



# City of Madison

## Proposed Demolition & Conditional Use

Location  
906-910 Williamson Street

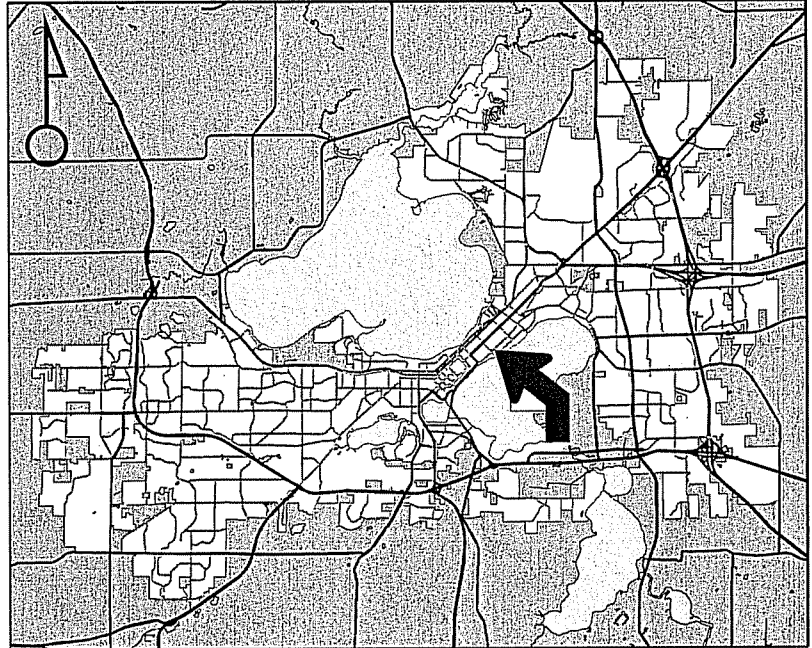
Project Name  
Fortis Mixed-Use

Applicant  
Louis Fortis - Shepherd Express/  
J. Randy Bruce - Knothe Bruce Architects

Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence to construct  
mixed-use building with 4,675 square feet of  
commercial space and 26 apartments

Public Hearing Date  
Plan Commission  
05 October 2015



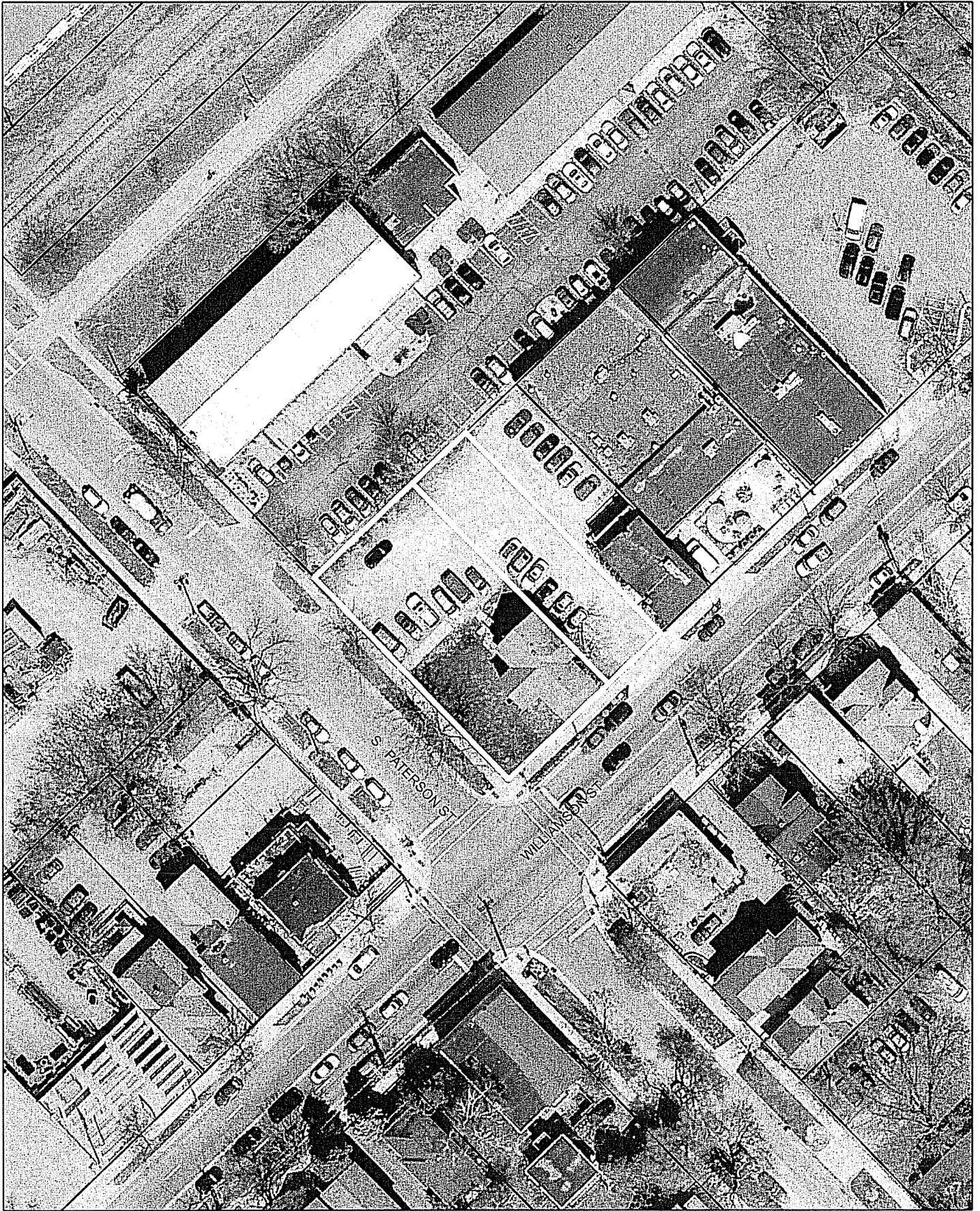
For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 September 2015

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# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 906-910 Williamson Street  
**Project Title (if any):** \_\_\_\_\_

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

**Applicant Name:** Louis Fortis      **Company:** Shepherd Express  
**Street Address:** 1610 N. Prospect #1501      **City/State:** Milwaukee, WI      **Zip:** 53202  
**Telephone:** (414) 739-4359      **Fax:** ( )      **Email:** louis@shepex.com

**Project Contact Person:** J. Randy Bruce      **Company:** Knothe & Bruce Architects  
**Street Address:** 7601 University Ave.      **City/State:** Middleton, WI      **Zip:** 53562  
**Telephone:** (608) 836-3690      **Fax:** ( )      **Email:** rbruce@knothebruce.com

**Property Owner (if not applicant):** Michael Kohn  
**Street Address:** 1014 WILLIAMSON ST      **City/State:** Madison, WI      **Zip:** 53703

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Four story mixed use project with 26 apartments and 4,675 s.f. of commercial space and underground parking.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Alder Marsha Rummel, 1/28/2015

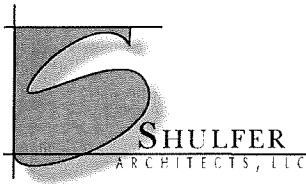
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 2/16/15 Zoning Staff: Matt Tucker Date: 2/16/15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Michael Kohn Relationship to Property: Owner  
Authorizing Signature of Property Owner [Signature] Date 8/4/15



August 5, 2015 (*Revised September 30, 2015*)

Ms. Katherine Cornwell  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
Conditional Use Permit Application  
906-910 Williamson Street, Madison, WI

Ms. Katherine Cornwell:

On behalf of LF Williamson, LLC, the following is being submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Organizational Structure:**

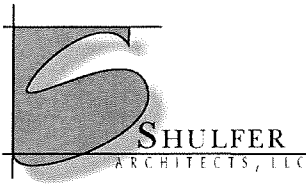
Owner/Developer 906-910 Williamson St.:  
LF Williamson, LLC  
1610 N. Prospect #1501  
Milwaukee, WI 53202  
414-739-4359  
Contact: Louis Fortis  
[louis@shepex.com](mailto:louis@shepex.com)

Landscape Design:  
Ken Saiki Design  
303 South Paterson Street  
Madison, WI 53703  
(608) 251-3600  
Contact: Stevie Koepp  
[skoepp@ksd-la.com](mailto:skoepp@ksd-la.com)

Original Design Architect;  
Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Civil Engineer:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
608-250-9263, x222  
Contact: **Peter D. Fortlage, P.E.**  
[pfortlage@bse-inc.net](mailto:pfortlage@bse-inc.net)

Architect of Record;  
Shulfer Architects, LLC  
1918 Parmenter Street, Ste 2  
Middleton, WI 53562  
608-836-7570  
Contact: Steve Shulfer  
[sshulfer@shulferarchitects.com](mailto:sshulfer@shulferarchitects.com)



### **Introduction:**

The proposed site is located on the corner of Williamson Street and Patterson Street at 906 – 910 Williamson Street. The site is zoned TSS and located within boundaries of the Williamson Street BUILD plan. The proposed development plan will create a mixed-use building that will feature attractive architecture, landscaping, and amenities that will both support and be compatible with the immediate neighborhood.

### **Project Description:**

The proposed new building will be four stories tall and contain 25 apartment units above approximately 4,428 square feet of commercial space on the first floor. There will also be 24 standard bike stalls in the lower level (55 total interior considering all wall mounted racking, which exceeds City minimum requirements), 12 exterior bike stalls, and 25 auto stalls in an enclosed lower level. Drawings of the proposed development, including site plan, floor plans, and elevations are attached.

The proposed project will dedicate 2 units as affordable housing and incorporate sustainability initiatives, including a green roof, native plantings, rainwater harvesting, Green Built Homes certification, and energy efficient building systems.

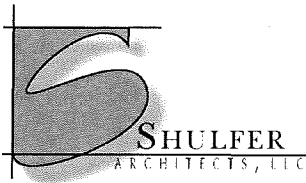
The building façade includes changes in color, texture and material with high-quality substance that will be compatible with those used in the buildings and environment within its visually related area. The exterior materials will be a combination of masonry and metal paneling with a cast stone base.

Vehicular access to the site is achieved from Patterson Street, providing access to the development's lower level enclosed parking and potential, future rear parking for the neighbor at 912 Williamson. The parking level encompasses area beneath the site driveway, and is outside the footprint of upper floors, but is not exposed to view.

### **Demolition Standards**

The new mixed-use development proposes the deconstruction of an existing single-family two story home. The potential demolition of the structure was extensively reviewed and debated by the public and the Landmarks Commission. The Landmarks Commission has issued a Certificate of Appropriateness for the deconstruction of the existing structure and the construction of the mixed-use development.

We believe that the demolition standards can be met. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure. Additionally, at the Fire Department's request, the Owner/Developer has been in communication with the Madison Fire Department for possible use as a training site prior to demolition, pending schedule availability.



