one (1) landscape unit for each (600) sf developed area  
Total sf of developed area = NA  
Developed area divided by (600) = NA Landscape Units
- (c) One landscape unit = 5 landscape points  
Landscape units (20) x 5 landscape points = 100 Total Points Required

### \*\* Development Frontage Landscaping:

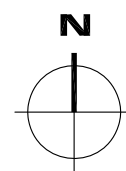
Provide (1) overstory deciduous tree and five (5) shrubs per (30) lf of lot frontage  
Existing Lot frontage = 170 lf  
(6) trees required (4) proposed  
(29) shrubs required (21) proposed

\*\*Applicant requests Zoning Administrator to partially waive requirements due to existing conditions and site constraints.

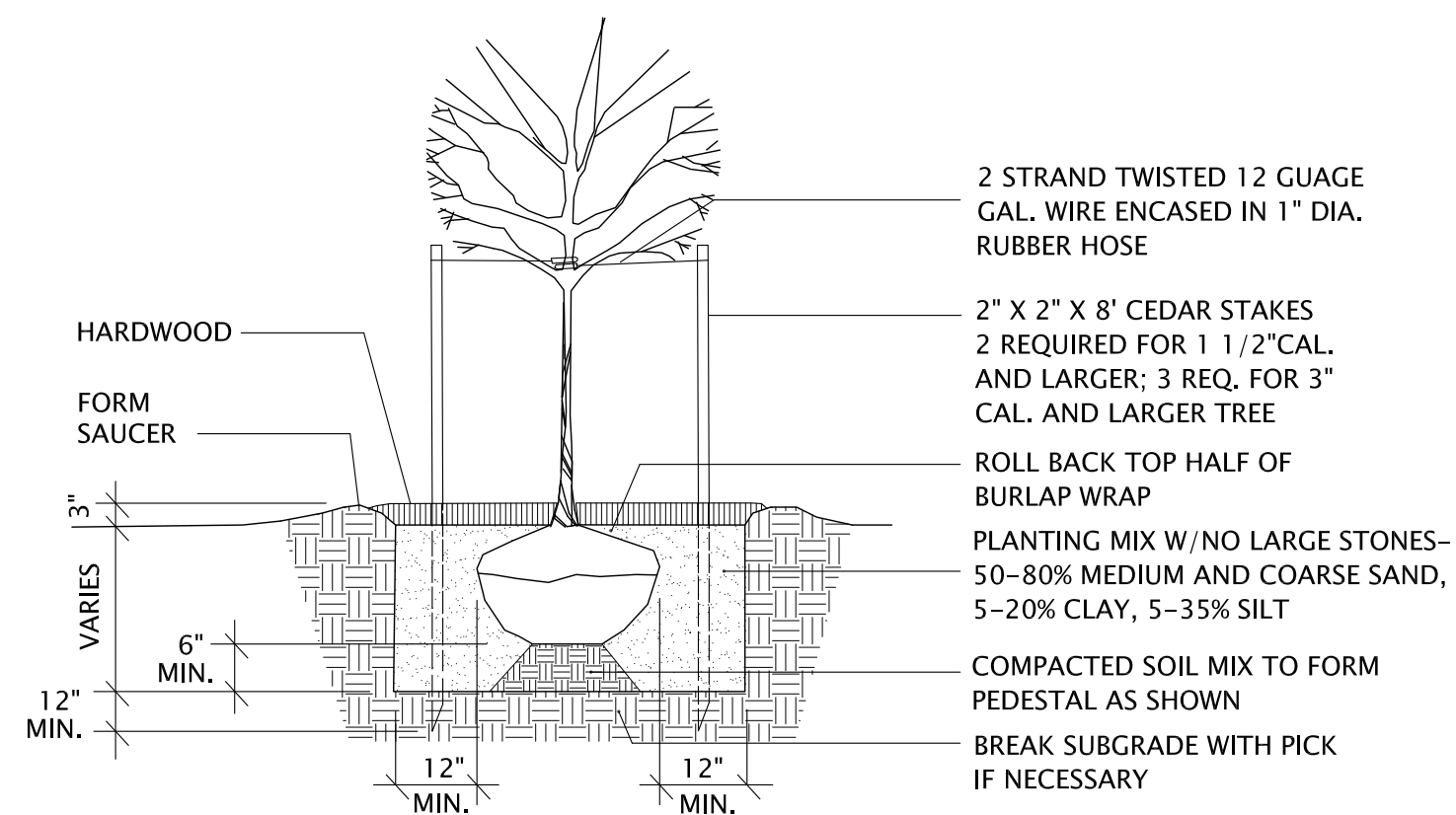
### Tabulation of Points and Credits:

Plant Type/Element	Min. size	Existing Points	Qty.	Proposed Pts.	Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35		35	4	140
Ornamental tree	1 1/2" cal.	15		15		
Evergreen tree	3 feet tall	15		15		
Shrub, deciduous	18" or 3 gal.	2		2	29	58
Shrub, evergreen	18" or 3 gal.	3		3	4	12
Ornamental grasses	18" or 3 gal.	2		2	10	20
Ornamental fence or wall	na	4 per 10 lf		4 per 10 lf		NA
Total						230
230 Total Points Provided (100 Required)						

Scale: 1"=10'-0"

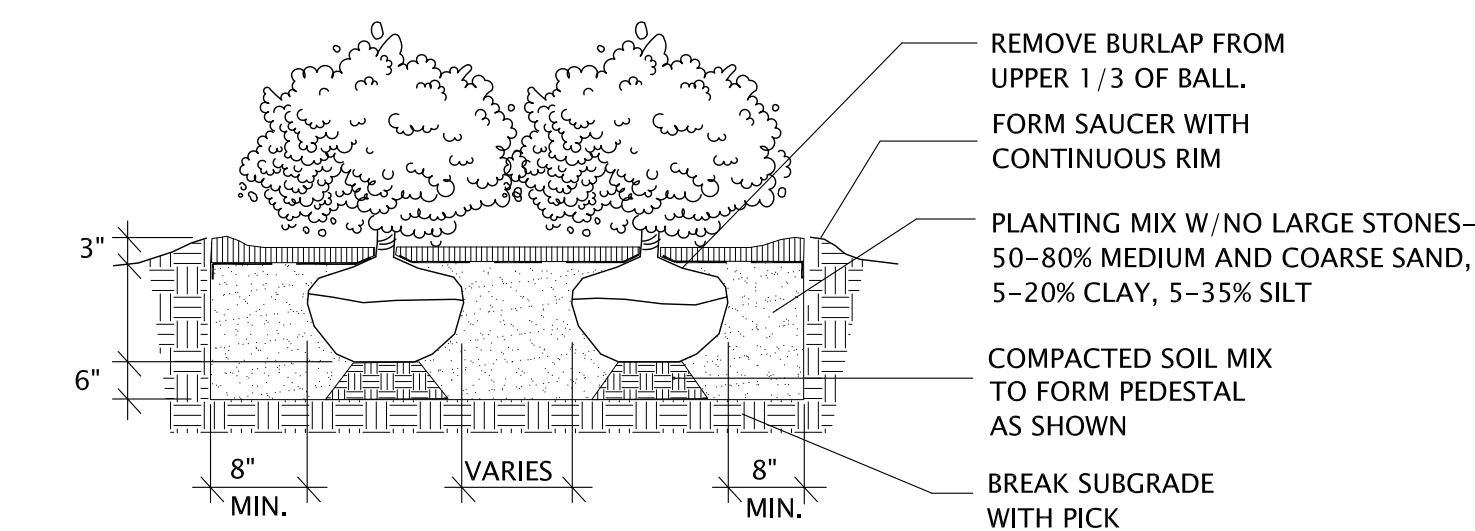


DECIDUOUS and EVERGREEN TREES		
Chanticleer Pear	Pyrus calleryana 'Glen's Form'	2" B&B
Autumn Spire Maple	Acer rubrum 'Autumn Spire'	2" B&B
SHRUBS		
Glossy Black Chokeberry	Aronia melanocarpa	#2 CONT.
Limelight Hydrangea	Hydrangea paniculata 'Limelight'	#2 CONT.
Densa Yew	Taxus x media 'Densiflora'	#2 CONT.
Wine and Roses Weigela	Weigela florida 'Alexandra'	#2 CONT.
Alpine Currant	Ribes alpinum	#2 CONT.
Miss Kim Lilac	Syringa pubescens patula 'Miss Kim'	#2 CONT.
Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	#2 CONT.
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#2 CONT.
Green Velvet Boxwood	Buxus 'Green Velvet'	#2 CONT.
PERENNIALS		
Autumn Joy Sedum	Sedum 'Herbstfreude'	#1 CONT.
Stella D' Oro	Hemerocallis 'Stella D' Oro'	#1 CONT.
Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	#1 CONT.



