



519-547 W. Washington Ave.  
Redevelopment  
Site Locator Map  
519-547 West Washington Avenue, Madison, WI  
January 27, 2022





WEST WASHINGTON AVE

6' EXISTING UTILITY EASEMENT  
20' REQ'D SIDE YARD SETBACK

10' REQ'D SIDE YARD SETBACK

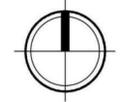
FIFTH FLOOR PRIVATE ROOF DECKS  
FIRST FLOOR PLAZA DECK (PARKING GARAGE BELOW)  
ROOFTOP DECK  
FIFTH FLOOR PRIVATE ROOF DECKS  
FIRST FLOOR PLAZA DECK (PARKING GARAGE BELOW)  
ROOFTOP DECK  
FIFTH FLOOR PRIVATE ROOF DECKS  
SIXTH FLOOR ROOF DECK

PROPOSED APARTMENT BUILDING  
140 UNITS  
159 UNDERGROUND STALLS + 10 VISITOR STALLS  
6 STORY

8 BIKE STALLS

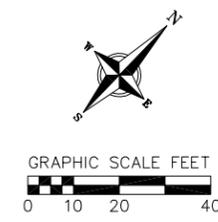
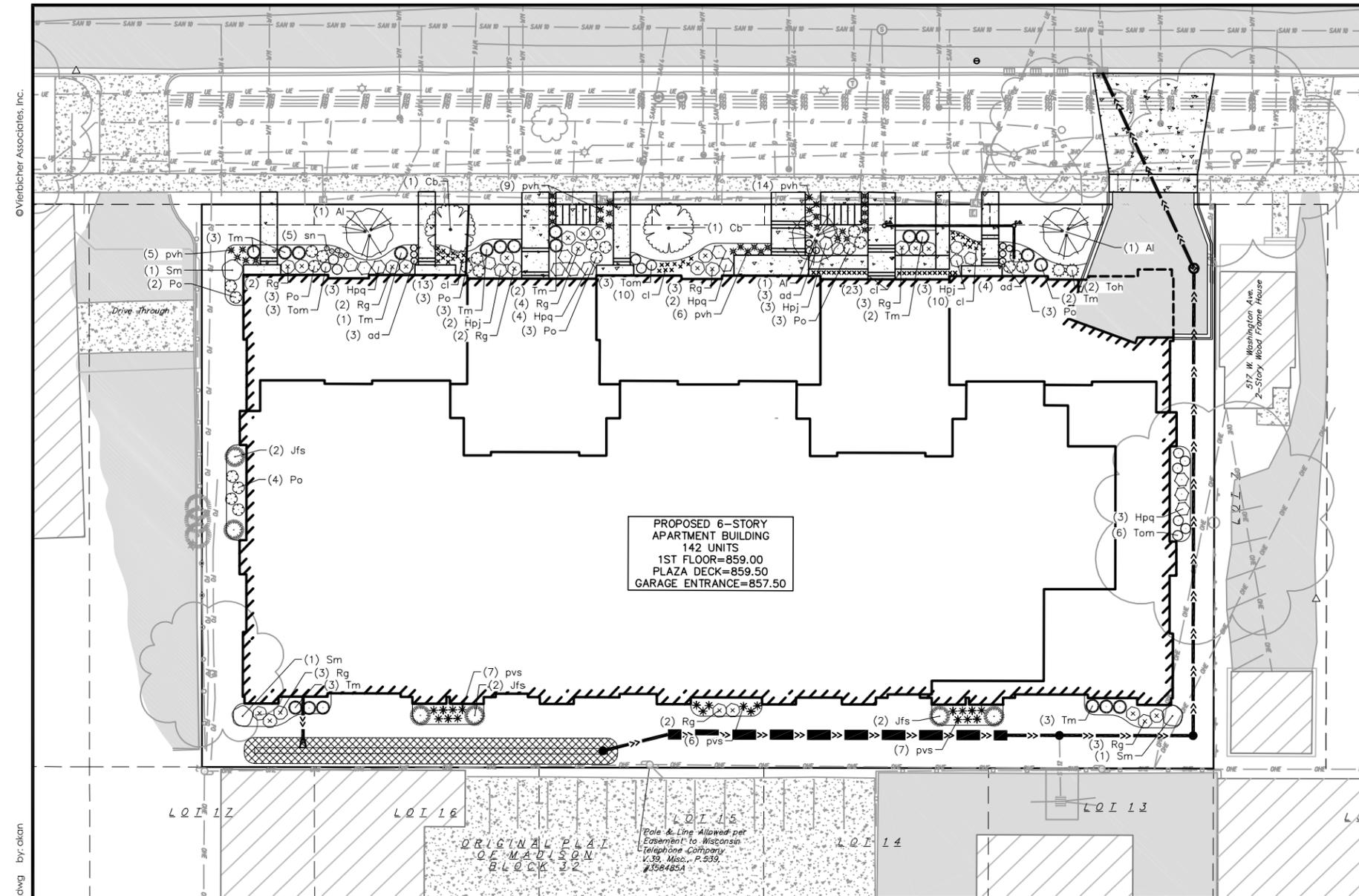
8 BIKE STALLS

