



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>12/2/15</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>12/9/15</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 820 S. Park Street
Project Title (if any): _____

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

AGENDA ITEM # <u>6</u>
LEGISTAR # <u>10093</u>
ALD. DIST. <u>13</u>

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: <u>Jacob Klein</u>	Company: <u>JT Klein Inc.</u>
Street Address: <u>906 Bearclaw Way</u>	City/State: <u>Madison, WI</u> Zip: <u>53717</u>
Telephone: (<u>608</u>) <u>203-5326</u> Fax: (<u> </u>) <u> </u>	Email: <u>jacob@jtklein.com</u>

Project Contact Person: <u>J. Randy Bruce</u>	Company: <u>Knothe & Bruce Architects</u>
Street Address: <u>7601 University Ave, Suite 201</u>	City/State: <u>Middleton, WI</u> Zip: <u>53562</u>
Telephone: (<u>608</u>) <u>836-3690</u> Fax: (<u> </u>) <u> </u>	Email: <u>rbruce@knothebruce.com</u>

Project Owner (if not applicant): _____	City/State: _____ Zip: _____
Street Address: _____	Email: _____
Telephone: (<u> </u>) _____ Fax: (<u> </u>) _____	

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder on 05/12/15.
(name of staff person) (date of meeting)

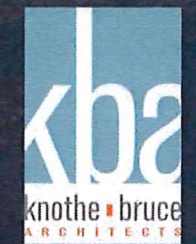
B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant J. Randy Bruce Relationship to Property Architect

Authorized Signature _____ Date 12/2/15



8TWENTY PARK
Aerial Site Plan
November 4, 2015





825 Brooks St.

- The existing home will be deconstructed and the home at 909 Delaplaine Ct. will be moved to this lot. 909 Delaplaine Ct. has been recently remodeled and the interior and exterior of the home are in very good condition.
- The front porch will likely be reconstructed after the move. A new entry walk will be installed from the City sidewalk to the porch on Brooks Street.
- New concrete driveway will be installed from Delaplaine Ct.
- New landscaping will be installed in the front and street side yards.

827 Brooks St.

- The existing home will be deconstructed and the home at 911 Delaplaine Ct. will be moved to this lot. 911 Delaplaine Ct. has been recently renovated and the interior and exterior of the home are in very good condition.
- The front porch will likely be reconstructed after the move. A new entry walk will be installed from the City sidewalk to the porch on Brooks Street.
- New concrete driveway installed. The detached garage may also be relocated.
- New landscaping will be installed in the front yard.

829 Brooks St.

- The existing home will be deconstructed and the home at 910 Haywood Dr. will be moved to this lot.
- The front stoop will likely be reconstructed after the move.
- New concrete driveway will be installed from Brooks Street.
- New landscaping will be installed in the front and side yards.

831 Brooks St.

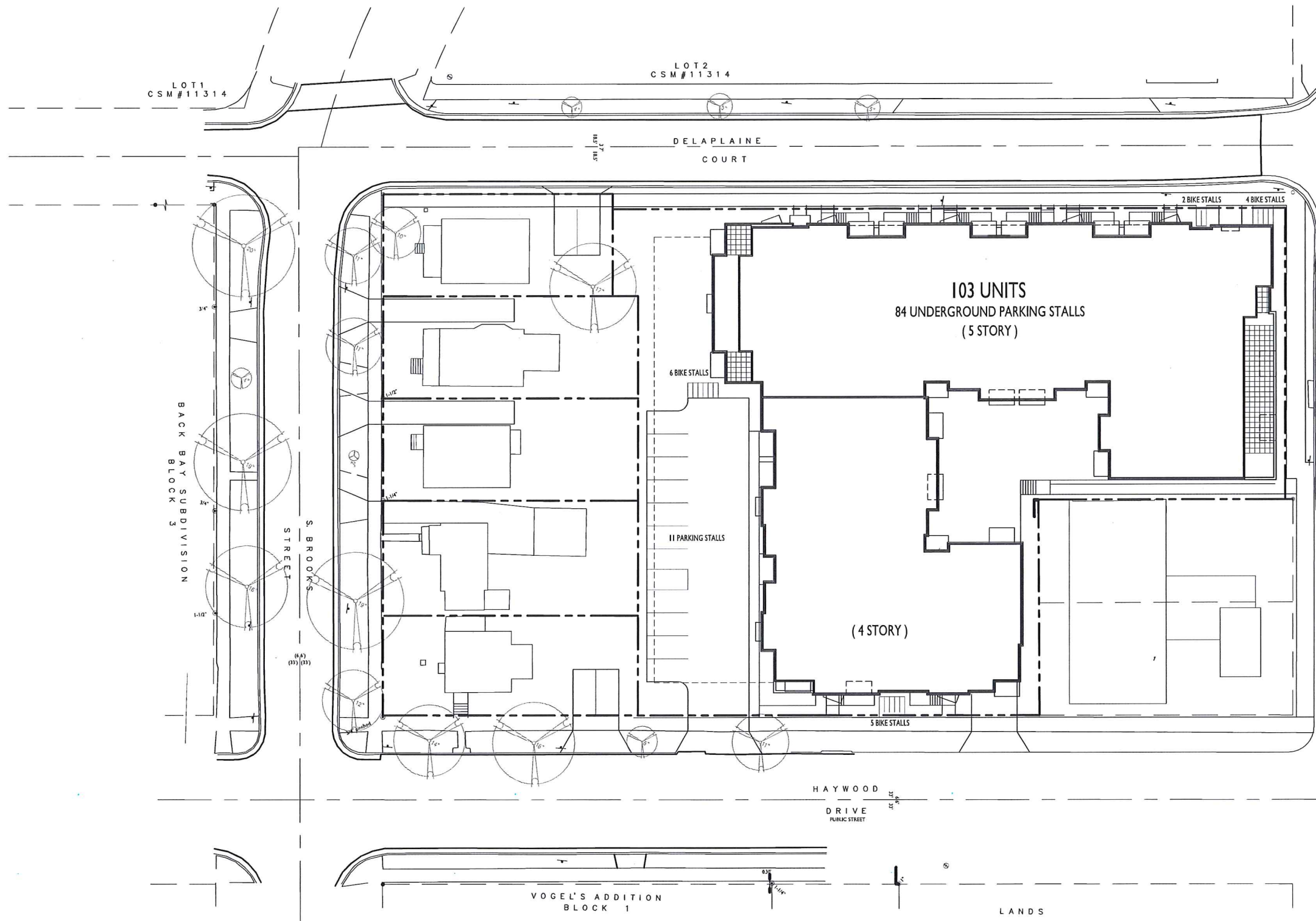
- A new entry railing will be installed.
- The garage fascia will be repaired.
- The asphalt driveway will be removed including the front yard parking and a new concrete driveway installed along the north side of the home.
- New landscaping will be installed in the front yard.
- The electrical system will be evaluated and repaired or replaced as needed.
- If upgrades to the electrical are too extensive then the home at 910 or 914 Haywood will be moved to this location. Both homes were well maintained by their long-time original owners and the exteriors and interiors are in good condition.

930 Haywood Dr.

- New vinyl siding will be installed. Remove the shutters.
- New gutters and downspouts will be installed.
- A new railing at the porch entry will be installed.
- Paint railing on second floor rooftop balcony.
- Reconstruct rear stair and railing leading to the kitchen.
- Remove the chain link fence.
- Install a new driveway from Haywood Drive.
- Install new landscaping in the front and street side yards.

8TWENTY PARK
Brooks St. Elevation
November 5, 2015





SITE DEVELOPMENT STATISTICS	
LOT AREA	42,462 S.F./ 0.97 ACRES
HOUSING TYPE	AFFORDABLE FAMILY HOUSING
DWELLING UNITS	103 DU
LOT AREA/D.U.	412 S.F./D.U.
DENSITY	106 UNITS/ACRE
BUILDING HEIGHT	4.5 STORIES
ZONING DISTRICT	TSS & TR-C3
USABLE OPEN SPACE	8,770 S.F. (85 S.F./UNIT)
LOT COVERAGE	34,617 S.F. (81.5%)
GROSS FLOOR AREA	
COMMERCIAL AREA	2,000 S.F.
RESIDENTIAL AREA	113,464 S.F.
TOTAL	115,464 S.F.
UNIT MIX	
EFFICIENCY	5
ONE BEDROOM	56
TWO BEDROOM	25
THREE BEDROOM T.H.	8
THREE BEDROOM FLAT	9
TOTAL	103
VEHICLE PARKING	
SURFACE	11 STALLS
UNDERGROUND	84 STALLS
TOTAL	95 STALLS
BICYCLE PARKING	
SURFACE	22 STALLS
UNDERGROUND	101 STALLS
TOTAL	123 STALLS

SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	USABLE OPEN SPACE
C-1.3	LOT COVERAGE
C-1.3a	LOT COVERAGE - 825 S. BROOKS
C-1.3b	LOT COVERAGE - 827 S. BROOKS
C-1.3c	LOT COVERAGE - 829 S. BROOKS
C-1.3d	LOT COVERAGE - 831 S. BROOKS
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C-1.5	LIGHTING PLAN
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C-2.0	DEMOLITION PLAN
C-3.0	CIVIL SITE PLAN
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A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS



ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

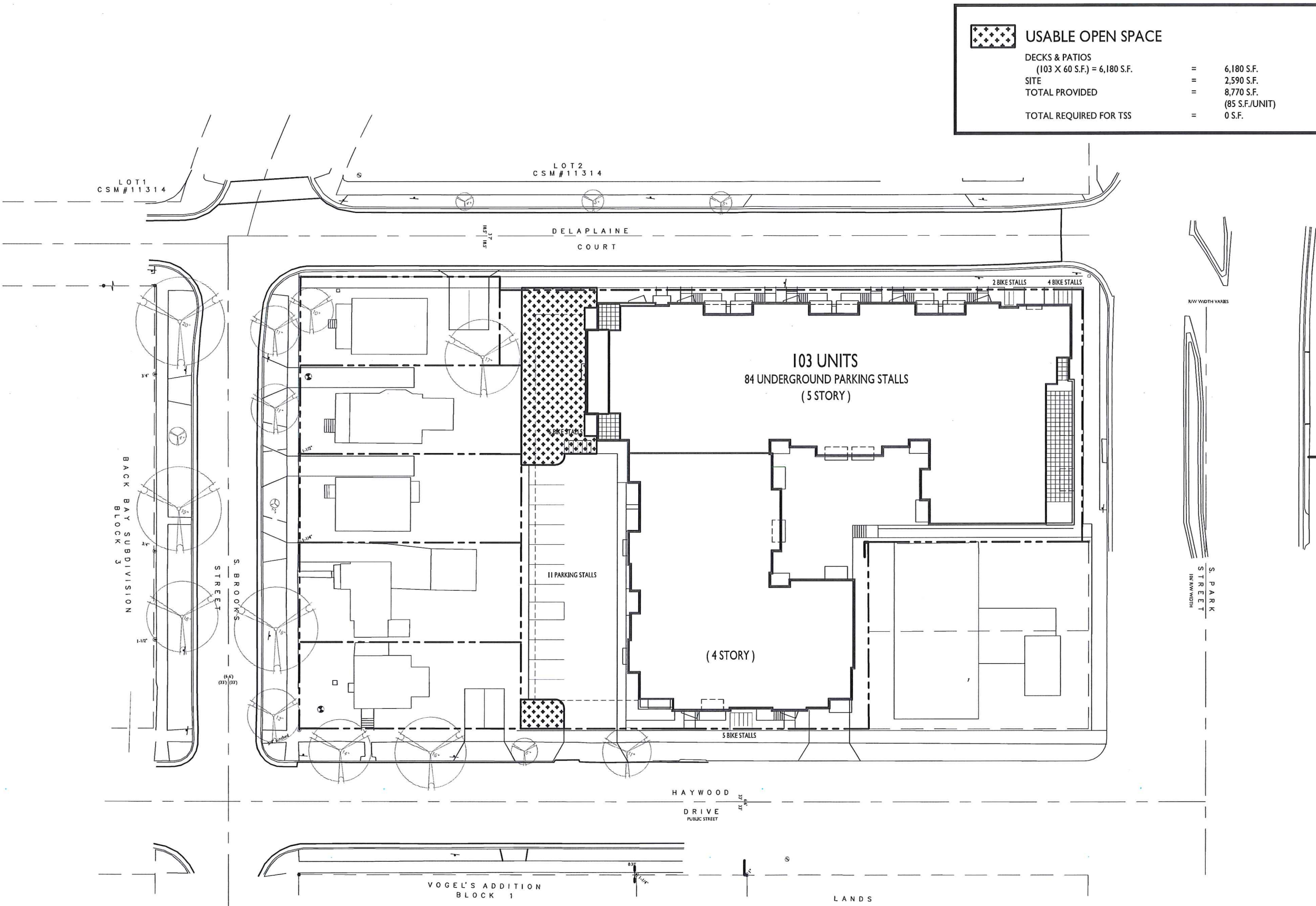
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **1524**
© 2013 Knothe & Bruce Architects, LLC

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



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Usable Open
Space

SHEET NUMBER

C-1.2

PROJECT NO. 1524
© 2013 Knothe & Bruce Architects, LLC

1 USABLE OPEN SPACE
C-1.2 1" = 20'-0"



LOT COVERAGE	
TOTAL LOT AREA	= 42,462 S.F.
LOT COVERAGE: Building + Paved Areas	= 34,617 S.F.
(34,617 SF / 42,462 S.F.)	= <u>81.5 %</u>

ISSUED
 Conditional Use/Re-zoning - October 7, 2015
 UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

