

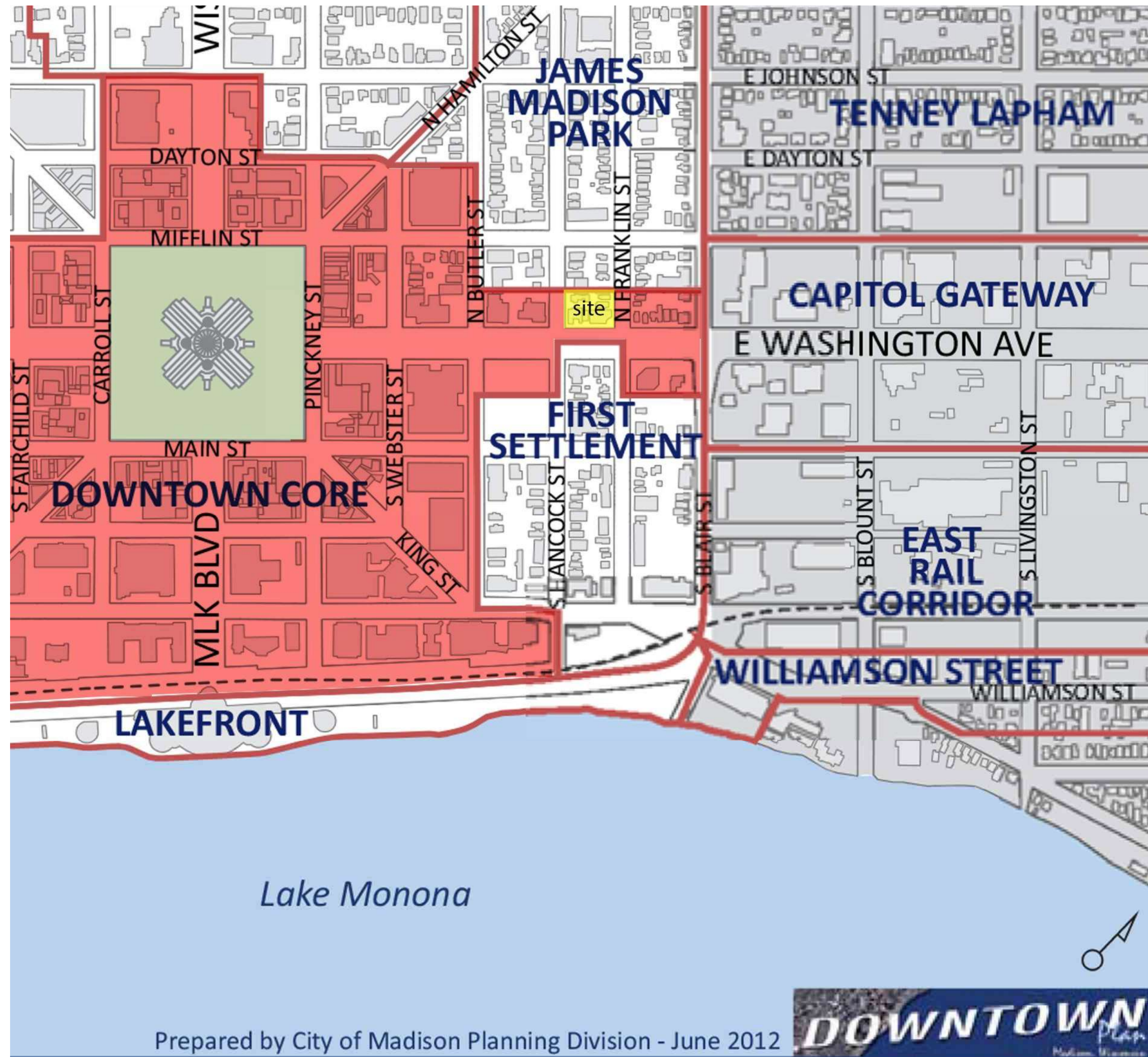
Site Aerial  
E. Washington Ave.  
Madison, WI



# PROJECT DESIGN and REVIEW SCHEDULE

Event Title	Date	Outcome
<b>Pre-Application Meetings</b>		
Pre-Application Meeting with City Staff	12.03.19	Initial concept aligned with existing plans
Development Assistance Team Meeting	01.09.20	Traffic low adjustments to limit neighborhood traffic
Pre-UDC Meeting with City Staff	01.22.20	
UDC Informational Meeting	01.29.20	Mass discussions, Materials, Adjusted to better address neighboring lots
Neighborhood Meeting 1	01.30.20	Mass, Affordability, Historic concerns
Meeting with Alder Heck	02.13.20	
Neighborhood/Steering Committee Meeting 2	02.19.20	Reduced height adjacent to neighborhood
Meeting with Alder Heck	02.21.20	
UDC Informational Meeting	03.11.20	Changes well received, Details discussed
Submitted Land Use Application	04.01.20	Submittal accepted, Meetings scheduled
<b>Post-Application Meetings and Submittals</b>		
Landmarks Meeting	05.04.20	Historic evaluation of existing buildings
Neighborhood/Steering Committee Meeting 3	05.07.20	Mass, Affordability, Historic concerns
Meeting with Alder Heck	05.26.20	
UDC Meeting	05.27.20	Referral to refine design, review gable roofs and shadows
UDC Resubmittal	06.11.20	
Plan Commission Meeting	07.13.20	

*“Objective 4.1. The Downtown Core is the Center of the Downtown, and should generally possess the highest intensity of development...”*