10' MIN REQ'D SIDE YARD SETBACK



519-547 W. Washington Ave.  
Redevelopment  
Concept Site Plan  
519-547 West Washington Avenue, Madison, WI  
January 27, 2022





**PLANT MATERIAL NOTES:**

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

**LANDSCAPE MATERIAL NOTES:**

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDDED/SODDED.
2. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"X4" OR EQUAL, COLOR BLACK ANODIZED.
3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

**SEEDING NOTES:**

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
2. ALL AREAS NOTED ON PLAN AS STORMWATER BASIN SEEDING, INSTALL 'DETENTION BASIN - BIOSWALE' SEED MIX BY 'PRAIRIE NURSERY'. INSTALL PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

City of Madison Landscape Worksheet						
Address:	525-547 W Washington		Date:	02.28.2022		
Total Square Footage of Developed Area:	(Site Area) 49,384		(Building Footprint at Grade)	33,919	=	15465 sf
Total Landscape Points Required (<5 ac):	15,465	/ 300 = 52	x 5 =	258		
Landscape Points Required >5 ac:	0	/ 100 = 0	x 1 =	-		258
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Credits/ Existing Landscaping Points Achieved	New/ Proposed Landscaping Points Achieved	
Overstory deciduous tree	2.5" cal	35		0	0	
Tall Evergreen Tree	5-6 feet tall	35		0	0	
Ornamental tree	1.5" cal	15		0	5	75
Upright evergreen shrub	3-4 feet tall	10		0	2	20
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	68	204
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	37	148
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	125	250
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0	0	
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200		0	0	
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"		0	0	
<b>Sub Totals</b>				0	697	
<b>Total Points Provided:</b>				<b>697</b>		

**PLANT SCHEDULE**

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Al	Amelanchier laevis / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	3
Cb	Carpinus caroliniana 'J.N. Globe' TM / Ball O' Fire American Hornbeam	B & B	2" Cal		2

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Hpj	Hydrangea paniculata 'Jane' TM / Little Lime Hydrangea	Cont.	5 Gal.		8
Hpq	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	Cont.	5 Gal.		12
Po	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	Cont.	5 Gal.		21
Rg	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	Cont.	3 Gal.		24
Sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	7 Gal.		3

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Jfs	Juniperus chinensis 'Sea Green' / Sea Green Juniper	Cont.	5 Gal.		6
Tm	Taxus x media 'Everlow' / Everlow Yew	Cont.	5 Gal.		19
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	Cont.	5 Gal.		12
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.		2

PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
ad	Astilbe x 'Delft Lace' / Delft Lace Astilbe	Cont.	1 Gal.		10
cl	Chasmanthium latifolium / Northern Sea Oats	Cont.	1 Gal.		56
pvh	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	Cont.	1 Gal.		34
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.		20
sn	Salvia nemorosa 'Blue Hill' / Woodland Sage	Cont.	1 Gal.		5

**BASIN SEED SCHEDULE**

	STORMWATER BASIN SEED MIX	835 sf
--	---------------------------	--------

**NOT FOR CONSTRUCTION**

© Vierbicher Associates, Inc. 25 Feb 2022 - 11:01 a M:\Madison Property Mgmt\210359\_519-547 W Washington Ave\CADD\210359\_Landscape.dwg by: akan