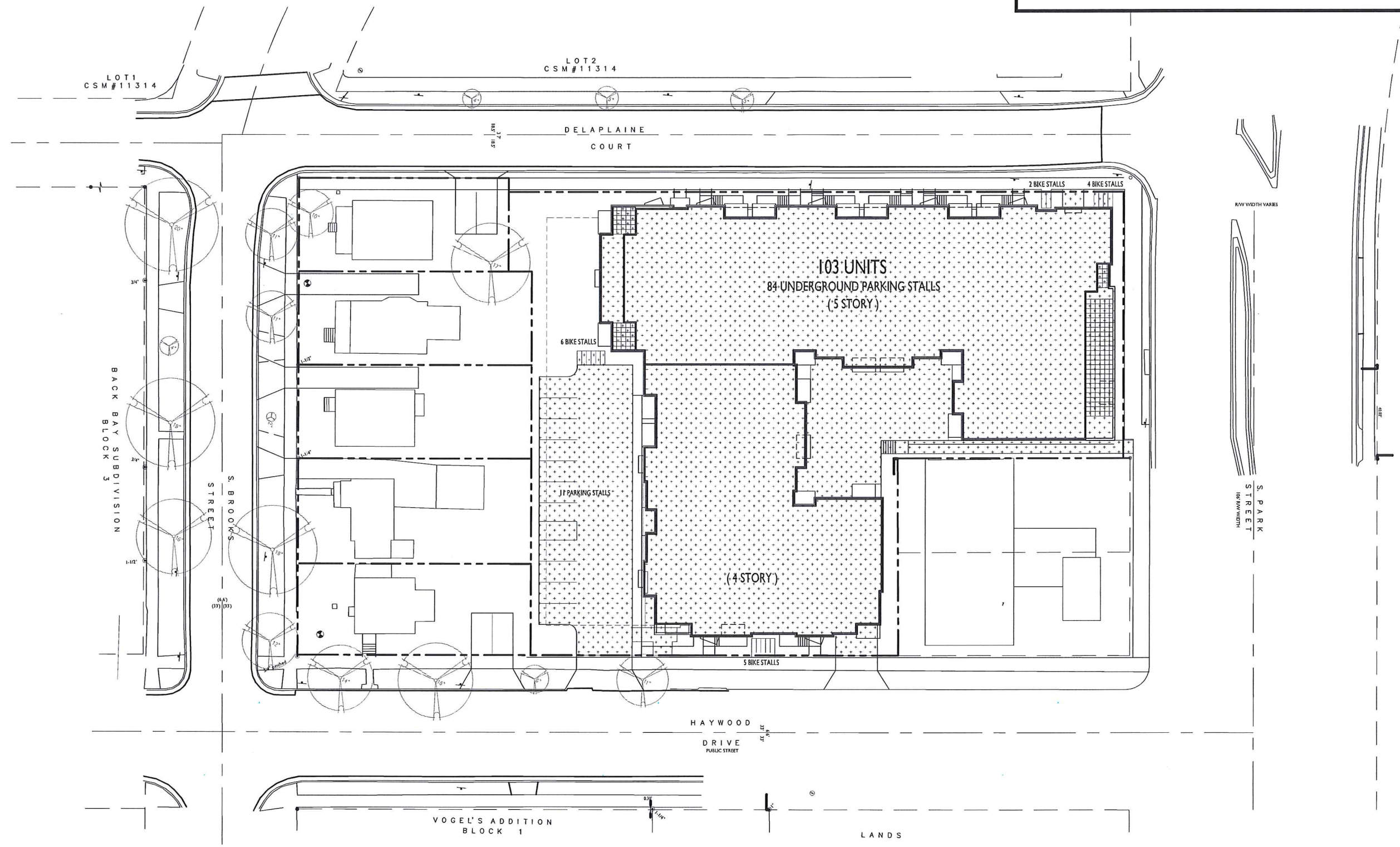
S. Park Street &
 Haywood Drive
 Madison, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER

C-1.3

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LOT COVERAGE
 C-1.3 1" = 20'-0"

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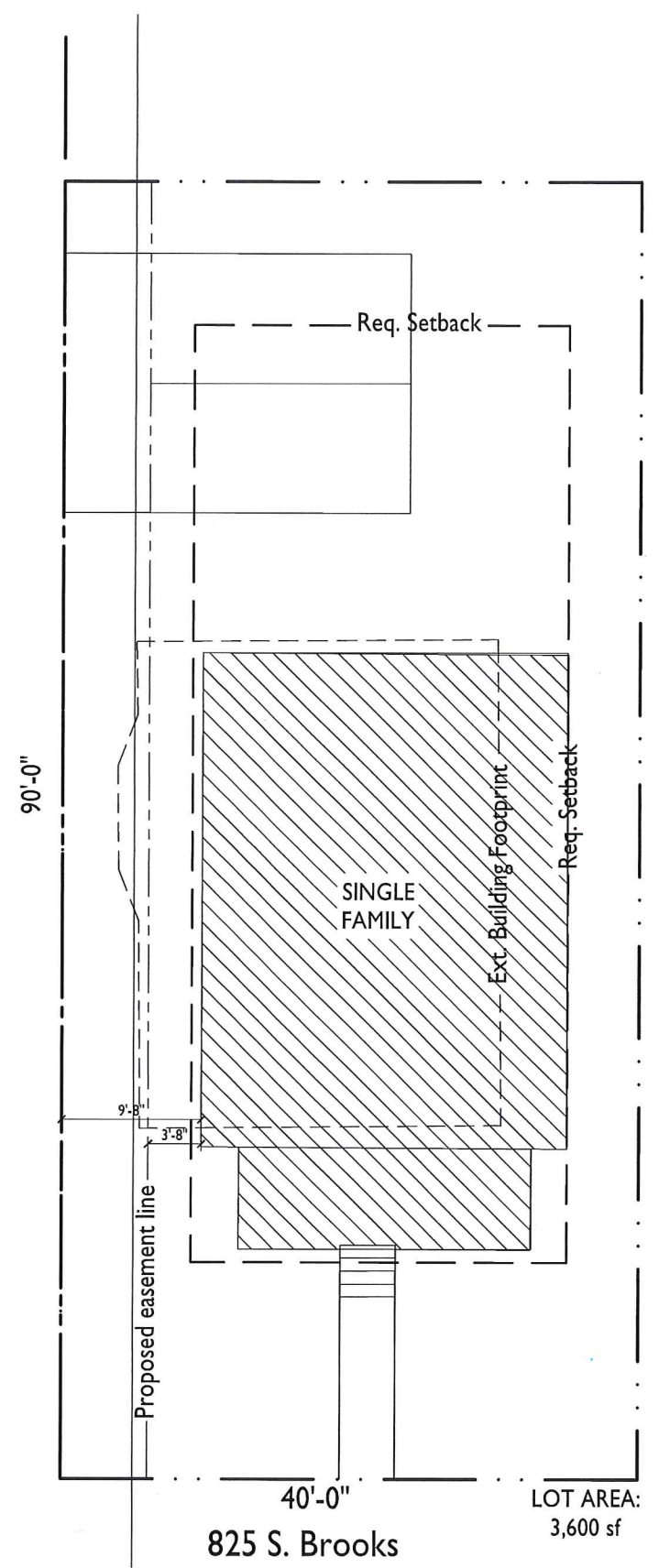
PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
**Zoning Analysis
 and Proposed
 Improvements**

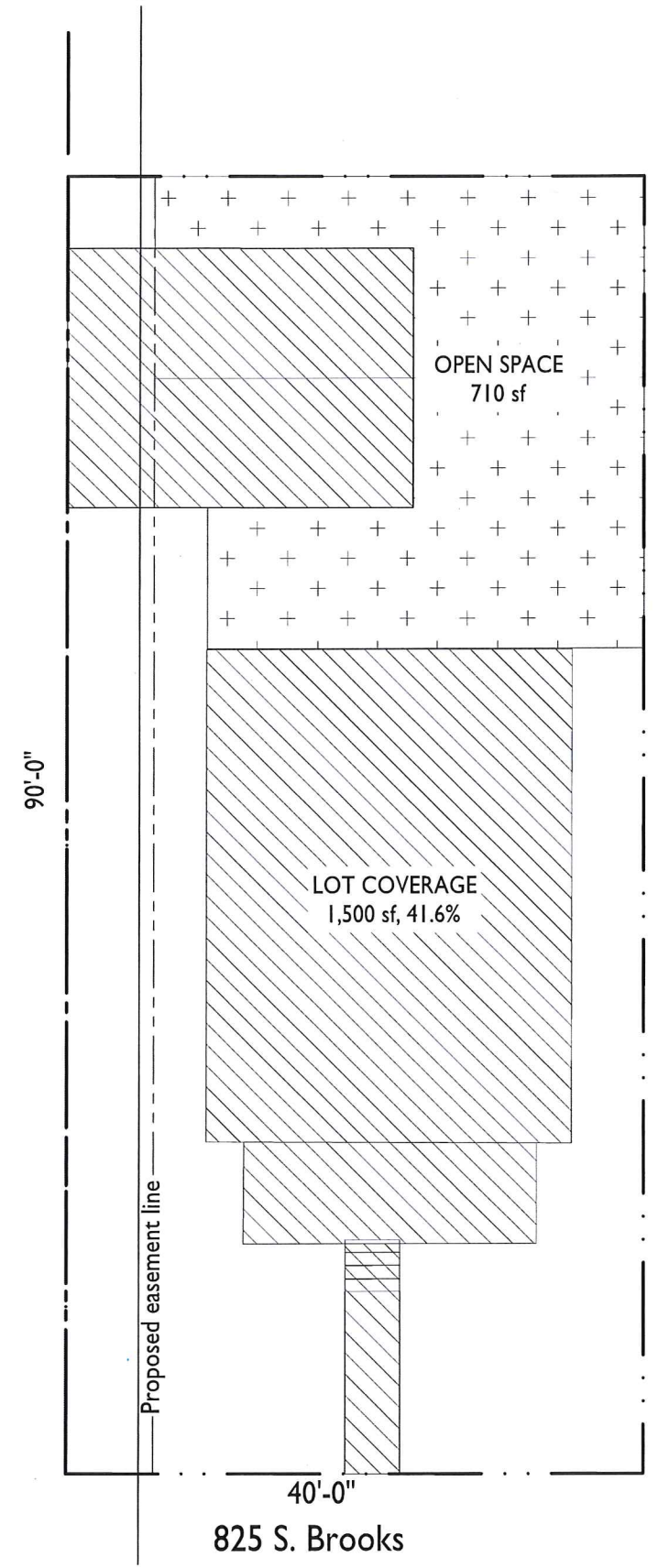
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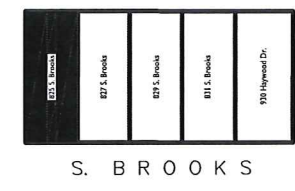
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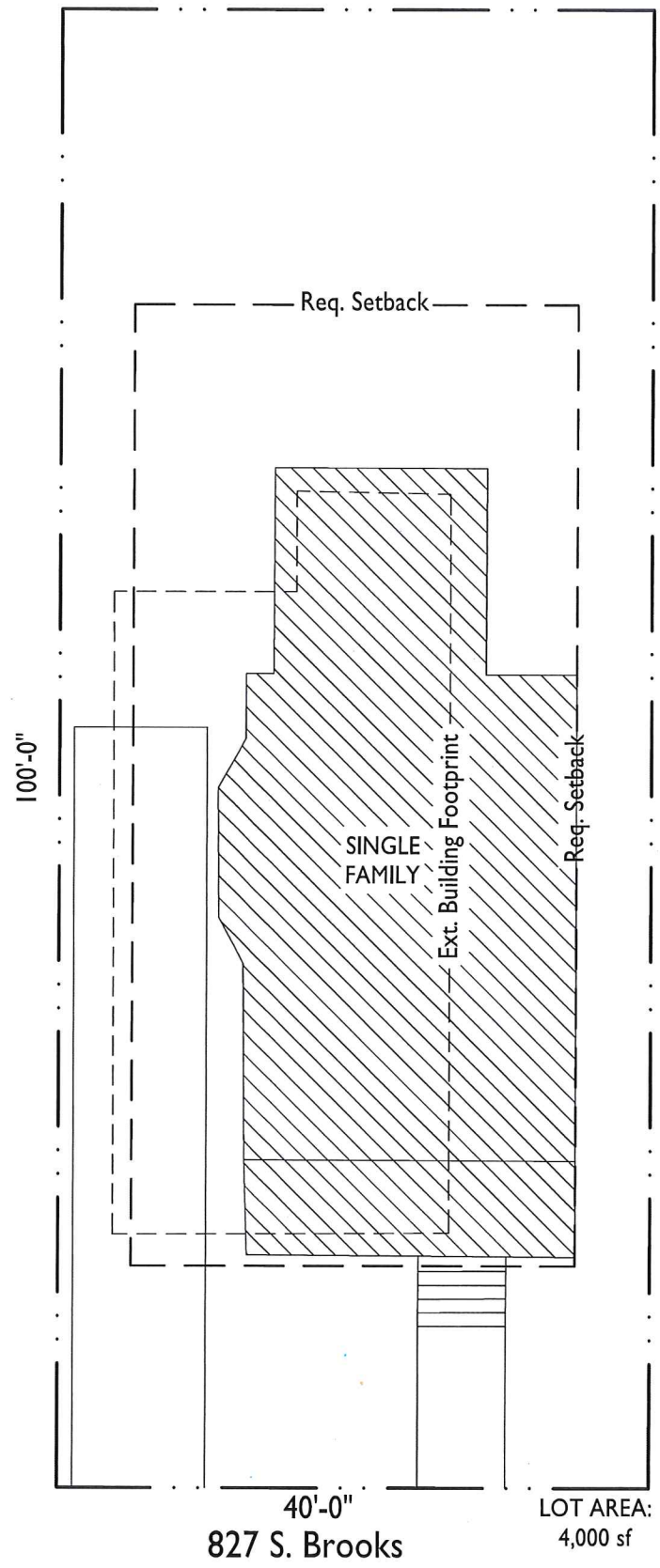


