

City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Parcel # _____

Aldermanic district _____

Zoning district _____

Special requirements _____

Review required by _____

UDC PC
 Common Council Other _____

Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 222 S. Hamilton St., Madison, WI

Title: the Barracuda

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Christopher Gosch Company Populance, llc

Street address 104 King Street City/State/Zip Madison, WI 53703

Telephone 608.333.1926 Email cgosch@populance.com

Project contact person Christopher Gosch Company Populance, llc

Street address 104 King Street City/State/Zip Madison, WI 53703

Telephone 608.333.1926 Email cgosch@populance.com

Property owner (if not applicant) Romanov Holdings, LLC- Contact person: Jim Stopple, MPM

Street address PO Box 5603 City/State/Zip Madison, WI 53705

Telephone 608.251.8777 Email jim@madisonproperty.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Demolition of existing 3 story office building and construction of a new 6 story mixed use building with office and 19 owner occupied housing units

Scheduled start date 10.01.18 Planned completion date 07.01.19

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials including: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Kevin Firchow Date 03.02.18

Zoning staff Jenny Kirchgatter Date 03.02.18

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices: See attached summary

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Christopher Gosch Relationship to property Development Team

Authorizing signature of property owner Robert Shapiro Date 07.17.18

LAND USE APPLICATION — CHECKLIST

LND-C

Use this checklist to prepare a complete Land Use Application that addresses the City's land use development project standards, requirements and review criteria. Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.**

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Req.	Required Submittal Information	Contents	No. of Copies	✓
	Filing Fee (\$)	Refer to the Land Use Application Instructions and Fee Schedule. Make checks payable to City Treasurer.	1	X
	Land Use Application and completed Submittal Checklist	Form must include property owner's authorization.	1	X
	Letter of Intent	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc.	32	X
	Legal Description	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.	2	X
	Pre-Application Notification	Proof of written 30-day notification to alder, neighborhood association, and business associations.	1	X
	Vicinity Map	Indicate site and adjacent streets.	32	X
	Survey or Existing Conditions Site Plan	Shows existing property boundaries and site conditions, including easements and encumbrances of record. Completion by a registered land surveyor may be required.	2	X
	Supplemental Requirements (Based on Application Type)	Additional materials may be required for: demolition permit; lakefront development; outdoor eating areas; development adjacent to parks; development within downtown core and urban mixed-use districts; modifications to parking requirements; Planned Development; and master plan applications. Refer to Supplemental Requirements_form.	Include in Plan Set as required	X
	Development Plans	Thirty-two (32)-11" x 17" legible copies; and One (1), 24" x 36" copy of the plan set are required.	33	X
	Site Plan	See reverse side for specific sheet requirements.		X
	Grading Plan	See reverse side for specific sheet requirements.		X
	Utility Plan	See reverse side for specific sheet requirements.		X
	Landscape Plan and Landscape Worksheet	See reverse side for specific sheet requirements.		X
	Building Elevations	See reverse side for specific sheet requirements.		X
	Roof and Floor Plans	See reverse side for specific sheet requirements.		X
	Fire Access Plan and Fire Access Worksheet	See reverse side for specific sheet requirements.		X
	Supplemental Development Plan Requirements	As determined by staff through the Pre-application process. Land Use Application Checklist		X

Note: Not all development plan materials listed are required for all applications. Submittal materials are as determined by staff.

For electronic submittals, one copy of each item listed above and indexed accordingly, in PDF file format, is required. All development plan set sheets must be scalable to full- and half-size sheets.

☒ All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

☒ Site Plan

1. Land Use Summary Table, including site area, building square footage, building footprint, number and size of each unit/tenant space, unit type breakdown by bedroom, lot coverage, useable open space, landscape area, paved area, etc.
2. Lot lines and easements, fully dimensioned
3. Utility locations
4. Existing and proposed topography at two-foot maximum intervals
5. Existing/proposed buildings and uses, dimensioned building footprint
6. Required yards and building setbacks
7. Fully dimensioned vehicle parking area, including detail and turning templates for large vehicles
8. Parking summary indicating the total number of parking stalls provided and type
9. Fully dimensioned bike parking, including rack style detail and dimensioned clearances
10. Vision triangles at driveways and intersections
11. Refuse and recycling, loading, outdoor storage and display areas
12. At grade HVAC and utilities, including transformer pedestals, back-up generators, etc.
13. Existing private trees 8" or more in diameter, including size, location, species, and driplines
14. Location, type, materials, height with detail of proposed fences, walls, and other screening materials
15. Hard surface materials
16. Site signage and lighting, including public trees
17. Proposed and existing public improvements adjacent to the project site
18. Phasing (if applicable)

☒ Grading Plan

1. Lot lines and easements, fully dimensioned
2. Existing and proposed contours (two-foot maximum interval), or sufficient spot elevations and drainage direction arrows to convey runoff directions, including proposed changes in terrace grade
3. Limits of excavation
4. Top of curb and sidewalk elevations
5. First floor elevations
6. Pedestrian and vehicle entrance elevations/grades

7. Lowest building opening elevations/grades
8. Existing and proposed retaining wall types, details, and top and bottom of wall elevations
9. Flood plain boundaries and elevations (if applicable)

☒ Utility Plan

1. Lot lines and easements, fully dimensioned
2. Existing and proposed sanitary sewer, storm sewer, and water laterals (include alignments, invert/rim elevations, pipe types, pipe sizes, and pipe slopes)
3. Pipe sizes and types, slopes, inverts, and alignments of public utilities to which proposed or existing services will be connected
4. Existing and proposed private drainage systems (include inlets, pipes, swales, ponds, etc.)
5. Stormwater management measures
6. Calculations for pipe and/or pump sizing for storm sewer systems serving enclosed depressions

☒ Fire Access Plan

1. Refer to Fire Hydrant Worksheet
2. Lot lines and easements, fully dimensioned
3. Fire lane location
4. Aerial access lanes (if building over 30')
5. Tree canopies at full mature size along aerial access lanes
6. Fire hydrant locations within 500' of fire lanes
7. Dimension from fire hydrant to fire truck following fire lanes
8. Dimension from fire truck to all exterior portions of the building following walkable path

☒ Roof and Floor Plans

1. Fully dimensioned roof and floor plans drawn to a common architectural scale
2. Layout of rooms
3. Roof mounted mechanical and screening
4. Detailed layout of structured parking
5. Storage and mechanical areas

☒ Building Elevations

1. Fully dimensioned elevations drawn to a common architectural scale
2. Overall building height and finished floor elevations
3. Exterior materials and colors
4. Existing and proposed grade
5. Roof-mounted mechanical equipment and screening methods
6. HVAC venting and penetrations, and architectural lighting
7. 3D renderings
8. Building sections (if applicable)
9. Include street profile rendering (if applicable)

☒ Landscape Plan

1. Completed Landscape Worksheet
2. Site plan and grading plan details
3. Existing private trees 8" or more in diameter, including size, location, species, and driplines
4. All existing public trees, including size, locations, species, and driplines. Note: The final street tree species selection will be determined by City Forestry
5. Proposed trees, including size, location, species, and dripline
6. Plant Schedule identifying the symbol, quantity, scientific and common name, height, spread, size, and points for each planting
7. Other landscape materials, including mulch type, ground plantings and shrubs, size and species, and hard surface materials including terrace
8. Site amenities, including bike parking, benches, trash receptacles, lighting and signage, etc. (if no lighting is proposed, note on plan)
9. Location, type, materials, height with detail of proposed fences, walls, and other screening materials
10. Areas of seeding and sodding or mulching, including terrace
11. Tree removal table indicating which trees, both public and private trees, will be removed. NOTE: All tree removals in the public right-of-way require separate permit and approval by City Forestry (if applicable)
12. Areas to remain undisturbed and limits of land disturbance, including terrace (if applicable)
13. NOTE: Plants shall be depicted at their size at 60% of growth
14. NOTE: Impacts to public trees should be considered when proposing private trees, including species and mature size
15. NOTE: For lots greater than 10,000 square-feet, a registered Landscape Architect stamp is required.

☒ Additional Plan Set Requirements**1. Demolition Plan (if demolition is proposed)**

- Existing conditions site plan indicating what improvements are to be demolished, including buildings, existing private trees 8" or more in diameter, existing public trees, including size, locations, and driplines, sidewalks, driveways, streets, alleys, curb and gutter, etc

2. Lighting/Photometric Plan (if exterior lighting is proposed)

- Proposed exterior light fixtures, both freestanding and wall mounted
- Luminaire schedule, including the type and number of each fixture, mounting or pole height and angle, the type of light (metal halide, etc.), wattage, initial lumen rating, uniformity ratio, operating controls, and light levels at the property line four feet above grade
- Cut sheet of each proposed fixture providing a graphic of the fixtures concealment and light cutoff angle

3. Draft or recorded copies of agreements, easements or restrictions required to develop the project site as proposed

4. Management or operating plan
5. Transportation Demand Management Plan
6. Traffic Impact Study
7. Stormwater Report
8. Street Tree Plan (if significant impacts to existing street trees)
 - All existing and proposed public improvements, including fire hydrants, sidewalks, curb and gutter, streets, driveways, bus stops, lighting, etc.
 - All existing street trees, including size, locations, species and driplines. Note: The final street tree species selection will be determined by City Forestry
 - Aerial fire access zones
 - Indicate which trees are to be removed
 - Proposed changes in terrace including grade and treatment
 - Expected excavation limits in the terrace for soil retention (if applicable)

Based on the Land Use Application request, additional materials may be required as indicated below. The materials identified in this form are in addition to the materials required for all Land Use Applications.

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Demolition Permit

In addition to items required for all Land Use Applications, the following items are required for all proposed demolitions, as per Section 28.185, MGO, including:

1. Prior to the filing of an application, the applicant or their agent is required to provide notification to the Demolition Listserv at least **30 days** prior to filing their application.
2. Photos of the exterior and interior of the building.
3. Written report of a licensed architect or engineer describing the condition of the building.
4. Approval of a **Reuse and Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits, pursuant to Section 28.185(7)(a)(5), MGO. Recycling Coordinator Bryan Johnson can be reached at 608-267-2626 or by Bjohnson2@cityofmadison.com. Within 60 days of the completion of demolition activity, the applicant shall submit documentation showing compliance with the approved Reuse and Recycling Plan, pursuant to Section 28.185(10), MGO.

Lakefront Development (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for proposed lakefront development as per Section 28.138, MGO, including:

1. Complete inventory of shoreline vegetation in any area proposed for building, filling, grading, or excavating
2. Any trees and shrubs to be removed as a result of the proposed development (not more than 30% of the frontage shall be cleared of trees and shrubs within 35 feet of the Ordinary High Water Mark (OHWM))
3. Measurement of the lot coverage within 35 feet of the OHWM, which cannot exceed 20%, with the exception of public paths within this area
4. Detailed plans for site grading, filling, and any retaining walls
5. Contextual information related to the five buildings on either side or within 300 feet on either side of the subject property (whichever is less). If utilizing as-built data from nearby properties to determine the lakefront yard, a survey completed by a Registered Land Surveyor in the State of Wisconsin showing the pertinent principal building setbacks of nearby properties must be included. The required minimum lakefront yard may be either:

The average distance between the OHWM and the principal buildings on the two adjoining lots, provided these distances are within 20' of one another.

