

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: November 28, 2012

UDC MEETING DATE: December 5, 2012

**Action Requested**

- Informational Presentation  
 Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

PROJECT ADDRESS: 202,210 N. Bassett & 512,520 W. Dayton

ALDERMANIC DISTRICT: Mike Verveer- District #4

OWNER/DEVELOPER (Partners and/or Principals)

Scott Faust

210 N. Bassett St

Madison, WI 53703

ARCHITECT/DESIGNER/OR AGENT:

Knothe & Bruce Architects, LLC

7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

**TYPE OF PROJECT:**

(See Section A For:)

- Planned Unit Development (PUD)  
 General Development Plan (GDP)  
 Specific Implementation Plan (SIP)  
 Planned Community Development (PCD)  
 General Development Plan (GDP)  
 Specific Implementation Plan (SIP)  
 Planned Residential Development (PRD)  
 New Construction or Exterior Remodeling in an Urban Design District\* (A public hearing is required as well as a fee)  
 School, Public Building or Space (Fee may be required)  
 New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.  
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)  
 Street Graphics Variance\* (Fee Required)

Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

November 28, 2012

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  
202, 210 N. Bassett St  
512, 520 W. Dayton St  
PUD-SIP  
Madison, WI 53703

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: Goldleaf Development  
2379 University Avenue  
Madison, WI 53726  
608-233-4423  
608-232-0529 fax

Scott Faust  
Boardwalk Investments  
210 N. Bassett Street  
Madison, WI 53703

Project: 202-210 N. Bassett &  
512-520 W. Dayton  
Madison, WI 53703

Architects: Knothe & Bruce Architects, LLC  
7601 University Avenue  
Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Quam Engineering, LLC  
4604 Siggelkow Road, Ste A  
McFarland, WI 53558  
(608) 838-7750

**Introduction:**

This project proposes the redevelopment of 4 lots bounded on the north side of West Dayton Street and the west side of North Bassett Street. The total development site is approximately 28,892 square feet in area and is in the Downtown Design Zone 2.

The site is well located on the southeast edge of the UW-Madison campus and presents an excellent opportunity for redevelopment. The planned project will consolidate the disconnected student housing with new high quality energy efficient apartments. The lots are currently zoned as R6 and C2 and occupied by older student housing and commercial use buildings, between one story and four story heights.

The redevelopment proposal envisions new higher density housing for university student resident and creates an interactive architecture and street presence that reflects its urban environment. The General Development Plan proposes a development consisting of a 5-story building containing 75 units. The building will house units ranging in size from studios to 4 bedroom apartments. Residents of the development will be likely upper classmen and graduate students. The entry for the building will be from West Dayton Street. An additional entry from North Bassett Street will also be provided. The project will provide individual underground parking garages accessed from West Dayton Street. Convenient bicycle and moped parking will be provided, both on-site and at the underground parking.

**Building A:**

**Dwelling Unit Mix:**

Efficiency	8
One-Bedroom	35
Two-Bedroom	9
Three-Bedroom	14
Four-Bedroom	2

Total dwelling Units 75

**Densities:**

Lot Area	28,892 SF or .66 acres
Lot Area / D.U.	385 SF/unit
Density	113 units/acre

**Building Height:** 5 Stories

**Floor Area Ratio:**

Total Floor Area (floors 1-5)	73,480 SF
Floor Area Ratio	2.54

**Vehicular Parking Ratio:**

Automobile parking (underground)	56 stalls	or 0.81 spaces/unit
Site Parking	5	
Bicycle parking – Site	55	
Underground	60	
Total	115 + Moped (20) = 135	

**Downtown Design Zone 2:**

In August of 2001 the city established Downtown Design Zones and Design Guidelines to better

control the character of development within these zones. This site is located within Design Zone 2. Design emphasis has been placed on meeting the requirements of the design guidelines. Following is a summary of the requirements as they relate to this proposal:

*Building Height:* The building height is 5 stories.

*Floor Area Ratio:* The floor area ratio of 2.53 does not exceed 6.0.

*Yard Requirements:* The building setbacks meet the requirements of the ordinance.

### Exterior Building Design

*Massing:* The building massing will be defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The 5 story building height is in keeping with the surrounding context of single family homes.

*Orientation:* The building is directly oriented to the public sidewalk and street. At the lower level the buildings' façades will incorporate a traditional storefront rhythm with window and doorways that opens up to the public with a large street-side terrace.

*Building Components:* The 5 story building will have a clear base, body and cap.

*Articulation:* The buildings will be well articulated with vertical modulation, horizontal step-backs and finely composed window patterns.

*Openings:* The size and rhythm of the window openings within the body of the buildings will express a traditional residential architecture.

*Materials:* A variety of materials will be used to reinforce the building articulation and to provide visual interest..

*Entry treatment:* The buildings will have clearly defined entries which open to the public sidewalk and street.

*Terminal Views and High Visibility Corners:* The 5 story building on West Dayton and North Bassett Street is on a prominent corner and the building facades addressing these streets will be appropriately articulated.

### Site Design / Function

*Semi-Public Spaces:* The street side setbacks will be devoted to thoughtfully designed semi-public spaces.

*Landscaping:* A well designed landscape and hardscape will be prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained.

*Usable Open Space:* Both private and public open spaces will be provided. The street-side terraces provide semi-public spaces while the central terrace between both buildings provides a sun terrace for social gatherings. Private balconies and patios will also be provided for most if not all of the apartments.

### Interior Building Design

*Mix of Dwelling Unit Types:* A wide variety of unit sizes and types are available within the

buildings from studio apartments to four bedroom apartments.

*Trash Storage:* Refuse will be located in the basements easily accessed from the overhead garage door.

*Off-Street Loading:* One from North Bassett Street.

*Resident Parking for Vehicles, Bicycles and Mopeds:* An appropriate amount of parking is provided in the underground parking garage. Based on the applicants experience the parking provided should meet the immediate needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located inside the parking garages.

*Building Security and Management:* The buildings will be professionally managed and on-site management will provide a continuous management presence. The buildings will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

**Project Schedule:**

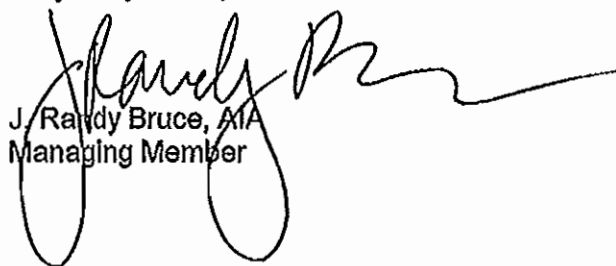
It is anticipated that construction will start in Summer of 2013 and be completed in July of 2014.

