CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S Forrest Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: April 7, 2022

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the April 11, 2022 Plan Commission Meeting

Request for Planned Development - Specific Implementation Plan (SIP) approval for the project at the 51 West Development, Lot 18

This is the final step in the Planned Development process which is essentially site plan approval. Plan Commission approval is necessary. There are a number of conditions that will have to be met prior to development of this lot as outlined in the resolution. The resolution, staff review and SIP documents are provided.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Approving a Planned Development - Specific Implementation Plan (SIP) for the Fifty-One Apartments project located at the 51 West Development – Lot 18, Stoughton, WI.

Committee Action: Plan Commission approves the request - .

Fiscal Impact:

File Number:	R - 8 - 2022	**Date Introduced:**	April 11, 2022

RECITALS

A. Tami McCullough on behalf of Brian Spanos and Brett Riemen (the "Applicant") is seeking SIP approval for Three, 3-story multi-family residential buildings at 51 West Development, Lot 18, Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Planned Development - General Development Plan (GDP) as approved by the City Common Council on March 8, 2022.

C. The Property has an underlying zoning of MR-24 – Multi-Family Residential which is consistent with the Comprehensive Plan – Future Land Use Map.

D. This SIP approval is based on plans dated December 19, 2021 – C-6; March 28, 2022 – G001, ASP 100, ASP 101, A100 A/B, A100-C, A101 A/B, A101-C, A102 A/B, A102-C, A103 A/B, A103-C, A200-A, A200-B, A200-C, A201-A, A201-B, A201-C, A210, A211, A212 and April 6, 2022 - C-1, C-2, C-3, C-4, C-5 including the project description with a revision date of April 7, 2022.

E. The proposed SIP application has been submitted with building name signage on the entrance canopies of each building that was not included as part of the GDP. Additionally, the Floor Area Ratio is proposed to be 1.14 which includes the underground garage rather than the required maximum of 1.

F. The City Plan Commission reviewed and discussed the proposed SIP and the above deviations from the GDP at their regular April 11, 2022 meeting and found that the plan meets the intent of the General Development Plan, zoning ordinance and Comprehensive Plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the SIP for the Fifty-One Apartments at 51-West Development, Lot 18, Stoughton, WI, as presented.

_____

Mayor Tim Swadley Date
Plan Commission Chair

City of Stoughton Application for Planned Development (PD) Review and Approval (Requirements per Section 78-914)

Applicant Name: Tami J McCullough

Applicant Address: 311 E Chicago Street, Suite 240, Milwaukee, WI 53202

Applicant Phone and Email: 262-893-4508 (cell) tmccullough@jla-ap.com

Property Owner Name (if different than applicant): Lakestone Properties LLC

Property Owner Phone: 608-838-1800 (Brett Reimen & Brian Spanos)

Subject Property Address: Lot 18 - 51 West Development (STH 51 & Velkommen Way)

This form is designed to be used by the Applicant as a guide to submitting a complete application for a planned development *and* by the City to process said application. Parts II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City as a guide when processing said application.

I. Recordation of Administrative Procedures for City Use

Application form filed with Zoning Administrator Date: 3/31/2022

Application fee of $325 received by Zoning Administrator Date: 3/31/2022

II. Application Submittal Packet Requirements for Applicant Use

PD Process Step 1: Pre-application

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all application materials to the Zoning Administrator prior to Plan Commission review. This step is not mandatory but optional at the discretion of the applicant or Zoning Administrator.

- ❑ **A.** Contact the Zoning Administrator to place an informal discussion item for the PD on the Plan Commission agenda (if deemed necessary by the applicant or Zoning Administrator). No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
- ❑ **B.** Engage in an informal discussion with the Plan Commission regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

PD Process Step 2: Concept Plan

The Applicant shall provide a draft application for staff and Planning Commission review as follows:

- ❑ **A.** Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items**:**
  - ❑ **(1)** A *general written description* of proposed PD including the following:
    - ❑ General project themes and images.

- ❑ The general mix of dwelling unit types and/or land uses.
- ❑ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ❑ The general treatment of natural features.
- ❑ The general relationship to nearby properties and public streets.
- ❑ The general relationship of the project to the Comprehensive Plan.
- ❑ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

❑ **(3)** A *written description* of potentially requested exemption(s) from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions
2. Density and Intensity Exemptions
3. Bulk Exemptions
4. Landscaping Exceptions
5. Parking and Loading Requirements Exceptions

❑ **(4)** A *conceptual plan drawing* (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

PD Process Step 3: General Development Plan (GDP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

❑ **A.** Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

❑ **(2)** A *map of the subject property* for which the PD is proposed:

- ❑ Clearly indicating the current zoning of the subject property and its surroundings, and the jurisdiction(s) which maintains that control.
- ❑ Map and all its parts clearly reproducible with a photocopier.
- ❑ Map size of 11" x 17" and map scale not less than one inch equals 800 feet.
- ❑ All lot dimensions of the subject property provided.
- ❑ Graphic scale and north arrow provided.

❑ **(3)** A *general written description* of proposed PD including:

- ❑ General project themes and images.
- ❑ The general mix of dwelling unit types and/or land uses.
- ❑ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
- ❑ The general treatment of natural features.

- ❑ The general relationship to nearby properties and public streets.
- ❑ The general relationship of the project to the Comprehensive Plan.
- ❑ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.
- ❑ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- ❑ A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:
  1. Land Use Exemptions.
  2. Density and Intensity Exemptions.
  3. Bulk Exemptions.
  4. Landscaping Exceptions.
  5. Parking and Loading Requirements Exceptions.

❑ **(4)** A *General Development Plan Drawing* at a minimum scale of 1"=100' (11" x 17" electronic copy shall also be provided) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

- ❑ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.
- ❑ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use.
- ❑ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.
- ❑ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.

❑ **(5)** *General conceptual landscaping plan* for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of bufferyards.

❑ **(6)** A *general signage plan* for the project, including all

- ❑ Project identification signs.
- ❑ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices.

- ☐ **(7)** *Written justification* for the proposed Planned Development. *(See Section 78-905 for requirements of the conditional use procedure.)*

PD Step 4: Specific Implementation Plan (SIP)

The Applicant shall submit an application for staff and Planning Commission review as follows:

- ☑ **A.** After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed SIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for SIP review.
  - ☑ **(2)** A *map of the subject property* for which the PD is proposed:
    - ☐ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
    - ☐ Map and all its parts clearly reproducible with a photocopier.
    - ☐ Map size of 11" by 17" and map scale not less than one inch equals 800 feet.
    - ☐ All lot dimensions of the subject property provided.
    - ☐ Graphic scale and north arrow provided.
  - ☑ **(3)** A *general written description* of proposed SIP, including:
    - ☐ Specific project themes and images.
    - ☐ The specific mix of dwelling unit types and/or land uses.
    - ☐ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio.
    - ☐ The specific treatment of natural features.
    - ☐ The specific relationship to nearby properties and public streets.
    - ☐ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
    - ☐ A complete list of zoning standards which will not be met by the proposed SIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed SIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
  - ☑ **(4)** A *Specific Implementation Plan drawing* at a minimum scale of 1"=100' (and electronic copy at 11" x 17") of the proposed project showing at least the following information in sufficient detail:
    - ☐ An SIP conforming to all requirements of Section 78-908(3). If the proposed PD is a large or group development (per Section 78-205 (11) or (12)) also provide a proposed preliminary plat or conceptual plat.
    - ☐ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use.
    - ☐ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface

area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or Common Council.

- ❑ Notations relating the written information (3), above to specific areas on the GDP Drawing.

☑ **(5)** A *landscaping plan* for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

☑ **(6)** A series of *building elevations* for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

☑ **(7)** A *general signage plan* including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and large or group development signage themes which are proposed to vary from City standards or common practices.

NA ❑ **(8)** A *general outline of the intended organizational structure* for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

☑ **(9)** A *written description* which demonstrates the full consistency of the proposed SIP with the approved GDP.

☑ **(10)** A *written description* of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed SIP development.

III. Final Application Packet Information for City Use

PD Step 3: General Development Plan (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 78-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final Common Council approval shall expire, and no additional PD-based development shall be permitted. The Common Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

Notified Neighboring Property Owners (within 300 feet) Date: _____

Notified Neighboring Township Clerks (within 1,000 feet) Date: _____

Class 2 legal notice sent to official newspaper by City Clerk Date: _____

Class 2 legal notice published on _____ and _____ Date: _____

JLA ARCHITECTS

THE FIFTY-ONE APARTMENTS (51 West)

Project Location and General Description

THE FIFTY-ONE Apartments will be a quality multi-family residential community serving the increased demand for housing in the Stoughton / Madison area. This project will be located on 4.99 acres identified as Lot 18, of the recently approved 51 West Neighborhood Development. This lot is bordered on all sides by roads: State Hwy 51 to the west, Velkommen Way to the south, Nygaard Road (future) to the east and Greenbriar Drive (future) to the north.

The project consists of three, 3-story buildings with parking garages below grade. Building A and Building B are essentially identical buildings that are rotated and share an underground parking garage with patios between the two buildings. These buildings front Nygaard Street. Building C is an L-shaped building located on the northwest corner of the lot and "fronts" STH 51 and the future Greenbriar Road.

Between Buildings A/B and Building C, is a 100 space surface parking area, which includes 6 ADA compliant parking spaces. At the entry to each building there is also an area for uncovered bike parking (4 bikes each location) for a total of 12 uncovered bike parking places on the property. Each underground parking garage also has ADA compliant parking spaces as well as dedicated vertical bike racks for tenants.

Also between the buildings are large areas of green space for recreation as well as defined patio areas with grilling stations for tenant use. There is also a large park planned directly east of the project across Nygaard Street, which is accessible by pedestrian paths on the property.

Architectural Design

Building Placement

Buildings A and B hug the east setback line, providing definition to the street edge directly across from a proposed park. Building C hugs the rear and side lot lines, providing additional definition along STH 51 and Greenbriar Road. This meets with the design intent of the residential guidelines as stated in the approved General Development Plan for 51 West Neighborhood.

The residential guidelines in the GDP also mention the desire for a minimum of 25% of ground floor units to have direct access to the sidewalk. Although the site does have significant grade changes, it is the intent of the owner and the project team to maximize the number of "walk-out" units as possible. At this time, it is anticipated that the majority of the units facing the interior of the lot on all three buildings will have the ability for patios in lieu of balconies, since the grade is only approximately +/- 6 inches below finished floor. In addition, on Building C, all 7 units facing Hwy 51 and 3 of units facing Greenbriar Road will also have patios in lieu of balconies. Due to

the steep grade drop along Nygaard Street, there are no "walk-out" units planned for the east sides of Buildings A or B. So, in summary, of the 48 first floor units, 21 will have at-grade access.

The garage entries are grouped together on the north end of the property to minimize paved areas and to take advantage of the existing grades and drainage patterns. There is a second driveway to the property on the south end, which helps minimize traffic jams and back-ups onto the street and separates the surface parking traffic from the garage parking traffic.

Contextual input

The theme that is allowed for Lot 18 is a Type III, per the approved Lot 18 GDP. Type III is large format residential development. Since this is a new neighborhood development project, existing architectural context does not exist. So, the project team began to look at other areas in Stoughton to begin to understand the aesthetic that was predominate as well as the history of the area.

It is the strong Norwegian heritage in this area, however, that inspired the basic massing of the buildings as well as the selection of the colors and materials. Traditional Norwegian architecture uses simple colors and materials, shake shingle roofs and siding as well as pitched roofs with gable ends. The final proposed architectural features are a modern interpretation of these traditional forms, with a simple color palette, varied siding types and variation in elevation depth.

Building Materials

This project will be utilizing composite siding as the primary building façade material in a total of three colors. There will be in horizontal lap siding in two colors, and a shake shingle siding in two colors. Composite trim boards will be utilized as well to help with siding transitions and overall definition of the façade. Where there is exposed basement walls, a masonry product is being called for and the roof is specified to be architectural asphalt shingles. Windows are to be vinyl residential windows in black or dark bronze to emphasize the verticality of the façade.

Building Height

The buildings are currently designed with a 5:12 pitch to the roof. One of the earlier schematic designs had a 4:12 pitch, but the team decided it did not present enough of an architectural presence and low pitch roofs in Wisconsin do not usually fare well. The pitch of the main roof was increased to 5:12 with the intersecting gables at 10:12 and 12:12 pitches. This begins to really to capture the essence of traditional Norwegian architecture without feeling like the building is "all roof". It also begins to provide variety to the façade of the longer elevations. This does, however, bring the average building height to 41.13 feet for Buildings A and B and 41.78 feet for Building C.

Per the zoning guidelines for MR-24 District, maximum building height (per definition) is 40 feet. However, as part of the Lot 18 GDP, the average roof height on this lot is allowed to be a maximum of 45 feet above grade. As construction documents are being completed, the design team will work to keep the building heights to a minimum without compromising design intent or structural integrity.

Building & Project Data

At the end of this project description document are tables with additional building and project data as well as a copy of the ordinance and GDP for Lot 18.

Site Design

Zoning

Per the approved General Development Plan (GDP) for the overall Lot 18, this property will be developed per criteria set forth for the M-24 Multi-Family Residential Zoning District with the following exceptions:

- Density and Intensity Requirements
  - Allow multiple buildings on a single lot
  - Minimum of 20 feet separation between buildings
  - Maximum Gross Density (MGD):
    - 32.2 dwelling units per acre
    - Maximum of 160 units
  - Impervious Areas: 53% maximum
  - Minimum Landscape Surface Ratio (LSR): 47%

- Bulk Requirements
  - Minimum Lot Area: 1,357 square feet per dwelling unit
  - Building Setbacks (minimum):
    - Rear: West (STH 51) – 50 feet
    - Side: North & South – 20 feet
    - Front: East (Nygaard St) – 25 feet
  - Average Building Height: 45 feet maximum (to midpoint of roof height)
  - Signage: 50 square feet for ground sign
    - Measured per Sec 78-817 of Signage Regulations

- Exterior Lighting
  - Intensity of illumination at Property Line: The maximum level of 0.5 foot candles (FC) at property line will be maintained except for the following locations:
    - At driveway access to the property where a targeted average level is 0.8 FC with a range of 0.5-1.5 FC
    - The above averages and ranges are recommendations from the Illuminating Engineering Society (IES)

Requested Exemptions

- Density and Intensity Requirements
  - The Floor Area Ratio for this project is 1.14, which exceeds the limit of 1 set by the zoning code for M-24. We are requesting an exemption for this project to exceed that limit.
- Signage Ordinance
  - We are requesting an exemption to the Signage Ordinance to allow signage on the building entry canopies to assist with building identification, in addition to address signage.

Off Street Parking

THE FIFTY-ONE
PARKING ANALYSIS
March 28, 2022

THE FIFTY-ONE			VEHICULAR PARKING					
BUILDING USE			OFF-STREET VEHICULAR PARKING			CITY ZONING COMPLIANCE		
			COVERED	SURFACE (DEDICATED)	DEDICATED RATIOS	REQUIRED RATIOS	PARKING PROVIDED DEDICATED	PARKING PROVIDED SHARED
RESIDENTIAL APARTMENT UNITS	160	Units	148	100	1.55 Per Unit	208 (a)	248	
	208	Bedrooms			1.19 Per Bedroom			
TOTAL	246,156	Square Feet	148	100	0.41 Per 1,000 s.f.		248	0
TOTAL SITE VEHICULAR PARKING			148	100		208 REQUIRED	248	PROVIDED

(a) Required Parking Ratios per City Ordinance: 1 per 1 bedroom or efficiency; 2 per 2 bedroom.
Project proposes 38 studio units, 74 1-bedroom units and 48 2-bedrooms units.

Off-Street Bicycle Parking

BICYCLE PARKING		
CITY ZONING COMPLIANCE		
REQUIRED RATIOS	REQUIRED	PROVIDED
10% OF REQUIRED VEHICLE PARKING	21	24 covered 12 surface

Vertical Bike racks are provided in each parking garage. Additional bike parking will be provided within 50 feet of each building main entrance for a total of 12 surface bike spaces. Surface parking locations are shown on the rendered site plan.

Storm water management

On site stormwater management will be employed to direct surface drainage to the stormwater sewer system that is being installed as part of the larger development.

Landscaping

The project drawing set provides a proposed landscape plan with the required information per the GDP and SIP requirements.

Refuse & Recycling Storage and Removal

Refuse will be collected within each building in a designated refuse area in each parking garage. A third-party collection company will be contracted by the owners for collection.

BUILDING PROJECT DATA

March 28, 2022

THE FIFTY-ONE								12/23/2021
BUILDING					PARKING			
BLDG ID	USE	FOOTPRINT (SF)	FLOOR AREA (SF)	UNITS	COVERED	SURFACE	TOTAL	RATIO
A	Multi-Family Residential	*13,511*	*40,533*	*38*				0.00 PER UNIT
B	Multi-Family Residential	*13,511*	*40,533*	*41*				0.00 PER UNIT
A/B	Shared Parking Level for A/B	29,221	29,221	79	76	50	126	1.59 PER UNIT
C	Multi-Family Residential	29,081	136,385	81	72	50	122	1.51 PER UNIT
TOTALS		**58,302**	**246,672**	**160**	**148**	**100**	**248**	**1.55 PER UNIT**

BUILDING COVERAGE (SF)	58,302
FLOOR AREA TOTAL (SF)	246,672
SITE AREA (SF)	217,287
Total Impervious Surfaces	110,991

ZONING REQUIREMENT	CALCULATIONS				DESIGN VALUE	CITY ZONING COMPLIANCE
SITE DENSITY	160	Units /	4.99	AC. =	32.08 Units/Acre	allowed per GDP
BUILDING COVERAGE	58,302	S.F. /	217,287	S.F. =	27% of Parcel	
FLOOR AREA RATIO	246,672	S.F. /	217,287	S.F. =	1.14	1
IMPERVIOUS SURFACE	110,991	S.F. /	217,287	S.F. =	51% of Parcel	allowed per GDP

THE FIFTY-ONE

51 WEST DEVELOPMENT - LOT 18 PROJECT PROGRAM
March 28, 2022

BUILDING DATA: (BUILDING A) RESIDENTIAL

UNIT TYPES	UNIT AREA	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		QTY TOTALS	AREA SUB-TOTALS	%	UNIT BREAKDOWN	
		Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area					
Unit A1 - Studio	-	-	-	-	-	-	-	-	-	-	STUDIOS	
Unit A2 - Studio	752 S.F	2	1,504 S.F	2	1,504 S.F	2	1,504 S.F	6	4,512 S.F	15.8%	Total Qty:	11
Unit A3 - Studio	-	-	-	-	-	-	-	-	-	-	Total Percentage	29.0%
Unit A4 - Studio	585 S.F	1	585 S.F	2	1,170 S.F	2	1,170 S.F	5	2,925 S.F	13.2%	Total Area:	7,437 S.F
Unit A5 - Studio	-	-	-	-	-	-	-	-	-	-	Average Unit Size	676 S.F
Unit B1 - 1BR	-	-	-	-	-	-	-	-	-	-	1 BEDROOM	
Unit B2 - 1BR	750 S.F	5	3,750 S.F	6	4,500 S.F	6	4,500 S.F	17	12,750 S.F	44.7%	Total Qty:	17
Unit B3 - 1BR	-	-	-	-	-	-	-	-	-	-	Total Percentage	44.7%
Unit B4 - 1BR	-	-	-	-	-	-	-	-	-	-	Total Area:	12,750 S.F
Unit B5 - 1BR	-	-	-	-	-	-	-	-	-	-	Average Unit Size	750 S.F
Unit C1 - 1BR+	-	-	-	-	-	-	-	-	-	-	1 BEDROOM PLUS	
Unit D1 - 2BR	-	-	-	-	-	-	-	-	-	-	2 BEDROOM	
Unit D2 - 2BR	-	-	-	-	-	-	-	-	-	-	Total Qty:	10
Unit D3 - 2BR	1,175 S.F	2	2,350 S.F	4	4,700 S.F	4	4,700 S.F	10	11,750 S.F	26.3%	Total Percentage	26.3%
Unit D4 - 2BR	-	-	-	-	-	-	-	-	-	-	Total Area:	11,750 S.F
Unit D5 - 2BR	-	-	-	-	-	-	-	-	-	-	Average Unit Size	1,175 S.F
Unit E1 - 2BR+	-	-	-	-	-	-	-	-	-	-	2 BEDROOOM PLUS	
Unit F1 - 3BR	-	-	-	-	-	-	-	-	-	-	3 BEDROOM	
BUILDING SUMMARY DATA		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		Total Bldg Qty	TOTAL AREAS	%	Unit A.S.F.	Total BR Count
		Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area					
UNIT TOTALS:		10	8,189 S.F	14	11,874 S.F	14	11,874 S.F	38	31,937 S.F	100.0%	840 S.F	48
COMMON SPACES:			(5,322 S.F)		(1,637 S.F)		(1,637 S.F)		(8,596 S.F)			
BUILDING TOTALS:	Area:		13,511 S.F		13,511 S.F		13,511 S.F		40,533 S.F		1,067 S.F Per Unit	
	Efficiency:		60.6%		87.9%		87.9%		78.8%			

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change. The Total Unit Count & Density for Entire Development shall be regulated by the Approved PUD/GDP Package and subsequently Approved PUD/SIP Packages.