OR

The median setback of the principal building on the five (5) developed lots or 300 feet on either side (whichever is less). If this method is utilized, the established setback must be no less than 30% of the lot depth of the subject property, and could be more, based on the placement of buildings as measured to establish the median.

For the purposes of determining the OHWM, use the following base elevations: Lake Mendota 850.7 National Geodetic Vertical Datum (NGVD) and Lake Monona 845.82 NGVD.

Outdoor Eating Areas (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for outdoor eating area requests per Section 28.151, MGO including:

1. Seating plan
2. Entrance and exit locations
3. Operational details, including hours of operation, total occupancy (seated and standing, inside and outside), and a description of how the area will be separated from parking areas or sidewalks

Modifications to Parking Requirements (Parking Reduction or Exceeding the Maximum)

In addition to the items required for all Land Use Applications, the following items are required for requests to modify the parking requirements, either reducing or exceeding the requirements as per Sections 28.141(5) and (6), MGO, including:

1. Documentation regarding the actual parking demand for the proposed use
2. The impact of the proposed use on the parking and roadway facilities in the surrounding area
3. Whether the proposed use is located near a parking area that is available to the customers, occupants, employees, and guests of the proposed use
4. The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives
5. Whether the proposed use is new or is an alteration, addition, or expansion of an existing use

Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts

Qualified development within the Downtown Core District and Urban Mixed-Use District are required to address how the proposal relates to the adopted Downtown Urban Design Guidelines. This information should be provided along with all copies of the other application materials.

Development Adjacent to Public Parks (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for requests for non-residential development immediately adjacent to a City-owned public park, as per Section 28.139, MGO, including:

1. Complete inventory of vegetation in any area proposed for development within 100 feet of a park boundary
2. Any proposed removal of trees and other vegetation within 100 feet of the park boundary (Removal of vegetation within 35 feet of the park boundary may be limited.)
3. Detailed grading and drainage plan for the area within 35 feet of the park boundary

Zoning Map Amendments (Rezoning)

In addition to items required for all Land Use Applications, the following items are required for rezoning requests, including:

Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres, in MS Word format. When multiple zoning districts are requested, a map showing those districts on the site is required. Unless comprised of whole platted lots, a metes and bounds description prepared by a Registered Land Surveyor in the State of Wisconsin must be included.

Planned Development General Development Plan (GDP) / Planned Development Specific Implementation Plan (SIP)

In addition to the items required for all Land Use Applications, the following items are required for Planned Development GDP and SIP requests, as per Section 05-098, MGO, including:

Planned Development GDP

1. Proposed zoning text, including a description of the proposed land uses, their dimensions, bulk, height, scale and massing, and other relevant standards
2. An accurate vicinity map, including the project site and its relationship to surrounding properties, existing topography and key features, buildings and structures
3. Analysis of potential economic impacts to the community, including the cost of municipal services and any additional infrastructure
4. When requested, a general outline of intended organizational structure related to property owners' association, deed restrictions, and private provision of common services

Planned Development SIP

1. An accurate map of the area covered by the SIP, including the relationship to the overall GDP
2. Circulation, including public and private roads, driveways, walkways and parking facilities, traffic projections, and mitigation measures
3. Detailed lot layout and subdivision plat, including the location and description of any areas to be dedicated to the public (if applicable)
4. Complete architectural character of the building or buildings included on the SIP
5. Proof of financing capability and anticipated construction schedule
6. A specific zoning text for the portion of the PD District to be developed under the SIP, including a description of the proposed land uses, their dimensions, bulk, height, scale and massing, and other relevant standards, which shall be consistent with the zoning text approved with the GDP (if applicable)
7. Agreements, bylaws, provisions, or covenants which govern the organizational structure, use, maintenance, and continued protection of the development and any of its common services, common open areas, or other facilities

BARACUDA

SUMMARY

PROJECT ADDRESS: 222 S. Hamilton St.; Madison, WI
APPLICATION TYPE: Conditional Use: MGO 28E-2; Multi-family dwelling (> 8 dwelling units)
PREPARED BY: Populance, llc

APPLICANT:

Henry Hamilton Partners, llc
 104 King Street, Madison, WI 53703

CURRENT PROPERTY OWNER:

Romanov Holdings, LLC
 PO Box 5603 Madison, WI 53705

REQUESTED ACTIONS:

Approval of a conditional use to allow construction of a mixed-use building with ~~930~~^{1,341} square feet of commercial space, 19 owner-occupied condominiums, and 19 structured parking stalls to be constructed at 222 South Hamilton Street. A demolition request for an existing 2 story office building on site is also part of this submittal. KD

PROPOSAL SUMMARY:

The applicant wishes to demolish an existing 2 story office building and construct a six story, 42,000 gross square-foot mixed-use building with 930 square feet of ground floor commercial space and 19 owner occupied condominiums with structured parking for 19 autos. The applicant proposes to commence construction in October 2018, with completion anticipated by the summer of 2019.

PROJECT SCHEDULE:

- 12.20.17 Initial contact with District 4 Alder, Mike Verveer
- 02.25.18 Initial contact with Basset Neighborhood President, Jonathon Cooper
- 11.18-current Contact with City Staff regarding various project components
- 03.02.18 Meeting with City Staff
- 02.21.18 Demo request to Alder
- 02.21.18 Demo Listserv Notification
- 03.12.18 Neighborhood Meeting
- 05.07.18 Steering Committee Meeting
- 05.31.18 DAT Meeting
- 07.05.18 Steering Committee Meeting
- 07.09.18 Contact with Urban Design Commission
- 07.12.18 Special Neighborhood Meeting
- 07.16.18 UDC pre-conference
- 07.18.18 Plan Commission Submittal

APPLICABLE REGULATIONS & STANDARDS

MGO Chapter 28
 MGO Subchapter 28E
 City of Madison Comprehensive Plan
 Basset Neighborhood Plan

SUBCHAPTER 28E: DOWNTOWN AND URBAN DISTRICTS ZONING CODE

28.071 GENERAL PROVISIONS FOR DOWNTOWN AND URBAN DISTRICTS.

- (1) Statement of Purpose.
 - (a) Recognize and enhance Downtown as the civic and cultural center of the City and region; the seat of state, county, and city government, and a significant retail, entertainment, and employment center;
 - (b) Recognize and enhance the unique characteristics of Downtown neighborhoods;
 - (c) Recognize the architectural heritage and cultural resources of Downtown neighborhoods;
 - (d) Facilitate context-sensitive development;
 - (e) Foster development with high-quality architecture and urban design;
 - (f) Protect important views as identified in the Downtown Plan.

28.071(2)(a) DOWNTOWN HEIGHT MAP

ALLOWED = 6 Stories
 PROPOSED = 6 Stories
 ✓Complies

28.071(2)(a) Downtown Height Map



28.071(2)(c) DOWNTOWN STEPBACK MAP

REQUIRED: S. Hamilton St. = 15'-0" stepback above 4 stories
 PROPOSED = 15'-0" stepback at 5th floor
 ✓Complies

28.071(2)(c) Downtown Stepback Map



28.076 URBAN MIXED-USE (UMX) DISTRICT.

(1) Statement of Purpose.

This district is intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings.

TABLE 28E-2 Designates the following:

- Professional Office: **Permitted Use**
- Multi-family dwelling (> 8 dwelling units): **Requires Conditional Use approval**

28.071 (3) Design Standards.

The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.

(a) Parking.

1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades.

Liner Building:

(a) Building Type. A specialized building, parallel to the street, which is designed to conceal an area such as a parking lot or loading dock.

(b) Access and Entry. The principal entry to each ground floor unit shall be a direct entrance from the primary abutting street.

(c) Massing and Articulation. Maximum building length parallel to the primary abutting street shall not exceed three hundred (300) feet without a visual break such as a courtyard or recess. Minimum building depth is sixteen (16) feet. Facades facing a public street shall be vertically articulated a a minimum interval of forty (40) feet. Entrances shall be provided at least every forty (40) feet along the primary abutting street.

✓Complies

2. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be located a minimum of ten (10) feet from the street property line.

✓Complies

3. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.

✓Complies

4. No doors or building openings providing motor vehicle access to structured parking or loading facilities shall face State Street, King Street, or the Capitol Square.

✓N/A

(b) Entrance Orientation.

1. Primary building entrances on all new buildings shall be oriented to the primary abutting public street and have a functional door.

✓Complies

2. Additional secondary entrances may be oriented to a secondary street or parking area.

✓Complies

3. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.

✓Complies

4. Within ten (10) feet of a block corner, the facade may be set back to form a corner entry.

✓N/A

(c) Facade Articulation.

1. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:
 - a. Facade modulation, step backs, or extending forward of a portion of the facade.
 - b. Vertical divisions using different textures, materials, or colors of materials.
 - c. Division into multiple storefronts, with separate display windows and entrances.
 - d. Variation in roof lines to reinforce the modulation or vertical intervals.
 - e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

✓Complies

(d) Story Heights and Treatment.

1. For all buildings, the maximum ground story height is eighteen (18) feet, measured from the sidewalk to the second story floor. An atrium that exceeds eighteen (18) feet will be considered more than one (1) story.

✓Complies

2. Upper stories shall not exceed fourteen (14) feet floor to floor.

✓Complies

3. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.

✓Complies

4. For non-residential uses, the average ground story floor elevation shall not be lower than the front sidewalk elevation nor higher than eighteen (18) inches above the sidewalk elevation.

✓Complies

5. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.

✓N/A

(e) Door and Window Openings.

1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.

✓Complies

2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.

✓Complies

3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.

✓Complies

4. Garage doors and opaque service doors shall not count toward the above requirements.

✓Complies

5. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.

✓Complies

f. Building Materials.

1. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.

✓Complies

Table 28E-1: Building Materials in Downtown and Urban Districts.

Building Materials	Trim / Accent Material	Top of Building	Middle of Building	Base / Bottom of Building	Standards (see footnotes)
Brick (Face/Veneer)	✓	✓	✓	✓	
Smooth-Face / Split-Face Block	✓	✓	✓	✓	A
Wood / Wood Composite	✓	✓	✓	✓	B
Fiber-Cement Siding / Panels	✓	✓	✓	✓	B
Concrete Panels (Tilt-up or Precast)	✓	✓	✓	✓	C
EIFS / Synthetic Stucco	✓	✓	✓	✓	D
Stone / Stone Veneer	✓	✓	✓	✓	
Metal Panels	✓	✓	✓	✓	E
Hand-Laid Stucco	✓	✓			D
Reflective Glass / Spandrel	✓				F
Glass (Transparent)	✓	✓	✓	✓	

A- Shall be used in conjunction with a palette of materials and shall not comprise more than thirty-three percent (33%) of any building.
 B- Wood and fiber cement panels shall not be used on the ground story except between the sidewalk and the bottom of storefront windows or as an accent material.
 C- Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.
 D- Shall not be within three feet of the ground or used on building facades facing State Street, King Street, or the Capitol Square.
 E- Shall be used in conjunction with a palette of materials; shall be a heavy gauge, non-reflective metal
 F- Shall be used in limited quantities as an accent material.

