

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 415 N. Lake Street, Madison, WI 53715

Title: State Street Campus Garage Mixed-Use project

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 2-27-23 submittal for the 3-15-23 UDC meeting

- New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
     General Development Plan (GDP)  
     Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

### Signage

- Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)  
 Signage Exception

### Other

- Please specify \_\_\_\_\_

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

**Applicant name** Michael Oates  
**Street address** 309 W Johnson St Suite 202  
**Telephone** (414) 298-2221

**Company** Eppstein Uhen Architects  
**City/State/Zip** Madison, WI 53703  
**Email** mikeo@eua.com

**Project contact person** Michael Oates  
**Street address** 309 W Johnson St Suite 202  
**Telephone** (414) 298-2221

**Company** Eppstein Uhen Architects  
**City/State/Zip** Madison, WI 53703  
**Email** mikeo@eua.com

**Property owner (if not applicant)** City of Madison - Mathew Wachter  
**Street address** 215 Martin Luther King Jr. Blvd.P.O. Box 2983  
**Telephone** (608) 228-8683

**City/State/Zip** Madison, WI 53701-2983  
**Email** MWachter@cityofmadison.com

**5. Required Submittal Materials**

- Application Form**
- Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal\***
- Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 8-19-22.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Michael Oates Relationship to property Architect  
 Authorizing signature of property owner Matthew R Wachter Date 2-27-23

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable) **Conceptual design, Signage detail will be provided for a future CDR.**
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



milwaukee : 333 E Chicago St	414.271.5350
madison : 309 W Johnson St, Ste 202	608.442.5350
green bay : 124 N Broadway	920.336.9929
denver : 1899 Wynkoop St, Ste 700	303.595.4500
atlanta : 1401 Peachtree St NE, Ste 300	404.596.8006

[eua.com](http://eua.com)

February 27, 2023

City of Madison  
Planning Division - Urban Design Commission  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd., Suite 017  
Madison, Wisconsin 53701

## Letter of Intent

State Street Campus Garage Mixed-Use project  
415 N. Lake Street, Madison, WI 53715  
Land Use – UDC change in zoning from UMX to PD (GDP-SIP).  
EUA Project Number: 720448-01

On Behalf of the City of Madison, the following is submitted along with plans and application for staff and Urban Design Commission, consideration of final approval.

This submittal will address the Conditions of Approval:

### Condition of Approval 1

(Incorporate more substantial planting along Lake Street).

This condition has been addressed as follows:

- Added two (2) additional Type A planters (planter size increased from 24" diameter to 44" diameter) and One (1) additional Type B planter with additional plantings on Lake Street. This increased the landscape points from 142 to 208.  
**(See Sheets L1.0 and L1.1)**

### Condition of Approval 2

(Provide more detail at the pedestrian level both along Hawthorne Court and Lake Street, with regards to building design, materials, and renderings).

This condition has been addressed as follows:

- Added Lake Street, street level rendering and night rendering. These renderings provide detail at the street level, including benches, planters, bike racks and detailed views of the building façade and materials.  
**(See Sheets A404 and A406)**
- Added additional planters on Lake Street.  
**(See Sheets L1.0 and L1.1)**
- The Hawthorne Court design will be integrated with the building design. The city will be doing this work as a separate public works project. The design concepts that will drive the design and improve safety include:
  - One-way traffic (north) eliminates vehicular conflicts.

- Enhanced daylighting.
- Eliminate blind areas/safety concerns.
- Dedicated pedestrian zone.
- Provide both safety and aesthetic lighting.
- Provide security cameras.
- Incorporate the percent for the arts program.

**(See Images at the end of this letter)**

### **Condition of Approval 3**

(Provide refinement of finish treatment of the columns, including material selection). This condition has been addressed as follows:

- The concrete columns will be wrapped with a pre-finished metal column enclosure. The enclosure will stop at the top of a concrete base to help maintain the integrity of the enclosure system.
- Added Lake Street, street level rendering and night rendering. These rendering illustrate the column wrap material.  
**(See Sheet A404 and A406)**
- Added an image of the column wrap material.  
**(See Sheet A500)**

### **Condition of Approval 4**

(Provide refinement of the level of design/articulation at the building corners and North/South elevations along Hawthorne Court and the exposed garage walls).

This condition has been addressed as follows:

- Added design and material articulation to the north and south elevations.  
**(See Sheet A200)**
- The Hawthorne Court elevation will utilize the same burnished block that is being used on the other elevations. The two-colored block design feature on the north and south elevations will be utilized on the block areas of this elevation.  
**(See Sheet A200)**

## Hawthorne Court Design

The imagery for Hawthorne Court is for informational purpose only.  
Being part of the public right-of-way it is outside the scope of this project

### Before



- Two-way traffic results in vehicular/pedestrian conflicts.
- Lack of daylighting.
- Columns create blind areas/safety concerns.
- Lack of pedestrian/vehicular designation.
- Lack of safety lighting.
- Lack of security cameras.

### After



- One-way traffic (north) eliminates vehicular conflicts
- Enhanced daylighting
- Eliminate blind areas/safety concerns
- Dedicated pedestrian zone
- Provide both safety and aesthetic lighting
- Provide security cameras



# STATE STREET CAMPUS GARAGE MIXED-USE

415 NORTH LAKE STREET  
MADISON, WISCONSIN 53715

## INDEX

A000	REVISED CONTENT	L1.1	LANDSCAPE PLAN	A402	EXTERIOR IMAGE
A001	LOCATION MAP	L1.2	LANDSCAPE PLAN	A403	EXTERIOR IMAGE
A002	AERIAL	A100	FLOORPLANS	A404	EXTERIOR IMAGE
C100	EXISTING CONDITIONS PLAN	A101	FLOORPLANS	A405	EXTERIOR IMAGE
C200	DEMOLITION PLAN	A102	FLOORPLANS	A406	EXTERIOR IMAGE
C300	SITE PLAN	A103	FLOORPLANS	A407	EXTERIOR IMAGE (LONG VIEWS)
C400	GRADING PLAN	A104	FLOORPLANS	A408	EXTERIOR IMAGE (LONG VIEWS)
C401	EROSION CONTROL PLAN	A105	FLOORPLANS	A500	MATERIAL INSPIRATION
C500	UTILITY PLAN	A200	ELEVATIONS	A501	SOLAR STUDY
C600	DETAILS 1	A201	BLACK & WHITE ELEVATIONS	A600	EXISTING PHOTOS
C601	DETAILS 2	A300	SECTION	LP1	LIGHTING PHOTOMETRICS
C700	FIRE ACCESS PLAN	A400	EXTERIOR IMAGE		
L1.0	LANDSCAPE PLAN	A401	EXTERIOR IMAGE		



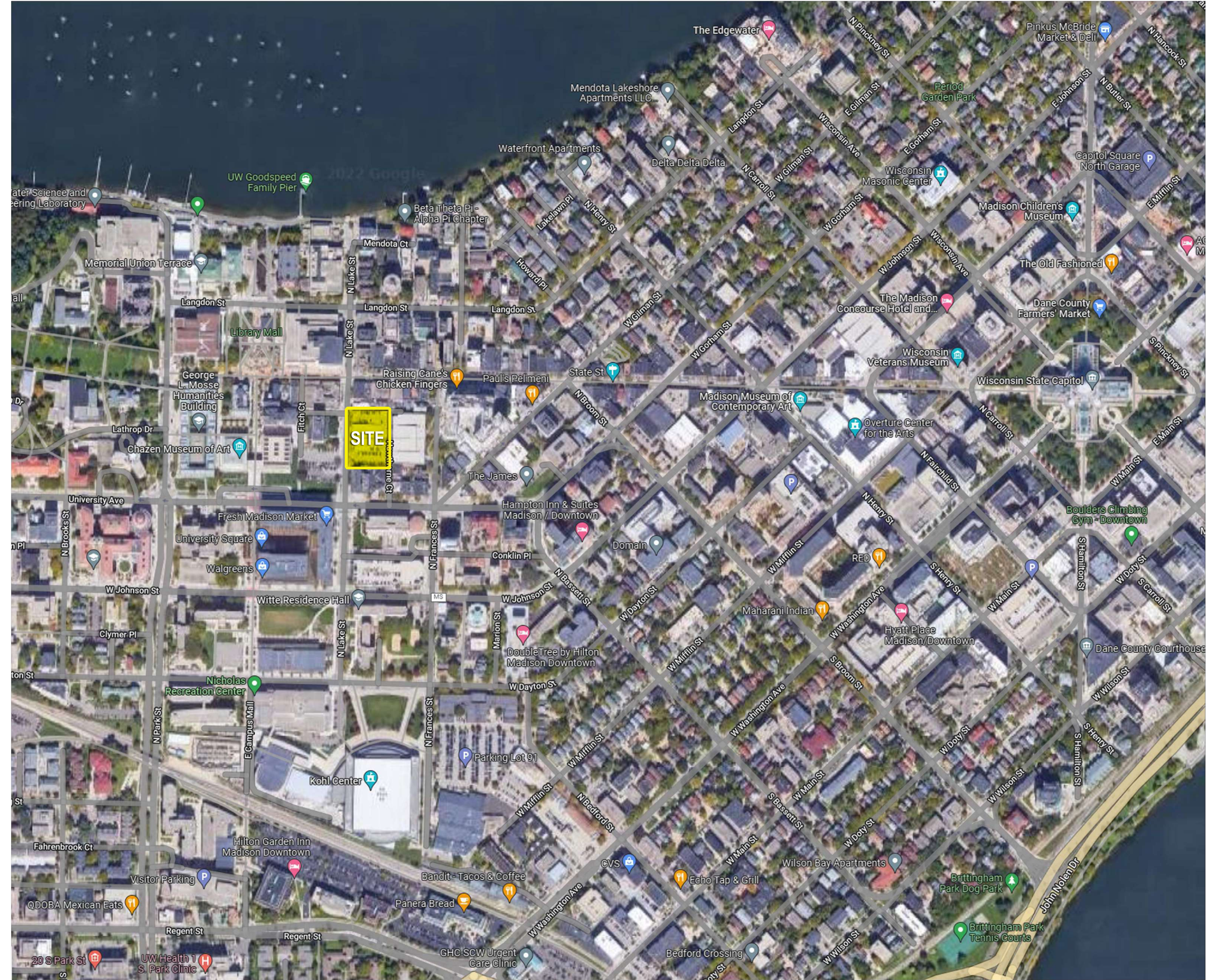
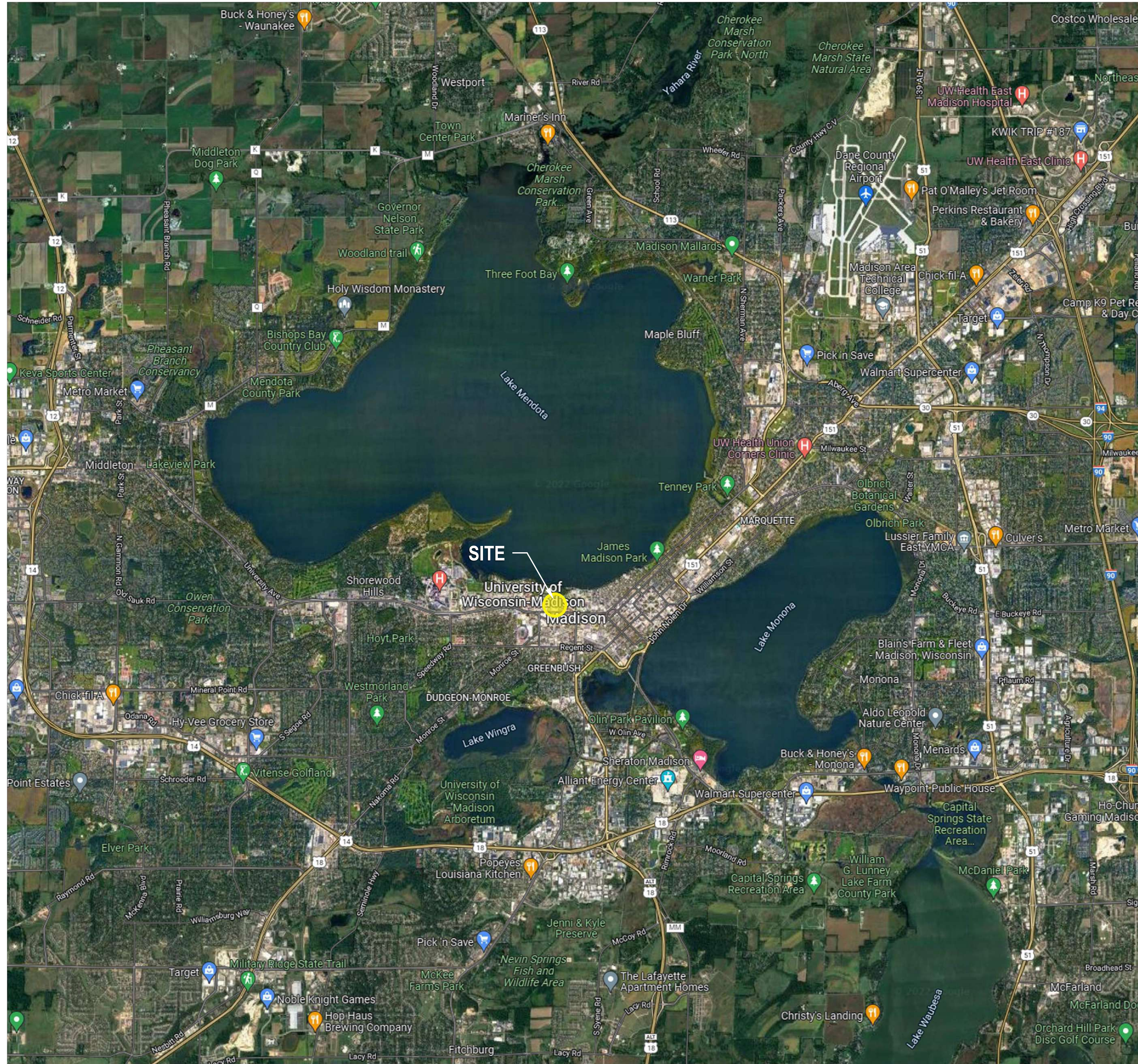
## UDC SUBMITTAL

FEBRUARY 27, 2023

PROJECT NUMBER: 20448

## **Revised Content Addressing Comments Made by the Urban Design Commission**

- 1. Incorporate more substantial plantings along Lake Street (See Sheet: L1.0)**
- 2. Provide more detail at the pedestrian level both along Hawthorne Court and Lake Street with regard to building design, materials and renderings. (See Sheet A200)**
- 3. Provide refinement of finish treatment of the columns, including material selection. (See Sheet A407, A500)**
- 4. Provide refinement of the level of design/articulation at the building corners and North/South elevations along Hawthorne Court and the exposed garage walls. (See Sheet: A200)**



LOCATION MAP & CONTEXT



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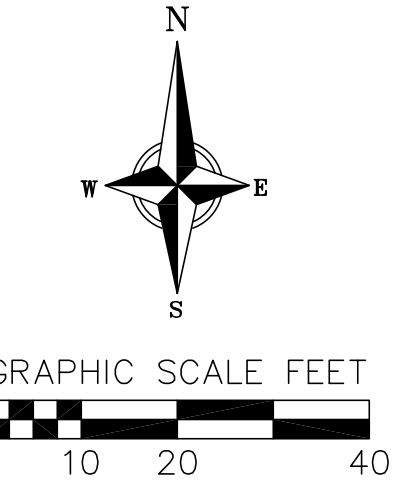
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- TOPOGRAPHIC LINEWORK LEGEND**
- UT — UT — EXISTING UNDERGROUND CABLE TV
  - G — G — EXISTING GAS LINE
  - UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
  - SAN — SAN — EXISTING SANITARY SEWER LINE
  - ST — ST — EXISTING STORM SEWER LINE
  - WM — WM — EXISTING WATER MAIN
  - B20 — B20 — EXISTING MAJOR CONTOUR
  - B10 — B10 — EXISTING MINOR CONTOUR



- TOPOGRAPHIC SYMBOL LEGEND**
- ⊕ EXISTING PARKING METER
  - ⊞ EXISTING CURB INLET
  - ⊞ EXISTING FIELD INLET RECTANGULAR
  - ⊙ EXISTING STORM MANHOLE
  - ⊙ EXISTING SANITARY MANHOLE
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ EXISTING WATER MAIN VALVE
  - ☆ EXISTING LIGHT POLE
  - ⊙ EXISTING DECIDUOUS TREE
  - ⊙ EXISTING SIGN (TYPE NOTED)
  - ⊙ EXISTING PLANTER
  - ⊙ EXISTING ELECTRIC MANHOLE
  - ⊞ EXISTING ELECTRIC RECTANGULAR MANHOLE

**EXISTING CONDITIONS NOTES:**

1. THE EXISTING CONDITIONS SURVEY WAS PROVIDED BY CEDAR CORPORATION ON JANUARY 5, 2023.



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**PROJECT INFORMATION**

**STATE STREET  
CAMPUS GARAGE  
MIXED-USE**

**415 N. LAKE STREET  
MADISON, WI 53715**

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
02-01-2023	CITY SUBMITTAL

**KEY PLAN**

**vierbicher**  
planners | engineers | advisors  
Phone: (800) 261-3898

**SHEET INFORMATION**

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**

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

PROJECT MANAGER MO  
PROJECT NUMBER 720448-01

**EXISTING  
CONDITIONS PLAN**

**C100**

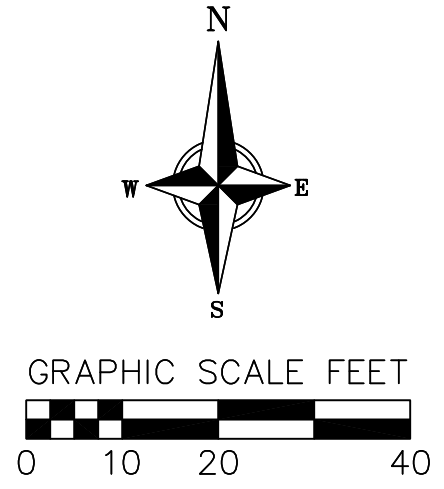
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**DEMOLITION PLAN LEGEND**

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



- DEMOLITION NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
  - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
  - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
  - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
  - IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
  - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
  - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
  - COORDINATE ALL DEMOLITION WORK WITHIN CITY RIGHT OF WAY WITH PUBLIC IMPROVEMENT PLANS.



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**PROJECT INFORMATION**  
**STATE STREET  
 CAMPUS GARAGE  
 MIXED-USE**

**415 N. LAKE STREET  
 MADISON, WI 53715**

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
02-01-2023	CITY SUBMITTAL

**KEY PLAN**



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PROJECT MANAGER MO  
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**DEMOLITION PLAN**

**C200**

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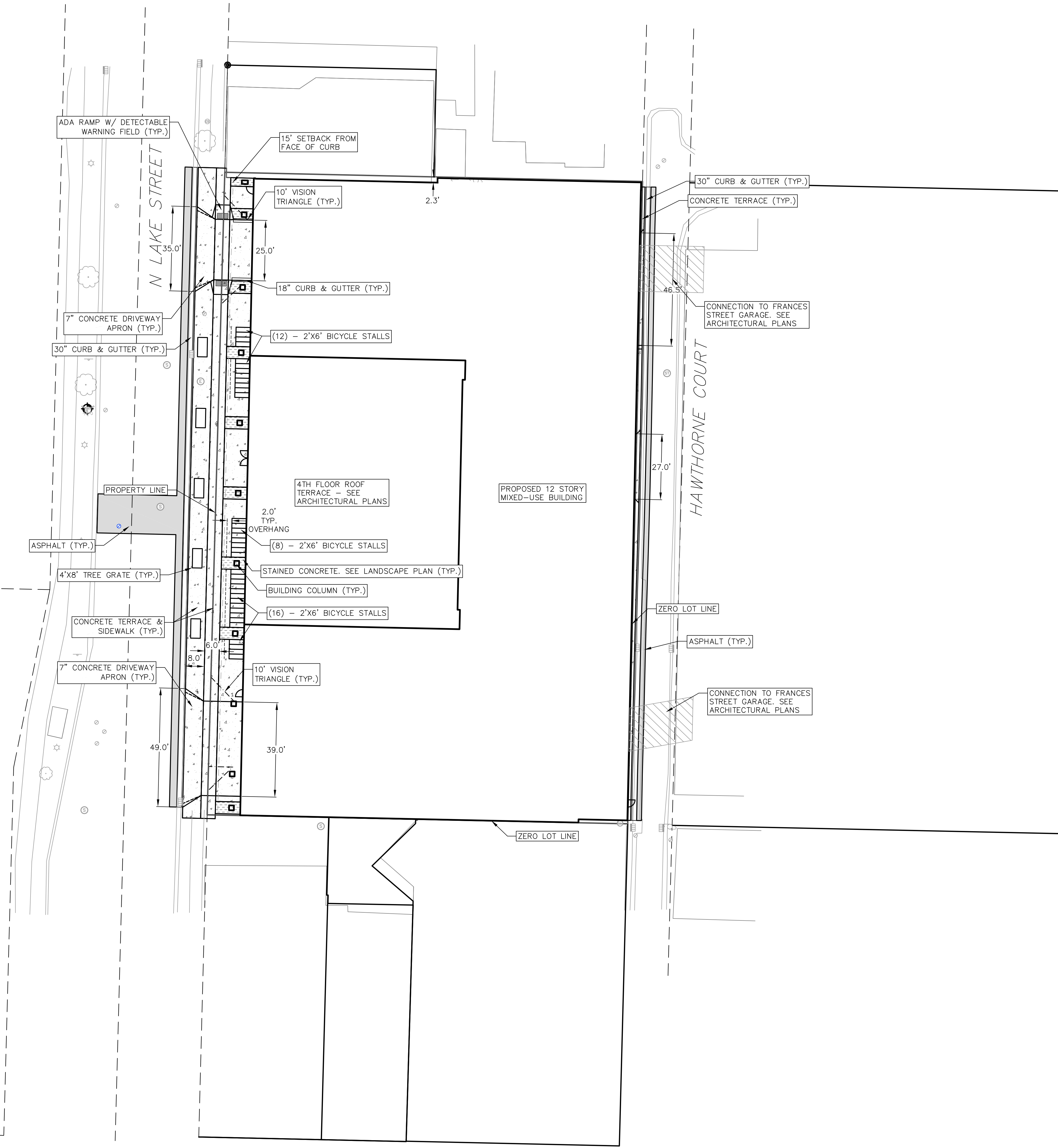
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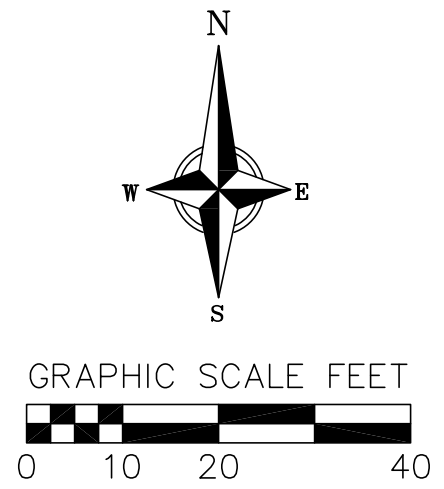
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- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - CURB AND GUTTER
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT
  - STAINED CONCRETE
  - PROPOSED SIGN
  - PROPOSED LIGHT POLE
  - PROPOSED BOLLARD
  - PROPOSED ADA DETECTABLE WARNING FIELD
  - PROPOSED BOLLARD

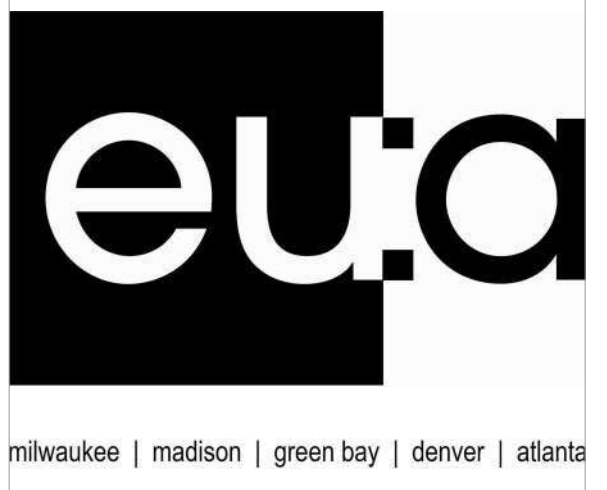


**SITE INFORMATION BLOCK**

SITE ADDRESS: 415 N. LAKE ST.  
 SITE ACREAGE (TOTAL): 1.03 ACRES  
 NUMBER OF BUILDING STORIES (ABOVE GRADE): 12 STORIES  
 BUILDING HEIGHT: 169'-4"  
 DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): TYPE 1 POST TENSION  
 USE OF PROPERTY: PUBLIC PARKING GARAGE, BUS TERMINAL, STUDENT HOUSING  
 GROSS SQUARE FEET OF BUILDING: 522,437 SF  
 NUMBER OF EMPLOYEES IN WAREHOUSE: N/A  
 NUMBER OF EMPLOYEES: TBD  
 CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: N/A

NUMBER OF BICYCLE STALLS SHOWN: 36 EXTERIOR, 239 INTERIOR  
 NUMBER OF PARKING STALLS: 0 EXTERIOR, 517 INTERIOR  
 NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN.

- SITE PLAN NOTES:**
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
  - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
  - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
  - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
  - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  - SEE LANDSCAPE PLAN FOR LAKE STREET PLANTERS AND BENCHES



**PROJECT INFORMATION**

**STATE STREET  
 CAMPUS GARAGE  
 MIXED-USE**

**415 N. LAKE STREET  
 MADISON, WI 53715**

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
02-01-2023	CITY SUBMITTAL

**KEY PLAN**



**SHEET INFORMATION**

**PROGRESS DOCUMENTS  
 NOT FOR CONSTRUCTION**

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

PROJECT MANAGER MO  
 PROJECT NUMBER 720448-01

**SITE PLAN**

**C300**

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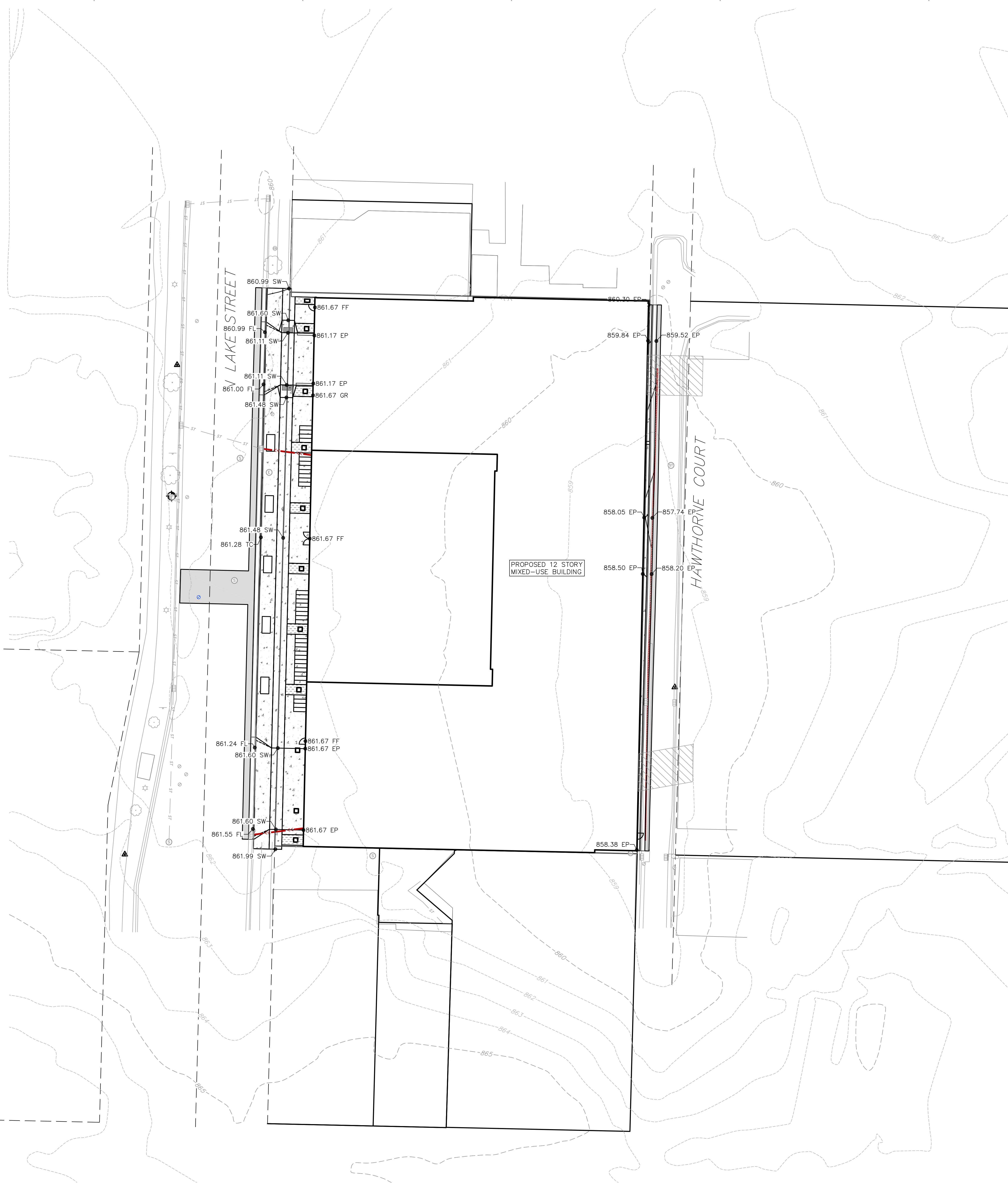
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**GRADING LEGEND**

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- CONSTRUCTION DISTURBANCE LIMITS
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS

**GRAPHIC SCALE FEET**  
0 10 20 40

- GRADING NOTES:**
- ALL GRADES SHOWN ARE FINISHED GRADES. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
  - SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
  - INSTALL A 50' X 20' X 1.5' 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.
  - THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
  - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



**PROJECT INFORMATION**

**STATE STREET  
CAMPUS GARAGE  
MIXED-USE**

**415 N. LAKE STREET  
MADISON, WI 53715**

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
02-01-2023	CITY SUBMITTAL

**KEY PLAN**



**SHEET INFORMATION**

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**

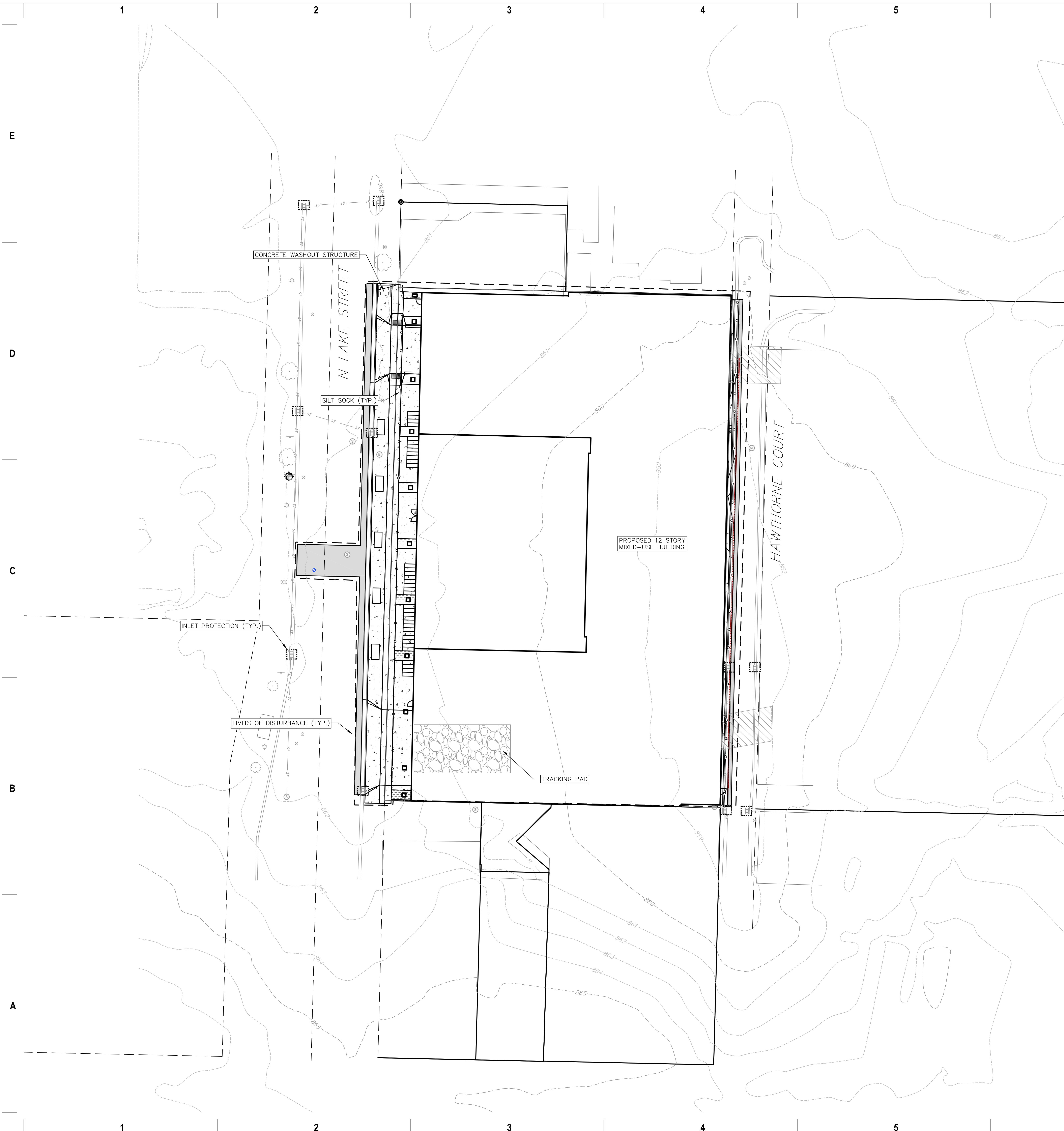
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PROJECT MANAGER MO

PROJECT NUMBER 720448-01

**GRADING PLAN**

**C400**



**GRADING LEGEND**

- - - - - 820 - - - - - EXISTING MAJOR CONTOURS
- - - - - 818 - - - - - EXISTING MINOR CONTOURS
- - - - - 820 - - - - - PROPOSED MAJOR CONTOURS
- - - - - 818 - - - - - PROPOSED MINOR CONTOURS
- ○ ○ ○ ○ SILT SOCK
- - - - - CONSTRUCTION DISTURBANCE LIMITS
- INLET PROTECTION
- ▨ TRACKING PAD

**GRAPHIC SCALE FEET**  
0 10 20 40

- GRADING NOTES:**
- EXISTING CONTOURS ARE FROM LIDAR. THE SITE HAS BEEN SURVEYED AND EXISTING AND PROPOSED CONTOURS ARE SUBJECT TO CHANGE.
  - ALL GRADES SHOWN ARE FINISHED GRADES. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
  - SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
  - 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 MI DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND MI DOT TYPE A IN FIELD INLETS.
  - THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
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**PROJECT INFORMATION**  
**STATE STREET CAMPUS GARAGE MIXED-USE**

**415 N. LAKE STREET MADISON, WI 53715**

**ISSUANCE AND REVISIONS**

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PROJECT MANAGER MO  
PROJECT NUMBER 720448-01

