

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: 322 EAST WASHINGTON AVE, MADISON, WI 53703
Title: ST. JOHN'S REDEVELOPMENT

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

UDC meeting date requested DECEMBER 14, 2022

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

3. Project Type

- Project in an Urban Design District
 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 ST. JOHN'S LUTHERAN CHURCH **Company** ST. JOHN'S LUTHERAN CHURCH
Street address 322 E. WASHINGTON AVE **City/State/Zip** MADISON, WI 53703
Telephone 608-256-2337 **Email** PETERB@STJOHNSMADISON.ORG

Project contact person MARK BINKOWSKI **Company** MRB HOLDINGS
Street address 10 E. DOTY ST, STE 300 **City/State/Zip** MADISON, WI 53703
Telephone 608-235-5230 **Email** MBINKOWSKI@ULI.COM

Property owner (if not applicant) [SAME AS 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 UDC INFORMATIONAL on NOV. 9, 2022
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 St. John's Lutheran Church Relationship to property owner
 Authorizing signature of property owner  Date 25 Sept. 2022
Congregation President

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

**LETTER OF INTENT
ST. JOHN'S RE-DEVELOPMENT
URBAN DESIGN COMMISSION | FINAL APPROVAL**

Madison, Wisconsin
November 28, 2022

This Letter of Intent pertains to the redevelopment of the property owned by St. John's Lutheran Church ("St. John's") located at 322 East Washington Avenue. The site contains 21,710 square feet of land area on the highly visible corner of East Washington Avenue and North Hancock Street. For over 165 years St. John's has been a welcoming presence in downtown Madison. Its property, just 3 blocks from the Capitol Square, has welcomed residents and visitors with open doors and a desire to serve those most in need.

The Church is seeking to extend its historic mission to provide a greater good and reimagine its own space for the next 100+ years. St. John's intends to demolish its existing building to construct a new, 10-story mixed use project. The first floor would contain approximately 16,000 square feet of space. St. John's will construct a new Church facility of 10,000 square feet on the eastern portion of the first floor at the East Washington / North Hancock corner. The main entrance to St. John's will be located in the middle of the block along East Washington Avenue, roughly similar to where its existing entrance is located. The remainder of the first floor will include 6,000 square feet of space for social services and other community organizations with separate entrances along E. Washington.

Above the ground floor space St. John's is proposing to develop 130 residential apartments across 9 floors (15 units per floor). The Church's goal in developing the apartments is to provide a significant affordable housing resource in the heart of downtown Madison. Of the 130 units, 108 (83%) will be set aside for those earning below 60% of the Area Median Income (AMI), including 26 units for those earning below 30% of AMI. St. John's is wholly committed to its mission of helping those most in need by maximizing the affordable units created on this site.

The development will be supported by two levels of underground parking with an entrance located along Hancock Street. The site is a short walk from the Capitol Square and directly between the East Mifflin Street bike corridor and the East Washington Avenue bus corridor (and future BRT route). This provides a unique opportunity to help the City achieve its goal of reducing single occupant vehicle trips. Accordingly, the project will contain approximately 65 parking stalls, or 0.5 stalls per dwelling unit.

The site is currently zoned Urban Mixed Use (UMX), which calls for high density residential development and is aligned with the aims of this project. However, the design standards for downtown and urban districts do not provide the flexibility to accommodate a site with steep topography. Furthermore, the development's goal of integrating three distinct uses – social services, church, affordable housing – results in a singular project that supports a rezoning to Planned Development.

The property is located in Urban Design District 4 and will require approval from the Urban Design Commission, as well as an advisory recommendation on the rezoning to Planned Development.

This letter of intent will address how the project's plans conform to the requirements of Planned Development zoning, Urban Design District 4 and the Downtown Urban Design Guidelines.

SITE CONDITIONS

St. John's property has over thirteen (13) feet of grade difference along East Washington Avenue. Maintaining a single floor elevation within eighteen (18) inches of the sidewalk (as required by MGO 28.071(3)(d)4) that engages both E. Washington Ave. and N. Hancock St. is not possible. The slab steps and ADA ramping that would be required would render the floor plate nonfunctional. Alternatively, if St. John's first floor, accessed from E. Washington, were lowered to the required elevation it would be 4 to 5 feet *below* the sidewalk at the west end, with not enough head height along Hancock St to accommodate the residential lobby.

In either event, the inability to create the residential lobby along Hancock Street precludes the project from working. Additionally, the alternatives result in the height of the parking garage entrance being less than the ADA required 8'-2" clearance for van accessibility.

INTEGRATED LAND USES

These constraints are exacerbated by the unique combination of uses in this project, which consists of three key components. First, a new worship facility for St. John's. Second, a home for the many partnering organizations the Church has historically provided space to. Lastly, to create a significant new supply of affordable housing that will benefit Madison's working poor. Creating separate and distinct entrances for these uses is critical to the project's success, as detailed below.

The project is designed to work with the grades on the site in a way that results in a vastly improved development. The East Washington façade provides entrances to both St. John's and the space being created for its partnering organizations. The lobby for the residential apartments is located along Hancock Street. The Hancock Street frontage also provides the entrance / exit to the underground parking garage that occupies the rest of that level. This configuration allows for both of the main street frontages to be activated. This is even more important on a highly visible corner site along E Washington Ave, allowing the project to meet the site design standards in the Downtown Urban Design Guidelines. Section 1c of those guidelines states that "the street level of a building should be designed with active uses and architecture that engages the street/sidewalk".

Beyond good urban architecture, the separation of the lobbies is critical due to the different nature of the uses. Having St. John's Lutheran Church share a common lobby, or even side by side entrances, with the affordable apartments risks creating the false impression that the apartments have a religious affiliation. Separating the two lobbies on two different street frontages (resulting in entirely different street addresses) allows both of these important uses to stand alone. After accounting for St. John's space and that needed for the partnering organizations, there is not enough square footage on a single floor to accommodate the residential lobby and necessary support spaces with these other two uses.

PLANNED DEVELOPMENT ZONING

Maximizing the development potential of this site involves integrating the three unique uses in an efficient and well-designed way. The only zoning that enables this is a Planned Development.

Planned Development zoning is intended to facilitate the unique development of land in an integrated and innovative fashion and to allow for flexibility in site design. The zoning code specifically identifies "site conditions such as steep topography" as one of the conditions under which planned development zoning may be appropriate. Specifically, MGO 28.098(1) provides six (6) objectives that a Planned Development District is to achieve one or more of. The proposed project explicitly addresses the design related objectives, including:

(b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.

(c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.

(f) Facilitation of high-quality development that is consistent with the goals, objectives, policies and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

The project is building off of St. John's 166 year history of being a welcoming servant in the heart of downtown Madison. The new first floor space will allow St. John's to continue its legacy of serving the working poor and the LGBTQIA+ community, along with so many others. St. John's is creating space that will be made available to the partnering organizations that the Church has worked with over the years, including Off the Square Club, Porchlight's DIGS program, Twelve Step programs, Project Respect and Backyard Mosaic Women's Project. A separate lobby allows for access to the affordable apartments that will be built on the upper floors. This unique integration of uses will serve many of Madison's most underprivileged communities in a location along E. Washington Ave. that City of Madison CDD Staff noted as a "Preferred Transit Oriented Development Area".

Part of St. John's history has involved the use of community gardens to create welcoming spaces for all to enjoy. Continuing that tradition is an important design consideration in the proposed plans. Extensive planters have been created along the property in an effort to soften the street edges with year round plantings. Interspersed with these plantings are planter boxes for the Church to use for their gardens.

The proposed project is directly in line with the City's Comprehensive Plan and Downtown Plan. The Downtown Plan and Generalized Future Land Use Map call for this site's future use to be Downtown Core Mixed-Use, and it sits directly adjacent to the James Madison Park area that calls for predominantly residential. A well designed, high density residential development with church and community space on the ground floor is in line with these stated land uses. Many of the goals outlined in the Downtown Plan are being explicitly met by this proposal, including: ensuring a quality urban environment, maintaining strong neighborhoods and districts and enhancing livability. The plan is adding density in one of the Comprehensive Plan's priority growth areas along the E. Washington regional corridor, in addition to hitting many of the other strategies and goals outlined in the land use and transportation section of the Plan, including: ensuring all populations benefit from the City's transportation investments, concentrating the highest intensity development along transit corridors, facilitating compact growth and improving access and inclusivity in Downtown Madison. Attached to this submittal as Exhibit A is a more detailed description of how the proposed plans comply with the Downtown Urban Design Guidelines.

In addition to the design related objectives in MGO 28.098(1), Planned Developments are required to meet numerous standards as provided in MGO 28.098(2). A number of those standards are specifically design related, including:

(e) The proposed design utilizes high quality, natural materials and unique architectural elements that give it a strong corner presence while relating to the older adjacent properties. St. John's plans for its ground floor space involves the stunning use of modern stained / colored glass at the corner. The building intentionally minimized the use of metal panel, which has become ubiquitous

among Madison’s new apartment projects. Overall the design is intended to set the building apart from much of the affordable housing being built in Madison, as is appropriate for such a visible site. The activation of both the key street frontages with the two separated lobbies is another important consideration for a highly visible corner site along E Washington Ave.

- (f) The plans include a large, landscaped outdoor terrace on the second floor that serves as a common amenity for the residential tenants. St. John’s has a separate outdoor patio for its use. The building is pulled back from the property line, providing St. John’s the opportunity to create extensive outdoor planter areas around its entrance. The Church has a history of utilizing green spaces as community gardens to create engagement with the neighborhood, something this project will continue. The plans far exceed the required landscape points per the City Landscape Worksheet.
- (h) The Downtown Height Map (MGO 28.071(2)(a)) establishes a maximum height of eight (8) stories for this property. The Additional Height Areas Map (MGO 28.071(2)(b)) allows for up to two (2) additional stories as a conditional use. The proposed project is built to the maximum allowable height of ten (10) stories and meets the standards for the two additional bonus stories, as detailed below:
 - 1. The excess height is compatible with the planned character of the surrounding area as a property fronting the regional transit corridor that is E. Washington Ave. The project across Hancock Street is being built to the maximum allowable height utilizing the bonus stories. The submitted plans call for the top floor to be set back to reduce the massing, and two different architectural elements are used on the façade to further break down the scale.
 - 2. The project’s costs are comparable to other downtown apartment projects that include structured underground parking and post-tensioned concrete construction. However, the rents are significantly reduced due to the affordability. It is critical to the project’s financial feasibility that the density on the site be maximized. The project would not be viable without the additional 27 units from the top two floors. The neighborhood’s steering committee is supportive of the excess height in order to create the affordable apartments. The efficiencies from the added density allows the project to use higher quality natural materials than it otherwise could afford.
 - 3. There are no landmark buildings adjacent to the proposed project.
 - 4. The E. Washington façade of the building is setback from the property line, with the top floor further stepped back. This ensures that there is no adverse effect on the East Washington premier corridor.

UDC INFORMATIONAL FEEDBACK

On November 9, 2022 the project was in front of the Urban Design Commission for an informational presentation as required by the Planned Development approval standards. There were three (3) key comments that commission members raised, each of which has been noted and responded to below.

- 1. Planters and wall along E Washington Avenue façade
 - a. As noted previously, the project’s plans include extensive landscaping and planter areas to build on St. John’s history. They also help to improve the project’s architecture by softening the street edge and reducing the scale of the wall along E. Washington Ave. that is a result of the steep grades. The original design called for the planter boxes for St. John’s gardens to be made of wood, similar to their current design. Commission members pointed out that a different material might be more appropriate given the commercial nature of the building, as well as the fact that the boxes were too low.

- b. In response to these comments we have modified the landscape details in that area along East Washington Avenue. The planter boxes are now a steel material that is more consistent with the rest of the building and will relate nicely to the bronze mullion system throughout. The boxes have also been raised to add more height that helps to reduce the scale of the wall, while also creating a horizontal plane that is in line with the architectural elements above. The boxes are now 24 to 30 inches at the low end and 36 inches at the high end.
2. Bike parking located in Right of Way (ROW)
- a. Current plans provide for the code required 20 visitor bike parking stalls to be located in the terrace area between the curb and the sidewalk, which is in the City’s ROW. Fourteen of the stalls were provided along Hancock Street in front of the residential lobby, with another six along East Washington Avenue. Commission members noted that bike parking in the terrace is not allowed.
 - b. The variety of uses planned for on this site increases the number of visitor bike parking stalls required. Bicycle parking stalls require two feet of width and six feet of depth; however, the City requires an additional two feet of depth if they are located adjacent to a building perpendicular to the sidewalk to ensure they will not overlap the sidewalk. In a lot line to lot line development in a dense urban area, the code required 5 foot setback does not provide the necessary clearance to locate the bike parking perpendicular to the building. Additionally, fitting the number of bike stalls required in a side by side manner adjacent to the building would require 40 feet of length, which would result in eliminating the vast majority of the planting beds along Hancock Street in front of the residential lobby.
 - c. The development team’s landscape architect, Saiki Design, and project architect, Potter Lawson, have noted that there is precedent for visitor bike parking to be located in the Right of Way on other downtown projects. This requires a ROW permit / privilege in the streets agreement. The development team is proposing to utilize a similar agreement to accommodate the bike parking as shown, and have reached out to City Staff to discuss this requirement further.
3. Consideration of window sizes
- a. Although there was not agreement on this issue, some commission members asked whether the amount of glazing in the residential units was too expansive, making it challenging for residents to sleep or layout furniture.
 - b. The project plans that were submitted to UDC for an informational presentation in December 2021 called for larger window sizes in the brick portion of the building, with smaller brick areas. As the development team worked through refinements to the project one of the changes made was to reduce the size of the window openings and increase the brick area. This shift provided a better overall balance with the more open, glassy corner design that adds levity and helps to reduce the massing.
 - c. The trend in high-rise multifamily projects has been to increase the size of windows, with “floor to ceiling” windows being a key marketing feature for many new market rate projects (just look at East Washington). Tenants respond well to the amount of natural light and views provided. There are a variety of effective window screening options that provide the flexibility to block out the light when it is not desired. The goal with this development is to design an affordable housing project that was indistinguishable from market rate apartments. Much of the affordable housing that has been built around Madison has featured smaller, traditional punched openings because of the cost

efficiencies. The development team believes the inclusion of larger openings that bring in the natural light will create a better experience for the residents.

URBAN DESIGN DISTRICT 4

Urban Design District 4 is intended “to improve the appearance of those major transportation corridors east of the Capitol Square which constitute a major entrance to the City of Madison” and “to improve and enhance the property values in the district.”

The redevelopment of St. John’s will take an inefficient building from 1961 and replace it with a highly designed, mixed use project that will enhance the appearance along this important approach to the Capitol Square while substantially increasing the property values in the district. The exterior design of the building includes a prominent stone and glass façade that anchors the East Washington / North Hancock corner with a light and uplifting appearance. St. John’s will maintain a connection with the street with colored or stained glass along its ground floor windows. This creates a stunning and unique element that will be a warm and welcoming feature for those approaching the Square. The fact that St. John’s property is currently tax exempt means this prominent parcel is not contributing to the property values in the area. The \$40 million redevelopment will significantly increase the property value of this parcel, as well as providing a vibrant space that the surrounding neighborhood will benefit from.

The plans for the development readily meet the remaining design standards for UDD 4 as described below.

1. Public Rights of Way
 - a. The development will comply with all planting requirements of the City Forester for the rebuilt terraces. St. John’s has a long history of incorporating community gardens into its space. The Church intends to continue this through a series of planters along the East Washington façade that will be used for both vegetable gardens and seasonal plantings that will add year round green space and visual interest. These planter areas will continue around the site to maximize the amount of softscape area bordering the property.
2. Off Street Parking
 - a. All of the parking for the new development will be located in a fully enclosed underground garage. The access to the parking will be through an overhead garage door that has been integrated into the brick façade along Hancock Street in a way that is intentional and diminishes its visual impact.
3. Signs
 - a. A separate, fully detailed sign package will be submitted for approval at the time those details are completed. All of the signage will be professionally designed in a way that integrates the signage into the overall design of the project, focusing on maintaining the qualities of warmth and authentic materials used on the building.
4. Building Design
 - a. In coming up with the design for the new building the Church emphasized the need to respect its history on the site by utilizing materials that are both warm and enduring. The exterior consists primarily of a brick façade that utilizes detailing and subtle changes in the orientation of the brick to add visual interest. The façade then changes at the corner to a window wall that is framed with an articulated stone or precast material. This change makes the whole building feel lighter and uplifting while helping to break down the overall scale of the project. This combination of natural materials and large windows creates a harmonious balance that integrates with the surrounding buildings that consist of brick

and stone. The rooftop mechanicals are consolidated in the middle of the roof away from the facades and fully screened with a compatible material.

5. Lighting

- a. Exterior lighting on the building has been kept to a minimum and is primarily intended to emphasize the building's entrances, while also providing for adequate safety and to create a walkable urban environment. The colored glass used at the corner of St. John's first floor space will create an incredible warmth in the evening as the light inside the space brings a soft glow that projects outward.

6. Landscaping

- a. As previously mentioned, the project calls for extensive planters around the facades to soften the edges of the development. St. John's will utilize many of these planters for vegetable gardens and community gardens that promote interaction between the neighbors and the site. By continuously changing these plantings throughout the year the property is utilizing landscaping in a way that provides visual interest all year.

A well designed, high density residential infill development with an inviting, community focused space on the ground floor is in line with the City's Comprehensive Plan and Downtown Plan. Careful attention has been paid to the design to comply with the design criteria of Urban Design District 4. The St. John's redevelopment will be a model for what high quality affordable housing can look like on Madison's isthmus.

EXHIBIT A
DOWNTOWN URBAN DESIGN GUIDELINES

The project’s architect, Potter Lawson, has extensive experience designing buildings in downtown Madison that meet and exceed the Downtown Urban Design Guidelines. A summary of how those guidelines are addressed by the submitted plans is below.

SITE DESIGN

1. Orientation

- The building was designed to take advantage of the grades on site by creating distinct entrances for the building’s various uses. The entrance for St. John’s is located along East Washington Avenue, while the residential lobby is off of Hancock Street. This activates both street frontages and creates unique architectural features along both streets that enhances the pedestrian experience and improves the urban fabric.
- The entrance into the underground parking structure is located at the low point of the site along Hancock Street, pulled away from the highly visible E Washington / N Hancock corner. An overhead door that matches the surrounding brick façade helps to integrate this entrance into the overall architecture.
- The building has been pulled back from the property line to provide space for extensive planting areas that will be utilized in a variety of different ways throughout the year to improve the visual interest and to soften the edges of the building.
- The unique use of colored / stained glass around St. John’s first floor space creates a visually striking façade that highlights the key corner of the property in a unique and inviting way.

2. Access + Site Circulation

- All of the parking for the project has been provided in an underground garage beneath the building, with an entrance that is integrated into the façade as noted above.
- Bike racks will be provided along the terrace for visitors and guests, while secured bike storage inside the parking garage will provide easy and convenient access to tenants in the building.
- The amount of parking in the project has been minimized to reduce the reliance on single occupant vehicles. The building’s location will promote more residents to travel by foot and bus, creating a slower and more pedestrian friendly urban environment.

3. Usable Open Space – Residential Development

- The project has been designed to maintain St. John’s tradition of incorporating planting areas for vegetable and community gardens into its daily programming. Planting areas along both key facades will help to soften and activate the building’s street presence while also promoting engagement with the neighborhood.
- An outdoor patio has been created on the back side of the building to provide functional outdoor space for St. John’s and the other first floor tenants.
- A large, landscaped terrace on the second floor that is surrounded by green roof will be a common amenity for all of the residential tenants, providing an area to access fresh air and green space while encouraging community interaction.
- Roughly one-third of the residential apartments will have a private outdoor balcony.

4. Landscaping

- Significant outdoor planting areas will be created along the East Washington and North Hancock building facades. These planting beds will provide year round color and visual interest through local varieties that can tolerate Wisconsin's harsh climates.
- St. John's will also be utilizing some of the planting beds for its community gardening activities, promoting interaction between the site and the surrounding neighbors. These beds will be at various elevations and sizes to help soften the building façade.
- Seating areas will be incorporated along East Washington Avenue to provide a place for people to rest or chat with their neighbors. The recessed terrace along St. John's entrance way will also create an informal gathering space for neighbors and visitors.
- St. John's has previously worked with one of its partnering organizations, the Backyard Women's Mosaic Project, to secure a grant from the Madison Arts Commission to add a mosaic bench near the existing site's sidewalk gardens. St. John's intends to pursue more opportunities for similar additions to the site.
- The development team has been in discussions with Marcia Yapp, a local mosaic artist who has worked with other organizations in Madison (including the Bayview Foundation), to explore whether there are additional opportunities around St. John's space to add public art that may provide further visual interest.

5. Lighting

- Exterior lighting on the building has been kept to a minimum and is primarily intended to emphasize the building's entrances while providing for adequate safety and a walkable urban environment.
- The colored glass used at the corner of St. John's first floor space will create an incredible warmth in the evening as the light inside the space brings a soft glow that projects outward.

ARCHITECTURE

1. Massing

- The building has two distinct entrances that utilize similar materials but different architectural details to create visual interest. This also helps to avoid long stretches of unbroken façade. A recess of the first floor at St. John's entry creates a covered terrace area that creates a more pedestrian scale along East Washington.
- The building utilizes two separate architectural façade details that help to further reduce the overall mass of the building. The primary façade consists of a finely detailed brick exterior. A slight recess separates that from the façade at the corner, which changes to a window wall framed by an articulated stone or precast element. This change to the glassier corner makes the whole building feel lighter and less imposing.
- The top floor of the building is pulled back from the rest of the façade to further break down the overall scale of the building.

2. Building Components

- The ground floors of the building are highly detailed to include unique features that add visual interest and activate both of the primary street frontages. The unique addition of colored glass at the corner of St. John's space will create a warm and glowing feature element, while simultaneously signaling the use behind the glass.

- The top floor of the building has been pulled back to reduce the overall scale and to help terminate the top of the building in a positive way.
3. Visual Interest
 - The building façade includes two unique design elements that compose all sides of the building, so that no side of the building is left unfinished. These two elements create distinctive elements that break up the façade.
 4. Door and Window Openings
 - The entrances to both St. John’s and the residential lobby utilize door systems that are integrated with the window system for the rest of the building, creating a cohesive entrance presence. The use of projecting canopies and recessed entries further reduce the scale of these entrances to provide a better pedestrian feel. A grand stair up to St. John’s primary entrance along East Washington creates a defining feature that welcomes people into the space.
 5. Building Materials
 - The use of brick and stone add depth and warmth to the façade. The building intentionally shied away from the use of metal panel to better integrate with the residential uses of the surrounding neighborhood. A brief recess between the two façade elements create interior corners for the material transitions to occur.
 6. Terminal Views and Highly-Visible Corners
 - The building was designed to reflect the importance of the highly visible E Washington / N Hancock corner as residents and visitors approach the Capitol Square. The detailed stone façade is provided at this corner for that reason. Further, the use of the colored glass at this corner of St. John’s façade creates a unique and visually interesting appearance at this visual focal point.
 7. Awnings and Canopies
 - Integrated canopies have been included over both of the main entrances to create a more inviting pedestrian feel to those spaces.
 8. Signage
 - A separate, fully detailed sign package will be submitted for approval at the time those details are completed. All of the signage will be professionally designed in a way that integrates the signage into the overall design of the project, focusing on maintaining the qualities of warmth and authentic materials used on the building.

