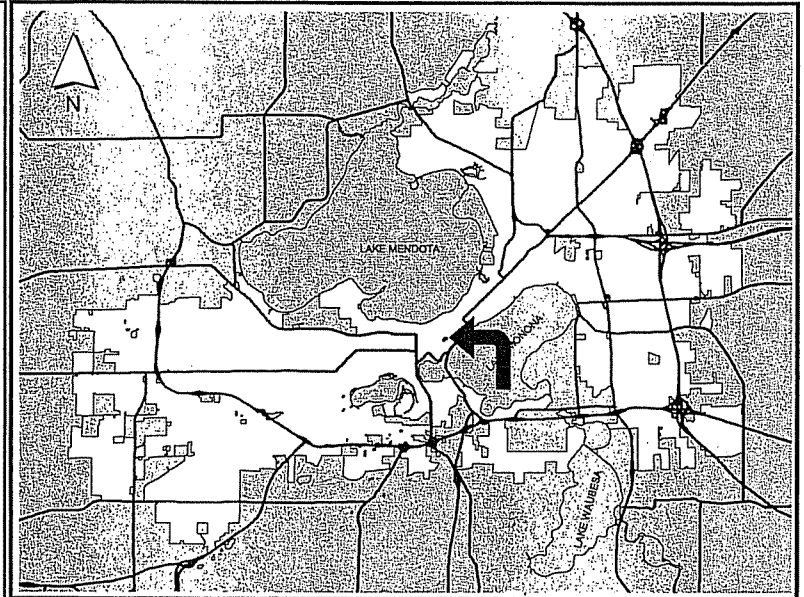


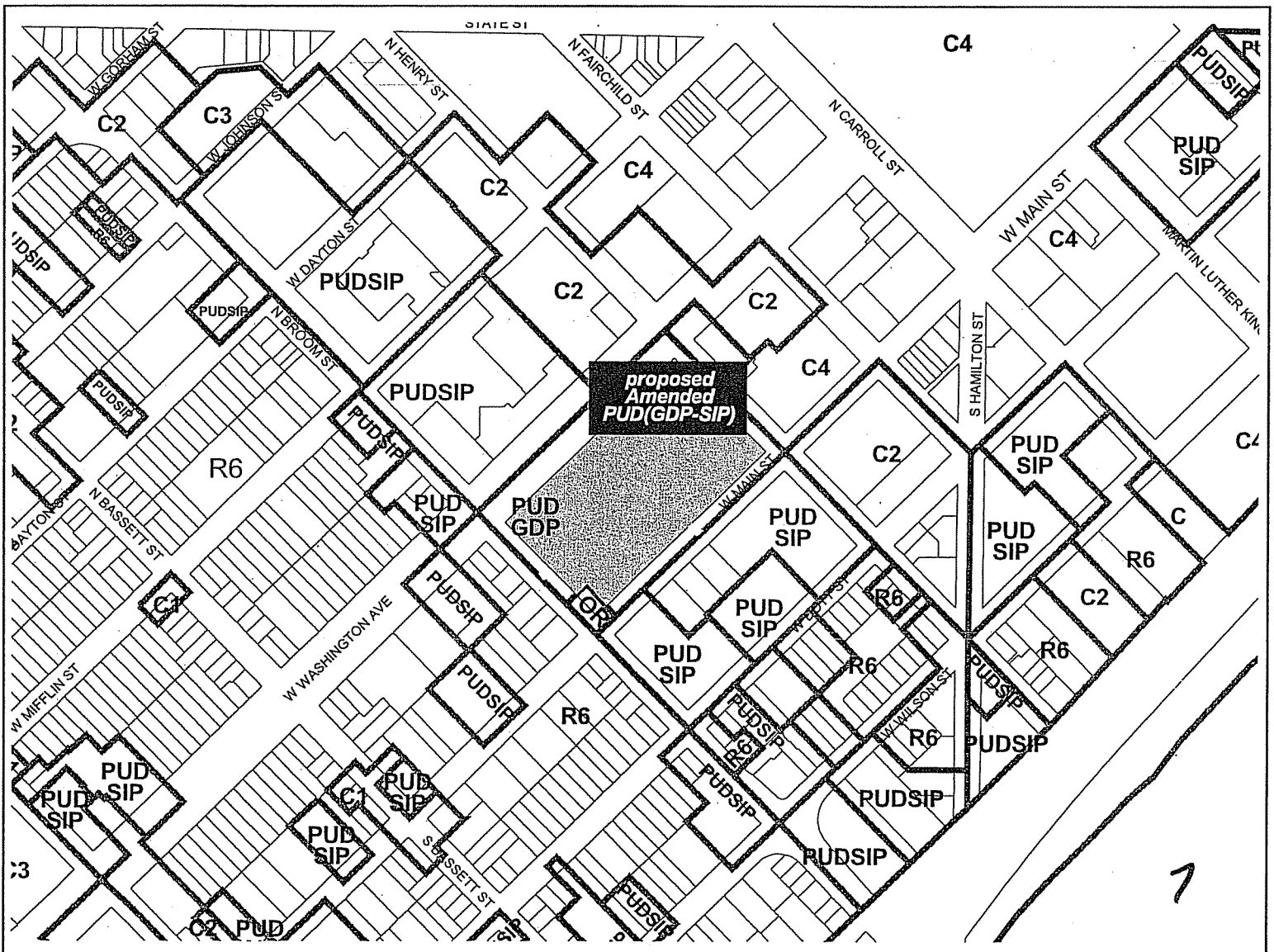
CITY OF MADISON

Proposed Rezoning

Location: 309 West Washington Avenue
 Applicant: Randal Alexander - The Alexander Company/
 Thomas Miller - The Alexander Company
 From PUD(GDP) District(s)
 To Amended PUD(GDP-SIP) District(s)
 Existing Use: Offices, Parking Ramp & Vacant Building
 Proposed Use: Residential and Commercial Development
 File No. _____
 Public Hearing Dates:
 Plan Commission 06 June 2005
 Common Council 07 June 2005



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

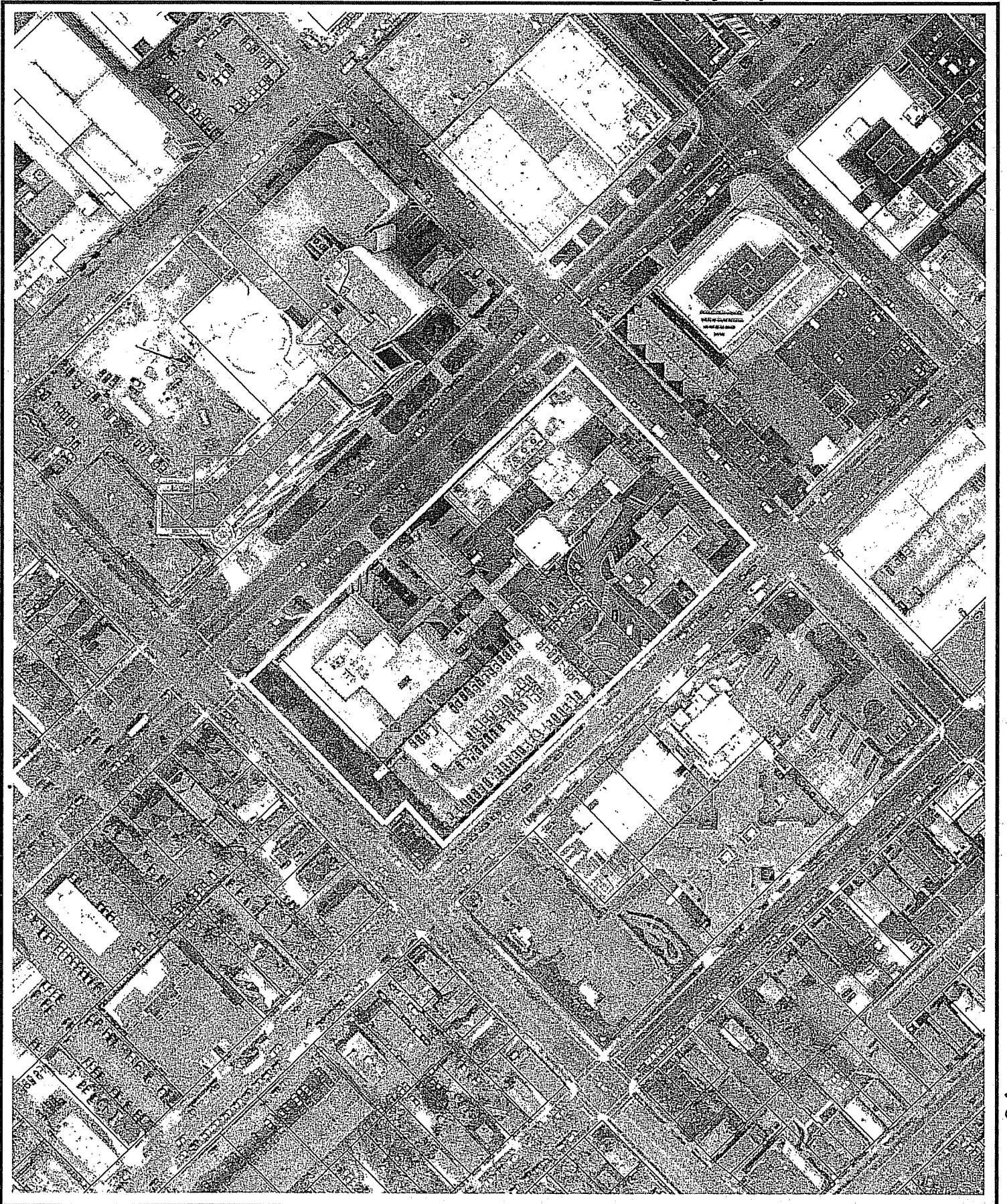


309 West Washington Avenue

0 100 Feet



Date of Aerial Photography - April 2003



CAPITOL WEST MADISON - BLOCK 51

NOTES:
PHASE I

NOT FOR
CONSTRUCTION

THE ALEXANDER COMPANY

145 EAST BADGER ROAD
MADISON, WISCONSIN 53713
608-258-5580

ISSUE:

