





The Site Today

- 3401 East Washington Avenue, Madison, WI
- 6.4 acres
- Vacant since 2019



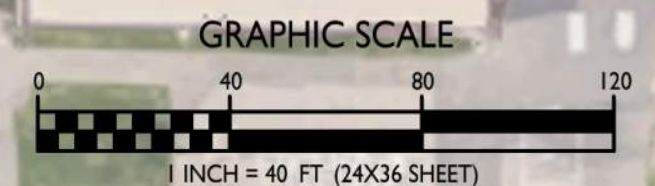
77 UNITS
(5 STORY)
54 PARKING STALLS
34 - ONE BEDROOMS
24 - TWO BEDROOMS
19 - THREE BEDROOMS

110 UNITS
(5 STORY)
90 PARKING STALLS
54 - ONE BEDROOMS
56 - TWO BEDROOMS

46 UNITS
(3 STORY)
48 PARKING STALLS
12 - ONE BEDROOMS
22 - TWO BEDROOMS
12 - THREE BEDROOMS

12 UNITS
(2 STORY)
24 PARKING STALLS
12 - THREE BEDROOMS

DEVELOPMENT SUMMARY	
245 UNITS	
100 - ONE BEDROOMS	
102 - TWO BEDROOMS	
43 - THREE BEDROOMS	
216 - UNDERGROUND STALLS	
162 - SURFACE PARKING STALLS	
378 - PARKING STALLS	
1.54 PARKING RATIO	