**EROSION CONTROL PLAN**

**C401**

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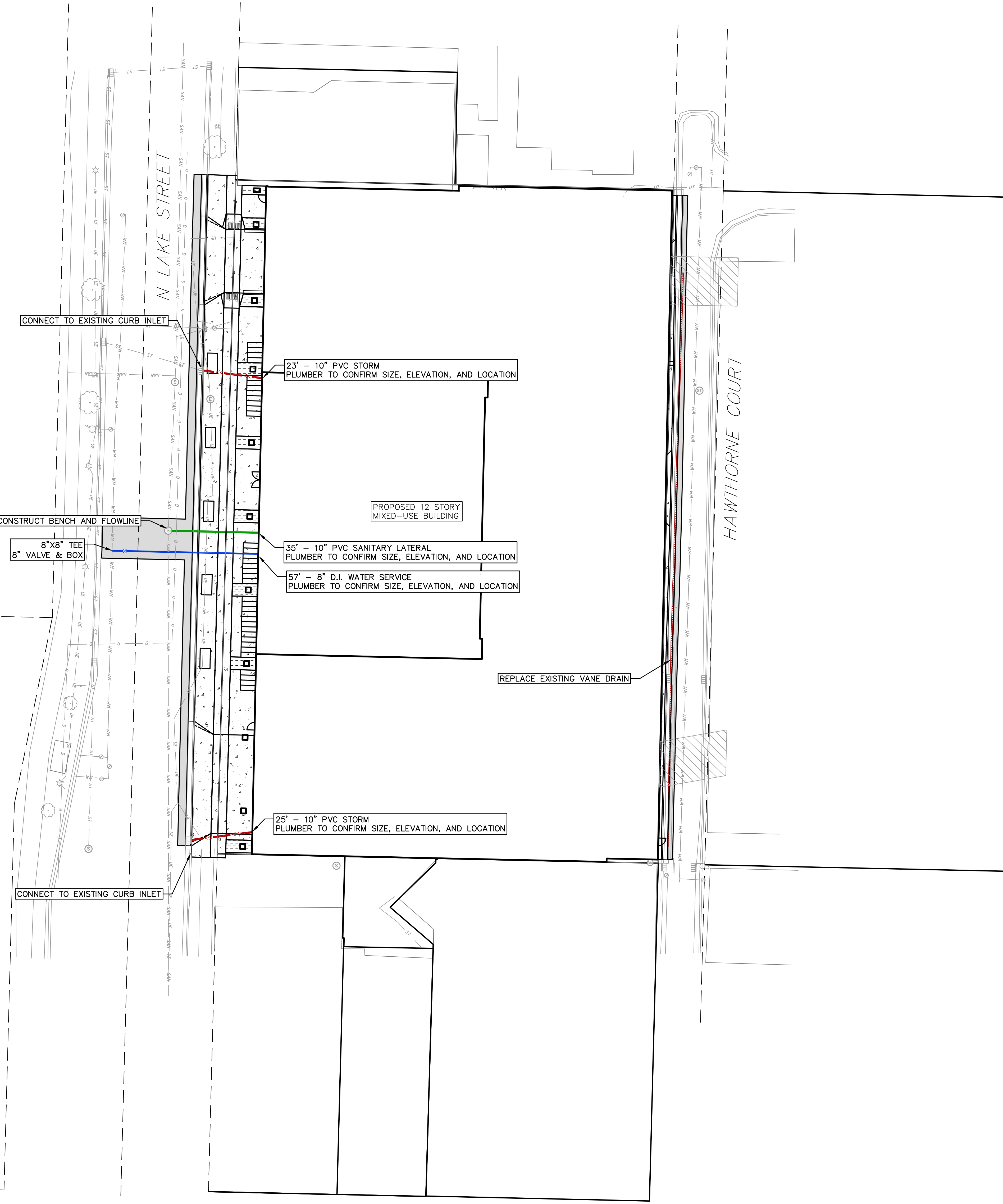
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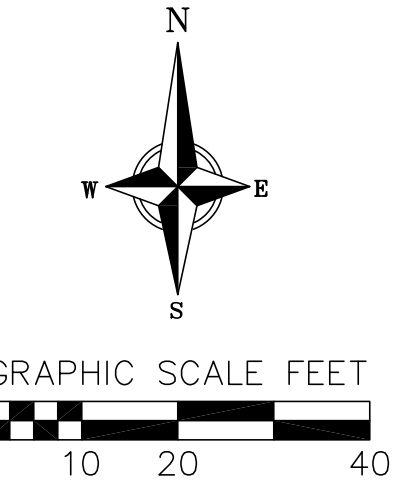
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A



PROPOSED UTILITY LEGEND

- >>--->> STORM SEWER PIPE
- >>--->> STORM SEWER MANHOLE
- >>--->> STORM SEWER CURB INLET
- >>--->> STORM SEWER FIELD INLET
- >>--->> ROOF DRAIN CLEANOUT
- >>--->> SANITARY SEWER PIPE (GRAVITY)
- >>--->> SANITARY SEWER LATERAL PIPE
- >>--->> SANITARY SEWER MANHOLE
- >>--->> SANITARY SEWER CLEANOUT
- >>--->> WATER SERVICE LATERAL PIPE
- >>--->> FIRE HYDRANT
- >>--->> WATER VALVE
- >>--->> PROPOSED PIPE INSULATION
- >>--->> GAS MAIN
- >>--->> ELECTRIC SERVICE



ABBREVIATIONS

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

UTILITY NOTES:

1. UTILITY DESIGN IS SUBJECT TO CHANGE FOLLOWING SURVEY OF THE SITE.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & 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.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. 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.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DNR PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. 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.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
11. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
12. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(6)(k).
13. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(6)(b).
14. 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.
15. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
16. 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.
17. 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.
18. 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.
19. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
21. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
22. FOR WATER SERVICES AND HYDRANT LEADS, ALL MECHANICAL JOINTS TO BE RESTRAINED WITH MEGALUG 1100 OR APPROVED EQUAL. PIPE JOINTS TO BE RESTRAINED AS INDICATED WITH MEGALUG 1700 HARNESS OR APPROVED EQUAL.
23. CONNECTIONS TO EXISTING WATER MAIN TO BE BY LIVE TAPPING. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION FEES AND COSTS PAYABLE TO THE CITY OF MADISON FOR LIVE TAPPING, AND ALL OTHER WORK AND COSTS ASSOCIATED WITH LIVE TAPPING.
24. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMENTATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

STATE STREET CAMPUS GARAGE MIXED-USE

415 N. LAKE STREET MADISON, WI 53715

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN



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PROJECT MANAGER MO PROJECT NUMBER 720448-01

UTILITY PLAN

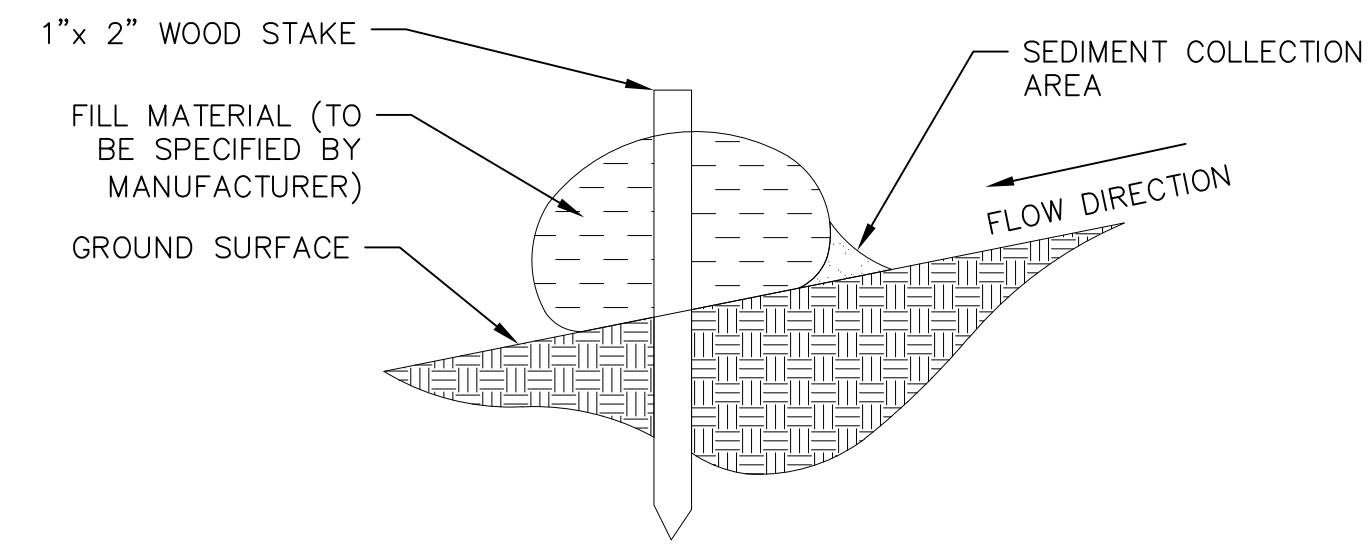
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# EROSION CONTROL MEASURES

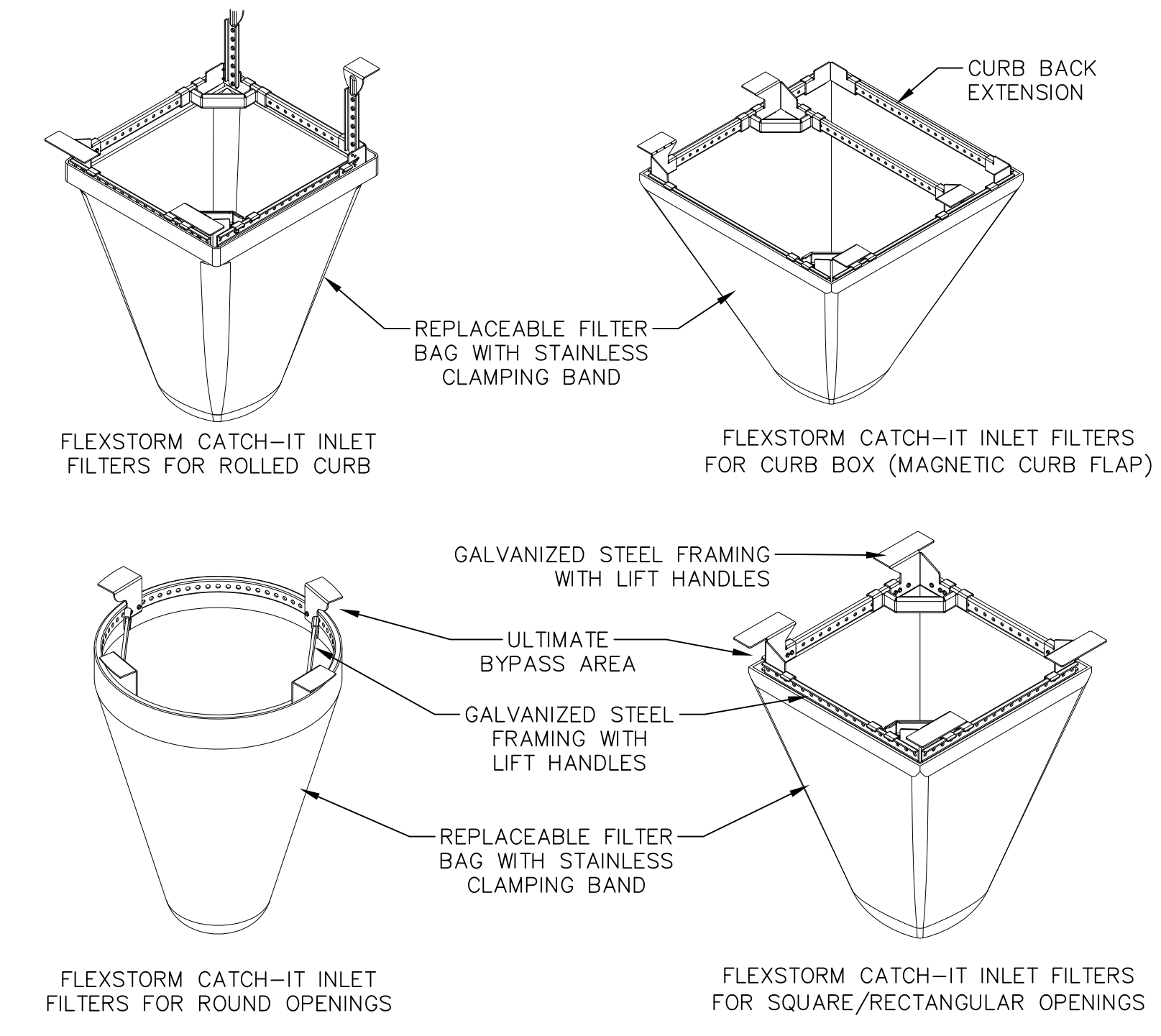
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, 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 ACCEPTANCE OF THIS PROJECT. 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 WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- 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).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE GRADING AND EROSION CONTROL PLAN FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- 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, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (CLASS I, TYPE B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- 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 AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- 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 CITY AND STATE.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

**SEEDING RATES:**  
**TEMPORARY:**  
 1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS  
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.  
**PERMANENT:**  
 SEE LANDSCAPE PLAN.  
**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:**  
 USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 927, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

- CONSTRUCTION SEQUENCE:**
- INSTALL EROSION CONTROL MEASURES
  - CONDUCT DEMOLITION
  - STRIP TOPSOIL (UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS)
  - ROUGH GRADE SITE
  - CONSTRUCT UNDERGROUND UTILITIES
  - INSTALL INLET PROTECTION IN NEW INLETS
  - CONSTRUCT BUILDING
  - CONSTRUCT PAVEMENT
  - FINAL GRADE AND PERMANENTLY RESTORE DISTURBED AREAS
  - REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED.



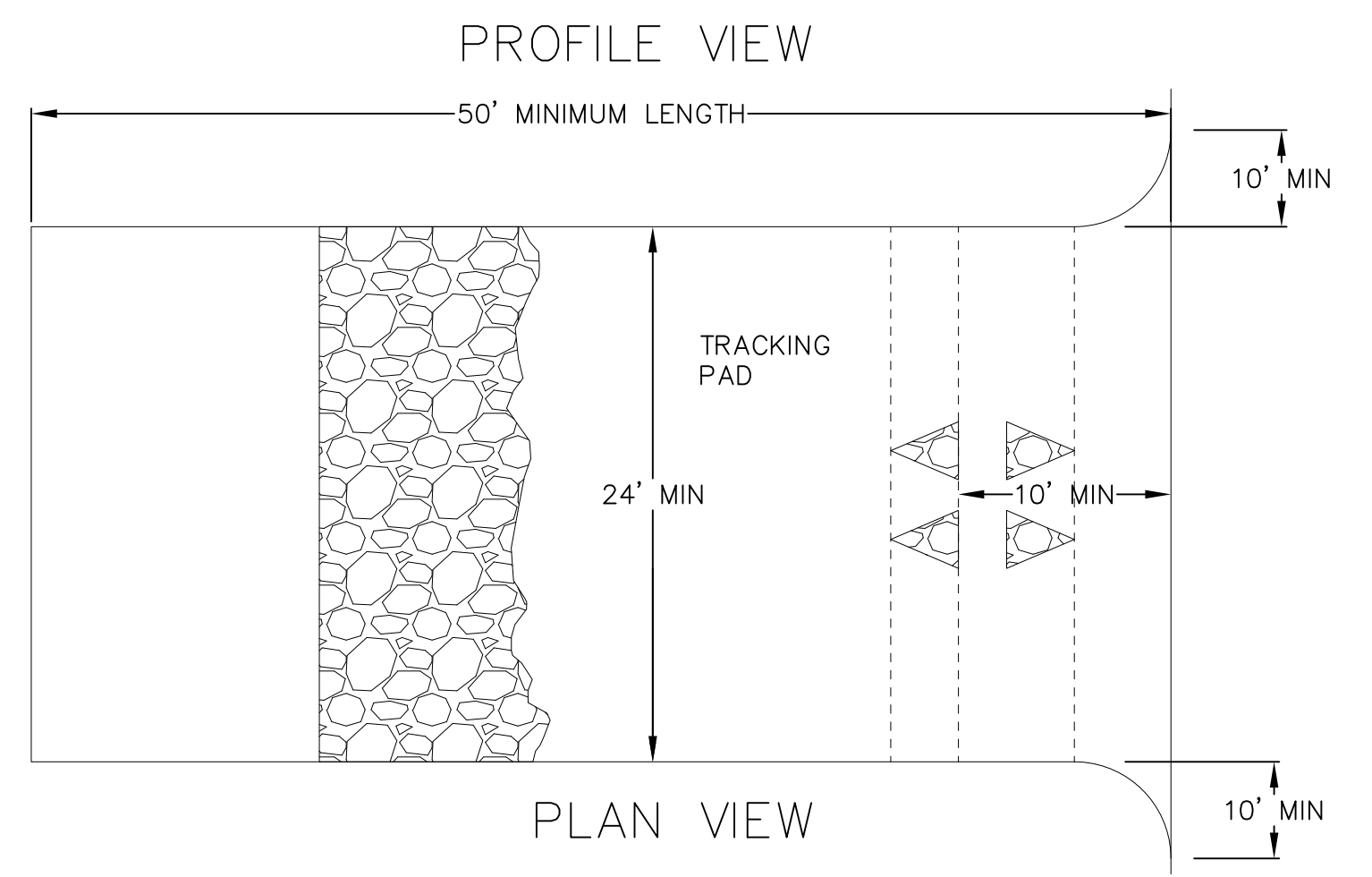
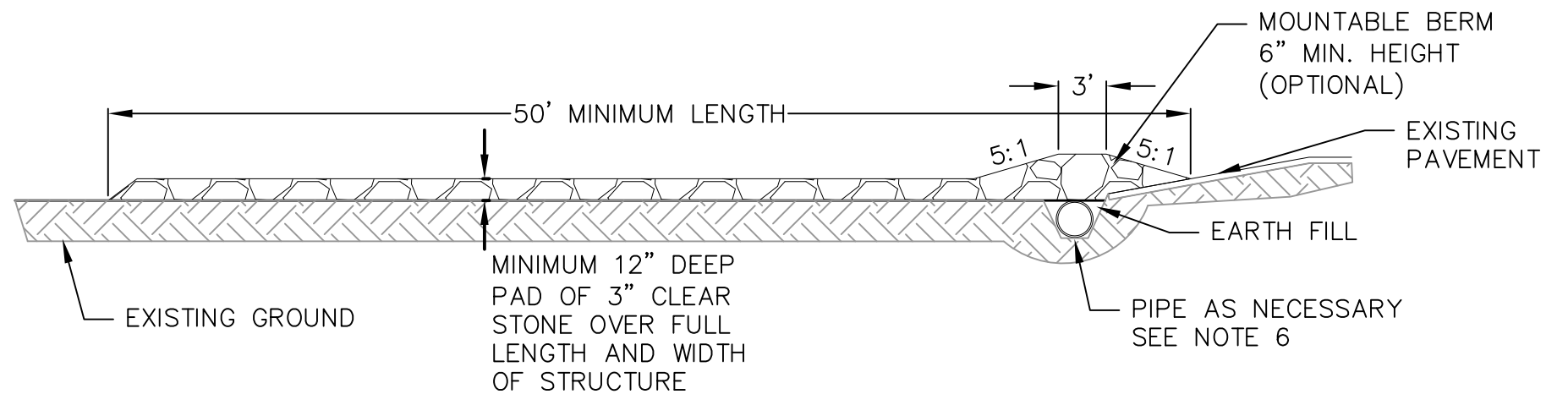
1 SILT SOCK  
NOT TO SCALE



**NOTES:**

- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

1 FRAMED INLET PROTECTION  
NOT TO SCALE

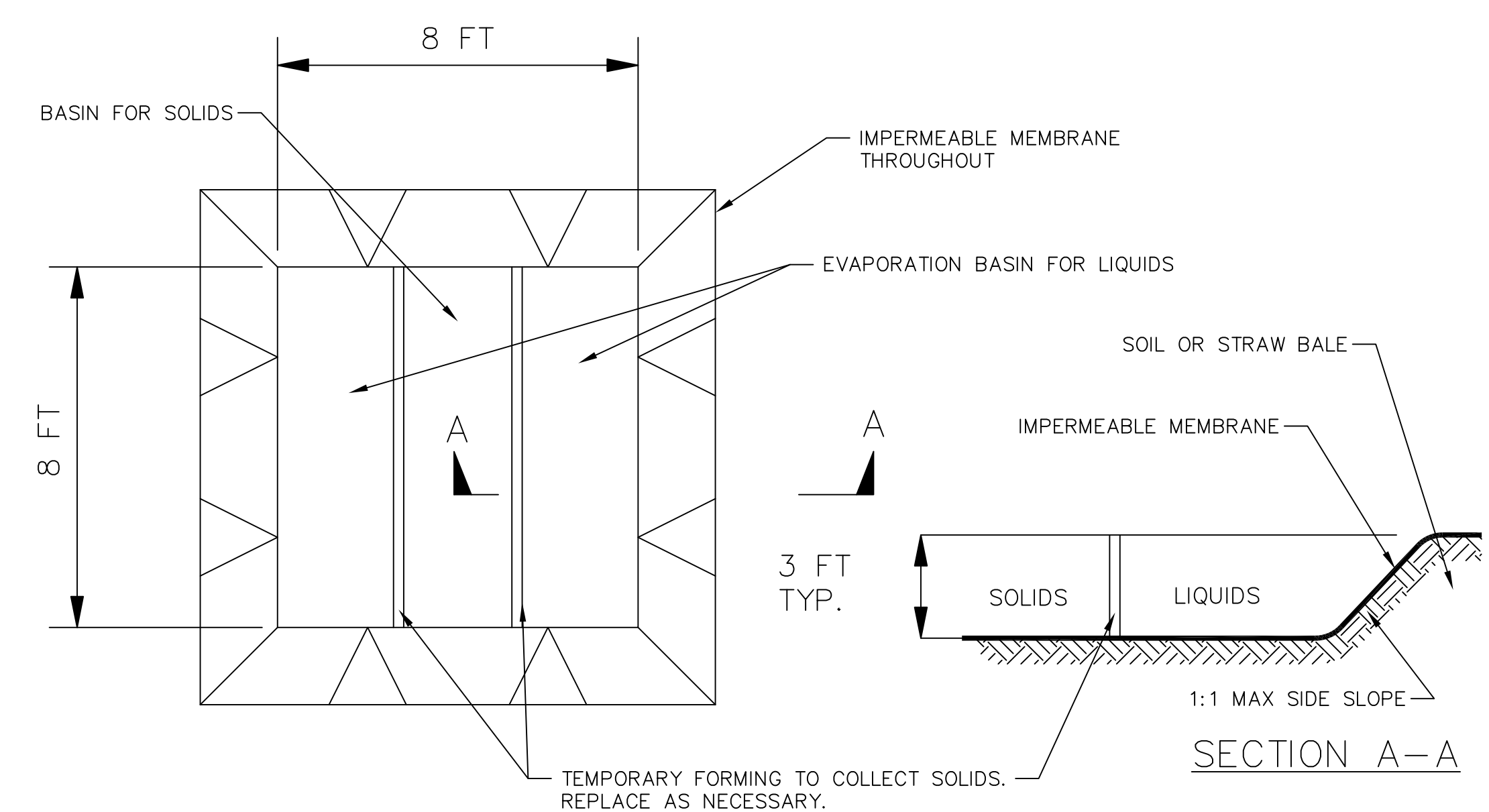


- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'.
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL 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.

1 TRACKING PAD  
NOT TO SCALE

**CONSTRUCTION SPECIFICATIONS**

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



1 TEMPORARY CONCRETE WASHOUT  
NOT TO SCALE



PROJECT INFORMATION  
**STATE STREET  
 CAMPUS GARAGE  
 MIXED-USE**  
 415 N. LAKE STREET  
 MADISON, WI 53715

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09-26-2022	UDC, GDC, SIP SUBMITTAL

**KEY PLAN**

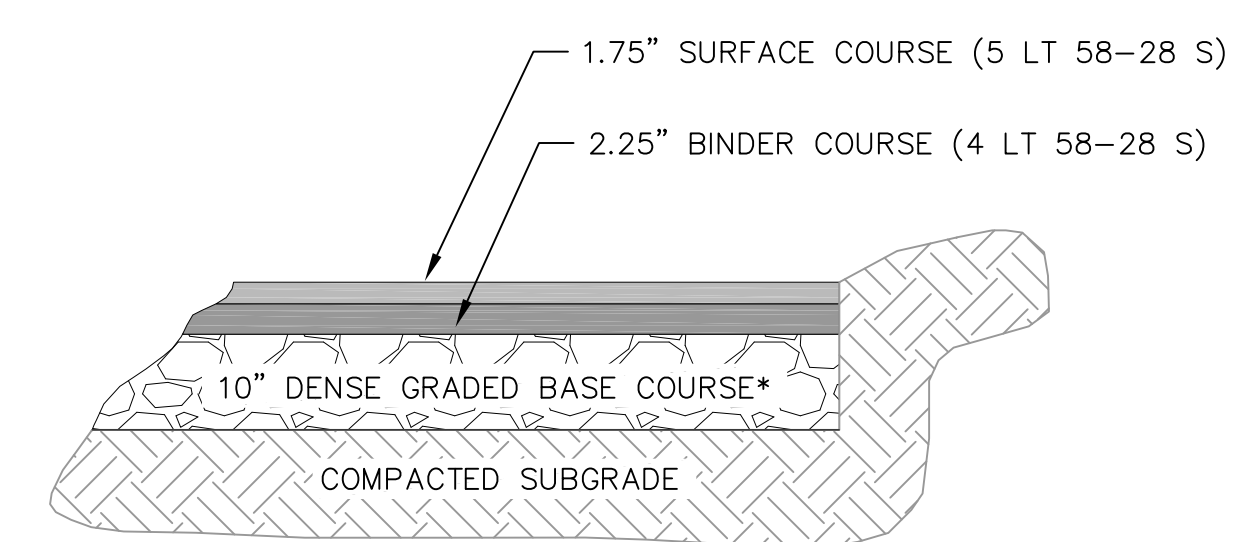


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PROJECT MANAGER MO  
 PROJECT NUMBER 720448-01

