



SITE LOCATOR MAP

REDEVELOPMENT
521 E. WASHINGTON AVE., MADISON

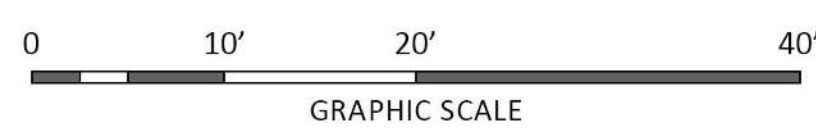
UDC INFO SUBMITTAL | 04.22.2024 | #2379

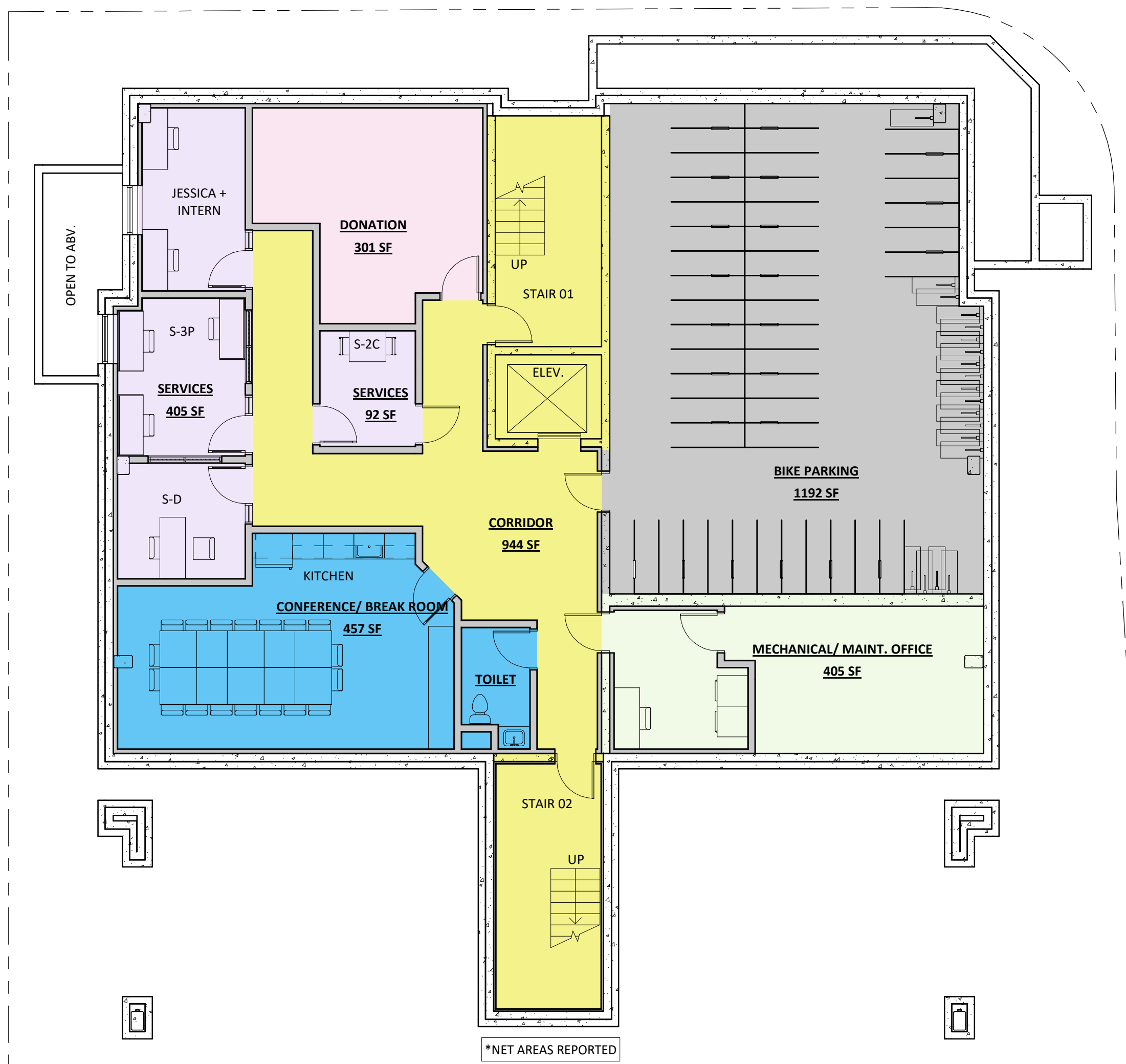
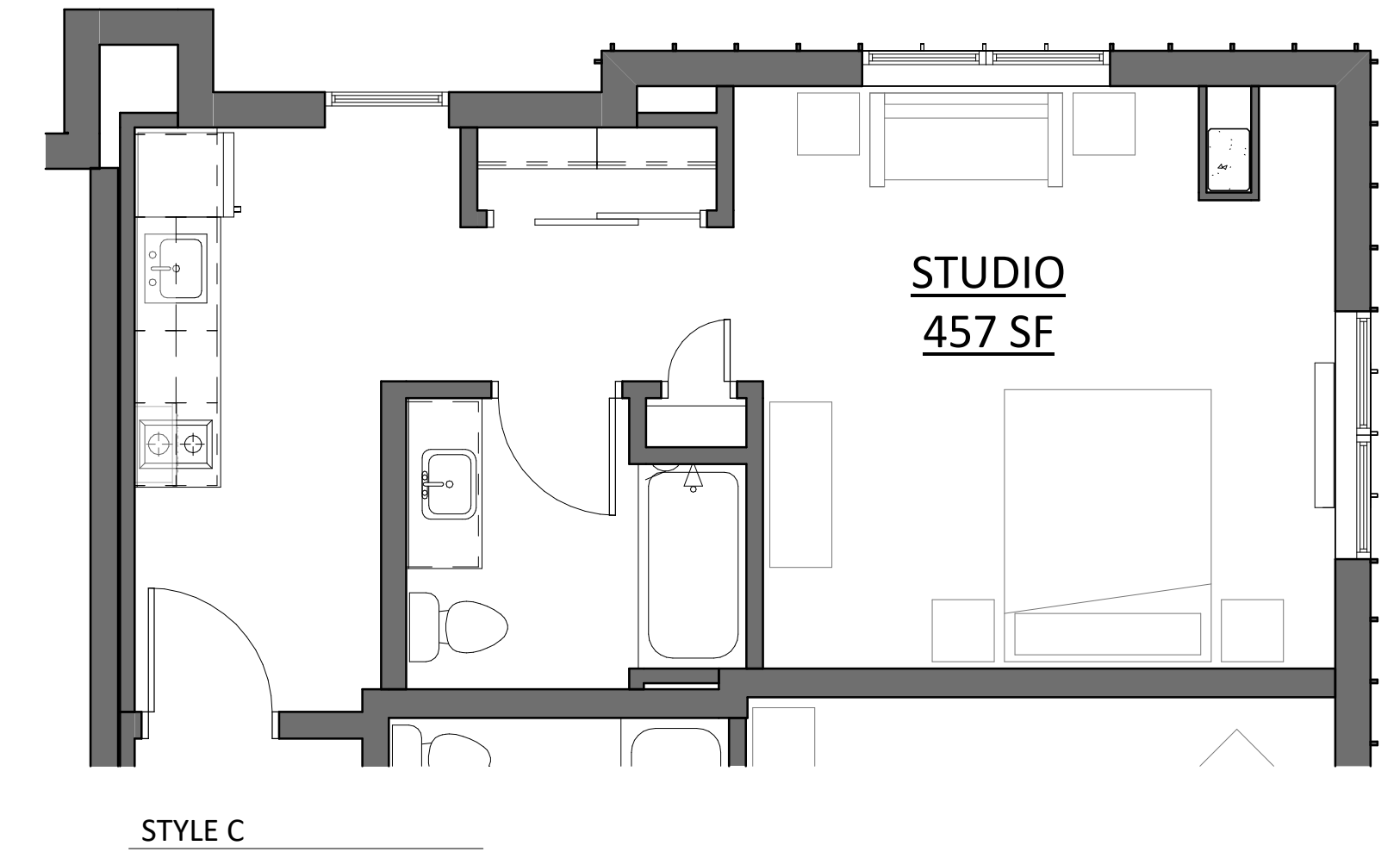