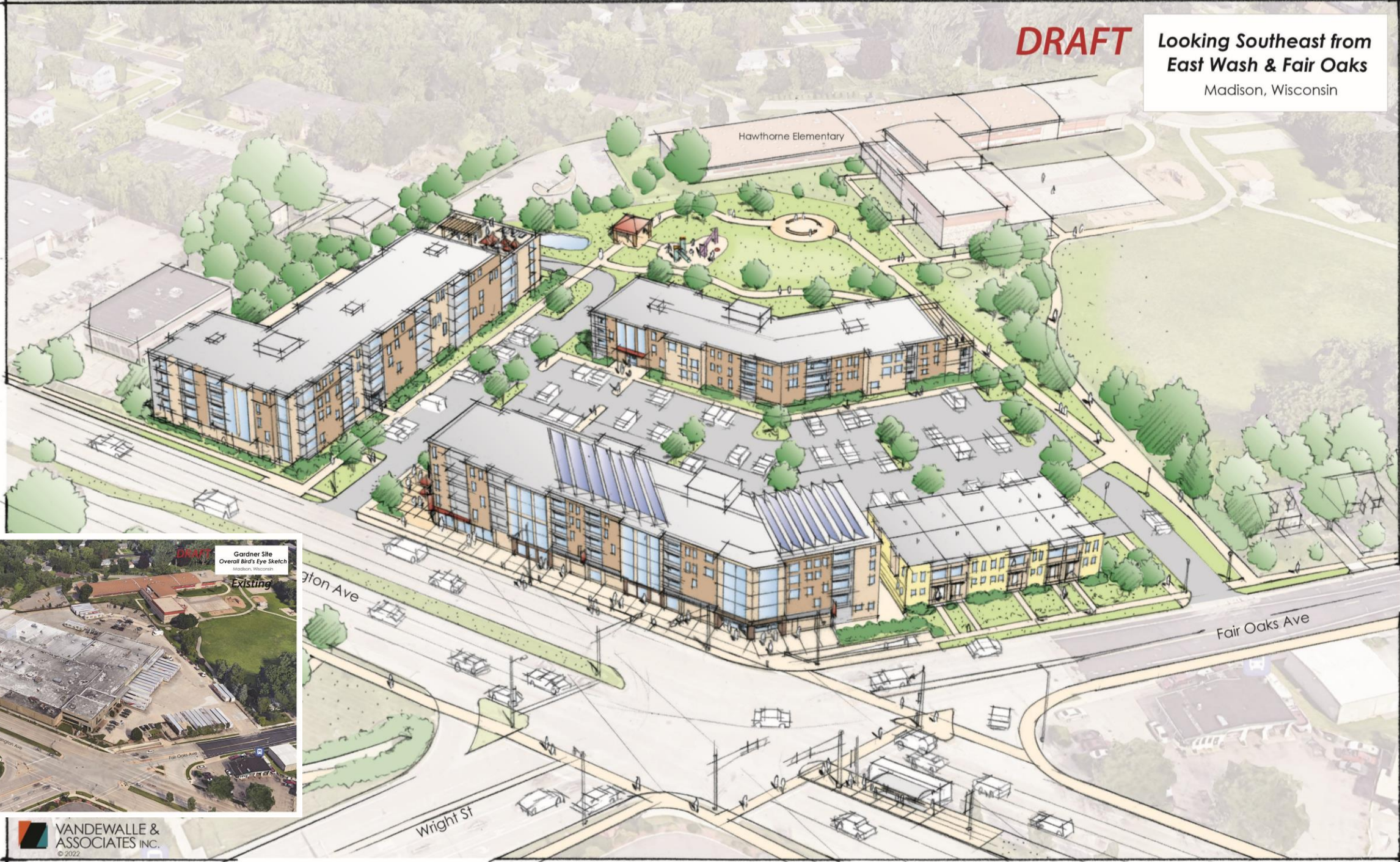


Gardner Bakery Redevelopment
Site Plan
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
April 25, 2022



DRAFT

**Looking Southeast from
East Wash & Fair Oaks**
Madison, Wisconsin



^ View Today



















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ARCHITECTS

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

NOT FOR CONSTRUCTION



1 COLORED ELEVATION - BLDG 1 1.0
A202 1/8" = 1'-0"



2 COLORED ELEVATION - BLDG 1 1.1
A202 1/8" = 1'-0"

ISSUED

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A201
PROJECT NUMBER 2209

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1 COLORED ELEVATION - BLDG 2 1.0
 A201 1/8" = 1'-0"



2 COLORED ELEVATION - BLDG 2 1.1
 A201 1/8" = 1'-0"

NOT FOR CONSTRUCTION

ISSUED

PROJECT TITLE
WHPC
 Gardner Bakery
 Redevelopment

E Washington Avenue
 & Fair Oaks Avenue
 Madison, Wisconsin

SHEET TITLE
**EXTERIOR
 ELEVATIONS**

SHEET NUMBER

A202
 PROJECT NUMBER 2209

NOT FOR CONSTRUCTION



1 COLORED ELEVATION - BLDG 3