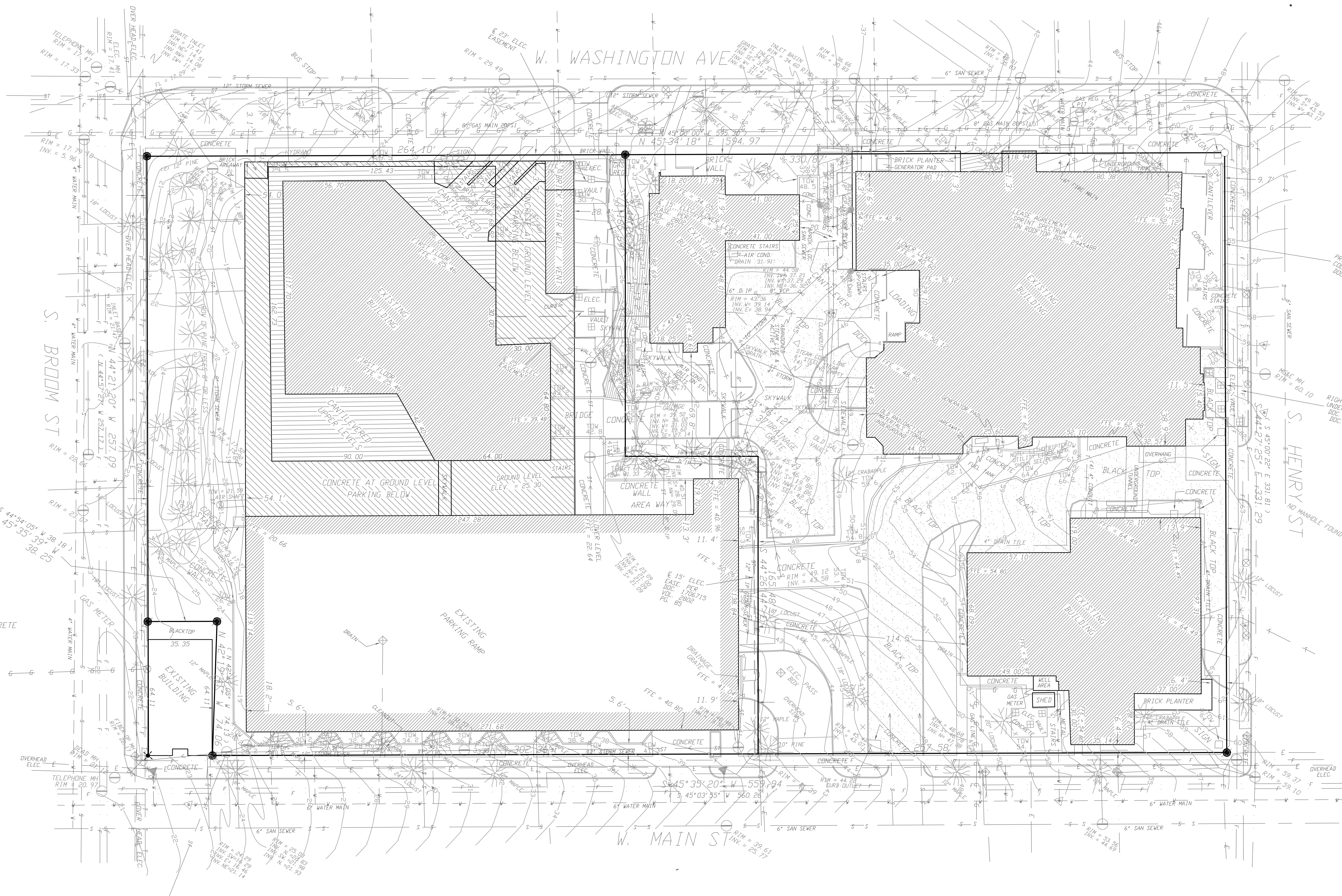
PUD-SIP MARCH 2005

DRAWING TITLE:

Existing Conditions

DWG: C 100 Exist. Cond.dwg

C 100



BENCH MARK = TOP NUT HYDRANT
ELEVATION = 64.98'
NORTHEASTERLY CORNER
S. HENRY ST & W. MAIN ST

- LEGEND:**
- = SET 3/4" x 24" REBAR WT. 1.5 LB PER LIN. FT.
 - = FOUND 3/4" REBAR
 - ⊙ = FOUND DRILLED HOLE IN CONCRETE
 - (##) = RECORDED AS
 - ⊕ = GAS VALVE
 - ⊙ = BOLLARD
 - ⊕ = SERVICE VAULT
 - * = LIGHT POLE
 - ⊕ = PARKING METER
 - ⊕ = MAN HOLE
 - ▲ = FIRE HYDRANT
 - ▲ = WATER VALVE
 - + = STREET OR PARKING SIGN
 - ⊕ = UTILITY BOX
 - ⊕ = DRAINAGE INLET
 - ⊕ = VENT OR UNIDENTIFIED PIPE
 - TOW = TOP OF WALL
 - = AIR SHAFT VENT
 - ⊕ = BLACK TDP
 - = CONCRETE CURB
 - ☼ = TREE
 - x 28.1' = SPOT ELEVATION (AS NOTED)
 - = UNDERGROUND ELECTRIC
 - = UNDERGROUND FIBER OPTIC
 - = UNDERGROUND GAS LINE
 - = UNDERGROUND SANITARY SEWER
 - = UNDERGROUND STORM SEWER
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND WATER

PARCEL AREA = 4.46 ACRES OR
194,416 SQ. FT.

NOTES:

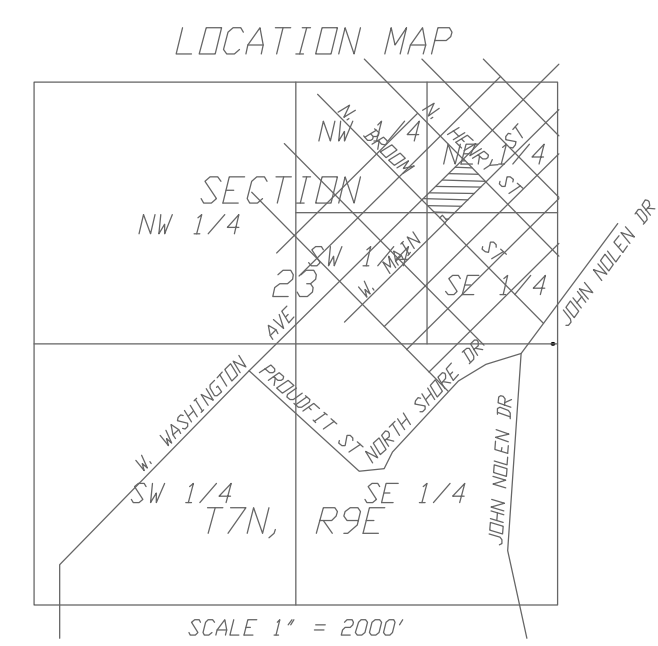
ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES, CITY ENGINEERS, OR SURVEY MAP BY ROBERT A. RICHARDSON. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SNOW AND OTHER OBSTACLES MAY HAVE OBTUSCED THE LOCATION OF THE UTILITIES. CONTRACTOR TO FIELD VERIFY.

REFER TO SEPARATELY RECORDED PRIVATE SANITARY EASEMENTS BENEFITING LOT 2 ACROSS LOTS 1 AND 3.

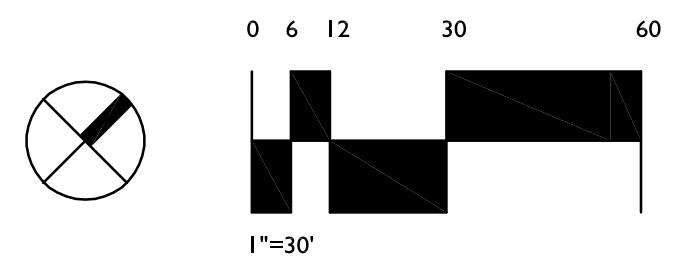
ELEVATIONS ARE REFERENCED TO CITY DATUM.

DESCRIPTION:

a portion of the SE 1/4, NW 1/4 and NE 1/4 of the NE 1/4 all in Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin being all of Lots 5, 6, 7, 8, 9, 10, 11, 12 and that part of Lot 13 lying Northeast of Methodist-Jackson Medical Condominium, Block 51, Original Plat of Madison, and Unit 1, Methodist-Jackson Medical Condominium, also being Units 2, 3 and 4, Methodist-Jackson Medical Condominium.



WILLIAMSON SURVEYING COMPANY 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN 53597 PHONE 1 - (608) - 253 - 5705	
A. L. T. A. SURVEY	
LOCATED IN PART OF BLOCK 51, PRITCHETTE PLAT OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.	
DATE 7-23-04	CHECKED BY REW
SCALE 1" = 30'	DRAWING NO. 04W-129
DRAWN BY CWA	SHEET 2 OF 2



BEFORE CONSTRUCTION CALL DIGGERS
HOTLINE FOR EXACT LOCATION OF
UNDERGROUND UTILITIES.
1-800-242-8511

CAPITOL WEST MADISON - BLOCK 51

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address: 309 West Washington - Mixed Use Residential and Retail
 345 West Washington - Commercial Office and Parking
 123 Broom Street - Residential
 141 Washington Row - New Parking Ramp
 180 Washington Row - Existing Parking Ramp
 111-131 Washington Row North - Residential
 151-161 Washington Row South - Residential
 100-120 South Henry Street - Residential (these are part of 309 but have individual addresses)
 320-340 West Main Street - Residential
 300-340 Capitol Court North - Residential
 305-345 Capitol Court South - Residential

Site Acreage (total) 4.46 Acres total site area

Number of Building stories (above grade) 3-14 Stories

Building Height Phase I up to Roof elevation of 160.63' city datum at building 309 W. Washington Ave.

DILHR type of construction (new structures or additions) Various Construction Types (I, II and V)

Total square footage of building

Use of property Mixed Use

Gross square feet of office Approximately 80,000 g.s.f. currently, expandable to approx. 105,000 g.s.f.

Gross square feet of retail area Approximately 20,000 g.s.f.

