



SITE LOCATOR MAP

REDEVELOPMENT
521 E. WASHINGTON AVE., MADISON

UDC INFO SUBMITTAL | 04.22.2024 | #2379





EAST WASHINGTON AVE.

S. BLAIR ST.

PROPOSED

5' MIN. REQUIRED FRONT YARD SETBACK

5' MIN. REQUIRED CORNER SIDE YARD SETBACK

5' MIN. REQUIRED SIDE YARD SETBACK

5' MIN. REQUIRED SIDE YARD SETBACK

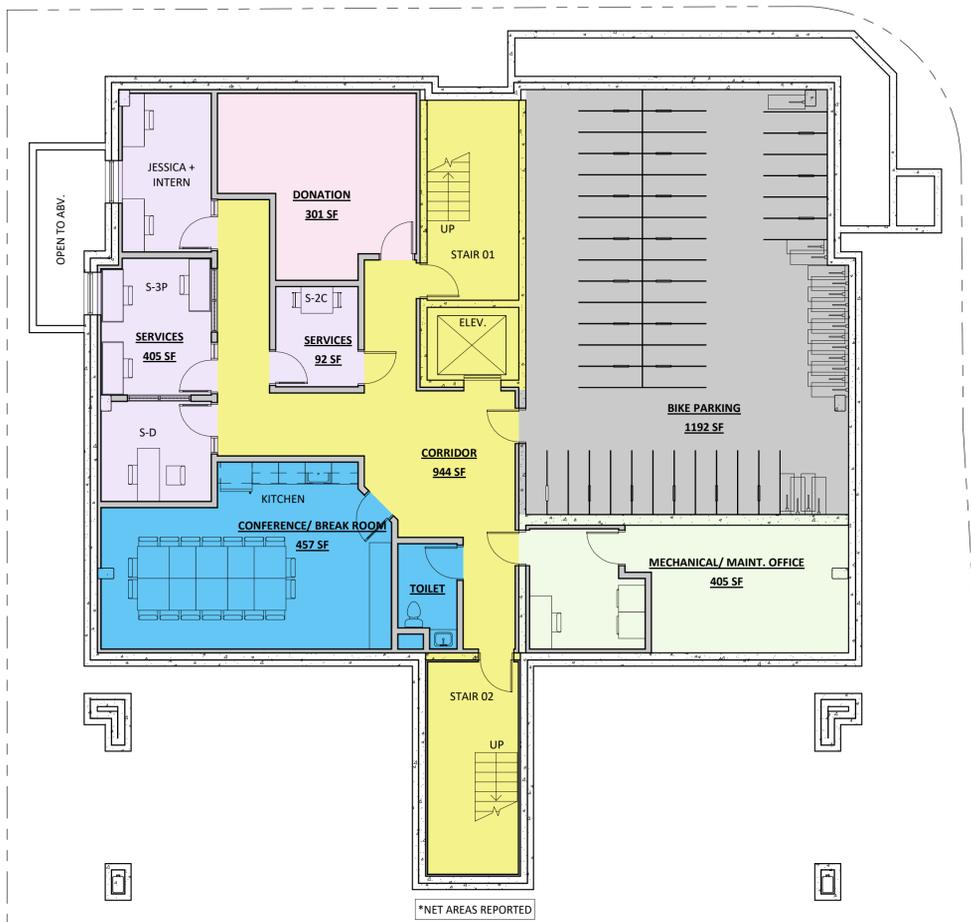
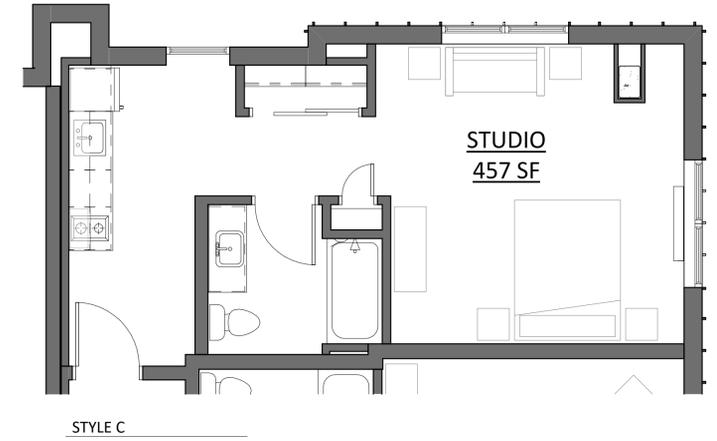
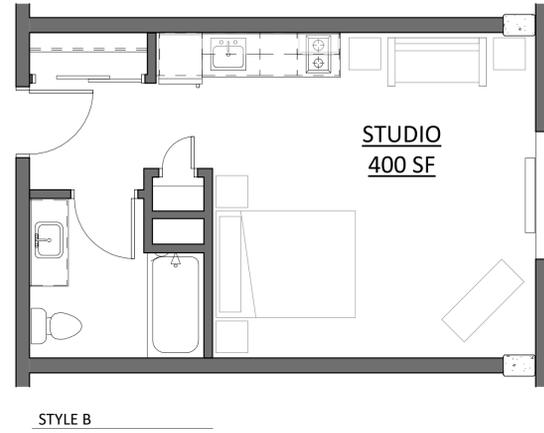
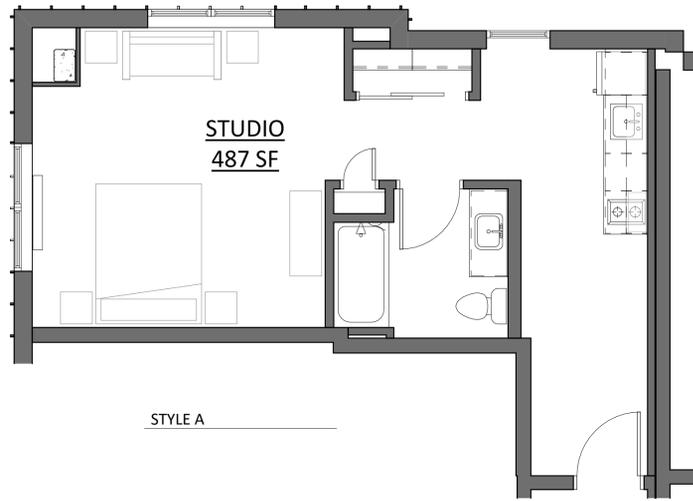
10' MIN. REQUIRED REAR YARD SETBACK