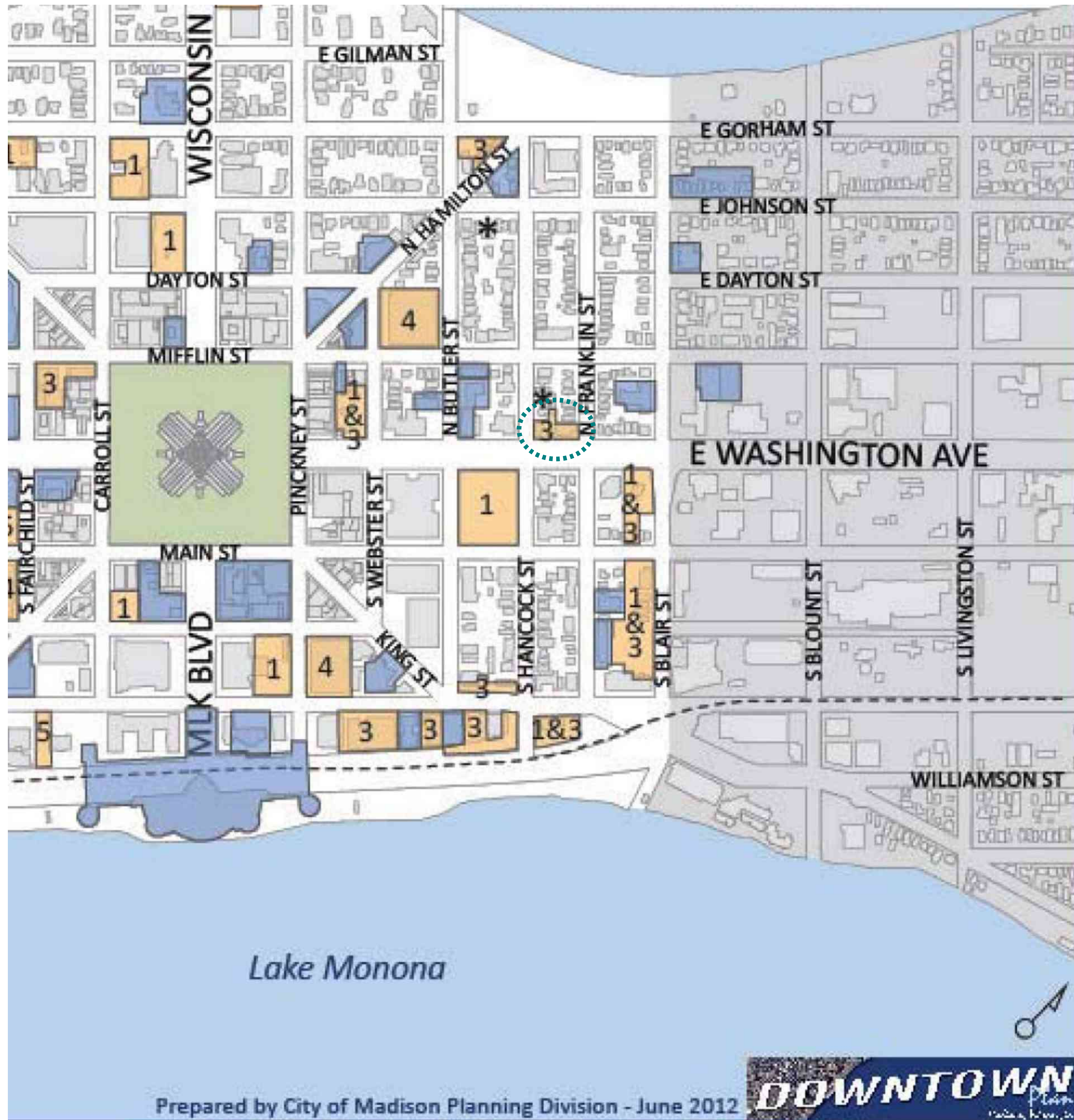


Prepared by City of Madison Planning Division - June 2012



E Washington Ave.  
Madison, WI





E Washington Ave.  
Madison, WI



# MAXIMUM BUILDING HEIGHTS

- C - Capitol View Preservation Limit
- 12 Stories
- 10 Stories
- 8 Stories
- 6 Stories
- 5 Stories
- 4 Stories
- 3 Stories
- Additional Building Height Areas
- 15' Stepback Above 4 Stories
- Existing and Proposed Park and Open Space



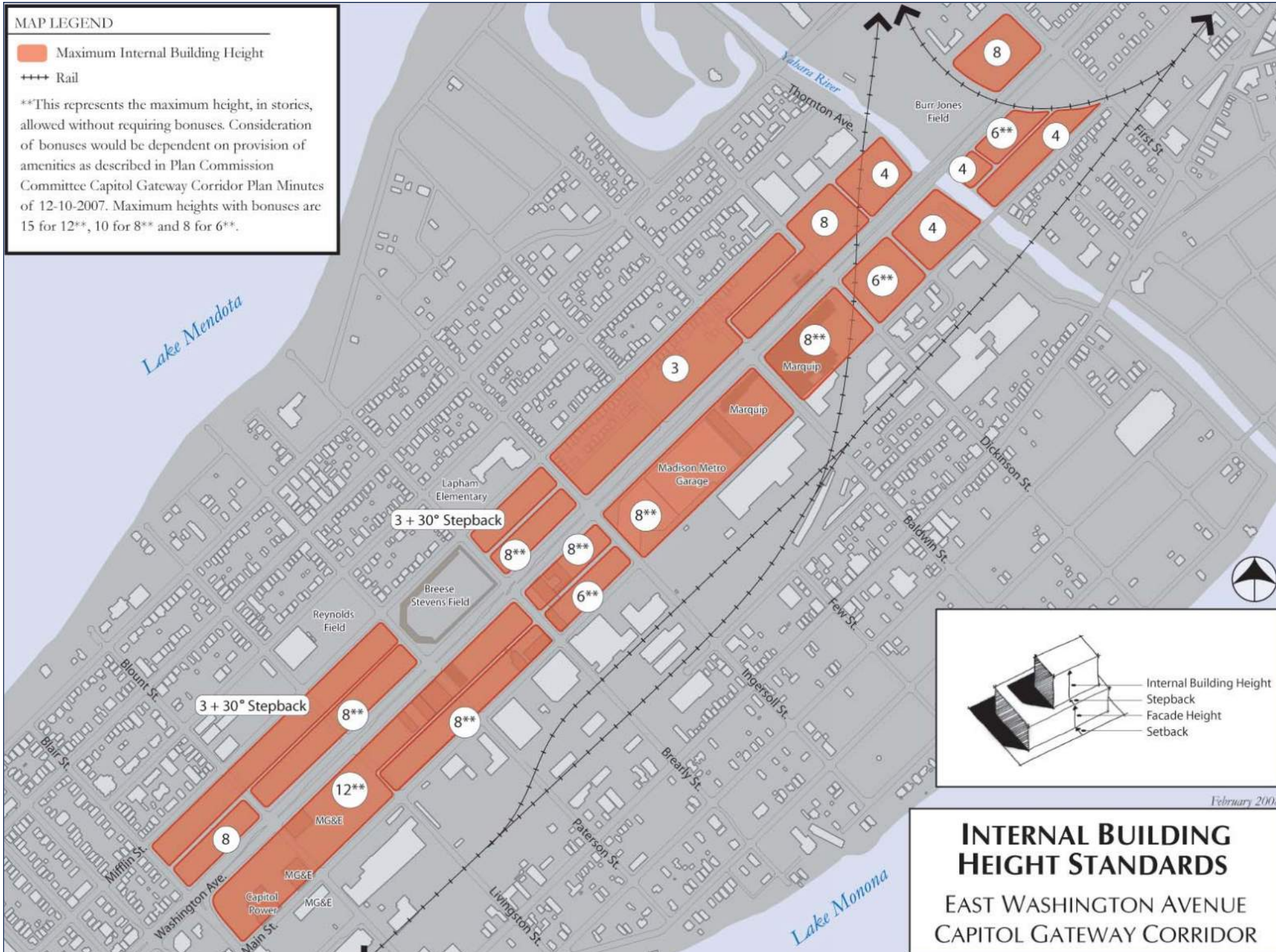
Note: The Edgewater Hotel Development was approved at 9-stories, but this does not mean that 9-story buildings are appropriate throughout the greater area.