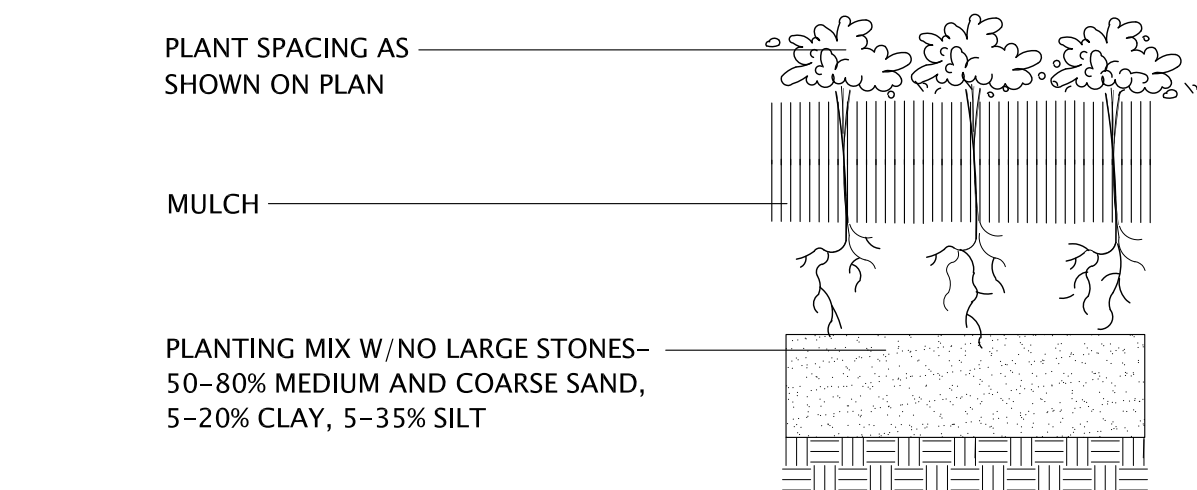
## 2 TREE PLANTING

NTS



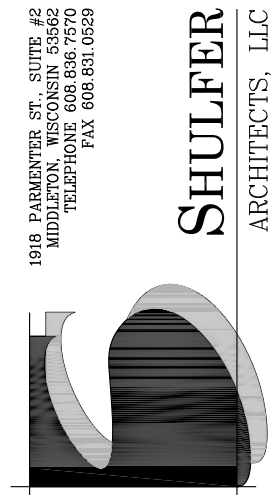
## 3 SHRUB PLANTING

NTS



## 4 PERENNIAL PLANTING

NTS

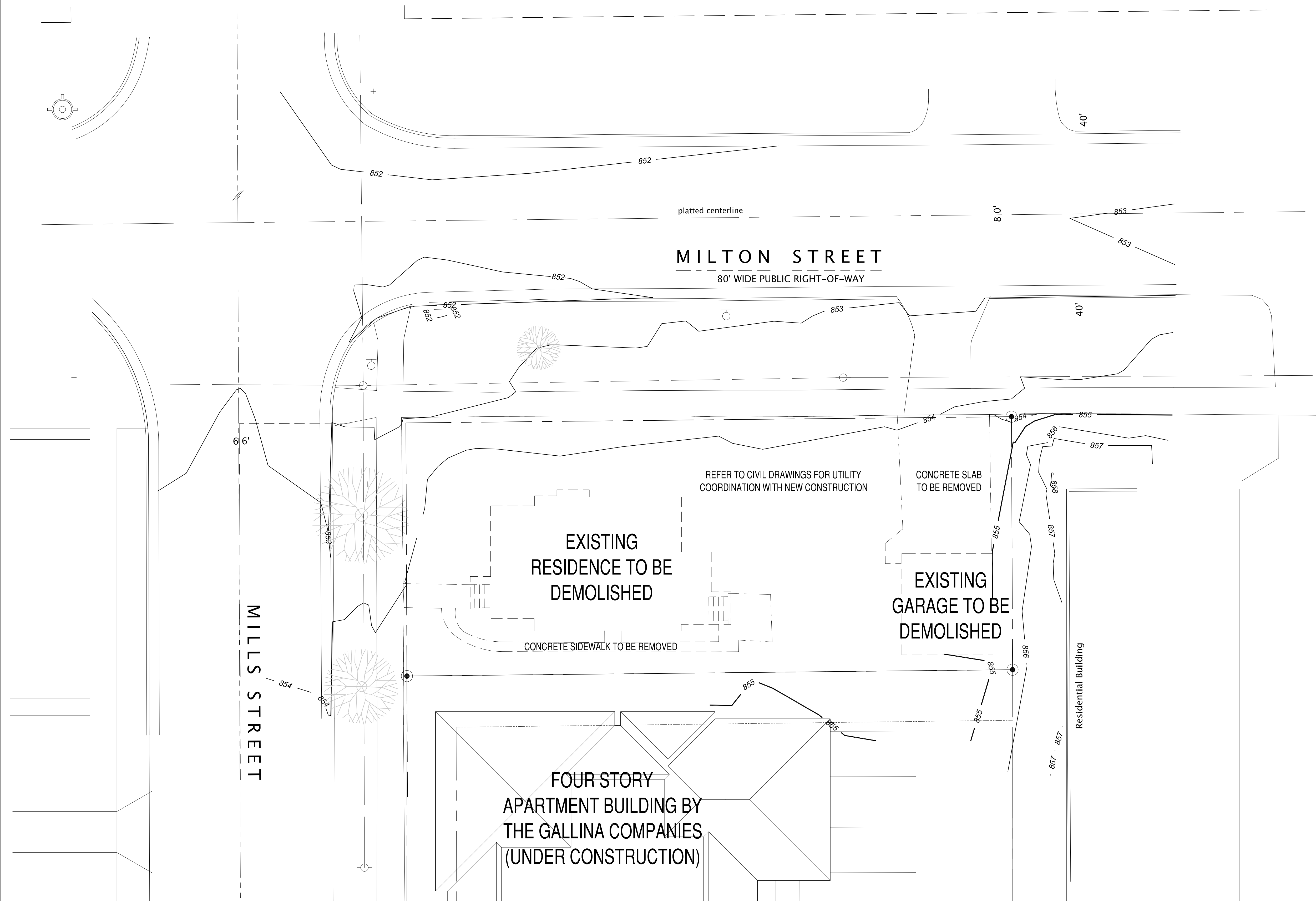


101 S MILLS STREET  
REDEVELOPMENT  
101 S MILLS STREET  
MADISON WI

PROPOSED LANDSCAPE PLAN

03/11/2014  
BID SET  
04/17/2014  
Zoning Map Amendment  
06/12/2014  
Zoning Update  
05/27/2015  
Zoning Map Amendment