LOT DIMENSIONS / BUILDING SETBACKS

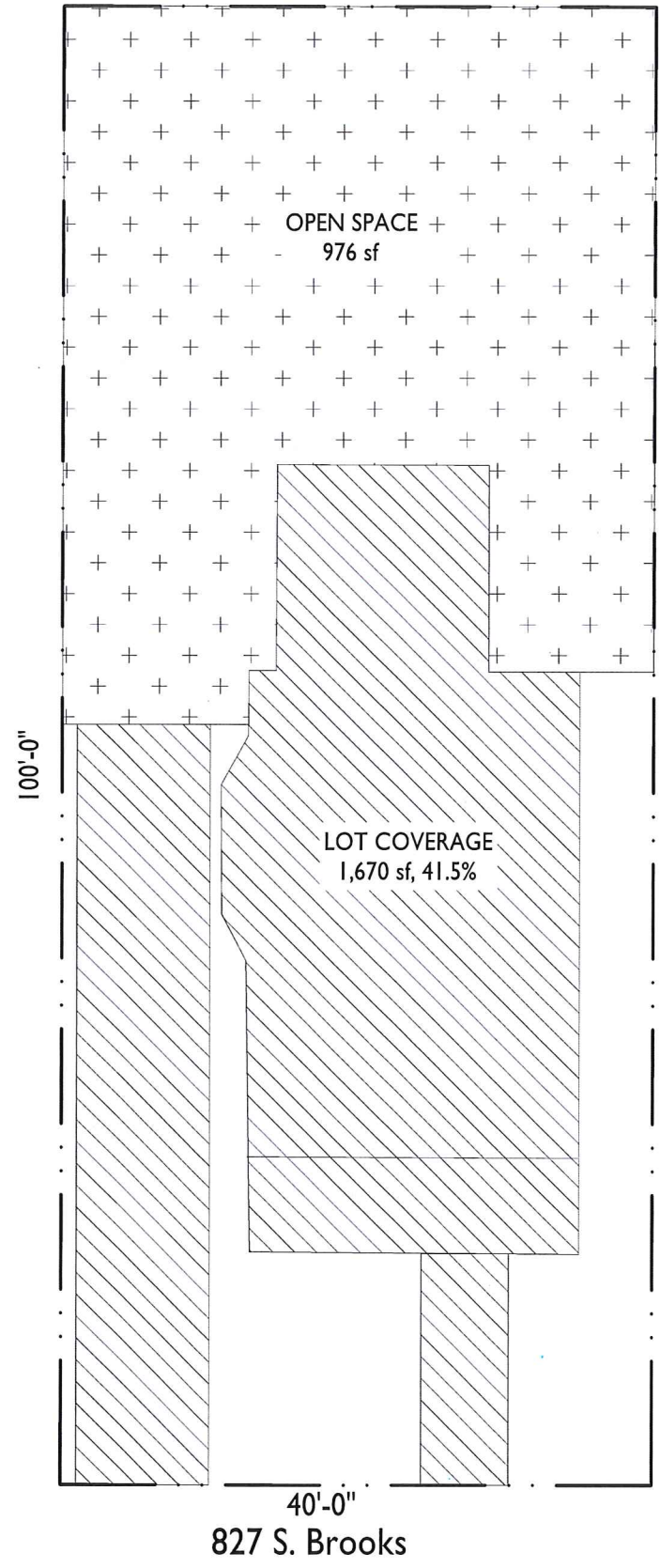


LOT COVERAGE / OPEN SPACE

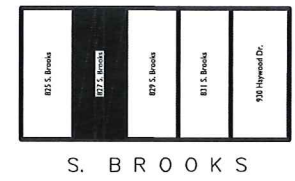




LOT DIMENSIONS / BUILDING SETBACKS



LOT COVERAGE / OPEN SPACE



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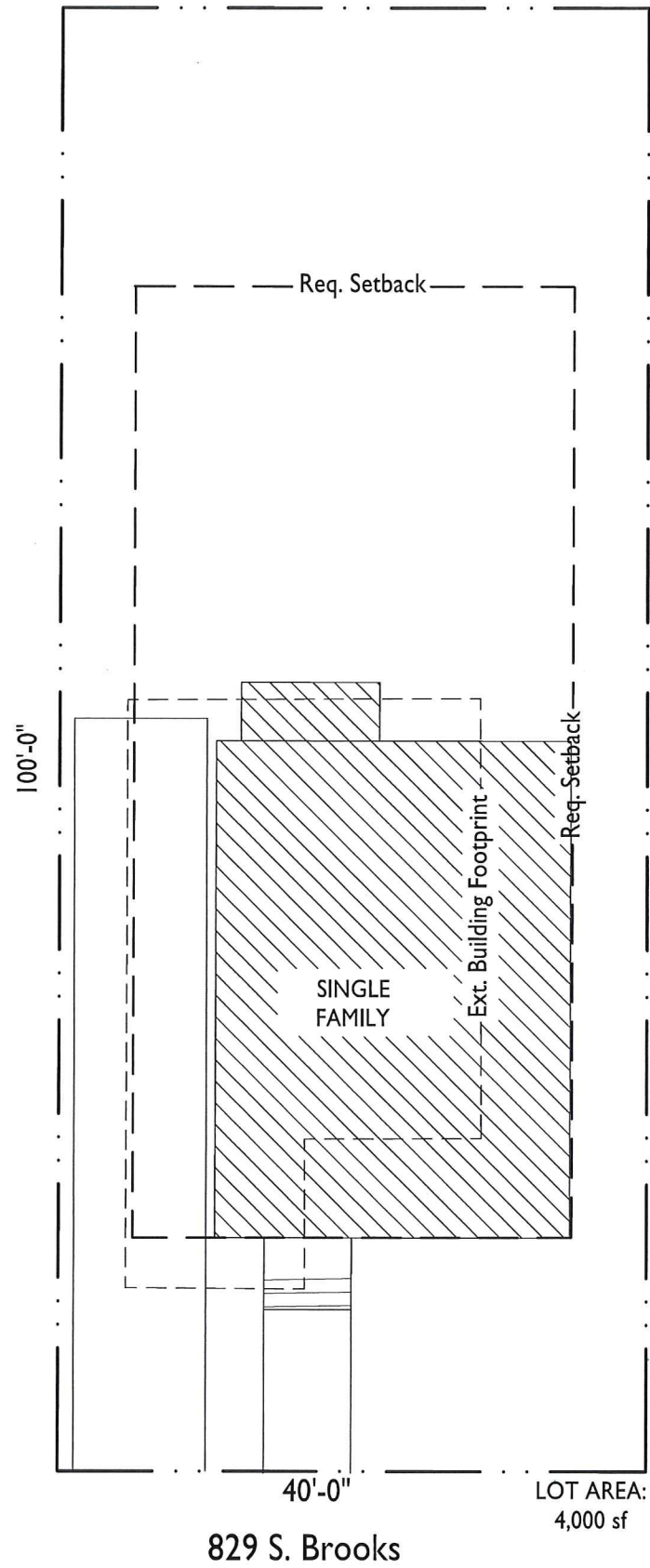
PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
**Zoning Analysis
 and Proposed
 Improvements**

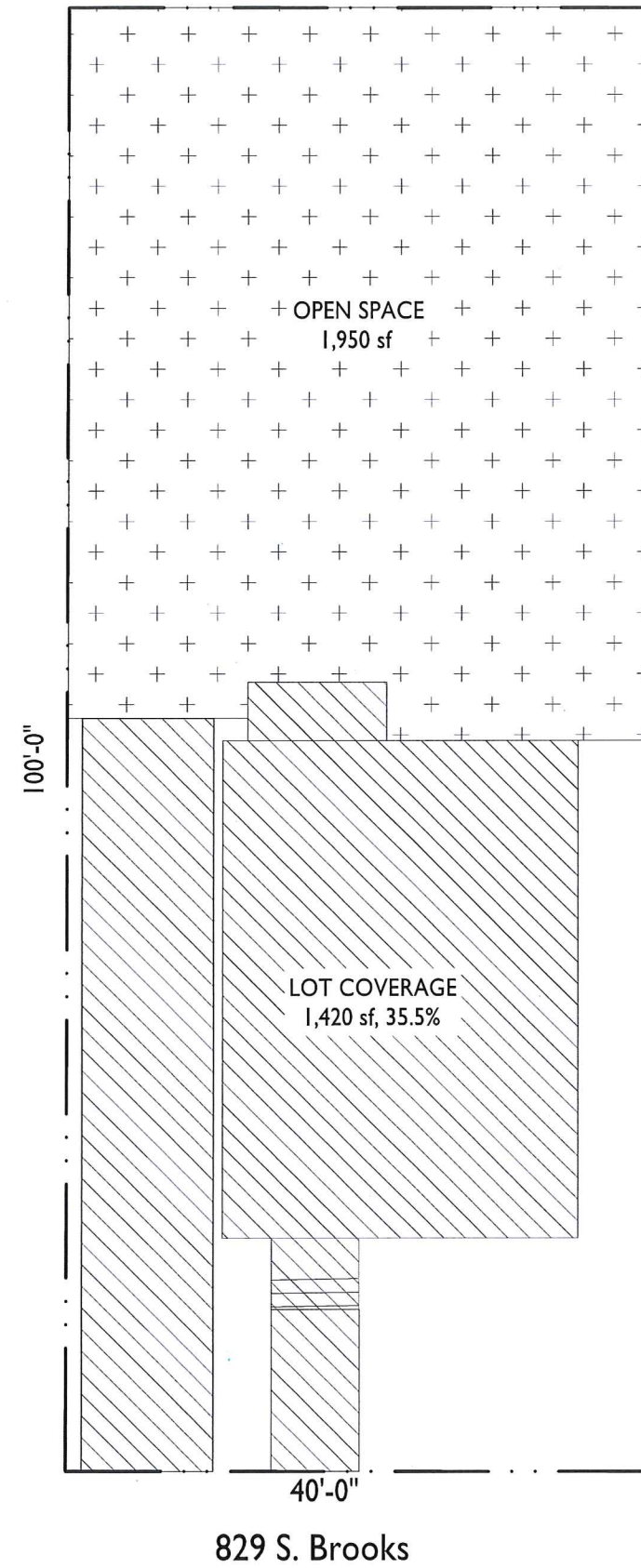
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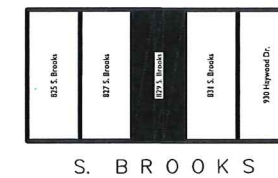
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LOT DIMENSIONS / BUILDING SETBACKS



LOT COVERAGE / OPEN SPACE



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PROJECT TITLE
8TWENTY PARK

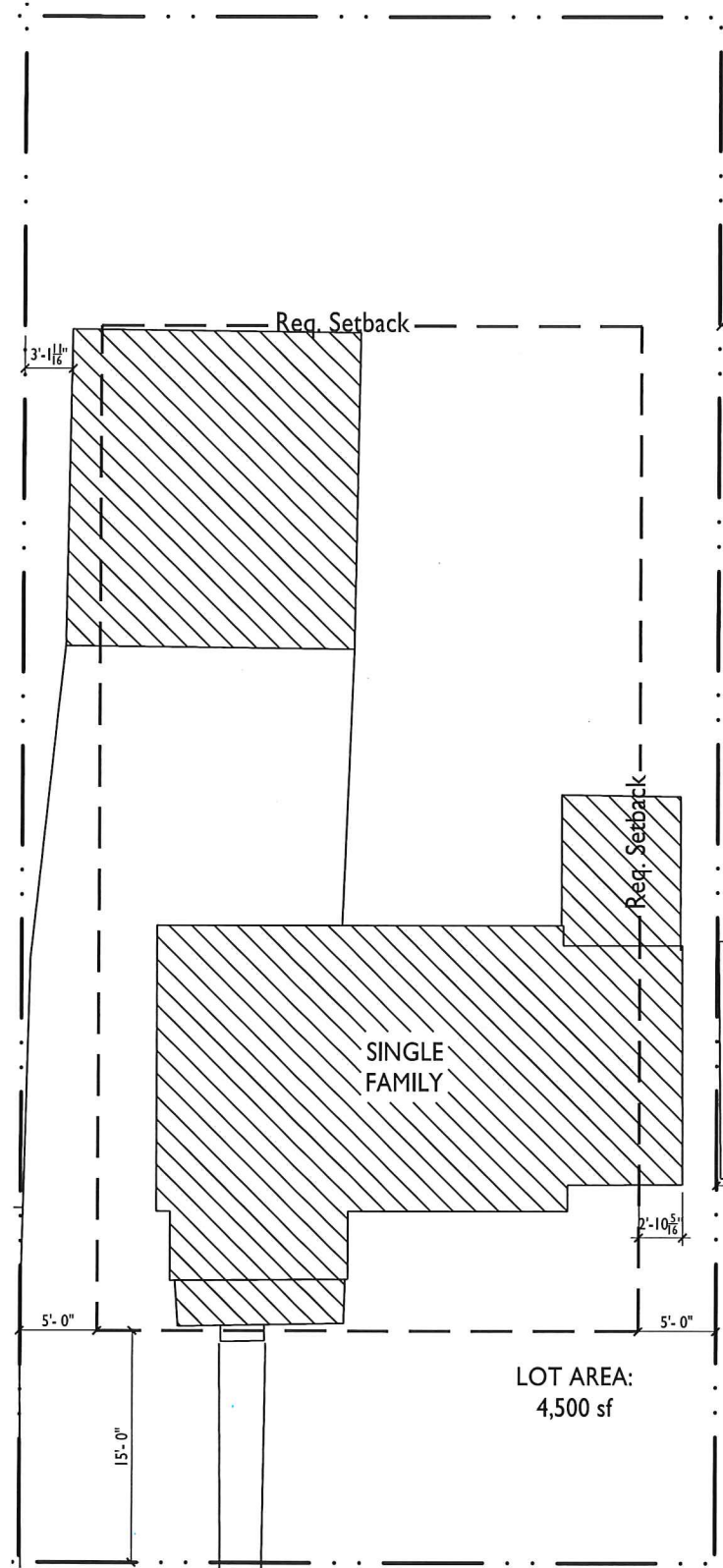
S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Zoning Analysis
and Proposed
Improvements