 A202 1/8" = 1'-0"



2 COLORED ELEVATION - TOWNHOUSE
 A203 1/8" = 1'-0"

ISSUED

PROJECT TITLE
WHPC
 Gardner Bakery
 Redevelopment

E Washington Avenue
 & Fair Oaks Avenue
 Madison, Wisconsin

SHEET TITLE
**COLORED
 EXTERIOR
 ELEVATIONS**

SHEET NUMBER

A203
 PROJECT NUMBER 2209

EXTERIOR MATERIAL SCHEDULE			EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#9) - BRICK VENEER 1	NA	CREAM	(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	RICH ESPRESSO
(#10) - BRICK VENEER 2	NA	RED	(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	IRON GRAY
(#11) - CAST STONE 1	NA	TBD	(#3) - COMPOSITE LAP SIDING	NA	CARABOU TRAILS - RUSTIC SERIES
(#12) - CAST STONE 2	NA	TBD	(#4) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST
(#13) - COMPOSITE WINDOWS	ANDERSON	BLACK	(#5) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN
(#14) - RAILINGS & HANDRAILS	SUPERIOR	BLACK	(#6) - COMPOSITE LAP SIDING	JAMES HARDIE	EVENING BLUE
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED	(#7) - MCM PANEL	NA	WHITE
			(#8) - TRIM	N/A	MATCH ADJ.