Number of employees in warehouse 0

Number of employees in production area 0

Capacity of restaurant/place of assembly 0

Number of bicycle stalls shown Surface 40 stalls
 Interior 250 stall for Phase I (1 stall per bedroom); located in 309 W. Washington Ave. and 141 Washington Row

Number of parking stalls:

Surface	shown	
Interior	829-841* stalls in Phase I:	
	345 West Washington	192 stalls
	180 Washington Row	500 stalls
	141 Washington Row	137-149 stalls
Accessible	23 stalls	
Total	849 - 861** stalls	

Number of trees shown 5

* Note: Some stalls being provided as part of Phase 1 will be used for later Phases

** Note: Variation in parking dependant upon inclusion of lap pool

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THE ALEXANDER COMPANY

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civil engineering
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 608.251.8147 F
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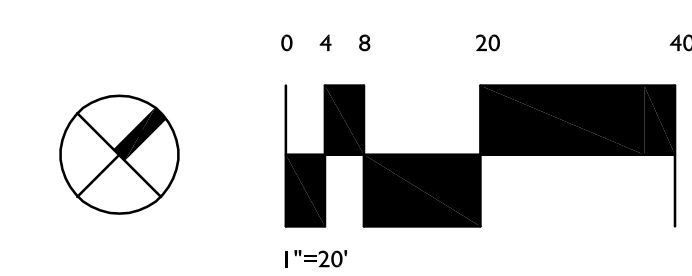
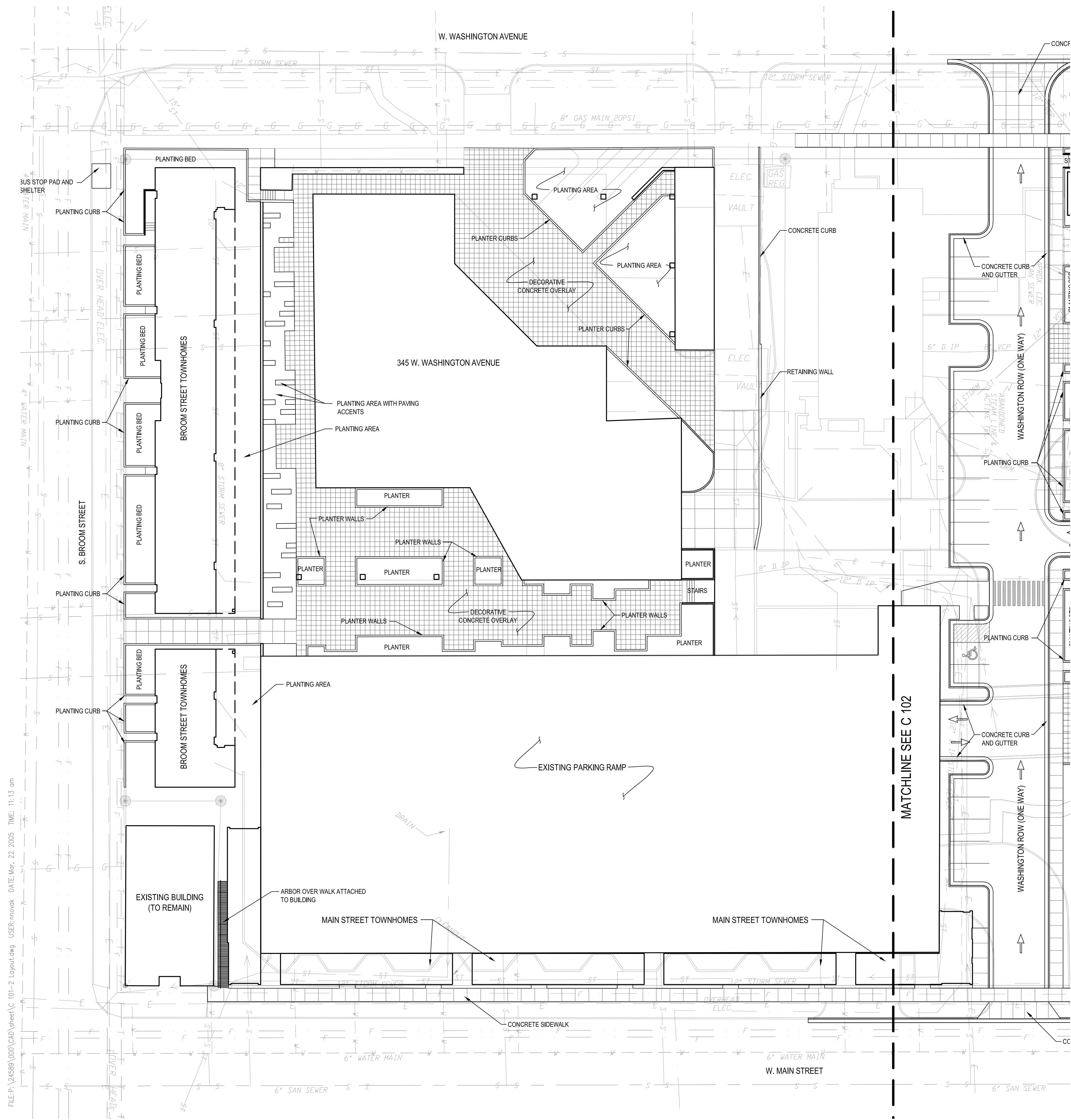
PUD-SIP MARCH 2005

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Layout Plan

DWG: C 101-2 Layout.dwg

C 101



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**CAPITOL WEST
MADISON - BLOCK 51**

NOTES:
PHASE I

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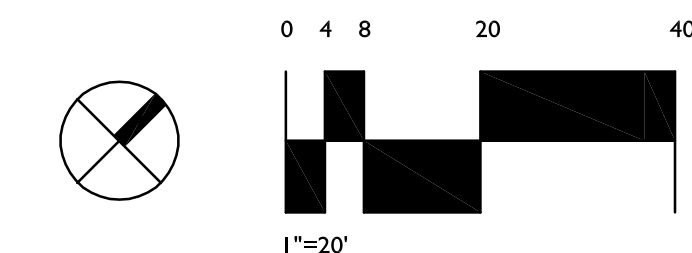
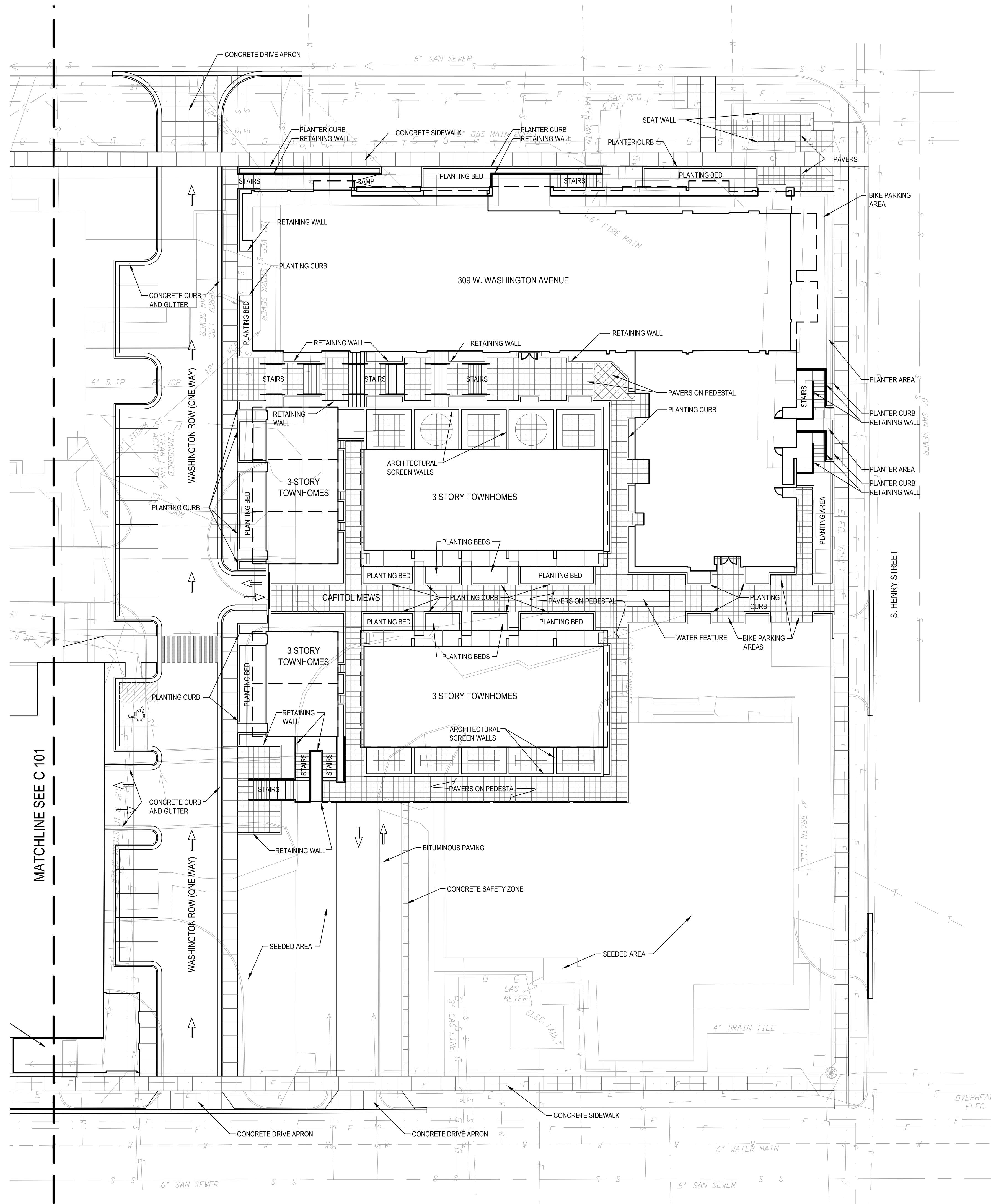
PUD-SIP MARCH 2005

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Layout Plan

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C 102



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CAPITOL WEST MADISON - BLOCK 51