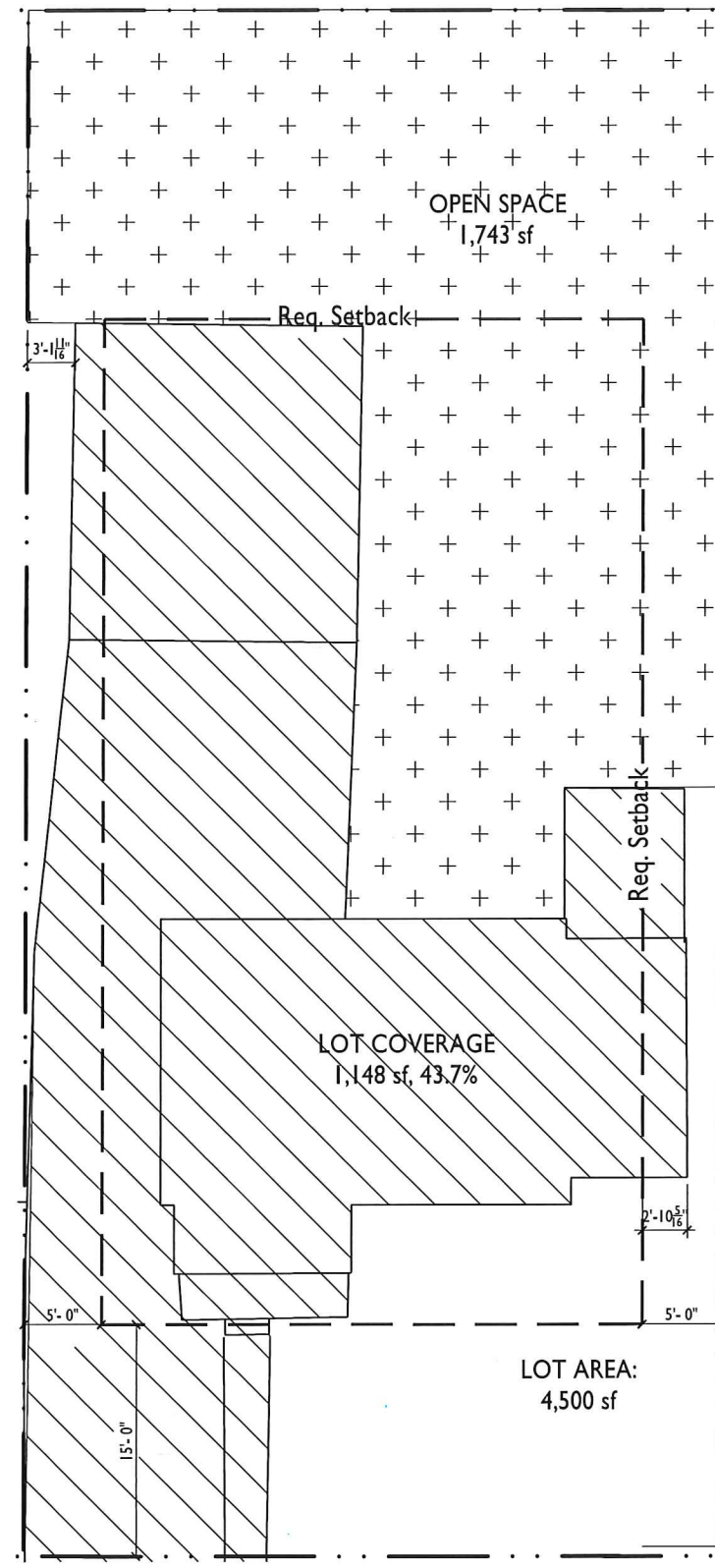
SHEET NUMBER

C-1.3c

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LOT DIMENSIONS / BUILDING SETBACKS



LOT COVERAGE / OPEN SPACE

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PROJECT TITLE

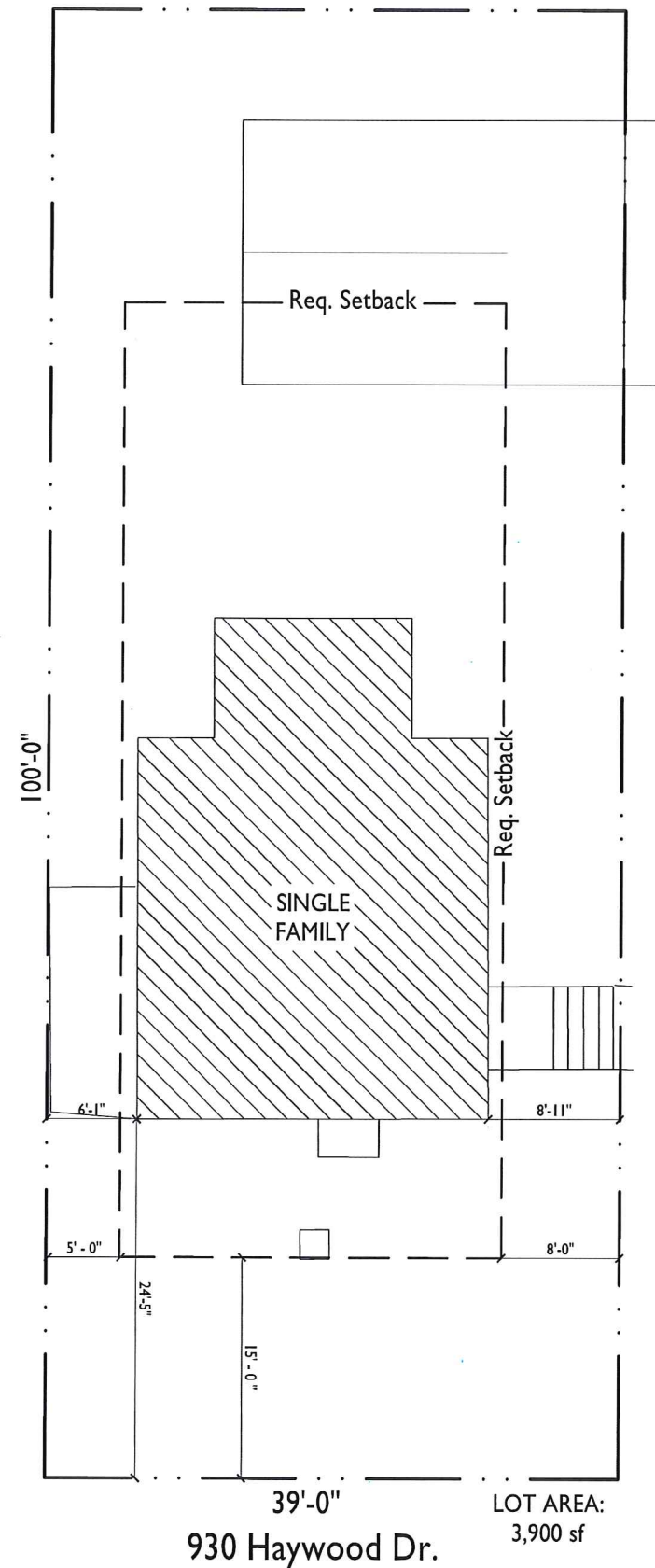
#15 S. Brooks	#17 S. Brooks	#18 S. Brooks	#19 S. Brooks	1901 Harvard Dr.
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S. BROOKS

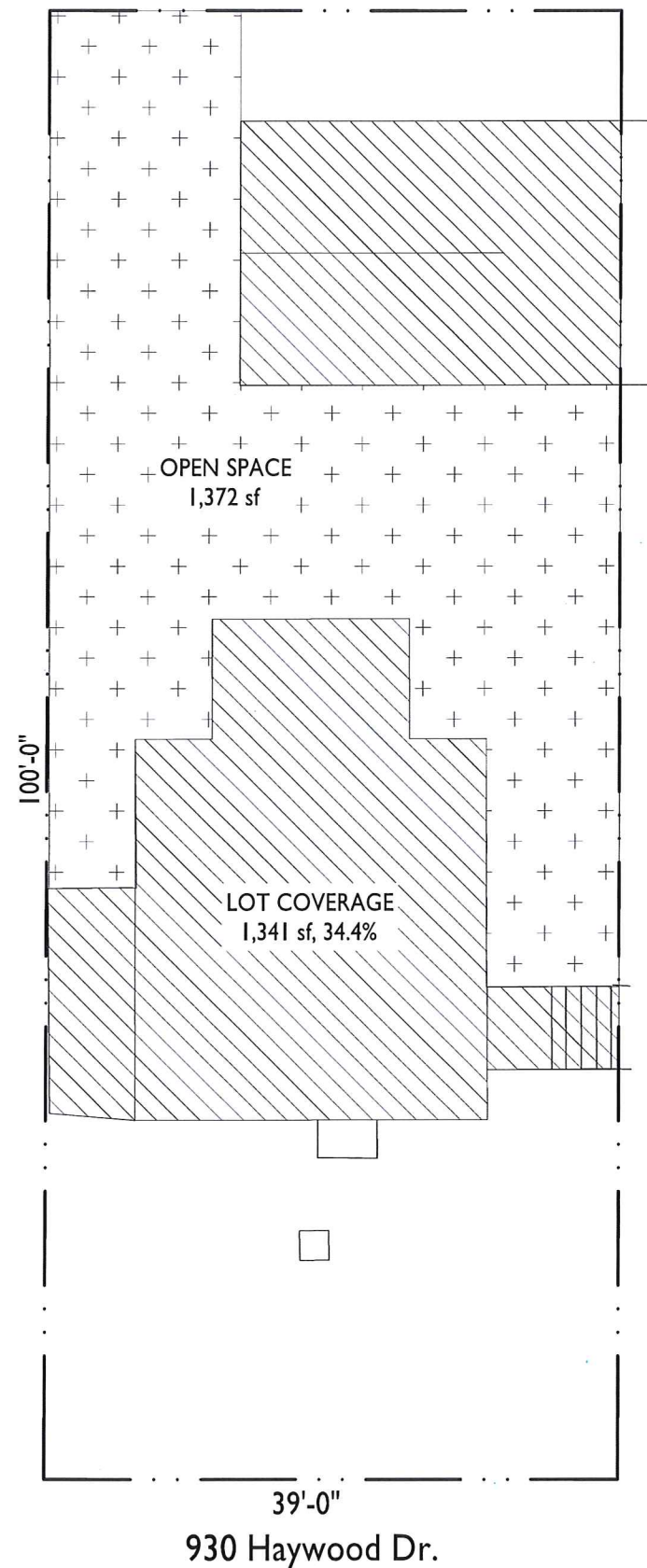
SHEET TITLE
 Zoning Analysis
 and Proposed
 Improvements

SHEET NUMBER

C-1.3d



LOT DIMENSIONS / BUILDING SETBACKS



LOT COVERAGE / OPEN SPACE

0215 Brooks	0215 Brooks	0215 Brooks	0215 Brooks	0215 Brooks
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S. B R O O K S

ISSUED
Issued for xyz - Month Day, Year

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI
SHEET TITLE
Zoning Analysis
and Proposed
Improvements

SHEET NUMBER

C-1.3e

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ISSUED
 Conditional Use/Re-zoning - October 7, 2015
 UDC & Revised CU - November 11, 2015

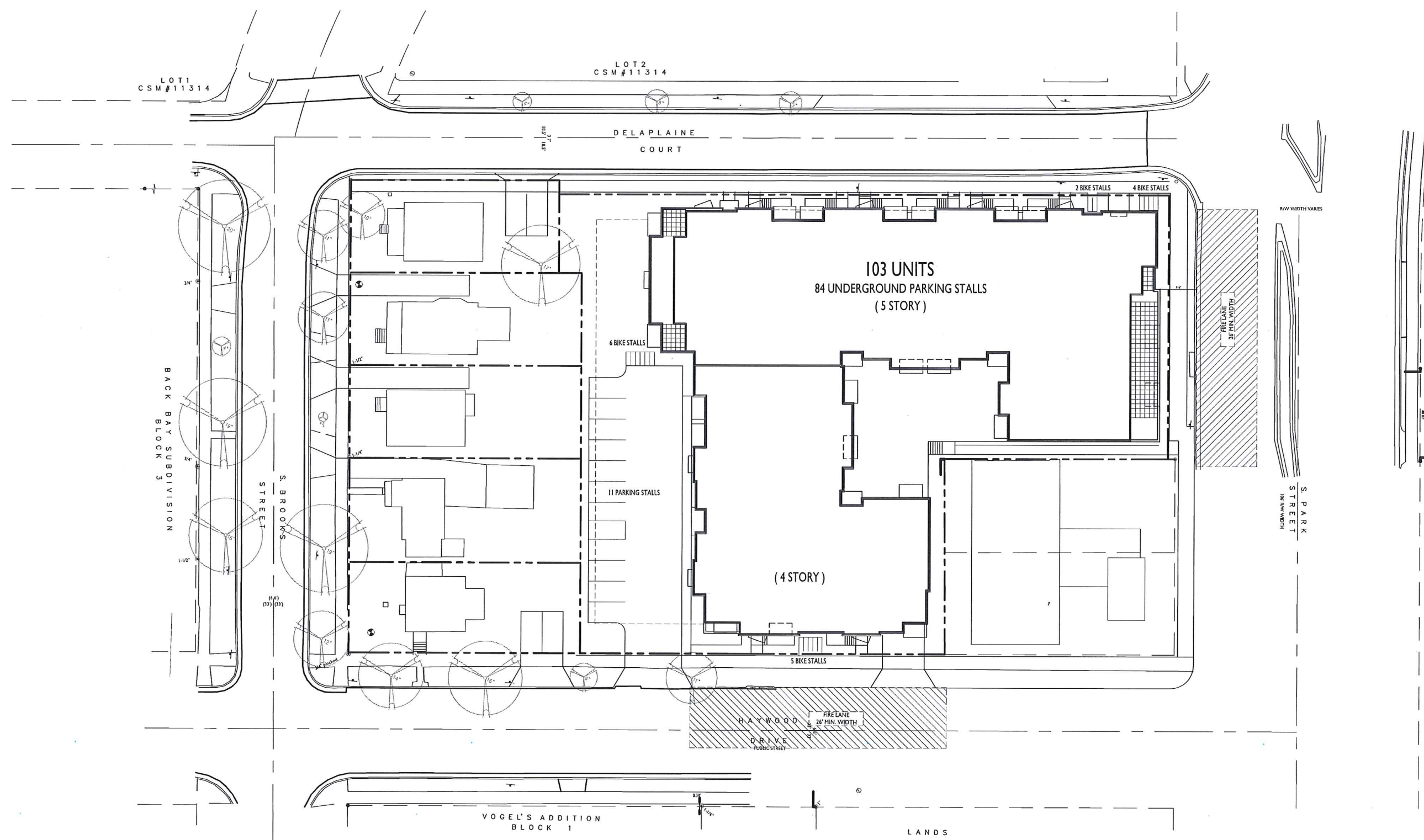
PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
Fire Access Plan

SHEET NUMBER

C-1.4

PROJECT NO. **1524**
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AERIAL FIRE APPARATUS ACCESS
 C-1.4 1" = 20'-0"

1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 1,120 FEET. TOTAL REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 280 FEET. PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 548 FEET.

ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

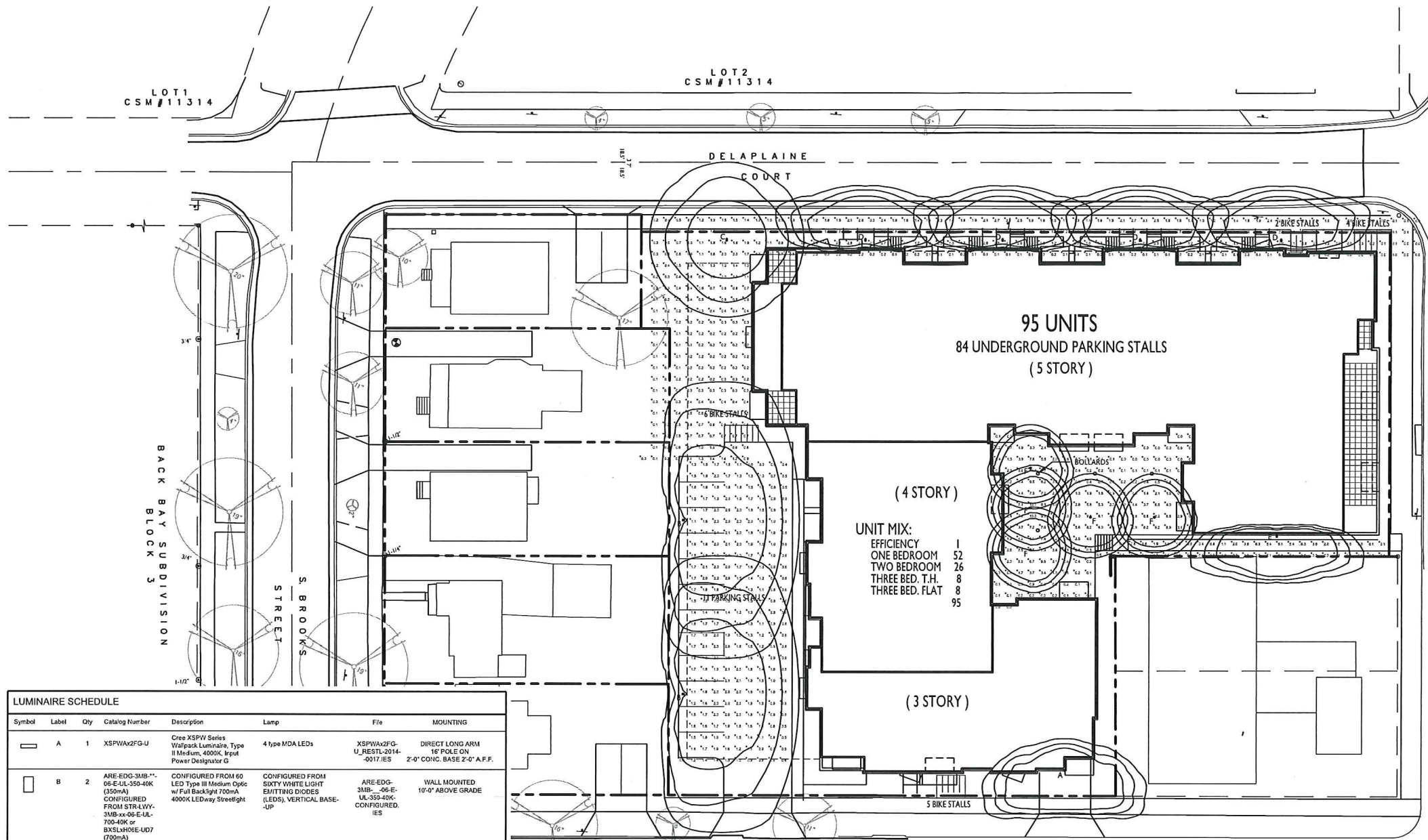
PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI
SHEET TITLE
Lighting Plan

SHEET NUMBER

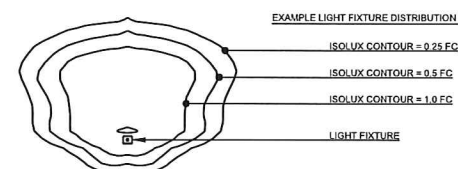
C-1.5

PROJECT NO. **1524**
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LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Fie	MOUNTING
☐	A	1	XSPWAK2FG-U	Cree XSPW Series Wallpack Luminaire, Type II Medium, 4000K, Input Power Designator G	4 type MDA LEDs	XSPWAK2FG-UL_R18TL-2014-0017.IES	DIRECT LONG ARM 16' POLE ON 2'-0" CONC. BASE 2'-0" A.F.F.
☐	B	2	ARE-EDG-3MB-02-E-UL-350-40K (350mA) CONFIGURED FROM STR-LVY-3MB-xx-02-E-UL-700-40K or BXAL506E-UD7 (700mA)	CONFIGURED FROM 60 LED Type III Medium Cpdc w/ Full Backlight 700mA 4000K LEDway Streetlight	SIXTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP	ARE-EDG-3MB-02-E-UL-350-40K-CONFIGURED. IES	WALL MOUNTED 10'-0" ABOVE GRADE
☐	C	1	ARE-EDG-5M-02-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-5M-xx-02-E-UL-xx-700-40K-xxxx (BXAL506E-UD7)	CONFIGURED FROM Cree Edge Area, Type V Medium, 60 LEDs, 700mA, 4000K	CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position	ARE-EDG-5M-02-E-UL-350-40K-CONFIGURED. IES	DIRECT ARM 10' POLE ON 2'-0" CONC. BASE FLUSH W/ GRADE
☐	D	4	ARE-EDG-2MB-02-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-2MB-xx-02-E-UL-xx-700-40K-xxxx (BXAL606E-UD7)	CONFIGURED FROM Cree Edge Area, Type II Medium w. BLS, 60 LEDs, 700mA, 4000K	CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position	ARE-EDG-2MB-02-E-UL-350-40K-CONFIGURED. IES	DIRECT ARM 10' POLE ON 2'-0" CONC. BASE FLUSH W/ GRADE
☐	E	1	SEC-EDG-2MB-02-E-UL-525-40K (525mA) CONFIGURED FROM ARE-EDG-2MB-xx-02-E-UL-xx-700-40K-xxxx (BXAL606E-UD7)	CONFIGURED FROM Cree Edge Area, Type II Medium w. BLS, 60 LEDs, 700mA, 4000K	CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position	SEC-EDG-2MB-02-E-UL-525-40K-CONFIGURED. IES	WALL MOUNTED 8'-0" ABOVE GRADE
○	F	5	PWY-EDG-5M-xx-02-E-UL-350-40K / BXBP518E-UH7	Cree Edge Pathway Luminaire, Type V Medium, 18 LEDs, 120-277V, 350mA, 4000K	Eighteen type XP-G2 LEDs	PWY-EDG-5M-xx-02-E-UL-350-40K_PL05798-001A.IES	BOLLARD 42" A.F.F.



STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DELAPLAINE	+	0.9 fc	3.1 fc	0.0 fc	N/A	N/A
PATHWAY	+	1.9 fc	6.6 fc	0.1 fc	N/A	N/A
PLAZA	+	2.7 fc	10.6 fc	0.0 fc	N/A	N/A
SURFACE PARKING	+	1.4 fc	2.3 fc	0.4 fc	5.8:1	3.5:1

1 LIGHTING PLAN
C-1.5 1" = 20'-0"



LOT 1
CSM#11314

LOT 2
CSM#11314

DELAPLAINE
COURT

BACK BAY SUBDIVISION
BLOCK 2

S. PARK STREET

BACK BAY SUBDIVISION
BLOCK 2

HAYWOOD
DRIVE
PUBLIC STREET

VOGEL'S ADDITION
BLOCK 1

LANDS

NOTES:

- Dates of field work: July 9 to 17, 2015.
- Vertical Benchmark: Northeast corner of Section 35-07-09 as shown on tiesheet by Carl Sandnes dated 02-16-04, Elevation=868.84'. Vertical Datum: NAVD83.
- Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20152615073, 20152615159, 20152615194, 20152615351, 20152615359, 20152615367, 20152615381, 20152615389, 20152615394, 20152615400, 20152615451, 20152615474, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
- No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C0417G, dated January 02, 2009.
- Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- Total Parcel Area=55,749 square feet.

STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	R/W/IC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION
1	850.28 W 845.04 N 844.04					STORM SEWER MANHOLE
2	850.15 SW 840.01 SE 840.17 N 845.97					STORM SEWER MANHOLE
3	850.11 NW 841.00 SW 841.10 SE 842.59					SANITARY SEWER MANHOLE
4	850.52 SW 840.10					STORM SEWER MANHOLE
5	850.96 NW 845.39 NE 847.06					CURB INLET
6	850.45					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
7	850.00					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
8	850.02					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
9	850.07					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
10	850.09					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
11	851.06					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
12	851.06					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
13	851.09 NW 845.71 SW 845.71 SE 845.69					STORM SEWER MANHOLE
14	850.79 NW 847.40 SW 845.28 SE 842.38					SANITARY SEWER MANHOLE
15	851.15 N 845.50					CURB INLET
17	852.25 SW 845.85 SW 847.19 NE 845.83					SANITARY SEWER MANHOLE
18	854.03 SW 848.55 NE 848.51					SANITARY SEWER MANHOLE
20	850.94 SW 851.51 NE 851.52					SANITARY SEWER MANHOLE
21	859.29 NW 851.01					SANITARY SEWER MANHOLE
22	856.96 NW 851.57 SW 852.06					CURB INLET
23	850.95 NE 852.59 NW 853.24					CURB INLET
24	857.59 NE 853.15 NW 853.40					CURB INLET
25	855.88 NW 847.84 SW 849.15 SE 848.22 NE 846.06					SANITARY SEWER MANHOLE
26	855.71 NW 851.23 SW 851.32 SE 850.89 NE 850.07					STORM SEWER MANHOLE
27	854.04 SW 844.72 NE 844.66 NW 844.90					SANITARY SEWER MANHOLE
28	852.47 SW 848.63 NE 849.59 NW 849.25					STORM SEWER MANHOLE
29	852.31 SW 843.09 NW 843.59 NE 843.05					SANITARY SEWER MANHOLE
30	852.29					MANHOLE - UNKNOWN USE - NO PIPES VISIBLE
31	851.84 SW 847.62 NW 848.50 NE 847.58					STORM SEWER MANHOLE
32	850.90 SE 847.76 SW 848.31 NE 848.08					CURB INLET
33	850.90 E 847.90					STORM SEWER CATCH BASIN 2' DIAMETER

LEGEND

- OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE ACCESS TELEVISION
- BURIED FIBER OPTIC
- CHAIN LINK FENCE
- WOOD FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- GUY WIRE
- MAILBOX
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- ROUND CATCH BASIN
- SANITARY SEWER MANHOLE
- WATER VALVE
- GAS VALVE
- GAS METER
- AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- SOIL BORING - FOUND STAKE
- HANDHOLE
- UTILITY STRUCTURE REFERENCE NUMBER

PART OF LOTS 3, 4 AND 5 AND ALL OF LOTS 6 THROUGH 16, BLOCK 2, BACK BAY SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 52, AS DOCUMENT NUMBER 248744, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: MBurse@bse-inc.net
www.bursesurveying.com

APPROVALS
PROJECT: BSE1838-15
MLB
DATE: 10/07/2015
MLB
DATE: 10/07/2015

8 TWENTY PARK
820 S. PARK STREET
MADISON, WISCONSIN
JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #: BSE1838-15
PLOT DATE: 10/07/2015

REVISION DATES:

ISSUE DATES:
COND. USE 10/07/2015

EXISTING CONDITIONS

Burse
Surveying and Engineering, Inc.