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Redevelopment**

E Washington Avenue
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Madison, Wisconsin
SHEET TITLE
First Floor Plans

SHEET NUMBER

A-1.1

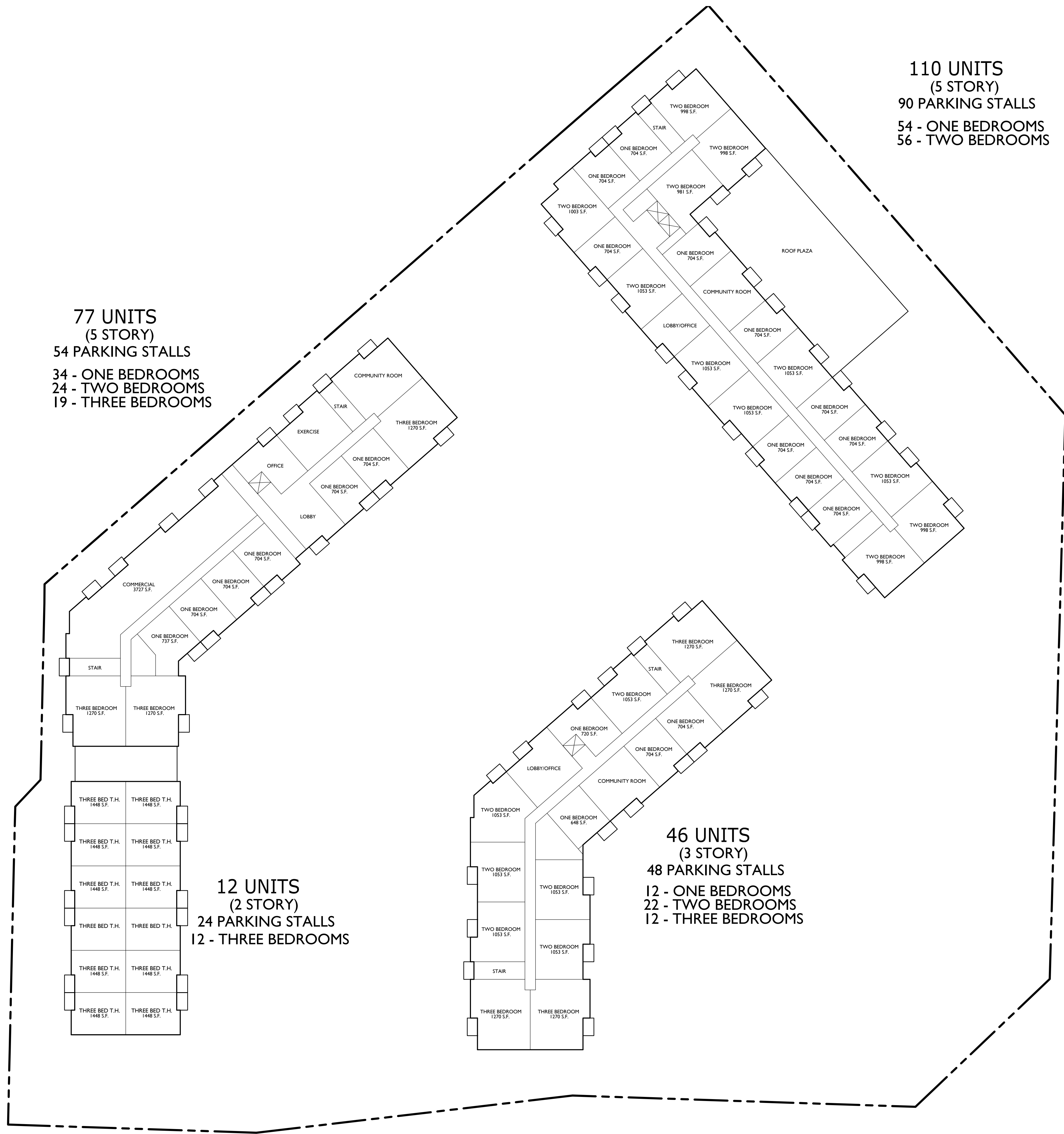
PROJECT NO. **2209**
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**110 UNITS
(5 STORY)
90 PARKING STALLS
54 - ONE BEDROOMS
56 - TWO BEDROOMS**