**Social & Economic Impacts:**

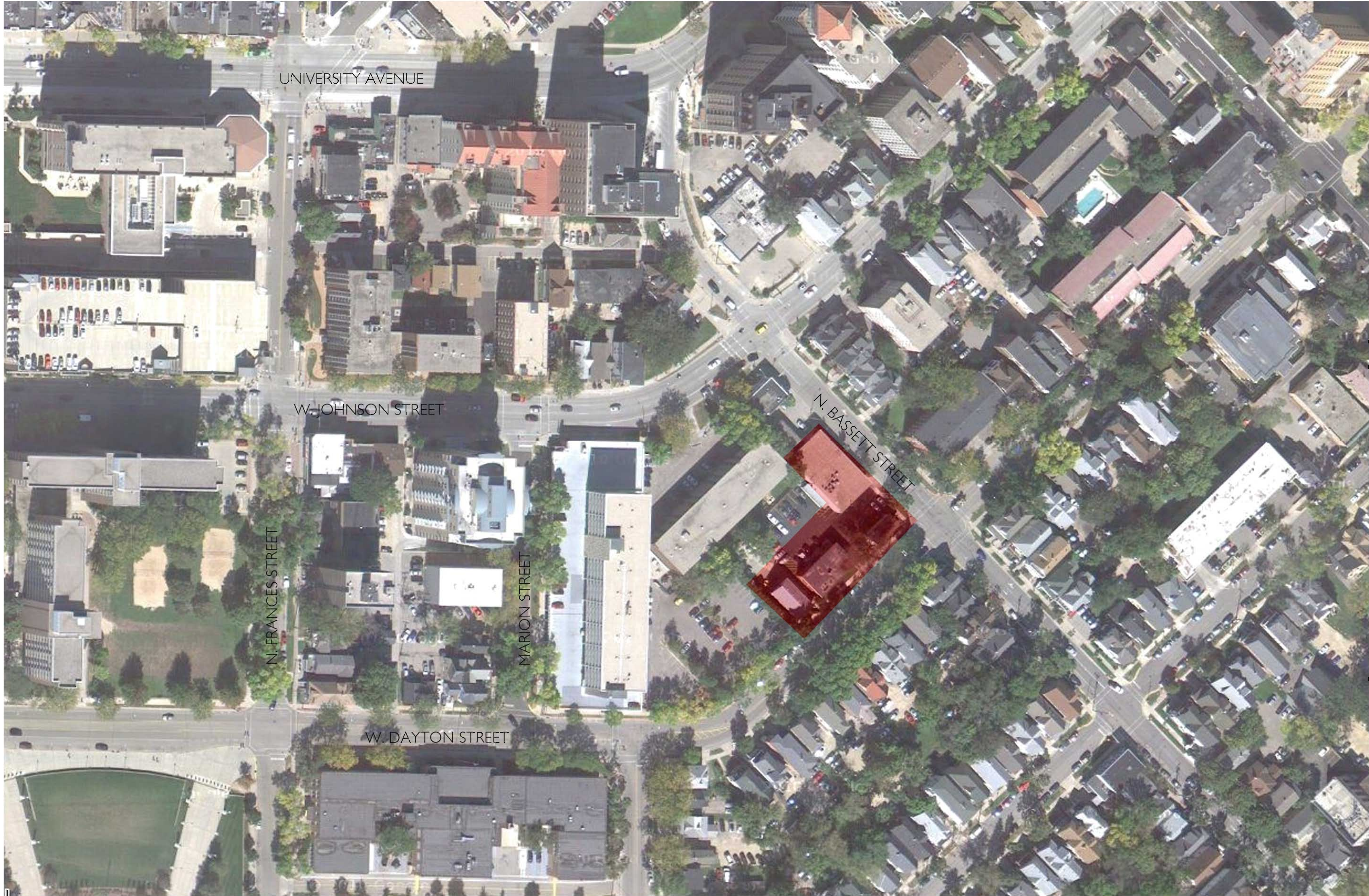
This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the city. New higher density student housing in the central city reduces vehicular traffic and promotes pedestrian and bicycle traffic. It also allows for the relocation of student residents from existing rental properties in older neighborhoods so that those properties may transition back to owner occupancies.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA  
Managing Member



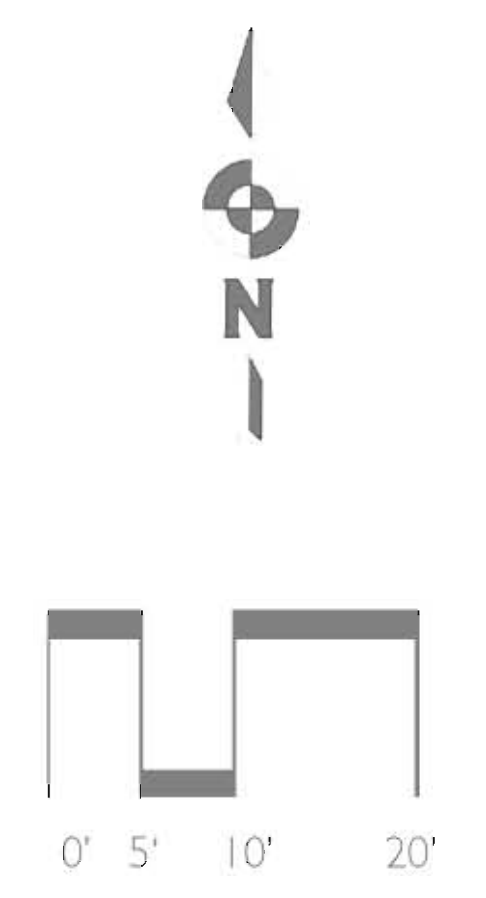
N. Bassett Street  
**Aerial View**

November | 2012

**KNOTHE  
& BRUCE**  
*architects*  
Project #1041



SITE A DEVELOPMENT STATISTICS	
LOT AREA	28,842 SF / 0.66 ACRES
DWELLING UNITS	75 D.U.
LOT AREA / D.U.	385 SF / D.U.
DENSITY	113 UNITS / ACRE
BUILDING HEIGHT	5 STORIES
<b>GROSS FLOOR AREA</b> 73,480 S.F.	
<i>(excluding underground parking)</i>	
FLOOR AREA RATIO	2.54
<b>UNIT MIX</b>	
EFFICIENCY	0
ONE BEDROOM	35
TWO BEDROOM	1
THREE BEDROOM	14
FOUR BEDROOM	1
TOTAL	75
<b>VEHICLE PARKING</b>	
SURFACE	5
UNDERGROUND	56
TOTAL	61
<b>BIKE &amp; MOPED PARKING</b>	
SURFACE	54
UNDERGROUND	82
TOTAL	134 (1 per bedroom = 127)
LOADING DOCK	1 PROVIDED

