

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: 1224 S. Park St

Title: Park Street Development

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

UDC meeting date requested September 2, 2020

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

3. Project Type

- Project in an Urban Design District #7
 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 Joe Krupp
Street address 1952 Atwood Avenue
Telephone 608-233-6000

Company Prime Urban Properties
City/State/Zip Madison, WI 53704
Email joe@primeurbanproperties.com

Project contact person Kevin Burow
Street address 7601 University Ave, Ste 201
Telephone 608-836-3690

Company Knothe & Bruce Architects, LLC
City/State/Zip Middleton, WI 53562
Email kburow@knothebruce.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

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.

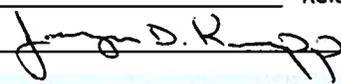
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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. 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 Janine Glaeser on 7/23/2020 & 08/06/2020.
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 Prime Urban Properties Relationship to property Owner
 Authorizing signature of property owner  Date 8-17-20

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)
- 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

August 27, 2020

Ms. Janine Glaeser
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703



Re: Letter of Intent
1224 S. Park Street – UDC Informational
KBA Project #2031

Ms. Janine Glaeser,

The following is submitted together with the plans and application for the Urban Design Commission's Informational Review and consideration:

This proposed project involves the redevelopment of the site located at 1224 South Park Street in Madison. The site is currently the home to a strip mall and surface parking lot. Prime Urban Properties is proposing a 5-story, mixed-use building, including 59 apartment units and commercial space. There will be enclosed parking for approximately 69 vehicles and 59 bicycles and covered parking for 9 vehicles. The site layout also accommodates the City's request to enlarge the terrace area in front of the building. To do this we are granting an easement to shift the sidewalk onto this property and have moved the building back to still allow room for landscaping in front of our building.

This site is located within Urban Design District #7. The proposed design of this building is contemporary and materials will include masonry with composite siding and panels. We are creating useful outdoor spaces for the residents, including an outdoor patio and rooftop deck. All apartment units will have their own balconies as well.

We look forward to collaborating with you on this project and welcome your feedback to these initial concepts.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Burow', with a stylized flourish at the end.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

From: Stacey Oehrke
Sent: Friday, July 31, 2020 8:21 AM
To: 'Evers, Tag'; 'Carrie Rothburd'; 'leftpaintedtoenail@hotmail.com';
smba@smba-madison.org
Cc: Kevin Burow; Zoning
Subject: 30 Day Notice - 1224 S Park St
Attachments: 1224 S Park Street - Concept Plan - R.pdf

Hello Alder Evers and the Bay Creek Neighborhood Association,

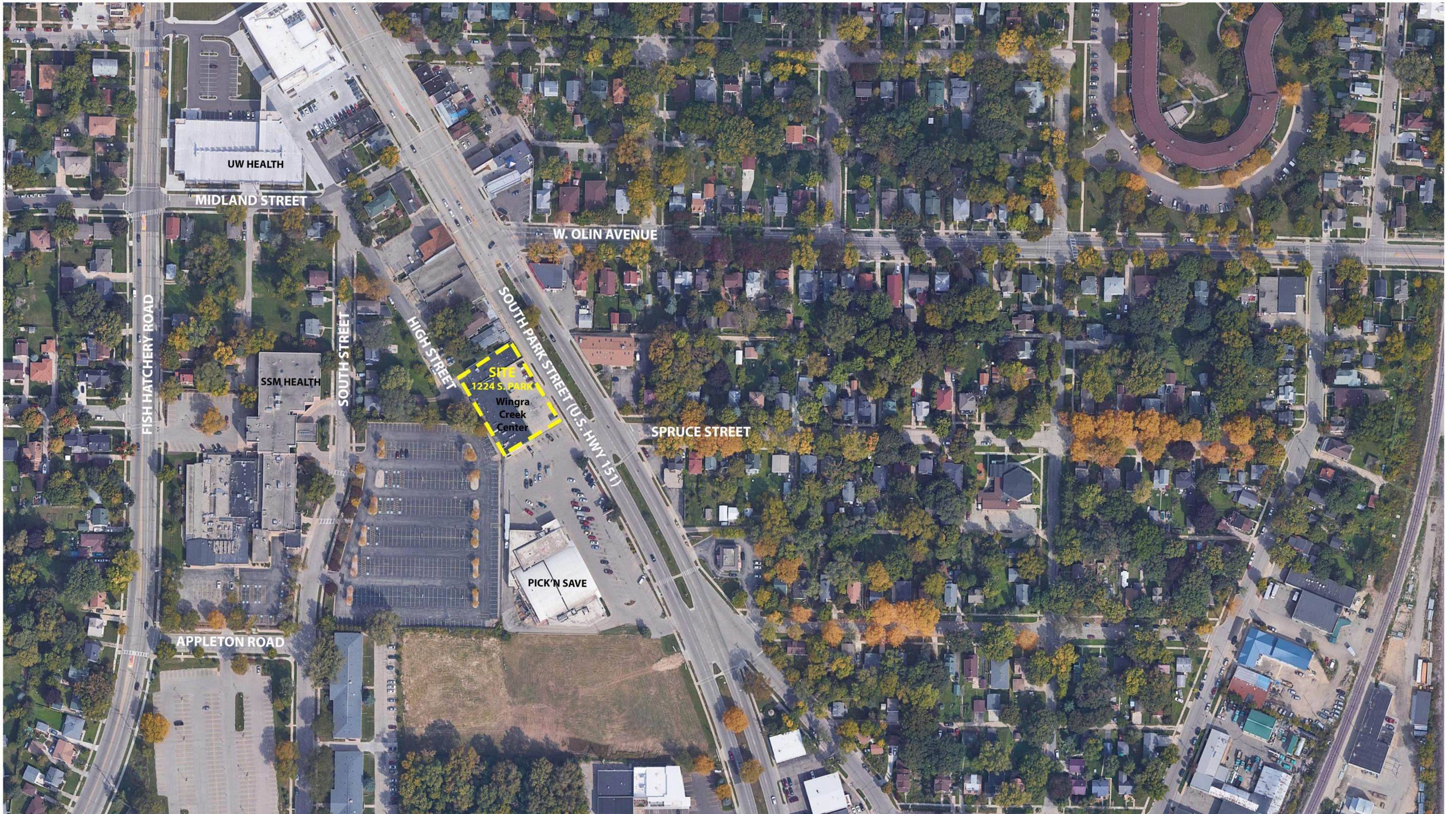
I would like to take this opportunity to formally notify you of a new proposed development in your neighborhood. Attached are the conceptual plans for the proposed redevelopment of 1224 S Park Street. We are proposing a 3-5 story, mixed-use building with Commercial Space on the first floor and approximately 60 apartment units above. There will be underground parking along with parking at the first floor level. The site currently has a 1 story commercial building with surface parking and some lower level parking accessed off of High Street. We intend to make a submittal on September 2nd to begin the process for the required Land Use approvals from the City of Madison and look forward to working with you as we develop the designs for this project.

