



LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

| FOR OFFICE USE ONLY: | |
|------------------------|--|
| Amt. Paid | \$1250 ⁰⁰ Receipt No. 125045 |
| Date Received | 9/21/11 |
| Received By | JLK |
| Parcel No. | 0709-134-1703-0 |
| Aldermanic District | 6 - Marsha Runnals |
| GQ | Hist TL/RE Hold |
| Zoning District | C2 |
| For Complete Submittal | |
| Application | Letter of Intent <input checked="" type="checkbox"/> |
| IDUP | Legal Descript. <input checked="" type="checkbox"/> |
| Plan Sets | Zoning Text <input checked="" type="checkbox"/> |
| Alder Notification | Waiver <input type="checkbox"/> |
| Ngbrhd. Assn Not. | Waiver <input type="checkbox"/> |
| Date Sign Issued | 9/21/11 |

1. **Project Address:** 722 Williamson St **Project Area in Acres:** .46

Project Title (if any): 300 S. Livingston Street

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

| | |
|--|--|
| <input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: C2 to _____ Proposed Zoning (ex: R1, R2T, C3): _____ | <input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: C2 to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: C2 to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Demolition Permit |
| <input type="checkbox"/> Other Requests (Specify): _____ | |

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Marty Rifken Company: The Rifken Group, LTD

Street Address: 14 W Mifflin St # 300 City/State: Madison, WI Zip: 53703

Telephone: (608) 258-4640 Fax: (608) 258-4647 Email: marty@rifken.com

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave, Suite 201 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Williamson Associates, Limited Partnership

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site:
5 story, 39 unit apartment building

Development Schedule: Commencement December, 2011 Completion August, 2012

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1250 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of WILLIE STREET BULDO II Plan, which recommends: MIXED-USE, 6 STORY for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: DAT MEETING Date: 7/14/11 Zoning Staff: DAT MEETING Date: 7/14/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name MARTIN F. RIFFER Date 9.16.11
 Signature [Handwritten Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____

September 21, 2011

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
PUD- SIP
722 Williamson Street
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Marty Rifken
14 W. Mifflin St #300
Madison, WI 53703
608-258-4640
608-258-4647 fax
Contact: Marty Rifken
marty@rifken.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: JSD Professional Service, Inc
161 Horizon Drive, Suite 101
Verona, WI 53593
Ph: (608) 848-5060
Fax: (608) 848-2255
Contact: Hans P. Justeson
justeson@jsdinc.com

Landscape Design: Paul Skidmore
13 Red maple Trail
Madison, WI 53717
(608) 826-0032
paulskidmore@tds.net

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Introduction:

The proposed site is located at 722 Williamson Street and South Livingston Street in the Third Lake Ridge Historic District. Currently, the site is occupied by the Old Seeds Co Building, a 4 Story structure built in 1914. The remainder of the site is occupied by on-grade parking. As part of this proposal, a CSM will be submitted to create two separate parcels; one exclusively for the development with the front yard facing Livingston Street.

Project Description:

The project consists of 39 apartments over 5,300 s.f. of ground floor commercial space. The building is designed to fit within the architectural fabric of the neighborhood and to maintain the scale and rhythm of the surrounding Williamson Street storefronts. The high-quality exterior materials will be a combination of masonry and contemporary metal siding.

The building has four stories of housing over a commercial level. The uppermost floor is stepped back from the southeast corner of the building minimizing the apparent height of the building from Williamson Street. The resulting roof area created by the step-back provides a roof terrace for the upper level.

Vehicular access to the site is achieved from South Livingston Street. Underground parking for 23 cars is provided for the residents. An additional 5 covered spaces are provided for the commercial user at the ground floor level. Bicycle parking is well distributed around the perimeter of the building as well as an enclosed first floor storage area.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. A common roof deck is provided at the roof of the building and the majority of the apartments will have a balcony for private open space.

Site Development Data:

Dwelling Unit Mix:

| | |
|----------------------|----------|
| Efficiency | 8 |
| One-Bedroom | 23 |
| <u>Two-Bedroom</u> | <u>8</u> |
| Total Dwelling Units | 39 |

Areas:

| | |
|-------------------------|--------------------|
| Commercial Area | 5,342 S.F. |
| <u>Residential Area</u> | <u>37,664 S.F.</u> |
| Total Gross Area | 43,006 S.F. |

Densities:

| | |
|-----------------|---------------------|
| Lot Area | 20,073 or .46 Acres |
| Lot Area / D.U. | 515 SF/unit |
| Density | 84.8 units/acre |

Building Height:

Five Stories

Vehicle Parking:

| | |
|---------------------------|-----------------|
| Underground-Residential | 23 stalls |
| <u>Garage- Commercial</u> | <u>5 stalls</u> |

Letter of Intent – PUD-SIP
722 Williamson Street
September 21, 2011
Page 3 of 3

| | |
|--------------------------------|-------------------------|
| Total | 28 stalls |
| <u>Bicycle Parking:</u> | |
| Enclosed-First Floor | 30 stalls |
| <u>Surface- standard 2'x6'</u> | <u>9 stalls</u> |
| Total | 39 stalls (39 required) |

Project Schedule:

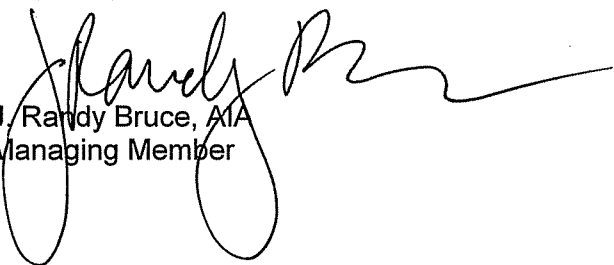
It is anticipated that the new construction phase will start in the December of 2011 and be completed in August of 2012.