NOTES:
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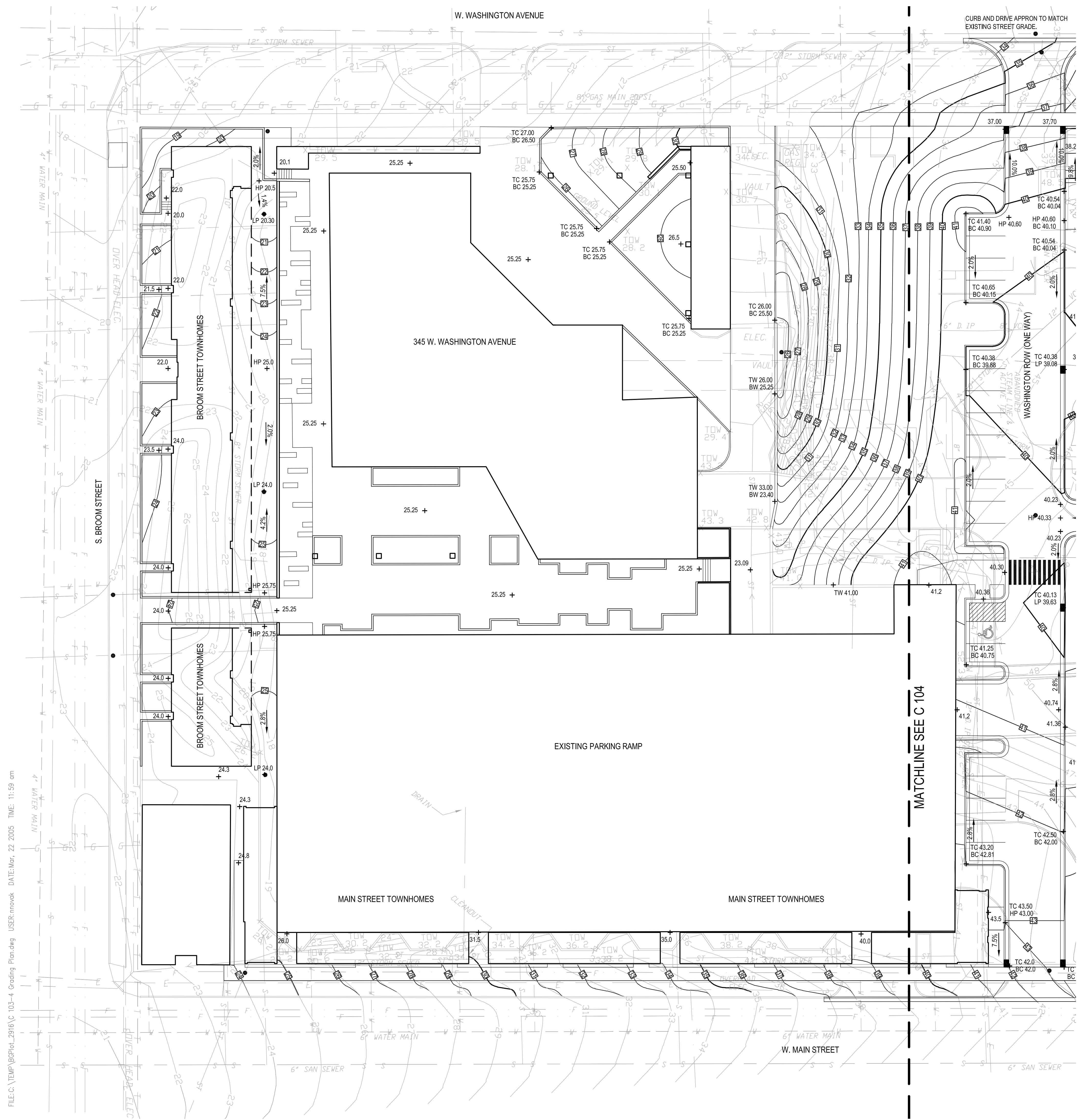
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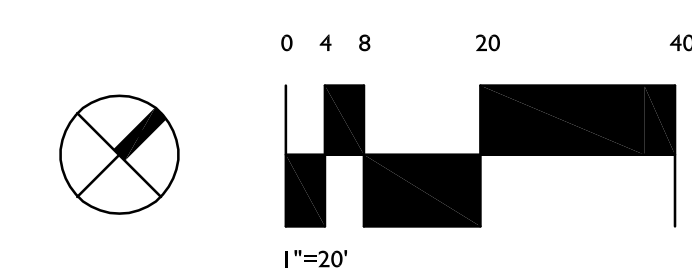
ISSUE:
PUD-SIP MARCH 2005

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DWG: C103-4 Grading Plan.dwg

C 103



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CAPITOL WEST MADISON - BLOCK 51

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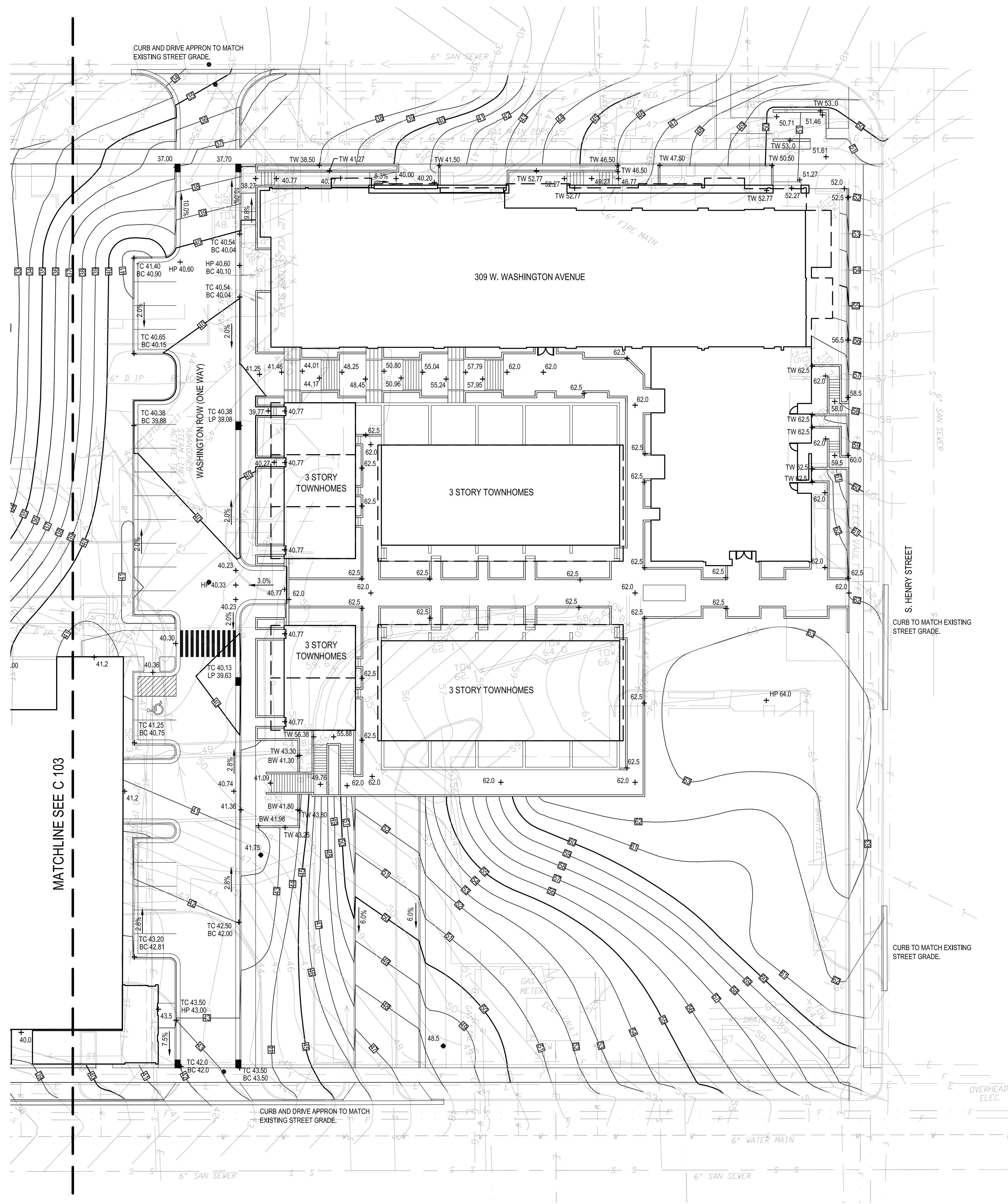
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**CAPITOL WEST
MADISON - BLOCK 51**

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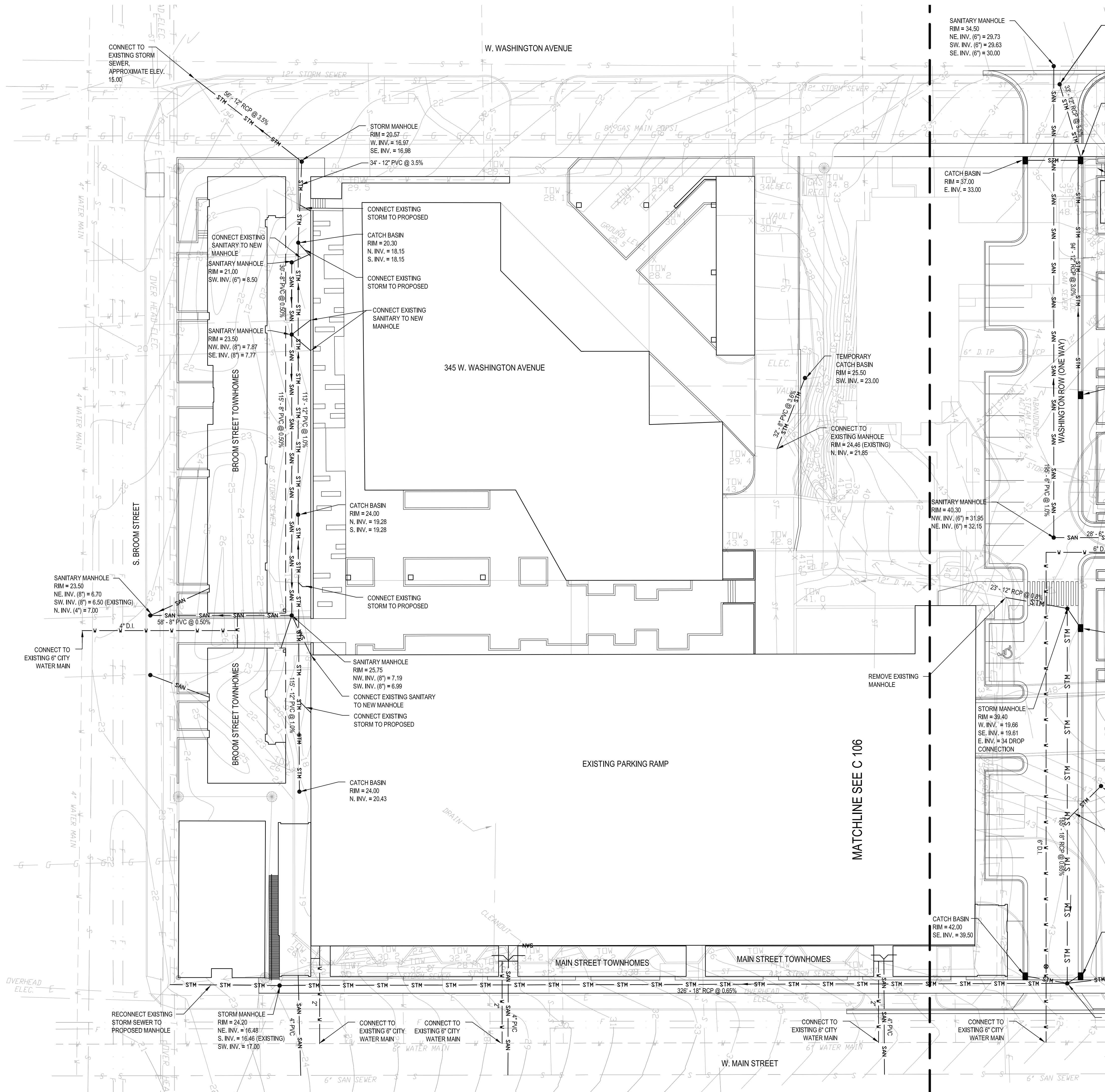
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C 105