L1.1



1918 PARMENTER ST., SUITE #2  
MIDDLETON, WISCONSIN 53562  
TELEPHONE 608.836.7570  
FAX 608.831.0529

**SHULFER**  
ARCHITECTS, LLC

101 S MILLS STREET

**REDEVELOPMENT**  
101 S MILLS STREET  
MADISON, WISCONSIN

# DEMOLITION PLAN

SCALE: 1"=10'-0"

11.13.13  
CITY MEETING

11.22.13  
REVISION

01.30.14  
PRELIM. PRICING

02.04.14  
ADDUNDUM 001

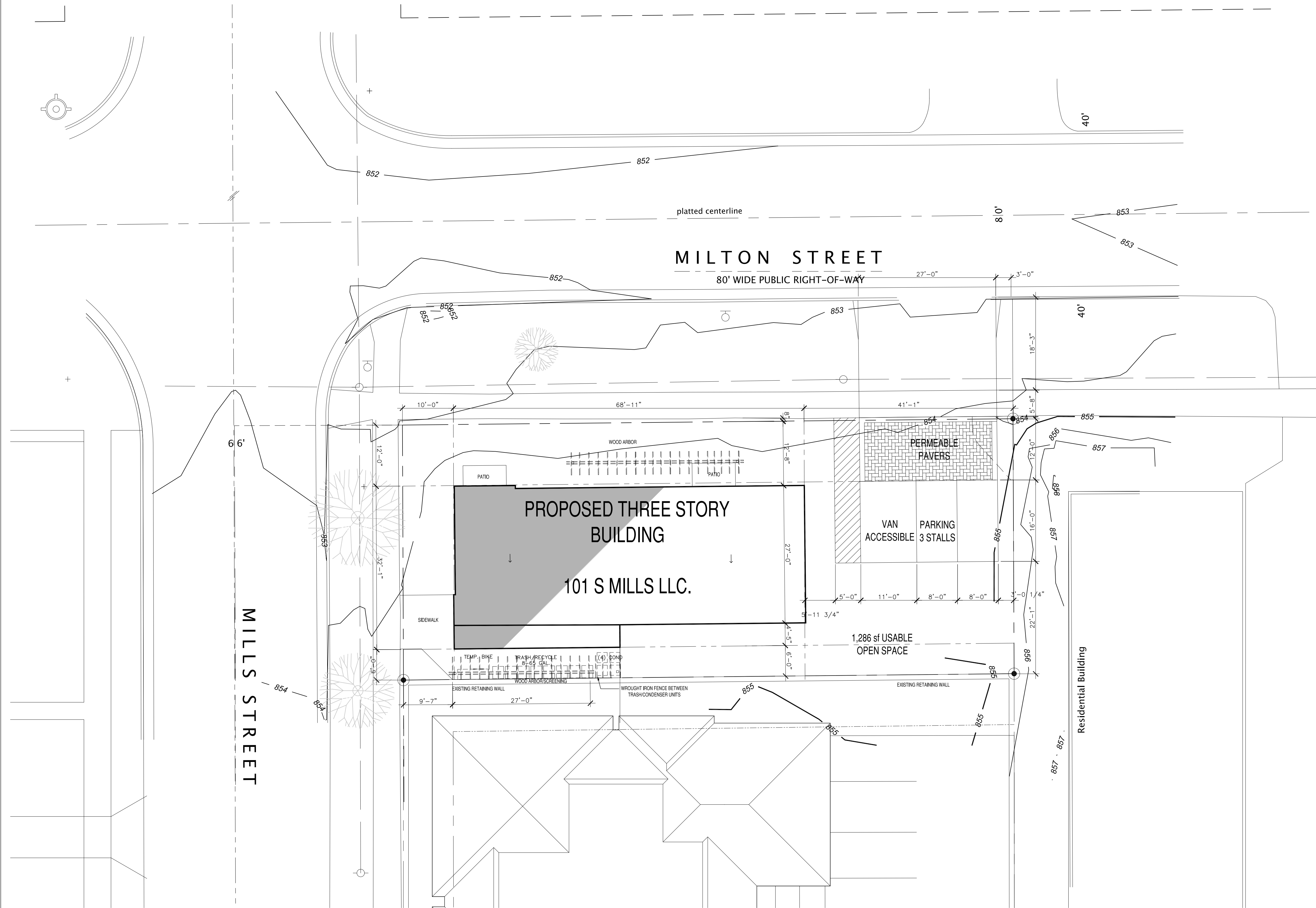
03.11.14  
BID SET

04.17.14  
ing Map Amendme

05.27.2015  
ing Map Amendme

# A1.0





PARKING LOT PLAN SITE INFORMATION

Site address: 101 S Mills Street  
Site acreage (total): 0.137 acres  
Number of building stories (above grade): 3 stories  
Building Height: 36 feet  
Type of construction (new structures or additions): Type VB  
Total square footage of building: 7,187 gsf

Existing Zoning: TR-VI  
Proposed Zoning: TR-U1  
Use of property: Residential (R-2)  
Gross square feet of residential: 5,858 gsf  
Gross square feet of Storage/Mech.: 1,329 gsf  
Lot Coverage: 2,009 SF = 33%  
Usable Open Space: Required: 1,280 sf  
Provided: 1,322 sf

Number of bicycle stalls shown: 5  
Number of bicycle stalls required: 5

Number of parking stalls:	Required	Provided
Small car	0	0
Large car	4	*3
Accessible	1 / 1 van	1 / 1 van
Total	4	*3

Number of Trees shown: See Landscape Plan

SETBACK REQUIREMENTS – 28.051

Front Yard: 15 ft.  
10 ft. Provided as determined by block averaging

Side Yard: 6 ft.  
6–10 ft. Provided

Reverse Side Yard: 12 ft.  
12 ft. Provided to outer most building projection

Rear Yard: The lessor of 25% or 20 ft.  
40 ft. Provided

ENCROACHMENTS INTO SETBACK AREAS – 28.132

Accessibility accommodations – All setbacks  
Air conditioning condensing units – Side and rear yard  
Arbors and trellises – All setbacks  
Balconies – Rear Yard only up to 6 ft.  
Bicycle-sharing facility – All setbacks  
Eaves and Gutters – Front and Rear Yard up to 3 ft. Side Yard 2 ft.  
Open Porches – Front Yard up to 7 ft.  
Steps – All setbacks

