



City of Madison Fire Department

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

Project Address: Minton Butler - 15 N. Butler St. & 302 E. Washington Ave.

Contact Name & Phone #: Kevin Burow 608-836-3690

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"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <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 13½-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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <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 type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" 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 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> 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"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> 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 3½-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 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <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 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.



BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

PROJECT NUMBER: 2406

GROSS AREAS	
LEVEL	GROSS AREA
P02	7954 SF
P01	7954 SF
CAPITOL FITNESS LL	5979 SF
LEVEL 01	2855 SF
LEVEL 1.5 MEZZ.	4948 SF
LEVEL 02	7011 SF
LEVEL 03	7011 SF
LEVEL 04	7011 SF
LEVEL 05	7198 SF
LEVEL 06	7198 SF
LEVEL 07	7198 SF
LEVEL 08	7198 SF
LEVEL 09	7198 SF
LEVEL 10	7198 SF
LEVEL 11	5914 SF
TOTAL AREA	99823 SF

NEW BIKE STALLS	
TYPE	QUANTITY
SITE BIKE STALL	20
ON SITE: 20	
F.M. BIKE STALL	2
EXISTING PL-A (89'-8"): 2	
F.M. BIKE STALL	49
W.M. BIKE STALL - ALT. HEIGHT	23
P01: 72	
F.M. BIKE STALL	12
P02: 12	
TOTAL PARKING COUNT: 106	

NEW VEHICLE STALLS	
TYPE	QUANTITY
ADA PARKING STALL	1
PARKING STALL	5
P01: 6	
PARKING STALL	10
P02: 10	
TOTAL PARKING COUNT: 16	

UNIT - TOTAL BY BEDROOM	
UNIT OCCUPANCY	QUANTITY
1 BED	37
2 BED	19
3 BED	1
STUDIO	19
TOTAL UNITS: 76	

SHEET INDEX

G 000 COVER SHEET

SURVEY & SITE

V001 SITE SURVEY

C101 SITE DEMOLITION PLAN
C200 GRADING & EROSION CONTROL PLAN
C300 UTILITY PLAN

CA101 ARCHITECTURAL SITE PLAN
CA102 SITE LIGHTING PLAN
CA103 FIRE DEPARTMENT ACCESS PLAN
CA104 LOT COVERAGE

L100 TREE PRESERVATION & REMOVAL PLAN
L200 SITE FURNISHINGS PLAN - STREETSCAPE
L201 SITE FURNISHINGS PLAN - PATIO
L300 PLANTING PLAN - STREETSCAPE
L301 PLANTING PLAN - PATIO
L400 PLANT SCHEDULE & LANDSCAPE POINTS WORKSHEET

ARCHITECTURAL INDEX

AC100.2 PARKING LEVEL 02 - OVERALL
AC100.1 PARKING LEVEL 01 - OVERALL
AC101 LEVEL 01 PLAN
AC101.5 LEVEL 1.5 PLAN
AC102 LEVEL 02 PLAN
AC103 LEVEL 03 PLAN
AC104 LEVEL 04 PLAN
AC105 LEVEL 05 PLAN
AC106 LEVEL 06 PLAN
AC107 LEVEL 07 PLAN
AC108 LEVEL 08 PLAN
AC109 LEVEL 09 PLAN
AC110 LEVEL 10 PLAN
AC111 LEVEL 11 PLAN
AC112 ROOF PLAN

AC201 EXTERIOR ELEVATIONS
AC202 EXTERIOR ELEVATIONS
AC203 EXTERIOR ELEVATIONS
AC204 EXTERIOR ELEVATIONS
AC205 EXTERIOR ELEVATIONS - COLOR
AC206 EXTERIOR ELEVATIONS - COLOR
AC207 EXTERIOR ELEVATIONS - COLOR
AC208 EXTERIOR ELEVATIONS - COLOR

AC301 BUILDING SECTION

AC900 MATERIAL BOARD
AC901 CONCEPT RENDERING
AC902 CONCEPT RENDERING
AC903 CONCEPT RENDERING
AC904 CONCEPT RENDERING
AC905 CONCEPT RENDERING
AC906 CONCEPT RENDERING

Table with 3 columns: No., Date, Description. Revisions section.

Table with 2 columns: Graphic Scale, WYSER NUMBER, Set Type, Date Issued, Sheet Number.

LEGEND

Legend symbols and descriptions for monument types, utility lines, easements, and other survey features.

GENERAL NOTES

- 1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 29TH AND MAY 3RD, 2023.
2. NORTH REFERENCE FOR THIS ALTA/NSPS LAND TITLE SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH, THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUTLER STREET THAT BEARS N 43° 42' 49" W.

LEGAL DESCRIPTION AS FURNISHED

PER FIRST AMERICAN TITLE LLC, TITLE COMMITMENT, FILE NO. NCS-1219078-MAD DATED: MAY 14, 2024 AT 7:30 A.M.
PARCEL A: LOTS EIGHT (8), NINE (9), AND TEN (10), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION AS SURVEYED

A PARCEL OF LAND, BEING ALL OF LOTS 1, 8, 9, 10 AND A PART OF LOT 7, BLOCK 112, ORIGINAL PRICHETTE PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE TRUE CORNER LOCATION OF THE SOUTHWEST CORNER OF AFORESAID SECTION 13, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 507.33 FEET TO THE MEANDER CORNER FOR AFORESAID SOUTHWEST CORNER OF SAID SECTION 13, THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 242.67 FEET; THENCE NORTH 01 DEGREE 06 MINUTES 31 SECONDS EAST, 840.09 FEET TO A POINT ON THE NORTHEASTLY RIGHT-OF-WAY OF NORTH BUTLER STREET, ALSO BEING THE SOUTHERNMOST POINT OF AFORESAID LOT 8 AND THE POINT OF BEGINNING;

NOTES REGARDING ALTA TABLE A REQUIREMENTS

- ITEM 3: ALL OF THE SUBJECT PARCELS SURVEYED FALL WITHIN "ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANGE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 409 OF 850, MAP NUMBER 502504090, MAP REVISED DATE OF JANUARY 02, 2009.
ITEM 6: 117 REGULAR PARKING STALLS, 4 OVERFLOW PARKING STALLS, & 1 HANDICAP PARKING STALL (122 TOTAL PARKING STALLS).
ITEM 16: NO EVIDENCE OF CURRENT EARTHWORK OR CONSTRUCTION WAS OBSERVED ONSITE AT THE TIME THIS SURVEY WAS CONDUCTED.

SURVEYORS CERTIFICATE

TO: BUTLER PLAZA LLC ARCADIA LLC BANK OF SUN PRAIRIE PARK BANK MARK A. EISENBERG AND KATHLEEN L. EISENBERG LIVING TRUST, DATED SEPTEMBER 20, 2016, OR THEIR SUCCESSORS IN TRUST. STEPHEN J. EISENBERG AND PAMELA K. EISENBERG LIVING TRUST, DATED JANUARY 08, 2019, OR THEIR SUCCESSORS IN TRUST. FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 8, 9, 11(A), 13, 16, 20(A), 20(B), AND 20(C) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 29TH AND MAY 3RD, 2024.

DATE OF PLAT OR MAP: MAY 2024. IN ACCORDANCE WITH SECTION 3.8 OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULFILL WISCONSIN ADMINISTRATIVE CODE, A-E 7 - MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN. ITEM A-E 7.05 (b)

ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223 WISCONSIN PROFESSIONAL LAND SURVEYOR

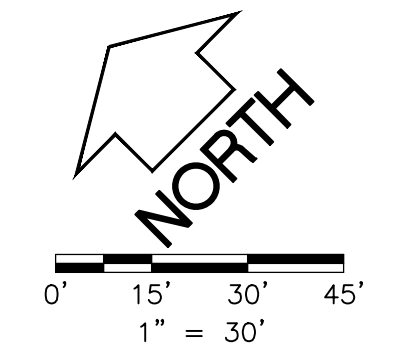
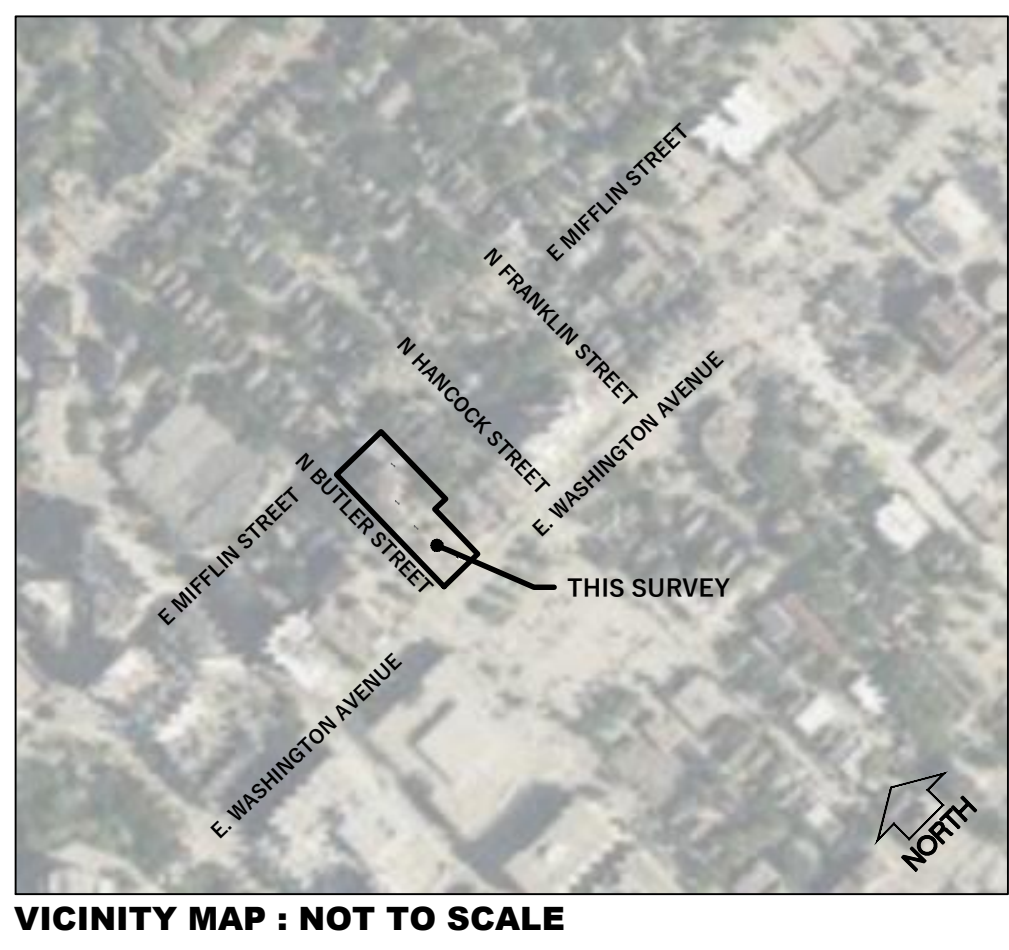
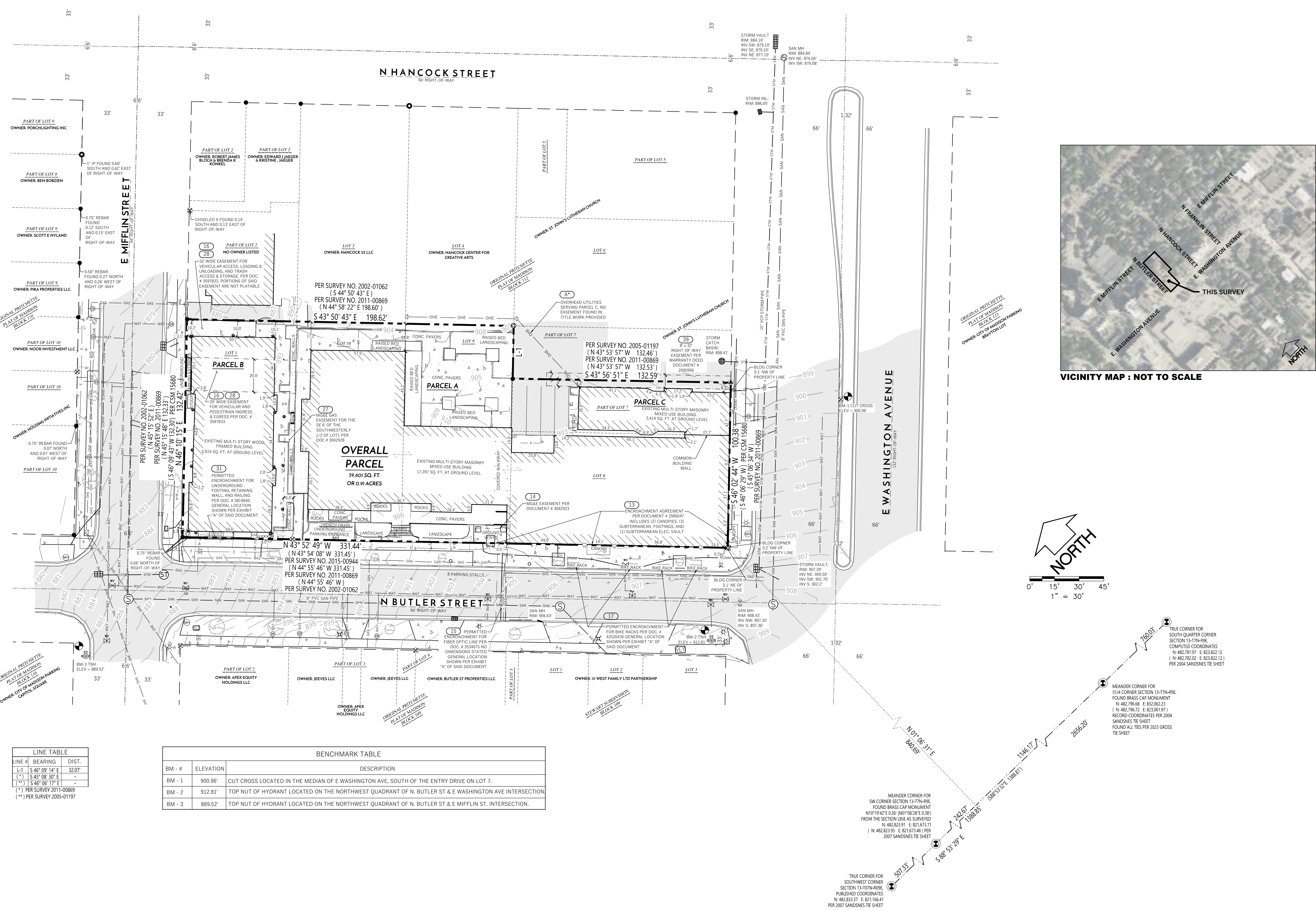
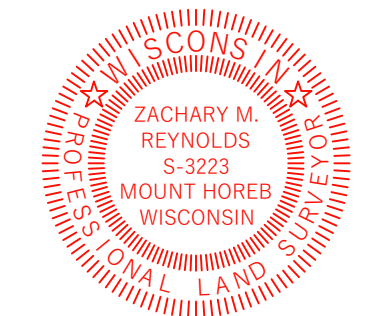


Table with 2 columns: LINE TABLE and BENCHMARK TABLE. Includes bearings, distances, and elevations for various points.

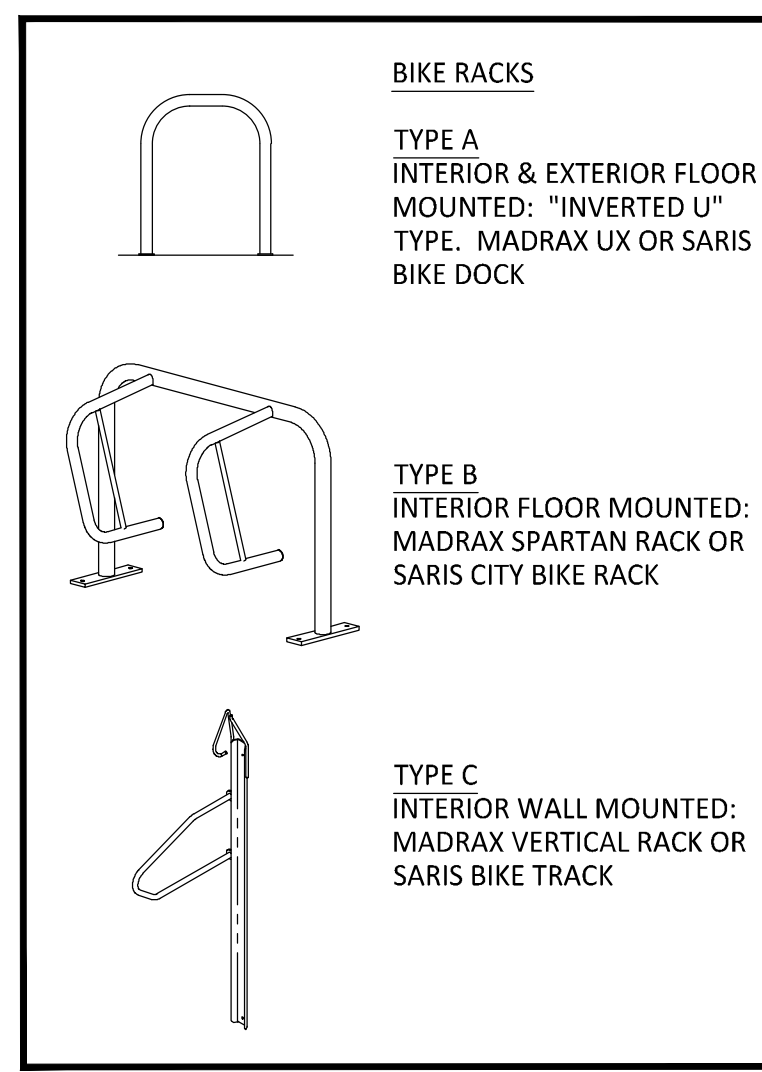
NOTES REGARDING SCHEDULE B - PART II

PER FIRST AMERICAN TITLE LLC, TITLE COMMITMENT, FILE NO. NCS-1219078-MAD DATED: MAY 14, 2024 AT 7:30 A.M.