St. Johns Lutheran Church

332 East Washington Avenue

Madison, WI

2021.09.00

11/22/2022 - URBAN DESIGN COMMISSION

Potter Lawson
749 University Row Suite 300
Madison, WI 53705
608-274-2741

Drawing Index

C = Issued for Construction
B = Issued for Bidding
R = Issued for Reference Only

DWG #	DRAWING TITLE
S115	E. WASHINGTON SIDEWALK SECTION
S116	COVER DRAWING
GENERAL	
CDD1	COVER DRAWING
GENERAL	
--	SURVEY
G100	LOCATOR MAP, EXISTING CONTEXT & DEMO PHOTOS
CIVIL	
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	FIRE APPARATUS PLAN
LANDSCAPE	
L100	GROUND LEVEL & 1ST FLOOR SITE FURNISHING LAYOUT PLAN
L101	2ND FLOOR & ROOF SITE FURNISHING LAYOUT PLANS
L200	GROUND LEVEL & 1ST FLOOR PLANTING PLAN
L201	2ND FLOOR & ROOF PLANTING PLANS
STRUCTURAL	
S101	FOUNDATION PLAN
S102	PARKING LEVEL ONE FRAMING PLAN
S103	LOWER LEVEL FRAMING PLAN
S104	FIRST FLOOR FRAMING PLAN
S105	SECOND FLOOR FRAMING PLAN
S106	THIRD - EIGHTH FLOOR FRAMING PLAN
S112	NINTH FLOOR FRAMING PLAN
S113	TENTH FLOOR FRAMING PLAN
S114	ROOF FRAMING PLAN
ARCHITECTURAL	
A101	PARKING LEVEL TWO PLAN
A102	PARKING LEVEL ONE PLAN
A103	LOWER LEVEL PLAN
A104	FIRST FLOOR PLAN
A105	SECOND FLOOR PLAN
A106	THIRD FLOOR PLAN
A107	FOURTH FLOOR PLAN
A108	FIFTH FLOOR PLAN
A109	SIXTH FLOOR PLAN
A110	SEVENTH FLOOR PLAN
A111	EIGHTH FLOOR PLAN
A112	NINTH FLOOR PLAN
A113	TENTH FLOOR PLAN
A114	ROOF PLAN
A250	BUILDING ELEVATIONS
A251	BUILDING ELEVATIONS
A260	PERSPECTIVES
A261	PERSPECTIVES
A262	PERSPECTIVES
A270	BUILDING MATERIALS
LIGHTING	
LD100	COVER SHEET
LD101	LOWER LEVEL LIGHTING PLAN
LD102	FIRST FLOOR LIGHTING PLAN
LD103	SECOND FLOOR LIGHTING PLAN
LD104	TENTH FLOOR LIGHTING PLAN
LD105	LIGHTING BUILDING FACADE
LD106	LIGHTING SCHEDULE



PRELIMINARY
NOT FOR CONSTRUCTION

St. Johns Lutheran Church

332 East Washington Avenue
Madison, WI

2021.09.00

DATE: 11/22/2022 ISSUANCE/REVISIONS: URBAN DESIGN COMMISSION

PROJECT INFORMATION

PROPOSED USES:
1ST FLOOR WORSHIP, OFFICE / BUSINESS
2ND - 10TH FLOORS MULTI-FAMILY RESIDENTIAL

CURRENT ZONING: UMX - URBAN MIXED USE
PROPOSED ZONING: UMX - URBAN MIXED USE
URBAN DESIGN DIST: UDD4

SETBACKS:
FRONTYARD: 5' - EAST WASHINGTON AVENUE
SIDEYARD: 5' - NORTH HANCOCK
15' - WEST SIDE
REAR YARD: 10'

BUILDING HEIGHT:
ALLOWED: 8 STORIES + 2 ADDITIONAL (CONDITIONAL USE)
10 STORIES
PROPOSED: 1 STORY - MIXED USE (WORSHIP & OFFICE)
9 STORIES - RESIDENTIAL
2 STORIES - PARKING (BELOW GRADE)

BUILDING FOOTPRINT: 16,848SF

SITE AREA: .498 ACRES OR 21,710SF
LOT COVERAGE: SEE SITE PLAN
USABLE AREA REQUIRED: 10SF / BEDROOM (10*166 = 1,660SF)

PROVIDED:
1ST FLOOR / AT GRADE 1,300SF
2ND FLR GREEN ROOF 600SF
UNIT BALCONIES, PATIOS 2,400SF
PROVIDED TOTAL 4,300SF

UNIT COUNT	EFF.	1 BD	2BD	3BD	TOTAL
2ND FLOOR	4	6	2	1	13
3RD-9TH FLRS	5	6	4	0	15
10TH FLOOR	3	5	4	0	12
UNIT TOTALS	42	53	34	1	130
BED TOTALS	42	53	68	3	166

PARKING COUNT		
STANDARD (8'-0" x 17'-0")	49	
STANDARD EV INSTALLED	2	(3.2%)
COMPACT	8	(12.75%)
CAR ACCESSIBLE	3	
VAN ACCESSIBLE	1	
TOTAL	63	

BIKE STALLS:	REQUIRED	PROVIDED
RESIDENTIAL LONG TERM (65 Floor / 66 Wall Mounted)	131	131 Interior - Parking levels
RESIDENTIAL VISITOR	13	13 Exterior - on site
WORSHIP (1/50 SEATS)	4	4 Exterior - on site
OFFICE (1/2,000st)	3	3 Exterior - on site
TOTAL	151	151

COVER DRAWING

CD01

EXISTING CONDITIONS SURVEY

BEING ALL OF LOTS 5 AND 6 AND THE EASTERLY 32 FEET OF LOT 7, BLOCK 112, ORIGINAL PLAT OF THE CITY OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- MAG NAIL FOUND
- 3/4" REBAR FOUND
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- STORM SEWER ACCESS
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- LIGHT POLE
- POWER POLE W/GUY
- CABLE PEDESTAL
- DECIDUOUS TREE
- SECTION LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES

NOTES

- FIELD WORK PERFORMED BY MAYO CORPORATION IN 2005 AND SUPPLEMENTED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 28, 2021.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE IF THE SOUTHWEST QUARTER OF SECTION 13-07-09, RECORDED AS N0110'39"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGER'S HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20212810356 AND 20212810408, WITH A START DATE OF JULY 12, 2021.
- UTILITY COMPANIES CONTACTED THRU DIGGER'S HOTLINE:
CITY OF MADISON ENGINEERING
MADISON GAS AND ELECTRIC COMPANY (MG&E) (ELECTRIC AND GAS)
CHARTER COMMUNICATIONS
AMERICAN TRANSMISSION
LEVEL 3 IS NOW CENTURYLINK
TDS TELECOM-MIDDLETON
MCI
ATA&T DISTRIBUTION
STATE OF WISCONSIN DIVISION OF FACILITIES MANAGEMENT
WISCONSIN DEPARTMENT OF ADMINISTRATION-DIVISION OF ENTERPRISE TECHNOLOGY
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511.

LEGAL DESCRIPTION

BEING ALL OF LOTS 5 AND 6 AND THE EASTERLY 32 FEET OF LOT 7, BLOCK 112, ORIGINAL PLAT OF THE CITY OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

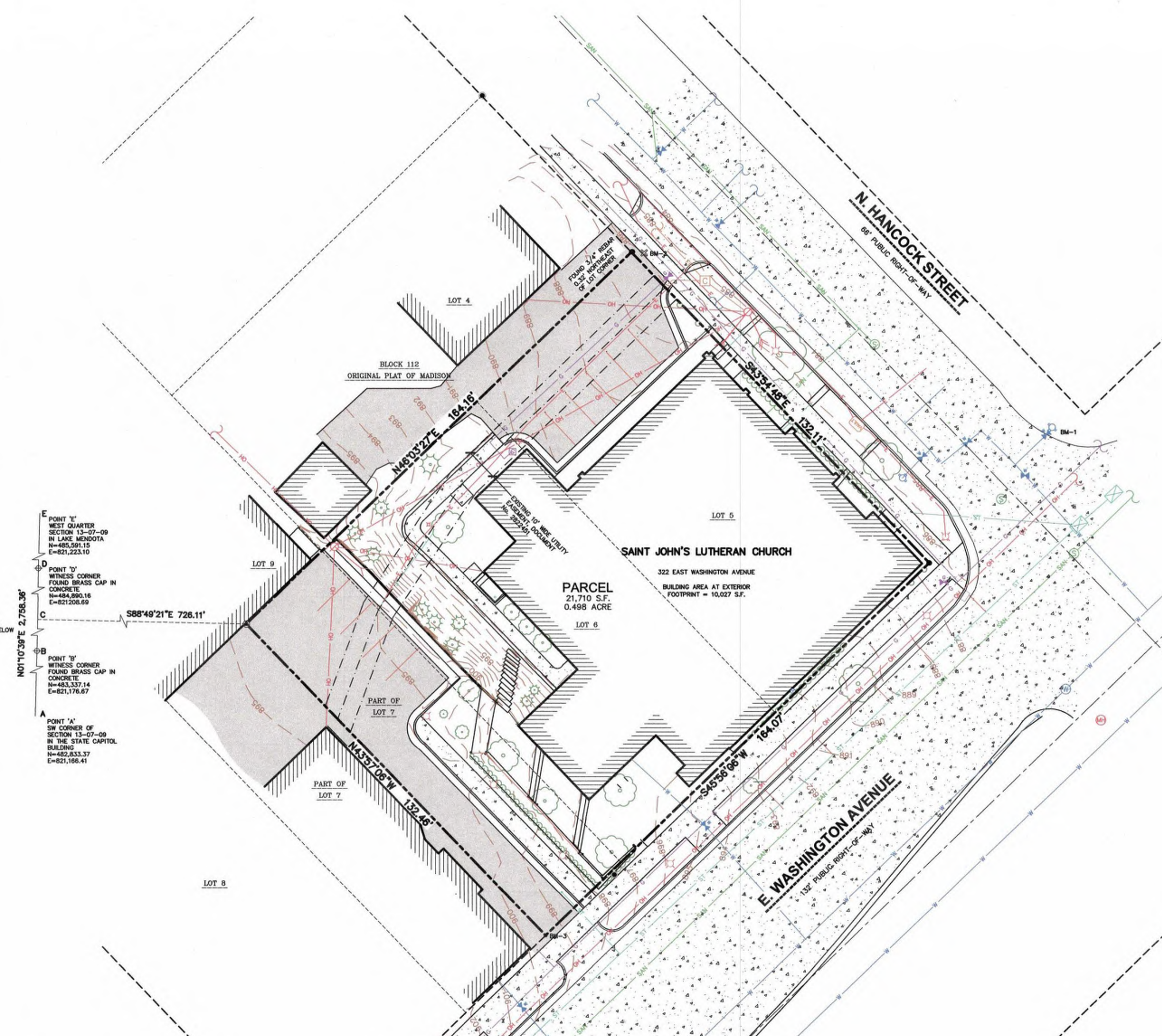
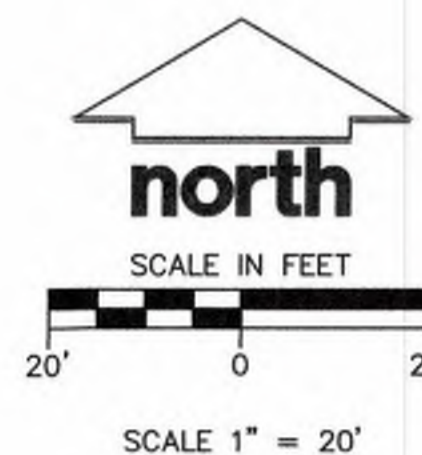
TAX KEY NO: 251/0709-133-2411-0

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF ST. JOHN'S LUTHERAN CHURCH THIS EXISTING CONDITIONS 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.

John Krebs
JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

8/4/22
DATE



SEE LINE TABLE BELOW

POINT 'E'
WEST QUARTER
SECTION 13-07-09
IN LAKE MENDOTA
N=465,201.15
E=821,223.10

POINT 'D'
WITNESS CORNER
FOUND BRASS CAP IN
CONCRETE
N=484,890.16
E=821,258.69

POINT 'C'
WITNESS CORNER
FOUND BRASS CAP IN
CONCRETE
N=483,237.14
E=821,176.67

POINT 'B'
WITNESS CORNER
FOUND BRASS CAP IN
CONCRETE
N=482,233.37
E=821,166.41

POINT 'A'
SW CORNER OF
SECTION 13-07-09
IN THE STATE CAPITOL
BUILDING
N=482,233.37
E=821,166.41

LINE	BEARING	DISTANCE
A-B	N 01°10'00" E	503.87'
B-D	N 01°10'52" E	1,553.35'
B-C	N 01°10'52" E	502.34'
D-E	N 01°10'39" E	701.14'

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	884.91	BURY BOLT ON HYDRANT, NORTHERLY CORNER OF E. WASHINGTON AVE. AND N. HANCOCK ST.
BM-2	886.09	CUT CROSS NEAR NORTH CORNER OF SITE
BM-3	899.64	M.A.G. NAIL AT SOUTH CORNER OF SITE

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

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

CLIENT:
ST. JOHN'S LUTHERAN CHURCH

CLIENT ADDRESS:
**322 E. WASHINGTON AVENUE
MADISON, WI 53703**

DIGGER'S HOTLINE
Toll Free (800) 242-8511

PROJECT:
ST. JOHN'S LUTHERAN CHURCH

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WISCONSIN**

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: **JK 08/03/22**
Approved: **TJB 08/03/22**

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

Notes:



332 East Washington Avenue - Existing Site



332 East Washington Avenue - Aerial



View from East Washington Avenue



View from North Hancock Street & East Washington Avenue



View from North Hancock Street



Existing Interior Image



Existing Interior Image



Existing Interior Image



View from North Butler Street & East Washington Avenue



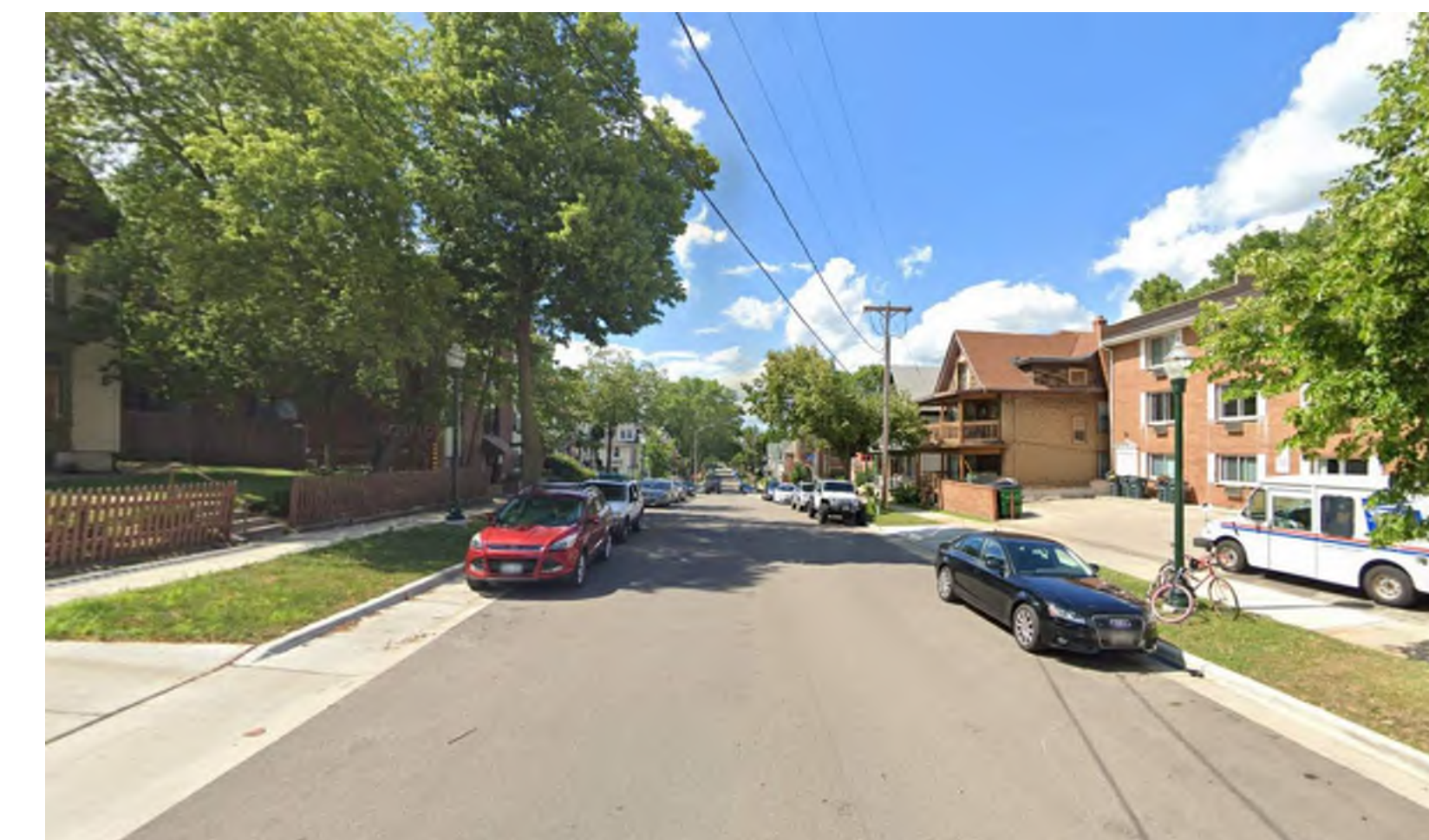
Existing Interior Image



Existing Interior Image



Existing Interior Image



View from North Hancock Street

PRELIMINARY
NOT FOR CONSTRUCTION

St. Johns Lutheran Church

332 East Washington Avenue
Madison, WI

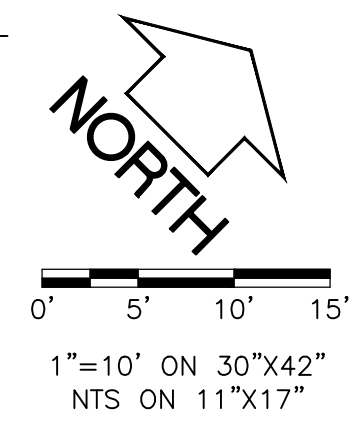
2021.09.00

DATE ISSUANCE/REVISIONS
11/22/2022 URBAN DESIGN COMMISSION

LOCATOR MAP,
EXISTING
CONTEXT & DEMO
PHOTOS

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND CITY ISSUED PUBLIC IMPROVEMENT PLANS. NO WORK IS ALLOWED UNTIL A PRE-CONSTRUCTION MEETING IS HELD A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION ACTIVITIES BEGINNING.

SITE INFORMATION BLOCK:

SITE ADDRESS: 322 E. WASHINGTON STREET
 SITE AREA: 21,710 SQ. FT. (0.498 AC)
 USE OF PROPERTY: INSTITUTIONAL / RESIDENTIAL
 ZONING: URBAN MIXED USE (UMX)

SETBACKS:

FRONT YARD (E. WASHINGTON AND N. HANCOCK): 5- FEET MIN.
 10- FEET MAX.
 SIDE YARD (PLAN NORTH): 0- FEET MIN. OR 5- FEET
 REAR YARD (PLAN WEST): 10- FEET EXCEPT FOR BURIED UNDERGROUND PARKING

NUMBER OF BEDROOMS: TBD
 WORSHIP SPACE SEATING: TBD

10 SQ. FT. OF OPEN SPACE PER BEDROOM

TOTAL NUMBER OF PARKING STALLS: 63 - ALL UNDERGROUND
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 4
 NUMBER OF STALLS DESIGNATED AS EV: 2

TOTAL NUMBER OF BIKE STALLS: 151

UNDERGROUND: 131

SURFACE: 20

EXISTING IMPERVIOUS SURFACE AREA: 18,304 SQ. FT.

ROOFTOP: 10,027 SQ. FT.

PAVED: 8,277 SQ. FT.

NEW IMPERVIOUS SURFACE AREA: 20,102 SQ. FT.

ROOFTOP: 16,291 SQ. FT.

GREEN ROOF: 8,400 SQ. FT.

PAVED: 3,811 SQ. FT.

DISTURBANCE LIMITS: 21,710 SQ. FT.

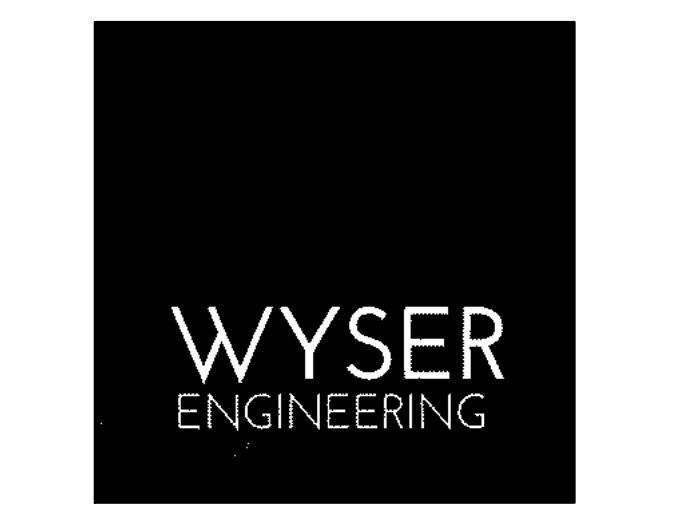
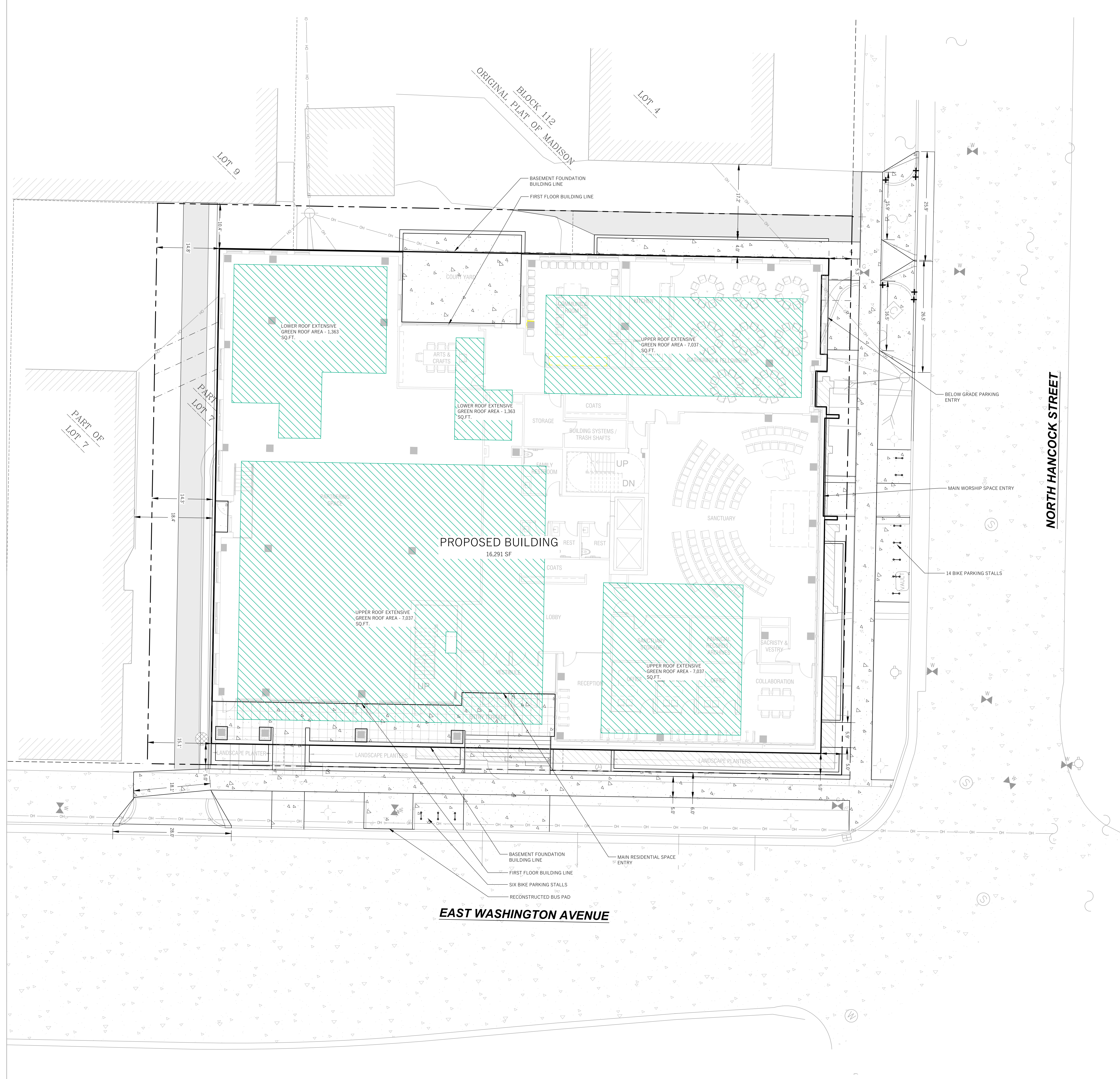
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS / LOT: 20,102 SQ. FT.

PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS / LOT: 92.6%

MAXIMUM LOT COVERAGE: 90% (EXCLUDING PERVIOUS PAVERS / GREEN ROOFS / DECKS)

ZONING IMPERVIOUS AREA: TBD SQ. FT.

LOT COVERAGE: TBD%



PRELIMINARY
 NOT FOR CONSTRUCTION

St. Johns Lutheran Church
 332 East Washington Avenue
 Madison, WI

2021.09.00

Date	Issuance/Revisions	Symbol
11/22/2022	URBAN DESIGN COMMISSION	

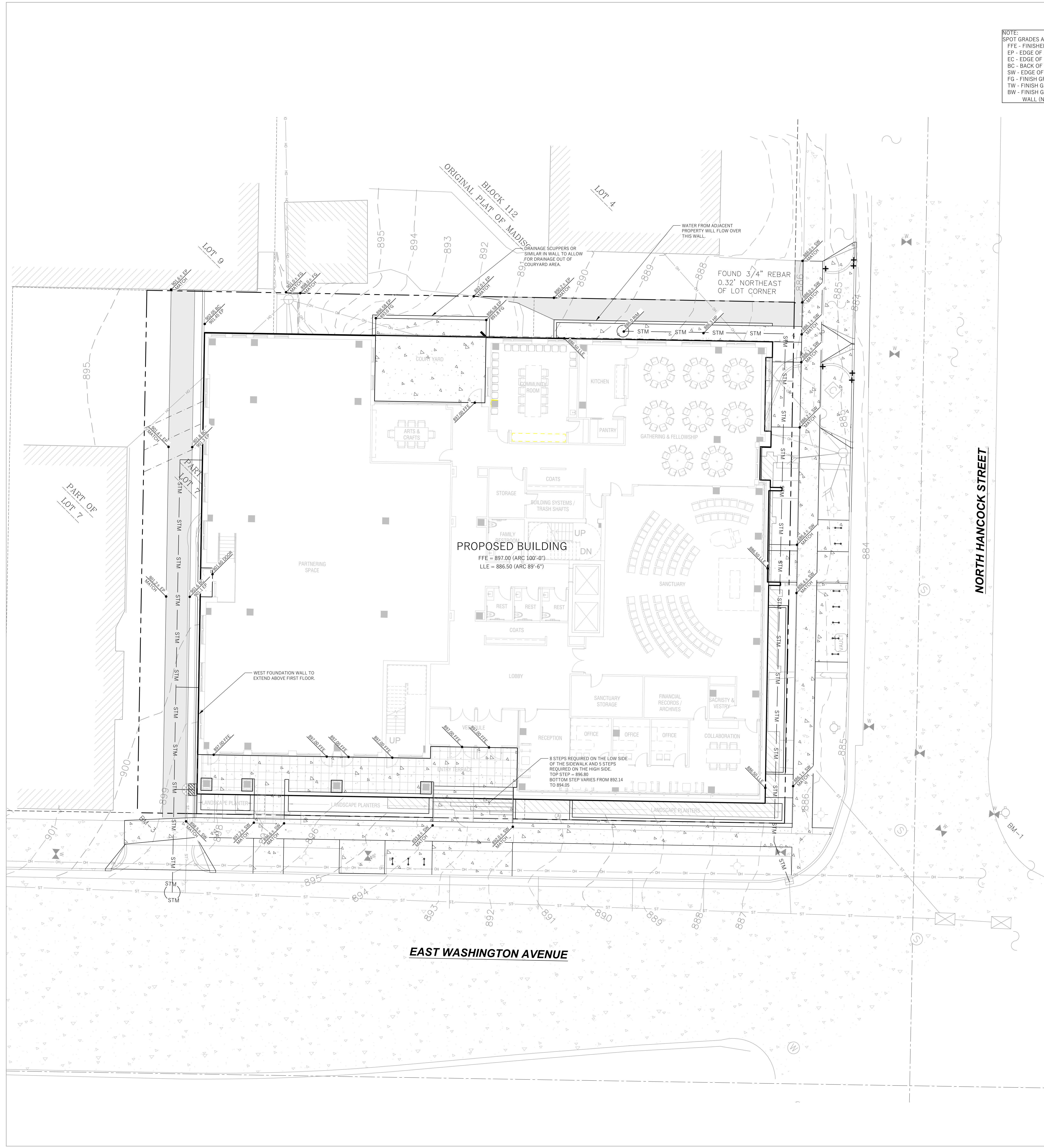
SITE PLAN



C100

File: W:\2022\220925_PU - St. Johns Lutheran Church, Madison\22-0925_Civil Designing Layout - Site Plan User: Dan Plotted: Sep 22, 2022 - 5:04pm

File: W:\2021\210925_PU - St. Johns Lutheran Church, Madison\DWG\21-0925_Civil Design.dwg Layout: Grading Plan User: Dan Plotter: Sep 22, 2022 - 5:00pm



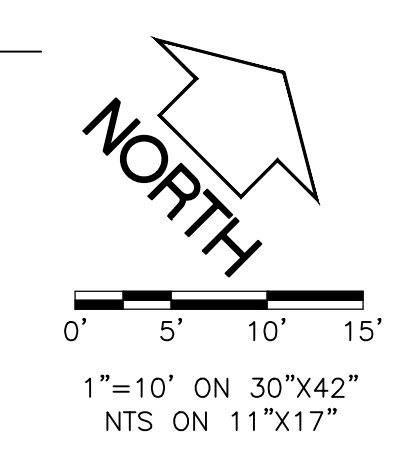
NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STM
- PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

GENERAL NOTES

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- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND CITY ISSUED PUBLIC IMPROVEMENT PLANS. NO WORK IS ALLOWED UNTIL A PRE-CONSTRUCTION MEETING IS HELD A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION ACTIVITIES BEGINNING.



CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST WDRM CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDRM.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDRM AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHERE POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATER). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDRM STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT <http://www3.madison.gov/cpsds/pubs/constructionwithout.pdf>.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRM TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDRM TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDRM TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO DNR WASTEWATER DISCHARGE PERMIT AND A DNR-HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 75 GPM OR MORE.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDRM TECHNICAL STANDARD DE-WATERING #1061.
- INSTALL AND MAINTAIN SILT FENCING PER WDRM TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDRM TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDRM TECHNICAL STANDARD INTERM MANUFACTURED PERIMETER CONTROLS AND SLOPE INTERCEPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15. STABILIZE WITH MULCH, TACKLER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL GRASS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER, STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDRM TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULLED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIALS NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTH BARRIERS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDRM TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDRM TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDRM REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC REGULATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDRM'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRTS) PUBLIC DATABASE AT <http://www3.madison.gov/brrts>.
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 853-F-11-006: <https://www3.madison.gov/cpsds/pubs/constructionwithout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

Potter Lawson
Success by Design

WYSER ENGINEERING

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Madison, WI

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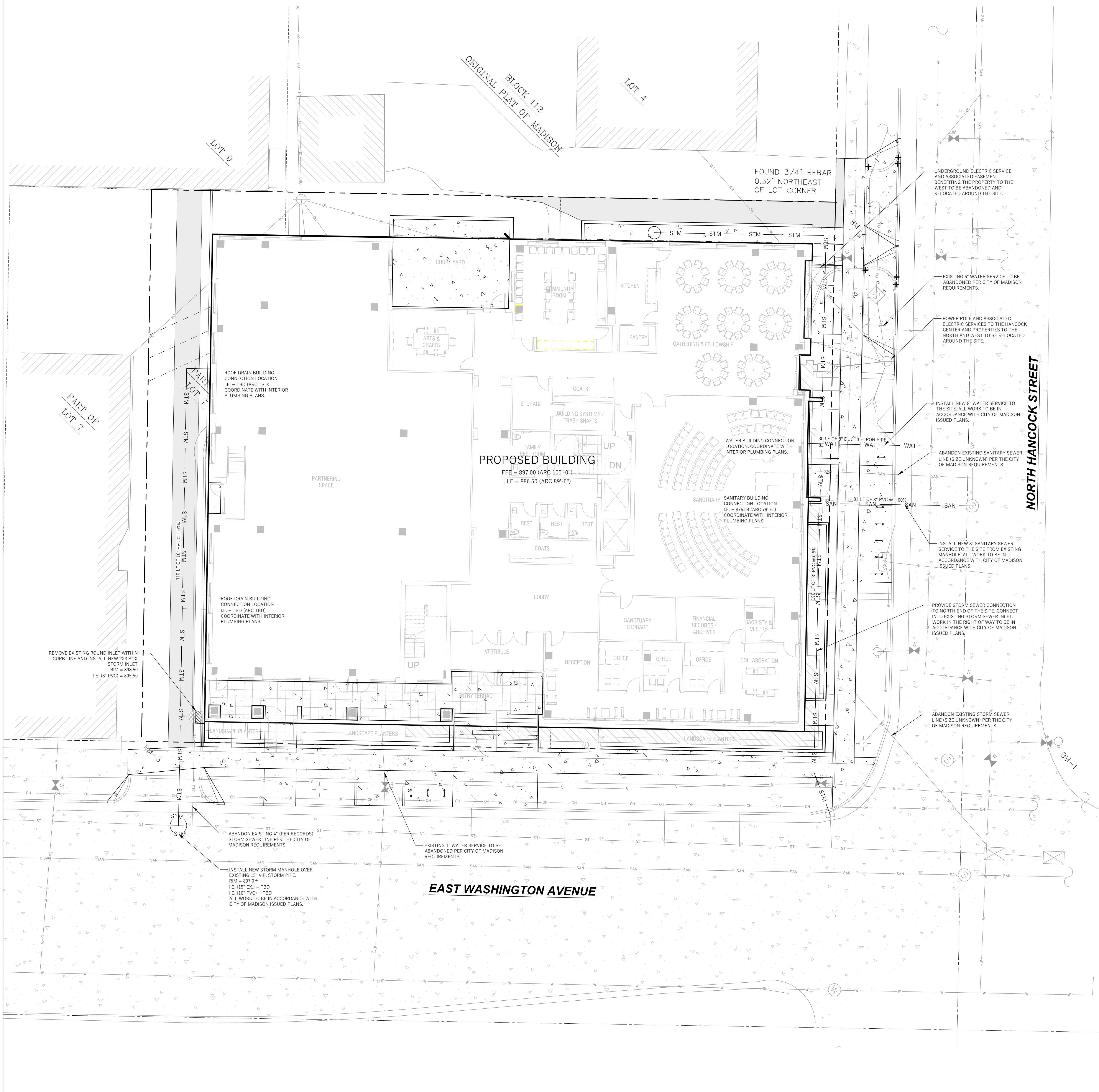
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GRADING PLAN

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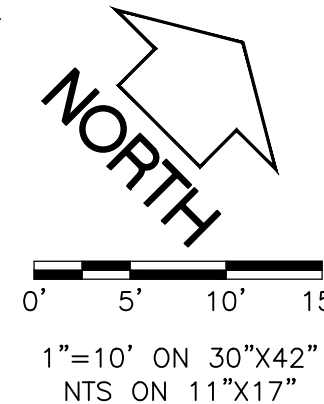
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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- WAT PROPOSED WATER MAIN
- SAN PROPOSED SANITARY SEWER
- STM PROPOSED STORM SEWER
- GAS PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY

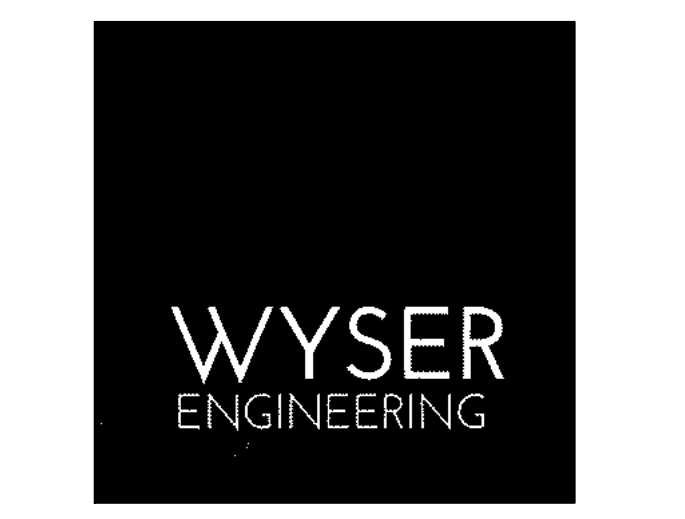


GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF EPHEMERAL OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND CITY ISSUED PUBLIC IMPROVEMENT PLANS. NO WORK IS ALLOWED UNTIL A PRE-CONSTRUCTION MEETING IS HELD A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION ACTIVITIES BEGINNING.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. 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.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE 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 UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE 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.
9. 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.
10. 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. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT AND BY THE CITY INSPECTION DEPARTMENT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT TO SCHEDULE A PRECONSTRUCTION MEETING A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPES. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.3415(a)(6) AND SPS 384.3922(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
21. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AT ALL TIMES.



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UTILITY PLAN



C300

Notes:

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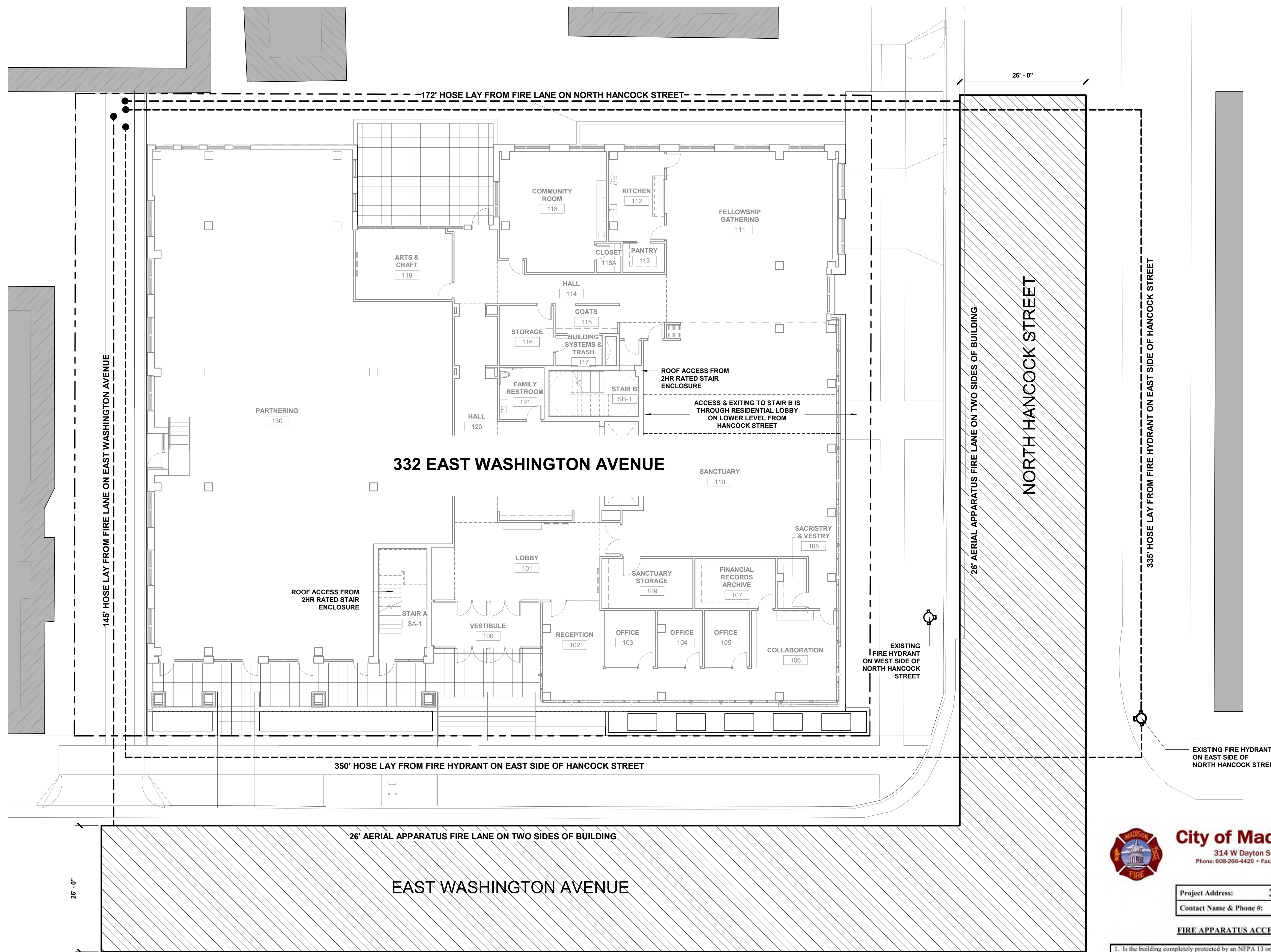
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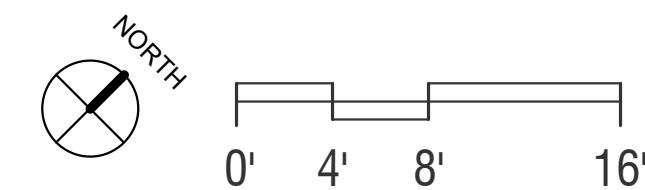
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**FIRE APPARATUS
PLAN**

C400



1 FIRE APPARATUS PLAN
C400 1" = 10'-0"



City of Madison Fire Department
314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 332 East Washington Avenue
Contact Name & Phone #:





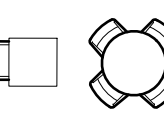



FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 1206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.
This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

2 GROUND LEVEL & 1ST FLOOR SITE FURNISHING SCHEDULE

HARDSCAPE & SITE FURNISHINGS SCHEDULE

-  PROPERTY LINE
-  CONCRETE UNIT PAVERS ON PEDESTAL
-  BICYCLE RACK
-  UX BIKE RACK
SURFACE MOUNT
POWDER COAT FINISH- PLATINUM
AVAILABLE FROM MADRAX: 608.849.1080
-  MOVEABLE TABLES & CHAIRS
-  LOUNGE FURNITURE
-  OUTDOOR DINING
-  OUTDOOR FIRE TABLE WITH PLUMBED GAS LINE & EMERGENCY SHUT OFF

NOTES:

1. ALL PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY WILL REQUIRE A DEVELOPERS AGREEMENT AND WILL BE COORDINATED WITH CITY ENGINEERING, TRAFFIC ENGINEERING, FORESTRY, AND OTHER CITY DEPARTMENTS AS REQUIRED.
2. BICYCLE STALLS SHALL BE A MINIMUM OF 2'-0" BY 8'-0". PLACEMENT SHALL NOT RESULT IN THE OBSTRUCTION OF A WALKWAY.
3. BICYCLE RACKS SHALL BE SPACED 4'-0" APART AS INDICATED.

3 GROUND LEVEL & 1ST FLOOR SITE FURNISHINGS



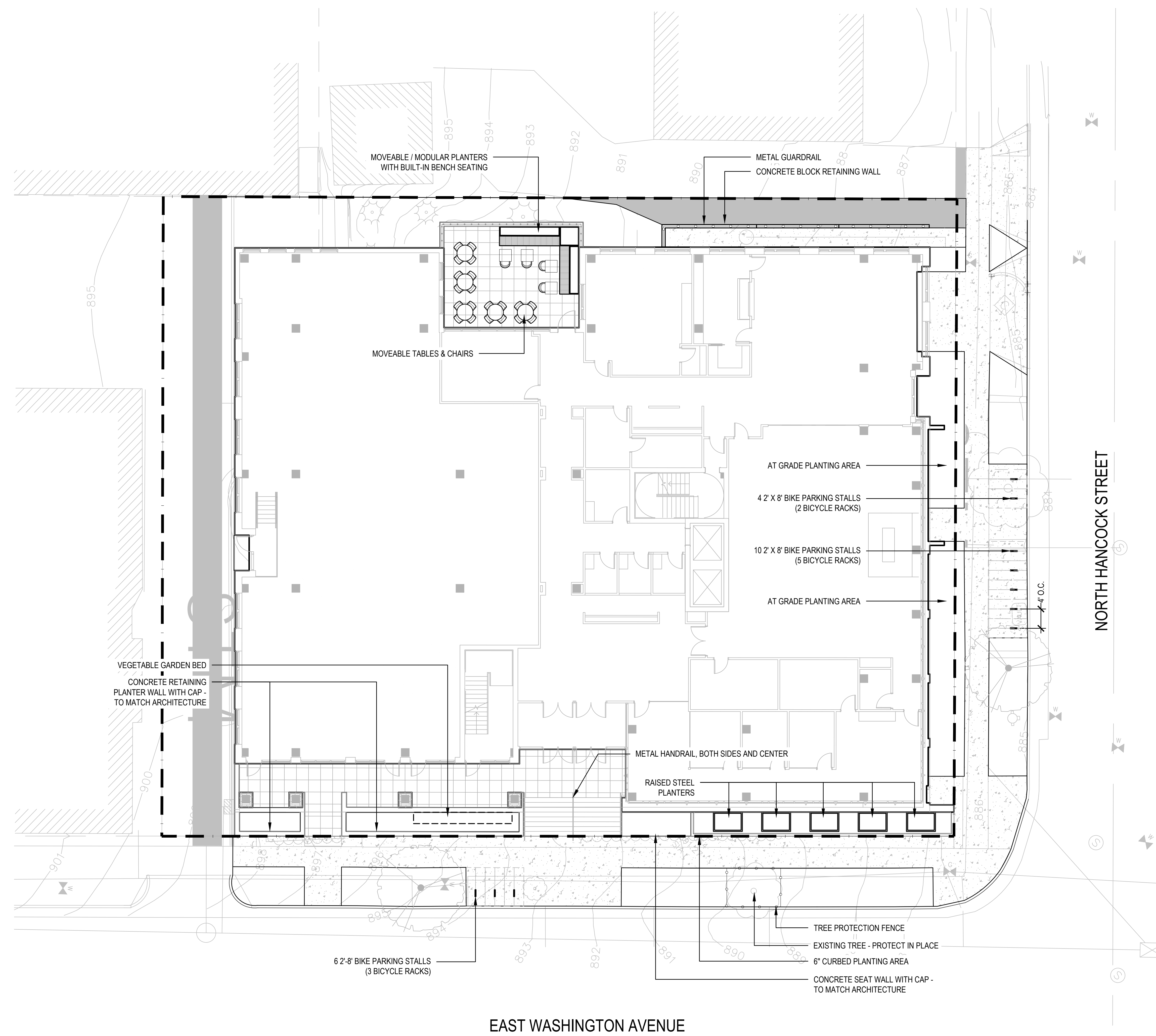
MOVEABLE / MODULAR PLANTERS WITH BUILT-IN BENCH SEATING



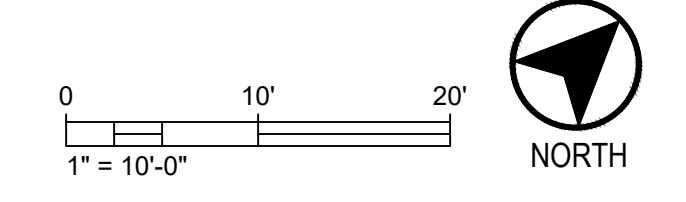
MOVEABLE TABLES & CHAIRS



RAISED STEEL PLANTERS



1 GROUND LEVEL & 1ST FLOOR SITE FURNISHING LAYOUT PLAN
SCALE: 1" = 10'-0"



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GROUND LEVEL & 1ST
FLOOR SITE FURNISHING
LAYOUT PLAN

L100

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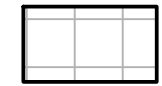
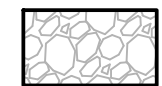
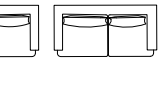

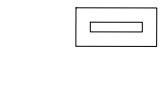
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**2ND FLOOR & ROOF
SITE FURNISHING
LAYOUT PLANS**

L101

2 2ND FLOOR SITE FURNISHING SCHEDULE

- HARDSCAPE & SITE FURNISHINGS SCHEDULE**
-  CONCRETE UNIT PAVERS ON PEDESTAL
 -  STONE MULCH BALLAST
 -  LOUNGE FURNITURE
 -  OUTDOOR DINING
 -  OUTDOOR FIRE TABLE WITH PLUMBED GAS LINE & EMERGENCY SHUT OFF

3 2ND FLOOR SITE FURNISHINGS



GREEN ROOF OUTDOOR RESIDENTIAL TERRACE

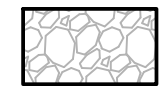


OUTDOOR FIRE TABLE AND LOUNGE SEATING



OUTDOOR DINING AND GRILL COUNTERS WITH CATENARY LIGHTING

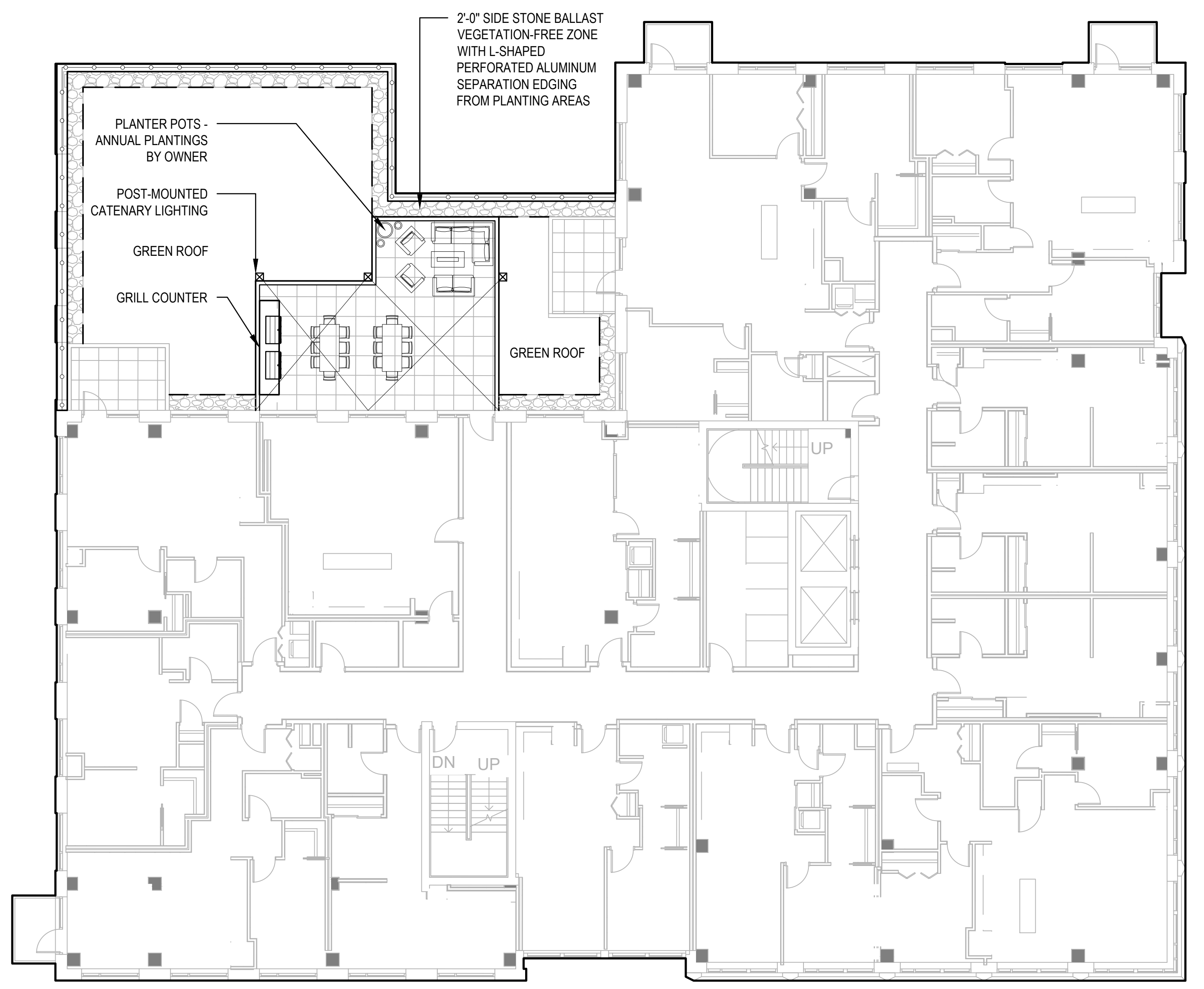
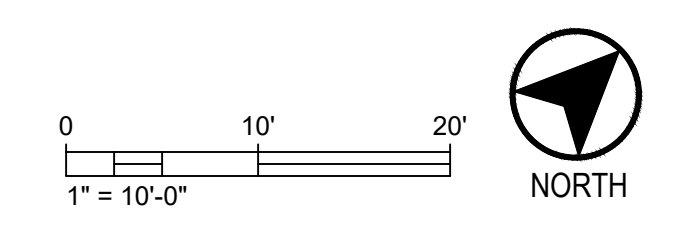
5 ROOF SITE FURNISHING SCHEDULE