Social & Economic Impacts:

This development will have a positive social and economic impact. The re-development of this property will provide a pedestrian and transit-oriented development, enhance the Williamson Street Commercial area.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

PUD- SIP

300 S. Livingston St

September 21, 2011

Legal Description: Part of Lot Seven (7) together with all of Lots Eight (8), and Nine (9) Block 129, Pritchette Plat of Madison (a.k.a. Original Plat of Madison), Located in the Northeast Quarter of the Southeast Quarter of Section 13, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, described more particularly as follows:

Beginning at the most Northerly corner of said Lot 9; thence South 43 degrees 43 minutes 17 seconds East along the Southwesterly right-of-way line of South Livingston Street, 132.06 feet; thence South 46 degrees 05 minutes 08 seconds West, 155.00 feet; thence North 43 degrees 53 minutes 17 seconds West, 132.06 feet to the Southeasterly right-of-way line of East Wilson Street; thence North 46 degrees 05 minutes 08 seconds East along the said right-of-way line, 155.00 feet to the Southwesterly right-of-way line of South Livingston Street at the point of beginning.

Said parcel contains 20,469 square feet or 0.469 acres.

A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use building with 5,342 square feet of commercial space and 39 dwelling units.

B. **Permitted Uses:** Following are permitted uses:

1. The following commercial uses:

- a. Artist, photographer, studio, etc.
- b. Insurance office, real estate office, sales office
- c. General office
- d. Clinic – Health
- e. Physical, occupational or massage therapy
- f. Veterinary clinic
- g. Animal grooming
- h. Bank, Financial institution
- i. Business sales and services
- j. Food and related goods sales
- k. General retail
- l. Laundromat, self-service
- m. Liquor store
- n. Photocopying
- o. Post office
- p. Service business
- q. Small appliance repair
- r. Sporting goods store, bait shop
- s. Tattoo shop
- t. Tobacco shop
- u. Coffee shop, tea house
- v. Restaurant
- w. Artisan workshop
- x. Printing and publishing

2. Multifamily residential uses as shown in approved plans.

3. Accessory uses including but not limited to:

- a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.

Zoning Text

PUD- SIP

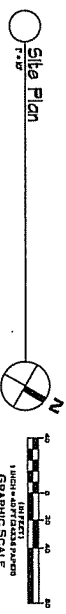
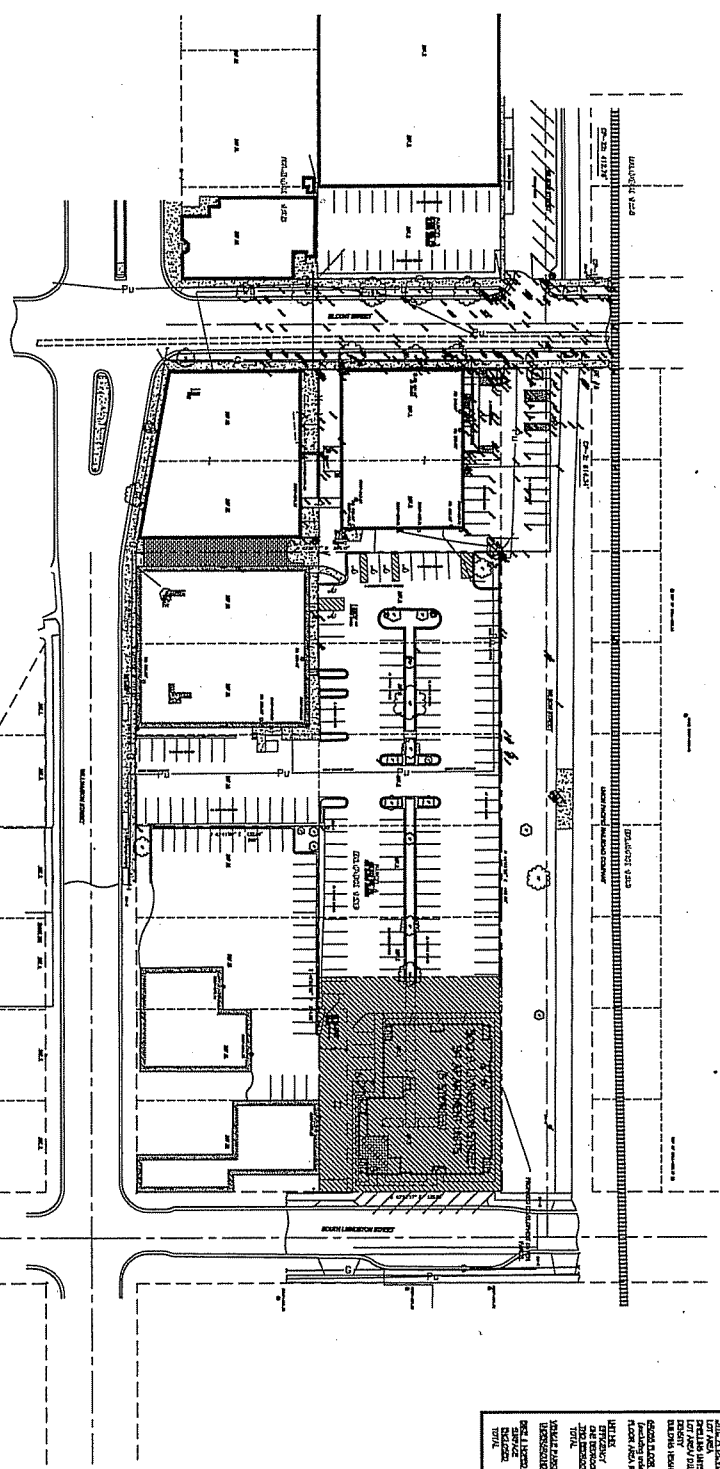
300 S. Livingston St

September 21, 2011

Page 2

- b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking and loading shall be provided as shown on the approved plans.
- I. **Family Definition:** A family shall be defined as a household not to exceed three unrelated persons.
- J. **Signage:** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



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KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue Suite 201
 Madison, Wisconsin 53746
 608-261-9300 FAX 608-261-9301

Project Title: **Overall Site Plan**
 300 S. Livingston St.
 3rd Unit Building
 Madison, WI

