



August 14, 2018

Karl Frantz
Village Administrator
Shorewood Hills Village Hall
810 Shorewood Boulevard
Madison, WI 53705

Re: Specific Development Plan
2801 Marshall Court

Dear Mr. Frantz:

This is the proposed Specific Development Plan submitted in support of the proposed Planned Unit Development zoning of the property shown as Lot 1 on the attached certified survey map, part of which has a current street address of 2801 Marshall Court.

The developer received Plan Commission approval of the rezoning from C-1(P) to PUD-GDP at the July 10, 2018 meeting. The information required for the Specific Development Plan is provided below and in the plan sets attached. The Specific Development Plan has been developed along with the General Development Plan and as such is consistent with the General Development Plan.

A. Project Description:

The building will be two stories on Marshall Court with two levels of structured parking below grade containing approximately 64 stalls. The exterior architecture expresses the modern, energizing uses inside the building with a coordinated palette of high-quality materials. The attached plans describe the building architecture, materials and colors.

Two pedestrian entries are located along Marshall Court. The main entry for the building is provided toward the northeast corner of the building with an additional entry for the restaurant and bar located further west. Along the west side of the building, above the entry to the underground parking, an attractive raised roof terrace is provided for outdoors seating and dining. On the south side of the building an outdoor play area is incorporated between the building and future bike path.

B. Specific Development Plan Summary:

Lot Area (approx., after dedications for ROW):	20,652 SF (0.47 acres)
Floor Areas (maximum)	
Total Gross Floor Area:	
(excluding basement; outside of exterior materials)	24,800 S.F.
Floor Areas (maximum per each designated use):	
Lodgic Kids Camp – Flextime Learning	4,500 S.F.

Everyday Kitchen Restaurant and Bar (inc. kitchen and restrooms)	4,500 S.F.
– 130 patron capacity for the indoor restaurant and bar area	
Outdoor restaurant/event seating	1,500 S.F.
Lodgic Event (including storage)	1,400 S.F.
Lodgic Workplace	11,000 S.F.
Family Co-work space	400 S.F.
Outdoor Workplace plaza (on second floor)	500 S.F.

Floor Area Ratio (excluding basement) 1.20

Building Height: Two Stories, approx. 36 feet

Vehicle Parking (approx.):

Structured parking	64 stalls
Street parking	10 stalls
Leased employee parking at Arbor Crossing	<u>15 stalls</u>
Total parking	89 stalls

Bicycle Parking: 20 stalls

C. Hours of Operation:

Lodgic Kids Camp – Flextime Learning	Monday – Thursday: 6:30 AM – 9:00 PM Friday: 6:30 AM – 11:00 PM Saturday: 9:00 AM – 11:00 PM Sunday: Closed
Everyday Cafe	Monday – Friday: 7:00 AM -7:00 PM Saturday: 9:00 AM – 7:00PM Sunday: Closed
Everyday Restaurant/Bar	Monday – Thursday: 11:00 AM – 9:00 PM Friday & Saturday: 11:00 AM – 11:00 PM Sunday: Closed
Lodgic Events	Monday – Thursday: 7:00 AM – 9:00 PM Friday & Saturday: 9:00 AM – 11:00 PM Sunday: Closed
Lodgic Workplace	24/7 for members with unlimited access
Family Co-work space	24/7 for members with unlimited access

D. Specific Development Plans:

- C-1.0 Site Demolition Plan
- C-1.1 Site Plan
- C-1.2 Site Lighting Plan
- C-1.3 Site Dedication Plan
- C-2.0 Erosion Control Plan
- C-3.0 Grading Plan
- C-4.0 Utility Plan
- C-5.0 Site Construction Details
- C-5.1 Site Construction Details
- L-1.1 Landscape Plan
- A-1.P1 Parking Level 1
- A-1.P2 Parking Level 2
- A-1.1A First Floor Plan
- A-1.1B Example First Floor Tenant Plan
- A-1.2A Second Floor Plan
- A-1.2B Example Second Floor Tenant Plan
- A-1.3 Roof Plan
- A-2.1 Exterior Elevations
- A-2.2 Exterior Elevations
- A-2.3 NE Exterior Rendering
- A-2.4 NW Exterior Rendering
- A-2.5 SE Exterior Rendering
- A-2.6 SW Exterior Rendering
- A-2.7 Sun Study

E. Project Signage:

Signage has been illustrated conceptually on the exterior building elevations to describe the design intent for the signage. A more detailed signage plan will be submitted for separate approval. Window signs will not be allowed unless approved as part of the SDP.

F. Deliveries:

There shall be no deliveries of food and beverages to the property using a tractor trailer.

G. Project Schedule:

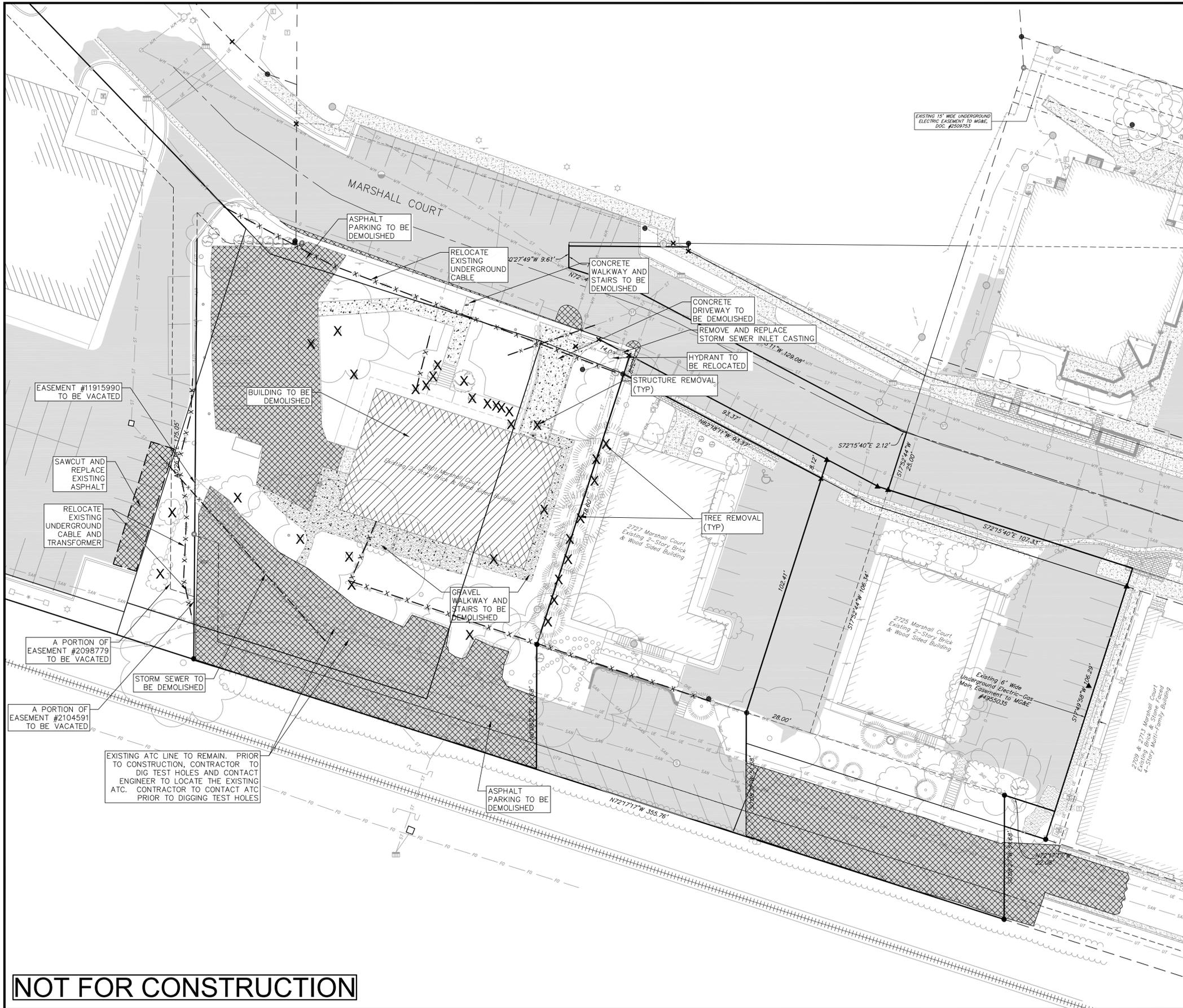
Construction is planned to start in fall 2018 with completion scheduled for fall 2019.

Thank you for your time reviewing our application and proposed PUD documents.

Very truly yours,



Duane M. Johnson, AIA
Knothe & Bruce Architects, LLC



DEMOLITION PLAN LEGEND

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

- GENERAL NOTES:**
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
 2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 3. ALL CURB AND GUTTER TO BE FULLY REMOVED SHALL HAVE A FULL DEPTH SAWCUT AT THE NEAREST JOINT.
 4. CONTRACTOR SHALL REMOVE AND REPLACE ANY PUBLIC IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE

NOT FOR CONSTRUCTION

Demolition Plan
The Lodge
Village of Shorewood Hills
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	6/4/18	1	7/31/18
2	7/2/18	2	7/25/18
3		3	

SCALE: AS SHOWN

DATE: 05/23/2018

DRAFTER: JARC

CHECKED: JDOY

PROJECT NO.: #150190

SHEET: 2 OF 7

DWG. NO.: C-1.0

ISSUED

Issued for SDP - May 23, 2018
Re-Issued for GDP - SDP - June 04, 2018
Re-Issued for GDP - SDP - July 02, 2018
PROGRESS SET - JULY 25, 2018
Issued for SDP - July 30, 2018