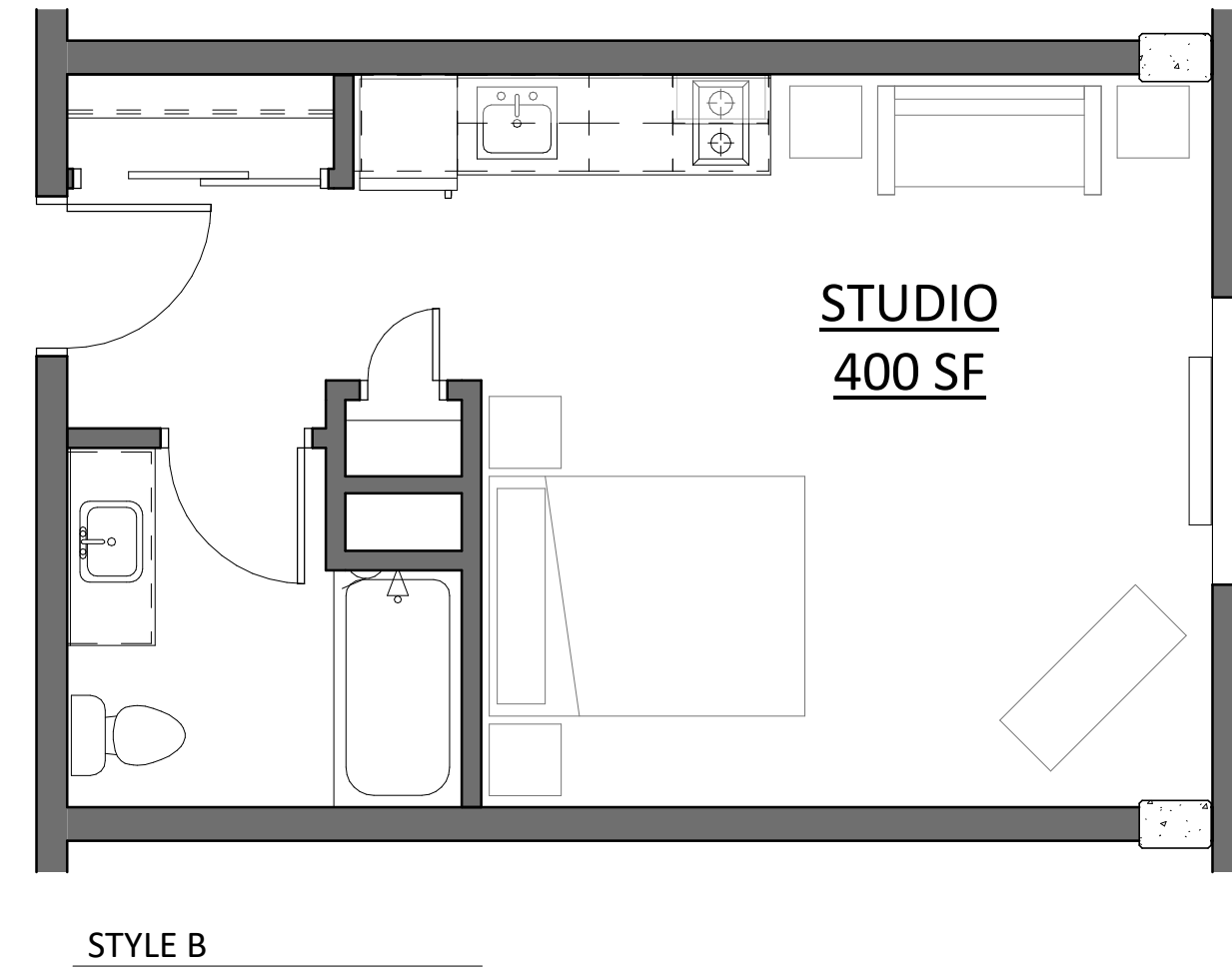
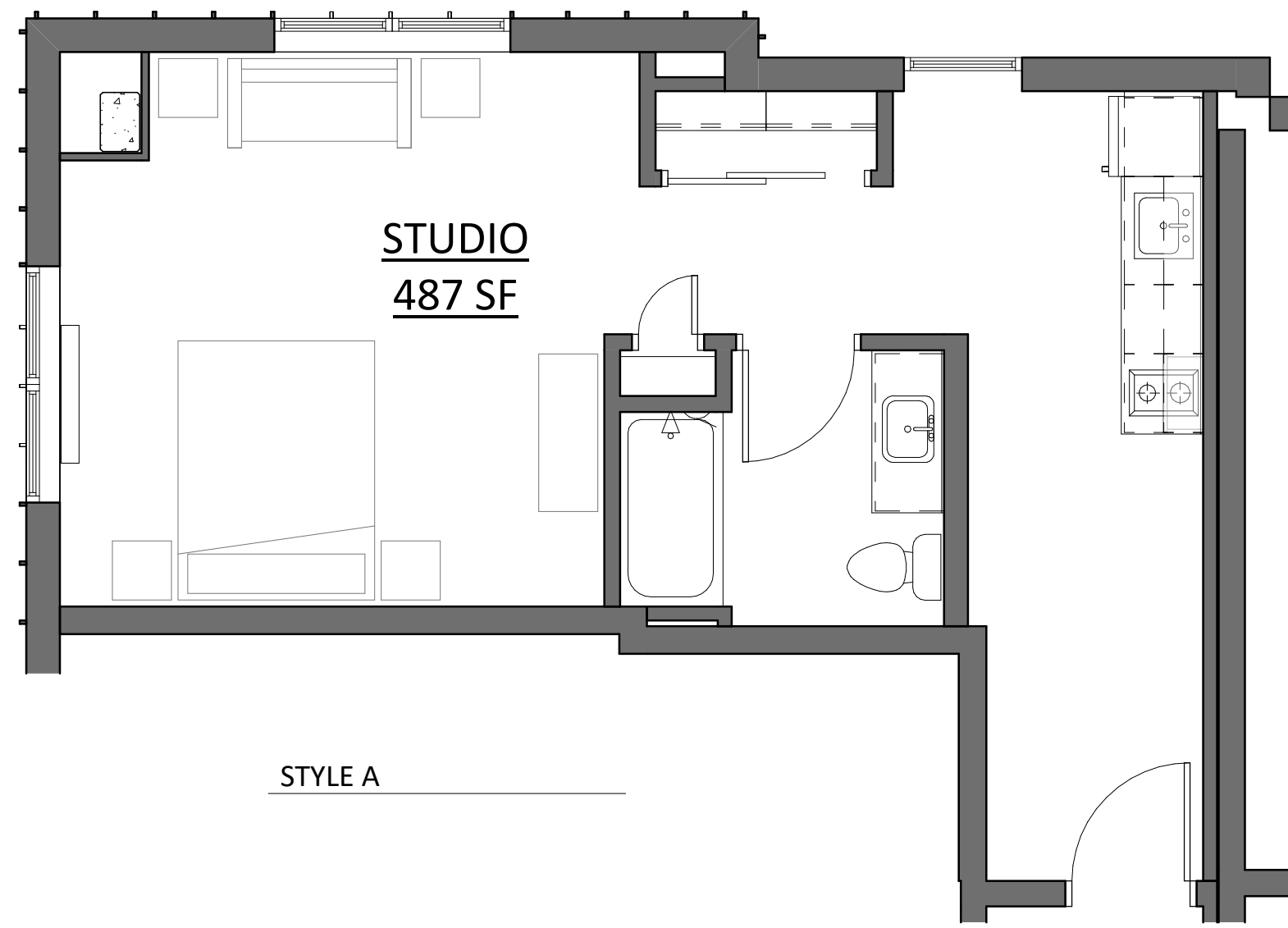