DETAILS 1  
**C600**

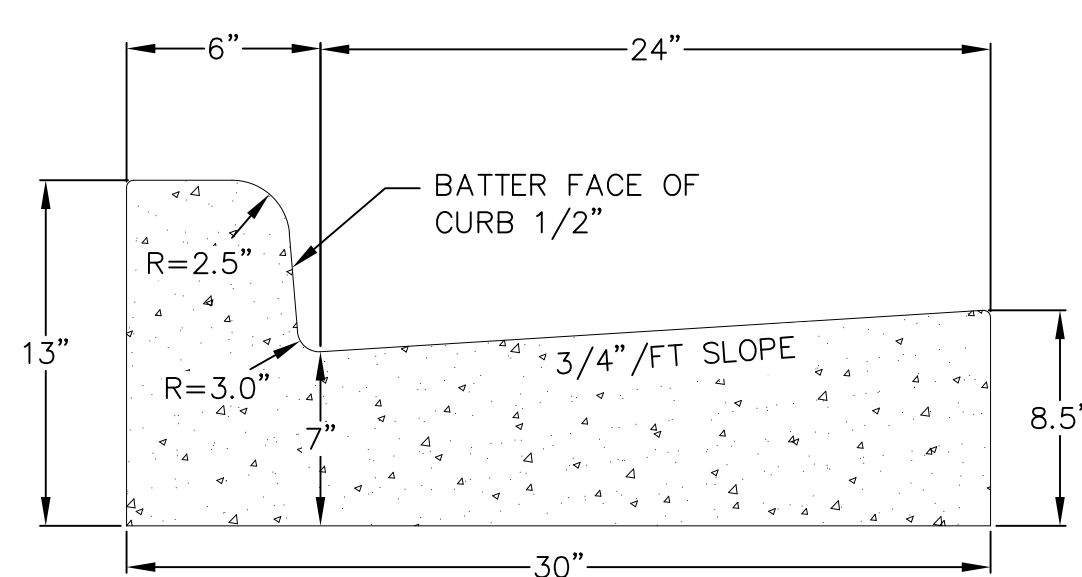


\*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

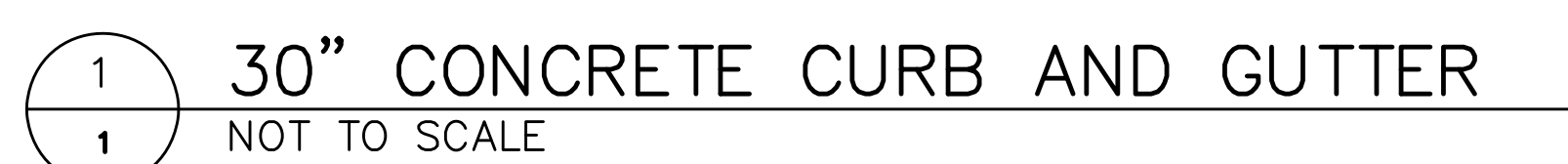
BITUMINOUS PAVEMENT



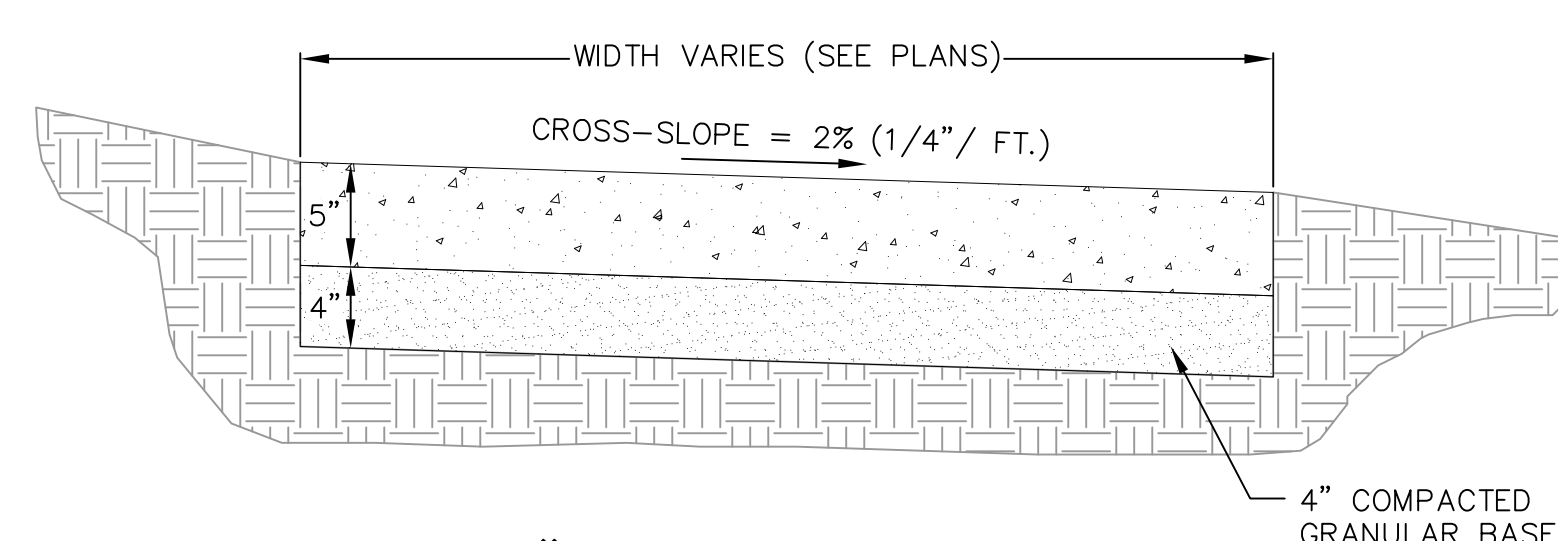
ASPHALT PAVEMENT



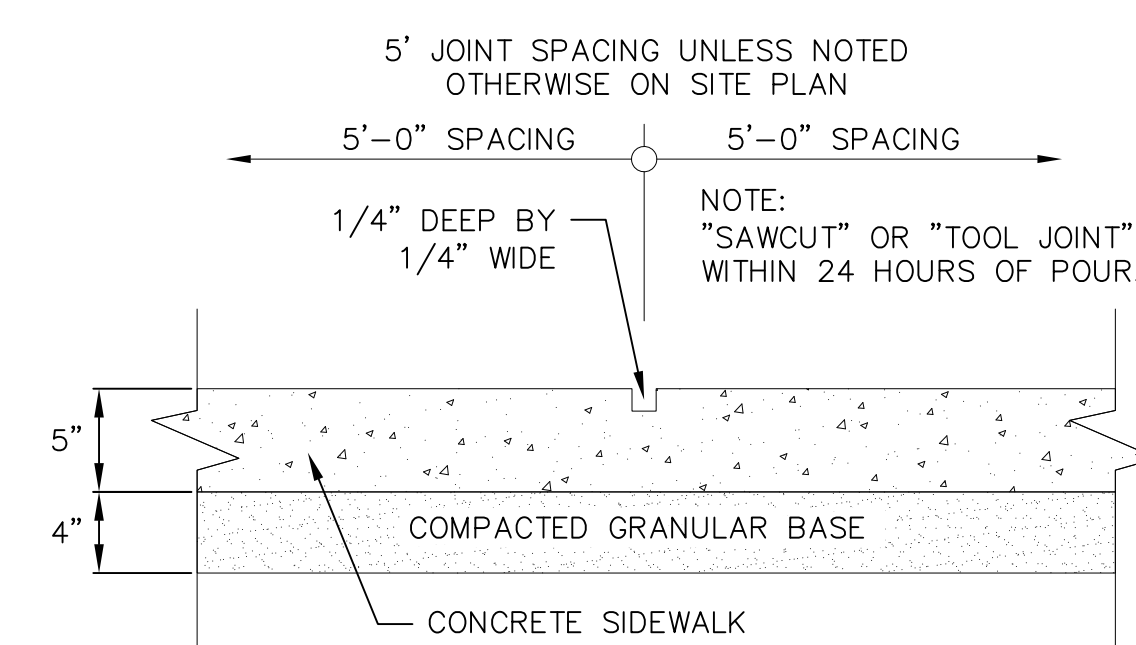
CURB AND GUTTER CROSS SECTION



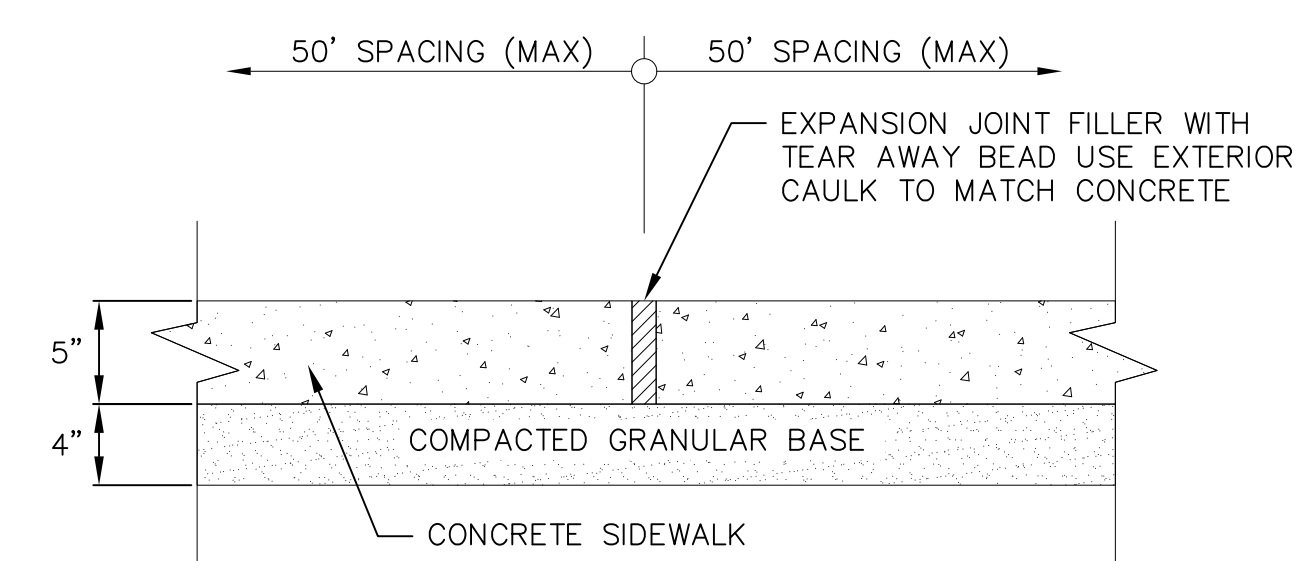
30" CONCRETE CURB AND GUTTER



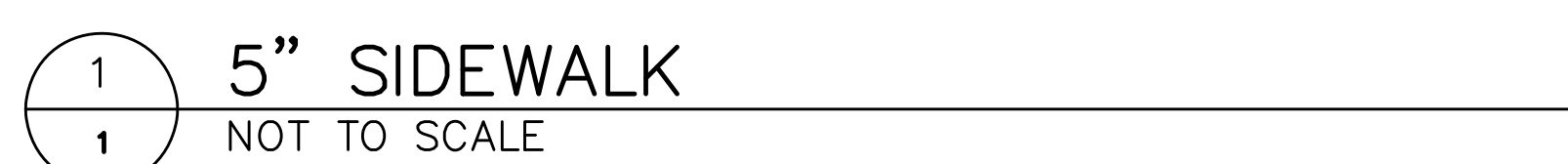
5" SITE SIDEWALK



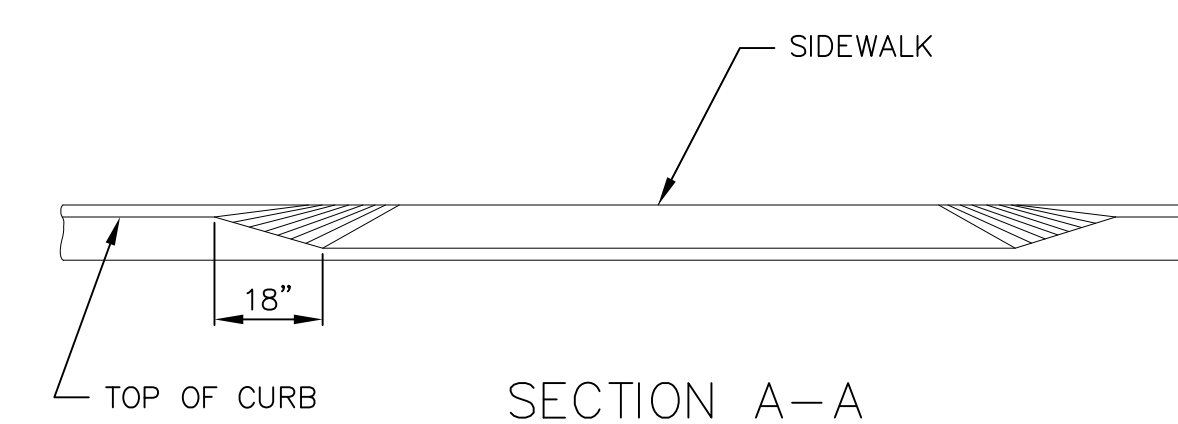
SIDEWALK CONTROL JOINT



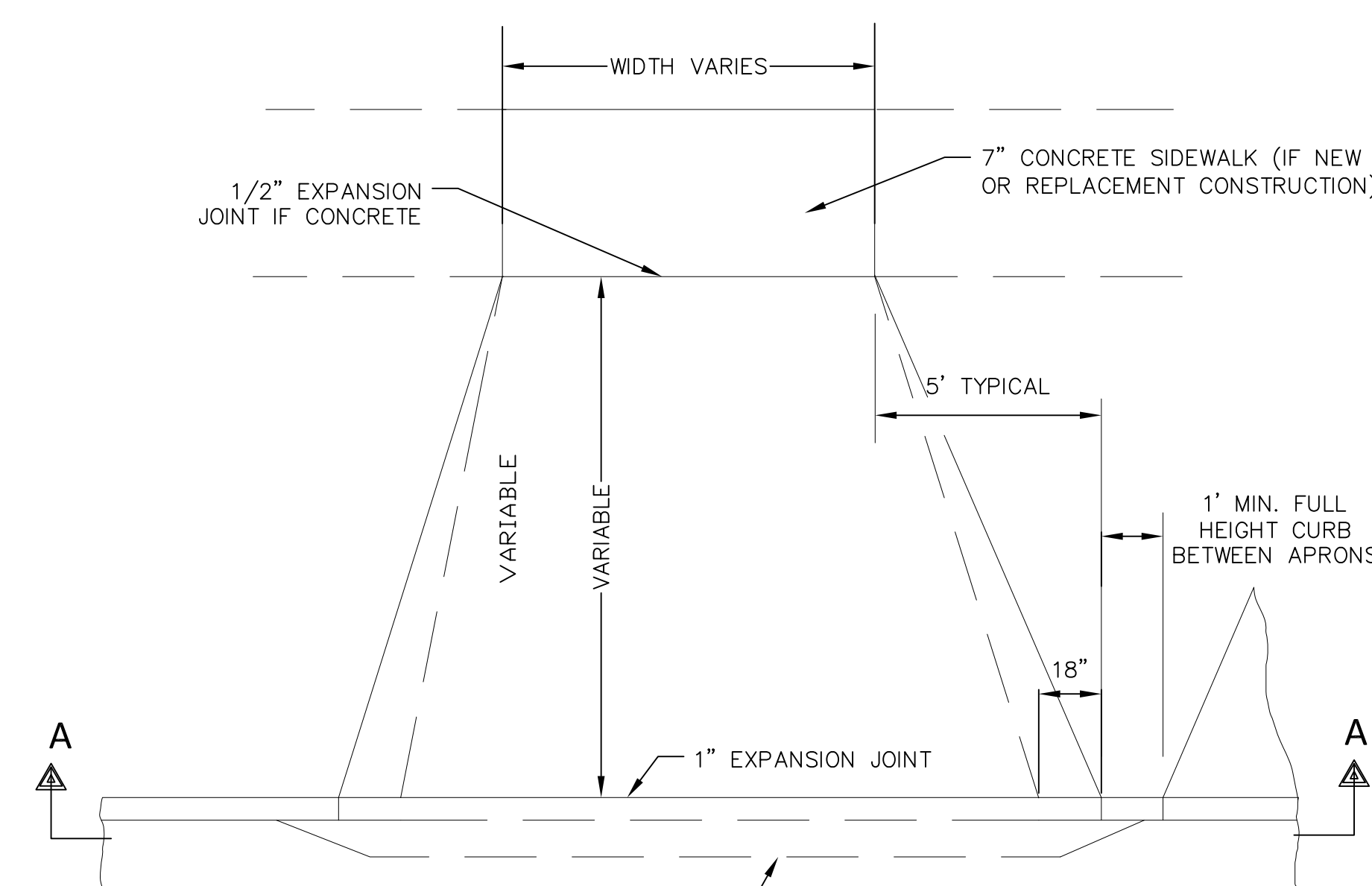
SIDEWALK EXPANSION JOINT



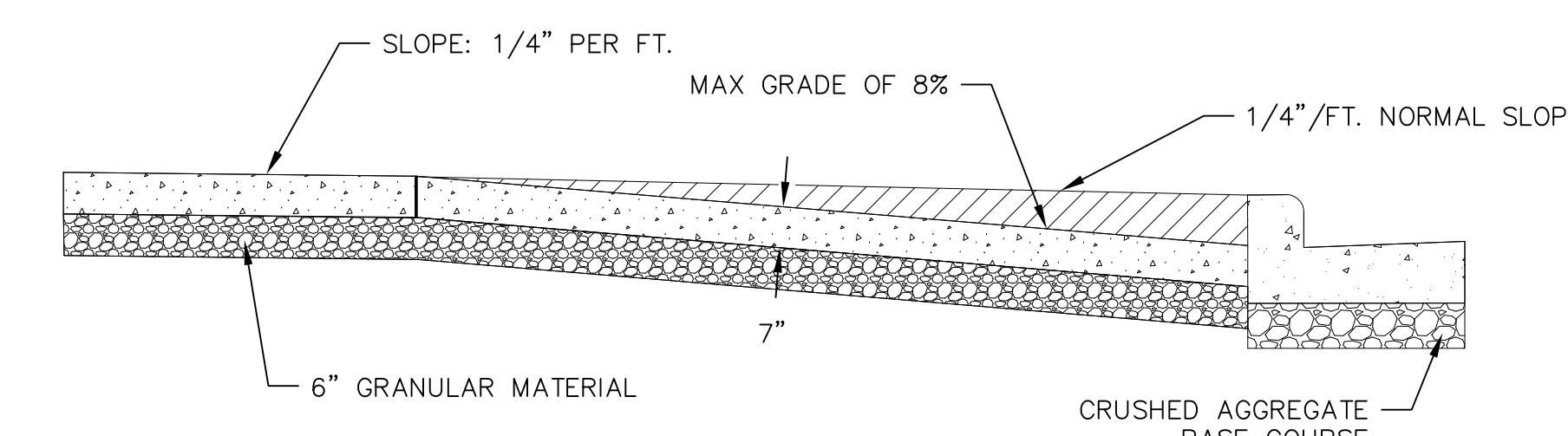
5" SIDEWALK



SECTION A-A



PLAN



PROFILE



COMMERCIAL DRIVE DETAIL



milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

STATE STREET  
CAMPUS GARAGE  
MIXED-USE

415 N. LAKE STREET  
MADISON, WI 53715

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09-26-2022	UDC, GDP, SIP SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION

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

PROJECT MANAGER MO

PROJECT NUMBER 720448-01

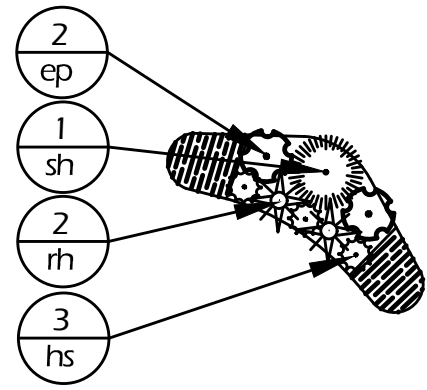
DETAILS 2

C601

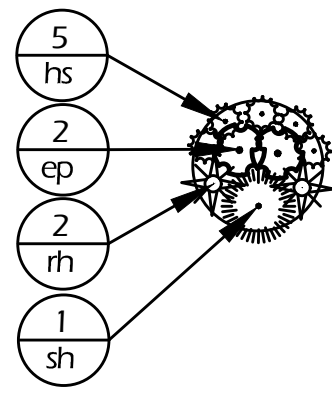


**LANDSCAPE AND RESTORATION NOTES**

- FINAL PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICT WITH OTHER OBSTACLES.
- PLANT MATERIAL SHALL BE REVIEWED BY OWNER OR A/E PRIOR TO INSTALLATION FOR QUALITY AND UNIFORMITY.
- ALL LANDSCAPE BEDS AND TREE RINGS SHALL HAVE A MINIMUM OF 3" DEPTH SHREDDED HARDWOOD MULCH.
- TREES AND SHRUBS SHALL BE INSTALLED PER DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED & MULCH PER SPECIFICATIONS.
- SEED/SOIL PLACEMENT SHALL EXTEND TO THE LIMITS OF CONSTRUCTION DISTURBANCE.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM 6" TOPSOIL DEPTH. SEED MIXES SHALL BE AS SHOWN. CONTRACTOR MAY NEED TO WATER RESTORED AREAS TO ENSURE A SUBSTANTIAL CATCH OF TURF GRASS. WATERING SHALL BE INCIDENTAL.
- ALL SLOPES GREATER THAN 1:3 TO RECEIVE EROSION CONTROL MATTING PER DETAILS.



**5 PLANTER TYPE B MATERIAL**  
L 1.0 NTS



**4 PLANTER TYPE A MATERIAL**  
L 1.0 NTS

City of Madison Landscape Worksheet					
Project Name: State Street Campus Garage Mixed-Use					
Address: 415 Lake Street					
Date: 1/16/2023 Zoning: UMX					
Total Lot Area	SF	Landscape Units Required	Landscape Points Required		
Building	45,433	11	53		
Total Landscape Footage of Developed Area:	42,271				
	3,162				
Grass/perennial					
ep	Echinacea purpurea	Purple coneflower	#1 Cal	2	16 32
ms	Hieracium sordidum	Sediment Coral Bells	#1 Cal	2	34 68
rh	Rudbeckia hirta	Black-eyed Susan	#1 Cal	2	16 32
ph	Spondylus heterolepis	Flower Dropseed	#1 Cal	2	0 16
					74 148
Landscape Furniture					
Per 'seat'	Bench Type A	3	5	2	30
	Bench Type B	3	5	2	30
				10	60
				TOTAL NEW	0
				TOTAL EX	30
				TOTAL PROVIDED	200

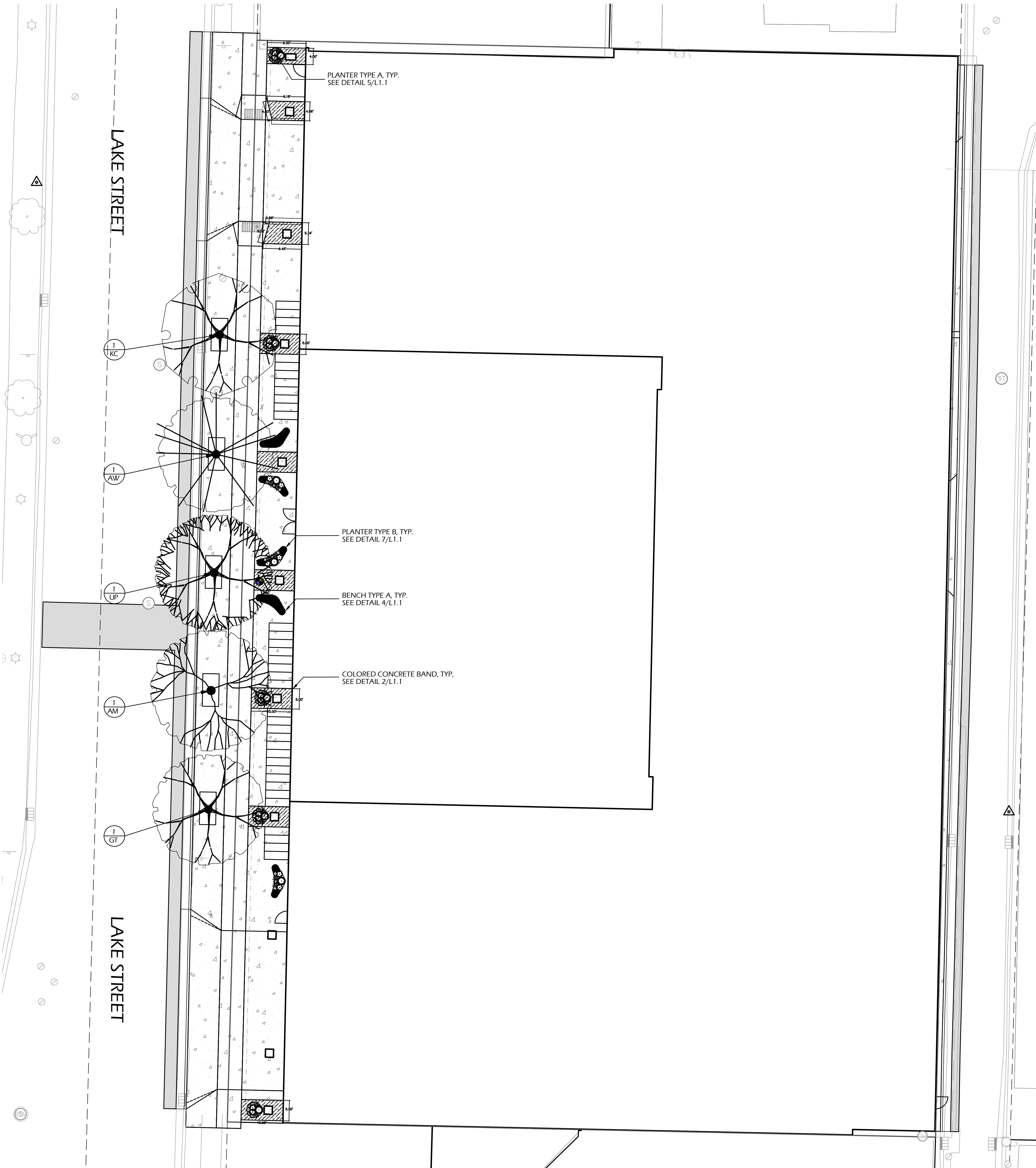
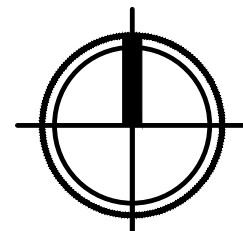
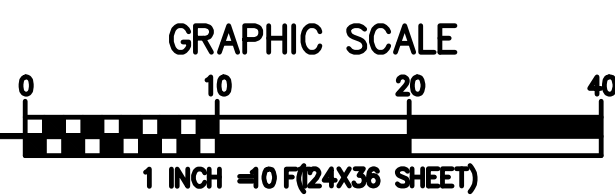
**3 LANDSCAPE WORKSHEET**  
L 1.0 NTS

Symb	Botanical Name	Common Name	Size	Qty
AM	Acer miyabei 'Morton'	STATE STREET® Miyabe Maple	2.5' Cal. B&B	1
AW	Acer 'Warrenred'	PACIFIC SUNSET® Maple	2.5' Cal. B&B	1
GT	Gleditsia triacanthos var. 'inermis' 'Skycole'	SKYLINE® Thornless Honeylocust	2.5' Cal. B&B	1
KC	Gymnocodium dioicus 'Espresso'	Espresso Kentucky Coffee tree	2.5' Cal. B&B	1
LP	Ulmus parvifolia 'Emerald Prairie'	Emerald Prairie Lacebark Elm	2.5' Cal. B&B	1

COORDINATE SILVA-CELL INSTALLATION WITH CITY OF MADISON FORESTRY AND STREET DEPARTMENTS.

**2 SUGGESTED STREET TREES**  
L 1.0 NTS

**1 LANDSCAPE PLAN**  
L 1.0 1" = 10'-0"



PROJECT INFORMATION  
**STATE STREET  
CAMPUS GARAGE  
MIXED-USE**

415 N. LAKE STREET  
MADISON, WI 53715

ISSUANCE AND REVISIONS

DESCRIPTION
UDC, GOP, SIP SUBMITTAL

KEY PLAN



SHEET INFORMATION

LANDSCAPE PLAN

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**  
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PROJECT MANAGER BT  
PROJECT NUMBER 720448-01  
DATE 1/16/2023

**L1.0**

PROJECT INFORMATION

STATE STREET  
CAMPUS GARAGE  
MIXED-USE

415 N. LAKE STREET  
MADISON, WI 53715

ISSUANCE AND REVISIONS

DESCRIPTION
UDC, GDP, SIP SUBMITTAL

KEY PLAN

**PARKITECTURE + PLANNING**  
901 Downing Way, Suite 102  
Madison, WI 53717  
608.686.6808

**vierbicher**  
planners | engineers | architects  
Phone: (800) 261-3898

SHEET INFORMATION

LANDSCAPE PLAN

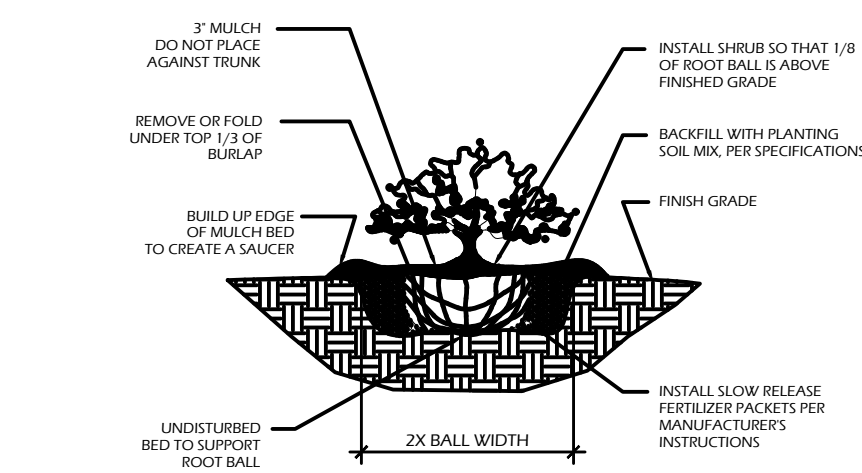
**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**

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

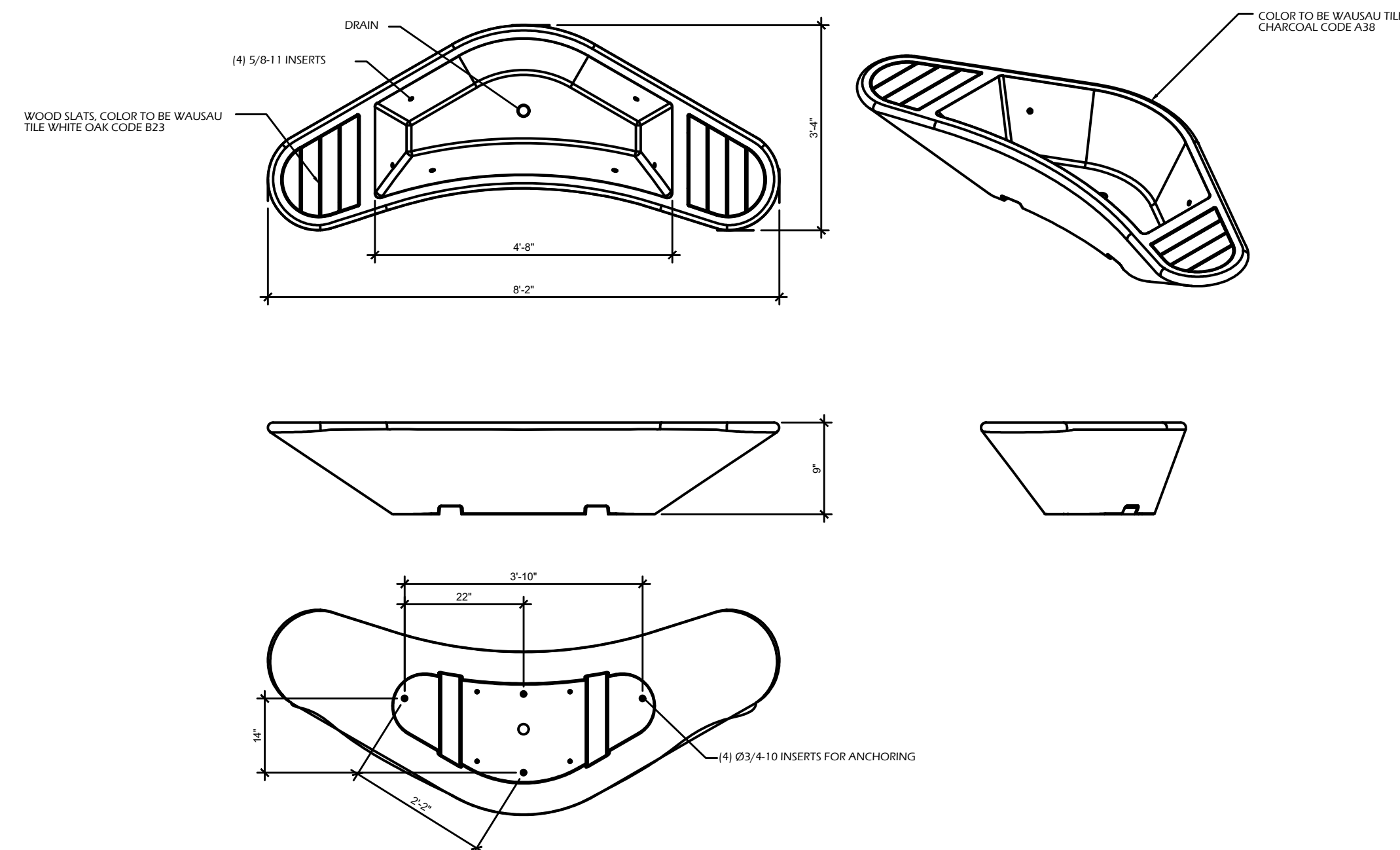
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PROJECT NUMBER 720448-01

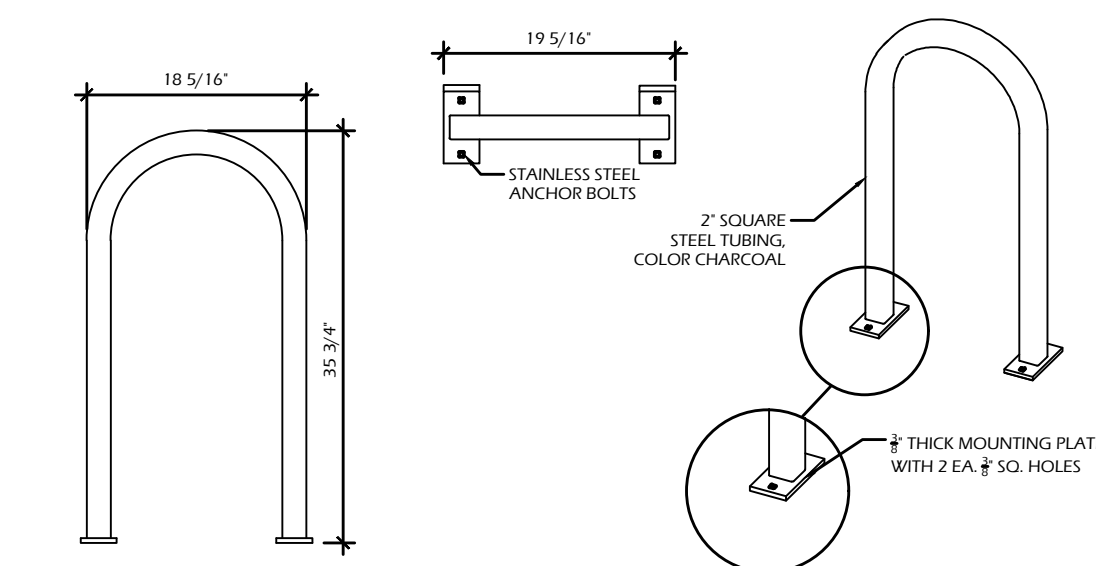
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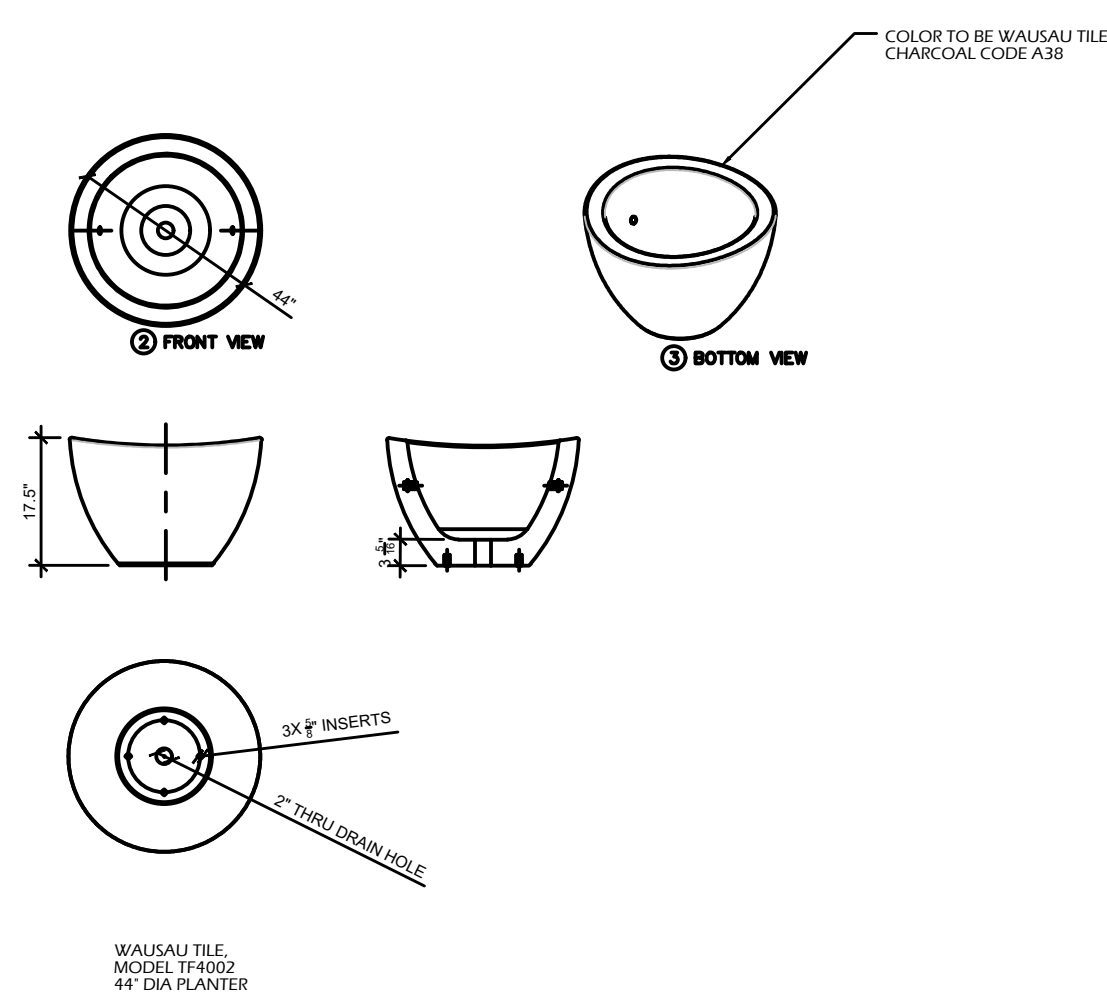
**7 SHRUB PLANTING**  
L 1.1 NTS



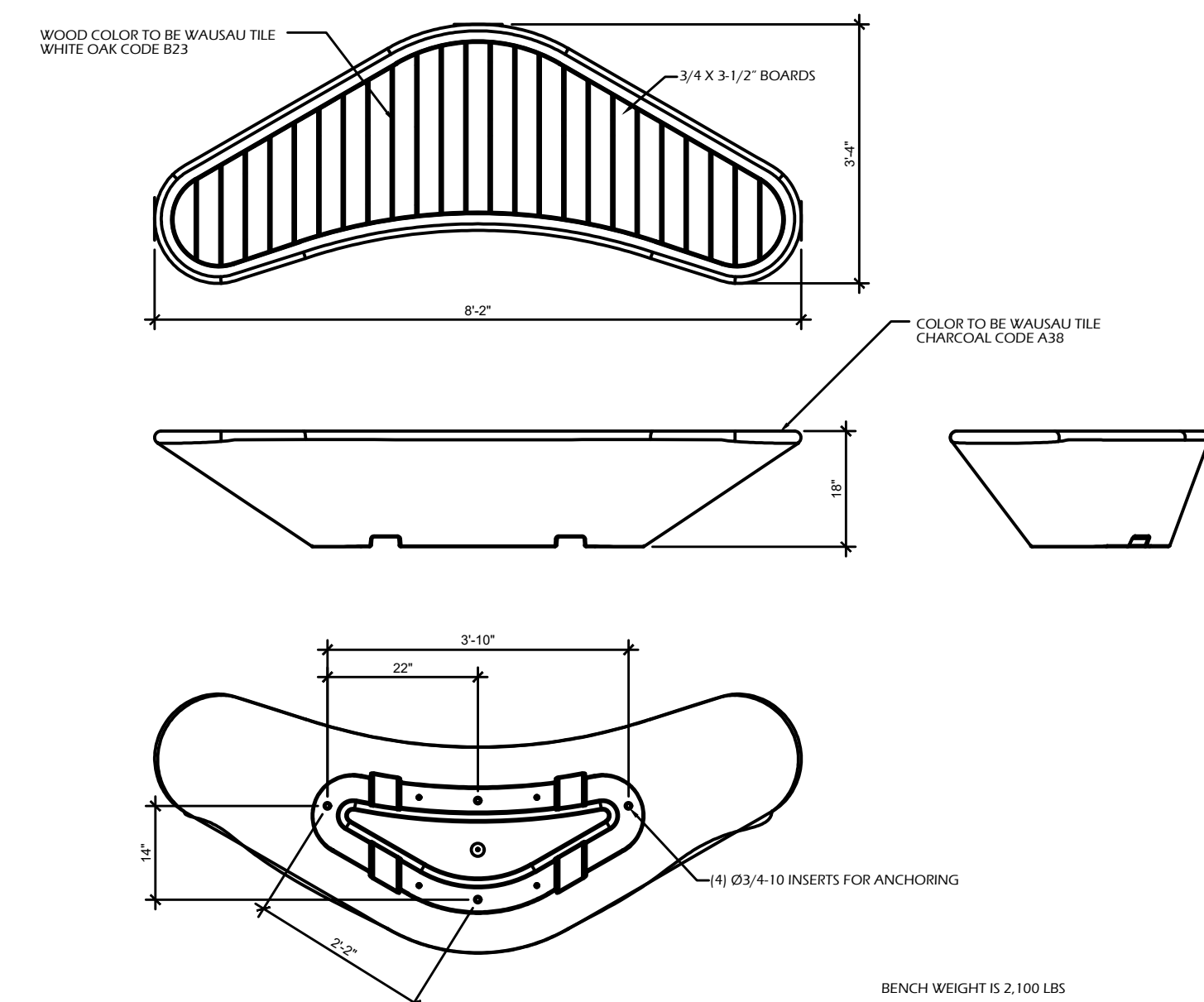
**5 PLANTER TYPE B**  
L 1.1 NTS



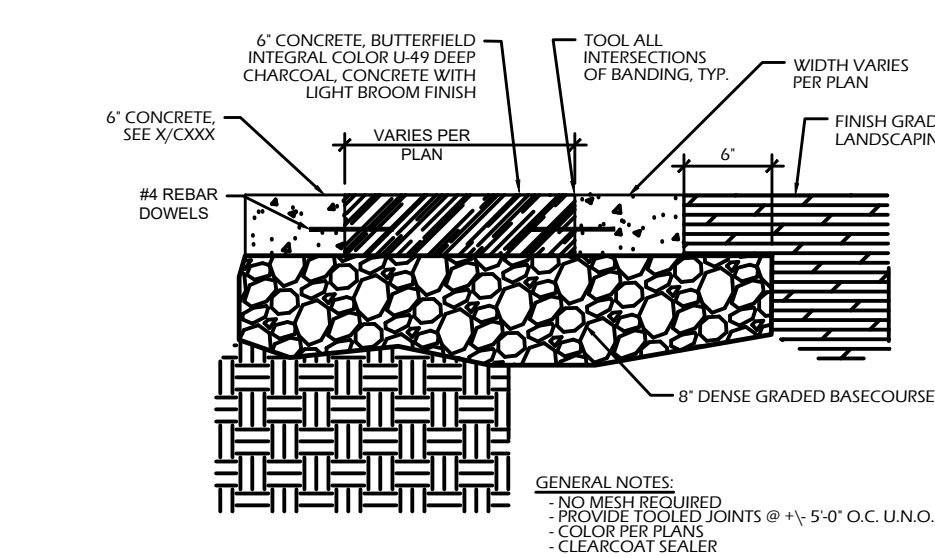
**3 BICYCLE PARKING**  
L 1.1 NTS



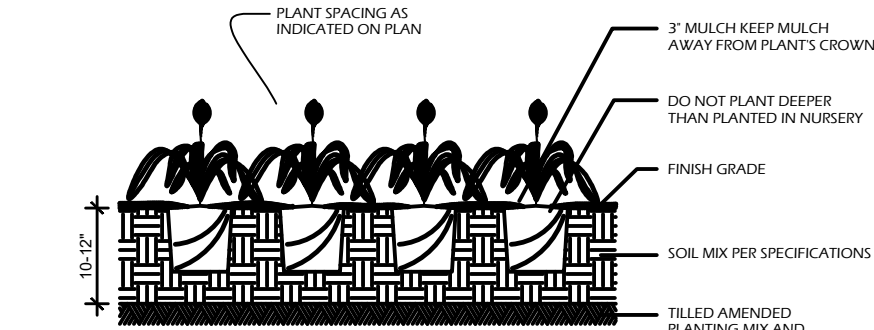
**6 PLANTER TYPE A**  
L 1.1 NTS



**4 BENCH TYPE A**  
L 1.1 NTS



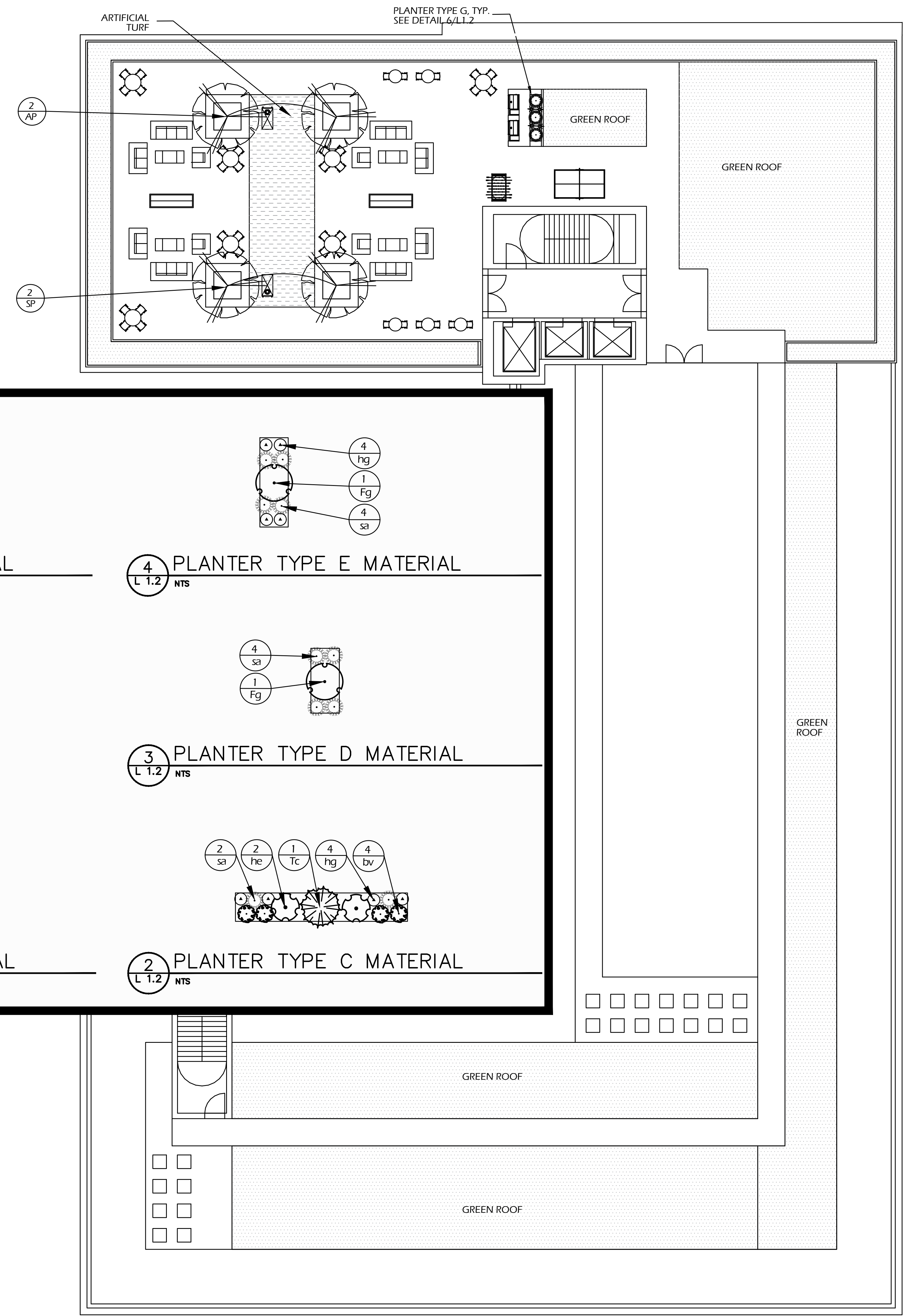
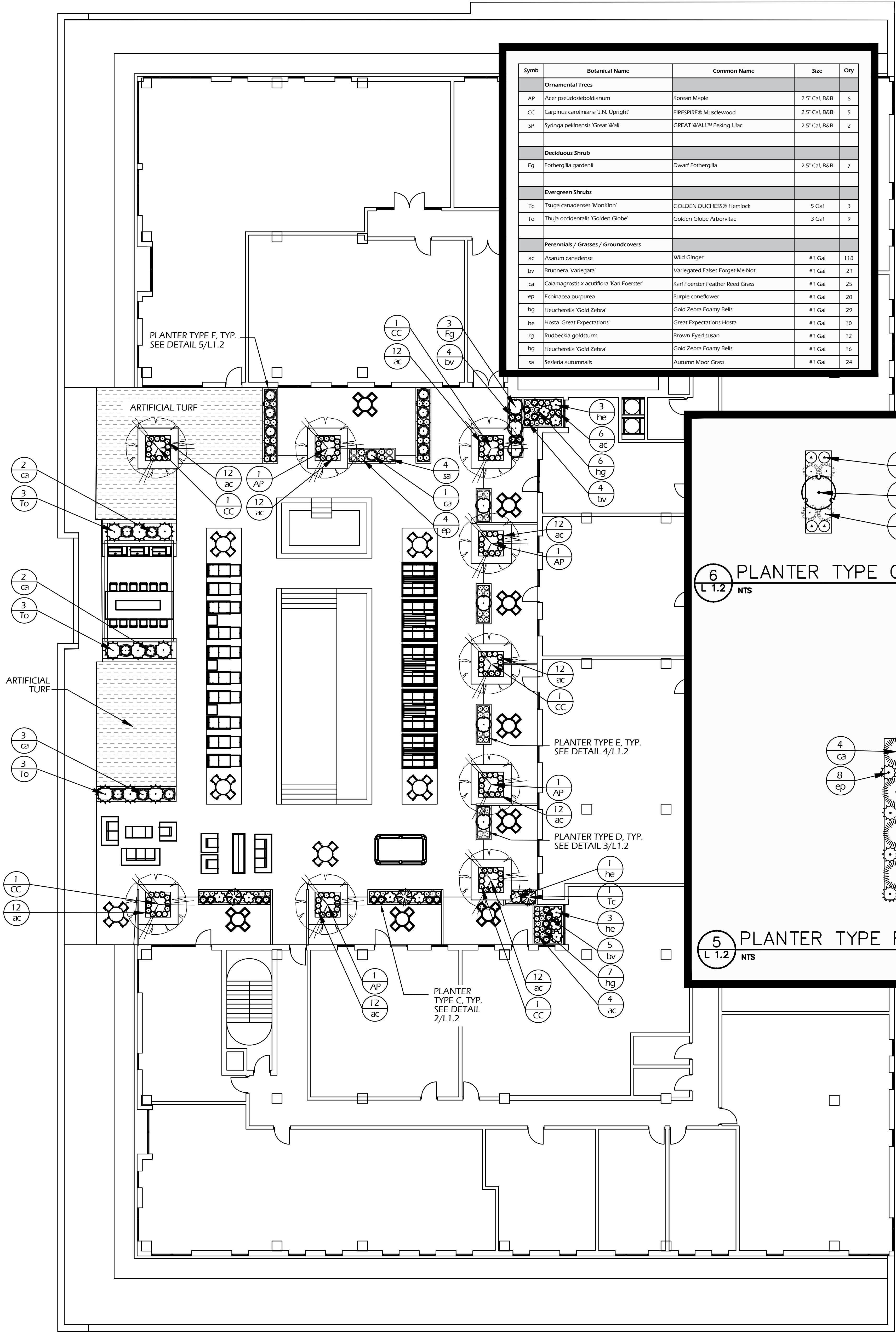
**2 COLORED CONCRETE BAND**  
L 1.1 NTS