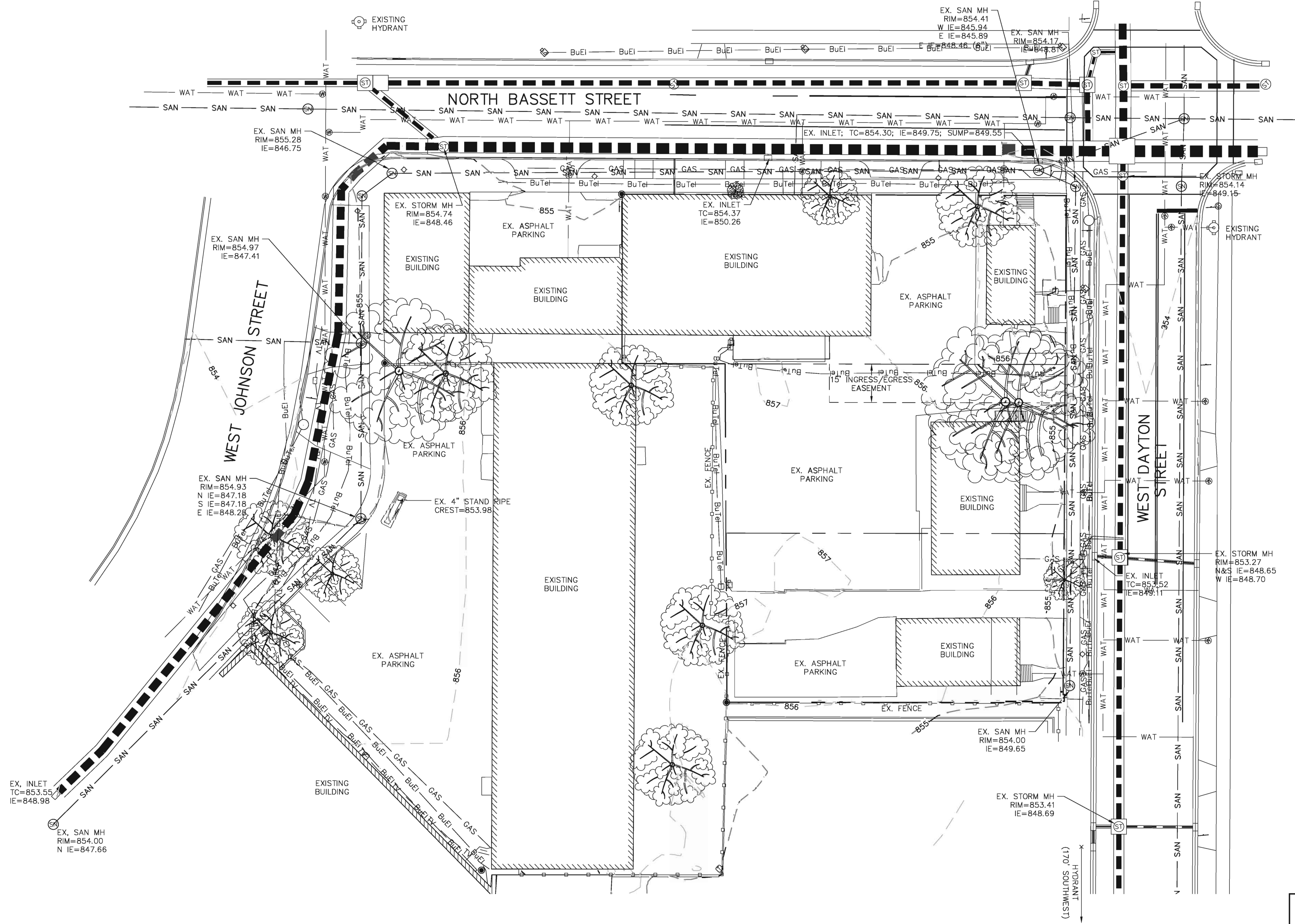


N. Bassett Street  
**Site Plan**

November 28, 2012

**KNOTHE & BRUCE**  
*architects*  
Project #1041



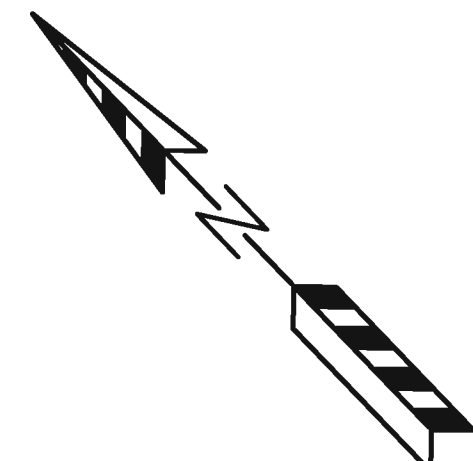


210 N. BASSETT STREET  
EXISTING SITE PLAN  
PAGE: 1 OF 3  
DATED: OCTOBER 3, 2012



www.quamengineering.com  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

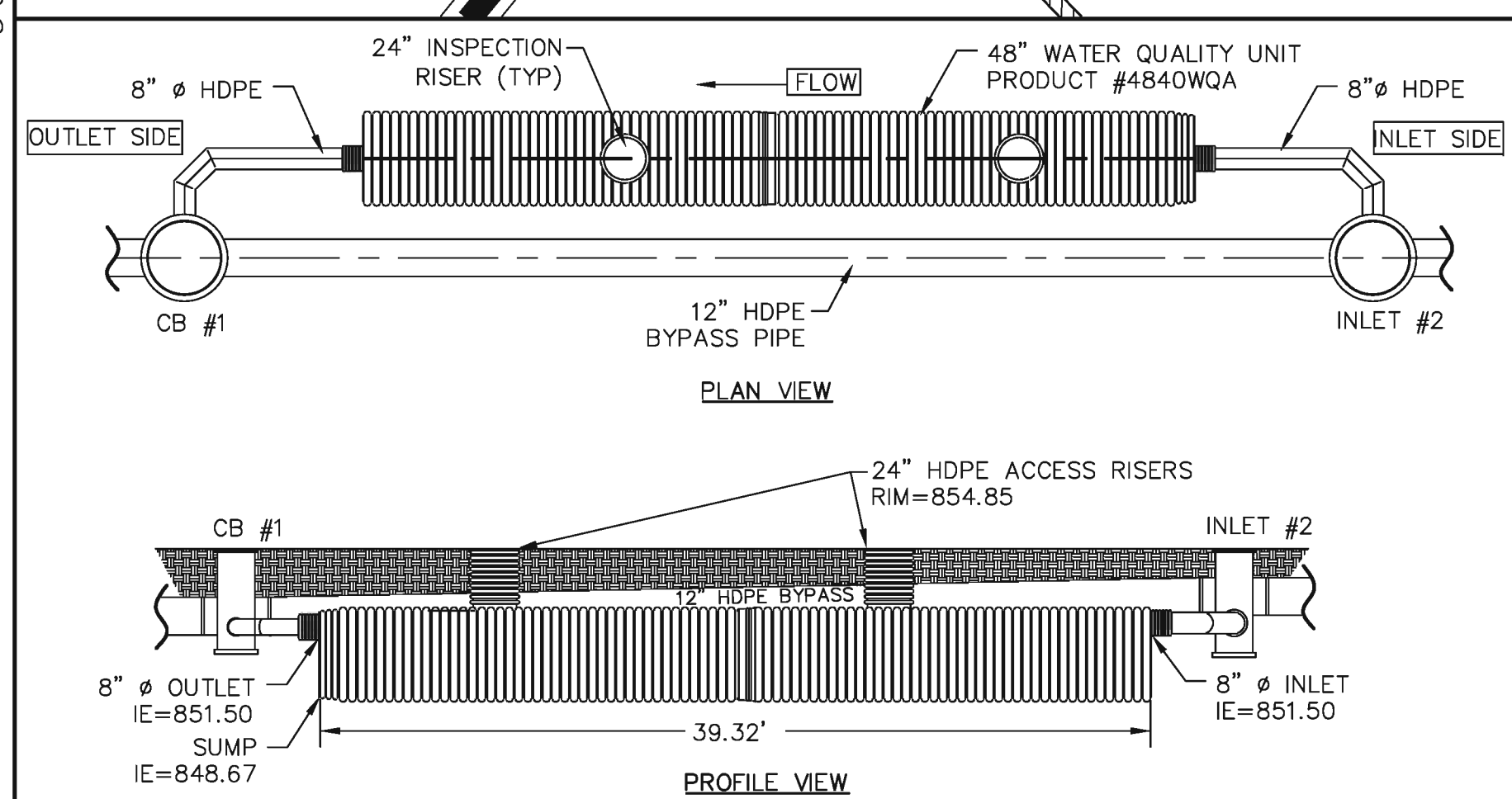
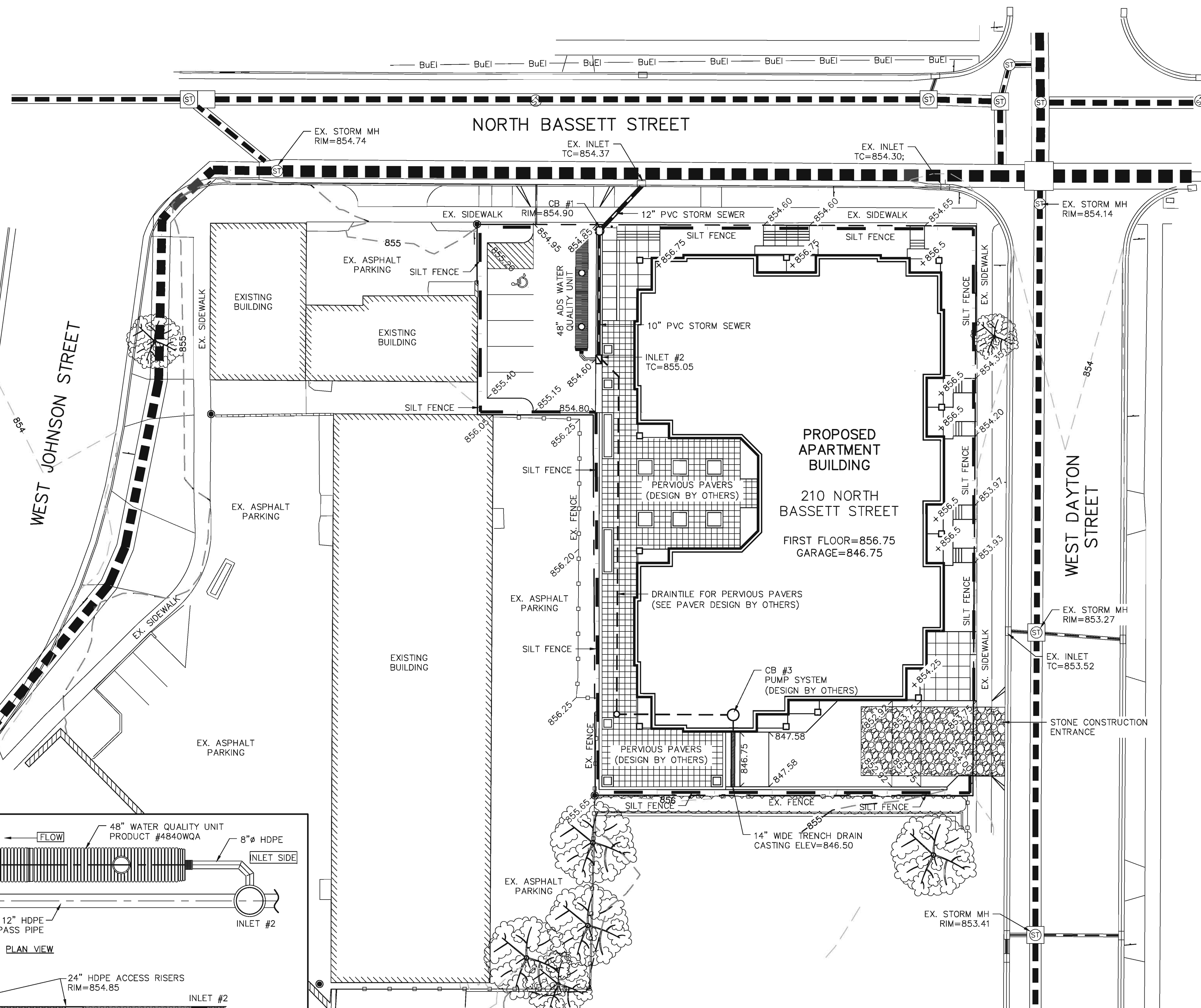




**LEGEND:**

- - 854 - - EXISTING MINOR CONTOUR.
- - 855 - - EXISTING MAJOR CONTOUR.
- 854 - - PROPOSED MAJOR CONTOUR.
- 855 - - PROPOSED MAJOR CONTOUR.
- 855.00 - PROPOSED SPOT ELEVATION (GROUND OR EDGE OF PAVEMENT IF NOT NOTED)
- FF=855.50 - FIRST FLOOR ELEVATION.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



- NOTES:**
1. SEE STANDARD DETAILS STD-501 AND STD-502 FOR STORM WATER QUALITY UNIT PRODUCT DETAILS.
  2. REFERENCE TECHNICAL NOTE 1.03 FOR ADDITIONAL DESIGN INFORMATION.