SITE PLAN

REDEVELOPMENT
 521 E. WASHINGTON AVE., MADISON
 NEIGHBORHOOD PRESENTATION | 05.16.2024 | #2379





LOWER LEVEL

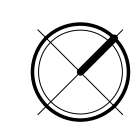


LEVEL 01



LEVELS 02-08

CONCEPTUAL FLOOR PLANS

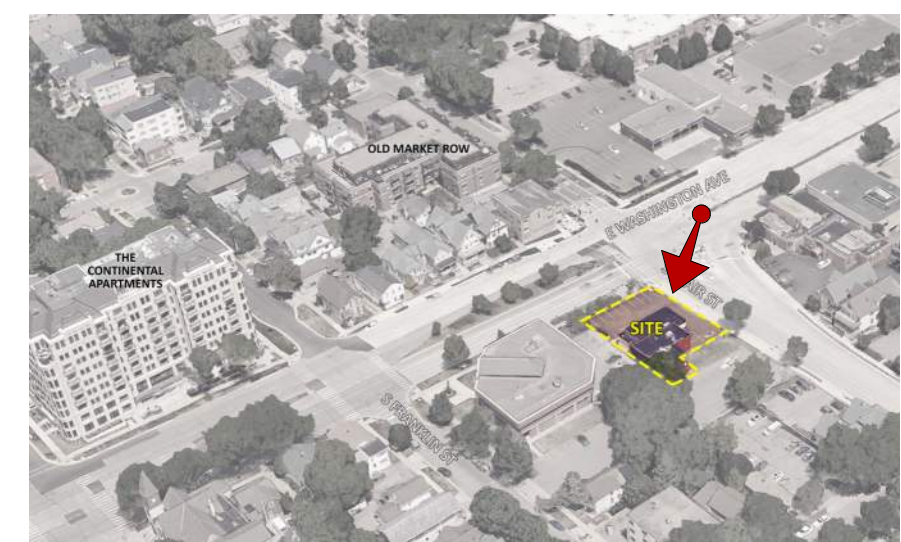




UDC Informational



Current Design

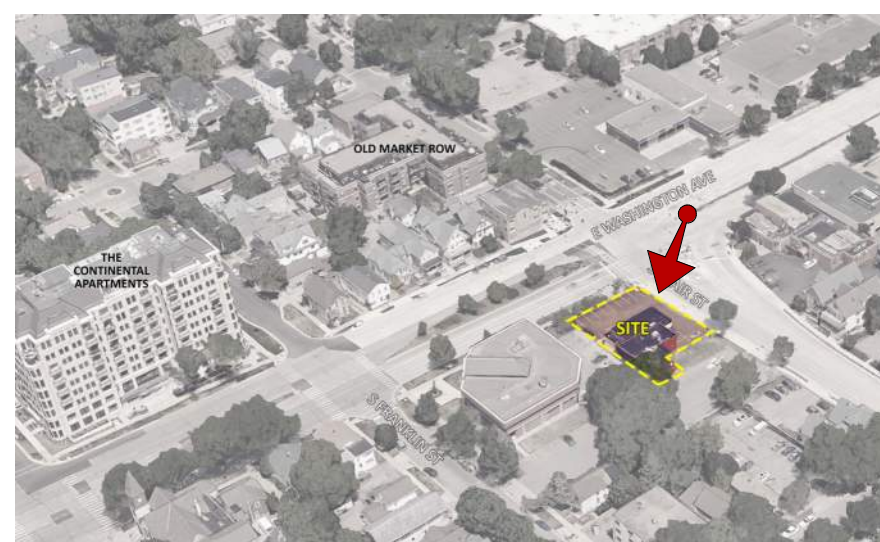


Design Comparison