PROJECT TITLE

Lodgic

2801 Marshall Court
Shorewood Hills, WI

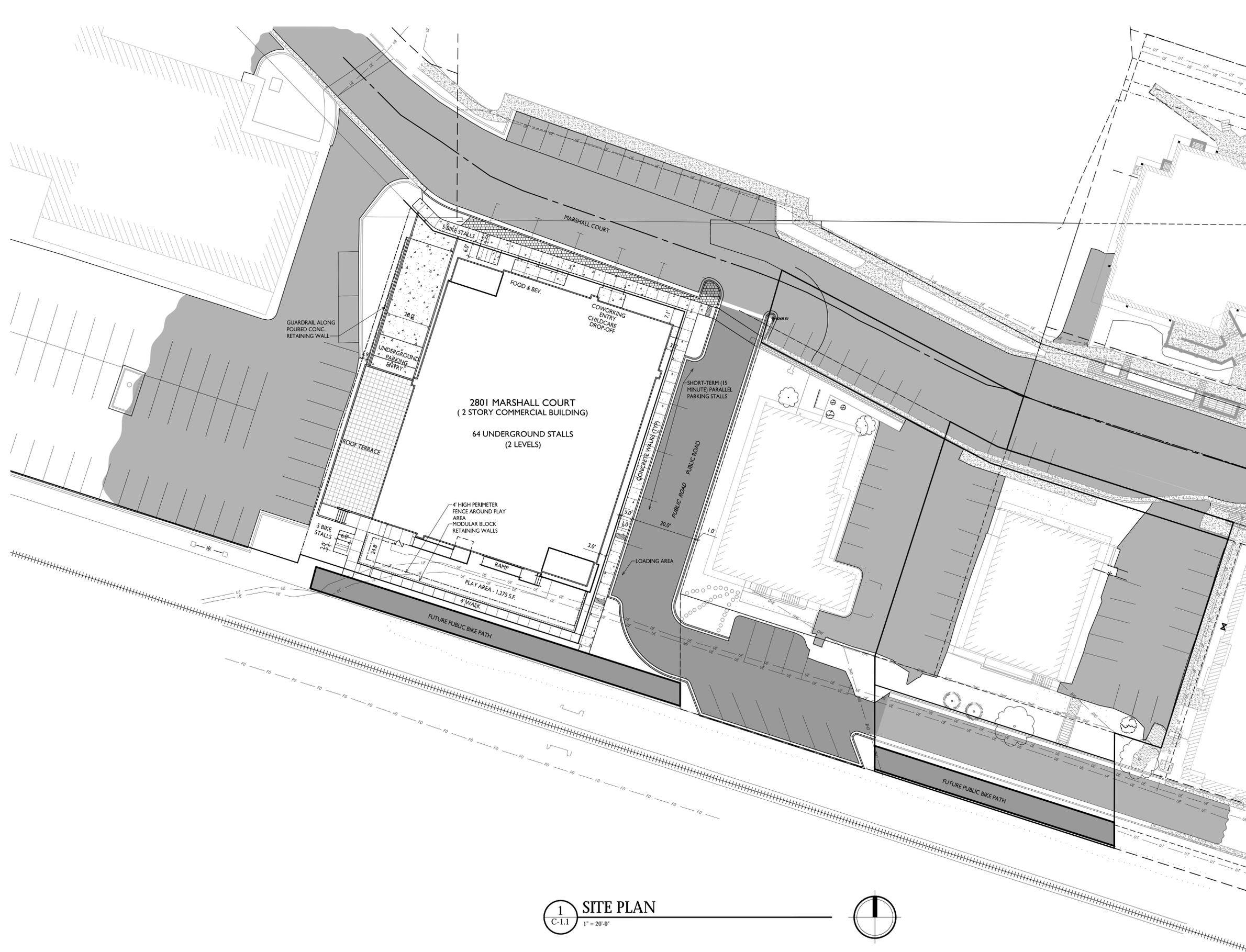
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1815

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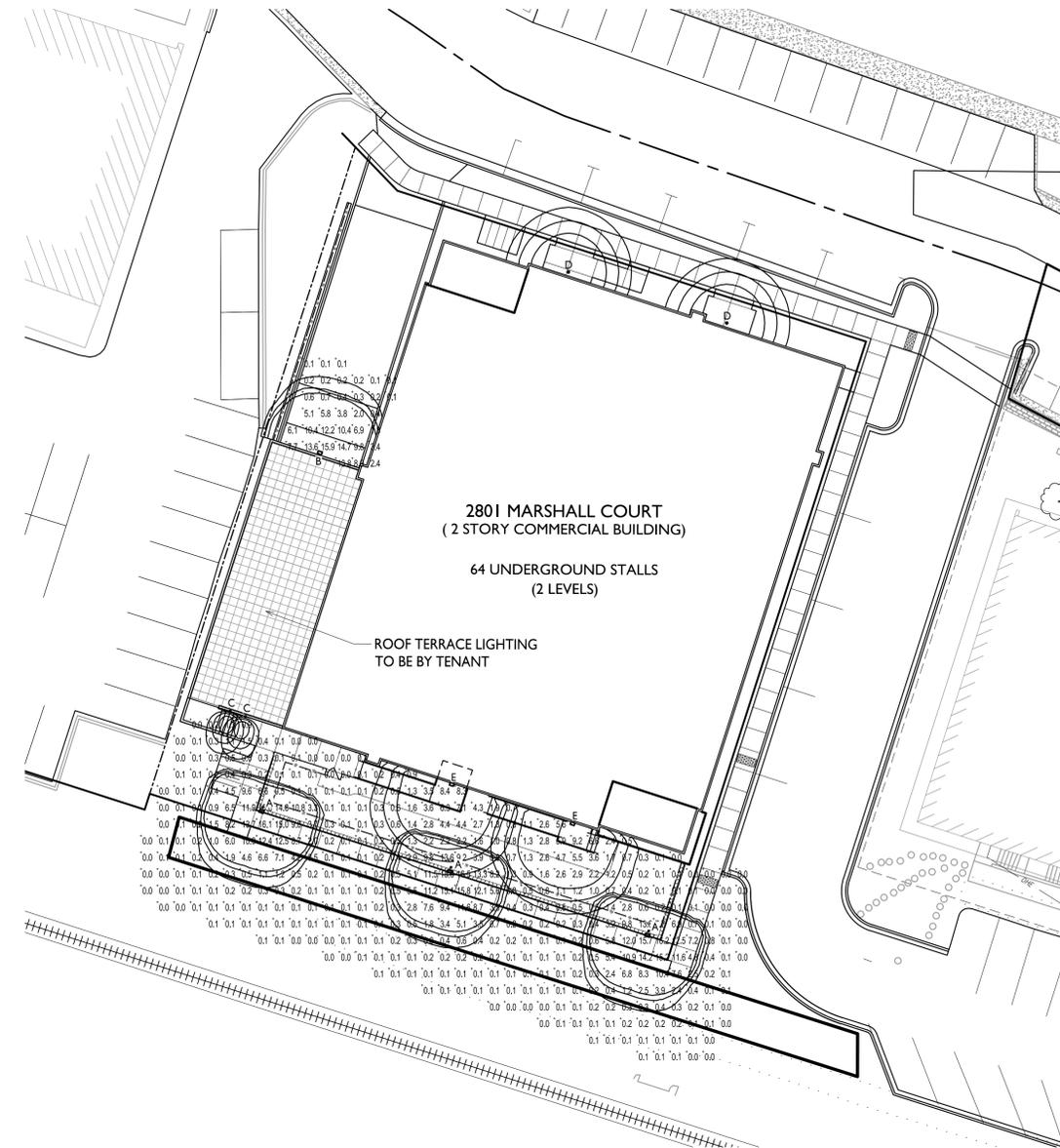


1 SITE PLAN
C-1.1 1" = 20'-0"



LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	3	LITHONIA LIGHTING	DSX0 LED P1 30K TSVS MVOLT HS	DSX0 LED P1 30K TSVS MVOLT WITH HOUSESIDE SHIELD	DSX0_LED_P1_30K_TSVS_MVOLT_HS.ies	8'-0" POLE ON FLUSH CONC. BASE
□	B	1	LITHONIA LIGHTING	DSX0 LED P1 30K TSVS MVOLT HS	DSX0 LED P1 30K TSVS MVOLT WITH HOUSESIDE SHIELD	DSX0_LED_P1_30K_TSVS_MVOLT_HS.ies	8'-0" ABOVE GRADE ON SIDE OF BUILDING
○	C	2	EATON - LUMIERE (FORMER COOPER LIGHTING)	I235-RD-x-20T3	LUMIERE 5 INCH INCANDESCENT STEP LIGHT WITH CLEAR OPEN FACEPLATE, SAND BLASTED LENS, WITH REFLECTOR	I235-20T3.ies	3'-0" ABOVE GRADE ON SIDE OF BUILDING
○	D	2	LITHONIA LIGHTING	WF6 LED 30K	6" MATTE WHITE LED ULTRA-THIN WAFER DOWNLIGHT, 3000K CCT, LEXTAR 2835 LED	WF6_LED_30K.ies	MOUNTED IN CANOPY CEILING
□	E	2	LITHONIA LIGHTING	WST LED P1 30K VF HVOLT	WST LED, PERFORMANCE PACKAGE I, 3000 K, VISUAL COMFORT FORWARD THROW, HVOLT	WST_LED_P1_30K_VF_HVOLT.ies	8'-0" ABOVE GRADE ON SIDE OF BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION	
	<ul style="list-style-type: none"> ISOLUX CONTOUR = 0.25 FC. ISOLUX CONTOUR = 0.5 FC. ISOLUX CONTOUR = 1.0 FC. LIGHT FIXTURE



ISSUED
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 PROGRESS SET - JULY 25, 2018
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PROJECT TITLE
 Lodgic

2801 Marshall Court
 Shorewood Hills, WI
SHEET TITLE
 Site Lighting Plan

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



SHEET NUMBER

C-1.2

PROJECT NO. 1815
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ISSUED

Issued for SDP - May 23, 2018
Re-Issued for GDP - SDP - June 04, 2018
Re-Issued for GDP - SDP - July 02, 2018
Issued for SDP - July 30, 2018