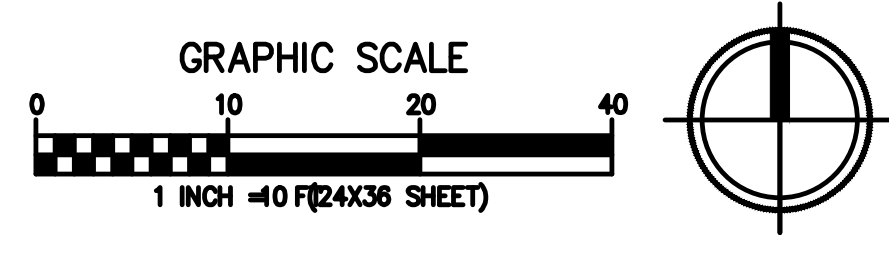
**1 PERENNIAL PLANTING**  
L 1.1 NTS

DESCRIPTION

Symbol	Botanical Name	Common Name	Size	Qty
<b>Ornamental Trees</b>				
AP	<i>Acer pseudobidulatum</i>	Korean Maple	2.5" Cal, B&B	6
CC	<i>Carpinus caroliniana 'JM Upright'</i>	FIRESPR® Muscletwood	2.5" Cal, B&B	5
SP	<i>Syringa pekinensis 'Great Wall'</i>	GREAT WALL™ Peking Lilac	2.5" Cal, B&B	2
<b>Deciduous Shrub</b>				
Fg	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	2.5" Cal, B&B	7
<b>Evergreen Shrubs</b>				
Tc	<i>Taxus canadensis 'Monkini'</i>	GOLDEN DUCHESS® Hemlock	5 Gal	3
To	<i>Thuja occidentalis 'Golden Globe'</i>	Golden Globe Arborvitae	3 Gal	9
<b>Perennials / Grasses / Groundcovers</b>				
ac	<i>Asarum canadense</i>	Wild Ginger	#1 Gal	118
bv	<i>Brunnera 'Vanegas'</i>	Vanegated Fates Forget-Me-Not	#1 Gal	21
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#1 Gal	25
ep	<i>Echinacea purpurea</i>	Purple coneflower	#1 Gal	20
hg	<i>Heuchera 'Gold Zebra'</i>	Gold Zebra Foamy Belts	#1 Gal	29
he	<i>Hosta 'Great Expectations'</i>	Great Expectations Hosta	#1 Gal	10
rg	<i>Rudbeckia goldstrum</i>	Brown Eyed susan	#1 Gal	12
hg	<i>Heuchera 'Gold Zebra'</i>	Gold Zebra Foamy Belts	#1 Gal	16
sa	<i>Setaria autumnalis</i>	Autumn Moor Grass	#1 Gal	24

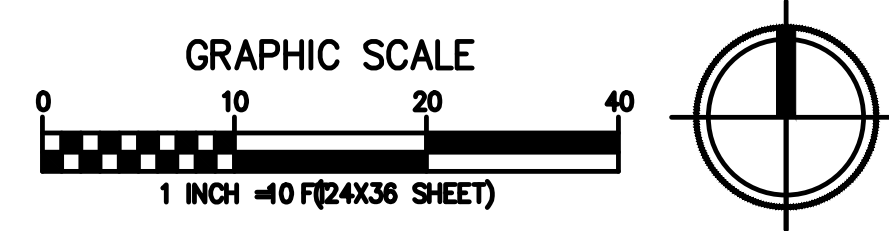


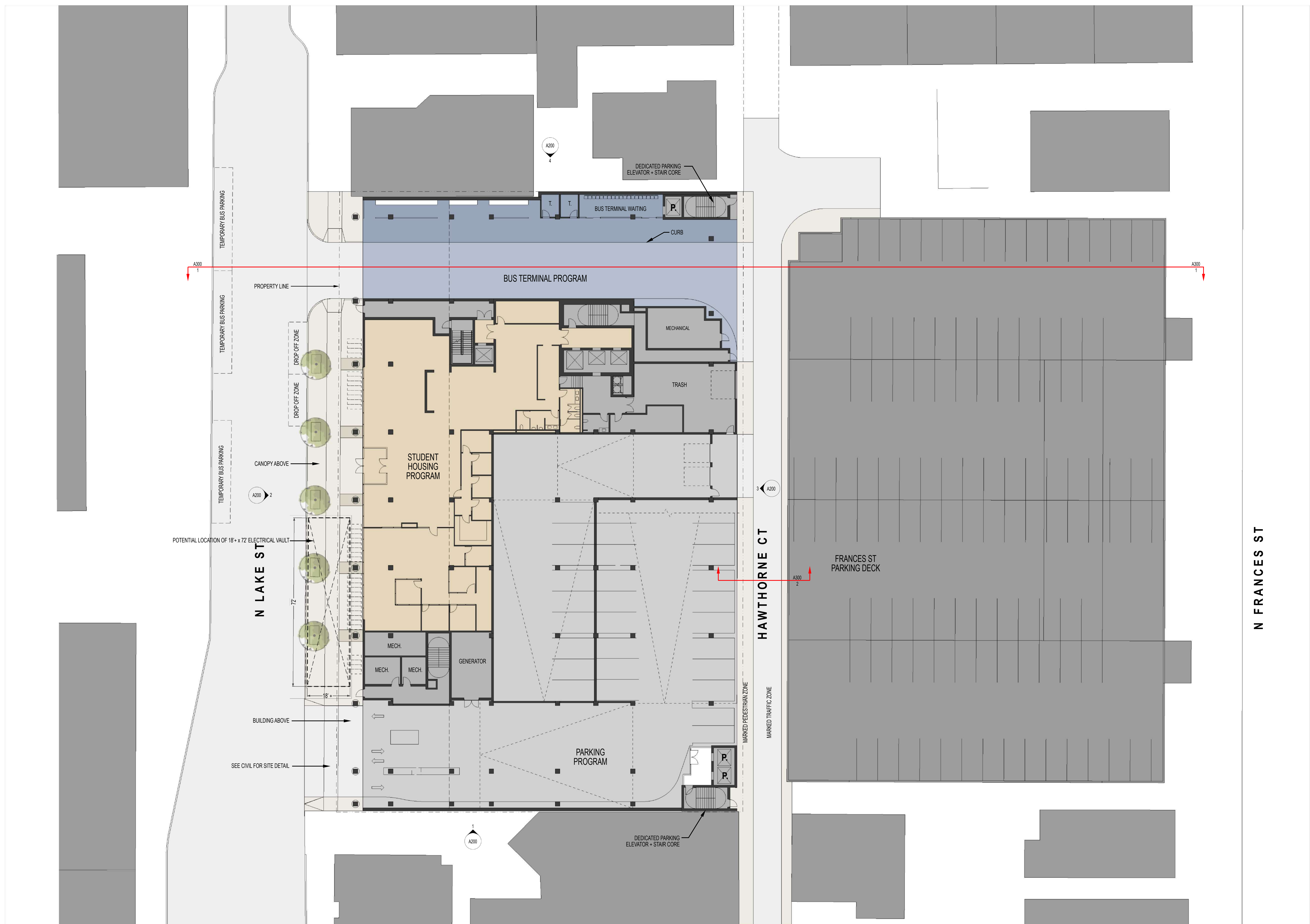
**7** LEVEL 4 PLANTING PLAN  
 L 1.2 NTS



REFER TO ARCHITECTURAL PLANS FOR TERRACE PROGRAM & HARDSCAPE DETAILS

**1** ROOF TOP TERRACE PLANTING PLAN  
 L 1.2 NTS



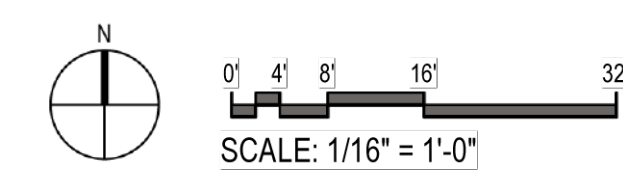


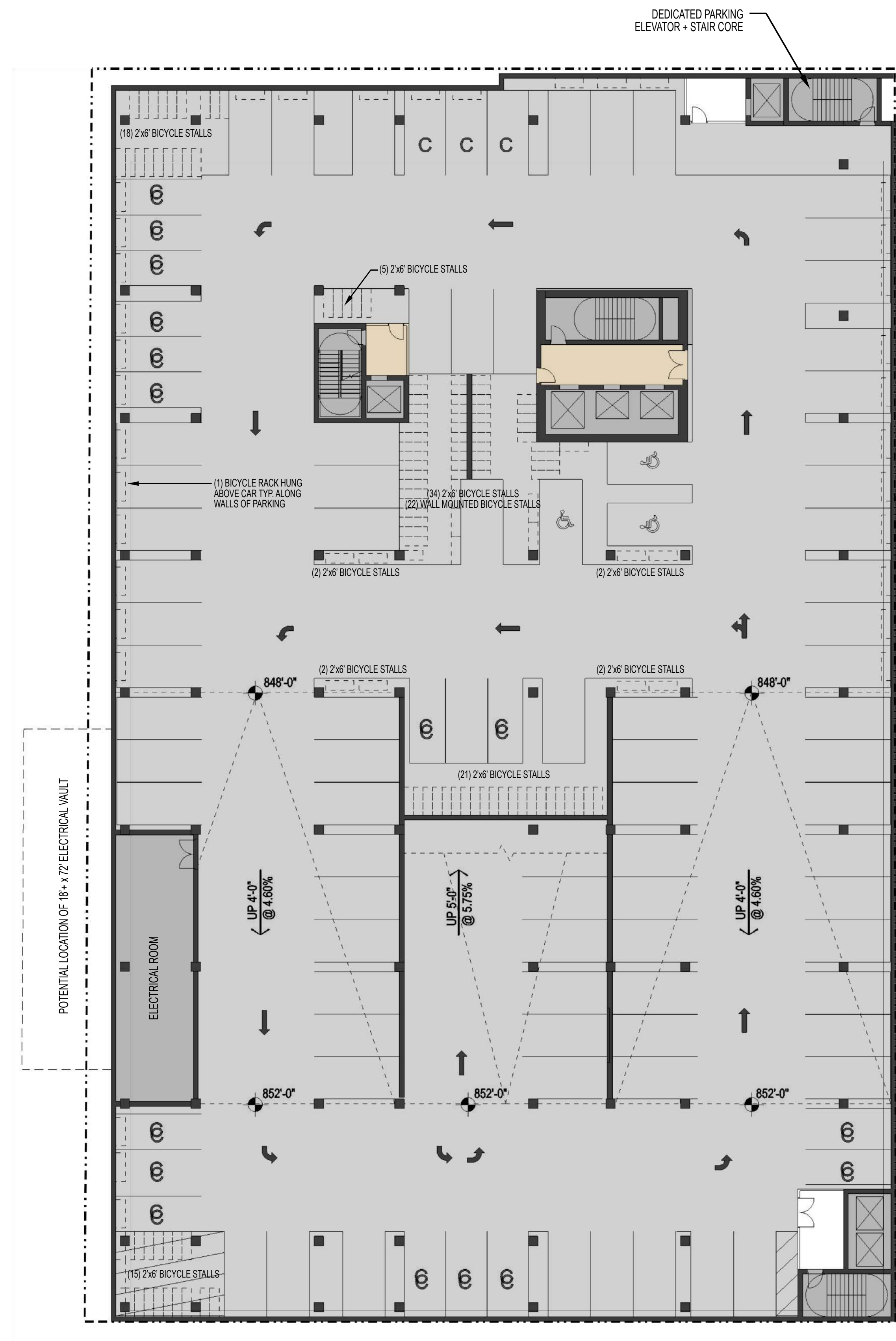
**1** GROUND FLOOR  
1/16" = 1'-0"

- KEY**
- BUS TERMINAL PROGRAM
  - STUDENT HOUSING PROGRAM
  - PARKING PROGRAM

**NOTE:**  
 -PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.  
 -ALL PARKING STALLS ARE 9' x 18' UNLESS DESIGNATED 'C' FOR COMPACT.  
 -ALL BIKE STALLS ARE 2' x 6' HORIZONTALLY ORIENTED & FLOOR MOUNTED EXCEPT FOR HUNG BIKE RACKS INDICATED ON THE LOWER LEVEL PLAN (PLAN 1 ON SHEET A101 & DETAIL). BIKE RACK DIMENSIONS TO COMPLY WITH CITY ZONING.

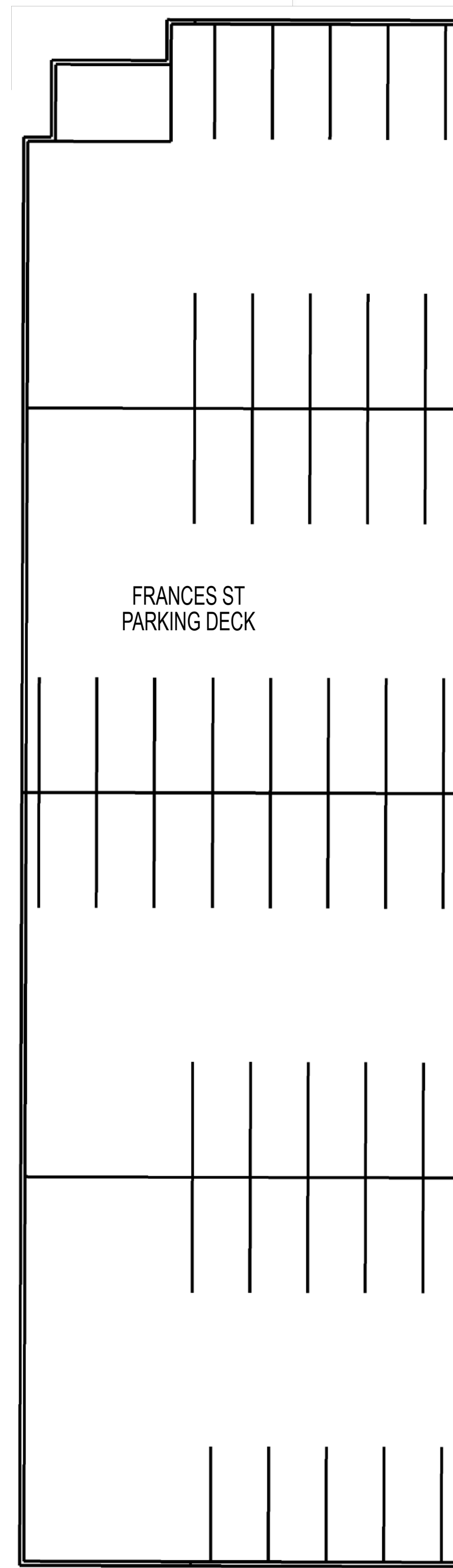
+881.67 DENOTES EXISTING ELEVATION FROM AS-BUILTS  
+888.0' DENOTES PROPOSED ELEVATION DATUM





**1** LOWER LEVEL  
1/16" = 1'-0"

- KEY**
- BUS TERMINAL PROGRAM
  - STUDENT HOUSING PROGRAM
  - PARKING PROGRAM



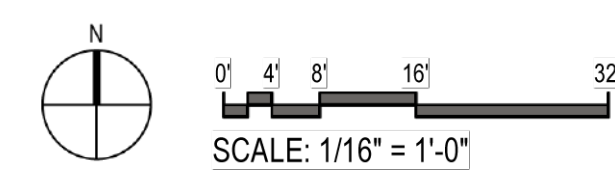
HUNG BIKE RACK DETAIL.  
66 HUNG BIKE RACKS HAVE BEEN PROPOSED.  
OF THE 375 BIKES PROVIDED 17.6% ARE PROPOSED TO BE HUNG.



**2** LEVEL 2  
1/16" = 1'-0"

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881.67' DENOTES EXISTING ELEVATION FROM AS-BUILTS  
888'-0" DENOTES PROPOSED ELEVATION DATUM





**1** LEVEL 2 (P3)  
1/16" = 1'-0"

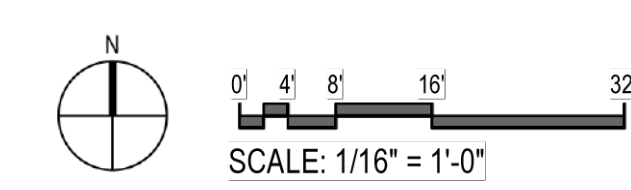


**2** LEVEL P4  
1/16" = 1'-0"

- KEY**
- BUS TERMINAL PROGRAM
  - STUDENT HOUSING PROGRAM
  - PARKING PROGRAM

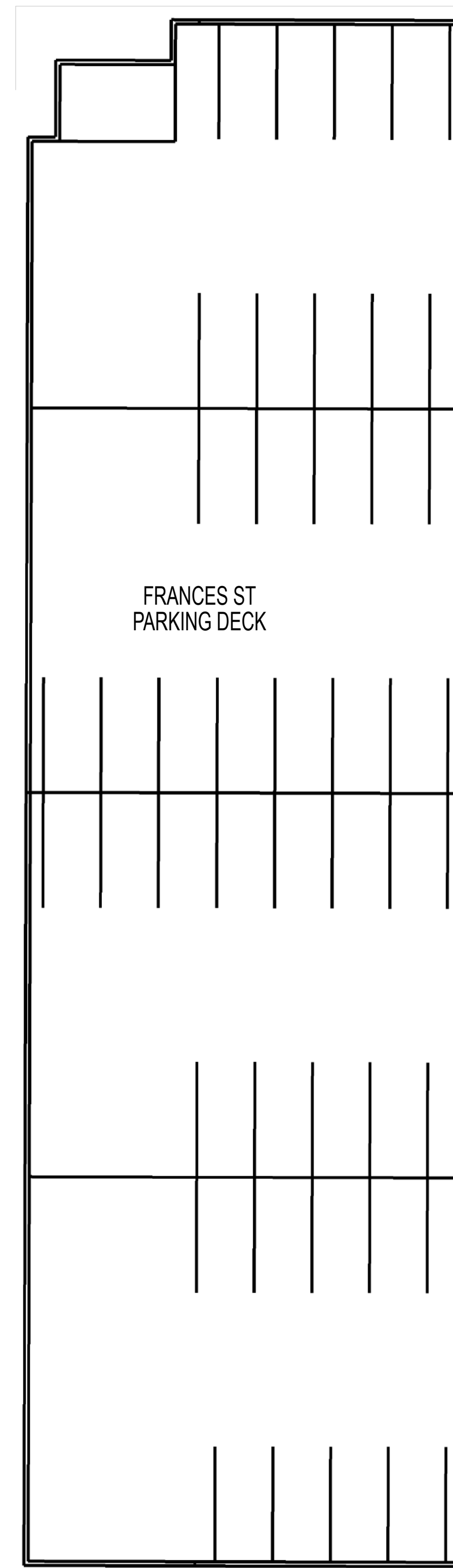
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+881.67' DENOTES EXISTING ELEVATION FROM AS-BUILTS  
+888'-0" DENOTES PROPOSED ELEVATION DATUM

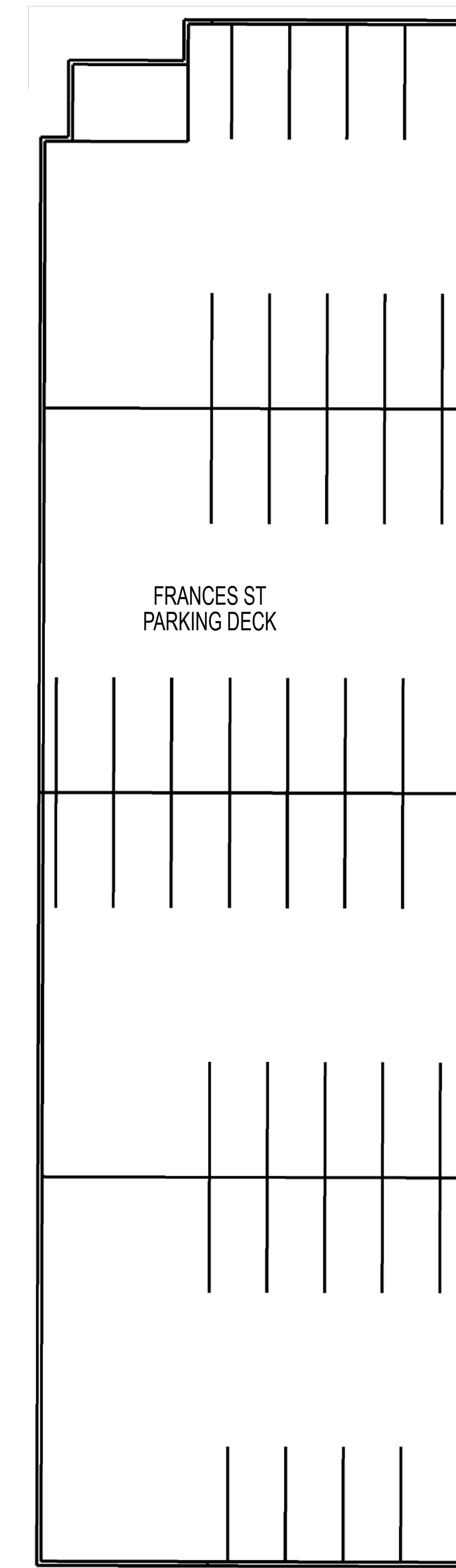




**1** LEVEL 3 (P5)  
1/16" = 1'-0"



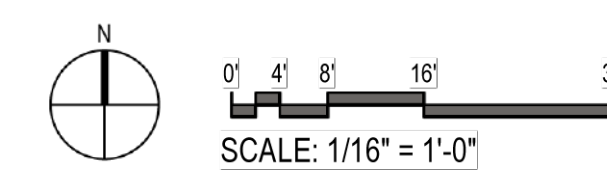
**2** LEVEL P6  
1/16" = 1'-0"

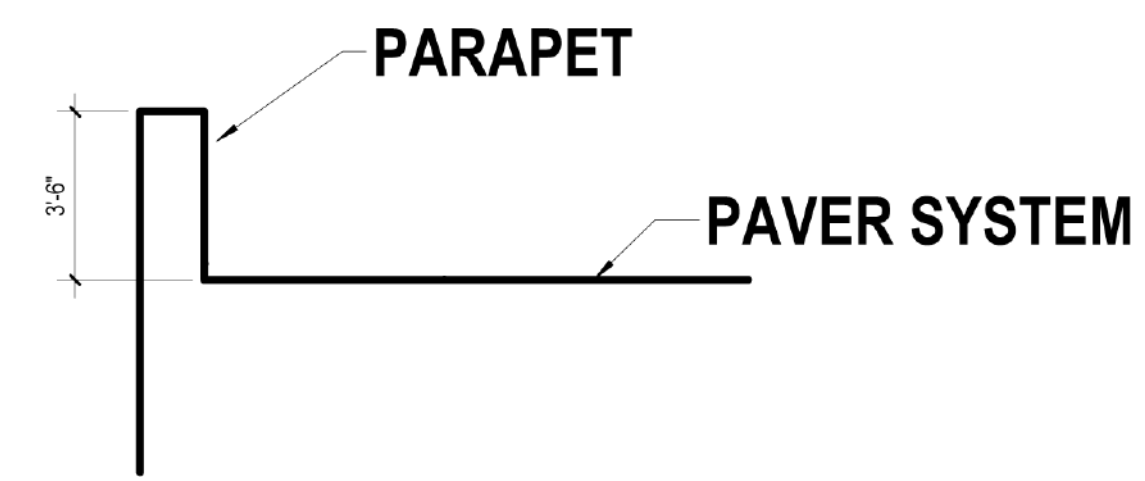


- KEY**
- BUS TERMINAL PROGRAM
  - STUDENT HOUSING PROGRAM
  - PARKING PROGRAM

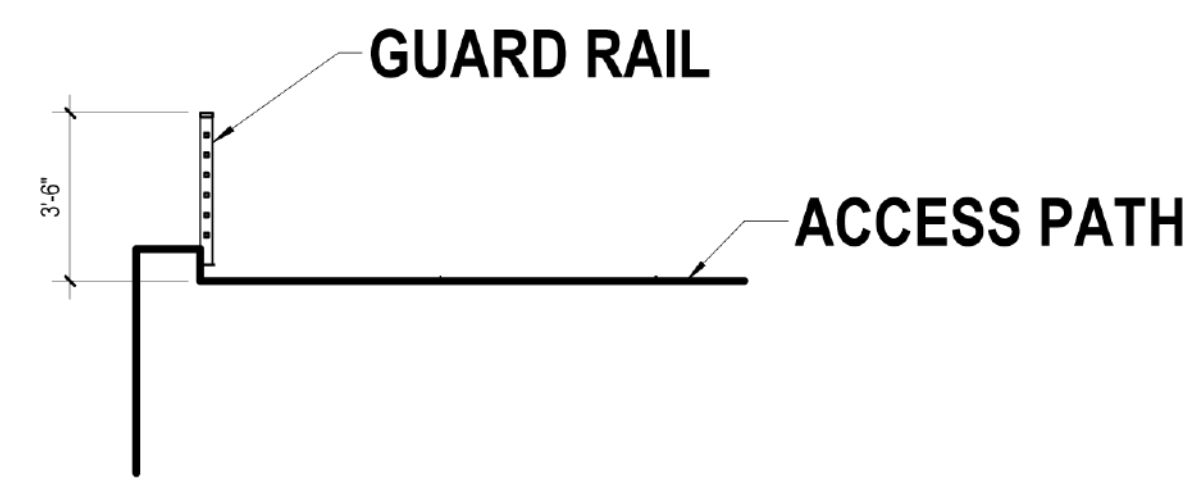
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4881.67' DENOTES EXISTING ELEVATION FROM AS-BUILTS  
 4888'-0" DENOTES PROPOSED ELEVATION DATUM

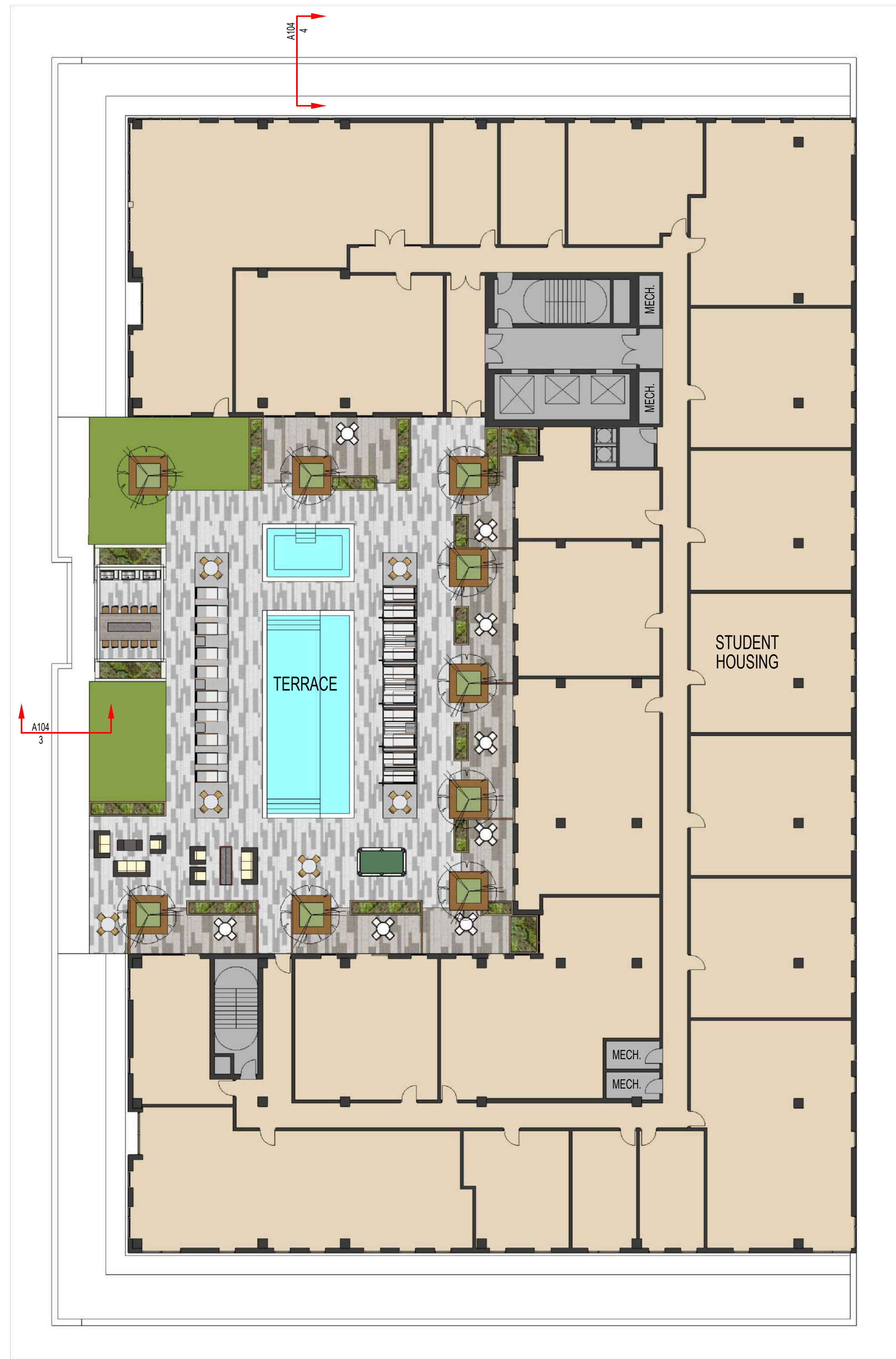




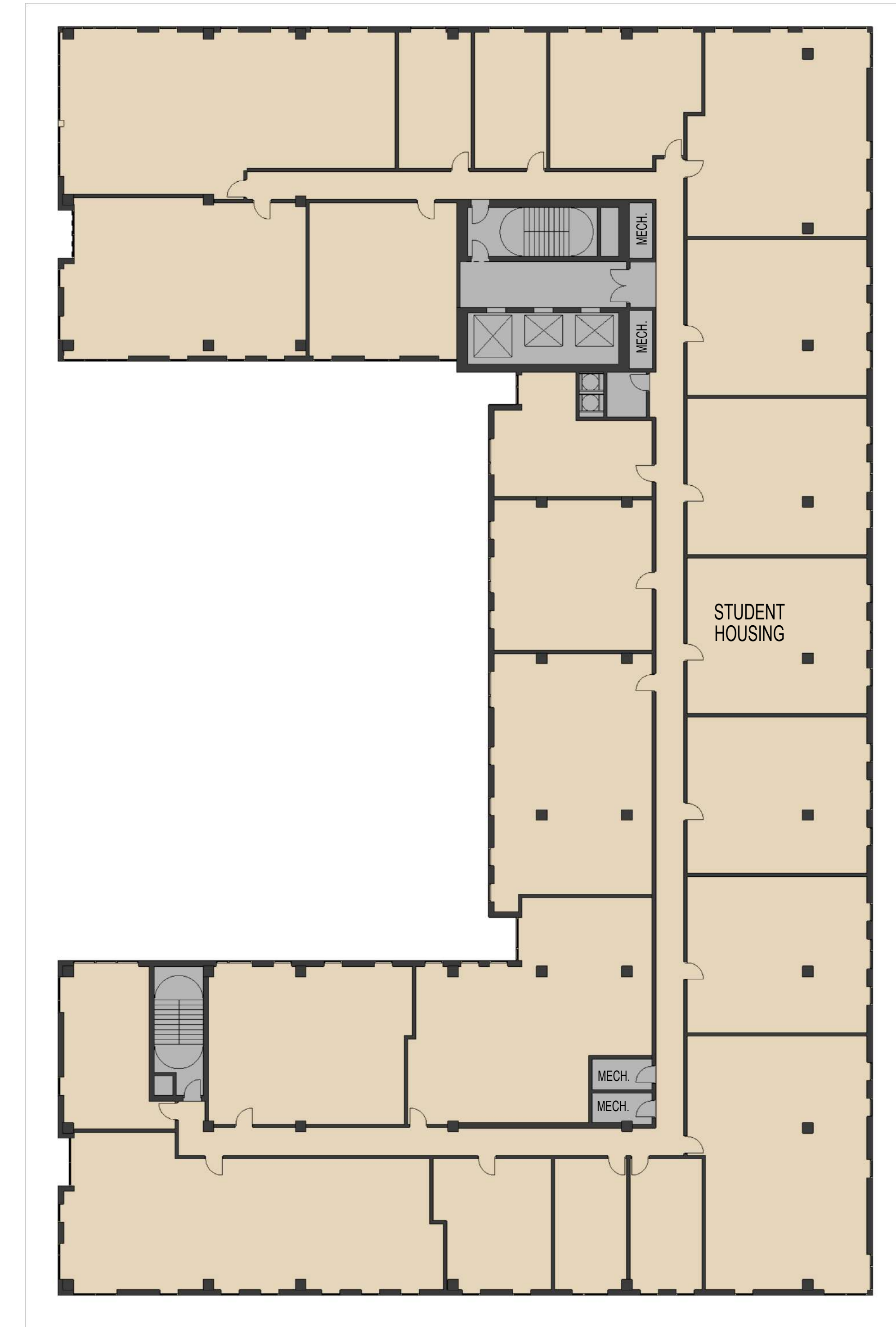
**3** SECTION 1  
1/4" = 1'-0"