2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade.

✓Complies

g. Equipment and Service Area Screening.

1. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.

✓Complies

2. No doors or openings providing access to parking or loading facilities shall abut the Capitol Square, State Street or King Street.

✓N/A

3. Fences and walls shall be architecturally compatible with the principal structure.

✓Complies

h. Screening of Rooftop Equipment

1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

✓Complies

2. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

✓Complies

28.183- Conditional Use

Section 28.183 provides the process and standards for the approval of conditional use permits.

The criteria for new developments in Downtown Districts are found in Section 28.071(3)

Review Required By: Urban Design Commission and Plan Commission.

28.183(6) Approval Standards.

(a) The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

1: The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

Provides additional Housing options for a dynamic urban environment

2: The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.

All Municipal Services and infrastructure are existing and service site

3: The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

Provides a complementary use to adjacent properties and uses

4: The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Would have no effect on surrounding property and uses

5: Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

All Municipal Services and infrastructure are existing and service site

6: Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

All entry points to the site have been discussed with City Staff. Proposed Vision Triangle of 25'-0" is adequate for the Henry/Hamilton/Wilson triangular intersection and 10'-0" vision triangles are required at other access points/drive aisles.

7: The conditional use conforms to all applicable regulations of the district in which it is located.

Proposed project is in conformance with MGO Subchapter 28E

8: When applying the above standards to an application by a community living arrangement, the Plan Commission shall:

a: Bear in mind the City general intent to accommodate community living arrangements.

b: Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are the distance between the proposed facility and other such facilities, the capacity of the proposed facility and the percentage by which the facility will increase the population of the community, the total capacity of all community living arrangements in the community, the impact on the community of other community living arrangements, the success or failure of integration into communities of other such facilities operated by the individual or group seeking approval, and the ability of the community to meet the special needs, if any, of the applicant facility.

N/A

9: When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.

Project will be submitted to the Urban Design Commission

10: When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use. N/A

11: N/A- Proposed project not a telecommunication facility

12: N/A- Project proposal does not exceed Max. Building heights per 28.071(2)(a)

13: N/A- Proposed project not a lakefront development.

14: N/A- Project proposal does not exceed Max. Building heights per 28.071(2)(a)

BACKGROUND INFORMATION

Parcel Location: An approximately 7,867 s.f. (0.18-acre) parcel located at the triangular intersecting corner of S. Hamilton, S. Henry, and W. Wilson; Aldermanic District 4 (Verveer); Downtown District; Madison Metropolitan School District.

Existing Conditions and Land Use: Existing 3 story Office building, built approx.. 1961, zoned UMX (Urban Mixed Use).
 Surrounding Land Uses and Zoning:

North: Single-family house converted to Offices, zoned UMX

South: Multi-Family rental house conversions, zoned UMX

West: Multi-Family rental house conversions, zoned UMX, (1) owner occupied single family, zoned DR-2 and PD

East: Dane County Courthouse, zoned PD

Adjacent Streets:

Hamilton: One-way (north); No street parking along parcel, no parking along opposite side of street

Henry: Two-way; No street parking on parcel side of street (east). 2 hr parking along a portion of opposite side of street
 Fire lanes can be utilized on either Hamilton or Henry Streets.

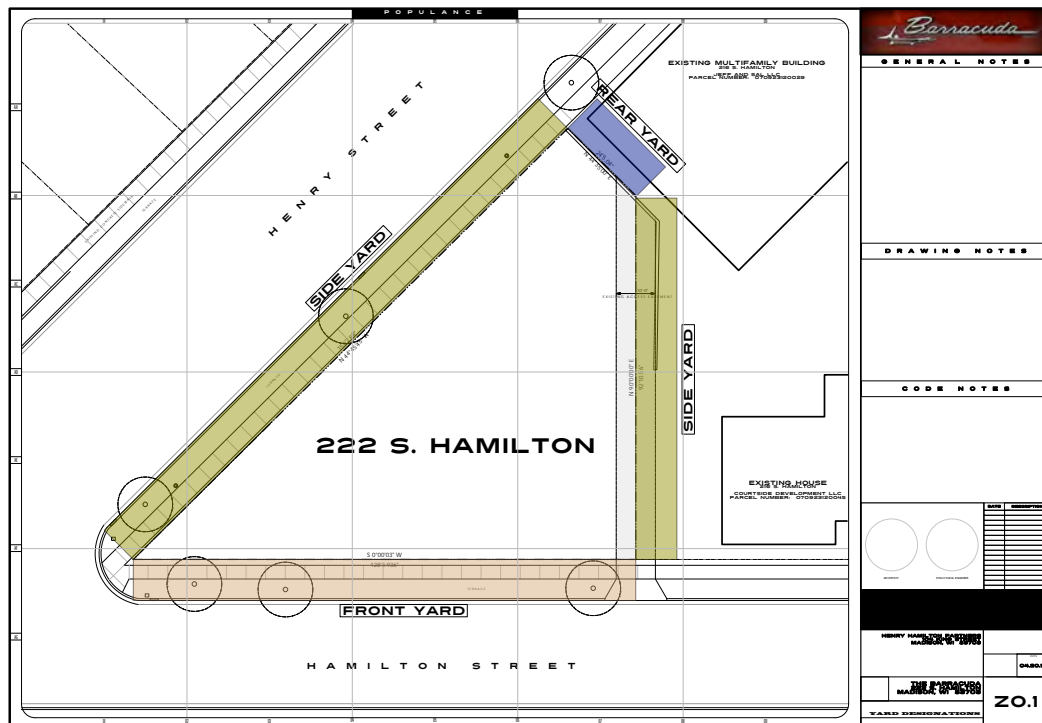
Adopted Land Use Plans: The Comprehensive Plan designates the property and context as part of the Downtown Core (Volume II, Map 2-3).

Site is also in a Potential Redevelopment & Infill Area (Volume II, Map 2-5)

The 1997 Basset Neighborhood Master Plan identifies the parcel as part of the State Capitol Mixed Use Zone and encourages an intensive mixed use zone including very high density residential development.

Zoning Summary: The site is zoned **UMX (Urban Mixed-Use)**:

Site is on a triangular lot. Yard designations were determined by zoning staff on 02.27.18:



Mixed Use Building:

Requirements	Required	Proposed
Front Yard	0' Minimum	2'-0"-5'-0"
Side Yards	0' Minimum	2'-0"-15'-0"
Rear Yard	10'-0"	10'-0"
Useable Open Space	10 sq. ft. per bedroom 38 bedrooms = 380 s.f. required	227 sq. ft. at grade; 2850 sq. ft. balconies (3077 sq. ft. total)
Maximum Lot Coverage	90%	77%
Maximum Building Height	6 stories	6 stories
AutoParking	No minimum	19
Bike Parking	1 per dwelling unit + 1 visitor stall per 10 res. units = (21); Office: 1 per 2,000 sq. ft. floor area (1) (22 total)	5 surface; 17 underground (22 total)
Loading	N/A	0
Building Forms	Large Multi-Family/ Commercial Block	Large Multi-Family/ Commercial Block
Other Critical Zoning Items		
Yes:	Urban Design (Downtown District), Barrier Free, Access Easements	
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park, Historic District	

Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit service

PROJECT DESCRIPTION

The applicant has submitted a request for conditional use approval for 0.18-acre parcel located at the triangular corner of S. Hamilton, S. Henry, and W. Wilson. The request calls for the construction of a six-story mixed-use building that will contain 930 square feet of ground floor commercial space and 19 owner occupied condominium units.

The proposed six-story mixed-use building will parallel S. Hamilton and S. Henry with a new parking entrance off S. Henry and an existing parking entry off S. Hamilton, with the primary pedestrian entrance and building lobby off S. Henry. The commercial space will be located on the southern tip of the ground floor, with an entrance proposed on S. Hamilton street.

On the first floor, the applicant proposes a residential lobby and landscaped commons along the western façade and one condominium unit. The eastern driveway will provide separate access to structured parking that will include 10 auto parking stalls and 17 bike parking stalls. The area between the sidewalk and building is landscaped open space; a second, smaller open space is proposed at the southern tip of the property. The upper 5 floors of the building will contain the remaining 18 dwelling units. Overall, the 19 condominium units proposed will consist of 19 two-bedroom units.

Elevations of the building propose a contemporary commercial building to be clad with a combination of Composite Wood, Glass, and Stone with a distinct base, middle and top.

BUILDING AREA

Level	Name	Area
GROUND FLOOR	GROUND FLOOR	6,107 SF
1ST FLOOR	FIRST FLOOR	6,378 SF
2ND FLOOR	2ND FLOOR	7,015 SF
3RD FLOOR	3RD FLOOR	7,043 SF
4TH FLOOR	4TH FLOOR	7,010 SF
5TH FLOOR	5TH FLOOR	5,362 SF
6TH FLOOR	6TH FLOOR	5,372 SF
TOTAL		44,287 SF

UNIT MATRIX

Level	Number	Size (s.f.)	Bedrooms	Bathrooms
1ST FLOOR	101	1,515	2	2
Total Units: 1		1,515		
2ND FLOOR	201	1,433	2	2
	202	1,726	2	2
	203	1,587	2	2
	204	1,438	2	2
Total Units: 4		6,184		
3RD FLOOR	301	1,726	2	2
	302	1,588	2	2
	303	1,444	2	2
	304	1,433	2	2
Total Units: 4		6,191		
4TH FLOOR	401	1,726	2	2
	402	1,588	2	2
	403	1,449	2	2
	404	1,433	2	2
Total Units: 4		6,196		
5TH FLOOR	501	1,695	2	2
	502	1,442	2	2
	503	1,449	2	2
Total Units: 3		4,586		
6TH FLOOR	601	1,696	2	2
	602	1,443	2	2
	603	1,449	2	2
Total Units: 3		4,588		
TOTALS: 19 units		29,260	38	38

DEMOLITION OF EXISTING BUILDING

The Zoning Code **Sec. 28.185** includes the following provisions regarding approval of the Demolition and Removal of buildings:

(1) Statement of Purpose.

It is hereby declared a matter of public policy that the good maintenance and rehabilitation of existing buildings, the preservation of safe and sanitary housing available at reasonable prices, and the careful consideration and planning of changes in the urban landscape are a public necessity and are required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving his or her existing building or buildings.

(2) Applicability and Initiation.

(a) An application for a demolition or removal permit shall contain a clear, detailed and complete statement of the present or most recent use and any use proposed to be made of the property if the demolition or removal permit is approved.