**Conditional Use**

The following conditional uses are requested as part of this application:

- To allow an individual building area greater than 25,000 square feet. The actual building area including the basement parking is approximately 38,051 square feet, plus exterior patios
- To allow a building height greater than 3 stories/40 feet. The actual building height is 4 stories or 56' feet.

**Site Development Data:**

Lot Area: 13,177 S.F (.30 Acres)

Gross Floor Areas:

Commercial Area	4,428 S.F.
Enclosed Parking Area (Basement)	11,054 S.F.
<u>Residential Area</u>	<u>26,997 S.F.</u>
Total Gross Area	38,051 S.F.

Dwelling Unit Mix:

Efficiency	4
One Bedroom	15
<u>Two Bedroom</u>	<u>6</u>
Total Dwelling Units	25

Vehicle Parking:

Underground: 25 stalls

Bicycle Parking:

Garage standard stalls	24 stalls
Interior Wall mounted	31 places
<u>Exterior Surface</u>	<u>12 stalls</u>
Total	64 stalls

**Project Schedule:**

It is anticipated that construction will start in Winter 2015 and be completed in Summer 2016.

Thank you for your time reviewing our proposal.

Respectfully,

SHULFER ARCHITECTS, LLC

A handwritten signature in black ink, appearing to read 'Steve Shulfer', is written over the company name.

Steve Shulfer, AIA  
Partner

**Site Development Data:**

Lot Area: 13,177 S.F (.30 Acres)

Gross Floor Areas:

Commercial Area	4,428 S.F.
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Total Gross Area	38,051 S.F.

Dwelling Unit Mix:

Efficiency	4
One Bedroom	15
Two Bedroom	6
Total Dwelling Units	25

Vehicle Parking:

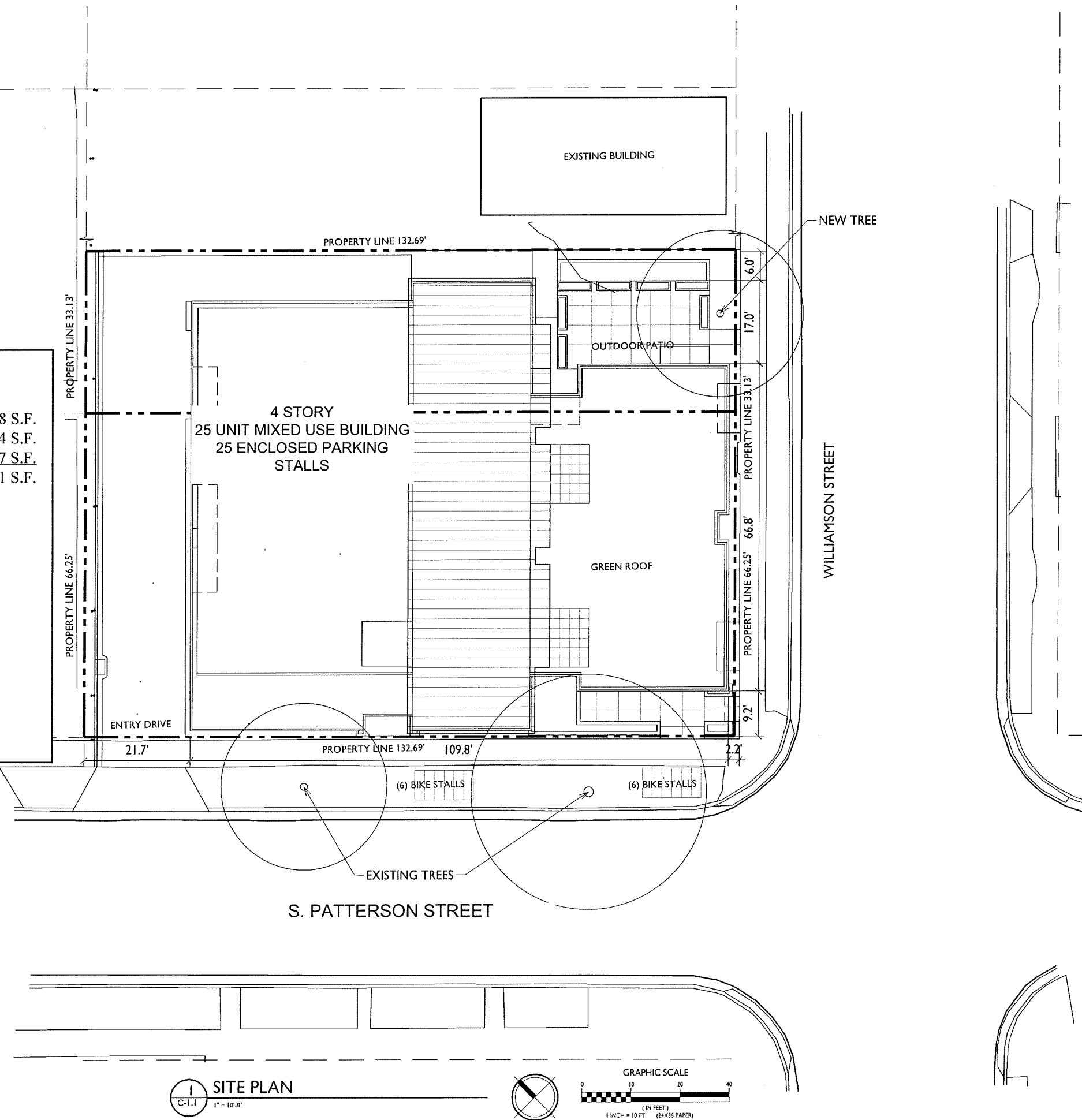
Underground:	25 stalls
--------------	-----------

Bicycle Parking:

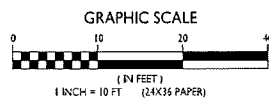
Garage standard stalls	24 stalls
Interior Wall mounted	31 places

Exterior Surface 12 stalls

Total 64 stalls



**SITE PLAN**  
 C-1.1 1" = 10'-0"





ISSUED  
 Issued for Demo & Conditional Use - August 5, 2015

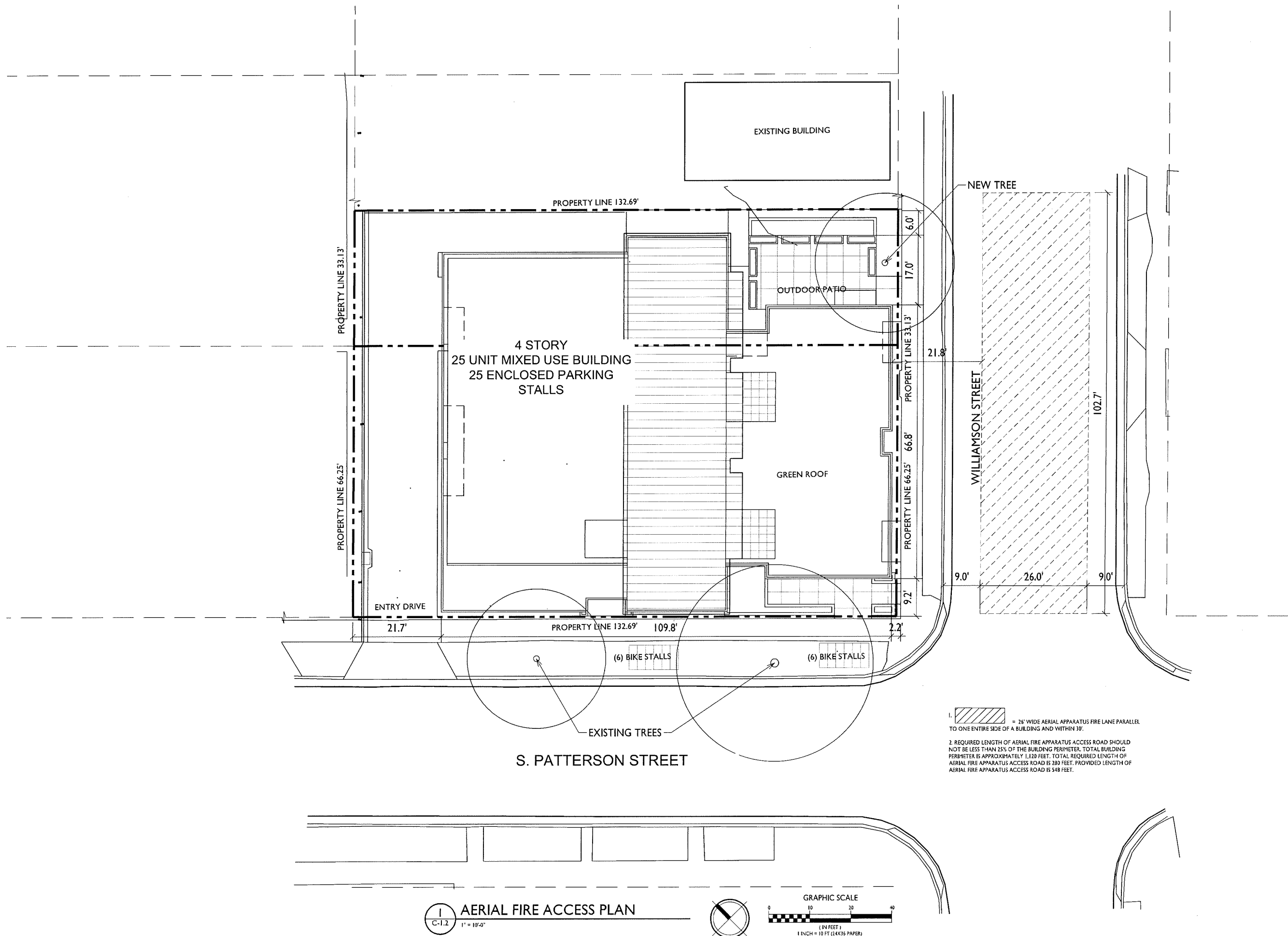
PROJECT TITLE  
**WILLIAMSON STREET DEVELOPMENT**

906-910 Williamson Street  
 Madison, WI  
 SHEET TITLE  
**Aerial Fire Apparatus Access Plan**

SHEET NUMBER

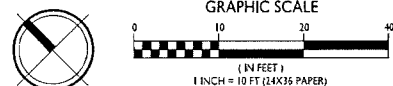
**C-1.2**

PROJECT NO. **1423**  
 © 2013 Knothe & Bruce Architects, LLC



1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 1,120 FEET. TOTAL REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 280 FEET. PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 548 FEET.