Prepared by City of Madison Planning Division - September 2012

**DOWNTOWN**

E. Washington Ave.  
Madison, WI





## MAXIMUM BUILDING HEIGHTS

### RECOMMENDED MAXIMUM HEIGHTS

Maximum building heights will have a more profound effect on the intensity of development and character of the Corridor than perhaps any other bulk standard. However, previous plan recommendations need to be considered as well as local, state and federal regulations. Applicable regulations include the Capitol View Preservation standards, contained in both City and State regulations, and the Federal Aviation Administration (FAA) Airport Approach Protection standards for flight path clearances around the Dane County Regional Airport (located to the northeast of the Corridor). The Capitol View Preservation standards apply within the Corridor from Blair to Ingersoll and the FAA standards cover the entire Corridor. Recommendations in the recently completed East Rail Corridor Plan also covered building heights on the south side of East Washington Avenue.

Recommended building heights along the Corridor are shown on Figure 18. Height is provided in stories, based on average story heights of 9 to 12 feet (15 feet for ground floors). Buildings with greater floor heights should have fewer stories accordingly. Where a maximum of 15 stories is indicated, the maximum height is intended to be less than or equal to the Capitol View Preservation limit (1032 feet above AMSL, or about 180 feet above the ground), and only then if the appropriate variance is granted by the FAA to exceed its maximum recommended height (1009 feet AMSL, or about 160 feet above the ground). In general, heights in the Corridor above the FAA limit are discouraged.

ISSUED  
Issued for Land Use Submittal -  
April 1, 2020

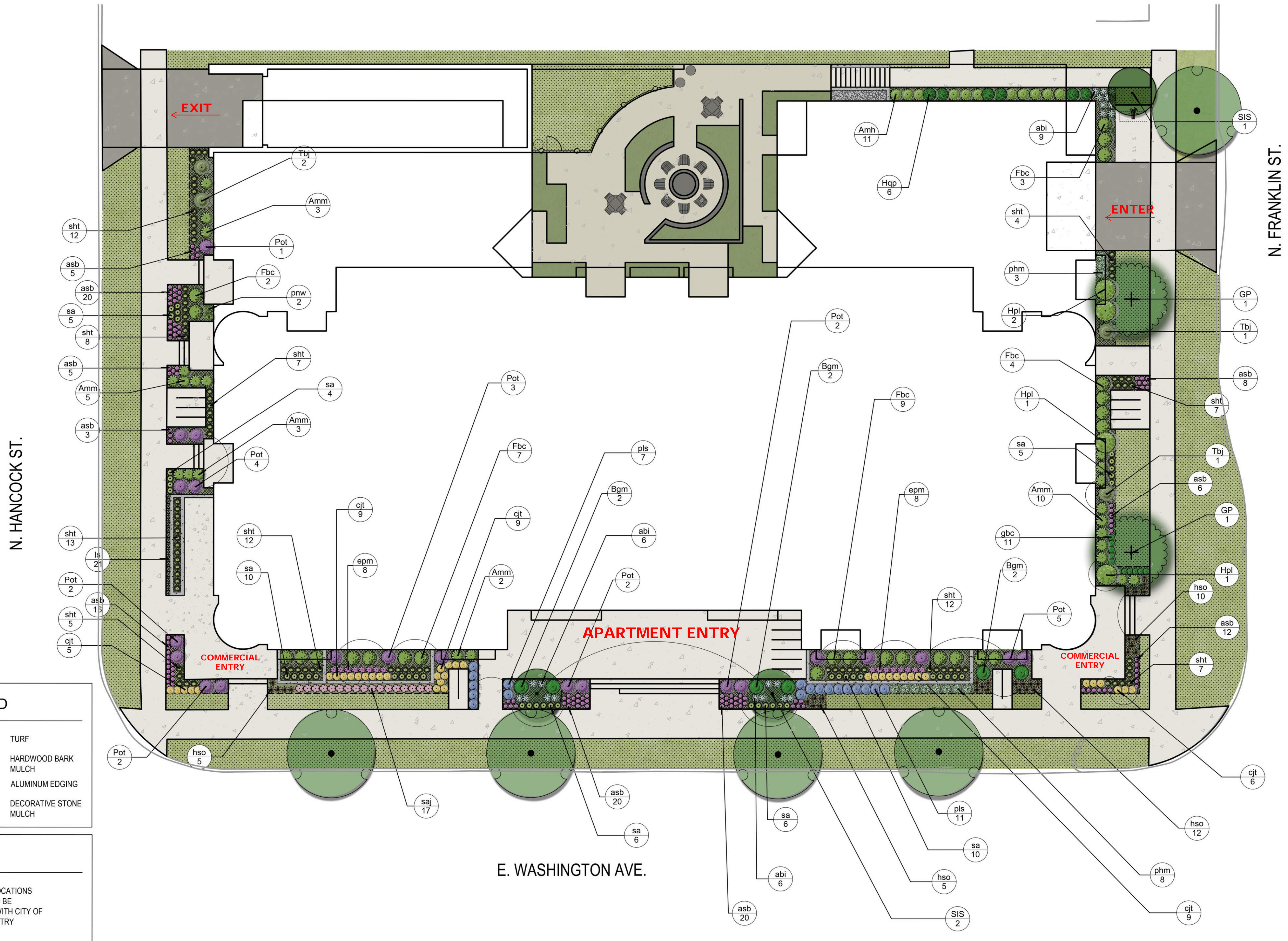
PROJECT TITLE  
**THE CONTINENTAL**

414 E Washington Ave  
SHEET TITLE  
Landscape Plan

SHEET NUMBER

L-1.0

PROJECT NO. 1972  
©Knothe & Bruce Architects, LLC



**LEGEND**

- TURF
- HARDWOOD BARK MULCH
- ALUMINUM EDGING
- DECORATIVE STONE MULCH

**NOTE**

STREET TREE LOCATIONS AND SPECIES TO BE COORDINATED WITH CITY OF MADISON FORESTRY DEPARTMENT.



SURBON  
ST. JAMES  
CATHOLIC  
CHURCH

HAIL MARY  
PORTS GRILL

A-3.3 - VIEW 3  
E. WASHINGTON AVE.  
June 10, 2020







A-3.2 - VIEW 2  
E. WASHINGTON AVE.