Drawn By: **CH**
 Checked By: **CH**
 Date: **11/10/00**

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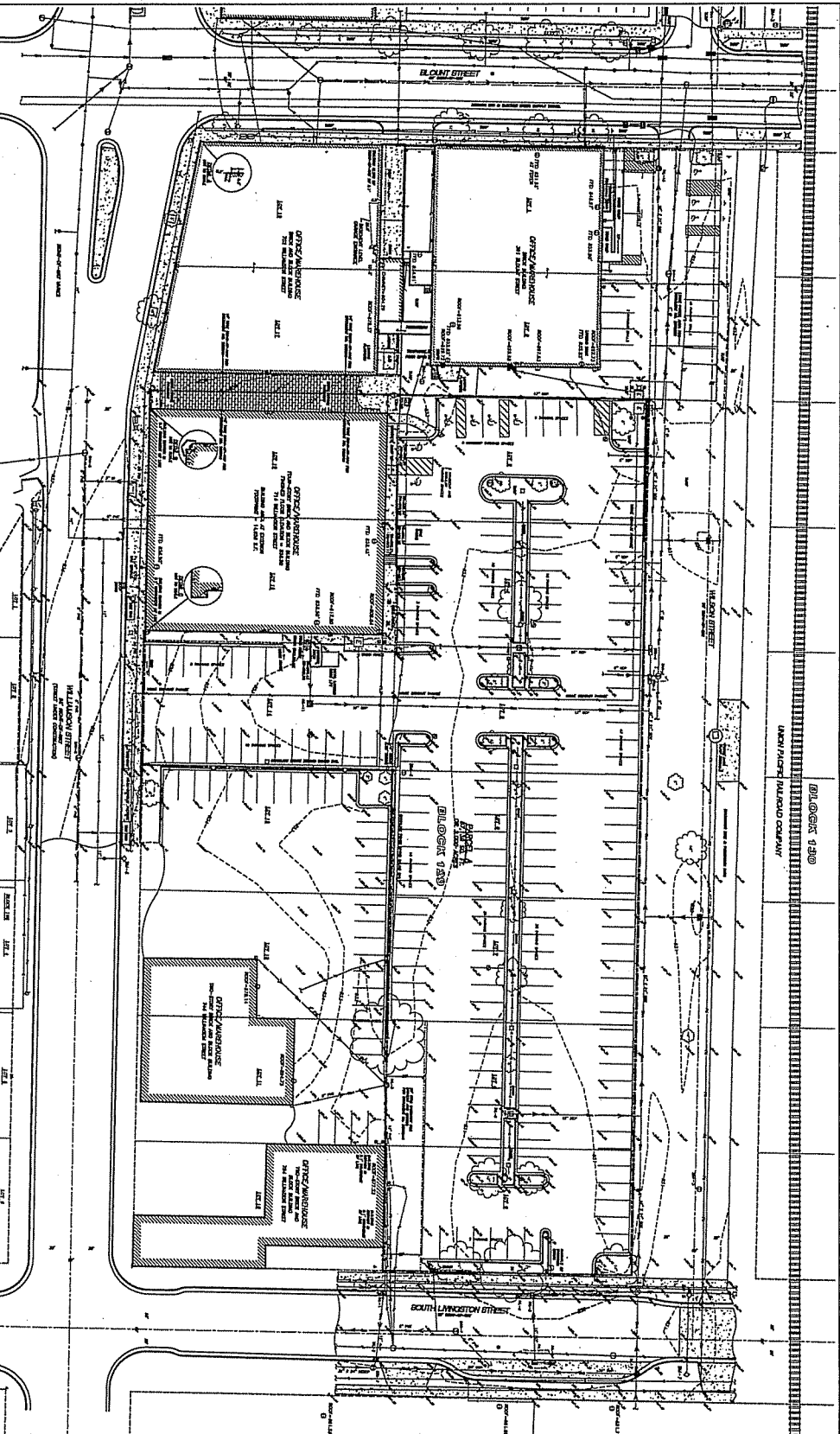
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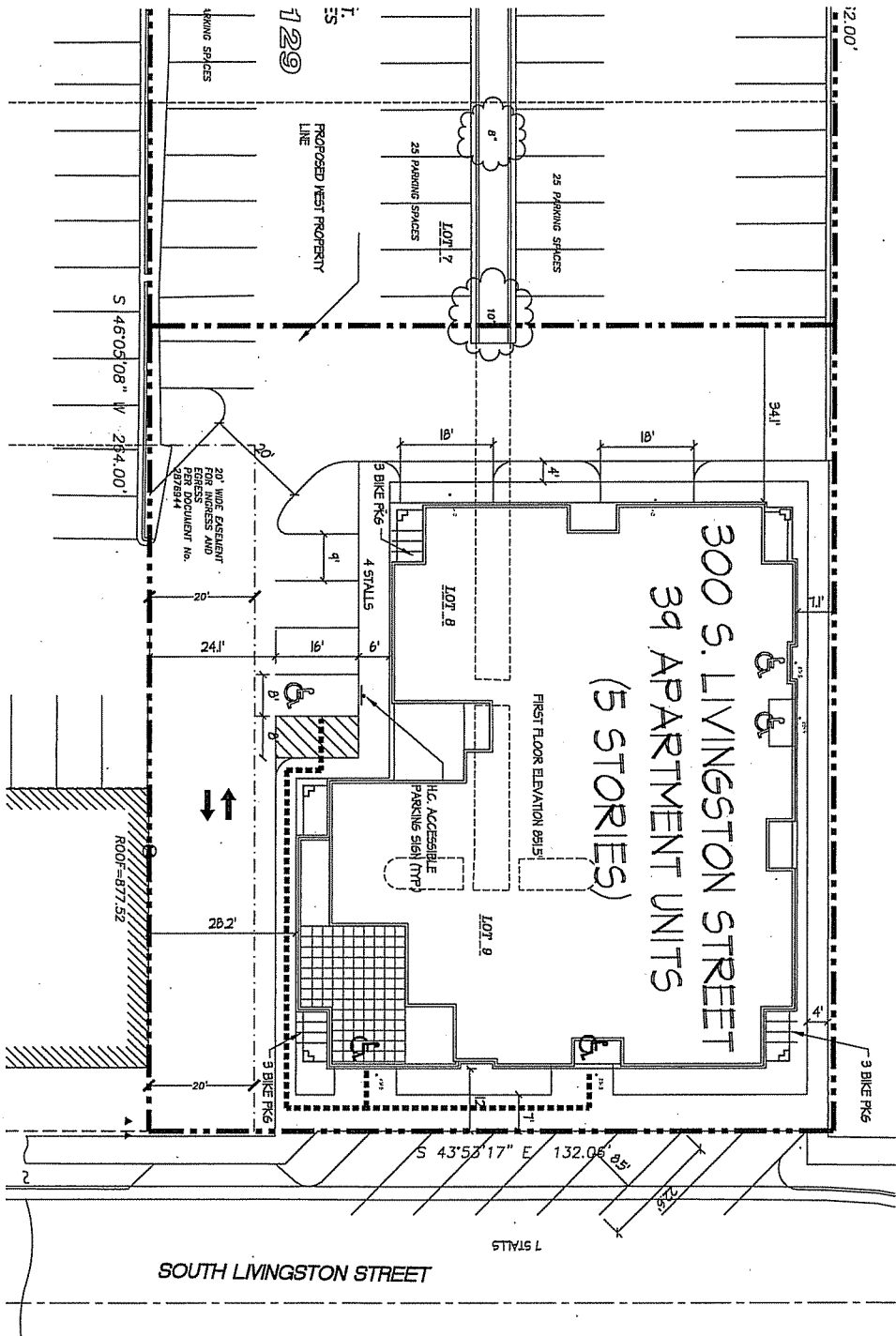
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TOPOGRAPHIC AND UTILITY MAP
 LOTS 3 THROUGH 9 AND 14 THROUGH 16, BLOCK 120, ORIGINAL PLAT OF MADISON,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

