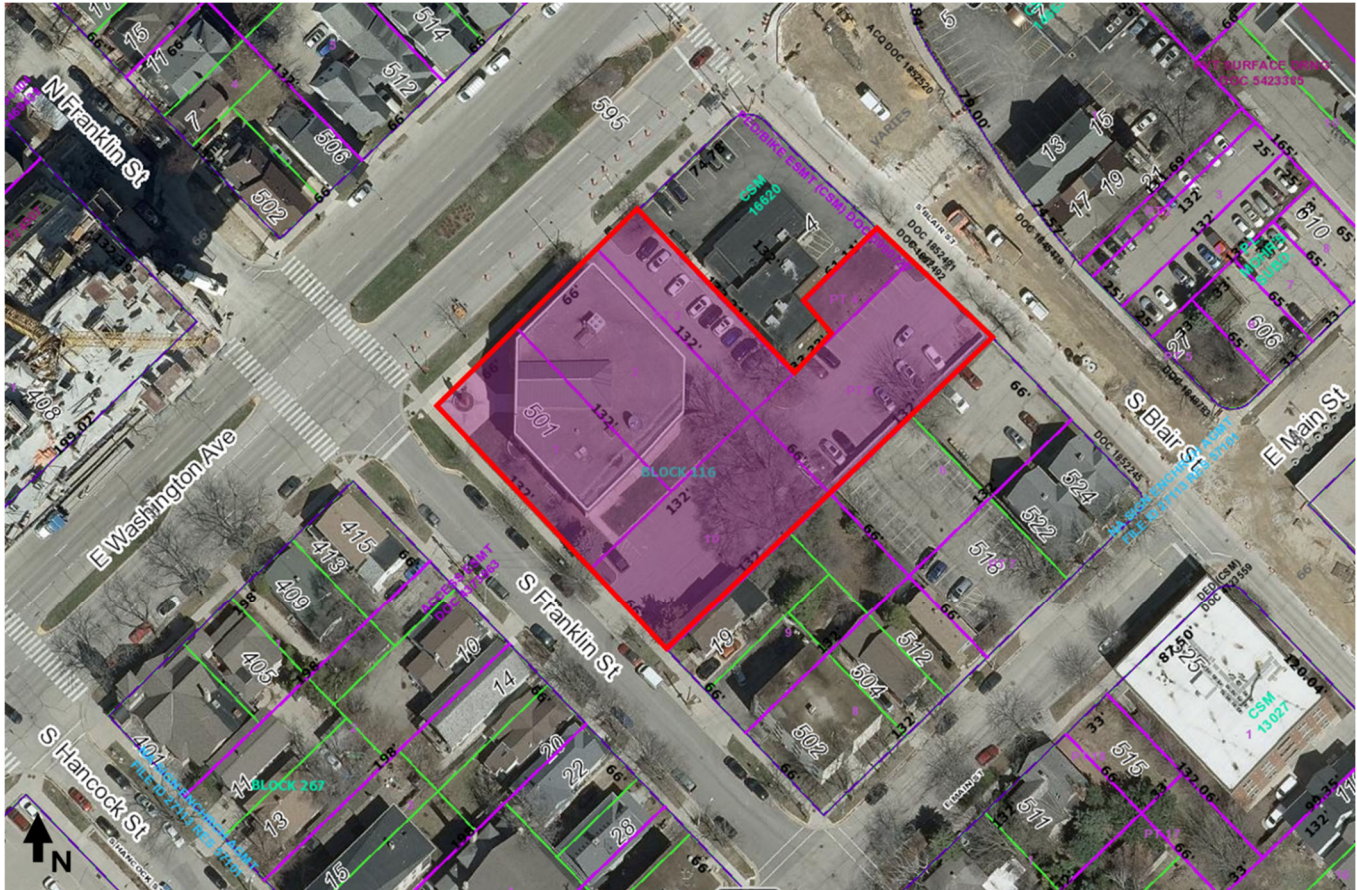


**1 S Franklin Street
Contract 9688
MUNIS 15931
Developer: Wash Franklin, LLC**



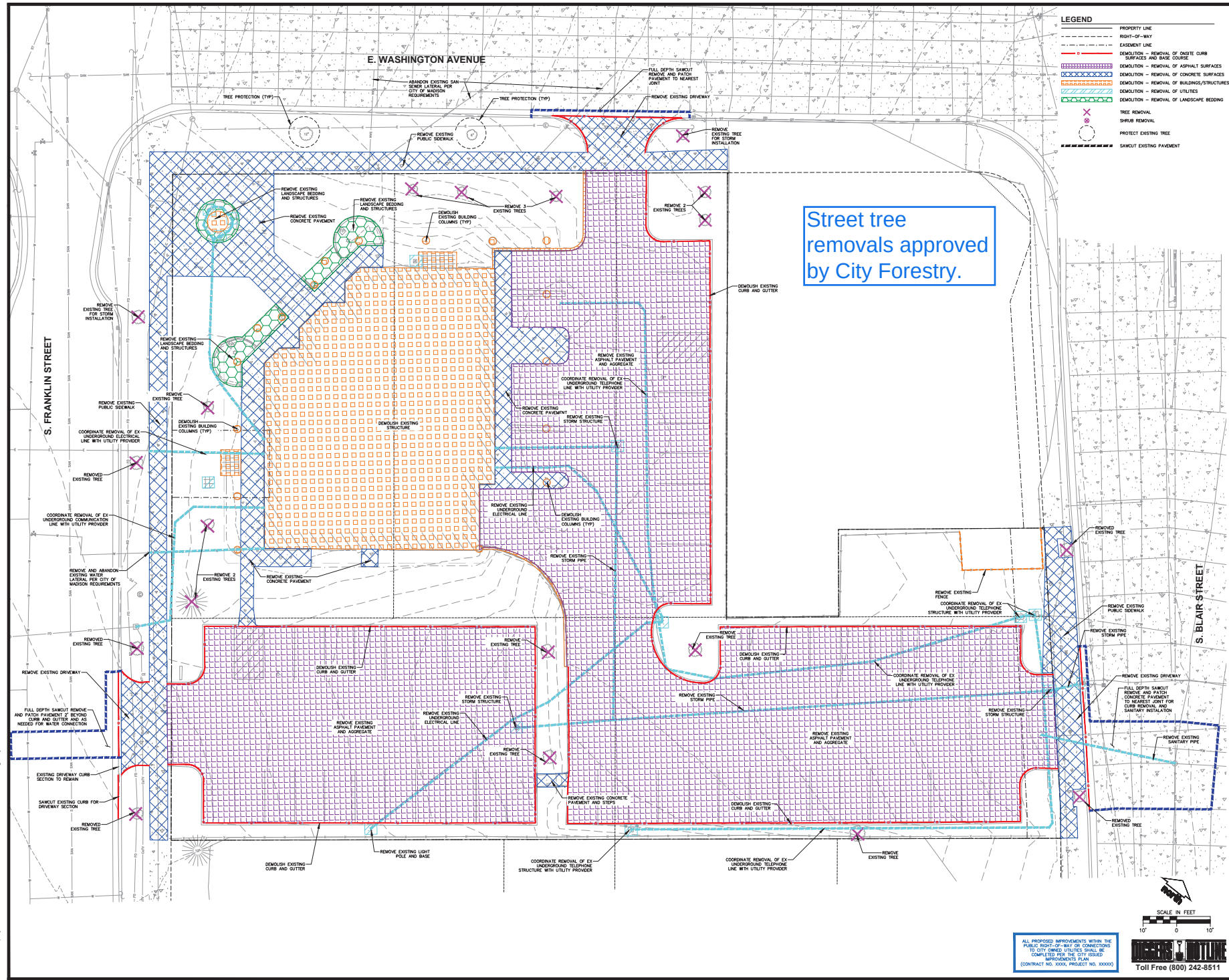
Wash Franklin, LLC received the City of Madison's conditional approval for a 1 lot Certified Survey Map, demolition of an existing commercial building and construction of a seven-story multifamily residential building containing 223 dwelling units (196 1-bedrooms units and 27 2-bedroom units) at the property currently addressed as 501 East Washington Avenue to be addressed as 1 South Franklin Street. The site has frontage on East Washington Avenue, South Franklin Street and South Blair Street. Pedestrian and vehicular entrances will be located along South Franklin Street and on-site parking provided in a lower level parking structure containing 68-parking stalls.