**4** SECTION 2  
1/4" = 1'-0"



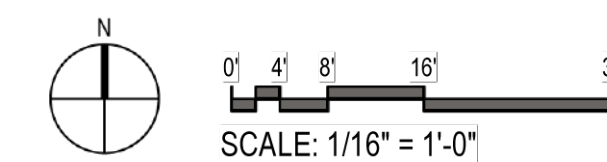
**1** LEVEL 4  
1/16" = 1'-0"

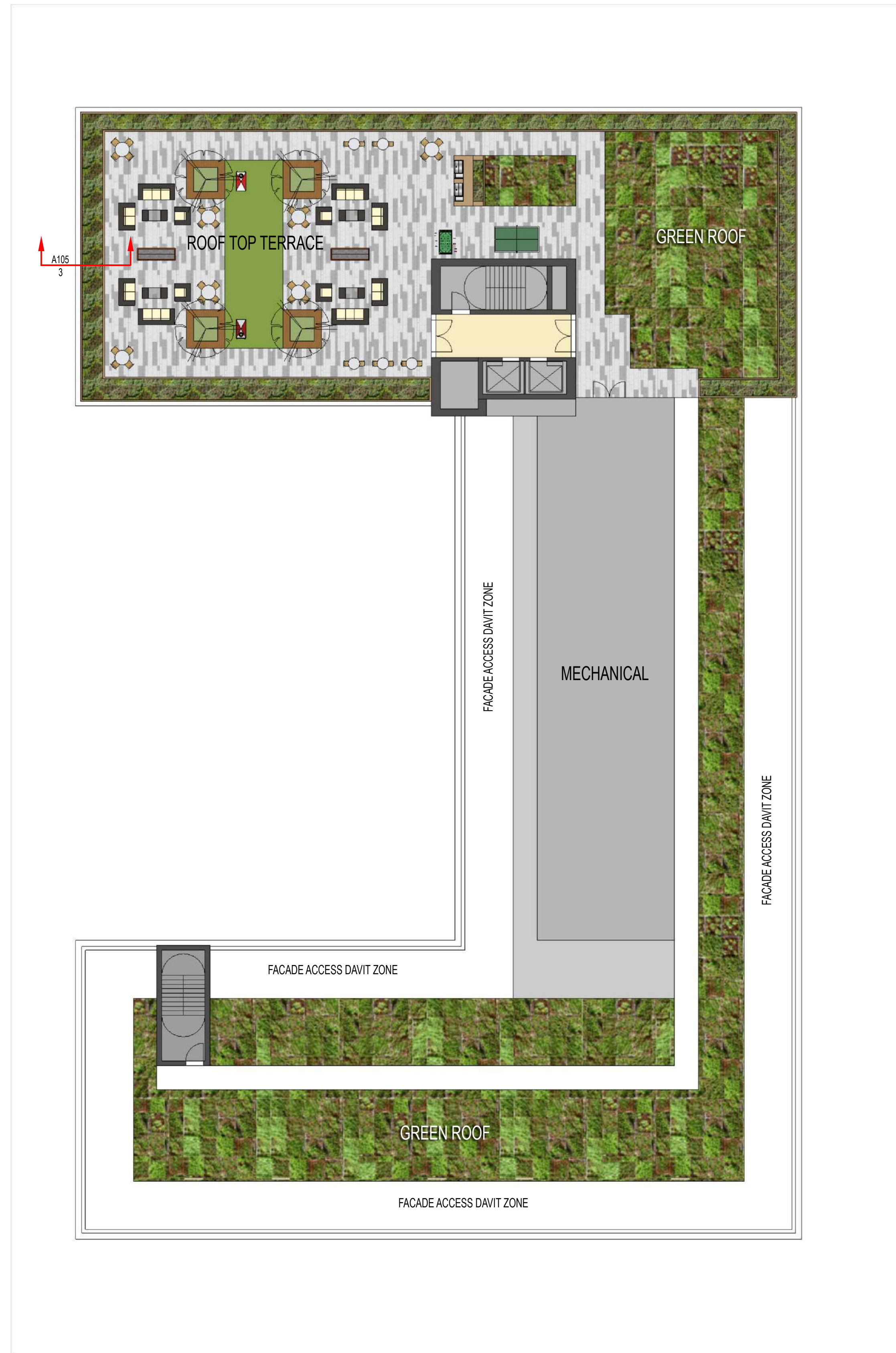


**2** LEVELS 5 - 12  
1/16" = 1'-0"

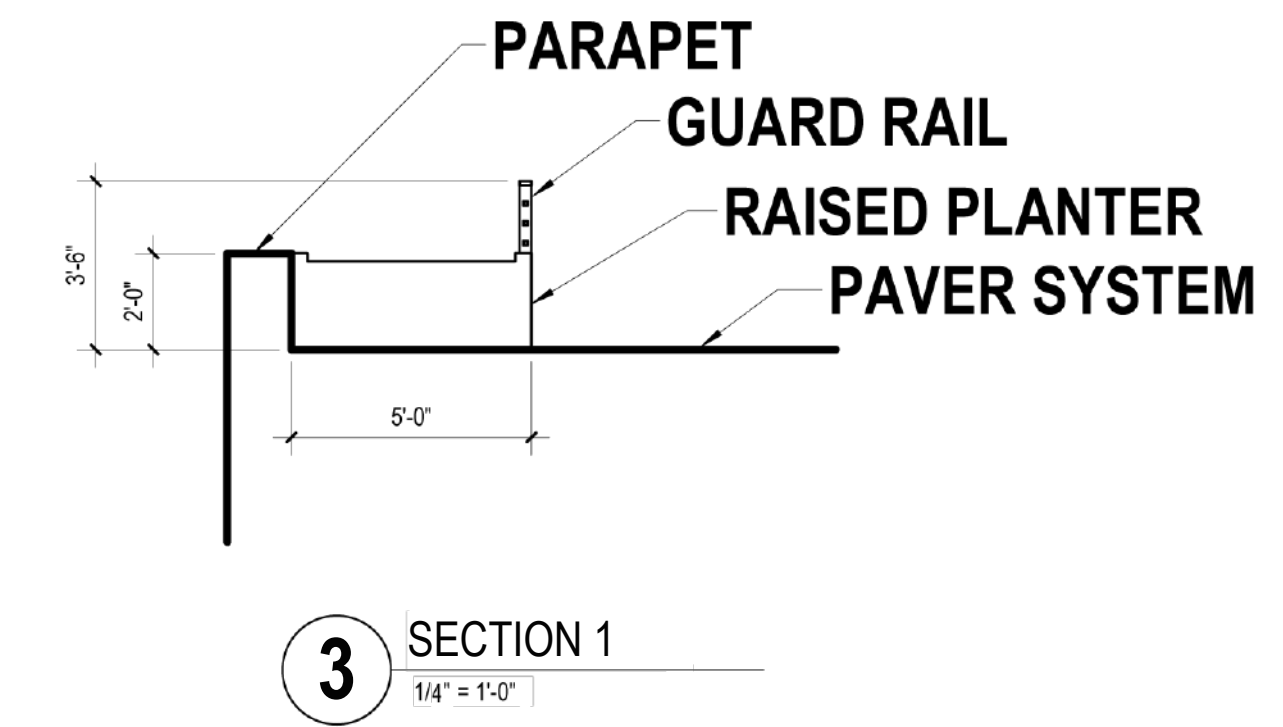
- KEY**
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**2** ROOF TOP TERRACE  
1/16" = 1'-0"



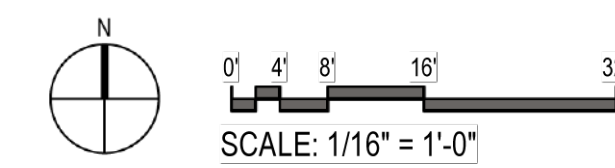
**3** SECTION 1  
1/4" = 1'-0"

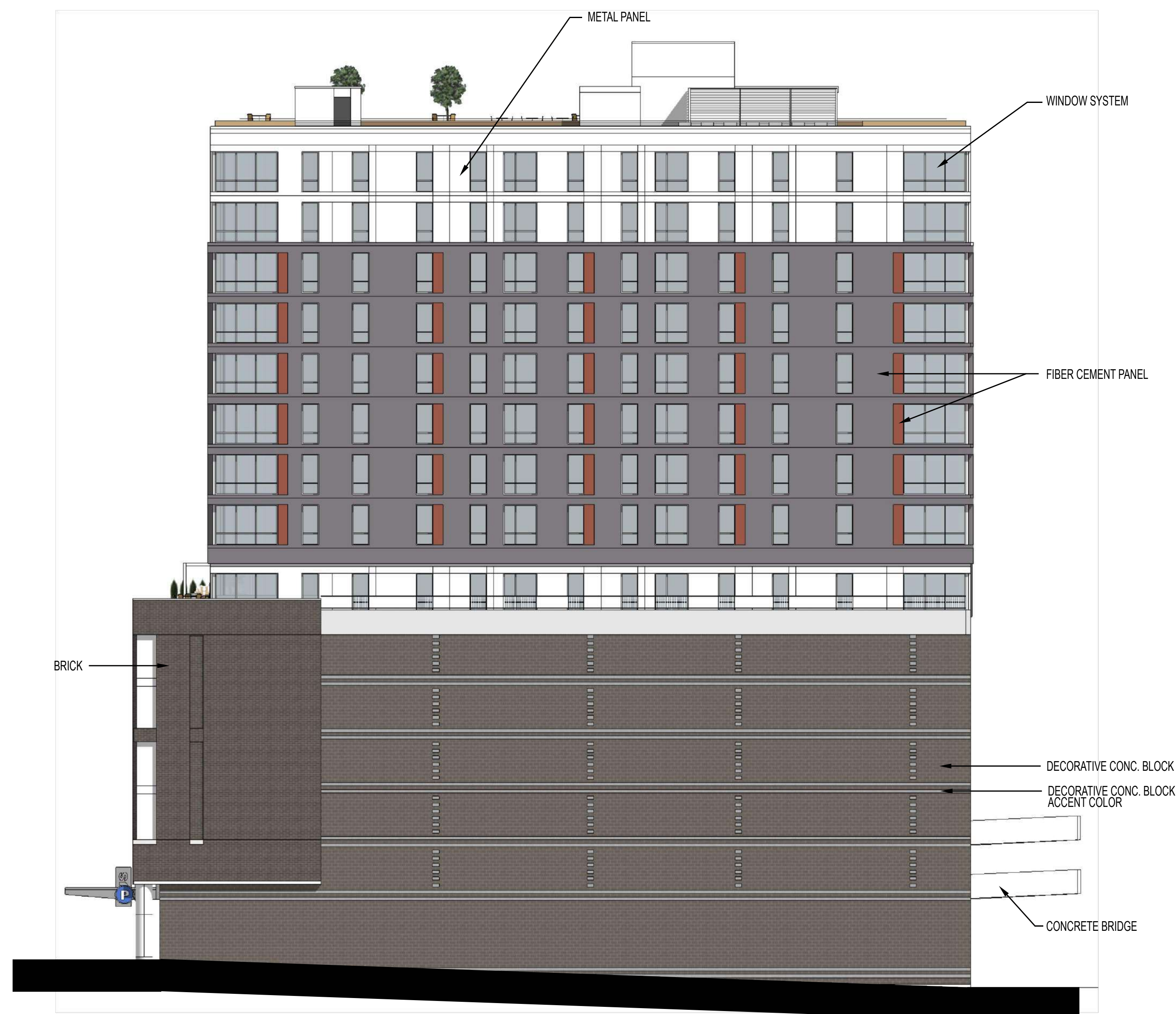


**4** RAILING IMAGE

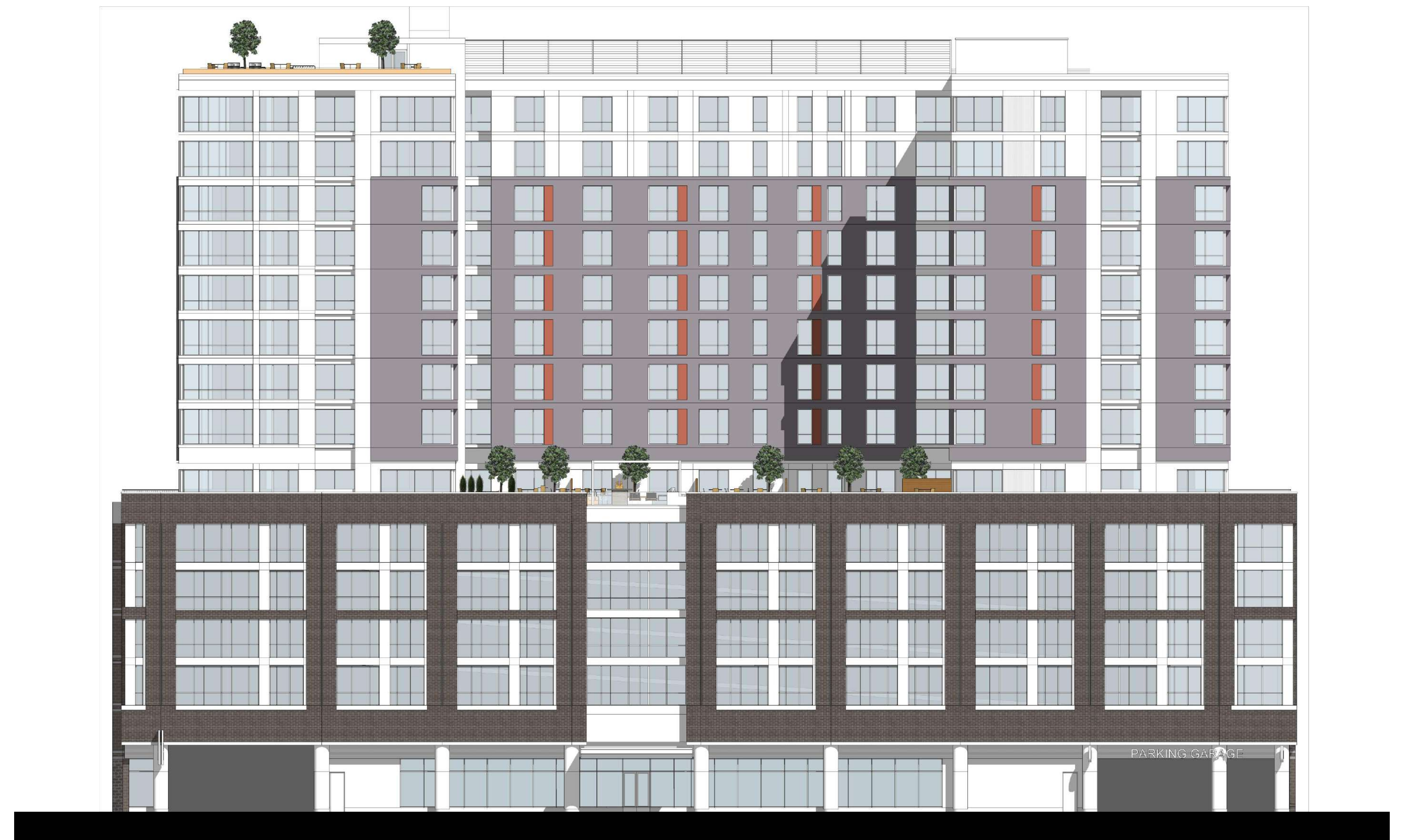
- KEY**
- BUS TERMINAL PROGRAM
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1 SOUTH ELEVATION  
1/16" = 1'-0"



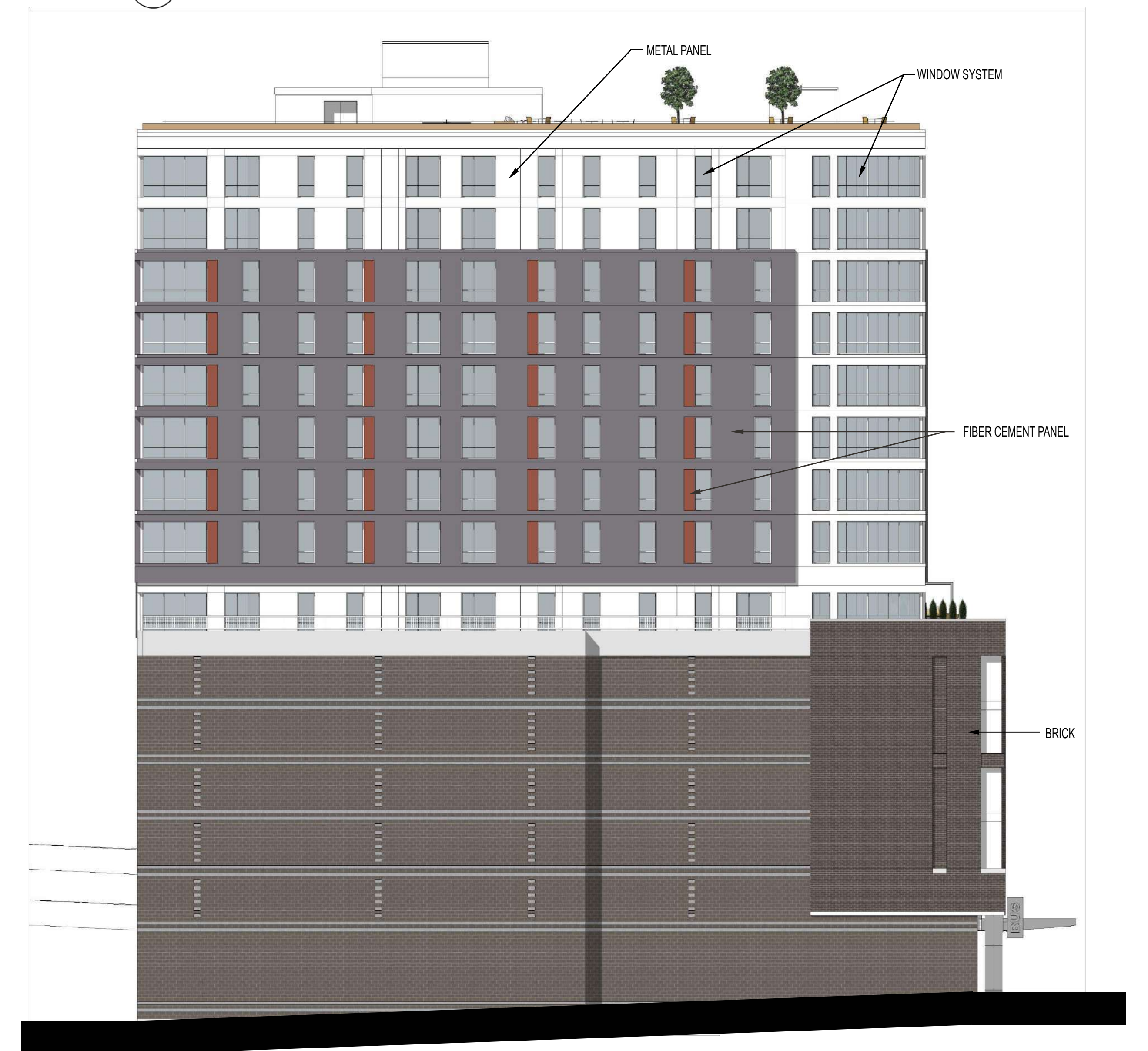
2 WEST ELEVATION  
1/16" = 1'-0"



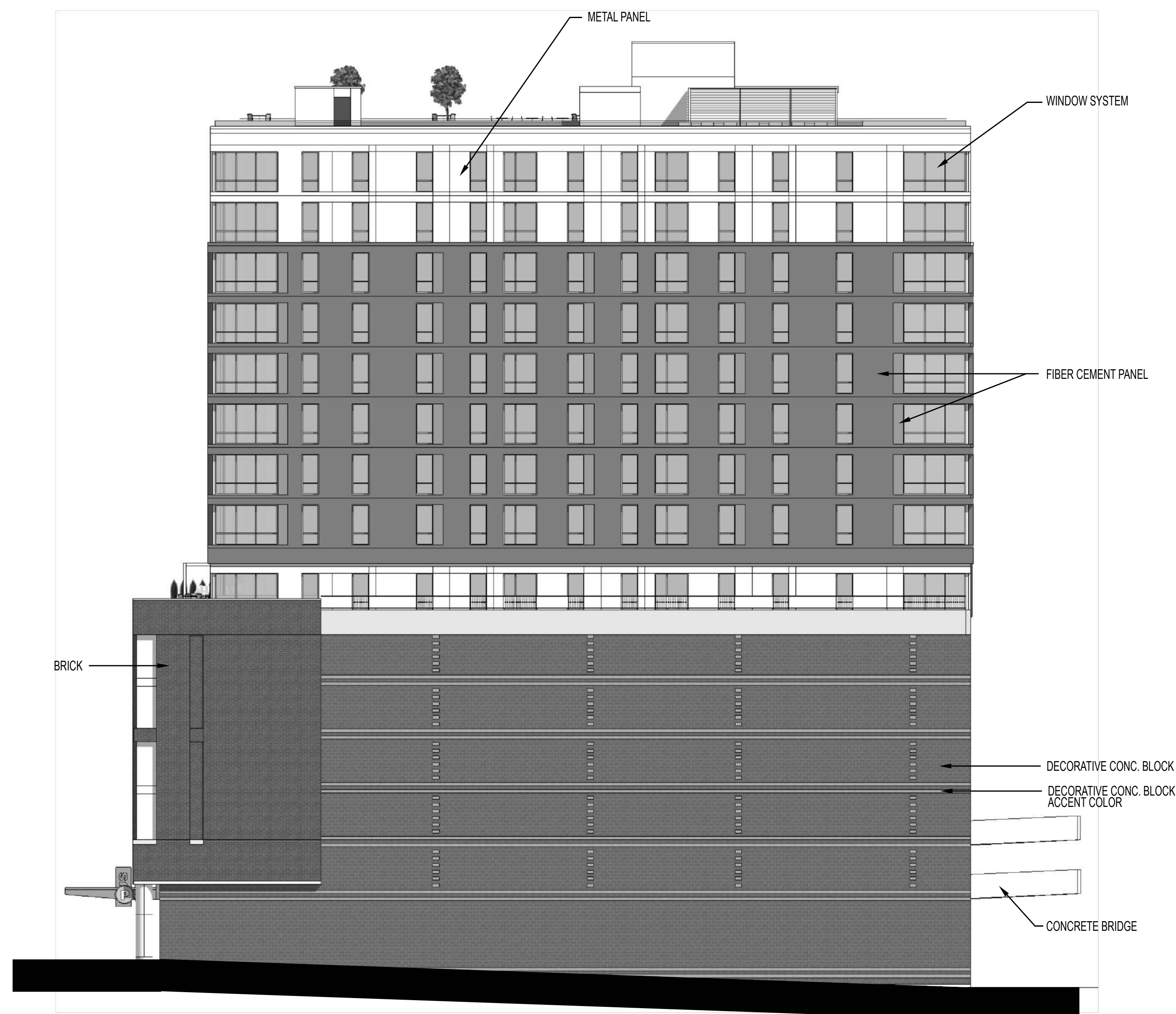
5 CORNER DETAIL



3 EAST ELEVATION  
1/16" = 1'-0"



4 NORTH ELEVATION  
1/16" = 1'-0"



1 SOUTH ELEVATION  
1/16" = 1'-0"



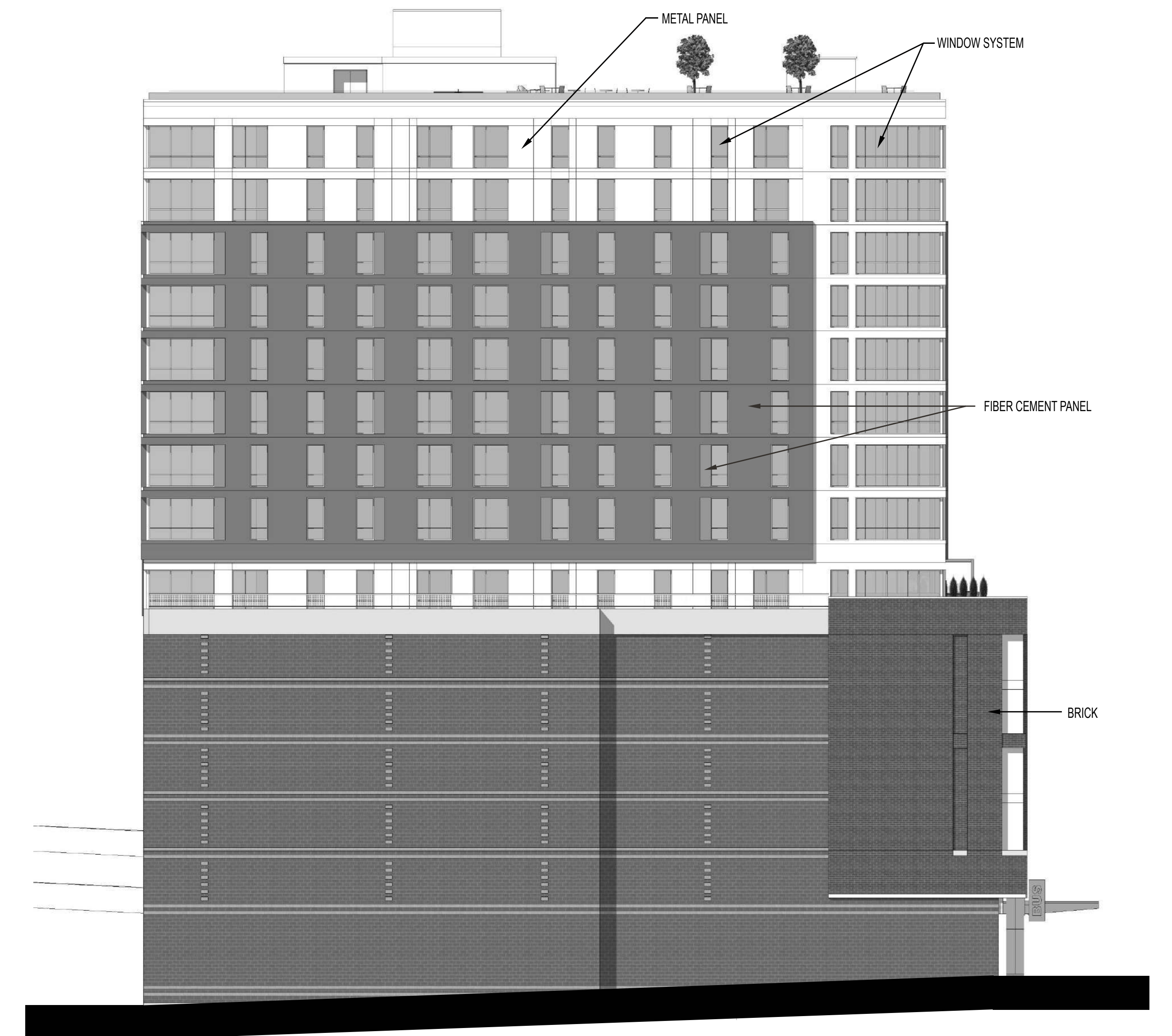
2 WEST ELEVATION  
1/16" = 1'-0"



5 CORNER DETAIL

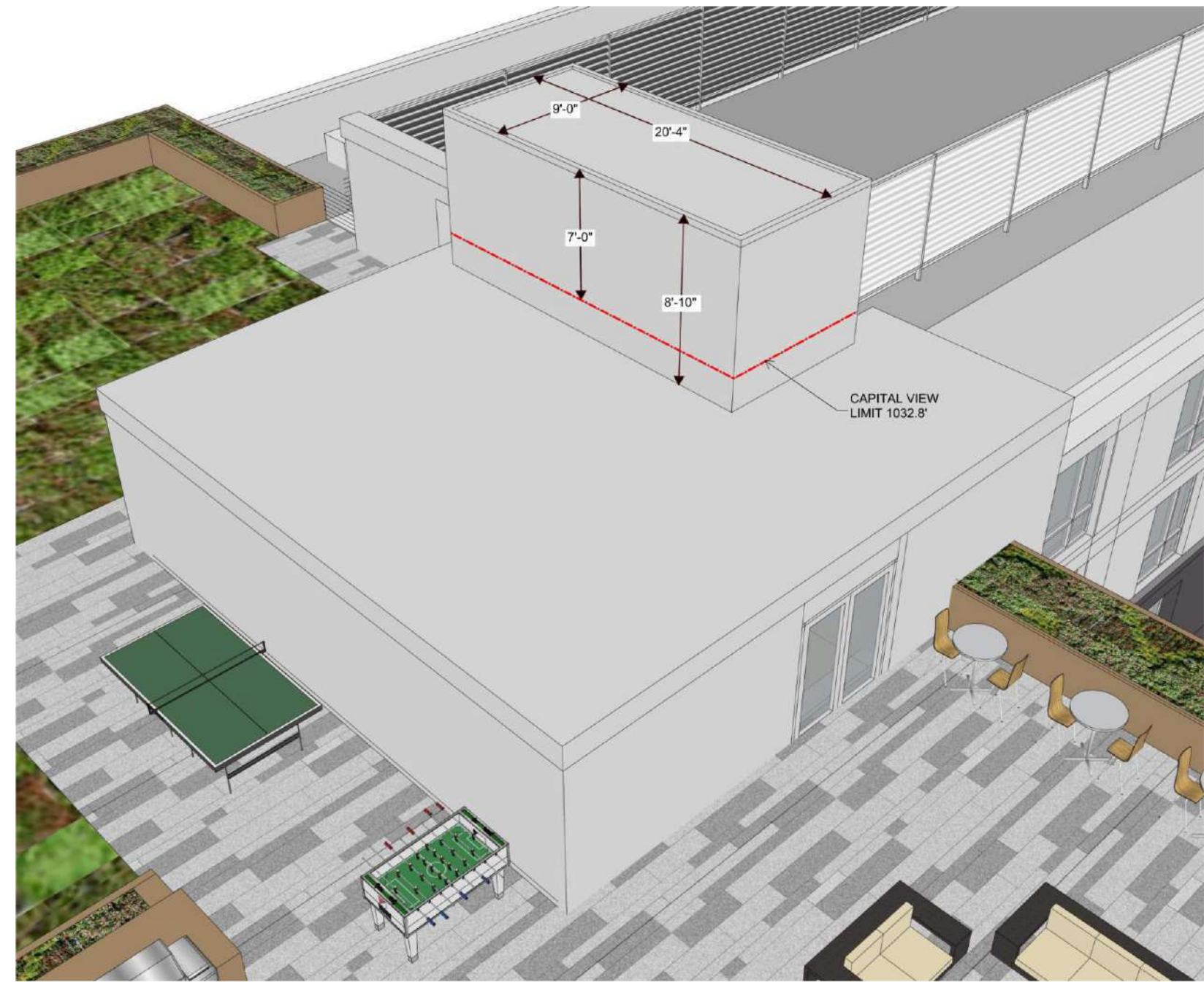


3 EAST ELEVATION  
1/16" = 1'-0"

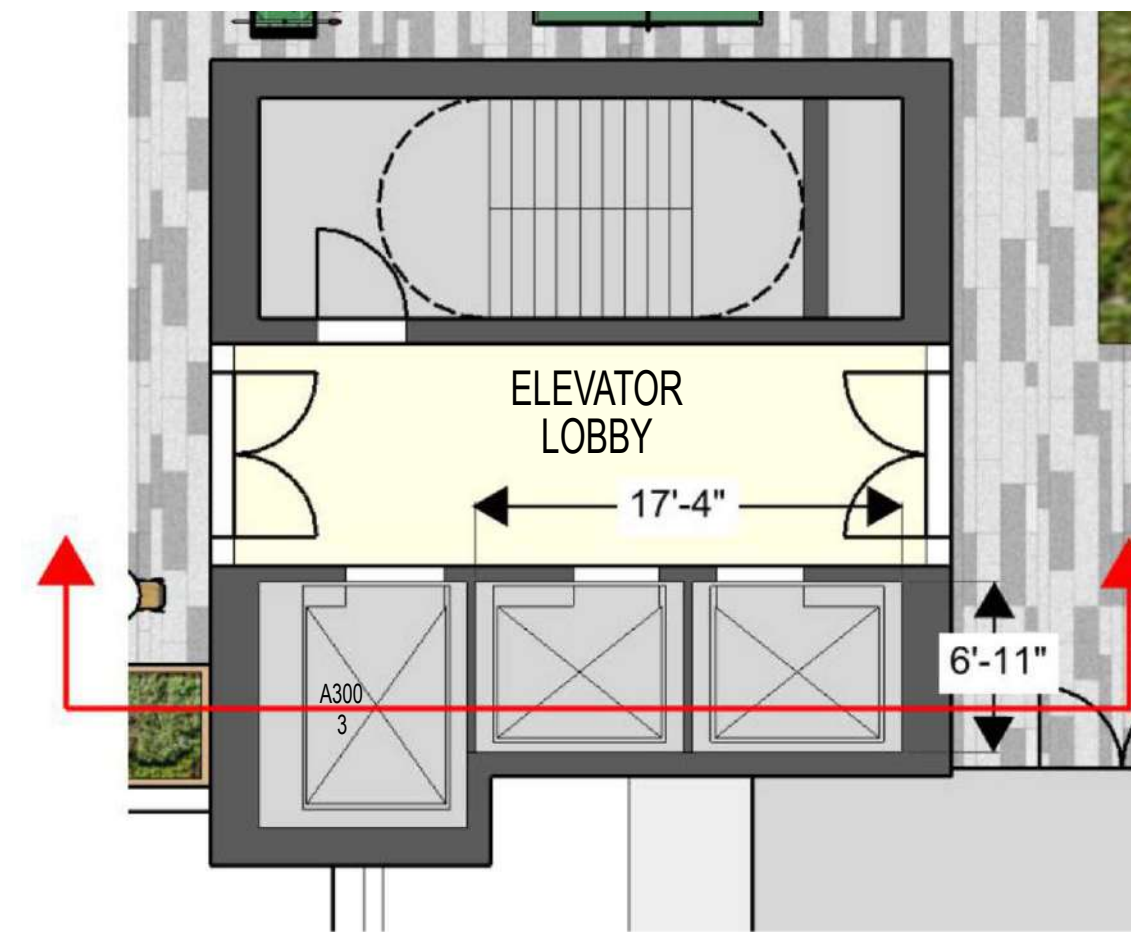


4 NORTH ELEVATION  
1/16" = 1'-0"

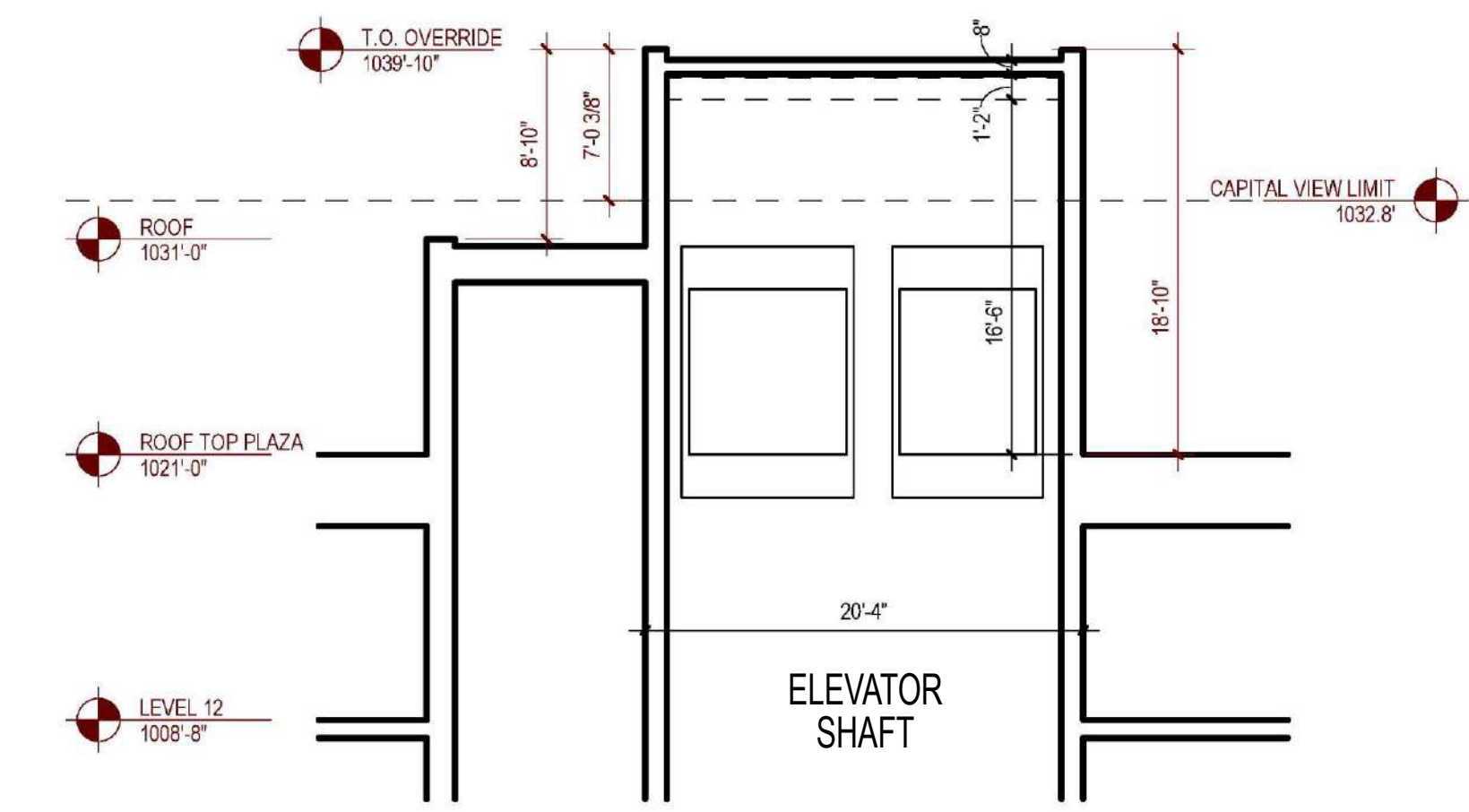
BLACK & WHITE ELEVATIONS



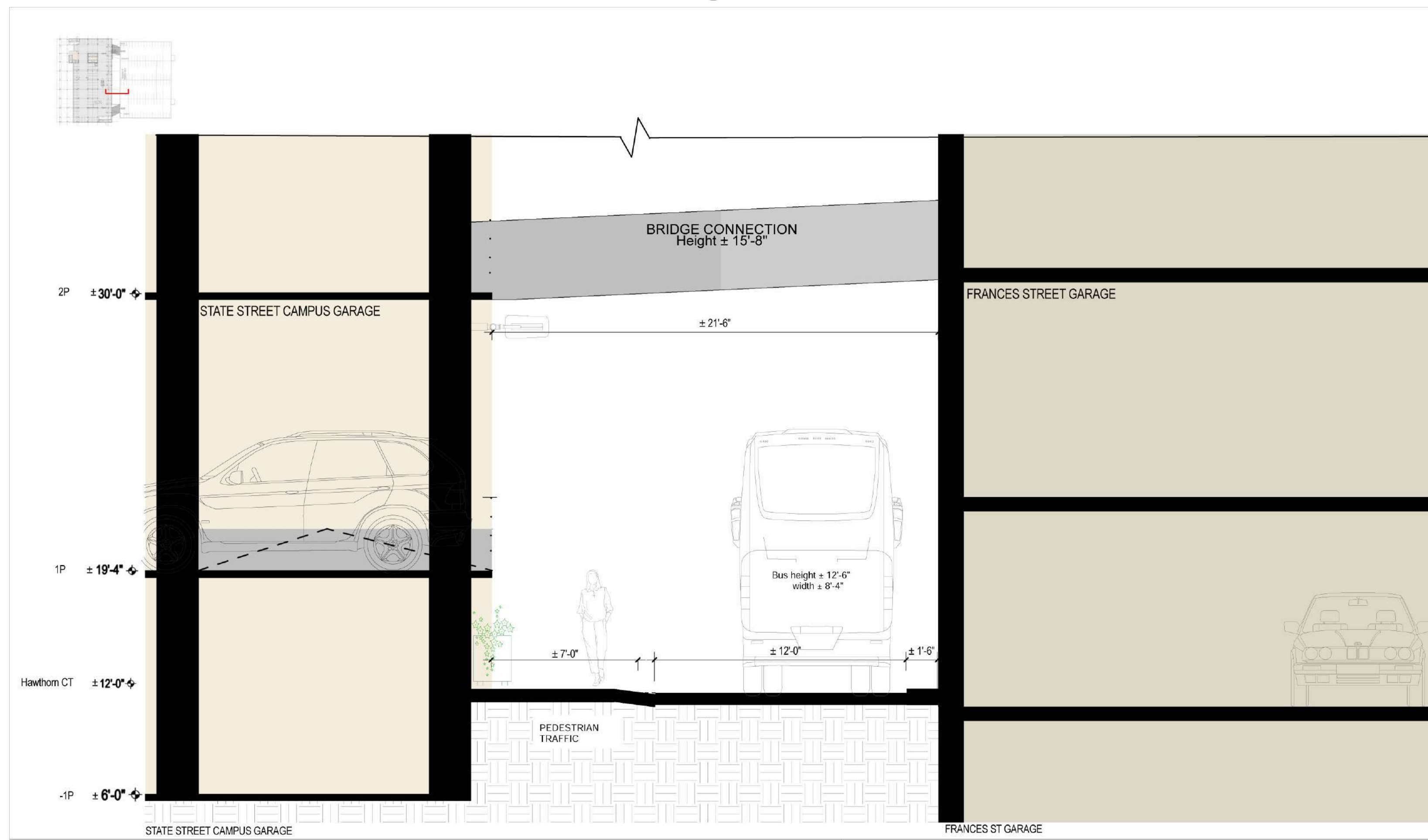
**5** ELEVATOR OVERRIDE PERSPECTIVE  
1/8" = 1'-0"