**AERIAL FIRE ACCESS PLAN**  
 C-1.2 1" = 10'-0"



ISSUED  
 Issued for Demo & Conditional Use - August 5, 2015

PROJECT TITLE  
 WILLIAMSON STREET  
 DEVELOPMENT

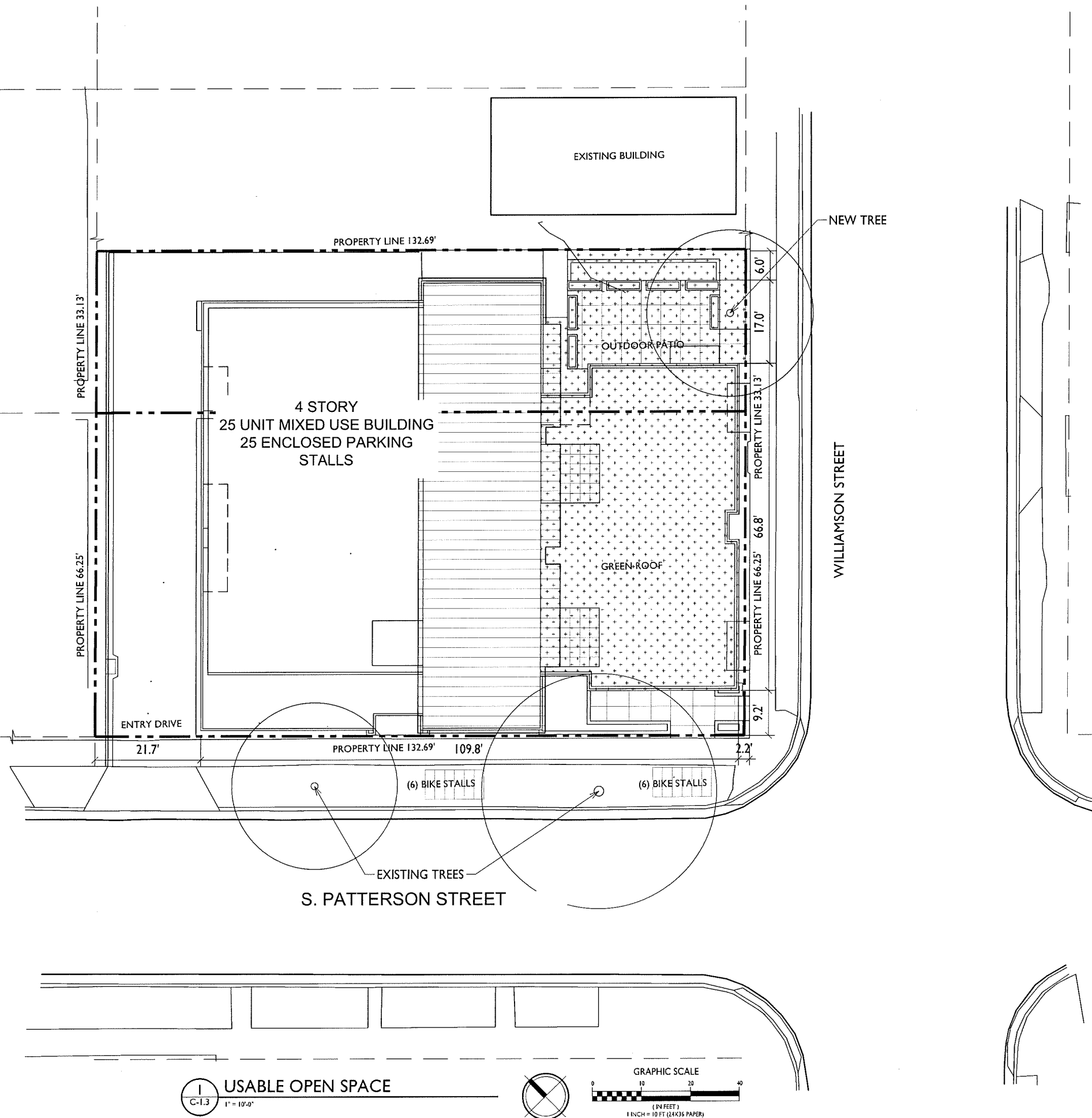
906-910 Williamson  
 Street  
 Madison, WI  
 SHEET TITLE  
 Usable Open  
 Space

SHEET NUMBER

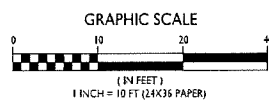
**C-1.3**

PROJECT NO. 1423  
 © 2013 Knothe & Bruce Architects, LLC

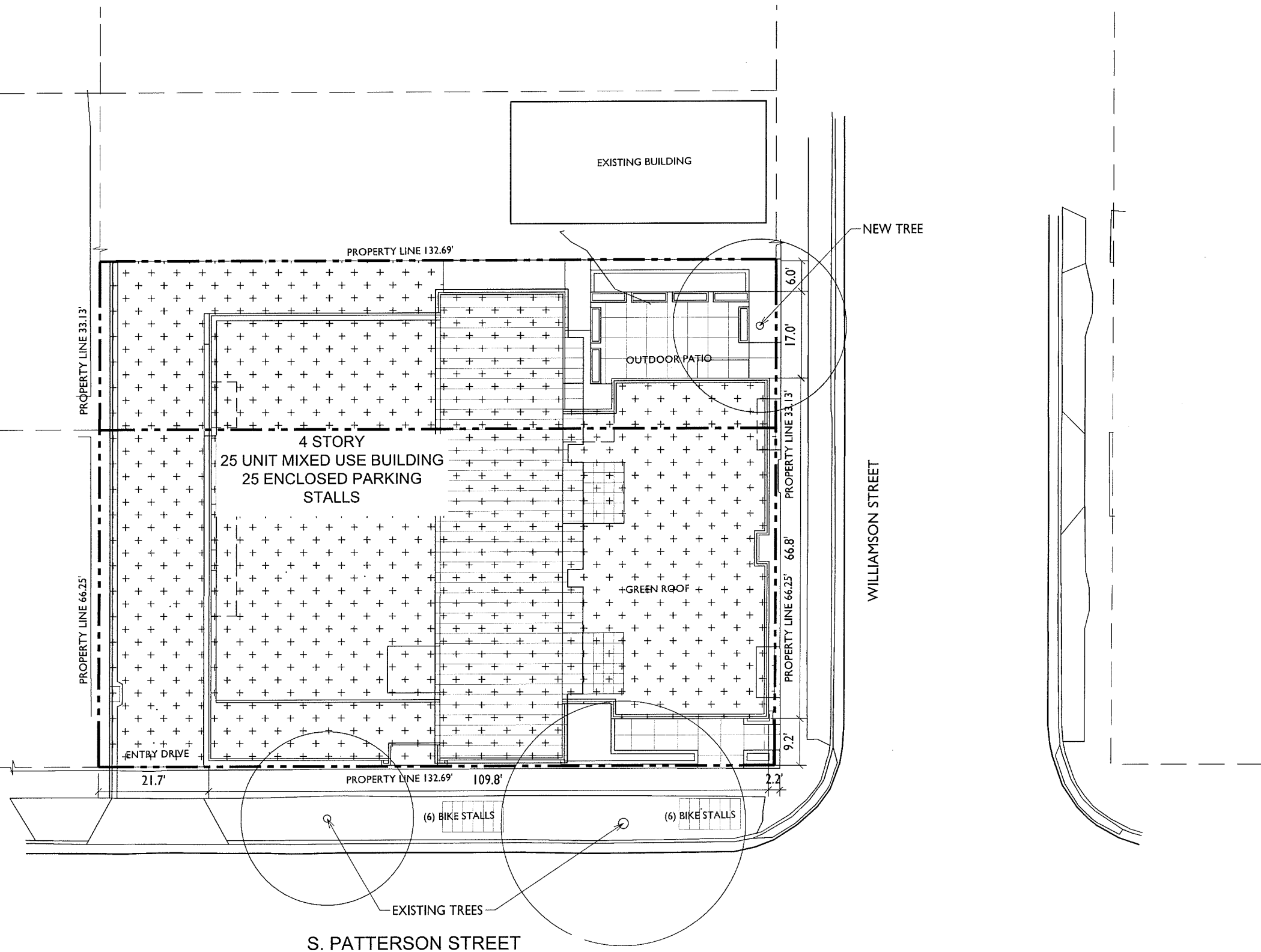
**USABLE OPEN SPACE**  
 REQUIRED: 2,635 S.F. (20% OF LOT AREA)  
 PROVIDED: 2,605 S.F. (GREEN ROOF)  
 950 S.F. (ON SITE)  
 2,080 S.F. (BALCONIES)  
 5,635 S.F. TOTAL  
 HATCH INDICATES USABLE OPEN SPACE



**USABLE OPEN SPACE**  
 C-1.3 1" = 10'-0"



**LOT COVERAGE**  
 LOT AREA: 13,177 S.F.  
 LOT COVERAGE: 11,166 S.F. - 84.7% OF TOTAL LOT AREA  
 HATCH INDICATES LOT COVERAGE



ISSUED  
 Issued for Demo & Conditional Use - August 5, 2015

PROJECT TITLE  
 WILLIAMSON STREET  
 DEVELOPMENT

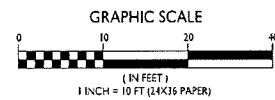
906-910 Williamson  
 Street  
 Madison, WI  
 SHEET TITLE  
 Lot Coverage