Summary of Improvements:

- Recording of a Certified Survey Map.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Blair Street.
- Reconstruct public sidewalk, street terrace, curb and gutter, and pavement along E Washington Ave, S Franklin St, and S Blair St per plan approved by the City Engineer. Sidewalk along E Washington Ave to be reconstructed to six (6) feet wide.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineer and per the Commercial Driveway Permit approved by the City Traffic Engineer. Realign existing driveway and sidewalk at the adjacent private development project located at 4 South Blair Street.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals.
- City Forestry will issue street tree removal permit for various trees due to poor condition & construction conflicts on:
 - S Franklin St:
 - 9" diameter Hackberry, already removed by Forestry due to poor condition.
 - 16" diameter 'New Horizon' Elm, construction conflicts.
 - 11" diameter Honeylocust, construction conflicts.
 - 11" diameter 'New Horizon' Elm, construction conflicts.
 - E Washington Ave:
 - 2" diameter 'New Horizon' Elm, construction conflicts, replacement tree will be similar size, better tree spacing and growing conditions for new tree.
 - S Blair St:
 - 13" diameter 'New Horizon' Elm, fair condition but declining, new wider terrace and better growing conditions for new tree.
 - 11" diameter 'New Horizon' Elm, fair condition but declining, new wider terrace and better growing conditions for new tree.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.

- Access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on East Washington Avenue and South Blair Street will be granted for construction purposes.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering. Traffic Engineering has designated S Franklin Street as the preferred staging area.
- Developer shall be financially responsible for public signing and marking related to the development.

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- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - EASEMENT LINE
 - DEMOLITION - REMOVAL OF ON-SITE CURB SURFACES AND BASE COURSE
 - DEMOLITION - REMOVAL OF ASPHALT SURFACES
 - DEMOLITION - REMOVAL OF CONCRETE SURFACES
 - DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
 - DEMOLITION - REMOVAL OF UTILITIES
 - DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
 - TREE REMOVAL
 - SHRUB REMOVAL
 - PROTECT EXISTING TREE
 - SAVIOUT EXISTING PAVEMENT

Street tree removals approved by City Forestry.

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W24-0927

JSD
CREATE THE VISION. TELL THE STORY.
jsdinc.com
MADISON REGIONAL OFFICE
501 WEST WISCONSIN AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5000