1

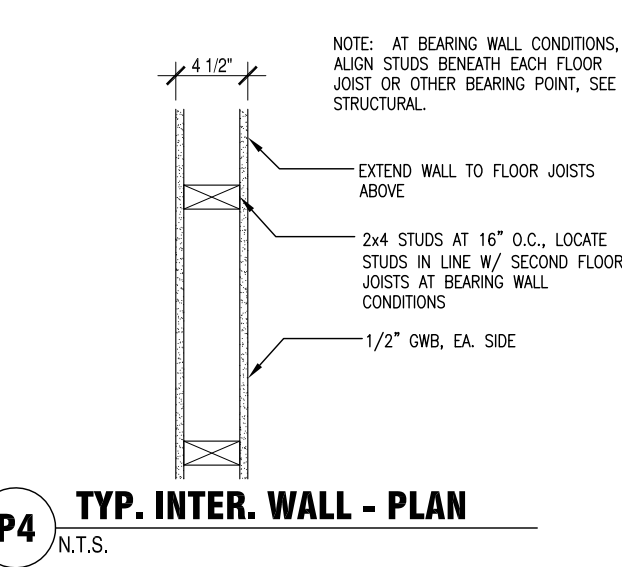
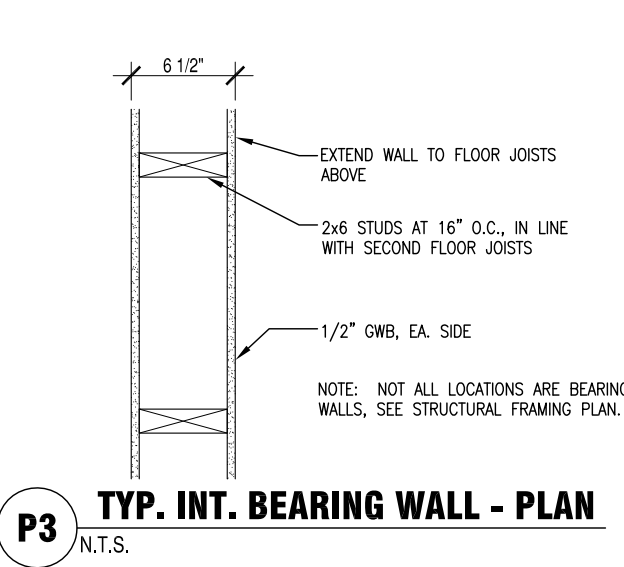
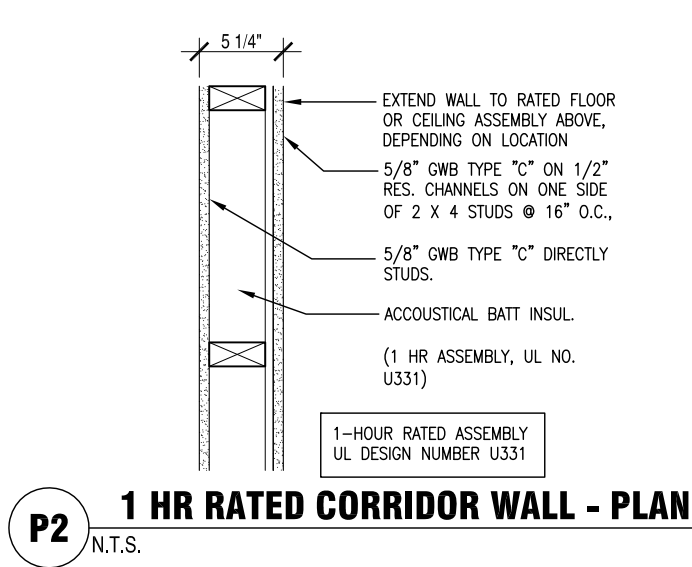
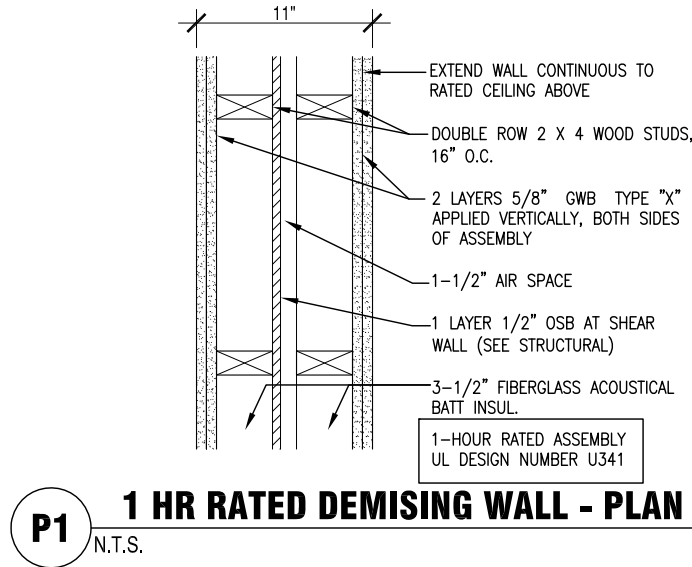
Proposed Site Plan

1"=10'-0"



**PARTITION NOTES:**

- A. SEE STRUCTURAL DRAWINGS FOR LOCATION & DETAILING OF SHEAR WALLS.
- B. ALL FIRE RATED PARTITIONS SHALL FOLLOW PRESCRIBED DESCRIPTIONS ACCORDING TO TESTING AGENCY.
- C. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE PROPERLY FIRE-SEALED WITH APPROVED SEALANT OR DETAIL ASSEMBLY WHICH MEETS HOURLY RATING.
- D. STUDS IN BEARING WALLS SHALL BE LOCATED DIRECTLY BELOW JOIST OR TRUSS.
- E. REFER TO STRUCTURAL DETAILS AND WALL DETAILS FOR ADDITIONAL PARTITION INFORMATION.

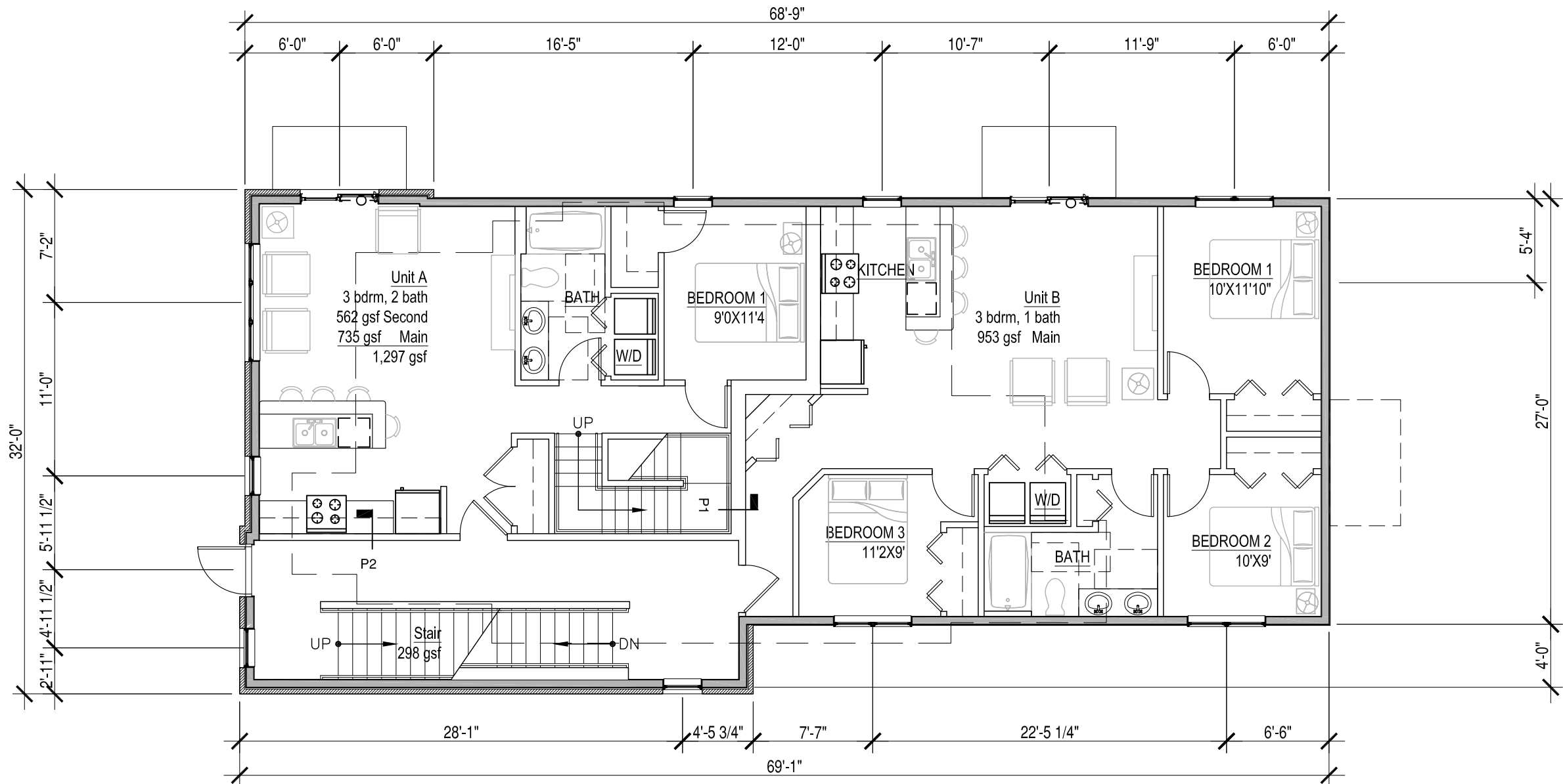


4 TOTAL UNITS  
(2)-3BDRM/2.5BATH  
(1)-3BDRM/2 BATH  
(1)-3BDRM/1 BATH  
TOTAL BUILDING SQUARE FEET: 7,187 GSF

TOTAL USABLE OPEN SPACE:  
AT GRADE: 1286 SF  
PORCHES AND BALCONIES: 36 SF  
TOTAL USABLE AREA: 1,322 SF  
REQUIRED USABLE AREA: 1280 SF