- 1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
2. EASEMENTS, CLAIMS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

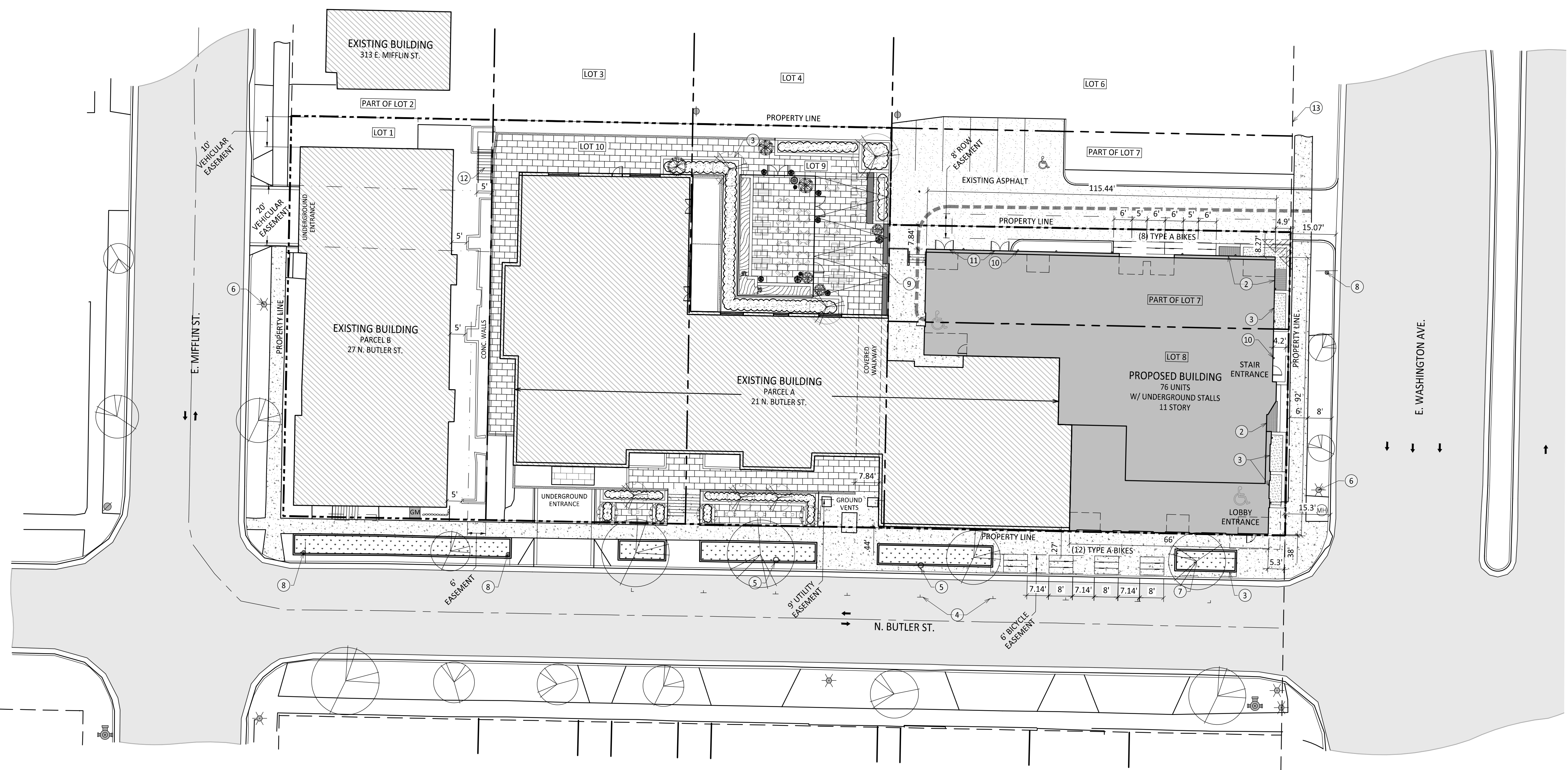
- 18. NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT: DATED: JANUARY 10, 2008 PARTIES: CC VII OPERATING, LLC AND BUTLER PLAZA, LLC RECORDED: APRIL 23, 2008 INSTRUMENT NO.: 4422944 THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE, THEREFORE IS NOT SHOWN HEREON.
19. NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT: DATED: JULY 15, 2015 PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC RECORDED: AUGUST 04, 2015 INSTRUMENT NO.: 5173736 THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE, THEREFORE IS NOT SHOWN HEREON.

KEYED PLAN NOTES	
1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAX.
2	AREA WELL
3	RAISED CONCRETE PLANTERS (TYP.) - SEE SHEET L101
4	EXISTING STREET PARKING STALLS (TYP.)
5	EXISTING PARKING METER
6	EXISTING LIGHT POLE
7	EXISTING TREE/SHRUB (TYP.)
8	EXISTING SIGN
9	PLAZA IMPROVEMENT PLAN - SEE LANDSCAPE PLANS
10	BUILDING LIGHT FIXTURE (TYP.) - SEE SHEET CA102
11	TRANSFORMER ROOM ACCESS
12	STEEL EGRESS STAIR
13	RIGHT-OF-WAY

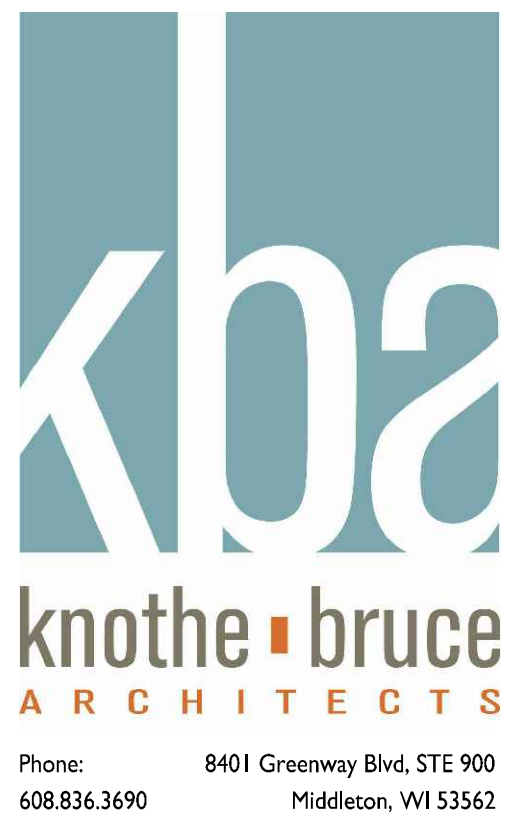
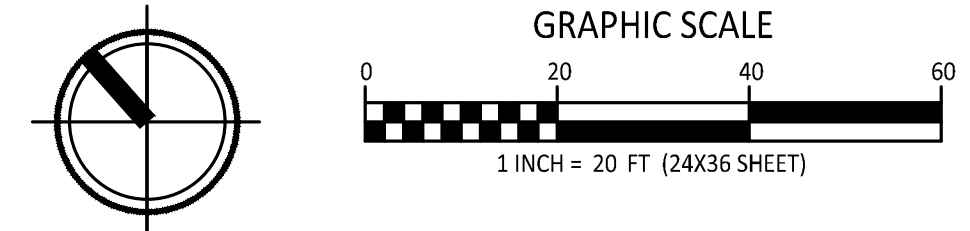


SITE DEVELOPMENT DATA:	
ZONING	PD - Planned Development
DENSITIES:	
LOT AREA	30,745 S.F. / 0.7 ACRES
DWELLING UNITS	76 UNITS
LOT AREA / D.U.	405 S.F. / D.U.
DENSITY	109 UNITS / ACRE
LOT COVERAGE	25,906 S.F. (84%)
BUILDING HEIGHT	11 STORIES / 132'-4"
COMMERCIAL AREA	9,082 S.F.
GROSS BUILDING AREA (INCL. GARAGES)	99,946 S.F.
DWELLING UNIT MIX:	
STUDIO	19
ONE BEDROOM	37
TWO BEDROOM	19
THREE BEDROOM	1
TOTAL	76 D.U.
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE - EXIST.	112 (INCL. 4 ADA)
UNDERGROUND GARAGE - NEW	16 (INCL. 1 ADA)
TOTAL	128 VEHICLE STALLS
	10% EV READY (13)
BICYCLE PARKING:	
GARAGE	86
SURFACE - COMMERCIAL/GUESTS	4
TOTAL	90 BICYCLE STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. 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: 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 (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) 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 IS REQUIRED. THE FENCING SHALL BE ERRECTED 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.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



1 ARCHITECTURAL SITE PLAN
CA101
1" = 20'-0"



ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. &
302 E. WASHINGTON
AVE. MADISON, WI.

SHEET TITLE
**ARCHITECTURAL
SITE PLAN**

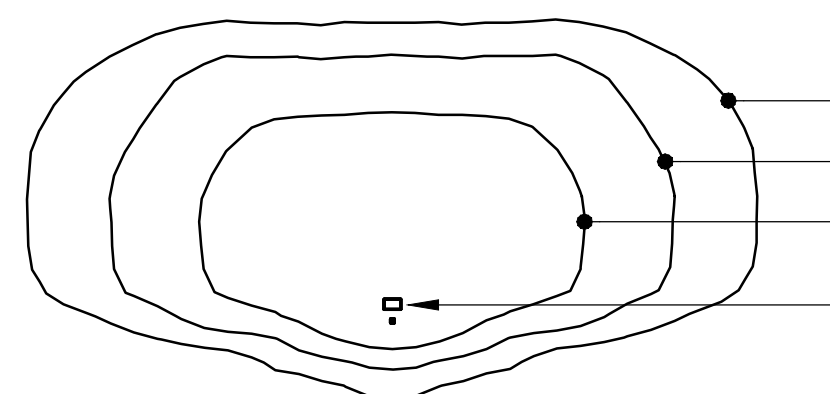
SHEET NUMBER

CA101

PROJECT NUMBER **2406**

© Knothe & Bruce Architects, LLC

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Main Entrance	+	1.0 fc	5.0 fc	0.2 fc	25.0:1	5.0:1
Egress Route	+	0.8 fc	6.2 fc	0.2 fc	31.0:1	4.0:1
Commons Roof Deck - Floor 11	+	1.8 fc	5.8 fc	0.2 fc	25.0:1	5.0:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION	
	ISOLUX CONTOUR = 0.25 FC
	ISOLUX CONTOUR = 0.5 FC
	ISOLUX CONTOUR = 1.0 FC
	LIGHT FIXTURE

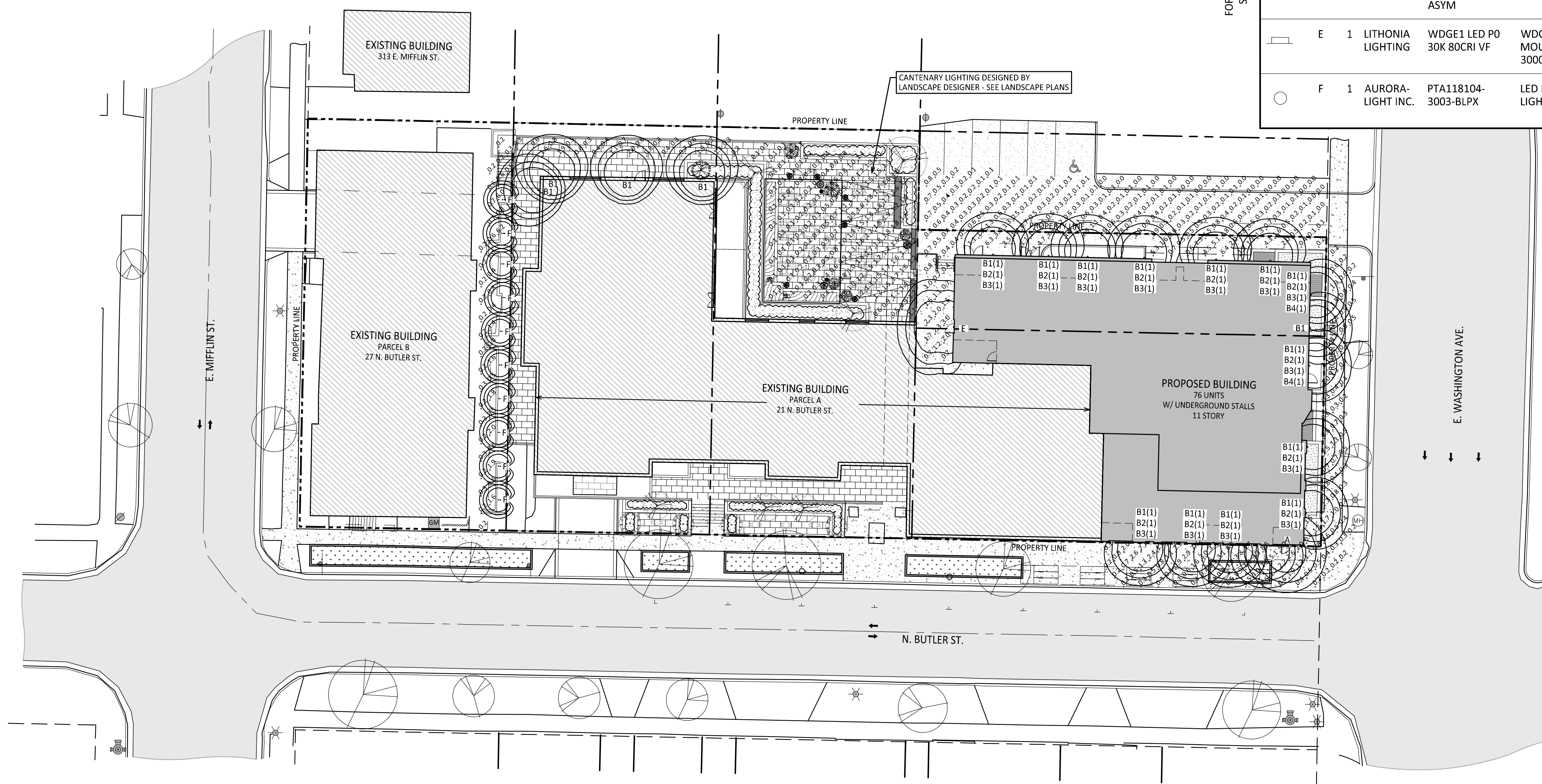
LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	2	LITHONIA LIGHTING	WF3 LED 30K	3" ULTRA-THIN WAFER DOWNLIGHT, 3000K, BLACK FINISH	WPX1_LED_P1_30K_MVOLT.ies	10'-0" ABOVE GRADE ON BUILDING
○	B1	18	GOTHAM	IC04UDWC 30K 10 AR LSS ASYM DOWN	4" WALL MOUNT DOWNLIGHT, 10W, ASYMMETRIC BEAM	IC04UDWC30_10 AR LSS ASYM - DOWN.ies	9'-0" ABOVE GRADE ON BUILDING
○	B2	13	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	55'-0" ABOVE GRADE ON BUILDING
○	B3	13	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	115'-0" ABOVE GRADE ON BUILDING
○	B4	2	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	125'-0" ABOVE GRADE ON BUILDING
○	C	3	GOTHAM	IC04UDWC 30K 5 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 5W, 10 DEGREE BEAM	IC04UDWC30_5 AR LSS 10D - DOWN.ies	9'-0" ABOVE FLOOR ON BUILDING
○	D	7	ZANEEN EXTERIOR	EYES 17 IP67 3000K CRI90 ASYM	EYES HANDRAIL LIGHT, 3000K	PHOTOMETRIC_L12 R0008.ies	3'-6" ABOVE FLOOR IN RAILING
□	E	1	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 WALL MOUNT LIGHT, 3000K 80CRI	WDGE1 LED P0 30K 80CRI VF.ies	10'-0" ABOVE GRADE ON BUILDING
○	F	1	AURORA-LIGHT INC.	PTA118104-3003-BLPX	LED LANDSCAPE LIGHT, 3000K, 12V	LPL1-30 (3000K).ies	3'-0" ABOVE GRADE IN PLANTER

FOR FIXTURES C AND D SEE SHEET CA102a

GENERAL NOTES

1. (#) INDICATES QUANTITY OF LIGHTS STACKED ON BUILDING FACADE - SEE ELEVATIONS FOR PLACEMENTS

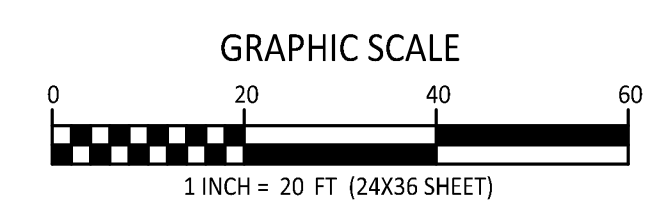
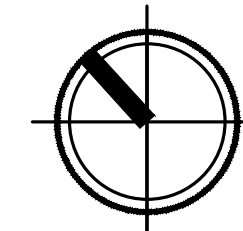
ISSUED
LUA & UDC Submittal - June 30, 2025



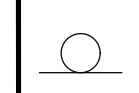
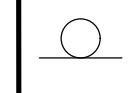
PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.
SHEET TITLE
SITE LIGHTING PLAN