THE FIFTY-ONE

51 WEST DEVELOPMENT - LOT 18 PROJECT PROGRAM
March 28, 2022

BUILDING DATA: (BLDG B)								RESIDENTIAL				
UNIT TYPES	UNIT AREA	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		QTY TOTALS	AREA SUB-TOTALS	%	UNIT BREAKDOWN	
		Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area					
Unit A1 - Studio	-	-	-	-	-	-	-	-	-	-	STUDIOS	
Unit A2 - Studio	752 S.F	1	752 S.F	2	1,504 S.F	2	1,504 S.F	5	3,760 S.F	12.2%	Total Qty:	11
Unit A3 - Studio	-	-	-	-	-	-	-	-	-	-	Total Percentage	26.8%
Unit A4 - Studio	585 S.F	2	1,170 S.F	2	1,170 S.F	2	1,170 S.F	6	3,510 S.F	14.6%	Total Area:	7,270 S.F
Unit A5 - Studio	-	-	-	-	-	-	-	-	-	-	Average Unit Size:	661 S.F
Unit B1 - 1BR	-	-	-	-	-	-	-	-	-	-	1 BEDROOM	
Unit B2 - 1BR	750 S.F	6	4,500 S.F	6	4,500 S.F	6	4,500 S.F	18	13,500 S.F	43.9%	Total Qty:	18
Unit B3 - 1BR	-	-	-	-	-	-	-	-	-	-	Total Percentage	43.9%
Unit B4 - 1BR	-	-	-	-	-	-	-	-	-	-	Total Area:	13,500 S.F
Unit B5 - 1BR	-	-	-	-	-	-	-	-	-	-	Average Unit Size:	750 S.F
Unit C1 - 1BR+	-	-	-	-	-	-	-	-	-	-	1 BEDROOM PLUS	
Unit D1 - 2BR	-	-	-	-	-	-	-	-	-	-	2 BEDROOM	
Unit D2 - 2BR	-	-	-	-	-	-	-	-	-	-	Total Qty:	12
Unit D3 - 2BR	1,175 S.F	4	4,700 S.F	4	4,700 S.F	4	4,700 S.F	12	14,100 S.F	29.3%	Total Percentage	29.3%
Unit D4 - 2BR	-	-	-	-	-	-	-	-	-	-	Total Area:	14,100 S.F
Unit E1 - 2BR+	-	-	-	-	-	-	-	-	-	-	2 BEDROOOM PLUS	
Unit F1 - 3BR	-	-	-	-	-	-	-	-	-	-	3 BEDROOM	
BUILDING SUMMARY DATA		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		Total Bldg Qty	TOTAL AREAS	%	Unit A.S.F.	Total BR Count
		Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area					
UNIT TOTALS:		13	11,122 S.F	14	11,874 S.F	14	11,874 S.F	41	34,870 S.F	100.0%	850 S.F	53
COMMON SPACES:			(2,389 S.F)		(1,637 S.F)		(1,637 S.F)		(5,663 S.F)			
BUILDING TOTALS:	Area:		13,511 S.F		13,511 S.F		13,511 S.F		40,533 S.F		989 S.F Per Unit	
	Efficiency:		82.3%		87.9%		87.9%		86.0%			

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change. The Total Unit Count & Density for Entire Development shall be regulated by the Approved PUD/GDP Package and subsequently Approved PUD/SIP Packages.

THE FIFTY-ONE

51 WEST DEVELOPMENT - LOT 18 PROJECT PROGRAM
March 28, 2022

BUILDING DATA: (BUILDING C)								RESIDENTIAL				
UNIT TYPES	AVERAGE UNIT AREA	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		QTY TOTALS	AREA SUB-TOTALS	%	UNIT BREAKDOWN	
		Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area					
Unit A1 - Studio	580 S.F	-	-	1	580 S.F	1	580 S.F	2	1,160 S.F	2.5%	STUDIOS	
Unit A2 - Studio	752 S.F	-	-	-	-	-	-	-	-	-	Total Qty:	16
Unit A3 - Studio	565 S.F	4	2,260 S.F	4	2,260 S.F	4	2,260 S.F	12	6,780 S.F	14.8%	Total Percentage	19.8%
Unit A4 - Studio	585 S.F	-	-	-	-	-	-	-	-	-	Total Area:	8,990 S.F
Unit A5 - Studio	525 S.F	-	-	1	525 S.F	1	525 S.F	2	1,050 S.F	2.5%	Average Unit Size:	562 S.F
Unit B1 - 1BR	-	-	-	-	-	-	-	-	-	-	1 BEDROOM	
Unit B2 - 1BR	750 S.F	13	9,750 S.F	13	9,750 S.F	13	9,750 S.F	39	29,250 S.F	48.1%	Total Qty:	39
Unit B3 - 1BR	-	-	-	-	-	-	-	-	-	-	Total Percentage	48.1%
Unit B4 - 1BR	-	-	-	-	-	-	-	-	-	-	Total Area:	29,250 S.F
Unit B5 - 1BR	-	-	-	-	-	-	-	-	-	-	Average Unit Size:	750 S.F
Unit C1 - 1BR+	-	-	-	-	-	-	-	-	-	-	1 BEDROOM PLUS	
Unit D1 - 2BR	1,075 S.F	3	3,225 S.F	3	3,225 S.F	3	3,225 S.F	9	9,675 S.F	11.1%	2 BEDROOM	
Unit D2 - 2BR	1,146 S.F	-	-	1	1,146 S.F	1	1,146 S.F	2	2,292 S.F	2.5%	Total Qty:	26
Unit D3 - 2BR	1,175 S.F	4	4,700 S.F	4	4,700 S.F	4	4,700 S.F	12	14,100 S.F	14.8%	Total Percentage	32.1%
Unit D4 - 2BR	1,250 S.F	1	1,250 S.F	1	1,250 S.F	1	1,250 S.F	3	3,750 S.F	3.7%	Total Area:	29,817 S.F
Unit D5 - 2BR	-	-	-	-	-	-	-	-	-	-	Average Unit Size:	1,147 S.F
Unit E1 - 2BR+	-	-	-	-	-	-	-	-	-	-	2 BEDROOOM PLUS	
Unit F1 - 3BR	-	-	-	-	-	-	-	-	-	-	3 BEDROOM	
BUILDING SUMMARY DATA		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		Total Bldg Qty	TOTAL AREAS	%	Unit A.S.F.	Total BR Count
		Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area					
UNIT TOTALS:		25	21,185 S.F	28	23,436 S.F	28	23,436 S.F	81	68,057 S.F	100.0%	840 S.F	107
COMMON SPACES:			(6,068 S.F)		(3,817 S.F)		(3,817 S.F)		(13,702 S.F)			
BUILDING TOTALS:	Area:		27,253 S.F		27,253 S.F		27,253 S.F		81,759 S.F		1,009 S.F Per Unit	
	Efficiency:		77.7%		86.0%		86.0%		83.2%			

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change. The Total Unit Count & Density for Entire Development shall be regulated by the Approved PD/GDP Package and subsequently Approved PD/SIP Packages.

CITY OF STOUGHTON, 207 S. Forrest Street, Stoughton, WI 53589

ORDINANCE OF THE COMMON COUNCIL			
Approving a General Development Plan for Lot 18 within 51 West Development			
Committee Action:	Plan Commission recommends Council approval 6 - 1 on 2/14/22		
Fiscal Impact:	Increased Tax Base and Park Impact Fees		
File Number:	O -8 - 2022	**Date Introduced:**	February 14, 2022
		Re-Introduced:	March 8, 2022

RECITALS

A. Lakestone Properties (the "Applicant") has requested that Lot 18 within the currently unrecorded Plat of 51 West Development ("Lot 18") be rezoned from Rural Holding to Planned Development. The Applicant has submitted a General Development Plan (the "GDP") for Lot 18, attached as Exhibit A.

B. The Planned Development District is intended to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the City by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of the City's Zoning Ordinance and Comprehensive Plan. The comparable zoning district for the land proposed to be zoned PD-Planned Development, used for establishing base-line zoning requirements and identifying needed flexibility is MR -24 Multi-Family Residential.

C. On February 14, 2022, the City of Stoughton Plan Commission held a public hearing regarding Applicant's proposed Planned Development zoning and the GDP. The public hearing was preceded by the publication of a class 2 notice, and other notice required by law.

D. The Plan Commission found that the proposed Planned Development zoning is consistent with the City of Stoughton Comprehensive Plan, and recommend approval of the proposed rezoning and the GDP, subject to certain conditions.

E. The Common Council has considered the Plan Commission's recommendation, and finds that, subject to certain conditions, the proposed Planned Development zoning and General Development Plan are consistent with the City of Stoughton Comprehensive Plan, and have the potential for enhancing the use of the lands and increasing the City's tax base.

ORDINANCE

The Common Council of the City of Stoughton, Dane County, Wisconsin do ordain as follows:

1. The recitals set forth above are material to and are incorporated in this ordinance as if set forth in full.

2. Subject to the conditions set forth in Section 6 below, the zoning classification of Lot 18 is changed from Rural Holding to Planned Development, and the GDP is approved.

3. No part of Lot 18 may be developed until a Specific Implementation Plan (SIP) has been approved by the City Plan Commission.

4. The following flexibilities to the otherwise applicable requirements are approved:

   - **Multiple buildings on a single lot;**
   - **Principal building separation of 20 feet(40 feet typical);**
   - **Multiplex and apartments up to 32.2 units/acre by right (up to 160 units);**
   - **Impervious area of up to 53%;**
   - **Minimum landscape surface ratio of 47%;**
   - **Minimum lot area of 1,357 square feet per dwelling unit;**
   - **Maximum building height of 45 feet at the median of the roof;**
   - **Maximum 50 square feet in area for ground sign. (Measured per section 78-817);**
   - **Maximum lighting intensity level of 0.5 foot-candles (FC) at the property line except for the following:**
   - **At driveway access to property where targeted average level is 0.8 foot-candles with a range of 0.5 – 1.5 FC.**

5. Lot 18 shall be developed and used in full compliance with all standards and requirements in Chapter 78 of the City Code that apply to lands zoned MR-24 Multi Family Residential, except as flexibilities are expressly authorized in this ordinance. Chapter 78 of the City Code, the General Development Plan, this Ordinance and the approved Specific Implementation Plan will constitute the zoning regulations for the property, and may be enforced as any zoning regulation in the City of Stoughton. A copy of this Ordinance, the General Development Plan and the Specific Implementation Plan shall be maintained and kept on file by the City of Stoughton Planning Office.

6. The zoning changes and approvals provided for in Section 4 above will not be effective until all of the following conditions have been satisfied:

   A. Applicant owns Lot 18;
   B. The Final Plat of 51 West has been approved and recorded;

C. All easements deemed necessary by the City or Stoughton Utilities to provide water, sanitary sewer, electric and other utility services needed to serve Lot 18 have been conveyed to the City.

7. Notwithstanding the delayed effectiveness of the zoning change and approvals pursuant to Section 6, above, the Applicant may seek approval of a Specific Implementation Plan at any time after the adoption of this Ordinance.

8. Any General Development Plan previously approved for all or any part of Lot 18 shall be null and void upon the adoption of this Ordinance.

9. This Ordinance shall take effect upon passage and publication pursuant to law.

Dates
Council Adopted: 3-8-22

Mayor Approved: 3-8-22

Published: 3-17-22

Attest: 3-8-22

Tim Swadley, Mayor

Candee Christen, City Clerk

\\Sto-fs1\city-shared$\MPS-Shared\Ordinances\Rezonings\51 West Lot 18 GDP Ordinance-rjs - attorney reviewed.docx

THE FIFTY-ONE

LOT 18 - 51 WEST DEVELOPMENT
VELKOMMEN WAY AND NYGAARD STREET
STOUGHTON, WISCONSIN

LAKESTONE PROPERTIES

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

SIP REVIEW SUBMITTAL

3.28.2022

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-0714

ABBREVIATIONS

A
A/C air condition
A/E Architect/Engineer
ACT acoustical ceiling tile
ADDL additional
ADDM addendum
AFC above finished counter
AFF above finished floor
AFG above finished grade
AFS above finished slab
ALT alternate
ALUM aluminum
APPD approved
APT apartment
ASC above suspended ceiling

B
BB baseboard
BB bulletin board
BLDG building
BL blinds (window)
BLT beam-weld light
BLW bollow
BPL base plate
BO bottom of
BOS bottom of steel

C
CB catch basin
CB construction bulletin
CF/CI contractor furnished, contractor installed
CF/OI contractor furnished, owner installed
CF/VI contractor furnished, vendor installed
CG corner guard
CH BD chalkboard
CIP cast-in-place
CJ control joint
CJ construction joint
CL centerline
CLG ceiling
CLR clear
CM construction management
CMU concrete masonry unit
CO cleanout
COL column
CONC concrete
CORR corridor
CONT continuous
CPT carpet
CSWK casework
CT ceramic tile
CTB ceramic tile base

D
DEMO demolition
DEPT department
DF drinking fountain
DFS Door and Frame Schedule
DH double hung
DIA diameter
DR door
DR FR door frame
DTL detail
DW dishwasher
DWG drawing

E
E east
EIFS exterior insulation & finish system
EL elevation
ELEC electric, electrical
ELEV elevator
EP epoxy
EPB epoxy base
EPS expanded polystyrene board
EQ equal
EXIST existing
EXP expand, expansion
EXT exterior

F
F female
F filter
FA fire alarm
FAB fabric
FAX facsimile
FC file cabinet
FD floor drain
FEC fire extinguisher cabinet
FHC fire hose cabinet
FG foot grille
FLR floor
FM factory mutual
FM floor mat
FP fire protection
FP fireproof
FPL fire place
FRP fiber reinforced panel
FT foot
FTG footing
FWP fabric wrapped panel

G
GA gage
GALV galvanized
GB grab bar
GC general contractor
GL glass
GLT glass tile

G (continued)
GLU LAM glued-laminated wood
GR grade, grading
GRANI granite
GT grout
GWT glazed wall tile
GYP BD gypsum board

H
HB hose bibb
HC hollow core
HCP handicapped
HM hollow metal
HORIZ horizontal
HSKPG housekeeping
HT height
HVAC heating, ventilating & air conditioning
HW hot water
HWF hardwood floor
HWY highway

I
ID inside diameter
INSUL insulation
INT interior

J
JS janitor sink

K

L
LAM laminate
LAV lavatory
LL live load

M
MAX maximum
MC modular carpet tile
MECH mechanical
MFR manufacturer
MIN minimum
MIN minute
MISC miscellaneous
MO masonry opening
MS mop sink
MSB mortar base
MRF marble floor
MTL metal

N
N north
N/A not applicable

N (continued)
NIC not in contract
NO number
NOM nominal
NS no scale
NTS not to scale

O
OC on center
OD outside diameter
OF/OI owner furnished, contractor installed
OF/OI owner furnished, owner installed
OF/VI owner furnished, vendor installed
OH DR overhead (ceiling) door
OPH opposite hand
OPNG opening

P
PLAM plastic laminate
PLYWD plywood
PREFAB prefabricated
PREFIN prefinished
PSI pounds per square inch
PT paint, painted
PTN partition

Q
QT quarry tile
QTB quarry tile base

R
RB resilient base
RCP reflected ceiling plan
RD roof drain
REBAR reinforcing steel bars
RF resilient flooring
RFS room finish schedule
RO rough opening

S
S south
SAN sanitary
SC sealed concrete
SC solid core
SF square foot
SH shades
SIM similar
SS stainless steel
SST solid surface
ST stain
ST stair
STN stone

S (continued)
STNB stone base
STRUCT structure
SV sheet vinyl

T
T&M time & materials
TEMP temperature
TER terrazzo
TERB terrazzo base
TFF top of finish floor
TK BD tackboard
TO top of
TOB top of beam
TOC top of concrete
TOJ top of joist
TOPO topography
TOS top of slab
TOS top of steel
TV television
TYP typical

U
UNO unless noted otherwise
UON unless otherwise noted

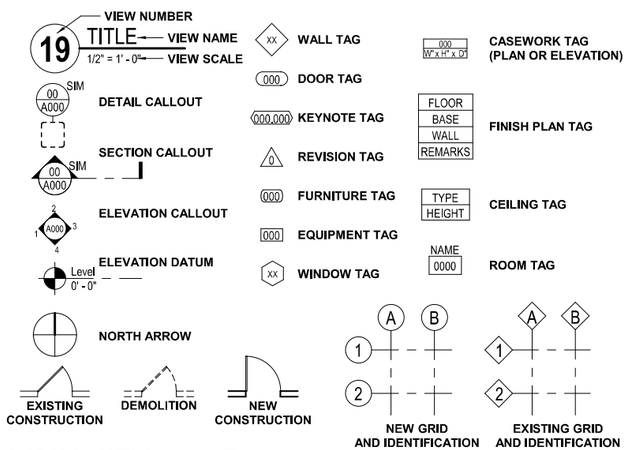
V
VCT vinyl composition tile
VF/CI vendor furnished, contractor installed
VF/OI vendor furnished, owner installed
VF/VI vendor furnished, vendor installed
VNR veneer
VIF verify in field
VWC vinyl wall covering

W
W west
W/ with
W/O without
WC water closet
WC wall covering
WD wood
WDB wood base
WDV wood veneer
WH water heater
WP wall protection
WP waterpoint

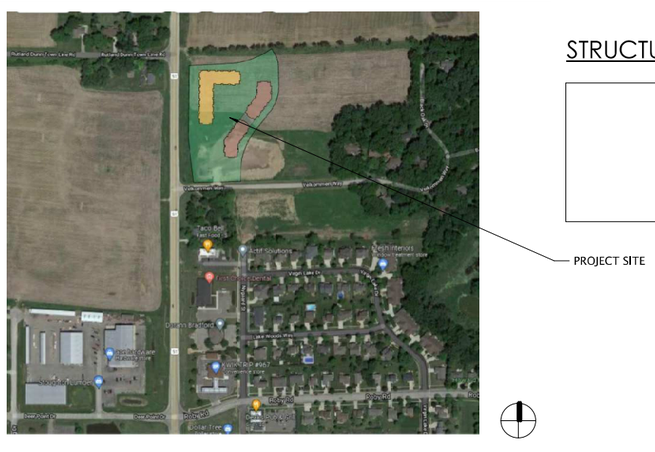
X
XPS extruded polystyrene board (insul)

Y Z

SYMBOL LEGEND



VICINITY MAP



PROJECT ADDRESS

THE FIFTY-ONE

LOT 18 - 51 WEST DEVELOPMENT
VELKOMMEN WAY AND NYGAARD STREET
STOUGHTON, WISCONSIN

OWNER INFORMATION

LAKESTONE PROPERTIES, LLC

5910 Main Street - Suite 1
McFarland, Wisconsin 53558

CONTACT: Brett Riemen
EMAIL: Brettriemen@lakestoneproperties.com
MAIN: 608.838.1800

PROJECT TEAM

GENERAL CONTRACTOR

MONTALTO GROUP LLC.