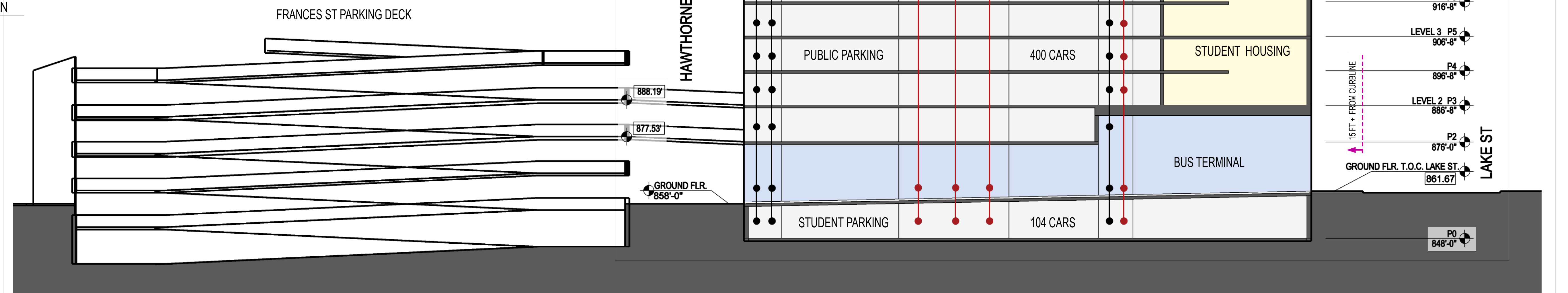
**4** ELEVATOR OVERRIDE PLAN  
1/8" = 1'-0"



**3** ELEVATOR OVERRIDE SECTION  
1/8" = 1'-0"



**2** HAWTHORNE CT SECTION



**1** SITE SECTION  
1/16" = 1'-0"

**LEGEND**  
 ● APARTMENT ELEVATOR STOP  
 ● PARKING GARAGE ELEVATOR STOP

NOTE: SECTION IS CONCEPTUAL AND SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.

COMPLYING WITH THE CITY'S ZONING CODE OF A 12 STORY MAXIMUM BUILDING HEIGHT ON THE SITE, THE MASSING STRATEGY FOR THE NEW THEORY MADISON DEVELOPMENT UTILIZES 2 FLOORS OF LOFT APARTMENT UNITS IN FRONT OF THE NEW PARKING STRUCTURE TO CREATE A MORE ACTIVE STREET SCAPE ENVIRONMENT ON LAKE STREET.

IN ADDITION TO THE REQUIRED FRONTAGE SETBACK AND BUILDING STEP-BACK AT LAKE STREET, THE TEAM IS ALSO PROPOSING A COLONADE TO FURTHER IMPROVE THE PEDESTRIAN SIDEWALK CONDITION.

CONSISTENT WITH THE ADJACENT HUB AND JAMES DEVELOPMENTS TO THE EAST, AN OUTDOOR ROOF TERRACE IS PROPOSED FOR THE BUILDING TO TAKE ADVANTAGE OF THE GREAT VIEWS OF OUR CITY AND TO LAKE MENDOTA THAT THE SITE OFFERS.



EXTERIOR IMAGE



EXTERIOR IMAGE



EXTERIOR IMAGE



EXTERIOR IMAGE



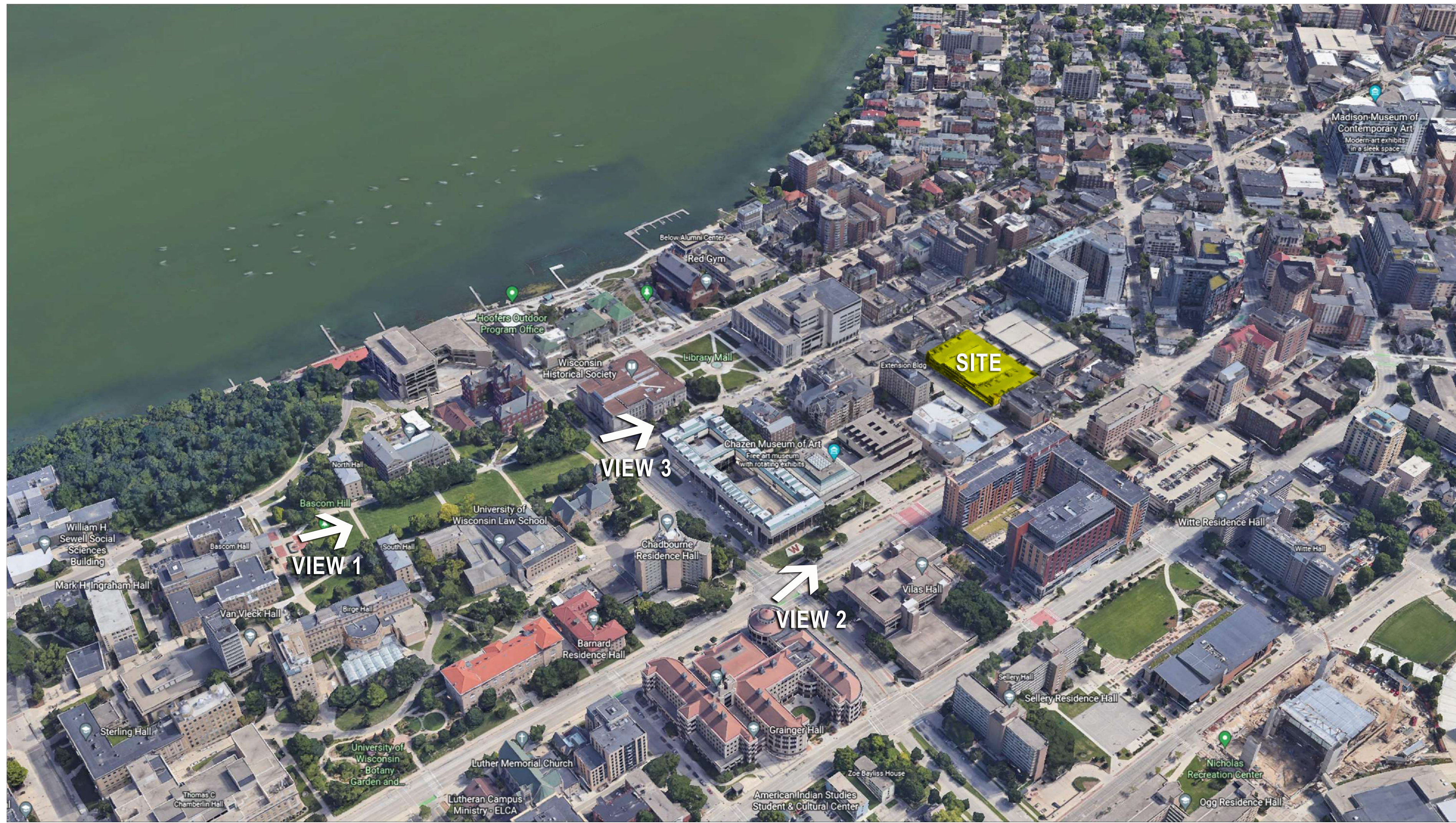
EXTERIOR IMAGE



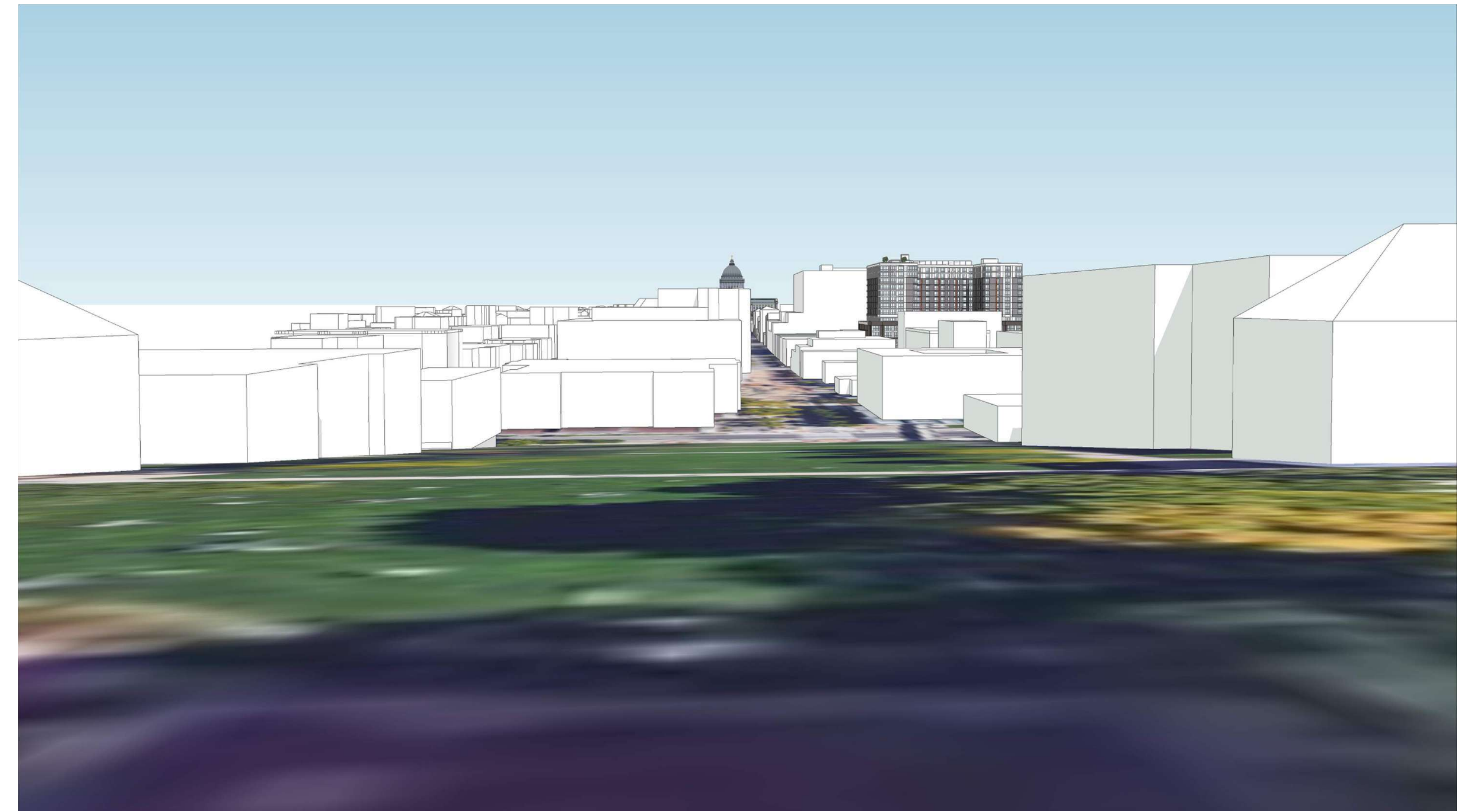
EXTERIOR IMAGE



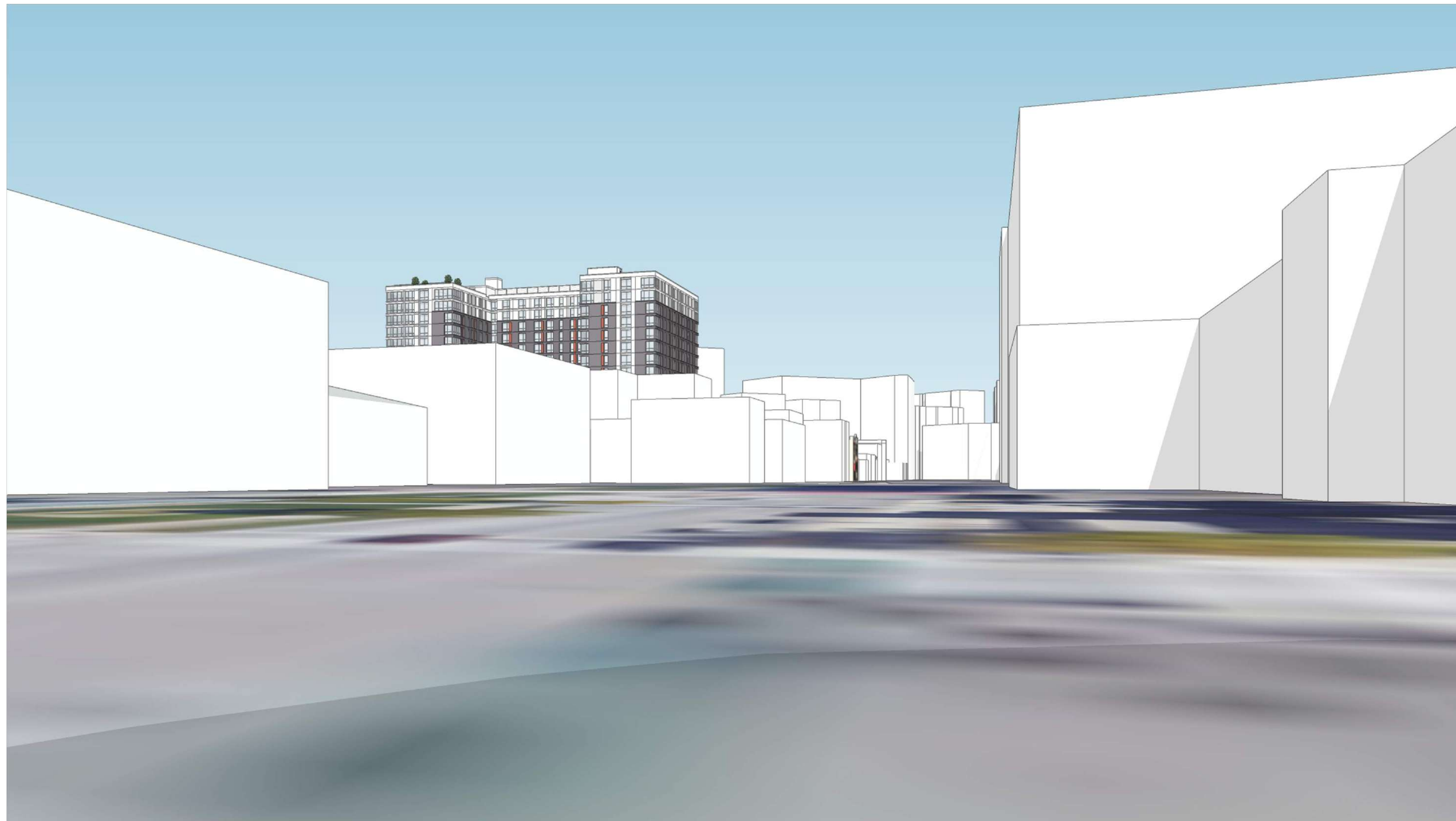
EXTERIOR IMAGE



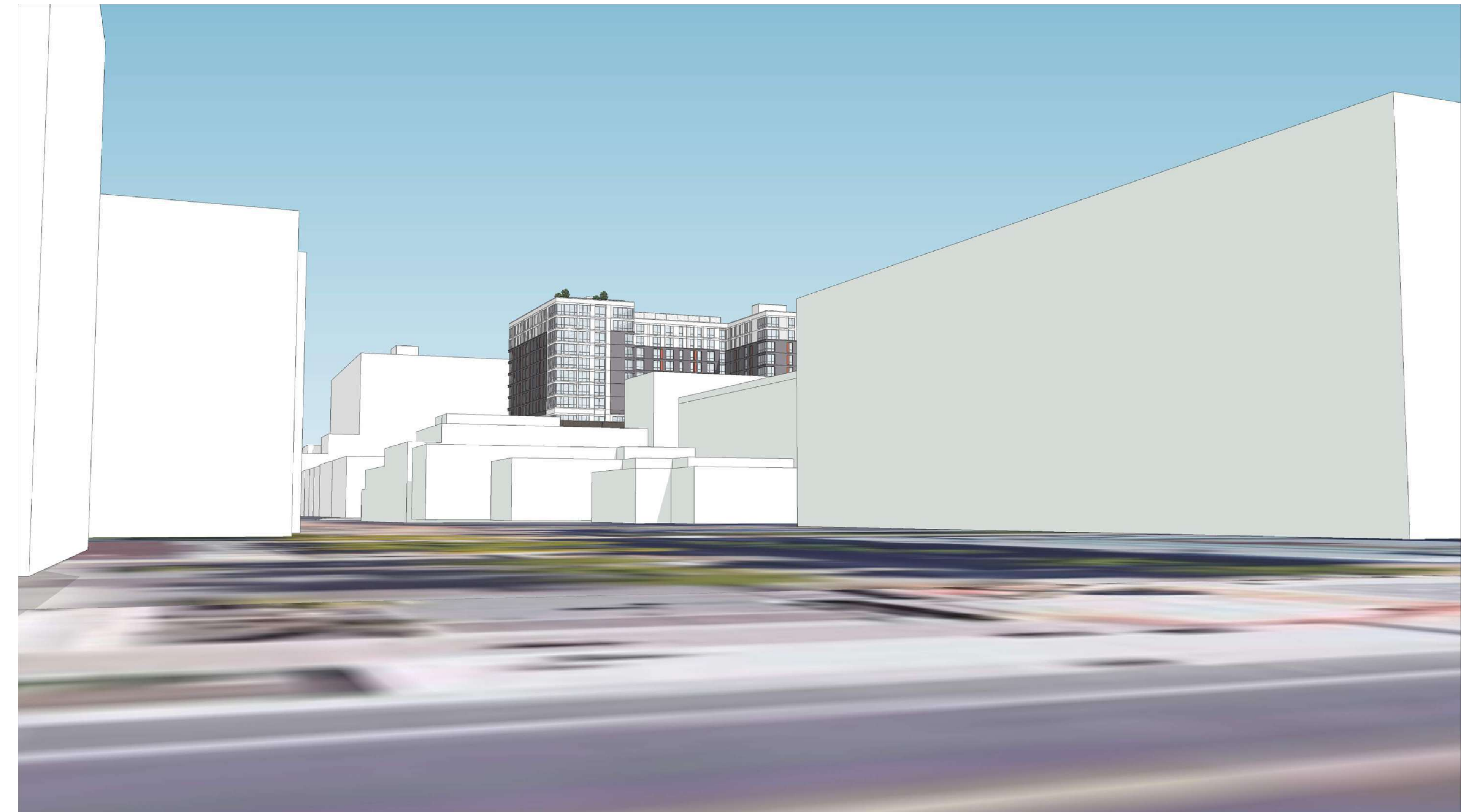
MAP OF VIEW ANGLES



VIEW 1

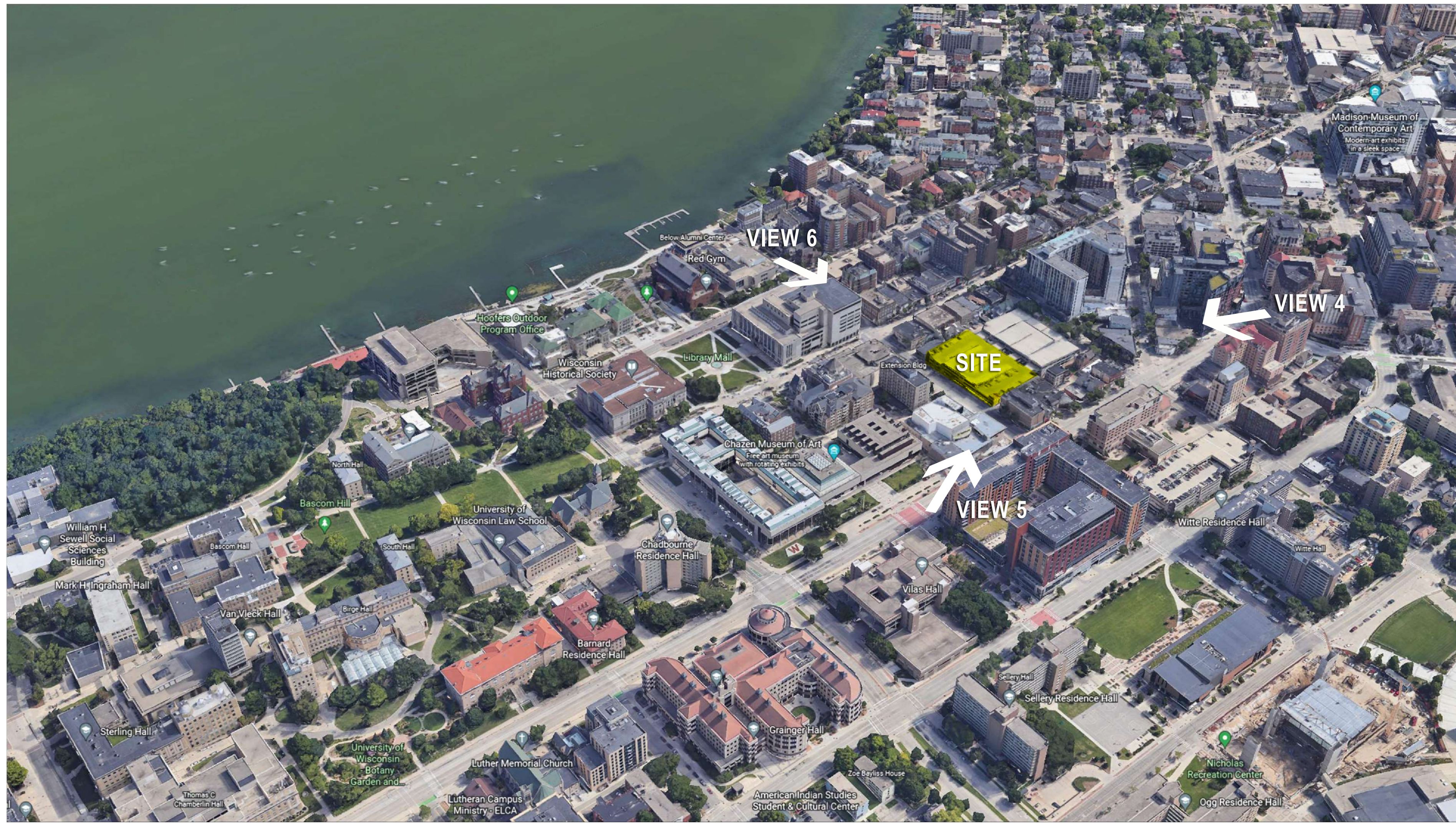


VIEW 2

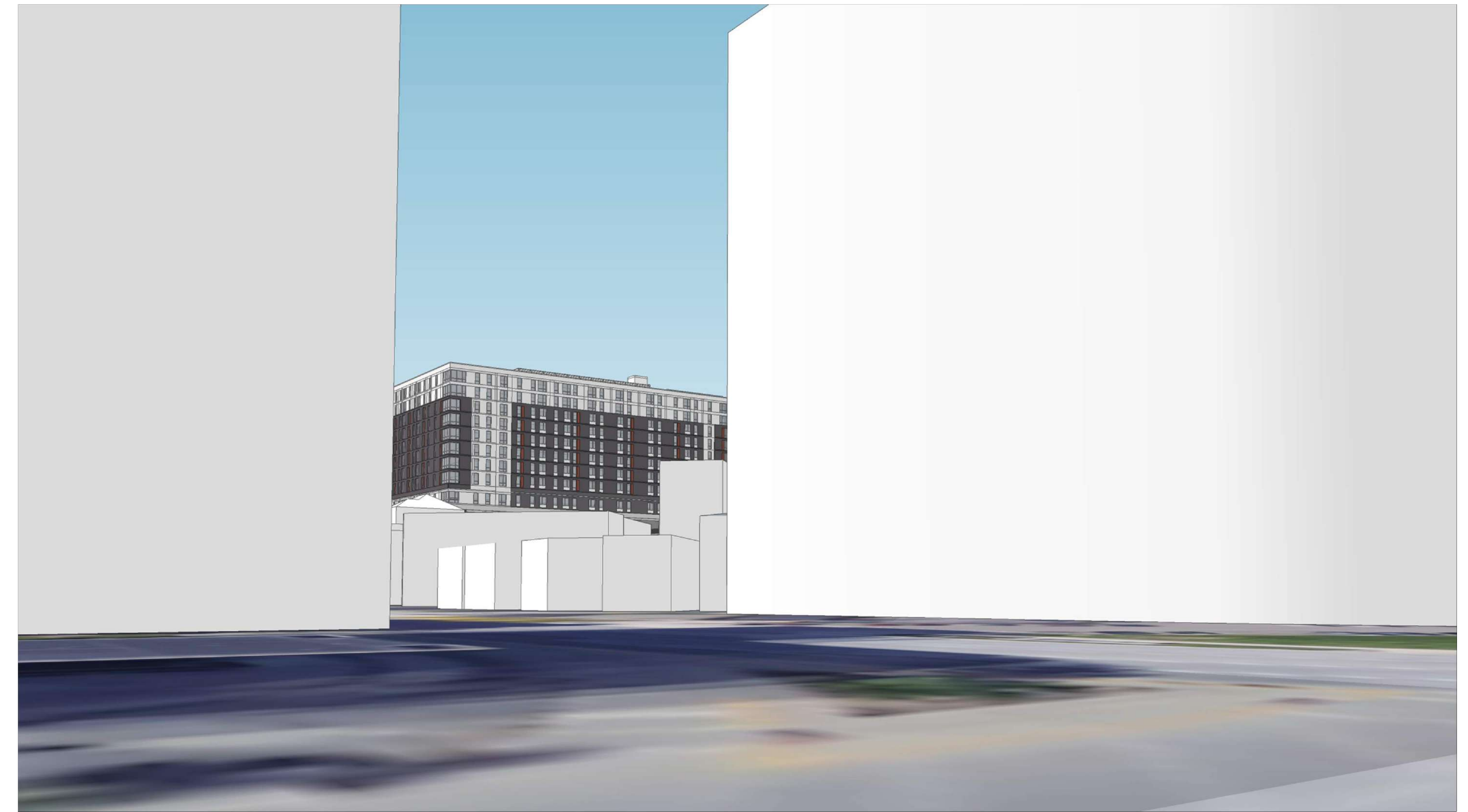


VIEW 3

EXTERIOR IMAGES (LONG VIEWS)