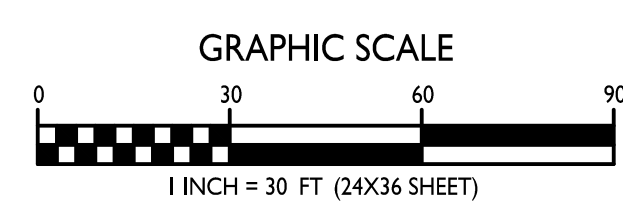
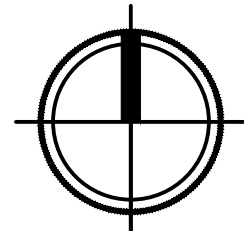
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FIRST FLOOR PLANS
1" = 30'-0"





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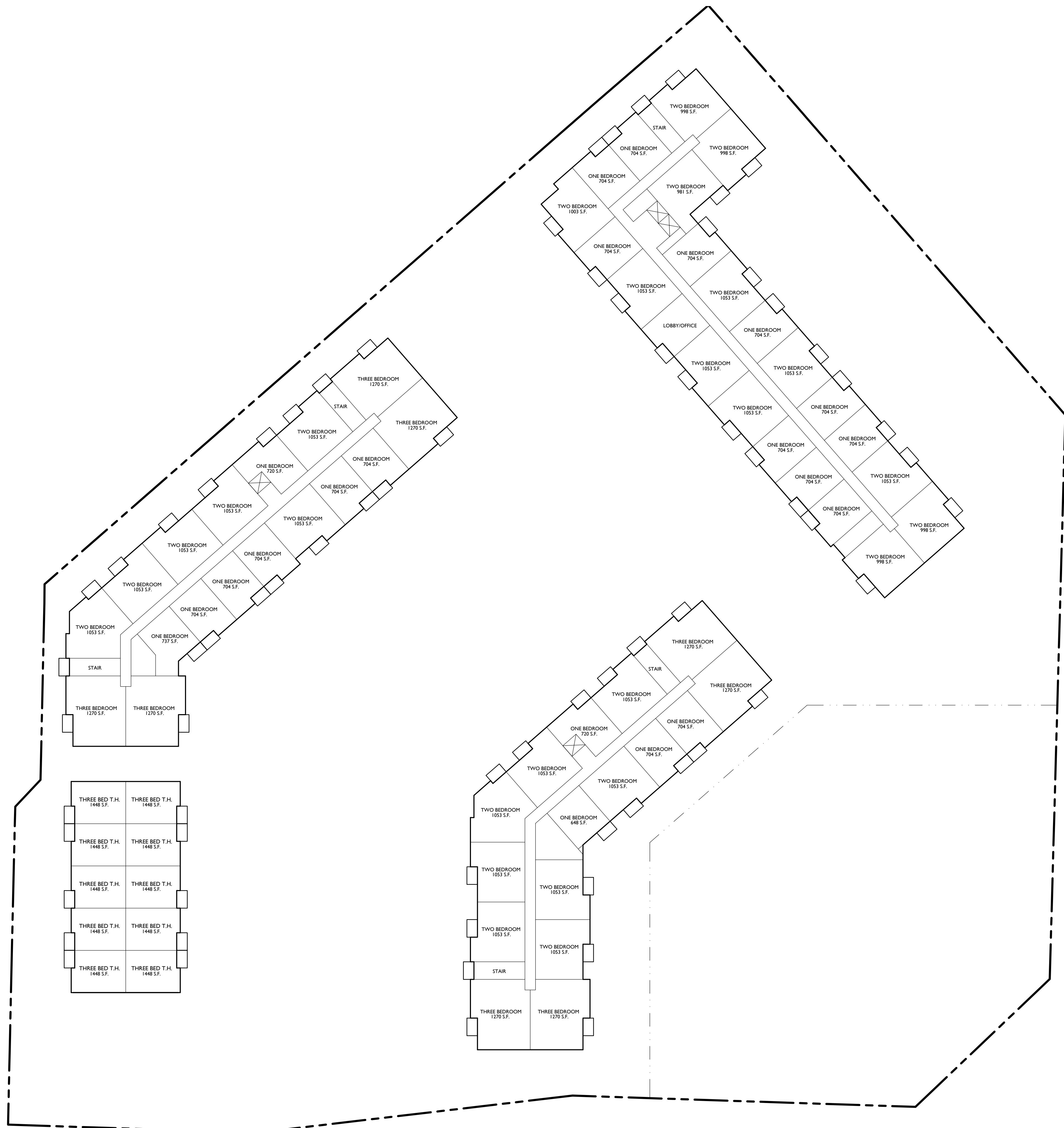
E Washington Avenue
& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Second Floor
Plans