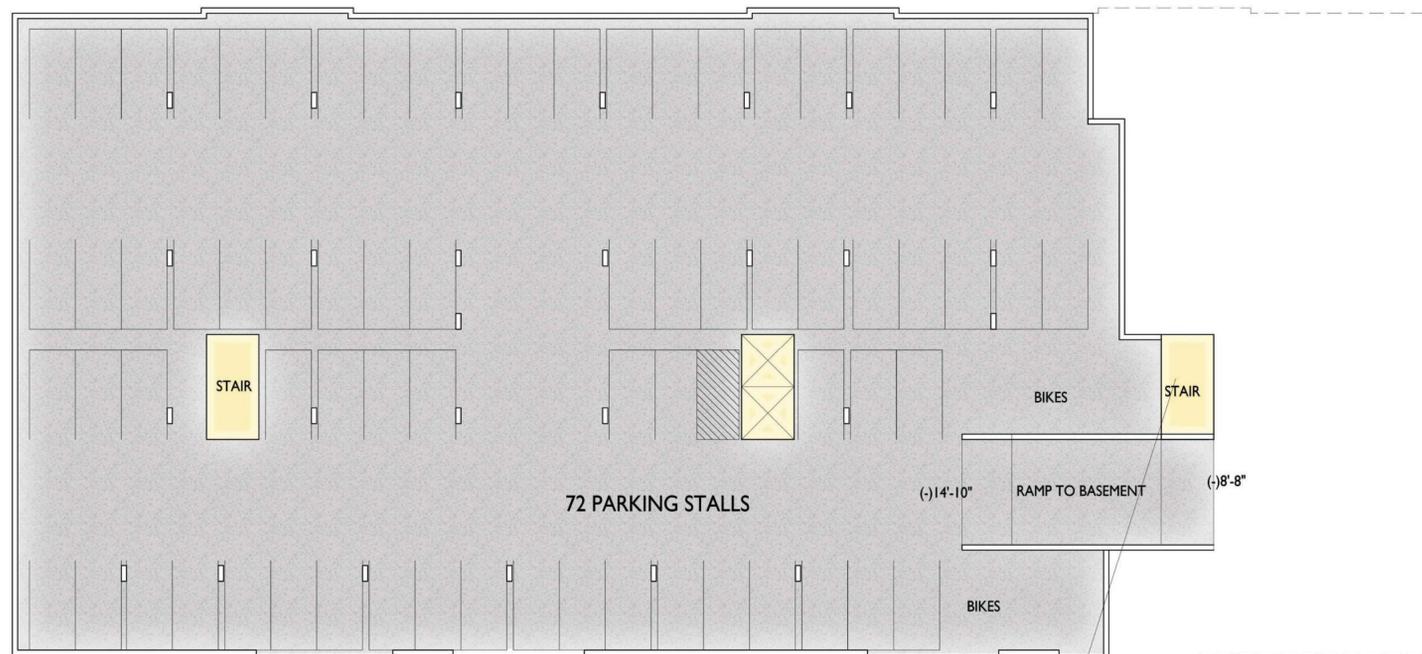
REVISIONS	NO.	DATE	REMARKS

DATE	02/28/2022
DRAFTER	AKAN
CHECKED	RKOL
PROJECT NO.	210359



BASEMENT - LEVEL ONE