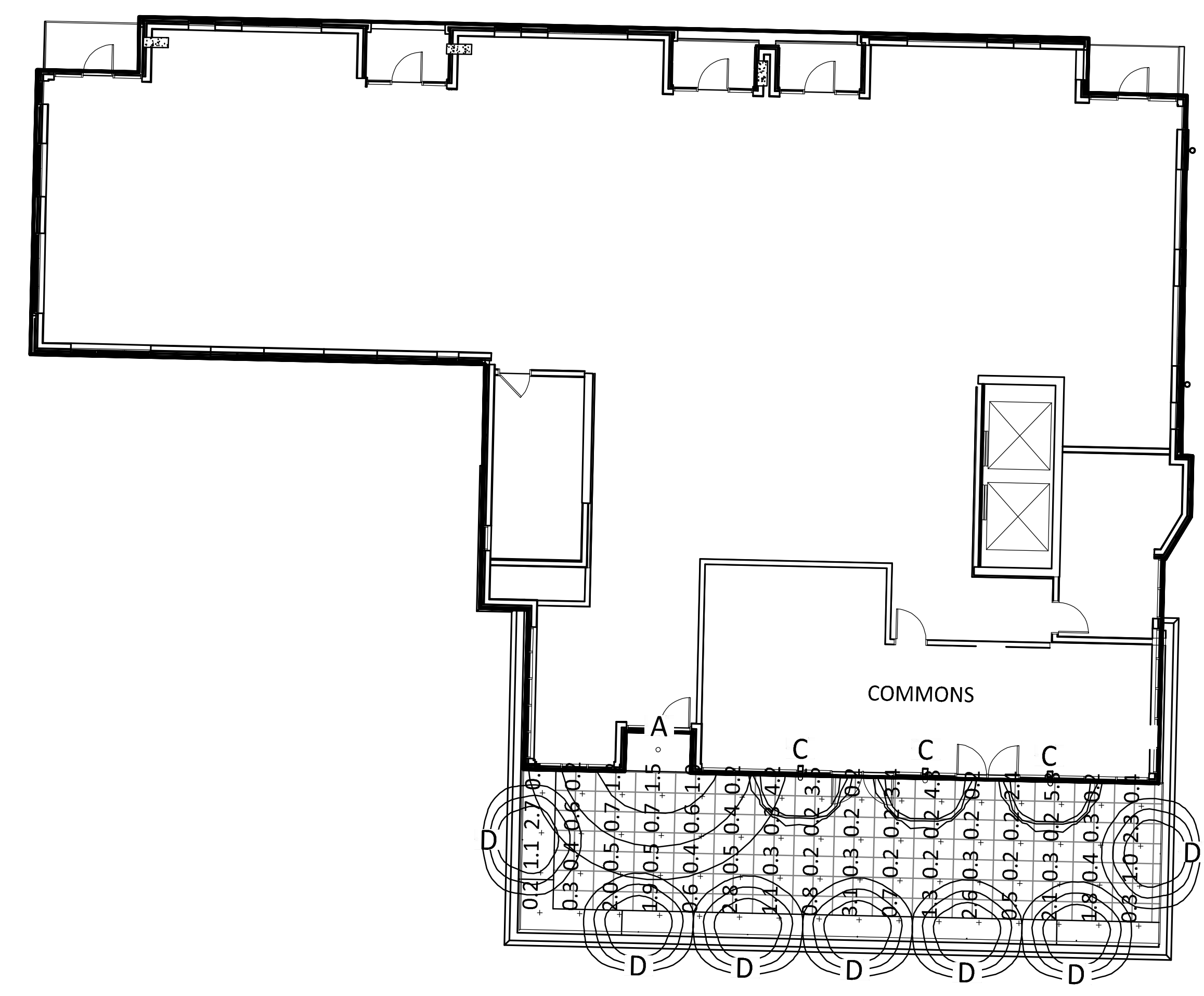
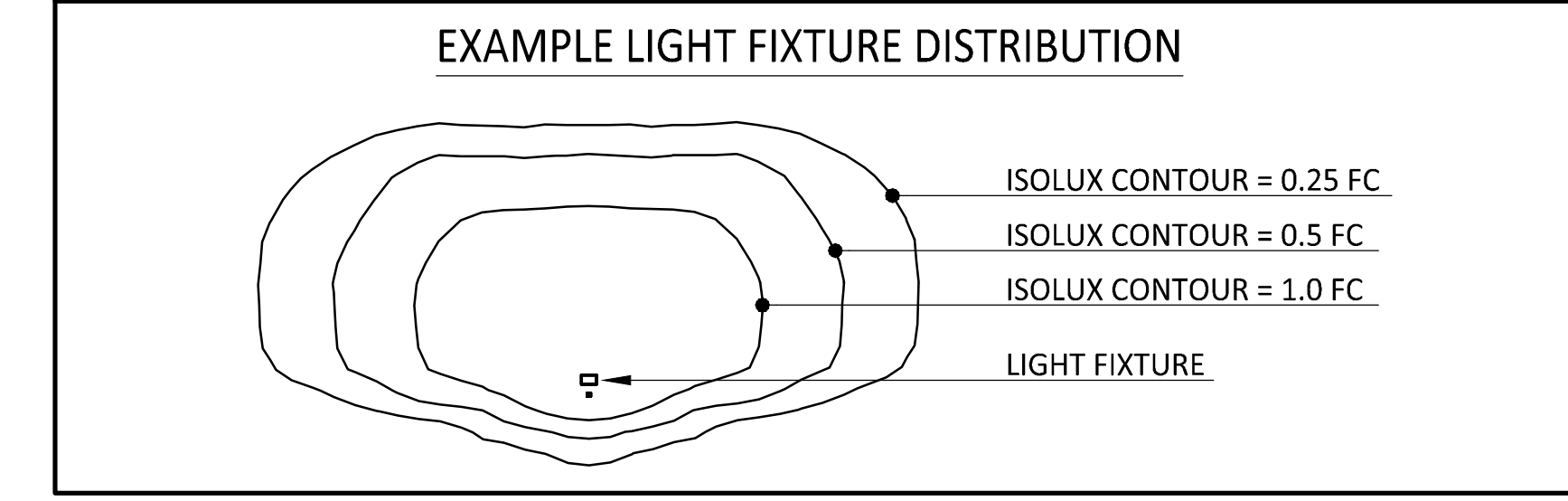
1 SITE LIGHTING PLAN
CA102 1" = 20'-0"



SHEET NUMBER
CA102
PROJECT NUMBER **2406**
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LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	C	3	GOTHAM	IC04UDWC 30K 5 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 5W, 10 DEGREE BEAM	IC04UDWC30_5 AR LSS 10D - DOWN.ies	9'-0" ABOVE FLOOR ON BUILDING
	D	7	ZANEEN EXTERIOR	EYES 17 IP67 3000K CRI90 ASYM	EYES HANDRAIL LIGHT, 3000K	PHOTOMETRIC_L12 R0008.ies	3'-6" ABOVE FLOOR IN RAILING

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Main Entrance	+	1.0 fc	5.0 fc	0.2 fc	25.0:1	5.0:1
Egress Route	+	0.8 fc	6.2 fc	0.2 fc	31.0:1	4.0:1
Commons Roof Deck - Floor 11	+	1.8 fc	5.8 fc	0.2 fc	25.0:1	5.0:1



ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. &
302 E. WASHINGTON
AVE. MADISON, WI.
SHEET TITLE
**ROOF DECK
LIGHTING PLAN**

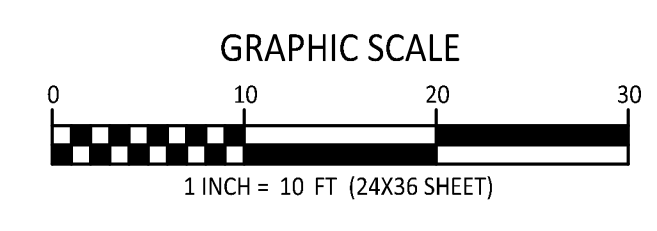
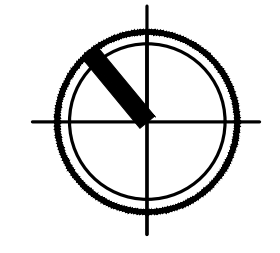
SHEET NUMBER




CA102a

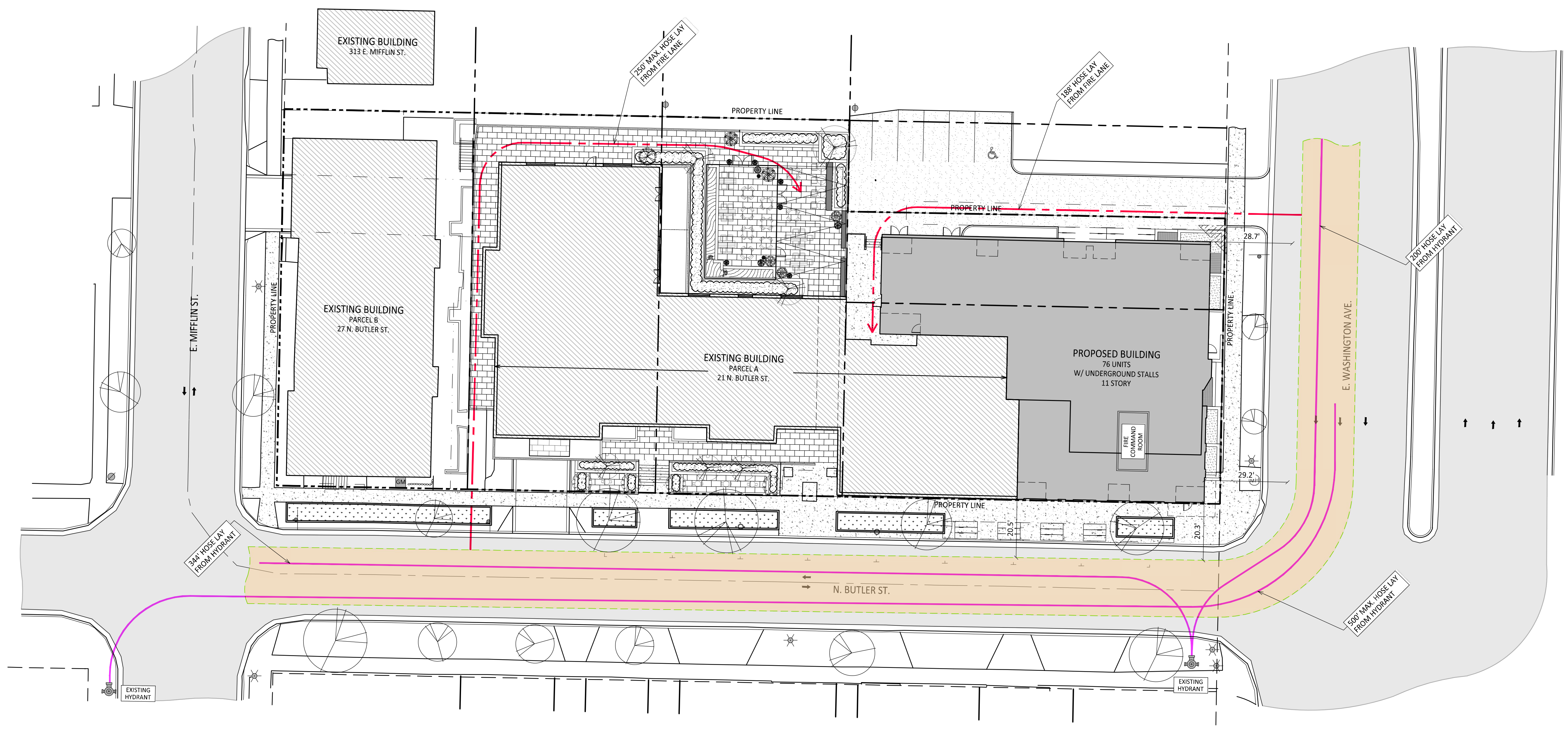
PROJECT NUMBER **2406**

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1 ROOF DECK LIGHTING
CA102a 1" = 10'-0"



FIRE ACCESS DATA	
BUILDING #1	422 LINEAR FEET
BUILDING PERIMETER	
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	
500' MAX. HOSE LAY FROM HYDRANT	



ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.
SHEET TITLE
FIRE DEPT. ACCESS PLAN

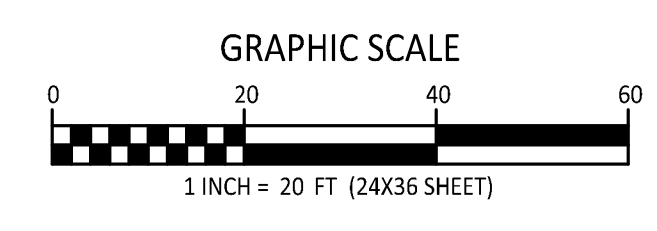
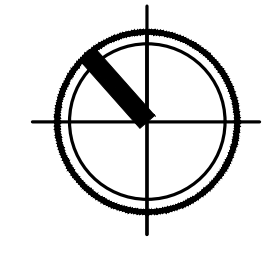
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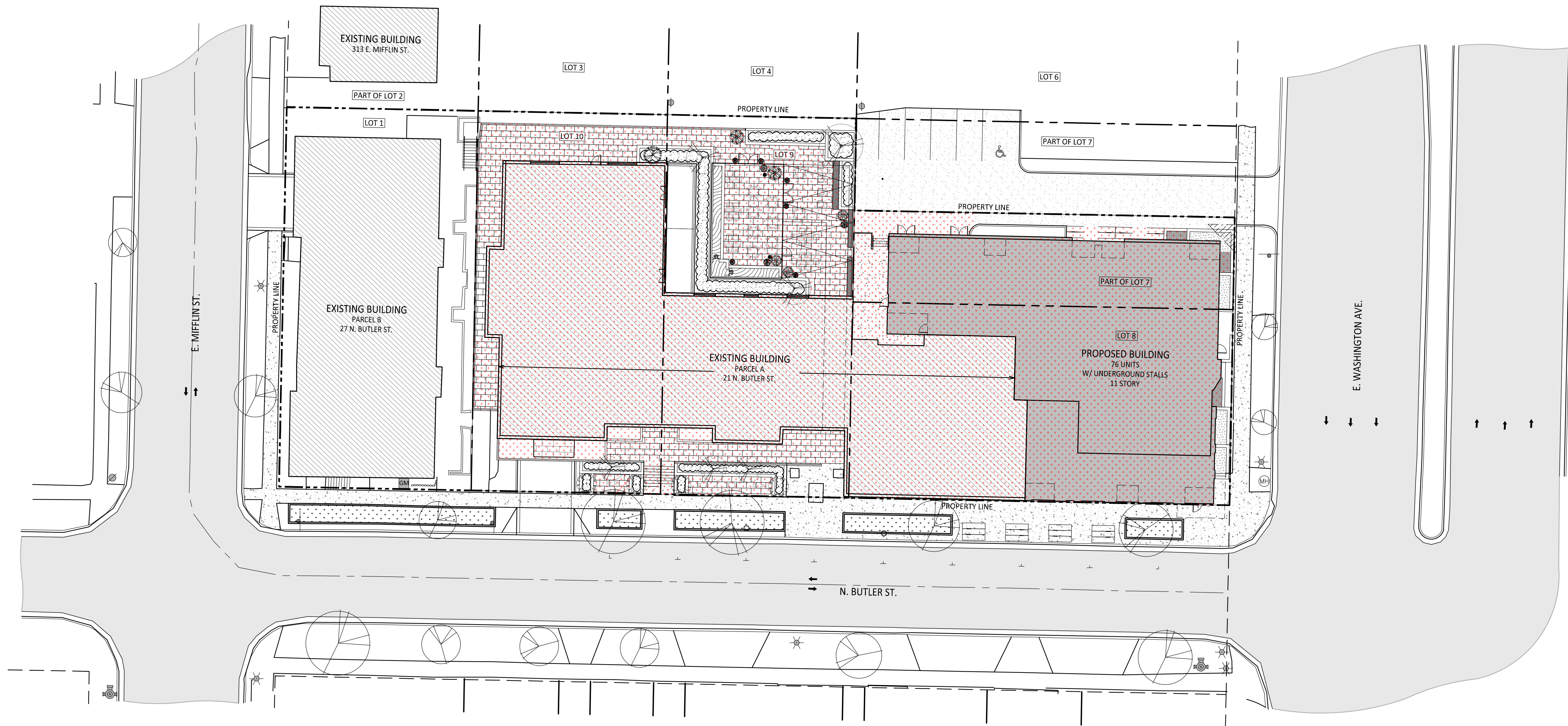
CA103

PROJECT NUMBER **2406**

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1 FIRE DEPARTMENT ACCESS PLAN
CA103 1" = 20'-0"





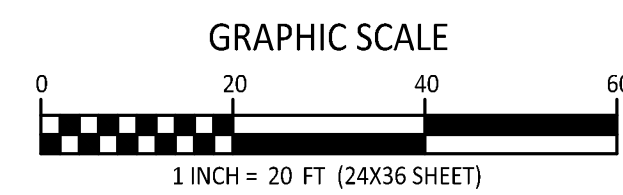
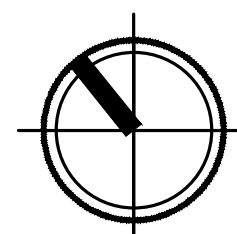
ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

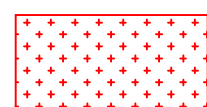
15 N. BUTLER ST. &
302 E. WASHINGTON
AVE. MADISON, WI.

SHEET TITLE
LOT COVERAGE

1 LOT COVERAGE
CA104 1" = 20'-0"



LOT COVERAGE	
ZONING	PD
MAXIMUM LOT COVERAGE	N/A
LOT AREA	30,745 S.F.
PROPOSED COVERAGE	25,906 S.F. / 84%



SHEET NUMBER

CA104

PROJECT NUMBER **2406**

NOTES

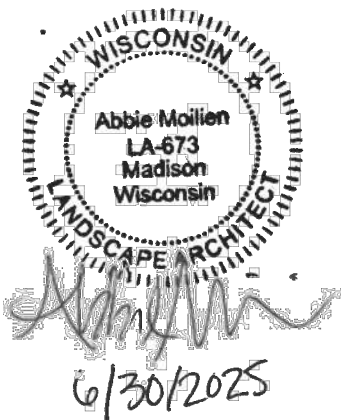
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING 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.
- THIS PROJECT PROPOSES THE REMOVAL OF TWO (2) TREES IN THE EAST WASHINGTON AVE TERRACE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT. 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.

EXISTING TREE INVENTORY

Number	Species	Caliper (in)	Disposition	Public
1	Green Ash	18	Remain	Yes
2	Honey Locust	12	Remain	Yes
3	Honey Locust	11	Remain	Yes
4	Honey Locust	9	Remain	Yes
5	Honey Locust	11	Remain	Yes
6	Honey Locust	10	Remain	Yes
7	Ginkgo	12	Remove	Yes
8	Ginkgo	12	Remove	Yes