COMPLIES: Proposed Project Plan submitted to Plan Commission for Conditional Use and Demolition Approvals

P O P U L A T I O N C E

(b) An application for a permit also shall include plans for any proposed future use, including site, grading and landscaping plans, floor plans, building elevations and materials, the length of the current ownership, and photographs of the interior and exterior of the building(s). A written report of a licensed architect or engineer describing the condition of the building(s) may be submitted to substantiate the request.

COMPLIES: Proposed Project Plan (including assessment by licensed Architect) submitted to Plan Commission for Conditional Use and Demolition Approvals

(7) Approval Standards.

Applications for demolition or removal permits shall not be approved, except as provided in (6) above, unless the following standards are met:

(a) Applications With a Proposed Future Use.

1. The Zoning Administrator issues a zoning certificate for the proposed use of the property. For the purpose of this subdivision, a zoning certificate shall mean a certification in writing that the proposed use of the property would be in compliance with the provisions of the Zoning Code.
 - a. If the Zoning Administrator finds that the proposed use of the property is not in compliance with the provisions of the Zoning Code, the applicant for a demolition or removal permit may apply for a map or text amendment pursuant to Sec. 28.182 or for a conditional use permit pursuant to Sec. 28.183 for the proposed use. All of the provisions of Secs. 28.182 and 28.183 shall apply to said applications, except that the time limit for commencement of the conditional use, pursuant to Sec. 28.183(9), shall be eighteen (18) months instead of twelve (12) months.
 - b. If after the procedures provided in Paragraph 1.a. are followed, the proposed use of the property would be in compliance with the provisions of the Zoning Code, the Zoning Administrator shall grant zoning approval for the proposed use, pursuant to Sec. 28.202(3).
Proposed project meets all Planning and Zoning standards currently adopted at time of submittal
2. The Plan Commission finds that both the requested demolition or removal and the proposed use are compatible with the purpose of this section and the intent and purpose expressed in the Zoning Code for the zoning district in which the property is located. Furthermore, the proposed use should be compatible with adopted neighborhood plans, the Comprehensive Plan or with any applicable neighborhood conservation district requirements. When making this finding the Commission shall consider and may give decisive weight to any relevant facts, including but not limited to:
 - a. The effects the proposed demolition or removal and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties.
 - b. The reasonableness of efforts to relocate the building, including but not limited to the costs of relocation, the structural soundness of the building; and
 - c. The limits that the location of the building would place on efforts to relocate it, and the availability of affordable housing.
No existing housing, affordable or otherwise is affected by the demolition of the existing building.
4. In the case of landmarks or improvements located in a local Historic District, consideration and approval of demolition or removal permits by the Plan Commission shall be contingent upon the prior issuance of a certificate of appropriateness by the Landmarks Commission pursuant to Sec. 33.01(5)(c), MGO.
Proposed project is not a Landmarked building nor is it located in a Historic District.
5. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.
6. If a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator.
Reuse and Recycling Plan has been submitted as part of the Plan Commission Package.

ANALYSIS AND CONCLUSION

Any mixed-use building with greater than 8 units in the UMX zoning requires approval as a **conditional use**. The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met.

That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present."

The Applicant specifically believes that the conditional use standards can be met for the proposed mixed-use building. Applicant believes that the proposed development will have a positive impact on the uses, values and enjoyment or normal and orderly development of surrounding properties, and will not create an adverse impact on the City's ability to provide services to the site.

Applicant also believes that approval of the project will not create an undue impact on traffic, circulation or parking in the surrounding area, based on the small amount of parking provided and multiple access points.

The proposed redevelopment of the site is consistent with the statement of purpose for the UMX zoning district, which was established to recognize corridors in the City that are largely pedestrian oriented, and encourage their redevelopment into mixed-use projects that are conducive to pedestrian, bicycle, transit and motor vehicle activity.

The project is also consistent with the neighborhood commercial recommendation applied to the site and adjacent properties the 1997 Bassett Neighborhood Master Plan, which was developed to create a neighborhood stabilization and redevelopment vision for the area of the City located near the Capitol and more intensive residential uses west of the Capitol.

Applicant believes that the mixed-use building can also meet the requirements for new development in the Downtown Core sufficiently for the Urban Design Commission to grant the project approval.

Applicant believes that the project, as an owner occupied mixed use development, fills a much needed demand for stable housing product in the Downtown Core. Project will be the first owner occupied multifamily project in the Downtown core since 2007.

The project provides the effective screening of parking recommended by the district, with all of the proposed structured parking concealed. Further, the architecture of the building suggests that it can meet the district goals for contemporary architecture and massing, and for materials and colors of new buildings to be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood.

Additional Items:

- 1: Project is NOT located in a Historic District as designated by the Landmarks Commission
- 2: The nearest designated landmark buildings are on the 100 and 300 blocks of Hamilton (Baskerville and Stoner House)

E N D

EXISTING BUILDING ASSESSMENT

Address:	222 S. Hamilton Street, Madison, WI
Current Use:	Office
Type of Construction:	III A
Construction:	Steel Frame with masonry exterior and wood truss roof
Stories:	2 above grade/basement
Sprinklered:	NO
Meets current Accessibility Requirements:	NO
Can be converted to meet current Accessibility Requirements:	Unlikely, Presents considerable hardships and cost disproportionality.

DESCRIPTION:

Existing structure was built in 1955 for use as an office building. Building style is approximating a semi-Georgian Revival with several elements, including columns and a pediment at the front entry. The windows and articulation of the rest of the elevations do not carry over any of the design language and are flat surfaces with little to no architectural detail.

The casement windows are another deviation from the faux Georgian style seen at the entry elevation. It is assumed that those are not the original windows, but no information could be found as to a replacement date.

The building is symmetrical about an axis on site that is skewed somewhere between the Hamilton and Henry Street axes that creates an unusual main entry facade that is not directly related to either street.

The building is subdivided up into offices served by a double loaded corridor and open stairs serving all levels.

NOTE: Photos of the existing building exterior and interior are contained in the Barracuda Project Plan Commission submittal

STRUCTURE/CLADDING/ROOF:

The structure consists of concrete foundation walls, steel framing for the first and second floors (approx. 22'-0" bay spacing) and wood roof trusses.

Floor systems appear to be a composite concrete deck with a combination of carpet and terrazzo floor finishes in the common areas and corridors and carpet in the offices. Bathrooms received a ceramic tile finish

The structure is in relatively good shape, with signs of deferred maintenance appearing. Several areas of the exterior brick cladding would be candidates for re-pointing, but no major water infiltration was evident during the inspection.

The asphalt shingle roof appears to be 15+ years old and would need to be replaced in the medium term. No visible signs of water infiltration or damage were evident.

WINDOWS:

The windows were aluminum single pane casement windows, and it is not known if these are the original or replacement windows. Many frames were showing signs of distress and oxidation. Average window size is 32" h x 50" w, with clear glass. Smaller windows with obscure glass are used in the bathroom areas.

MECHANICAL:

The mechanical system is a lower efficiency gas boiler for a hot water baseboard system. The boiler appeared to be maintained, however the age was 30+ years.

ACCESSIBILITY:

As is common with buildings of this age, there are no accessible routes from the sidewalk or parking are to any level of the building, with obstructions, curbs, and stairs preventing any accessible access. In addition to the lack of accessible routes, there is no elevator serving the different building floors. The public bathrooms are situated such that there is one bathroom per floor. The Women's Restroom is on the 2nd floor, the Men's bathroom is on the 1st Floor, and there are no restrooms on the basement level.

The bathrooms provide minimal to no maneuvering clearances and none meet the minimal accessible design standard requirements of today.

SUMMARY AND RECOMMENDATIONS:

Although the building has aged appropriately with minimal maintenance and poses no immediate hazard, the combination of inefficient design and mechanicals, no accessibility accommodations and the general odd placement on the site, creates a condition where we can find no compelling reason why the building should remain.

The Design of the building is a mix of a historical style and mid century suburban blankness and anonymity with no defining architectural or period significance.

Respectfully submitted,

Christopher Gosch

DEMOLITION AND CONSTRUCTION WASTE MANAGEMENT PLAN

Project Name: The Barracuda

Contractor: TBD

Construction Waste Manager: TBD

Location: 222 S. Hamilton Street , Madison, WI.

Date: The construction period is approximately 9 months from October 1, 2018 to June 1 2019

Facility / Scope of Project

The Barracuda Project is new construction and will be an approximately 40,000 square foot new construction of mixed use Residential, Commercial, and Parking.

The sustainable building techniques will be employed include use of recycled products, use of energy-efficient glass and fixtures, and on site recycling.

The General Contractor will employ sustainable building materials and practices on this project. The reduction, reuse and recycling strategies and goals are as follows:

1. REUSE – It is intended that the project shall generate the least amount of waste possible and that methods shall be used that minimize waste due to error, poor planning, breakage, mishandling, contamination, or similar factors.
2. REMOVE- All hazardous materials will be removed and recycled or properly disposed per Federal and State Law.
3. DEMOLITION- Building materials not salvaged or otherwise accessible during the REUSE phase.
4. CONSTRUCTION RECYCLE – As many of the waste materials as economically feasible shall be reused, salvaged, or recycled. Waste disposal in landfills shall be minimized. The project has a goal of a 75% recycling rate.

9/20/18 thru 9/23/18 – Owner and Recycling Partners remove appliances, furnishing, etc.

9/24/18 thru 9/29/18 –Asbestos and lead abatement (if required)

9/28/18 thru 8/27/18 –Electricity, gas, phone, water utilities to be terminated for demolition.

10/01/18 –Construction fencing installed and demolition contractor mobilized

REUSE

Asbestos and lead testing and abatement will be completed before demolition. All parties involved in the demolition should be familiar with the report and take all appropriate steps for personal and environmental safety.

Existing Building items to be salvaged and reused:

- Cabinets – wood and laminate
- Sinks
- Windows
- Light fixtures
- Wood and metal railings
- Doors
- Built-in shelves
- Base boards
- Solid wood paneling
- Marble Wainscoting
- Ceiling tiles
- Mirrors
- Copper

Partners in the Reuse Phase:

- Habitat ReStore will be contacted to salvage usable building materials.
- Occupy Madison will be contacted to salvage any materials

REMOVE:

Hazardous and regulated materials are to be removed for proper disposal prior to full demolition. These items include the following:

- Lighting,
- Electronics
- Batteries
- Refrigerants
- Appliances
- Hazardous chemicals

For all materials removed during this phase, the demolition contractor shall provide evidence of proper and secure handling and disposal.

Receipts or other proof of recycling shall include the date(s), material, quantity, weight or volume, and recycling or disposal company contact information.