SITE PLAN

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

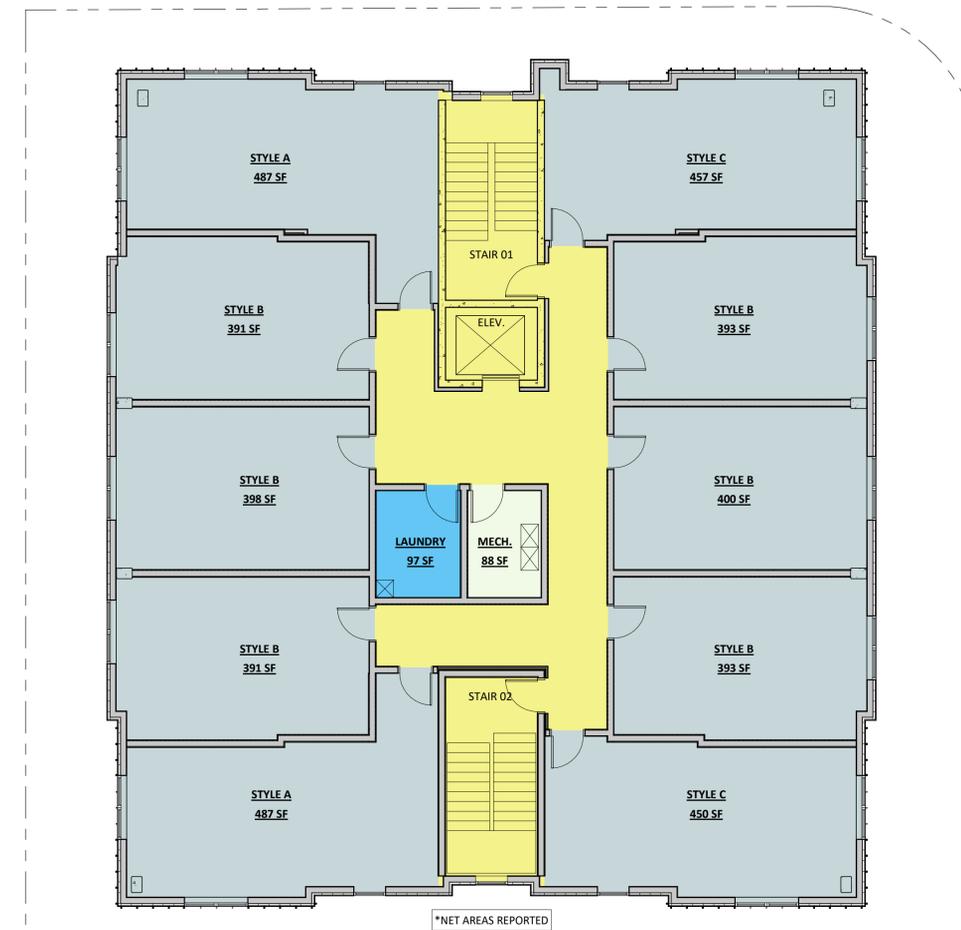




LOWER LEVEL



LEVEL 01



LEVELS 02-08

CONCEPTUAL FLOOR PLANS



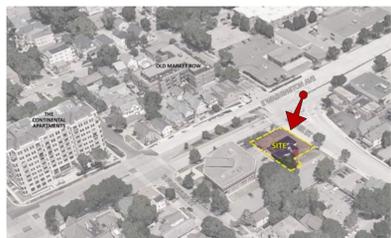


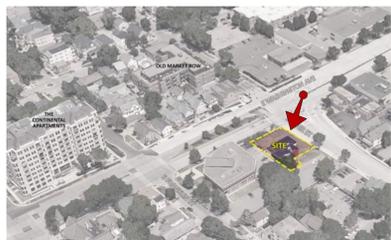
UDC Informational



Current Design

Design Comparison



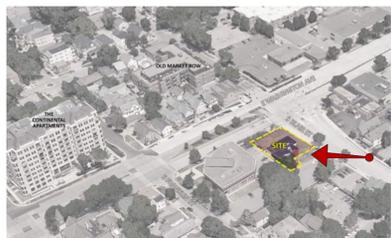


VIEW FROM STREET INTERSECTION

PORCHLIGHT REDEVELOPMENT
521 E. WASHINGTON AVE. MADISON, WI

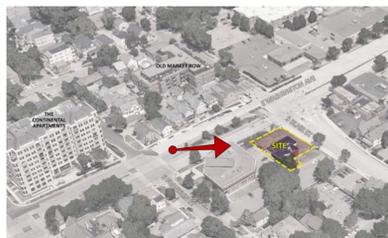
UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379