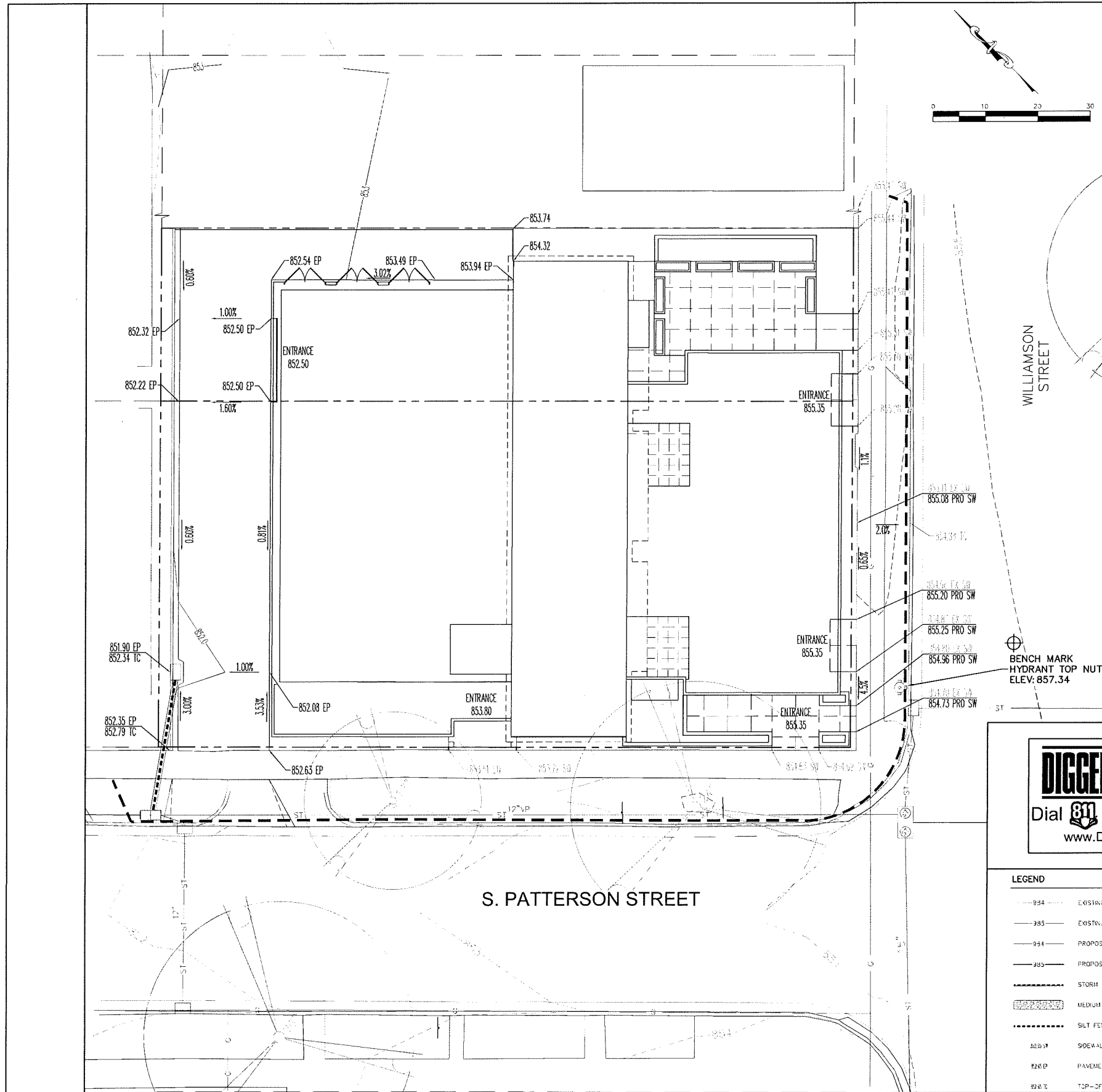
SHEET NUMBER

**C-1.4**

PROJECT NO. 1423  
 © 2013 Knothe & Bruce Architects, LLC

**LOT COVERAGE**  
 C-1.4 1" = 10'-0"





**Erosion Control Notes/Specifications:**

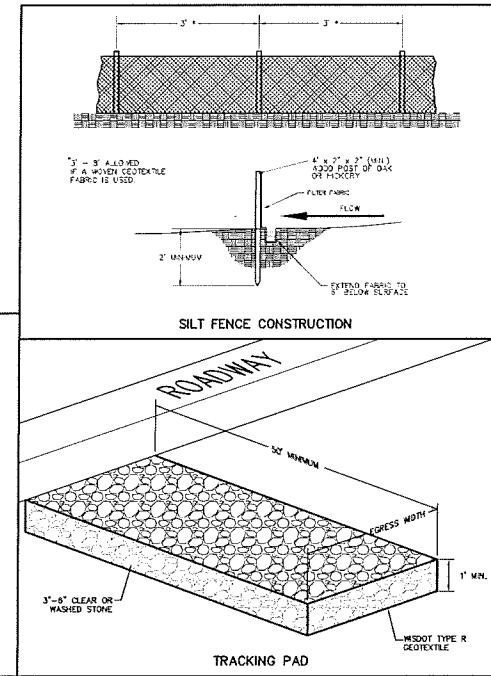
- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Inspection schedule and record keeping shall comply with IIR 216.46(9), Wis. Adm. Code.
- Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
- Soil Stockpiles - A row of silt fence placed downslope and at least 10 feet away from the stockpile shall protect all stockpiles. Soil stockpiles that are inactive for more than 14 consecutive days shall be stabilized with seed & mulch, erosion mat, polymer, or covered with tarps or similar material. No stockpile shall be placed within 20 feet of a drainage way.
- Dewatering - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devices shall comply with WDNR Technical Standard 1057 found at: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
- Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
- Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
- No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and restoration shall be in conformance to WDNR Technical Standard 1059 found at: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact  
(To Be Determined)

**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

**LEGEND**

---994---	EXISTING MINOR CONTOUR
---385---	EXISTING MAJOR CONTOUR
---954---	PROPOSED MINOR CONTOUR
---205---	PROPOSED MAJOR CONTOUR
----	STORM SEWER
█	MEDIUM RIPRAP
-----	SILT FENCE
82.0' V	SIDEWALK GRADE
82.0' P	PAVEMENT GRADE
82.0' T	TOP-OF-CURB GRADE



**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9265  
Fax: 608-250-9266  
e-mail: [kburse@BSE-INC.net](mailto:kburse@BSE-INC.net)  
[www.bursesurveying.com](http://www.bursesurveying.com)

APPROVALS	DATE	BY	FOR

**906-910 Williamson Street**  
906-910 Williamson Street  
Madison, Wisconsin  
**Louis Fortis**  
c/o 10 E. Doty Street, Suite 607  
Madison, WI 53703

PROJECT #: BSE1792-14  
PLOT DATE: 08/05/2015

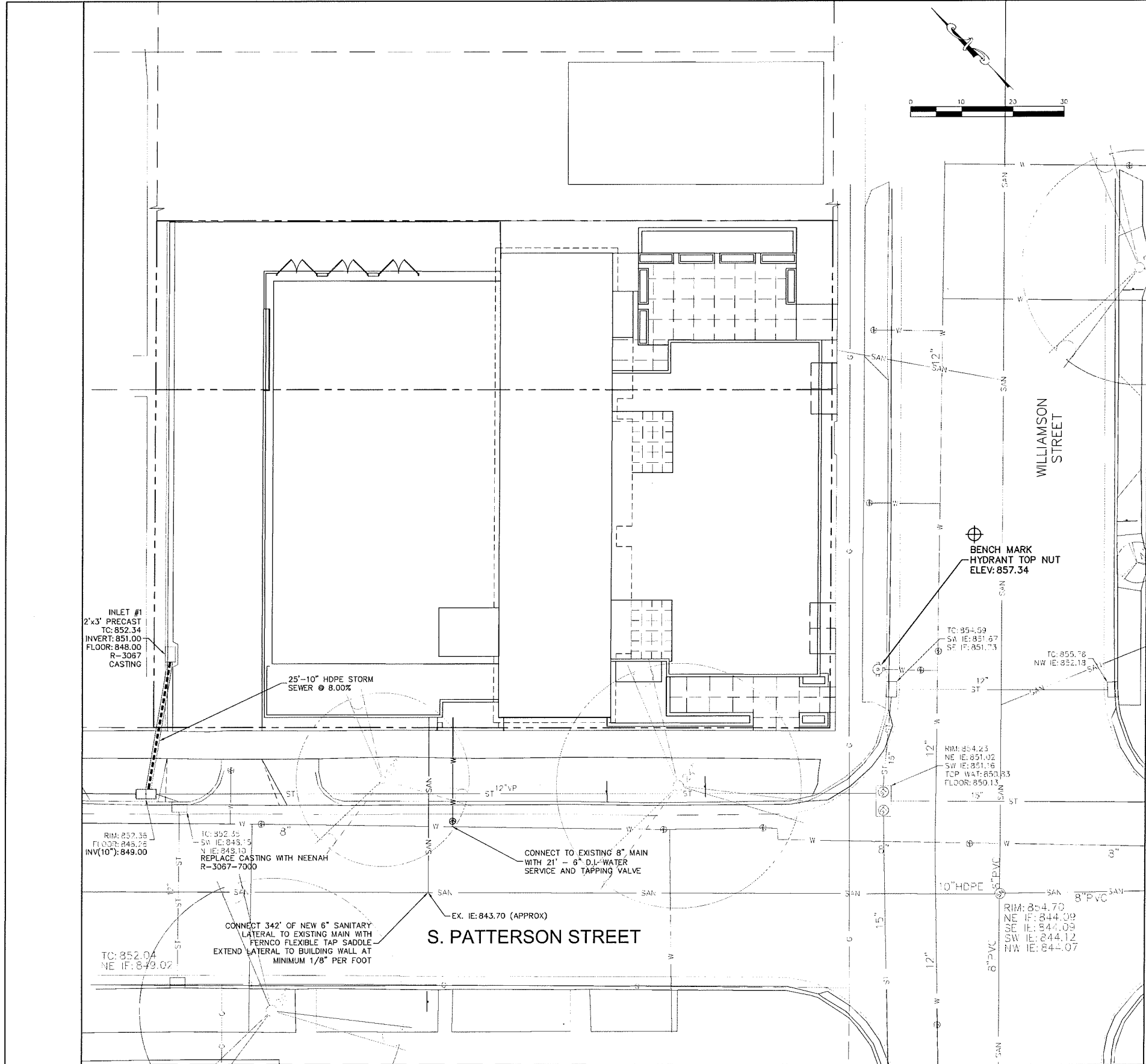
REVISION DATES:

ISSUE DATES:  
Conditional Use 08/05/2015

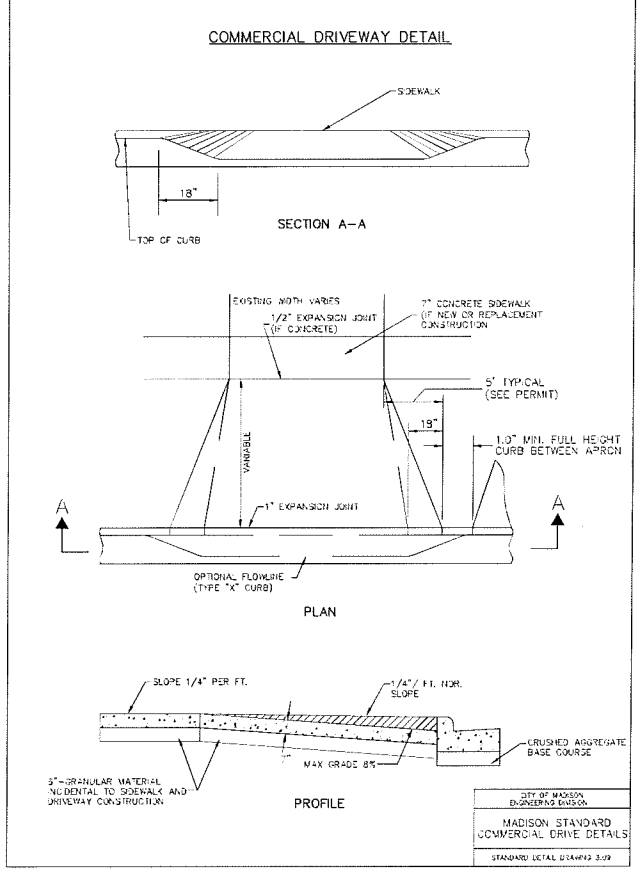
GRADING AND  
EROSION CONTROL  
PLAN

**Burse**  
Surveying and Engineering, Inc.  
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DRAWING NUMBER  
**C-300**



- NOTES:
- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
  - CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
  - ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
  - THE CITY WILL LIKELY REQUIRE SEVERAL ULO'S TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. THIS INFORMATION MAY REQUIRE THE PROPOSED GRADES AND SLOPES OF NEW PIPING TO BE ADJUSTED. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT [TO BE DETERMINED].