7904 SUMMERFIELD DR
VERONA, WI 53593
CONTACT: Mike Montalto
EMAIL: montalto2006@yahoo.com
MAIN: 608.445.7952

ARCHITECTURAL

JLA ARCHITECTS & PLANNERS

311 EAST CHICAGO STREET - SUITE 240
MILWAUKEE, WISCONSIN 53202
CONTACT: Tami J. McCullough, LEED-AP
EMAIL: tmccullough@jla-ap.com
MAIN: 414.988.7534

CIVIL ENGINEERING

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD, SUITE A
MCFARLAND, WI 53558
CONTACT: Ryan Quam
EMAIL: rquam@quamengineering.com
MAIN: 608.838.7750

STRUCTURAL ENGINEERING

ECHELON STRUCTURAL LLC

3530 TIMBER LANE
CROSS PLAINS, WI 53528
CONTACT: Tom Boehnen, P.E.
EMAIL: tboehnen@echelonstructures.com
MAIN: 608.206.0521

SET ISSUE

SIP REVIEW SUBMITTAL
3.28.2022

SHEET INDEX

SHEET DISCIPLINE AND NUMBER		REVISIONS Mark	REVISIONS Date
GENERAL			
G000	SIP COVER SHEET		
G001	SIP INDEX SHEET		
ARCHITECTURAL SITE			
ASP100	ARCHITECTURAL SITE PLAN		
ASP101	MONUMENT SIGN		
CIVIL			
C-1	EXISTING SITE PLAN		
C-2	SITE PLAN		
C-3	GRADING AND EROSION CONTROL PLAN		
C-4	UTILITY PLAN		
C-5	LANDSCAPE PLAN		
C-6	PHOTOMETRIC PLAN		
ARCHITECTURAL			
A100 A/B	BUILDINGS A/B - LOWER LEVEL OVERALL PLAN		
A100-C	BUILDING C LOWER LEVEL PLAN		
A101 A/B	BUILDINGS A/B - FIRST FLOOR OVERALL PLAN		
A101-C	BUILDING C FIRST FLOOR PLAN		
A102 A/B	BUILDINGS A/B - SECOND FLOOR OVERALL PLAN		
A102-C	BUILDING C SECOND FLOOR PLAN		
A103 A/B	BUILDINGS A/B - THIRD FLOOR OVERALL PLAN		
A103-C	BUILDING C THIRD FLOOR PLAN		
A110-C	BUILDING C ROOF PLAN		
A200-A	BUILDING A - EXTERIOR ELEVATIONS		
A200-B	BUILDING B - EXTERIOR ELEVATIONS		
A200-C	BUILDING C - EXTERIOR ELEVATIONS		
A201-A	BUILDING A - EXTERIOR ELEVATIONS		
A201-B	BUILDING B - EXTERIOR ELEVATIONS		
A201-C	BUILDING C - EXTERIOR ELEVATIONS		
A-210	PERSPECTIVES		
A-211	PERSPECTIVES		
A-212	PERSPECTIVES		

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

SIP REVIEW SUBMITTAL

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 3.28.2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
SIP INDEX SHEET

SHEET NUMBER
G001

3/28/2022 2:28:17 PM

THE FIFTY-ONE		VEHICULAR PARKING					
BUILDING USE		OFF-STREET VEHICULAR PARKING			CITY ZONING COMPLIANCE		
		COVERED	SURFACE (DEDICATED)	DEDICATED RATIOS	REQUIRED RATIOS	PARKING PROVIDED DEDICATED	PARKING PROVIDED SHARED
RESIDENTIAL APARTMENT UNITS	160 Units	148	100	1.55 Per Unit	208 (a)	248	
	208 Bedrooms			1.19 Per Bedroom			
TOTAL	246,156 Square Feet	148	100	0.41 Per 1,000 s.f.		248	0
TOTAL SITE VEHICULAR PARKING		148	100		208 REQUIRED	248	PROVIDED

(a) Required Parking Ratios per City Ordinance: 1 per 1 bedroom or efficiency; 2 per 2 bedroom.
Project proposes 38 studio units, 74 1-bedroom units and 48 2-bedrooms units.

BICYCLE PARKING		
CITY ZONING COMPLIANCE		
REQUIRED RATIOS	REQUIRED	PROVIDED
10% OF REQUIRED VEHICLE PARKING	21	24 covered 12 surface

16 ARCHITECTURAL SITE PLAN
1" = 30'-0"

3/28/2022 7:08:14 PM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 21-0714

THE FIFTY-ONE

SIP REVIEW SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 3.28.2022

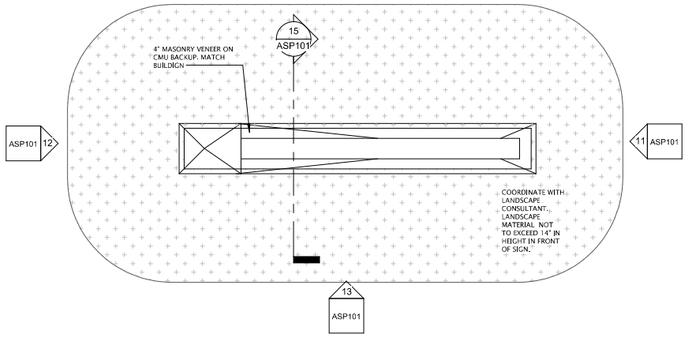
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

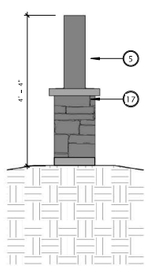
ARCHITECTURAL SITE PLAN

SHEET NUMBER

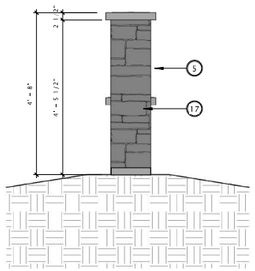
ASP100



1 MONUMENT SIGN - ENLARGE PLAN
1/2" = 1'-0"

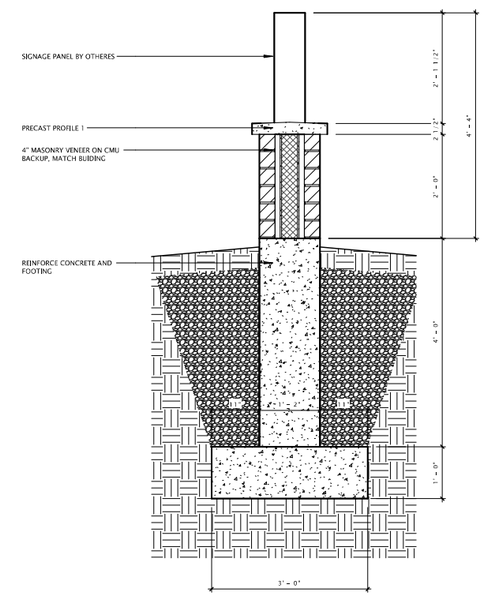


11 MONUMENT SIGN SIDE ELEVATION A
1/2" = 1'-0"



12 MONUMENT SIGN SIDE ELEVATION B
1/2" = 1'-0"

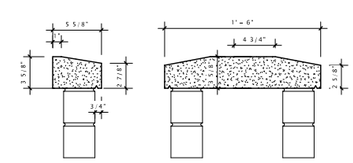
13 MONUMENT SIGN ELEVATION
1/2" = 1'-0"



15 MONUMENT SIGN - CROSS SECTION
3/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	TYPICAL FASCIA	TBD	TBD	TBD	CLAY	
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	GUTTER	TBD	PREFINISHED ALUMINUM	TBD	BLACK OR DARK BRONZE	
4	DOWNSPOUT	TBD	PREFINISHED ALUMINUM	TBD	MATCH ADJACENT SIDING	
5	PRECAST CONCRETE BANDING - PROFILE #1	TBD	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	TBD	
6	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
7	BALCONY / DECK	TBD	COMPOSITE	1x6	TBD	
8	VINYL PATIO DOORS	TBD	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
9	ROOFING SHINGLES	CERTAINTEED - LANDMARK SERIES	SERIES 3500	SEE PLAN	CHARCOAL	
10	SIDING - 1 (TITANIUM)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDAMILL FINISH	6" NOMINAL	TITANIUM	SIZE COULD CHANGE PER LOCATION
11	SIDING - 2 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	SIZE COULD CHANGE PER LOCATION
12	SHAKE SHINGLE # 1 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	SHAKE SHINGLE - CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	
13	SIDING - 3 (JET BLACK)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDAMILL FINISH	6" NOMINAL	JET BLACK	
14	COMPOSITE TRIM	JAMES HARDIE - HARDIE TRIM	TRIM BOARDS - CEDAMILL FINISH	VARIES	JET BLACK	
15	CORNER TRIM	JAMES HARDIE - HARDIE TRIM	TBD	5/4x6	MATCH ADJACENT SIDING	
16	DECORATIVE COLUMN	JAMES HARDIE - HARDIE PLANK	COMPOSITE WRAPPED	6" NOMINAL	TITANIUM	
17	MASONRY - 1 (THIN STONE)	DUTCH QUALITY STONE	WEATHER LEDGE	VARIES	ELKWOOD	
18	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	SERIES 8200 STEEL INSULATED	SEE DOOR SCHEDULE	TBD	
19	HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
20	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	DARK BRONZE	
21	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
23	SOFFIT	ROLLEX - OR EQUAL	VENTED	-	WHITE/BRIGHT WHITE/280	
24	ELECTRIAL METERS / GAS METERS	TBD	TBD	-	TBD	



PRECAST PROFILE #1
4" X 6" SILL

PRECAST PROFILE #2
4" X 18" SILL

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 21-0714

THE FIFTY-ONE

SIP REVIEW SUBMITTAL
BUILDING –C

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 3.28.2022

REVISION SCHEDULE

Mark	Description	Date

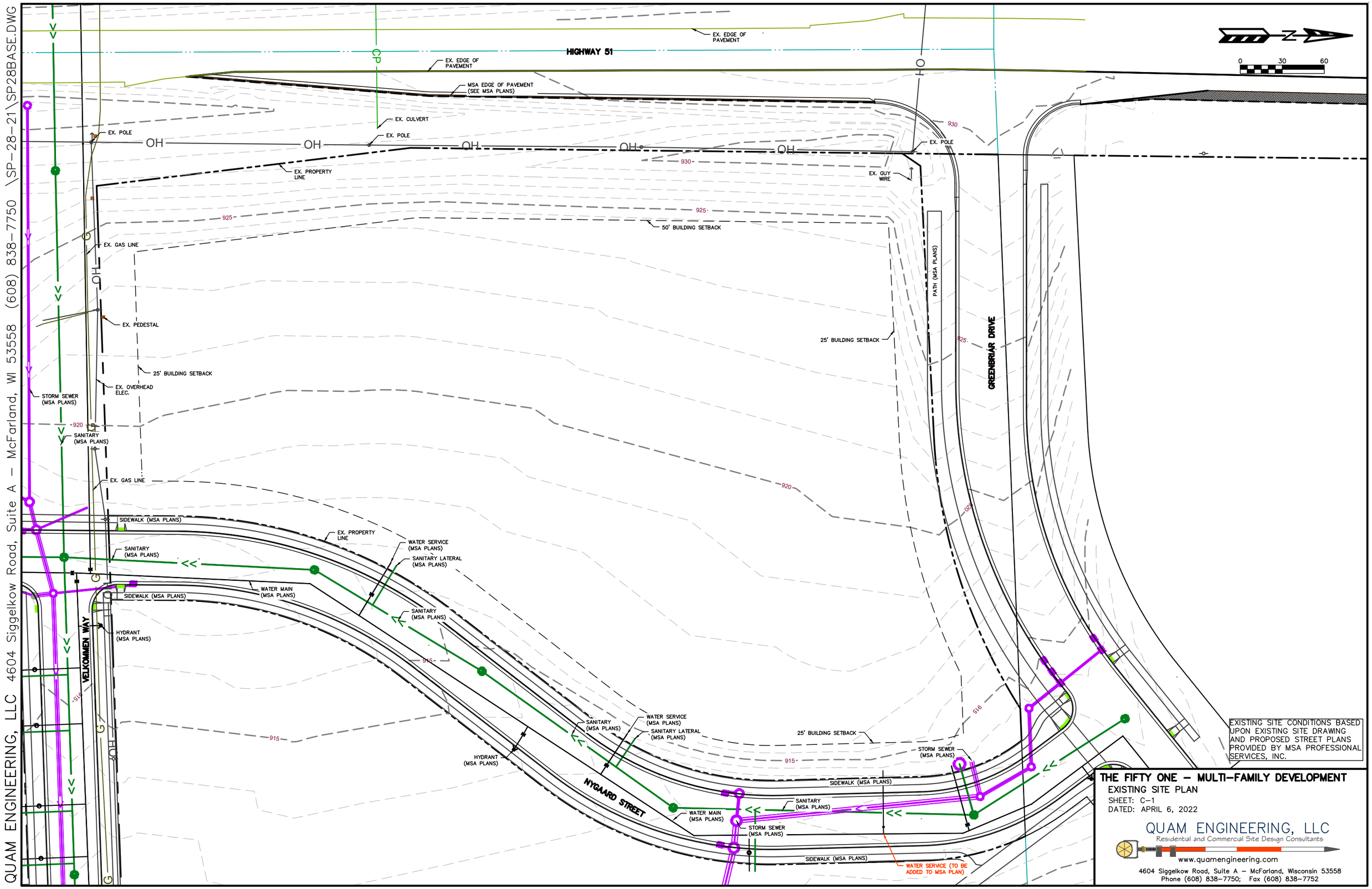
SHEET TITLE

MONUMENT SIGN

SHEET NUMBER

ASP101

3/28/2022 2:08:16 PM



EXISTING SITE CONDITIONS BASED UPON EXISTING SITE DRAWING AND PROPOSED STREET PLANS PROVIDED BY MSA PROFESSIONAL SERVICES, INC.

THE FIFTY ONE – MULTI-FAMILY DEVELOPMENT

EXISTING SITE PLAN

SHEET: C-1

DATED: APRIL 6, 2022

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
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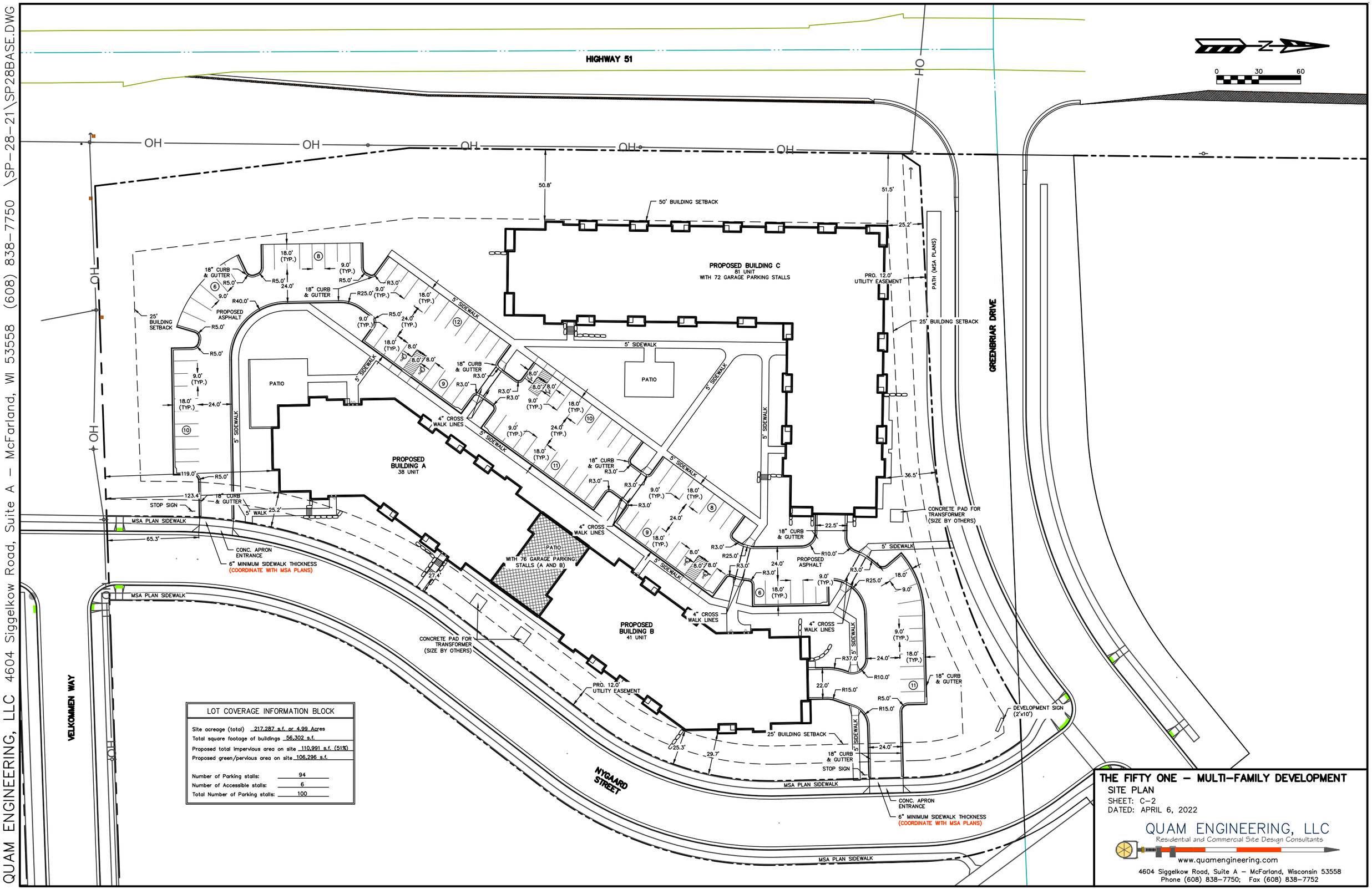

LOT COVERAGE INFORMATION BLOCK	
Site acreage (total)	217,287 s.f. or 4.99 Acres
Total square footage of buildings	56,302 s.f.
Proposed total impervious area on site	110,991 s.f. (51%)
Proposed green/pervious area on site	106,296 s.f.
Number of Parking stalls:	94
Number of Accessible stalls:	6
Total Number of Parking stalls:	100

THE FIFTY ONE – MULTI-FAMILY DEVELOPMENT

SITE PLAN

SHEET: C-2

DATED: APRIL 6, 2022

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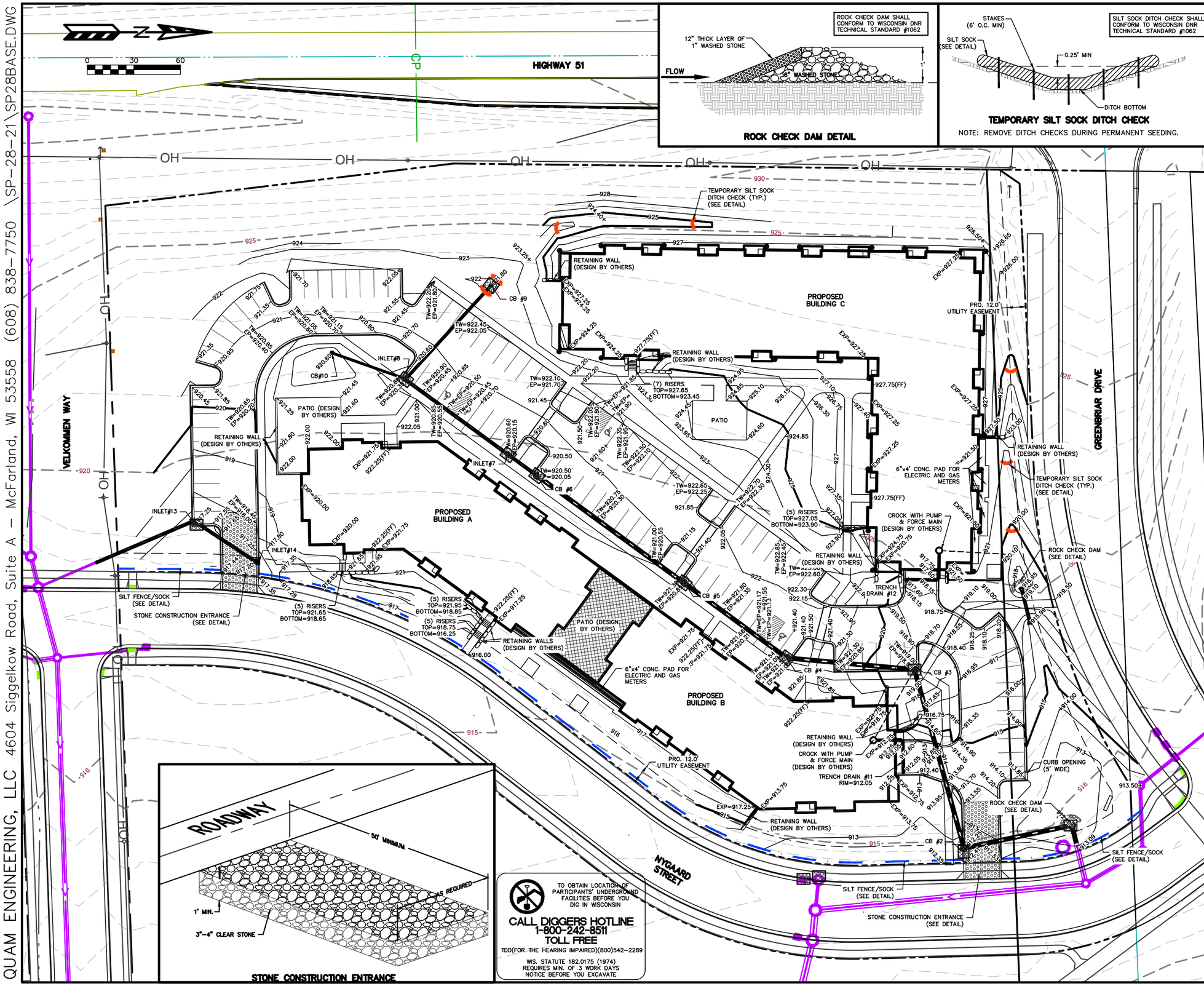


ROCK CHECK DAM DETAIL

TEMPORARY SILT SOCK DITCH CHECK

NOTE: REMOVE DITCH CHECKS DURING PERMANENT SEEDING.