ISSUED
LAND USE APPLICATION - 06-30-2025



BUTLER STREET REDEVELOPMENT
PROJECT TITLE

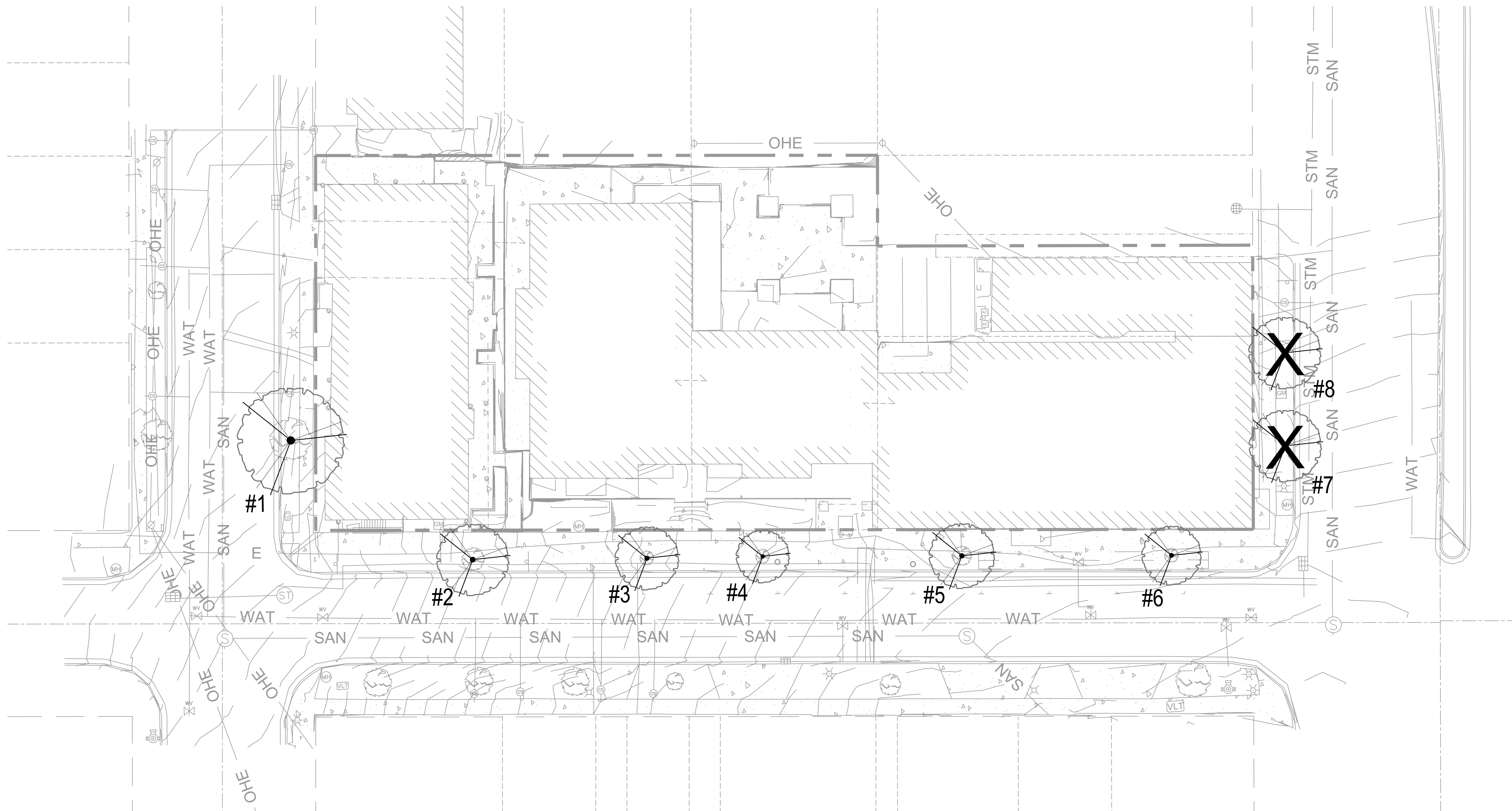
BUTLER ST.
MADISON, WI.
SHEET TITLE
TREE PRESERVATION AND REMOVAL PLAN

SHEET NUMBER

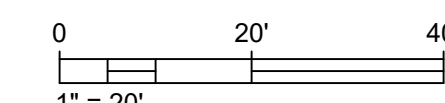
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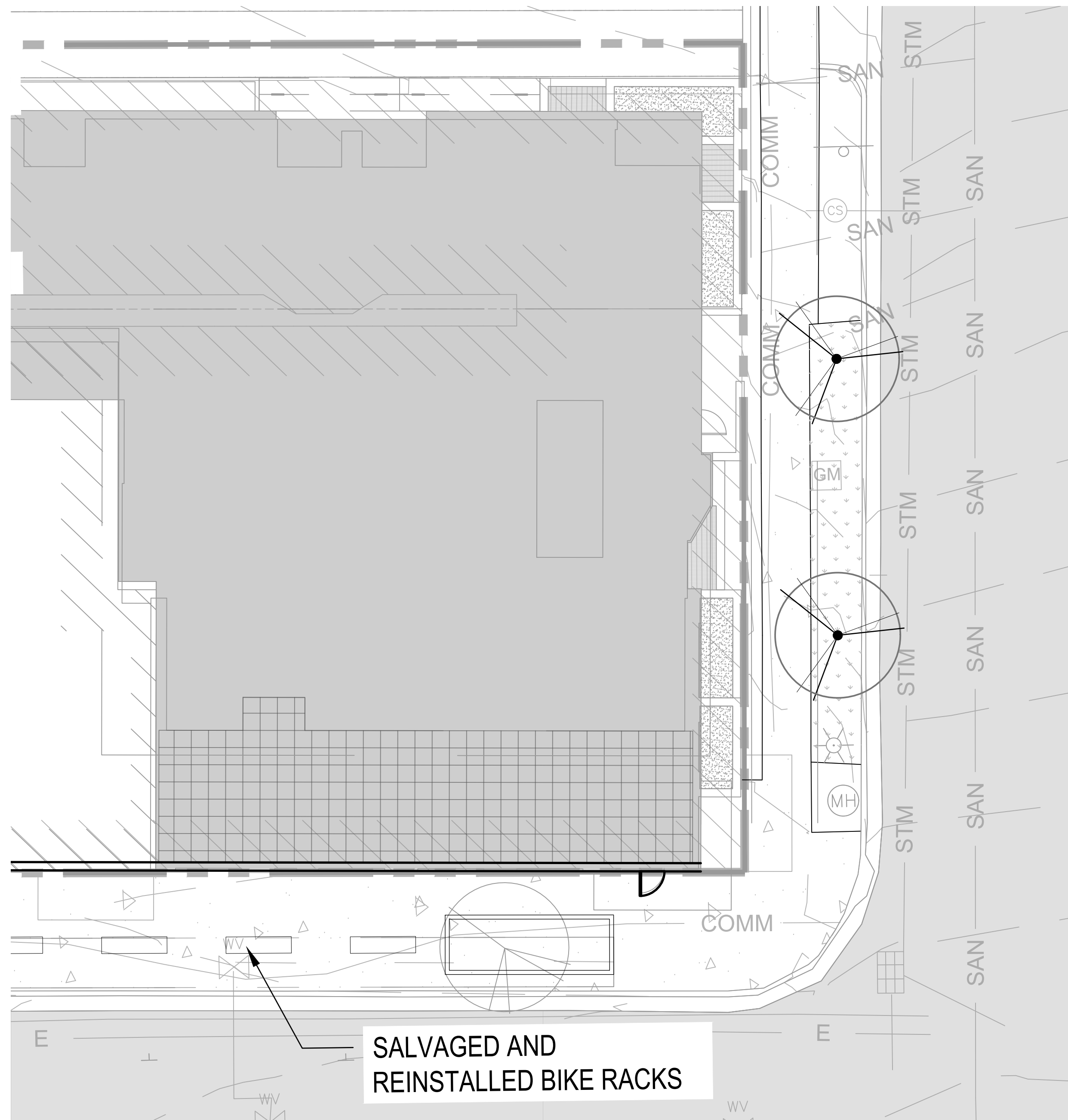
PROJECT NUMBER **2406**

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1 TREE PRESERVATION AND REMOVAL PLAN
1" = 20'-0"



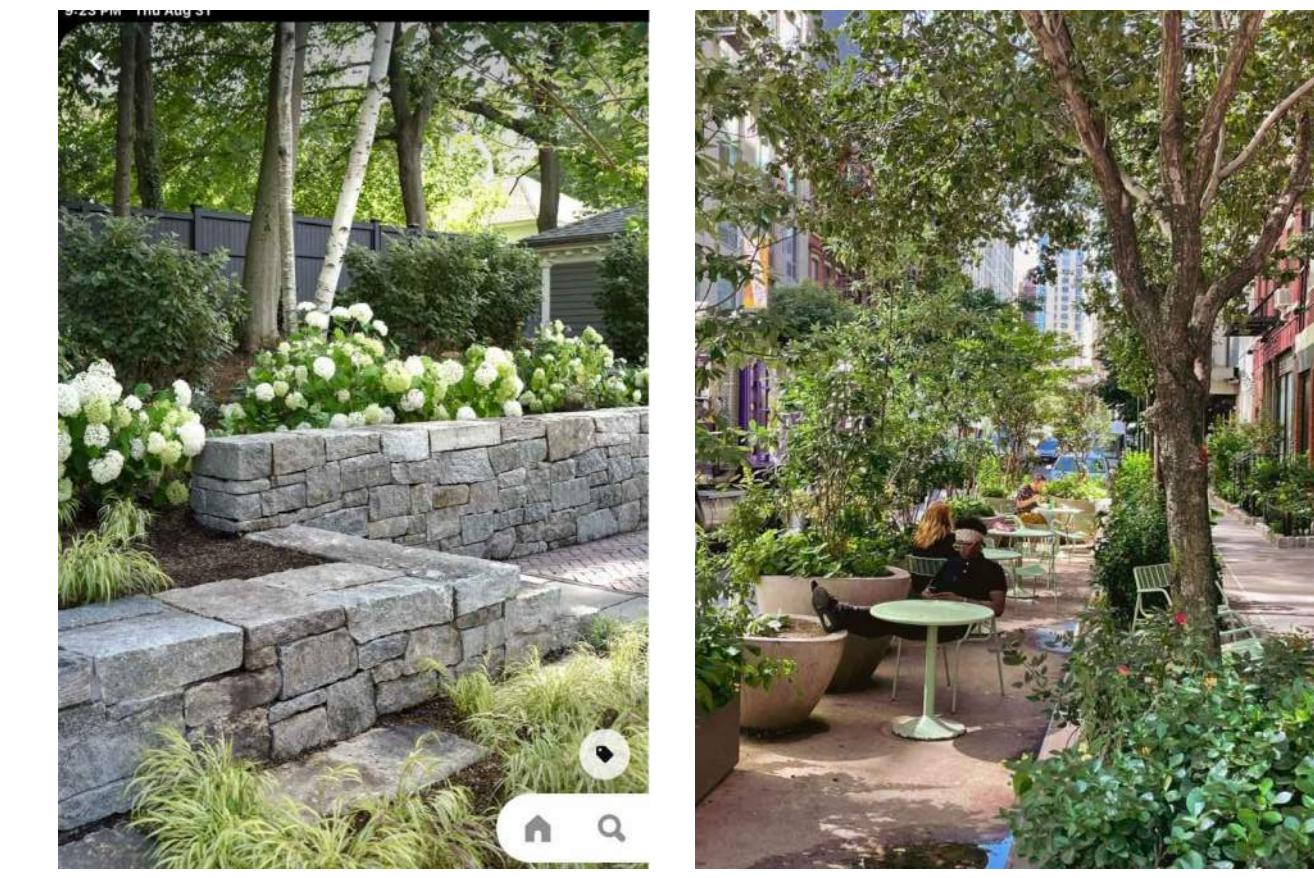


1 SITE FURNISHINGS PLAN - SOUTHEAST STREETSCAPE
1" = 10'-0"

NOTES

1. FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. 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.
2. PROTECT ALL BENCHMARKS. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN FROM CONSTRUCTION ACTIVITIES. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
3. PROVIDE CONSTRUCTION STAKING FOR ALL HORIZONTAL AND VERTICAL ALIGNMENTS.
4. ANY DEVIATION FROM CONCRETE JOINTING OR PAVER LAYOUT AS SHOWN ON THE PLANS WILL REQUIRE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH MODIFICATIONS.
5. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6. CONTACT CITY OF MADISON PRIOR TO PERFORMING ANY WORK WITHIN THE CITY RIGHT OF WAY TO CONFIRM RESTORATION.
7. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND ENGINEERING DIVISIONS. FORWARD ANY CHANGES PROPOSED BY CITY OFFICIALS TO LANDSCAPE ARCHITECT FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING.
8. ALL FURNITURE SHOWN IS FOR SCALE ONLY.

SITE FURNISHINGS



BENCH

SEATING



RAISED SEATING AREA



SEATWALL AND PLANTINGS



TERRACE PLANTING

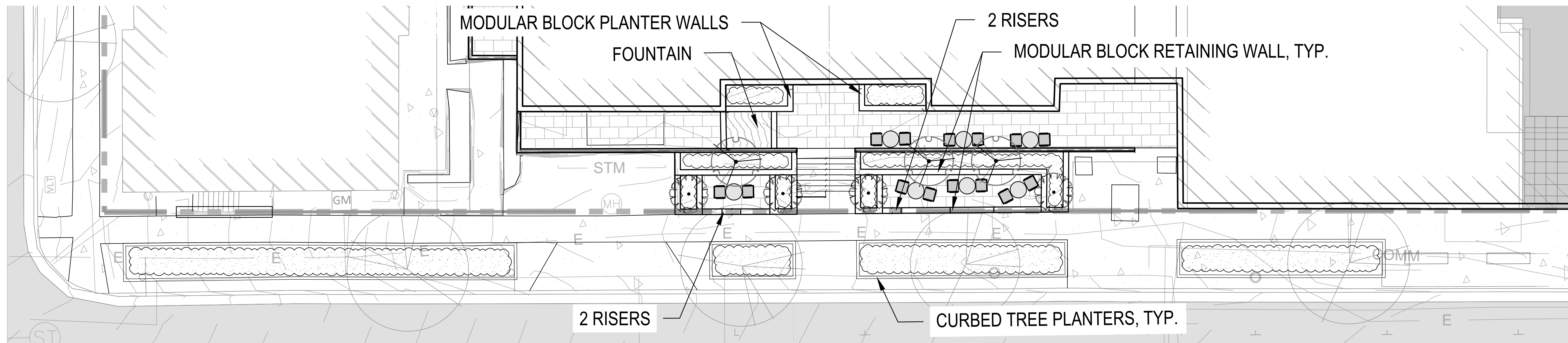


SEATING

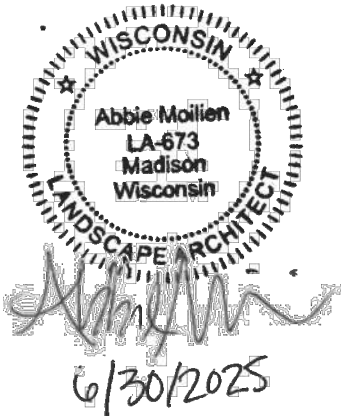


TERRACE PLANTING

- LEGEND**
- PEDESTAL PAVERS
 - LAWN
 - PLANTINGS, SEE L300/L301
 - EXISTING PARAPET AND RAILING







2 SITE FURNISHINGS PLAN - NORTHWEST STREETSCAPE
1" = 10'-0"



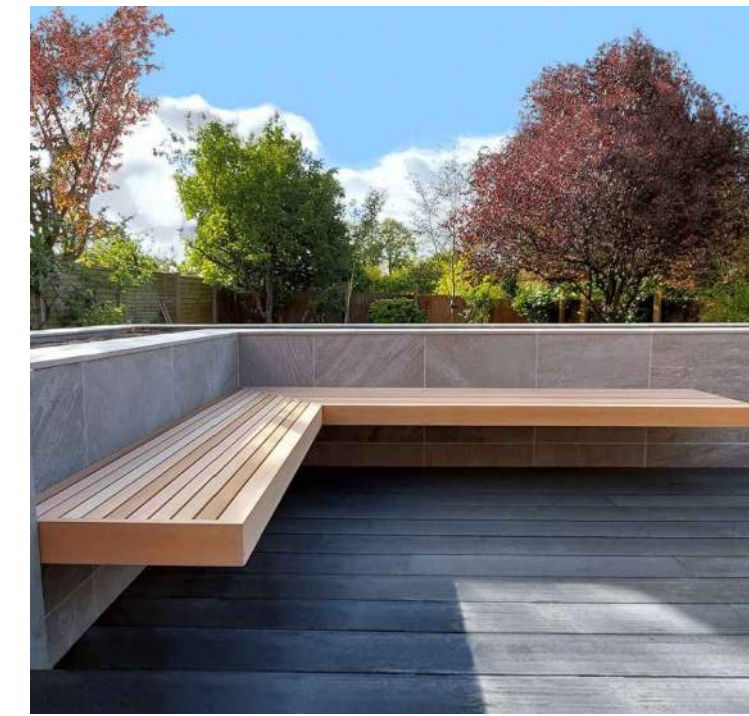
NOTES

1. FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. 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.
2. PROTECT ALL BENCHMARKS, PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN FROM CONSTRUCTION ACTIVITIES. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
3. PROVIDE CONSTRUCTION STAKING FOR ALL HORIZONTAL AND VERTICAL ALIGNMENTS.
4. ANY DEVIATION FROM CONCRETE JOINTING OR PAVER LAYOUT AS SHOWN ON THE PLANS WILL REQUIRE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH MODIFICATIONS.
5. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6. CONTACT CITY OF MADISON PRIOR TO PERFORMING ANY WORK WITHIN THE CITY RIGHT OF WAY TO CONFIRM RESTORATION.
7. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND ENGINEERING DIVISIONS. FORWARD ANY CHANGES PROPOSED BY CITY OFFICIALS TO LANDSCAPE ARCHITECT FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING.
8. ALL FURNITURE SHOWN IS FOR SCALE ONLY.