| | |
|-------------|--------------------------------------|
| DATE | 8-8-2011 |
| BY | JC |
| CHECKED BY | EPK |
| DATE | 8-17-2011 |
| APPROVED BY | DAU |
| DATE | 8-18-2011 |
| PROJECT | 1114781114781114781-Cadbury Chik-Ing |

JSD Professional Services, Inc.
 Surveyors • Engineers • Planners
 101 MONROE DRIVE, SUITE 101
 MADISON, WISCONSIN 53703
 PHONE: (608) 263-8888



KNOTHE & BRUCE ARCHITECTS

7801 University Avenue Suite 201
Madison, Wisconsin 53122
608-831-1390 Fax 608-831-9334

Project: 300 S. LIVINGSTON STREET, 39 UNITS

DATE: 08/11/10

1. ALL PROVISIONS OF THE CITY OF MADISON ORDINANCES AND RESOLUTIONS SHALL BE COMPLIED WITH.
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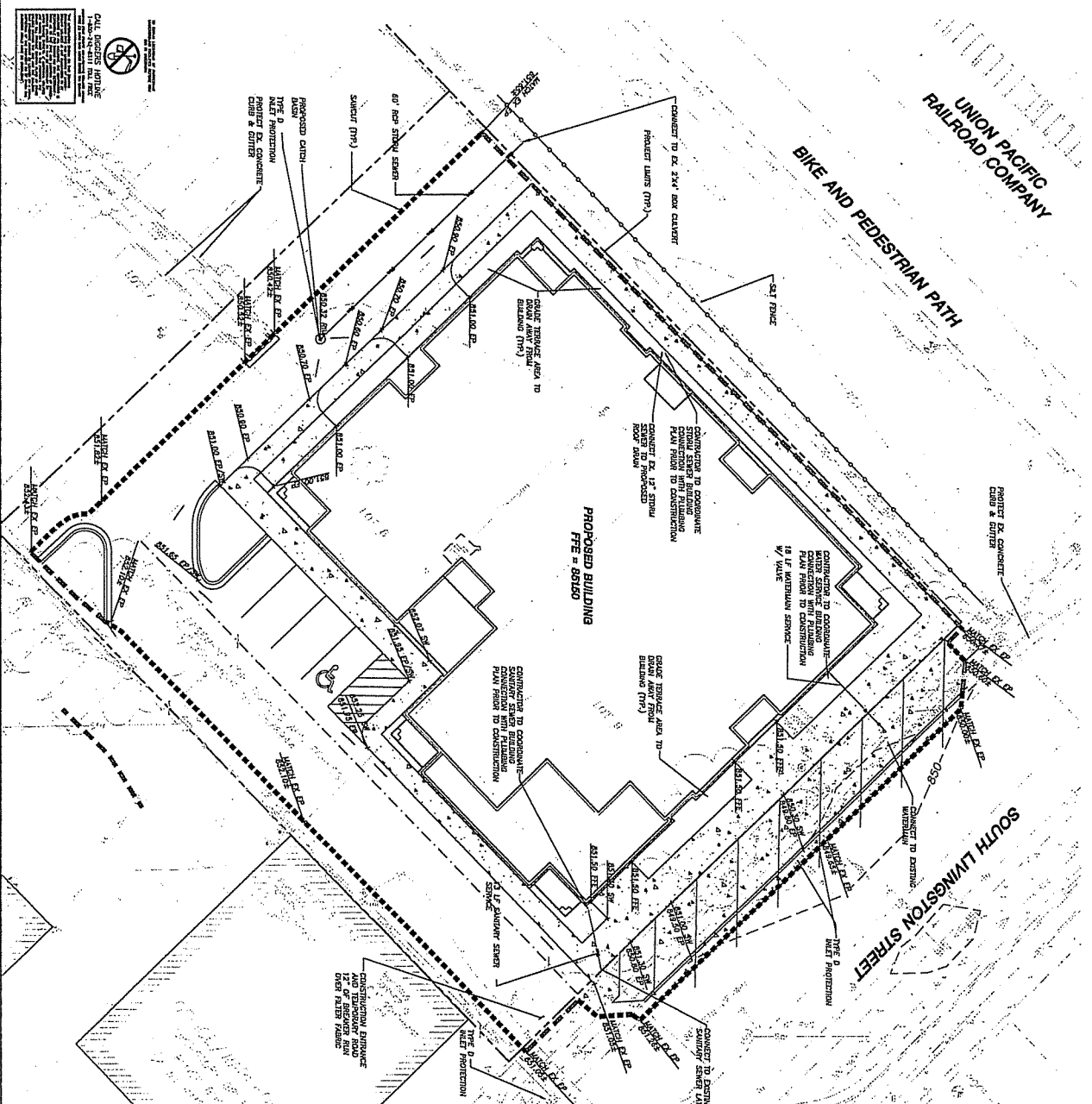
300 S. Livingston St.
39 Unit Building
Madison, WI