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 TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC STREETS 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.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

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:

MAY 1 – 31, 2022	INSTALL INITIAL EROSION CONTROL DEVICE AND ROUGH GRADE SITE.
JUNE 1, 2022 – MAY 31, 2023	CONSTRUCT BUILDING C.
SEPTEMBER 1 – 15, 2022	APPLY MULCH OR EROSION MAT TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).
MAY 1 – 31, 2023	COMPLETE FINAL LANDSCAPING, RESTORE ALL PERVIOUS DISTURBED AREAS.
JUNE 1, 2023 – MAY 31, 2024	CONSTRUCT BUILDING A AND B.
MAY 1 – 31, 2024	COMPLETE FINAL LANDSCAPING, RESTORE ALL PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 20% SHALL BE RESTORED WITHIN 30 DAYS.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL 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.

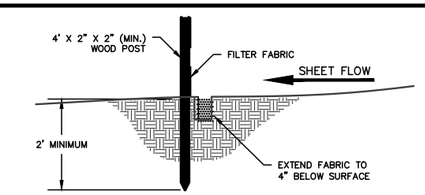
FERTILIZER SHALL ME THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.

SEEDING FROM OCTOBER 1 THROUGH NOVEMBER 15 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.

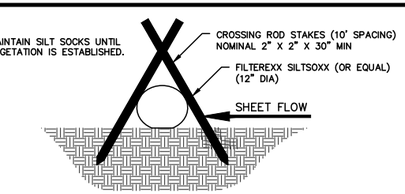
OWNER:
SPANRIE PROPERTY GROUP
ATTN: BRIAN SPANOS
P.O. BOX 11
MCFARLAND, WI 53558

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

– INSTALL WDOT TYPE D INLET PROTECTION.



SILT FENCE CONSTRUCTION (SHEET FLOW)



SILT SOCK DETAIL

THE FIFTY ONE – MULTI-FAMILY DEVELOPMENT

GRADING AND EROSION CONTROL PLAN

SHEET: C-3

DATED: APRIL 6, 2022

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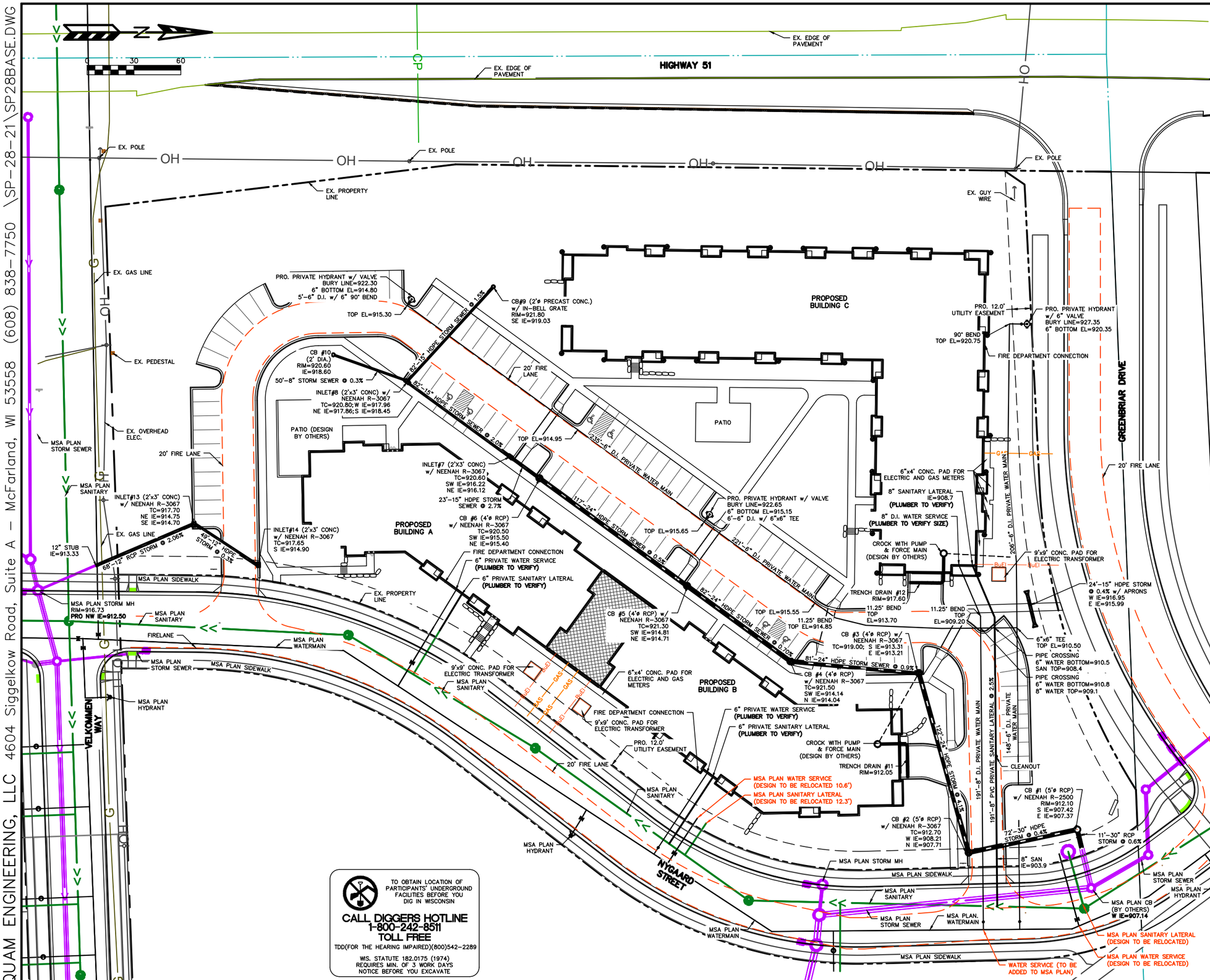

UTILITY NOTES:

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.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" 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 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.

ALL WATER SERVICES, PRIVATE WATER MAIN, FIRE HYDRANTS AND VALVES ON LOT 18 SHALL BE INSTALLED IN ACCORDANCE WITH STOUGHTON UTILITIES' STANDARD MATERIALS AND INSTALLATION REQUIREMENTS.

THE FIFTY ONE – MULTI-FAMILY DEVELOPMENT

UTILITY PLAN

SHEET: C-4

DATED: APRIL 6, 2022

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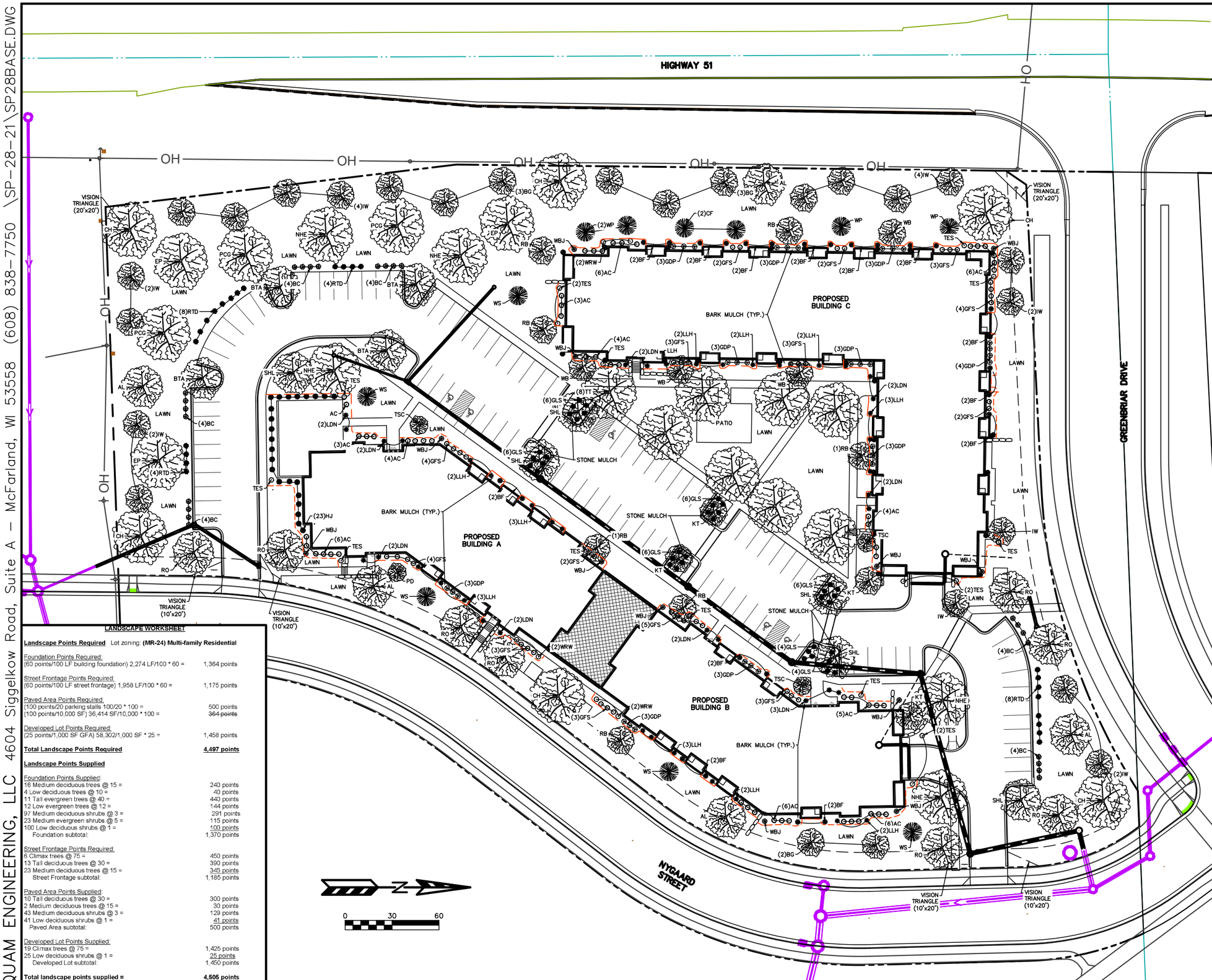

PLANT LIST – Lot 18

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
	(23)		Canopy Trees		
CH	6	2"	Common Hackberry	Celtis Occidentalis	BB
EP	3	2"	Exclamation Planetree	Platanus Acerifolia	BB
PCG	2	2"	Princeton Sentry Ginkgo	Ginkgo Biloba	BB
NHE	3	2"	New Horizon Elm	Ulmus Davidiana Japonica	BB
TT	9	2"	Tulip Tree	Liriodendron Tulipifera	BB
	(22)		Tall Deciduous Trees		
AL	4	1 ½"	American Linden	Tilia Americana	BB
BTA	4	1 ½"	Big Toothed Aspen	Populus Grandidenta	BB
RO	8	1 ½"	Red Oak	Quercus Rubrum	BB
SHL	6	1 ½"	Skyline Honeylocust	Gleditsia Tricanthos 'Skyline'	BB
	(41)		Medium Deciduous Trees		
BG	8	1"	Black Gum	Nyssa Sylvatica	BB
IW	18	1"	Ironwood	Ostrya Virginiana	BB
KT	4	1"	Katsura Tree	Cercidiphyllum Japonicum	BB
RBC	7	1"	River Birch	Betula Nigra	BB
WB	4	1"	Whitespire Birch	Betula Papyrifera	BB
	(4)		Low Deciduous Trees		
PD	1	4'	Pagoda Dogwood	Cornus Alternafolia	BB
TSC	3	4'	Tina Sargent Crab	Malus 'Tina Sargent'	BB
	(11)		Tall Evergreen Trees		
CF	2	5'	Concolor Fir	Abies Concolor	BB
WP	4	5'	White Pine	Pinus Strobus	BB
WS	5	5'	White Spruce	Picea Glauca	BB
	(12)		Low Evergreen Trees		
WBJ	12	2'	Wichita Blue Juniper	Juniperus Scoparium	BB
	(168)		Medium deciduous Shrubs		
BC	47	24"	Black Chokeberry	Aronia Melanocarpa	Pot
BF	27	24"	Bronx Forsythia	Forsythia B 'Bronxensis'	Pot
LDN	19	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot
LLH	25	24"	Little Lime Hydrangea	Hydrangea Paniculata	Pot
RTD	24	24"	Red Twig dogwood	Cornus Sericea	Pot
TES	16	18"	Tiger Eye Sumac	Rhus Typhinia	Pot
WRW	6	24"	Wine and Roses Weigelia	Weigelia Florida 'Alexandria'	Pot
	(141)		Low deciduous Shrubs		
AC	31	18"	Alpine Currant	Ribes Alpinum	Pot
GDP	31	18:	Gold Drop Potentilla	Potentilla Fruticosa	Pot
GFS	41	24"	Gold Flame Spirea	Spirea 'Gold Flame'	Pot
GLS	38	18"	Gro Low Sumac	Cornus Aromatica	Pot
	(23)		Low Evergreen Shrubs		
WBJ	23	2'	Hughes Juniper	Juniperus Chinensus	BB

NOTES:

1) Designated lawn areas to receive a minimum of 4" of topsoil, (premium bluegrass seed mix), starter fertilizer, and straw mulch.
2) Lawn areas in drainage swales and slopes greater that 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
3) Planting beds labeled as 'stone mulch' to be mulched with 2" - 2 ½" washed stone mulch spread to a depth of 3" over weed barrier fabric.
4) Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
6) Designated planting beds to be separated from lawn areas with 5" black vinyl edging

S·P·S

Paul Skidmore, Landscape Architect LLC

Paul Skidmore, ASLA
Landscape Architect

13Red Maple Trail
Madison, WI 53717

(608) 826-0032
(608) 335-1529 (c)
paulskidmore@tds.net

LANDSCAPE WORKSHEET

Landscape Points Required Lot zoning: **(MR-24) Multi-family Residential**

Foundation Points Required:	
(60 points/100 LF building foundation) 2,274 LF/100 * 60 =	1,364 points
Street Frontage Points Required:	
(60 points/100 LF street frontage) 1,958 LF/100 * 60 =	1,175 points
Paved Area Points Required:	
(100 points/20 parking stalls 100/20 * 100 =	500 points
(100 points/10,000 SF) 36,414 SF/10,000 * 100 =	~~364 points~~
Developed Lot Points Required:	
(25 points/1,000 SF GFA) 58,302/1,000 SF * 25 =	1,458 points
Total Landscape Points Required	**4,497 points**

Landscape Points Supplied

Foundation Points Supplied:	
16 Medium deciduous trees @ 15 =	240 points
4 Low deciduous trees @ 10 =	40 points
11 Tall evergreen trees @ 40 =	440 points
12 Low evergreen trees @ 12 =	144 points
97 Medium deciduous shrubs @ 3 =	291 points
23 Medium evergreen shrubs @ 5 =	115 points
100 Low deciduous shrubs @ 1 =	100 points
Foundation subtotal:	1,370 points
Street Frontage Points Required:	
6 Climax trees @ 75 =	450 points
13 Tall deciduous trees @ 30 =	390 points
23 Medium deciduous trees @ 15 =	345 points
Street Frontage subtotal:	1,185 points
Paved Area Points Supplied:	
10 Tall deciduous trees @ 30 =	300 points
2 Medium deciduous trees @ 15 =	30 points
43 Medium deciduous shrubs @ 3 =	129 points
41 Low deciduous shrubs @ 1 =	41 points
Paved Area subtotal:	500 points
Developed Lot Points Supplied:	
19 Climax trees @ 75 =	1,425 points
25 Low deciduous shrubs @ 1 =	25 points
Developed Lot subtotal:	1,450 points
Total landscape points supplied =	**4,505 points**

THE FIFTY ONE – MULTI-FAMILY DEVELOPMENT
LANDSCAPE PLAN
PAGE: C-5
DATED: APRIL 6, 2022

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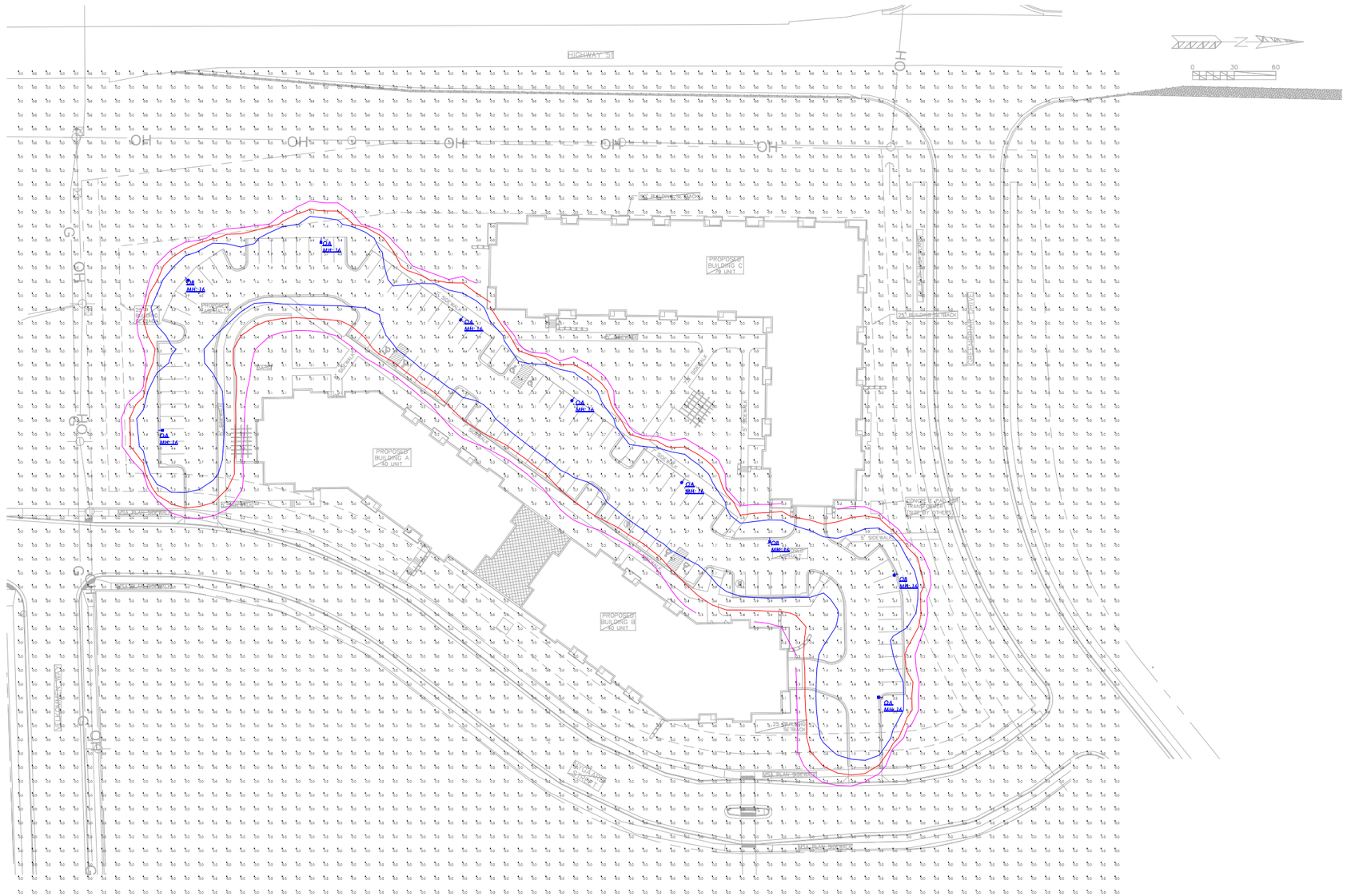