1 S. FRANKLIN STREET

REVISION SCHEDULE

Rev	Description	Date
1		
2		
3		

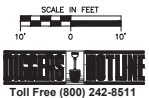
SHEET TITLE

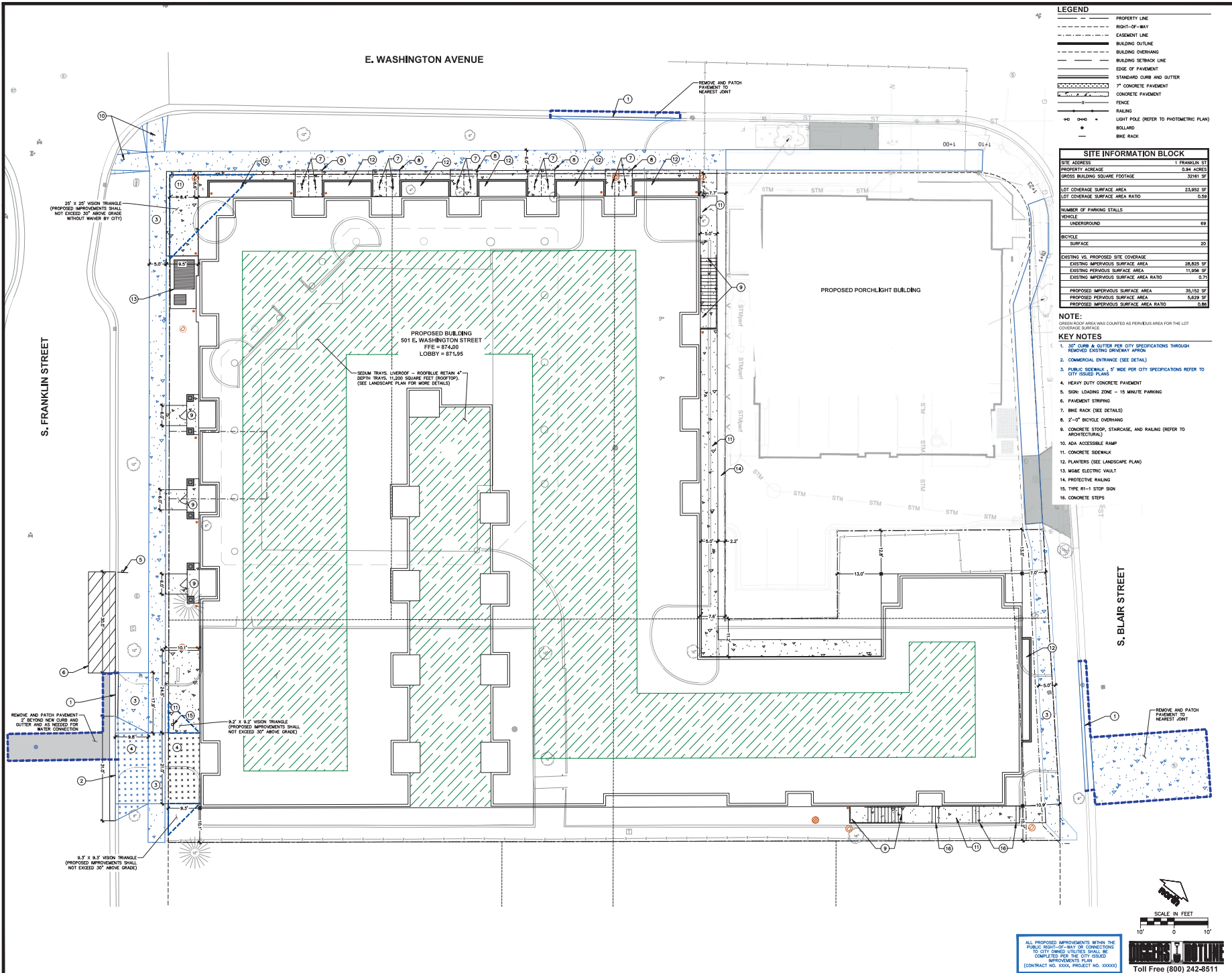
DEMO PLAN

SHEET NUMBER

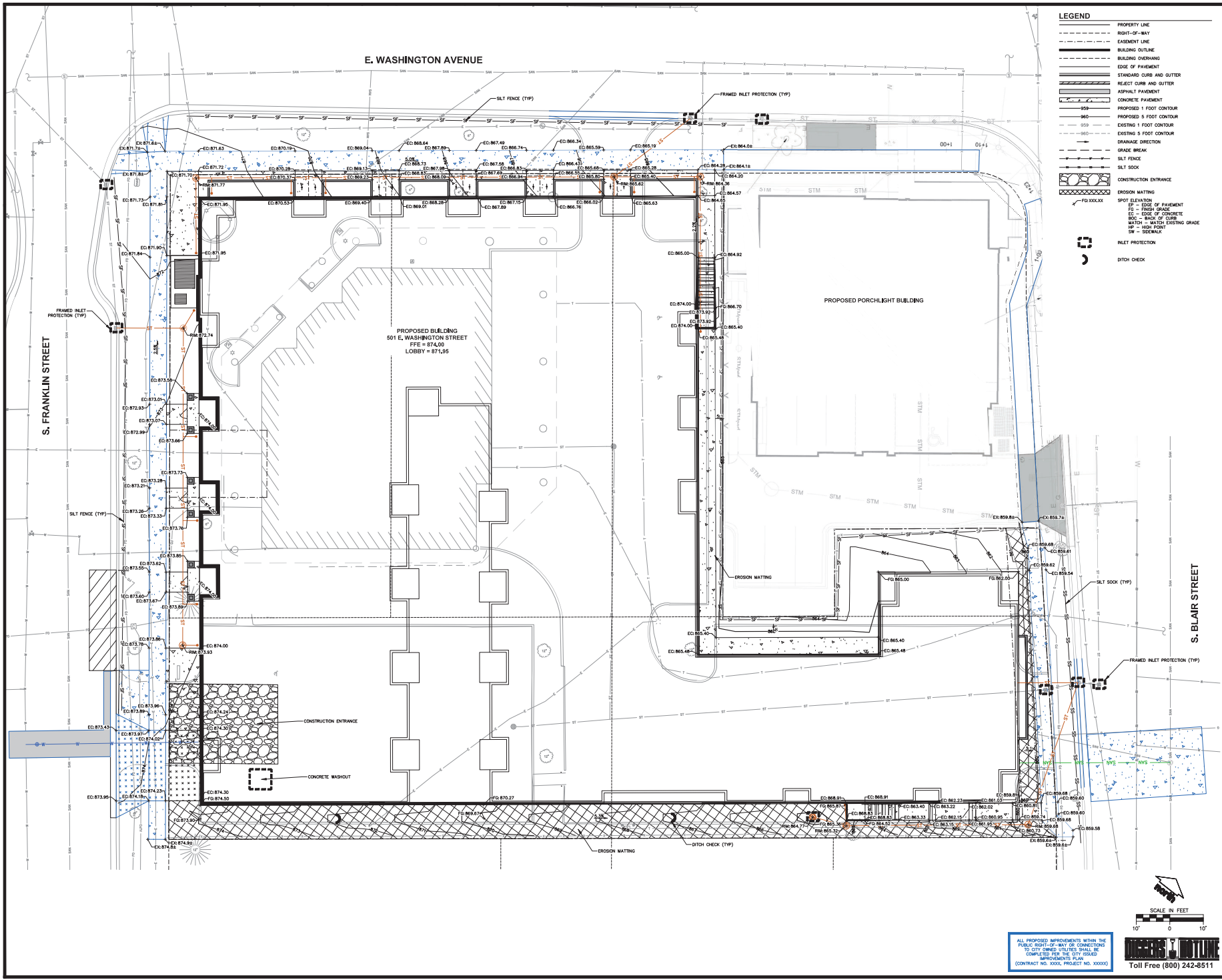
C200

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)





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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- SELECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- SILT FENCE
- SILT SOCK
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- SPOT ELEVATION
- GP - EDGE OF PAVEMENT
- GS - FINISH GRADE
- GC - EDGE OF CURB/STREET
- BC - BACK OF CURB
- MC - MATCH EXISTING GRADE
- HP - HIGH POINT
- OR - SLOPE MARK
- NILE PROTECTION
- DITCH CHECK

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JLA PROJECT NUMBER: W24-0927