Project No. 1110

Site Plan

DATE: 08/11/10

BY: C-11



- GENERAL NOTES**
1. REFER TO THE CONSTRUCTION SPECIFICATIONS FOR EXISTING CONDITIONS, NOTES AND DETAILS.
 2. ALL WORK BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS SPECIFICATIONS - LATEST EDITION.
 3. ALL WORK SHALL BE THE PUBLIC BEHOLD OF ANY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 4. CONTRACTOR TO OBTAIN APPLICABLE PERMITS FOR STREET CLOSURE & TO OBTAIN NEIGHBOR NOTIFICATION FROM THE CITY OF MADISON.
 5. EXISTING UTILITIES ARE SHOWN ON THE CITY RECORD DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF ANY UTILITIES ARE NOT SHOWN ON THE CITY RECORD DRAWINGS, CONTRACTOR SHALL LOCATE AND MARK THEM PRIOR TO CONSTRUCTION.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON AND THE MADISON WATER UTILITIES DEPARTMENT.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MADISON WATER UTILITIES DEPARTMENT FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MADISON WATER UTILITIES DEPARTMENT FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MADISON WATER UTILITIES DEPARTMENT FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
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 15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MADISON WATER UTILITIES DEPARTMENT FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

JSD Professional Services, Inc.
 701 UNIVERSITY AVE. STE 201
 MADISON, WI 53706
 (608) 261-1234
 www.jsdinc.com

PROJECT:
 300 S. LIVINGSTON
 40 UNIT BUILDING

ARCHITECTS:
 KROTHE & BRUDE
 ARCHITECTS, LLC
 701 UNIVERSITY AVE. STE 201
 MADISON, WI 53706

DATE: 11-1-11

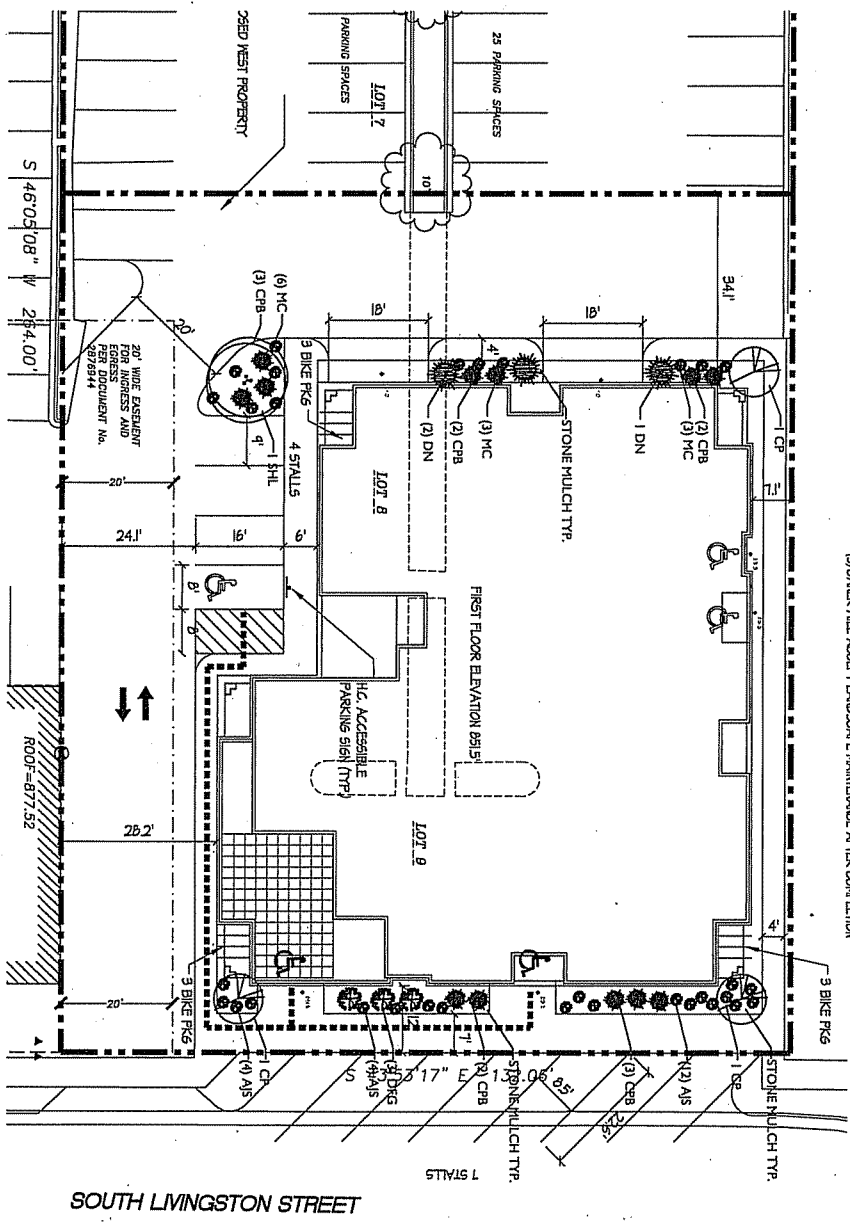
SCALE: 1" = 10'-0"