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379



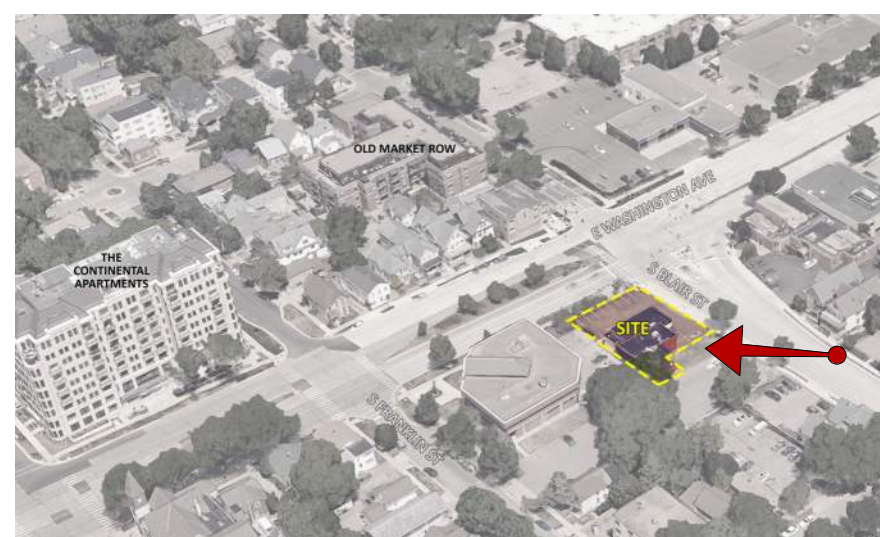


VIEW FROM STREET INTERSECTION

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

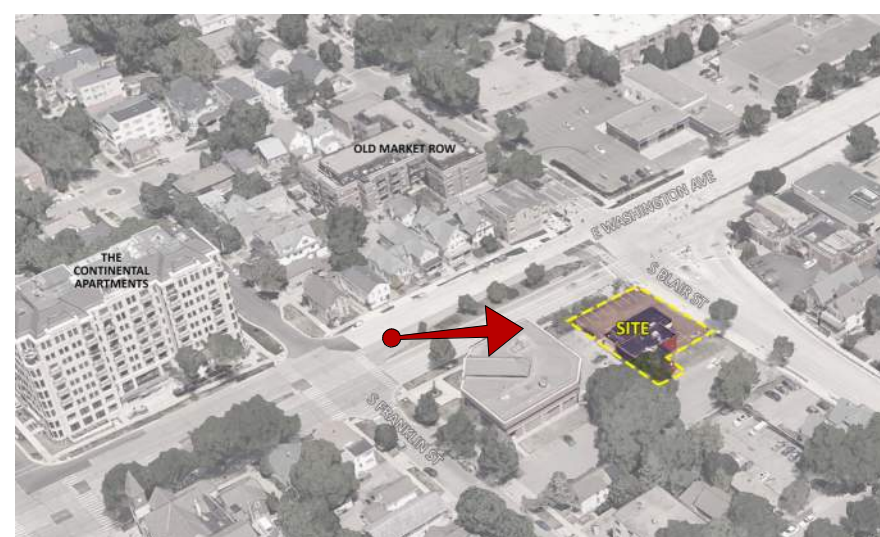
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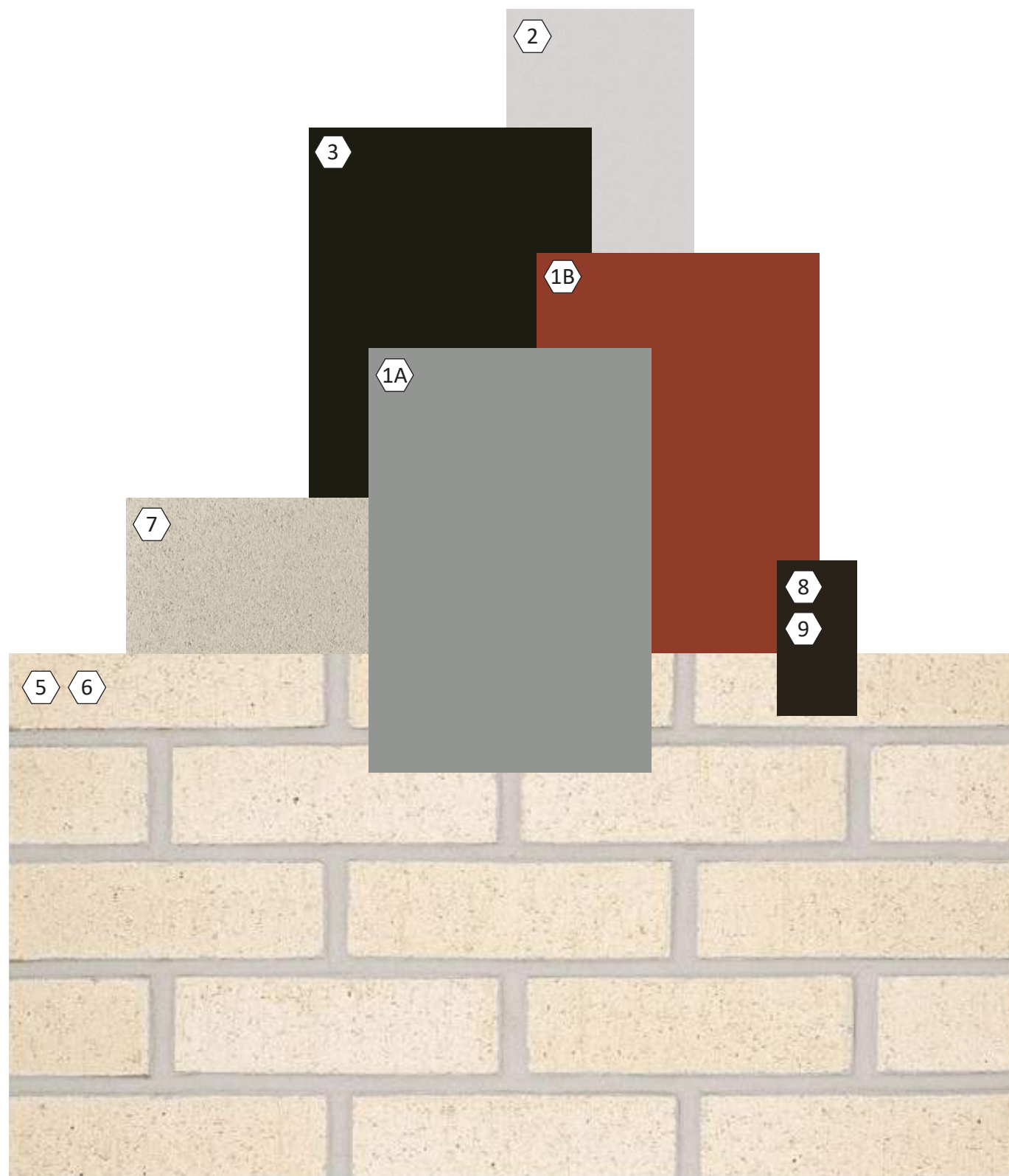
VIEW FROM S. BLAIR STREET