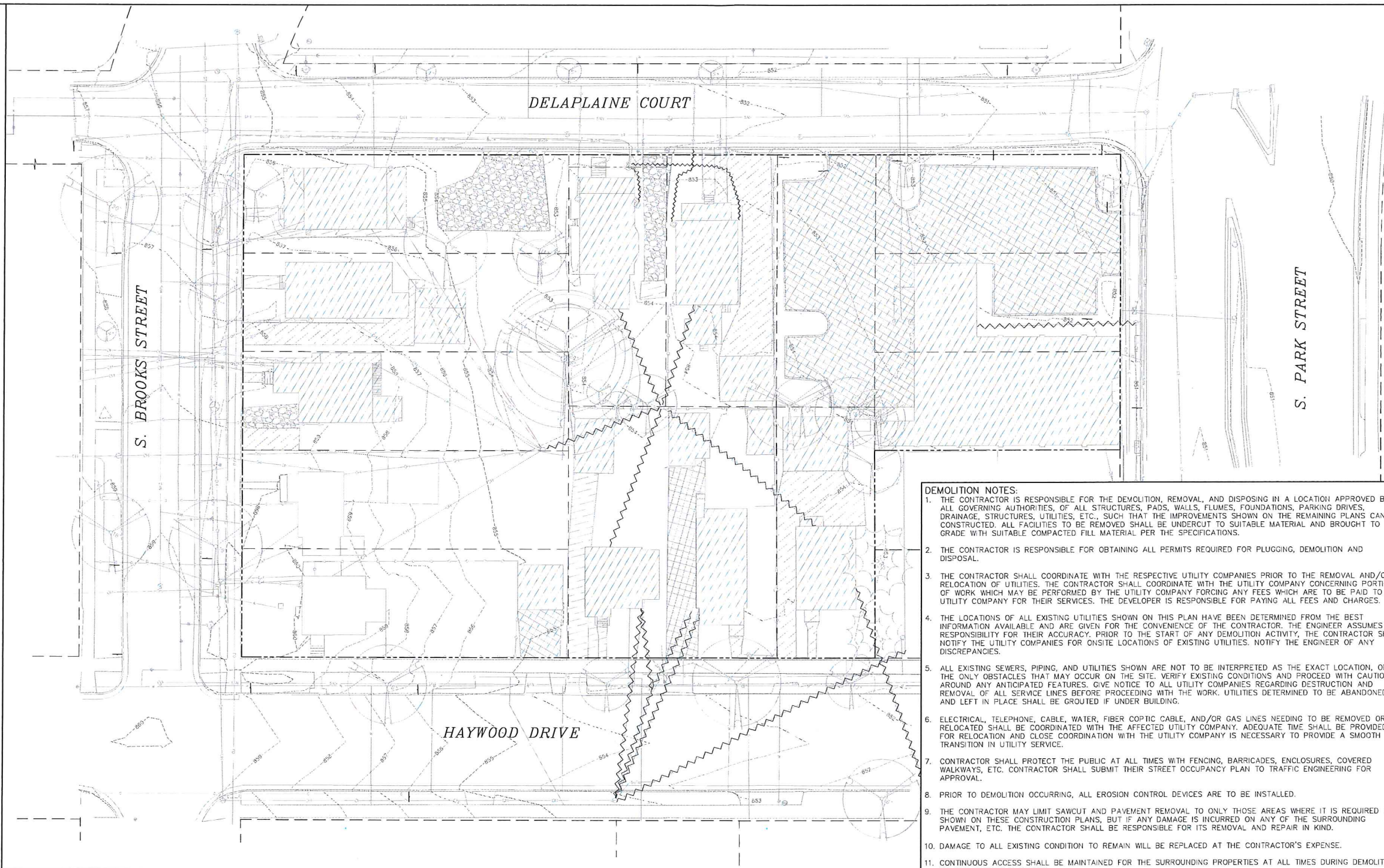
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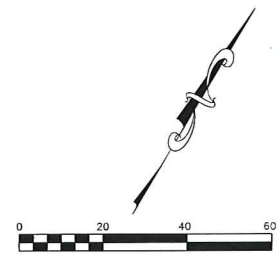
LEGEND

- | | | | | | |
|--|----------------------------|--|---------------|--|---------------------|
| | REMOVE BITUMINOUS PAVEMENT | | RAZE BUILDING | | REMOVE UTILITY LINE |
| | REMOVE CONCRETE | | REMOVE GRAVEL | | |

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR PLUGGING, DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com



Burse
 Surveying and Engineering, Inc.
 2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9563
 Fax: 608-250-9266
 e-mail: MBurse@bse-inc.net
 www.bursesurveying.com

APPROVALS	MLB	MLB	MLB	MLB
PROJECT FILE	MLB	MLB	MLB	MLB
ISSUE DATE	MLB	MLB	MLB	MLB
DATE	MLB	MLB	MLB	MLB
DATE	MLB	MLB	MLB	MLB
DATE	MLB	MLB	MLB	MLB

8 TWENTY PARK
 820 S. PARK STREET
 MADISON, WISCONSIN
JT Klein Company, Inc.
 906 Bear Claw Way
 Madison, WI 53717

PROJECT #:	BSE1838-15
PLOT DATE:	10/07/2015
REVISION DATES:	
ISSUE DATES:	
COND. USE	10/07/2015

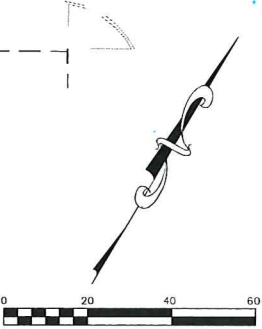
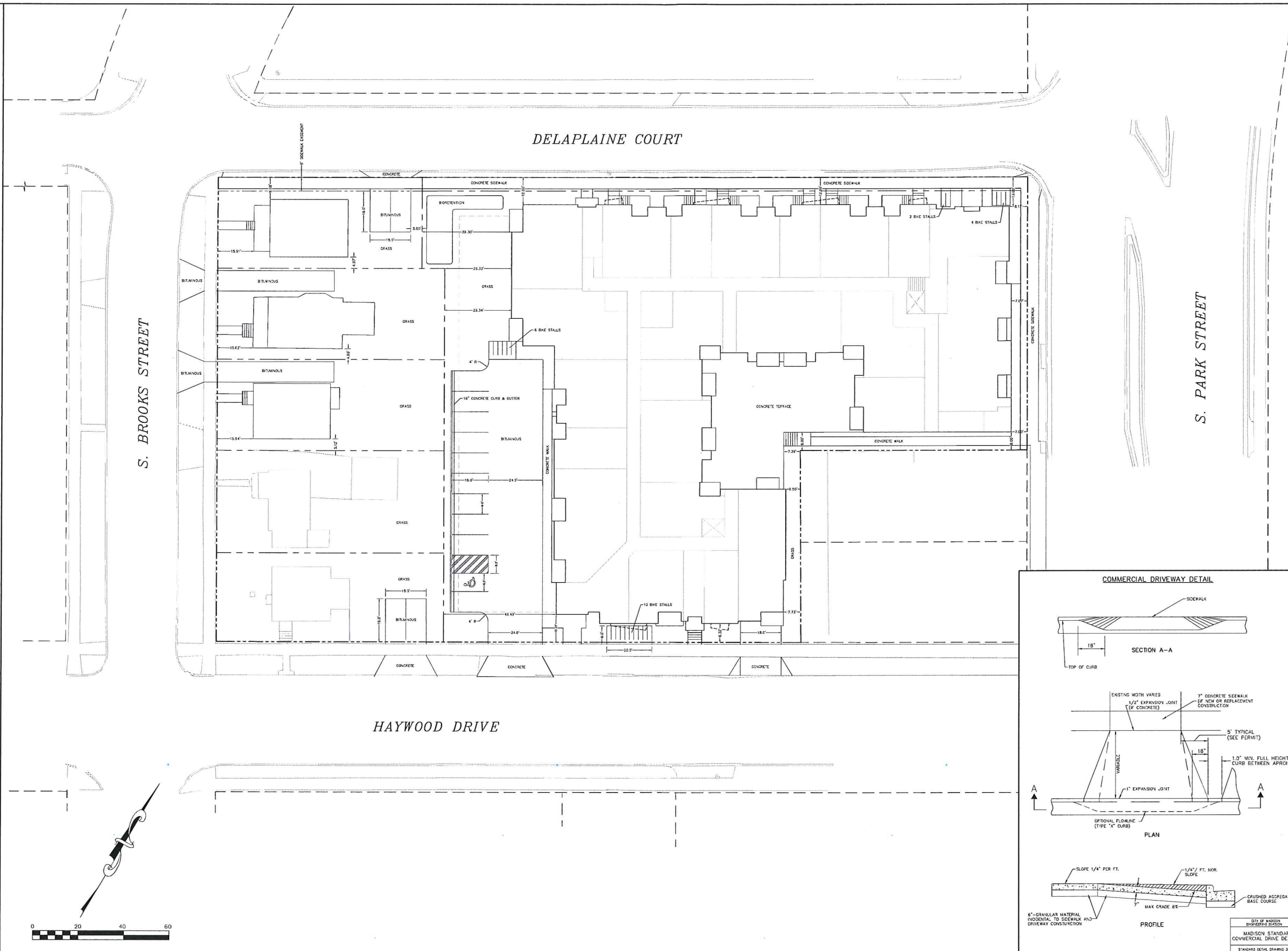
DEMOLITION PLAN

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 Surveying and Engineering, Inc.
 2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: MBurse@bse-inc.net
 www.burse-surveying.com

APPROVALS	MLB	PDF	MLB
PROJECT	MLB	PDF	MLB
ISSUE	MLB	PDF	MLB
REVISION	MLB	PDF	MLB
DATE	MLB	PDF	MLB

8 TWENTY PARK
 820 S. PARK STREET
 MADISON, WISCONSIN
JT Klein Company, Inc.
 906 Bear Claw Way
 Madison, WI 53717

PROJECT #: BSE1838-15
 PLOT DATE: 10/07/2015

REVISION DATES:

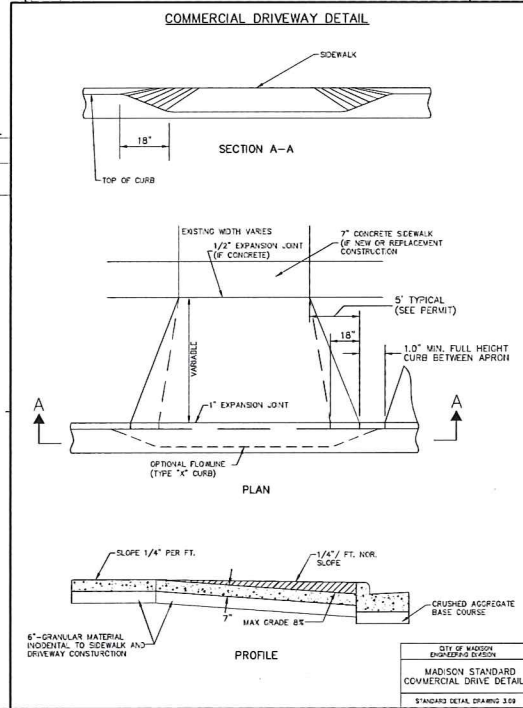
ISSUE DATES:
 COND. USE 10/07/2015

CIVIL SITE PLAN

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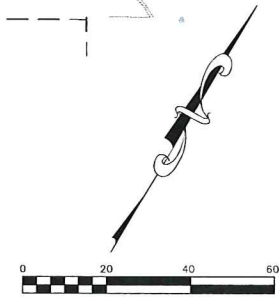
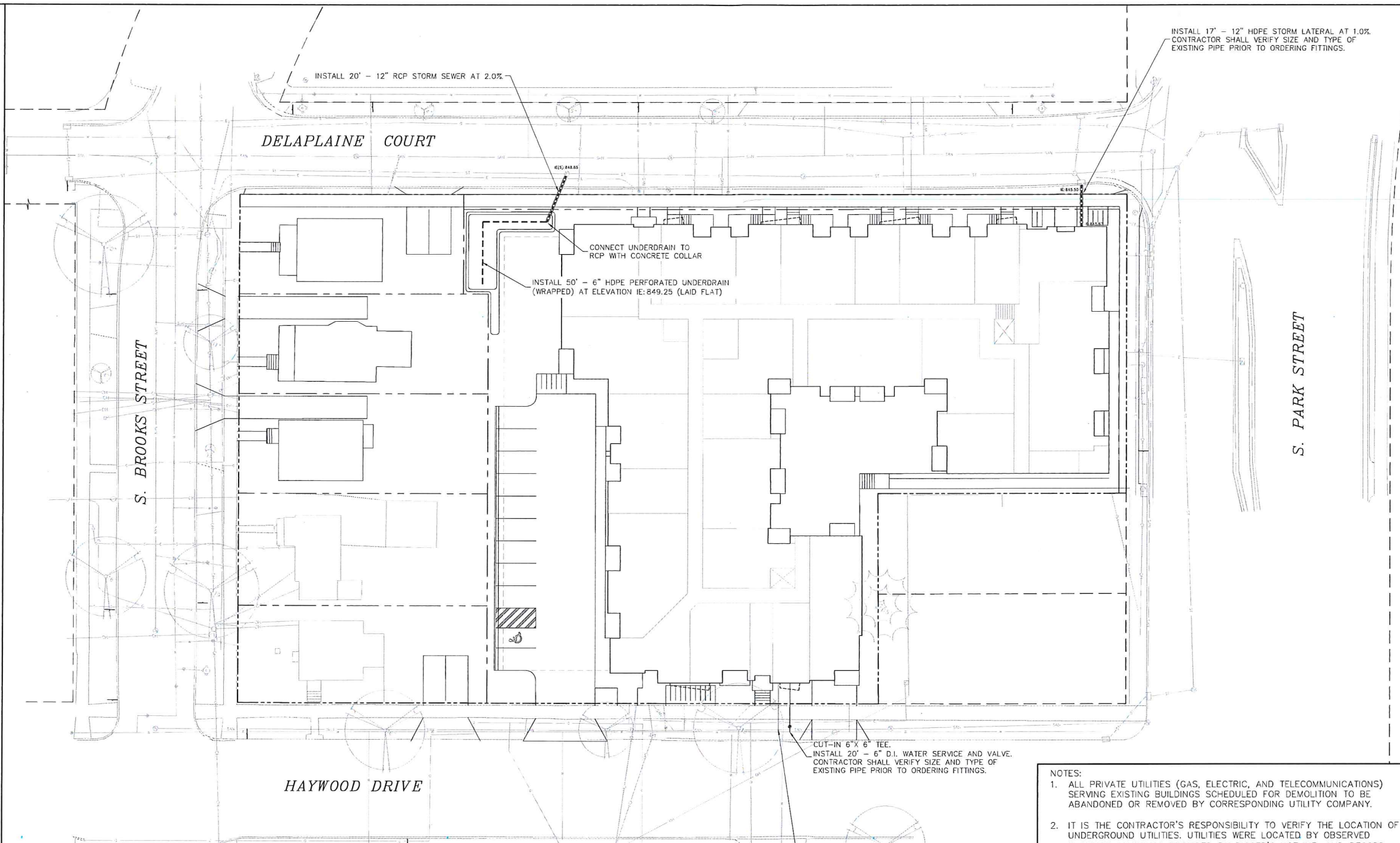
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- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. THE CITY WILL LIKELY REQUIRE SEVERAL ULO'S TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. THIS INFORMATION MAY REQUIRE THE PROPOSED GRADES AND SLOPES OF NEW PIPING TO BE ADJUSTED. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. XXXXX (TBD).