SHEET NUMBER

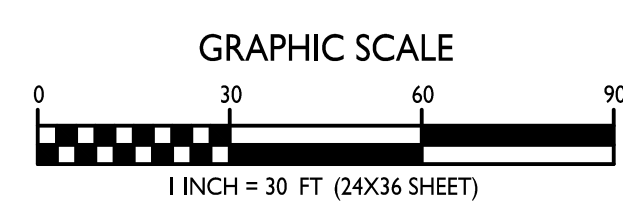
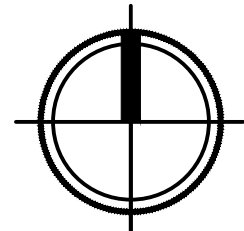
A-1.2

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1
A-1.2
SECOND FLOOR PLANS
1" = 30'-0"





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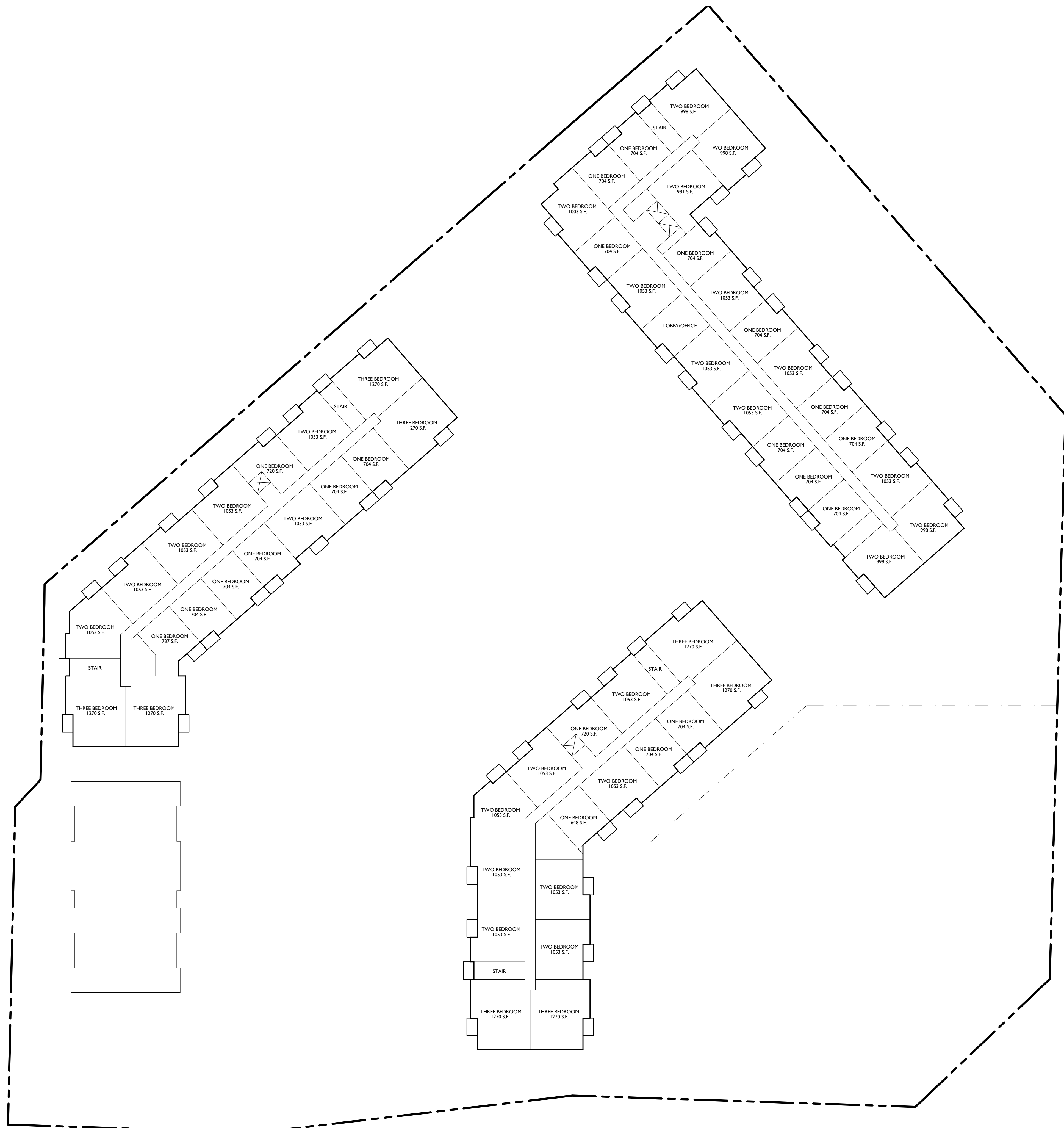
E Washington Avenue
& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Third Floor Plans