**ADS STORMWATER QUALITY UNIT DETAIL**

**EROSION NOTES:**

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

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 A 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.

**WATERING PROVISION:** FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION (E.G., SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.

**ANIONIC POLYMER:** IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050).  
<http://dnr.wi.gov/org/water/wm/nps/pdf/stormwater/techstds/erosion/dnr1050-polyacrylamide.pdf>

**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.

**INLET PROTECTION** SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.

SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

**TIME SCHEDULE:**

NOVEMBER 1 - 15, 2012	INSTALL INITIAL EROSION CONTROL DEVICES.
NOVEMBER 16, 2012 - JUNE 15, 2013	RAZE EXISTING BUILDINGS AND PARKING AND CONSTRUCT BUILDING, PARKING LOT, AND UTILITIES.
JUNE 16 - 30, 2013	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PERVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**

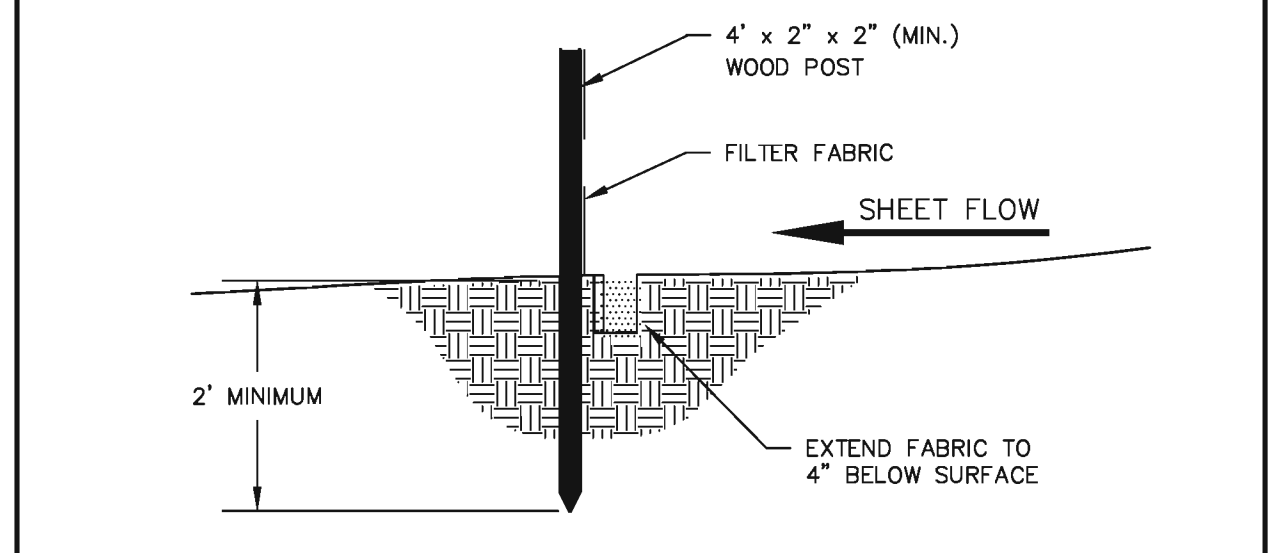
ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE SEED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

**OWNER:**

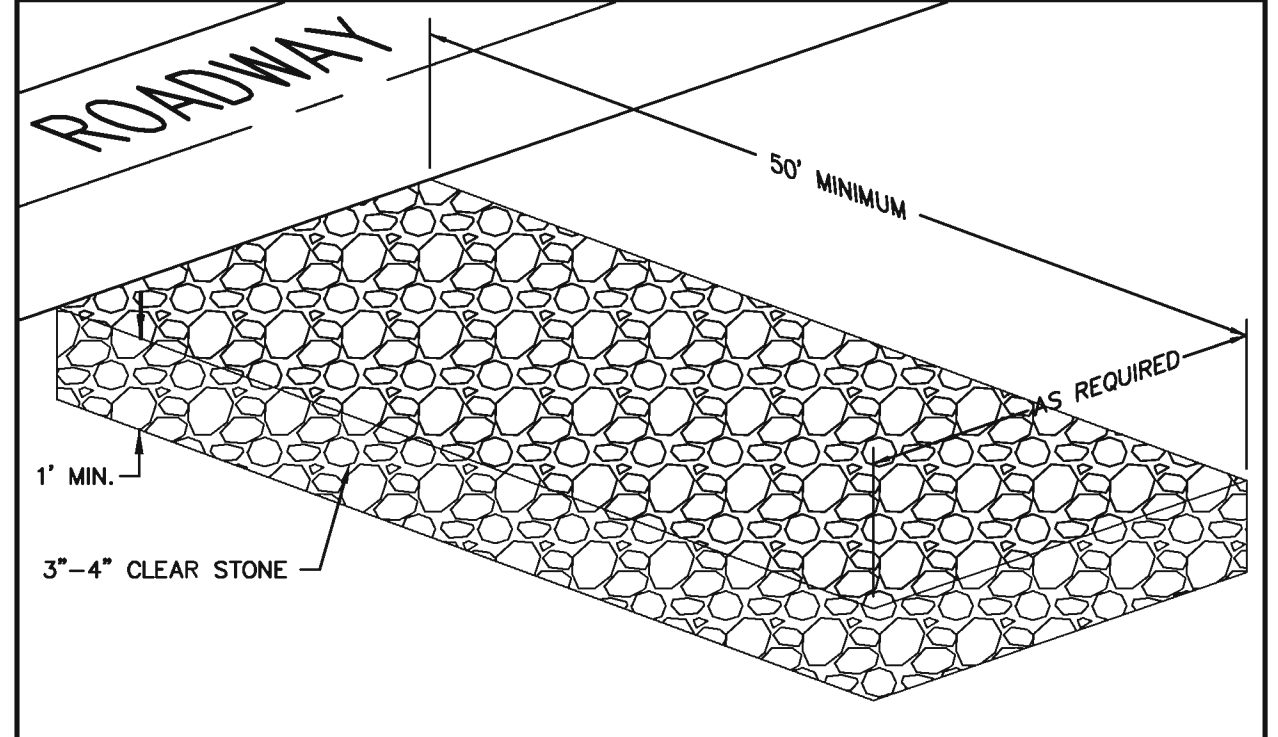
BOARDWALK INVESTMENTS, LLC  
 ATTN: SCOTT FAUST  
 210 N. BASSETT ST. #100  
 MADISON, WI 53703

**ENGINEER:**

QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4893 LARSON BEACH ROAD  
 MCFARLAND, WI 53558