If you have any questions please contact Kevin Burow: kburow@knothebruce.com

Thank you for your time.

Thank you,

Stacey Oehrke | Permit Specialist | Knothe & Bruce Architects, LLC | Ph: 608.836.3690 (Ex. 115)
7601 University Avenue, Middleton, WI 53562 | soehrke@knothebruce.com



Locator Map
1224 S. Park Street
Madison, WI





Project Site | 1224 S. Park St. | Wingra Creek Center



Southeast of Site | Pick'n Save



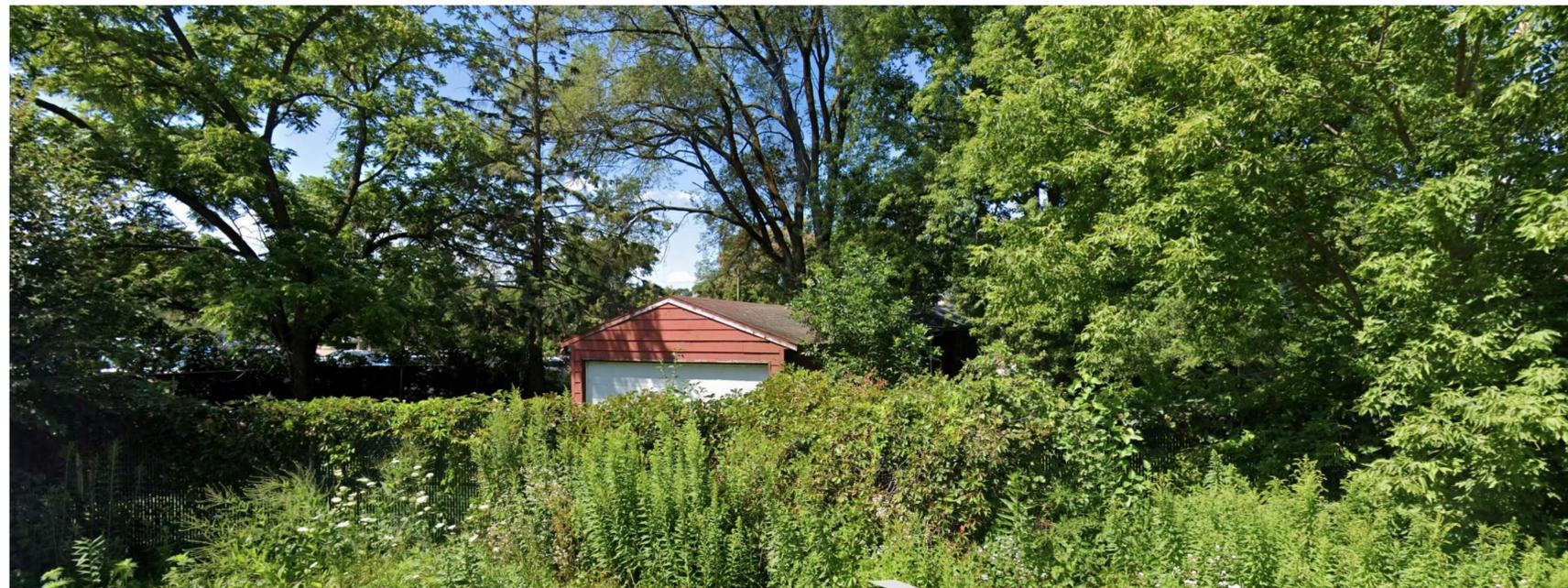
Northwest of Site | Oriental Food Mart



Northeast of Site across S. Park St. | Energy Services Inc.



Rear of Project Site along High St.



Southwest of Site across High St.



Site Plan
1224 S. Park Street
Madison, WI
August 27, 2020





knothe bruce
ARCHITECTS

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

ISSUED
Issued for UDC Informational - August 19, 2020
Issued for UDC Supplement - August 27, 2020