PROJECT NUMBER: C.2.1

9

| PLANT LEGEND | KEY | SIZE | QUANTITY | TYPE | ROOT |
|--------------|-----|------|----------|-----------------------|------|
| 1 | 1 | 1 | 1 | SCALE DEVELOPER | BB |
| 2 | 2 | 2 | 3 | ANISODONT PEAR | BB |
| 3 | 3 | 3 | 12 | CRISON NIGHT BAMBURY | PBT |
| 4 | 4 | 4 | 5 | DIAZO HENWAY | BB |
| 5 | 5 | 5 | 20 | ALBEM. HYDRANTAL GALS | CON |
| 6 | 6 | 6 | 12 | ROSEMARY CONSPERS | CON |

NOTES:
 (1) PLANTING BEDS TO RECEIVE A MINIMUM DEPTH OF 2" OF PLANTING SOIL.
 (2) TOPSOIL, 1/4 COMPOST, AND 1/4 SAND. OVER EXCAVATE THE AREA UNDER THE CANOPY TREES AND ORNAMENTAL TREES TO PROVIDE AN ADDITIONAL DEPTH OF 1".
 (3) PLANTING BEDS TO BE INSTALLED AS STONE MULCH TO RECEIVE 9" OF 1/2" WASHED BARABO STONE OVER RED BARBER FASER.
 (4) OWNER WILL ACCEPT LANDSCAPE MAINTENANCE AFTER COMPLETION.



SOUTH LIVINGSTON STREET



KNOTHE & BRUCE ARCHITECTS
 1461 University Avenue Suite 201
 Madison, WI 53706
 Phone: 608.261.9130 Fax: 608.261.9131

Date: _____

Title: _____
 Date: _____

Project Title: _____
 300 S. Livingston St.
 3rd Unit Building
 Madison, WI

Drawing Title: _____
Landscape Plan

Scale: _____
 Drawing No: L-11
 Date: _____

5

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 301
 Middleton, Wisconsin 53562
 608.834.1000 Fax 608.834.4934

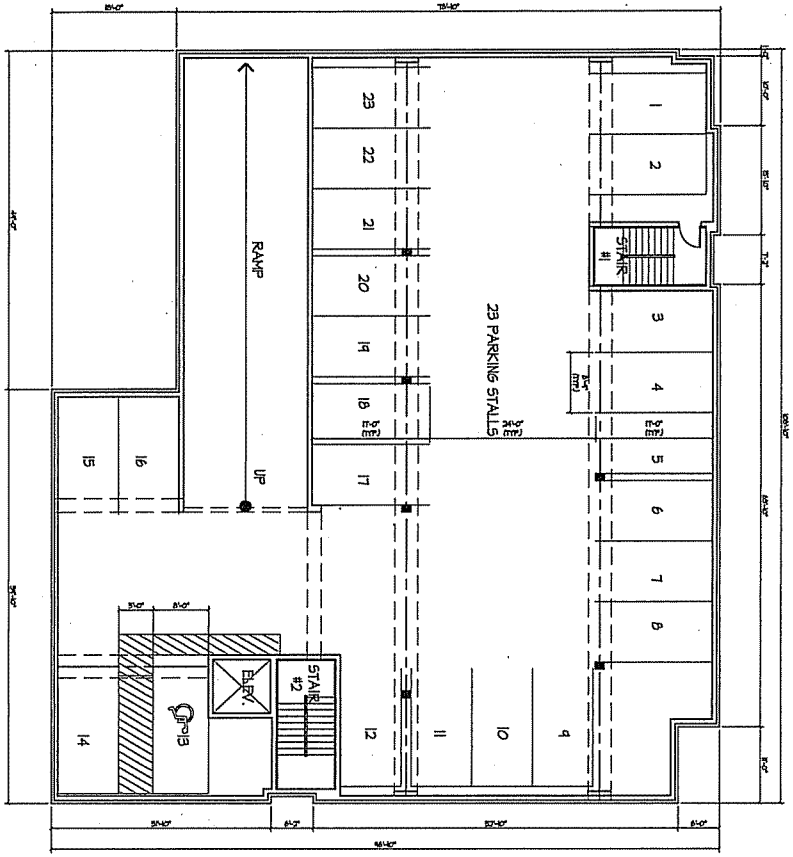
Project No. _____
 Title _____

Revised _____
 Project: BASEMENT - DEPT. OF COR. 21.201

Project No. _____
 300 S. Livingston St.
 3rd Unit Building
 Madison, WI

Drawn By _____
 Checked By _____
 Basement Plan

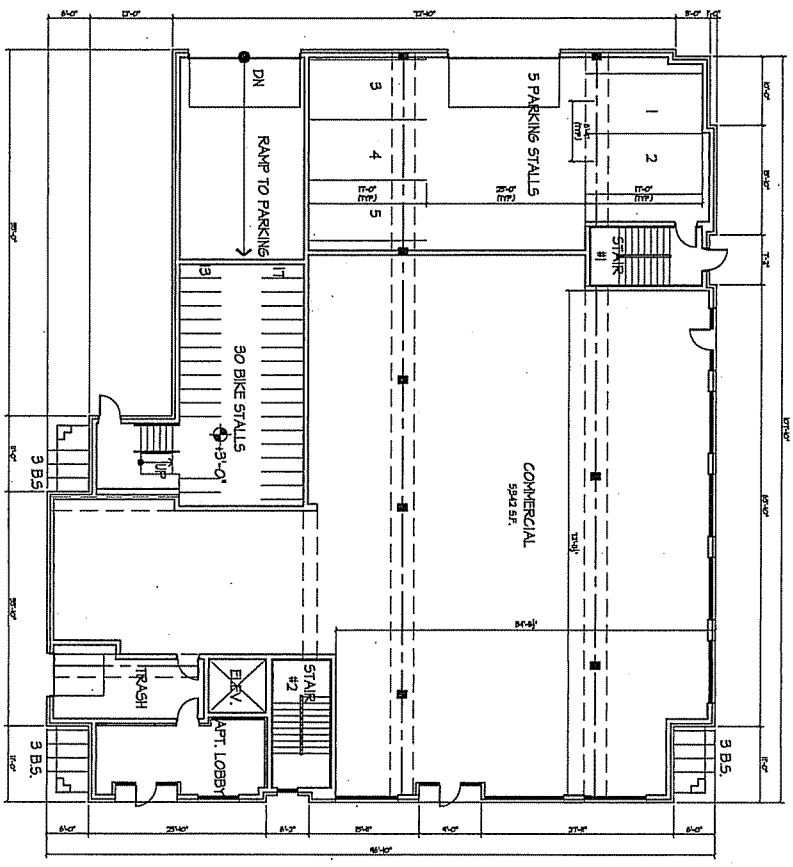
Project No. _____
 Title _____
 A-10



BASEMENT PLAN

5

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 300
 Highland, Wisconsin 53522
 608-431-2100 Fax 608-431-4334
 C:\projects