LEGEND

-  PEDESTAL PAVERS
-  LAWN
-  PLANTINGS, SEE L300/L301
-  EXISTING PARAPET AND RAILING

SITE FURNISHINGS



BENCH



GREENHOUSE



OVERHEAD LIGHTING



RAISED PLANTERS



OVERHEAD STRUCTURE



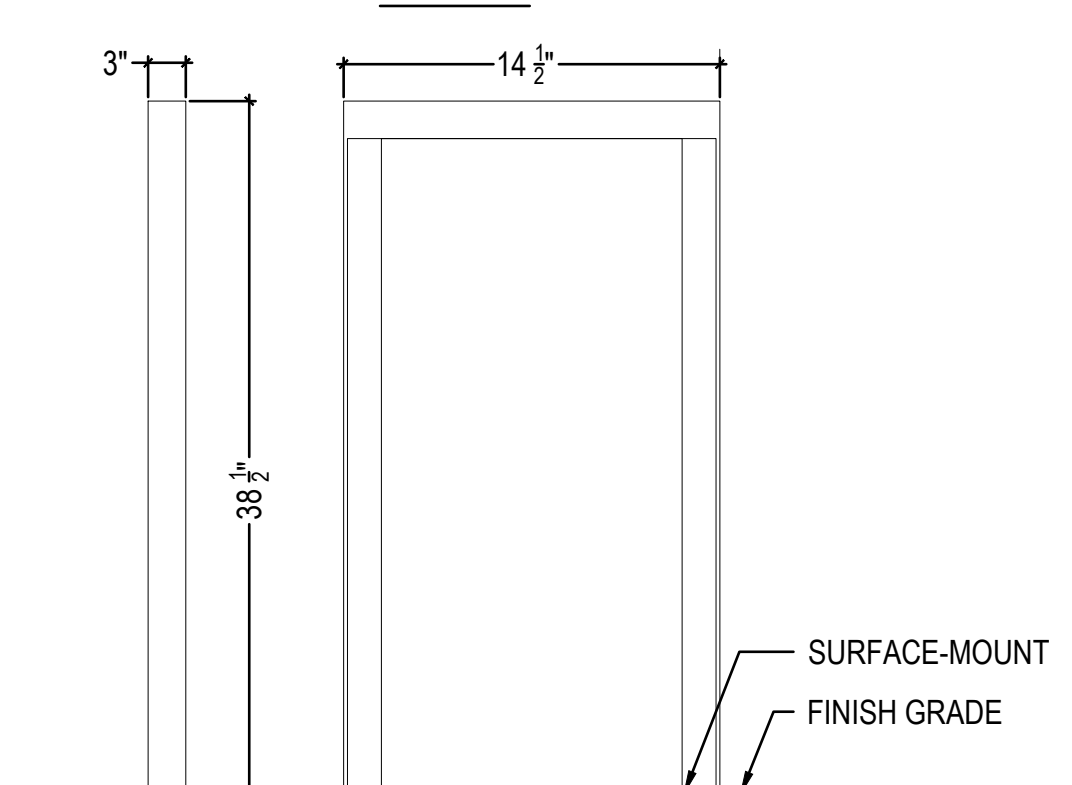
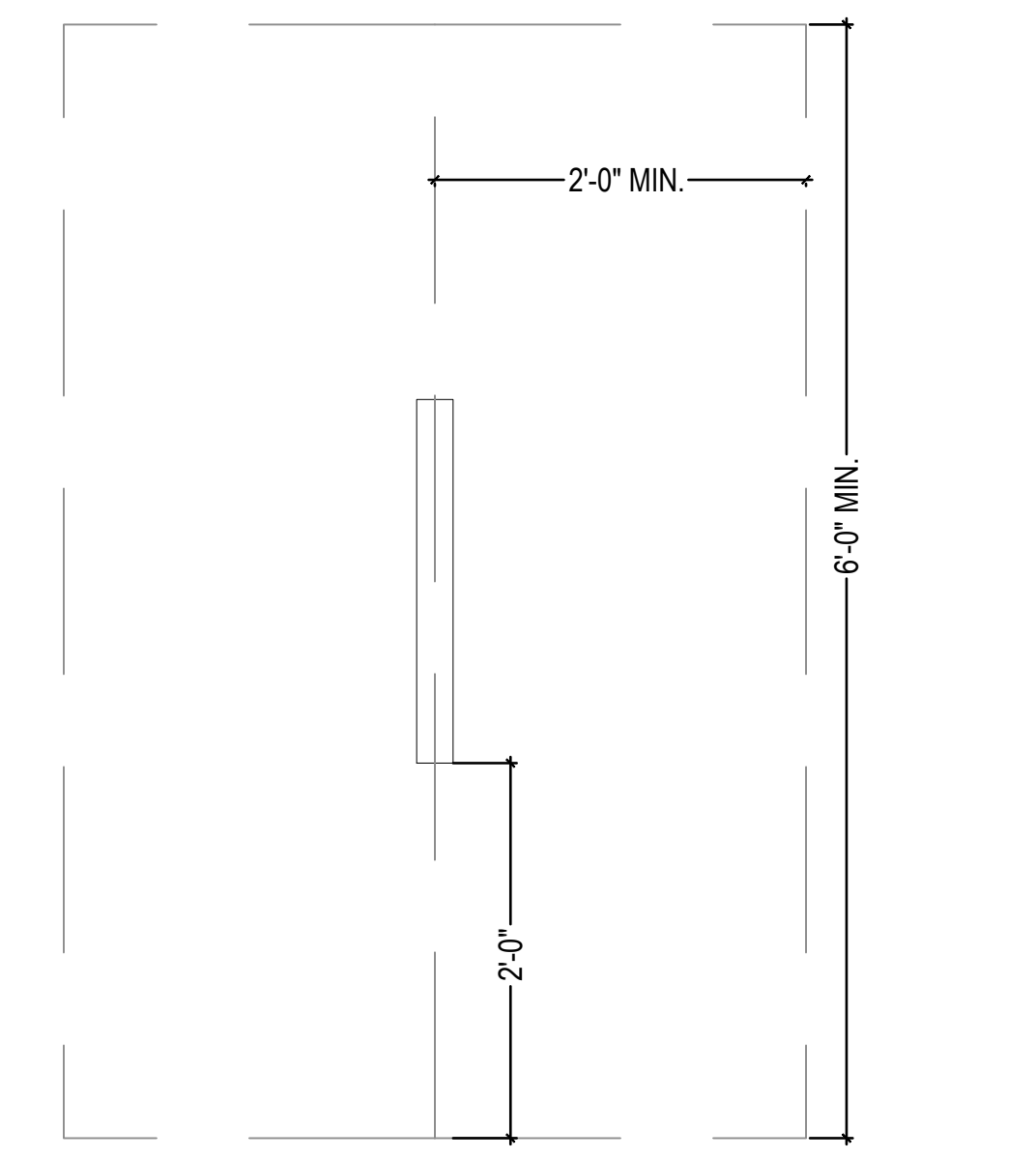
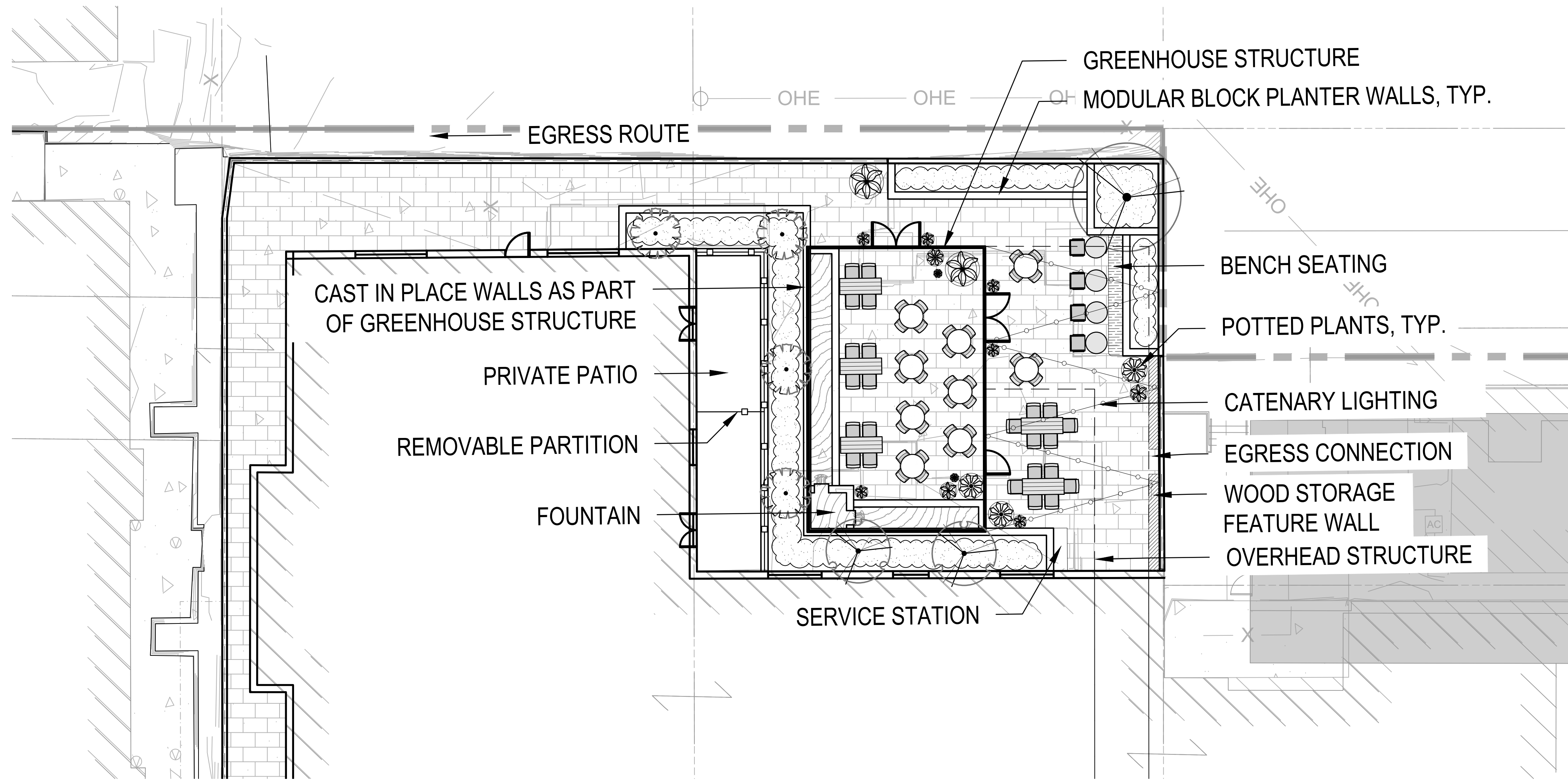
WOOD STORAGE



PLANTER WALL

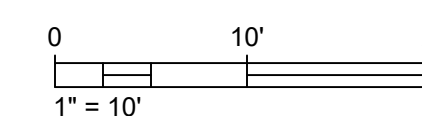


FOUNTAIN

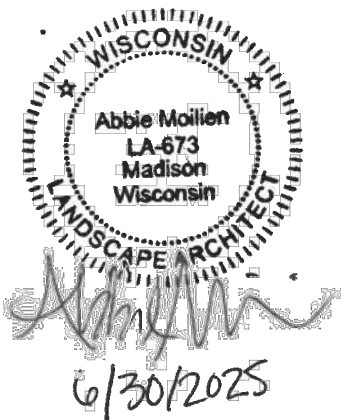


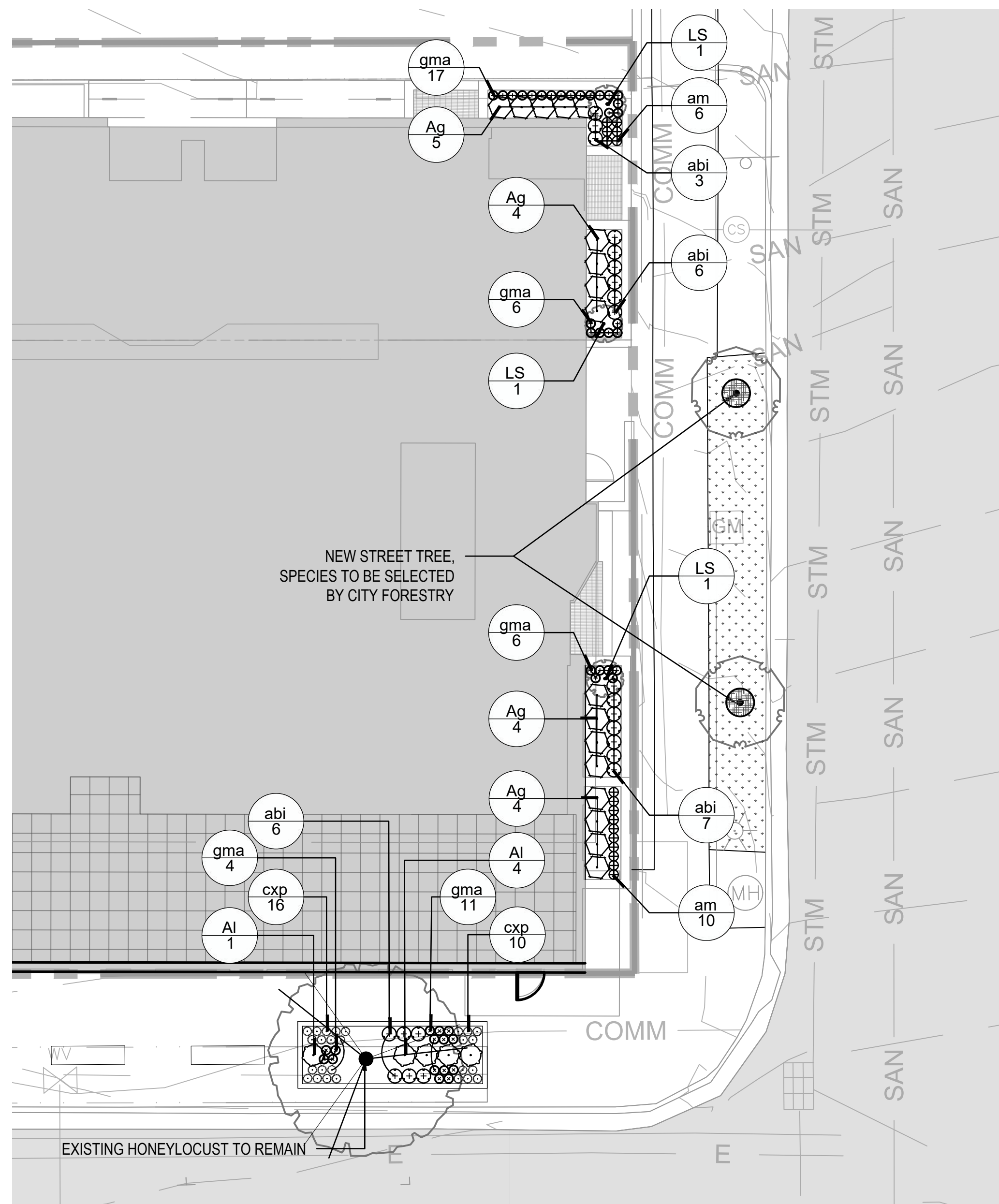
- NOTES:**
1. BIKE STALLS SHALL BE A MINIMUM OF 2' BY 6'. PLACEMENT SHALL NOT RESULT IN A BICYCLE OBSTRUCTING A WALKWAY.
 2. BASIS-OF-DESIGN: "METRO" BIKE RACK BY MADRAX. FLUSH MOUNT, BLACK POWDERCOAT FINISH.
 3. RACKS SHALL BE SPACED 4'-0" APART AND AS INDICATED ON DRAWINGS

1 SITE FURNISHINGS PLAN - REAR PATIO
1" = 10'-0"



2 BIKE RACK DETAIL
NTS





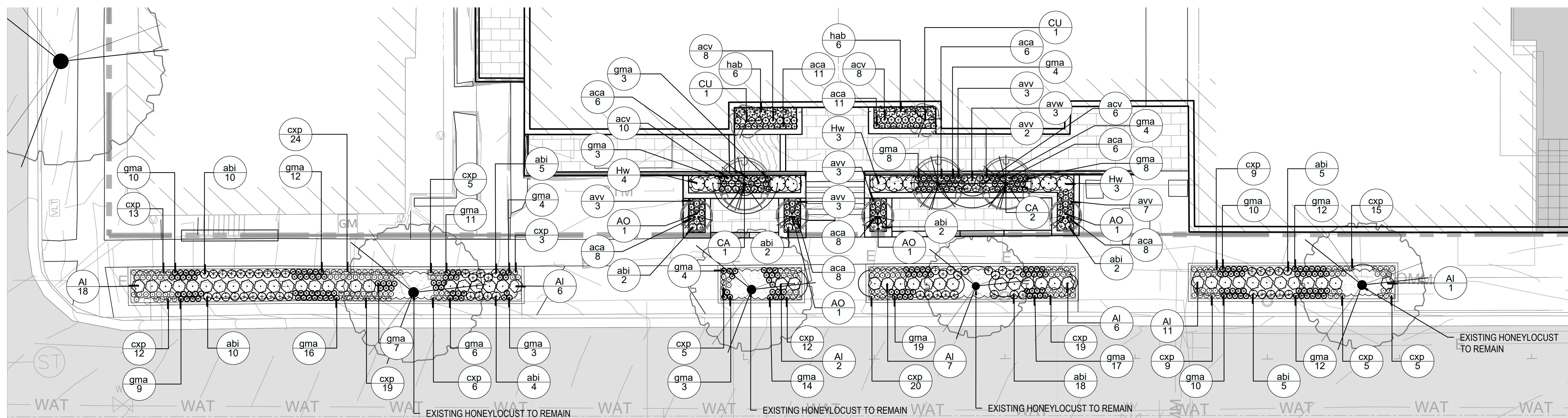
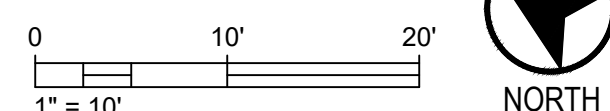
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
ORNAMENTAL TREES						
	AO	4	Amelanchier alnifolia 'Obelisk' / Standing Ovation™ Serviceberry	15 gal	2" - 2.5' Cal	Per Plan
	CU	2	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	8&B	2" Cal	Per Plan
	CA	3	Cornus alternifolia / Pagoda Dogwood	15 gal	2" - 2.5' Cal	Per Plan
	LS	3	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	10 gal	2" - 2.5' Cal	Per Plan
DECIDUOUS SHRUBS						
	Ag	17	Aronia melanocarpa 'UCCONAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	56	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	Hw	10	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
ORNAMENTAL GRASSES						
	cyp	207	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
PERENNIALS						
	am	16	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal	12" O.C.	6" MIN.
	abi	87	Amsornia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	aca	72	Asarum canadense / Wild Ginger	1 qt	12" O.C.	6" MIN.
	avw	3	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	acv	32	Astilbe chinensis 'Visions' / Visions Chinese Astilbe	1 gal	15" O.C.	12" MIN.
	avv	21	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	gma	253	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hab	12	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.

NOTES

- FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. 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.
- PROTECT ALL BENCHMARKS. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- 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 WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- VISUALLY INSPECT AND VERIFY SPECIFIED TOPSOIL AND PLANTING SOIL DEPTHS ARE PRESENT PRIOR TO PLANTING AS OUTLINED IN SPECIFICATIONS.
- ANY LAWN OR LANDSCAPED AREAS WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDD AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- APPLY MYCORRHIZAL FUNGI TO ALL PLANTINGS AS OUTLINED IN SPECIFICATIONS.
- ALL PLANTING AREAS TO RECEIVE 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL, SEE SPECIFICATIONS FOR MORE INFORMATION.

