

Aerial Locator Map
432- 436 State St.
March 27, 2023





W. Gilman St.

State Street

EXTG PAVED DRIVE

LOT 1

EXTG PAVEMENT

DASHED LINE REPRESENTS BALCONY ABOVE

MIXED-USE BUILDING
26 UNITS
5 STORIES

CONDENSING UNITS

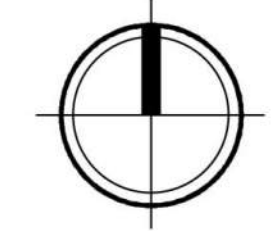
TABLES ABOVE

CONDENSING UNITS

FIFTH FLOOR COMMON ROOF DECK

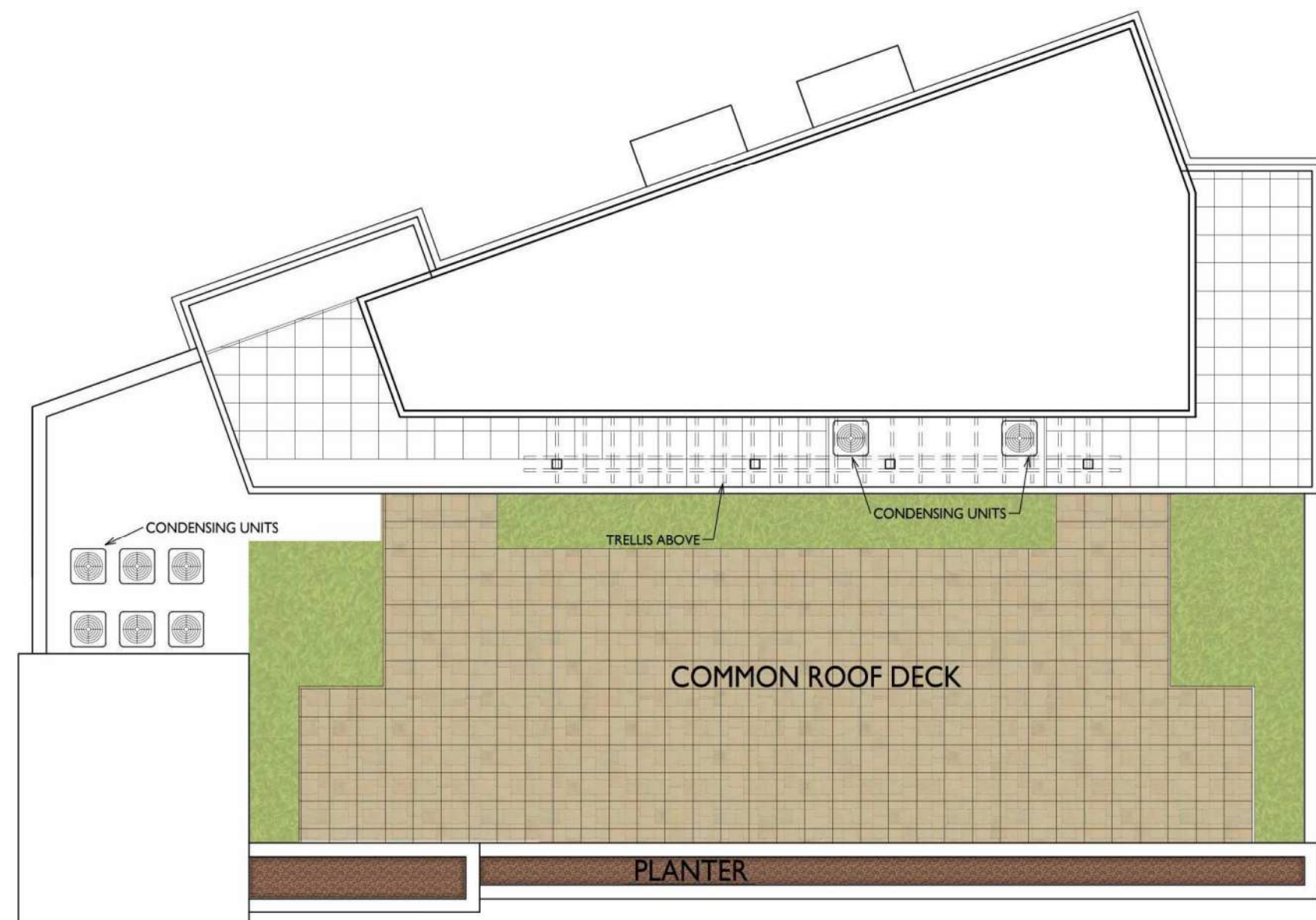
EXISTING 4 BIKE STALLS

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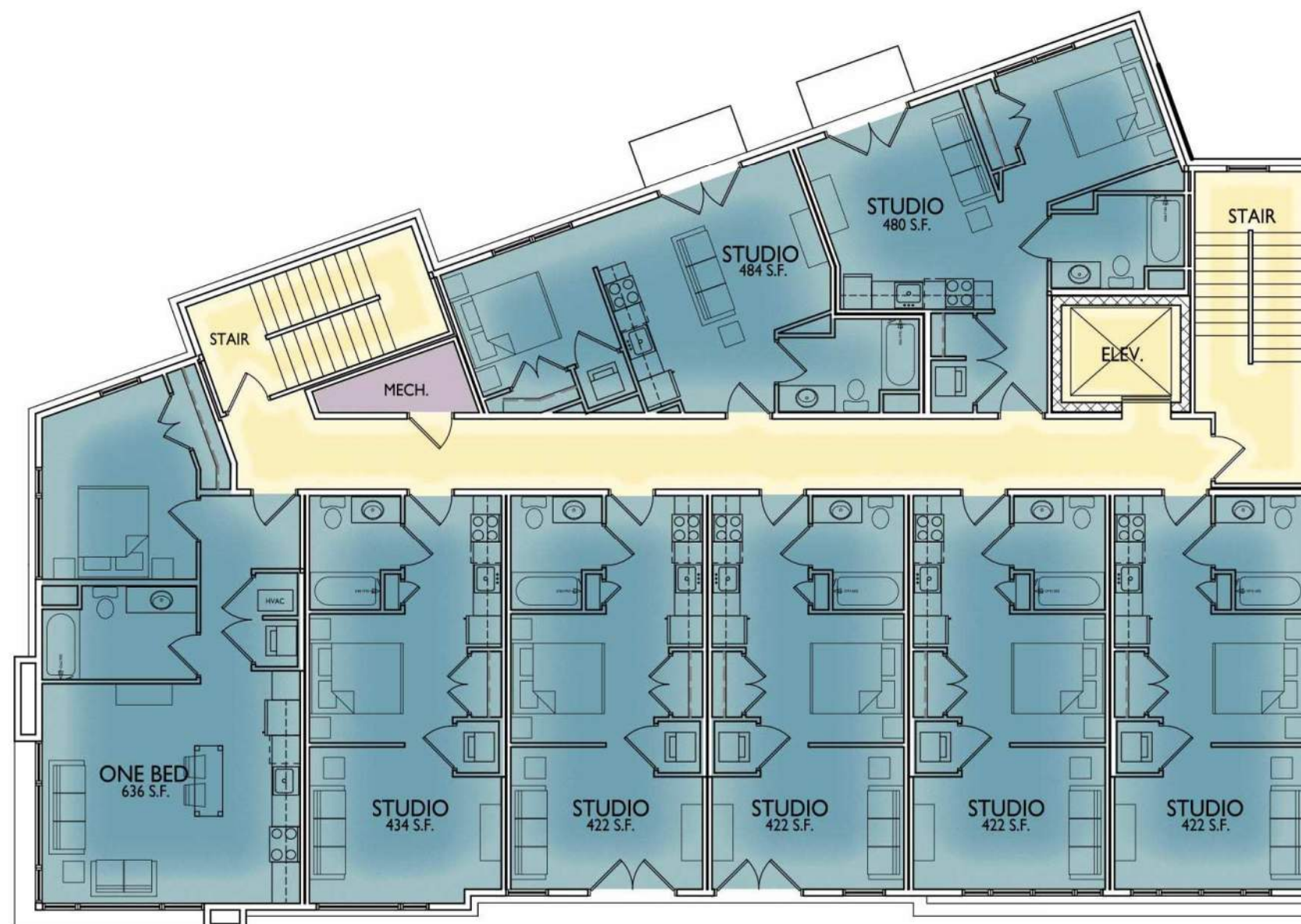