DEMOLITION

Recycling or properly disposing of building materials prior to demolition:

- Copper
- Concrete
- Brick
- Asphalt Paving
- Asphalt Shingles
- Metal

- Wood
- Cardboard, Paper, Cans, and Bottles
- Wood
- Carpet

Brick and Stone

- Brick and stone can be salvaged whole or crushed, or used as clean fill.
- NOTE: The building is clad in brick on the exterior

Concrete and Concrete Block

- Clean concrete and concrete block may be crushed and used as fill, aggregate in roadbeds, or for recycling into new concrete.
- NOTE: Concrete landings and foundations, concrete block, and exterior Stairs and patios

Metal

- NOTE: Copper piping, railings, building structure

Cardboard, Paper, Cans, and Bottles

- Cardboard, paper, cans, and bottles must be recycled under Wisconsin law.
- NOTE: Any recyclable materials on-site or generated during demolition must also be recycled.

Wood

- Any unpainted and untreated wood will be collected for recycling.

CONSTRUCTION RECYCLE

Projected construction waste materials:

- Cans & bottles
- Cardboard
- Carpet scrap
- Ceiling tile scrap
- Concrete/Masonry products
- Glass
- Gypsum drywall
- Insulation scrap
- Scrap Metal
- Pallets
- Paper – plans, office paper, newspaper, etc
- Plastics including stretchwrap/shrinkwrap, plastic bags, packaging
- Scrap wood - Plywood, OSB, particleboard, other engineered lumber, dimensional lumber
- Vinyl flooring scraps
- Miscellaneous - lunch wastes, floor sweepings

Based on the waste generation rates from WI statewide averages, this project is expected to generate 22 tons or 197 cubic yards of construction debris. With 75% diversion the Barracuda Project should recycle or reuse an estimated 16 tons of material.

Targeted Materials

Materials	Name and Location of Recipient
<input checked="" type="checkbox"/> Cardboard	Card Recycling. – sorted, sold to paper mills to make into new paper products
<input checked="" type="checkbox"/> Concrete/Masonry	Sent to one of several concrete recyclers in area for recycling back into concrete
<input checked="" type="checkbox"/> Drywall	Hoffman Farms – Ground and added to compost as an amendment
<input checked="" type="checkbox"/> Wood	Royal Recycling – chipped and sold for landscape mulch
<input checked="" type="checkbox"/> Cans & Bottles	Recycle America – sorted, sold to various markets to make, for example, new aluminum cans, new glass bottles, carpeting made from soda bottles
<input checked="" type="checkbox"/> Waste	Dane County Landfill-Madison, WI.
<input checked="" type="checkbox"/> Metal	All Metals Recycling – melted and made into new metal products

Materials-handling procedures

All subcontractors will abide by the guidelines stated below. Our goal is to minimize the environmental impact of the construction project and reduce our waste by 75%. To reach this goal, the following items will be diverted from the landfill and recycled or reused.

Cardboard

Cardboard includes flattened, clean cardboard and boxboard. It does not include waxed cardboard, tissue, paper plates or towels, pizza boxes, or any item that is not paper. Cardboard that is over 50% covered with paint, mud or other contaminants should be disposed of as trash. Separate plastic and Styrofoam and other items which may be stuck to the cardboard boxes before recycling. Place in designated containers located on the job site. A detailed list of acceptable items will be posted in the trailers and on/near each container. The cardboard and office paper will be sorted, bundled and sold to be made into new paper products.

Concrete/CMU

Concrete/CMU include concrete masonry units, concrete, and bricks. This will be crushed and used in making new concrete, or as general construction gravel for roadbeds and fill. Trees, branches or other organic matter cannot be placed in this container.

Gypsum Drywall

Drywall in good condition will be stockpiled for reuse and reused as much as possible. Unpainted scrap drywall will be placed in roll off containers for recycling. It is very important that the scrap drywall be kept completely free of contaminants including nails, screws and any other material.

Lunchroom recyclables - plastic, glass, aluminum and steel bottles, jars and cans
Place in labeled recycling bins located on job site near eating areas. When recycling bin is full, take to larger recycling container outside by other containers. Bottles, jars and cans need to be empty. Bottles and cans will be sorted offsite and recycled. A detailed list of acceptable items will be posted in the trailers.

Scrap Metal

Place in designated containers located on the job site. Metal will be hauled to a local metal recycler for processing.

Paper

Paper includes white or colored office paper, plans, newspapers, magazines and other paper. It does not include tissue, waxed paper, beverage cups, paper plates, food wrapping, or paper contaminated with food, mud or other materials. Paper is recycled back into new paper products.

Wood

Wood includes packaging wood, pallets, clean dimensional wood, plywood, OSB and particle board. Dimensional lumber in good condition will be stockpiled for reuse when short-length pieces are needed. Subcontractors are strongly encouraged to reuse as much wood as possible. Scrap wood that is not reusable will be placed in a designated container located on the job site. Nails that are in the scrap wood may be included, but all other materials such as pieces of metal, cardboard or other materials is prohibited. The scrap wood will be chipped, dyed and used as landscaping mulch.

Packaging

Specify minimal packaging when ordering materials. Find out if returnable packaging is available. Return packaging if possible (pallets, spools for electrical wire, etc.). If returnable packaging is not available, request recyclable packaging.

Other

All subcontractors are required to take note of what they are throwing away and come up with ways to minimize or eliminate the waste. Minimizing waste is the first priority -for example, returning reusable items (e.g. pallets or unused products) to the material supplier. The second priority is to reuse - for example, storing reusable products to reuse on future projects.

Meetings to be Held to Address Waste Management and Other Education Methods

Waste management plans and implementation shall be discussed at all regular job site meetings. A General Contractor representative will provide results quarterly at these meetings.

In addition to regular job site meetings, a kickoff meeting will be held and periodic presentations will be given by the General Contractor to job site personnel to update them on the program.

EDUCATION PLAN – Actions

- ☑ Complete Construction Waste Management Plan
- ☑ Hold Orientation/Kick Off Meeting
- ☑ Update & Progress in Weekly Job-Site Meetings
- ☑ Post Targeted Materials (signage)
- ☑ Distribute tip sheets to job-site personnel
- ☑ Post goals/progress (signage)
- ☑ Require those who contaminate dumpsters to re-sort
- ☑ Take photos to document progress and share with all parties
- ☑ At site visits, discuss waste management with job-site personnel
- ☑ Conduct periodic presentations for job-site personnel on waste issues

Waste Auditing Procedures

All subcontractors are responsible for daily site cleanup and ensuring that all recycling containers are kept free of contamination. General Contractor representatives shall be responsible for daily checks of trash and recycling containers to check for and ensure the removal of contamination. Violators will be required to re-sort any misplaced waste and, if the problem continues, pay the cost of General Contractor's time to sort recyclables from the trash. General Contractor representatives shall be responsible for contacting haulers for collection service. Feedback from all workers is encouraged and should be given to the on-site General Contractor representative. In addition, feedback may be given at any of the meetings held to address waste management to determine if improvements need to be made to the reuse and recycling program.

A Disposal Service representative shall conduct waste audits to assess if improvements need to be made to the recycling program. At these assessments, the Disposal Service will:

- A. Interview representatives from the General Contractor and subcontractors to identify specific items that may be hindering the recycling program and to obtain input on ways to improve waste reduction, reuse and recycling on the project
- B. Check for mis-sorted materials in recycling and trash dumpsters and correct problems. For example, if a cardboard recycling dumpster is contaminated with trash because there is not a conveniently-located trash dumpster, Disposal Service staff will work with the site superintendent to move the recycling/trash dumpsters.
- C. Assess placement and labeling of dumpsters and signs. Design and order signs for all recycling and trash dumpsters. Work with the site superintendent and hauler to place recycling dumpsters to best facilitate recycling compliance and efficiency.
- D. Document the process

Documentation Procedures

Disposal Service will document cost and savings to the project as a result of the program's implementation and provide a monthly and final report to the General Contractor. The monthly report will include the work activities for the month along with type and quantity of each material recycled and disposed, the total weight and volume of each material generated to date, the total weight and volume of each material generated for that month, and the diversion rate for that month and to date.

END

AFFIDAVIT OF ADVERSE POSSESSION

RE: Part of Lot Eight (8), Block Sixty-eight (68), in the City of Madison, described as follows: Beginning at the Southerly corner of Lot 8, Block 68; thence Northerly along the West line of South Hamilton Street 128.33 feet; thence Westerly perpendicular to South Hamilton Street 92.88 feet to a point on the Southeasterly line of Lot 9, Block 68, which point is 24.1 feet Northeast of the Northeasterly line of South Henry Street; thence Southwesterly on the line between Lots 8 and 9, Block 68, 24.1 feet to the Northeasterly line of South Henry Street; thence South-easterly along the Northeasterly line of South Henry Street 156.5 feet more or less to the point of beginning.

Subject to Driveway agreement as set forth in Volume 347 of Misc., page 537, as Document No. 999942.

STATE OF WISCONSIN)
)ss
COUNTY OF DANE)

John B. Threlfall, being first duly sworn, on oath deposes and says:

1. He is an adult resident of Madison, Wisconsin, and makes this affidavit on his own personal knowledge.

2. By Warranty Deed dated March 15, 1960, from Elizabeth Walker Smith to affiant recorded March 16, 1960, in Volume 706 of Deeds, at Page 469, as document no. 998427, Office of the Register of Deeds for Dane County, Wisconsin, affiant received title to the following described property:

All that part of Lot 8, Block 68, in the City of Madison, described as follows:

Beginning at a point on the NE line of S. Henry St., said point being the S corner of Lot 9 in said Block 68; thence NEly on the line between Lots 8 and 9, 32.0 feet; thence S 83° E through the center of a well, as now located, in direct line to the W line of S. Hamilton St.; thence S along the W line of S. Hamilton St. and the E line of said Lot 8, 121 feet and 10 inches to the S corner of said Block 68; thence NW along the NE line of S. Henry St. and the SW line of said Lot 8, 156 feet and 6 inches to the point of beginning.

3. By Warranty Deed dated April 11, 1960, from 204 S. Hamilton Corp. to affiant, recorded April 11, 1960, in volume 707 of Deeds, at Page 451, as document no. 999941, affiant received title to the following described property:

1600

A parcel of land in Lot 8, Block 68, City of Madison, Dane County, W'sconsin, to-wit: Commencing at the Sly corner of said Block 68; thence Nly along the W line of S. Hamilton St. 122.00 feet to the point of beginning; thence continuing along said W line 6.33 feet; thence Wly perpendicular to Hamilton St. 46.27 feet; thence SEly 46.70 feet to the point of beginning.

4. The properties affiant received as noted in 2 and 3 hereof except for a parcel conveyed by affiant and his wife to 204 S. Hamilton Corp. by Warranty Deed dated April 11, 1960, and recorded in the office of the Register of Deeds on April 11, 1960, in volume 707 of Deeds, at page 450, as document no. 999940, comprise the same property as described in the caption hereof.

5. Affiant and his successors in title have occupied the property noted in the caption of this affidavit openly, notoriously, adversely, uninterrupted and continuously, from April 11, 1960 to the date of this affidavit.