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.33	7.9	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	6	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C60-D-UNV-T4-BZ	Single	19984	153	0.900
	3	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T4-BZ	Single	13140	96	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
16350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

#	Date	Comments

Revisions

RLMA Project #: 120959
Drawn By: EP
Date:12/19/2021
Scale: 1" = 40' 0"

PHOTOMETRIC SITE PLAN

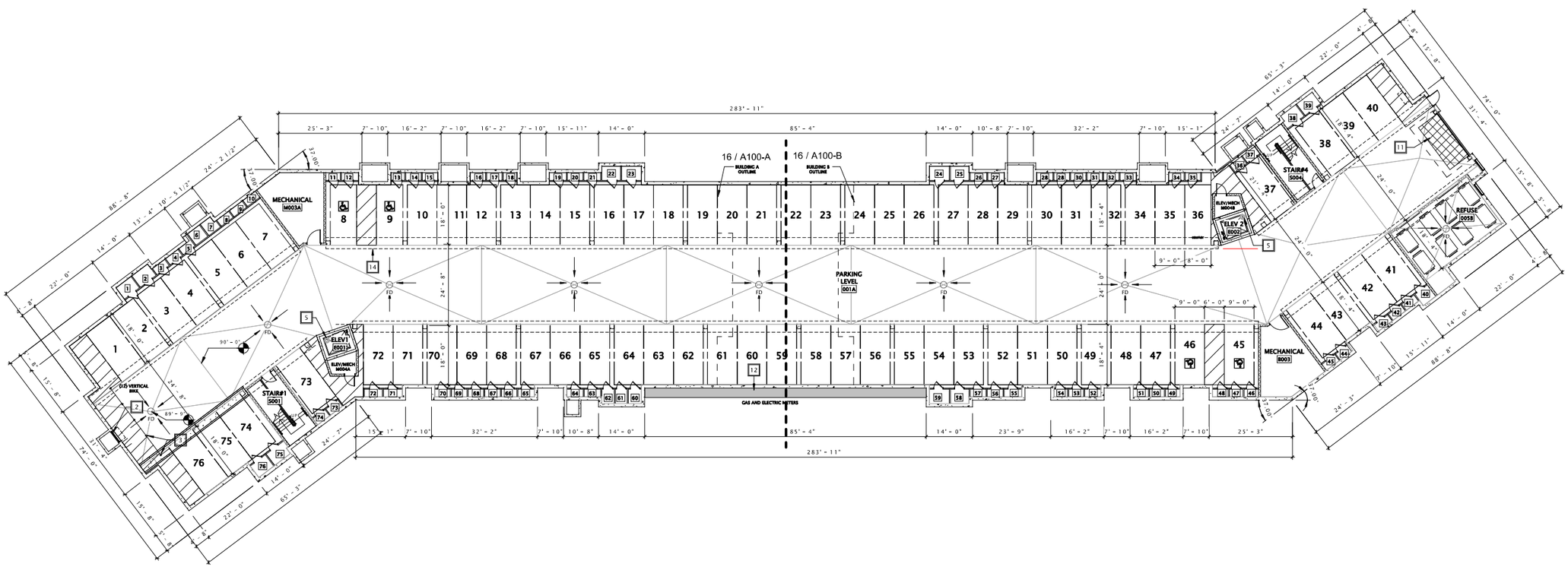
LOT 18 - MULTI FAMILY DEVELOPMENT
STOUGHTON, WI

GENERAL NOTES – PARKING LEVEL FLOOR PLAN

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. EXTERIOR WINDOW & DOOR LOCATION DIMENSIONS ARE TO ROUGH OPENING ENDS OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
4. ALL CONCRETE MASONRY UNIT (CMU) WALLS SHALL BE TYPE ~~MB-2X~~ UNLESS NOTED OTHERWISE.
5. ALL METAL STUD WALLS SHALL BE AS TAGGED AND/ OR INDICATED ON THE INTERIOR WALL ASSEMBLIES SHEET, UNLESS NOTED OTHERWISE.
6. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
7. ANY EXPOSED STEEL THAT SUPPORTS LOAD-BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY-FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
8. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
9. DESIGN-BUILD MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS SHALL MAINTAIN A CLEAR HEIGHT OF 7'-0" MINIMUM IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS PER 2015 IBC 406.
10. VERIFY QUANTITY AND LOCATION OF INTERIOR AND EXTERIOR HOSE BIBBS WITH OWNER.
11. VERIFY QUANTITY, LOCATION, AND TYPE OF ELECTRICAL OUTLETS IN PARKING AREA WITH OWNER.
12. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO VERIFY REQUIREMENTS OF ALL TRADES INCLUDING: PRECAST, PLUMBING, SPRINKLERS, HVAC, ELEVATOR & ELECTRICAL.
13. GENERAL CONTRACTOR COORDINATE ALL PENETRATION AND OPENINGS THROUGH PRECAST PLANK WITH PRECAST PLAN PROVIDER, MEP CONTRACTORS, AND ARCHITECT.
14. COORDINATE LOCATION OF PRECAST PLANK DEPTHS W/ PRECAST SHOP DRAWINGS PRIOR TO POURING WALLS.
15. CONTRACTOR TO VERIFY LOCATIONS OF GAS METER, ELECTRICAL METERS, AND THEIR SPACE REQUIREMENTS PRIOR TO CONSTRUCTION.

KEY NOTE SCHEDULE – OVERALL PLANS

MARK	NOTE
1	INTAKE LOUVER – VERIFY SIZE AND LOCATION WITH MECHANICAL CONTRACTOR. VERIFY OPENING REQUIREMENTS WITH STRUCTURAL ENGINEER
2	EXHAUST LOUVER – VERIFY SIZE AND LOCATION WITH MECHANICAL CONTRACTOR. VERIFY OPENING REQUIREMENTS WITH STRUCTURAL ENGINEER
3	SURFACE MOUNTED 6" STEEL BOLLARDS (TYP). COORDINATE LOCATION WITH GC
4	HOSE BIBB – VERIFY LOCATION WITH OWNER AND DESIGN/BUILD CONTRACTOR
5	SUMP CROCK, TIED TO INTERNAL DRAIN TILE – VERIFY DESIGN, LOCATION, AND ROUTING WITH OWNER AND DESIGN/BUILD CONTRACTOR
6	FIRE PROTECTION SERVICE – VERIFY LOCATION WITH OWNER AND CONTRACTOR
7	WATER METER AND SERVICE – VERIFY LOCATION WITH OWNER AND CONTRACTOR
8	ELECTRICAL SERVICE – VERIFY LOCATION WITH OWNER AND CONTRACTOR
9	FIRE EXTINGUISHER
10	TRENCH DRAIN – GC TO COORDINATE WITH CIVIL DRAWINGS AND PLUMBING CONTRACTOR
11	3 INCHES RIGID INSULATION ABOVE OVERHEAD DOOR – ENCAPSULATE WITH 5/8 INCH MOISTURE-RESISTANT GYPSUM WALLBOARD SHEATHING ON ALL EXPOSED SIDES. PROVIDE 2x NAILERS AT 24 INCHES ON CENTER AS REQUIRED
12	GAS METERS – VERIFY LOCATION WITH OWNER AND CONTRACTOR
13	UNIT HEATER – VERIFY LOCATION WITH MECHANICAL CONTRACTOR
14	OVERHEAD PRECAST BEAM – OUTLINES SHOWN HERE AS REFERENCE COORDINATE WITH STRUCTURAL
15	STRUCTURAL COLUMN SUPPOR – SEE STRUCTURAL
16	CEILING HUNG MIRROR
17	PATIO
18	BALCONY



(16) LOWER LEVEL PLAN - OVERALL
1/16" = 1'-0"

PLAN NORTH
TRUE NORTH

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

SIP REVIEW SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE 3.28.2022

REVISION SCHEDULE

Mark	Description	Date

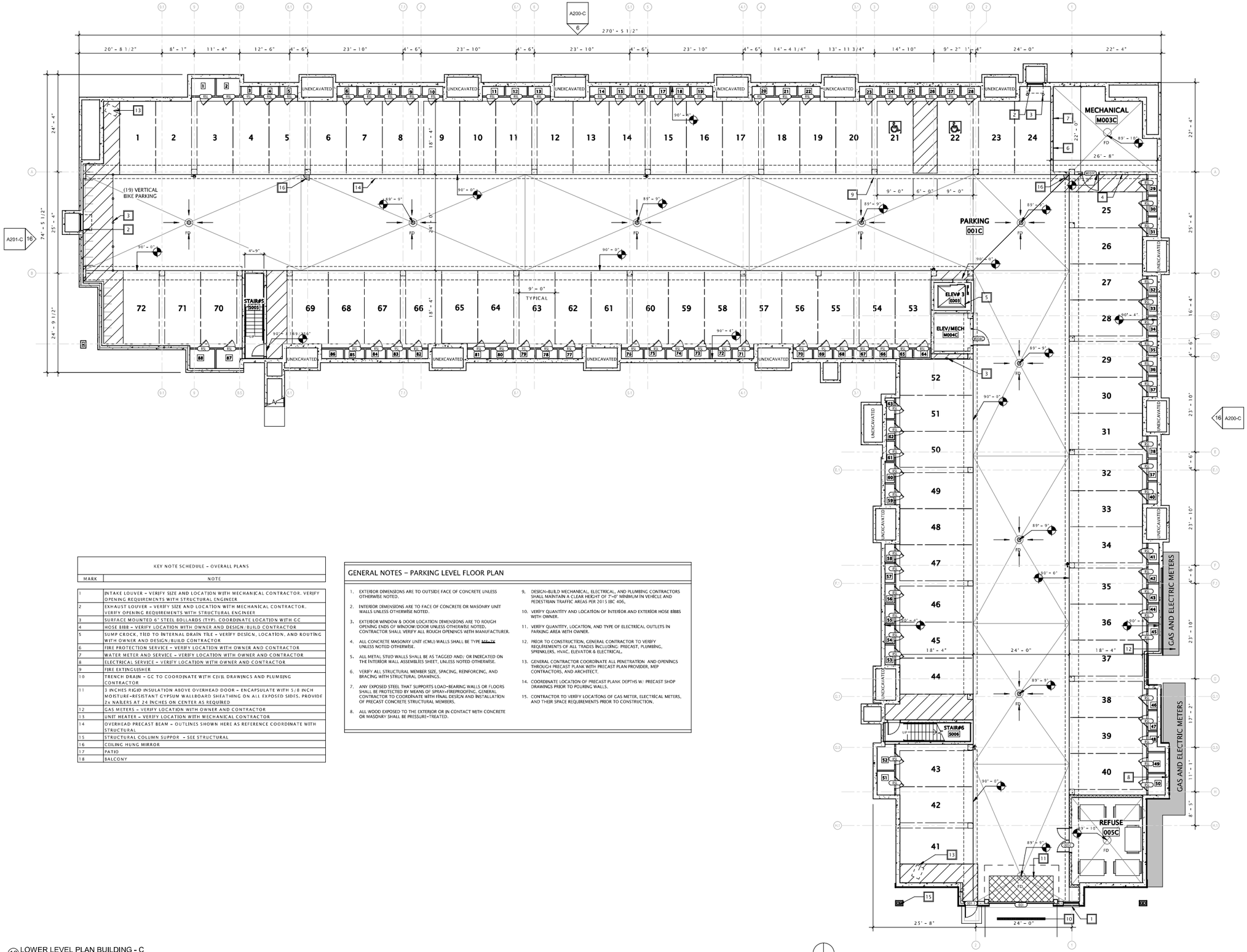
SHEET TITLE

BUILDINGS A/B - LOWER LEVEL OVERALL PLAN

SHEET NUMBER

A100 A/B

3/28/2022 7:06:48 PM



KEY NOTE SCHEDULE – OVERALL PLANS	
MARK	NOTE
1	INTAKE LOUVER – VERIFY SIZE AND LOCATION WITH MECHANICAL CONTRACTOR. VERIFY OPENING REQUIREMENTS WITH STRUCTURAL ENGINEER
2	EXHAUST LOUVER – VERIFY SIZE AND LOCATION WITH MECHANICAL CONTRACTOR. VERIFY OPENING REQUIREMENTS WITH STRUCTURAL ENGINEER
3	SURFACE MOUNTED 6" STEEL BOLLARDS (TYP). COORDINATE LOCATION WITH GC
4	HOSE BIBB – VERIFY LOCATION WITH OWNER AND DESIGN/BUILD CONTRACTOR
5	SUMP CROCK, TIED TO INTERNAL DRAIN TILE – VERIFY DESIGN, LOCATION, AND ROUTING WITH OWNER AND DESIGN/BUILD CONTRACTOR
6	FIRE PROTECTION SERVICE – VERIFY LOCATION WITH OWNER AND CONTRACTOR
7	WATER METER AND SERVICE – VERIFY LOCATION WITH OWNER AND CONTRACTOR
8	ELECTRICAL SERVICE – VERIFY LOCATION WITH OWNER AND CONTRACTOR
9	FIRE EXTINGUISHER
10	TRENCH DRAIN – GC TO COORDINATE WITH CIVIL DRAWINGS AND PLUMBING CONTRACTOR
11	3 INCHES RIGID INSULATION ABOVE OVERHEAD DOOR – ENCAPSULATE WITH 3/8 INCH MOISTURE-RESISTANT GYPSUM WALLBOARD SHEATHING ON ALL EXPOSED SIDES. PROVIDE 2x NAILERS AT 24 INCHES ON CENTER AS REQUIRED
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15	STRUCTURAL COLUMN SUPPOR – SEE STRUCTURAL
16	CEILING HUNG MIRROR
17	PATIO
18	BALCONY

GENERAL NOTES – PARKING LEVEL FLOOR PLAN

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. EXTERIOR WINDOW & DOOR LOCATION DIMENSIONS ARE TO ROUGH OPENING ENDS OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
4. ALL CONCRETE MASONRY UNIT (CMU) WALLS SHALL BE TYPE MR-TX UNLESS NOTED OTHERWISE.
5. ALL METAL STUD WALLS SHALL BE AS TAGGED AND/ OR INDICATED ON THE INTERIOR WALL ASSEMBLIES SHEET, UNLESS NOTED OTHERWISE.
6. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
7. ANY EXPOSED STEEL THAT SUPPORTS LOAD-BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY-FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
8. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
9. DESIGN-BUILD MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS SHALL MAINTAIN A CLEAR HEIGHT OF 7'-0" MINIMUM IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS PER 2015 IBC 406.
10. VERIFY QUANTITY AND LOCATION OF INTERIOR AND EXTERIOR HOSE BIBBS WITH OWNER.
11. VERIFY QUANTITY, LOCATION, AND TYPE OF ELECTRICAL OUTLETS IN PARKING AREA WITH OWNER.
12. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO VERIFY REQUIREMENTS OF ALL TRADES INCLUDING: PRECAST, PLUMBING, SPRINKLERS, HVAC, ELEVATOR & ELECTRICAL.
13. GENERAL CONTRACTOR COORDINATE ALL PENETRATION AND OPENINGS THROUGH PRECAST PLANK WITH PRECAST PLAN PROVIDER, MEP CONTRACTORS, AND ARCHITECT.
14. COORDINATE LOCATION OF PRECAST PLANK DEPTHS W/ PRECAST SHOP DRAWINGS PRIOR TO POURING WALLS.
15. CONTRACTOR TO VERIFY LOCATIONS OF GAS METER, ELECTRICAL METERS, AND THEIR SPACE REQUIREMENTS PRIOR TO CONSTRUCTION.

16 LOWER LEVEL PLAN BUILDING - C
3/32" = 1'-0"

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JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

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SHEET TITLE

BUILDING C LOWER LEVEL PLAN

SHEET NUMBER

A100-C

GENERAL PLAN NOTES

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6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
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8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 – TYPICAL THROUGHOUT ENTIRE BUILDING.
9. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
10. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
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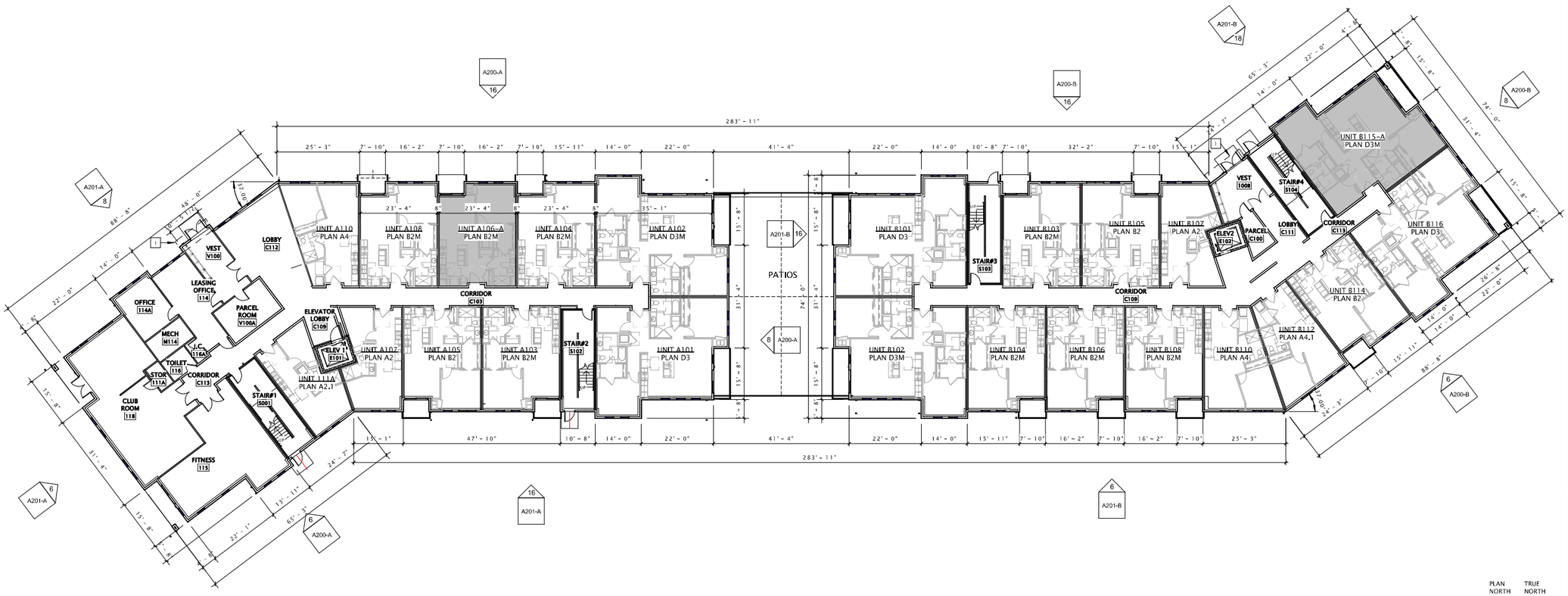