1 PLANTING PLAN - SOUTHEAST STREETSCAPE
1" = 10'-0"

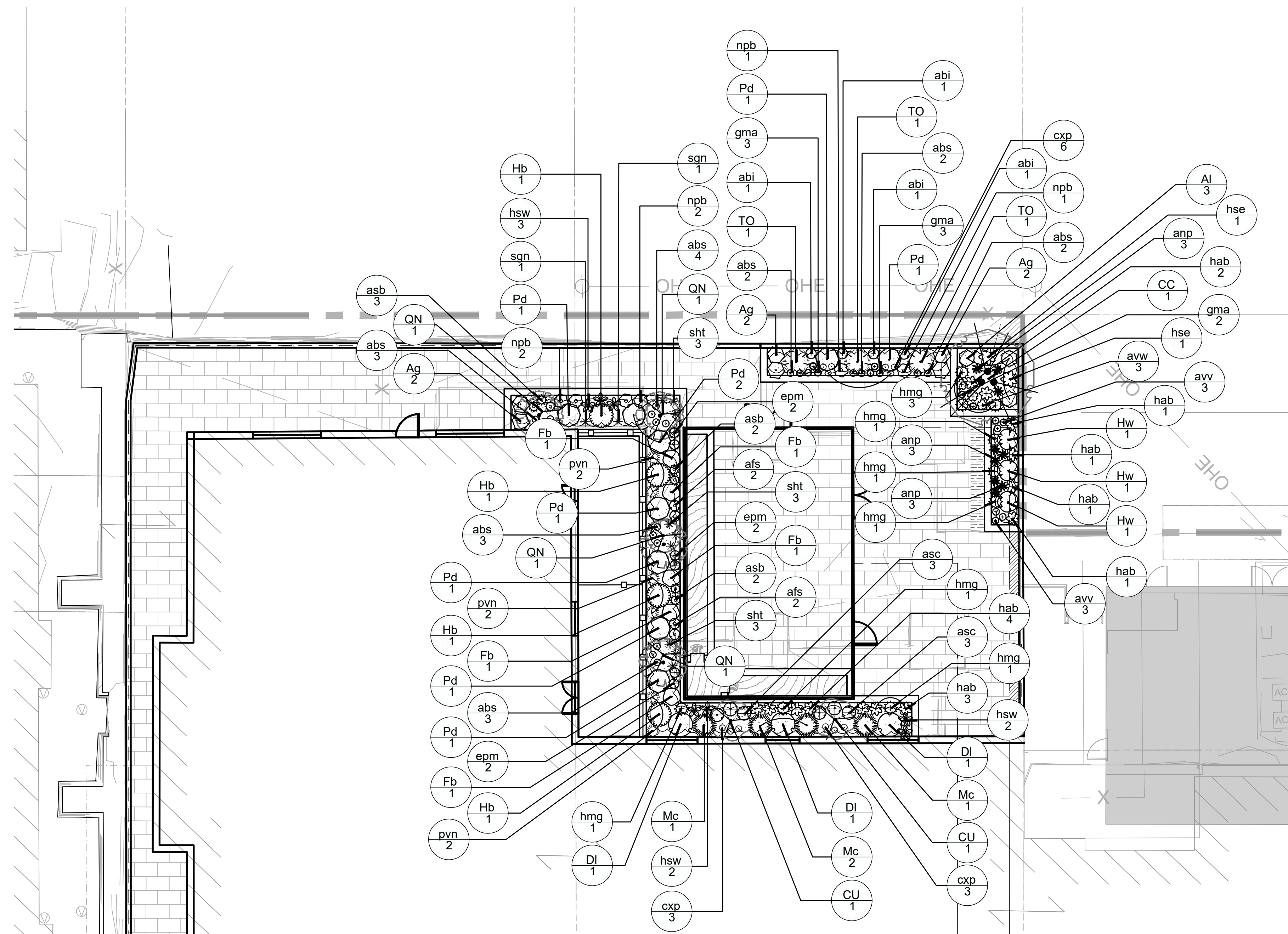


NOTES

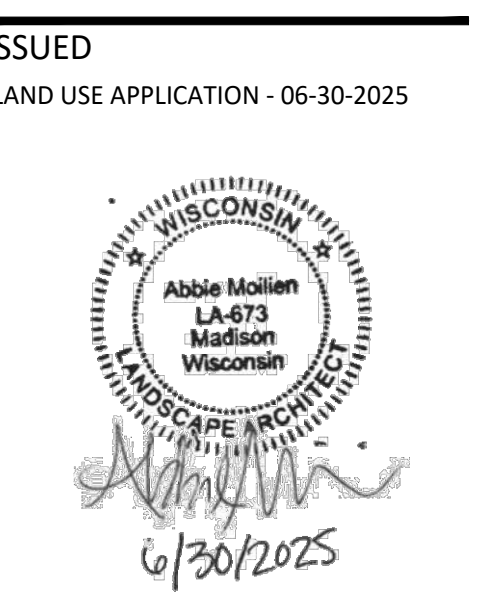
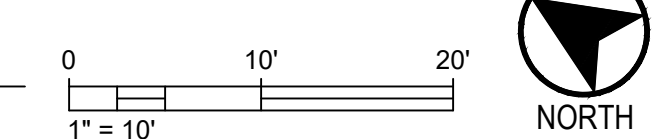
1. FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. PROTECT ALL BENCHMARKS. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. 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 WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
6. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
7. VISUALLY INSPECT AND VERIFY SPECIFIED TOPSOIL AND PLANTING SOIL DEPTHS ARE PRESENT PRIOR TO PLANTING AS OUTLINED IN SPECIFICATIONS.
8. ANY LAWN OR LANDSCAPED AREAS WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
9. APPLY MYCORRHIZAL FUNGI TO ALL PLANTINGS AS OUTLINED IN SPECIFICATIONS.
10. ALL PLANTING AREAS TO RECEIVE 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED.
11. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL, SEE SPECIFICATIONS FOR MORE INFORMATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
DECIDUOUS TREES						
	QN	4	Quercus robur x bicolor 'Nadler' / Kindred Spirit® Oak	8&B	1.5' Cal	Per Plan
EVERGREEN TREES						
	TO	3	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	15 gal	2' Cal, 6' HT (MIN.)	Per Plan
ORNAMENTAL TREES						
	CU	2	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	8&B	2' Cal	Per Plan
	CC	1	Cercis canadensis / Eastern Redbud	8&B	6' HT (MIN.), MULTI-STEMMED	Per Plan
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
	Ag	6	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	3	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	Di	3	Diervilla lonicera / Bush Honeysuckle	3 gal	42" O.C.	18" MIN.
	Fb	5	Forsythia viridissima 'Bronxensis' / Bronx Forsythia	3 gal	30" O.C.	18" MIN.
	Hb	4	Hydrangea paniculata 'LVOB07' / Bobo® Panicle Hydrangea	3 gal	42" O.C.	18" MIN.
	Hw	3	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
	Pd	9	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	3 gal	42" O.C.	18" MIN.
EVERGREEN SHRUBS						
	Mc	4	Microbiota decussata 'Prides' / Celtic Pride® Siberian Carpet Cypress	3 gal	42" O.C.	12" MIN.
ORNAMENTAL GRASSES						
	cyp	12	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
	pvn	6	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal	24" O.C.	18" MIN.
	sgn	2	Sorghastrum nutans / Indian Grass	1 gal	18" O.C.	12" MIN.
	sht	9	Sporobolus heterolepis 'Tara' / Tara Prairie Droopseed	1 gal	18" O.C.	12" MIN.
PERENNIALS						
	afs	4	Achillea x 'Firefly Sunshine' / Firefly Sunshine Yarrow	1 gal		
	abs	19	Ajuga reptans 'Black Scallop' / Black Scallop Carpet Bugle	1 qt	12" HT (MIN.)	6" MIN.
	asb	7	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	1 gal	18" O.C.	12" MIN.
	abi	4	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	asc	6	Anemone x hybrida 'September Charm' / September Charm Japanese Anemone	1 gal	24" O.C.	12" MIN.
	aww	3	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	avv	6	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	anp	9	Atyrium niponicum 'Pictum' / Japanese Painted Fern	1 gal	18" O.C.	6" MIN.
	epm	6	Echinacea x 'CBG Cone 2' / Pixie Meadowbrite® Purple Coneflower	1 gal	18" O.C.	12" MIN.
	gma	8	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hmg	9	Hakonechloa macro 'All Gold' / All Gold Japanese Forest Grass	1 gal	24" O.C.	12" MIN.
	hsw	7	Hemerocallis x 'Summer Wine' / Summer Wine Daylily	1 gal	24" O.C.	12" MIN.
	hab	13	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.
	hse	2	Hosta sieboldiana 'Elegans' / Elegans Hosta	1 gal	30" O.C.	12" MIN.
	npb	6	Nepeta x faassenii 'Pursian Blue' / Pursian Blue Catmint	1 gal	24" O.C.	12" MIN.



1 PLANTING PLAN - REAR PATIO
1" = 10'-0"



BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST. MADISON, WI.
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L301
PROJECT NUMBER **2406**
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PLANT SCHEDULE - TOTAL SITE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING	HEIGHT
DECIDUOUS TREES							
	QN	4	Quercus robur x bicolor 'Nadler' / Kindred Spirit® Oak	B&B	1.5" Cal	Per Plan	
EVERGREEN TREES							
	TO	3	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	15 gal	2" CAL, 6' HT (MIN.)	Per Plan	
ORNAMENTAL TREES							
	AO	4	Amelanchier alnifolia 'Obelisk' / Standing Ovation™ Serviceberry	15 gal	2" - 2.5" Cal	Per Plan	
	CU	4	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	B&B	2" Cal	Per Plan	
	CC	1	Cercis canadensis / Eastern Redbud	B&B	6' HT (MIN.), MULTI-STEMMED	Per Plan	
	CA	3	Cornus alternifolia / Pagoda Dogwood	15 gal	2" - 2.5" Cal	Per Plan	
	LS	3	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	10 gal	2" - 2.5" Cal	Per Plan	
DECIDUOUS SHRUBS							
	Ag	23	Aronia melanocarpa 'UCCONNAM01Z' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.	
	Al	59	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.	
	Di	3	Diervilla lonicera / Bush Honeysuckle	3 gal	42" O.C.	18" MIN.	
	Fb	5	Forsythia viridissima 'Bronxensis' / Bronx Forsythia	3 gal	30" O.C.	18" MIN.	
	Hb	4	Hydrangea paniculata 'LVOBO' / Bobo® Panicle Hydrangea	3 gal	42" O.C.	18" MIN.	
	Hw	13	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.	
	Pd	9	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	3 gal	42" O.C.	18" MIN.	
EVERGREEN SHRUBS							
	Mc	4	Microbiota decussata 'Prides' / Celtic Pride® Siberian Carpet Cypress	3 gal	42" O.C.	12" MIN.	
ORNAMENTAL GRASSES							
	cpx	219	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.	
	pvn	6	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal	24" O.C.	18" MIN.	
	sgn	2	Sorghastrum nutans / Indian Grass	1 gal	18" O.C.	12" MIN.	
	sht	9	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal	18" O.C.	12" MIN.	
PERENNIALS							
	afs	4	Achillea x 'Firefly Sunshine' / Firefly Sunshine Yarrow	1 gal			
	abs	19	Ajuga reptans 'Black Scallop' / Black Scallop Carpet Bugle	1 qt	12" HT (MIN.)	6" MIN.	
	am	16	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal	12" O.C.	6" MIN.	
	asb	7	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	1 gal	18" O.C.	12" MIN.	
	abi	91	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.	
	asc	6	Anemone x hybrida 'September Charm' / September Charm Japanese Anemone	1 gal	24" O.C.	12" MIN.	
	aca	72	Asarum canadense / Wild Ginger	1 qt	12" O.C.	6" MIN.	
	avw	6	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.	
	acv	32	Astilbe chinensis 'Visions' / Visions Chinese Astilbe	1 gal	15" O.C.	12" MIN.	
	avv	27	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.	
	anp	9	Athyrium niponicum 'Picum' / Japanese Painted Fern	1 gal	18" O.C.	6" MIN.	
	epm	6	Echinacea x 'CBG Cone 2' / Pixie Meadowrite® Purple Coneflower	1 gal	18" O.C.	12" MIN.	
	grn	261	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.	
	hmg	9	Hakonechloa macra 'All Gold' / All Gold Japanese Forest Grass	1 gal	24" O.C.	12" MIN.	
	hsw	7	Hemerocallis x 'Summer Wine' / Summer Wine Daylily	1 gal	24" O.C.	12" MIN.	
	hab	25	Heuchera villosa 'Autumn Bride' / Autumn Bride Hair Alumroot	1 gal	24" O.C.	12" MIN.	
	hse	2	Hosta sieboldiana 'Elegans' / Elegans Hosta	1 gal	30" O.C.	12" MIN.	
	npb	6	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	1 gal	24" O.C.	12" MIN.	

LANDSCAPE POINTS WORKSHEET

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	13,173	n/a	44	220
			Landscape Points Required	220

Development Frontage - N. Butler St.	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	357	12	60

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	9	0	135
Evergreen Tree	35	0	0	0
Shrub, deciduous	3	10	0	30
Shrub, evergreen	4	0	0	0
Ornamental Grasses/Perennials	2	178	0	356
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Development Frontage Points Total				521

Development Frontage - E. Washington Ave.	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	132	4	22

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	3	0	45
Evergreen Tree	35	0	0	0
Shrub, deciduous	3	17	0	51
Shrub, evergreen	4	0	0	0
Ornamental Grasses/Perennials	2	61	0	122
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Development Frontage Points Total				218

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	4	0	140
Ornamental Tree	15	3	0	45
Evergreen Tree	35	3	0	105
Shrub, deciduous	3	33	0	99
Shrub, evergreen	4	4	0	16
Ornamental Grasses/Perennials	2	138	0	276
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4		0	0
General Site Plantings Total				681

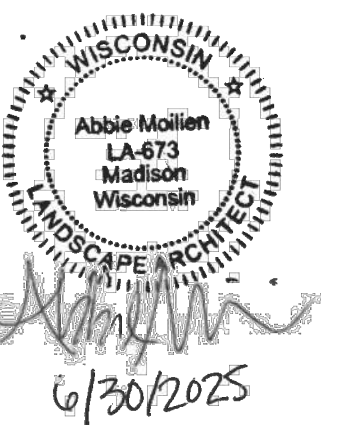
TOTAL LANDSCAPE POINTS 1202



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608.836.3690 Middleton, WI 53562



ISSUED
LAND USE APPLICATION - 06-30-2025



BUTLER STREET
REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
PLANT SCHEDULE
AND LANDSCAPE
POINTS
WORKSHEET

SHEET NUMBER

L400

PROJECT NUMBER 2406

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TRUE NORTH



ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.
SHEET TITLE
**PARKING LEVEL 02
- OVERALL**

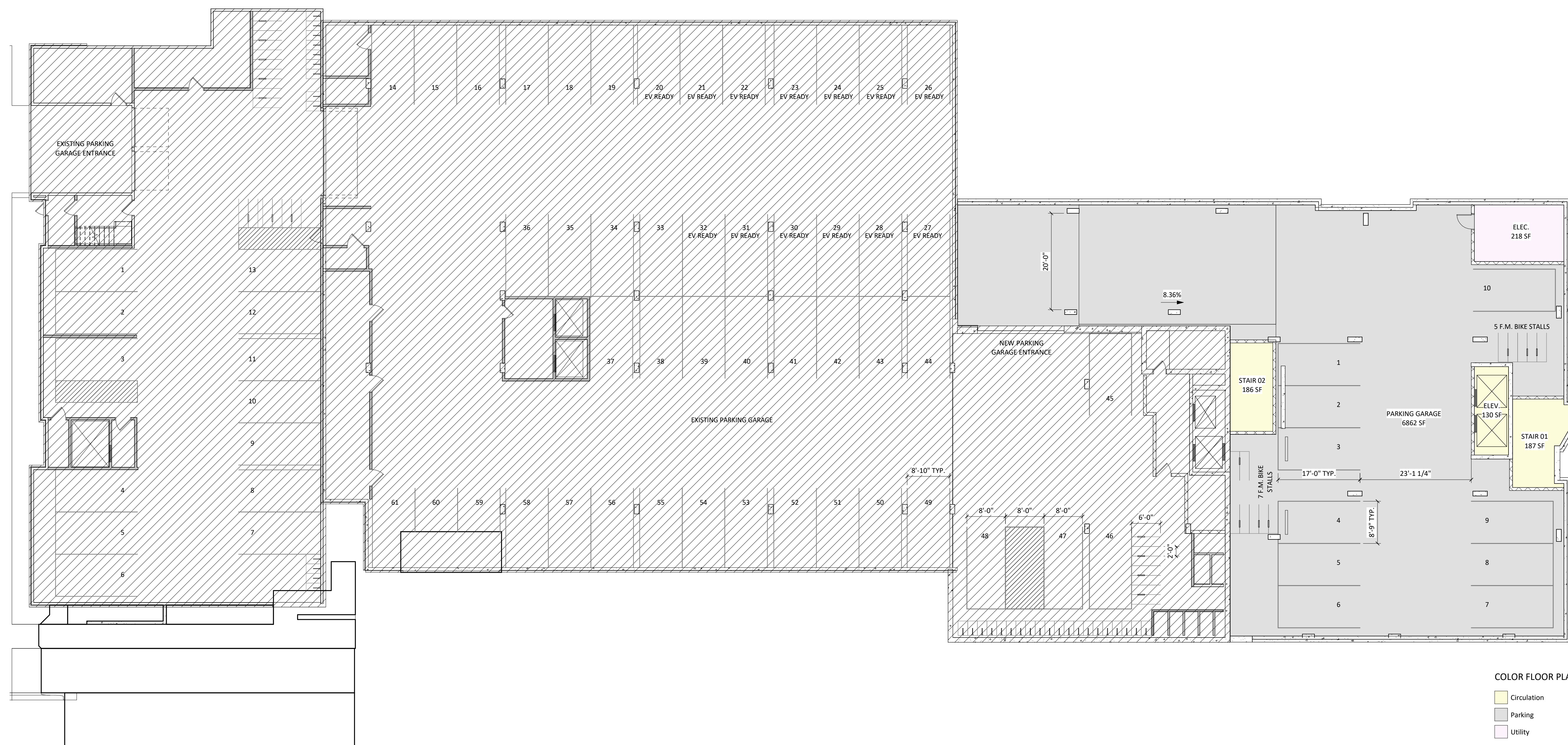
SHEET NUMBER

AC100.2

PROJECT NUMBER

2406

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1 PARKING LEVEL 02
3/32" = 1'-0"



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LUA & UDC SUBMITTAL - 6-30-2025

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PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.
SHEET TITLE
**PARKING LEVEL 01
- OVERALL**

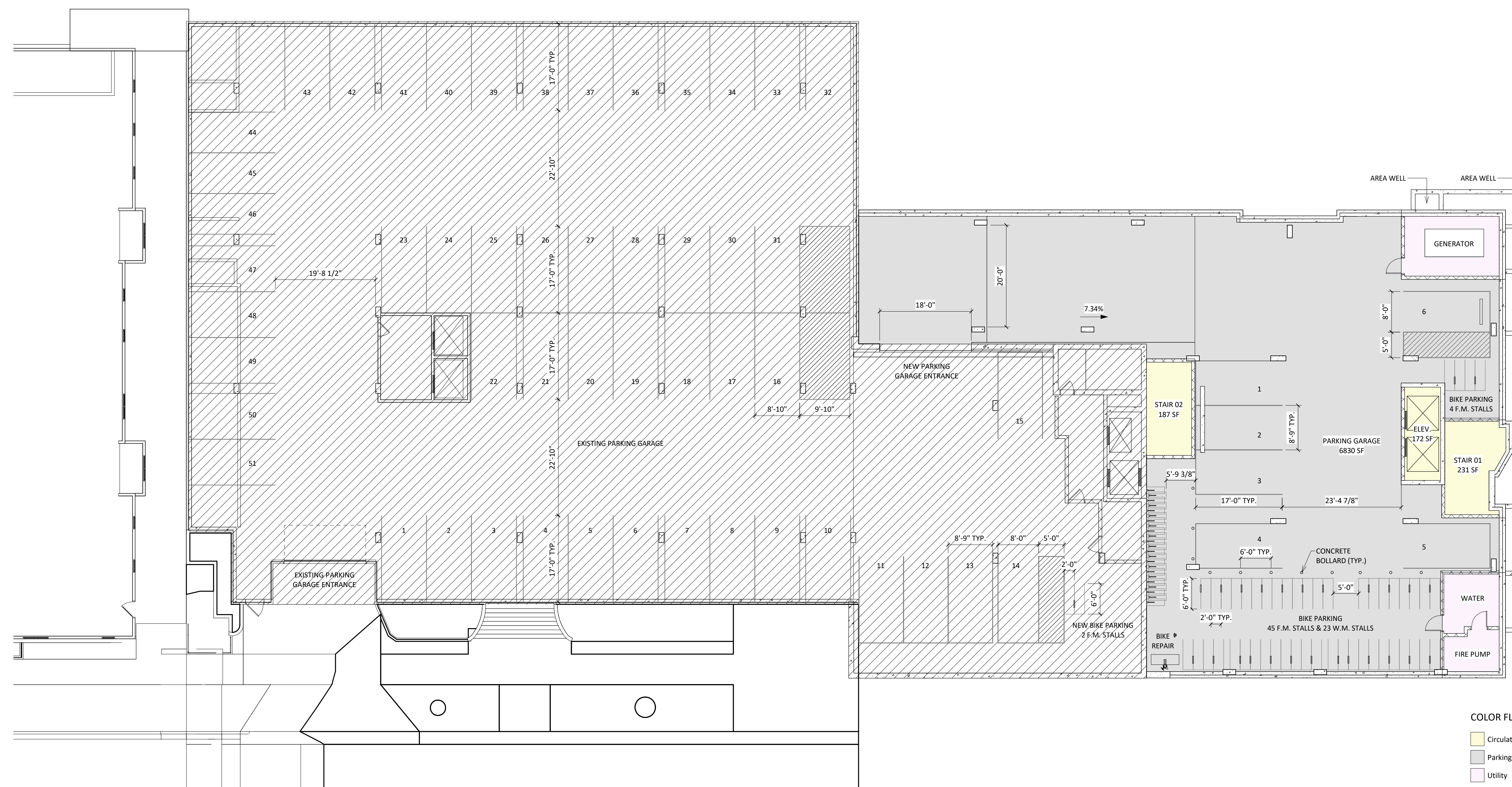
SHEET NUMBER

AC100.1

PROJECT NUMBER

2406

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COLOR FLOOR PLANS

- Circulation
- Parking
- Utility

1 PARKING LEVEL 01
3/32" = 1'-0"



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PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 01 PLAN