- HARDSCAPE & SITE FURNISHINGS SCHEDULE**
-  STONE MULCH BALLAST

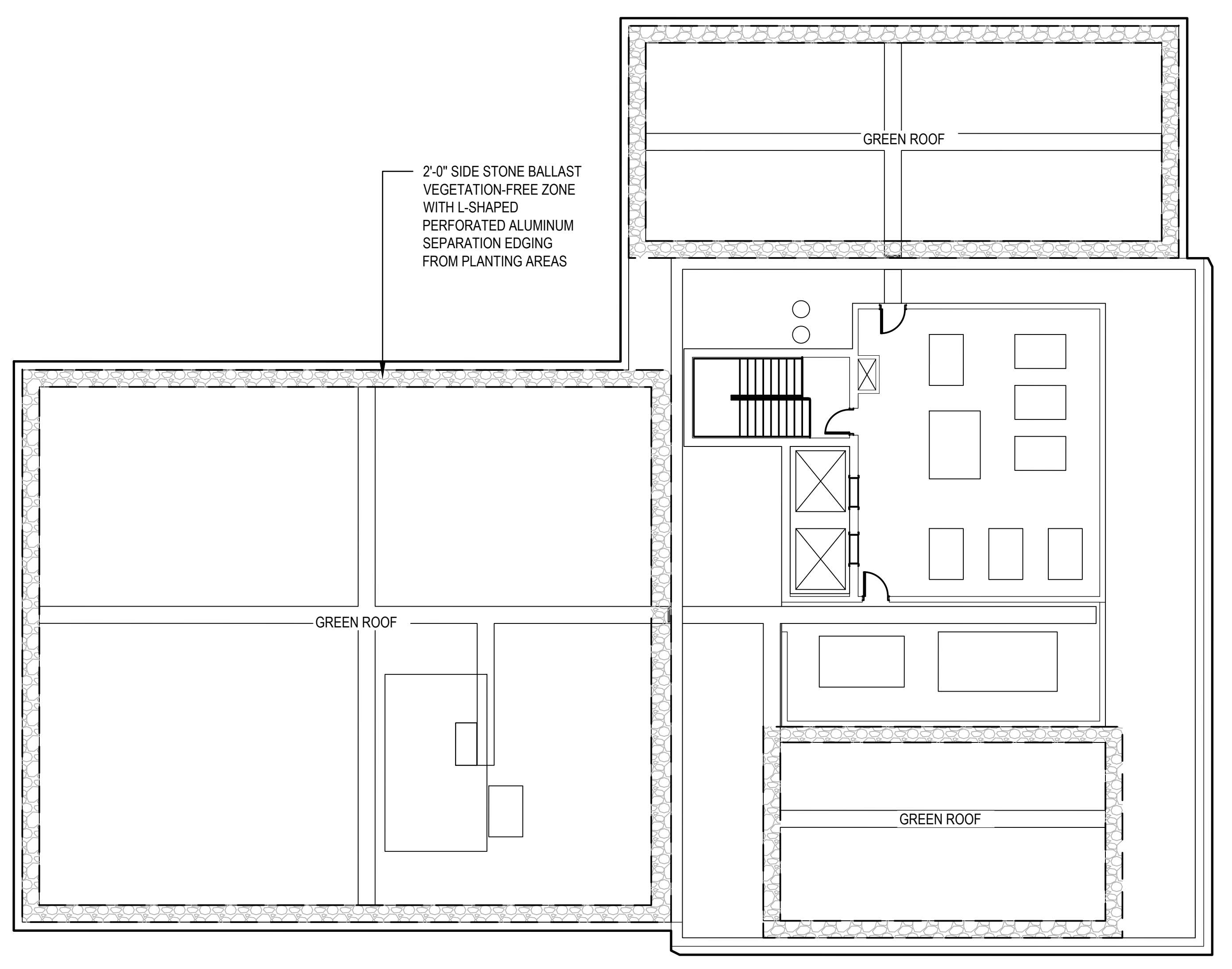
6 GREEN ROOF TYPOLOGY



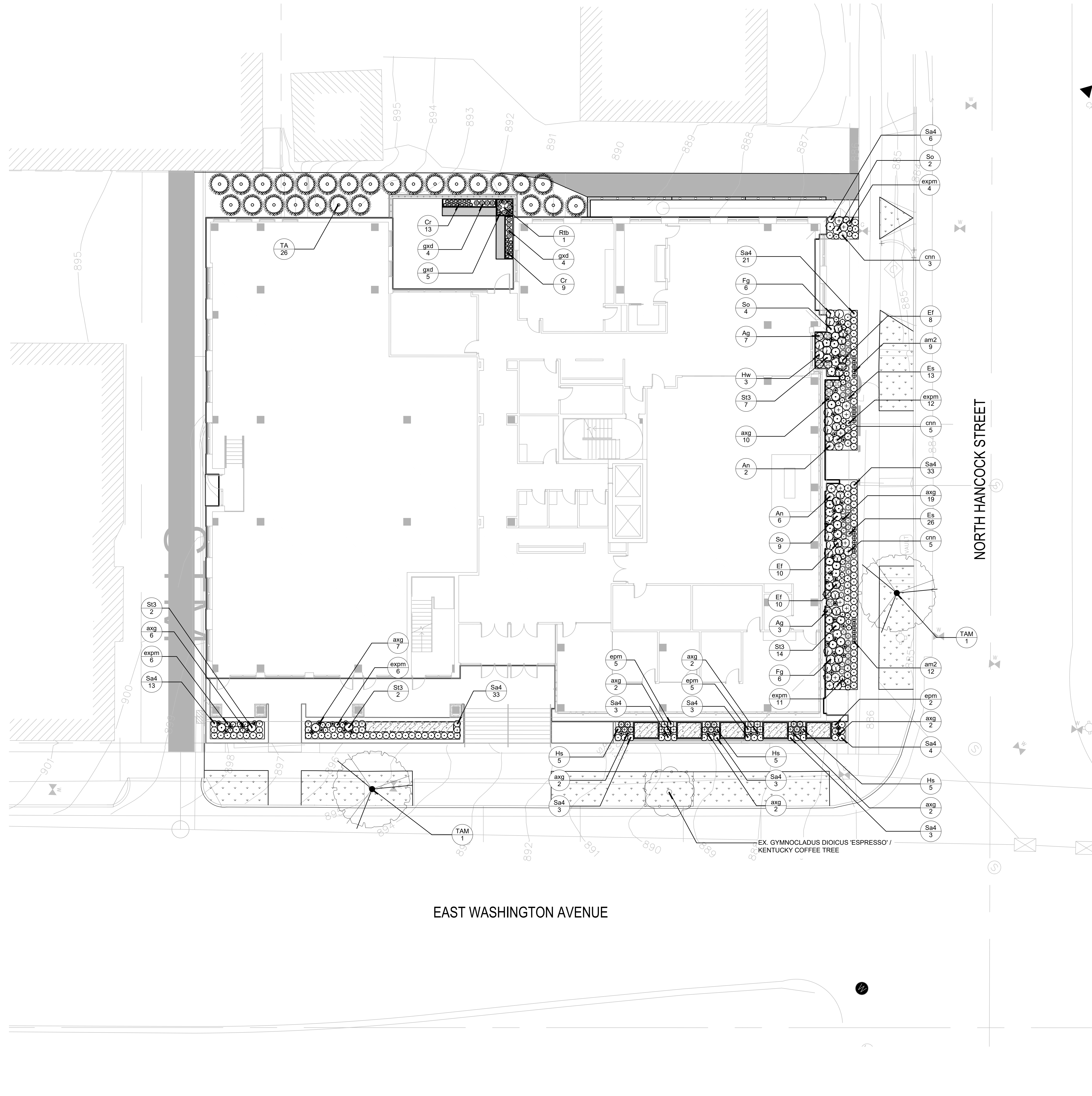
FULL SUN SEDUM CARPET GREEN ROOF WITH BALLAST EDGING - SEE PLANTING PLAN FOR MORE INFORMATION



1 2ND FLOOR SITE FURNISHING LAYOUT PLAN
SCALE: 1" = 10'-0"



4 ROOF SITE FURNISHING LAYOUT PLAN
SCALE: 1" = 10'-0"



1 GROUND LEVEL & 1ST FLOOR PLANTING PLAN
SCALE: 1" = 10'-0"

2 GROUND LEVEL & 1ST FLOOR PLANT SCHEDULE
SCALE: 1" = 10'-0"

PLANT SCHEDULE GROUND LEVEL & FIRST FLOOR

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
TA	TA	Thuja occidentalis 'Art Bee' / North Pole® Arborvitae	B & B		26
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
TAM	TAM	Tilia americana 'McSentry' / McSentry Linden	B & B	2" Cal	2
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
Ag	Ag	Aronia melanocarpa 'UCONNMD12' TM / Ground Hog Black Chokeberry	2 gal		10
Fg	Fg	Fothergilla gardenii / Dwarf Fothergilla	2 gal		12
Hw	Hw	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	2 gal		3
Rtb	Rtb	Rhus typhina 'Baltiger' TM / Tiger Eyes Sumac	5 gal		1
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
Es	Es	Eragrostis spectabilis / Purple Lovegrass	1 gal		37
Sa4	Sa4	Setaria autumnalis / Autumn Moor Grass	1 gal		125
St3	St3	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal		25
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
axg	axg	Allium x 'Globemaster' / 'Globemaster' Giant Allium	bulb		54
am2	am2	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal		21
An	An	Ansonia hubrichtii 'Northwind' / Northwind Select Arkansas Bluestar	1 gal		8
cnn	cnn	Calamintha nepeta ssp. nepeta / Lesser Calamint	QUART		13
Cr	Cr	Carex rosea / Rosy Sedge	1 gal		22
epr	epr	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	1 gal		12
expm	expm	Echinacea x 'Pixie Meadowrite' / Pixie Meadowrite Purple Coneflower	1 gal		39
Ef	Ef	Eryngium yuccifolium 'Prairie Moon' / Prairie Moon Rattlesnake Master	1 gal		18
gnd	gnd	Geranium x 'Dilly's' / Cranesbill	1 gal		16
Hs	Hs	Helioscopia helianthoides 'Summer Nights' / Summer Nights False Sunflower	1 gal		15
So	So	Symphoricarpos oblongifolius 'October Skies' / October Skies Fall Aster	1 gal		15
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD	QTY
		OVERSEED BLUEGRASS TYPE LAWN PER CITY OF MADISON STANDARDS			1,268 sf
		VEGETABLE GARDEN PLOT ANNUALS / VEGETABLES BY OWNER			144 sf

City of Madison Landscape Worksheet
St. John's Lutheran Church
September 26th, 2022 UMX District

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	4,862	n/a	16	81
Landscape Points Required				81
Development Frontage	LF	Overstory Tree Req. (or x2 for Orn./Evgrn. Tree Sub.)	Shrubs Required	
Hancock St	132	4	22	
E Washington Ave	164	5	27	
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	0	0	0
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	25	0	50
Shrub, evergreen	3	0	0	0
Perennial/Ornamental Grass	2	328	0	656
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Development Frontage Points Total				706
Interior Parking Lots	N/A			
Total Parking Lot Area	n/a			
General Site Foundation, Screening	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	0	0	0
Evergreen Tree	15	26	0	390
Shrub, deciduous	2	1	0	2
Shrub, evergreen	3	0	0	0
Perennial/Ornamental Grass	2	38	0	76
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
General Site Plantings Total				468
TOTAL LANDSCAPE POINTS				1174



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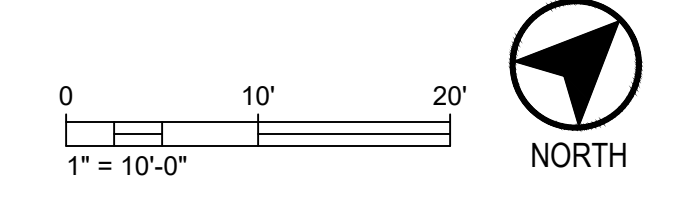
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GROUND LEVEL & 1ST FLOOR PLANTING PLAN

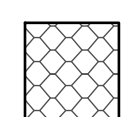
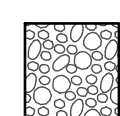
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Date	Issuance/Revisions	Symbol
11/22/2022	URBAN DESIGN COMMISSION	

2 2ND FLOOR PLANT SCHEDULE

CONCEPT PLANT SCHEDULE 2ND FLOOR

	PART-SHADE SEDUM CARPET & PERENNIAL PLUGS OVER 12" SEMI-INTENSIVE GREEN ROOF GROWING MEDIA Aquilegia canadensis / Eastern Columbine Carex appalachica / Appalachian Sedge Carex dielsii / European Gray Sedge Carex pensylvanica / Pennsylvania Sedge Deschampsia flexuosa / Wavy Hair Grass Erigeron pulchellus / Robin's Plantain Fragaria virginiana / Wild Strawberry Meehania coccinea / Meehan's Mint Phlox divaricata / Woodland Phlox Sedum acre / Goldmoss Stonecrop Sedum acre 'Nurem' / Golden Stonecrop Sedum reflexum 'Angelina' / Angelina Sedum Sedum spurium 'Fuldaglut' / Fuldaglut Two Row Stonecrop Sedum spurium 'Green Mantle' / Green Mantle Two Row Stonecrop Sedum spurium 'John Creech' / John Creech Two Row Stonecrop Sedum spurium 'Red Carpet' / Red Carpet Two Row Stonecrop Sedum ternatum / Wild Stonecrop Sedelia autumnalis / Autumn Moor Grass Stachys byzantina 'Big Ears' / Big Ears Lamb's Ear Tiarella cordifolia 'Pink Skyrocket' / Pink Skyrocket Foamflower Tiarella x Elizabeth Oliver / Elizabeth Oliver Foamflower	1,361 sf
	STONE MULCH BALLAST	310 sf

- NOTES:**
- SUBJECT TO AVAILABILITY, THE PART-SHADE PLANTING AREA WILL BE COMPOSED OF THE NOTED PERENNIAL SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND PLANTED AS PLUGS OR 4" POTS, AND PLANTED DIRECTLY INTO SEDUM CARPET.
 - PART-SHADE SEDUM CARPET SPECIES COMPOSITION SUBJECT TO AVAILABILITY, SEDUM CARPET WILL BE COMPOSED OF THE NOTED SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL.

NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN, BHOFMANN@CITYOFMADISON.COM - OR - 608-266-4816) AT LEAST ONE WEEK PRIOR TO PLANTING IN THE RIGHT-OF-WAY TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
- CITY FORESTRY MAY DETERMINE FINAL STREET TREE SPECIES SELECTION.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, VEGETATED ROOF SYSTEMS, AND EXTERIOR SITE FURNISHINGS. THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING MAY BE REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300- PART 1 STANDARDS FOR PRUNING.

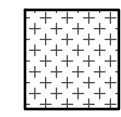
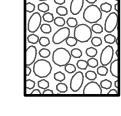
1 2ND FLOOR PLANTING PLAN

SCALE: 1" = 10'-0"



4 ROOF PLANT SCHEDULE

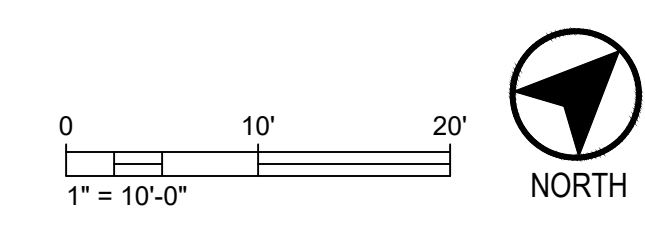
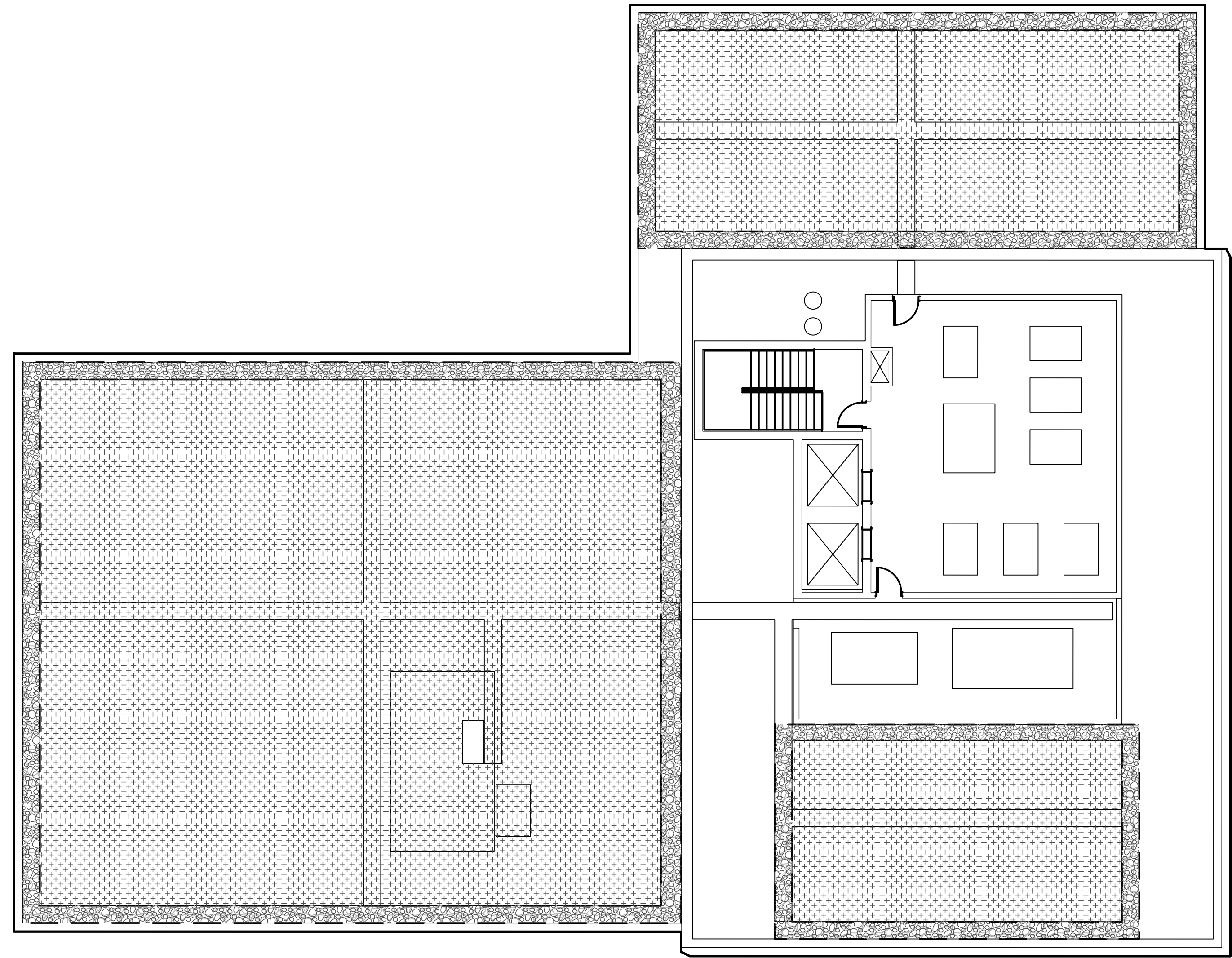
CONCEPT PLANT SCHEDULE ROOF

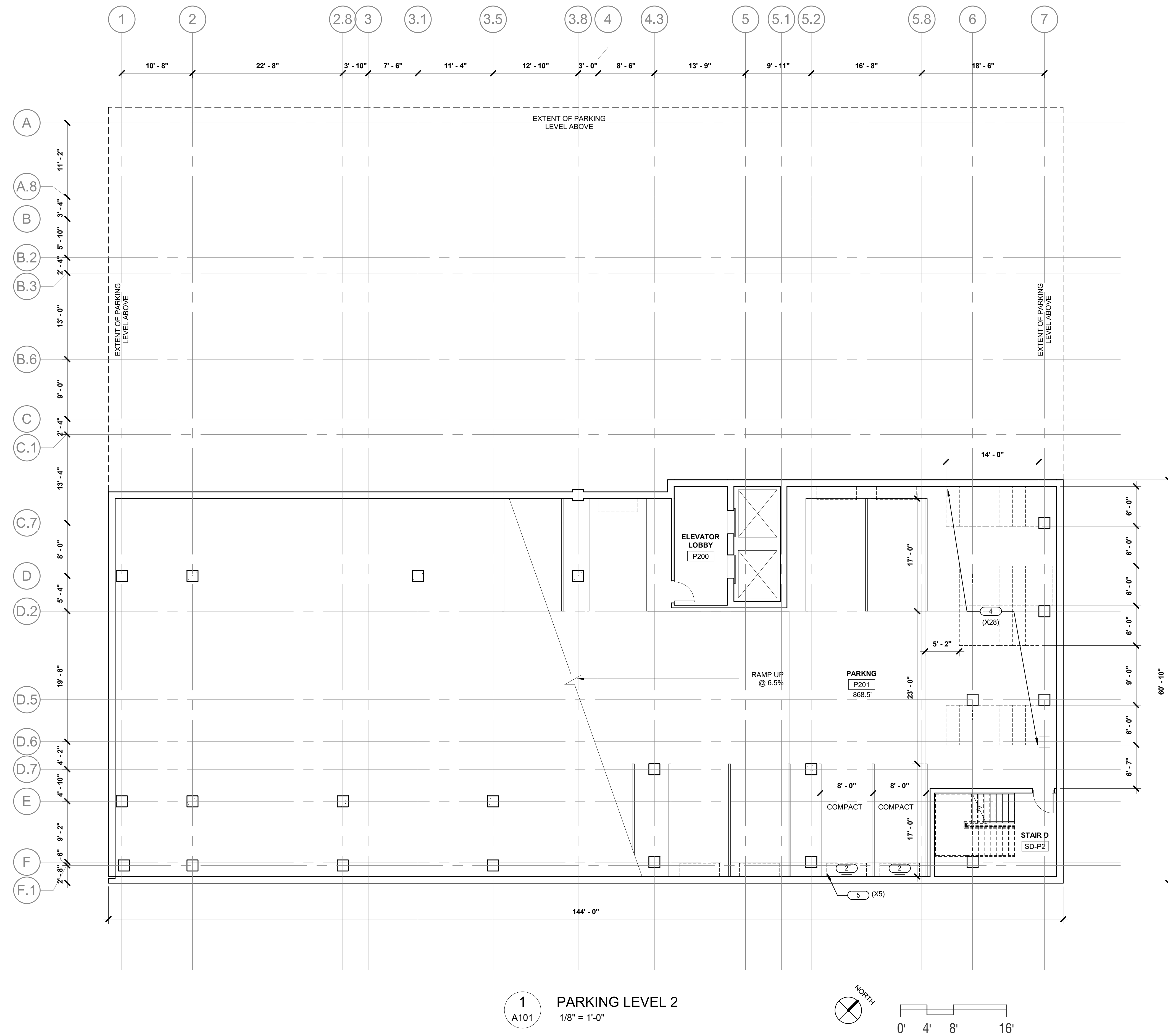
	FULL SUN SEDUM CARPET OVER 12" SEMI-INTENSIVE GREEN ROOF MEDIA Sedum acre / Goldmoss Stonecrop Sedum acre 'Nurem' / Golden Stonecrop Sedum album 'Coral Carpet' / Coral Carpet Stonecrop Sedum album 'Muralie' / Chubby Fingers Stonecrop Sedum hipericum / Spanish Stonecrop Sedum kamtschaticum / Orange Stonecrop Sedum kamtschaticum 'Florieum' / Russian Stonecrop Sedum kamtschaticum 'Variegatum' / Variegated Stonecrop Sedum rupestre 'Angelina' / Angelina Sedum Sedum rupestre 'Blue Spruce' / Blue Spruce Sedum Sedum saxangulare / Tasteless Stonecrop Sedum spurium 'Fuldaglut' / Fuldaglut Two Row Stonecrop Sedum spurium 'John Creech' / John Creech Two Row Stonecrop Sedum spurium 'Red Carpet' / Red Carpet Two Row Stonecrop Sedum stelfox / Stonecrop Sedum takesimensis 'Golden Carpet' / Golden Carpet Sedum Sedum x 'Immergruenchen' / Immergruenchen Stonecrop	6,598 sf
	STONE MULCH BALLAST	5,560 sf

- NOTE:**
- FULL-SUN SEDUM CARPET SPECIES COMPOSITION SUBJECT TO AVAILABILITY, SEDUM CARPET WILL BE COMPOSED OF THE NOTED SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL.