VIEW FROM E. WASHINGTON AVENUE





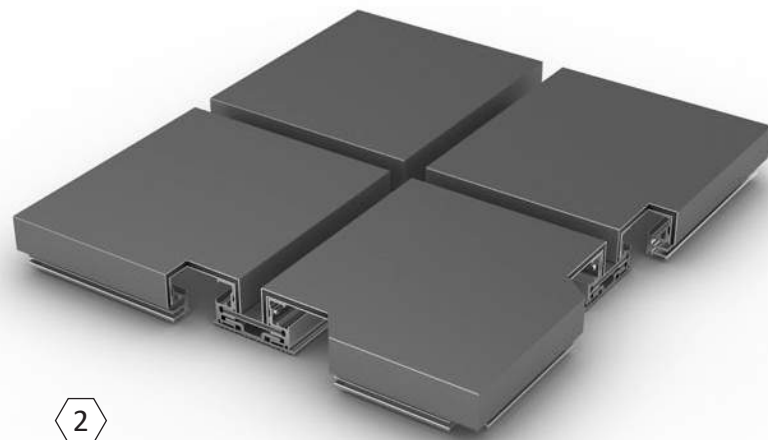
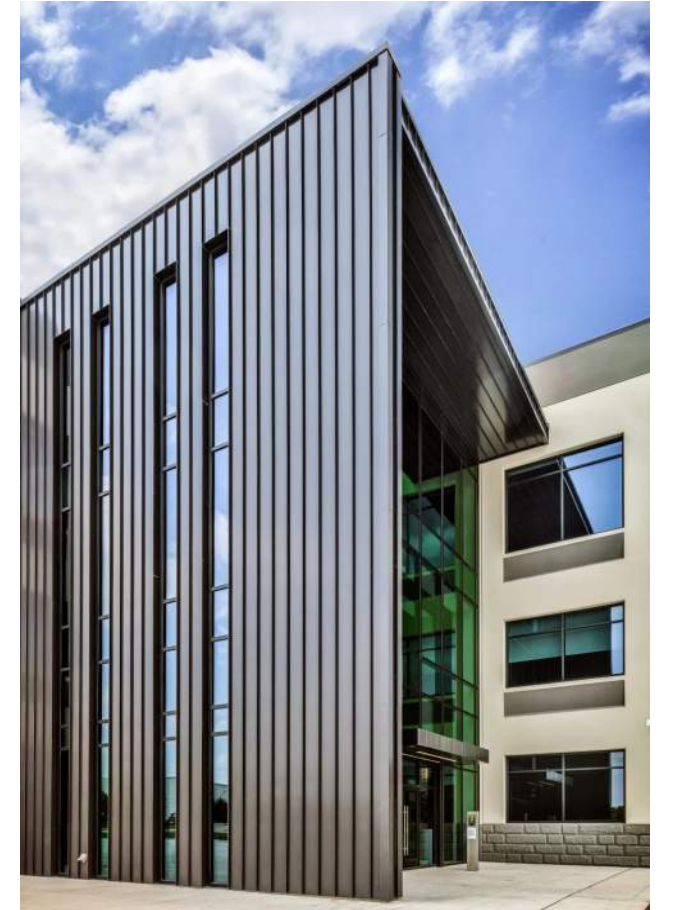
VIEW FROM INTERSECTION ALONG E. WASHINGTON AVE.

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

*PLEASE NOTE THAT COLOR MAY DIFFER SLIGHTLY FROM HOW IT APPEARS ON YOUR SCREEN DUE TO VARYING MONITOR SETTINGS.