16 FIRST FLOOR PLAN BUILDING A-B OVERALL
1/16" = 1'-0"

PLAN NORTH
TRUE NORTH

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

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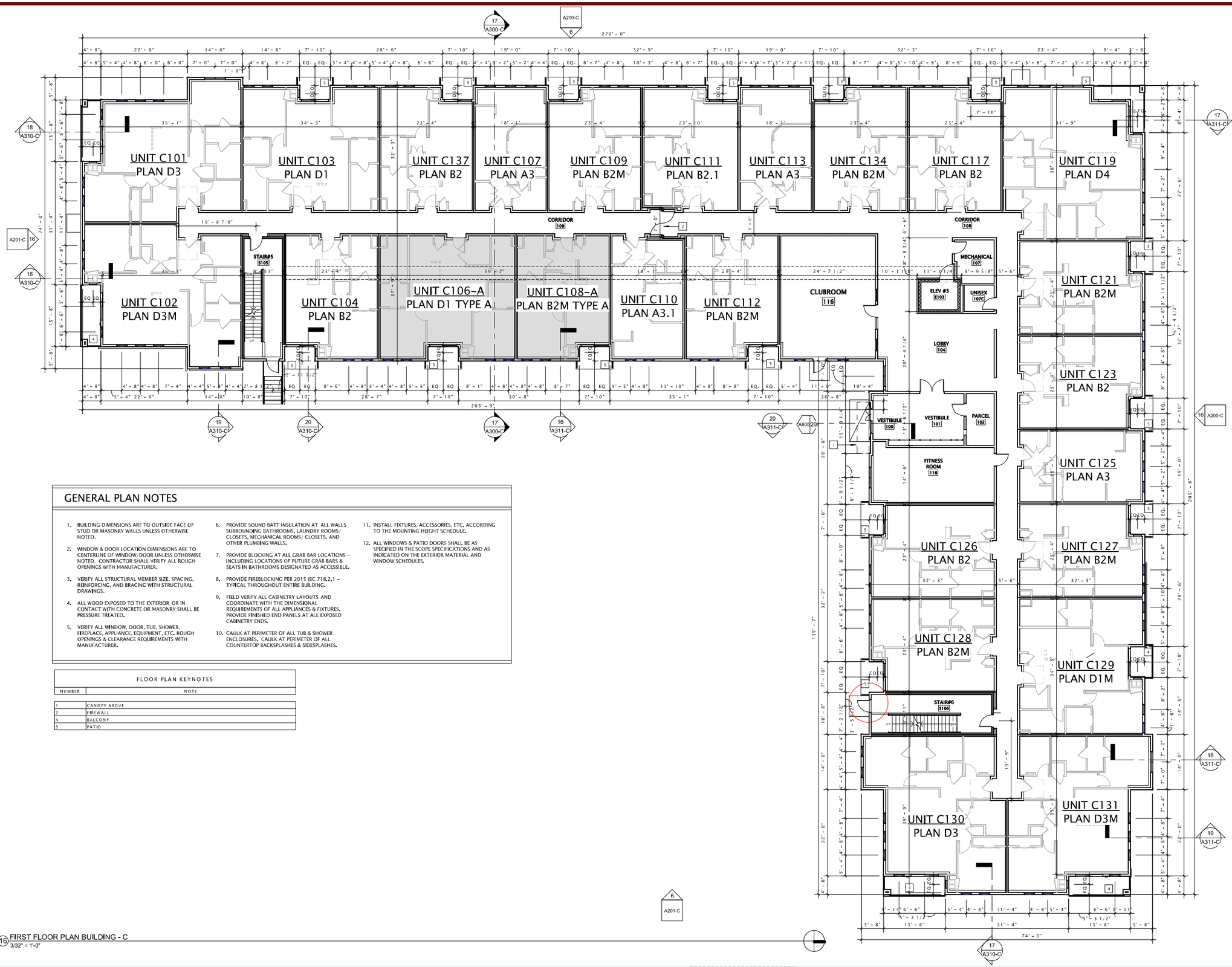
SHEET TITLE

BUILDINGS A/B - FIRST FLOOR OVERALL PLAN

SHEET NUMBER

A101 A/B

3/28/2022 2:37:00 PM



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12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.

FLOOR PLAN KEYNOTES

NUMBER	NOTE
1	CANOPY ABOVE
2	FIREWALL
4	BALCONY
5	PATIO

16 FIRST FLOOR PLAN BUILDING - C
3/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

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Mark	Description	Date

SHEET TITLE

BUILDING C FIRST FLOOR PLAN

SHEET NUMBER

A101-C

3/28/2022 2:07:06 PM

GENERAL PLAN NOTES

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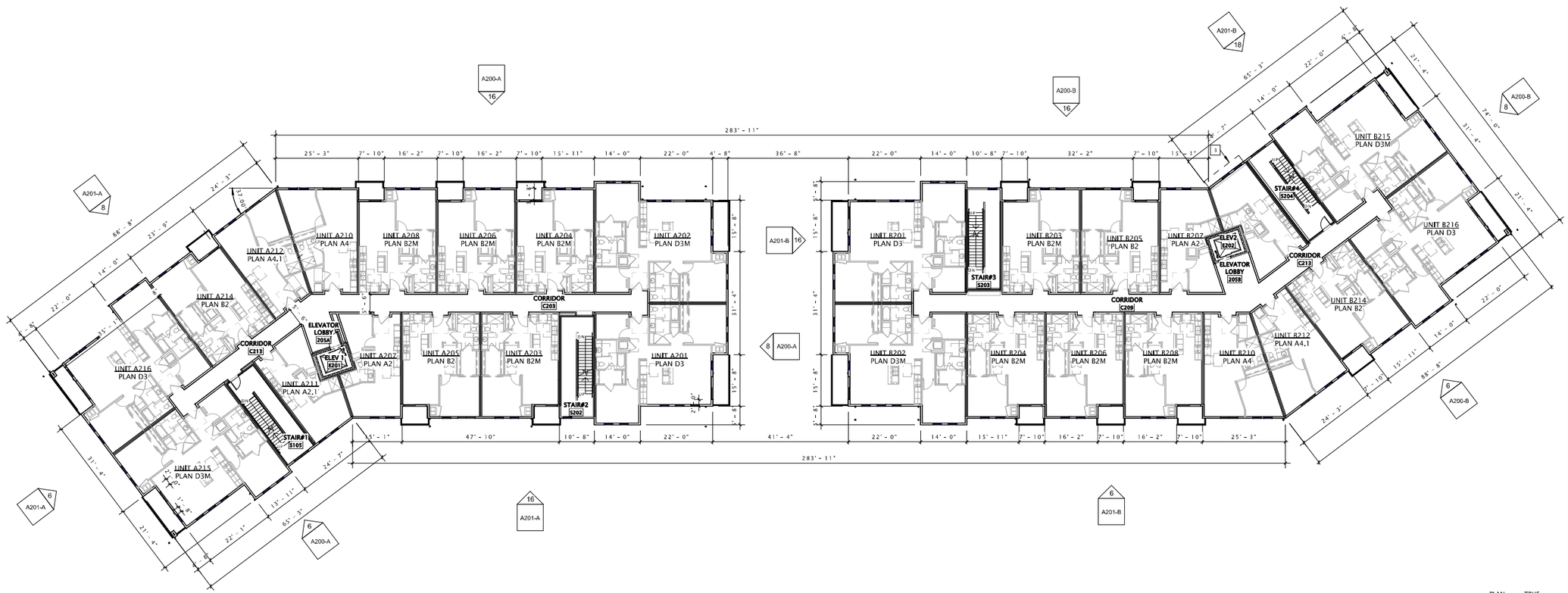

16 SECOND FLOOR PLAN BUILDING A-B OVERALL
1/16" = 1'-0"

PLAN NORTH
TRUE NORTH

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

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SHEET TITLE

BUILDINGS A/B - SECOND FLOOR OVERALL PLAN

SHEET NUMBER

A102 A/B

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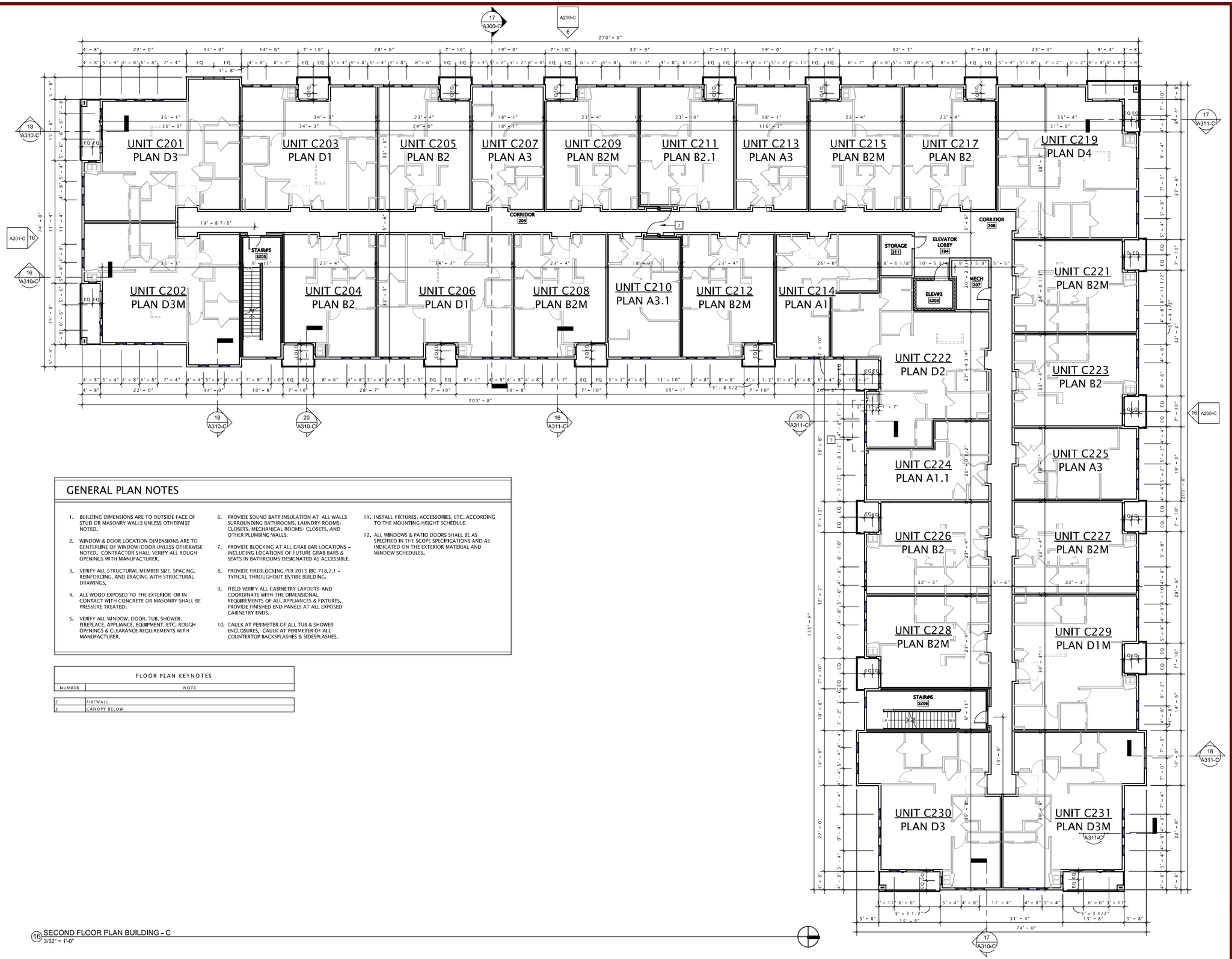

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FLOOR PLAN KEYNOTES

NUMBER	NOTE
2	FIREWALL
3	CANOPY BELOW

16 SECOND FLOOR PLAN BUILDING - C
3/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

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BUILDING C SECOND FLOOR PLAN

SHEET NUMBER

A102-C

3/28/2022 7:07:22 PM

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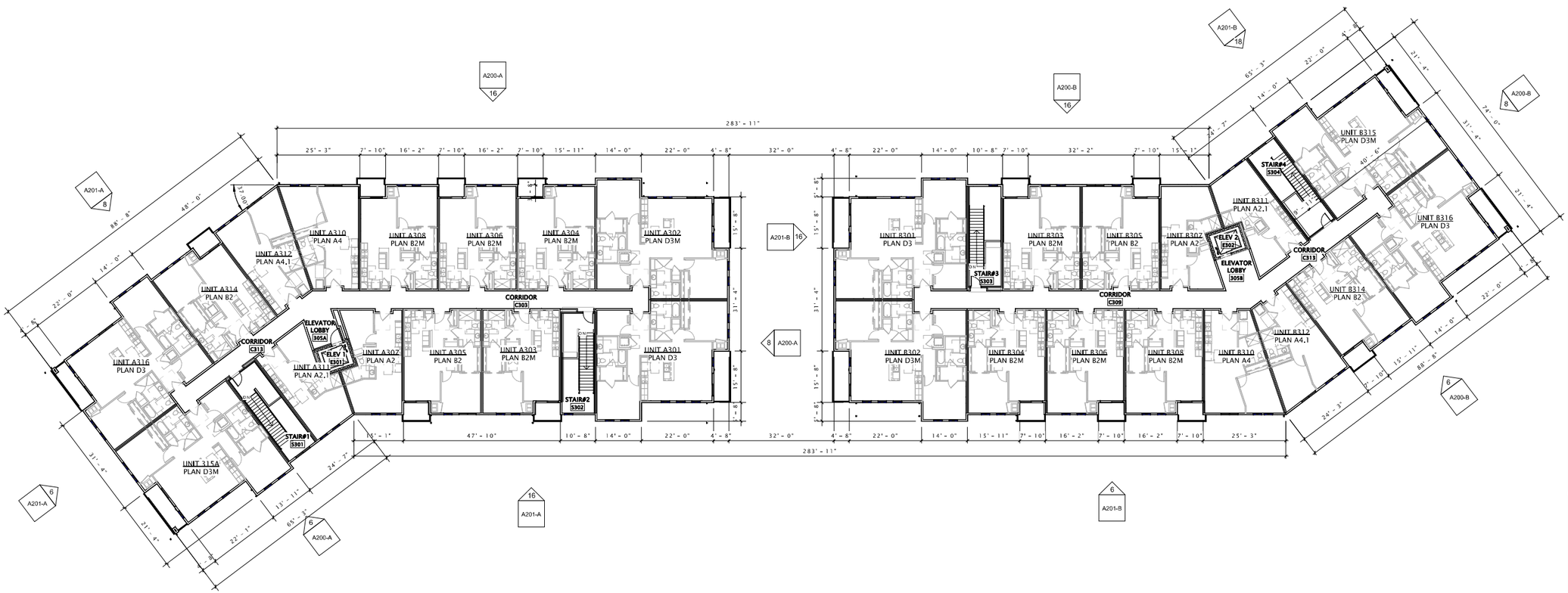

16 THIRD FLOOR PLAN BUILDING A-B OVERALL
1/16" = 1'-0"

PLAN NORTH TRUE NORTH

3/28/2022 7:07:26 PM

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MADISON : MILWAUKEE
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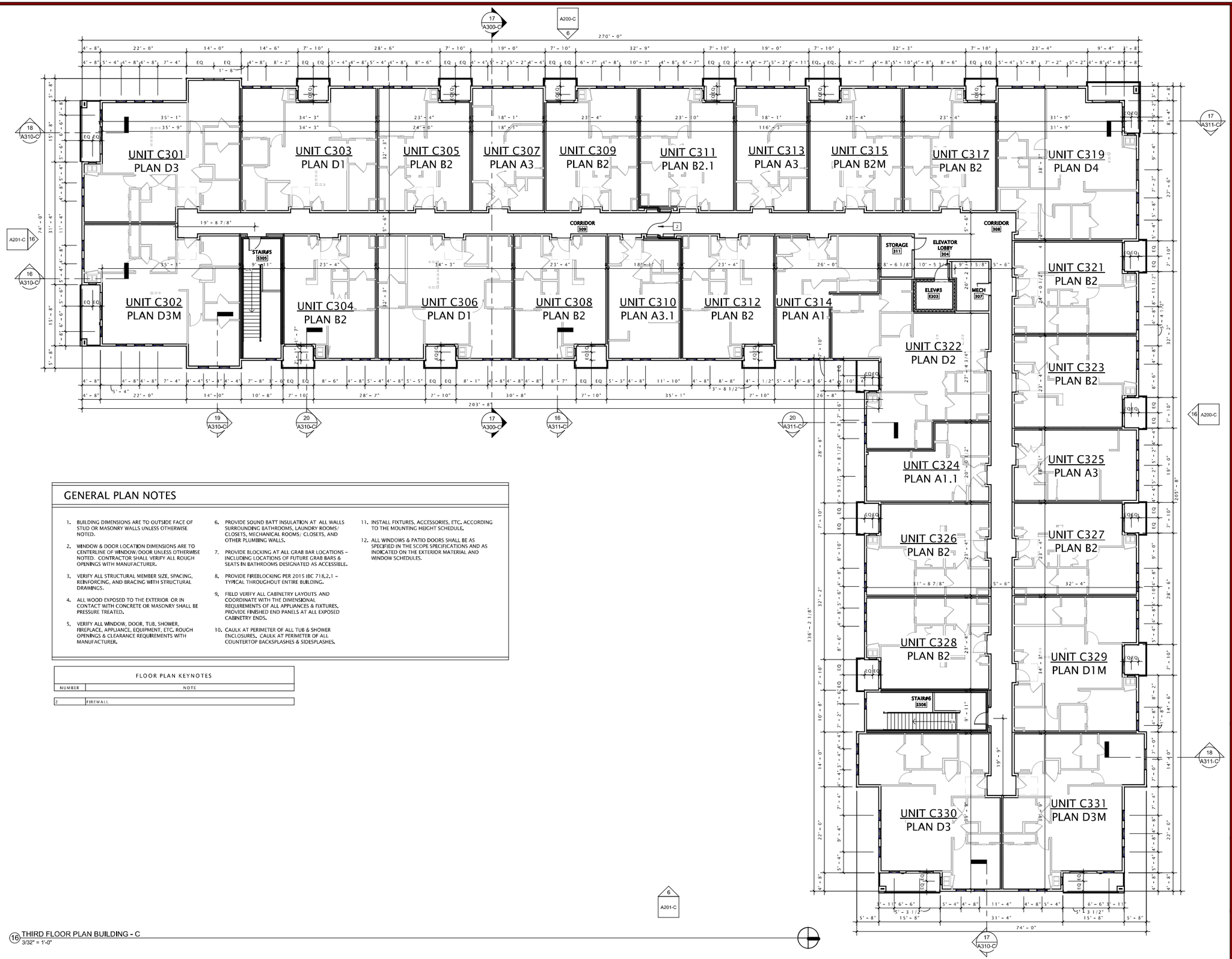
BUILDINGS A/B - THIRD FLOOR OVERALL PLAN

SHEET NUMBER

A103 A/B



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FLOOR PLAN KEYNOTES

NUMBER	NOTE
2	FIREWALL

16 THIRD FLOOR PLAN BUILDING - C
3/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

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SHEET TITLE

BUILDING C THIRD FLOOR PLAN

SHEET NUMBER

A103-C

6 SOUTHEAST ELEVATION - BLDG A
1/8" = 1'-0"

8 NORTH ELEVATION - BLDG A
1/8" = 1'-0"

COLOR MATERIALS
BASIS OF DESIGN

- DUTCH QUALITY STONE WEATHER LEDGE – ELKWOOD (MASONRY #1)
- JAME HARDIE SUMMER WHITE (SHAKE SIDING #1)
- JAMES HARDIE TITANIUM (LAP SIDING #1)
- JAMES HARDIE SUMMER WHITE (LAP SIDING #2)
- JAMES HARDIE JET BLACK (LAP SIDING #3)