PROJECT TITLE

Lodgic

2801 Marshall Court
Shorewood Hills, WI

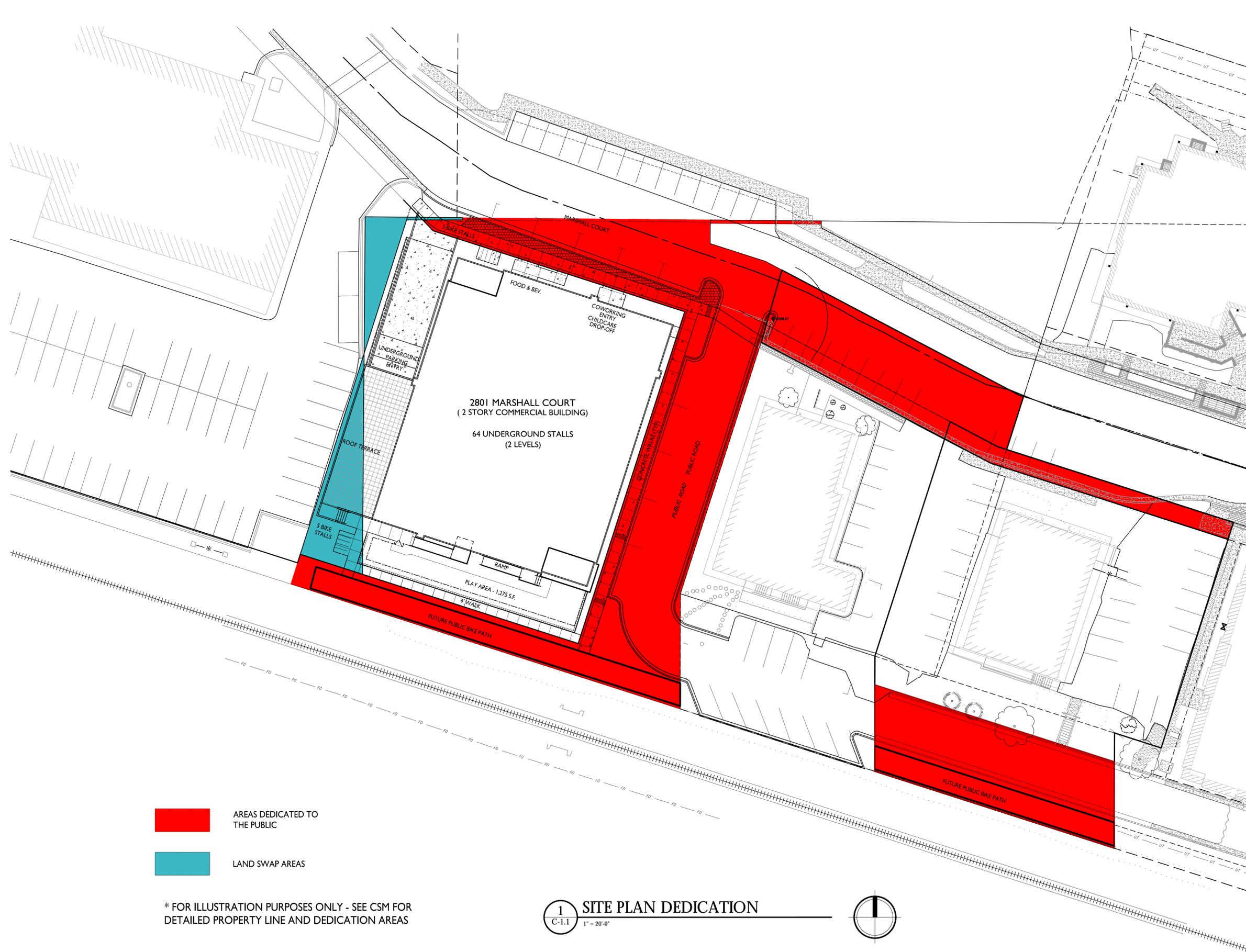
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.3

PROJECT NO. 1815

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- AREAS DEDICATED TO THE PUBLIC
- LAND SWAP AREAS

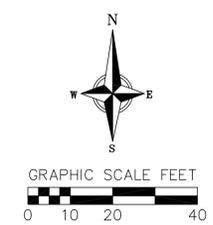
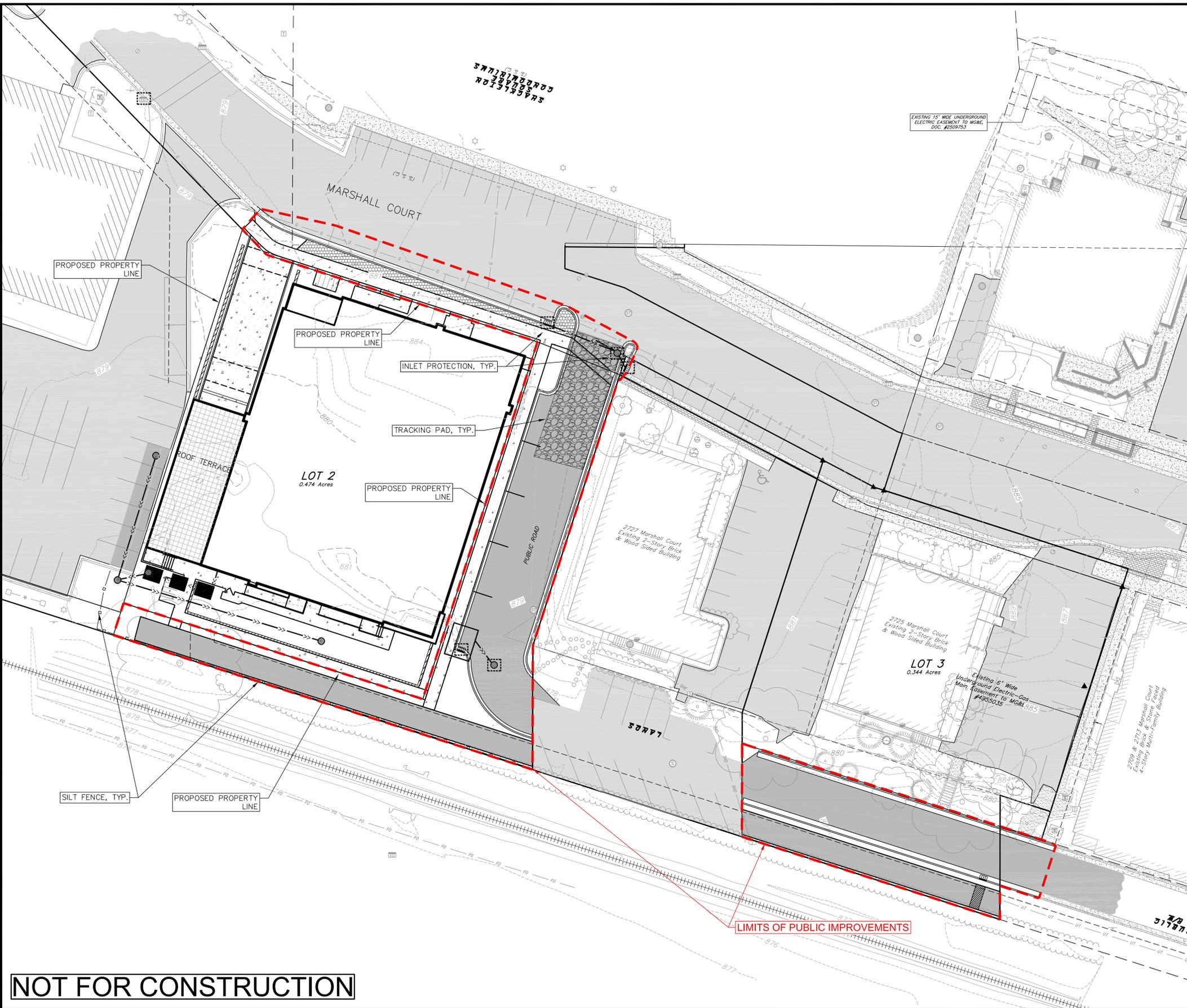
* FOR ILLUSTRATION PURPOSES ONLY - SEE CSM FOR DETAILED PROPERTY LINE AND DEDICATION AREAS

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



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31 Jul 2018 - 1:18p M:\Stone House Development\150190_Arbor Crossing Phase 2\CADD\150190_Base.dwg by: jdo



- GRADING LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
 - 818 --- EXISTING MINOR CONTOURS
 - 820 --- PROPOSED MAJOR CONTOURS
 - 818 --- PROPOSED MINOR CONTOURS
 - S --- SILT FENCE
 - INLET PROTECTION
 - ▨ TRACKING PAD

- GENERAL NOTES:**
- INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
 - THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 - INSTALL WI DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WI DOT TYPE A IN FIELD INLETS.

NOT FOR CONSTRUCTION



Erosion Control Plan
 The Lodge
 Village of Shorewood Hills
 Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	6/4/18		
2	7/25/18		
3	7/25/18		

REMARKS: GDS SUBMITTAL, Initial Pricing Set, Village Resubmittal

SCALE: AS SHOWN

DATE: 05/23/2018

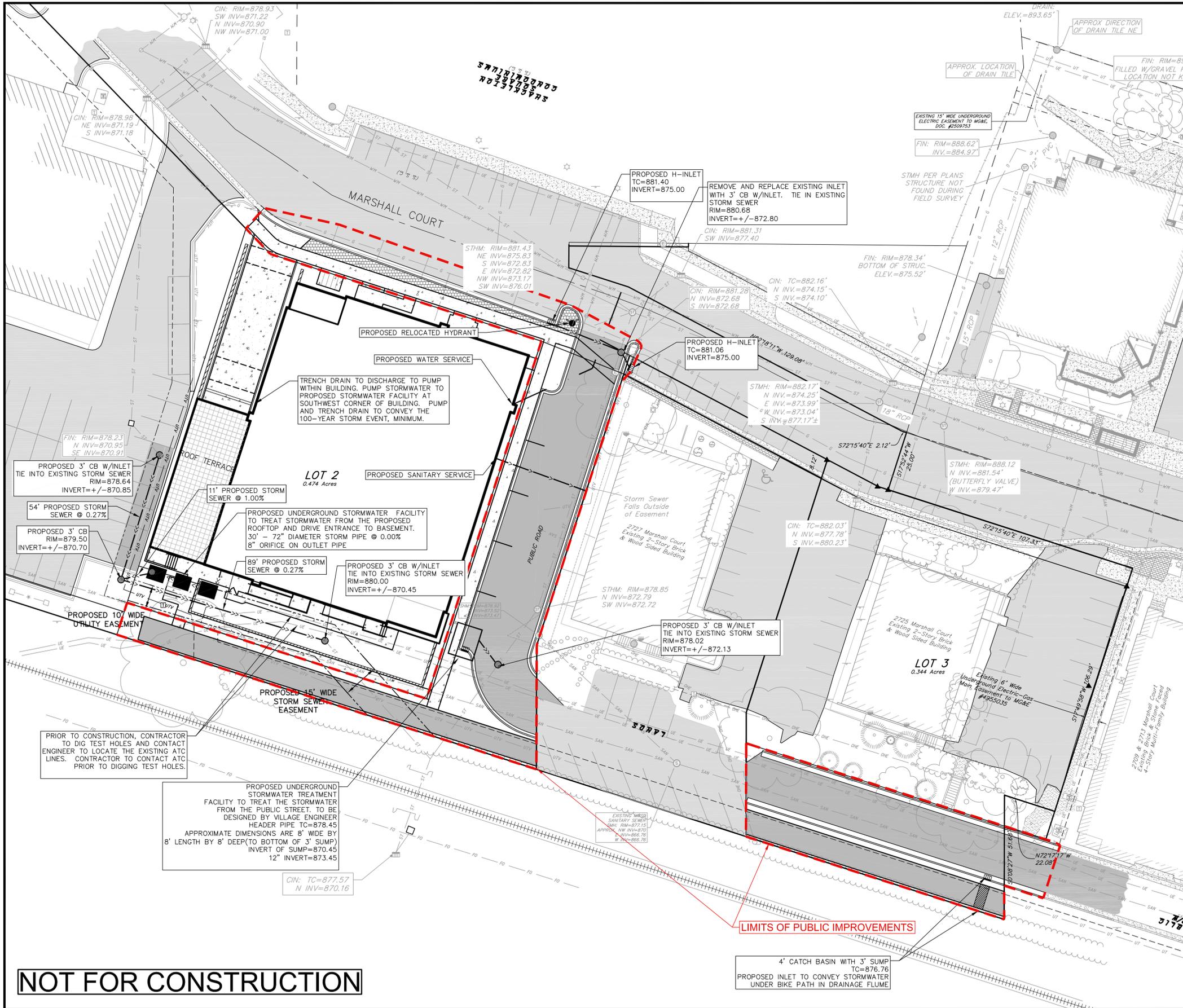
DRAFTER: JARC

CHECKED: JDOY

PROJECT NO.: #150190

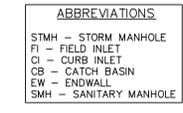
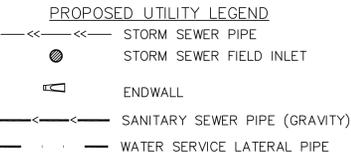
SHEET: 3 OF 7

DWG. NO.: C-2.0



UTILITY NOTES:

1. STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
10. SITE CONTRACTOR SHALL LEAVE STORM SEWER BUILDING CONNECTIONS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
11. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
12. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
14. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.