PROJECT TITLE
PARK STREET DEVELOPMENT

1224 S. Park Street
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

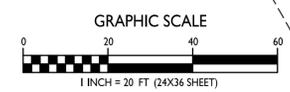
C-1.1

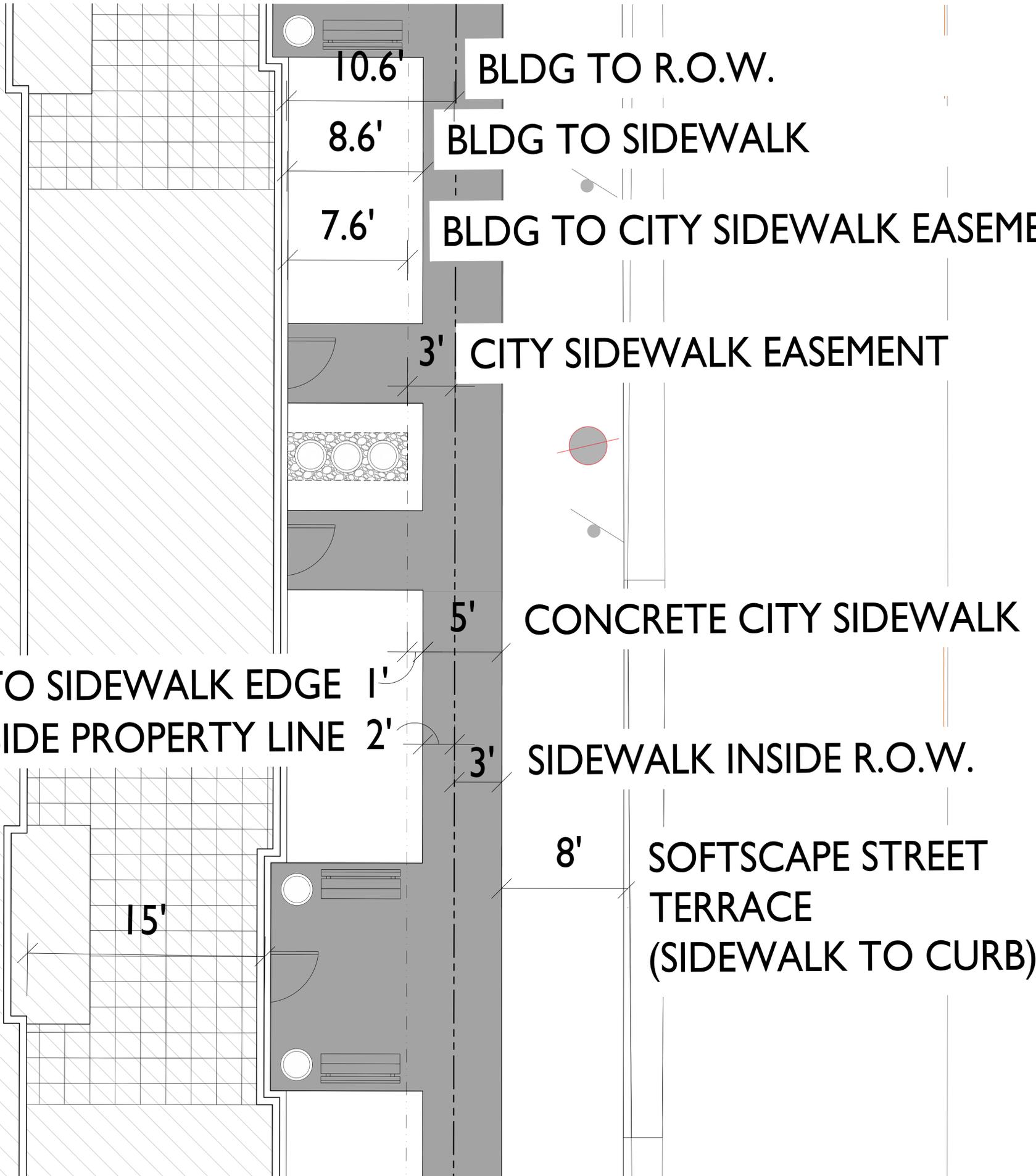
PROJECT NO. **2031**

© Knothe & Bruce Architects, LLC



SITE PLAN
1" = 20'-0"





SIDEWALK EASEMENT TO SIDEWALK EDGE 1'
 SIDEWALK INSIDE PROPERTY LINE 2'

SOUTH PARK STREET (U.S.H. '151

EXISTING CONDITIONS SURVEY

LOTS 9, 10 AND 11 OF GRAND VIEW ADDITION TO SOUTH MADISON, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND A PART NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
PRIME URBAN PROPERTIES

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
1224 S. PARK STREET

PROJECT LOCATION:
**CITY OF MADISON, WI
DANCE COUNTY**

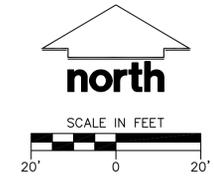
Design/Drawn: CJO 07/01/20
Approved: TJB 07/01/20

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 20-9723S

- LEGEND**
- GOVERNMENT CORNER
 - 1" IRON PIPE FOUND
 - PK/MAG NAIL FOUND
 - 3/4" REBAR FOUND
 - CONTROL POINT
 - BENCHMARK
 - FINISHED FLOOR SHOT LOCATION
 - BOLLARD
 - SIGN
 - SANITARY MANHOLE
 - WATERMAIN OR GASMAIN VALVE
 - ROUND CASTED INLET
 - STORM SEWER ACCESS
 - DOWNSPOUT
 - GAS REGULATOR/METER
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - LIGHT POLE
 - POWER POLE W/GUY
 - DECIDUOUS TREE
 - HANDICAP PARKING
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL BOUNDARY
 - PLATTED LOT LINE
 - EASEMENT LINE
 - FENCE LINE
 - GUARD OR SAFETY RAIL
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - EDGE OF GRAVEL
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - OVERHEAD LINE
 - UNDERGROUND ELECTRIC
 - FIBER OPTIC
 - UNDERGROUND TELEPHONE
 - EDGE OF WOODS OR BRUSH
 - BUILDING
 - WALL LINE
 - 875 INDEX CONTOUR
 - 874 INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - GRAVEL
 - EDGE OF BITUMINOUS
 - PAVEMENT STRIPING
 - END OF FLAGGED UTILITIES
 - () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	868.92	W	861.06	6"	VCP
		N	860.50	12"	VCP
SAN-2	868.07	W	860.89	6"	VCP
		CH	859.92	-	VCP
		N	859.83	12"	VCP
SAN-3	860.77	CH	854.13	-	VCP
		NE	854.49	6"	VCP
		NW	854.51	6"	VCP
		S	854.16	6"	VCP
		N	852.17	6"	VCP
SAN-4	858.86	E	852.26	6"	VCP
		S	852.41	6"	VCP
		E	852.26	6"	VCP
		W	852.16	6"	VCP

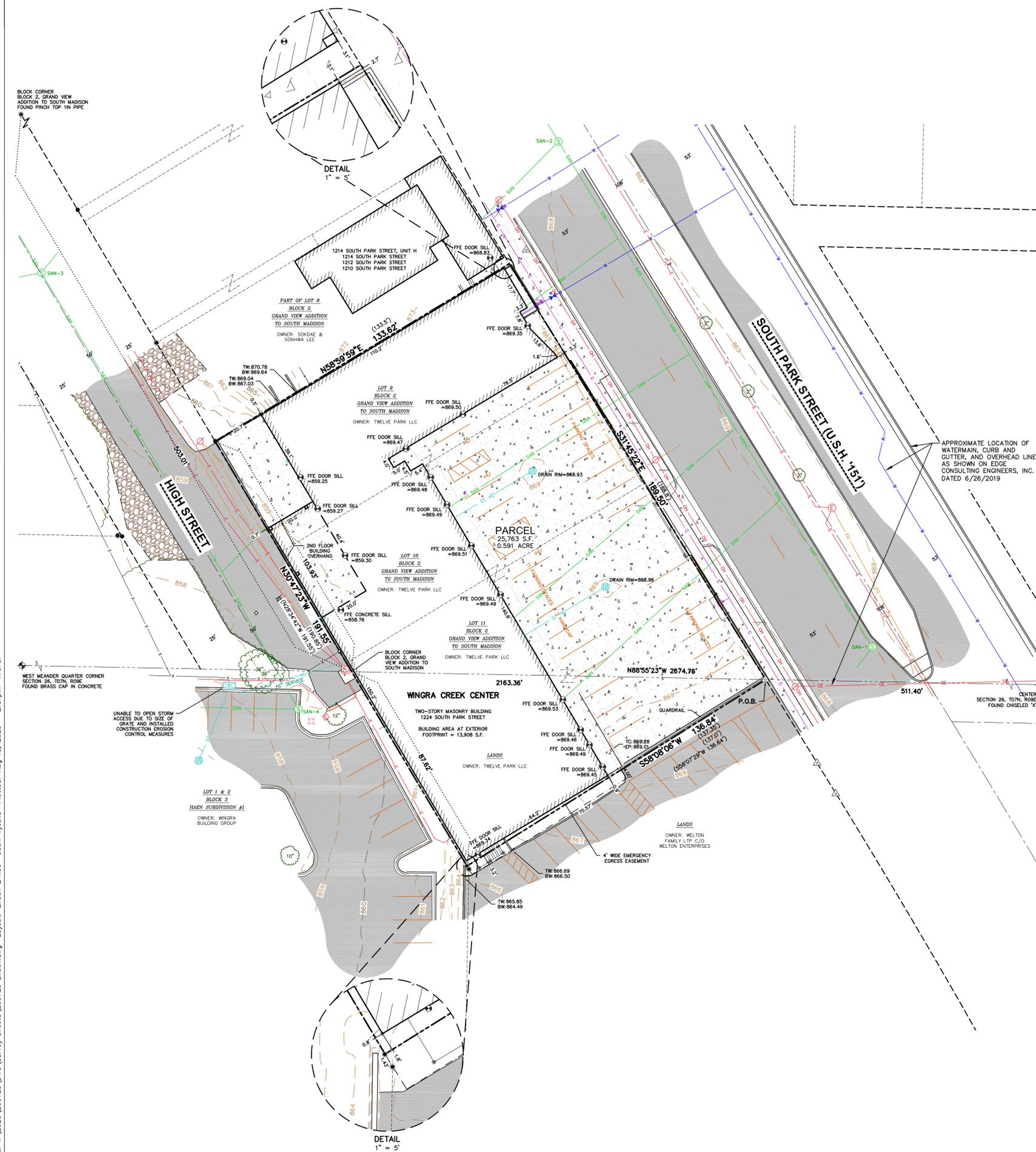
- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 25 AND JUNE 29, 2020.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, THE NORTH LINE OF THE SOUTHWEST QUARTER BEARS AS N88°55'23"W.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE CENTER MEANDER CORNER OF SECTION 26, T07N, R09E, ELEVATION = 866.19'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE LOCATE TICKET NO. 20202526202, 20202526252 AND 20202526325, WITH A CLEAR DATE OF JUNE 25, 2020, AND DIGGER'S HOTLINE MAPPING TICKET NO. 20202526206, 20202526272 AND 20202526327, WITH A CLEAR DATE OF JUNE 29, 2020.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON
MADISON GAS & ELECTRIC
DEAN MEDICAL CENTER
CHARTER COMMUNICATIONS
AT&T
CENTURYLINK
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - THIS PARCEL IS ZONED COMMERCIAL CORRIDOR-TRANSITIONAL DISTRICT PER THE CITY OF MADISON ZONING MAP DATED DECEMBER 2005.
 - ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. NO RECORDS WERE PROVIDED; THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH DIGITAL INFORMATION FROM CITY ONLINE GIS MAPPING.
 - ONSITE INLET COVERS WERE NOT ABLE TO BE OPENED AND GRATE TO NARROW TO MEASURE INVERT OF DRAIN.
 - SANITARY AND WATERMAIN LATERAL SIZES UNKNOWN AS THERE ARE NO AS-BUILT RECORDS.