**SILT FENCE CONSTRUCTION (SHEET FLOW)**



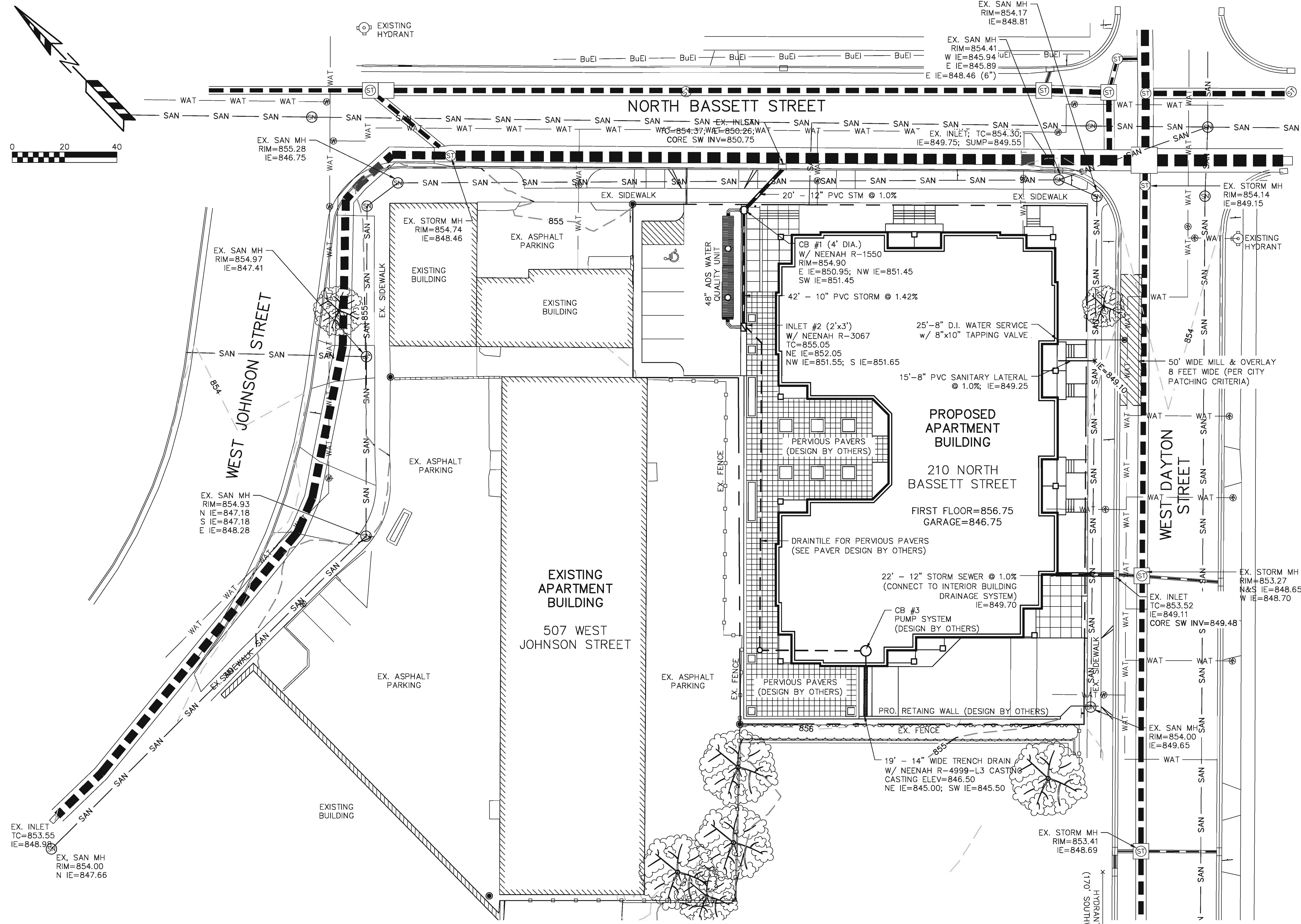
**STONE CONSTRUCTION ENTRANCE**

**210 N. BASSETT STREET**  
 GRADING AND EROSION CONTROL PLAN

PAGE: 2 OF 3  
 DATED: OCTOBER 3, 2012

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

[www.quamengineering.com](http://www.quamengineering.com)  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK, CURB AND ASPHALT IN RIGHT-OF-WAY PER CITY STANDARDS.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$100 NON-REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

**UTILITY NOTES:**

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS SHALL BE ABANDONED. THE ABANDONMENT SHALL BE IN CONFORMANCE WITH THE CITY OF MADISON AND WISCONSIN STATE STANDARDS.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE EXISTING WATER METERS PRIOR TO DEMOLITION OF EXISTING BUILDINGS.

ANY DAMAGE TO WEST DAYTON STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MADISON PATCHING CRITERIA.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE

**210 N. BASSETT STREET**  
 UTILITY PLAN  
 PAGE: 3 OF 3  
 DATED: OCTOBER 3, 2012

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Scientific Name	Common Name	Planting Size
2	AHNB	Ostrya Virginiana	Amer Hophornbeam	2" B&B
5	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	2 1/2" B&B
3	CSO	Quercus X Bimundorum 'Crimson Spire'	Crimson Spire Oak	2" B&B
4	ERBT	Cercis Canadensis (tf)	Eastern Redbud (tf)	1 3/4" B&B
2	SM	Acer X Freemanii 'Sienna'	Sienna Glen Maple	2" B&B

Conifer Evergreen

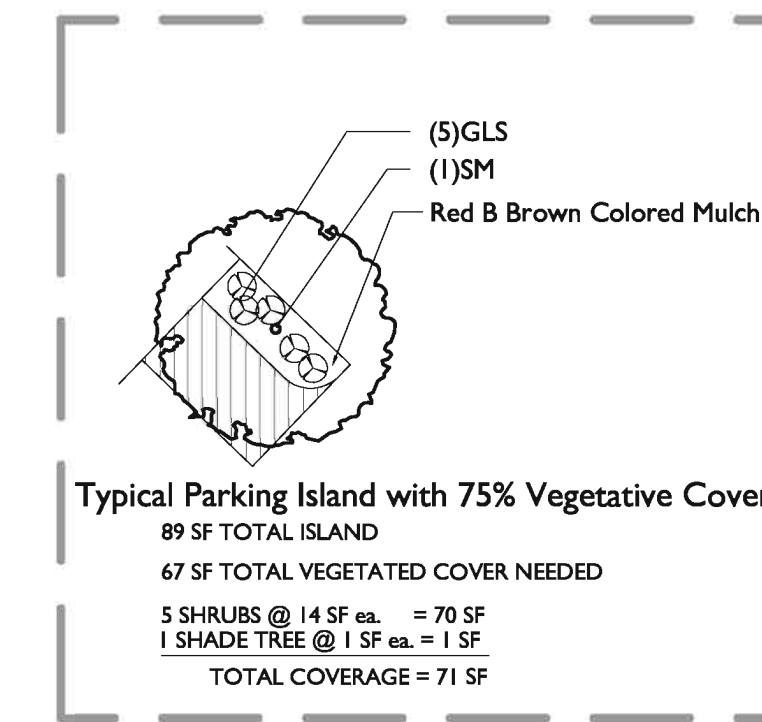
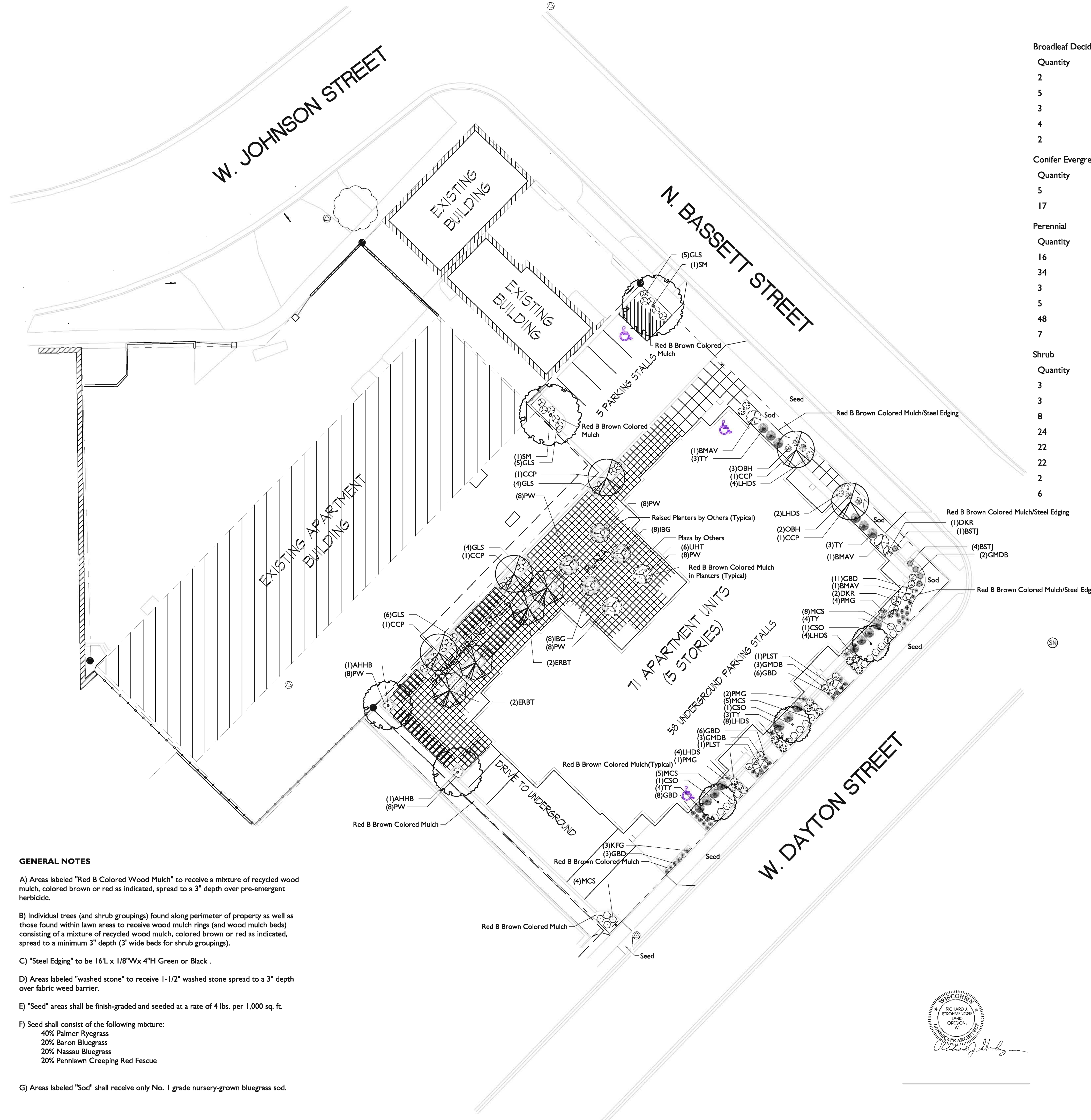
Quantity	Code Name	Scientific Name	Common Name	Planting Size
5	BSTJ	Juniperus Squamata 'Blue Star'	Blue Star Juniper	#2 CONT.
17	TY	Taxus X Media 'Tauntonii'	Taunton Yew	18" B&B