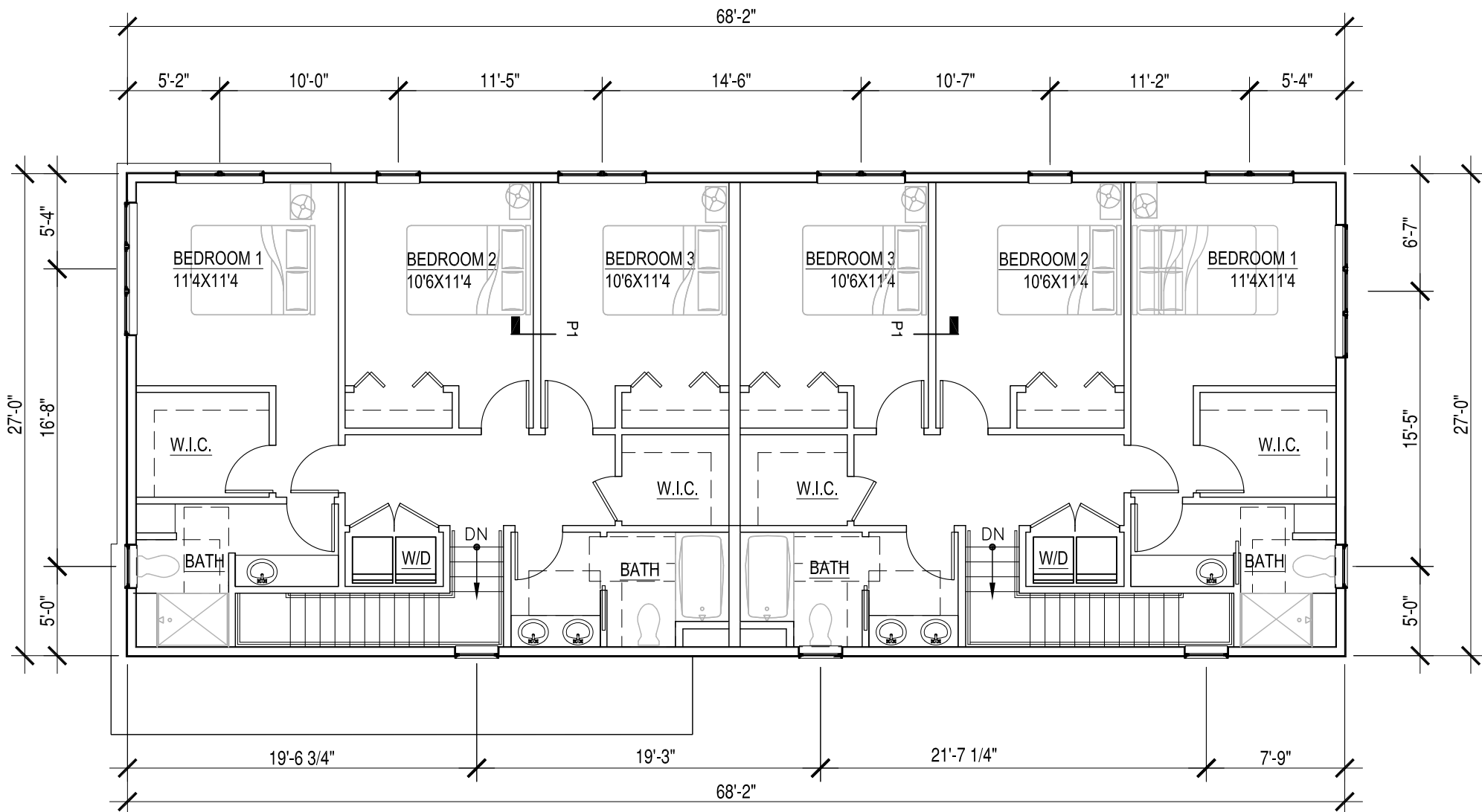
**GENERAL INTERIOR FINISH NOTES:**

- A. PROVIDE SINGLE "LIGHT" COLOR PAINTED WALLS AND CEILING WITH SAND TEXTURE THROUGHOUT.
- B. PROVIDE ONE ACCENT WALL IN GENERAL LIVING AREA WITH SAND TEXTURE IN EACH UNIT. ASSUME "DARK" PAINT COLOR.
- C. ENTRY, LIVING, AND KITCHEN AREAS TO HAVE LUXURY VINYL PLANK FLOORING.
- D. BATHROOM AND LAUNDRY FLOORING TO BE LUXURY VINYL TILE.
- E. STAIRS, BEDROOMS, AND CLOSETS TO BE BROADLOOM CARPET WITH PADDING.
- F. PROVIDE PRE-FINISHED BIRCH TRIM AND INTERIOR FLUSH PANEL DOORS. FINAL COLOR TO BE SELECTED BY ARCHITECT/OWNER.
- G. PROVIDE HIGH PRESSURE LAMINATE AT KITCHEN COUNTERS AND ISLAND TOP WITH STAINLESS STEEL DUAL BOWL SINK AND SINGLE GARBAGE DISPOSAL.
- H. BATHROOM COUNTER TOPS TO BE HIGH PRESSURE LAMINATE WITH PENCIL EDGES AND BACKSPLASH.
- I. ALL CABINERY TO BE PREFINISHED MAPLE FRONTS WITH WHITE MELAMINE INTERIOR SURFACES AND SHELVEING. EUROPEAN FULL OVERLAY HINGES WITH PANEL DOORS. FINAL COLOR TO BE SELECTED BY ARCHITECT/OWNER.
- J. KITCHEN APPLIANCES TO BE STAINLESS STEEL FRONTS, WATCHING. PROVIDE SINGLE DOOR REFRIGERATOR, RANGE WITH MICROWAVE ABOVE/RECIRCULATING FAN, AND DISHWASHER.
- K. PROVIDE ALL PLUMBING FIXTURES AND ACCESSORIES. PROCUREMENT OF PLUMBING WILL BE VIA DESIGN-BUILD METHOD.
- L. PROVIDE POWER/DATA/PHONE PER CODE. PROCUREMENT OF PLUMBING WILL BE VIA DESIGN-BUILD METHOD.
- M. PROVIDE HVAC TO EACH UNIT TO ADEQUATELY SERVICE. ALL PROPOSALS WILL BE REVIEWED AND CONSIDERED. ADJUSTMENTS TO PLAN LAYOUT WILL BE CONSIDERED TO ACCOMMODATE SELECTED SYSTEM. PROCUREMENT OF HVAC WILL BE VIA DESIGN-BUILD METHOD.