SHEET NUMBER

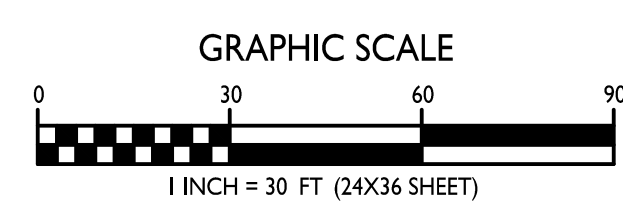
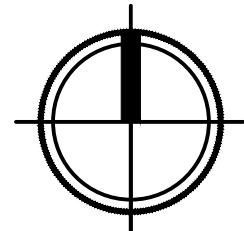
A-1.3

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THIRD FLOOR PLANS
A-1.3 1" = 30'-0"





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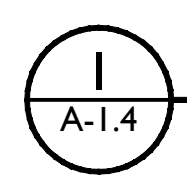
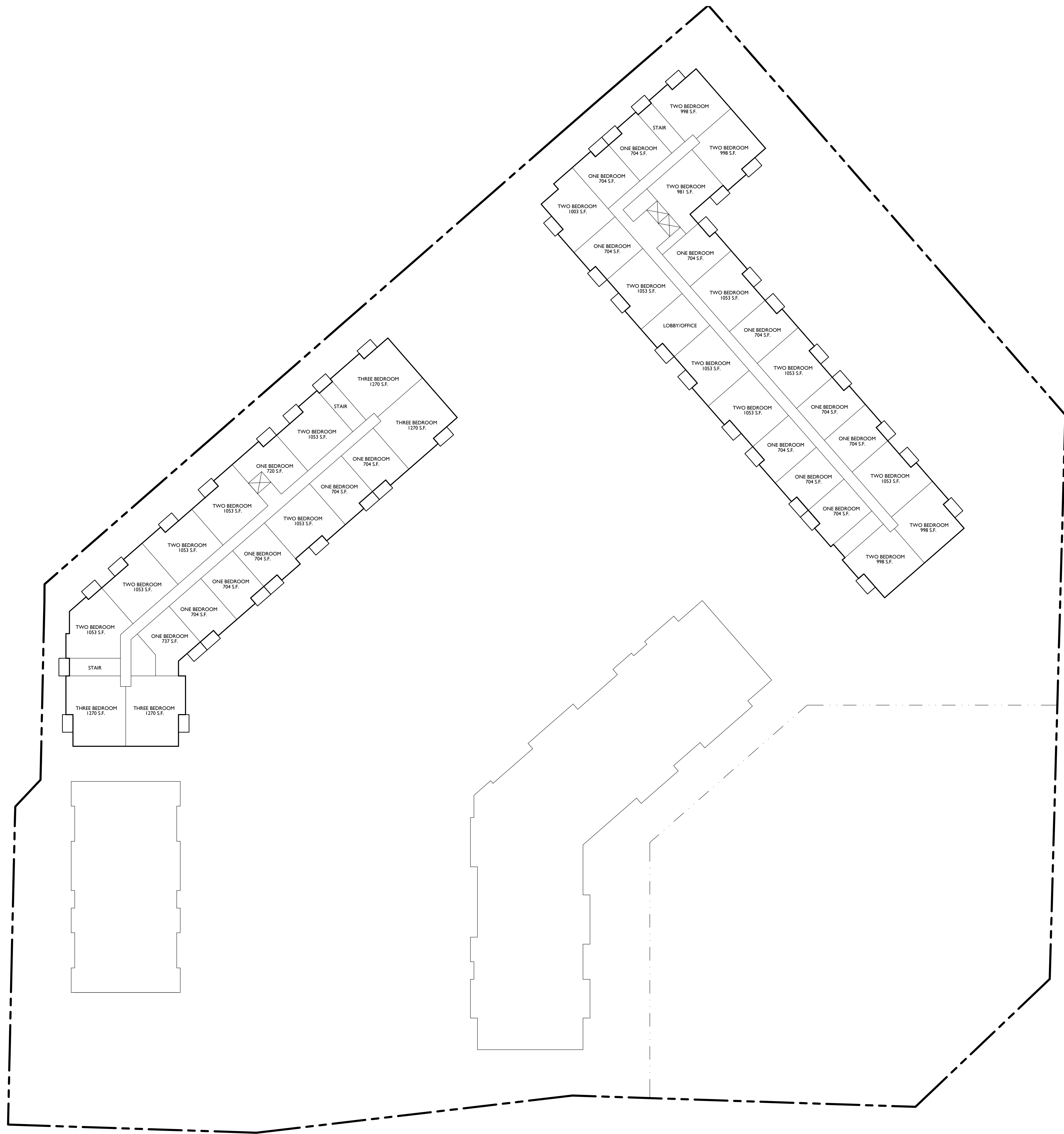
E Washington Avenue
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Madison, Wisconsin
SHEET TITLE
Fourth Floor Plans

SHEET NUMBER

A-1.4

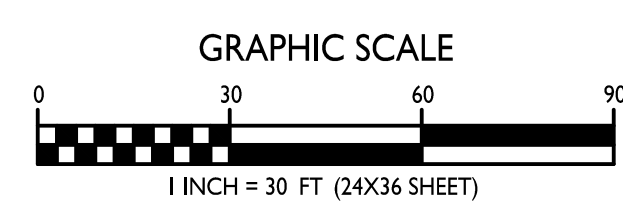
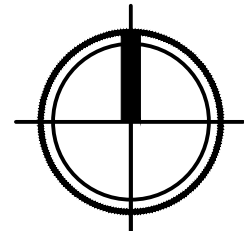
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FOURTH FLOOR PLANS

1" = 30'-0"