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	TYPICAL FASCIA	TBD	TBD	TBD	CLAY	
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	GUTTER	TBD	PREFINISHED ALUMINUM	TBD	BLACK OR DARK BRONZE	
4	DOWNSPOUT	TBD	PREFINISHED ALUMINUM	TBD	MATCH ADJACENT SIDING	
5	PRECAST CONCRETE BANDING – PROFILE #1	TBD	PRECAST CONCRETE – SMOOTH FACE	SEE PRECAST PROFILES	TBD	
6	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
7	BALCONY : DECK	TBD	COMPOSITE	5x6	TBD	
8	VINYL PATIO DOORS	TBD	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
9	ROOFING SHINGLES	CERTAINTEED – LANDMARK SERIES	SERIES 3500	SEE PLAN	CHARCOAL	
10	SIDING – 1 (TITANIUM)	JAMES HARDIE – HARDIE PLANK	LAP SIDING – CEDAMILL FINISH	6" NOMINAL	TITANIUM	SIZE COULD CHANGE PER LOCATION
11	SIDING – 2 (SUMMER WHITE)	JAMES HARDIE – HARDIE PLANK	LAP SIDING – CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	SIZE COULD CHANGE PER LOCATION
12	SHAKE SHINGLE # 1 (SUMMER WHITE)	JAMES HARDIE – HARDIE PLANK	SHAKE SHINGLE – CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	
13	SIDING – 3 (JET BLACK)	JAMES HARDIE – HARDIE PLANK	LAP SIDING – CEDAMILL FINISH	6" NOMINAL	JET BLACK	
14	COMPOSITE TRIM	JAMES HARDIE – HARDIE TRIM	TRIM BOARDS – CEDAMILL FINISH	VARIES	JET BLACK	
15	CORNER TRIM	JAMES HARDIE – HARDIE TRIM	TBD	5/4x8	MATCH ADJACENT SIDING	
16	DECORATIVE COLUMN	JAMES HARDIE – HARDIE PLANK	COMPOSITE WRAPPED	6" NOMINAL	TITANIUM	
17	MASONRY – 1 (THIN STONE)	DUTCH QUALITY STONE	WEATHER LEDGE	VARIES	ELKWOOD	
18	OVERHEAD GARAGE DOOR	WAYNE DALTON – OR EQUAL	SERIES 8260 STEEL INSULATED	SEE DOOR SCHEDULE	TBD	
19	HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
20	ALUMINUM ENTRANCE DOOR(S)	KAWNEER – OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	DARK BRONZE	
21	STEEL ENTRY DOOR	THERMA-TRU – OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY – 1	
23	SOFFIT	ROLLEX – OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
24	ELECTRIAL METERS / GAS METERS	TBD	TBD	-	TBD	

16 EAST ELEVATION - BLDG A
1/8" = 1'-0"

3/28/2022 7:07:35 PM

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE 3.28.2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS

SHEET NUMBER

A200-A

6 EAST ELEVATION - BLDG B
1/8" = 1'-0"

8 NORTH ELEVATION - BLDG B
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	TYPICAL FASCIA	TBD	TBD	TBD	CLAY	
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	GUTTER	TBD	PREFINISHED ALUMINUM	TBD	BLACK OR DARK BRONZE	
4	DOWNSPOUT	TBD	PREFINISHED ALUMINUM	TBD	MATCH ADJACENT SIDING	
5	PRECAST CONCRETE BANDING - PROFILE #1	TBD	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	TBD	
6	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
7	BALCONY : DECK	TBD	COMPOSITE	1x6	TBD	
8	VINYL PATIO DOORS	TBD	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
9	ROOFING SHINGLES	CERTAINTEED - LANDMARK SERIES	SERIES 3500	SEE PLAN	CHARCOAL	
10	SIDING - 1 (TITANIUM)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDAMILL FINISH	6" NOMINAL	TITANIUM	SIDE COULD CHANGE PER LOCATION
11	SIDING - 2 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	SIDE COULD CHANGE PER LOCATION
12	SHAKE SHINGLE # 1 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	SHAKE SHINGLE - CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	
13	SIDING - 3 (JET BLACK)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDAMILL FINISH	6" NOMINAL	JET BLACK	
14	COMPOSITE TRIM	JAMES HARDIE - HARDIE TRIM	TRIM BOARDS - CEDAMILL FINISH	VARIES	JET BLACK	
15	CORNER TRIM	JAMES HARDIE - HARDIE TRIM	TBD	5/4x8	MATCH ADJACENT SIDING	
16	DECORATIVE COLUMN	JAMES HARDIE - HARDIE PLANK	COMPOSITE WRAPPED	6" NOMINAL	TITANIUM	
17	MASONRY - 1 (THIN STONE)	DUTCH QUALITY STONE	WEATHER LEDGE	VARIES	ELKWOOD	
18	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	SERIES 8200 STEEL INSULATED	SEE DOOR SCHEDULE	TBD	
19	HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
20	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	DARK BRONZE	
21	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
23	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
24	ELECTRIAL METERS / GAS METERS	TBD	TBD	-	TBD	

16 SOUTHWEST ELEVATION - BLDG B
1/8" = 1'-0"

COLOR MATERIALS
BASIS OF DESIGN

DUTCH QUALITY STONE WEATHER LEDGE – ELKWOOD (MASONRY #1)

JAME HARDIE SUMMER WHITE (SHAKE SIDING #1)

JAMES HARDIE TITANIUM (LAP SIDING #1)

JAMES HARDIE SUMMER WHITE (LAP SIDING #2)

JAMES HARDIE JET BLACK (LAP SIDING #3)

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

SIP REVIEW SUBMITTAL

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Mark	Description	Date

SHEET TITLE

BUILDING B - EXTERIOR ELEVATIONS

SHEET NUMBER

A200-B

3/28/2022 7:07:43 PM

6 WEST ELEVATION - BLDG C
3/32" = 1'-0"

EXTERIOR ELEVATION NOTES

1) COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
2) COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS.
3) REFER TO BUILDING DETAILS FOR PRECAST BANDING AND SILL PROFILES.
4) ALL WINDOW GLAZING IN PARKING AREAS SHALL BE OPAQUE - COLOR AND PATTERN TO BE DETERMINED.

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	TYPICAL FASCIA	TBD	TBD	TBD	CLAY	
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	GUTTER	TBD	PREFINISHED ALUMINUM	TBD	BLACK OR DARK BRONZE	
4	DOWNSPOUT	TBD	PREFINISHED ALUMINUM	TBD	MATCH ADJACENT SIDING	
5	PRECAST CONCRETE BANDING - PROFILE #1	TBD	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	TBD	
6	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
7	BALCONY / DECK	TBD	COMPOSITE	1x6	TBD	
8	VINYL PATIO DOORS	TBD	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
9	ROOFING SHINGLES	CERTAINTEED - LANDMARK SERIES	SERIES 3500	SEE PLAN	CHARCOAL	
10	SIDING - 1 (TITANIUM)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDARMILL FINISH	6" NOMINAL	TITANIUM	SIZE COULD CHANGE PER LOCATION
11	SIDING - 2 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDARMILL FINISH	6" NOMINAL	SUMMER WHITE	SIZE COULD CHANGE PER LOCATION
12	SHAKE SHINGLE # 1 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	SHAKE SHINGLE - CEDARMILL FINISH	6" NOMINAL	SUMMER WHITE	
13	SIDING - 3 (JET BLACK)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDARMILL FINISH	6" NOMINAL	JET BLACK	
14	COMPOSITE TRIM	JAMES HARDIE - HARDIE TRIM	TRIM BOARDS - CEDARMILL FINISH	VARIES	JET BLACK	
15	CORNER TRIM	JAMES HARDIE - HARDIE TRIM	TBD	5/4x4	MATCH ADJACENT SIDING	
16	DECORATIVE COLUMN	JAMES HARDIE - HARDIE PLANK	COMPOSITE WRAPPED	6" NOMINAL	TITANIUM	
17	MASONRY - 1 (THIN STONE)	DUTCH QUALITY STONE	WEATHER LEDGE	VARIES	ELKWOOD	
18	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	SERIES 8200 STEEL INSULATED	SEE DOOR SCHEDULE	TBD	
19	HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
20	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	DARK BRONZE	
21	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
23	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
24	ELECTRICAL METERS / GAS METERS	TBD	TBD	-	TBD	

16 NORTH ELEVATION - BLDG C
3/32" = 1'-0"

COLOR MATERIALS BASIS OF DESIGN

DUTCH QUALITY STONE WEATHER LEDGE – ELKWOOD (MASONRY #1)

JAME HARDIE SUMMER WHITE (SHAKE SIDING #1)

JAMES HARDIE TITANIUM (LAP SIDING #1)

JAMES HARDIE SUMMER WHITE (LAP SIDING #2)

JAMES HARDIE JET BLACK (LAP SIDING #3)

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

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Mark	Description	Date

SHEET TITLE

BUILDING C - EXTERIOR ELEVATIONS

SHEET NUMBER

A200-C

3/28/2022 7:07:51 PM

6 SOUTH ELEVATION - BLDG A
1/8" = 1'-0"

8 SOUTHWEST ELEVATION - BLDG A
1/8" = 1'-0"

COLOR MATERIALS
BASIS OF DESIGN

- DUTCH QUALITY STONE WEATHER LEDGE – ELKWOOD (MASONRY #1)
- JAME HARDIE SUMMER WHITE (SHAKE SIDING #1)
- JAMES HARDIE TITANIUM (LAP SIDING #1)
- JAMES HARDIE SUMMER WHITE (LAP SIDING #2)
- JAMES HARDIE JET BLACK (LAP SIDING #3)

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	TYPICAL FASCIA	TBD	TBD	TBD	CLAY	
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	GUTTER	TBD	PREFINISHED ALUMINUM	TBD	BLACK OR DARK BRONZE	
4	DOWNSPOUT	TBD	PREFINISHED ALUMINUM	TBD	MATCH ADJACENT SIDING	
5	PRECAST CONCRETE BANDING – PROFILE #1	TBD	PRECAST CONCRETE – SMOOTH FACE	SEE PRECAST PROFILES	TBD	
6	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
7	BALCONY : DECK	TBD	COMPOSITE	5x6	TBD	
8	VINYL PATIO DOORS	TBD	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
9	ROOFING SHINGLES	CERTAINTEED – LANDMARK SERIES	SERIES 3500	SEE PLAN	CHARCOAL	
10	SIDING – 1 (TITANIUM)	JAMES HARDIE – HARDIE PLANK	LAP SIDING – CEDAMILL FINISH	6" NOMINAL	TITANIUM	SIZE COULD CHANGE PER LOCATION
11	SIDING – 2 (SUMMER WHITE)	JAMES HARDIE – HARDIE PLANK	LAP SIDING – CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	SIZE COULD CHANGE PER LOCATION
12	SHAKE SHINGLE # 1 (SUMMER WHITE)	JAMES HARDIE – HARDIE PLANK	SHAKE SHINGLE – CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	
13	SIDING – 3 (JET BLACK)	JAMES HARDIE – HARDIE PLANK	LAP SIDING – CEDAMILL FINISH	6" NOMINAL	JET BLACK	
14	COMPOSITE TRIM	JAMES HARDIE – HARDIE TRIM	TRIM BOARDS – CEDAMILL FINISH	VARIES	JET BLACK	
15	CORNER TRIM	JAMES HARDIE – HARDIE TRIM	TBD	5/4x8	MATCH ADJACENT SIDING	
16	DECORATIVE COLUMN	JAMES HARDIE – HARDIE PLANK	COMPOSITE WRAPPED	6" NOMINAL	TITANIUM	
17	MASONRY – 1 (THIN STONE)	DUTCH QUALITY STONE	WEATHER LEDGE	VARIES	ELKWOOD	
18	OVERHEAD GARAGE DOOR	WAYNE DALTON – OR EQUAL	SERIES 8260 STEEL INSULATED	SEE DOOR SCHEDULE	TBD	
19	HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
20	ALUMINUM ENTRANCE DOOR(S)	KAWNEER – OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	DARK BRONZE	
21	STEEL ENTRY DOOR	THERMA-TRU – OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY – 1	
23	SOFFIT	ROLLEX – OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
24	ELECTRIAL METERS / GAS METERS	TBD	TBD	-	TBD	

16 WEST ELEVATION - BLDG A
1/8" = 1'-0"

3/28/2022 7:07:37 PM

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS

SHEET NUMBER

A201-A

6 NORTHEAST ELEVATION - BLDG B
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	TYPICAL FASCIA	TBD	TBD	TBD	CLAY	
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	GUTTER	TBD	PREFINISHED ALUMINUM	TBD	BLACK OR DARK BRONZE	
4	DOWNSPOUT	TBD	PREFINISHED ALUMINUM	TBD	MATCH ADJACENT SIDING	
5	PRECAST CONCRETE BANDING - PROFILE #1	TBD	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	TBD	
6	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
7	BALCONY : DECK	TBD	COMPOSITE	5x6	TBD	
8	VINYL PATIO DOORS	TBD	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
9	ROOFING SHINGLES	CERTAINTEED - LANDMARK SERIES	SERIES 3500	SEE PLAN	CHARCOAL	
10	SIDING - 1 (TITANIUM)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDAMILL FINISH	6" NOMINAL	TITANIUM	SIZE COULD CHANGE PER LOCATION
11	SIDING - 2 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	SIZE COULD CHANGE PER LOCATION
12	SHAKE SHINGLE # 1 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	SHAKE SHINGLE - CEDAMILL FINISH	6" NOMINAL	SUMMER WHITE	
13	SIDING - 3 (JET BLACK)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDAMILL FINISH	6" NOMINAL	JET BLACK	
14	COMPOSITE TRIM	JAMES HARDIE - HARDIE TRIM	TRIM BOARDS - CEDAMILL FINISH	VARIES	JET BLACK	
15	CORNER TRIM	JAMES HARDIE - HARDIE TRIM	TBD	5/4x8	MATCH ADJACENT SIDING	
16	DECORATIVE COLUMN	JAMES HARDIE - HARDIE PLANK	COMPOSITE WRAPPED	6" NOMINAL	TITANIUM	
17	MASONRY #1 (THIN STONE)	DUTCH QUALITY STONE	WEATHER LEDGE	VARIES	ELKWOOD	
18	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	SERIES 8260 STEEL INSULATED	SEE DOOR SCHEDULE	TBD	
19	HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
20	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	DARK BRONZE	
21	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
23	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
24	ELECTRIAL METERS / GAS METERS	TBD	TBD	-	TBD	

16 SOUTH ELEVATION - BLDG B
1/8" = 1'-0"

18 WEST ELEVATION - BLDG B
1/8" = 1'-0"

COLOR MATERIALS
BASIS OF DESIGN

DUTCH QUALITY STONE WEATHER LEDGE – ELKWOOD (MASONRY #1)

JAME HARDIE SUMMER WHITE (SHAKE SIDING #1)

JAMES HARDIE TITANIUM (LAP SIDING #1)

JAMES HARDIE SUMMER WHITE (LAP SIDING #2)

JAMES HARDIE JET BLACK (LAP SIDING #3)

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 21-0714

LAKESTONE PROPERTIES

THE FIFTY-ONE

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SHEET TITLE

BUILDING B - EXTERIOR ELEVATIONS

SHEET NUMBER

A201-B

3/28/2022 7:08:03 PM

6 EAST ELEVATION - BLDG C
3/32" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	TYPICAL FASCIA	TBD	TBD	TBD	CLAY	
2	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
3	GUTTER	TBD	PREFINISHED ALUMINUM	TBD	BLACK OR DARK BRONZE	
4	DOWNSPOUT	TBD	PREFINISHED ALUMINUM	TBD	MATCH ADJACENT SIDING	
5	PRECAST CONCRETE BANDING - PROFILE #1	TBD	PRECAST CONCRETE - SMOOTH FACE	SEE PRECAST PROFILES	TBD	
6	BALCONY RAILING	WILLIAMS, INC.	TBD	SEE PLANS	DARK BRONZE	
7	BALCONY / DECK	TBD	COMPOSITE	1x6	TBD	
8	VINYL PATIO DOORS	TBD	SEE SCHEDULE	SEE PLANS	SEE WINDOW SCHEDULE	
9	ROOFING SHINGLES	CERTAINTEED - LANDMARK SERIES	SERIES 5500	SEE PLAN	CHARCOAL	
10	SIDING - 1 (TITANIUM)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDARMILL FINISH	6" NOMINAL	TITANIUM	SIZE COULD CHANGE PER LOCATION
11	SIDING - 2 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDARMILL FINISH	6" NOMINAL	SUMMER WHITE	SIZE COULD CHANGE PER LOCATION
12	SHAKE SHINGLE # 1 (SUMMER WHITE)	JAMES HARDIE - HARDIE PLANK	SHAKE SHINGLE - CEDARMILL FINISH	6" NOMINAL	SUMMER WHITE	
13	SIDING - 3 (JET BLACK)	JAMES HARDIE - HARDIE PLANK	LAP SIDING - CEDARMILL FINISH	6" NOMINAL	JET BLACK	
14	COMPOSITE TRIM	JAMES HARDIE - HARDIE TRIM	TRIM BOARDS - CEDARMILL FINISH	VARIES	JET BLACK	
15	CORNER TRIM	JAMES HARDIE - HARDIE TRIM	TBD	5/4x8	MATCH ADJACENT SIDING	
16	DECORATIVE COLUMN	JAMES HARDIE - HARDIE PLANK	COMPOSITE WRAPPED	6" NOMINAL	TITANIUM	
17	MASONRY - 1 (THIN STONE)	DUTCH QUALITY STONE	WEATHER LEDGE	VARIES	ELKWOOD	
18	OVERHEAD GARAGE DOOR	WAYNE DALTON - OR EQUAL	SERIES 8200 STEEL INSULATED	SEE DOOR SCHEDULE	TBD	
19	HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	
20	ALUMINUM ENTRANCE DOOR(S)	KAWNEER - OR EQUAL	PREFINISHED ALUMINUM	SEE DOOR SCHEDULE	DARK BRONZE	
21	STEEL ENTRY DOOR	THERMA-TRU - OR EQUAL	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH MASONRY - 1	
23	SOFFIT	ROLLEX - OR EQUAL	VENTED		WHITE/BRIGHT WHITE/280	
24	ELECTRIAL METERS / GAS METERS	TBD	TBD	-	TBD	

16 SOUTH ELEVATION - BLDG C
3/32" = 1'-0"

COLOR MATERIALS
BASIS OF DESIGN

DUTCH QUALITY STONE WEATHER LEDGE – ELKWOOD (MASONRY #1)

JAME HARDIE SUMMER WHITE (SHAKE SIDING #1)

JAMES HARDIE TITANIUM (LAP SIDING #1)

JAMES HARDIE SUMMER WHITE (LAP SIDING #2)

JAMES HARDIE JET BLACK (LAP SIDING #3)

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 21-0714

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THE FIFTY-ONE

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SHEET TITLE

BUILDING C - EXTERIOR ELEVATIONS

SHEET NUMBER

A201-C

3/28/2022 7:08:12 PM

VIEW FROM SOUTH END OF LOT NEAR NYGAARD STREET

Renderings are representational only for building materials. Refer to actual samples for color accuracy.

3/28/2022 7:08:12 PM

JLA ARCHITECTS

MADISON : MILWAUKEE

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Mark	Description	Date

SHEET TITLE

PERSPECTIVES

SHEET NUMBER

A-210

VIEW FROM SOUTH END OF LOT

Renderings are representational only for building materials. Refer to actual samples for color accuracy.

3/28/2022 2:08:13 PM

JLA ARCHITECTS

MADISON : MILWAUKEE

jla-ap.com

JLA PROJECT NUMBER: 21-0714

THE FIFTY-ONE

SIP REVIEW SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 3.28.2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

PERSPECTIVES

SHEET NUMBER

A-211

VIEW FROM NORTH END OF LOT

Renderings are representational only for building materials. Refer to actual samples for color accuracy.