WINDOW LOUVER EXAMPLES



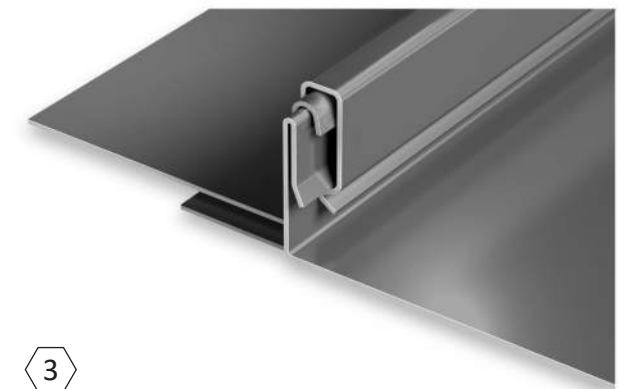
2

*COMPOSITE PANEL



1A 1B

*HORIZONTAL REVEAL PANEL

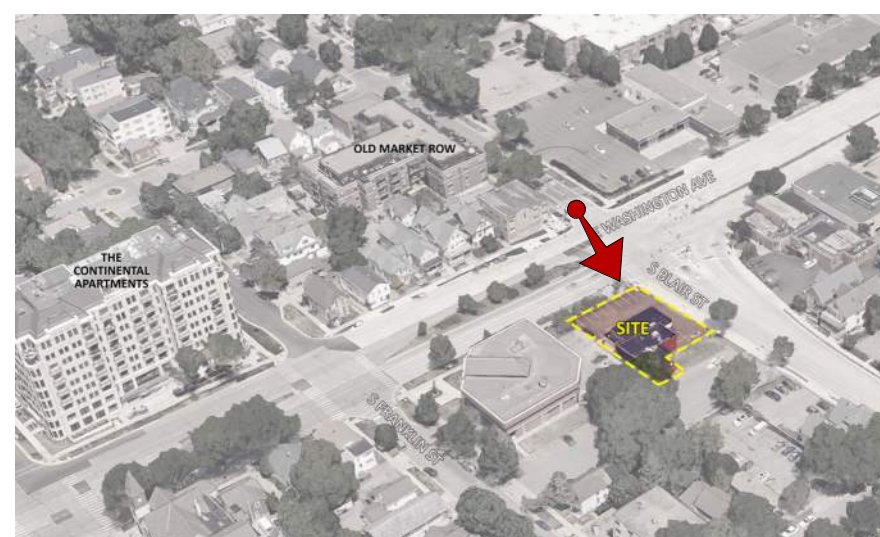


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*STANDING SEAM VERTICAL SIDING

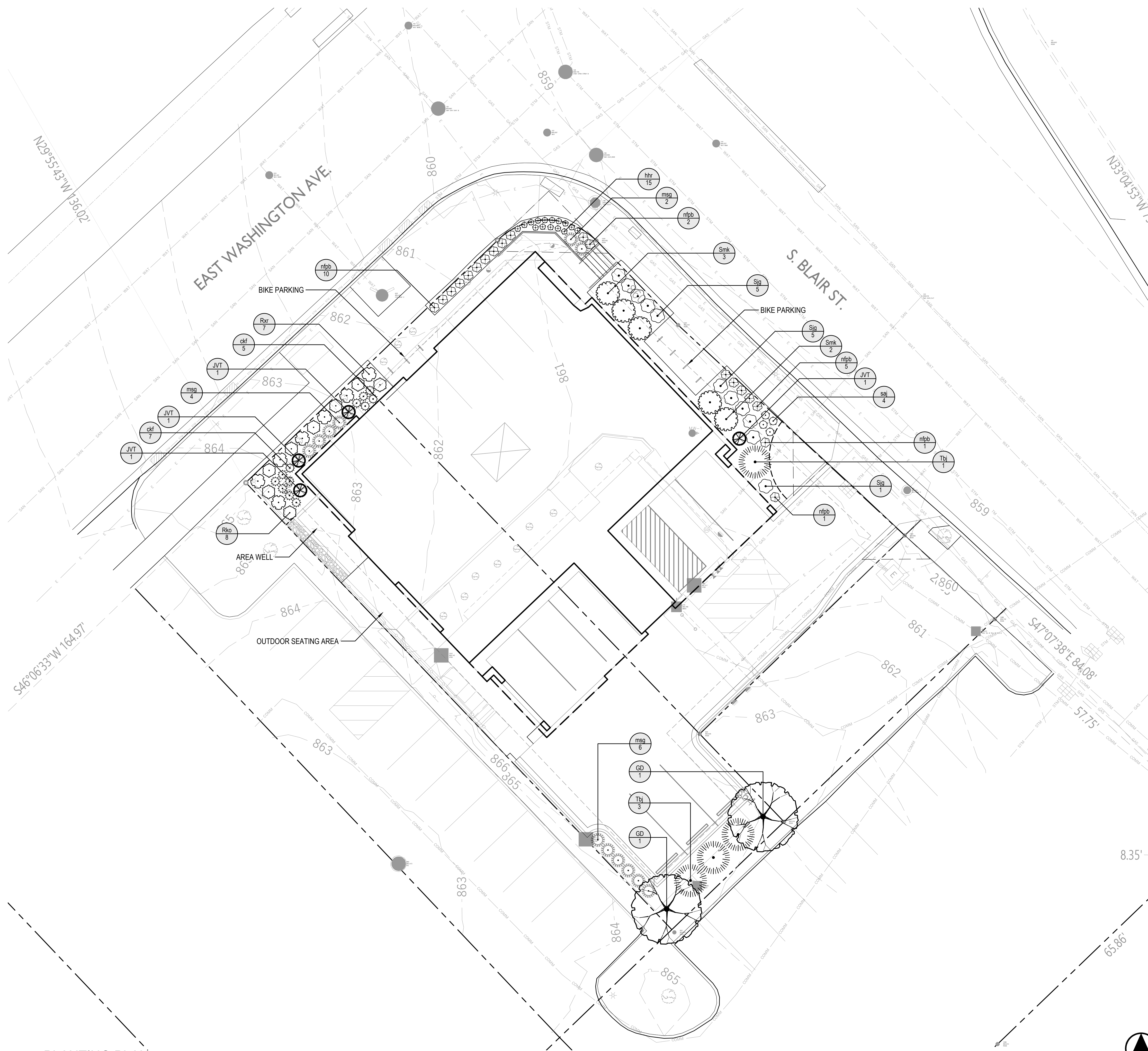
*PROFILE ONLY, NOT COLOR

PROFILES & WINDOW LOUVERS



VIEW FROM STREET INTERSECTION





LEGEND:

	PROPERTY LINE
	1 1/2" DIAMETER, WASHED, DECORATIVE STONE MULCH
	RIGID ALUMINUM EDGING.
	EXISTING CONTOURS

NOTES:

- SEE C102 FOR SITE DEMOLITION PLAN.
- SEE C201 FOR SITE PLAN.
- SEE C202 FOR SITE LIGHTING PLAN.
- SEE C203 FOR FIRE ACCESS PLAN.
- SEE C204 FOR LOT COVERAGE PLAN.
- SEE C300 FOR GRADING AND EROSION CONTROL PLAN.
- SEE C400 FOR SITE UTILITIES PLAN.
- ANY NEW TREES WITHIN PUBLIC ROW SHALL BE DETERMINED BY THE CITY FORESTER.
- LAWN AREAS WITHIN STREET TERRACE SHALL BE SEEDED.
- ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN ALL RAISED PLANTERS.

knothe & bruce
ARCHITECTS

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FIGUREGROUND
jporter@figureground-design.com
608-345-5101

ISSUED
LAND USE SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT TITLE
**East Washington Avenue
Redevelopment**




521 E. Washington Ave
Madison, WI
SHEET TITLE
LANDSCAPE PLAN


SHEET NUMBER

L100
PROJECT NUMBER **2379**
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1 PLANTING PLAN
SCALE: 1"=10'-0"

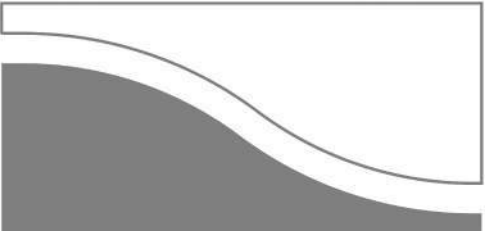
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	HEIGHT	QTY
EVERGREEN TREES							
	JVT	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	See Height	B&B	8'	4
OVERSTORY DECIDUOUS TREES							
	GD	Gleditsia triacanthos inermis 'Draves'	Street Keeper® Honey Locust	2.5" Cal.	B&B	18'	2
DECIDUOUS SHRUBS							
	Rxr	Rosa x 'Radcon'	Pink Knock Out® Shrub Rose	#3	Container	30"	7
	Rko	Rosa x 'Radrazz'	Knock Out® Shrub Rose	#3	Container	24"	8
	Sjg	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	#3	Container	24"	11
	Smk	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	#5	Container	36"	5
EVERGREEN SHRUBS							
	Tbj	Thuja occidentalis 'BailJohn'™	Technito Arborvitae	#5	Container	48" Height	4
GRASSES & SEDGES							
	ckf	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Container	N/A	12
	msg	Miscanthus sinensis 'Gracillimus'	Gracillimus Eulalia Grass	#1	Container	N/A	12
HERBACEOUS PERENNIALS							
	hhr	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1	Container	N/A	15
	nfb	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	#1	Container	N/A	19
	saj	Sedum x 'Autumn Joy'	Autumn Joy Sedum	#1	Container	N/A	4



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City of Madison, WI Landscape Worksheet - 521 E. Washington Ave.
5/13/2024
Zoning: Regional Mixed-Use (RMX)

Developed Area (SF)	Landscape Points Required	Landscape Points Achieved
10,527	175	467

Points Tabulation

Plant Type/Element	Points	Quantity	Points Achieved
Overstory deciduous trees	35	2	70
Tall evergreen trees	35	4	140
Ornamental trees	15	0	0
Upright evergreen shrubs	10	4	40
Shrubs, deciduous	3	31	93
Shrubs, evergreen	4	0	0
Ornamental grasses/perennials	2	62	124
Decorative fencing/wall	4/LF	0	0
Existing specimen tree	14/cal. inch	0	0
Landscape furniture (public)	5/seat	0	0
Total Points Achieved			467

Development Frontage Landscaping (1) overstory deciduous tree and (5) shrubs /30 LF	Frontage (LF)	Overstory Trees Required	Overstory Trees Proposed/Existing	Shrubs Required	Shrubs Proposed/Existing
E. Washington Ave.	90	3	1.5 (3) evergreen trees	15	15
S. Blair St.	106	4	0.50 [(1) evergreen tree]	18	17

*Interior Parking Lot Landscaping (for lots with 20 or more parking spaces) - N/A
(No surface parking lots with 20 or more parking spaces)

**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.

(Insufficient area for substantial landscaping between building and sidewalks)

PROJECT TITLE
**East Washington Avenue
Redevelopment**

521 E. Washington Ave
Madison, WI
SHEET TITLE

**PLANT SCHEDULE
& LANDSCAPE
POINTS
WORKSHEET**

SHEET NUMBER

L101
PROJECT NUMBER **2379**