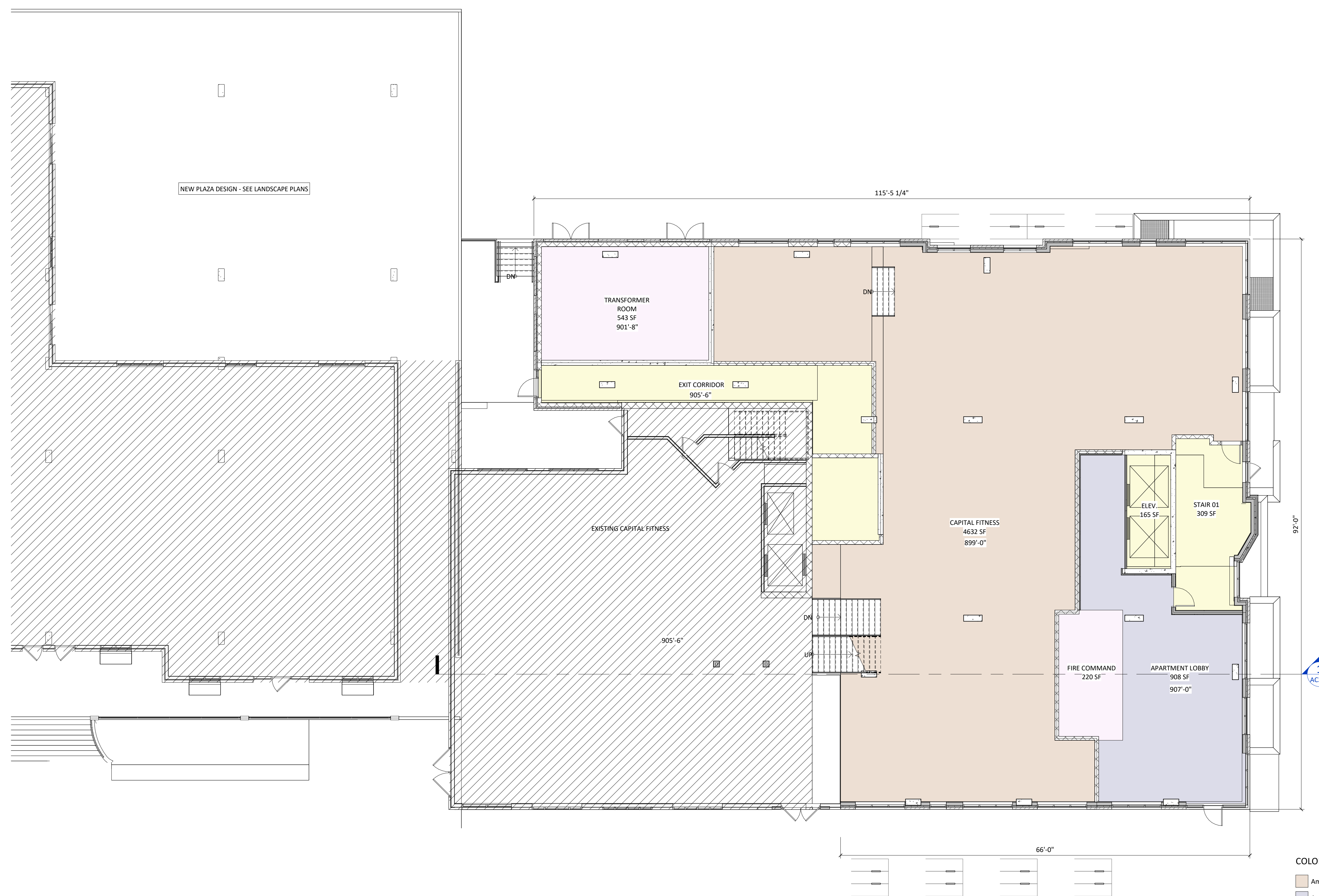
SHEET NUMBER

AC101

PROJECT NUMBER

2406

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COLOR FLOOR PLANS

- Amenity - Active
- Amenity - Leasure
- Circulation
- Utility

1 LEVEL 01 PLAN
1/8" = 1'-0"



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PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 1.5 PLAN

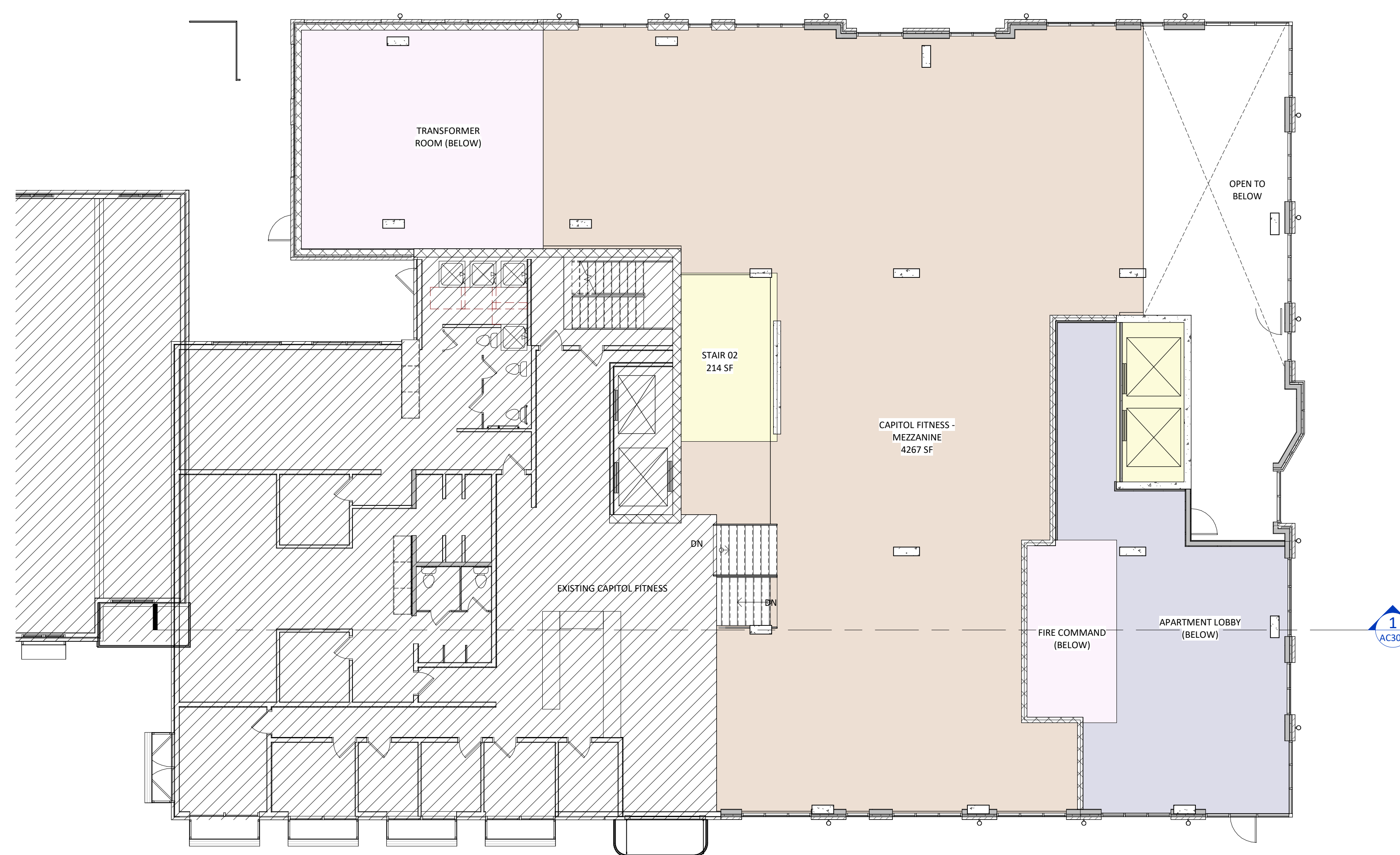
SHEET NUMBER

AC101.5

PROJECT NUMBER

2406

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1 LEVEL 1.5 - MEZZANINE PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Amenity - Active
- Amenity - Leisure
- Circulation
- Utility



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NOT FOR CONSTRUCTION

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 02 PLAN

SHEET NUMBER

AC102

PROJECT NUMBER
2406

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- COLOR FLOOR PLANS
- Studio
 - 1 Bed
 - 2 Bed
 - Circulation
 - Support Spaces

1 LEVEL 02 PLAN
1/8" = 1'-0"





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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 03 PLAN

SHEET NUMBER

AC103

PROJECT NUMBER

2406

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COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

1 LEVEL 03 PLAN
1/8" = 1'-0"





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Middleton, WI 53562

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ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 04 PLAN

SHEET NUMBER

AC104

PROJECT NUMBER

2406

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COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

1 LEVEL 04 PLAN
1/8" = 1'-0"



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ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 05 PLAN

SHEET NUMBER

AC105

PROJECT NUMBER

2406

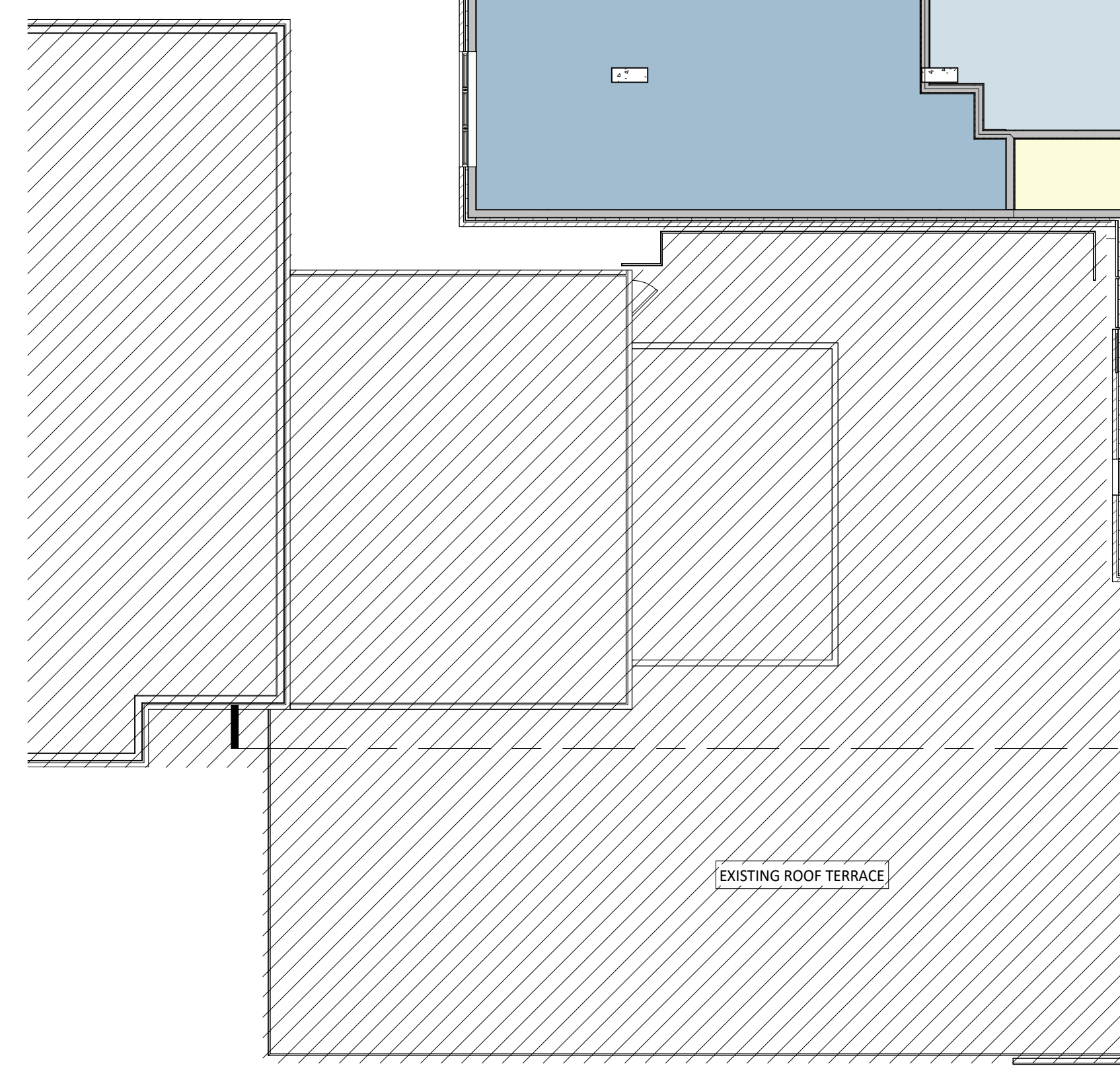
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COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

1 LEVEL 05 PLAN
1/8" = 1'-0"

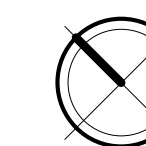




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TRUE NORTH



ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 06 PLAN

SHEET NUMBER

AC106

PROJECT NUMBER

2406

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1 LEVEL 06 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Utility



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Middleton, WI 53562

TRUE NORTH



ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 07 PLAN

SHEET NUMBER

AC107

PROJECT NUMBER

2406

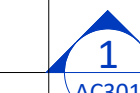
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1 LEVEL 07 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces





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PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

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MADISON, WI.

SHEET TITLE
LEVEL 08 PLAN

SHEET NUMBER

AC108

PROJECT NUMBER

2406

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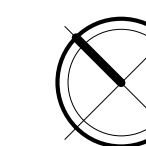




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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

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MADISON, WI.

SHEET TITLE
LEVEL 09 PLAN

SHEET NUMBER

AC109

PROJECT NUMBER

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PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

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MADISON, WI.

SHEET TITLE
LEVEL 10 PLAN

SHEET NUMBER

AC110

PROJECT NUMBER

2406

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 11 PLAN

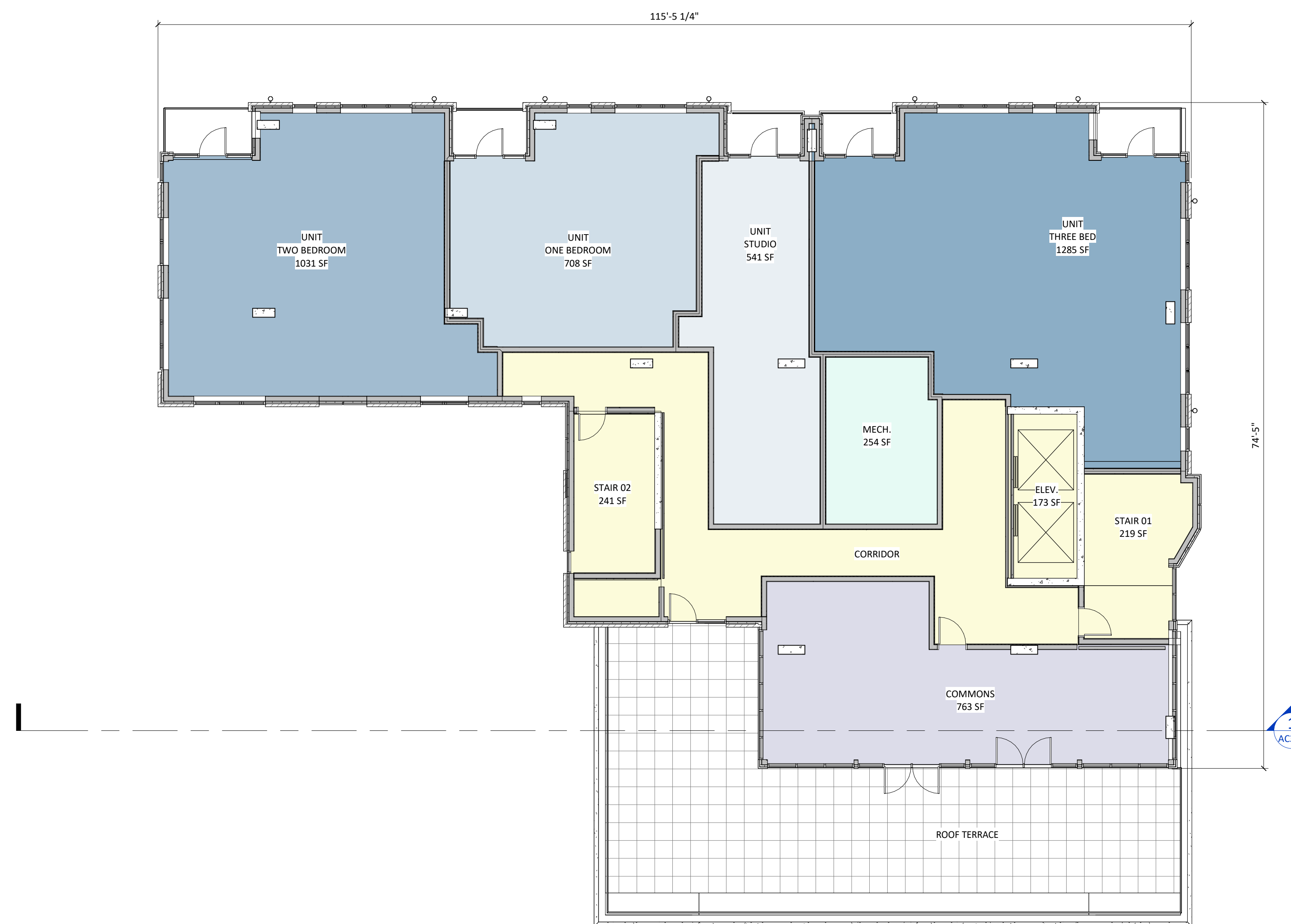
SHEET NUMBER

AC111

PROJECT NUMBER

2406

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COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Support Spaces