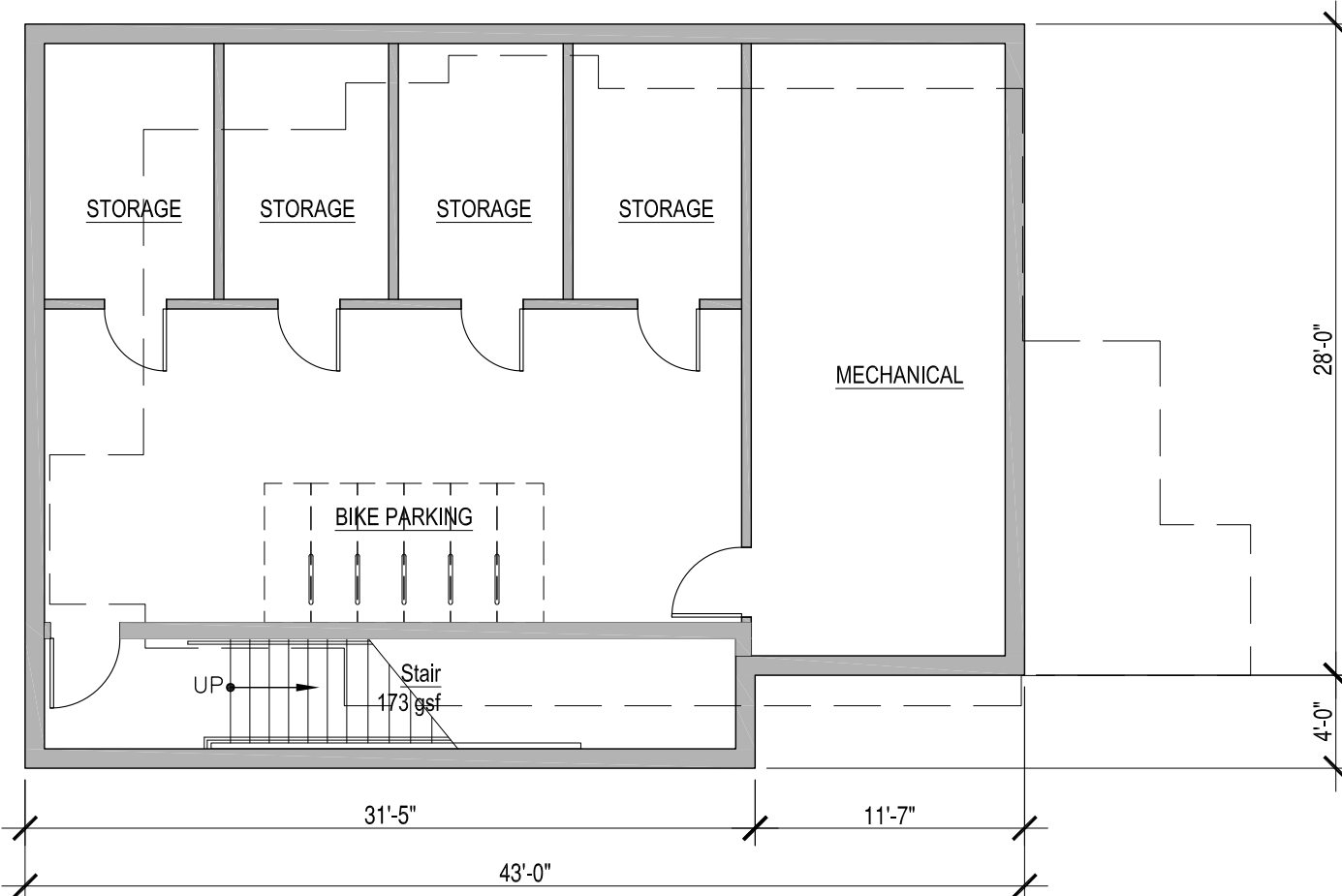
**2 FIRST FLOOR PLAN**  
1/8"=1'-0"

LEVEL 1: 2009 GSF



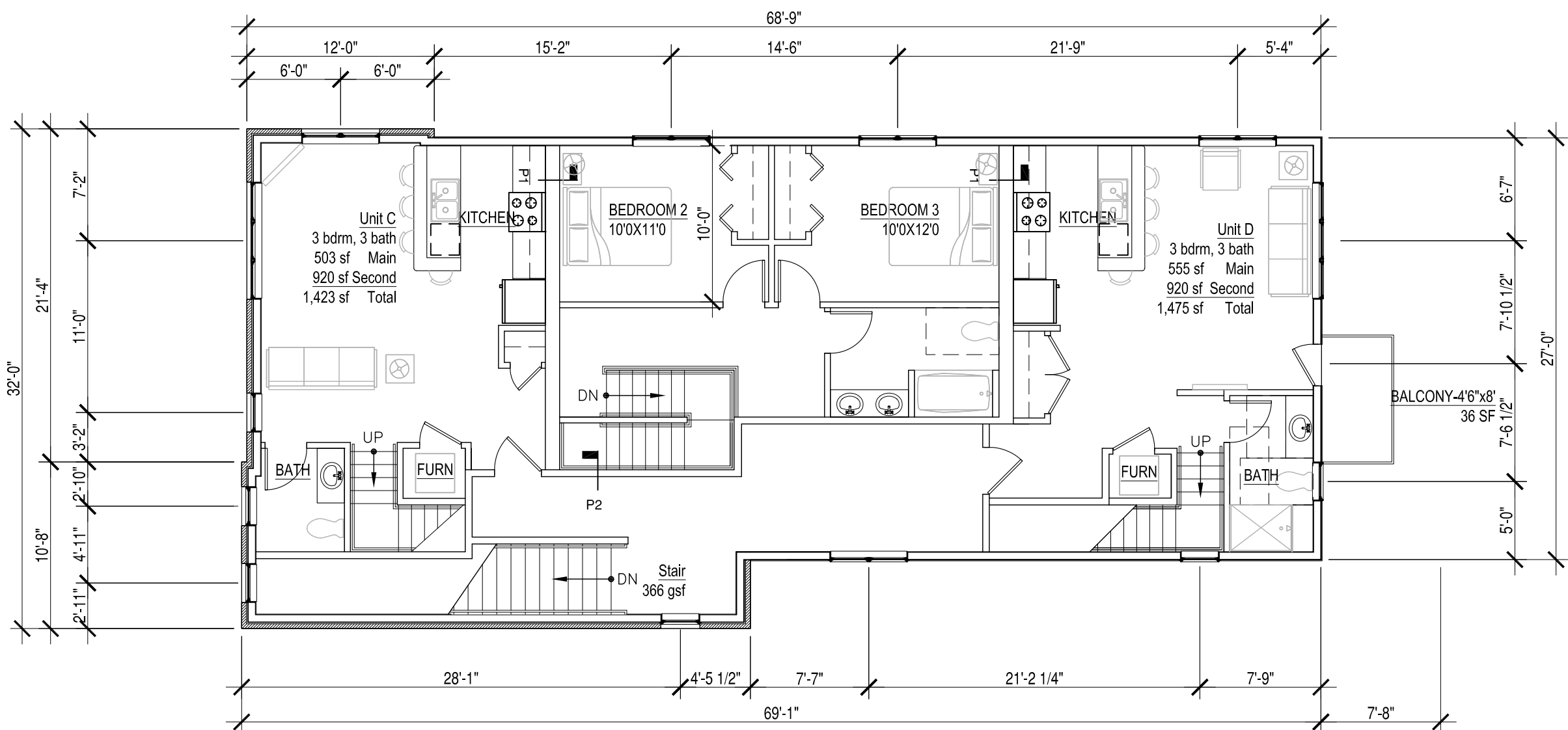
**4 THIRD FLOOR PLAN**  
1/8"=1'-0"