Site Plan
432- 436 State St.
March 27, 2023

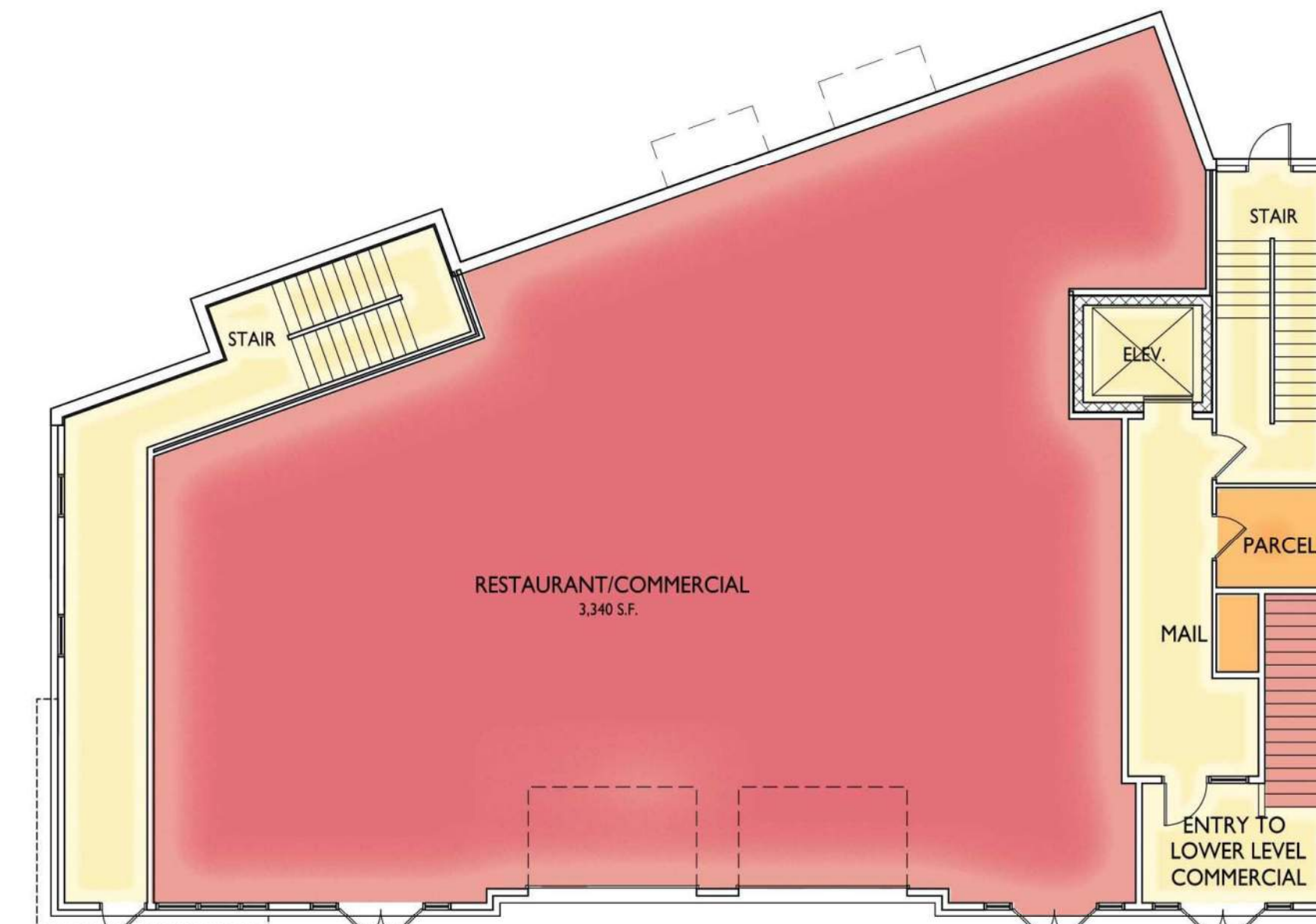




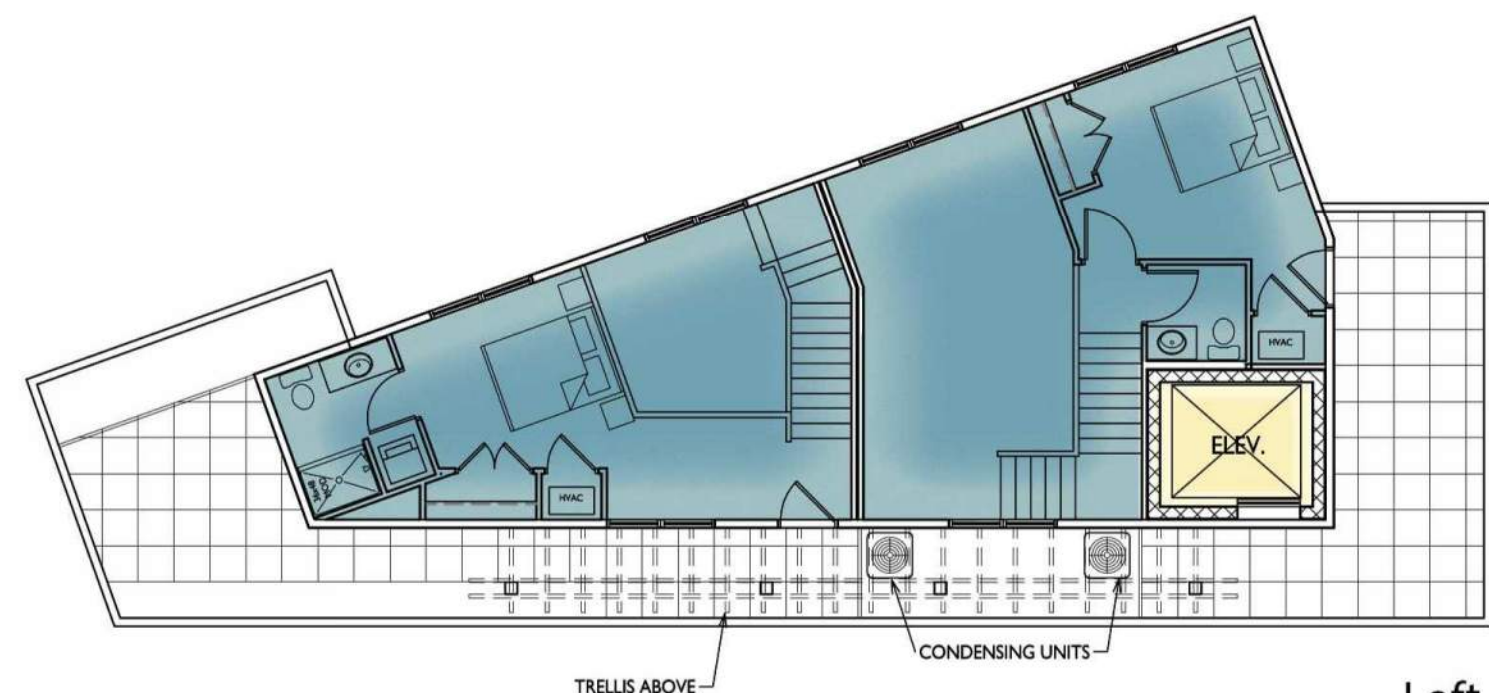
Roof Plan



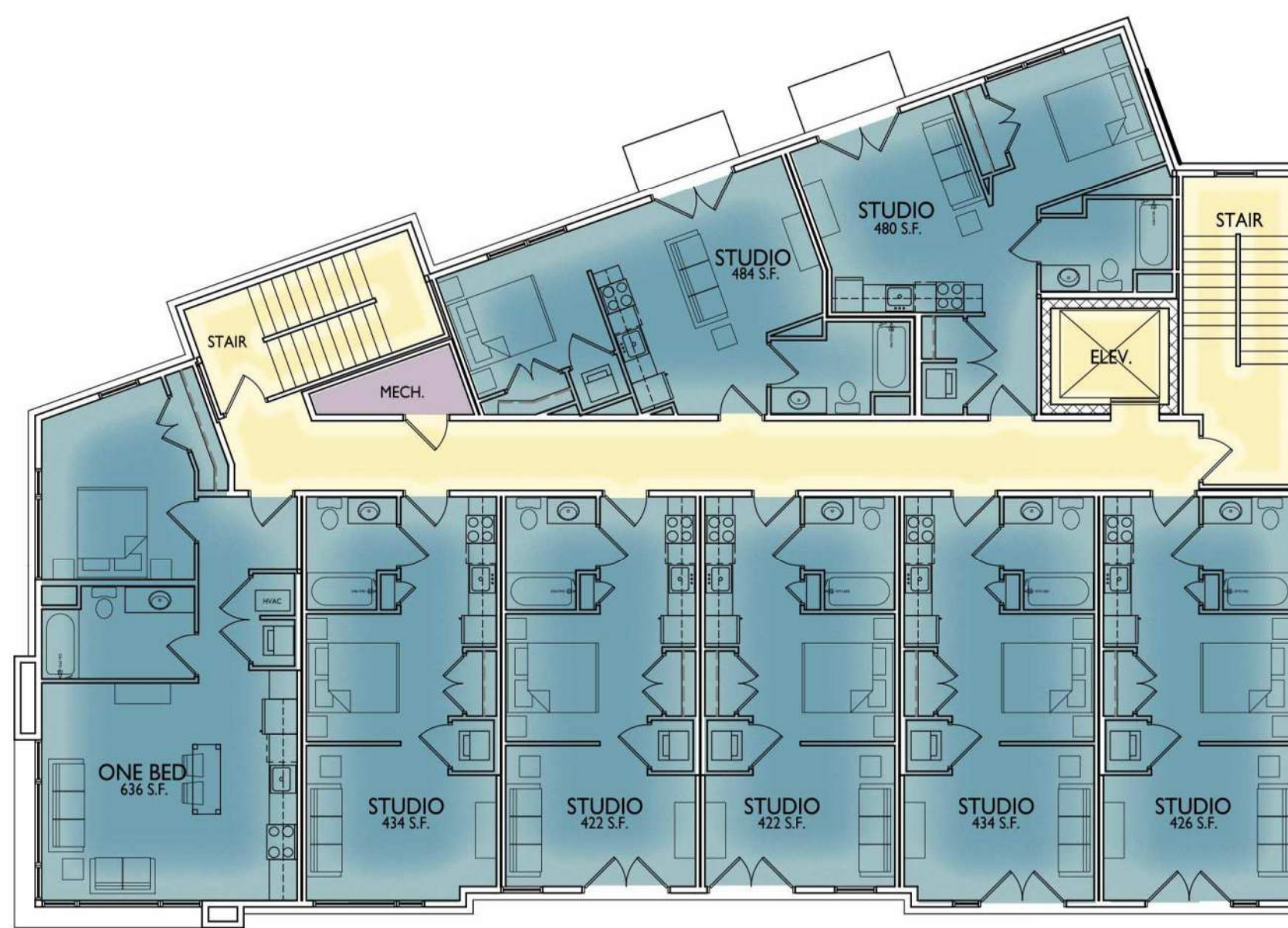
Fourth Floor Plan



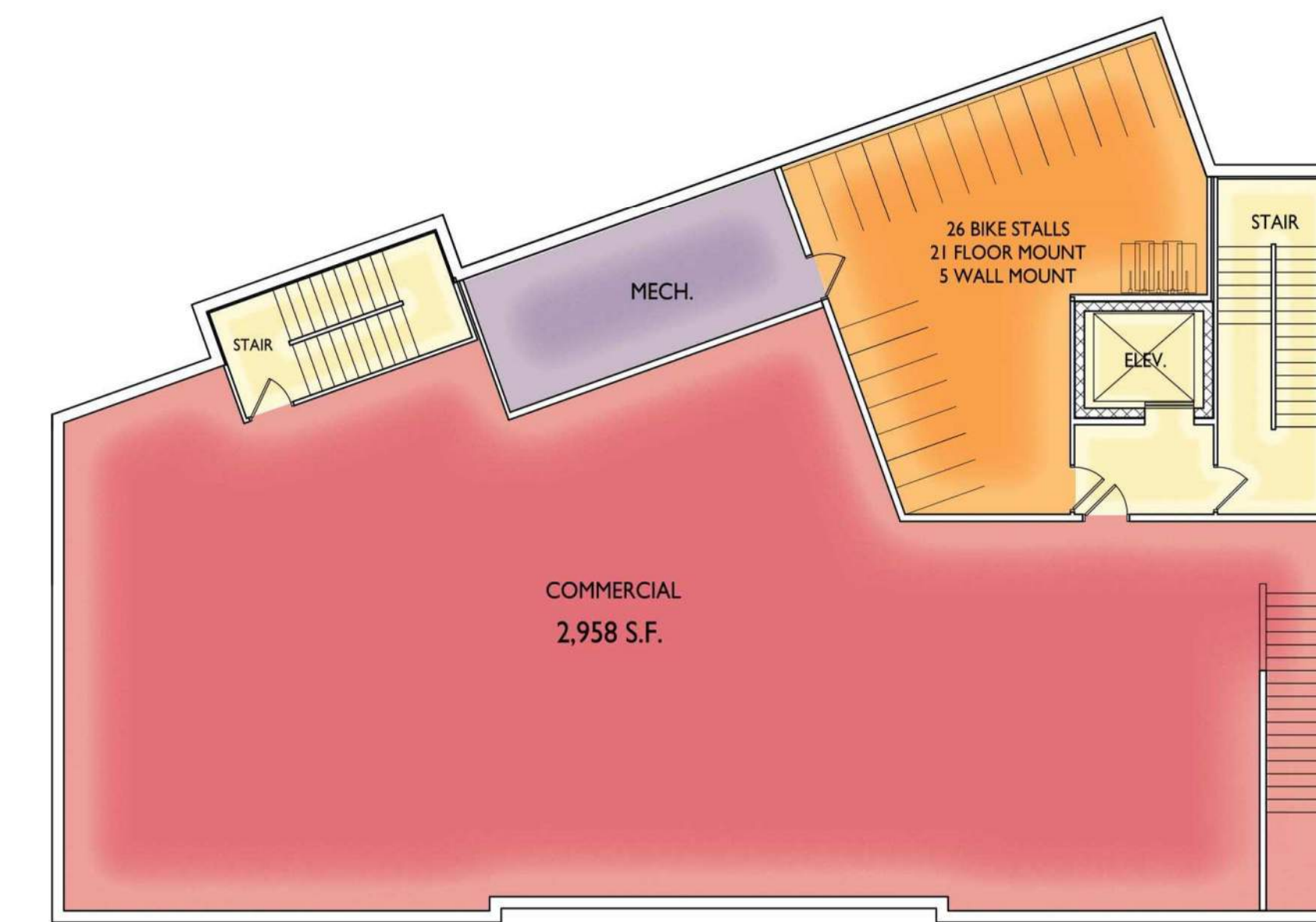
First Floor Plan



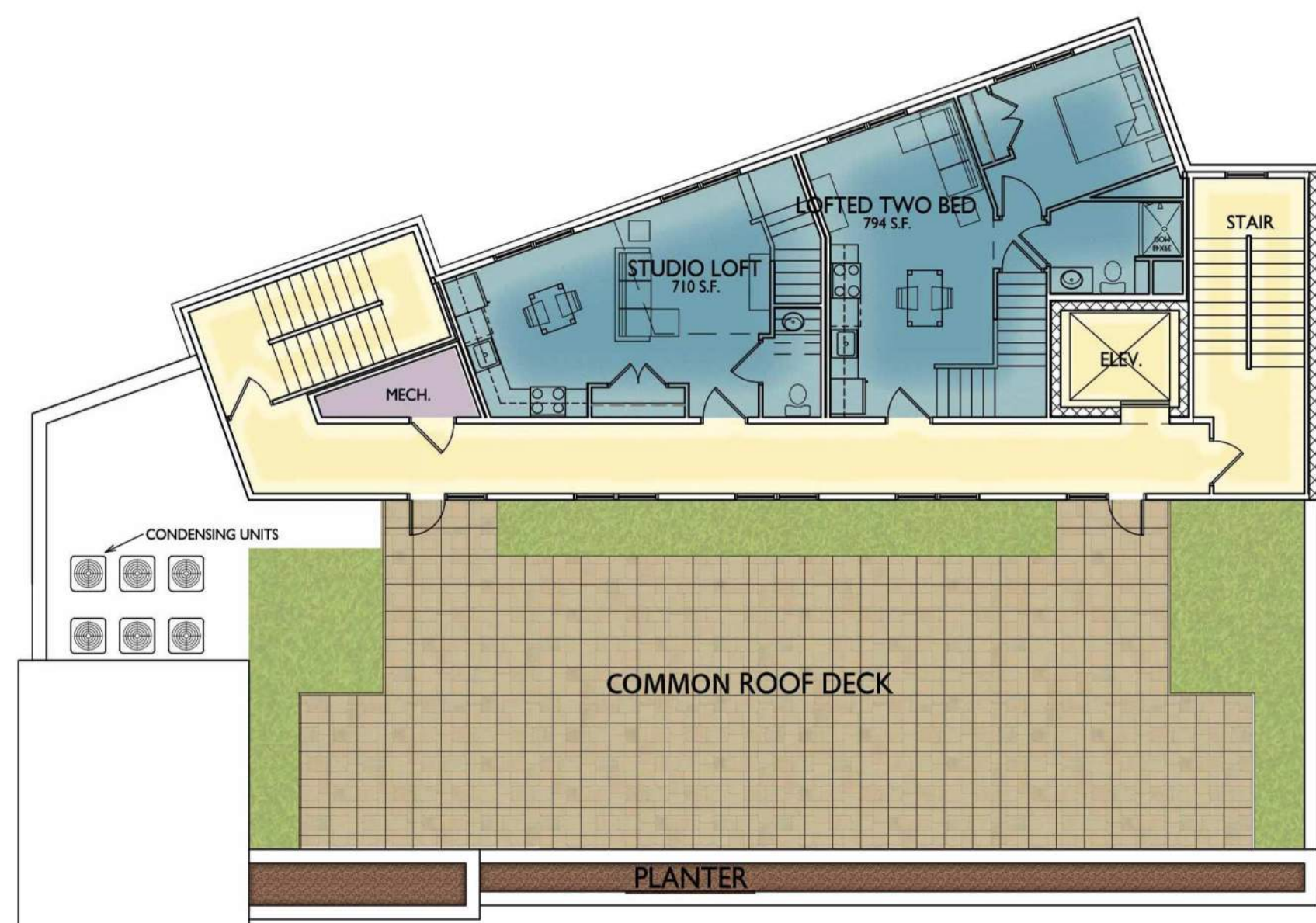
Loft



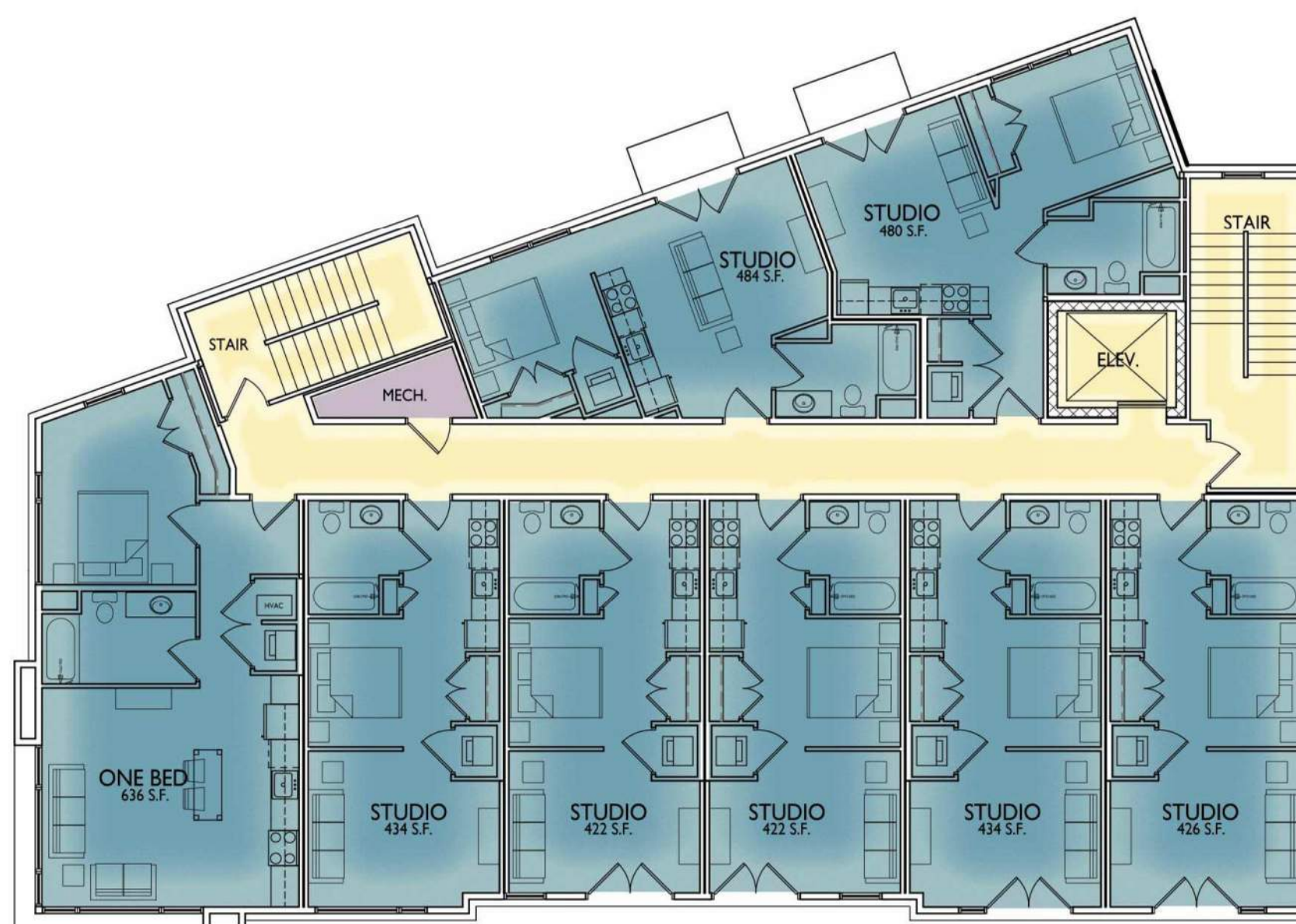
Third Floor Plan



Lower Level Floor Plan

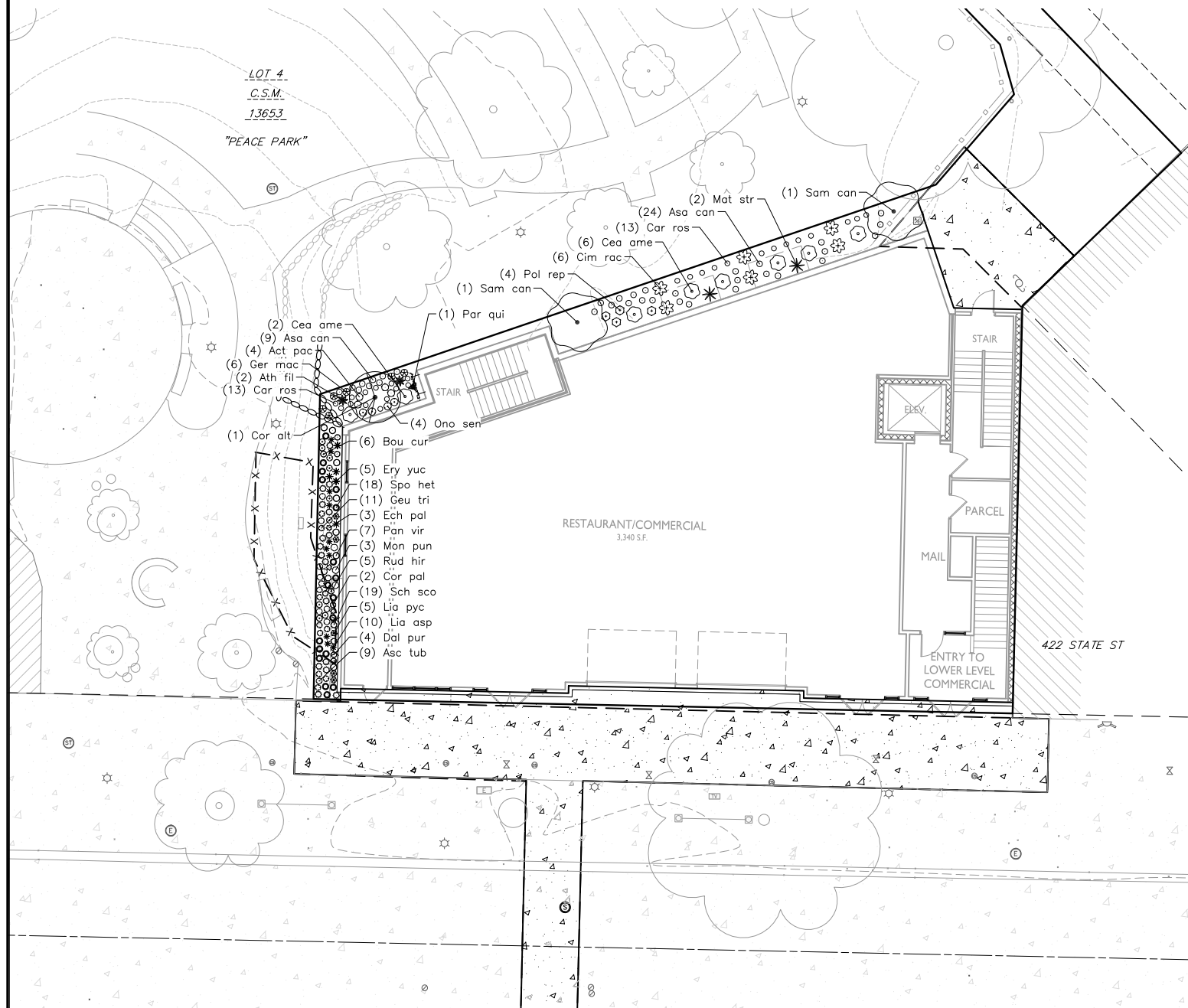


Fifth Floor Plan



Second Floor Plan

LANDSCAPE PLAN: AT GRADE



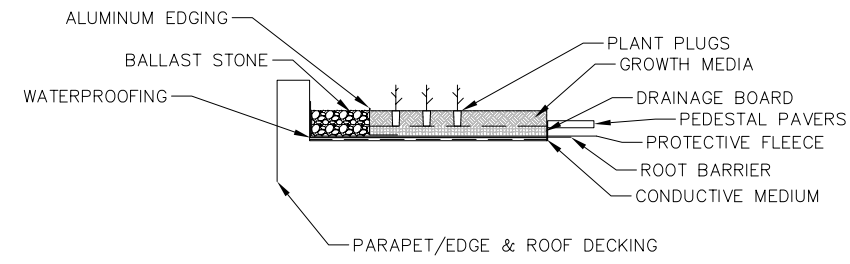
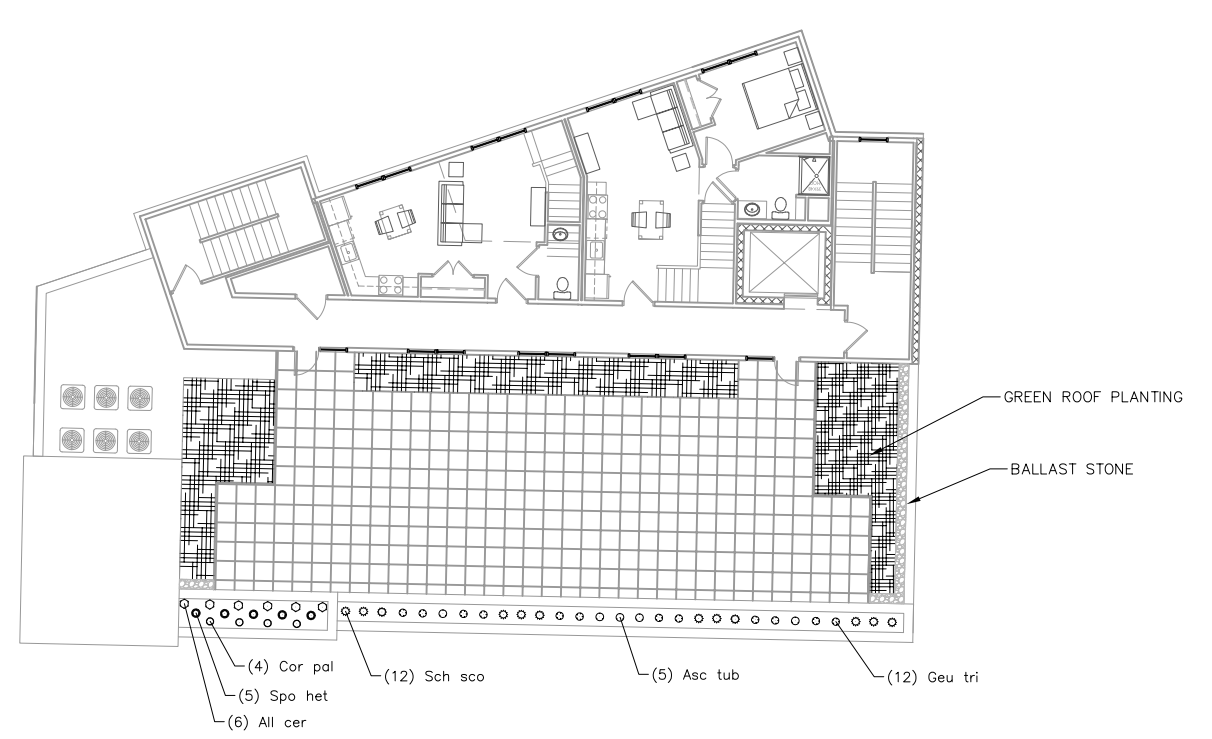
PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Cea ame	Ceanothus americanus / New Jersey Tea	Cont.	5 Gal.	8
Cor alt	Cornus alternifolia / Pagoda Dogwood	Pot	5 Gal.	1
Sam can	Sambucus canadensis / American Elderberry	Cont.	5 Gal.	2
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Act pac	Actaea pachypoda / White Baneberry	Cont.	1 Gal.	4
All cer	Allium cernuum / Nodding Onion	Cont.	Pint	6
Asa can	Asarum canadense / Wild Ginger	Cont.	Pint	33
Asc tub	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	14
Ath fil	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.	2
Bou cur	Bouteloua curtipendula / Side Oats Grama	Cont.	1 Gal.	6
Car ros	Carex rosea / Rosy Sedge	Cont.	Pint	26
Cim rac	Cimicifuga racemosa / Black Cohosh	Cont.	1 Gal.	6
Cor pal	Coreopsis palmata / Stiff Tickseed	Cont.	Pint	6
Dal pur	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.	4
Ech pal	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	3
Ery yuc	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	5
Ger mac	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	6
Geu tri	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	23
Lia pyc	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.	10
Lia asp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.	5
Mat str	Matteuccia struthiopteris / American Fern	Cont.	1 Gal.	2
Mon pun	Monarda punctata / Spotted Horsemint	Cont.	Pint	3
Ono sen	Onoclea sensibilis / Sensitive Fern	Cont.	1 Gal.	4
Pan vir	Panicum virgatum / Switch Grass	Cont.	1 Gal.	7
Par qui	Parthenocissus quinquefolia engelmannii / Engelmann Virginia Creeper	Cont.	2 Gal.	1
Pol rep	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	4
Rud hir	Rudbeckia hirta / Black-eyed Susan	Cont.	Pint	5
Sch sco	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	31
Spo het	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	23