June 10, 2020





ENLARGED AREA "A"



ENLARGED AREA "B"

ENLARGED - VIEW 2  
E. WASHINGTON AVE.  
June 10, 2020





A-3.4 - VIEW 4  
E. WASHINGTON AVE.  
June 10, 2020





A-3.7 - VIEW 7  
E. WASHINGTON AVE.  
June 10, 2020





A-3.8 - VIEW 8  
E. WASHINGTON AVE.  
June 10, 2020





METAL ROOF | BURNISHED SLATE



BRICK 1 | FAWN SMOOTH



WINDOWS | DARK BRONZE



BRICK 2 | KANSA GOLD IRONSPOT



MASONRY | SANDRIFT

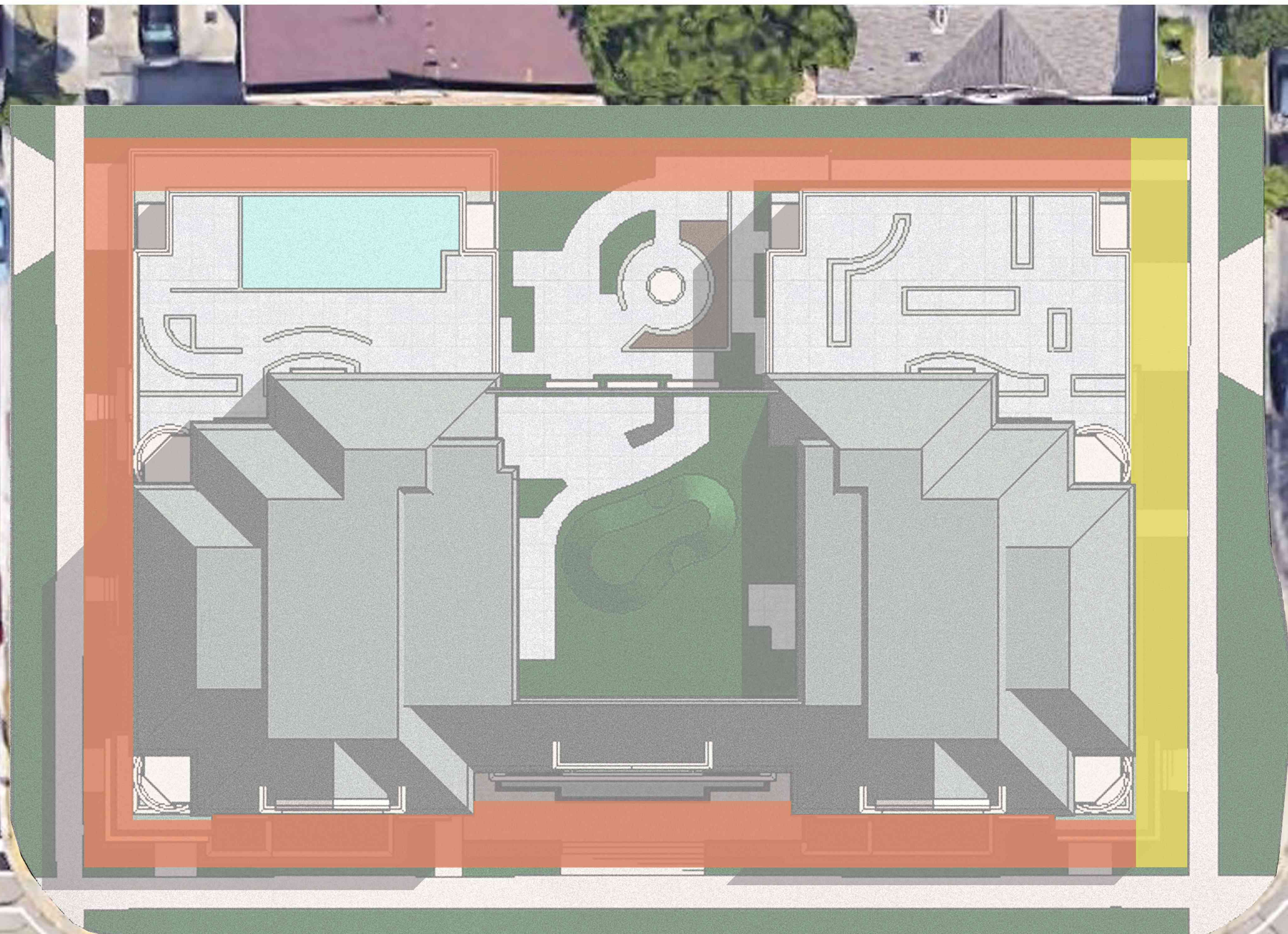


MASONRY | BUFF

N. HANCOCK

N. FRANKLIN

E WASHINGTON AVE

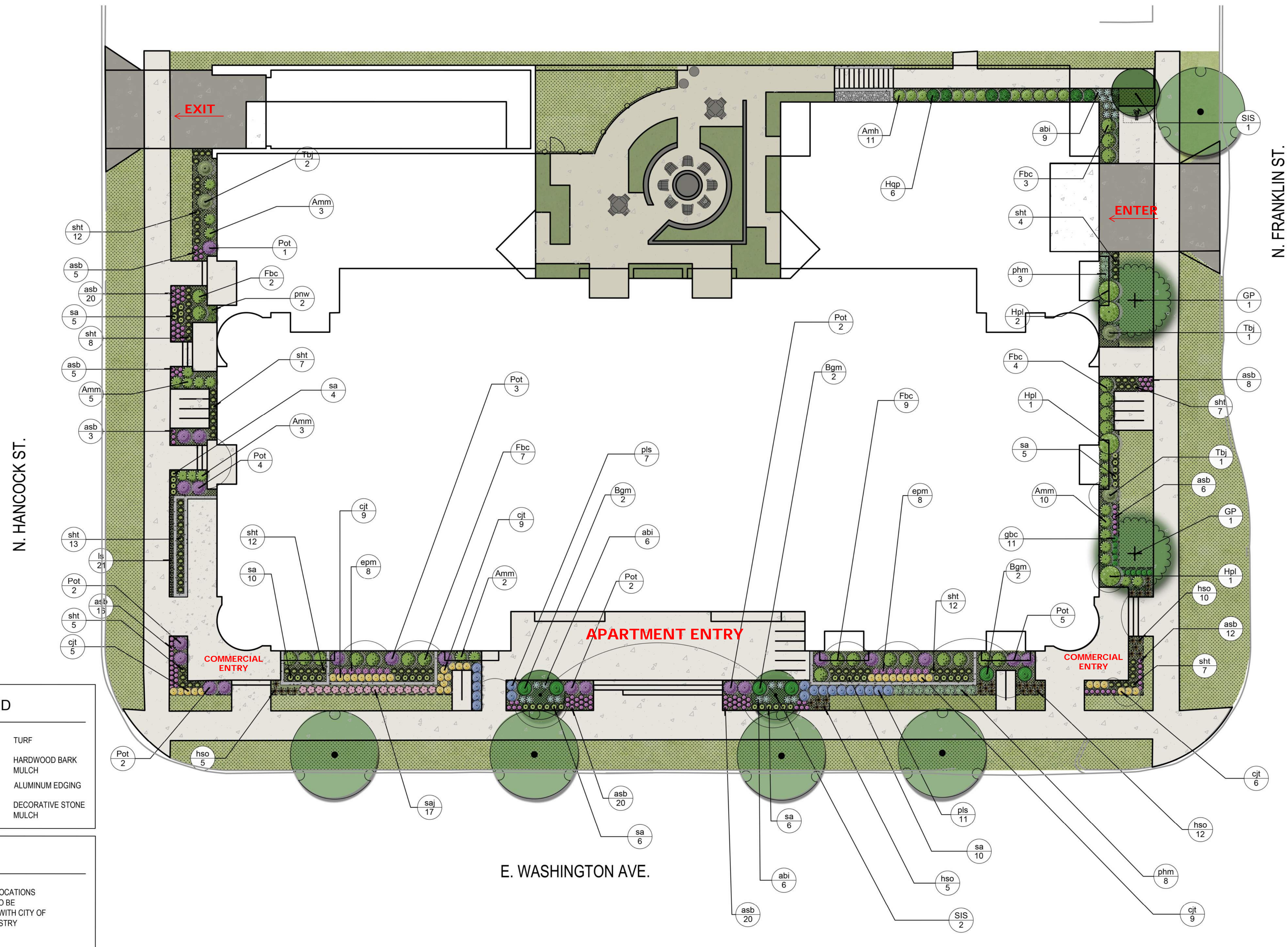


Non-Required Building Setback

Required Building Setback

A-3.15 - Building Setbacks  
E. Washington Ave.  
Madison, WI  
May 05, 2020





**LEGEND**

- TURF
- HARDWOOD BARK MULCH
- ALUMINUM EDGING
- DECORATIVE STONE MULCH

**NOTE**

STREET TREE LOCATIONS AND SPECIES TO BE COORDINATED WITH CITY OF MADISON FORESTRY DEPARTMENT.





A-3.16 - 8 STORY ILLUSTRATION  
E. WASHINGTON AVE.

March 11, 2020





A-3.6 - VIEW 6  
E. WASHINGTON AVE.  