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CAPITOL WEST MADISON - BLOCK 51

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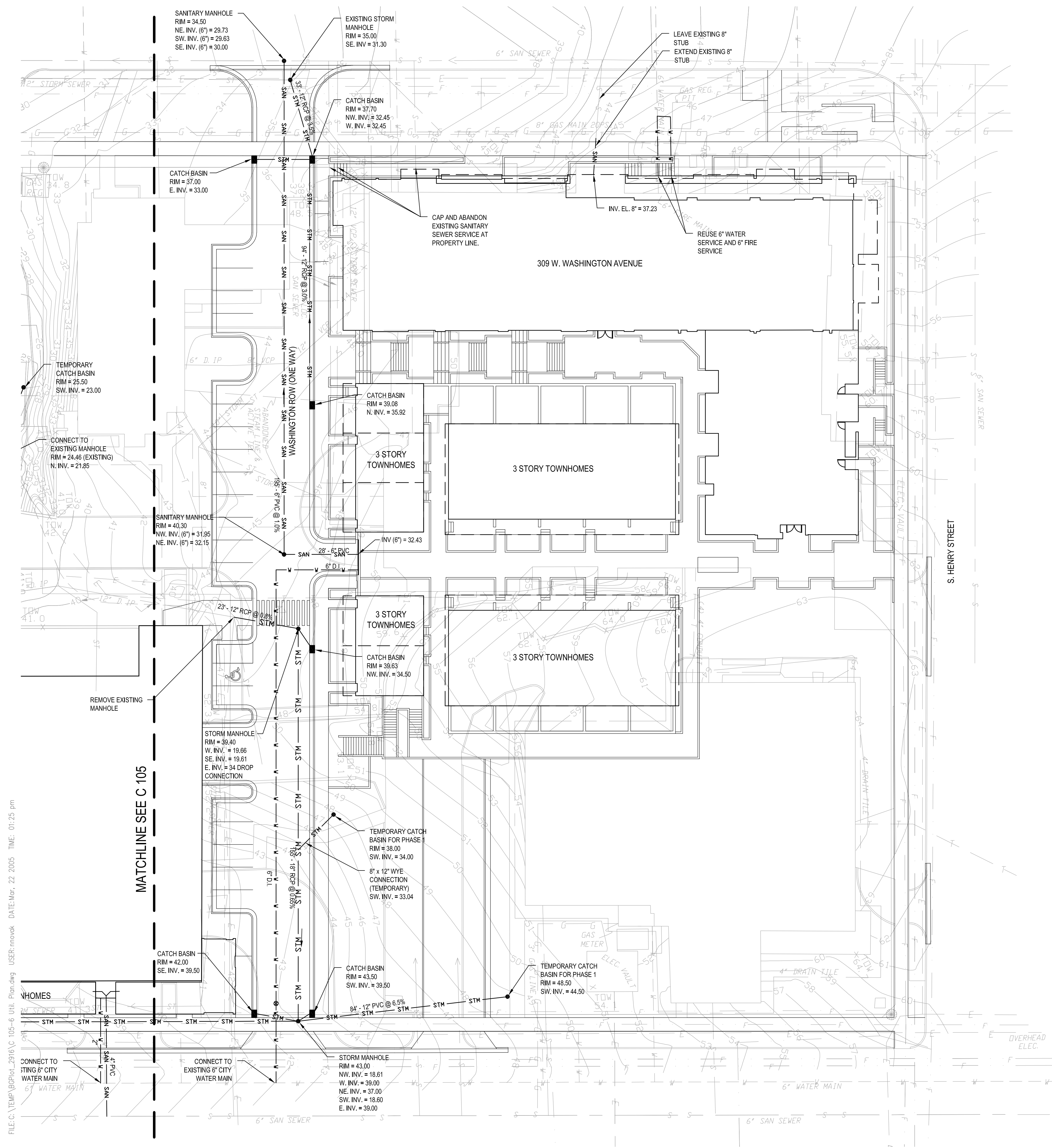
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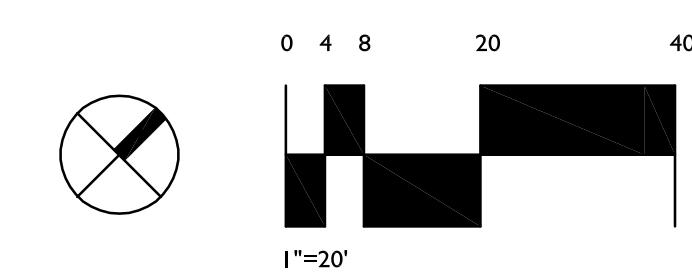
ISSUE:
PUD-SIP MARCH 2005