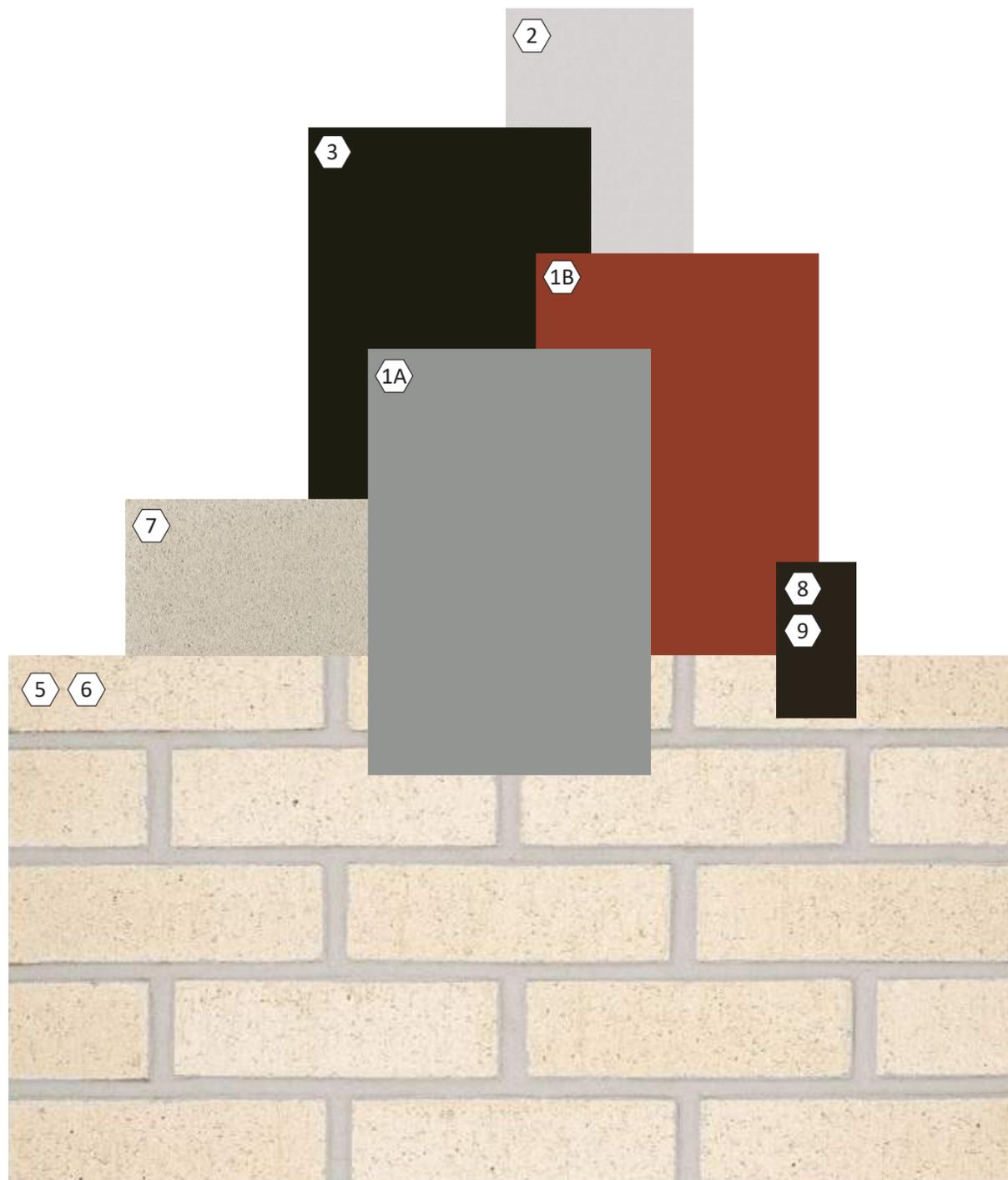
VIEW FROM S. BLAIR STREET





VIEW FROM E. WASHINGTON AVENUE