6. This Affidavit is for the purpose of clearing any clouds on title to the property noted in the caption hereof.

John B. Threlfall

John B. Threlfall

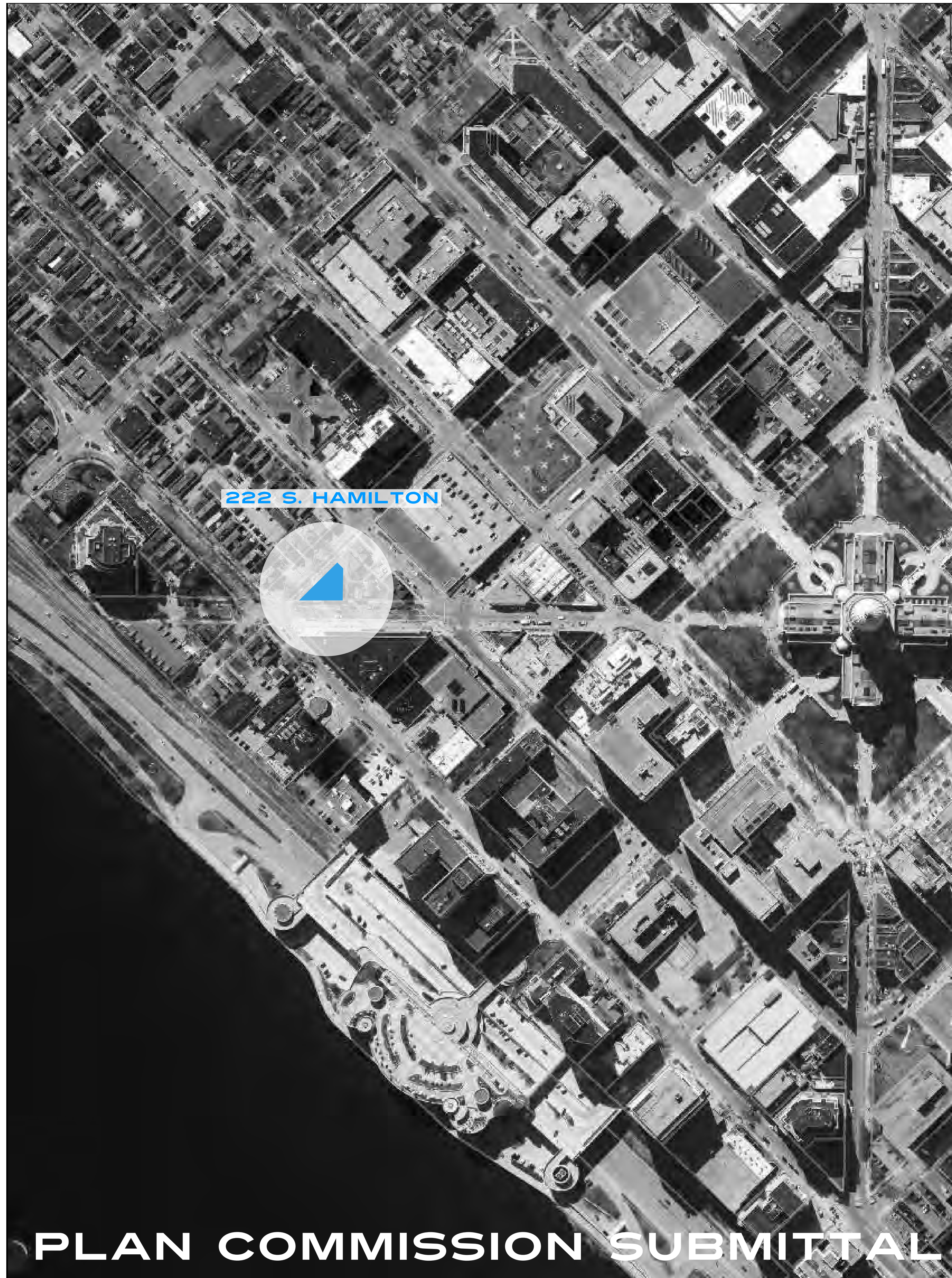
REGISTER'S OFFICE
DANE COUNTY, WI, 53
RECORDED ON
MAR 3 9 30 AM '87
CAROL H. HAHNE
REGISTER OF DEEDS

Subscribed and sworn to before me
this 31st day of December, 1984.

[Signature]

Notary Public, State of Wisconsin
My Commission: EXPIRES 6/23/85

Ret! This instrument was drafted
by: Louderman, Hayes, Van
Camp, Priester, Strother &
Schwartz, S.C.
222 S. Bedford
Mad, WI 53703



222 S. HAMILTON



PLAN COMMISSION SUBMITTAL

SURVEY

- CXT.1 PROJECT AND SITE CONTEXT
- CXT.2 PROJECT AND SITE CONTEXT
- CXT.3 PROJECT AND SITE CONTEXT
- CXT.4 PROJECT AND SITE CONTEXT
- CXT.5 PROJECT AND SITE CONTEXT

- C0.01 OVERALL SITE AND ACCESS PLAN
- C0.02 ZONING ANALYSIS
- C0.03 ZONING ANALYSIS
- C0.04 SITE SECTION: HAMILTON
- C0.05 SITE SECTION: HENRY
- C0.06 SITE SECTION

- C1.01 SITE DEMOLITION PLAN
- C1.02 EXISTING BUILDING PICTURES: EXTERIOR
- C1.03 EXISTING BUILDING PICTURES: INTERIOR
- C2.01 GRADING AND EROSION CONTROL PLAN
- C3.01 UTILITY PLAN
- C4.01 FIRE APPARATUS ACCESS PLAN
- C5.01 SITE LIGHTING PLAN
- C5.02 SITE LIGHTING DETAILS
- C6.01 SITE DETAILS
- C7.01 STAGING AND ACCESS PLAN

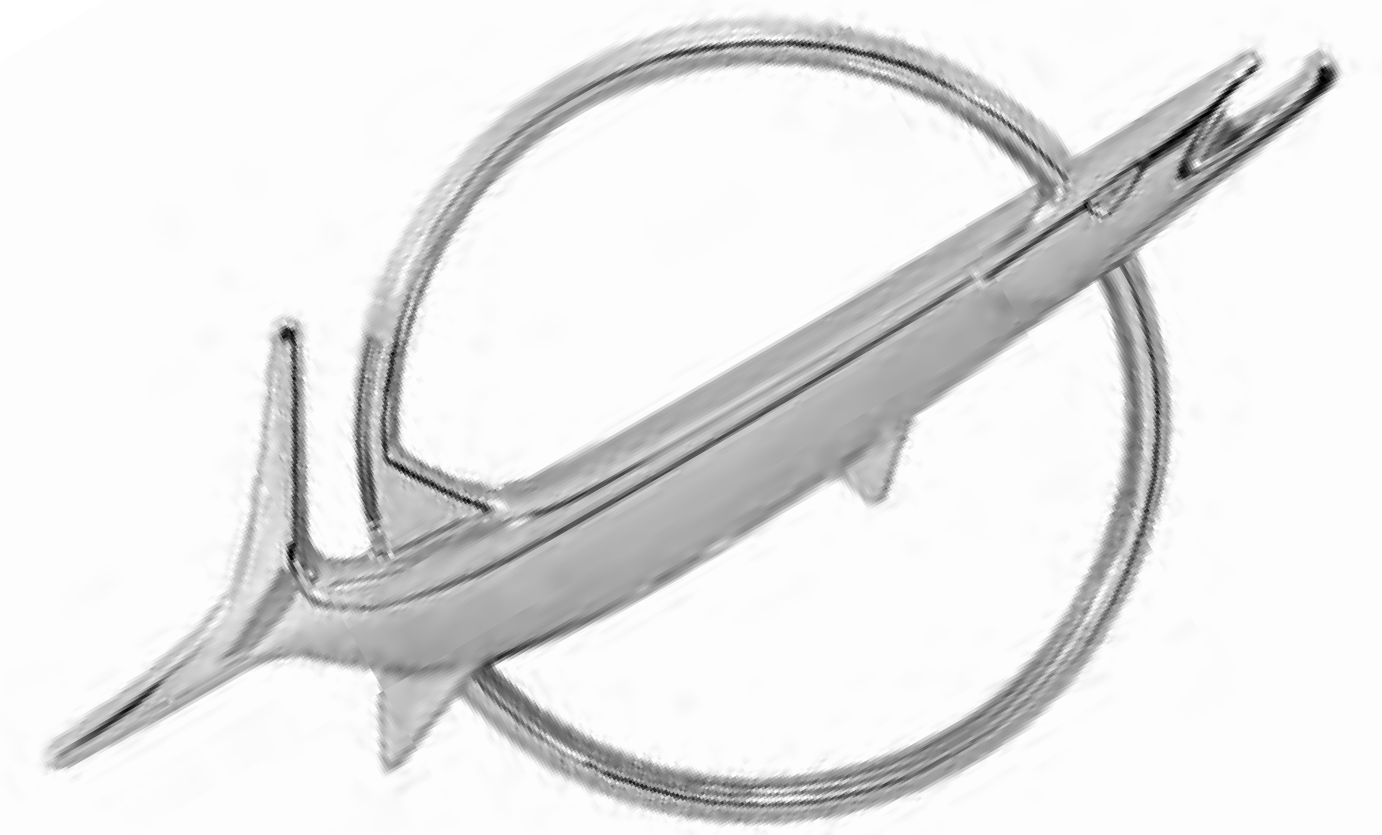
- L1.01 STREETScape AND LANDSCAPE PLAN
- L2.01 LANDSCAPE DETAILS

- A1.00 GROUND FLOOR PLAN
- A1.01 FIRST FLOOR PLAN
- A1.02 SECOND FLOOR PLAN
- A1.03 THIRD FLOOR PLAN
- A1.04 FOURTH FLOOR PLAN
- A1.05 FIFTH FLOOR PLAN
- A1.06 SIXTH FLOOR PLAN
- A1.07 ROOF PLAN

- A4.01 BUILDING ELEVATION: HAMILTON STREET
- A4.02 BUILDING ELEVATION: HENRY STREET
- A4.03 BUILDING ELEVATION: NORTH (ALLEY)
- A4.04 BUILDING SECTIONS

- A5.01 BUILDING MATERIALS
- A5.02 BUILDING MATERIALS
- A5.03 RENDERINGS
- A5.04 RENDERINGS
- A5.05 RENDERINGS
- A5.06 RENDERINGS
- A5.07 RENDERINGS
- A5.08 RENDERINGS
- A5.09 RENDERINGS
- A5.10 RENDERINGS
- A5.11 SHADOW STUDIES