BASEMENT - LEVEL TWO



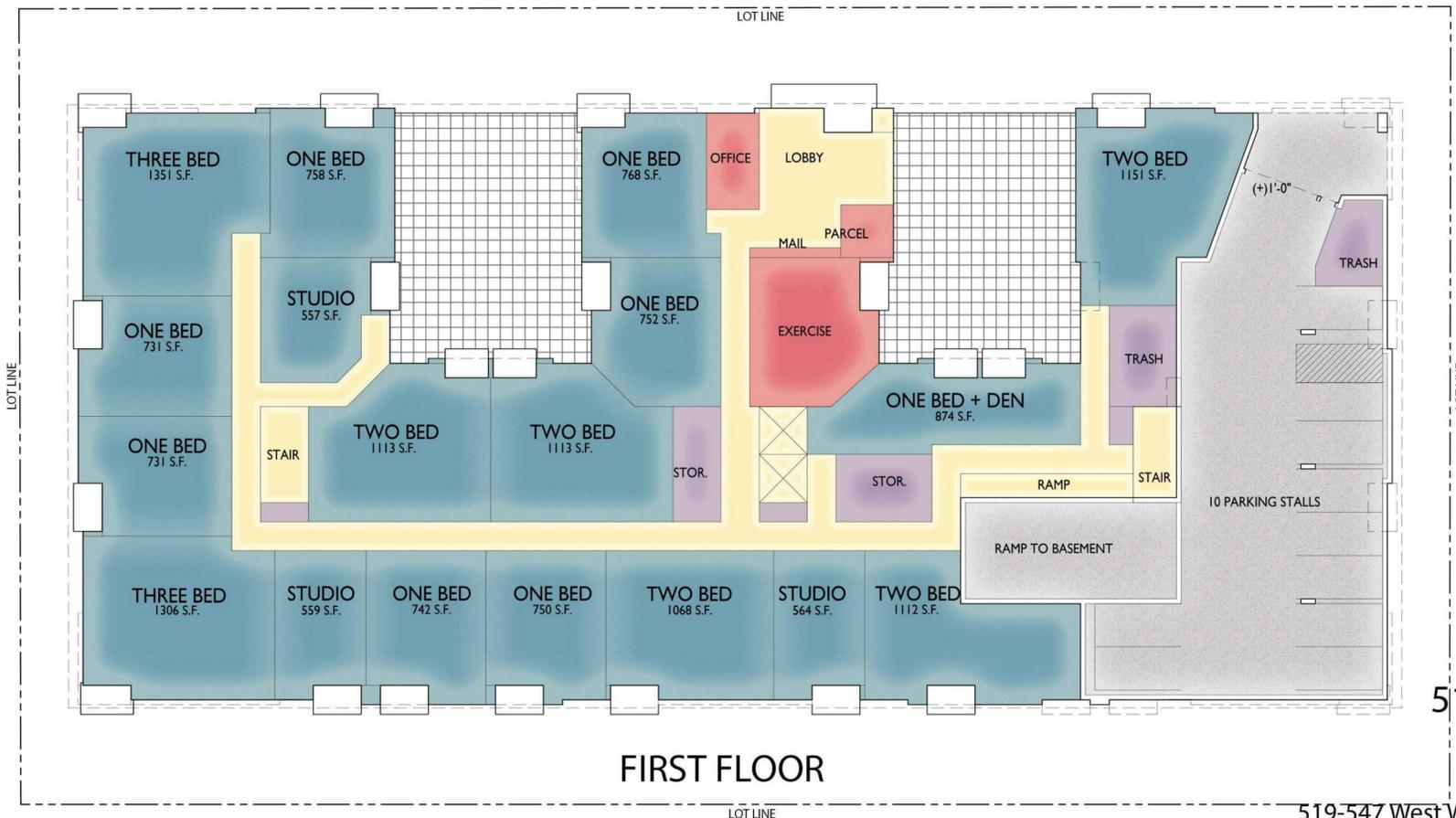
519-547 W. Washington Ave.  
 Redevelopment  
 Concept Floor Plans