3 ROOF PLANTING PLAN

SCALE: 1" = 10'-0"





1 PARKING LEVEL 2
A101 1/8" = 1'-0"

Notes:

GENERAL NOTES:

1. ALL PARKING STALLS ARE 8'-0" X 17'-0" U.O.N.
2. ALL BIKE STALLS ARE 2'-0" X 6'-0" HORIZONTALLY ORIENTED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

- 1 ADA PARKING SIGNAGE
- 2 COMPACT VEHICLE PARKING SIGNAGE
- 3 NEW EV CHARGING STATION AND SIGNAGE
- 4 GROUND OR FLOOR MOUNTED BIKE RACKS
- 5 WALL MOUNTED BIKE RACKS
- 6 3'-0" X 6'-0" X 8'-0" STORAGE LOCKERS

PRELIMINARY
NOT FOR CONSTRUCTION

St. Johns Lutheran Church

332 East Washington Avenue
Madison, WI

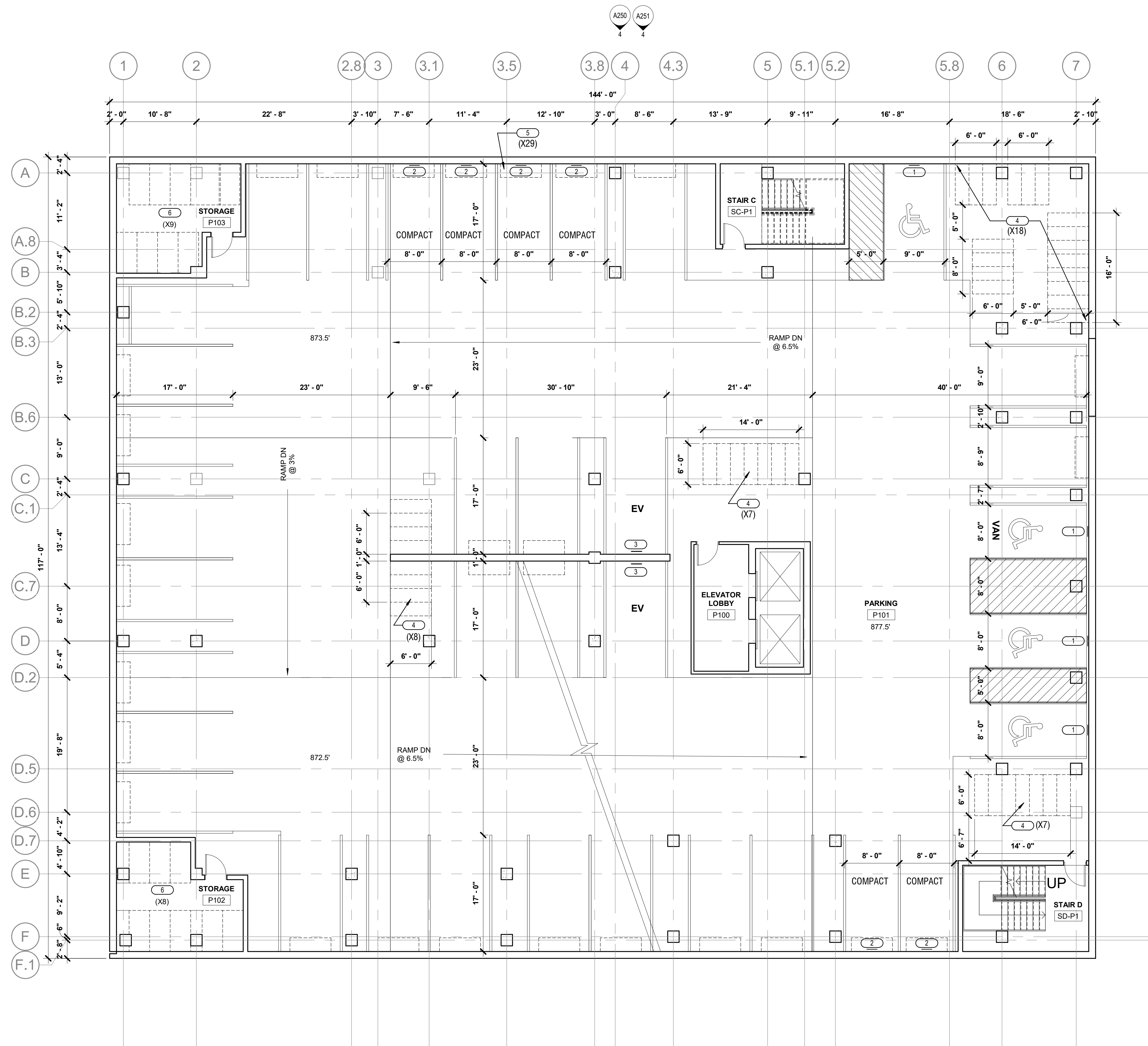
2021.09.00

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NO.	DATE	DESCRIPTION

**PARKING LEVEL
TWO PLAN**

A101



Notes:

GENERAL NOTES:

- 1. ALL PARKING STALLS ARE 8'-0" X 17'-0" U.O.N.
- 2. ALL BIKE STALLS ARE 2'-0" X 6'-0" HORIZONTALLY ORIENTED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

- 1 ADA PARKING SIGNAGE
- 2 COMPACT VEHICLE PARKING SIGNAGE
- 3 NEW EV CHARGING STATION AND SIGNAGE
- 4 GROUND OR FLOOR MOUNTED BIKE RACKS
- 5 WALL MOUNTED BIKE RACKS
- 6 3'-0" X 6'-0" X 6'-0" STORAGE LOCKERS

PRELIMINARY
NOT FOR CONSTRUCTION

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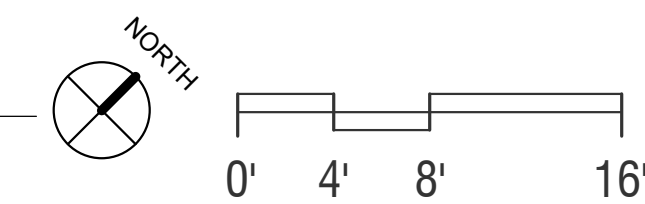
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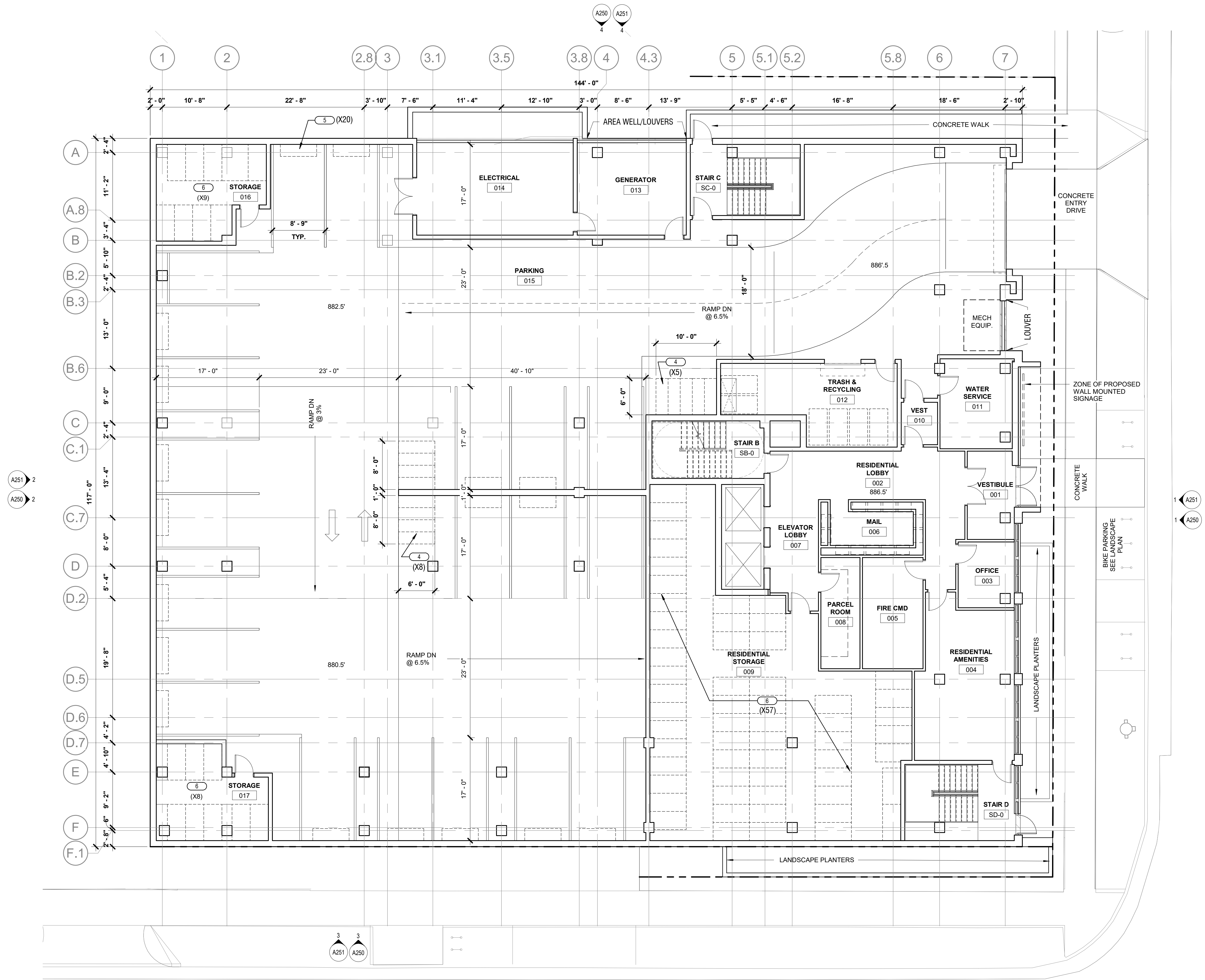
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**PARKING LEVEL
ONE PLAN**

A102

1 PARKING LEVEL 1
1/8" = 1'-0"





Notes:

GENERAL NOTES:

1. ALL PARKING STALLS ARE 8'-0" X 17'-0" U.O.N.
2. ALL BIKE STALLS ARE 2'-0" X 6'-0" HORIZONTALLY ORIENTED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

- 1 ADA PARKING SIGNAGE
- 2 COMPACT VEHICLE PARKING SIGNAGE
- 3 NEW EV CHARGING STATION AND SIGNAGE
- 4 GROUND OR FLOOR MOUNTED BIKE RACKS
- 5 WALL MOUNTED BIKE RACKS
- 6 3'-0" X 6'-0" X 8'-0" STORAGE LOCKERS

PRELIMINARY
NOT FOR CONSTRUCTION

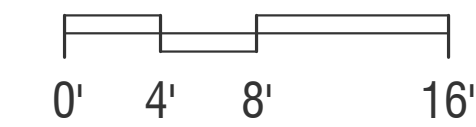
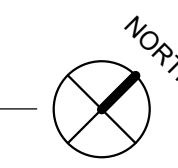
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11/22/2022	URBAN DESIGN COMMISSION

1
LOWER LEVEL
1/8" = 1'-0"



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

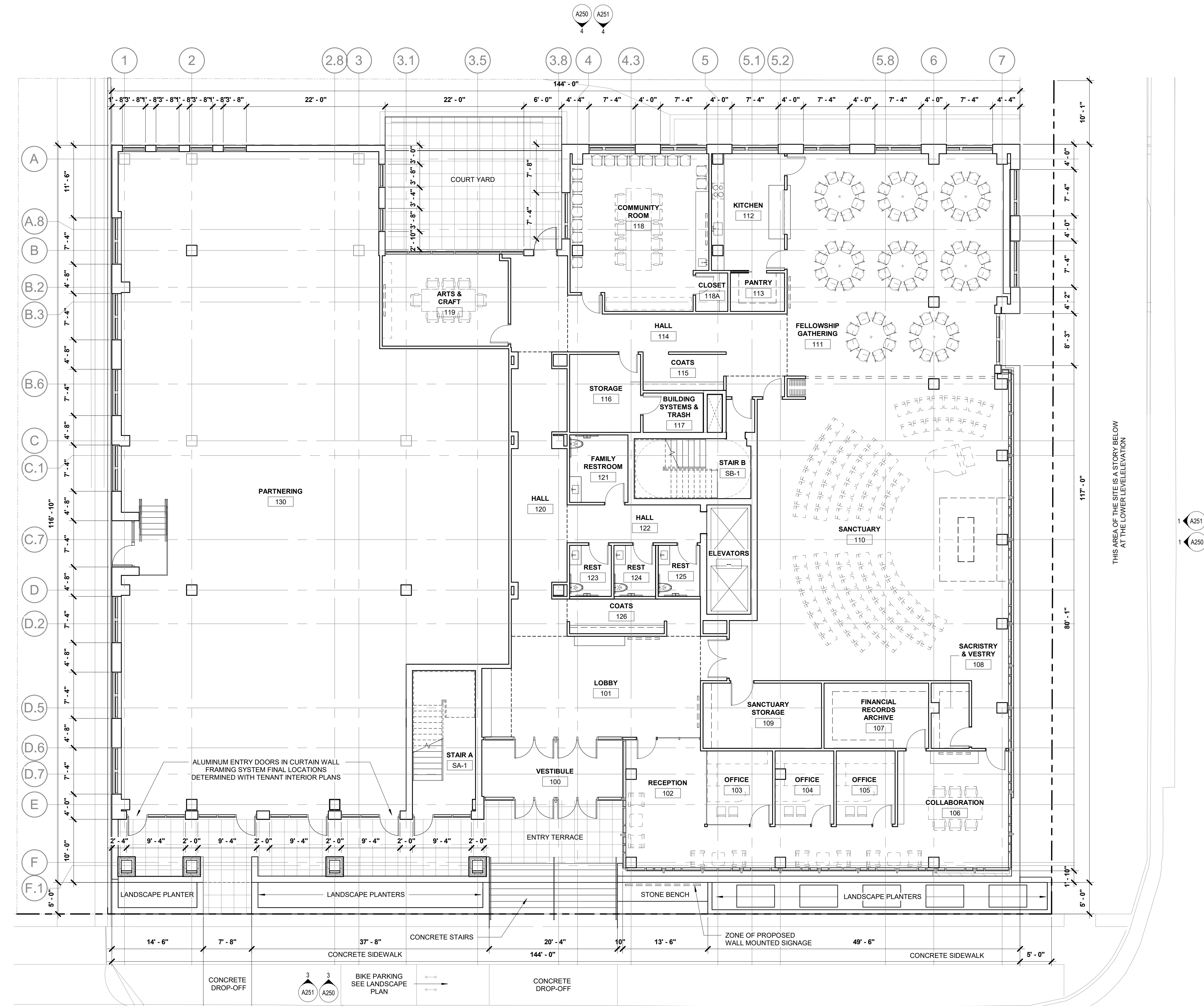
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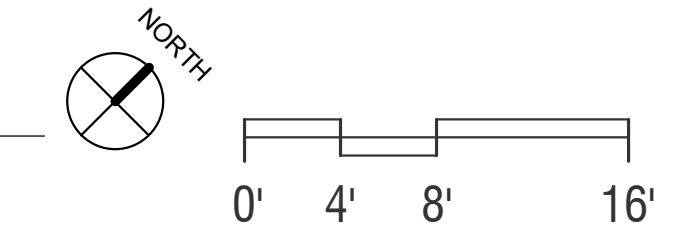
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11/22/2022	URBAN DESIGN COMMISSION

FIRST FLOOR
PLAN



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



Notes:

UNIT COUNT
 (4) STUDIOS
 (6) 1 BEDROOM UNITS
 (2) 2 BEDROOM UNITS
 (1) 3 BEDROOM UNIT
 (13) UNITS

PRELIMINARY
 NOT FOR CONSTRUCTION

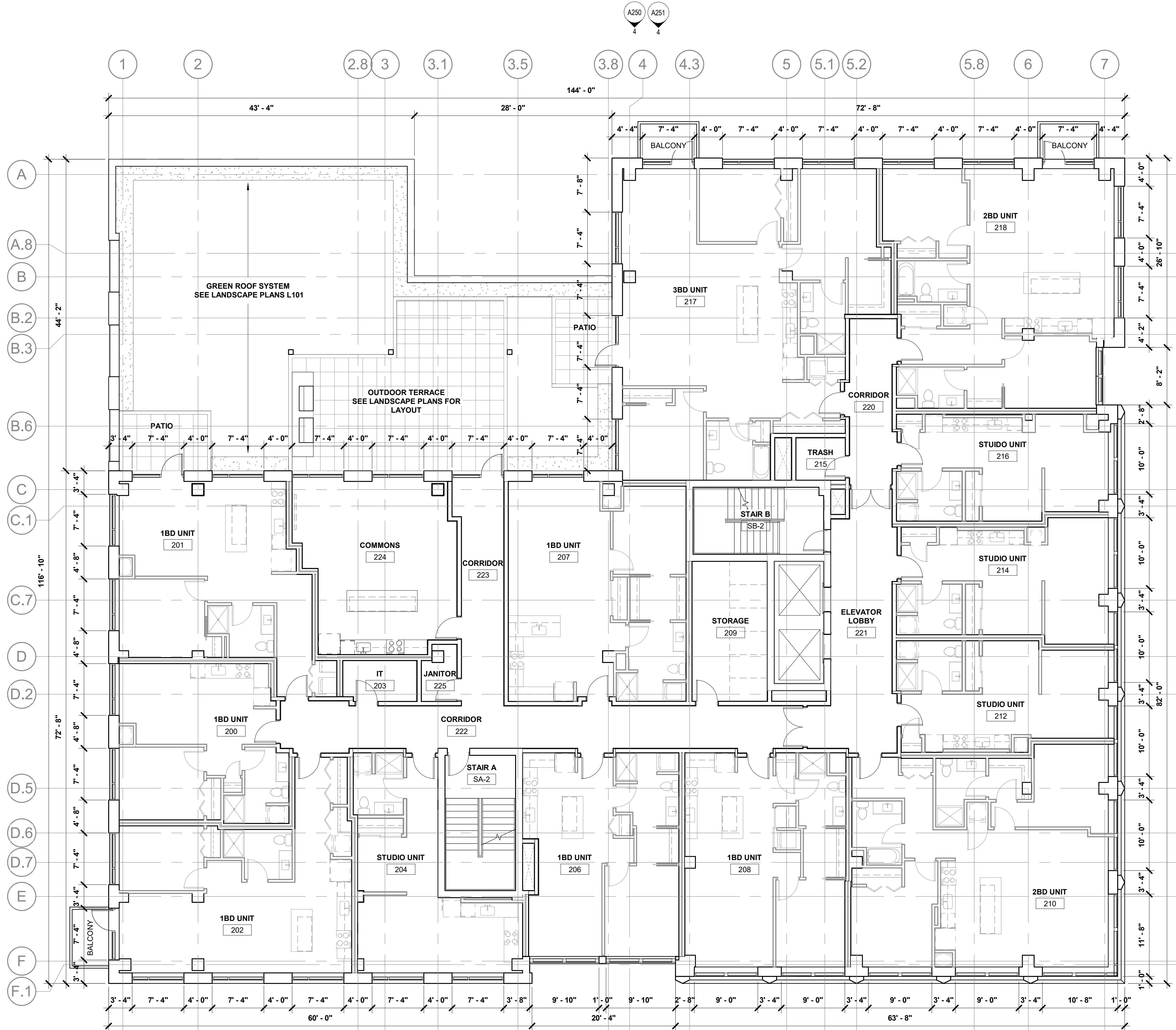
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DATE	ISSUANCE/REVISIONS

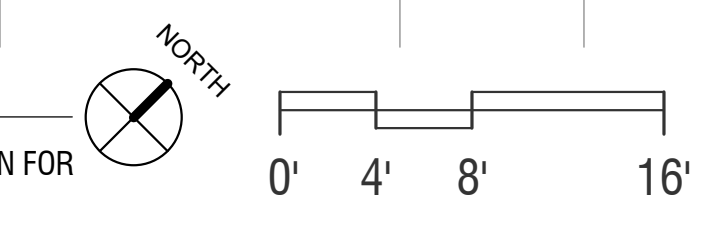


1 SECOND FLOOR PLAN
 1/8" = 1'-0"
 NORTH
 0' 4' 8' 16'

**SECOND FLOOR
 PLAN**



1 THIRD FLOOR PLAN
1/8" = 1'-0"
SEE SECOND FLOOR PLAN FOR TYPICAL DIMENSIONS



Notes:

- UNIT COUNT
- (5) STUDIOS
- (6) 1 BEDROOM UNITS
- (4) 2 BEDROOM UNITS
- (15) UNITS

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**THIRD FLOOR
PLAN**



1 FOURTH FLOOR
1/8" = 1'-0"
SEE SECOND FLOOR PLAN FOR TYPICAL DIMENSIONS

Notes:

- UNIT COUNT
- (5) STUDIOS
- (6) 1 BEDROOM UNITS
- (4) 2 BEDROOM UNIT
- (15) UNITS

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**FOURTH FLOOR
PLAN**

A107



Notes:

- UNIT COUNT
- (5) STUDIOS
- (6) 1 BEDROOM UNITS
- (4) 2 BEDROOM UNIT
- (15) UNITS

PRELIMINARY
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2021.09.00

DATE	ISSUANCE/REVISIONS
11/22/2022	URBAN DESIGN COMMISSION

FIFTH FLOOR PLAN

A108



Notes:

- UNIT COUNT
- (5) STUDIOS
- (6) 1 BEDROOM UNITS
- (4) 2 BEDROOM UNIT
- (15) UNITS

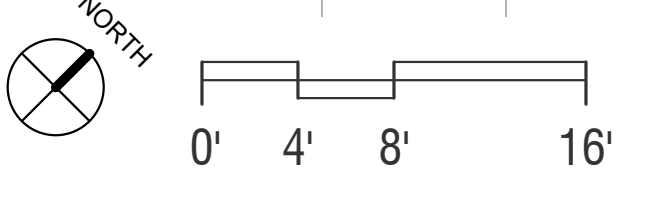
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DATE	ISSUANCE/REVISIONS
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1 SIXTH FLOOR
1/8" = 1'-0"
SEE SECOND FLOOR PLAN FOR TYPICAL DIMENSIONS



**SIXTH FLOOR
PLAN**

A109

Notes:

UNIT COUNT
 (5) STUDIOS
 (6) 1 BEDROOM UNITS
 (4) 2 BEDROOM UNITS
 (15) UNITS

PRELIMINARY
 NOT FOR CONSTRUCTION

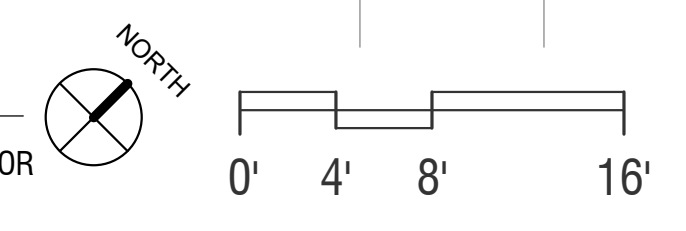
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11/22/2022	URBAN DESIGN COMMISSION



1 SEVENTH FLOOR
 1/8" = 1'-0"
 SEE SECOND FLOOR PLAN FOR TYPICAL DIMENSIONS



**SEVENTH FLOOR
 PLAN**

A110



Notes:

UNIT COUNT
 (5) STUDIOS
 (6) 1 BEDROOM UNITS
 (4) 2 BEDROOM UNITS
 (15) UNITS

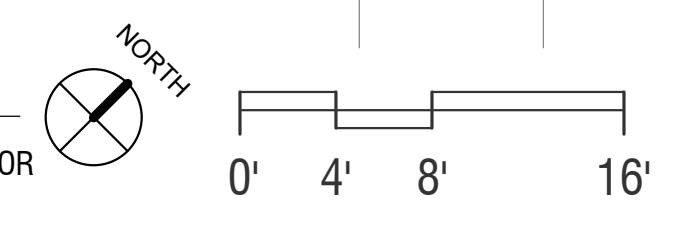
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1 EIGHTH FLOOR
 1/8" = 1'-0"
 SEE SECOND FLOOR PLAN FOR TYPICAL DIMENSIONS

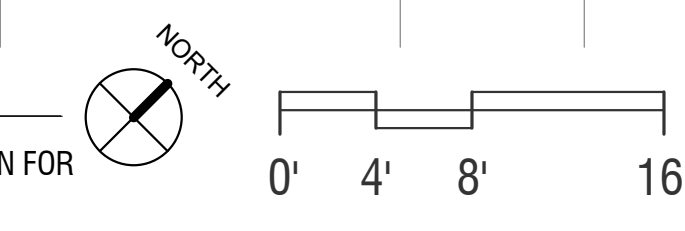


**EIGHTH FLOOR
 PLAN**

A111



1 NINTH FLOOR
1/8" = 1'-0"
SEE SECOND FLOOR PLAN FOR TYPICAL DIMENSIONS



Notes:

- UNIT COUNT
- (5) STUDIOS
- (6) 1 BEDROOM UNITS
- (4) 2 BEDROOM UNIT
- (15) UNITS

PRELIMINARY
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**NINTH FLOOR
PLAN**

A112

Notes:

- UNIT COUNT
- (3) STUDIOS
- (5) 1 BEDROOM UNITS
- (4) 2 BEDROOM UNITS
- (12) UNITS

PRELIMINARY
NOT FOR CONSTRUCTION

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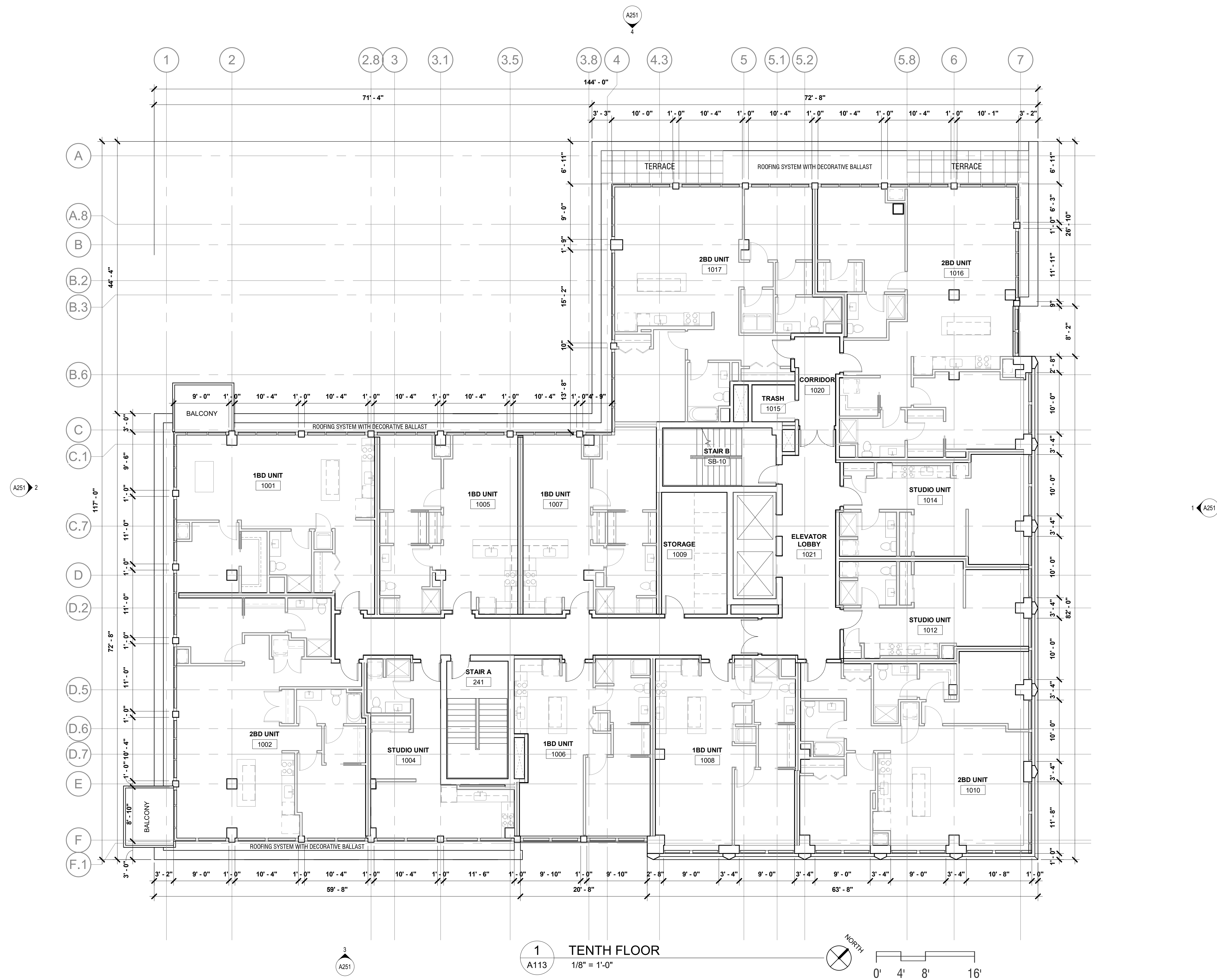
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**TENTH FLOOR
PLAN**

A113



1 TENTH FLOOR
1/8" = 1'-0"
0' 4' 8' 16'

Notes:

PRELIMINARY
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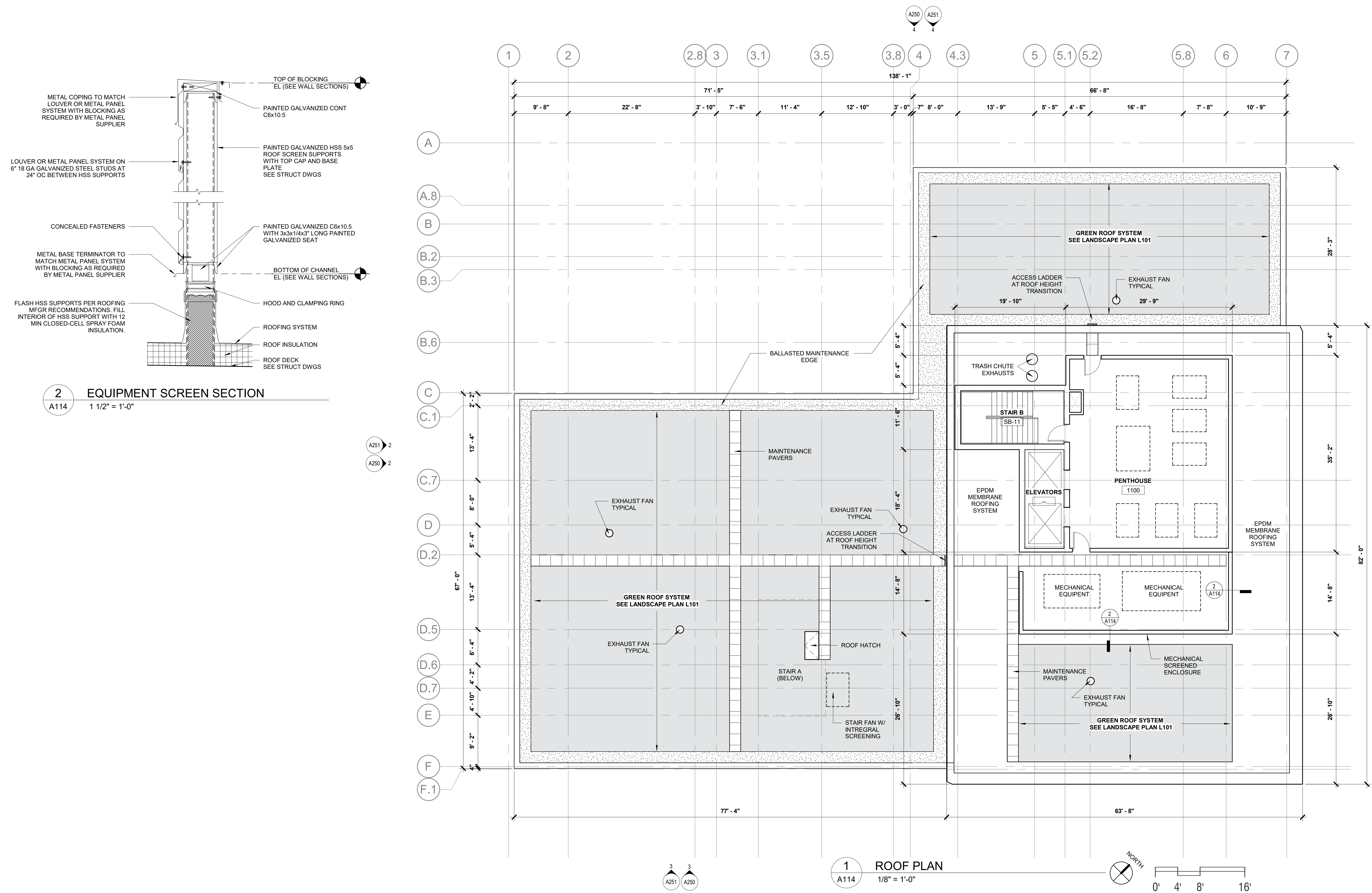
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ROOF PLAN

A114



- Notes:
- ELEVATION KEY NOTES
- 1 BRICK VENEER - RUNNING BOND
 - 2 BRICK VENEER - STACKED SOLDER BOND
 - 3 PRECAST CONCRETE PANEL (ALTERNATE: STONE VENEER PANELS)
 - 4 STONE VENEER PANEL
 - 5 STONE COPING/ SILL
 - 6 STONE VENEER PLANTER W/ STONE COPING
 - 7 STONE VENEER BENCH
 - 8 PRECAST STONE SILL
 - 9 ALUMINUM GUARDRAIL - ANODIZED MEDIUM BRONZE
 - 10 CONCRETE BALCONY
 - 11 SITE CAST CONCRETE RETAINING WALL/ FOUNDATION
 - 12 PRECAST CONCRETE BASE
 - 13 HIGH DENSITY FIBER CEMENT BOARD
 - 14 ACCENT STEEL LINTEL
 - 15 CONCEALED FASTENER ANODIZED METAL PANEL - MEDIUM BRONZE
 - 16 COILING GARAGE DOOR - PAINTED
 - 17 MECHANICAL LOUVER - PAINTED
 - 18 ALUMINUM SLATS
 - 19 FAUX WOOD VENEER EXTRUDED ALUMINUM FIN
 - 20 FIBER GLASS WINDOW GLAZING SYSTEM - MEDIUM BRONZE
 - 21 FIBER GLASS WINDOW WALL GLAZING SYSTEM - MEDIUM BRONZE
 - 22 FIBER GLASS STOREFRONT GLAZING SYSTEM - MEDIUM BRONZE
 - 23 CURTAIN WALL GLAZING SYSTEM - ANODIZED MEDIUM BRONZE / STAINED GLASS/ LAMINATED COLORED INLAYS
 - 24 CURTAIN WALL GLAZING SYSTEM - ANODIZED MEDIUM BRONZE
 - 25 ZONE OF PROPOSED SIGNAGE

PRELIMINARY
NOT FOR CONSTRUCTION

St. Johns Lutheran Church
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**BUILDING
ELEVATIONS**

A250



3 SOUTH-EAST ELEVATION
A250 3/32" = 1'-0"



1 NORTH-EAST ELEVATION
A250 3/32" = 1'-0"



4 NORTH-WEST ELEVATION
A250 3/32" = 1'-0"



2 SOUTH-WEST ELEVATION
A250 3/32" = 1'-0"



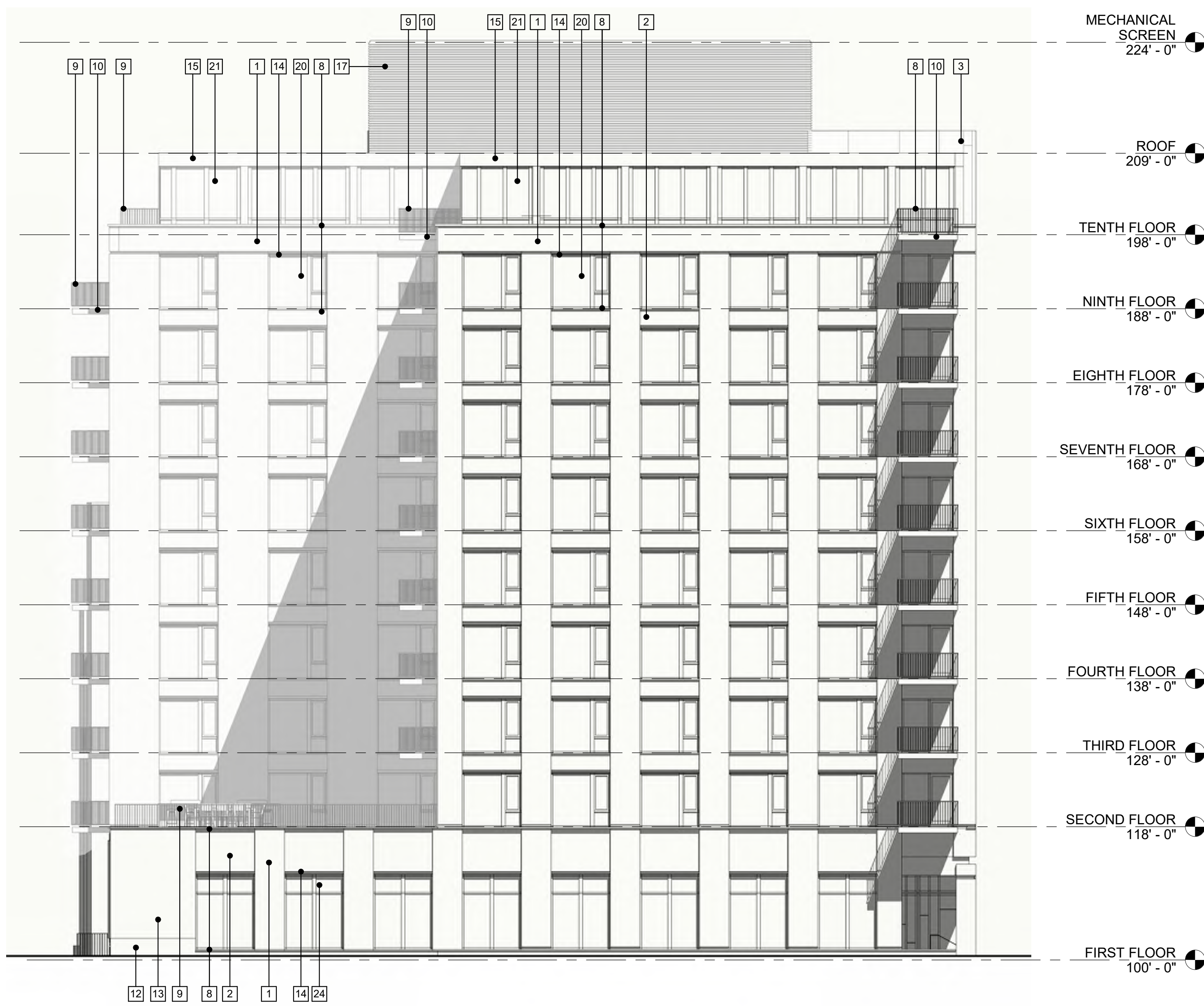
3 SOUTH-EAST ELEVATION
A251 3/32" = 1'-0"



1 NORTH-EAST ELEVATION
A251 3/32" = 1'-0"



4 NORTH-WEST ELEVATION
A251 3/32" = 1'-0"



2 SOUTH-WEST ELEVATION
A251 3/32" = 1'-0"

Notes:

- ELEVATION KEY NOTES
- 1 BRICK VENEER - RUNNING BOND
 - 2 BRICK VENEER - STACKED SOLDER BOND
 - 3 PRECAST CONCRETE PANEL (ALTERNATE: STONE VENEER PANELS)
 - 4 STONE VENEER PANEL
 - 5 STONE COPING/ SILL
 - 6 STONE VENEER PLANTER W/ STONE COPING
 - 7 STONE VENEER BENCH
 - 8 PRECAST STONE SILL
 - 9 ALUMINUM GUARDRAIL - ANODIZED MEDIUM BRONZE
 - 10 CONCRETE BALCONY
 - 11 SITE CAST CONCRETE RETAINING WALL/ FOUNDATION
 - 12 PRECAST CONCRETE BASE
 - 13 HIGH DENSITY FIBER CEMENT BOARD
 - 14 ACCENT STEEL LINTEL
 - 15 CONCEALED FASTENER ANODIZED METAL PANEL - MEDIUM BRONZE
 - 16 COILING GARAGE DOOR - PAINTED
 - 17 MECHANICAL LOUVER - PAINTED
 - 18 ALUMINUM SLATS
 - 19 FAUX WOOD VENEER EXTRUDED ALUMINUM FIN
 - 20 FIBER GLASS WINDOW GLAZING SYSTEM - MEDIUM BRONZE
 - 21 FIBER GLASS WINDOW WALL GLAZING SYSTEM - MEDIUM BRONZE
 - 22 FIBER GLASS STOREFRONT GLAZING SYSTEM - MEDIUM BRONZE
 - 23 CURTAIN WALL GLAZING SYSTEM - ANODIZED MEDIUM BRONZE / STAINED GLASS/ LAMINATED COLORED INLAYS
 - 24 CURTAIN WALL GLAZING SYSTEM - ANODIZED MEDIUM BRONZE
 - 25 ZONE OF PREPOSED SIGNAGE

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St. Johns Lutheran Church

332 East Washington Avenue
Madison, WI

2021.09.00

DATE	ISSUANCE/REVISIONS	APPROVED
11/22/2022	URBAN DESIGN COMMISSION	

BUILDING
ELEVATIONS

Notes:



01. East Perspective



02. West Perspective

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332 East Washington Avenue
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11/22/2022	URBAN DESIGN COMMISSION

PERSPECTIVES

Notes:



01. South Perspective



03. North Perspective

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332 East Washington Avenue
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PERSPECTIVES

A261

Notes:

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332 East Washington Avenue
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01. South Perspective



02. South-East Perspective



03. East Perspective



04. North- East Perspective



05. North Perspective



06. North-West Perspective



07. West Perspective

Notes:



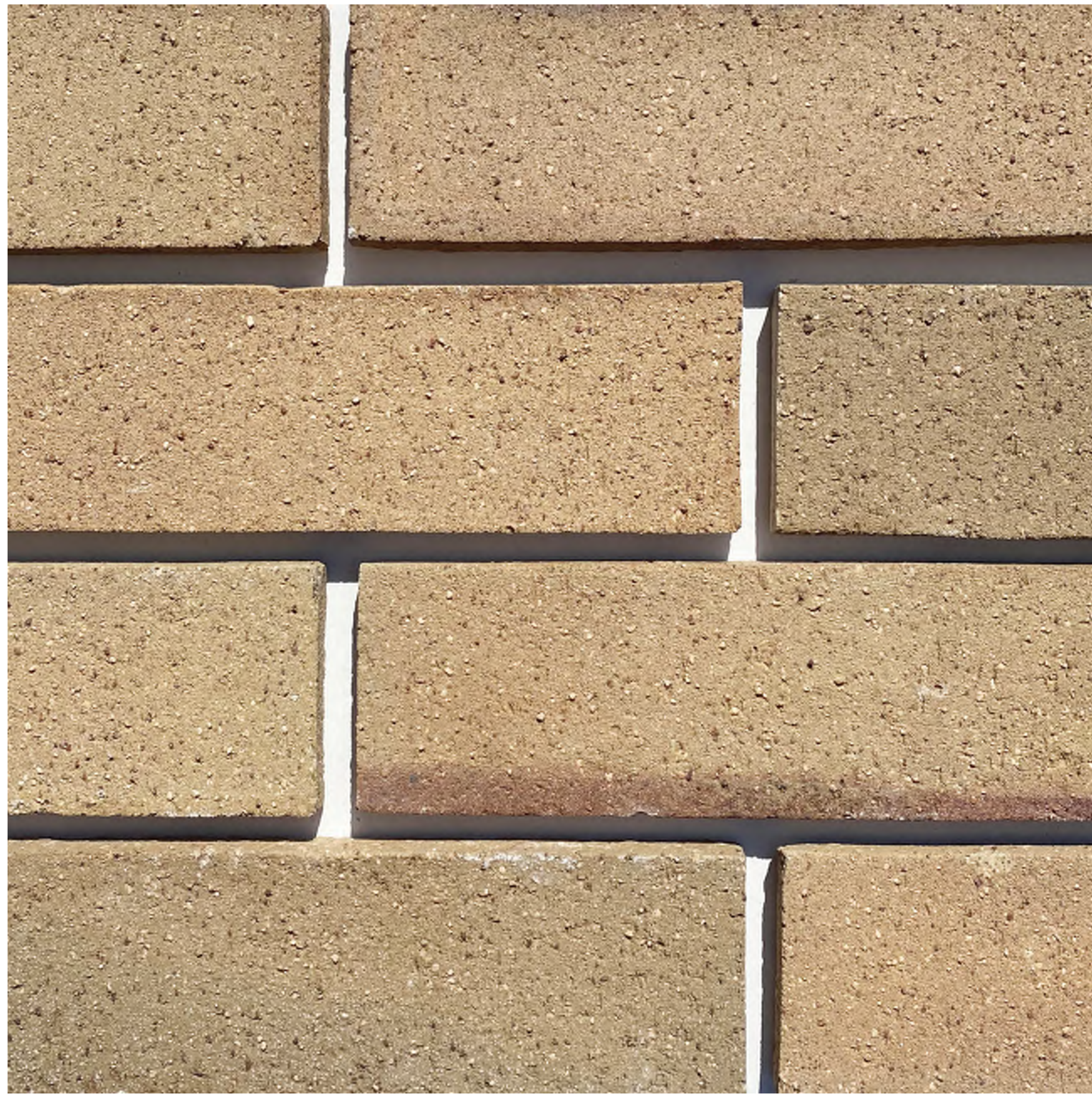
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Madison, WI

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11/22/2022	URBAN DESIGN COMMISSION

**BUILDING
MATERIALS**



1. Brick Veneer



2. Stone Veneer



3. Precast Concrete



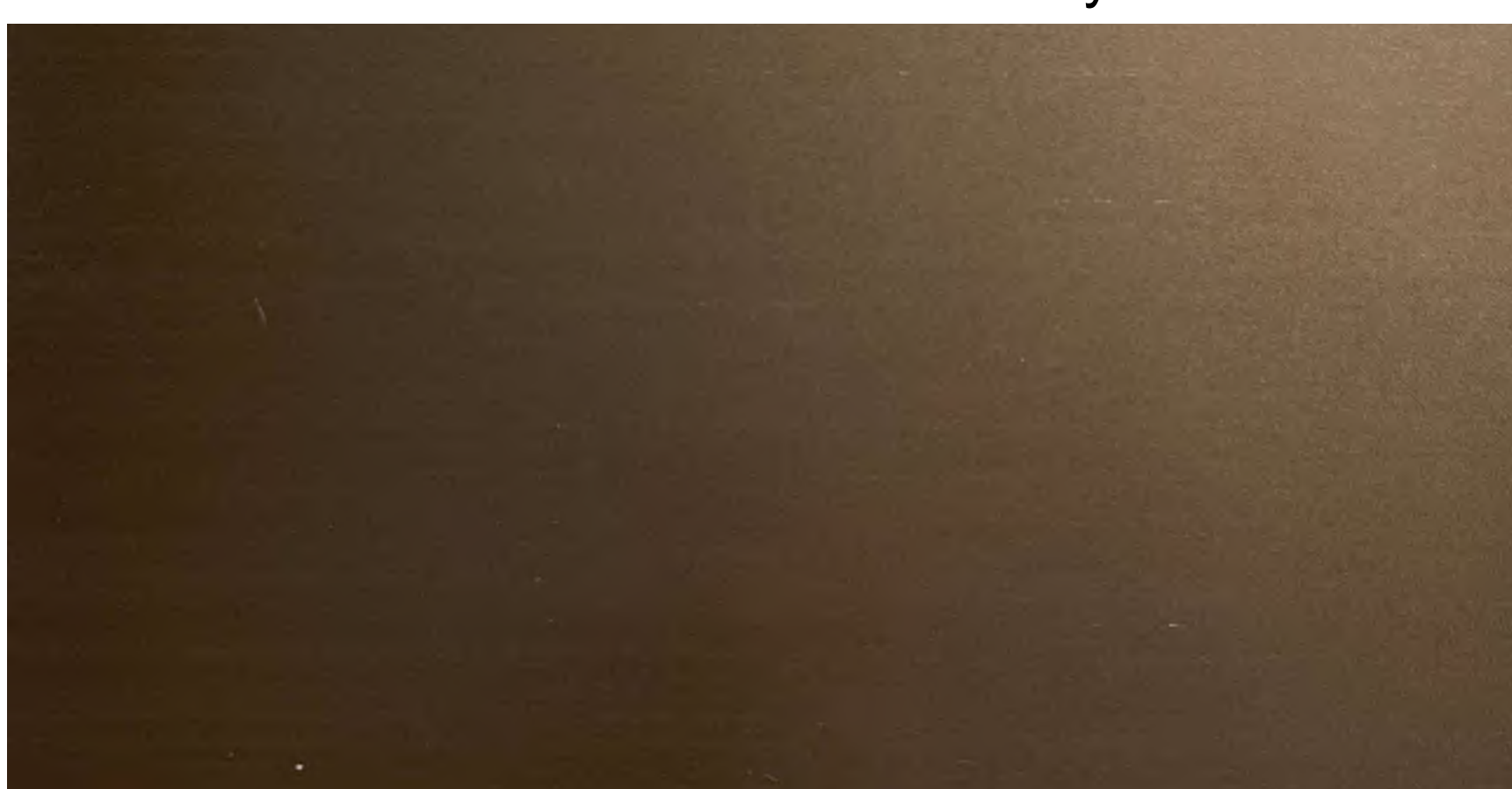
4. Wood Veneer



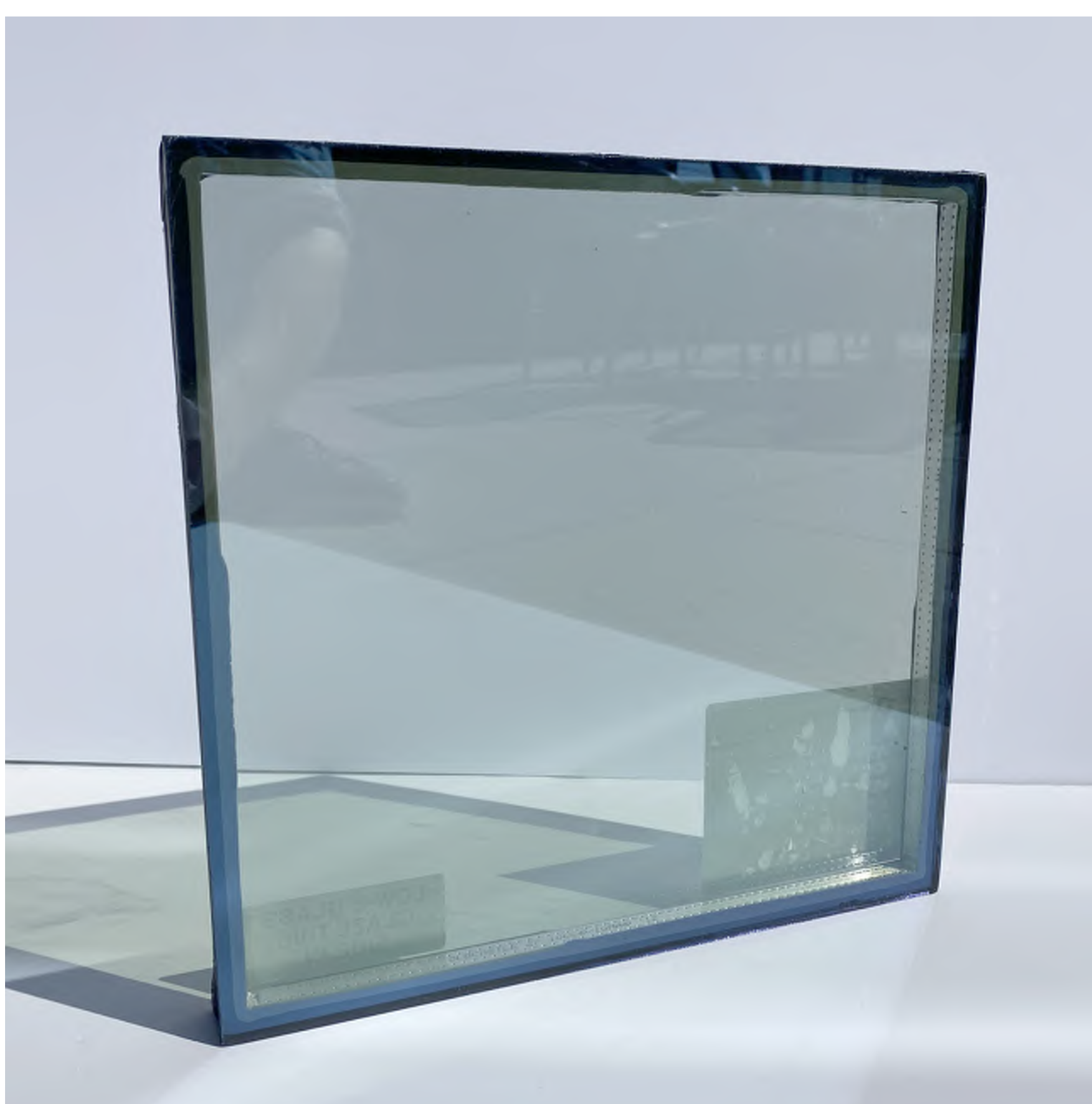
5. High Density Fiber Cement



6. Stained Glass/ Laminated Colored Inlay



7. Painted Medium Bronze



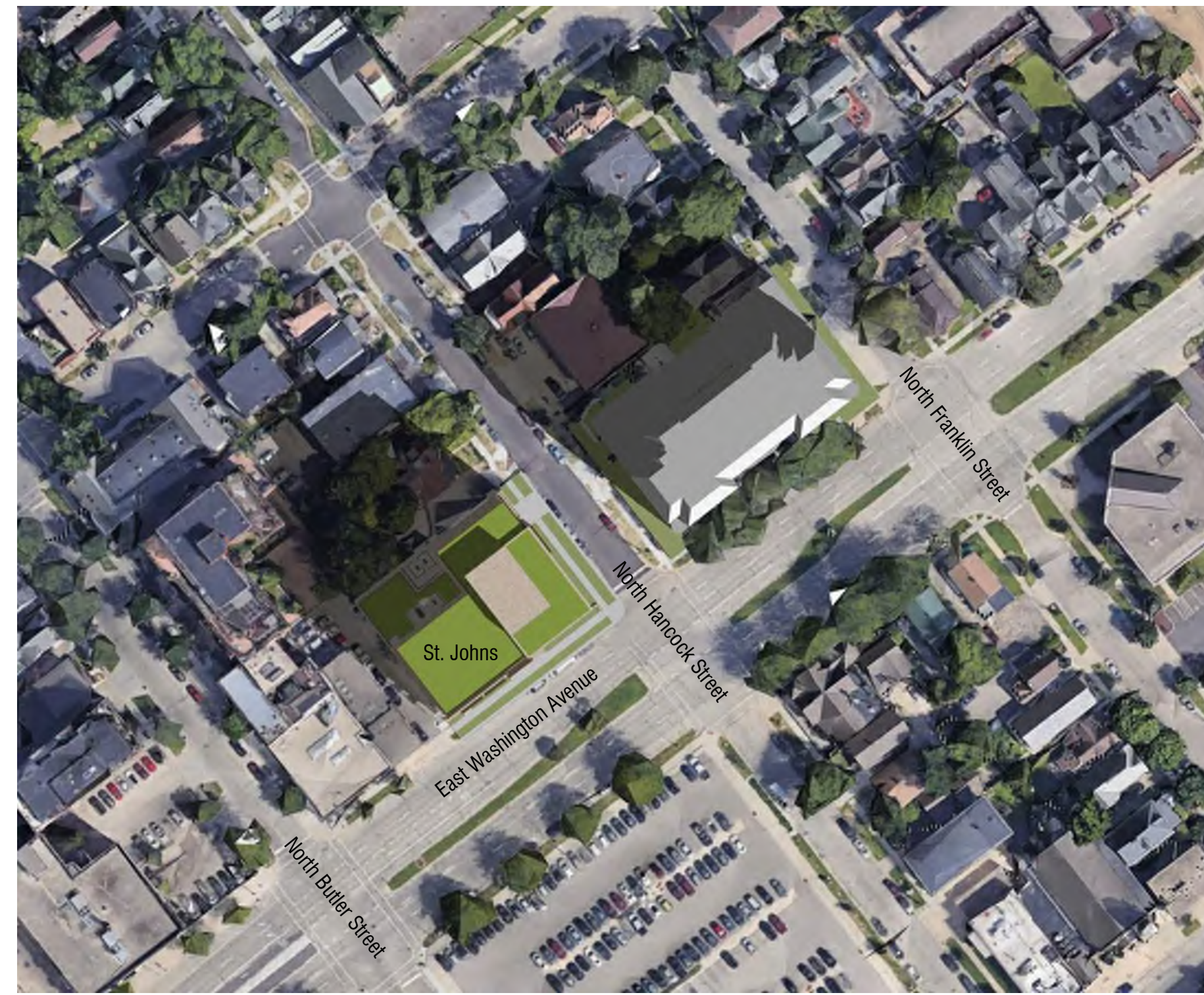
8. Clear Low-E Coated Glazing

11/23/2022 1:15:53 PM
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Notes:



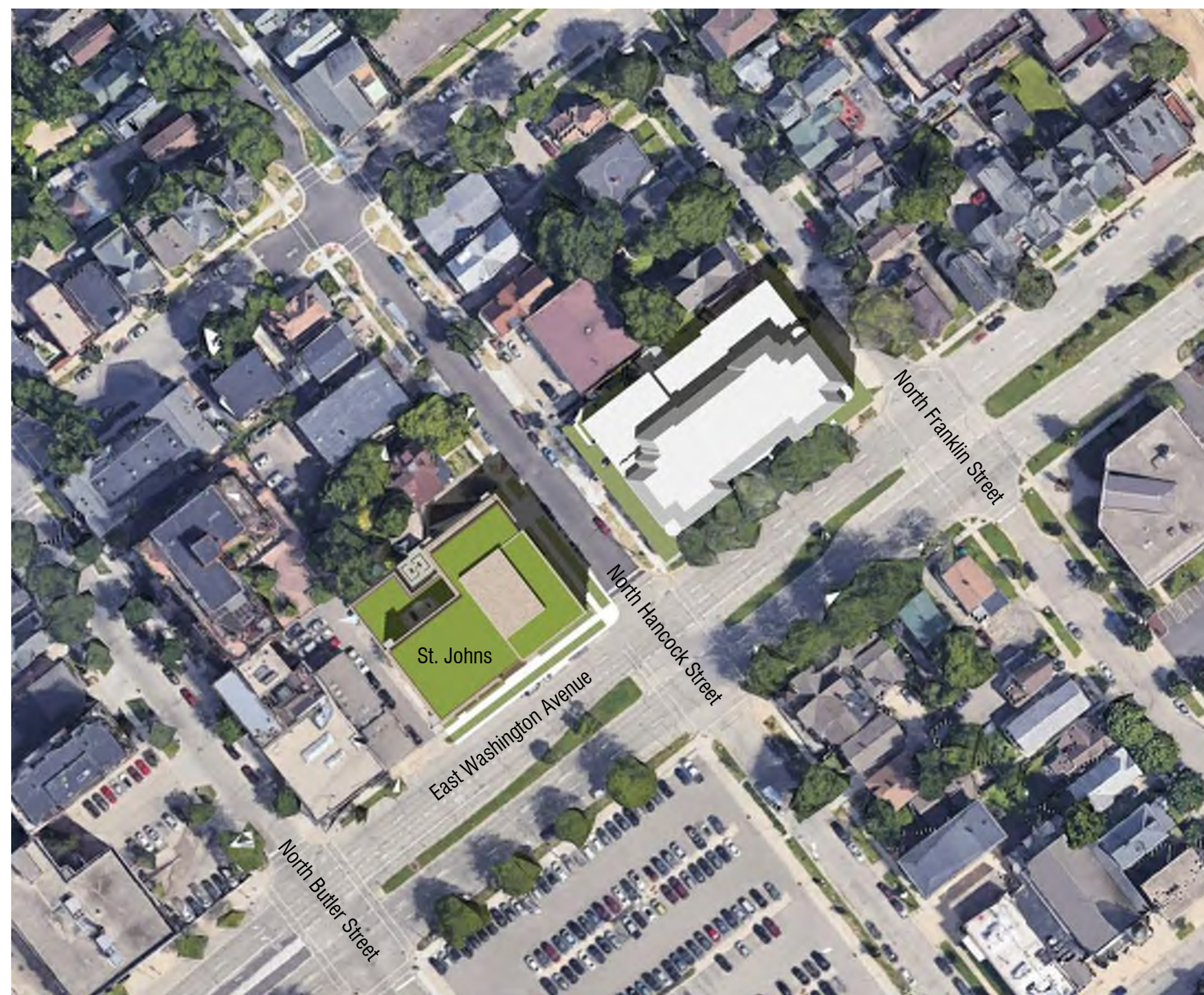
Summer 9am



Spring & Fall 9am



Winter 9am



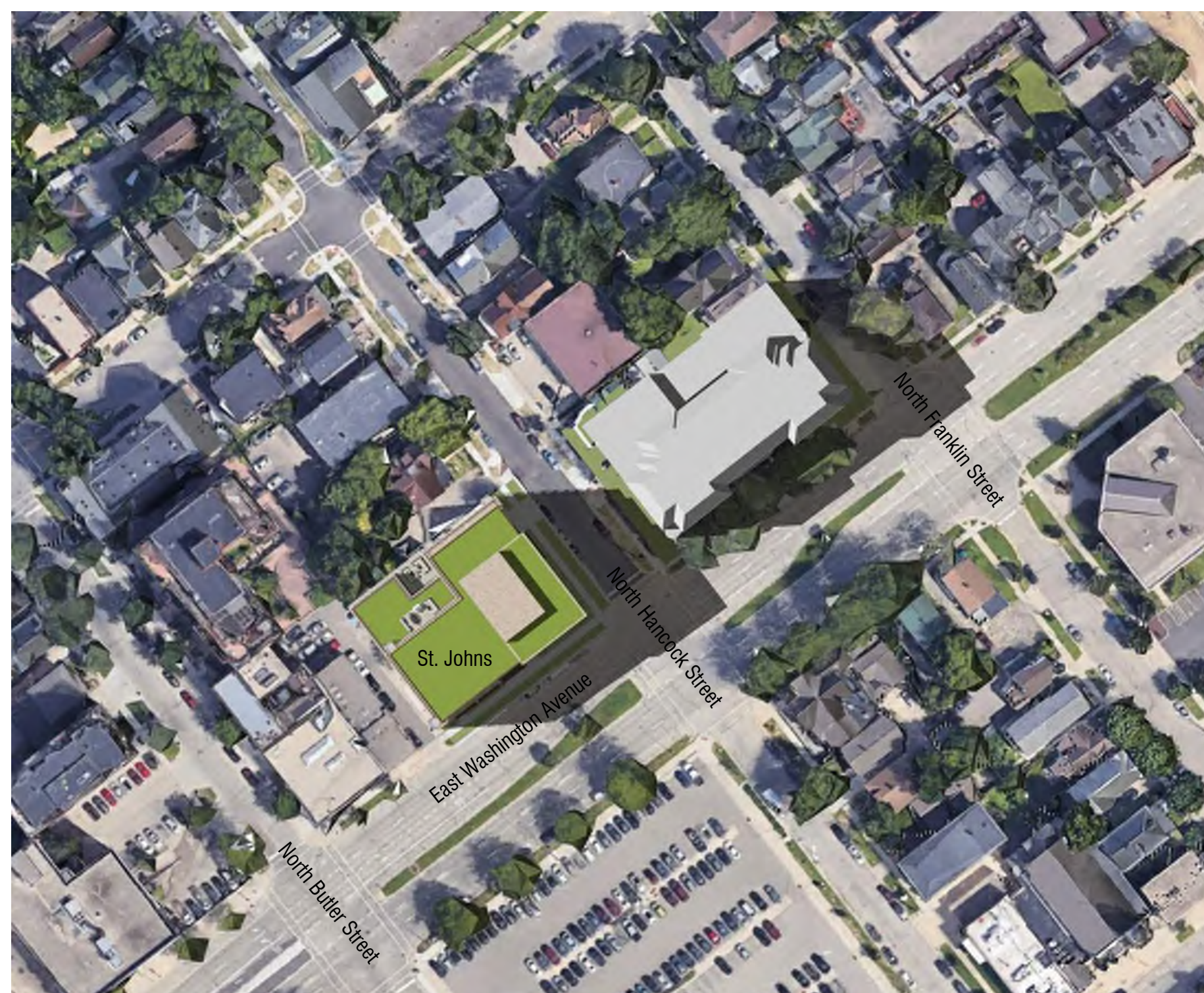
Summer Noon



Spring & Fall Noon



Winter Noon



Summer 3pm



Spring & Fall 3pm



Winter 3pm

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SHADOW STUDY

A271

EXTERIOR LIGHTING

St. John's Lutheran Church 332 East Washington Avenue Madison, WI

September 26, 2022



100 Sunbridge Ln,
Buffalo Grove (Chicago), IL 60089.
Ph1: +1 312 994 2374,
mail@lightingergonomics.com

INDEX	LIGHTING LEGEND				
<p>LD100: COVER SHEET LIGHTING LD101: LOWER LEVEL LIGHTING PLAN LD102: FIRST FLOOR LIGHTING PLAN LD103: SECOND FLOOR LIGHTING PLAN LD104: TENTH FLOOR LIGHTING PLAN LD105: LIGHTING BUILDING FACADE LD106: LIGHTING SCHEDULES</p>	<p>LUMINAIRE TYPE</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>L</td> <td>LUMINAIRE</td> </tr> </tbody> </table> <p>RECESSED LINEAR LED PROFILE MOUNTING LOCATION: CEILING</p> <p>SUSPENDED LINEAR LED PROFILE MOUNTING LOCATION: CEILING</p> <p>SURFACE MOUNTED LINEAR LED PROFILE MOUNTING LOCATION: ARCHITECTURAL SOFFIT OR COVE UNDER CABINET</p> <p>WALL SURFACE MOUNTING LOCATION: WALL</p> <p>WALL RECESSED MOUNTING LOCATION: WALL</p> <p>PENDANT/SUSPENDED LUMINANCE MOUNTING LOCATION: CEILING</p> <p>SURFACE MOUNTED DOWNLIGHT MOUNTING LOCATION: CEILING</p> <p>RECESSED DOWNLIGHT LUMINAIRE MOUNTING LOCATION: CEILING</p> <p>TRACK MOUNTING LOCATION: AS NOTED</p> <p>TRACK HEAD MOUNTING LOCATION: TRACK</p>	TYPE	DESCRIPTION	L	LUMINAIRE
TYPE	DESCRIPTION				
L	LUMINAIRE				
GENERAL NOTES					
<ol style="list-style-type: none"> ALL THE SHEETS IN THIS DESIGN DEVELOPMENT MANUAL, UNLESS OTHERWISE MENTIONED, TO BE PLOTTED TO 30" X 42" SHEET REFER TO LIGHTING LEGEND ON THE SIDE FOR THE FIXTURE SYMBOL & ABBREVIATION INFORMATION. REFER TO SHEET LD106 FOR LUMINAIRE SCHEDULE ALL DIMENSIONS ARE IN INCHES & FOOT UNLESS OTHERWISE SPECIFIED. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DO NOT SCALE THE DRAWING. ALL THE REFERENCED HEIGHTS ARE FROM FINISHED FLOOR TO THE BOTTOM OF THE LUMINAIRE, UNLESS OTHERWISE NOTED. FOR ALL THE LINEAR LUMINAIRES, EXACT LENGTH TO BE DERIVED FROM THE ARCHITECTURAL CONDITIONS WITHIN WHICH THEY ARE INSTALLED. PROVISIONS FOR THE REMOTE DRIVER SHALL BE MADE IN THE NEAREST ACCESSIBLE LOCATION FOR EASY MAINTENANCE. DISTANCE OF THE DRIVER FROM THE LUMINAIRE SHALL BE MAINTAINED AS PER MANUFACTURER'S RECOMMENDATIONS RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED. ALL MANUFACTURERS CONTAINED WITHIN THIS MANUAL ARE PRESENTED TO DEFINE DESIGN DIRECTION AND PERFORMANCE. ALL FINAL SELECTIONS OF MANUFACTURERS SHALL BE AS SPECIFIED OR EQUAL. 					
OTHER SYMBOLS					
<p>◇ NOTE DESIGNATION</p> <p>1 CONTROL NOTE</p>					



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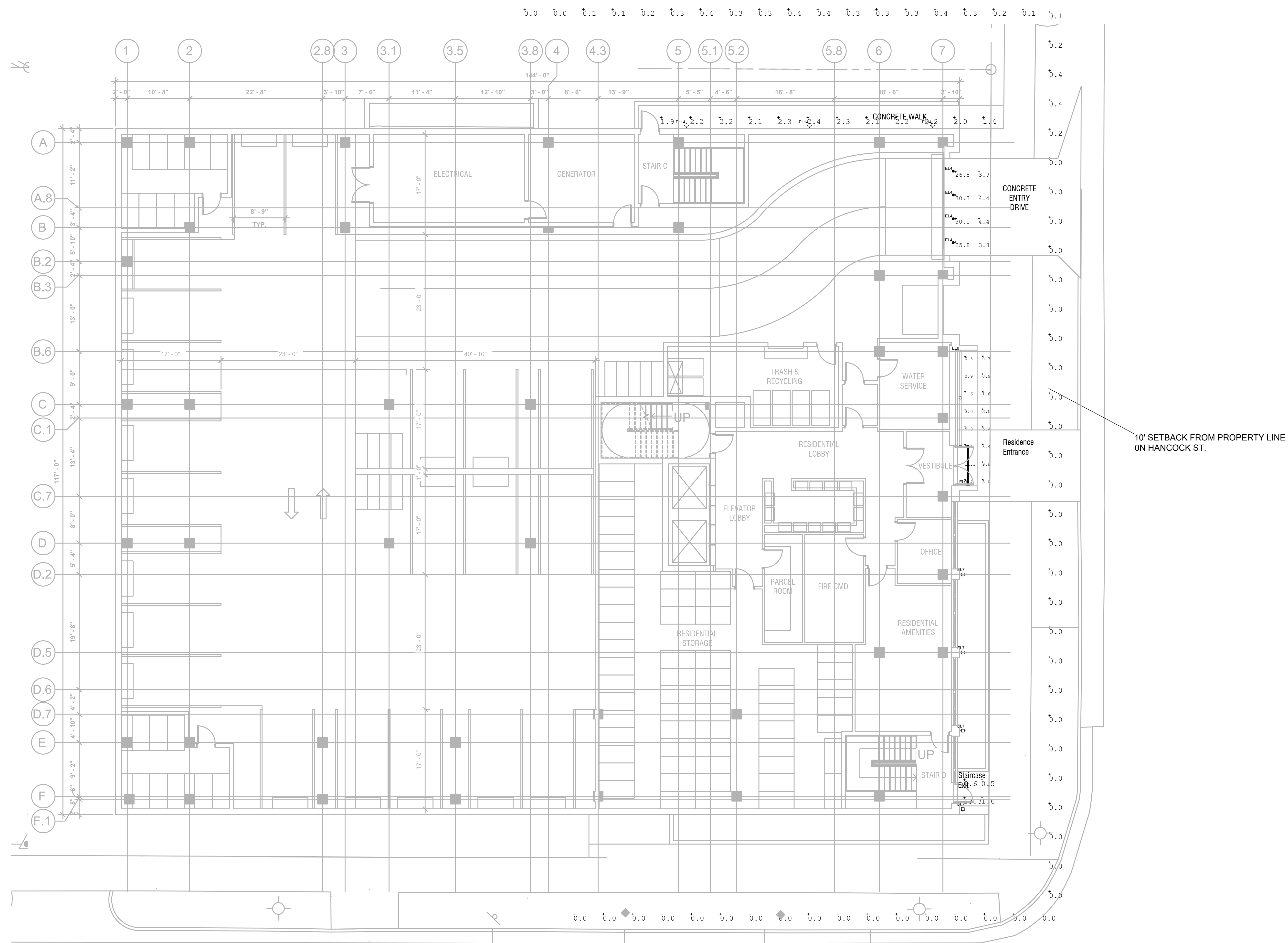
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Madison, WI

2021.09.00

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COVER SHEET

LD100



10' SETBACK FROM PROPERTY LINE ON HANCOCK ST.

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Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	LF ENTRANCE RES_Floor	4.99	11.30	0.50	9.98
2	LF CONCRETE WALK_Planar	2.11	2.40	1.40	1.51
3	LF STAIRCASE EXIT	4.00	13.30	0.50	8.00
4	LF ENTRY DRIVE_Planar	16.19	30.30	3.80	4.26
5	10' SETBACK REAR YARD	0.09	0.40	0.00	NA

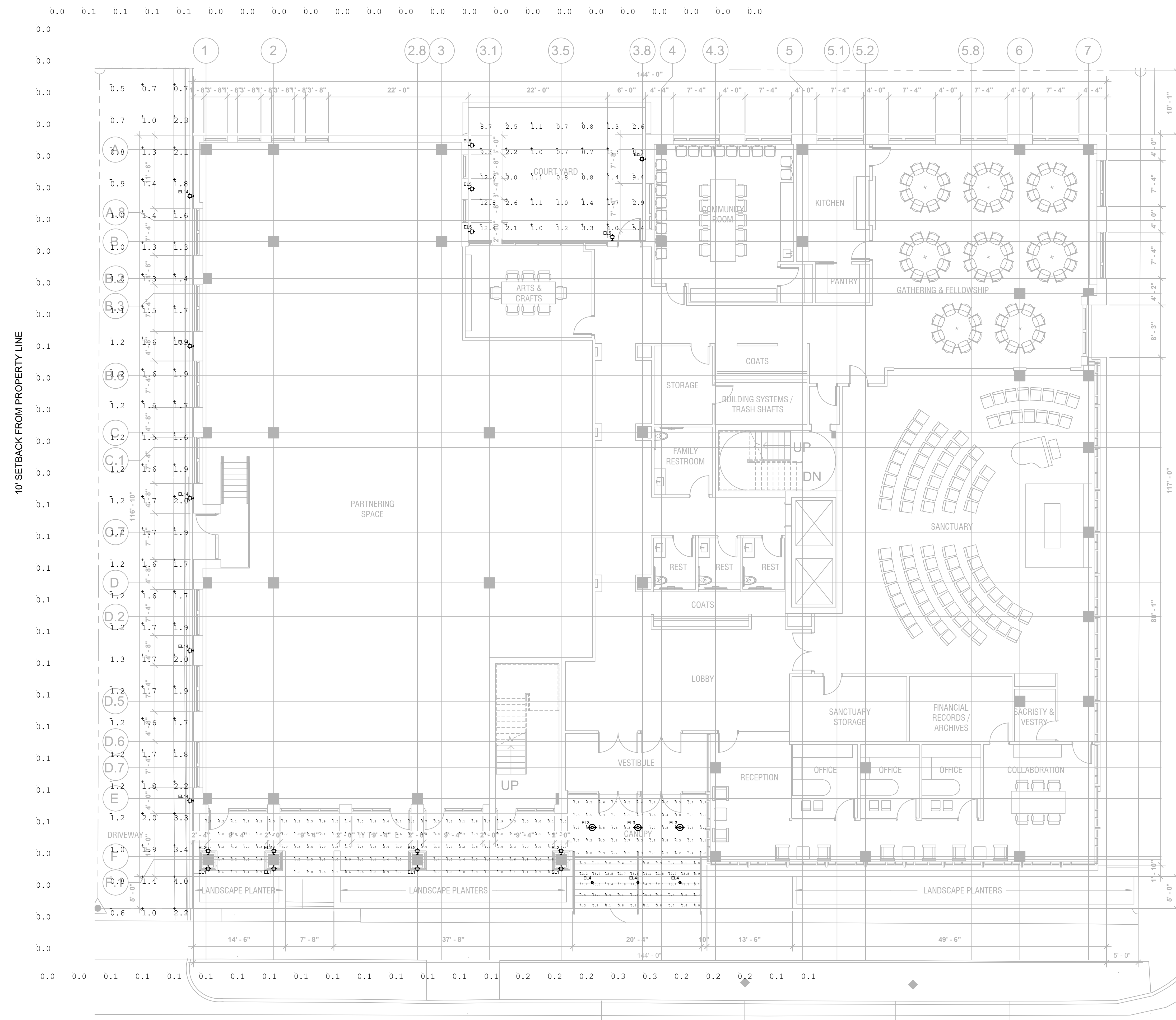
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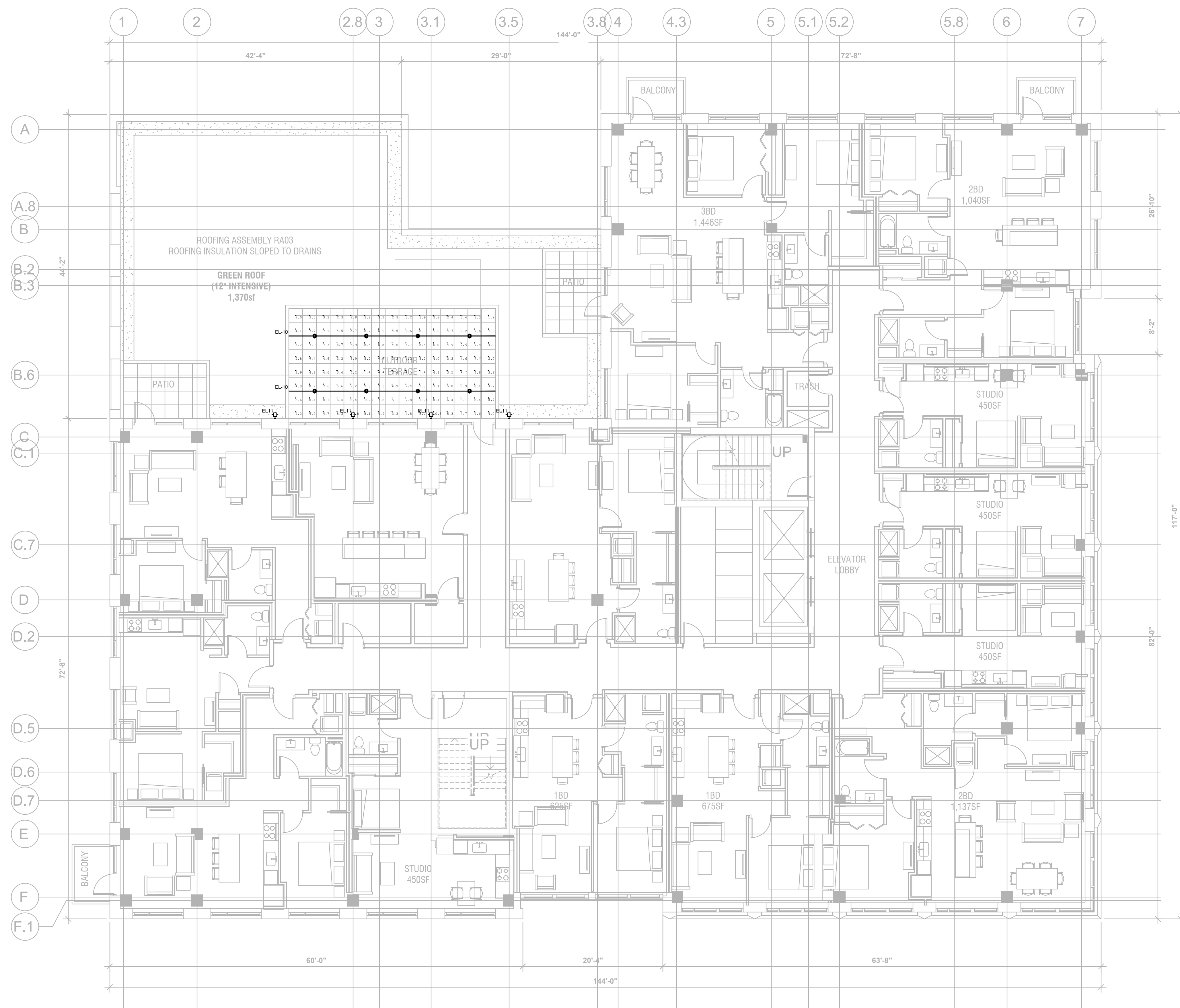
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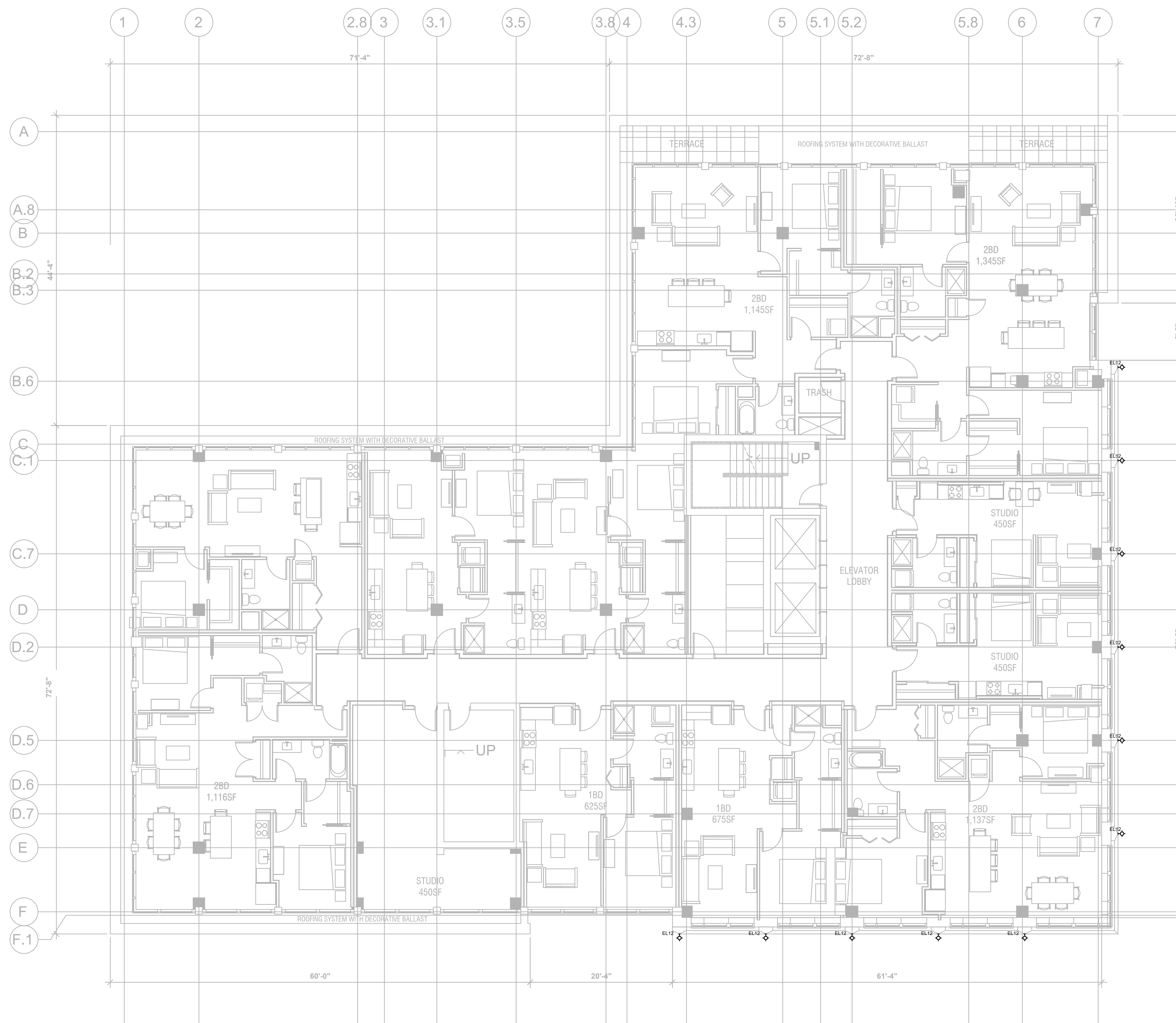
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Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	2F OUTDOOR TERRACE	5.54	10.80	1.90	2.92



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11/22/2022	URBAN DESIGN COMMISSION	

**TENTH FLOOR
LIGHTING PLAN**

LD104

01 TENTH FLOOR LIGHTING PLAN
LD101 1/8" = 1'-0"



Fixture type EL13
installed recessed in the wall under the concrete structure of each of the private terraces. Light distribution will be indirect with complete concealment of light source by the extent of the terrace.