FIRST FLOOR PLAN

Project:
 300 S. Livingston St.
 3rd Unit Building
 Madison, WI

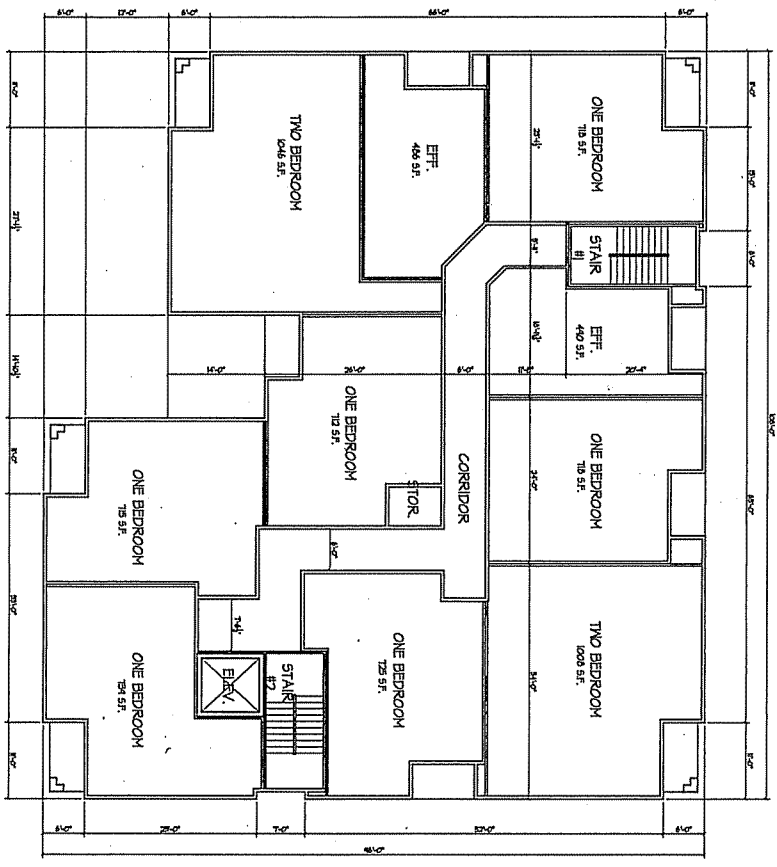
Revision:
 FLOOR PLAN-TITLE-CORRECTIONS 21.2011

Drawn by: First Floor Plan
Revised:
Scale: A-1/1
Design:

5

KNOTHE & BRUCE ARCHITECTS
 7101 University Avenue, Suite 301
 Middleton, Wisconsin 53152
 608-812-1300 Fax 608-449-3734

1/2007



SECOND - FOURTH FLOOR PLAN

PROJECT
 300 S. Livingston St.
 3rd Unit Building
 Madison, WI

DATE
 1/2007

DESIGNED BY
 Second - Fourth
 Floor Plan
PROJECT NO.
 1110
DATE
 A-1-2

5

KNOTHE & BRUCE ARCHITECTS
 7501 University Avenue, Suite 101
 Middleton, Wisconsin 53122
 608-831-3380 Fax 608-831-4834