**Burse**  
Surveying and Engineering, Inc.  
2501 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-260-8263  
Fax: 608-260-9256  
e-mail: mburse@BSE-INC.com  
www.bursesurveying.com

APPROVALS:

PROJECT LEAD	MLB
DESIGNER	MLB
DRAWN	MLB
CHECKED	MLB
IN CHARGE	MLB
APPROVED	MLB

906-910 Williamson Street  
906-910 Williamson Street  
Madison, Wisconsin  
Louis Fortis  
c/o 10 E. Doty Street, Suite 507  
Madison, WI 53703

PROJECT #: BSE1792-14  
PLOT DATE: 08/05/2015

REVISION DATES:


ISSUE DATES:  
Conditional Use 08/05/2015

**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

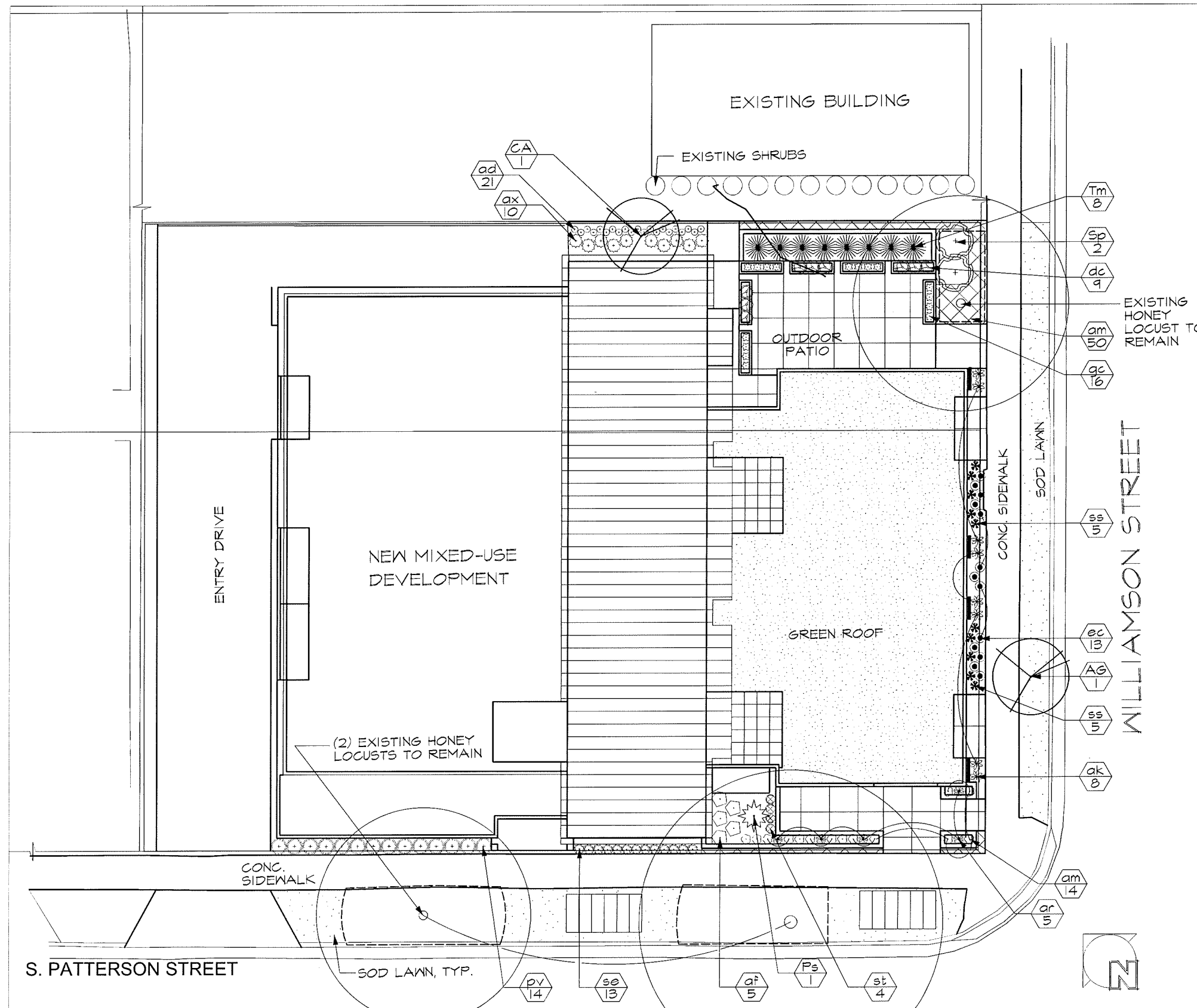
**LEGEND**

---	934	EXISTING MINOR CONTOUR
---	985	EXISTING MAJOR CONTOUR
---	934	PROPOSED MINOR CONTOUR
---	985	PROPOSED MAJOR CONTOUR
---		STORM SEWER
---		MEDIUM RIFRAP
---		SILT FENCE

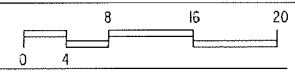
UTILITY PLAN

**Burse**  
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DRAWING NUMBER  
**C-400**



LANDSCAPE PLAN  
 L-1.0 1" = 16' (11x17) or 1" = 8' (22x34)



GENERAL NOTES:

1. SEE SHEET L-2.0 FOR PLANTING DETAILS AND LIST
2. ALL PLANTING AREA EDGING SHALL BE METAL
3. IF EXCAVATION IS NECESSARY WITHIN 5 FT OF ANY EXISTING TREE, CITY FORESTRY (DEAN KAHL, 608-266-4816, DKAHL@CITYOFMADISON.COM) SHALL BE CONTACTED SO THAT THEY MAY INSPECT AND PROVIDE RECOMMENDATIONS TO PROTECT THE ROOT SYSTEMS OF THE TREES

Notes  
 Submitted for Conditional Use  
 Application August 5th, 2015

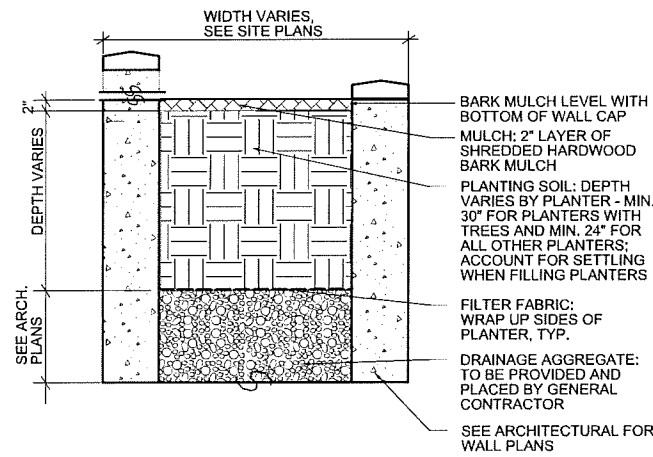
Revisions

Project Title  
 906 - 910  
 WILLIAMSON STREET

Drawing Title  
 LANDSCAPE PLAN

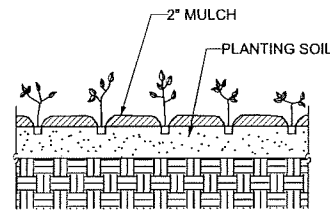
Project No. 1423 Drawing No. L-1.0

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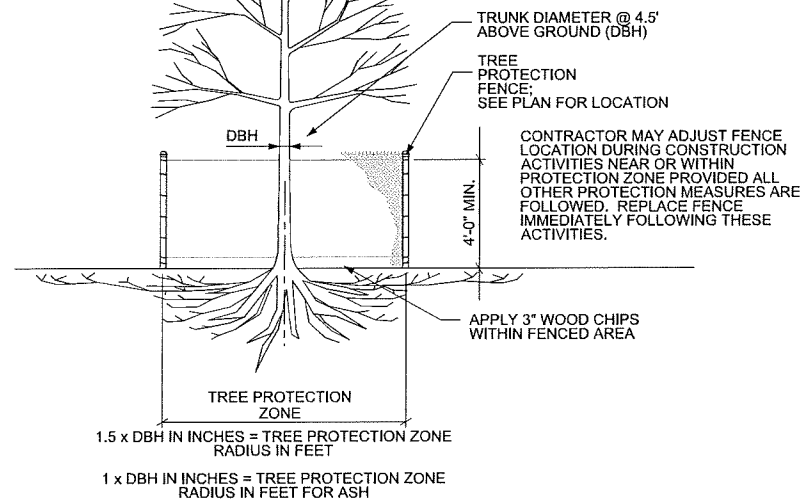
1 CONTAINER PLANTING  
L-2.0 NTS

NOTE: SPACE AS INDICATED ON PLANS

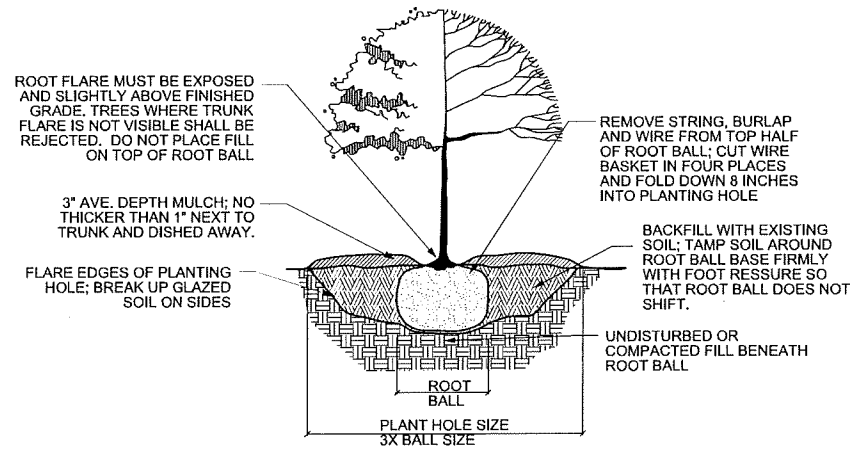


4 PERENNIAL PLANTING  
L-2.0 NTS

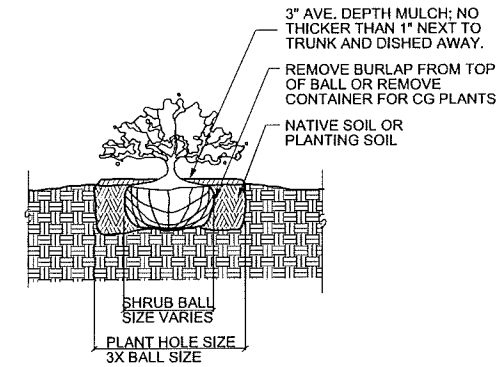
- PROHIBITED WITHIN TREE PROTECTION ZONE:
1. NO CONSTRUCTION STAGING OR MATERIALS STORAGE
  2. NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS
  3. NO GRADING
  4. NO TRENCHING; UTILITY PIPES MUST BE TUNNELED
  5. HAND EXCAVATION ONLY
  6. CONTACT CITY FORESTRY IF EXCAVATION IS REQUIRED WITHIN 5' OF TREE