Fixture type EL13
installed recessed in the wall under the concrete structure of each of the private terraces. Light distribution will be indirect with complete concealment of light source by the extent of the terrace.



Fixture type EL12
installed as a surface mounted downlight at the top edge of the tower to light the vertical face of architecture.

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Date	Issuance/Revisions	Symbol
11/22/2022	URBAN DESIGN COMMISSION	

**LIGHTING
BUILDING FACADE**

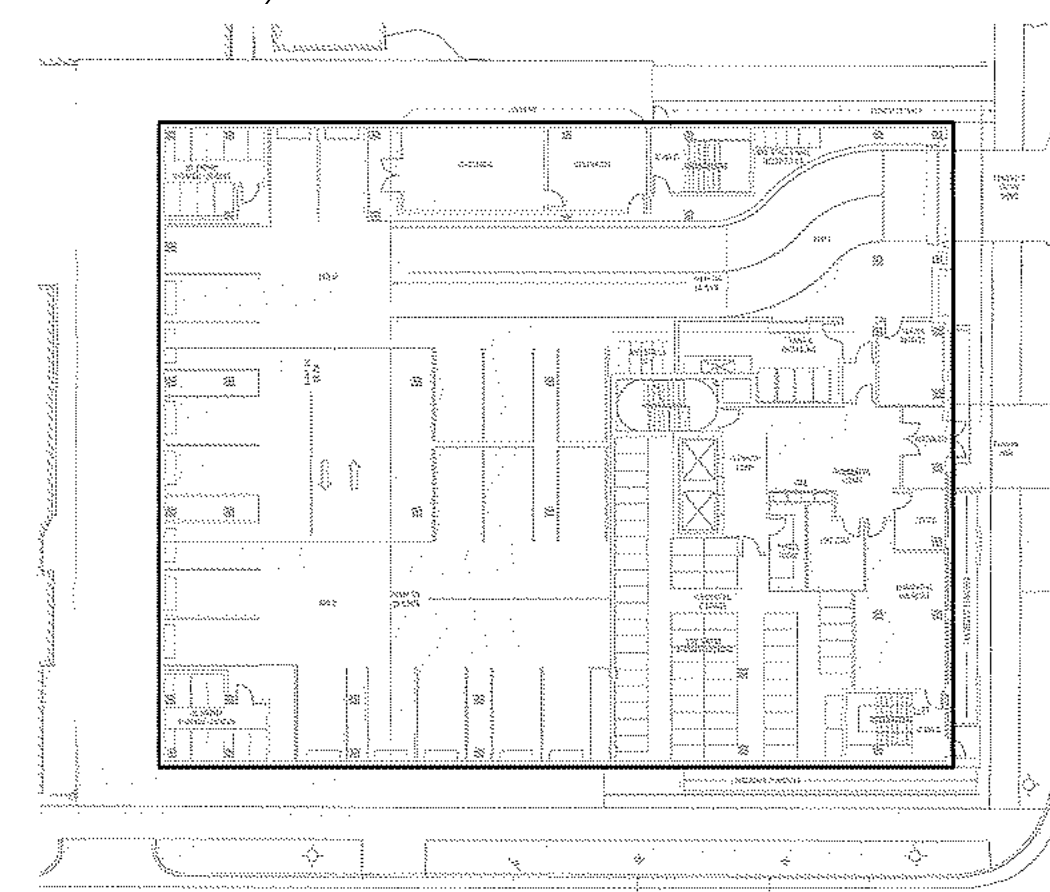
LD105

LUMINAIRE SCHEDULE

Luminaire Reference	Image	Where Fixtures are Proposed to be Used	Generic Luminaire Description: [Physical] [Mounting] [Profile/Shape] & [Function]	Reference Product	Wattage	Lumens
EL1		Partner Area Entrance Outward Columns	4-1/2"W x 11-3/8"H x 4-1/8"D Die-cast Aluminum with Tempered Glass Diffuser and Internal Power in Junction Box - Wall Mounted at 5' Above Entry Terrace Floor	Systemalux: COOL Series	24 Watts	950 Lumens
EL2		Partner Area Entrance Colonnade	4-1/2"W x 10-3/4"H x 2-1/2"D Die-cast Aluminum with Tempered Glass Diffuser and Power supply in Junction Box - Wall Mounted at 8' Above Entry Terrace Floor	Systemalux: POCKET Series	27.4 Watts	1886 Lumens
EL3		Church Entrance Above Doors	18"W x 36"H Aluminum Frame Surrounding a Stained Glass Pattern Mimicking the Church Window Stained Glass Colors and Geometric Pattern. Pendant Mount from Ceiling	VISA: Laterna Series	29 Watts	2500 Lumens
EL4		Church Entrance Above Stairway	4" Square Recessed Downlight with Black Trim Finish (Not Shown)	Systemalux: LOGO PRO SMALL Series	15 Watts	845 Lumens
EL5		Church Courtyard Walls	59-7/8"H x 4-18"W x 5"D Die-cast Aluminum and Extruded Marine Grade Aluminum Alloy with Matte Safety Glass Diffuser on Both Light Emitting Sides Wall Mounted at 30" AFG to Bottom of Fixture	BEGA: LED Wall Luminaire Series 44438	36 Watts	2123 Lumens
EL6	Not Used					
EL7		Church Courtyard Walkway	6-3/4"W x 6-1/4"H x 6-1/8"D Die-cast Aluminum with Tempered Glass Diffuser and Internal Power supply in Junction Box - Wall Mounted Above Garage Door at 7' AFG	Systemalux: LOFT Series with 13 Degree Beam Angle	21.5 Watts	1485 Lumens
EL8		Exterior Resident Entrance Textured Wooden Signage Accent	4.88"W x 6"D x 4' L Extruded Aluminum Recessed Wet Location Grazing Uplight with 10 x 60 Degree Optics and Glare reducing Louver	Insight: Medley In grade (MIG) Series	9 Watts/Foot	1386 Lumens/Foot
EL9		Resident Entrance Canopy	1-1/2"W x 3-3/4"H Extruded Aluminum Channel with Cold Rolled Sheet Steel Bracket Recessed Continuous Line of Light with 35 Degree Optics	Lumenwerx: VIA 1.5 Recessed Series	10.6 Watts/Foot	500 Lumens/Foot
EL10		Outdoor Terrace	6-15/16"H x 1" Diameter Marine Grade Aluminum Cylinder with Dynamic 10 - 60 Degree Zoom Optics	Bruck: Skyline Catenary Series	8 Watts	400 Lumens
EL11		Terrace Building Walls	15"H x 3-7/8"W x 5-1/4"D Cast Aluminum Body with Luminous Acrylic Upper Diffuser Wall Mounted at 6' AFF	VISA: OW2304 SCOPE Series	8 Watts	420 Lumens UP 420 Lumens DN
EL12		Exterior Rooftop Triangular Panel Accent	2.5" Diameter x 8.13"H Extruded Aluminum Wet Location Spotlight with Very Narrow Optics Mounted at Building Roof Parapet Wall	EcoSense: Rise Series F080 Single	11.5 Watts	744 Lumens
EL13		Individual Residential Unit Balcony Uplighting	14-3/8"W x 2"H x 2-7/8"D Die Cast Aluminum Housing for Indirect Ceiling Accent Light Wall Mounted at Above Door and Centered on Balcony	VISA: ESCAPE-OUTDOOR Series	9 Watts	450 Lumens
EL14		Exterior Path and Right of Way Alley	12-1/8"W x 5-11/32"H x 7"D Die Cast Aluminum Housing for Direct Downlight (Full Cut-Off) Wall Mounted at 10' AFG	Gardco: Wall Mount Trapezoidal Wedge Mini Sconce Series	19.5 Watts	1421 Lumens

CONNECTED LIGHTING LOAD FOR ILLUMINATING BUILDINGS AND STRUCTURE

GROUND LEVEL FLOOR PLAN WITH DARK LINE INDICATING LINEAR FOOTAGE OF BUILDING PERIMETER - 532 FT



LPD Calculations for the Building Facade Lighting

Luminaire Type	Location used on the project	Wattage	Quantity	Total Wattage
EL1	Partner Entrance Terrace Facing Outward	24 Watts	4	96 Watts
EL2	Partner Entrance Terrace Facing Inward	27.4 Watts	4	109.6 Watts
EL3	Building Entrance Doors	29 Watts	3	87 Watts
EL4	Building Entrance Stairway and Entry Drive	15 Watts	7	105 Watts
EL5	Church Court Yard Walls	30.4 Watts	5	152 Watts
EL6	Removed from Project			
EL7	Building West Wall Accent	21.5 Watts	4	86 Watts
EL8	Resident Entrance Uplighting for Signage	9 Watts/Foot	16 Feet	144 Watts
EL9	Recessed in Resident Entrance Canopy	10.6 Watts/Foot	12 Feet	127.2 Watts
EL10	Resident Terrace Seating Area	8 Watts	8	64 Watts
EL11	Resident Terrace Area Wall Lighting	8 Watts	4	32 Watts
EL12	Facade Panel Warm Downlight Accent at Rooftop	11.5 Watts	11	126.5 Watts
EL13	Uplight Emphasis on Ceilings of Residence Balconies (Not Shown on Plans)	9 Watts	39	351 Watts
EL14	North and West Wall Mounted Area Lighting	19.5 Watts	8	156 Watts
Project Total				1552.3 Watts

LIGHTING CONTROLS - DESIGN INTENT NARRATIVE

GENERAL DESCRIPTION:

PROVIDE CONTROLS AS REQUIRED BY LOCAL CODE.

PROVIDE PROGRAMMABLE LIGHTING MANAGEMENT SYSTEM (PLMS) FOR ALL THE SPACES IN THE SCOPE. THIS SYSTEM WILL BE CAPABLE OF AUTOMATED FUNCTIONS SUCH AS TIME OF THE DAY SCHEDULING, PHOTOCELL INPUTS AND OCCUPANCY SENSING. SYSTEM SHALL COMPRISE OF NETWORK AND DISTRIBUTED SYSTEM TO MINIMIZE THE 0-10 V CABLING AND FOR THE EASE OF INSTALLATION AND FUTURE MAINTENANCE. SYSTEM SHALL BE CAPABLE OF INTERFACING WITH THE BUILDING MANAGEMENT SYSTEM (BMS) IF REQUESTED BY THE OWNER.

PROVIDE SCENE-CONTROL SWITCHES AT LOCATIONS ACCESSIBLE TO STAFF ONLY FOR THE CONTROL OF LIGHTING IN COMMON AREAS.

PROVIDE VACANCY AND DAYLIGHT SENSOR-CONTROLLED LIGHTING TO MEET CODE REQUIREMENTS WHERE APPLICABLE.

PROVIDE EMERGENCY LIGHTING CIRCUITS TO SELECT FIXTURES TO MEET EGRESS LIGHTING CODE REQUIREMENTS. LIGHT FIXTURES SYMBOLS WITH SOLID FILL ARE THE SUGGESTED FIXTURES THAT COULD BE CIRCUITED WITH EMERGENCY POWER.

GENERAL SEQUENCE OF OPERATION:

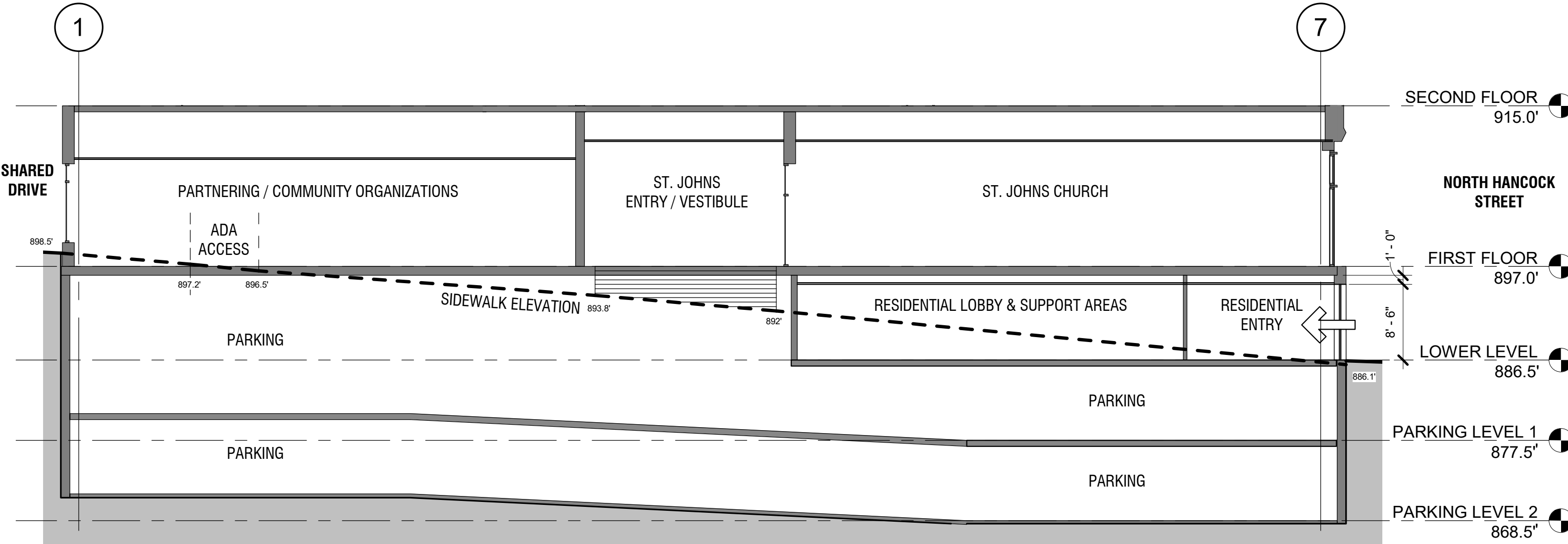
Exterior Façade	<ul style="list-style-type: none"> Astronomical time-clock function as part of central controller/processor Photocell Key-pad wall station located in a location accessible to staff but out of sight of the Guests/Residents 	<ul style="list-style-type: none"> Photocell control will allow for automatic operation of nocturnal emphasis lighting while the time-clock function will extinguish exterior lighting per city ordinance restrictions
Exterior Site & Landscape	<ul style="list-style-type: none"> Astronomical time-clock function as part of central controller/processor Photocell Key-pad wall station located in a location accessible to staff but out of sight of the Guests/Residents 	<ul style="list-style-type: none"> Photocell control will allow for automatic operation of nocturnal emphasis lighting while the time-clock function will extinguish exterior lighting per city ordinance restrictions

St. Johns Lutheran Church

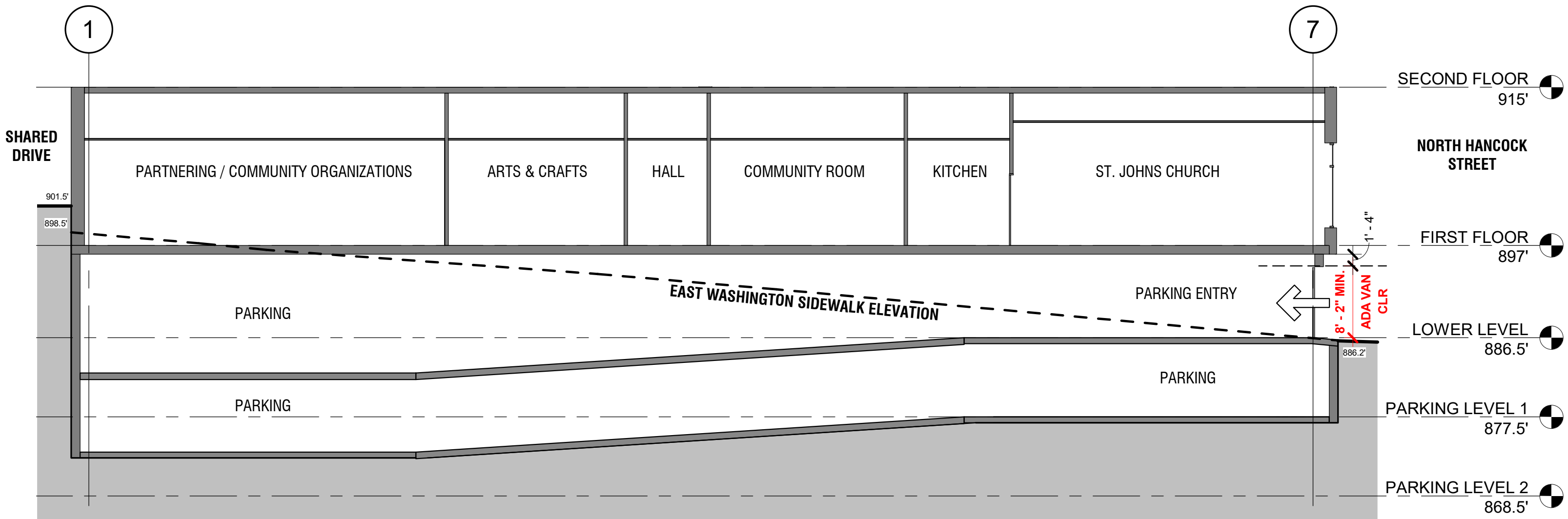
11/28/2022 Urban Design Commission - Supplement



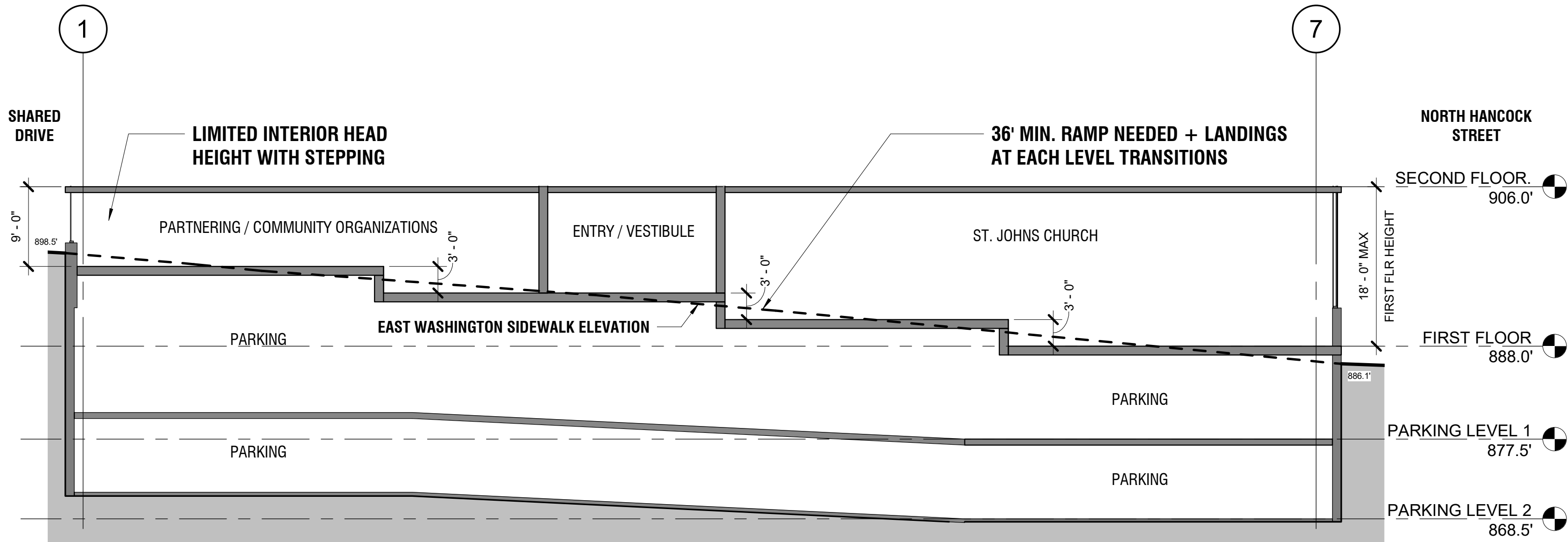
PROPOSED PLANS: SECTON AT RESIDENTIAL ENTRY



PROPOSED PLANS: SECTON AT PARKING ENTRY



ALTERNATE A: STEPPED FIRST FLOOR

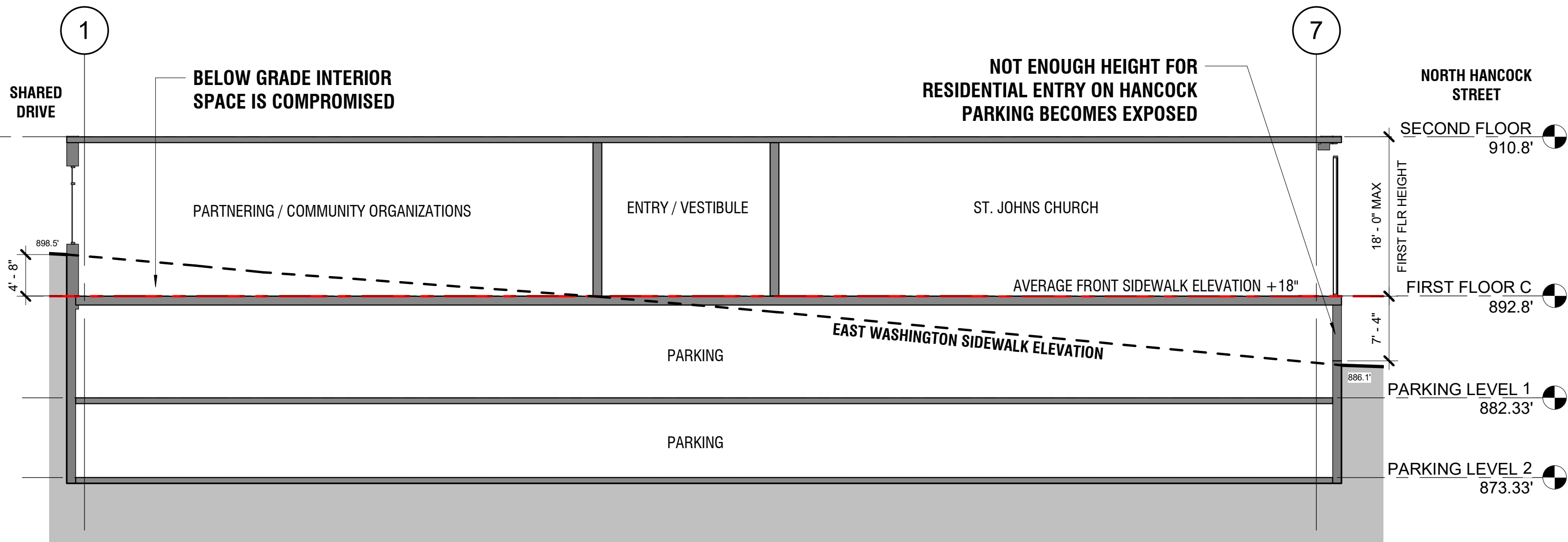


> MULTIPLE LEVELS REQUIRE INTERNAL RAMPING FOR ACCESSIBILITY AND EGRESS. FLOORS BECOME NONFUNCTIONAL AND RESTRICT FLEXIBILITY / ADAPTABILITY OF SPACE.

> LOSE THE ABILITY TO LOCATE THE RESIDENTIAL LOBBY ON HANCOCK STREET

STEPPED FIRST FLOOR DIAGRAM
 St. Johns Lutheran Church - 2021.09.00
 11/08/22

ALTERNATE B: LOWERED FIRST FLOOR



- > LOSE THE ABILITY TO LOCATE THE RESIDENTIAL LOBBY ON HANCOCK STREET
- > PARKING BECOMES EXPOSED ON HANCOCK STREET
- > PARTNERING / COMMUNITY ORGANIZATION SPACE IS BELOW GRADE ON SOUTHWESTERN SIDE OF THE BUILDING