- A8.01 SIGNAGE



BARRACUDA

DEVELOPER
HENRY HAMILTON PARTNERS, LLC
 104 KING STREET, MADISON, WI 53703

ARCHITECT
POPULANCE, LLC
 104 KING STREET, MADISON, WI 53703

STRUCTURE
FINK/HOREJSH
 N9494 STATE ROAD 69, NEW GLARUS, WI 53574

CIVIL
D'ONOFRIO KOTTKE
 7530 WESTWARD WAY, MADISON, WI 53717

LANDSCAPE
POPULANCE, LLC
 104 KING STREET, MADISON, WI 53703

SURVEY
D'ONOFRIO KOTTKE
 7530 WESTWARD WAY, MADISON, WI 53717

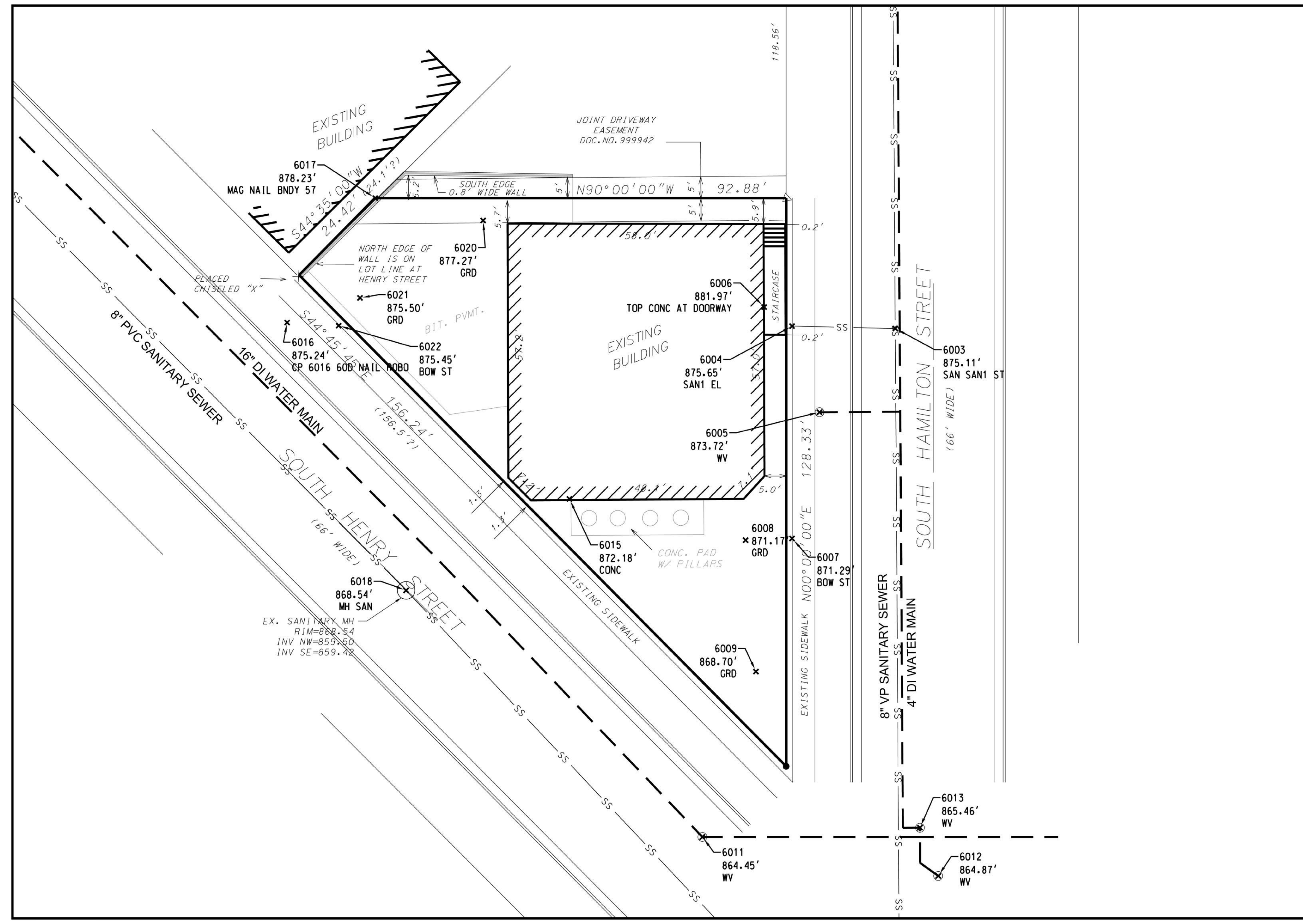
ACOUSTICS
 TBD

GENERAL CONTRACTOR
 TBD

SALES
LAUER GROUP
 2229 ATWOOD AVE MADISON WI 53704

COUNSEL
REINHART BOERNER VAN DEUREN SC
 22 E MIFFLIN ST # 700, MADISON, WI 53703

AA
AB
AC
AD
AE
AF
AG



DONFRIO KOTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7330 • Fax: 608.833.1889
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

UTILITY PLAN
GOSCH S. HAMILTON
 222 S HAMILTON
 MADISON, WI 53703

SCALE: 1" = 20'
 (PAGE SIZE: 11x17)

DATE: 03-26-18
 REVISED:

DRAWN BY: AGD
 FN: 18-02-104
 Sheet Number:
 1 of 1

PLAN COMMISSION

HENRY HAMILTON PARTNERS
 101 KING STREET
 MADISON, WI 53703

DATE
 07.18.18

THE BARRACUDA
 222 S HAMILTON
 MADISON, WI 53703

SURVEY

PARCEL INFORMATION

ADDRESS
222 S. Hamilton Street

EXISTING IMPROVEMENTS
3 story steel framed and masonry office building built in 1952
Current condition is average but showing signs of deferred maintenance

CURRENT ENTRIES
Lightly used front entry at the Hamilton and Henry intersection
Side entry with stairs off Hamilton

CURRENT AUTOMOBILE PARKING
Gravel/asphalt surface lot for 6 cars. Entry off Hamilton Street via shared access easement with adjacent property

EXISTING RESIDENTIAL UNITS PROPOSED FOR DEMOLITION
0.00



HAMILTON STREET TO NORTHWEST **VIEW**



LAKE MONONA UP HAMILTON ST. **VIEW**

PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

CONTEXT

CXT.1

PROJECT CONTEXT

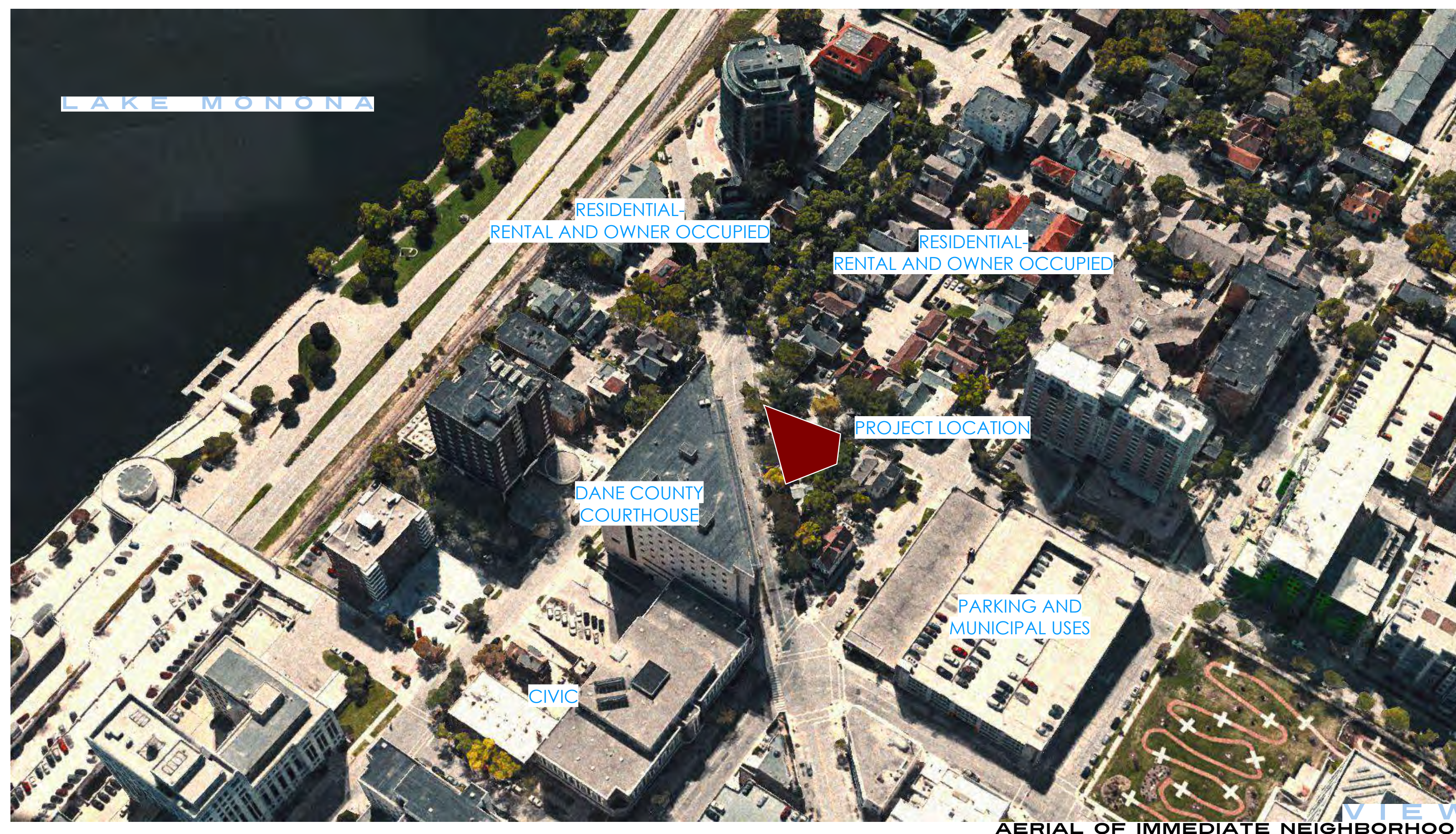
Project site is in an intensive urban corridor surrounded by a mixture of uses that are essential for a dynamic urban environment.

Directly east of the site is the Dane County Courthouse (2003) which provides a modern and stable backdrop to the Bassett neighborhood. during the weekday. There is a great deal of pedestrian activity at the main entrance to the Courthouse along Hamilton, however, after 5:00 pm, the amount of activity decreases substantially and the Hamilton corridor is very quiet.

West of the site is a mix of owner occupied and rental houses and new structures. These structures vary in height from 2-5 stories and date from before the turn of the 20th century to the past 15 years.

The current mix of housing options is essential to maintain a vibrant and active neighborhood and Downtown.

The massing of the existing neighborhood is perfectly aligned with the proposed project, stepping down from east to west, allowing sunlight and views to be maintained for all existing properties.



PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
22 S. HAMILTON
MADISON, WI 53703

CONTEXT

CXT.2

PROJECT CONTEXT

The Barracuda will strengthen the existing streetscape by eliminating voids along the existing block and create a primary pedestrian focused entry mid block at Henry Street.

The existing building is a 2 story office building dating from the early 1950s. The property has been underutilized for some time and the existing building is showing signs of decay due to deferred maintenance.

The building is currently 50% occupied with small offices housing a range of businesses. These businesses will be relocated as part of the project scope.