5 TREE PROTECTION  
L-2.0 NTS



2 TREE PLANTING  
L-2.0 NTS



3 SHRUB PLANTING  
L-2.0 NTS

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
<b>Deciduous Trees</b>							
AG	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry		8' Ht.	B&B	Single leader; well-developed crown	20-25' Ht x 12-15' sp
CA	<i>Cornus alternifolia</i> 'W. Stackman'	Golden Shadows Pagoda Dogwood		6' Ht.	B&B	Multistem, min. 3 leaders; well-developed crown, no overlapping leaders	6-20' Ht x 6-15' sp
<b>Deciduous Shrubs</b>							
Ak	<i>Acnidia kolomikta</i>	Hardy Kiwi	3 gal.		Cont.	Plant one male for every three females; Space 2'-0" o.c.	15-20' Ht
Po	<i>Physocarpus opulifolius</i> 'Dorona May'	Little Devil Ninebark	36" Ht		Cont.	Space 4'-0" o.c.	3-4' Ht x 3-4' sp
Sp	<i>Salix purpurea</i> 'Nana'	Arctic Willow	36" Ht		Cont.	Space 5'-0" o.c.	3-6' Ht x 3-6' sp
<b>Evergreen Shrubs</b>							
Ps	<i>Pinus strobus</i> 'Blue Shag'	Blue Shag White Pine					
Tm	<i>Taxus x media</i> 'Everlow'	Everlow Yew	24" spd		Cont.	Space 3.5' O.C.	
<b>Perennials/Grasses/Groundcovers</b>							
af	<i>Agastache foeniculum</i>	Anise Hyssop	1 gal.		Cont.		
at	<i>Amsonia tabernaemontana</i>	Common Bluestar	1 gal.		Cont.		
ar	<i>Artemisia frigida</i>	Prairie Sagewort	1 gal.		Cont.	Space 18" o.c.	
ad	<i>Aster divaricatus</i>	White Woodland Aster	1 gal.		Cont.		
ax	<i>Athyrium filix-femina</i>	Lady Fern	4 1/2"		Cont.		
cm	<i>Coreopsis</i> 'Main Street'	Main Street Tickseed	1 gal.		Cont.	Space 18" o.c.	
dc	<i>Deschampsia caespitosa</i> 'Goldtau'	Tufted Hair Grass	4 1/2"		Cont.		
es	<i>Echinacea</i> 'Sunrise'	Sunrise Echinacea	1 gal.		Cont.		
gc	<i>Geranium x cantabrigiense</i> 'Kamina'	Kamina Geranium	1 gal.		Cont.		
pv	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1 gal.		Cont.	Space 30" o.c.	
sa	<i>Sedum</i> 'Autumn Fire'	Autumn Fire Sedum	1 gal.		Cont.	Space 18" o.c.	
st	<i>Sedum ternatum</i>	Wild Stonecrop	4 1/2"		Cont.		
sl	<i>Silphium laciniatum</i>	Compass Plant	1 gal.		Cont.		
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 gal.		Cont.		

Plant List - Extensive LiveRoof Tray System, 4-6" of soil medium

Key	Botanical Name	Common Name	Quantity	Quantity	Size	Spec	Comments
<b>Perennials/Grasses/Groundcovers</b>							
as	<i>Allium schoenoprasum</i> 'Forescate'	Forescate Chives	75	88	4"	cont.	Space 6" o.c.
em	<i>Euphorbia myrsinites</i>	Spurge	37	44	4"	cont.	Space 12" o.c.
saa	<i>Sedum acre</i> 'Aureum'	Golden Stonecrop	75	88	4"	cont.	Space 12" o.c.
sac	<i>Sedum album</i> 'Coral Carpet'	White Stonecrop	75	88	4"	cont.	Space 12" o.c.
ss	<i>Sedum sexangulare</i>	Tasteless Stonecrop	37	44	4"	cont.	Space 12" o.c.
ssb	<i>Sedum spectabile</i> 'Brilliant'	Hytotelephium	37	44	4"	cont.	Space 12" o.c.
sss	<i>Sedum spectabile</i> 'Star Dust'	Hytotelephium	37	44	4"	cont.	Space 12" o.c.
ssj	<i>Sedum spurium</i> 'John Creech'	Caucasian Stonecrop	37	44	4"	cont.	Space 12" o.c.

NOTE: All planting medium shall be light weight, manufactured for green roof planting

**knothe bruce**  
ARCHITECTS

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608.836.3690 Middleton, WI 53562

**KEN SAIKI**  
DESIGN INC

LANDSCAPE ARCHITECTS

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S. U. I. E. O. N. E.  
MADISON, WI 53703  
Phone: 608.251.3500  
Fax: 608.251.2839  
www.ksd1.com

Notes  
Submitted for Conditional Use  
Application August 5th, 2015

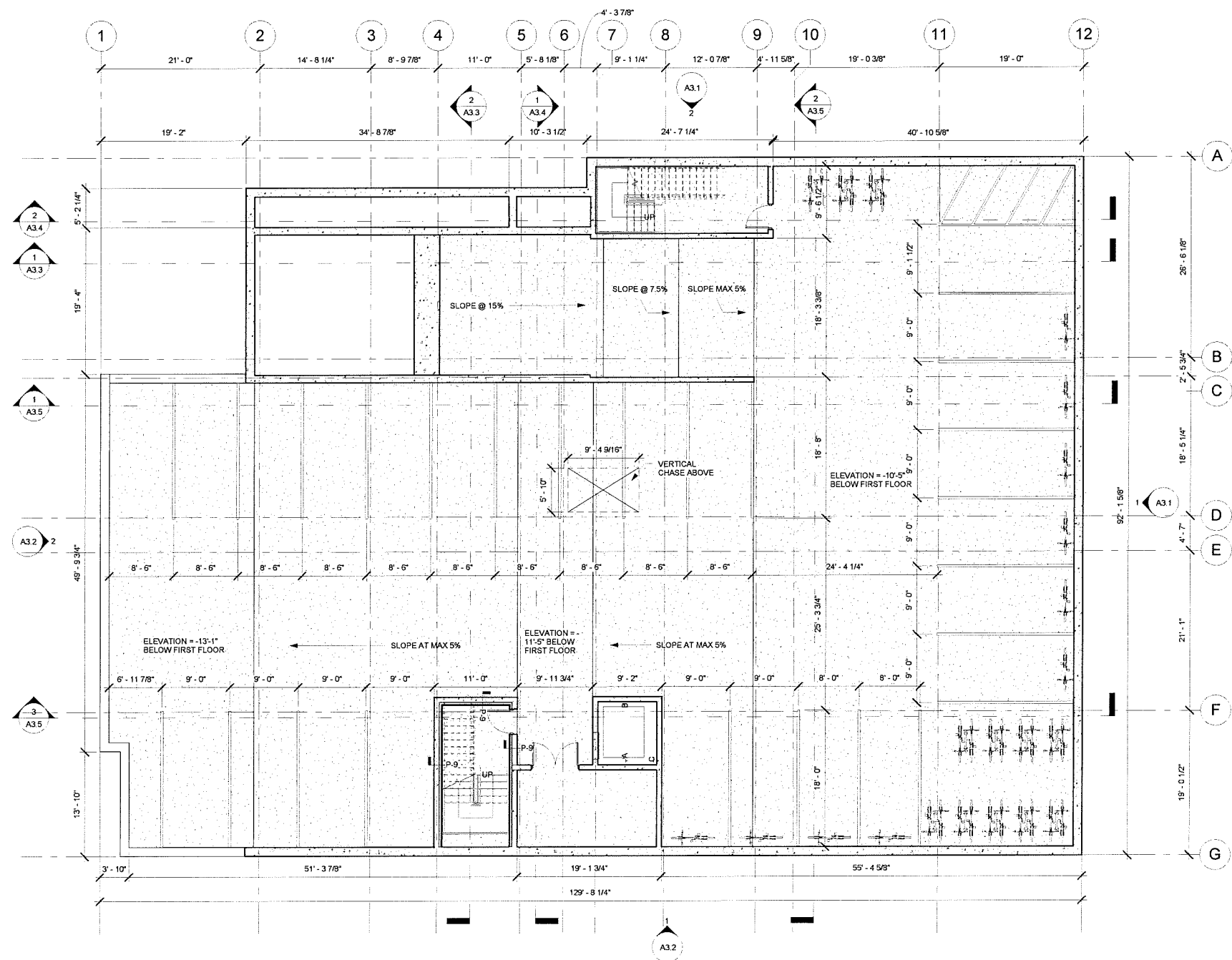
Revisions

Project Title  
906 - 910  
WILLIAMSON STREET

Drawing Title  
DETAILS AND  
PLANT LIST

Project No. Drawing No.  
1423 L-2.0

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PARKING STALLS:  
 VEHICLE:  
 COMPACT = 10 STALLS  
 FULL = 15 STALLS  
 TOTAL = 25 STALLS (25 APARTMENT UNITS)  
 ELECTRIC CAR = 2, WITH CONDUIT FOR MORE  
 BICYCLE:  
 GROUND = 24 (IN PARKING GARAGE)  
 EXTERIOR = 12 STALLS  
 HANGING = 31 TOTAL (21 IN APARTMENTS, 10 IN PARKING GARAGE)  
 TOTAL = 67 BICYCLE PARKING STALLS