June 10, 2020





A-3.16 - 8 STORY ILLUSTRATION  
E. WASHINGTON AVE.

March 11, 2020





A-3.6 - VIEW 6  
E. WASHINGTON AVE.  
June 10, 2020



8+2

4

6

8+2

A-3.13 - HEIGHT ILLUSTRATION 3  
E. WASHINGTON AVE.  
June 10, 2020



Capitol View  
Preservation  
(1,032.8')  
149'-7 1/8"

TOP OF ROOF  
HEIGHT  
123'-10 1/2"

METAL ROOF

ROOF TRUSS  
BEARING  
109'-0"

TENTH FLOOR  
98'-8"

CAST STONE

NINTH FLOOR  
87'-4"

ACCENT LIGHTING FIXTURE

EIGHTH FLOOR  
77'-0"

BRICK VENEER #1

COMPOSITE WINDOWS

SEVENTH FLOOR  
65'-8"

ALUMINIUM RAILINGS

SOLDIER COURSING

SIXTH FLOOR  
54'-4"

FIFTH FLOOR  
44'-0"

BRICK VENEER #2

FOURTH FLOOR  
33'-8"

CAST STONE

THIRD FLOOR  
23'-4"

MASONRY #1

ACCENT LIGHTING FIXTURE

SECOND FLOOR  
13'-0"

FIRST FLOOR  
COMMERCIAL  
ENTRY  
-4'-0"

GROUND FLOOR  
-11'-0"

MECHANICAL SCREENING

TOP OF ROOF  
128'-0"

ROOF LEVEL  
116'-0"

EIGHTH FLOOR  
102'-0"

SEVENTH FLOOR  
88'-0"

SIXTH FLOOR  
74'-0"

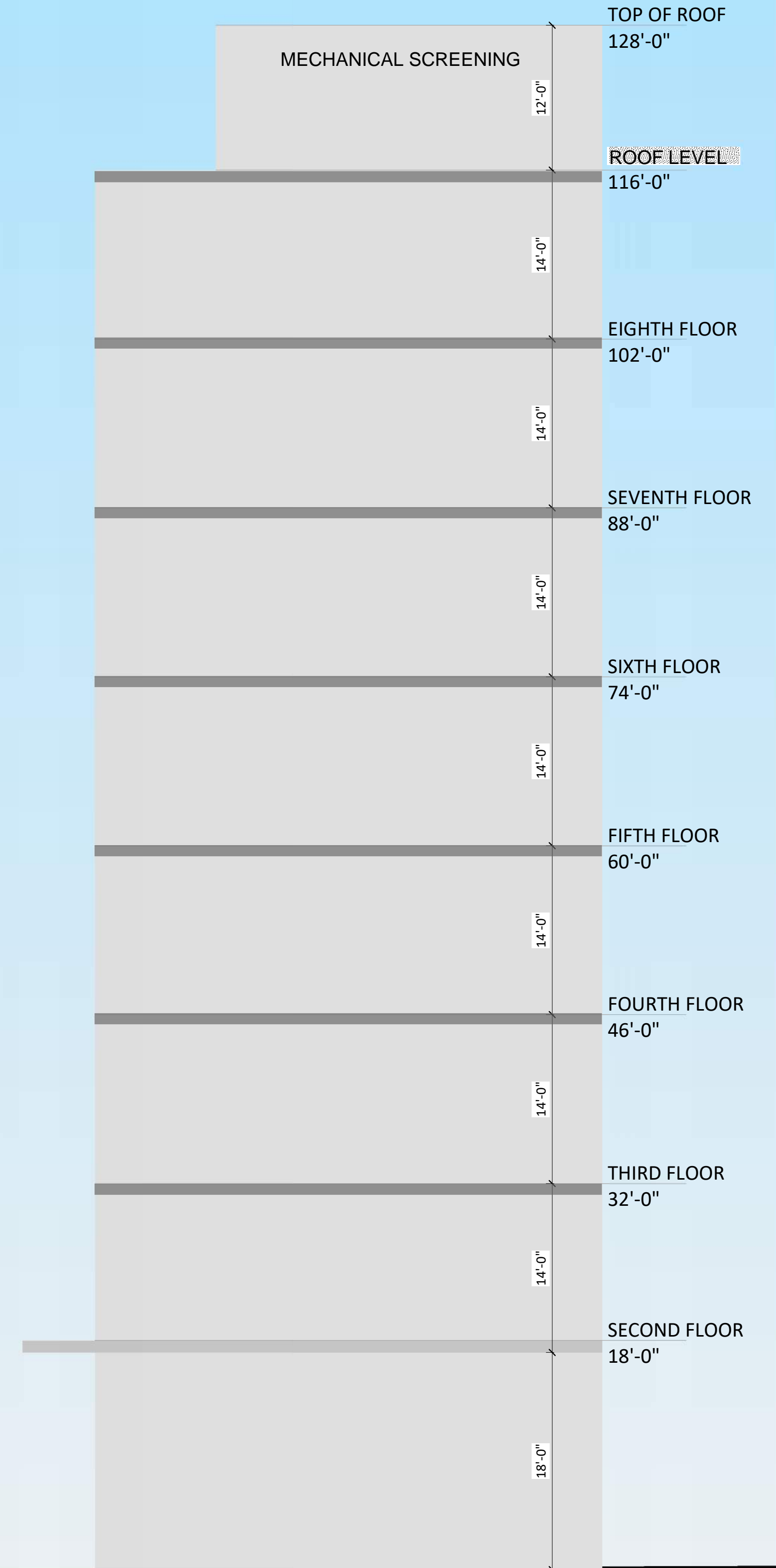
FIFTH FLOOR  
60'-0"