MAP OF VIEW ANGLES



VIEW 4



VIEW 5



VIEW 6

**MATERIAL PHOTOS**



**BRICK**

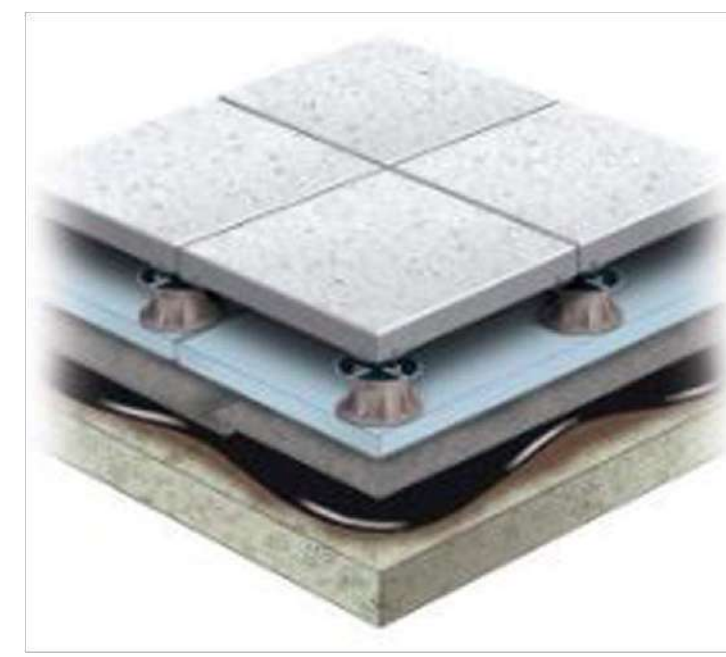
**METAL PANEL**

**DECORATIVE CONCRETE BLOCK**

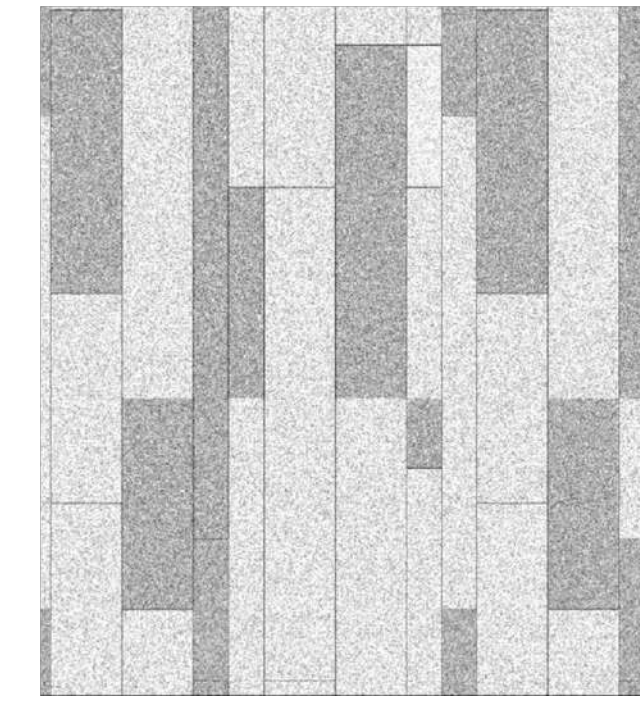
**PAVER 1**

**PAVER 2**

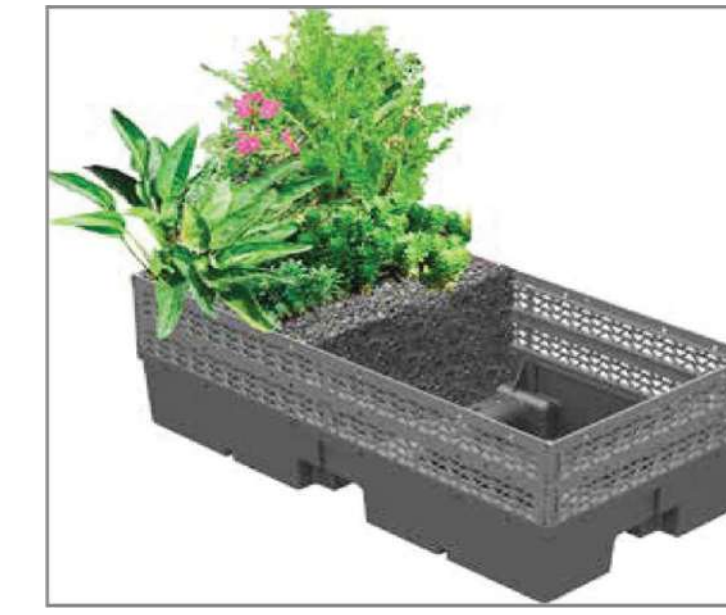
**PAVER SYSTEM**



**PAVERS ON PEDESTALS**

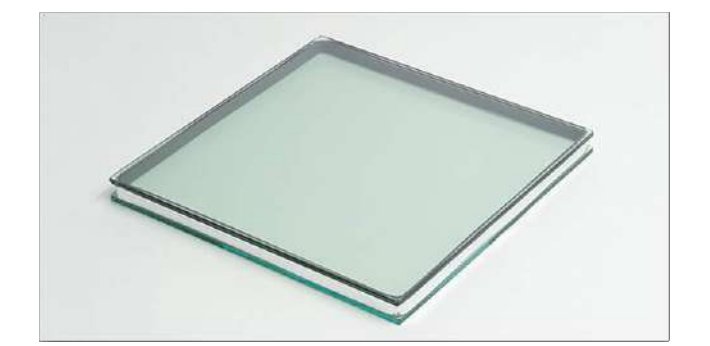


**PAVERS PATTERN INSPIRATION**



**4" FULLY VEGETATED SEDUM MODULE (ON TOP OF PAVER SYSTEM)**

**GLASS**



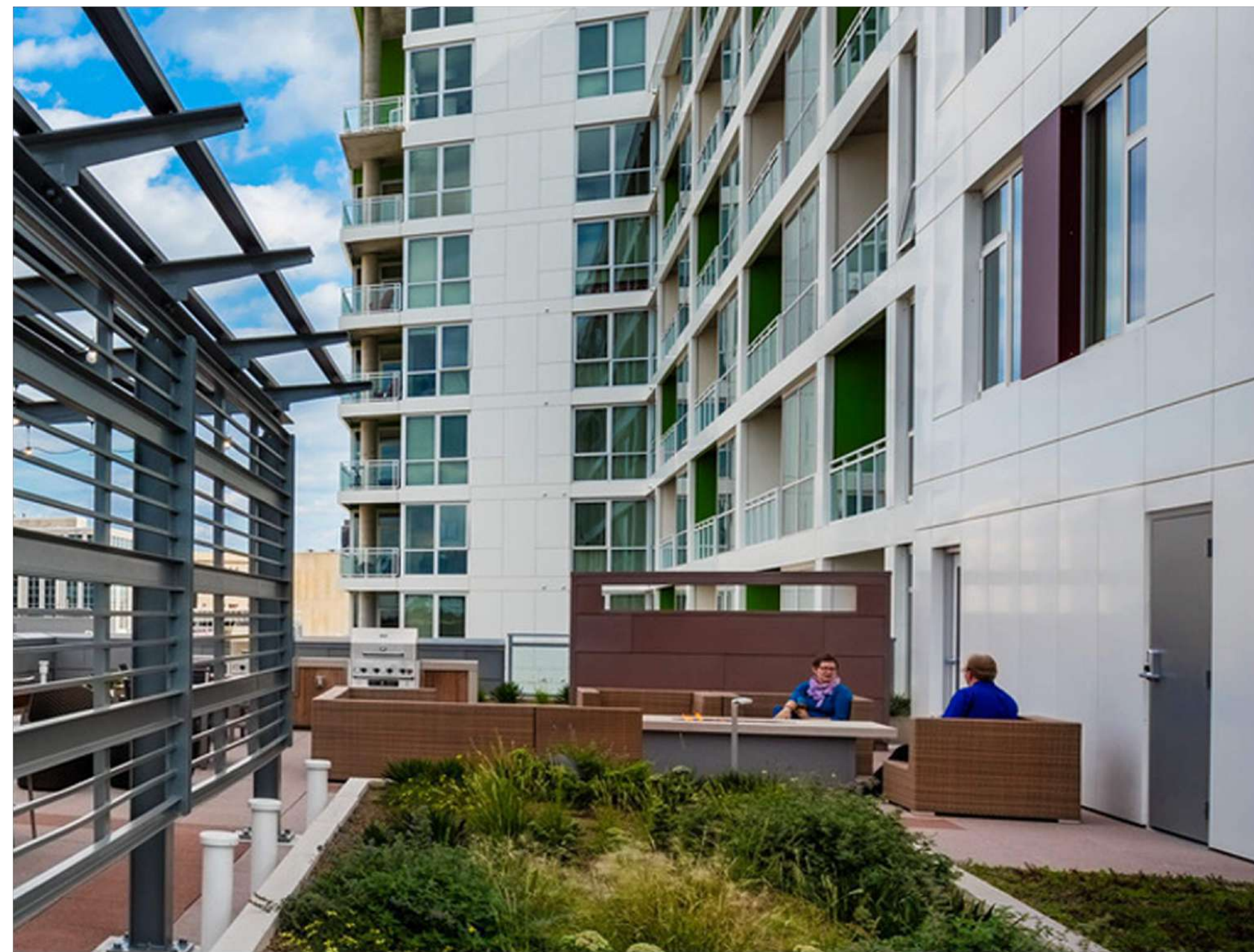
**VISION GLASS (SOLORBAN 60 OR SIM.)**



**BIRD SAFE GLASS AS REQUIRED BY LOCAL CODE**

**METAL PANEL**

Color: White



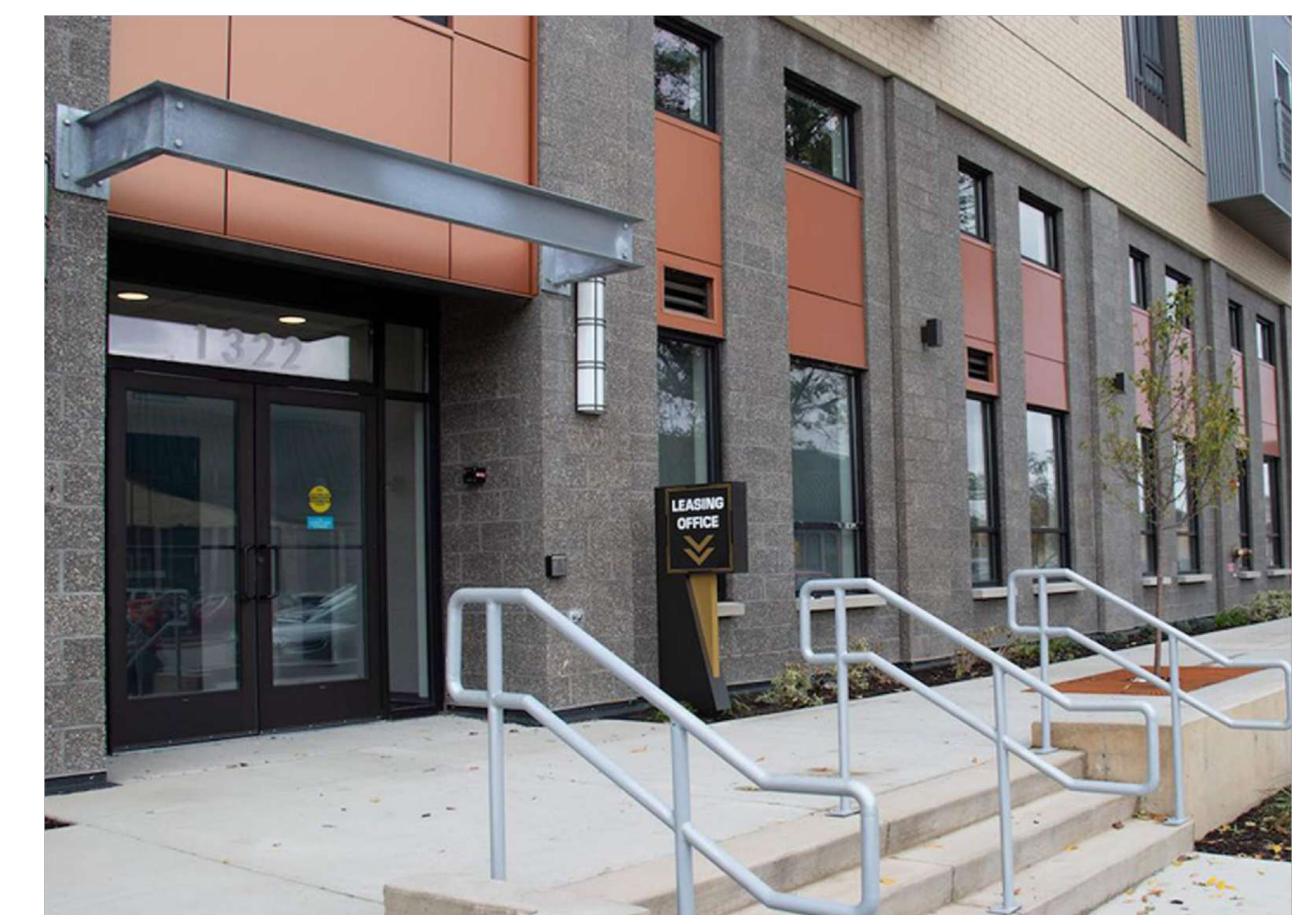
**ALUMINUM WINDOW SYSTEM**

Color #1: White  
Color #2: Bronze



**DECORATIVE CONCRETE BLOCK**

Color: Grey  
Size: 8x16



**BRICK**

Color: Grey  
Size: Utility



**FIBER CEMENT PANEL**

Color #1: Pearl Gray  
Color #2: Red Accent

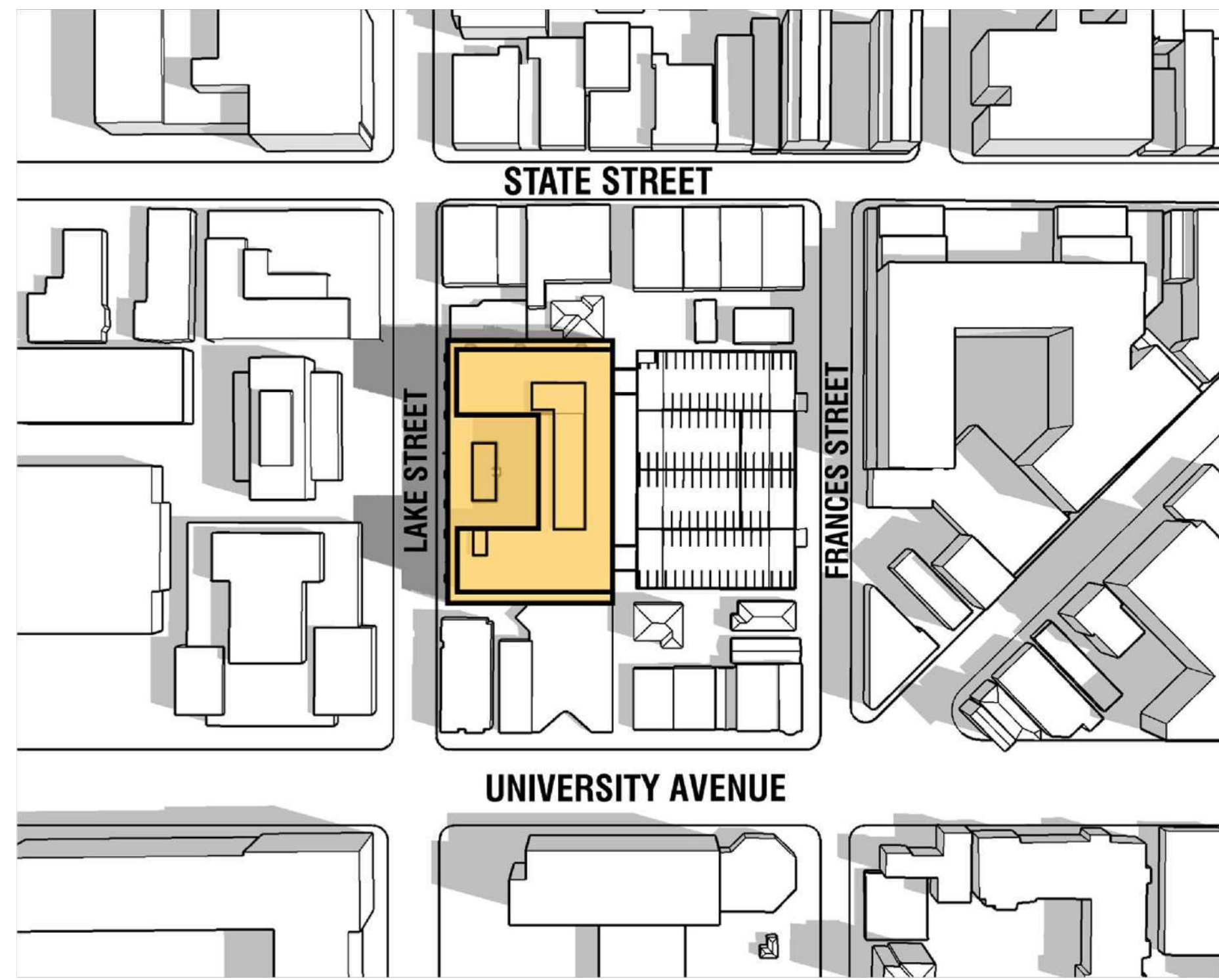


**COLUMN DETAIL**

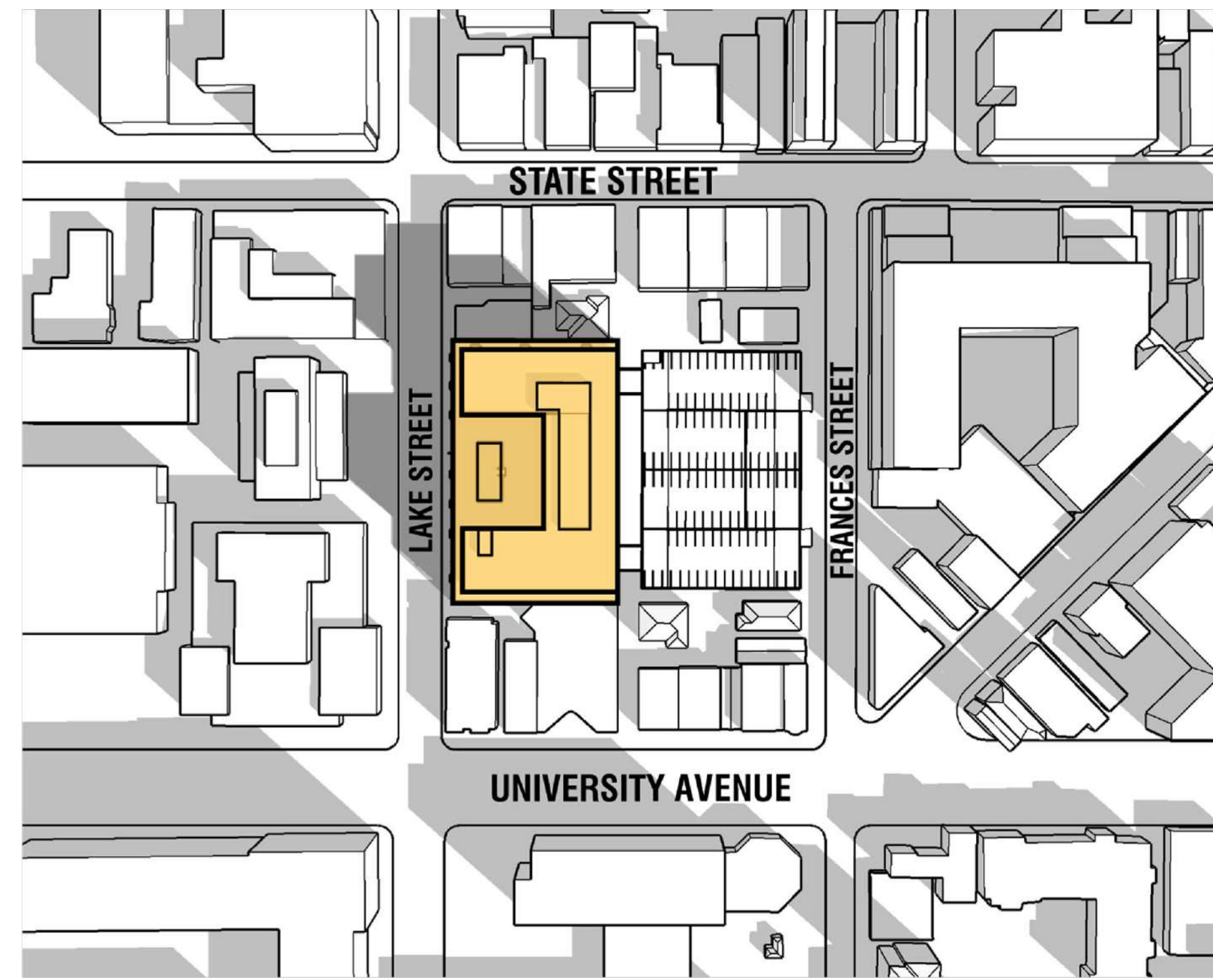
Metal Wrapped Column Covers with Concrete Base  
Color: White (Image Shown in Silver)