LEVEL 3: 1840 GSF



**1 FLOOR PLAN: LOWER LEVEL**  
1/8"=1'-0"

LOWER LEVEL: 1,329 GSF



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

LEVEL 2: 2009 GSF

101 MILLS STREET

MULTI-TENANT HOUSING

101 MILLS STREET  
MADISON, WI

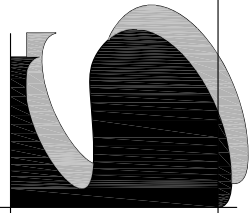
FLOOR PLANS

02.04.15  
ZONING SUBMITTAL  
04.29.15  
Zoning Revision  
05.27.2015  
Zoning Map Amendment

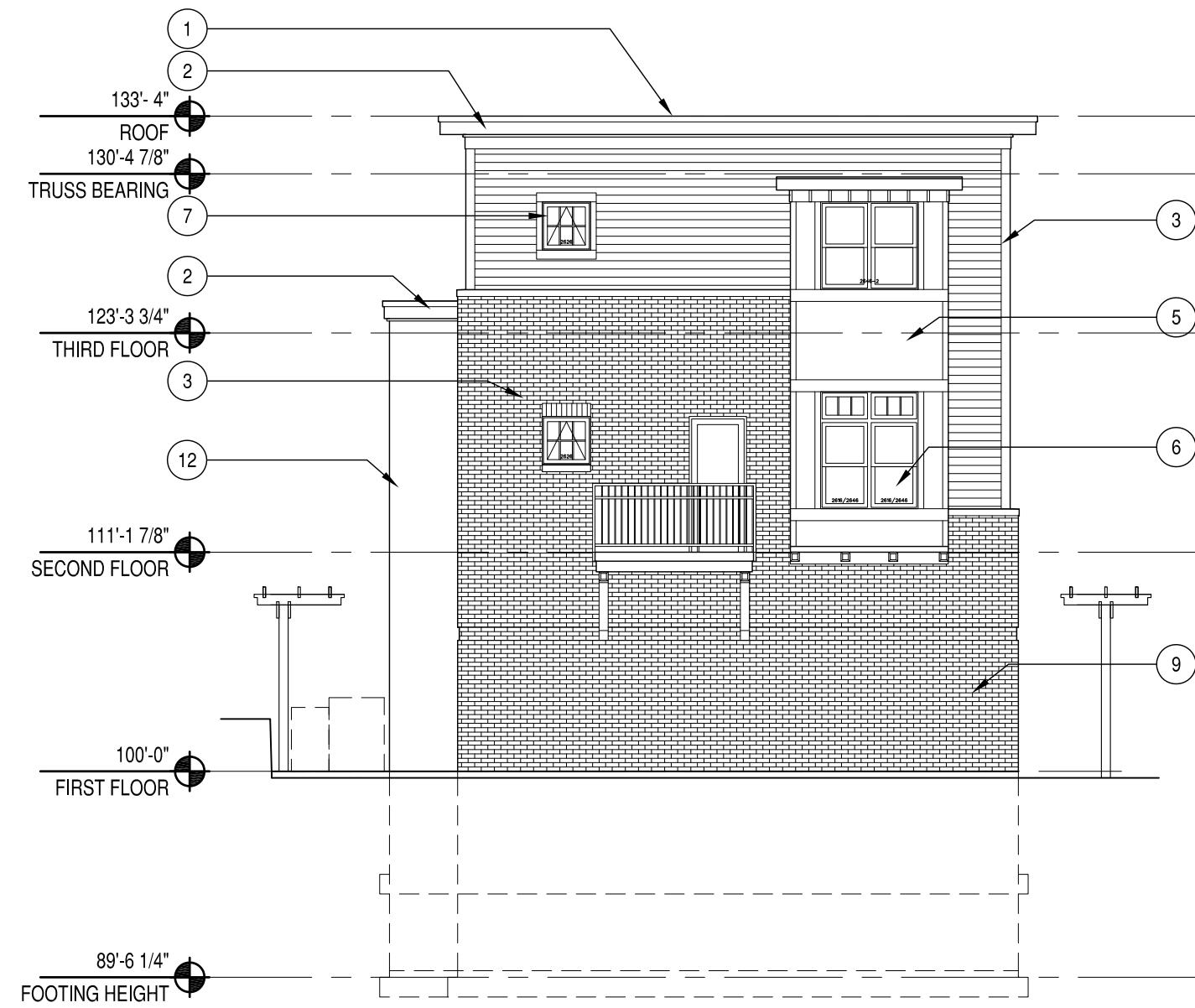
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101 MILLS STREET  
MADISON, WI 53703  
TEL: 608.261.1000  
WWW.SHULFERARCHITECTS.COM