SURVEYOR'S CERTIFICATE

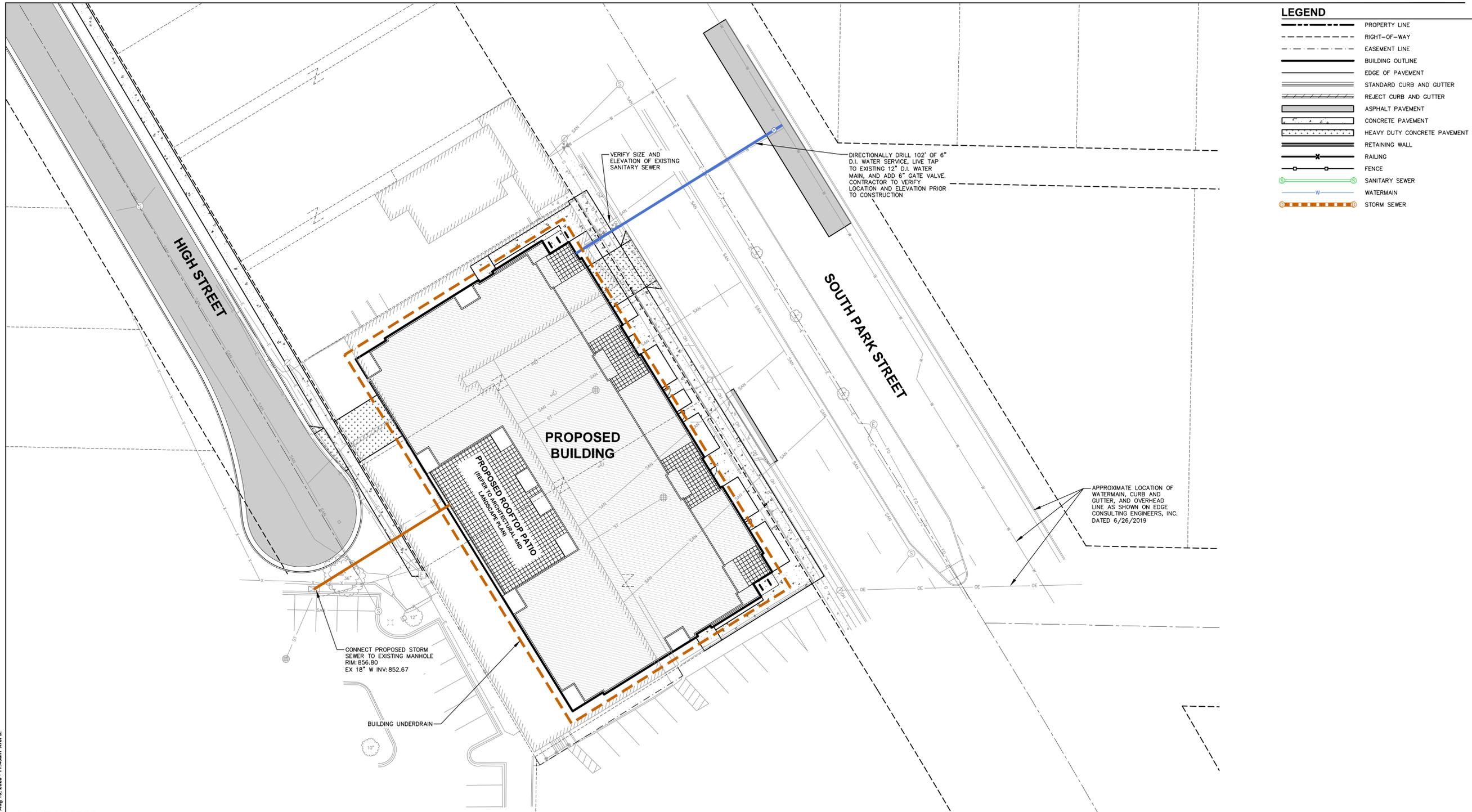
I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF PRIME URBAN PROPERTIES, THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



File: I:\2020\209723\DWG\Survey_Sheets\209723_Exist.dwg Layout: E:\Con 24x36 User: kyeska Plotted: Aug 18, 2020 2:31pm Xrefs:



LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	RETAINING WALL
---	RAILING
---	FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER



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 COEUR D'ALENE

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

CLIENT:
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
 MADISON, WI 53704**

PROJECT:
1224 SOUTH PARK STREET

PROJECT LOCATION:
**MADISON, WI
 DANE COUNTY**

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- STORM SEWER SPECIFICATIONS -
 - PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".
 - INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.
 - BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
 - FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- WATER MAIN SPECIFICATIONS -
 - PIPE - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).
 - VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

- HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF MADISON. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).
- BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
- BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
- SANITARY SEWER SPECIFICATIONS -
 - PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
 - BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
 - MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF MADISON.
- WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.)."