FOURTH FLOOR  
46'-0"

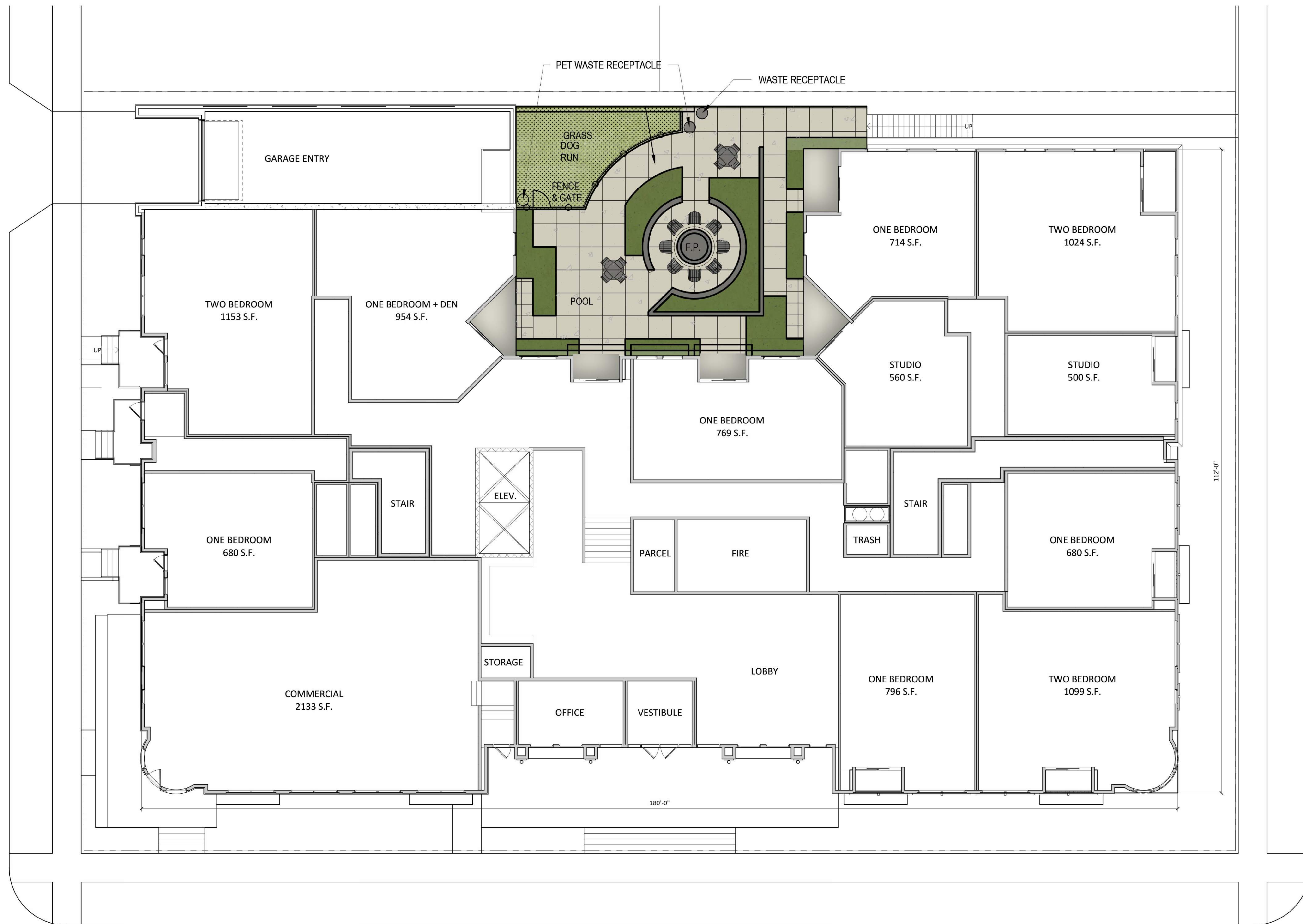
THIRD FLOOR  
32'-0"

SECOND FLOOR  
18'-0"