NOT FOR CONSTRUCTION



Utility Plan
 The Lodge
 Village of Shorewood Hills
 Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS
AS SHOWN <td></td> <td></td> <td></td> <td></td>				
		6/4/18		CDP SUBMITTAL
		7/2/18		Village Resubmittal
		7/25/18		Initial Pricing Set

SCALE	AS SHOWN
DATE	05/23/2018
DRAFTER	JARC
CHECKED	JDOJ
PROJECT NO.	#150190
SHEET	5 OF 7
DWG. NO.	C-4.0

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE VILLAGE OF SHOREWOOD HILLS EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, INLET PROTECTION, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SITE IS STABILIZED. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. 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.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY AND AS REQUIRED BY THE CITY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET.
- LOTS AND TERRACES SHALL BE RESTORED WITH 6" TOPSOIL AND HYDROSEED.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH AND EROSION MAT) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL UNTIL SITE IS STABILIZED.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE VILLAGE OF SHOREWOOD HILLS.
- THE VILLAGE, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR TREATING VEHICLE AND WHEEL WASH WATER BEFORE DISCHARGING TO WATERS OF THE STATE.
- CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT DISCHARGE OF SOLID MATERIAL PER CHAPTER 30 OF WISCONSIN STATUTES.
- CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT RUNOFF OF BUILDING AND WASTE MATERIAL INTO WATERS OF THE STATE.

TERRACE & LOT RESTORATION

SEEDING RATES:

TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F. IN LOTS AND MADISON PARK SEED MIX FOR TERRACES.

FERTILIZING RATES:

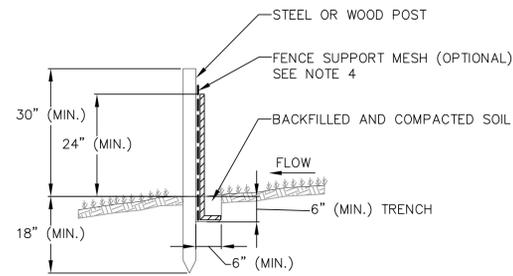
TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:

- HYDROSEEDING MULCH SHALL BE CELLULOSE MULCH. APPLY PER MANUFACTURERS RECOMMENDATIONS.

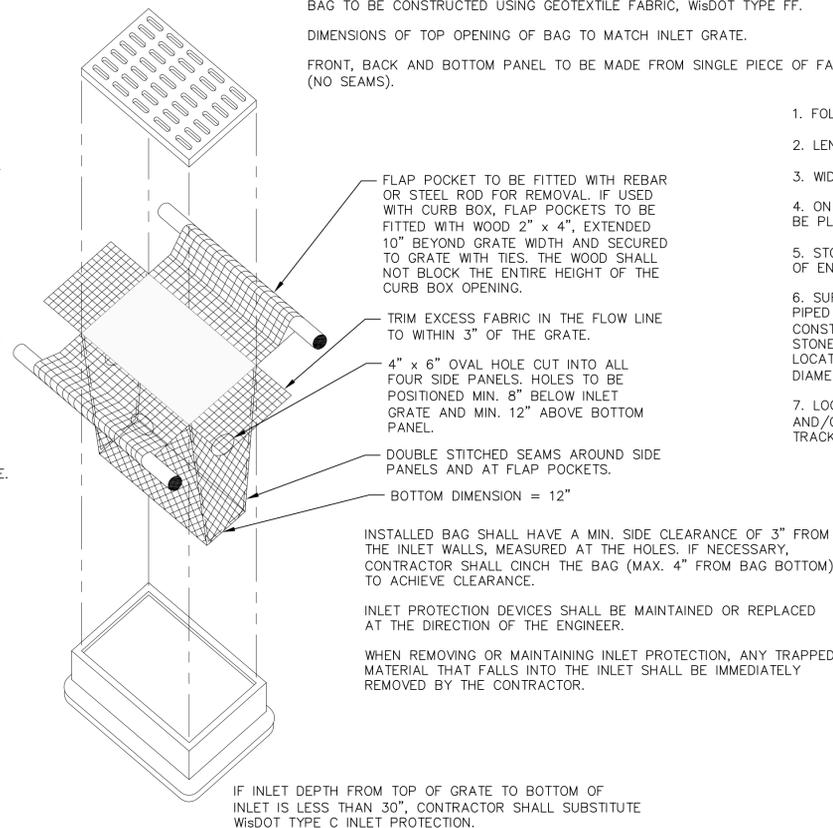


NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH.

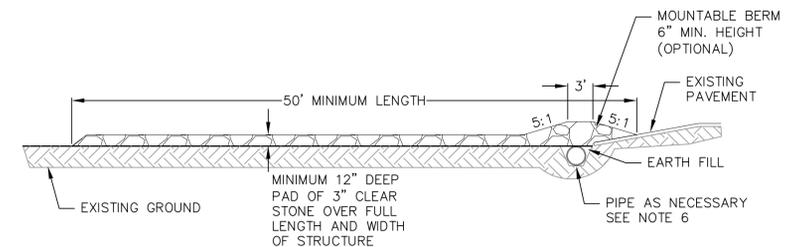
1 SILT FENCE

5.0 NOT TO SCALE

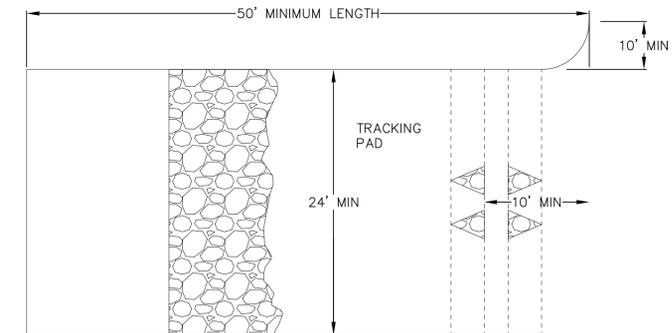


3 INLET PROTECTION TYPE D

5.0 NOT TO SCALE



PROFILE VIEW



PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'.
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2 CONSTRUCTION ENTRANCE

5.0 NOT TO SCALE

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD.
- DEMOLISH EXISTING BUILDING AND PARKING.
- STRIP AND STOCKPILE TOPSOIL. ROUGH GRADE LOT.
- INSTALL UNDERGROUND UTILITIES.
- CONSTRUCT BUILDING.
- GRADE PARKING LOT AND DRIVE TO SUBGRADE.
- CONSTRUCT PARKING LOT AND DRIVE - STONE BASE, CURB AND GUTTER, AND ASPHALTIC PAVEMENT.
- FINAL STABILIZATION - TOPSOIL, SEED, FERTILIZER, EROSION MATTING.
- REMOVE SILT FENCE, SILT SOCKS AND INLET PROTECTION AFTER DISTURBED AREAS ARE RESTORED.

NOT FOR CONSTRUCTION

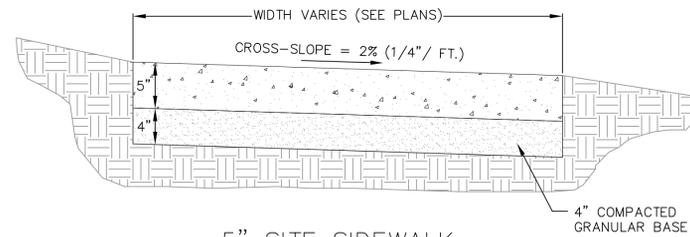


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Phone: (800) 261-3898

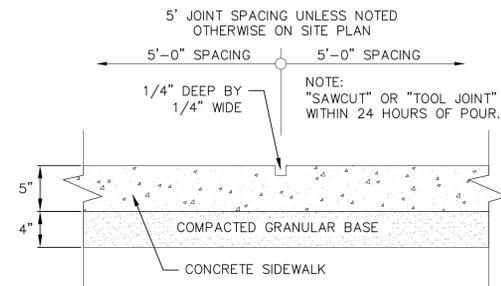
Site Construction Details
The Lodge
Village of Shorewood Hills
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO.	DATE	REMARKS
Δ	1	6/4/18	GPS SUBMITTAL
Δ	2	7/2/18	Village Resubmit
Δ	3	7/25/18	Initial Pricing Set
Δ	4	7/25/18	Village Resubmit
Δ	5	7/25/18	Village Resubmit

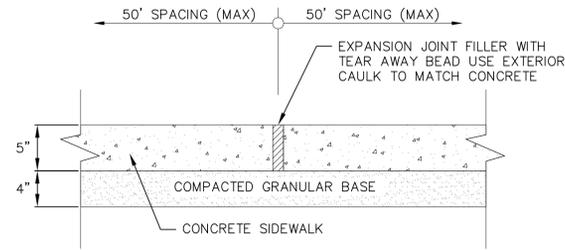
SCALE	AS SHOWN
DATE	05/23/2018
DRAFTER	JARC
CHECKED	JDOJ
PROJECT NO.	#150190
SHEET	6 OF 7
DWG. NO.	C-5.0