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

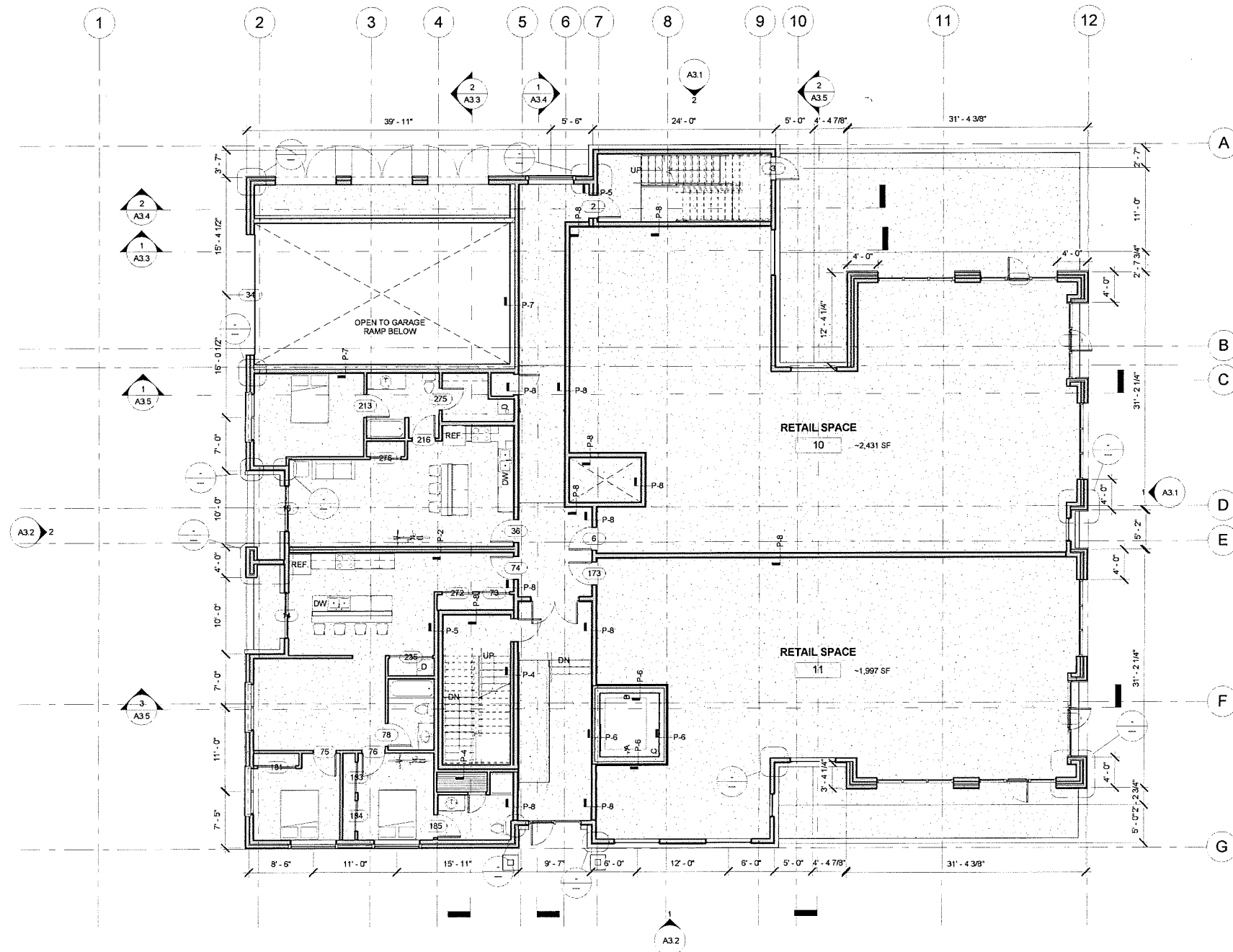
PRELIMINARY USE ONLY  
 PRELIMINARY

**906 WILLIAMSON**  
 Owner  
 906 WILLIAMSON ST. MADISON WI

**PARKING**

09/30/2015  
 PLAN COMMISSION





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

PRELIMINARY USE ONLY

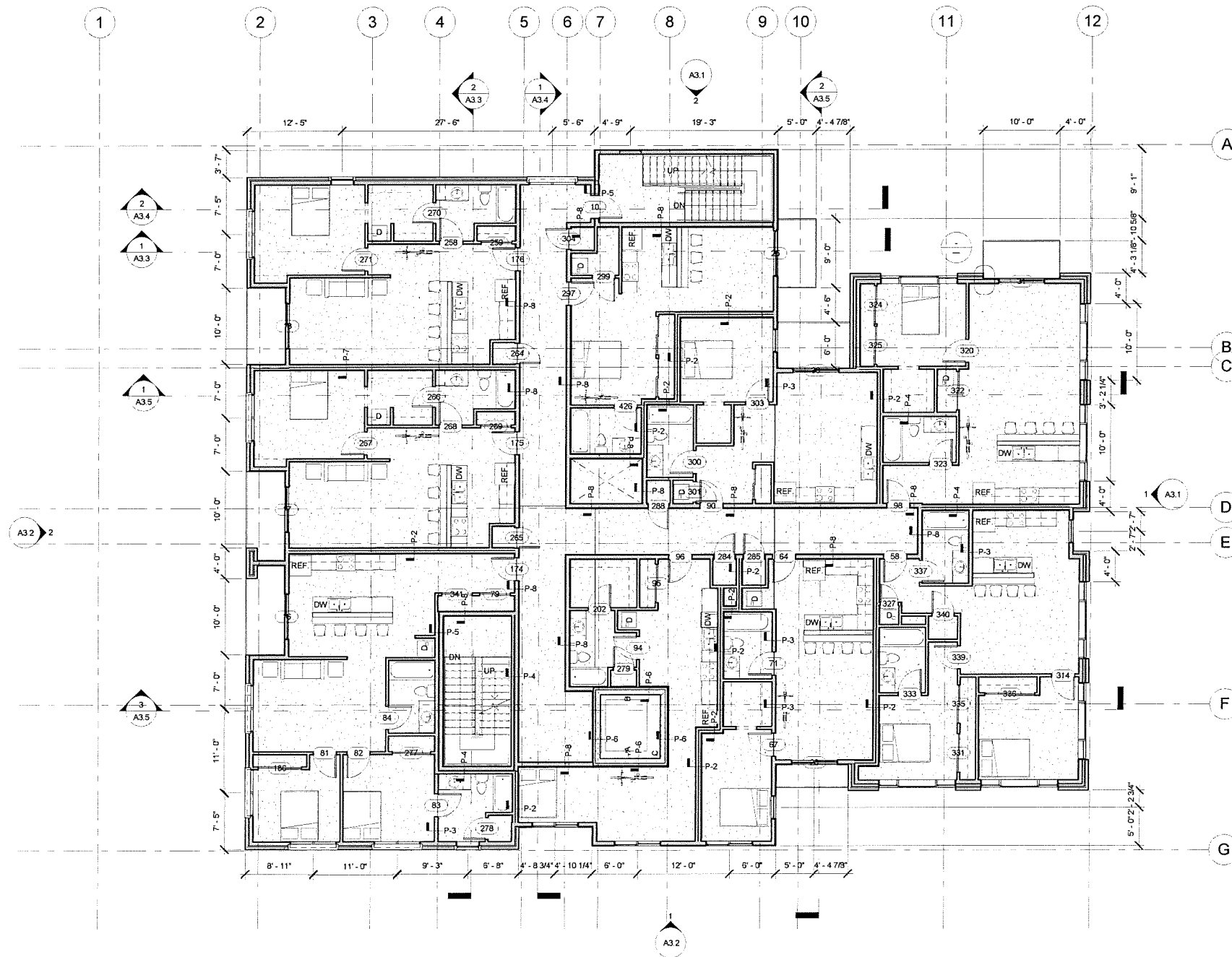
PRELIMINARY

**906 WILLIAMSON**  
 Owner  
 906 WILLIAMSON ST. MADISON WI

**FIRST FLOOR PLAN**

09/30/2015  
 PLAN COMMISSION

**A2.1**



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

PRELIMINARY USE ONLY

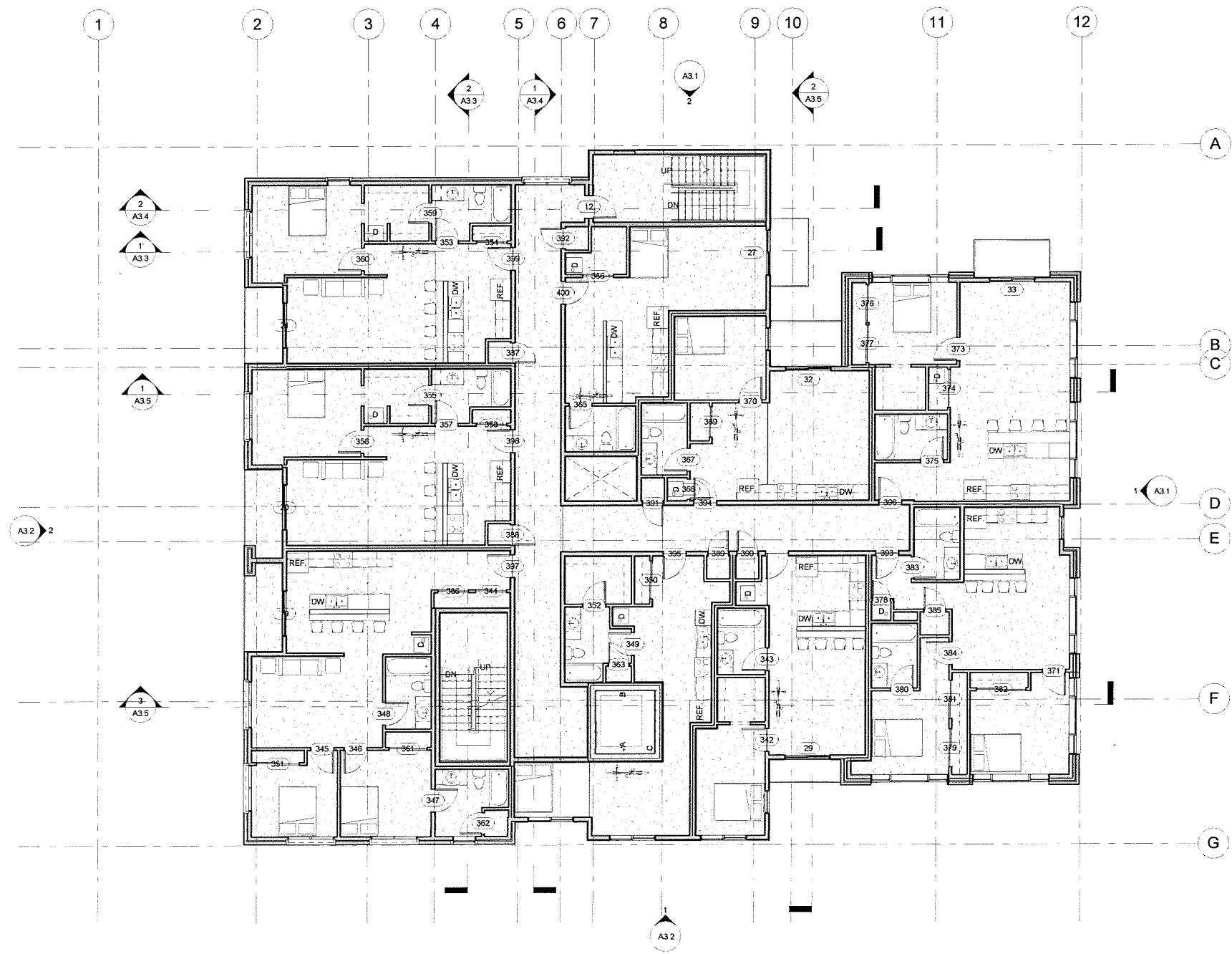
PRELIMINARY

906 WILLIAMSON  
Owner  
906 WILLIAMSON ST. MADISON WI

SECOND FLOOR PLAN

09/30/2015  
PLAN COMMISSION

A2.2



① THIRD FLOOR PLAN  
 1/8" = 1'-0"