SHULFER  
ARCHITECTS, LLC





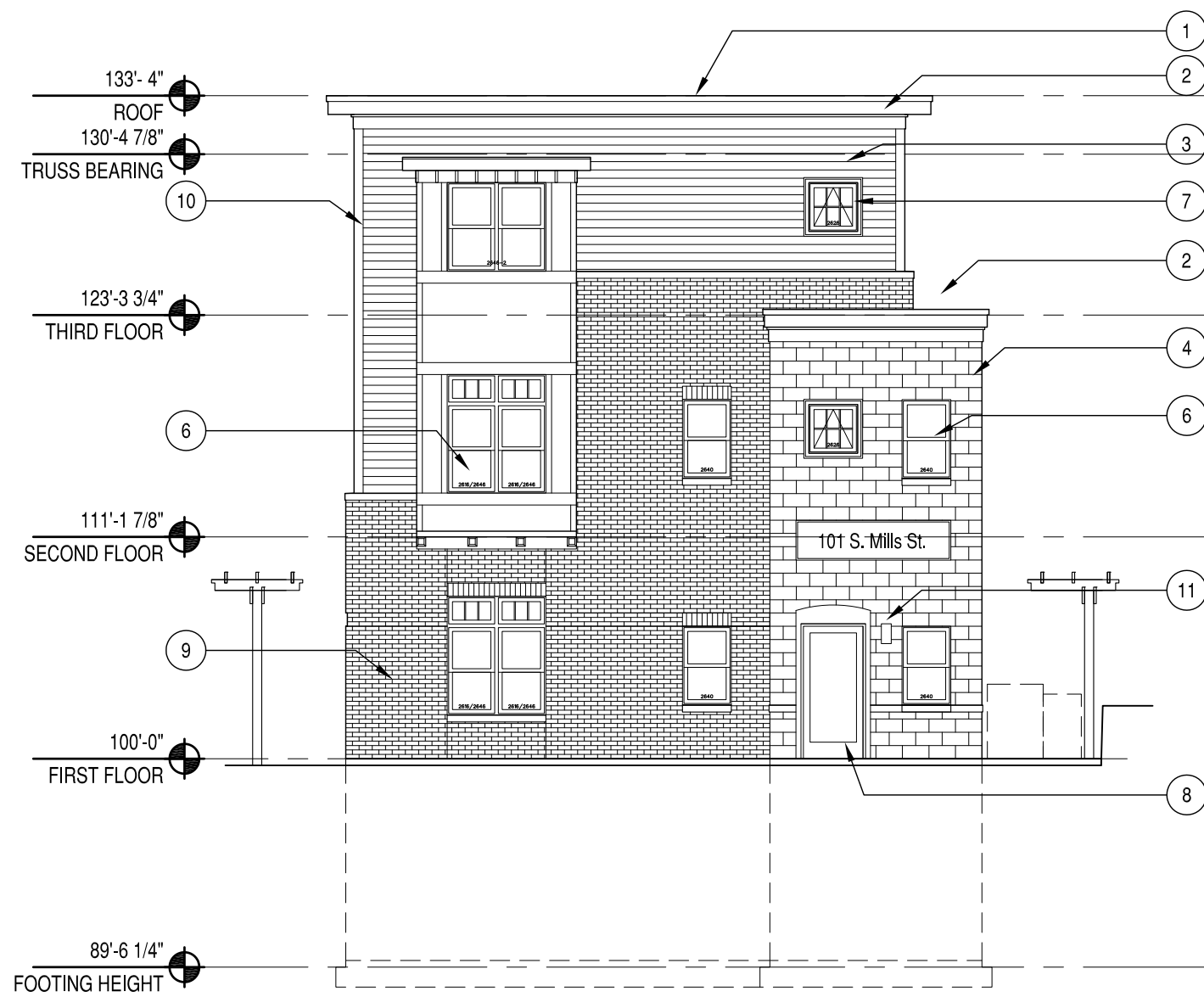


**1 EAST ELEVATION**  
1/4"=1'-0"

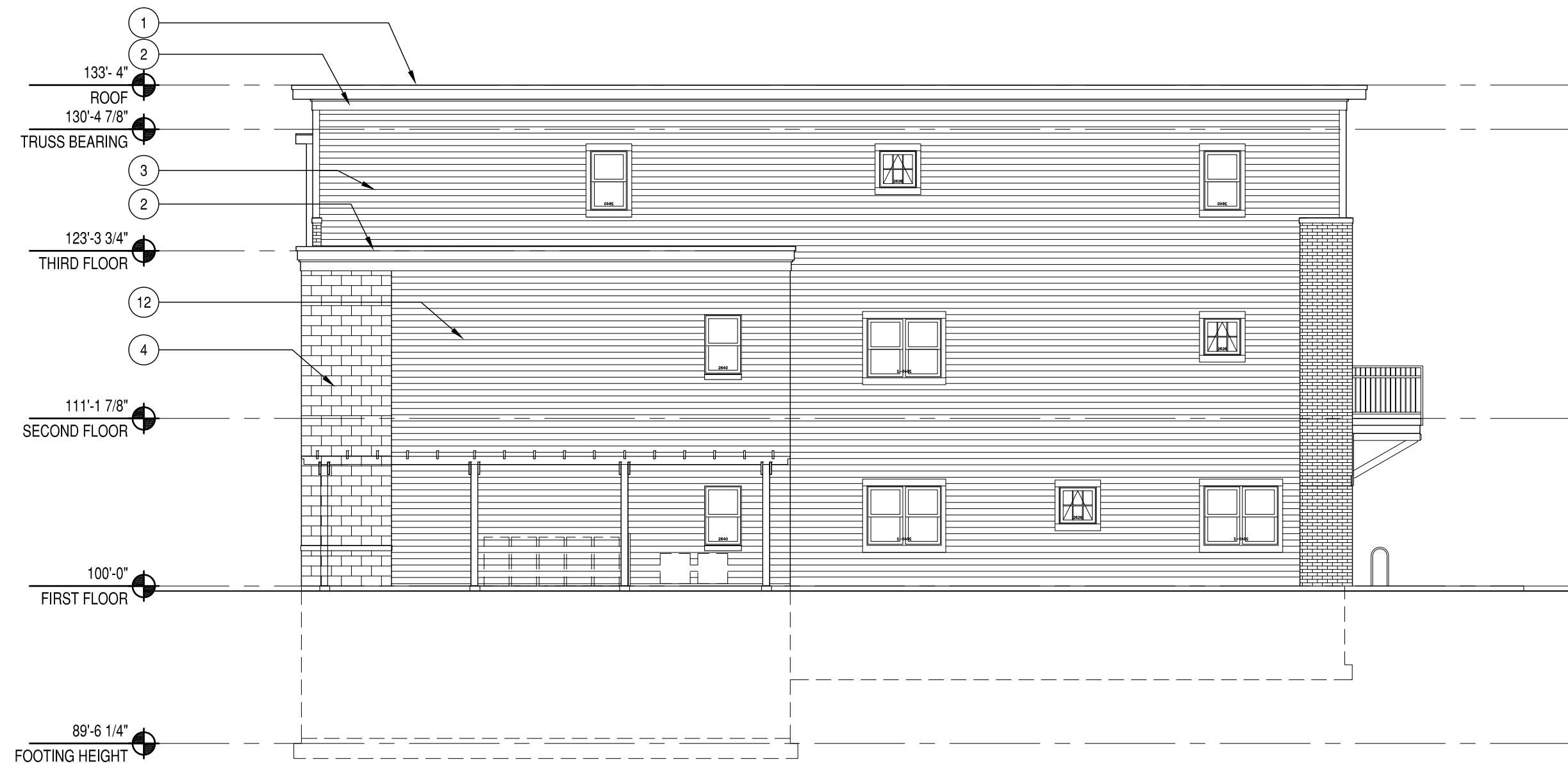


**2 NORTH ELEVATION**  
1/4"=1'-0" MILTON STREET

- EXTERIOR MATERIAL NOTES:
- 1 PRE-FINISHED METAL COPING
  - 2 PAINTED BUILT-UP FASCIA TRIM
  - 3 5" LAP SIDING - BASE BID: LP SMARTSIDE
  - 4 CAST STONE VENEER - HERITAGE STONE SMOOTH (12X24) COLOR: WHEAT
  - 5 PAINTED TRIM
  - 6 DOUBLE HUNG WINDOWS. BASE BID: DUAL PANE LOW-E FIBERGLASS
  - 7 FIXED WINDOWS. BASE BID: DUAL PANE LOW-E FIBERGLASS WITH MULLIONS BETWEEN THE GLASS.
  - 8 EXTERIOR DOOR: INSULATED STAINED FIBERGLASS ENTRY DOOR WITH FULL LITES. 3'0"x6'8" TYPICAL SIZE.
  - 9 CONCRETE BRICK MASONRY; HERITAGE COLLECTION-SMOOTH COLOR: BRANDYWINE
  - 10 CAST STONE SILL - HERITAGE COLLECTION COLOR: WHEAT
  - 11 PROVIDE EXTERIOR LIGHTING ALLOWANCE FOR A SINGLE WALL SCONCE AT EVERY EXTERIOR DOOR
  - 12 5" LAP SIDING - BASE BID: LP SMARTSIDE



**3 WEST ELEVATION**  
1/4"=1'-0" MILLS STREET



**4 SOUTH ELEVATION**  
1/4"=1'-0"

1018 PARKWAY ST. SUITE 102  
MILWAUKEE, WI 53212  
TEL: 414.361.1000  
FAX: 414.361.1001

**SHULFER**  
ARCHITECTS, LLC

**101 MILLS STREET**  
MULTI-TENANT HOUSING  
101 MILLS STREET  
MADISON, WI

**ELEVATIONS**

02.04.15  
ZONING SUBMITTAL  
04.29.15  
Zoning Revision  
05.27.2015  
Zoning Map Amendment

**A3.0**





**1 EAST ELEVATION**  
1/4"=1'-0"



**2 NORTH ELEVATION**  
1/4"=1'-0" MILTON STREET

**EXTERIOR MATERIAL NOTES:**

- 1 PRE-FINISHED METAL COPING
- 2 PAINTED BUILT-UP FASCIA TRIM
- 3 5" LAP SIDING - BASE BID: LP SMARTSIDE
- 4 CAST STONE VENEER - HERITAGE STONE SMOOTH (12X24)  
COLOR: WHEAT
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COLOR: WHEAT
- 11 PROVIDE EXTERIOR LIGHTING ALLOWANCE FOR A SINGLE WALL SCONCE AT EVERY EXTERIOR DOOR
- 12 5" LAP SIDING - BASE BID: LP SMARTSIDE



**3 WEST ELEVATION**  
1/4"=1'-0" MILLS STREET



**4 SOUTH ELEVATION**  
1/4"=1'-0"