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.23.20	DAT PRESENTATION
2	08.19.20	UDC INFORMATIONAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: MSS
 Approved:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 20-9723



File: 12020202092230V0101.dwg Sheets: 02 of 22 Con: Docs: cng Layout: C4.0 Utility Plan User: hysenka Plotted: Aug 19, 2020 - 11:43am Title: "C4.0"

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ARCHITECTS

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608.836.3690 Middleton, WI 53562

ISSUED
Issued for UDC Informational - August 19, 2020

PROJECT TITLE
**PARK STREET
DEVELOPMENT**

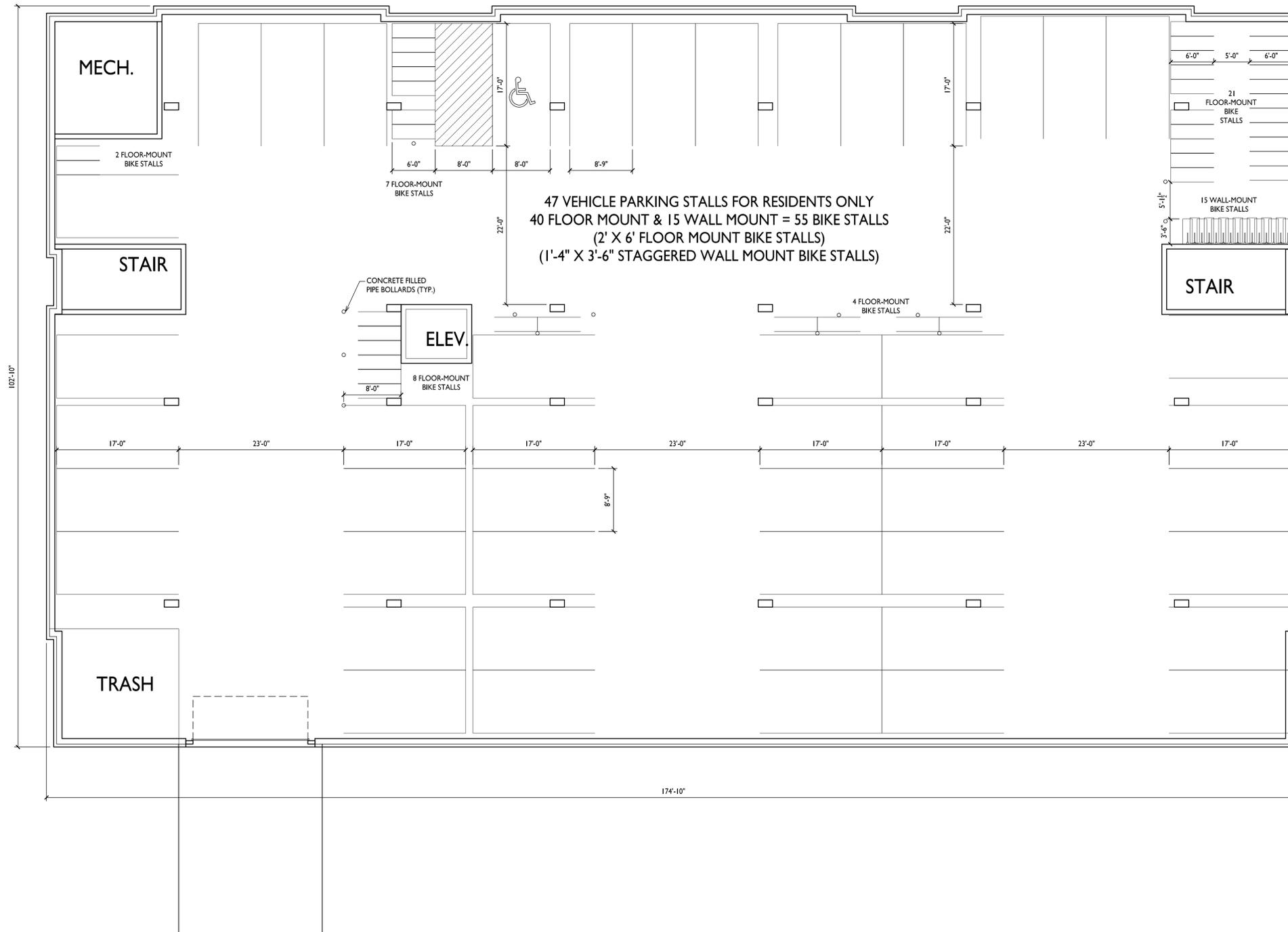
1224 S. Park Street
Madison, Wisconsin
SHEET TITLE
**Basement Floor
Plan**

SHEET NUMBER

A-1.0

PROJECT NO. **2031**

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1 BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"