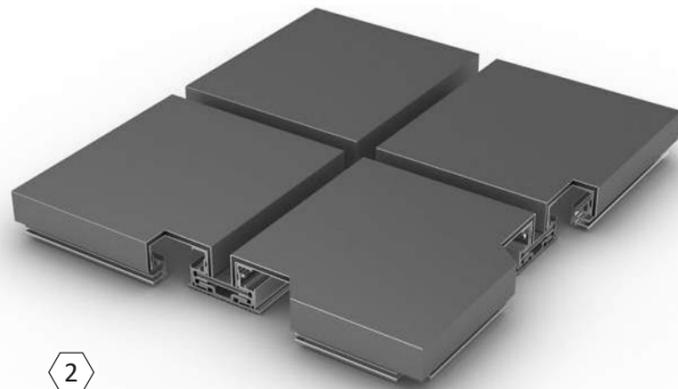
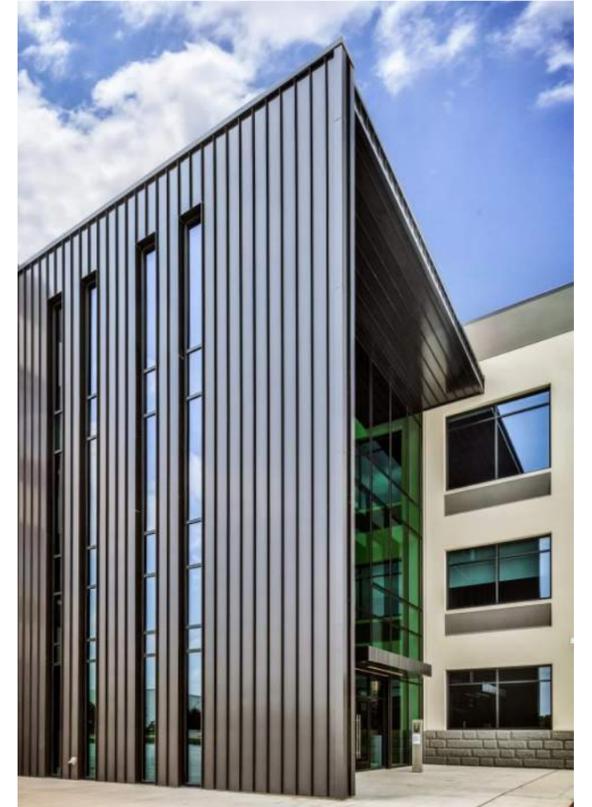
VIEW FROM INTERSECTION ALONG E. WASHINGTON AVE.