5" SITE SIDEWALK

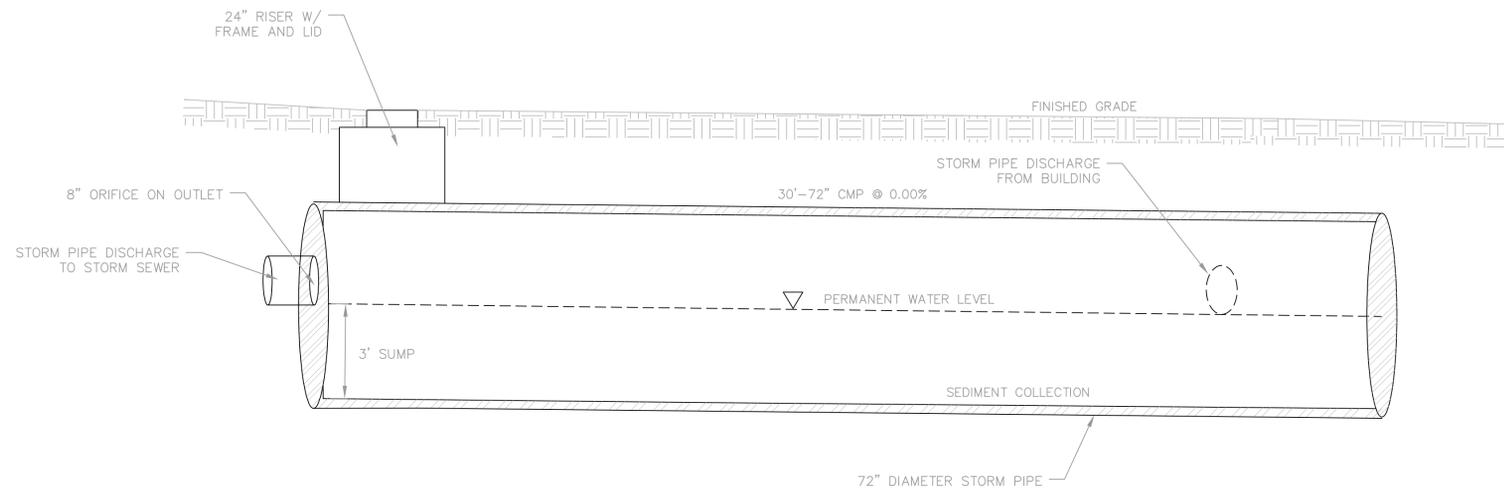


SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

1 5" SIDEWALK
5.1 NOT TO SCALE



2 UNDERGROUND STORMWATER FACILITY
5.1 NOT TO SCALE

NOT FOR CONSTRUCTION



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Site Construction Details

The Lodge
Village of Shorewood Hills
Dane County, Wisconsin

REVISIONS	REVISIONS	REVISIONS	REVISIONS
NO.	DATE	NO.	DATE
Δ	6/4/18	Δ	7/2/18
Δ	7/2/18	Δ	7/25/18
Δ		Δ	

SCALE	AS SHOWN
DATE	05/23/2018
DRAFTER	JARC
CHECKED	JDOY
PROJECT NO.	#150190
SHEET	7 OF 7
DWG. NO.	C-5.1

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name
1	ABM	Autumn Blaze Maple	Acer X Freemanii 'jefersred'
1	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'
1	CHB	Common Hackberry	Celtis Occidentalis
1	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycole'

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name
4	TY	Taunton Yew	Taxus X Media 'tauntonii'
8	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'

Perennial

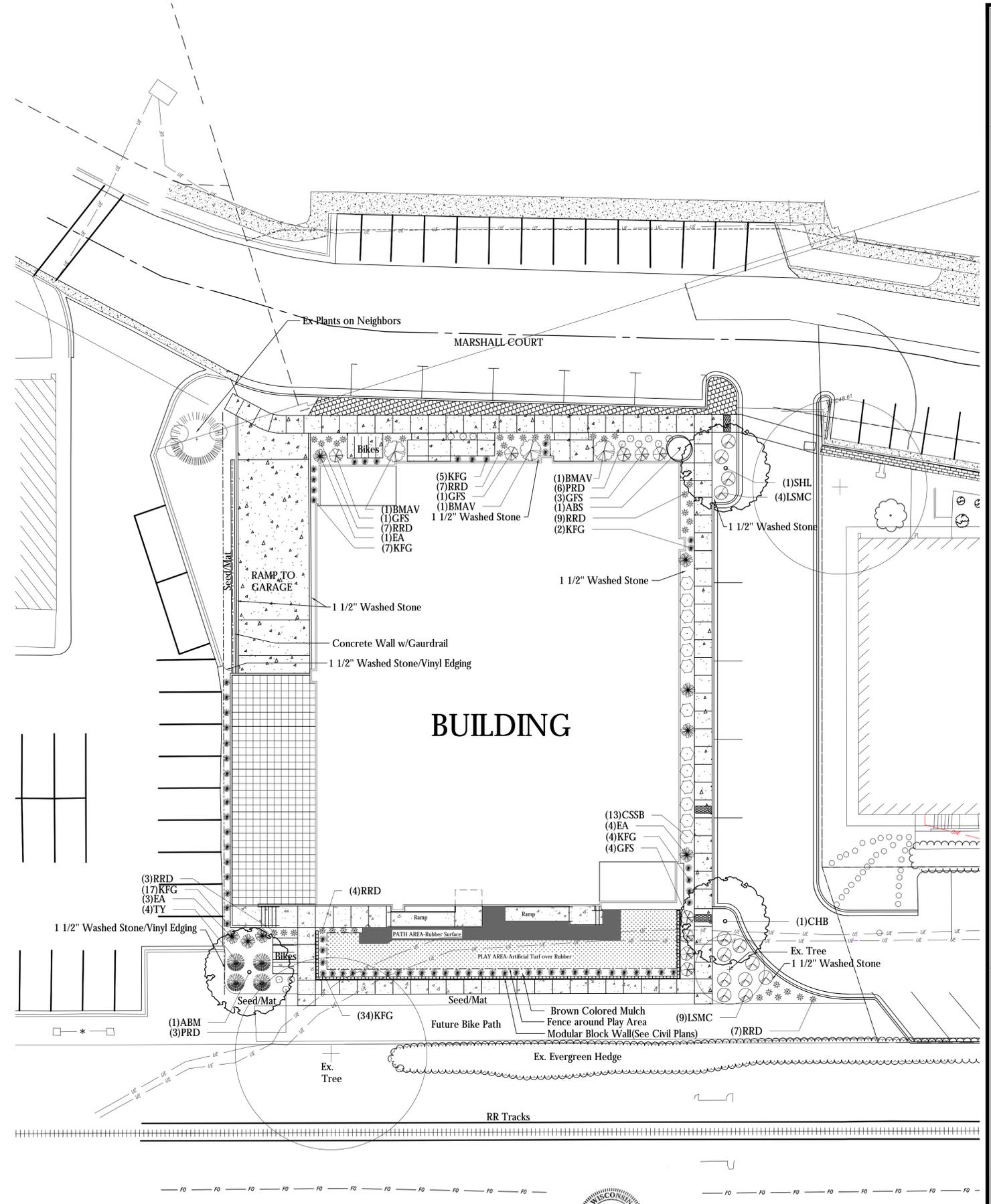
Quantity	Code Name	Common Name	Scientific Name
69	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'
37	RRD	Rosy Returns Daylily	Hemerocallis 'rosy Returns'
12	PRD	Prairie Dropseed	Sporobolus Heterolepis

Shrub

Quantity	Code Name	Common Name	Scientific Name
13	LSMC	Low Scape Mound Chokeberry	Aronia Melanocarpa 'uconnam165'
13	CSSB	Cool Splash Southern Bush-Hone	Diervilla Sessilifolia 'lpc Podaras'
9	GFS	Goldflame Spirea	Spiraea Japonica 'goldflame'
3	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'

GENERAL NOTES

- A) Areas within fenced play area labeled 'Rubber Surface' and 'Artificial Turf over Rubber' to be specified and installed by others.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.



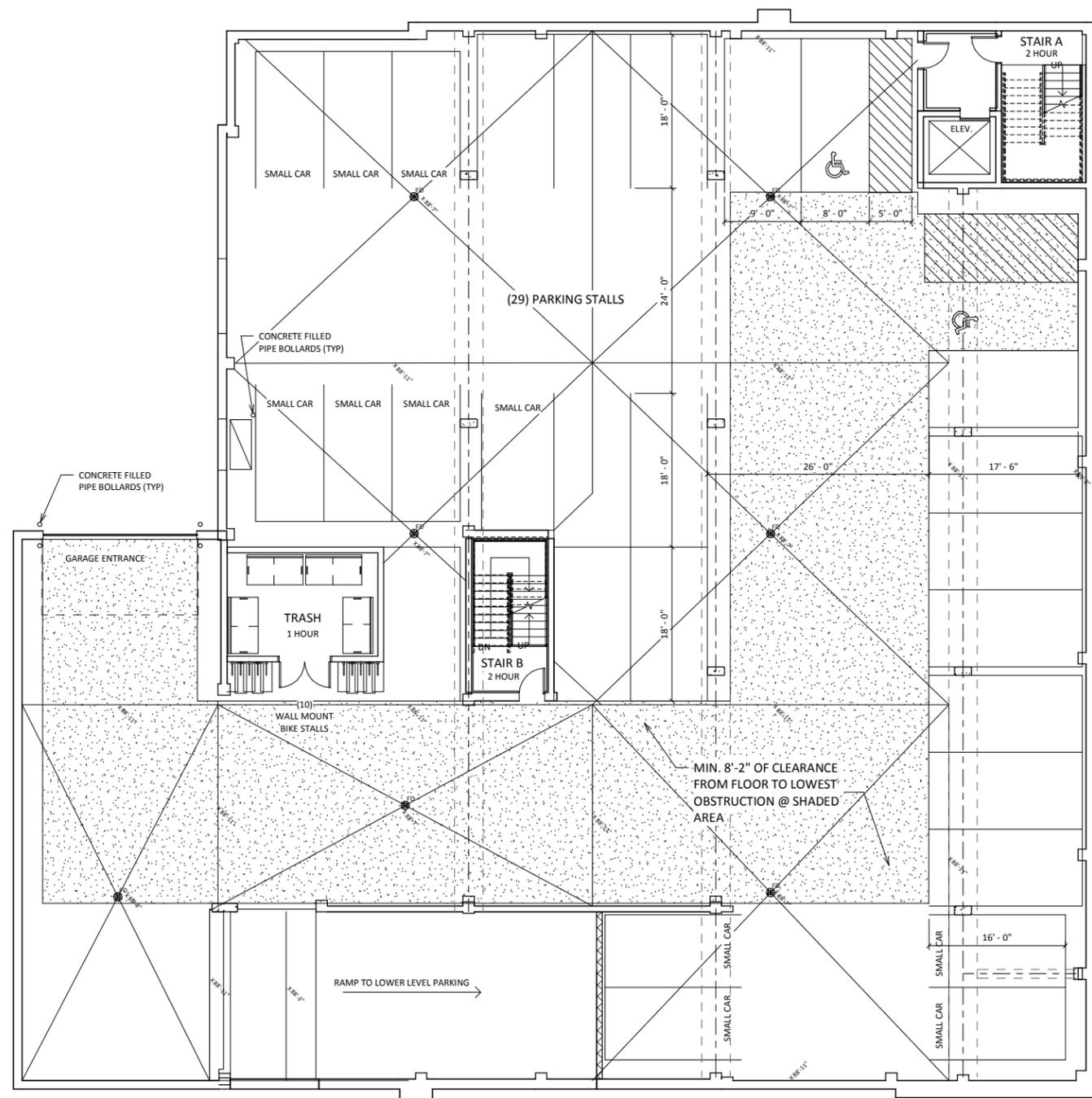
SCALE: 1/16" = 1'-0"