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C 106

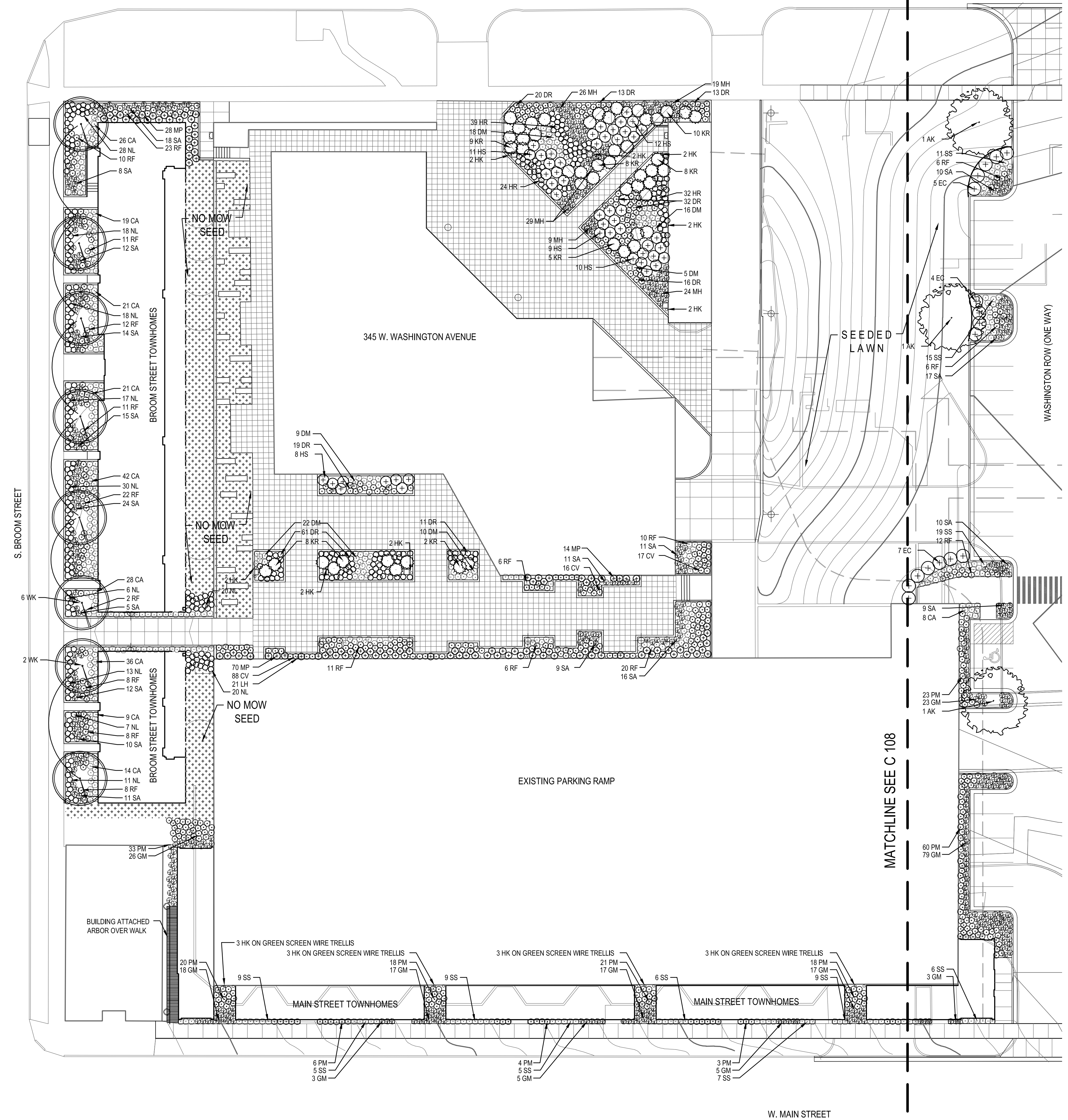


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W. WASHINGTON AVENUE



PLANT LIST						
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
TALL GROWING DECIDUOUS TREES						
AK	<i>Acer truncatum</i> 'Kieft'sform'	Norwegian Sunset Maple	2 1/2" Cal.	BB	5	See Plan, Must be Spring planted
ORNAMENTAL TREES						
WK	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	1 1/2"	BB	11	See Plan
PC	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear	1 1/2"	BB	6	See Plan
DECIDUOUS SHRUBS						
EC	<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush	30" HL.	CONT.	16	48" O.C., See Plan
PO	<i>Physocarpus opulifolius</i> 'Monro'	Diablo Ninebark	30" HL.	CONT.	11	60" O.C., See Plan
RA	<i>Rhus Aromatica</i> 'Gro-Low'	Gro-low Fragrant Sumac	18" HL.	CONT.	36	48" O.C., See Plan
GROUNDCOVERS AND PERENNIALS						
HK	<i>Actinidia arguta</i>	Hardy Kiwi Vine	1 gal.	CONT.	28	See Plan
MH	<i>Adiantum pedatum</i>	Maiden Hair Fern	1 gal.	CONT.	107	24" OC
CA	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	CONT.	255	24" OC
CV	<i>Carex verticillata</i> 'Goldshower'	Goldshower Carex	1 gal.	CONT.	354	24" OC
DM	<i>Dryopteris marginalis</i>	Leatherwood Fern	1 gal.	CONT.	122	24" OC
GM	<i>Geranium macrorrhizum</i>	Ingwersen's Geranium	1 gal.	CONT.	276	24" OC
DR	<i>Hemerocallis</i>	Happy Returns Daylily	1 gal.	CONT.	185	24" OC
HR	<i>Hemerocallis</i>	Hyperion Daylily	1 gal.	CONT.	173	24" OC
PM	<i>Hemerocallis</i>	Pardon Me Daylily	1 gal.	CONT.	310	24" OC
KR	<i>Hosta 'Krossa Regal'</i>	Krossa Regal Hosta	1 gal.	CONT.	50	36" OC
HS	<i>Hosta 'Sum and Substance'</i>	Sum and Substance Hosta	1 gal.	CONT.	50	36" OC
LH	<i>Lonicera heckrottii</i> 'Goldflame'	Goldflame Trumpet Honey Suckle	1 gal.	CONT.	99	See Plan
MP	<i>Miscanthus sinensis</i> 'Purpurascens'	Purple Maiden Grass	1 gal.	CONT.	386	36" OC
NL	<i>Nepeta x faassenii</i>	Walker's Low Catmint	1 gal.	CONT.	216	24" OC
RF	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-eyed-Susan	1 gal.	CONT.	311	24" OC
SA	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum	1 gal.	CONT.	287	12" OC
SS	<i>Schizachyrium scoparium</i>	Little Blue Stem	1 gal.	CONT.	101	24" OC

LANDSCAPE REQUIREMENT CHART

I. NUMBER OF TREES REQUIRED:
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of the worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)
 Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points.)

NUMBER OF PARKING STALLS _____

TOTAL SQUARE FOOTAGE OF THE STORAGE AREA _____

DIVIDED BY THREE HUNDRED (300) SQUARE FEET _____

NUMBER OF CANOPY SHADE TREES REQUIRED (2"-2 1/2" CALIPER) _____

Manufacturing / Industrial (60% of requirement above) _____

II. NUMBER OF LANDSCAPE POINTS REQUIRED
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.
 The number of points required for loading areas is (75) points for each loading berth.

NUMBER OF POINTS REQUIRED _____

Manufacturing / Industrial (60% of requirement above) _____

TABULATION OF POINTS AND CREDITS
 Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	POINTS
Canopy Tree - 2"-2 1/2" *	35	3	105	0	0
Deciduous Shrub	2	21	42	0	0
Evergreen Shrub	3	0	0	0	0
Decorative wall or Fence (per 10 L.F.)	5	0	0	0	0
Earth Berm (per 10 L.F.) Ave. Height 30"	5	0	0	0	0
Ave. Height 15"	2	0	0	0	0
Evergreen Trees 3 - ft. height min.	15	0	0	0	0
Canopy Tree or Small Tree 1 1/2" - 2" Cal. (i.e., Crab., Hawthorn)	15	0	0	0	0
				147	+
					0 =
					147

* Trees required in Part I above, are not to be included in the point count.

CAPITOL WEST
MADISON - BLOCK 51

NOTES:
PHASE I

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THE ALEXANDER COMPANY

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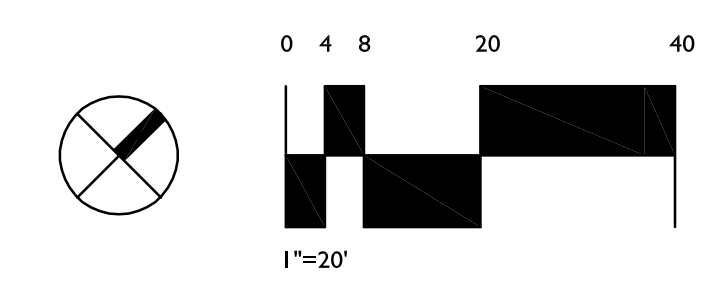
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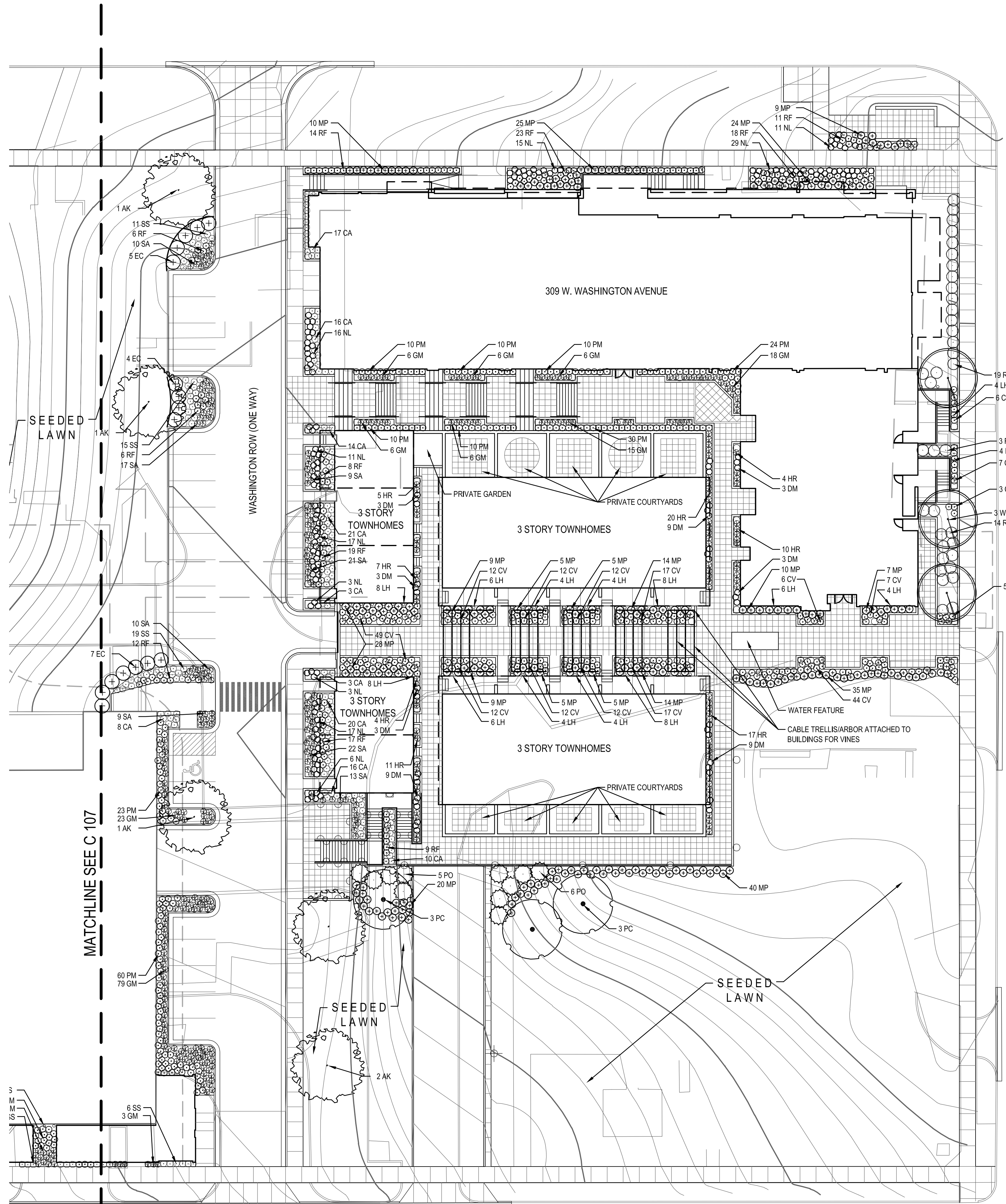
Landscape Plan

DWG: C 107-8 Land Plan.dwg

C 107



CAPITOL WEST MADISON - BLOCK 51



PLANT LIST						
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
TALL GROWING DECIDUOUS TREES						
AK	<i>Acer truncatum 'Kieftsfarm'</i>	Norwegian Sunset Maple	2 1/2" Cal.	BB	5	See Plan, Must be Spring planted
ORNAMENTAL TREES						
WK	<i>Crataegus viridis 'Winter King'</i>	Winter King Hawthorn	1 1/2"	BB	11	See Plan
PC	<i>Pyrus calleryana 'Aristocrat'</i>	Aristocrat Pear	1 1/2"	BB	6	See Plan
DECIDUOUS SHRUBS						
EC	<i>Euonymus alatus 'Compactus'</i>	Dwarf Burning Bush	30" HL	CONT.	16	48" O.C., See Plan
PO	<i>Physocarpus opulifolius 'Monlo'</i>	Diablo Ninebark	30" HL	CONT.	11	60" O.C., See Plan
RA	<i>Rhus Aromatica 'Gro-Low'</i>	Gro-low Fragrant Sumac	18" HL	CONT.	36	48" O.C., See Plan
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MH	<i>Adiantum pedatum</i>	Maiden Hair Fern	1 gal.	CONT.	107	24" OC
CA	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1 gal.	CONT.	255	24" OC
CV	<i>Coreopsis verticillata 'Goldshower'</i>	Goldshower Coreopsis	1 gal.	CONT.	354	24" OC
DM	<i>Dryopteris marginalis</i>	Leatherwood Fern	1 gal.	CONT.	122	24" OC
GM	<i>Geranium macrorrhizum</i>	Ingwersen's Geranium	1 gal.	CONT.	276	24" OC
DR	<i>Hermerocallis</i>	Happy Returns Daylily	1 gal.	CONT.	185	24" OC
HR	<i>Hermerocallis</i>	Hyperion Daylily	1 gal.	CONT.	173	24" OC
PM	<i>Hermerocallis</i>	Pardon Me Daylily	1 gal.	CONT.	310	24" OC
KR	<i>Hosta 'Krossa Regal'</i>	Krossa Regal Hosta	1 gal.	CONT.	50	36" OC
HS	<i>Hosta 'Sum and Substance'</i>	Sum and Substance Hosta	1 gal.	CONT.	50	36" OC
LH	<i>Lonicera heckrottii 'Goldflame'</i>	Goldflame Trumpet Honey Suckle	1 gal.	CONT.	99	See Plan
MP	<i>Miscanthus sinensis 'Purpurascens'</i>	Purple Maiden Grass	1 gal.	CONT.	366	36" OC
NL	<i>Nepeta x faassenii</i>	Walker's Low Catmint	1 gal.	CONT.	216	24" OC
RF	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black-eyed-Susan	1 gal.	CONT.	311	24" OC
SA	<i>Sedum spectabile 'Autumn Joy'</i>	Autumn Joy Sedum	1 gal.	CONT.	287	12" OC
SS	<i>Schizachyrium scoparium</i>	Little Blue Stem	1 gal.	CONT.	101	24" OC