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Redevelopment

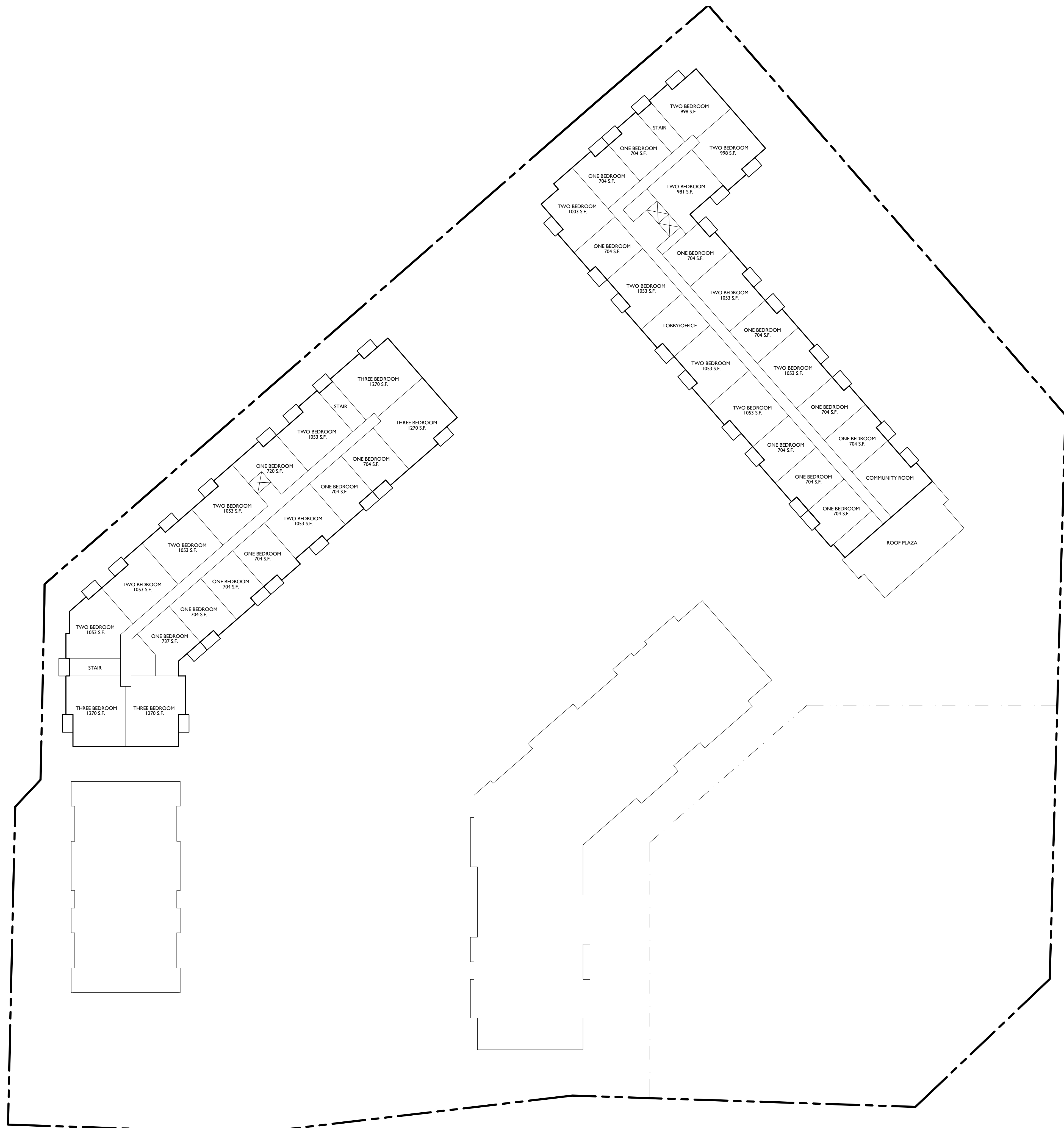
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Madison, Wisconsin
SHEET TITLE
Fifth Floor Plans

SHEET NUMBER

A-1.5

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FIFTH FLOOR PLANS
1
A-1.5 1" = 30'-0"