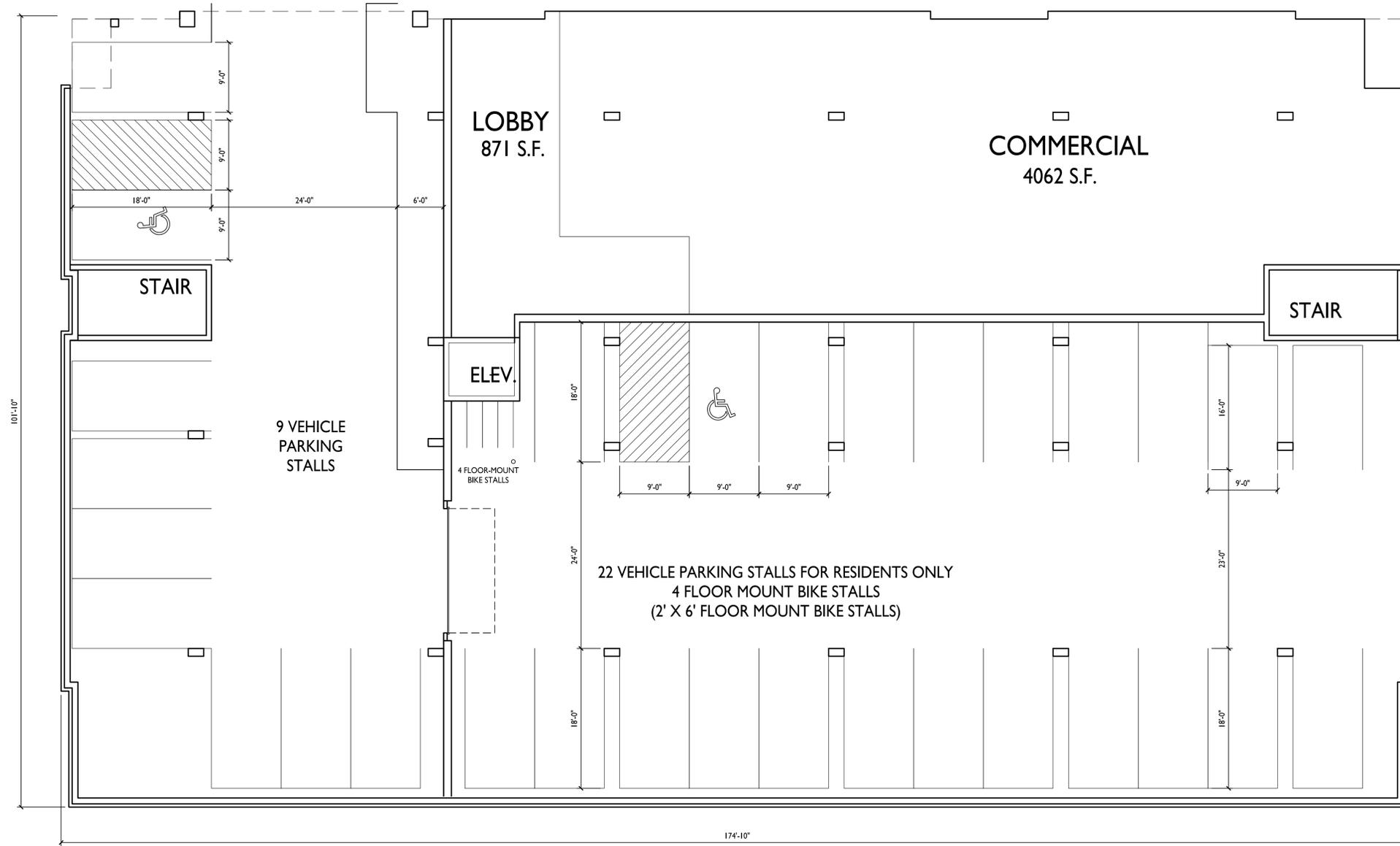


PARK STREET



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PROJECT TITLE
**PARK STREET
DEVELOPMENT**

UNIT MIX;	
STUDIO	10
ONE BEDROOM	37
TWO BEDROOM	12
	59
PARKING:	
UNDERGROUND	69
SURFACE	9
	78
PARKING RATIO:	1.32

1224 S. Park Street
Madison, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. **2031**

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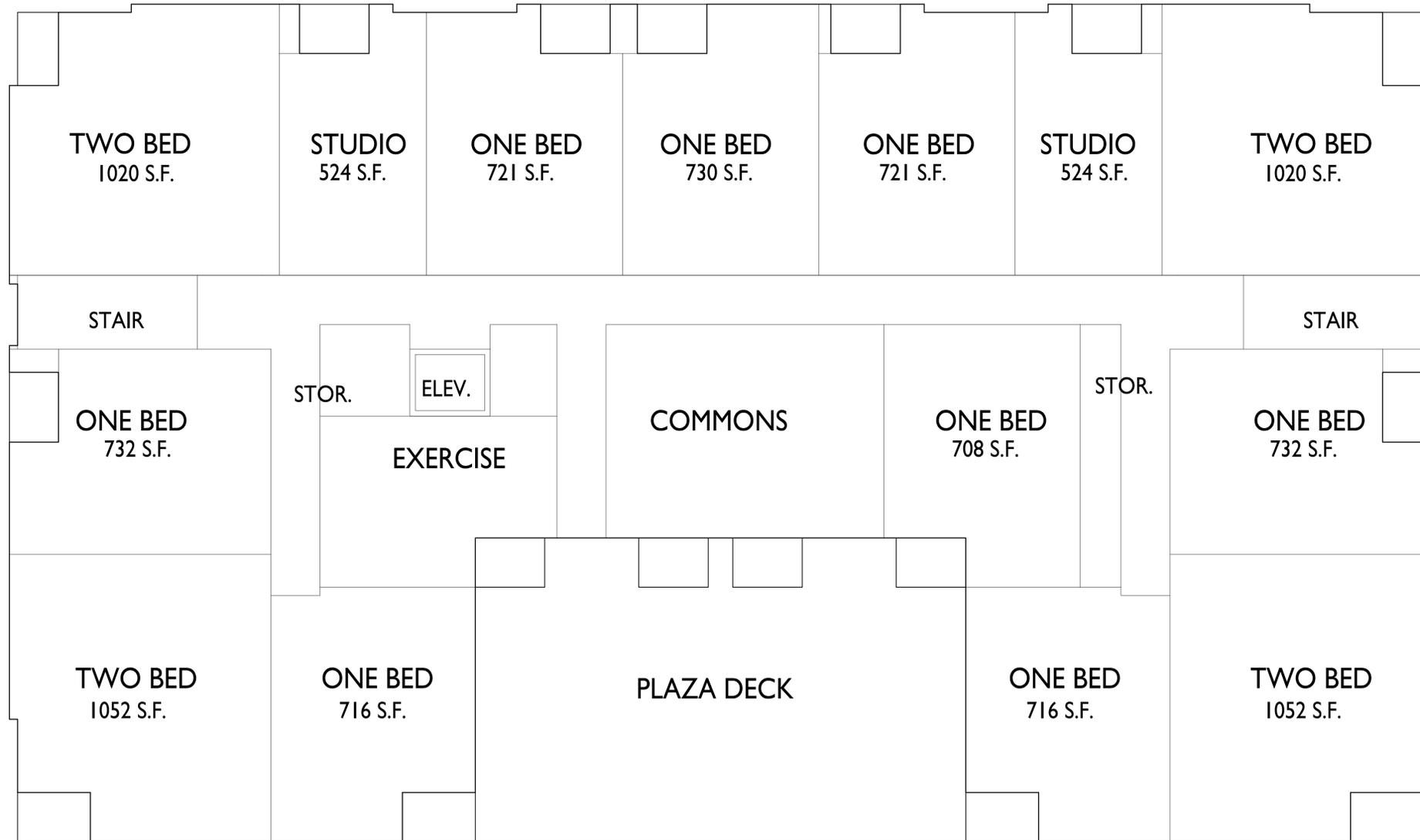
1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"





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PROJECT TITLE
PARK STREET
DEVELOPMENT