NOTES:
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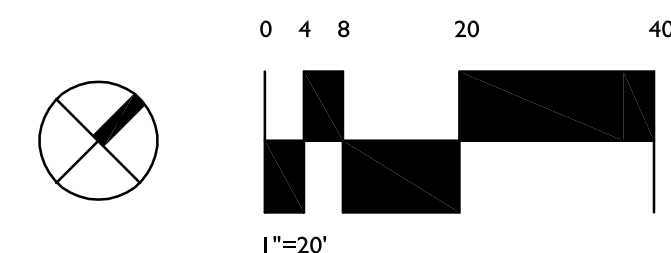
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ISSUE:
PUD-SIP MARCH 2005

DRAWING TITLE:
Landscape Plan
DWG: C 107-8 Land. Plan.dwg

C 108



CAPITOL WEST MADISON - BLOCK 51

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ISSUE:

PUD-SIP MARCH 2005

DRAWING TITLE:

Site Electrical Plan

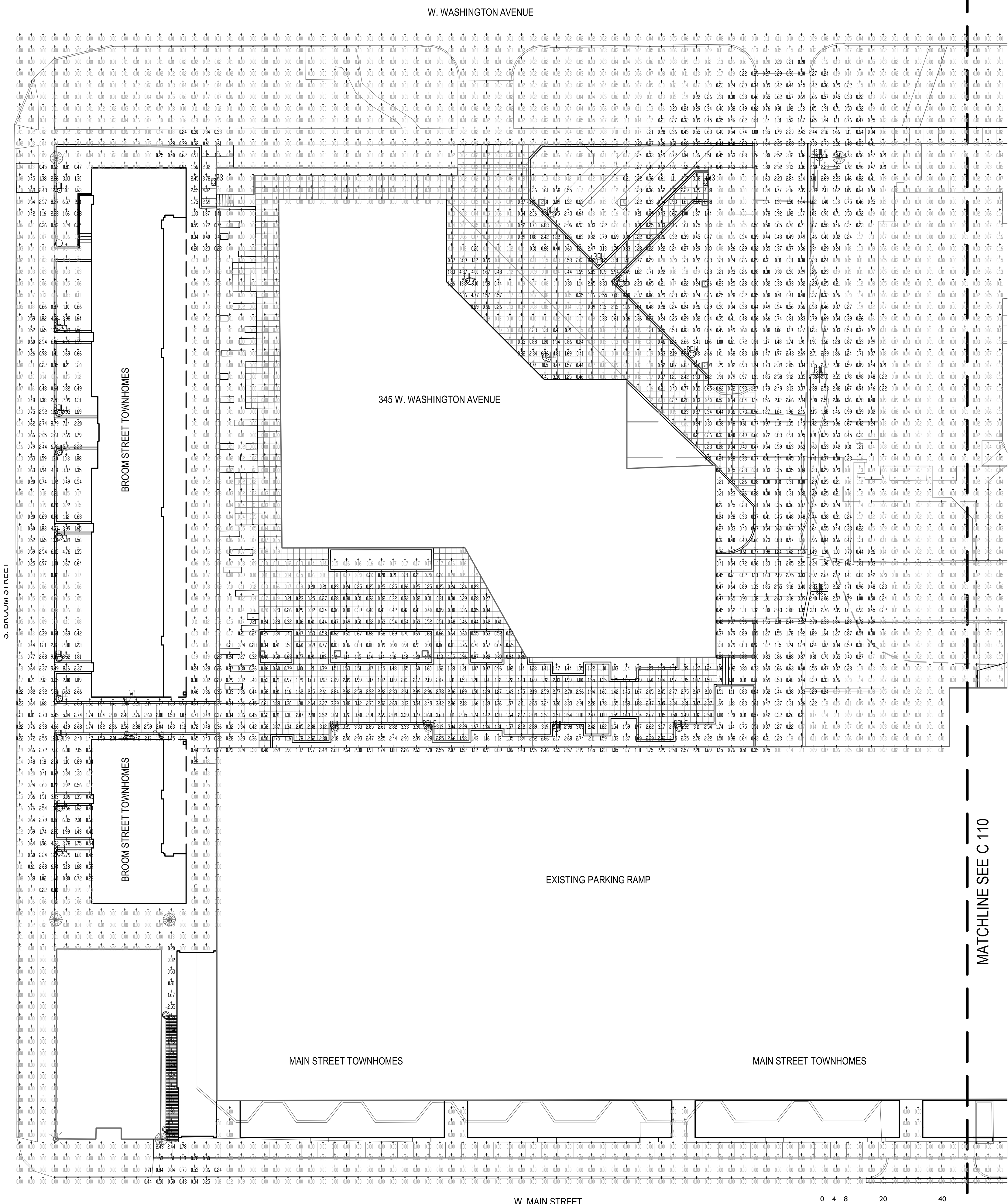
DWG: C 109-10 Elec. Plan.dwg

C 109

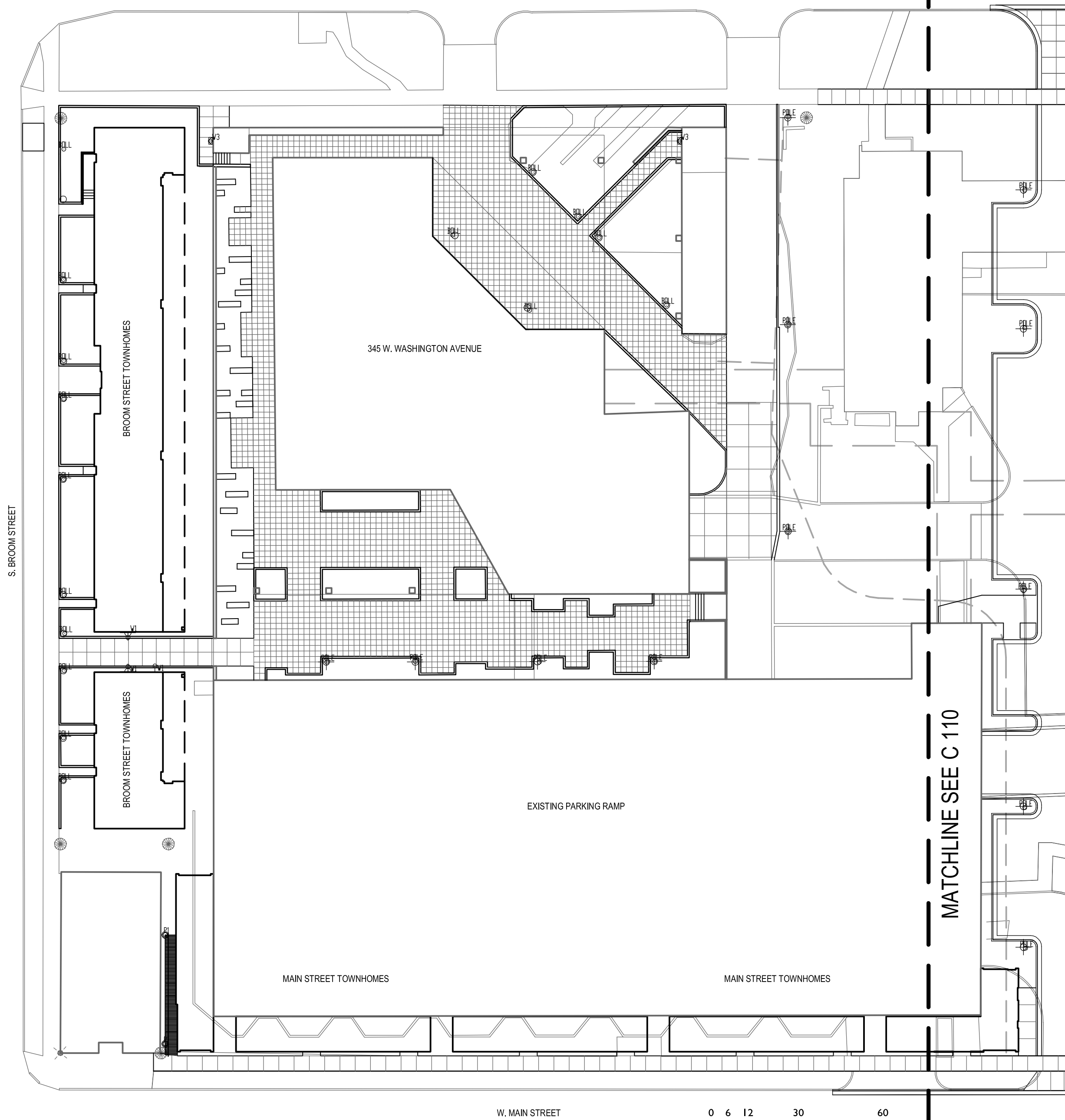
- LIGHT LEGEND**
- POULSEN SATURN BOLLARD
 - ◊ POULSEN NIMBUS WALL
 - POULSEN NYHAVN MAXI PENDANT
 - ◻ POULSEN ORBITER WALL
 - ⊕ SELUX RITORNO SQUARE ASYMMETRICAL POLE
 - ⊕ SELUX RITORNO SQUARE ASYMMETRICAL WALL MOUNT

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	AVE / GROUP	MAX	MIN	MAX/MIN AVE/MIN
Development	639.80x395.90FT	Grid_Grade / FH	10044	4.00	0.7 <->	16.0	0.0	N/A / N/A

Block 51 LUMINAIRE SCHEDULE	TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
BLL2			Poulsen Lightin (1) "SB32" SAB-857-Gray	(1)	2400		0.90	20
BOLL			Poulsen Lightin (1) "SB50" SAB-857-Gray	(1)	3200		0.80	45
P1			Poulsen Lightin (1) "NMP" NYP-Max-459-WHITE	(1) Lamp catalog numbe	3200		0.80	2
POLE			SELUX CORPORATI (1) "RP17" RIT-1-H175 (RITORNO)	(1) MH175/CIU	14000		0.80	13
W1			SELUX CORPORATI (1) "RW10" RIT-1-H90 (RITORNO)	(1) MH50	3200		0.80	3
W2			(1) "NSL"	(1)	17		1.00	24
W3			Poulsen Lightin (1) "NMI" NYW-MAX-209-WHITE	(1) Lamp catalog number	3200		0.80	3