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1 S. FRANKLIN STREET

PRE-PLAN VERIFICATION SUBMITTAL August 1, 2025

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SHEET TITLE
GRADING AND EROSION CONTROL PLAN

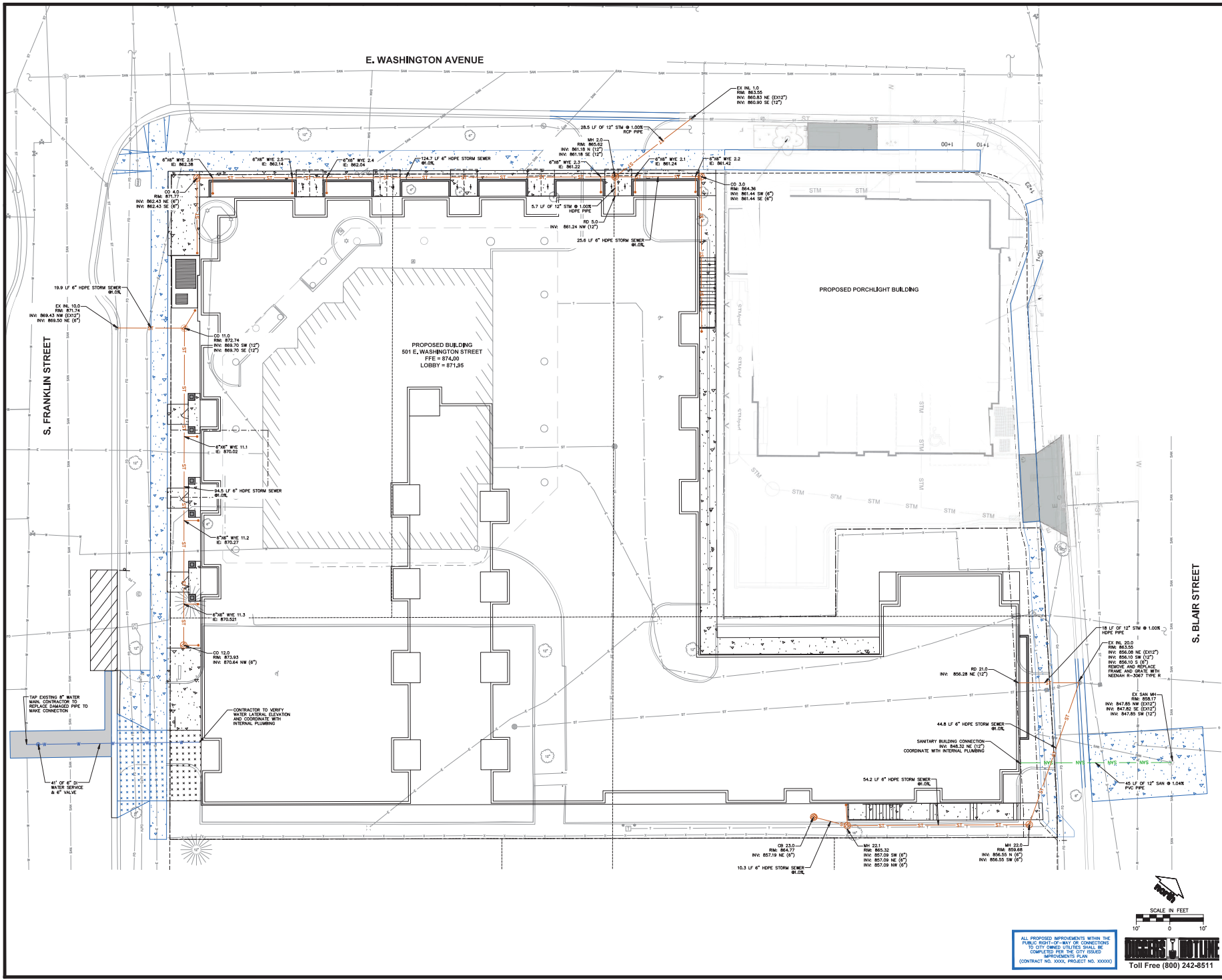
SHEET NUMBER
C400

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED FOR THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)

SCALE IN FEET
1" = 10'

EROSION MATTING
Toll Free (800) 242-8511

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JLA PROJECT NUMBER: W24-0927

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500 WEST VERNON AVENUE, SUITE 200
VERONA, WISCONSIN 53593
P: 608.261.5900

1 S. FRANKLIN STREET

PRE PLAN VERIFICATION SUBMITTAL August 1, 2025

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C500

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. 5000, PROJECT NO. 50000)

Toll Free (800) 242-8511