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KEY PLAN



ISSUED
PROGRESS SET - JULY 25, 2018
Issued for SDP - July 30, 2018

PROJECT TITLE
LODGIC

2801 Marshall Ct.
Shorewood Hills,
WI

SHEET TITLE
PARKING LEVEL ONE

SHEET NUMBER

1 **PARKING LEVEL 1**
A-1.P1 1/8" = 1'-0"

A-1.P1

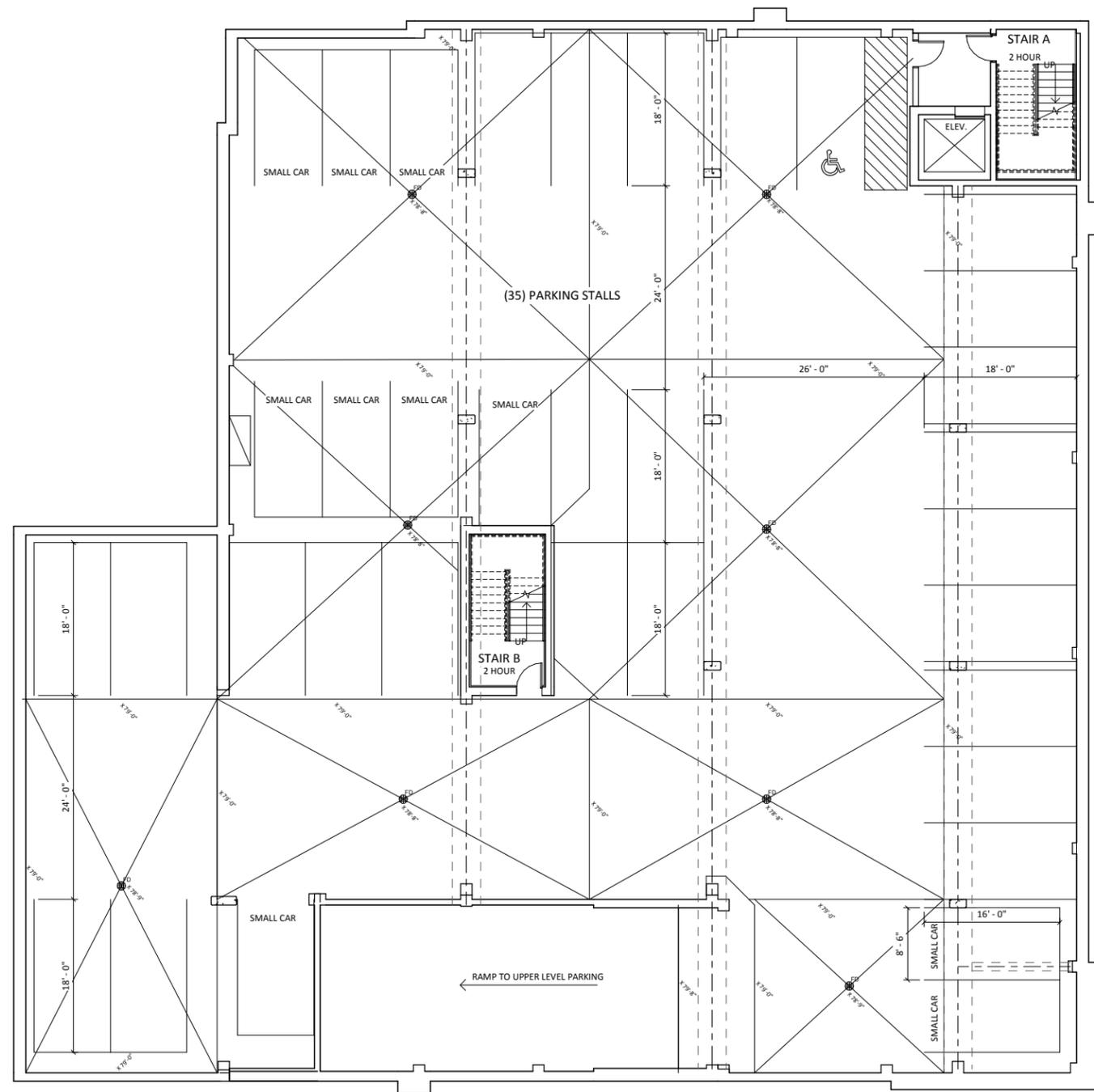
PROJECT NUMBER **1815**
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KEY PLAN



ISSUED
PROGRESS SET - JULY 25, 2018
Issued for SDP - July 30, 2018

PROJECT TITLE
LODGIC

2801 Marshall Ct.
Shorewood Hills,
WI

SHEET TITLE
**PARKING LEVEL
TWO**

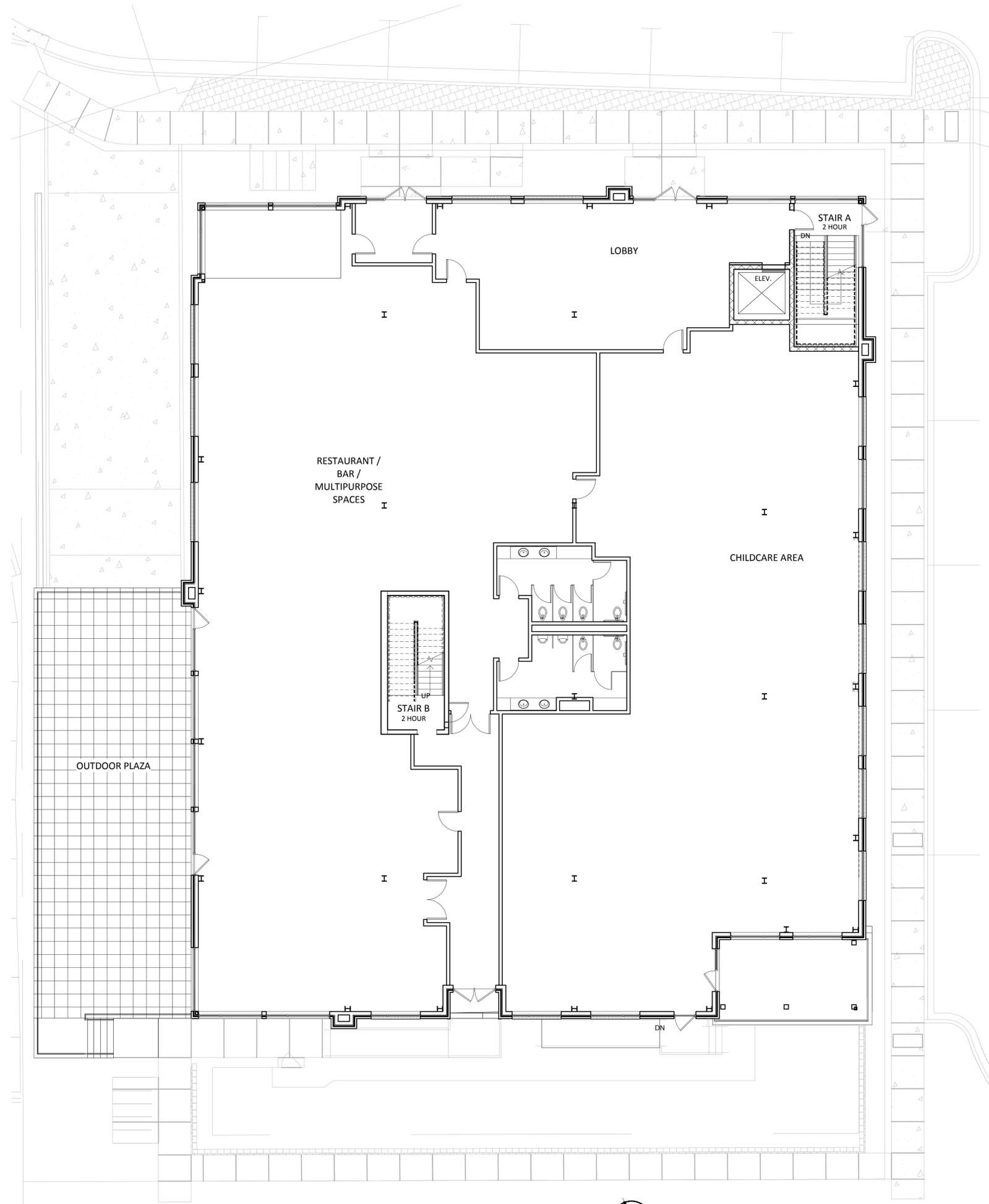
SHEET NUMBER

1
A-1.P2 **PARKING LEVEL 2**
1/8" = 1'-0"



A-1.P2

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1 FIRST FLOOR PLAN
A-1.1A 1/8" = 1'-0"



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KEY PLAN

ISSUED
PROGRESS SET - JULY 25, 2018
Issued for SDP - July 30, 2018

PROJECT TITLE
LODGC

2801 Marshall Ct.
Shorewood Hills,
WI

SHEET TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER

A-1.1A

PROJECT NUMBER **1815**
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1 EXAMPLE 1ST FLOOR TENANT PLAN
A-1.1B 1/8" = 1'-0"





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KEY PLAN



ISSUED
PROGRESS SET - JULY 25, 2018
Issued for SDP - July 30, 2018

PROJECT TITLE
LOGIC

2801 Marshall Ct.
Shorewood Hills,
WI

SHEET TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER

1 SECOND FLOOR PLAN
A-1.2A 1/8" = 1'-0"



A-1.2A

PROJECT NUMBER 1815
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1 EXAMPLE 2ND FLOOR TENANT PLAN
A-1.2B / 1/8" = 1'-0"