MAXIMUM ZONING HEIGHT

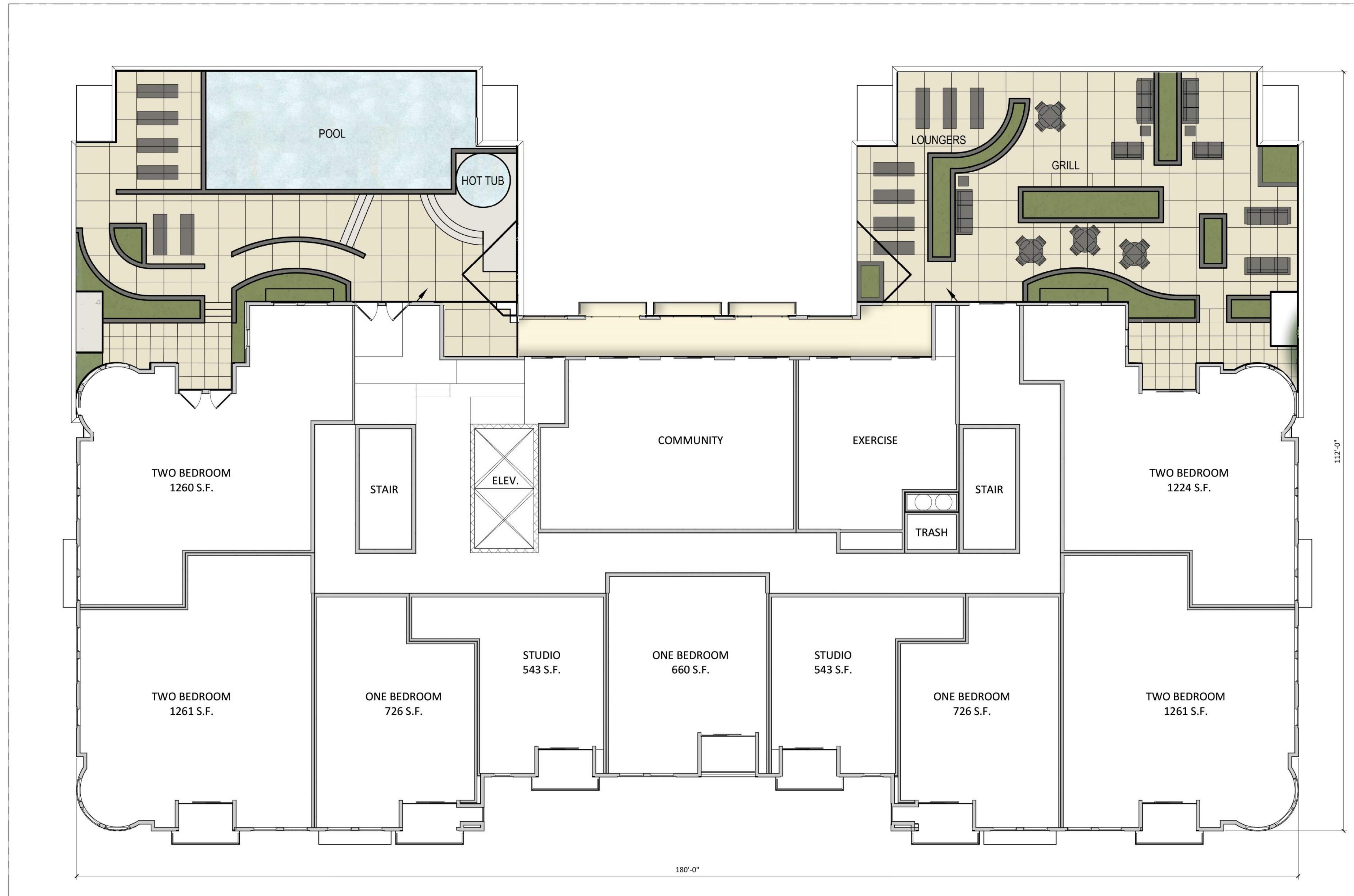






**1 FIRST FLOOR PLAN**  
A-1.1 1/8" = 1'-0"





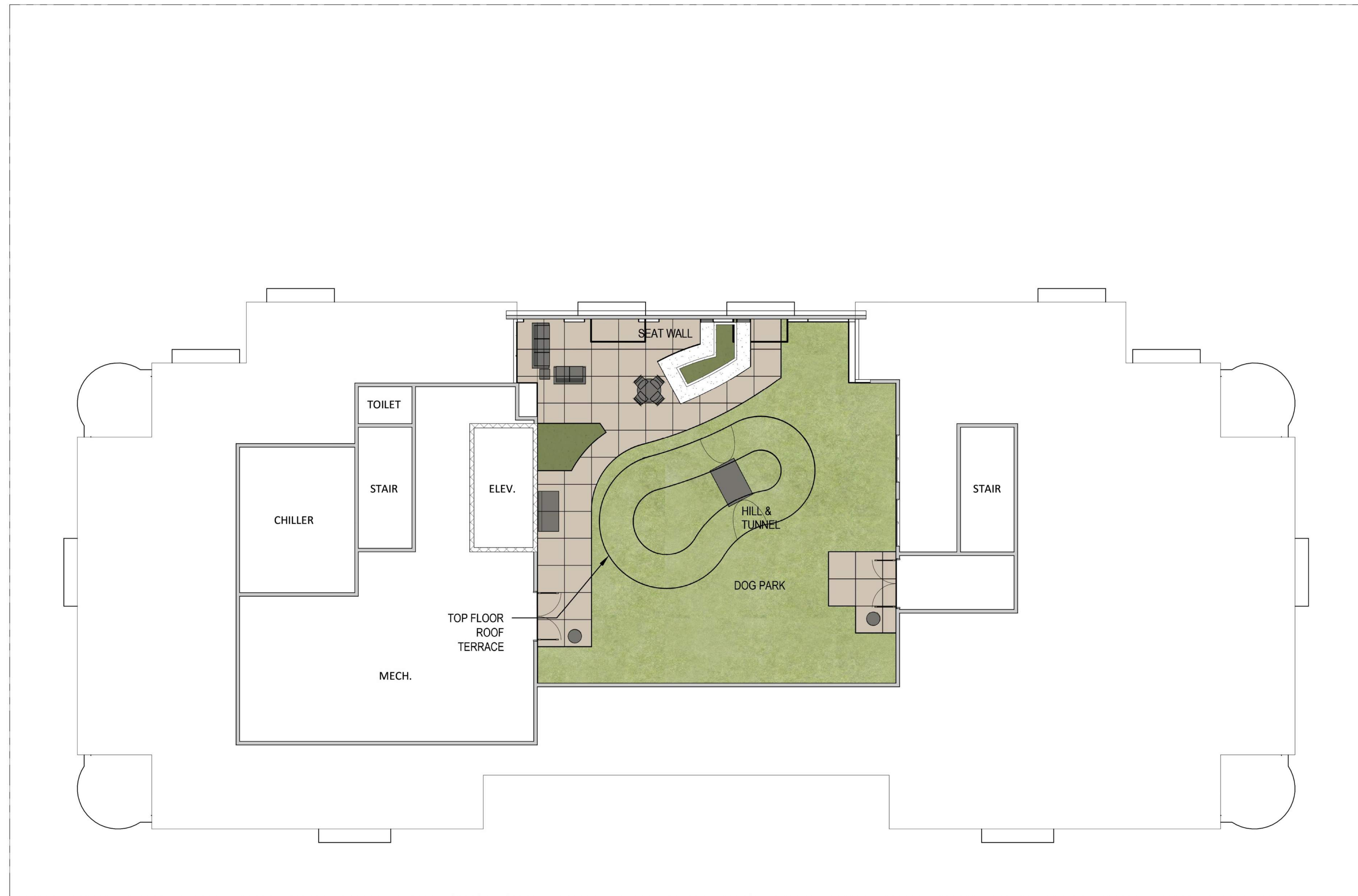
**SEVENTH FLOOR PLAN**  
1/8" = 1'-0"



**knothe • bruce**  
ARCHITECTS

knothebruce.com 608.836.3690  
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN



ISSUED  
Reissued for Land Use - June 10, 2020

PROJECT TITLE  
**THE  
CONTINENTAL**

414 E Washington  
Ave

SHEET TITLE  
**MECHANICAL  
PENTHOUSE  
FLOOR PLAN**

SHEET NUMBER

**A-1.11**

PROJECT NUMBER **1972**

© Knothe & Bruce Architects, LLC

**MECHANICAL PENTHOUSE FLOOR PLAN**  
1  
A-1.11 1/8" = 1'-0"



Railing Details  
414 E. Washington Ave.  
Madison, WI  
May 27, 2020





A-3.5 - VIEW 5  
E. WASHINGTON AVE.  
June 10, 2020





A-3.1 - VIEW 1  
E. WASHINGTON AVE.