| 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



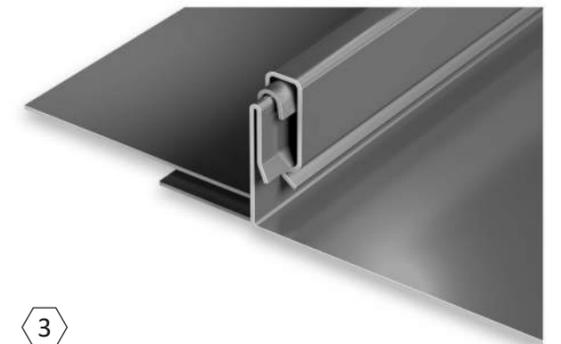
2

*COMPOSITE PANEL



1A 1B

*HORIZONTAL REVEAL PANEL

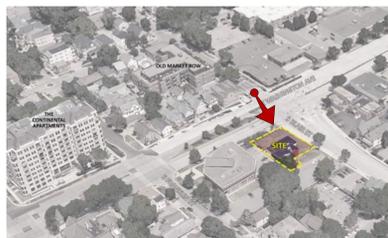


3

*STANDING SEAM VERTICAL SIDING

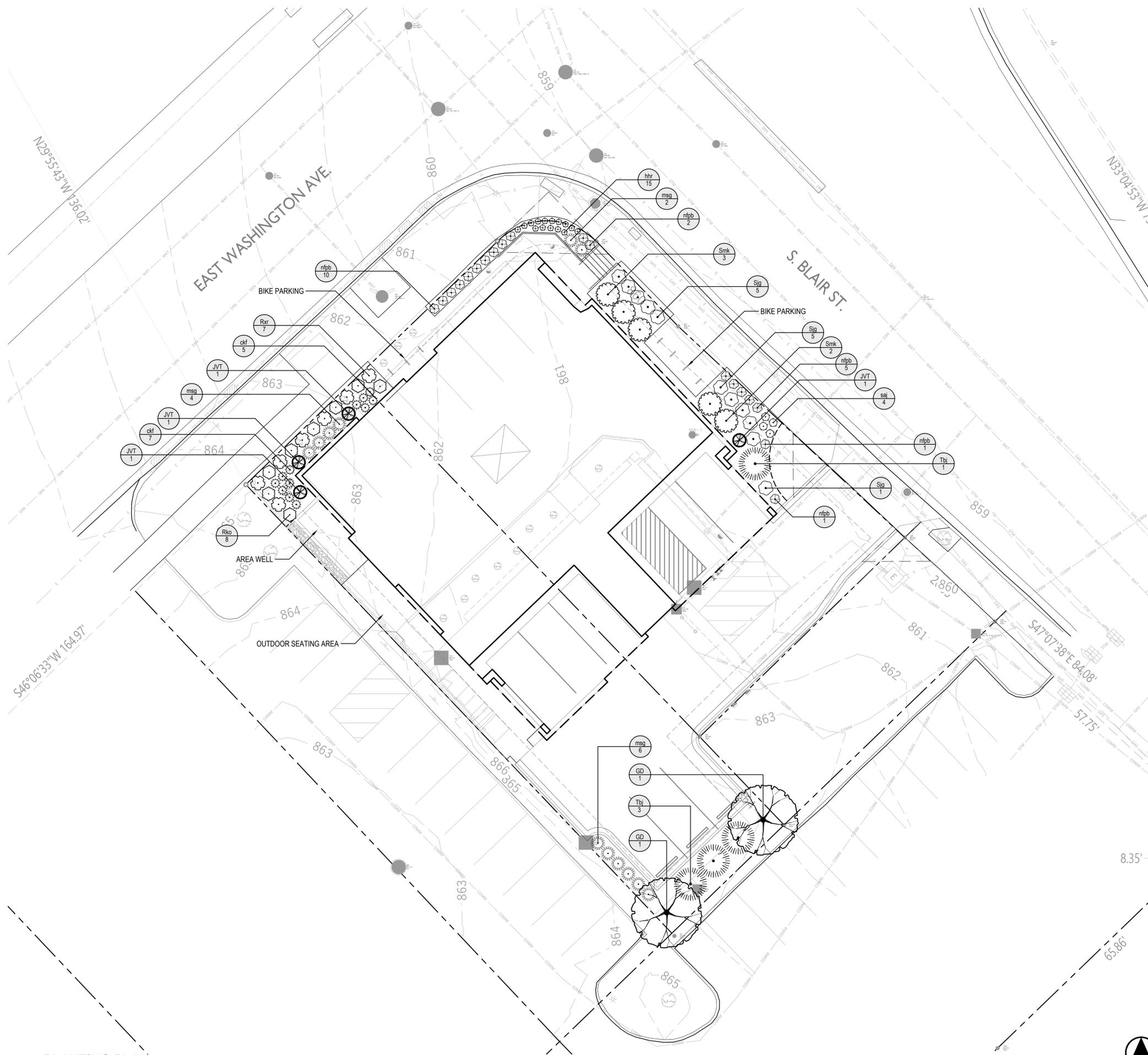
*PROFILE ONLY, NOT COLOR

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

Phone: 608.836.3690 8401 Greenway Blvd, STE 900
Middleton, WI 53562

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**
© Knothe & Bruce Architects, LLC

1 PLANTING PLAN
SCALE: 1"=10'-0"



knothe | bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd, STE 900
Middleton, WI 53562



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

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 |

ISSUED
LAND USE SUBMITTAL
NOT FOR CONSTRUCTION

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

*(2) ornamental trees or (2) evergreen trees may be used in place of (1) overstory deciduous tree

| | 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