1 LEVEL 11 PLAN
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFLEX	BLACK
6	1" FLAT MITL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFLEX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



ISSUED FOR:
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PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.
SHEET TITLE
**EXTERIOR
ELEVATIONS**

1 CITY ELEVATION - SOUTHWEST
1/8" = 1'-0"

SHEET NUMBER

AC201

PROJECT NUMBER

2406

ISSUED FOR:
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PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

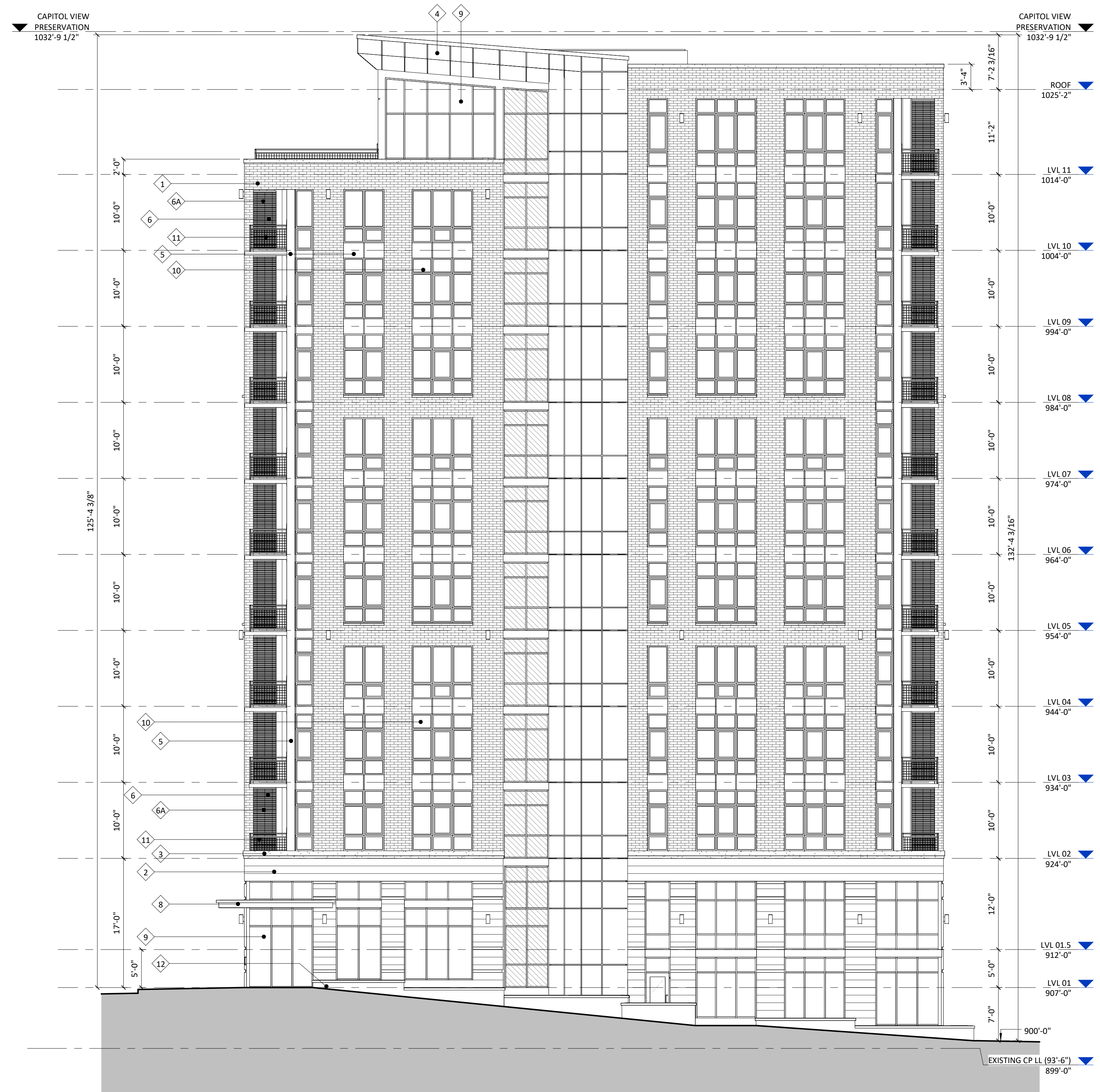
AC202

PROJECT NUMBER

2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFLEX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFLEX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.
SHEET TITLE
**EXTERIOR
ELEVATIONS**

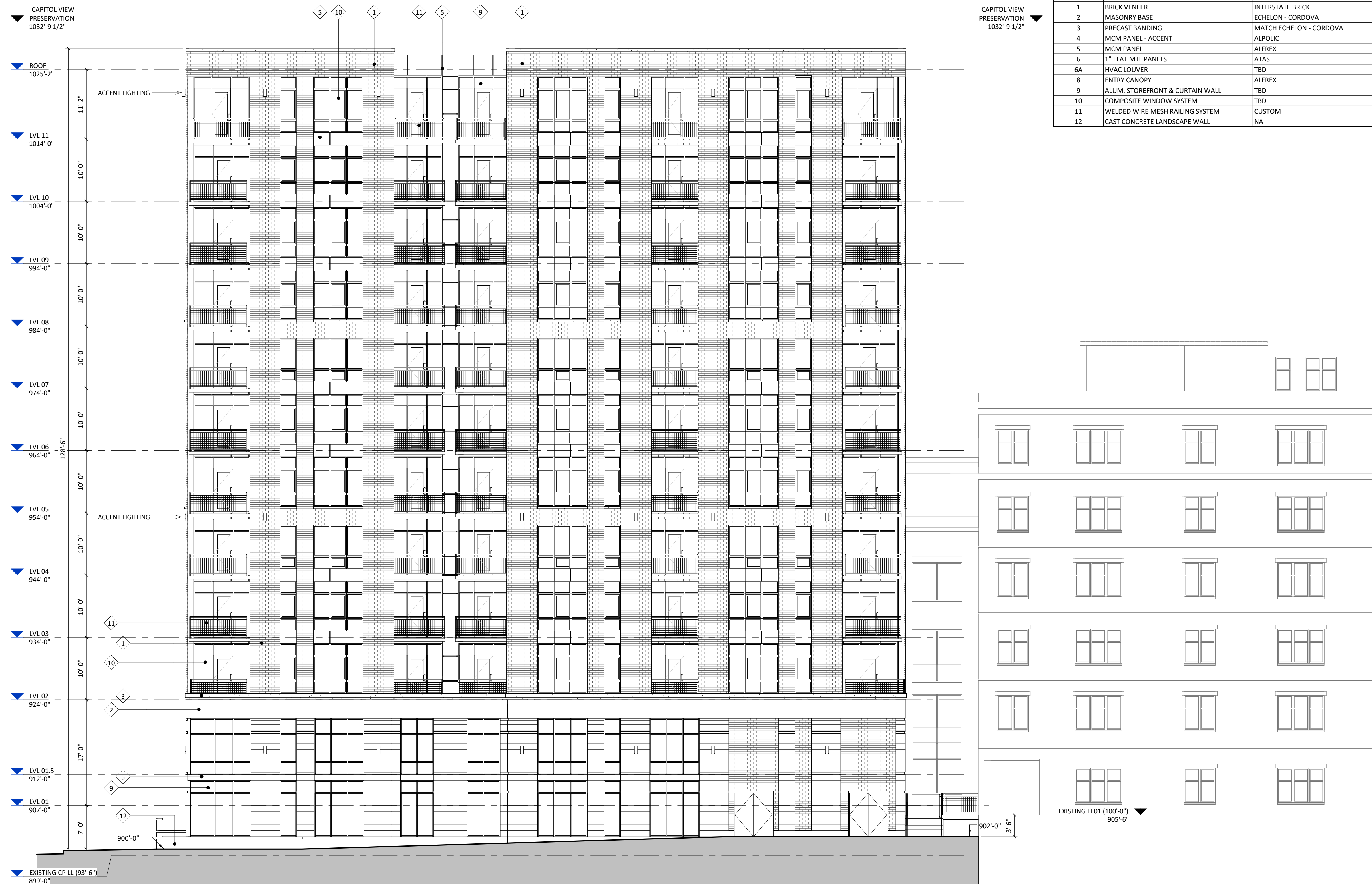
SHEET NUMBER

AC203

PROJECT NUMBER

2406

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHOLON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHOLON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFLEX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFLEX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 CITY ELEVATION - NORTHEAST
1/8" = 1'-0"

ISSUED FOR:
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NOT FOR CONSTRUCTION

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

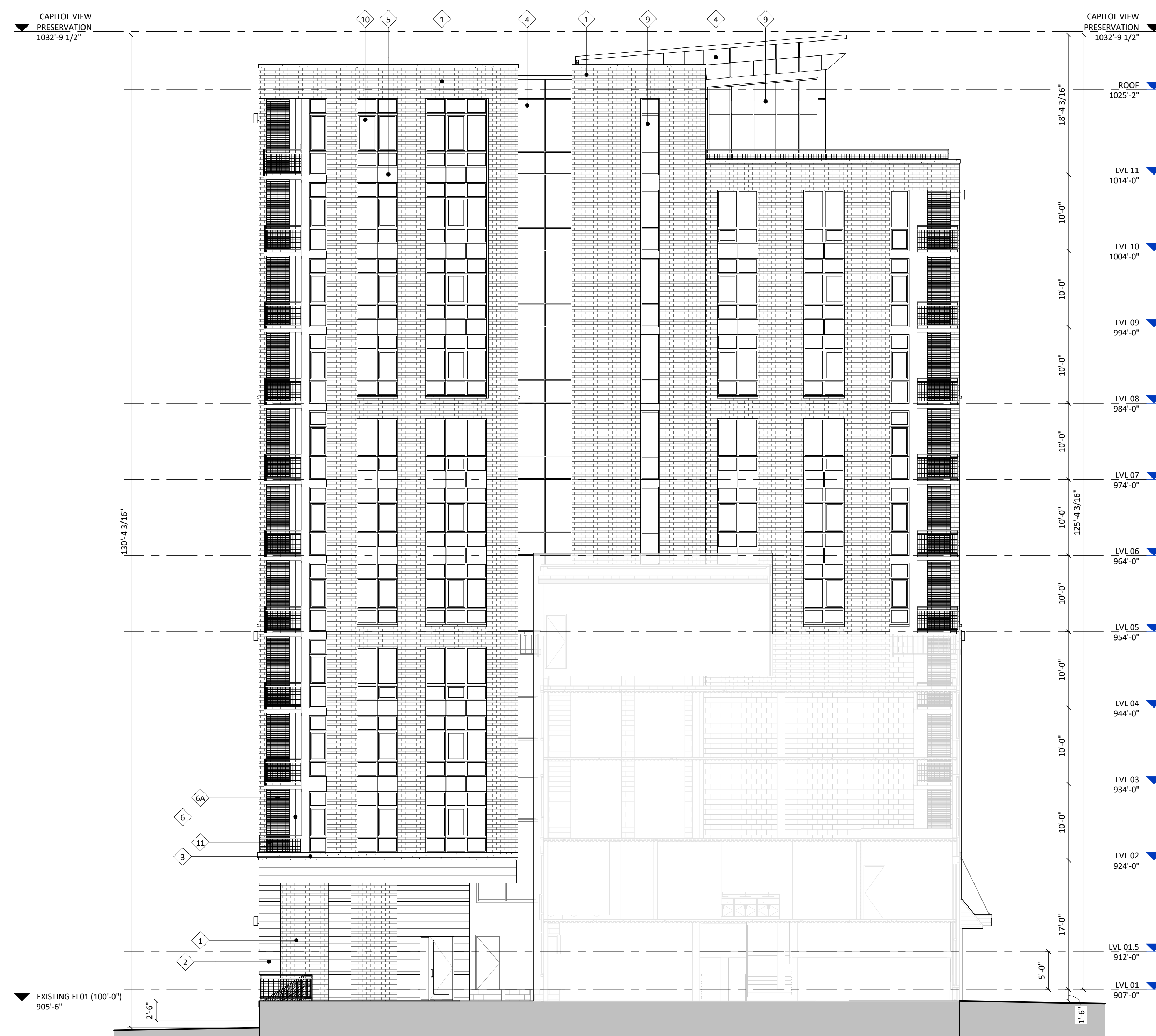
AC204

PROJECT NUMBER

2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 CITY ELEVATION - NORTHWEST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHOLON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHOLON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFLEX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFLEX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



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PROJECT TITLE
**BUTLER ST.
 REDEVELOPMENT**

15 N. BUTLER ST. & 302
 E. WASHINGTON AVE.
 MADISON, WI.
 SHEET TITLE
**EXTERIOR
 ELEVATIONS -
 COLOR**

1 SOUTHWEST ELEVATION
 1/8" = 1'-0"

SHEET NUMBER
AC205
 PROJECT NUMBER
2406

ISSUED FOR:
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PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.
SHEET TITLE
**EXTERIOR
ELEVATIONS -
COLOR**

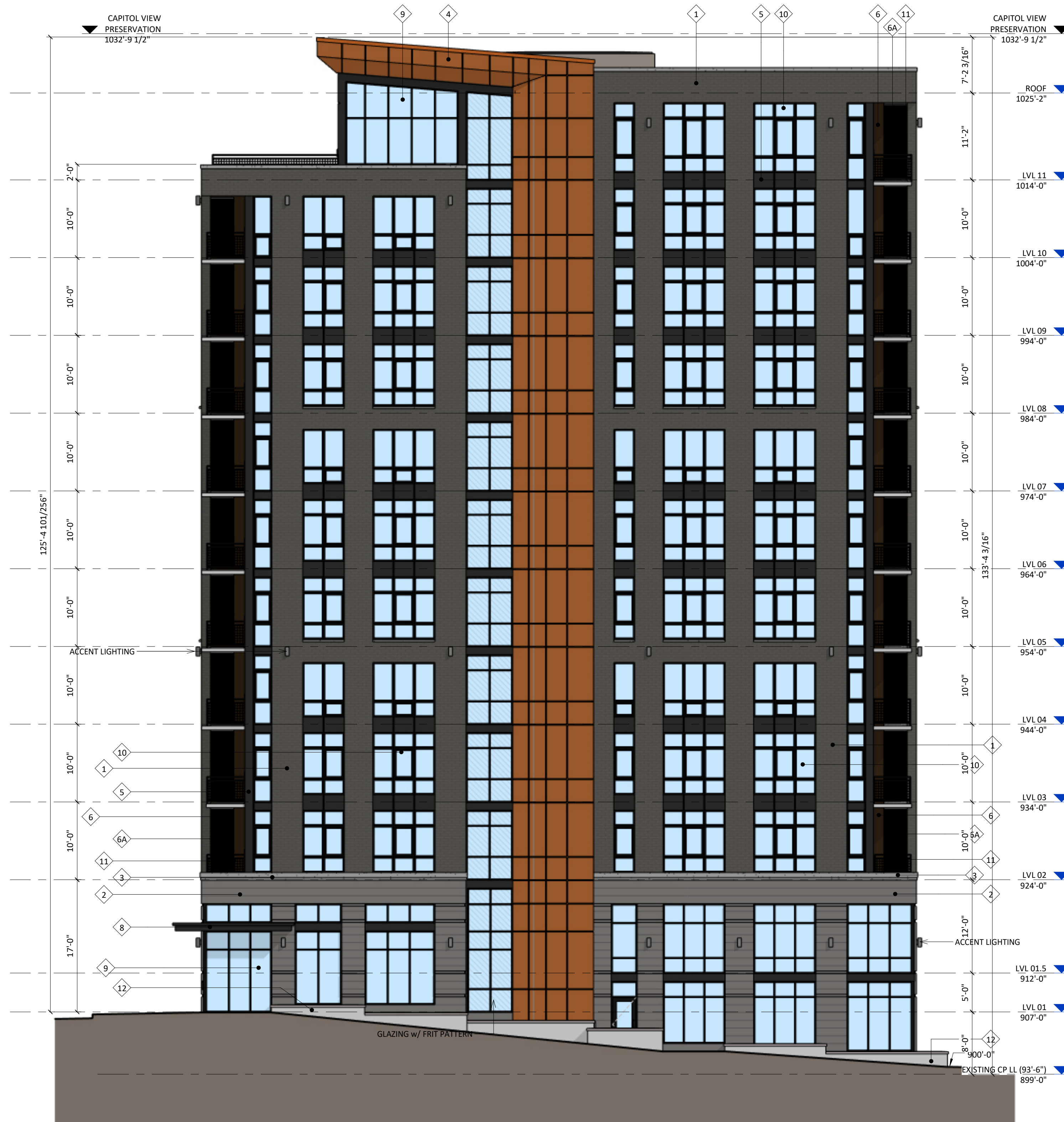
SHEET NUMBER

AC206

PROJECT NUMBER

2406

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 SOUTHEAST ELEVATION
1/8" = 1'-0"



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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	EHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH EHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFLEX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFLEX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

ISSUED FOR:
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PROJECT TITLE
**BUTLER ST.
 REDEVELOPMENT**

15 N. BUTLER ST. & 302
 E. WASHINGTON AVE.
 MADISON, WI.
 SHEET TITLE
**EXTERIOR
 ELEVATIONS -
 COLOR**

1 **NORTHWEST ELEVATION**
 1/8" = 1'-0"

SHEET NUMBER

AC207

PROJECT NUMBER

2406

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
**EXTERIOR
ELEVATIONS -
COLOR**

SHEET NUMBER

AC208

PROJECT NUMBER

2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFLEX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFLEX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 NORTHWEST ELEVATION
1/8" = 1'-0"

ISSUED FOR:
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PROJECT TITLE
**BUTLER ST.
REDEVELOPMENT**

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.
SHEET TITLE
**BUILDING
SECTION**

SHEET NUMBER

AC301

PROJECT NUMBER

2406

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1 BUILDING SECTION
1/8" = 1'-0"



CONCEPT RENDERING

AC901

BUTLER ST. REDEVELOPMENT
15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

REVIEW | 2025.06.20 | 2406





CONCEPT RENDERING

AC902

BUTLER ST. REDEVELOPMENT
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REVIEW | 2025.06.20 | 2406



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CONCEPT RENDERING

AC903

BUTLER ST. REDEVELOPMENT
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REVIEW | 2025.06.20 | 2406





CONCEPT RENDERING

AC904

BUTLER ST. REDEVELOPMENT
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REVIEW | 2025.06.20 | 2406





CONCEPT RENDERING

AC905

BUTLER ST. REDEVELOPMENT
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REVIEW | 2025.06.20 | 2406





CONCEPT RENDERING

AC906

BUTLER ST. REDEVELOPMENT
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REVIEW | 2025.06.20 | 2406