ISSUED
PROGRESS SET - JULY 25, 2018
Issued for SDP - July 30, 2018

PROJECT TITLE
LODGING

2801 Marshall Ct.
Shorewood Hills,
WI

SHEET TITLE
**SECOND FLOOR
EXAMPLE
TENANT PLAN**

SHEET NUMBER

A-1.2B

PROJECT NUMBER 1815

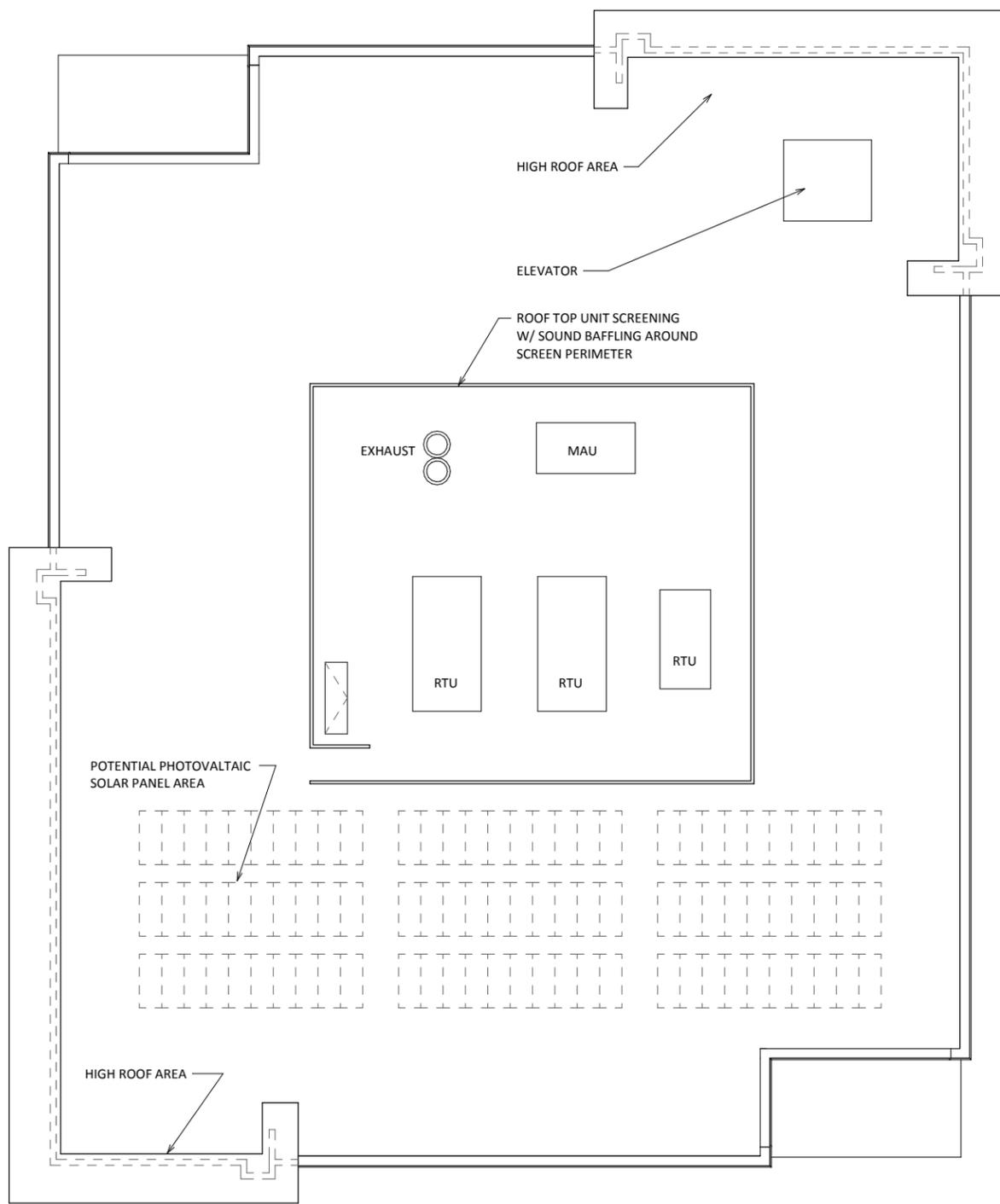
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KEY PLAN



1 ROOF PLAN
A-1.3 1/8" = 1'-0"



ISSUED
PROGRESS SET - JULY 25, 2018
Issued for SDP - July 30, 2018

PROJECT TITLE
LODGIC

2801 Marshall Ct.
Shorewood Hills,
WI

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A-1.3

PROJECT NUMBER **1815**
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KEY PLAN

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
MASONRY VENEER 1	BRICK VENEER	INTERSTATE BRICK - EBONY COLOR - UTILITY SIZE
MORTAR AT VENEER 1	-	TBD
MASONRY VENEER 2	CAST STONE VENEER	READING ROCK PRARIE STONE - GRIS
MORTAR AT VENEER 2	-	TBD
FIBER CEMENT PANEL 1	FIBER CEMENT	NICHIHA VINTAGE WOOD REDWOOD
WINDOWS	ALUMINUM STOREFRONT	CLEAR ANODIZED
METAL FASCIA	PREFINISHED KYNAR	WEATHERED ZINC
ROOF TOP SCREENING	PREFINISHED KYNAR	WEATHERED ZINC

TYPICAL MATERIALS



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

ISSUED
PROGRESS SET - JULY 25, 2018
Issued for SDP - July 30, 2018

PROJECT TITLE
LOGGIC

2801 Marshall Ct.
Shorewood Hills,
WI

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.1

PROJECT NUMBER **1815**
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KEY PLAN



SOUTH ELEVATION
1
A-2.2
1/8" = 1'-0"

ISSUED
PROGRESS SET - JULY 25, 2018
Issued for SDP - July 30, 2018



EAST ELEVATION
2
A-2.2
1/8" = 1'-0"

TYPICAL MATERIALS

PROJECT TITLE
LODGIC

2801 Marshall Ct.
Shorewood Hills,
WI

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.2

PROJECT NUMBER **1815**
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LODGIC

2801 Marshall Ct.
Shorewood Hills, WI

North East - Render

A-2.3





LODGING

2801 Marshall Ct.
Shorewood Hills, WI

North West - Render

A-2.4



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LODGIC

2801 Marshall Ct.
Shorewood Hills, WI

South East - Render

A-2.5



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LODGIC

2801 Marshall Ct.
Shorewood Hills, WI

South West - Render

A-2.6



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Sun Study - March



9:00 AM

12:00 PM

3:00 PM

Sun Study - December



9:00 AM

12:00 PM

3:00 PM

Lodgic

2801 Marshall Court
Shorewood Hills, WI

Sun Study



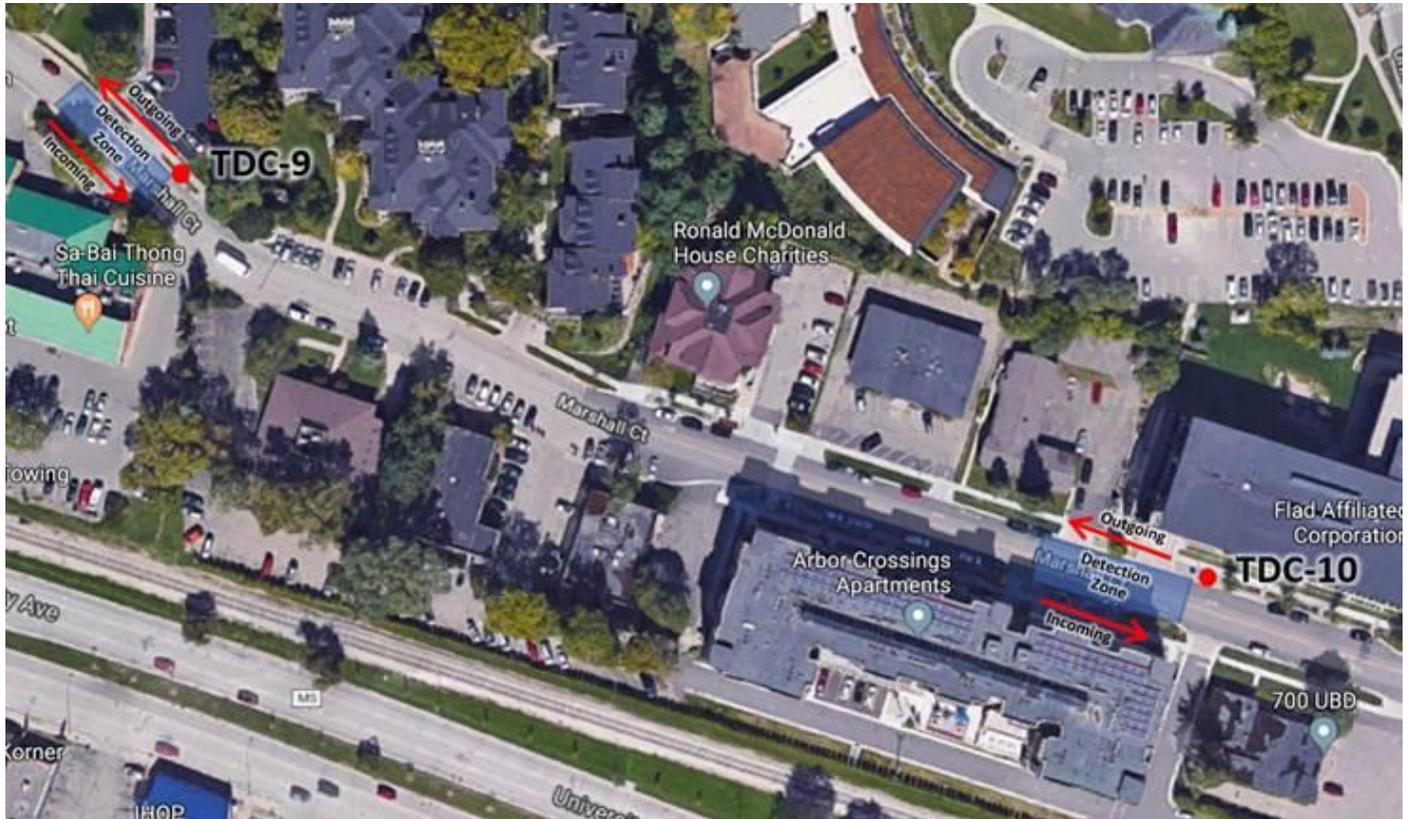
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Village of Shorewood Hills

Marshall Court Traffic Data Collection Summary

Strand Associates, Inc. 2018-08-02

Strand deployed two microwave radar traffic data collectors on Marshall Court in the Village of Shorewood Hills. Data was collected from Wednesday, July 25, 2018 at 8:35 AM to Wednesday, August 1, at 8:06 AM. One counter was placed toward the west end of the street near the back of the University Station commercial center. The other counter was placed toward the east end of the street between Arbor Crossings and 700 University Bay Drive.



West Counter

Average Daily Traffic: 1,590 vpd
Average Weekday Traffic: 1,940 vpd
85% Speed: 22.5 mph

East Counter

Average Daily Traffic: 1,865 vpd
Average Weekday Traffic: 2,230 vpd
85% Speed: 22.2 mph



VANDEWALLE & ASSOCIATES INC.

August 3, 2018

Village of Shorewood Hills Plan Commission
c/o Karl Frantz, Village Administrator
810 Shorewood Blvd.
Madison, WI 53705

Re: Review of the proposed Planned Unit Development (PUD): Specific Development Plan (SDP)

The Plan Commission recommended approval of the General Development Plan for the Lodgic project, including recommended modifications, at its July 10, 2018 meeting.

This report reviews the Applicant's updated Specific Development Plan, dated July 30, 2018, with modifications responding to the GDP recommendation.

My report, based on the July 30th SDP submittal, continues on the following pages.

Introduction

The Village of Shorewood Hills has retained Vandewalle & Associates to assist with the review of a proposed Planned Unit Development (PUD) -- comprised of a General Development Plan (GDP) and Specific Development Plan (SDP) -- to enable the redevelopment of the 20,652 square foot parcel (0.47 acres) located on the south side of Marshall Court and immediately east of the University Station shopping center. This parcel is currently zoned Medical Office-Commercial (C-3) and contains a two-story wood-sided office building of about 8,350 square feet with 36 on-site surface parking spaces on the south side of the building.