1224 S. Park Street
Madison, Wisconsin
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. **2031**

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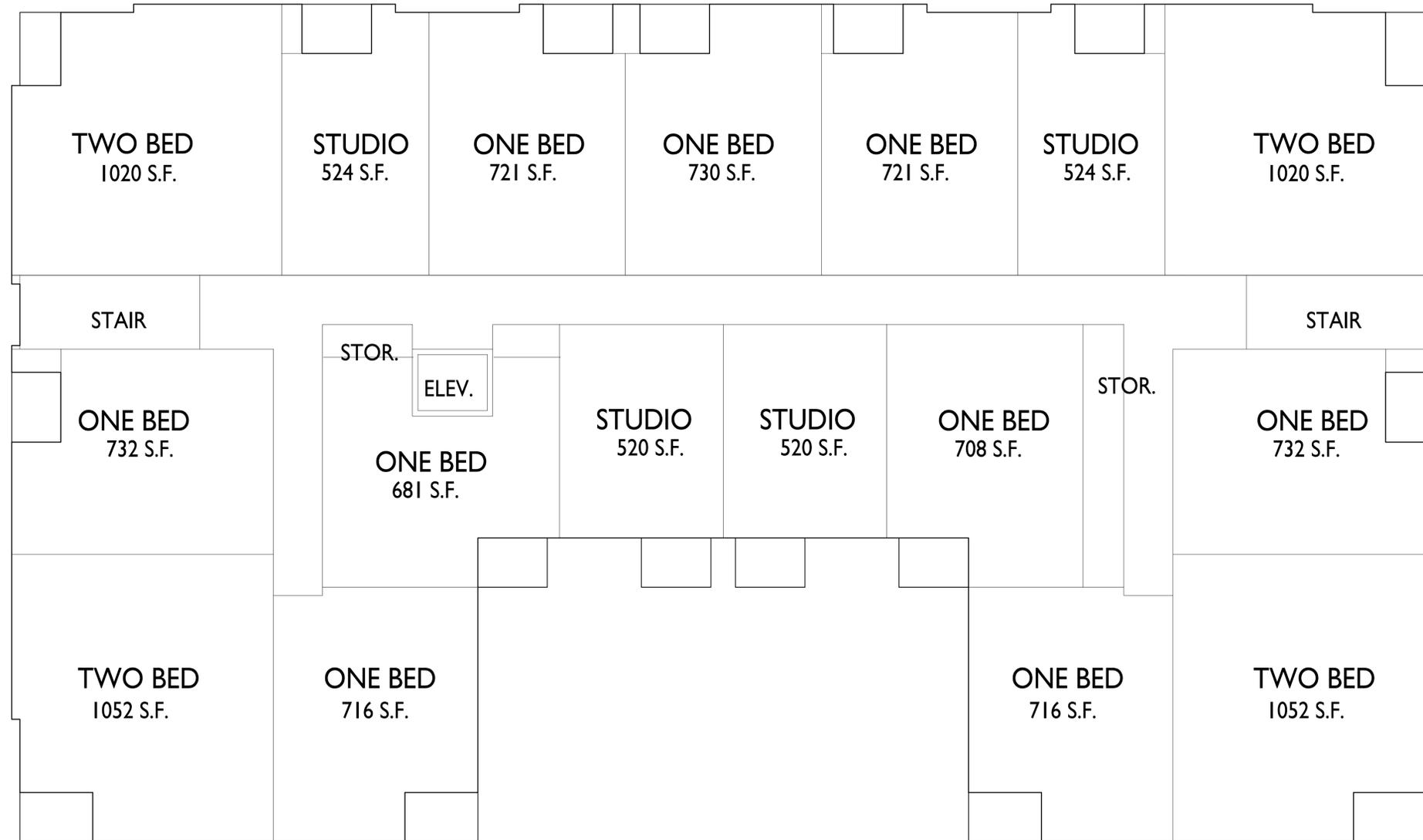
1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"





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PROJECT TITLE
**PARK STREET
DEVELOPMENT**

1224 S. Park Street
Madison, Wisconsin
SHEET TITLE
Third Floor Plan

1 THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"



SHEET NUMBER

A-1.3

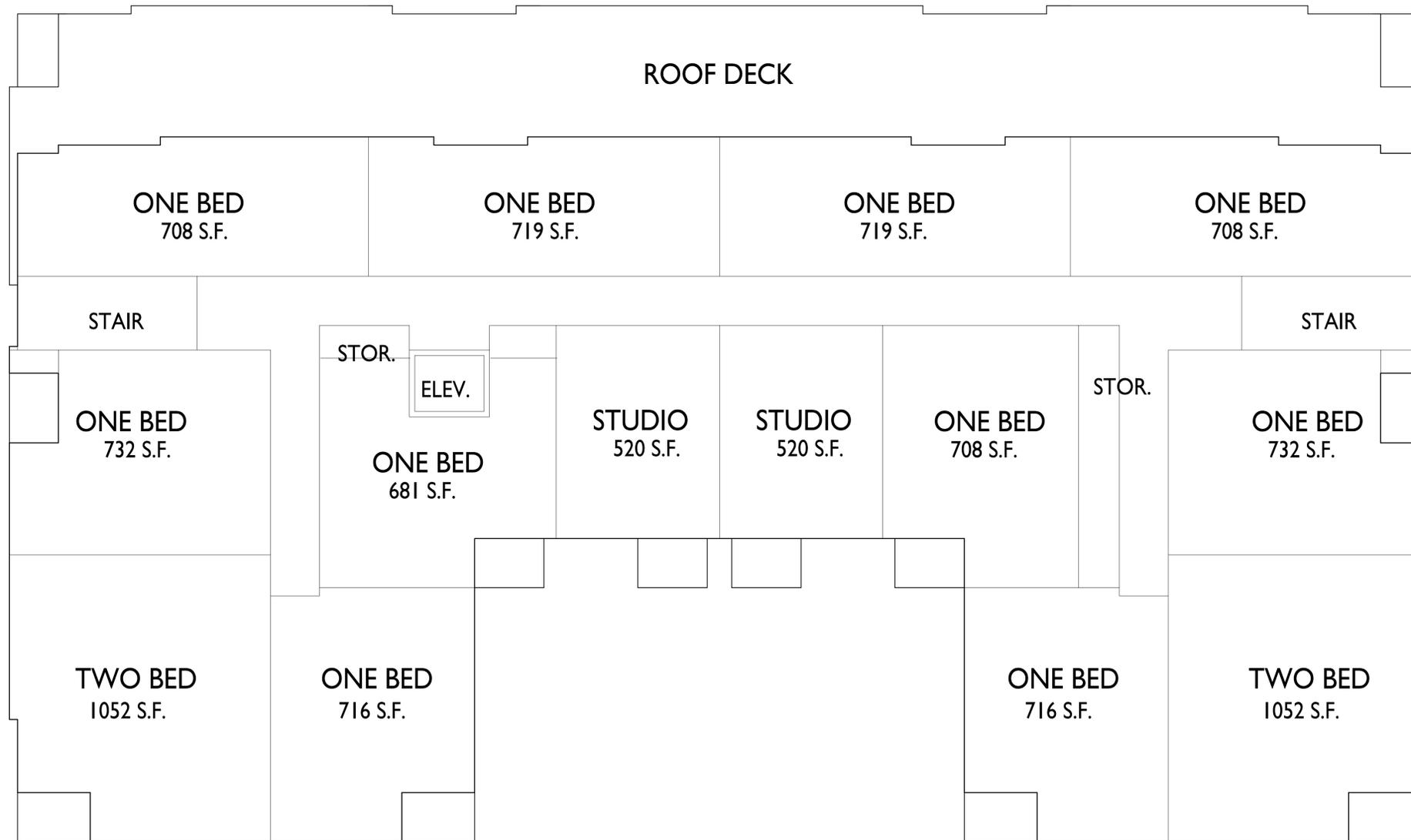
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PROJECT TITLE
PARK STREET
DEVELOPMENT