519-547 West Washington Avenue, Madison, Wisconsin  
 January 27, 2022  
 knothe • bruce  
 ARCHITECTS



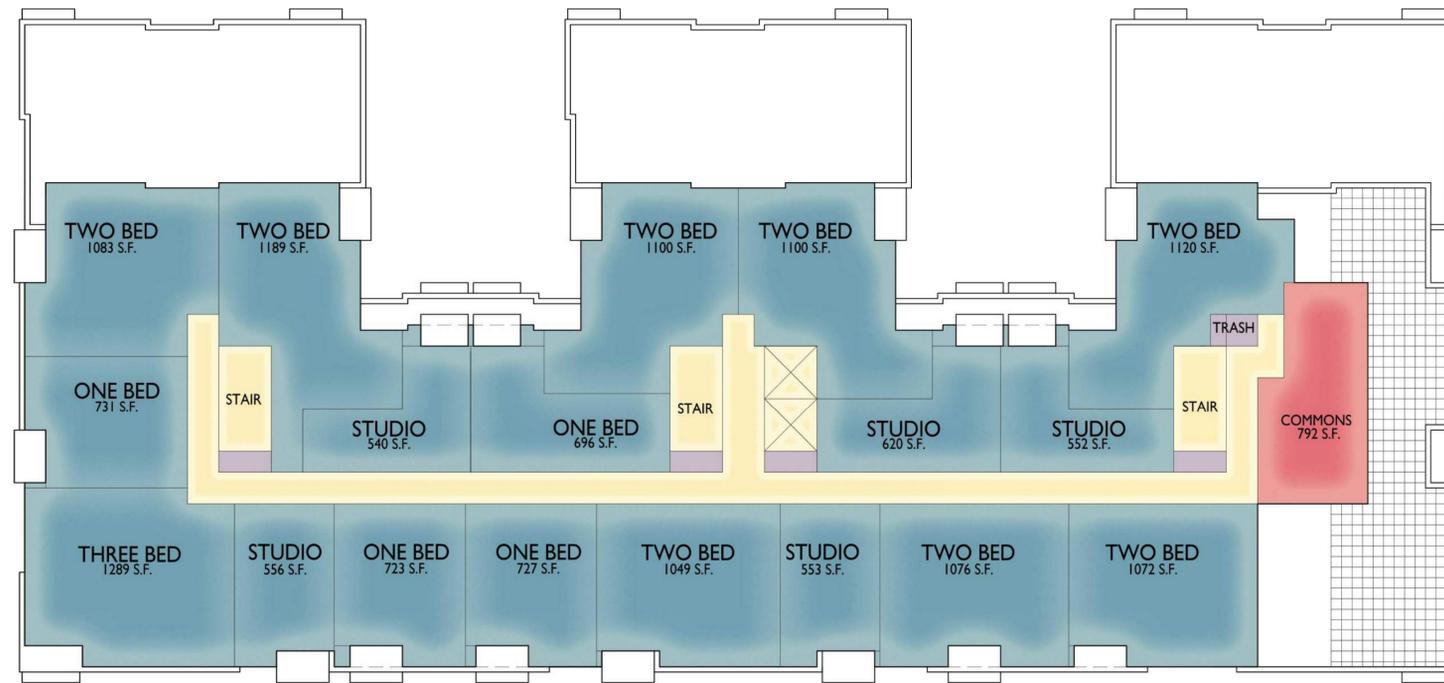
SECOND - FOURTH FLOOR



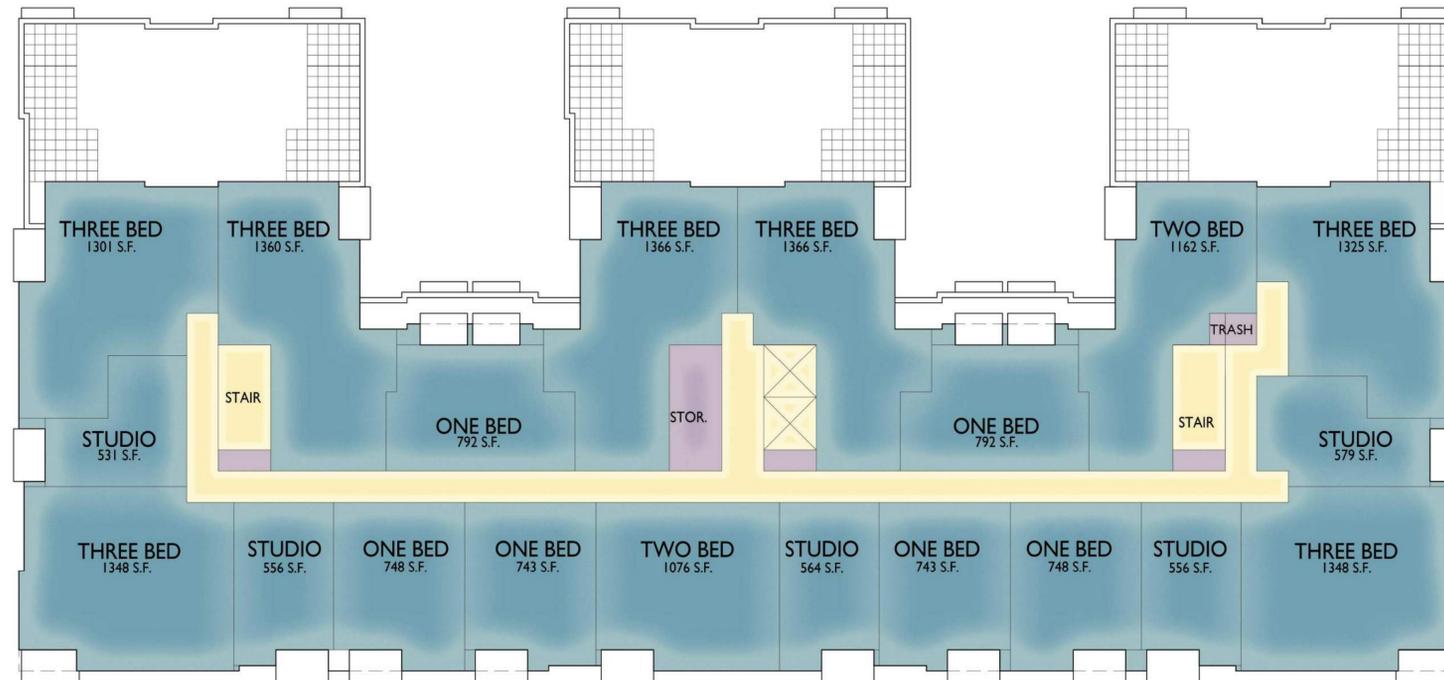
FIRST FLOOR

519-547 W. Washington Ave.  
 Redevelopment  
 Concept Floor Plans  
 519-547 West Washington Avenue, Madison, Wisconsin  
 January 27, 2022