Perennial

Quantity	Code Name	Scientific Name	Common Name	Planting Size
16	IBG	Geranium Macrorrhizum 'Bevan's Variety'	Bevans Bigroot Geranium	#1 CONT.
34	GBD	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1 CONT.
3	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
5	OBH	Hosta X 'Olive Bailey Langdon'	Olive Bailey Langdon Hosta	#1 CONT.
48	PW	Vinca Minor 'Bowles'	Periwinkle	#1 CONT.
7	PMG	Miscanthus Sinensis Var Purpureus	Purple Maiden Grass	#1 CONT.

Shrub

Quantity	Code Name	Scientific Name	Common Name	Planting Size
3	BMAV	Viburnum Dentatum 'Blue Muffin'	Blue Muffin Arwd Viburnum	#5 CONT.
3	DKR	Rosa 'Radtko'	Double Knock Out Rose	#2 CONT.
8	GMDB	Buxus Micro Var Koreana 'Green Mound'	Green Mound Boxwood	#3 CONT.
24	GLS	Rhus Aromatica 'Gro-low'	Gro-low Fragrant Sumac	#3 CONT.
22	LHDS	Itea Virginica 'Sprich'	Little Henry Dwf Sweetspire	#3 CONT.
22	MCS	Spiraea Japonica 'Magic Carpet'	Magic Carpet Spirea	#2 CONT.
2	PLST	Syringa Meyer 'Palibin' (std)	Palibin Lilac (std)	2" B&B
6	UHT	Hydrangea Paniculata 'Unique' (tf)	Unique Hydrangea (tf)	1 1/4" B&B



CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

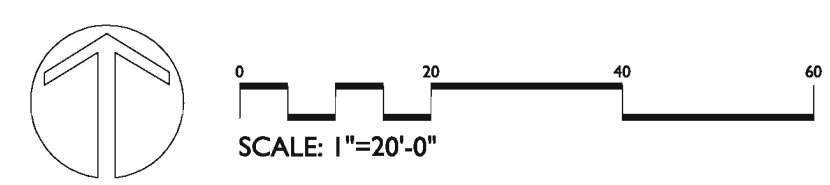
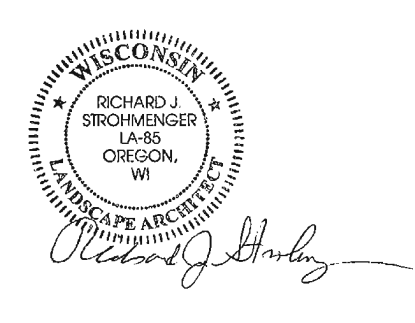
NUMBER OF PARKING STALLS	5
NUMBER OF 2" MIN. CAL. TREES REQUIRED	1
NUMBER OF LANDSCAPE POINTS REQUIRED	25

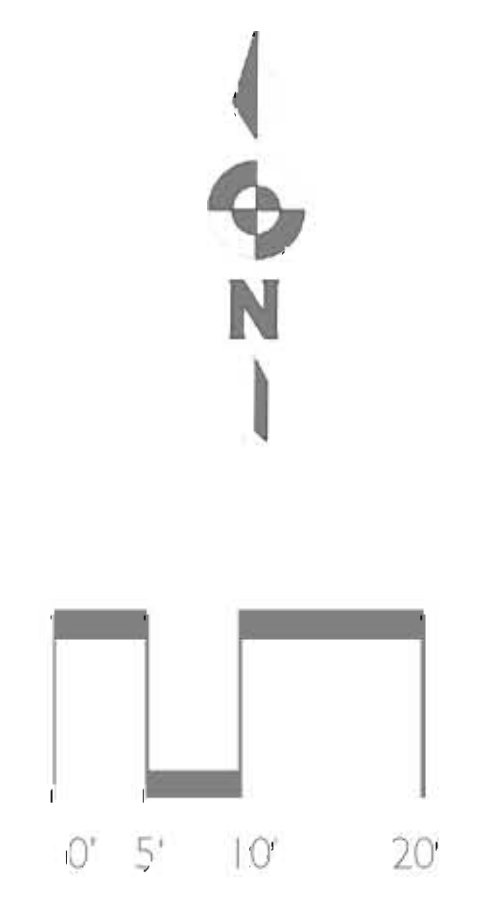
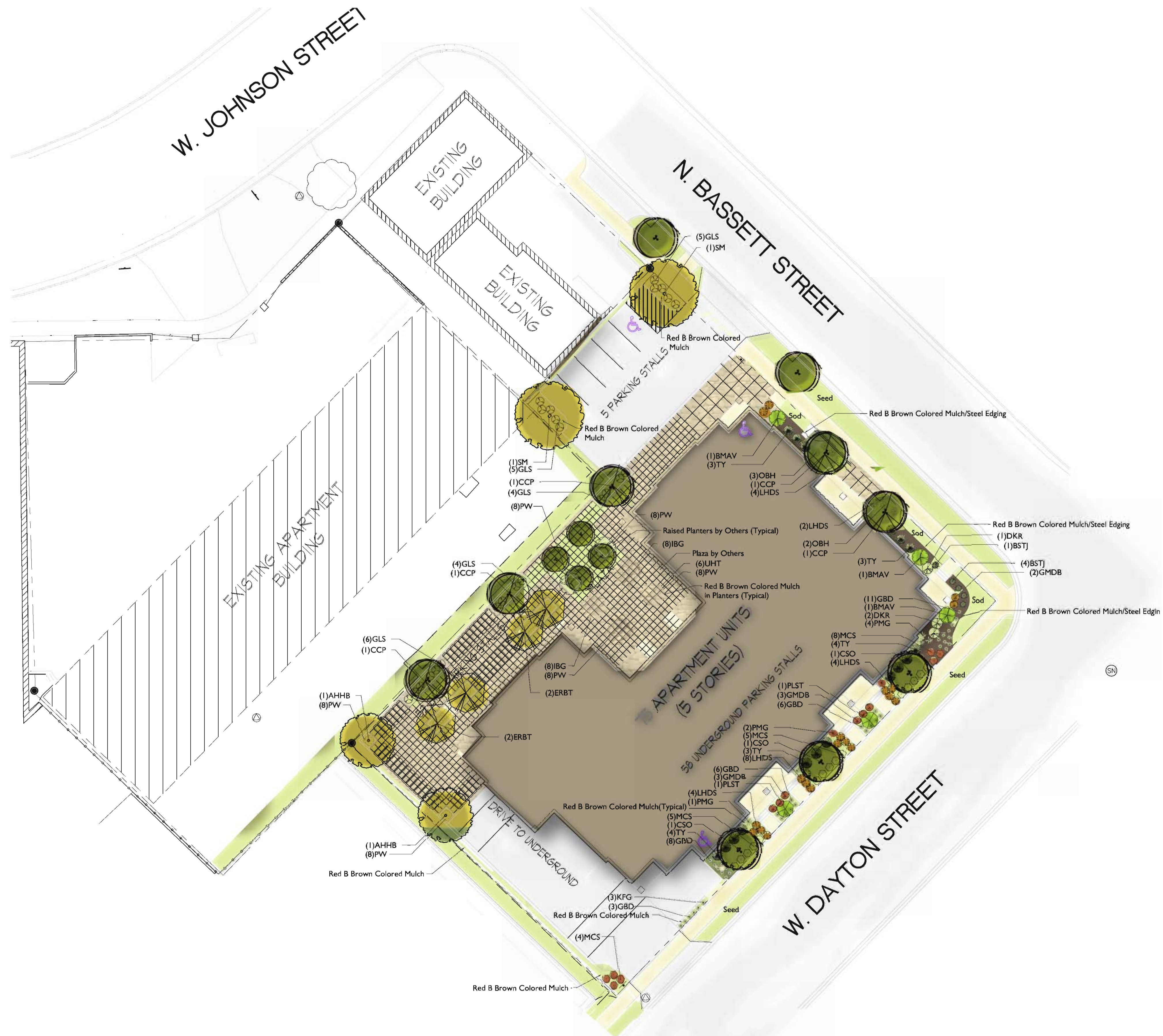
SOLUTION