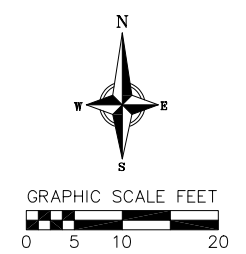
CONCEPT PLANT SCHEDULE

GREEN ROOF PLANTING	QTY
Allium cernuum / Nodding Onion	32
Asclepias tuberosa / Butterfly Milkweed	42
Asclepias verticillata / Whorled Milkweed	32
Bouteloua curtipendula / Side Oats Grama	84
Carex bicknellii / Prairie Sedge	63
Coreopsis lanceolata / Lanceleaf Tickseed	21
Coreopsis palmata / Stiff Tickseed	32
Dalea candida / White Prairie Clover	32
Dalea purpurea / Purple Prairie Clover	32
Eragrostis spectabilis / Purple Lovegrass	63
Geum triflorum / Prairie Smoke	32
Koeleria macrantha / Prairie Junegrass	63
Liatris aspera / Rough Blazing Star	42
Liatris cylindracea / Cylindrical Blazing Star	42
Lupinus perennis / Wild Lupine	32
Monarda punctata / Spotted Horsemint	32
Phlox pilosa / Downy Phlox	32
Rudbeckia hirta / Black-eyed Susan	32
Ruellia humilis / Wild Petunia	32
Schizachyrium scoparium / Little Bluestem	125
Sporobolus heterolepis / Prairie Dropseed	136
Symphotrichum ericoides / Heath Aster	21

LANDSCAPE PLAN: ROOF DECK



1 SEMI-INTENSIVE GREEN ROOF
1 NOT TO SCALE



PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.

- LANDSCAPE BEDS TO BE MULCHED WITH WHITE CEDAR MULCH TO 3" DEPTH MIN. WHERE ADJACENT TURF GRASS, EDGE PERENNIAL PLANTED BEDS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"X4" OR EQUAL, COLOR BLACK ANODIZED.

SOD PLANTING NOTES:

- ALL DISTURBED AREAS OUTSIDE OF PROPERTY BOUNDARY, UNLESS OTHERWISE NOTED, TO BE REPAIRED WITH TURFGRASS SOD. SELECT SOD GROWN IN MINERAL SOILS WITH ESTABLISHED ROOT SYSTEM. SOD GROWN IN PEAT WILL BE REJECTED. STAGGER SEAMS AND ROLL TO ENSURE SOIL CONTACT. MAINTAIN ADEQUATE SOIL MOISTURE UNTIL FINAL ACCEPTANCE.

GREEN ROOF NOTES:

- INSTALLATION TO UTILIZE A SEMI-INTENSIVE VEGETATED ROOFING SYSTEM, HANGING GARDENS SYSTEM #2210 OR EQUAL.
- FOLLOW ALL SPECIFICATIONS OUTLINED BY SYSTEM MANUFACTURER.
- INSTALL GREEN ROOF PLUG PLANTINGS AS 2" X 2" X 4" OR 2.25" X 2.25" X 5" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.

08 Feb 2023 - 7:20p M:\JD McCormick LLC\210421_430-444 State Street\CADD\210421_Landscape.dwg by: egor

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Landscape Plan
430, 432, 444 State Street
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 2/13/2023
DRAFTER: EGOR
CHECKED: TSCH
PROJECT NO.: 210421

L101



LOOKING NORTH-EAST





LOOKING NORTH-WEST





LOOKING NORTH





LOOKING SOUTH-EAST





SIGNAGE

SIGNAGE

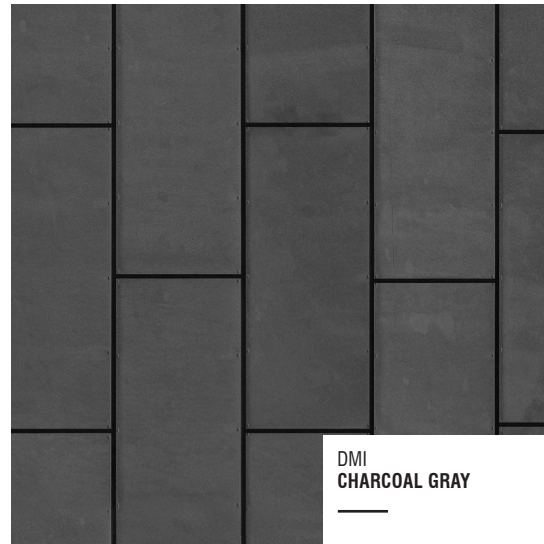
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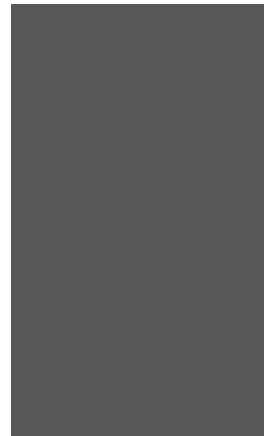
LOOKING NORTH-EAST