SIXTH FLOOR

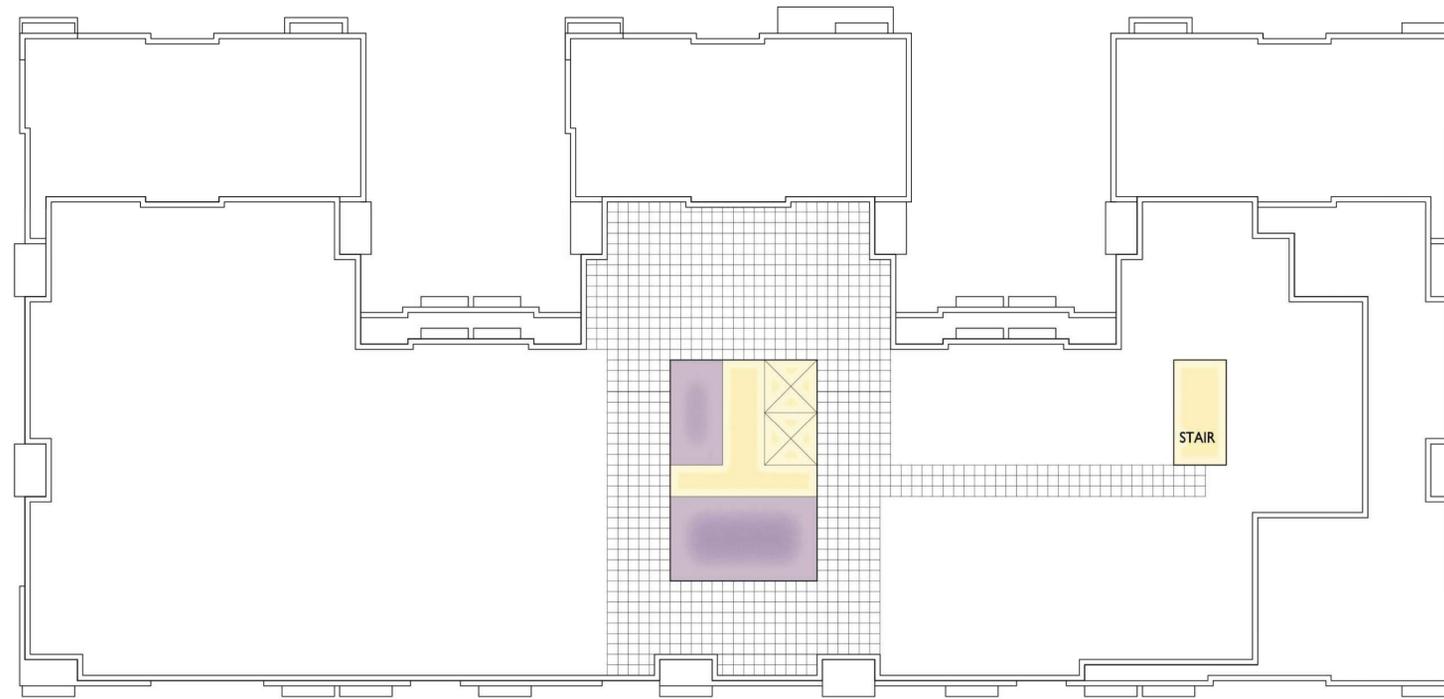


FIFTH FLOOR



519-547 W. Washington Ave.  
 Redevelopment  
 Concept Floor Plans  
 519-547 West Washington Avenue, Madison, Wisconsin  
 January 27, 2022





ROOF



519-547 W. Washington Ave.  
Redevelopment

Concept Floor Plans

519-547 West Washington Avenue, Madison, Wisconsin

January 27, 2022















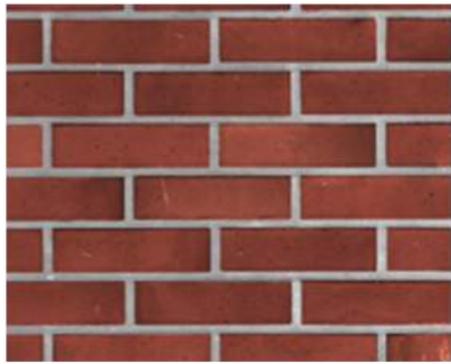












Brick Veneer #1  
Interstate Brick  
Mountain Red



Brick Veneer #2  
Interstate Brick  
Smokey Mountain



Composite Panel  
James Hardie  
Iron Gray



Metal Siding  
McElroy  
Almond



Masonry Base Veneer  
Arriscraft  
Sunset



Windows & Railings  
Black



EXTERIOR MATERIAL SCHEDULE						
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR	
METAL SIDING	MCELROY	ALMOND	CAST STONE BANDS & SILLS	EDWARDS CAST STONE	TBD	
COMPOSITE PANEL	JAMES HARDIE	IRON GRAY	COMPOSITE WINDOWS	ANDERSEN 100	BLACK	
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR	ALUM. STOREFRONT	N/A	BLACK	
BRICK VENEER (#1)	INTERSTATE BRICK	MOUNTAIN RED	INSULATED METAL DOORS/FRAMES	N/A	TBD	
BRICK VENEER (#2)	INTERSTATE BRICK	SMOKEY MOUNTAIN	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	
MASONRY BASE VENEER	ARRISCRAFT	SUNSET	RAILINGS & HANDRAILS	SUPERIOR	BLACK	
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED	