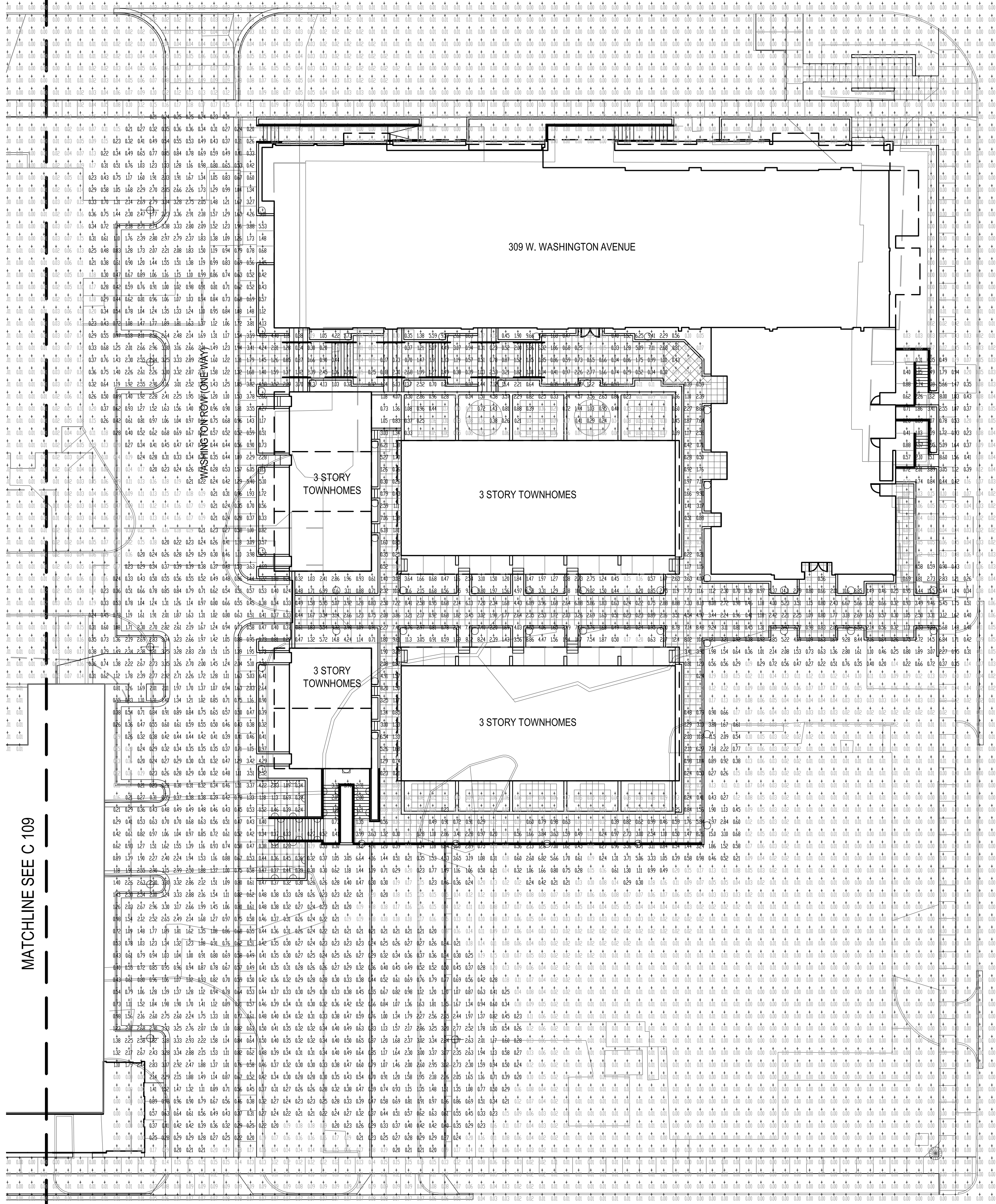
1 PHOTOMETRICS PLAN
1" = 20'



2 LIGHT LOCATION PLAN
1" = 30'

CAPITOL WEST MADISON - BLOCK 51

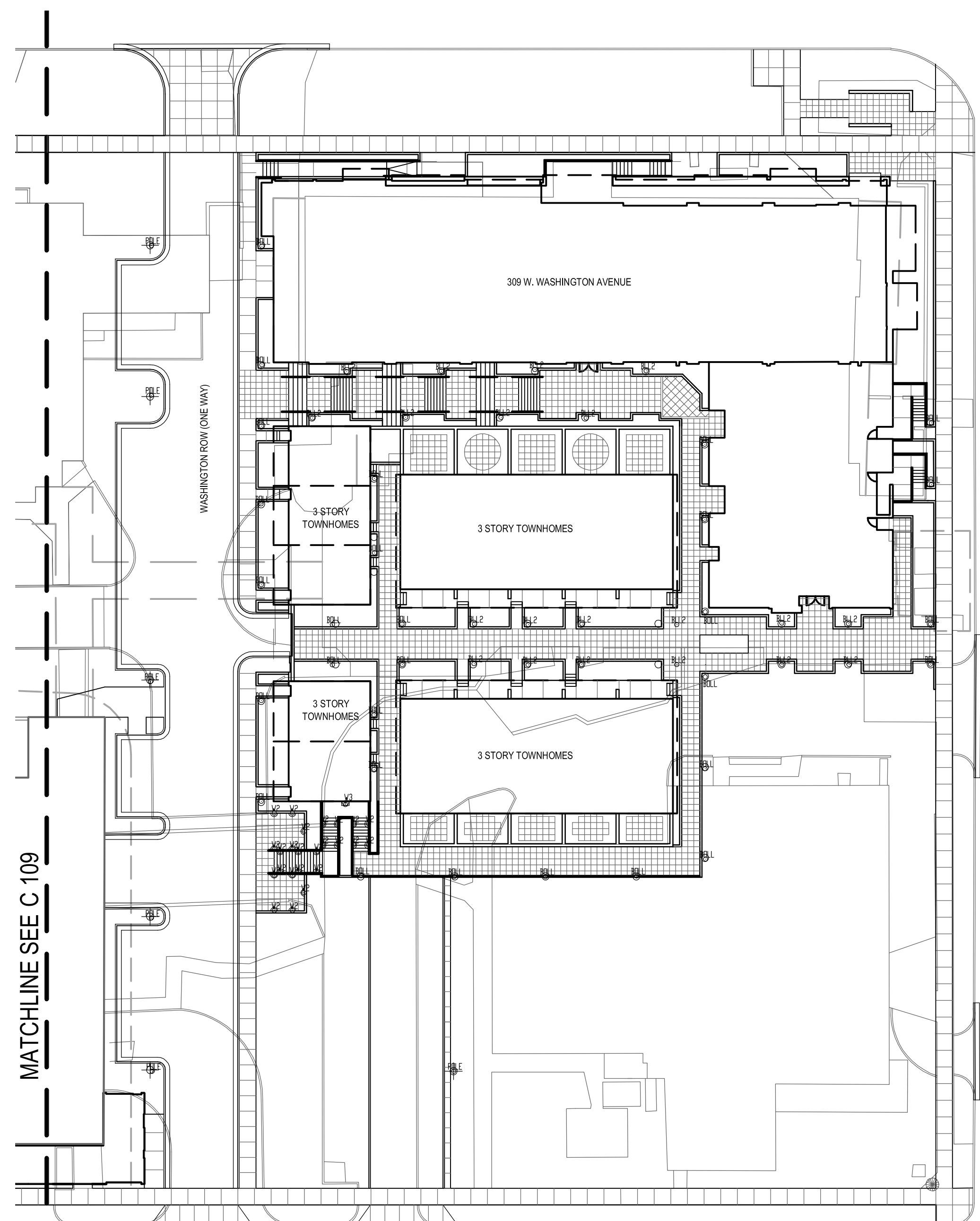
NOTES:
PHASE I



- LIGHT LEGEND**
- POULSEN SATURN BOLLARD
 - ◊ POULSEN NIMBUS WALL
 - POULSEN NYHAVN MAXI PENDANT
 - ◻ POULSEN ORBITER WALL
 - ⊕ SELUX RITORNO SQUARE ASYMMETRICAL POLE
 - ⊖ SELUX RITORNO SQUARE ASYMMETRICAL WALL MOUNT

AREA NAME	DIMENSIONS	GRID TYPE	# FTS	SPAC	AVE / GROUP	MAX	MIN	MAX/MIN AVE/MIN
Development	1350x305.50FT	GR1,GR59,HH	10044	2.00	1.07-4.5	16.0	0.0	N/A

Block 51 LUMINAIRE SCHEDULE	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
BLL2 Poulsen Lightin (1) 'SS97' SAB-857-Grey	(1)	2400		0.90	20
BOLL Poulsen Lightin (1) 'SS97' SAB-857-Grey	(1)	3200		0.80	45
P1 Poulsen Lightin (1) 'NMP' RYP-Max-459-WHITE	(1) Lamp catalog number	3200		0.80	2
POLE SELUX CORPORATI (1) 'RP17' RT-I-H175 (RITORNO)	(1) MH175CU	14000		0.80	13
W1 SELUX CORPORATI (1) 'RW10' RT-I-H50 (RITORNO)	(1) MH50	3200		0.80	3
W2 (1) 'NSL'	(1)	17		1.00	24
W3 Poulsen Lightin (1) 'NMV' NYW-MAX-209-WHITE	(1) Lamp catalog number	3200		0.80	3



NOT FOR
CONSTRUCTION

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608-258-5580

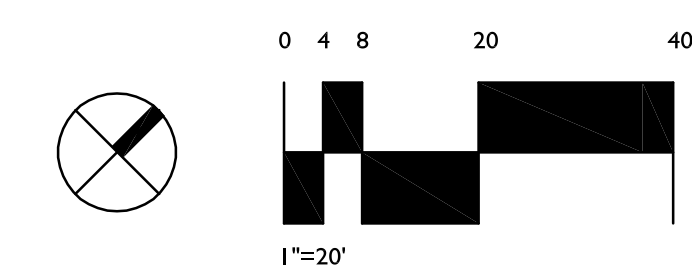
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DRAWING TITLE:
Site Electrical Plan
DWG: C 109-10 Elec. Plan.dwg

C 110

1 PHOTOMETRICS PLAN
1" = 20'



2 LIGHT LOCATION PLAN
1" = 30'