Marshall Court Investors, LLC proposes to replace this building with a two-story mixed-use building containing a total of 24,800 gross square feet. The proposed building has a maximum height of 36 feet as measured along Marshall Court. The project is being prepared for Lodgic, a project of the Moose organization which is designed to serve modern working families, entrepreneurs, and mobile professionals in a mixed-use community facility.

The Village Plan Commission recommended approval of the GDP at its meeting on July 10, 2018. The Plan Commission recommendation included several required modifications.

The Applicant's revised SDP submittal dated July 30, 2018 responds to the Plan Commission's recommendations.

Project Overview

The commercial space within the two floors is proposed to be divided into several use areas:

1. A top floor containing:
 - a. Lodgic Workspace. A membership-based co-working office area of 11,000 square feet;
 - b. Outdoor Workspace Area. Two outdoor plazas workspaces, one of 250 square feet located at the east end of the south façade, and one of 250 square feet located at the west end of the north façade.

2. A ground floor divided into:
 - a. Lodgic Kids Camp. An open-to-the-public flextime licensed daycare center of 4,500 square feet; plus, an outdoor play area on the south side of the building of 1,200 square feet;
 - b. Everyday Kitchen Café, Restaurant & Bar. An open-to-the-public daytime-oriented restaurant containing 4,500 square feet and a maximum capacity of 130 patrons; plus, an outdoor seating and event area of 1,500 square feet; and,
 - c. Lodgic Events. An open-to-the-public multi-purpose event space of 1,400 square feet. When this event space is in use, the restaurant will be closed; and,
 - d. Family Co-Working Area. An area where members can meet and eat with family members of 400 square feet.

The total Gross Floor Area for the two active floors is 24,800 square feet. This results in a Floor Area Ratio on the subject property of 1.20. This FAR is well under the FAR of other recent redevelopment projects in the vicinity.

Parking for the proposed project includes 64 stalls under the building. Five parallel stalls, available to the public, are provided along the east side of the building on the proposed extension of Catafalque Drive. Five parallel stalls, available to the public, are proposed along the north side of the building on Marshall Court – where there are currently five stalls. The project now commits to leasing 15 additional stalls (was ten in the previous SDP submittal) within the Arbor Crossing project to the east, which is also owned by the applicant.

Traffic and Parking Study

A Traffic and Parking Study for the project has been submitted by Mike Scarmon, P.E. of KL Engineering. The Study assumes a reduction of motorized vehicle traffic and parking for the facility, based on shared use (complementary peak hours based on land uses) and based on trips arriving at and departing from the site using alternative modes of travel that do not rely on passenger vehicles such as walking, biking, buses, and taxis and similar services such as Uber. Jeff Held, of Strand Associates, has reviewed the study on behalf of the Village and has confirmed the content and conclusions of the Traffic and Parking Study.

Design Review Process and Planned Unit Developments

The Specific Development Plan procedure is oriented to ensuring conformity with the General Development Plan and performing detailed design review focused on the proposed exterior of the building and other exterior improvements including lighting, landscaping, and signage. Site operations may also be reviewed and considered for modification. The SDP requires a public meeting at the Plan Commission, followed by the Commission's recommendation to the Village Board to approve as submitted, to approve with modifications, or to deny. After consideration of the Plan Commission's recommendation, the Village Board may approve as submitted, may approve with modifications, or may deny.

VILLAGE PLANNERS' SDP PROJECT REVIEW

I have provided the following review of the requested SDP proposed by Marshall Court Investors, LLC:

Review of the Specific Development Plan (SDP) Submittal

Subsection 10-1-33(d)3 of the Planned Development regulations requires a complete submittal for the SDP, which cross-references the requirements in Section 10-1-108 for Development Plans. The following text describes the Development Plan submittal, and my review comments.

I believe the SDP / Development Plan submittal to be complete, with the Applicant noting that concepts for exterior signage are provided, with detailed exterior sign submittal and review to be accomplished at a later date.

The SDP submittal provides 23 large format sheets, dated July 30, 2018. Together, these submittals respond thoroughly to submittal requirements of the Development Plan in Section 10-1-108. These submittals also include design modifications that respond to the requirements identified by the Plan Commission for the General Development Plan.

- Sheet C-1.0: Demolition Plan depicting the demolition of the existing building, pavement areas, and utilities on the site.
- Sheet C-1.1: Site Plan for the subject property depicting its proposed relationship to neighboring roads, the public pedestrian/bike path, parking spaces, and buildings. Note the proposed driveway from Marshall Court to the underground parking area is located along the west side of the building and is partially-covered by a roof terrace over the south half of the driveway. The proposed 1,275 square foot outdoor play area for the childcare center is located along the south edge of the building. The main building entrance for the restaurant and event space is located along the Marshall Court sidewalk near the west corner of the building, while the main building entrance for the daycare and elevator lobby is located along the Marshall Court sidewalk near the east corner of the building.

- Sheet C-1.2: The Site Lighting Plan was provided in the GDP submittal. It depicts the use of full cutoff fixtures with LED bulbs throughout the site. All wall-mounted fixtures, and pole-mounted fixtures used in the outdoor play area, are set at eight feet. The result of the full cutoff fixtures and low mounting height is to limit spillover lighting to less than 0.5 footcandles around the site. In most areas, the level is below 0.2 footcandles. These levels are within the acceptable range.
- Sheet C-1.3: An elaboration of the Site Plan depicting areas to be dedicated to the public. This sheet depicts the proposed land trade with the shopping center property to the west, that enables the continuation of the public bike trail; as well as the dedications for the rights-of-way for both Marshall Court, Catafalque Drive, and the public bike trail on the subject property, and in locations offsite on other property owned by the applicant to the east.
- Sheet C-2.0: Erosion Control Plan depicting techniques proposed during demolition and construction.
- Sheet C-3.0: Grading Plan for the subject property depicting its proposed relationship to neighboring roads, the public pedestrian/bike path, parking spaces, and buildings. Note that the ground surface area at the pedestrian/bike path is at about 877 feet above sea level, compared to Marshall Court at about 881 feet. The resulting proposed grade of Catafalque Drive is a relatively gentle 2.0%.
- Sheet C-4.0: Utility Plan for the subject property depicting its proposed relationship to neighboring roads, the public pedestrian/bike path, parking spaces, and buildings. Note the proposed use of an underground stormwater treatment facility at the southeast corner of the building.
- Sheets C-5.0 and 5.1: Site Construction Details. Please note the design of the underground stormwater treatment facility on Sheet 5.1
- Sheet L-1.1: Landscaping Plan depicting the removal of all existing trees and shrubs on the subject property, and the preservation of the existing evergreen hedge just south of the site. The proposed landscaping provides building foundation shrubs around all four sides of the building – except along the west side of the site at the driveway to the underground parking area.
- Sheets A-1P1 and A-1P2: Architectural Floor Plans for the two levels of underground parking. Please note the interior room for trash containment on the upper level of parking, and on both levels the location of the elevator and stair core at the northeast corner of the building, under the main entry lobby.
- Sheet A-1.1A: Architectural Floor Plan for the First (Ground) Floor. Please note the division of this floor between the Childcare Center to the east and the Restaurant/Bar/Multi-Purpose Area to the west, including the Outdoor Plaza over the parking ramp.
- Sheet A-1.1B: Example Floor Tenant Plan for the First (Ground) Floor. Please note the central Kitchen area which connects easterly to the Meal Staging Area to set-up meals for the Daycare Center. This is the only connection between the Restaurant/Bar/Multipurpose Area and the Childcare Center.
- Sheet A-1.2A: Architectural Floor Plan for the Second (Upper) Floor. Please note the open floor plan nature of the Co-Working Area. Two outdoor plazas are provided at the building corners.
- Sheet A-1.2B. Example Floor Tenant Plan for the Second (Upper) Floor. This sheet depicts a potential layout of the Co-Working Area, providing a mix of individual work stations, tables and perimeter meeting rooms of various sizes. A lounge area is provided on the north side of the building. Please note the Applicant has provided notations committing to use automatic shades and automatic dimming to reduce lighting impacts from interior lights on the second floor from the north façade beginning at 10 pm.
- Sheet A-1.3: Roof Plan depicting the location of rooftop mechanicals centered on the roof and surrounded by screening and sound baffles. A photovoltaic panel array is also proposed, centered on the south side of the roof where the screening panels will not create shade.

- Sheet A-2.1: Elevations for the North and West Sides. These depict almost equal areas devoted to windows, masonry, and metal panels on the exterior of the building. Metal canopies are provided for shelter and shade in several areas. Rooftop mechanicals are screened by panels. Aluminum railings are proposed for balconies and pedestrian ramps. Note that the material for the lowest portion of the west wall (adjacent to the ramp to under-building parking) is now specified to be modular block – matching the same material used on the other elevations.
- Sheet A-2.2: Elevations for the South and East Sides. These depict the same mix of exterior materials. However, the northern portions of the building, which contain the public lobbies and meeting spaces, are highlighted by the use of lighter building materials.
- Sheets A-2.3 through A-2.6: Depicting Color Elevation with Typical Materials and Conceptual Signage which generally complement other new buildings located on the south side of Marshall Court to the east. The Applicant proposes to submit detailed exterior signage, consistent with these concepts, for Village approval at a later date.
- Sun Shading Studies for March and December. These studies indicate no building shading at the equinox(es). The December Sun Study indicates shading on small portions of buildings on the north side of Marshall Court during the early morning and late afternoon around the winter solstice.

Plan Commission Recommendation

Per the requirements of Section 10-1-33(d)(4)a, following its consideration of the SDP, the Plan Commission shall recommend to the Village Board that the SDP be approved as submitted, be approved with modifications, or be denied.

Planner's Review and Recommendation

I believe the Specific Development Plan submittal dated July 30, 2018 fully complies with the submittal requirements of the Zoning Ordinance. I further believe this submittal is fully consistent with the submitted General Development Plan and with the required modifications approved by the Plan Commission.

As such, I recommend approval of the Specific Development Plan as modified per the following requirements:

1. The Exterior Lighting Plan dated June 2, 2018 and included in the General Development Plan submittal, shall be considered as part of the SDP submittal.
2. The project shall not be served on a regular basis with deliveries or pick-ups by semi- tractor/trailer trucks.
3. Exterior Signage shall be subject to subsequent detailed submittals and Design Review by the Plan Commission.

I will be attending the Village Plan Commission meeting on August 7th to participate in the review of this project, and to answer any questions regarding this letter. If you have any questions or comments prior to the Plan Commission meeting, please contact me at 255-3988, or by email at m Slavney@vandewalle.com.

Sincerely,



Michael A. Slavney, FAICP