Burse
 Surveying and Engineering, Inc.
 2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9963
 Fax: 608-250-9266
 e-mail: Mburse@bse-inc.net
 www.burseeng.com

APPROVALS	MLB
PROJECT	MLB
DESIGN	PDF
CHECKED	MLB
APPROVED	MLB

8 TWENTY PARK
 820 S. PARK STREET
 MADISON, WISCONSIN
JT Klein Company, Inc.
 906 Bear Claw Way
 Madison, WI 53717

PROJECT #:	BSE1838-15
PLOT DATE:	10/07/2015
REVISION DATES:	
ISSUE DATES:	
COND. USE	10/07/2015

UTILITY PLAN

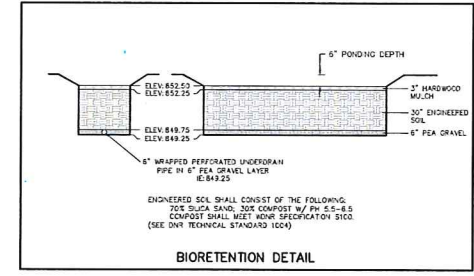
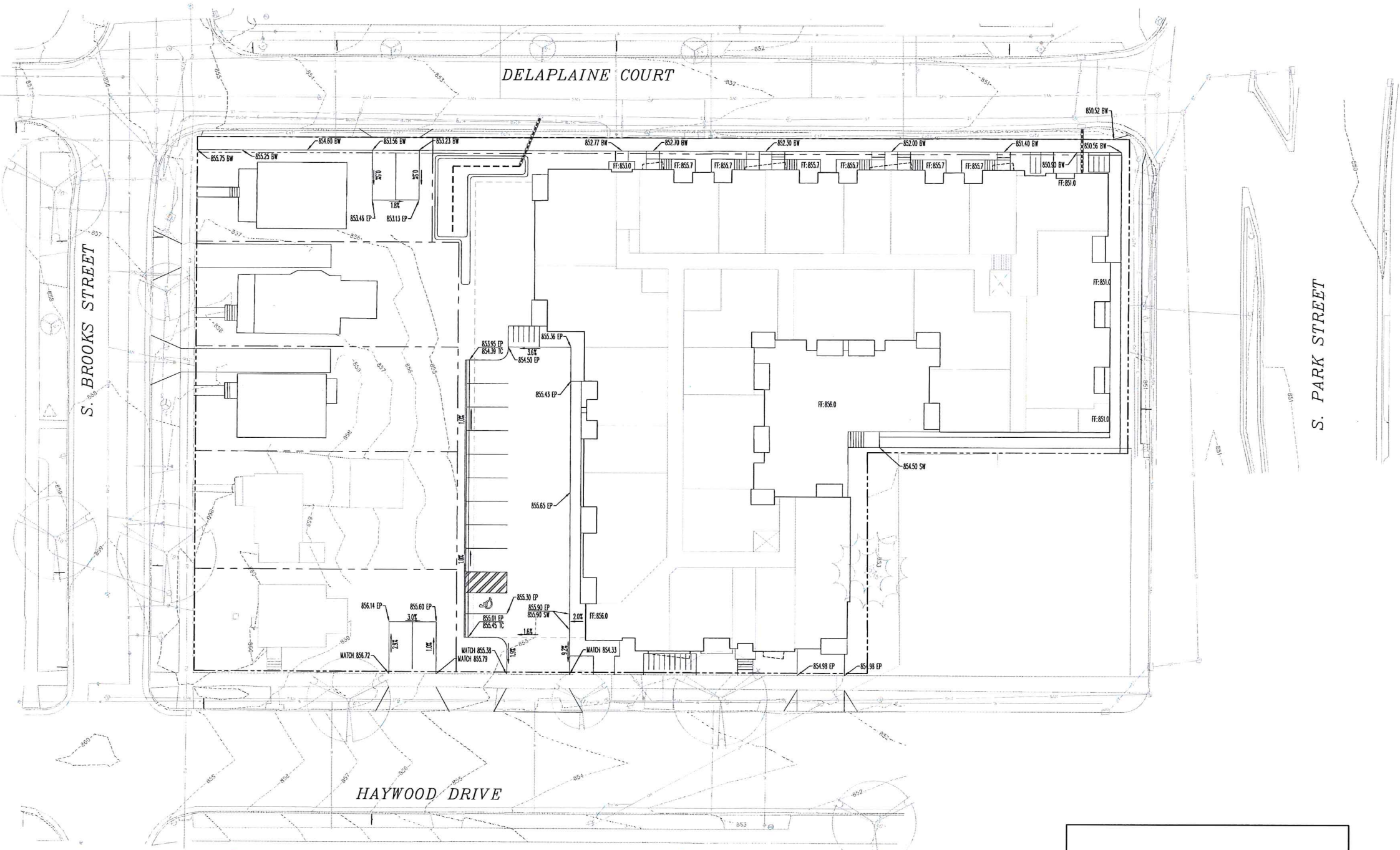
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 2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9263
 Fax: 608-250-9265
 e-mail: MBurse@bse-inc.net
 www.bursesurveying.com

APPROVALS	PROJECT FILE	MLB
	REVISIONS	PDF
	DATE	MLB
	BY	MLB

8 TWENTY PARK
 820 S. PARK STREET
 MADISON, WISCONSIN
JT Klein Company, Inc.
 906 Bear Claw Way
 Madison, WI 53717

PROJECT #: BSE1838-15
 PLOT DATE: 10/07/2015

REVISION DATES:

ISSUE DATES:
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GRADING PLAN

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- NOTES:
1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
 2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com.
 3. Indicated street trees shall be removed & replaced w/ species to be determined by City Forestry.
 4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
 5. Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.
 6. All lawn areas shall receive 6" min. topsoil.
 7. All planting beds shall receive 12" min. planting soil mixture & top-dressed with 3" shredded bark mulch.
 8. Temporary tree protection fence shall remain in place during construction and be removed by contractor upon substantial completion.

kb2
knothe • bruce
ARCHITECTS
Phone: 7601 University Ave. Ste 201
608.936.3690 Middleton, WI 53562

KEN SAIKI DESIGN
LANDSCAPE
ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

ISSUED
10/07/2015
12/02/2015

NOT FOR CONSTRUCTION

PROJECT TITLE
820 S. Park St.

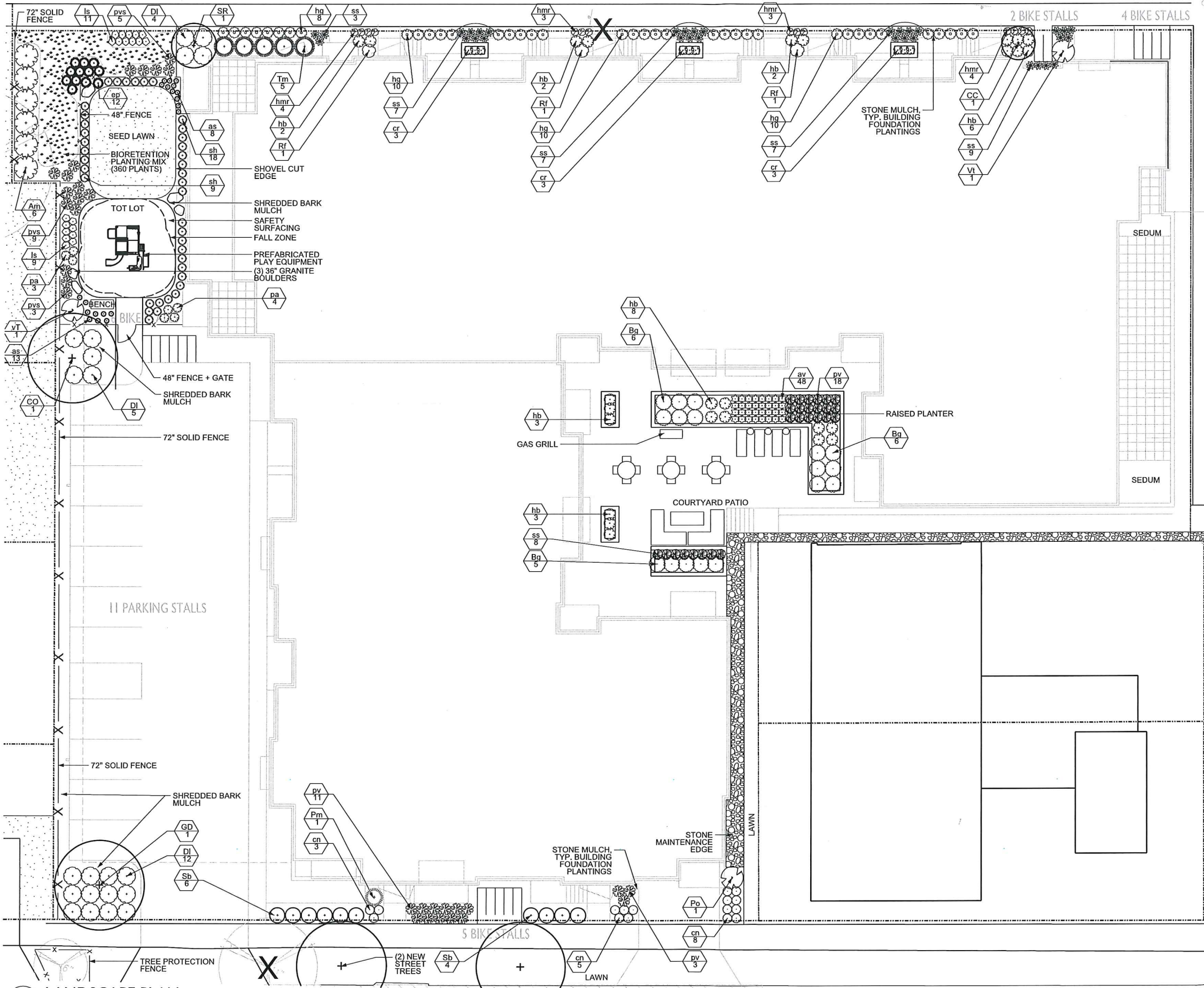
SHEET TITLE
Landscape Plan

SHEET NUMBER

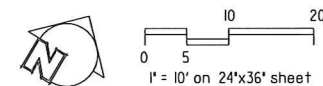
L-1.0

PROJECT NO.

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NOT FOR CONSTRUCTION



- NOTES:
1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees.
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City of Madison, WI Landscape Worksheet
S. Park Street & Hayward Drive
7-Oct-15
TCC & TUC3 - SEE SHEET L-1.0

Development Frontage Deduction (S. Park Street)
Table with columns: Element, Point Value, Quantity Required, Quantity Existing, Points Achieved.

Development Frontage Deduction (Hayward Drive)
Table with columns: Element, Point Value, Quantity Required, Quantity Existing, Points Achieved.

Development Frontage Deduction (Delaplane Court)
Table with columns: Element, Point Value, Quantity Proposed, Quantity Existing, Points Achieved.

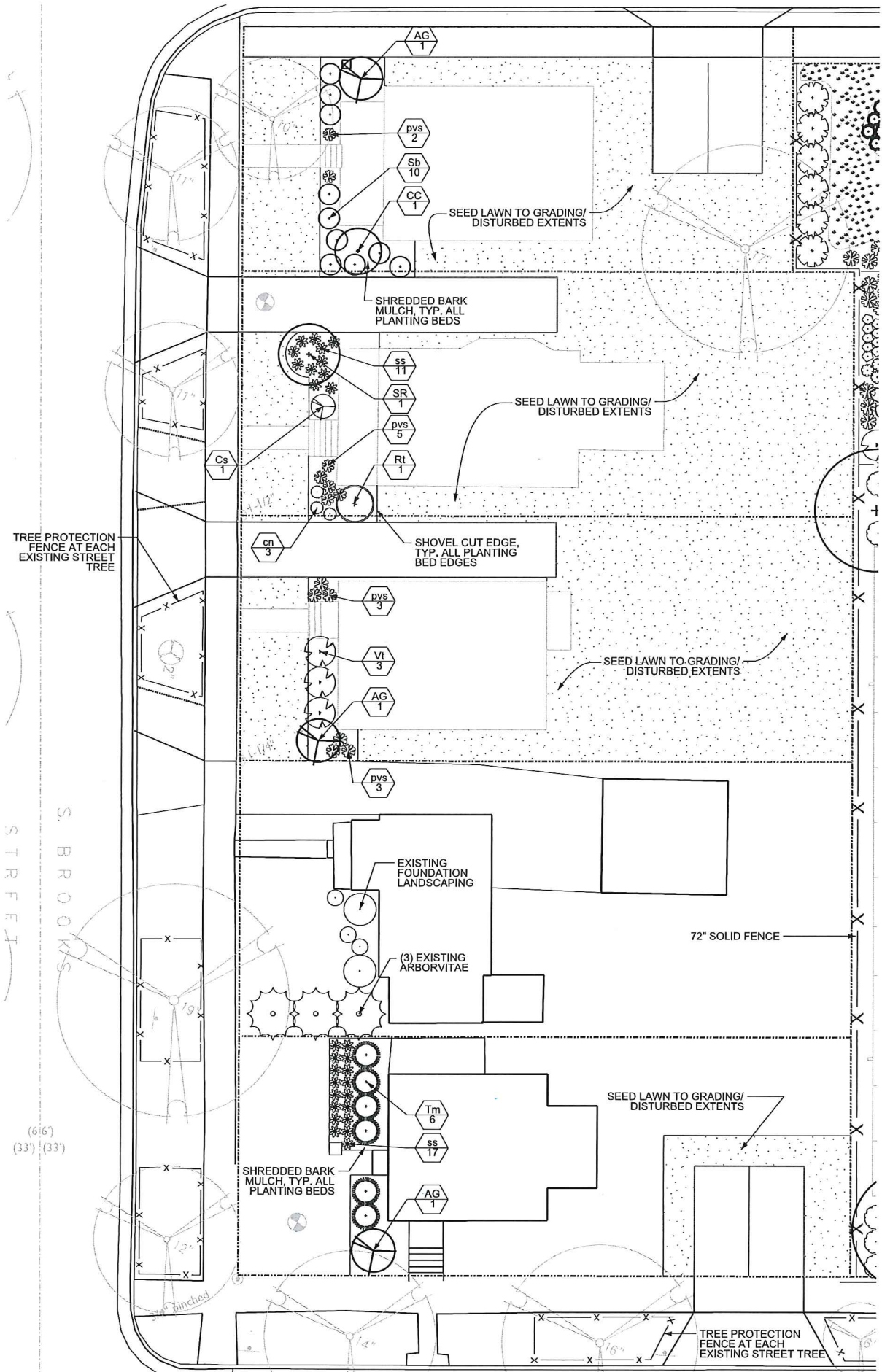
Development Frontage Deduction (Delaplane Court) - continued
Table with columns: Element, Point Value, Quantity Proposed, Quantity Existing, Points Achieved.