519-547 W WASHINGTON

MADISON, WI

2/28/2022

KBA #2143



**knothe • bruce**  
ARCHITECTS  
Phone: 7601 University Ave. #201  
608.836.3690 Middleton, WI 53562

KEY PLAN

ISSUED

PROJECT TITLE  
**West Washington Development**

525-547 W Washington Ave.  
Madison, Wisconsin  
SHEET TITLE

**COLORED EXTERIOR ELEVATIONS**

SHEET NUMBER

**A-2.3**

PROJECT NUMBER 2143

© Knothe & Bruce Architects, LLC

NOT FOR CONSTRUCTION

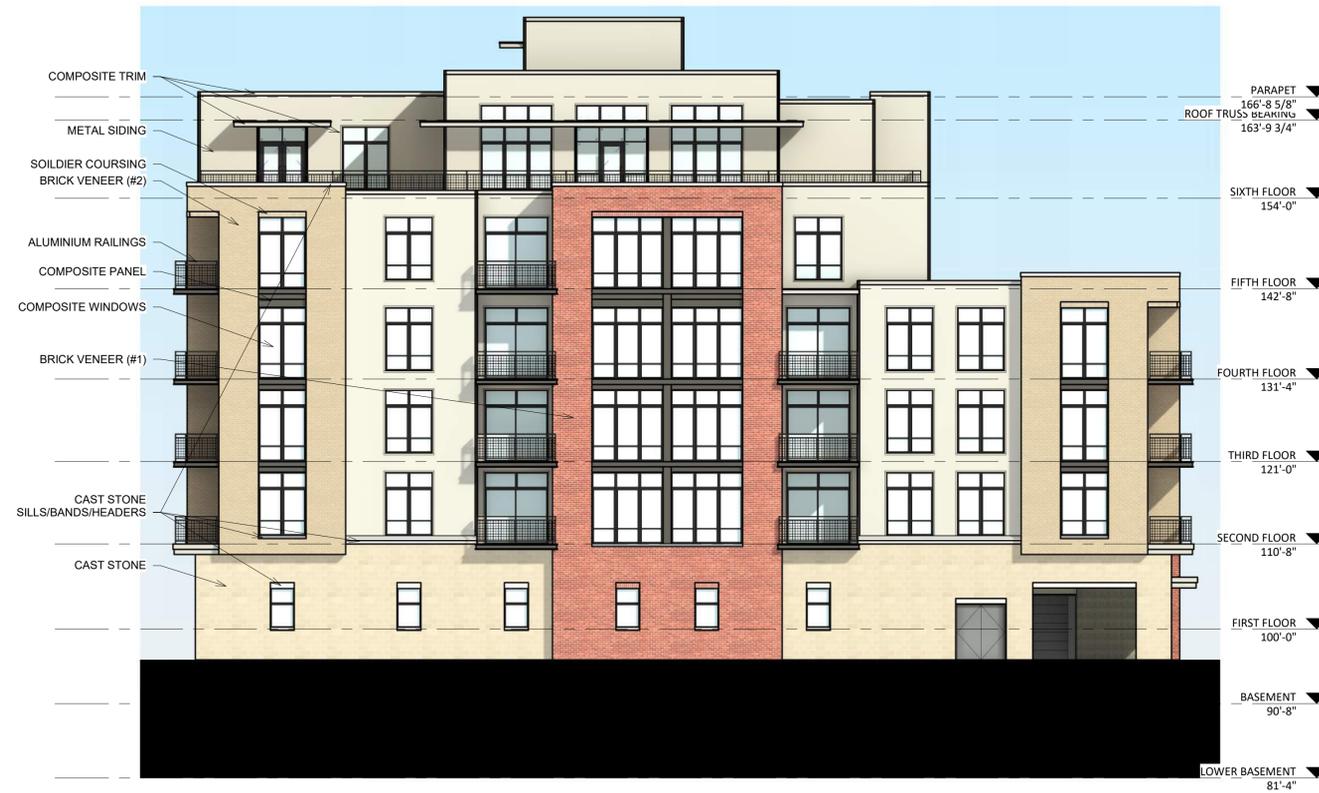


1 COLORED - ELEVATION - NORTH  
A-2.3 3/32" = 1'-0"

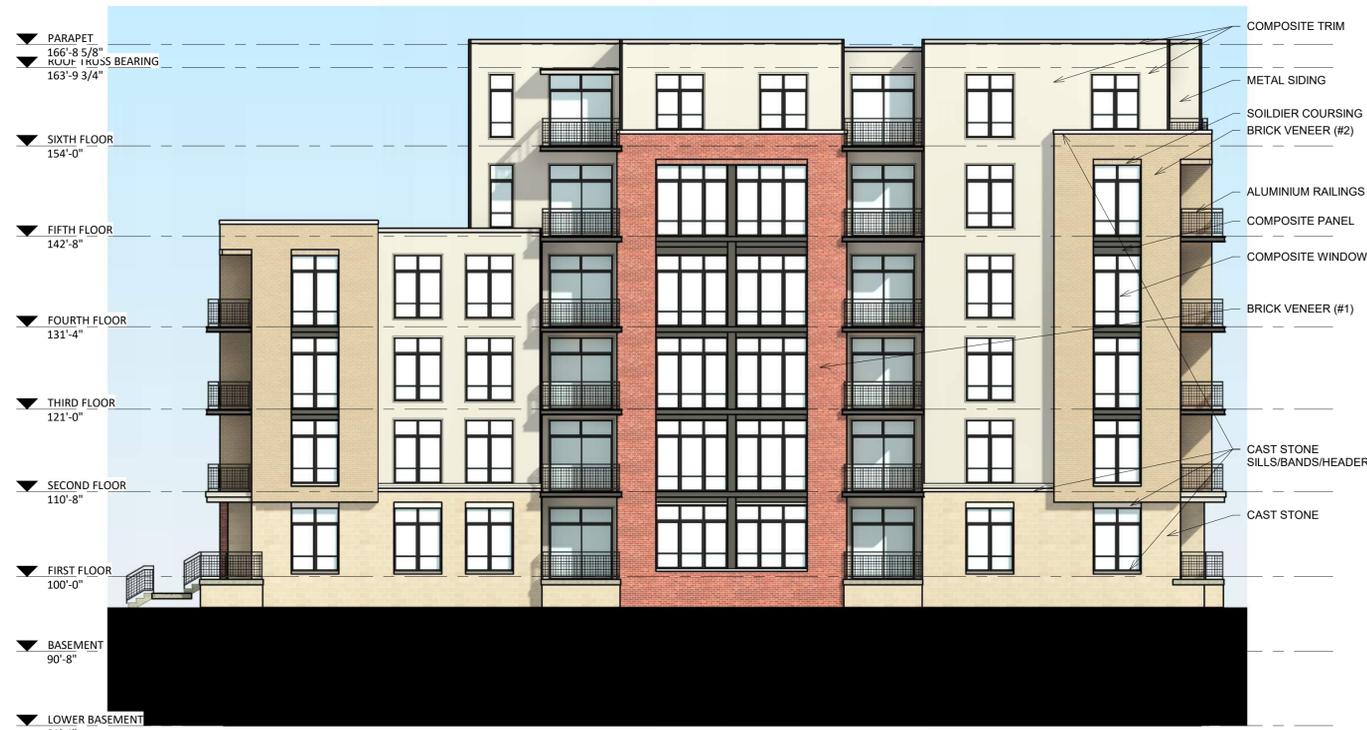


2 COLORED - ELEVATION - SOUTH  
A-2.3 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
METAL SIDING	MCELROY	ALMOND	CAST STONE BANDS & SILLS	EDWARDS CAST STONE	TBD
COMPOSITE PANEL	JAMES HARDIE	IRON GRAY	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR	ALUM. STOREFRONT	N/A	BLACK
BRICK VENEER (#1)	INTERSTATE BRICK	MOUNTAIN RED	INSULATED METAL DOORS/FRAMES	N/A	TBD
BRICK VENEER (#2)	INTERSTATE BRICK	SMOKEY MOUNTAIN	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
MASONRY BASE VENEER	ARRISCRAFT	SUNSET	RAILINGS & HANDRAILS	SUPERIOR	BLACK
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



1 COLORED - ELEVATION - EAST  
A-2.4 3/32" = 1'-0"



2 COLORED - ELEVATION - WEST  
A-2.4 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
METAL SIDING	MCELROY	ALMOND	CAST STONE BANDS & SILLS	EDWARDS CAST STONE	TBD
COMPOSITE PANEL	JAMES HARDIE	IRON GRAY	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR	ALUM. STOREFRONT	N/A	BLACK
BRICK VENEER (#1)	INTERSTATE BRICK	MOUNTAIN RED	INSULATED METAL DOORS/FRAMES	N/A	TBD
BRICK VENEER (#2)	INTERSTATE BRICK	SMOKEY MOUNTAIN	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
MASONRY BASE VENEER	ARRISCRAFT	SUNSET	RAILINGS & HANDRAILS	SUPERIOR	BLACK
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

NOT FOR CONSTRUCTION

KEY PLAN

ISSUED

PROJECT TITLE  
West Washington  
Development

525-547 W Washington  
Ave.  
Madison, Wisconsin  
SHEET TITLE

COLORED  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

A-2.4  
PROJECT NUMBER 2143