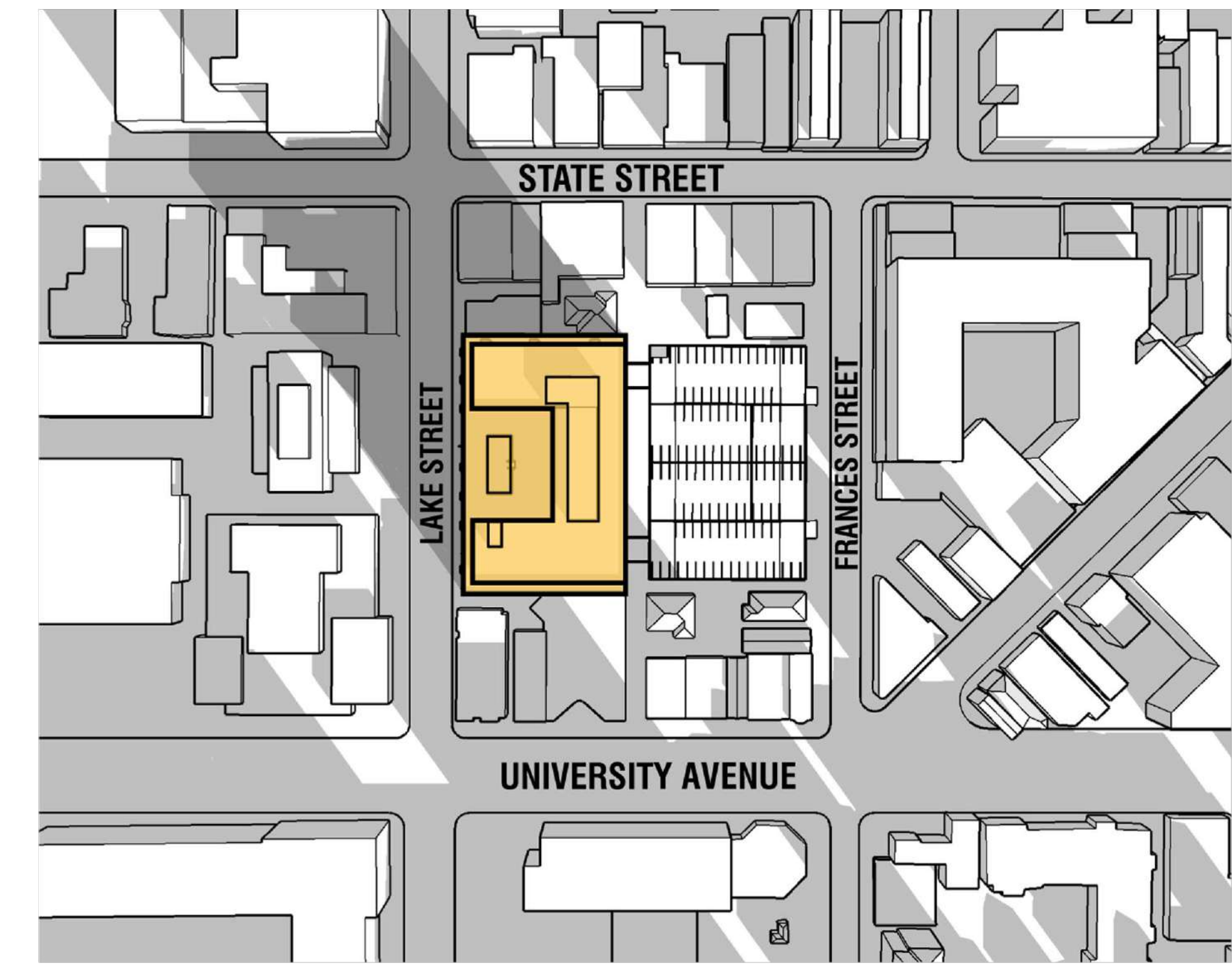
**MATERIAL INSPIRATION**



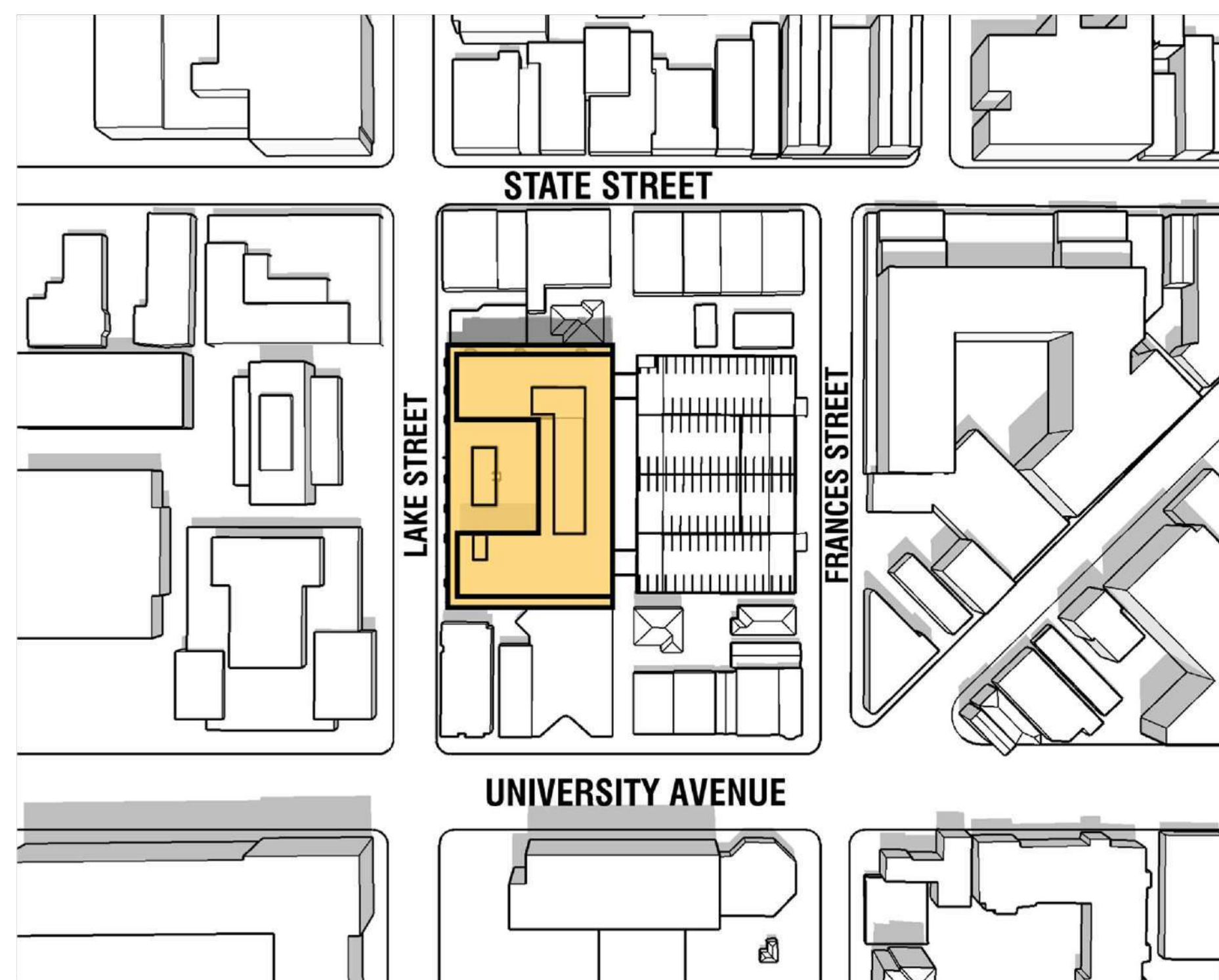
SUMMER SOLSTICE 9:30AM



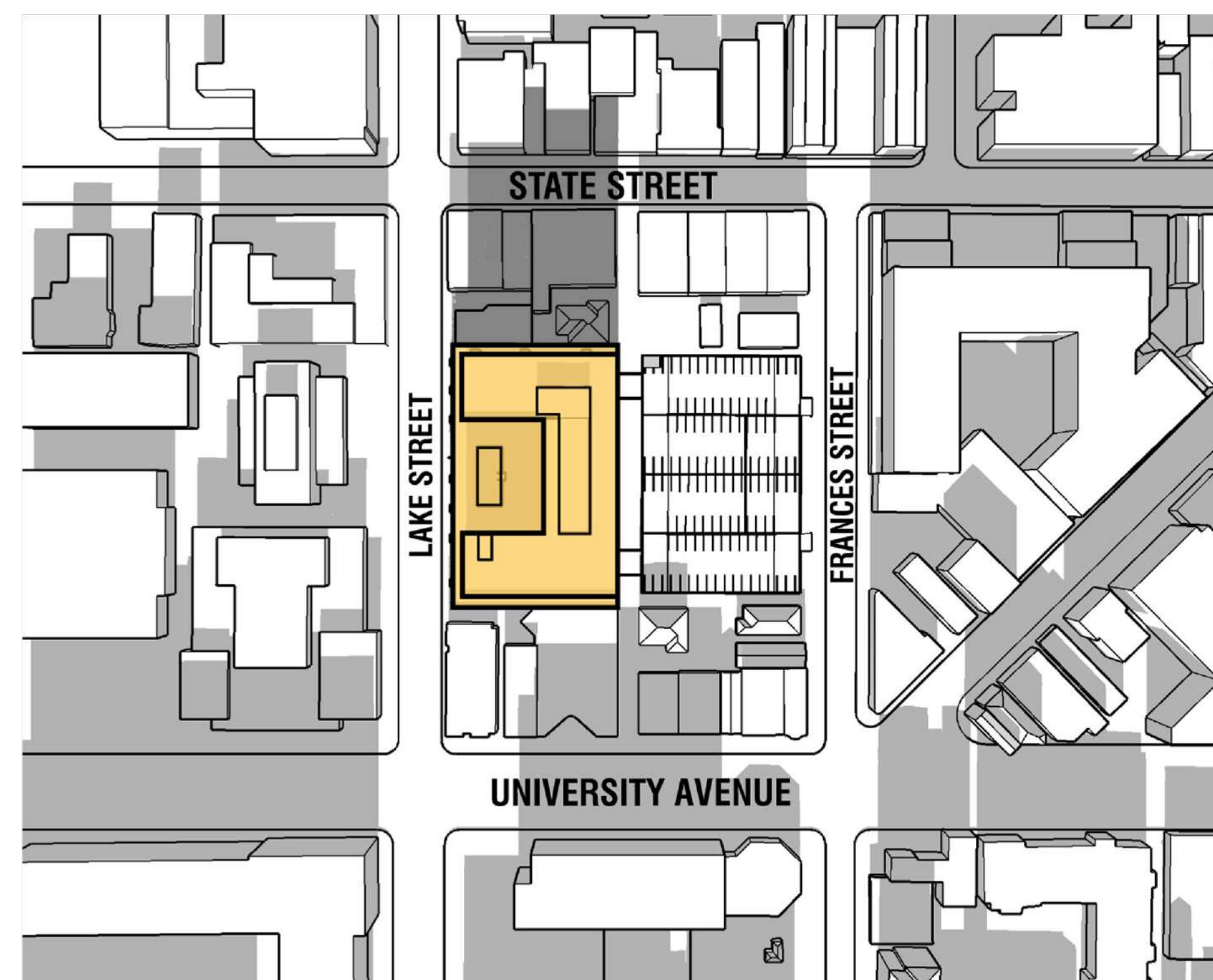
EQUINOX 9:30AM



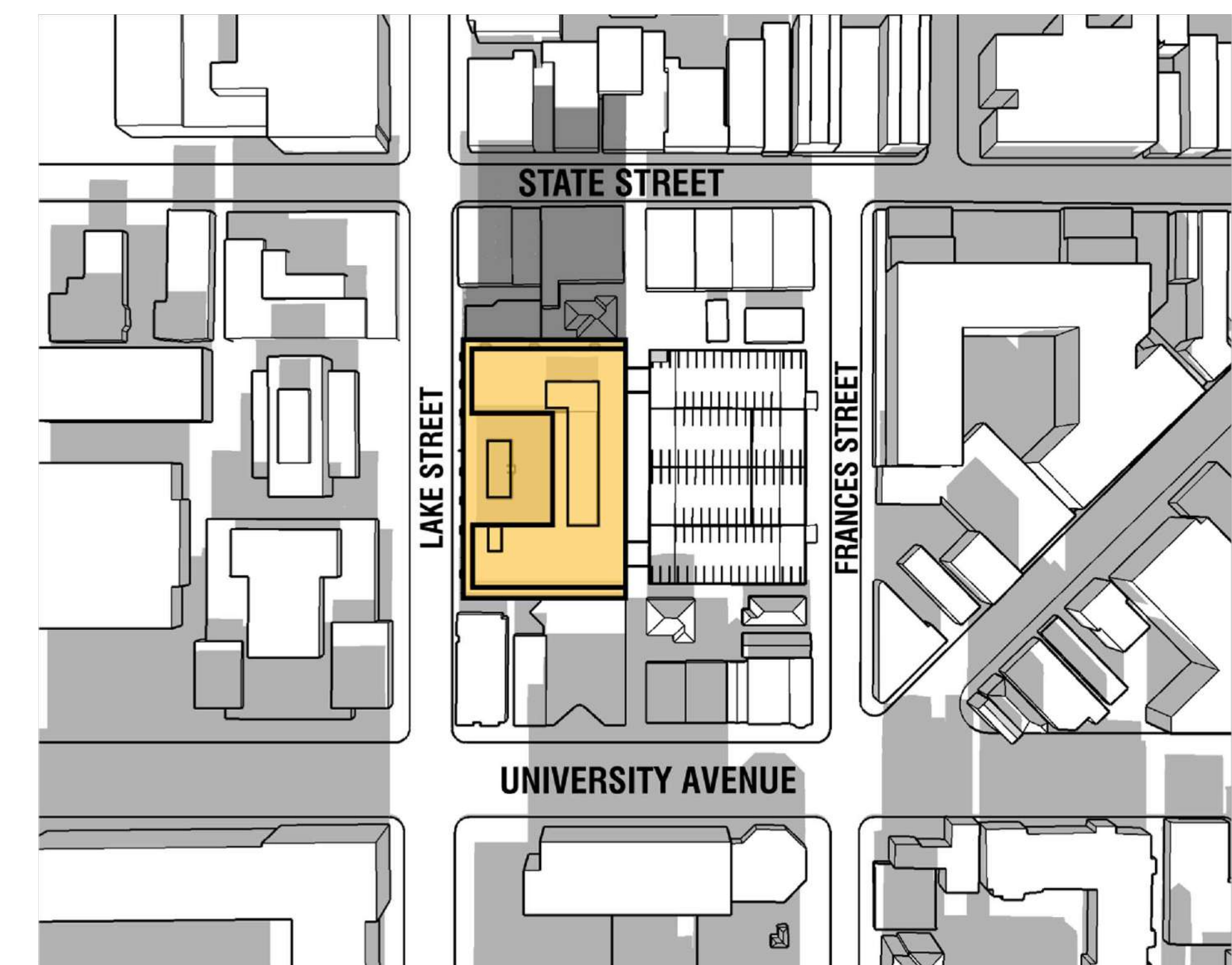
WINTER SOLSTICE 9:30AM



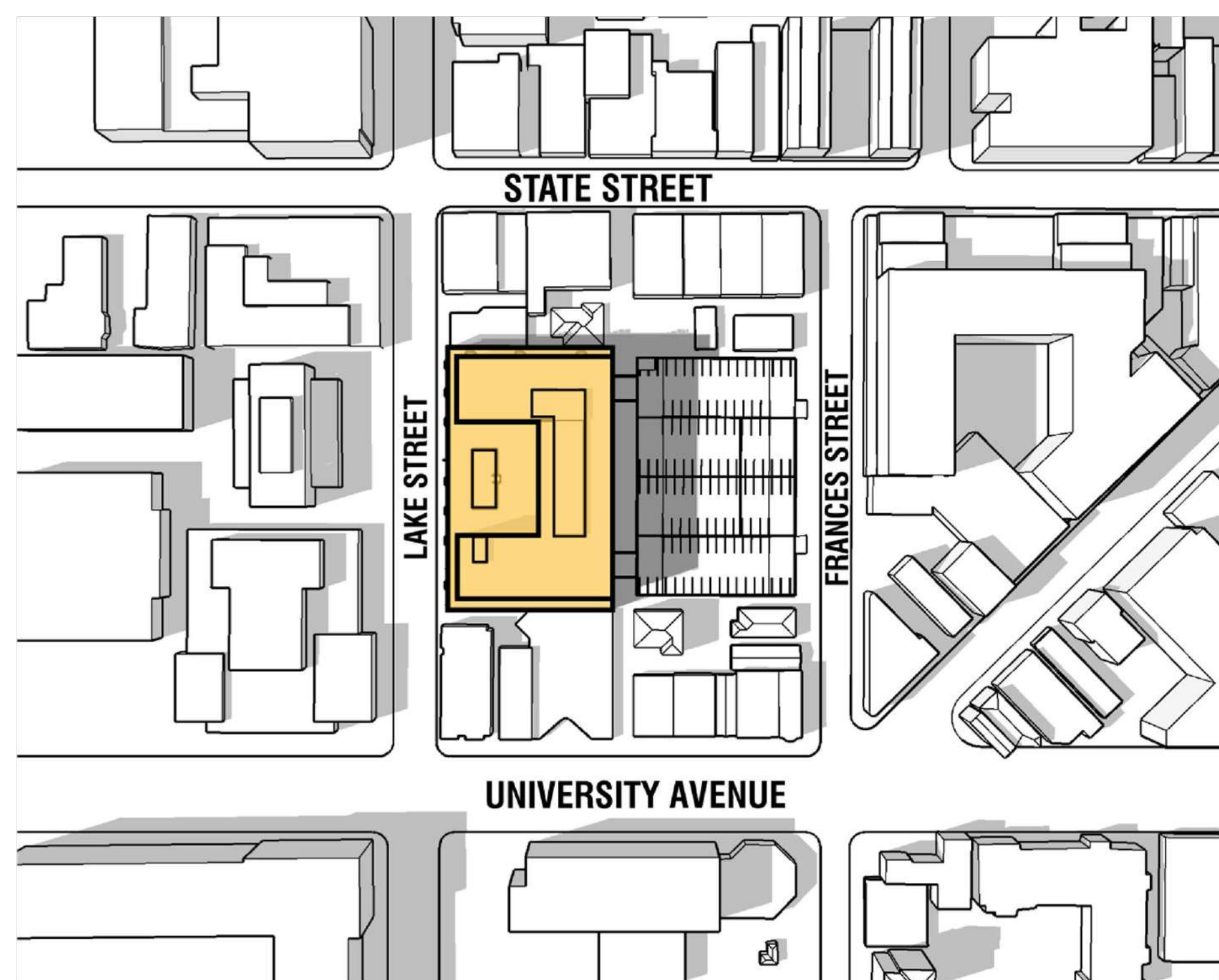
SUMMER SOLSTICE 12:00PM



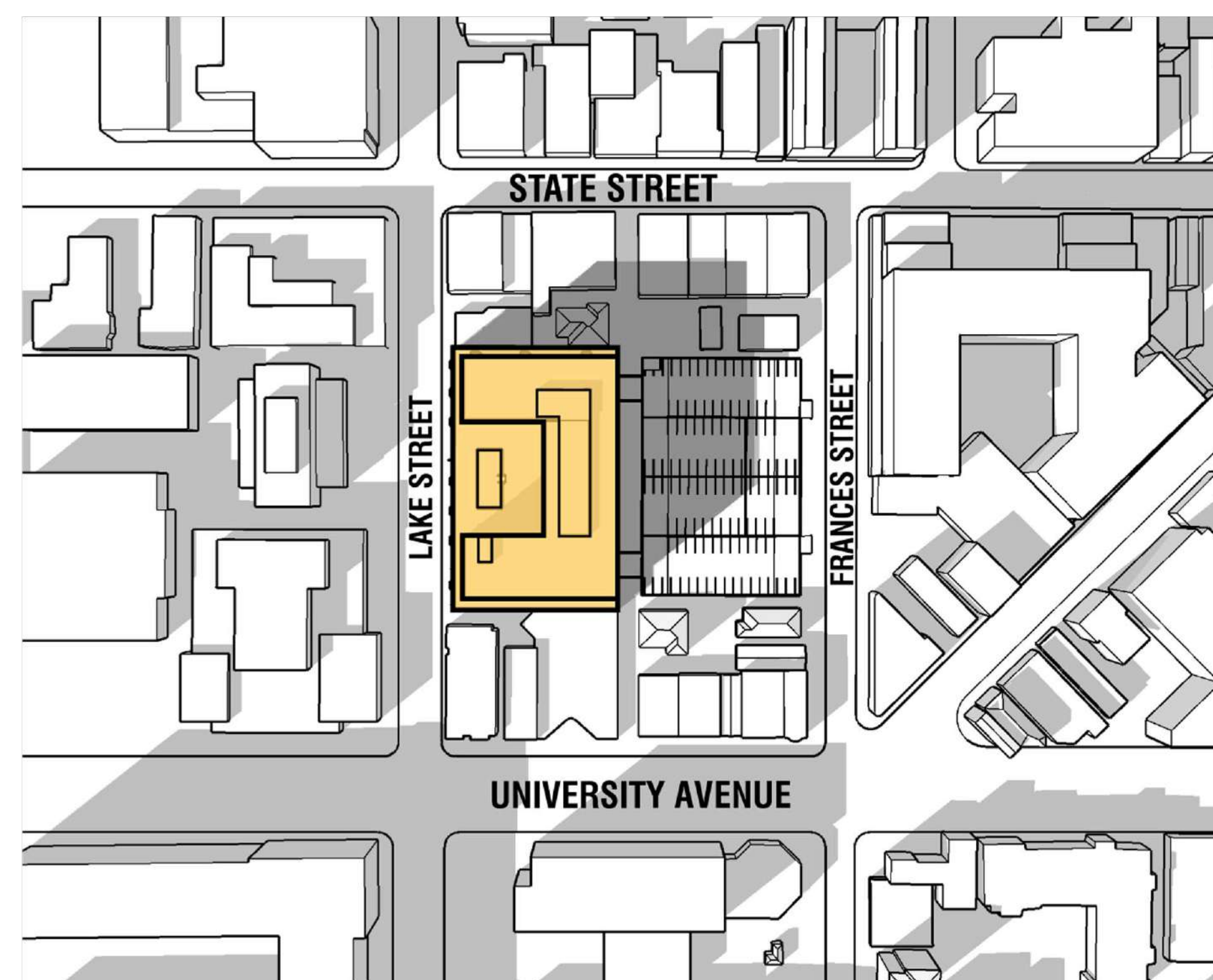
EQUINOX 12:00PM



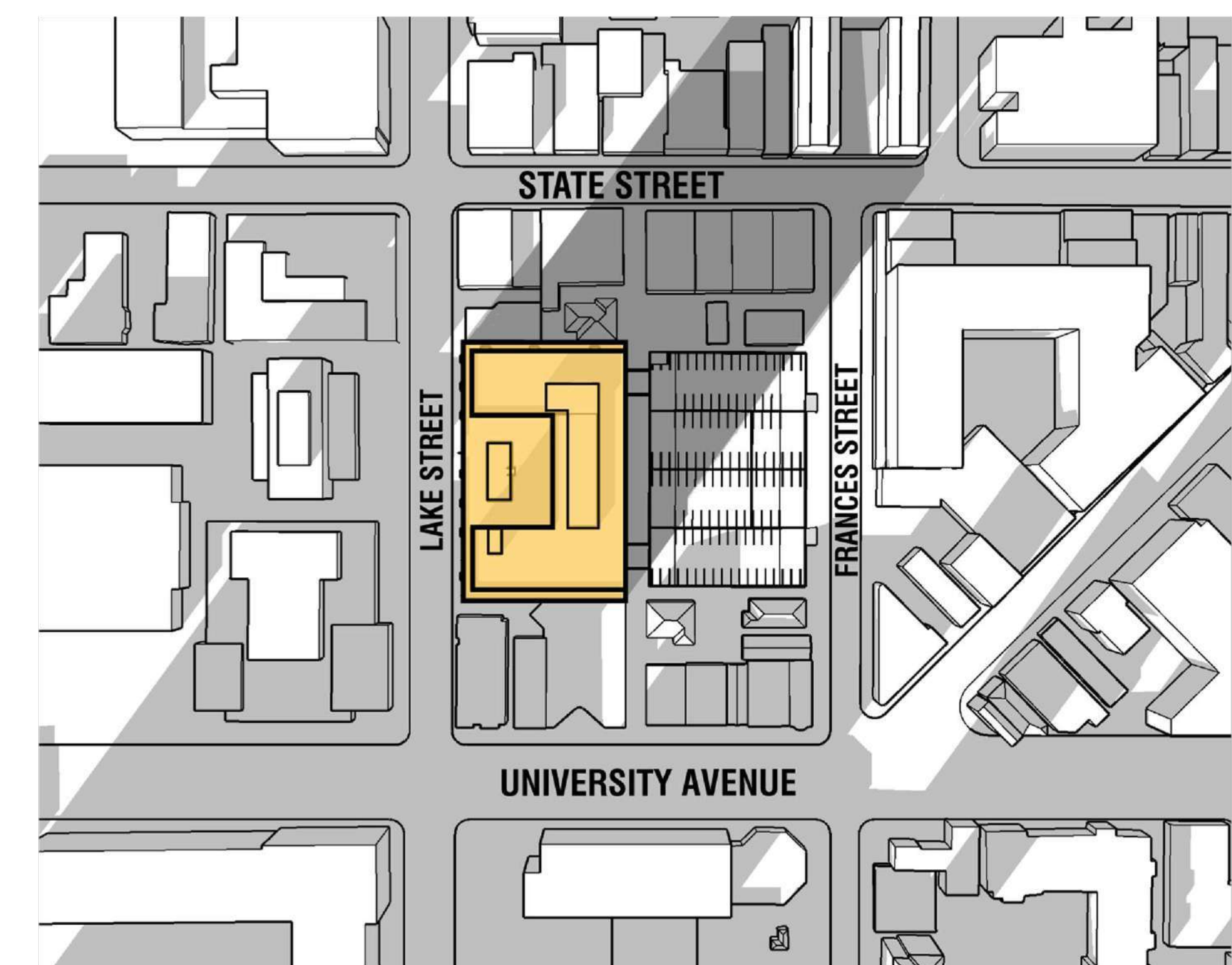
WINTER SOLSTICE 12:00PM



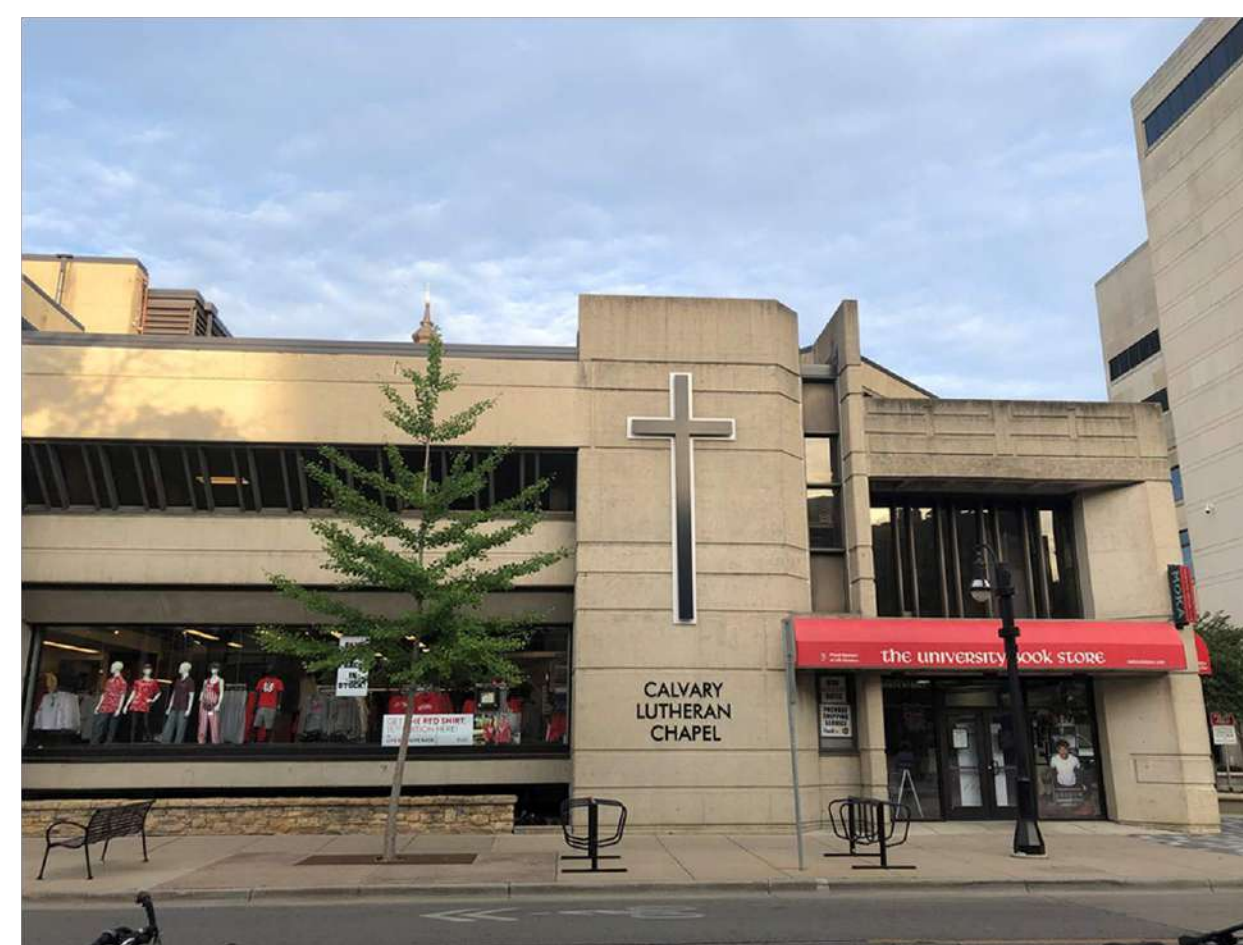
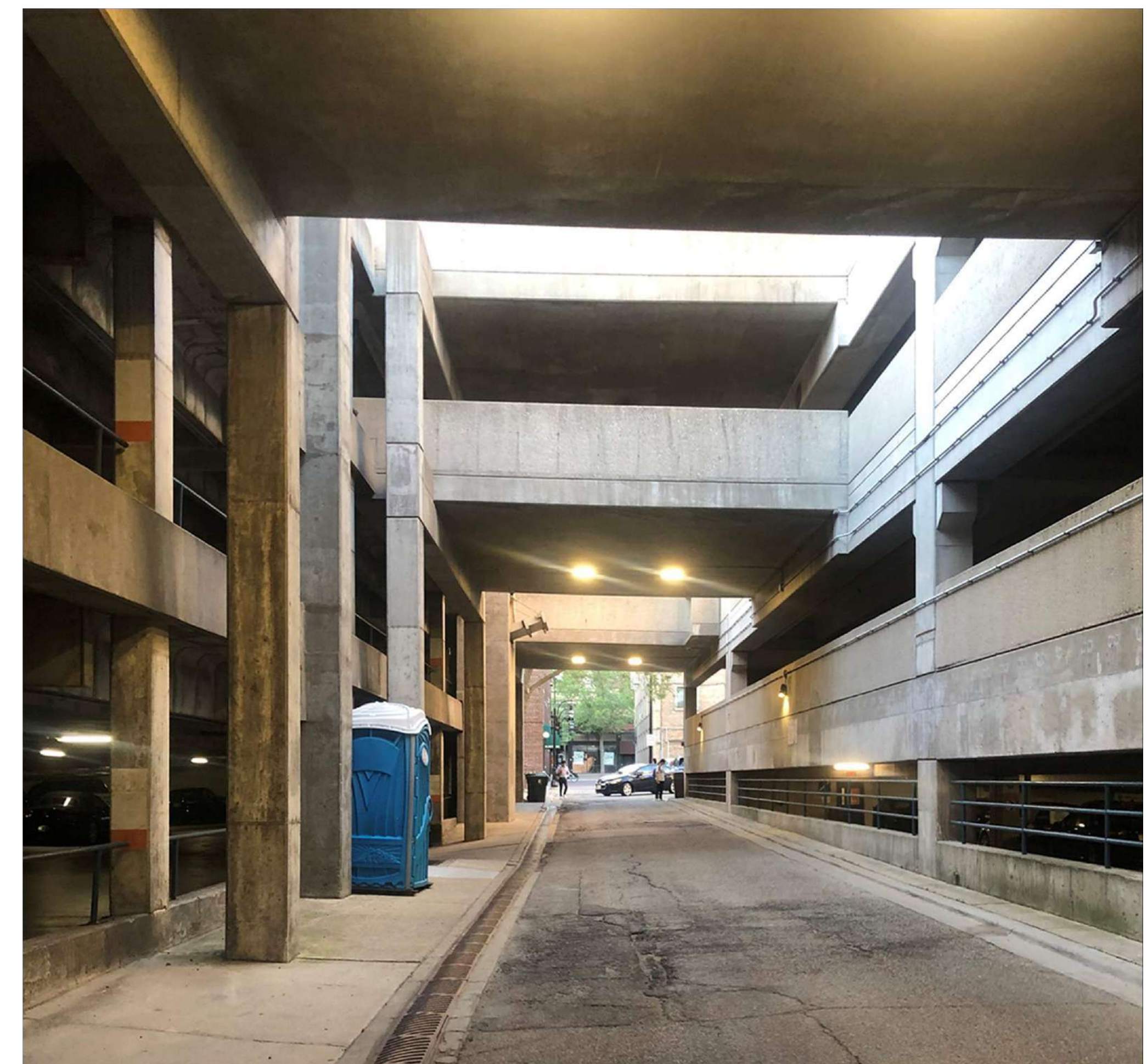
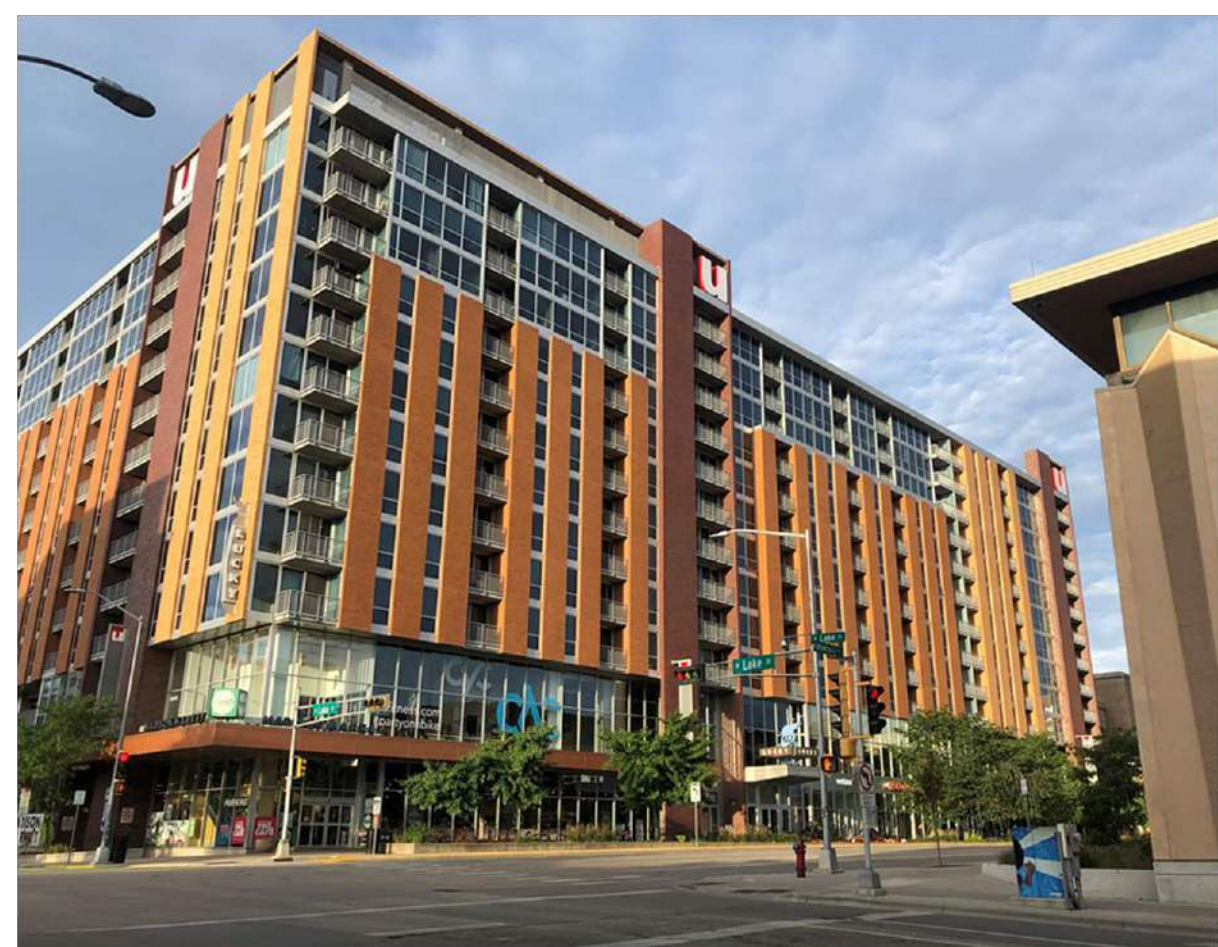
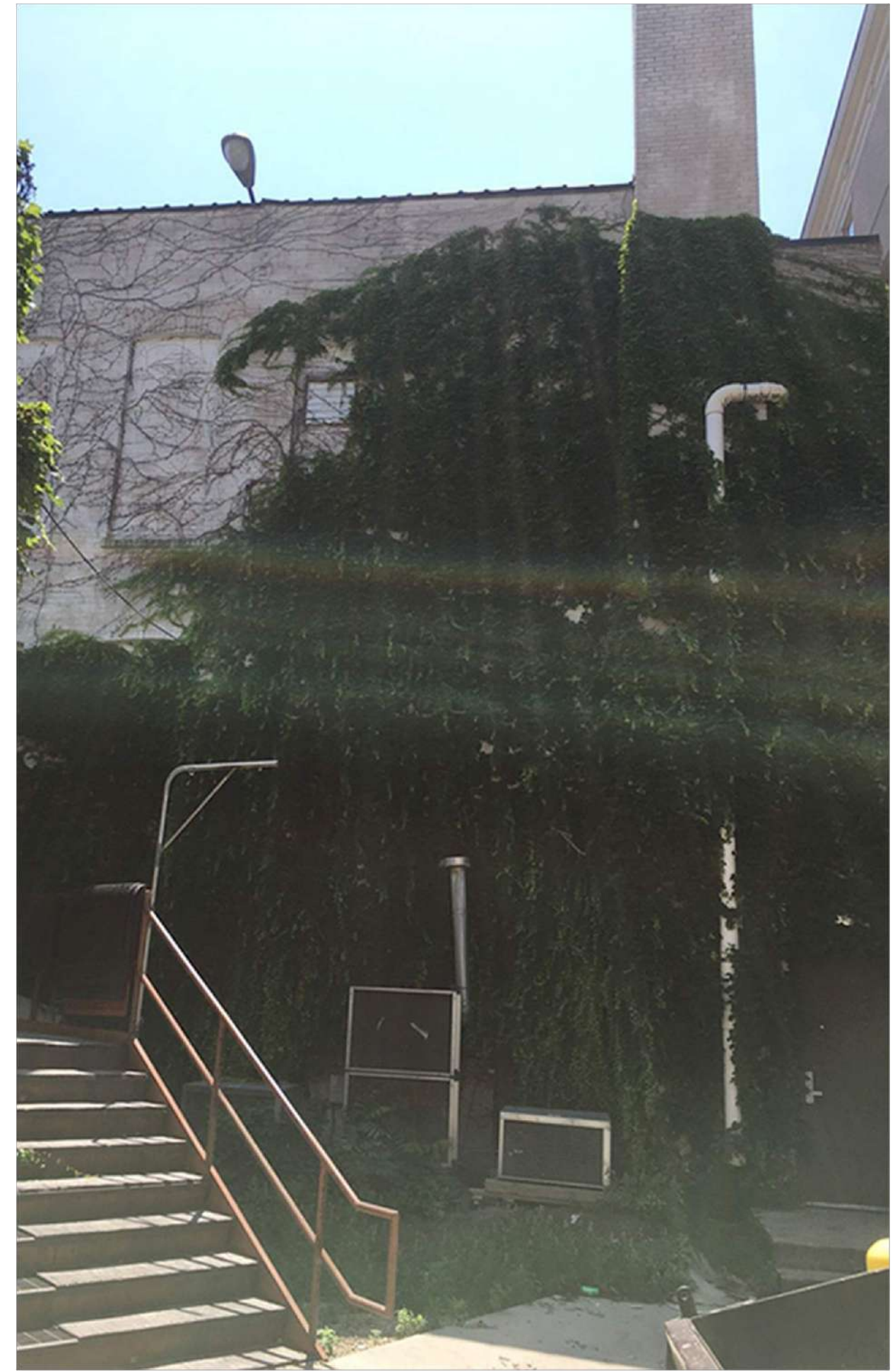
SUMMER SOLSTICE 2:30PM



EQUINOX 2:30PM



WINTER SOLSTICE 2:30PM

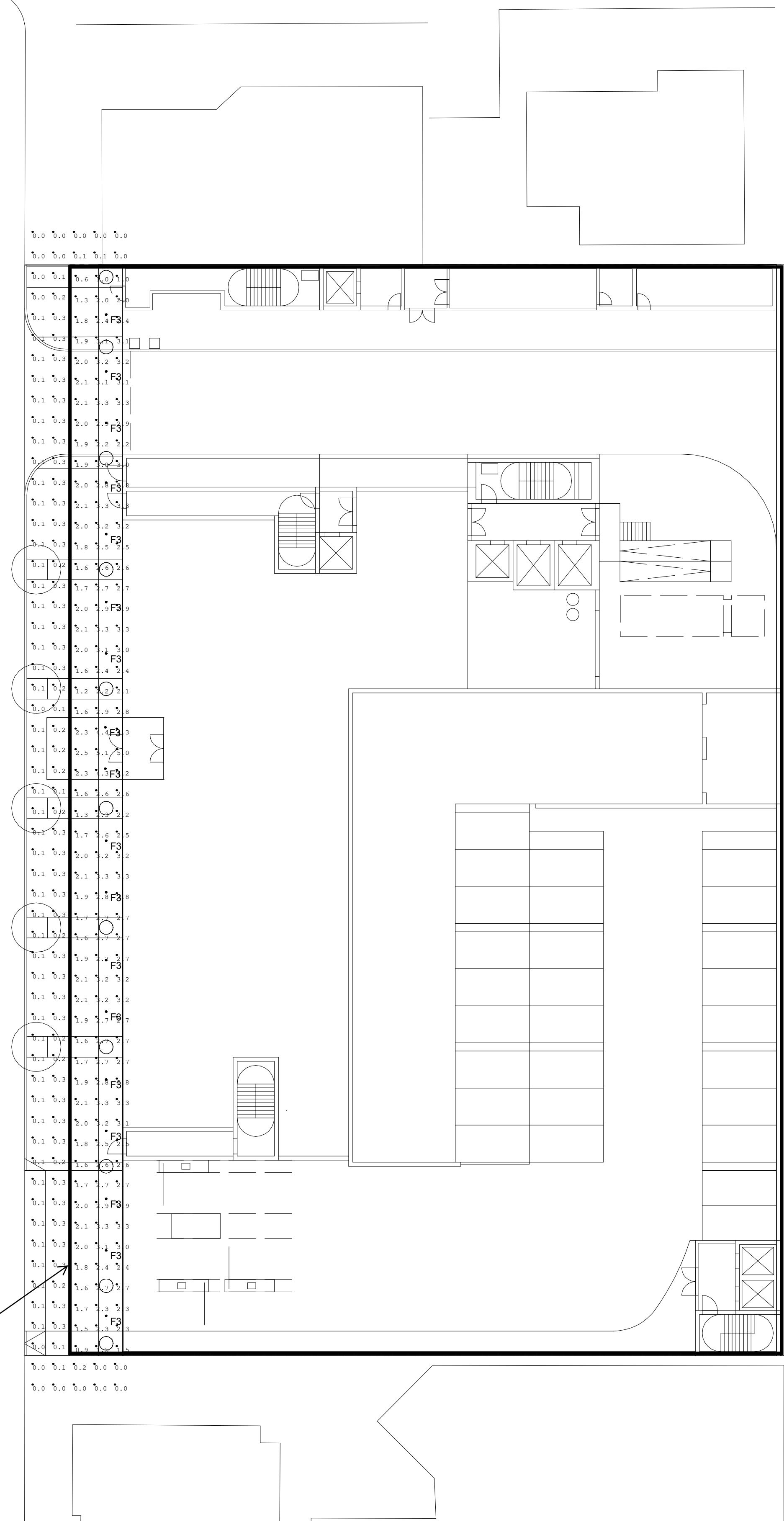


Luminaire Schedule								
Symbol	Qty	Description	Label	Tag	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
⊞	21	700WPIT12B-LED930	Pitch 12 Outdoor Wall	F1	604	17.5	367.5	6, 8
⊞	93	700OSKYSN92730x120	Krysen Step	F2	202	12.7	1181.1	2.5
⊞	18	RECESSED DOWNLIGHT	LX4C10D010-EX4C109030-4LBWH	F3	842	9.8	176.4	12, 15
⊞	9	303-B1-LEDB1-3500-UNV-T2-DIM10	303-B1-LEDB1-3500-UNV-T2-DIM1	F4	627	8.3	74.7	2
⊞	3	IST-SA1A-830-U-T2	IST-SA1A-830-U-T2	F5	2203	20.1	60.3	8
⊞	22	1900-OA-XX-12LED3025-UNV-BZ	1900-OA-XX-12LED3025-UNV-BZ	F6	216	13.9	305.8	3

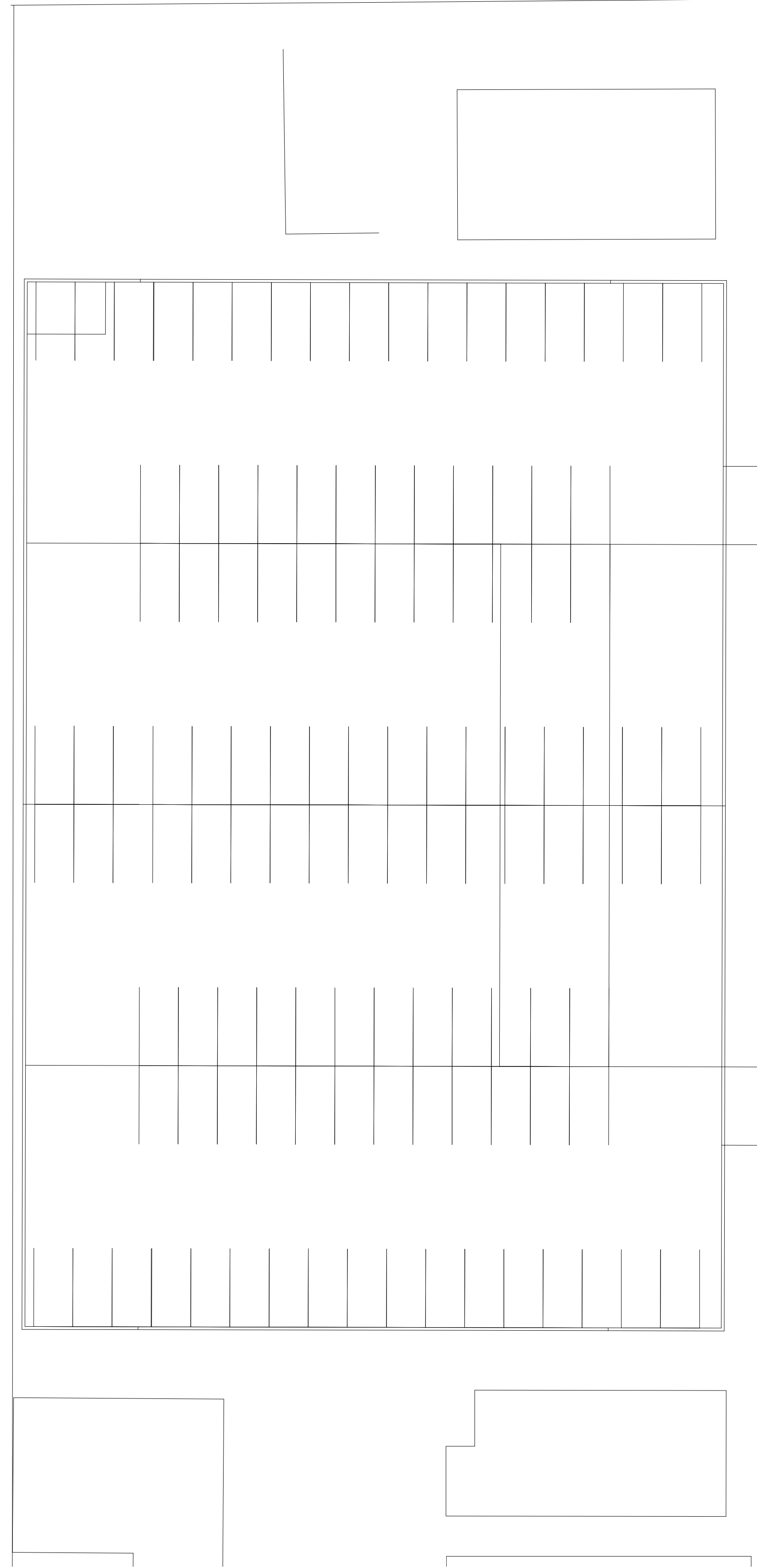
Ground Floor  
 Illuminance (Fc)  
 Average = 2.50  
 Maximum = 5.1  
 Minimum = 0.6  
 Avg/Min Ratio = 4.17

Terrace Patio  
 Illuminance (Fc)  
 Average = 1.30  
 Maximum = 6.3  
 Minimum = 0.3  
 Avg/Min Ratio = 4.33

Rooftop Patio  
 Illuminance (Fc)  
 Average = 1.96  
 Maximum = 6.7  
 Minimum = 0.4  
 Avg/Min Ratio = 4.9

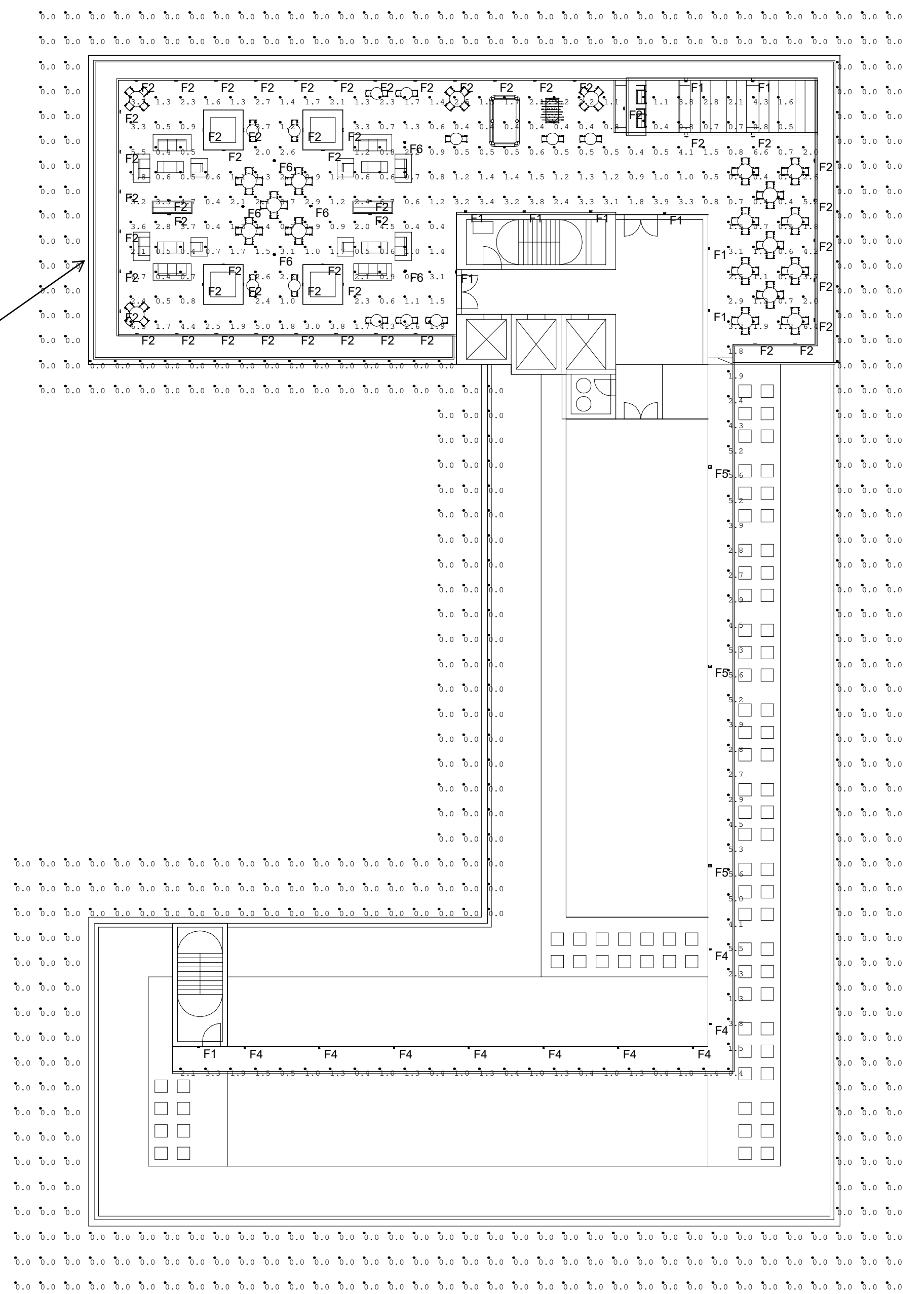
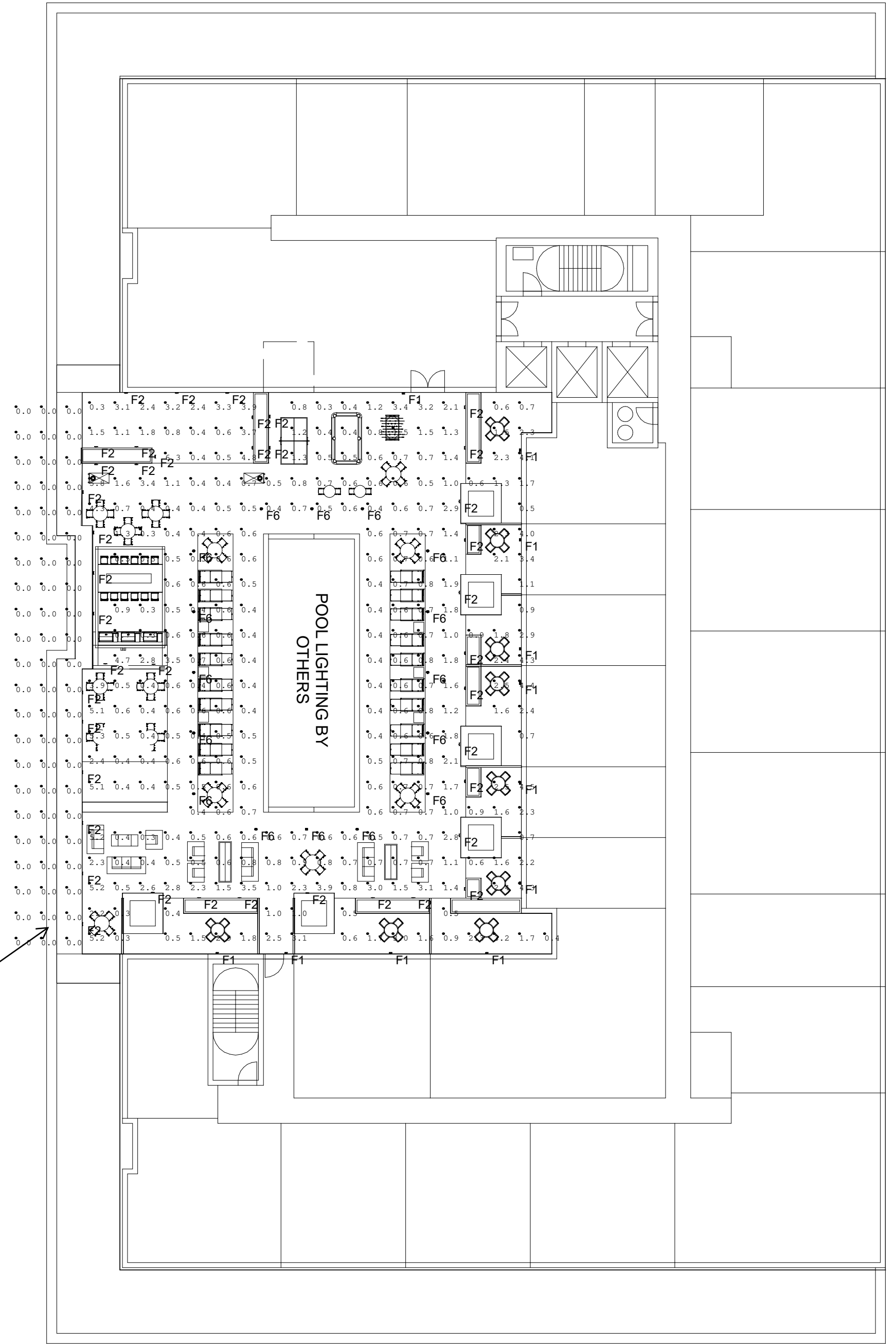


SAFETY AND SECURITY LIGHTING IN CITY OWNED ALLEYWAY PROVIDED BY OTHERS



TERRACE

PROPERTY LINE



ROOFTOP

# STATE STREET CAMPUS GARAGE LIGHTING PHOTOMETRIC CALCULATION

ADDRESS: 415 NORTH LAKE ST. MADISON, WI

SCALE: 5FT BETWEEN CALC POINTS

UNITS: FOOTCANDLES (fc)