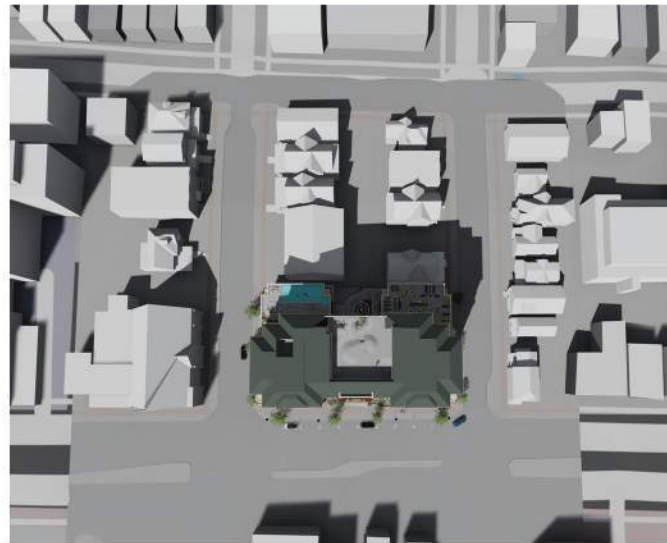
June 10, 2020



**SPRING / FALL EQUINOX**



**9:00 AM**

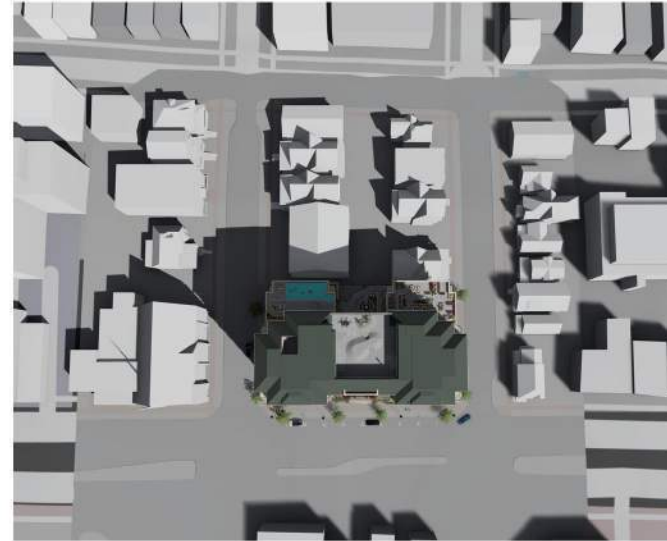


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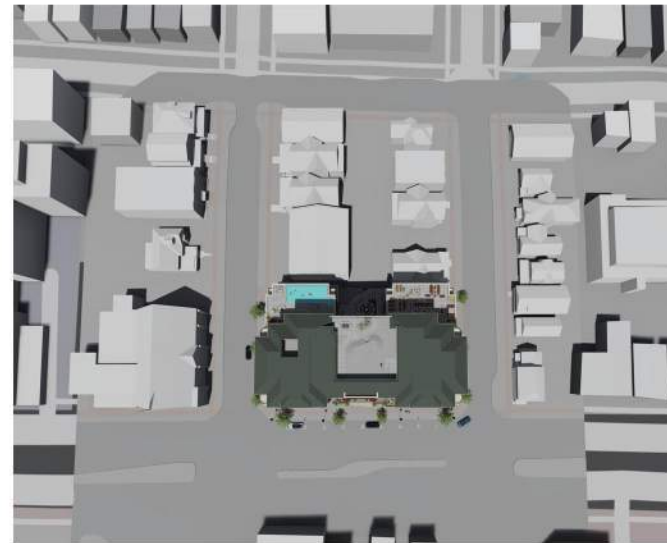


**3:00 PM**

**SUMMER SOLSTICE**



**9:00 AM**

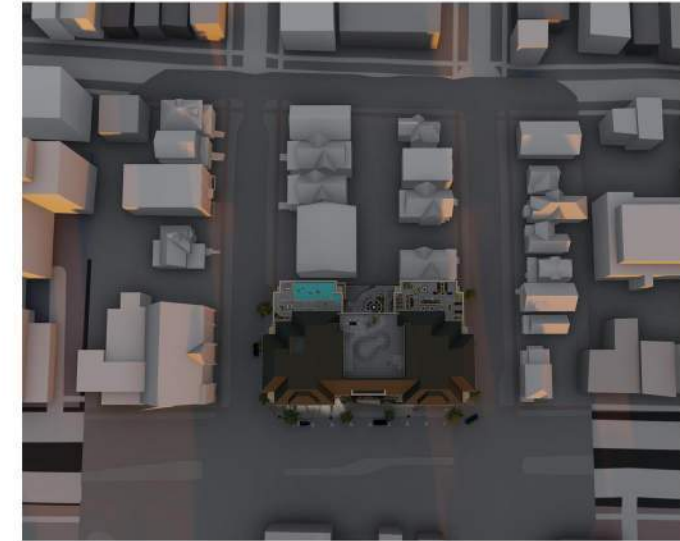


**12:00 PM**

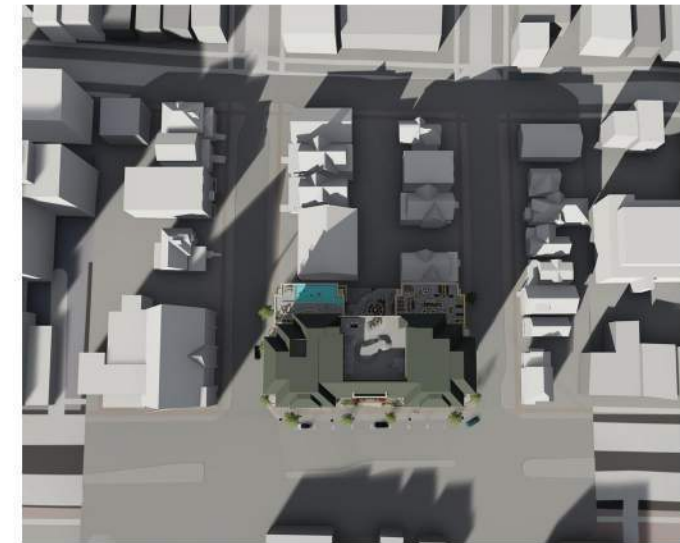


**3:00 PM**

**WINTER SOLSTICE**



**9:00 AM**



**12:00 PM**



**3:00 PM**

A-3.14  
SHADOW  
STUDY