1	CANOPY TREES (2"-2 1/2") @ 35 PTS.	35
-	CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2"-2") @ 15 PTS.	-
10	DECIDUOUS SHRUBS @ 2 PTS.	20
-	EVERGREEN SHRUBS @ 3 PTS.	-
-	EVERGREEN TREES (3' HT.) @ 15 PTS.	-
-	DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 LF.)	-
-	EARTH BERM (PER 10 LF.)	-
-	AVERAGE HEIGHT - 30" @ 5 PTS.	-
-	AVERAGE HEIGHT - 15" @ 2 PTS.	-
<b>TOTAL POINTS</b>		<b>55</b>

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Steel Edging" to be 16'L x 1/8"W x 4"H Green or Black.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:  
40% Palmer Ryegrass  
20% Baron Bluegrass  
20% Nassau Bluegrass  
20% Pennlawn Creeping Red Fescue
- G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.



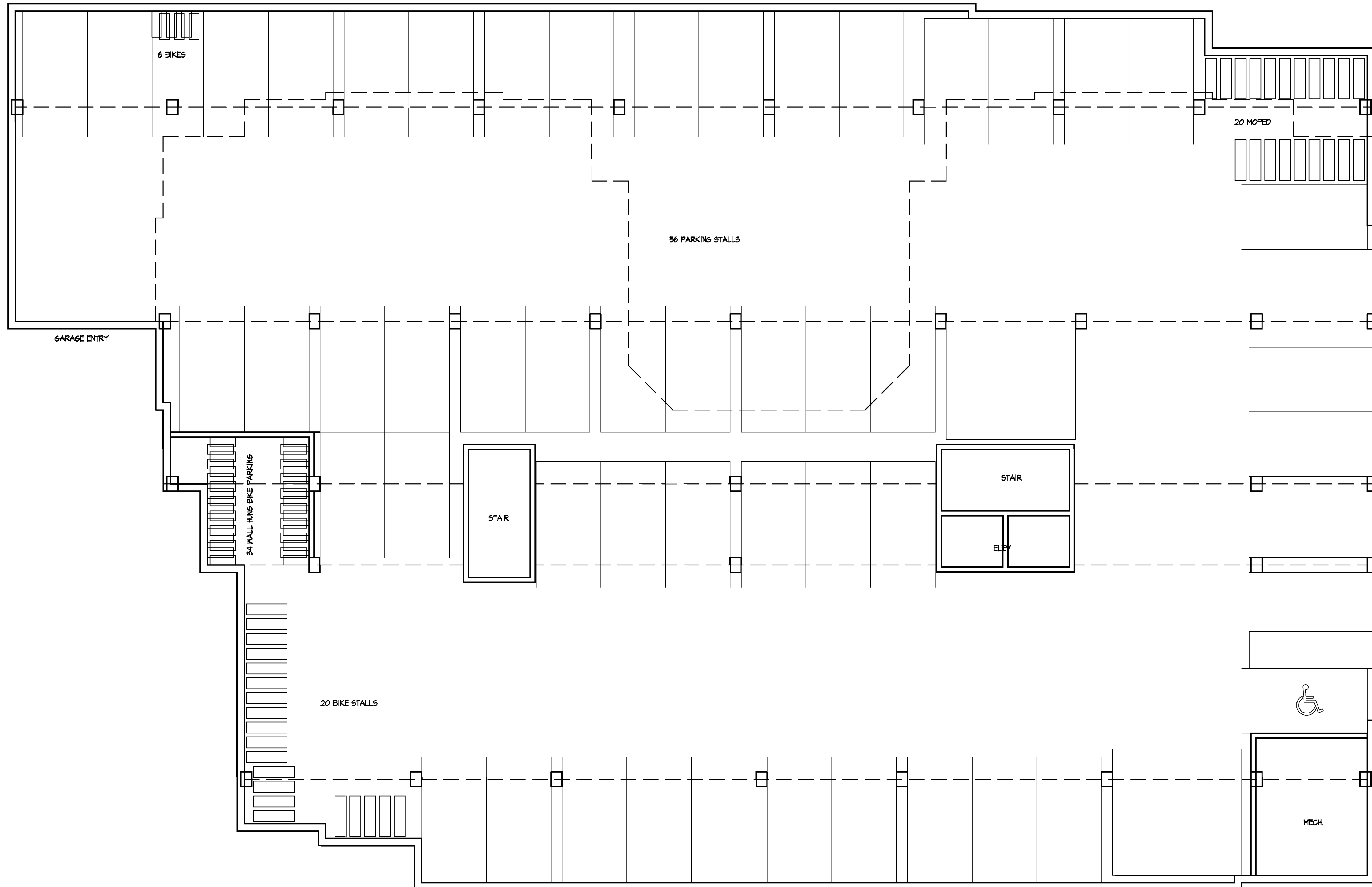


# N. Bassett Street Landscape Plan

November 28, 2012

Consultant

Notes



Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIF Submittal - October 3, 2012
- UDC Submittal - October 31, 2012
- UDC Submittal - Nov. 19, 2012
- UDC Submittal - November 28, 2012

Project Title

**210 N. Bassett Street**  
Madison, WI 53562

Drawing Title

**Basement Floor Plan**

Project No.