DMI
CHARCOAL GRAY

#1 FLAT LOCK METAL SIDING



REYNOBOND
COLOR WELD 500- CHARCOAL

#2

COMPOSITE PANEL



REYNOBOND
PATINA FINISH - RUST PATINA

#2.1



SIoux CITY
WHITE VELOUR

#3 BRICK VENEER



SIoux CITY
STONINGTON GRAY VELOUR

#3.1 BRICK VENEER



ROCKCAST
LIGHT GRAY

#4 MASONRY VENEER



ROCKCAST
CRYSTAL WHITE

**#4.1 CAST STONE
BANDS & SILLS**

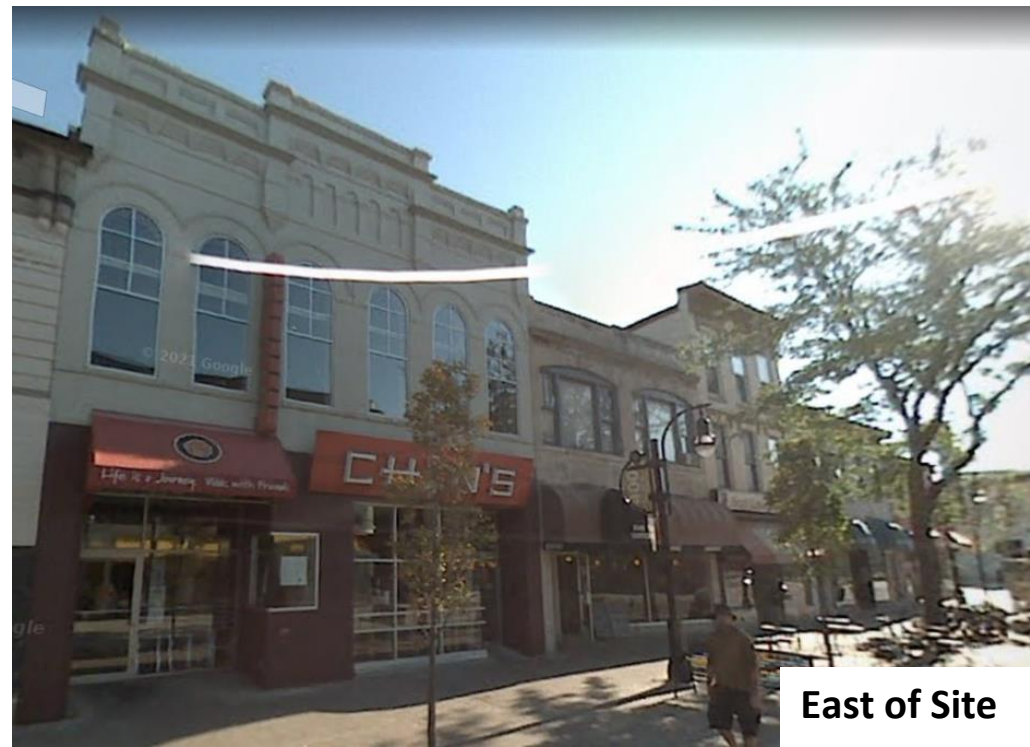


SUPERIOR
BLACK

**DECK ASSEMBLY, RAILINGS,
DOORS, WINDOWS &
ALUM. STOREFRONT**

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	CHARCOAL GRAY
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	REYNOBOND	COLOR WELD 500 - CHARCOAL
(#2.1) - COMPOSITE PANEL	REYNOBOND	PATINA FINISHES - RUST PATINA
(#3) - BRICK VENEER	SIoux CITY	WHITE VELOUR
(#3.1) - BRICK VENEER	SIoux CITY	STONINGTON GRAY VELOUR
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#4.1) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

430, 432, 444
STATE STREET
MADISON, WI
CONTEXTUAL



East of Site



West of Site



South of Site



Northeast of Site



Southeast of Site



North of Site



West of Site



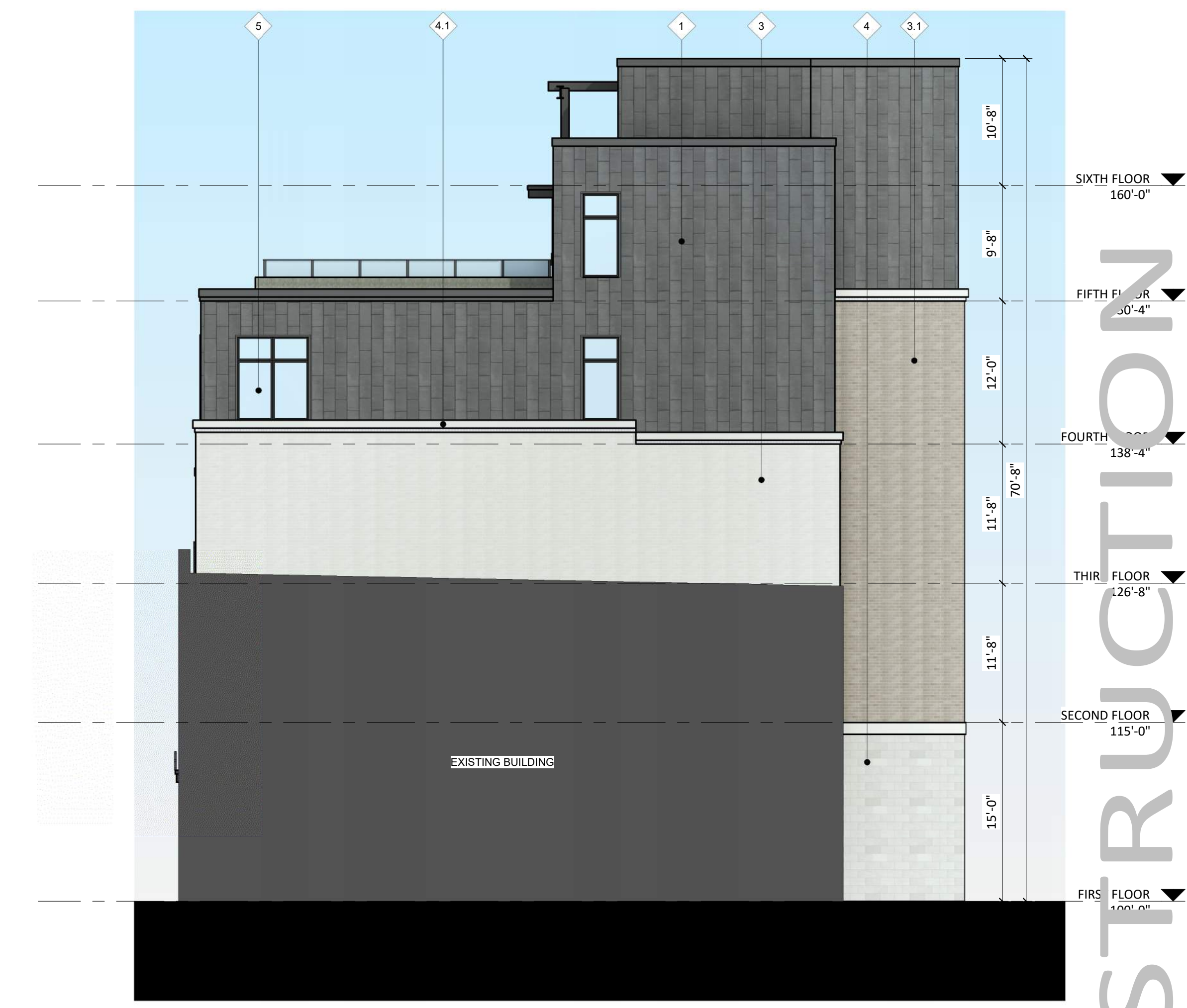
West of Site

430, 432, 444
STATE STREET
MADISON, WI
CONTEXTUAL





1 COLORED ELEVATION - SOUTH
 A202 1/8" = 1'-0"



3 COLORED ELEVATION - EAST
 A202 1/8" = 1'-0"

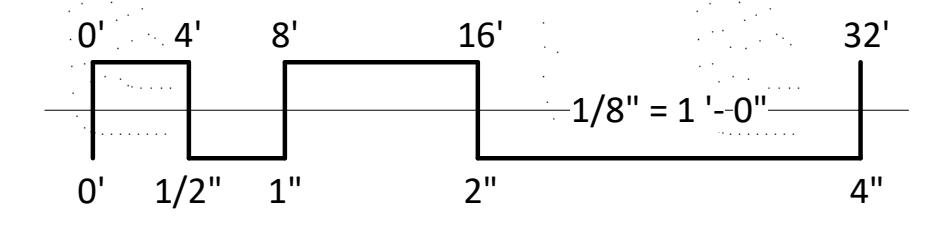


2 COLORED ELEVATION - NORTH
 A202 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
 A202 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	REMARKS	COLOR
(#1) - FLAT LOCK METAL		CRYSTAL WHITE
COMPOSITE TRIM		BLACK
(#2) - COMPOSITE PANEL		BLACK
(#2.1) - COMPOSITE PANEL		BLACK
(#3) - BRICK VENEER		BLACK
(#3.1) - BRICK VENEER		BLACK
(#4) - MASONRY VENEER		BLACK
(#4.1) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



NOT FOR CONSTRUCTION

ISSUED
 Updated Land Use & UDC Submittal
 October 26, 2022
 Updated Land Use & UDC Submittal - Feb. 13, 2023