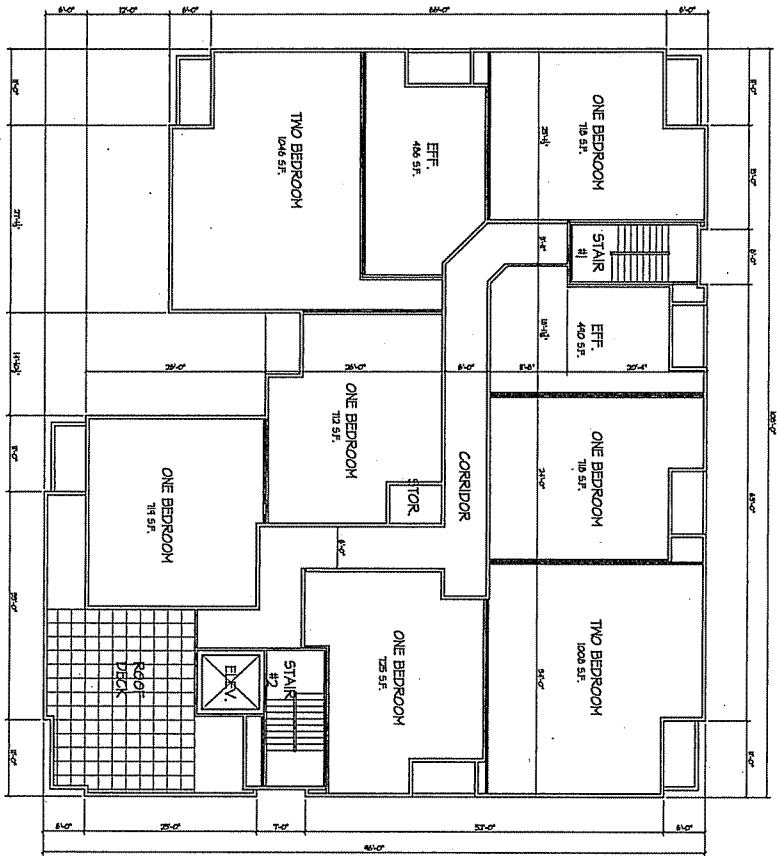
Project: _____
 Title: _____

Revision:
 PLOP# 248-0114-007-0000 2.1.2011

Project No:
300 S. Livingston St.
 3rd Unit Building
 Madison, WI

Drawing Title:
Fifth Floor Plan

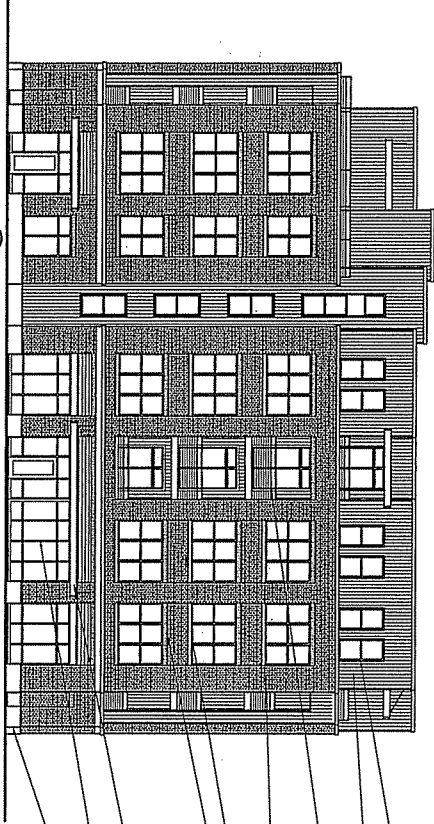
Project No:
 1110
 Drawing No:
 A-13



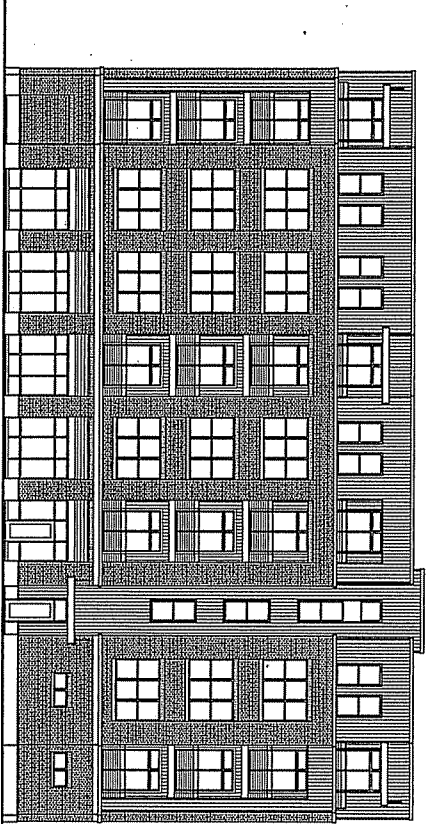
TYPICAL MATERIALS

- BLACK ALUMINUM WINDOW TR.
- CORROGATED METAL
- ALUMINUM RAILS
- BRICK
- PRECAST RANDOM SILL
- SOLIDER COURSE
- CORROGATED METAL, RIBED OVER FINISH
- ALUMINUM STORMDOOR
- FRAMER STONE VENEER BASE

ELEVATION ALONG LIVINGSTON



ELEVATION ALONG PEARSON



KNOTHE & BRUCE ARCHITECTS
 7181 University Avenue, Suite 301
 Middleton, Wisconsin 53562
 608-831-2100 Fax 608-831-2134

Title

Author
 RUDOLF BARNHARTL-CERTIFICATION 21.2001

Project Title
 300 S. Livingston St.
 3rd Unit Building
 Madison, WI

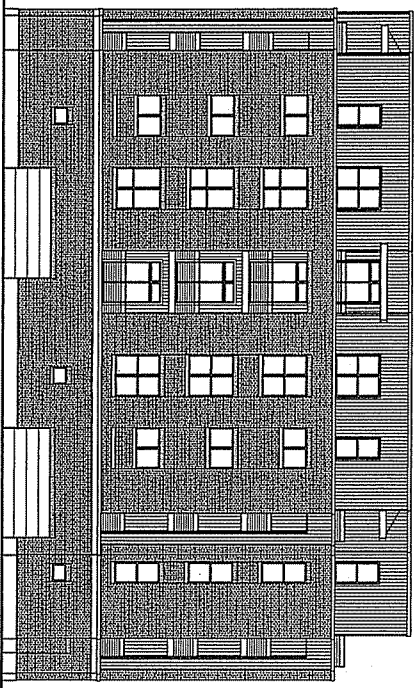
Drawing Title Elevations

Project No. 1110
 Drawing No. A-21

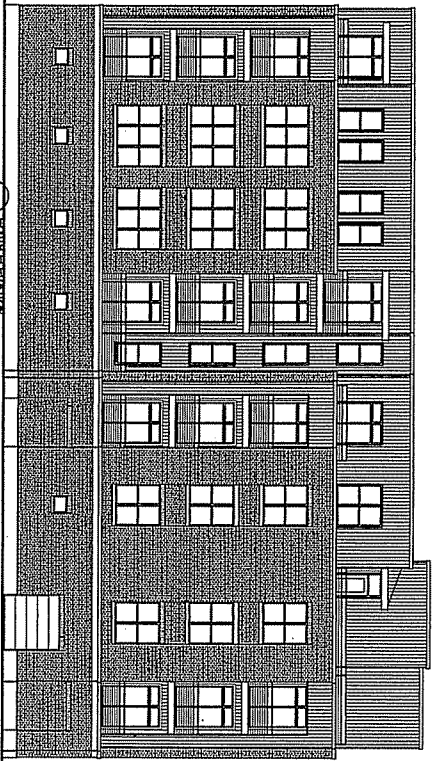
Scale
 1/8" = 1'-0"

KNOTHE & BRUCE ARCHITECTS
 7101 University Avenue, Suite 201
 Middleton, Wisconsin 53122
 608-836-1400 Fax 608-493-1434

7/20/11



REAR ELEVATION



SOUTH ELEVATION

Project No. 1110
 Revision: 08/10/11

Project No. 1110
 300 S. Livingston St.
 3rd Unit Building
 Madison, WI

Drawn By: [Name]
 Elevations

Project No. 1110
 Drawing No. A-22

Scale: 1/8" = 1'-0"



Future Development
Livingston Street

October 19, 2011
KNOTHE & BRUCE
architects