1224 S. Park Street
Madison, Wisconsin
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. 2031

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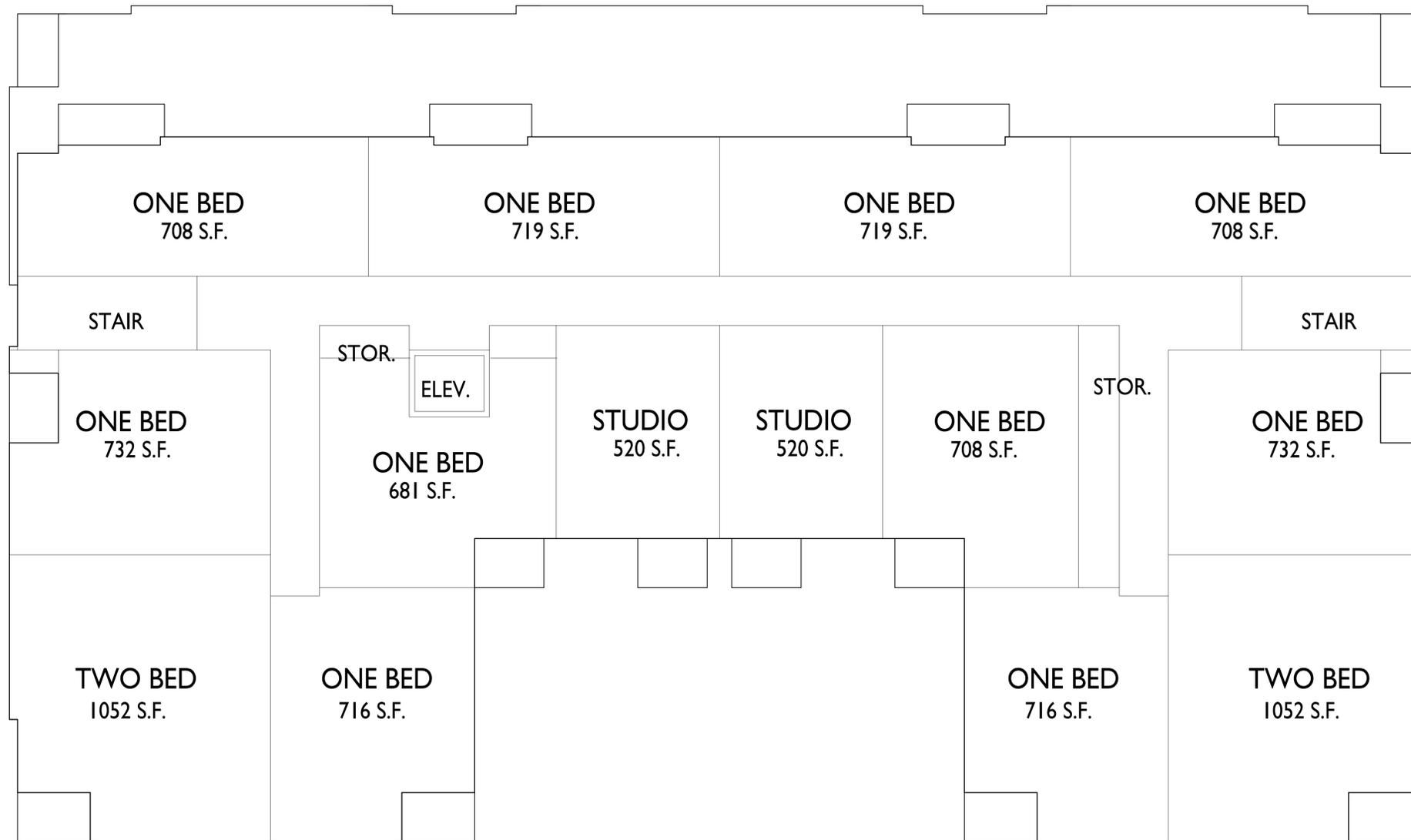
1 FOURTH FLOOR PLAN
A-1.4 1/8" = 1'-0"





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PROJECT TITLE
PARK STREET
DEVELOPMENT

1224 S. Park Street
Madison, Wisconsin
SHEET TITLE
Fifth Floor

1 FIFTH FLOOR
A-1.5 1/8" = 1'-0"



SHEET NUMBER

A-1.5

PROJECT NO. 2031

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KEY PLAN



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PROJECT TITLE
**PARK STREET
DEVELOPMENT**

1224 S Park St
Madison, WI

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.1

PROJECT NUMBER 2031

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KEY PLAN

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PROJECT TITLE
**PARK STREET
DEVELOPMENT**

1224 S Park St
Madison, WI

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.2

PROJECT NUMBER 2031

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KEY PLAN



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Top of Roof
59'-11 5/8"

FIFTH FLOOR
47'-11 5/8"

FOURTH FLOOR
36'-9 3/4"

THIRD FLOOR
25'-1 7/8"

SECOND FLOOR
14'-0"

FIRST FLOOR
0"

BASEMENT
-10'-0"

COMPOSITE TRIM

COMPOSITE SIDING

ALUMINIUM RAILINGS

BRICK VENEER #1

COMPOSITE PANELS

COMPOSITE WINDOWS

CAST STONE BANDS/HEADERS/SILLS

CAST STONE VENEER

BRICK VENEER #2

CAST STONE BASE

1 COLORED - North
A-2.3 N.T.S.

PROJECT TITLE
**PARK STREET
DEVELOPMENT**

1224 S Park St
Madison, WI

SHEET TITLE
**EXTERIOR
ELEVATIONS -
COLORED**

SHEET NUMBER
A-2.3

PROJECT NUMBER 2031
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1 COLORED - East
A-2.4 N.T.S.



2 COLORED - West
A-2.4 N.T.S.



PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI





PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI





PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI





PARK STREET DEVELOPMENT

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MADISON, WI