PROJECT TITLE
434-444 State Street

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER

A202

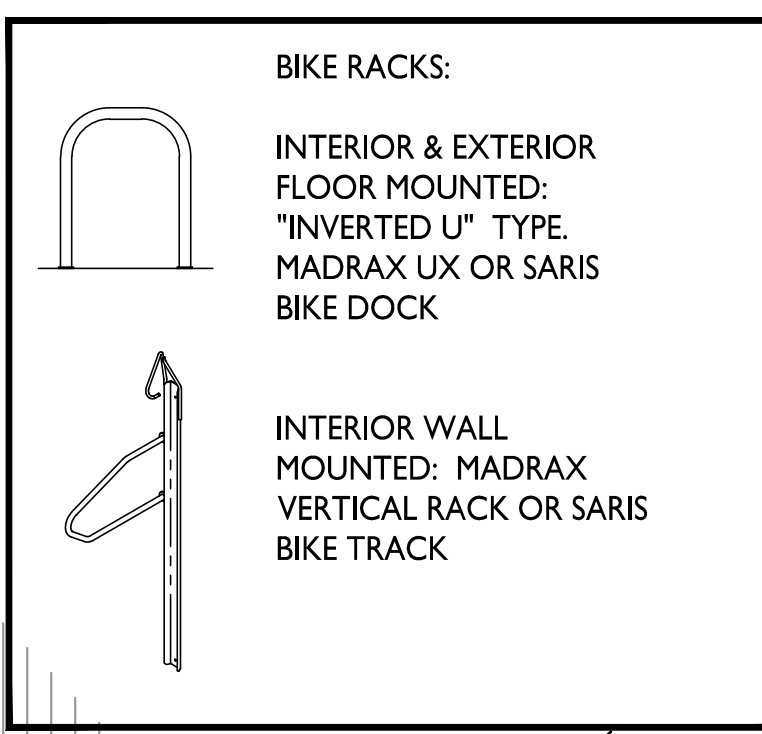
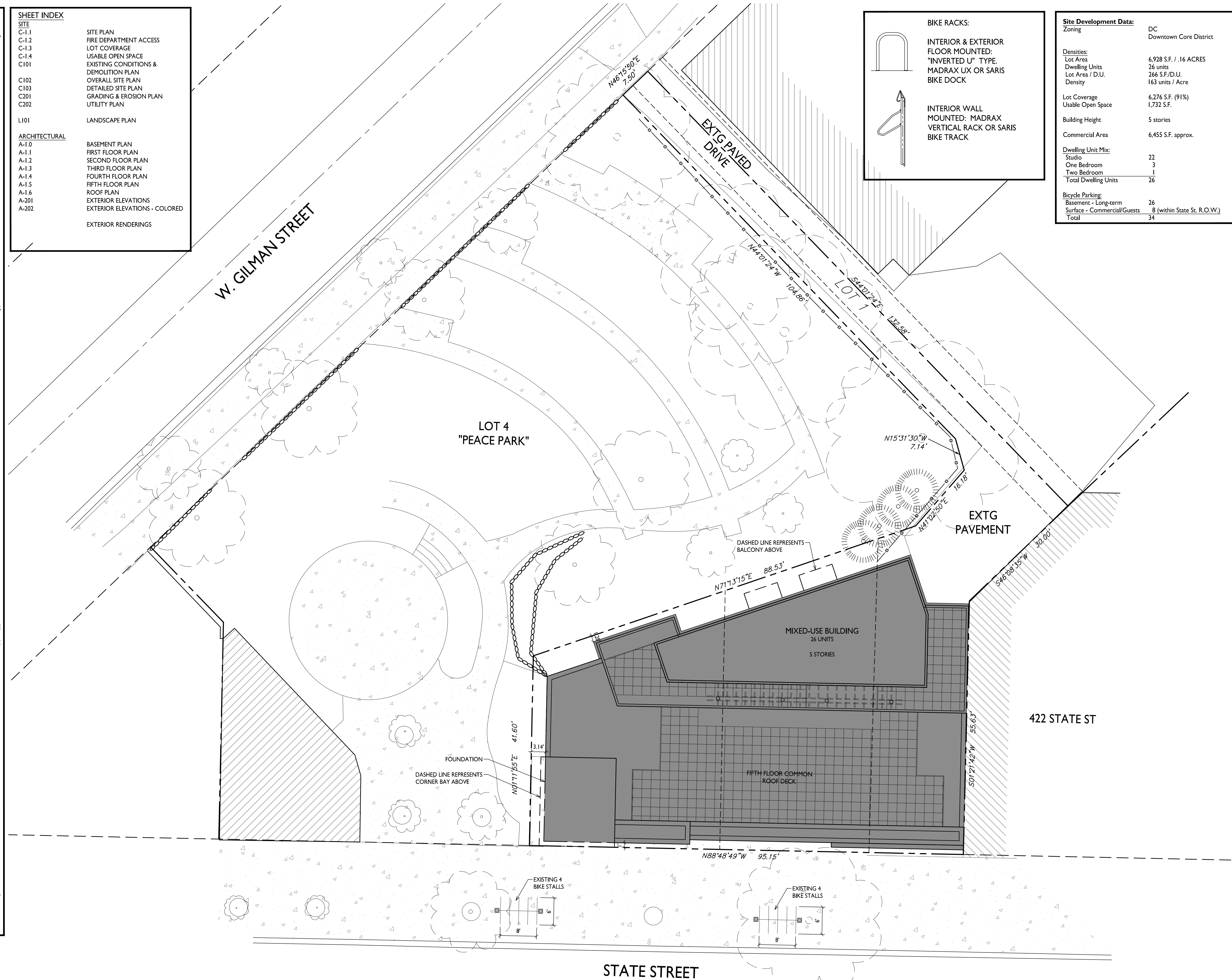
PROJECT NUMBER 1939

GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

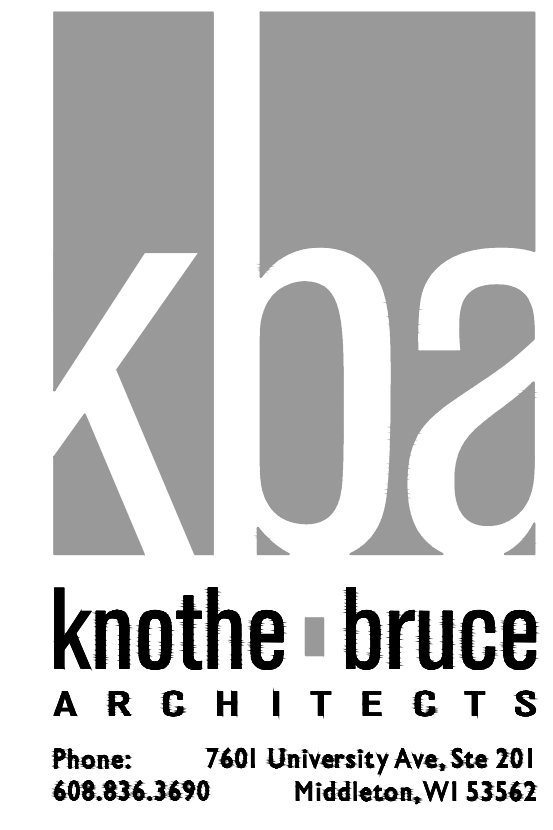
SHEET INDEX:

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A-201	EXTERIOR ELEVATIONS
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	EXTERIOR RENDERINGS



Site Development Data:

Zoning	DC Downtown Core District
Densities:	
Lot Area	6,928 S.F. / .16 ACRES
Dwelling Units	26 units
Lot Area / D.U.	266 S.F./D.U.
Density	163 units / Acre
Lot Coverage	6,276 S.F. (91%)
Usable Open Space	1,732 S.F.
Building Height	5 stories
Commercial Area	6,455 S.F. approx.
Dwelling Unit Mix:	
Studio	22
One Bedroom	3
Two Bedroom	1
Total Dwelling Units	26
Bicycle Parking:	
Basement - Long-term	26
Surface - Commercial/Guests	8 (within State St. R.O.W.)
Total	34



ISSUED
Issued for UDC Informational - Jan. 24, 2022
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - May 10, 2022
Updated Land Use & UDC Submittal - Oct. 26, 2022
Updated Land Use & UDC Submittal - Feb. 13, 2023

PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
PROJECT NO. 1939
© Knothe & Bruce Architects, LLC

1 SITE PLAN
C-1.1 1" = 10'-0"