3/28/2022 7:08:13 PM

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 21-0714

THE FIFTY-ONE

SIP REVIEW SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE 3.28.2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

PERSPECTIVES

SHEET NUMBER

A-212

CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest St., Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

April 7, 2022

JLA Architects
Tami McCullough
311 E. Chicago Street, Suite 240
Milwaukee, WI. 53202

Dear Ms. McCullough;

I have completed a review of the proposed PD-SIP - Planned Development - Specific Implementation Plan (SIP) to develop Lot 18, in the 51 West Subdivision. The following items are identified for your review. Plans Dated 4.6.22

1. Lot 18 in the 51 West Subdivision is currently zoned PD – Planned Development – General Development Plan (GDP). **The final plat has yet to be recorded so addressing has yet to be established. The GDP is not effective until all conditions of the GDP ordinance have been met as follows:**
   - Applicant owns Lot 18;
   - The Final Plat of 51 West has been approved and recorded;
   - All easements deemed necessary by the City or Stoughton Utilities to provide water, sanitary sewer, electric and other utility services needed to serve Lot 18 have been conveyed to the City.

2. The following exceptions have been approved as part of the GDP for Lot 18:
   - Allow multiple buildings on a single lot; **3 buildings proposed**
   - Allow principle building separation of 20 feet(40 feet typical);
   - Allow multiplex and apartments up to 32.2 units/acre by right (up to 160 units). **160 units proposed**
   - Allow impervious area of up to 53%;
   - Allow a minimum landscape surface ratio of 47%;
   - Allow a minimum lot area of 1,357 square feet per dwelling unit;
   - Allow a maximum building height of 45 feet at the median of the roof;
   - Allow a maximum 50 square feet in area for ground sign. (Measured per section 78-817);

- Allow a maximum lighting intensity level of 0.5 foot-candles (FC) at the property line except for the following:

  *At driveway access to property where targeted average level is 0.8 foot-candles with a range of 0.5 - 1.5 FC.

3. <u>The following are exceptions requested as part of the Specific Implementation Plan:</u>
   - <u>Allow signage to be placed on the building as shown on the provided plans.</u>
   - <u>Allow a Floor Area Ratio of 1.135 instead of the required maximum of 1.</u>

4. The Future Land Use Map within the Stoughton Comprehensive Plan proposes Planned Mixed Use for this property which meets the proposed multi-family residential use. **Planned Mixed Use is defined as "high quality commercial, office, institutional and residential uses planned for areas outside of the downtown area."**

5. The Planned Development District is intended to provide incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and the land use, appearance, density or intensity of development within the district in a manner which is consistent with the sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Section 78-914 provides regulations which govern the procedure and requirements for review and approval/denial, of the proposed Planned Development, and to provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. **The standard zoning district for this specific development proposal is Multi-Family Residential 24 (MR-24). The Specific Implementation Plan (SIP) will be reviewed according to the MR-24 district and SIP zoning code requirements.**

6. The Planned Development: Specific Implementation Plan requirements per zoning code section 78-914(8) are as follows:
   A. A location map of the subject property as depicted on the planned land use map shall be provided. **Provided**
   B. A map of subject property showing all lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map including indication of current zoning of subject property. **N/A**
   C. A general description of the specific implementation plan including:
      a. Specific project themes and images; **Provided**
      b. The specific mix of dwelling units and/or land uses; **Multi-Family**
      c. Specific densities and intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio; **Provided**
      d. Specific treatment of natural resources; **N/A**
      e. Specific relationship to nearby properties and streets; **Provided**
      f. A statement of rationale as to why the PD zoning is proposed which identifies barriers the applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the

applicant suggests are available through the proposed PD zoning; **Provided per GDP**

g. **A complete list of zoning standards which will not be met** and which will be more than met by the proposed SIP and the locations in which they apply shall be identified as compared to the most comparable zoning district. (In this case, the MR-24 zoning district). **See #3 above. Provided**

D. A specific implementation plan drawing shall be provided with at least the following information in sufficient detail to make an evaluation against criteria for approval:

a. A site plan conforming to all requirements of subsection 78-908(3), site plan review and approval requirements. If the proposed development is a large development per section 78-205(11), a proposed preliminary plat or conceptual plat may be required by the zoning administrator; **Provided**

b. Location of recreational and open spaces areas and facilities; **N/A**

c. Statistical data on minimum lot sizes in the development, the precise area of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or common council; and
Provided per GDP

d. Notations related to the written information provided in C a) through g) above to specific areas on the GDP drawing. **See above.**

E. A landscaping plan for subject property, specifying location, species, and installed size of all trees and shrubs. The plan shall include a chart which provides cumulative totals for each species, type and required location (foundation, yard, street, paved area and bufferyard) of all trees and shrubs. **Provided**

F. A series of building elevations for the entire exterior of the buildings including notes on materials and colors proposed. **Provided**

G. A general signage plan for the subject property. **Provided. The monument sign cannot be placed within an easement, Hwy 51 setback or vision triangle.**

H. A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services. **If applicable**

I. A written description which demonstrates the full consistency of the proposed SIP with the approved GDP. **Provided**

J. All variations between the requirements of the approved GDP zoning district and the proposed SIP development. **N/A**

K. Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development. **If applicable**

L. The area of the SIP may be only a portion of the area included in a previously approved GDP. **Complies**

M. The SIP submission may include site plan and design information, allowing the plan commission to combine the design review and SIP review. Design review may, at the choice of the applicant, be deferred until a later time when specific site and building developments will be brought forth. **Site and design review is proposed**

N. The plan commission or common council may specify other plans, documents, or schedules that must be submitted prior to consideration of approval of the SIP. **If necessary.**
O. The process for review and approval shall be identical to that for site plans per section 78-908, site plan review and approval and if the land is being divided per Chapter 66, Land Division. **See #7 below**
P. All portions of the SIP not fully developed within 5 years of final council approval shall expire. The common council may extend this 5 year period by up to 5 additional years via a majority vote following public hearing. Completed portions of the GDP shall retain the GDP status. **See also #6K below**

7. Site plan review and approval procedures per Section 78-908 summarized as follows:
   A. Written description of the intended use per section 78-908(3) (a) 1-12. **Provided**
   B. Property site drawing per section 78-908(3) (c) 1-17. **Provided**
   C. A detailed landscaping plan of the subject property showing location of all required bufferyard and landscaping areas in complete compliance with the requirements of Article VI. **Bufferyard is N/A**
   D. A grading and erosion control plan showing existing and proposed grades. **Provided**
   E. Elevation drawings of proposed buildings. **Provided**
   F. A detailed photometric plan with an illumination limit of 0.5 foot-candles at the property line. The plan must meet the requirements of section 78-707. **Provided with exemption**
   G. A development impact study is required for all forms of development that require site plan approval. **If deemed applicable.**
   H. A detailed site analysis shall be required for any lot containing a protected natural resource covered in Article V, as determined by city staff. These protected areas include: floodplains, shoreland-wetlands, lakeshores, woodlands, and steep slopes. The analysis must be submitted in accordance with section 78-908((3) (j) 1-4. **N/A**
   I. Review by the plan commission in accordance with section 78-908(4) (a)-(b).
      1. The plan commission, in its consideration of the submitted complete application, shall take into account the basic intent of the zoning ordinance to ensure attractive, efficient, and appropriate development of land in the community, and to ensure particularly that every reasonable step has been taken to avoid depreciating effects on surrounding property and the natural environment. The plan commission, in reviewing the application may require such additional measures and/or modifications as it deems necessary to accomplish this objective. If such additional measures and/or modifications are required, the plan commission may withhold approval of the site plan until revisions depicting such additional measures and/or modifications are submitted to the satisfaction of the plan commission, or may approve the application subject to the provision of a revised application reflecting the direction of the plan commission to the satisfaction of the zoning administrator. Such amended plans and conditions

applicable to the proposed use shall be made a part of the official record, and development activity on the subject property may not proceed until the revised application has been approved by one of the two above procedures as directed by the plan commission. **To be determined by the Plan Commission**

2. In reviewing said application the plan commission may make findings on each of the following criteria to determine whether the submitted site plan shall be approved, approved with modification, or denied:
   a. All standards of the zoning ordinance and other applicable city, state and federal regulations are met.
   b. The public health and safety is not endangered.
   c. Adequate public facilities and utilities are provided.
   d. Adequate control of stormwater and erosion are provided and the disruption of existing topography, drainage patterns, and vegetative cover is maintained insofar as is practical.
   e. Appropriate traffic control and parking are provided.
   f. Appropriate landscaping and open space areas are provided.
   g. The appearance of structures maintains a consistency of design, materials, colors, and arrangement with nearby properties of similar use, which comply with the general architectural guidelines provided in subsections a. through e. below:
      i. Exterior construction materials shall be consistent with section 78-716.
      ii. Exterior building design or appearance shall not be of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
      iii. Exterior building design or appearance shall not be so identical with nearby buildings so as to create excessive monotony or drabness. A minimum of five basic home styles shall be provided in each residential subdivision.
      iv. Exterior building design or appearance shall not be constructed or faced with an exterior material which is aesthetically incompatible with other nearby buildings or which presents an unattractive appearance to the public and from surrounding properties.
      v. Exterior building, sign, and lighting design or appearance shall not be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area.

      To be determined by the Plan Commission.

J. Modification of approved site plan is a violation of chapter 78. An approved site plan shall be revised and approved via the procedures of sections 78-908(2) & (4) prior to initiation.
K. Sunset clause. All buildings on an approved site plan not fully developed within two years of final approval shall expire. The plan commission may extend this period, as requested by the applicant, through site review process.

Requirements pertaining to the MR-24 Multi-Family Residential District.

1. The minimum lot area requirement is 1,815 square feet per dwelling unit. 160 units normally would require 290,400 square feet or 6.66 acres. **An exception was granted as part of the GDP approval to allow up to 32.2 units per acre or up to 160 units by right. Lot 18 is 4.984 acres or 217,118 sq ft. (From Final Plat) The SIP documents indicate the lot is 217,287 sq. ft.**

2. The district requires a minimum 90 feet of lot width and minimum 50 feet of street width. **The lot complies with these requirements.**

3. The district requires a minimum front or street side lot line setback of 25 feet. **The plan complies with this requirement. An as-built survey will be required to confirm setbacks after construction.**

4. The district requires a minimum side lot line setback of 20 feet. **The plan complies with this requirement.**

5. The district requires a minimum rear lot line setback along US Hwy 51 of 50 feet. **The plan complies with this requirement. There is a 50-foot WDOT buffer along US Highway 51.**

6. The maximum median dwelling height allowed within the MR-24 district is 40 feet. **An exemption was approved to allow a maximum median building height of 45 feet.**

7. The maximum accessory building height allowed within the MR-24 district is 15 feet. **We'll need details if applicable. This includes any pergolas. N/A**

8. The maximum dwelling units per acre for the MR-24 district is 24 units. **An exception was approved as part of the GDP to allow up to 32.2 units per acre.**

9. The exterior construction material standard for non-single family residential development within the MR-24 district requires high quality, decorative exterior construction materials on the visible exterior of any portion of the building within 50 feet of an adjacent residentially zoned property; any portion of the building within 50 feet of a public right-of-way and any other portion of the building visible from a public street.
Details provided

10. There are no bufferyard requirements since the property is surrounded by road right-of-way.

11. The parking requirement for the district is as follows including garage spaces: 2 spaces per 2-bedroom, 1 space per 1-bedroom or efficiency. **The parking requirement is 208 parking stalls while the plan proposes 248 stalls.**

12. Per section 78-704(13), residential sites having an off-street automobile parking requirement of 100 spaces or more, off-street bicycle parking spaces shall be provided in a number equal to **five percent** of the automobile parking space requirement. Each inverted-U type rack provided will count as two bicycle parking spaces.

    The "Inverted-U" type bike rack is the preferred bicycle parking rack and means of providing off-street bicycle parking spaces as required in this section. All bicycle parking provided should be on a hard-surfaced area, and be located a minimum of 24 inches from a parallel wall and 30 inches from a perpendicular wall (as measured closest to the inverted-U).

    The spaces shall be placed within 50 feet of building entrances, or where bicyclists would naturally transition to pedestrian mode. The placement of the racks should minimize conflicts with pedestrians and motorized traffic. **12 bicycle surface parking spaces are provided to meet this requirement while 24 interior spaces are also provided.**

13. The minimum paved surface setback for the MR-24 district is 5 feet from the side or rear lot lines and 10 feet from a right of way. **The plan appears to meet this requirement**

14. The minimum landscape surface ratio (LSR) for the MR-24 district is 50%. **An exception was granted to allow the impervious area to be up to 53%.**

15. The landscaping points required per zoning code section 78-604 and Table 78-604 for the MR-24 district is: 60 points per 100 feet of building foundation; 60 points per 100 lineal feet of street frontage; Greater of: 100 points per 20 parking stalls or 10,000 square feet of parking area; 25 points per 1,000 square feet of building footprint.

    Building Foundation Requirements: Foundation landscaping shall be placed so that at maturity, the plant's drip line is located within ten feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards. Climax trees and tall trees shall not be used to meet the foundation landscaping requirement. The intent of this section is to require a visual break in the mass of buildings and to require a visual screen of a minimum of six feet in height for all exterior perimeter appurtenances (such as HVAC/utility boxes, standpipes, stormwater discharge pipes and other pipes).

    Street Frontage Requirements: All landscaping used to meet street frontage requirements shall be located within ten feet of the public right-of-way. Under no circumstances shall such landscaping be located within a public right-of-way.

Landscaping shall not impede vehicle or pedestrian visibility. Shrubs shall not be used to meet street frontage landscaping requirements. A minimum of 50 percent of all points shall be devoted to climax or tall trees, or a combination of such trees, and a minimum of 30 percent of all points shall be devoted to medium trees.

Paved Area Requirements: A minimum of 360 square feet of landscaped area, which shall be located within ten feet of the paved area, is required for the placement of every 100 paved area landscaping points. Said area does not have to be provided in one contiguous area. Sample configurations are depicted in section 78-603, above. Plants used to fulfill this requirement shall visually screen parking, loading and circulation areas from view from public streets. A minimum of 30 percent of all points shall be devoted to climax or tall trees, or a combination of such trees, and a minimum of 40 percent of all points shall be devoted to shrubs. Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking aisle ends, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod.

Developed Lot Requirements: Landscaping required by this section is most effective if located away from those areas required for landscaping such as building foundations, street frontages, paved areas, protected green space areas, reforestation areas, and bufferyards. The intent of this section is to provide yard shade and to require a visual screen of a minimum of six feet in height for all detached exterior appurtenances (such as HVAC, utility boxes, standpipes, stormwater discharge pipes and other pipes.)

The WDOT should be contacted to make sure there are no limitations for plantings within the 50-foot setback off of Hwy 51.

16. Lighting is required for all off-street parking space and circulation areas serving 6 or more cars and shall be lit to ensure the safe and efficient use of said areas. **All lighting elements cannot be seen from any residential property.** The maximum lighting as measured at the property line is 0.5 footcandles. The maximum fixture height shall be 16 feet from grade. **An exemption was granted to allow an average of up to 0.8 footcandles at the access points. There appears to be no lighting fixtures planned to be attached to the building.**

17. The minimum parking stall dimension required for 90 degree parking is 9 feet wide by 18 feet of length. The minimum aisle width required is 24 feet. **The plan meets this requirement.**

18. Public sidewalk is required along all public frontages and shall be delineated on the site plan. For this project, sidewalk is planned along Nygaard Street and Greenbriar Drive. Sidewalk shall be 5 feet wide and a minimum of 6" through driveways and a minimum of 5" thick otherwise. **Public sidewalks will also be addressed in the development agreement.**

19. All off-street parking and traffic circulation areas shall be paved with a hard, all-weather surface and completed prior to building occupancy. All parking spaces shall be clearly marked to indicate required spaces. **Expected**

20. Accessible parking spaces shall be installed at a size, number, location, and with signage as specified by state and federal regulations. **Expected**

21. The maximum floor area ratio is 1. This is calculated by dividing the total floor area of all buildings by the gross site area. **(246,672/217,287 = 1.135) The plan does not meet this requirement. An exception has been requested.**

22. All access drives shall have a minimum width of 18 feet. **The plan meets this requirement.**

23. All curb openings for access drives shall have a maximum width of 30 feet for non-residential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet and may be exceeded with explicit Plan Commission approval. **The plan meets this requirement.**

24. Architectural and design elements shall be compatible with the surrounding area and community standards and shall minimize user specific elements as determined by the plan commission. Metal panels with exposed exterior fasteners of the same color may be used on a maximum of 50 percent of the front side of the building. This material is not allowed within 50 feet of any customer or visitor entrance. **As determined by the Planning Commission.**

25. Terrace trees are required according to section 10-2(d). An application will need to be filed with the Department of Planning and Development. All terrace trees shall be taken care of prior to permit issuance. **For questions related to terrace trees, contact Brett Hebert, Public Works Director at 608-873-6303 or bhebert@ci.stoughton.wi.us**

26. A gated trash enclosure with 6-foot fencing shall be delineated on the plan for the handling of waste. Exterior trash shall be screened shall be completely screened from view and the enclosure shall be constructed of some or all materials used on main building. **Trash will be handled internal of the building.**

27. A stormwater management and erosion control plan, application and fees are required. Dane County Land Conservation, the City's consultant, will review the plan and perform inspections. **We'll need these materials and fees including an auto-renewing letter of credit for the estimated costs to the City of Stoughton.**

28. Proposed utilities-including electrical transformers and HVAC locations shall be shown on the plan. **Contact Stoughton Utilities for electric, water and wastewater services.**

29. Required off-street parking shall not be used for snow storage. **Expected**

30. Any proposed signage will require a detailed plan and permit prior to installation. **Details provided on the plan. <u>An exception has been requested to allow signage on the building.</u>**

31. State of Wisconsin approved building plans will be necessary prior to issuance of a building permit but are not necessary prior to the City review process.

32. Current park impact fees are as follows:
    - Multi-family Park Facility Improvement Fee: $2,597.00 per unit
      160 x $2,597.00 = $415,520.00

    - Multi-family Trail Improvement Fee: $62.00 per unit
      160 x $62.00 = $9,920.00

    Current total impact fees = $425,440.00
    These fees must be paid prior to building permit issuance.

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator

51 West Multi-Family

Comments received from Mike Stacey at City of Stoughton via email on 3/30/22

- Any building signage such as the proposed entry signage will require an exemption. (This was done during the SIP stage recently for another PD project)
    - Per conversation with Mike Stacey on 3/31/22, Building Signage as shown on the elevations and renderings is currently not allowed per the signage ordinance. However, we have ask for an exception as part of our revised SIP Project Description document.
- The maximum floor area ratio allowed on a site is 1. This is calculated by dividing the total floor area of all buildings including basement/parking areas by the gross site area. (246,672/217,287 = 1.135) The plan does not meet this requirement. An exemption will need to be approved.
    - Per conversation with Mike Stacey on 3/31/22, this can also be requested as an exemption. Because the parking garages are included in the calculations it makes it difficult for the ratio to be 1. We have requested an exemption in our revised SIP Project Description document.
- I see a small discrepancy between the square footage listed on the plat vs the SIP documents. (217,118 vs 217,287) The acres listed is probably just rounding.
    - We have been trying to receive updated information or a copy of the official plat from MSA and did not receive in time for this update, se we stayed with the 217,287 SF.
- Stoughton Utilities is reviewing the plans so hopefully we'll hear back from them by next week. (received via email on 4/5/22)

After reviewing the landscaping plan with the City Arborist, we have the following info related to that plan:

- Plantings at the south access point and at the intersection of Hwy 51/Greenbriar appear to be within the vision triangles. The vision triangles at the access drive is 10 feet and 20 feet along the Hwy 51 right-of-way. It may help to include the vision triangles on the plan. The WDOT should be contacted to make sure there are no limitations for plantings within the 50-foot setback off of Hwy 51.

- The following was found on the plan:
    - Quacking Aspen can be used for a Medium Deciduous Tree not Tall Deciduous Tree;
    - Callery Pear is not a listed Medium Deciduous Tree and is considered invasive;
    - Black Hills Spruce is listed in the code as a Low Evergreen Tree not Tall Evergreen Tree;
    - Exclamation Planetree lists the Botanical Name as Platanus Occidentalis which is the American Sycamore.
    - Please see updated landscape plan for required adjustments

The following comments were received via email on 4/5/2022 from Utility Department:

Sheet C-1

- Does not show either the service to building C or the fire protection but at least the one that it does show has a valve on it.

Sheet C-4

- They only show a service valve to Building A. No valve shown for buildings B and C
- No service valve in the street for the private fire protection service

Please see updated civil sheets for required adjustments