PRELIMINARY USE ONLY

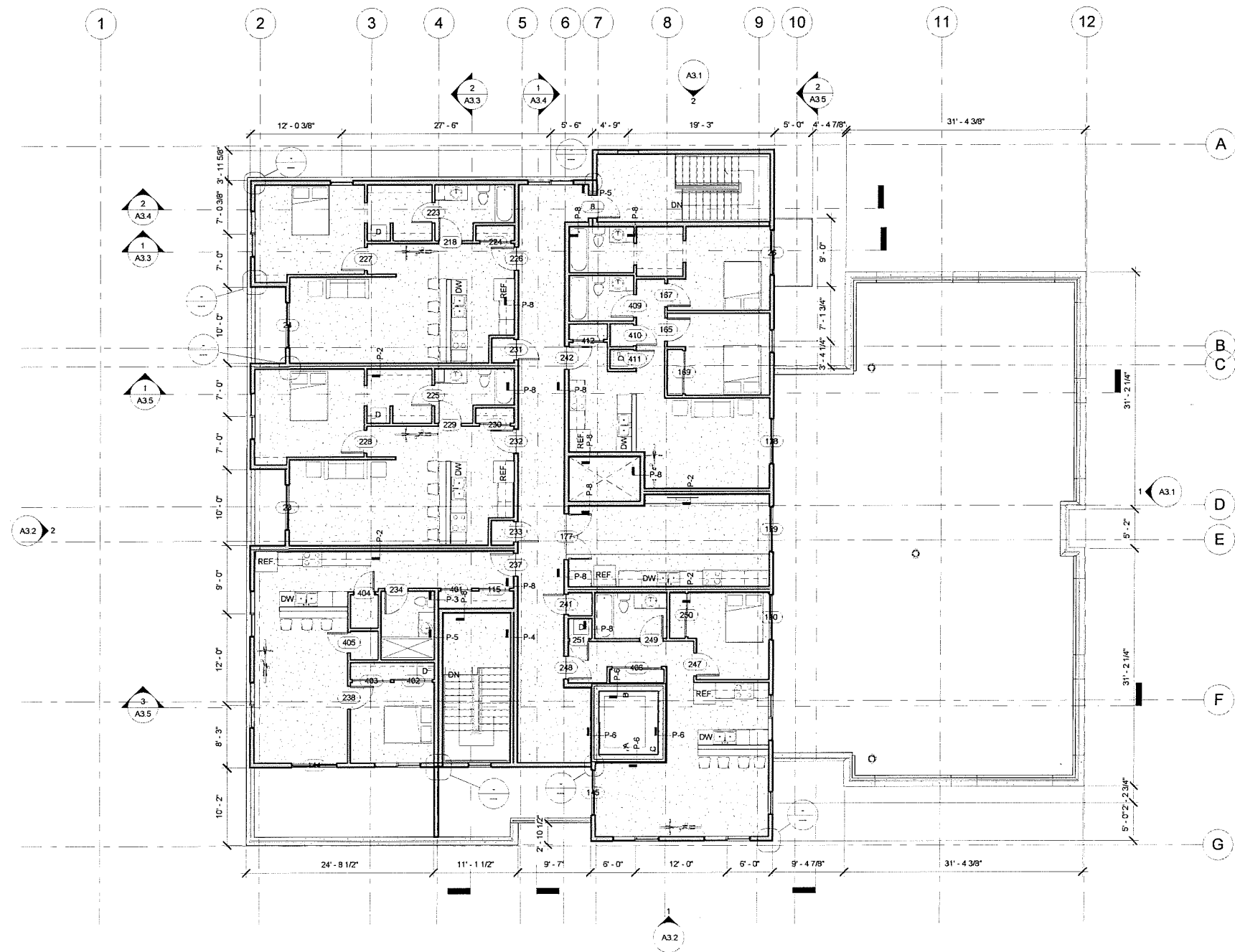
PRELIMINARY

**906 WILLIAMSON**  
 Owner  
 906 WILLIAMSON ST. MADISON WI

**THIRD FLOOR PLAN**

09/30/2015  
 PLAN COMMISSION

**A2.3**



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

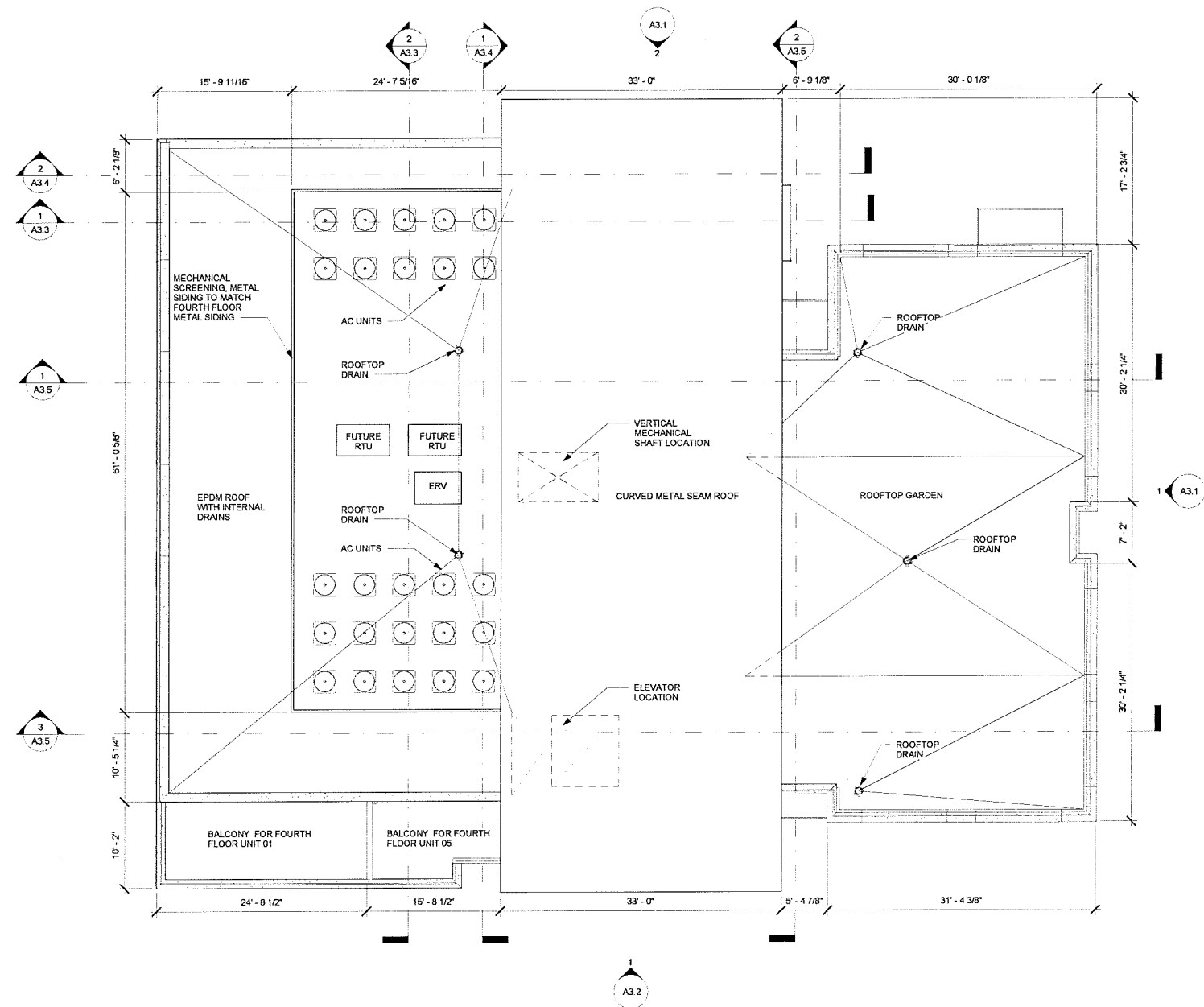
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PRELIMINARY

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Owner  
906 WILLIAMSON ST. MADISON WI

**FOURTH FLOOR PLAN**

09/30/2015  
PLAN COMMISSION

**A2.4**



1 UPPER ROOF  
1/8" = 1'-0"

PRELIMINARY USE ONLY

PRELIMINARY

906 WILLIAMSON  
Owner  
906 WILLIAMSON ST. MADISON WI

ROOF PLAN

09/30/2015  
PLAN COMMISSION



1 East  
1/8" = 1'-0"



2 North  
1/8" = 1'-0"

**906 WILLIAMSON**  
Owner  
906 WILLIAMSON ST. MADISON WI

ELEVATIONS

PRELIMINARY USE ONLY  
PRELIMINARY

09/30/2015  
PLAN COMMISSION

**A3.1**



1 South  
1/8" = 1'-0"



2 West  
1/8" = 1'-0"

**906 WILLIAMSON**  
Owner  
906 WILLIAMSON ST. MADISON WI

**ELEVATIONS**

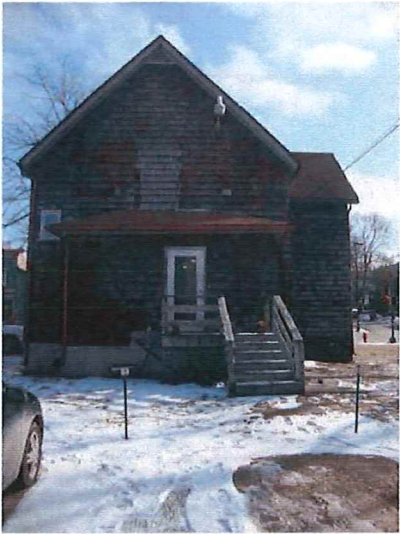
PRELIMINARY USE ONLY

PRELIMINARY

09/30/2015  
PLAN COMMISSION

**A3.2**

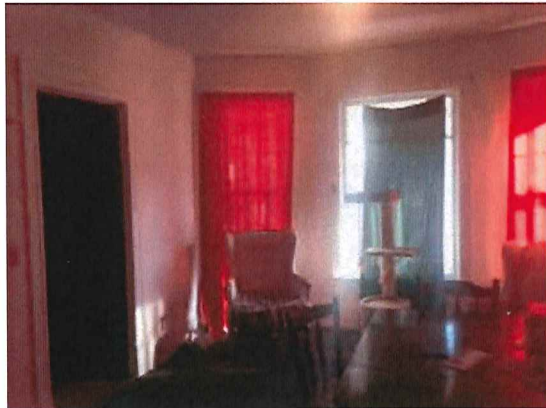
PHOTOS OF EXISTING SITE - BUILDING EXTERIOR





906-910 Williamson Street, Madison, WI

Photos of existing site – building interior.



906-910 Williamson Street, Madison, WI