General Site, Foundation, Screening
Table with columns: Element, Point Value, Quantity Proposed, Quantity Existing, Points Achieved.

* In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

TSS Zoned Plant List
Table with columns: Key, Botanical Name, Common Name, Quantity, Size, Spec, Comments, Mature Size.

Brooks St Lots Plant List
Table with columns: Key, Botanical Name, Common Name, Quantity, Size, Spec, Comments, Mature Size.



LANDSCAPE PLAN

knothe bruce ARCHITECTS
Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

303 S. PATERSON SUITE ONE MADISON, WI 53703 Phone: 608.251-3600

ISSUED 10/07/2015 12/02/2015

PROJECT TITLE 820 S. Park St.

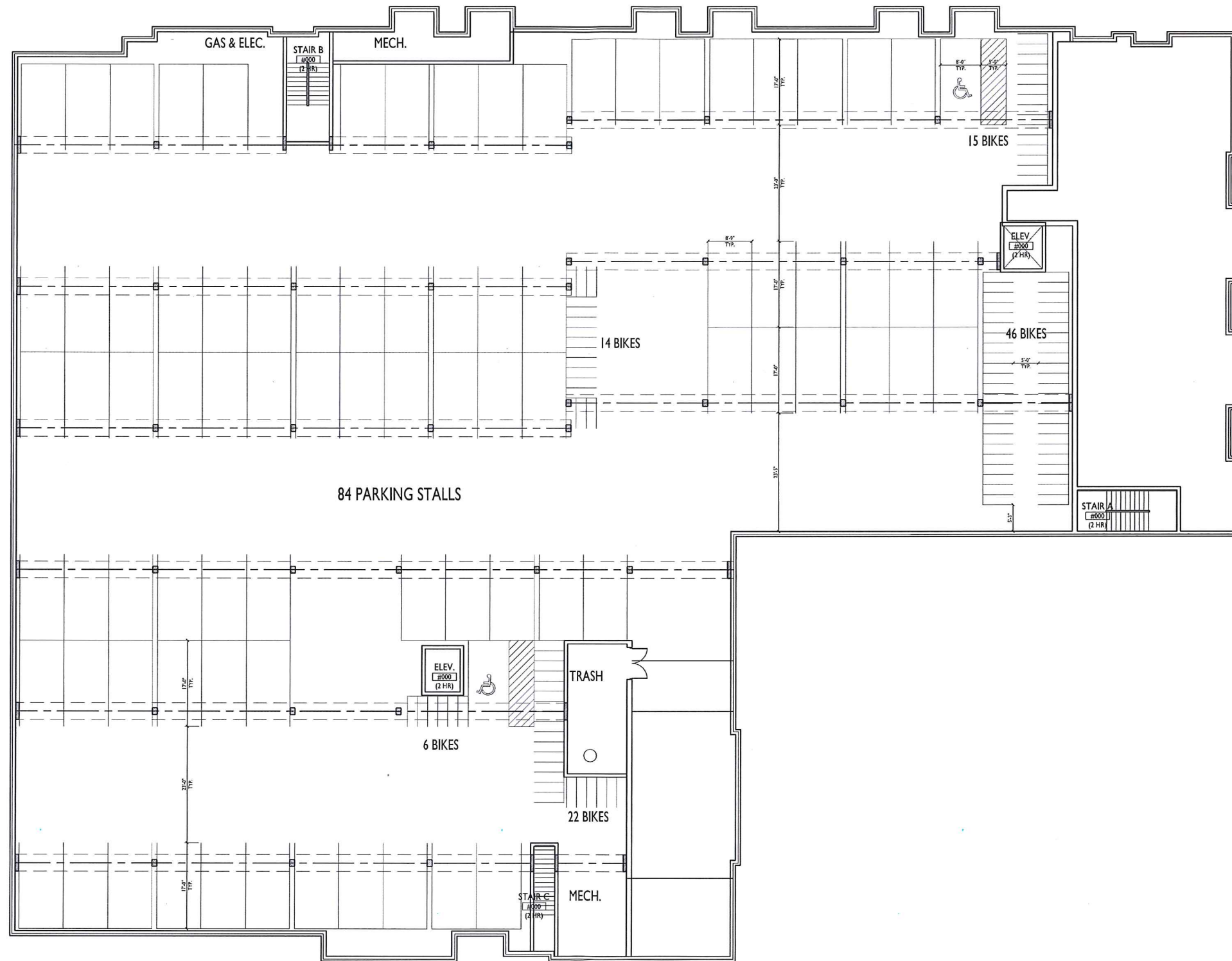
SHEET TITLE Landscape Plan

SHEET NUMBER

L-1.1

PROJECT NO.

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ISSUED
 Conditional Use Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
**Basement Floor
 Plan**

SHEET NUMBER

A-1.0

PROJECT NO. **1524**
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1 BASEMENT FLOOR PLAN
 A-1.0 3/32"=1'-0"





FIRST FLOOR PLAN
 A-1.1 3/32"=1'-0"

ISSUED
 Conditional Use/Re-zoning - October 7, 2015

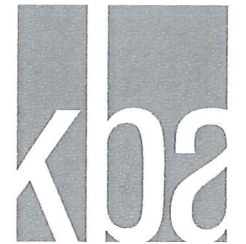
PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. **1524**
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ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1524
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1 SECOND FLOOR PLAN
A-1.2 3/32"=1'-0"





ISSUED
 Conditional Use Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. **1524**
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THIRD FLOOR PLAN
 A-1.3 3/32"=1'-0"





ISSUED
 Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. **1524**
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FOURTH FLOOR PLAN
 A-1.4 3/32"=1'-0"





ISSUED
 Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
Fifth Floor Plan

SHEET NUMBER

A-1.5

PROJECT NO. **1524**
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FIFTH FLOOR PLAN
 A-1.5 3/32"=1'-0"



ISSUED
Conditional Use/Re-zoning - October 7, 2015

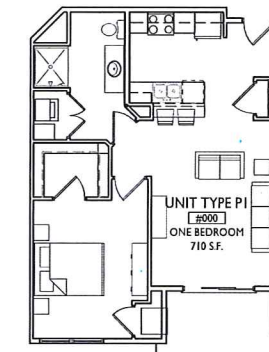
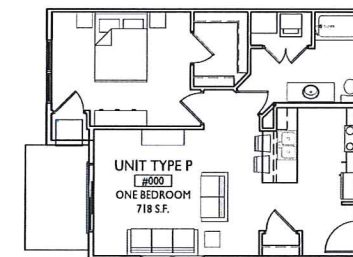
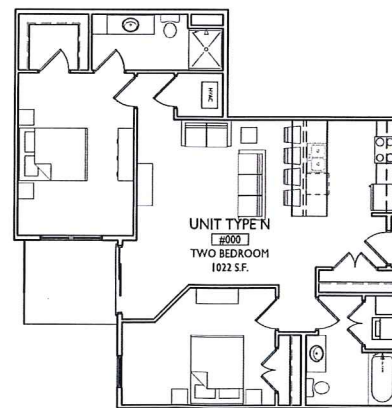
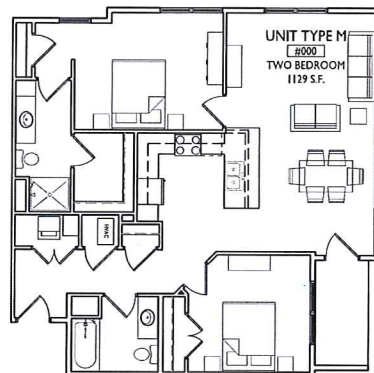
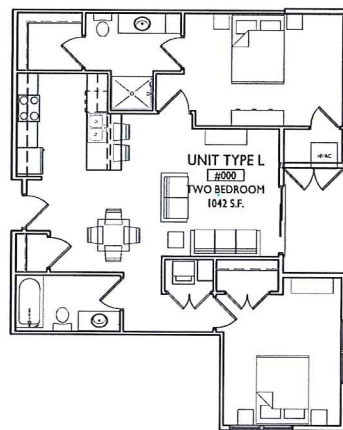
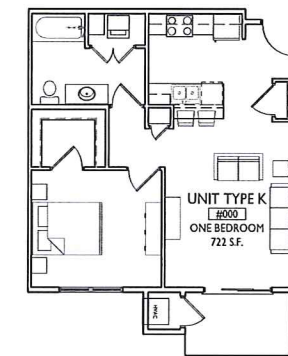
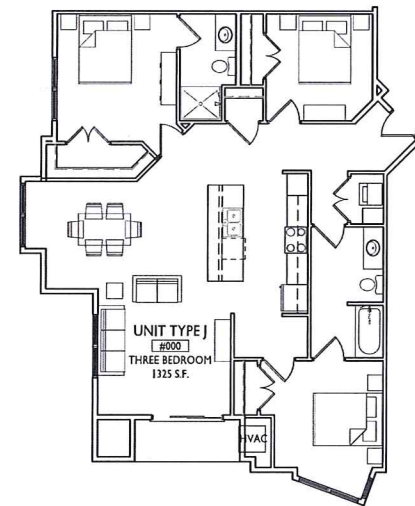
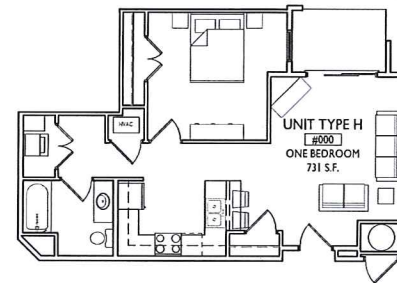
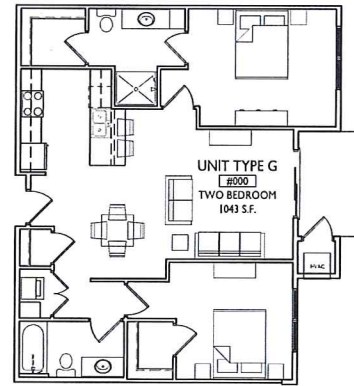
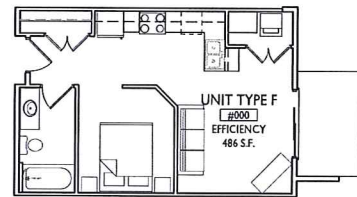
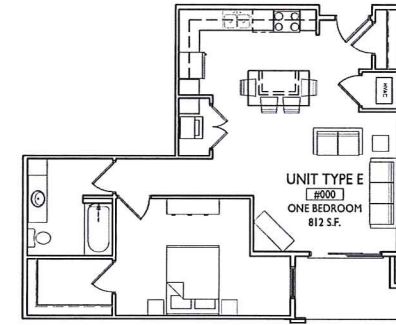
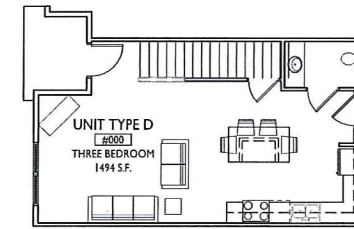
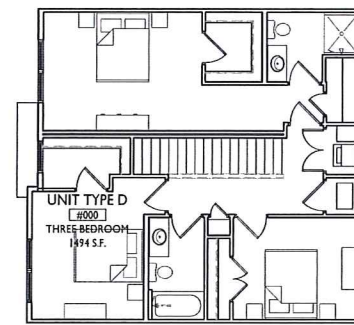
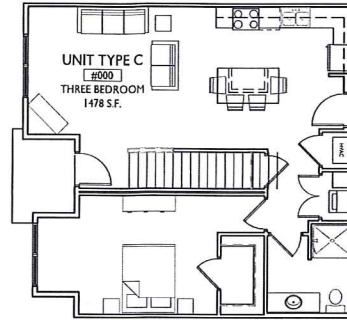
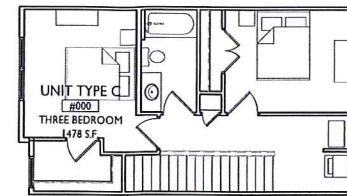
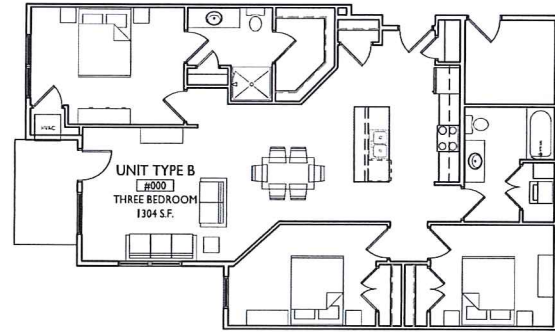
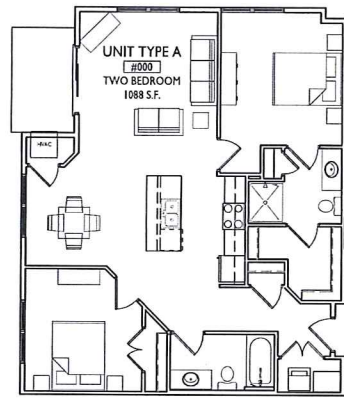
PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI
SHEET TITLE
Unit Plans

SHEET NUMBER

A-1.6

PROJECT NO. **1524**
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TYPICAL UNIT PLANS
A-1.6 1/8"=1'-0"



ISSUED
 Issued for xyz - Month Day, Year

1
 A-2.1
 1/16"=1'-0"
ELEVATION ALONG PARK STREET



PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
Elevations

SHEET NUMBER

1
 A-2.1
 1/16"=1'-0"
ELEVATION ALONG DEPLAINE CT

A-2.1

PROJECT NO. **1524**
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