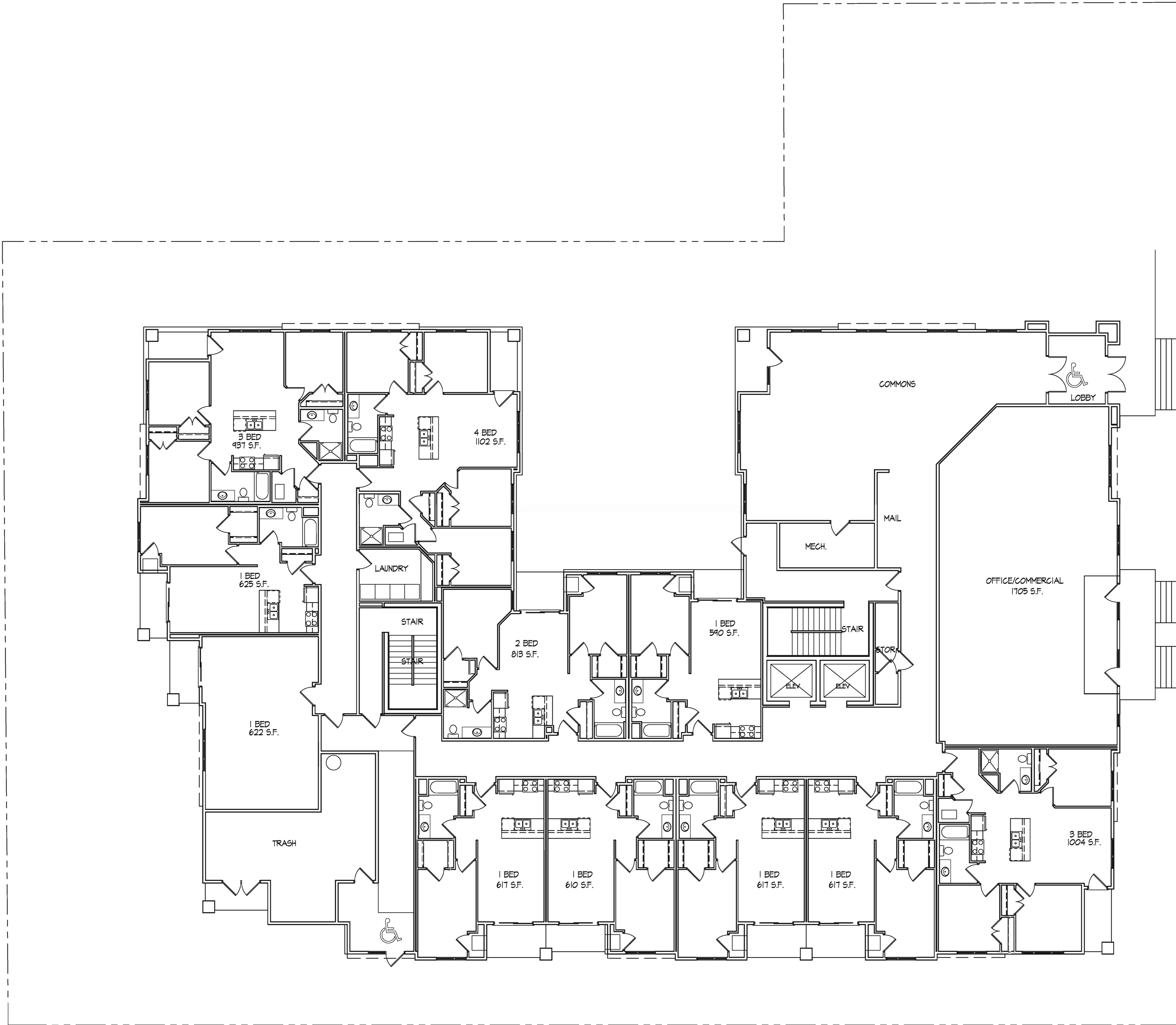
**1041**

Drawing No.

**A-1.0**

**Basement Floor Plan**  
1/8" = 1'-0"





Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIF Submittal - October 3, 2012
- UDC Submittal - October 31, 2012
- UDC Submittal - Nov. 19, 2012
- UDC Submittal - November 28, 2012

Project Title

**210 N. Bassett Street**  
Madison, WI 53562

Drawing Title

**First Floor Plan**

Project No.

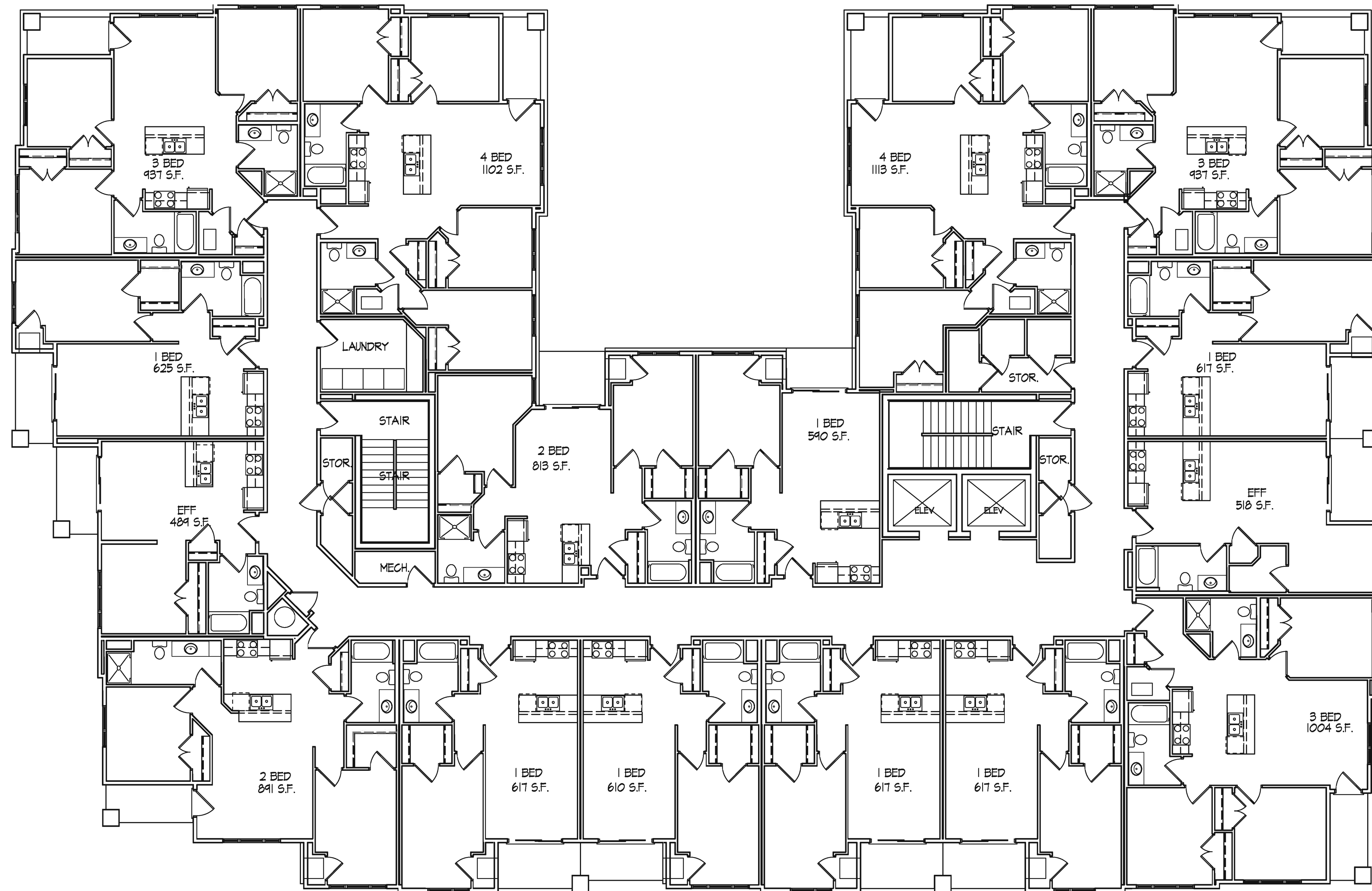
1041

Drawing No.

A-1.1

○ **First Floor Plan**  
1/8" = 1'-0"





Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIF Submittal - October 3, 2012
- UDC Submittal - October 31, 2012
- UDC Submittal - Nov. 18, 2012

Project Title

**210 N. Bassett Street**  
Madison, WI 53562

Drawing Title

**Second Floor Plan**  
**(Third - Fifth Typ.)**

Project No.

1041

Drawing No.

A-1.2

Second Floor Plan (Third-Fifth Typ.)  
1/8" = 1'-0"





**Dayton Street Elevation**  
1/8" = 1'-0"



**Bassett Street Elevation**  
1/8" = 1'-0"

Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIF Submittal - October 3, 2012
- UDC Submittal - October 31, 2012
- UDC Submittal - Nov. 19, 2012
- UDC Submittal - November 28, 2012

Project Title

**210 N. Bassett Street**  
Madison, WI 53562

Drawing Title  
**Elevations**

Project No.

1041

Drawing No.

A-2.1



Consultant

Notes



○ Rear Street Elevation  
1/8" = 1'-0"



○ Side Elevation  
1/8" = 1'-0"

Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIF Submittal - October 3, 2012
- UDC Submittal - October 31, 2012
- UDC Submittal - Nov. 19, 2012
- UDC Submittal - November 28, 2012

Project Title

**210 N. Bassett Street**  
Madison, WI 53562

Drawing Title  
**Elevations**

Project No.

**1041**

Drawing No.

**A-2.2**



Bassett Street Elevation



North East Elevation

N. Bassett Street  
Elevations

November 28, 2012



Dayton Street Elevation



Rear Street Elevation

N. Bassett Street  
**Elevations**

November 28, 2012

**KNOTHE  
& BRUCE**  
*architects*  
Project #1041



N. Bassett Street  
**Perspective**

November 1, 2012

**KNOTHE  
& BRUCE**  
*architects*  
Project #1041



N. Bassett Street  
**Perspective**

November 1, 2012

**KNOTHE  
& BRUCE**  
*architects*  
Project #1041