VIEW HAMILTON STREET PANORAMA



VIEW EAST SIDE OF HENRY STREET



VIEW EAST SIDE OF HENRY STREET



VIEW EAST SIDE OF HENRY STREET



VIEW WEST SIDE OF HENRY STREET

PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
22 S. HAMILTON
MADISON, WI 53703

CONTEXT

CXT.3



HENRY, HAMILTON, WILSON INTERSECTION



HENRY, DOTY INTERSECTION



EXISTING ALLEY AND PARKING LOT



DANE COUNTY COURTHOUSE

PLAN COMMISSION

HENRY HAMILTON PARTNERS
15 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

CXT.4

CONTEXT

PROJECT CONTEXT

The Downtown Core is divided up into various allowable height allowances per MGO Section 28.071 (2)(a); Downtown Height Map

Proposed project is located in a transitional height zone which steps building heights down from the Capitol Height Limit and 10 story limits to the east to a 6 story zone.

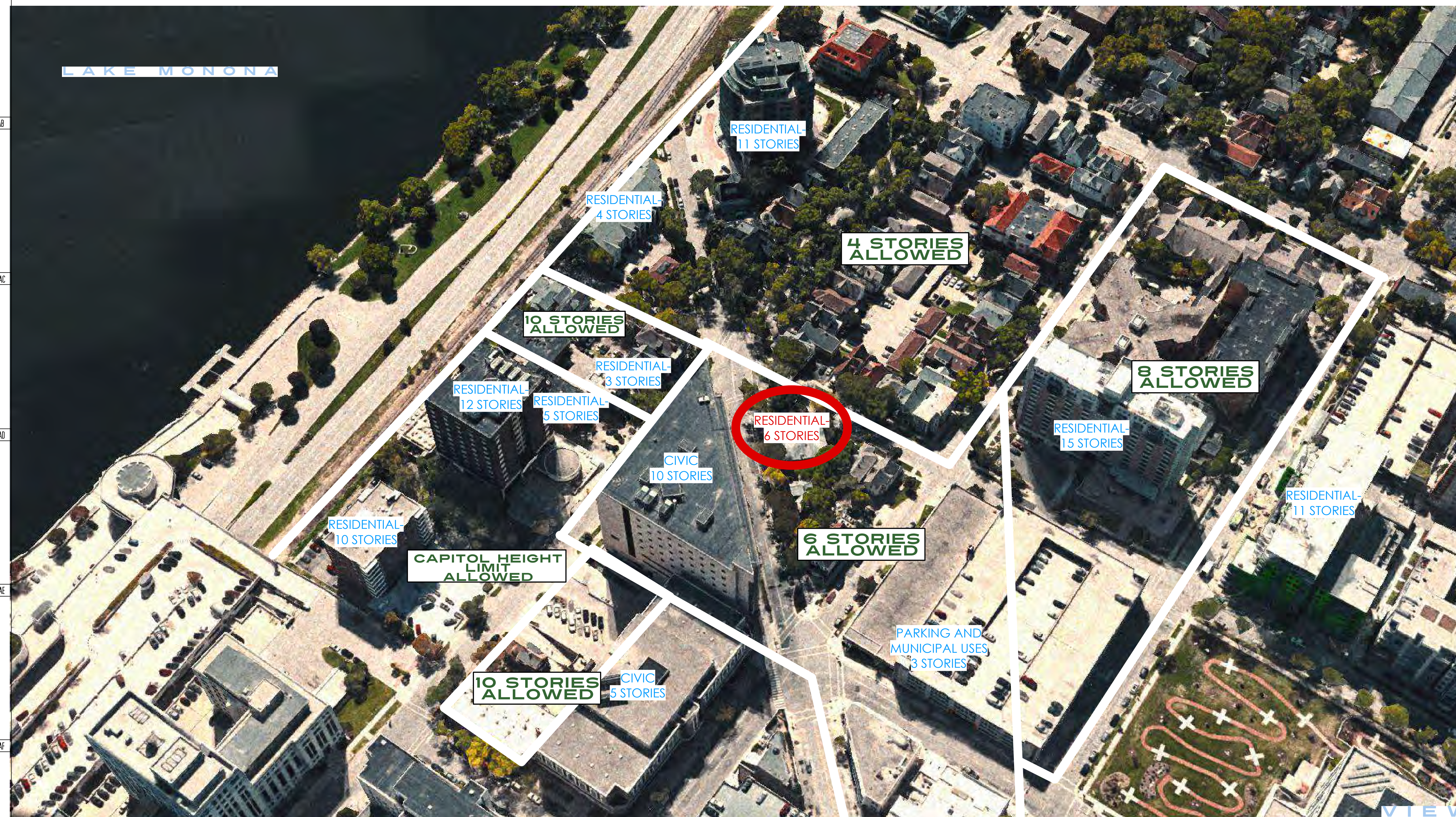
To the west is a limit of 4 stories and to the south there is a mix of Capitol Height and 10 story parcels.

Existing buildings in the zones do not necessarily comply with the Zoning Ordinance, having been constructed prior to adoption.

The existing building heights range from 2-15 stories which creates a dynamic and varied cityscape.

The proposed project is 6 stories, which is consistent with the adopted Ordinance.

The project will contribute to the sustainable practice of urban infill and will be a contributing building to the vision of transitioning building heights in this area by perfectly aligning with the Planning vision for the City.



PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
22 S. HAMILTON
MADISON, WI 53703

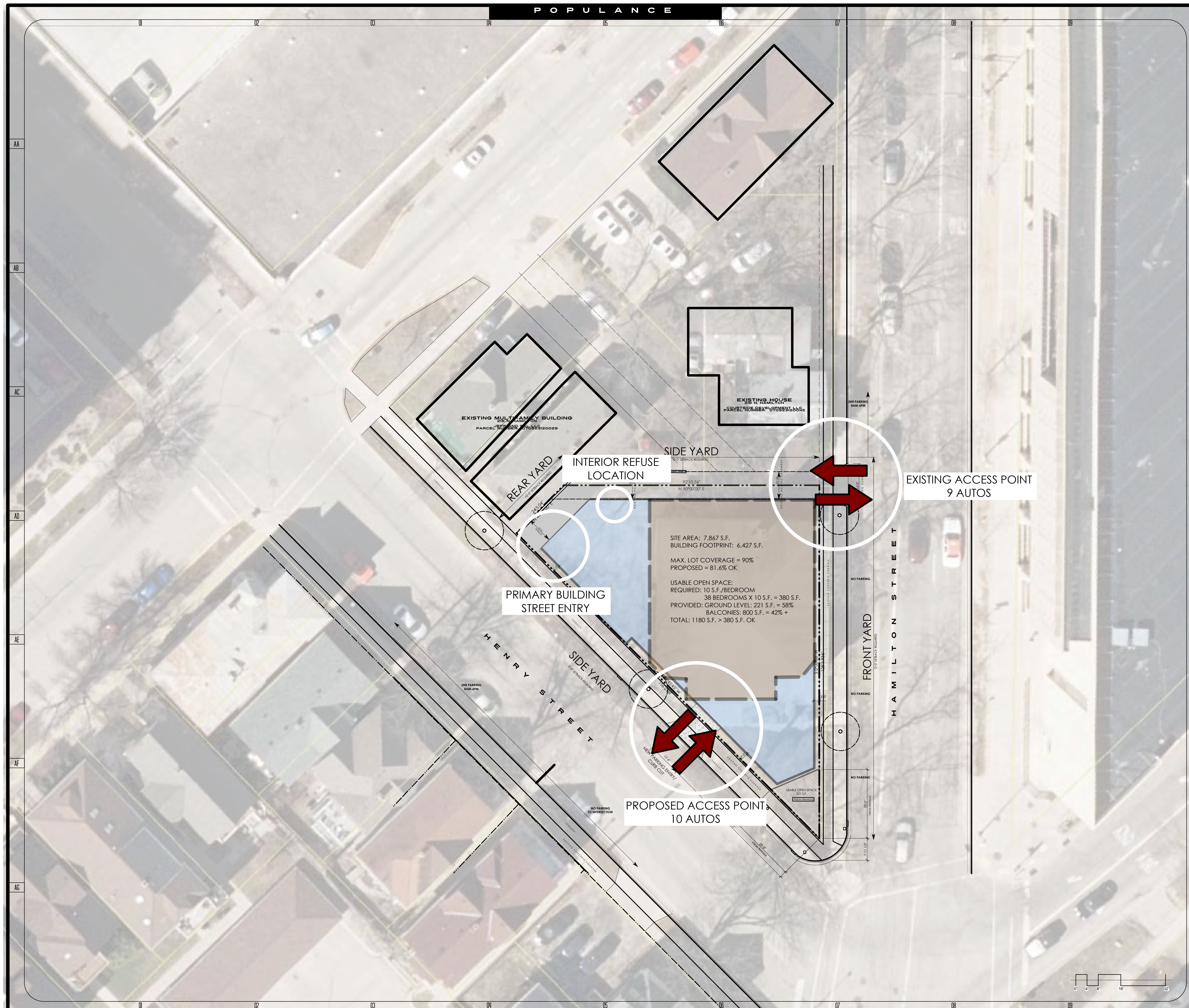
CXT.5

CONTEXT

GENERAL NOTES

SITE INFORMATION BLOCK

SITE ADDRESS:	222 S. HAMILTON
SITE ACREAGE (TOTAL):	0.18A
NUMBER OF BUILDING STORIES ABOVE GRADE:	6
TOTAL BUILDING SQUARE FOOTAGE:	44,287 S.F.
USE OF PROPERTY:	MIXED USE; OFFICE AND 19 CONDO UNITS
NUMBER OF PARKING STALLS:	19
TOTAL SITE AREA:	7840 S.F.
EXISTING PAVEMENT IMPERVIOUS AREA:	2139 S.F.
EXISTING BUILDING IMPERVIOUS AREA:	4099 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	6238 S.F.
TOTAL EXISTING PERVIOUS AREA:	1602 S.F.
PROPOSED PAVEMENT IMPERVIOUS AREA:	365 S.F.
PROPOSED BUILDING IMPERVIOUS AREA:	6247 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	6612 S.F.
TOTAL PROPOSED PERVIOUS AREA:	1228 S.F.



PLAN COMMISSION

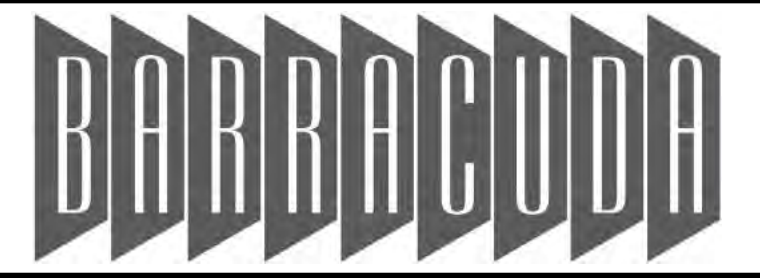
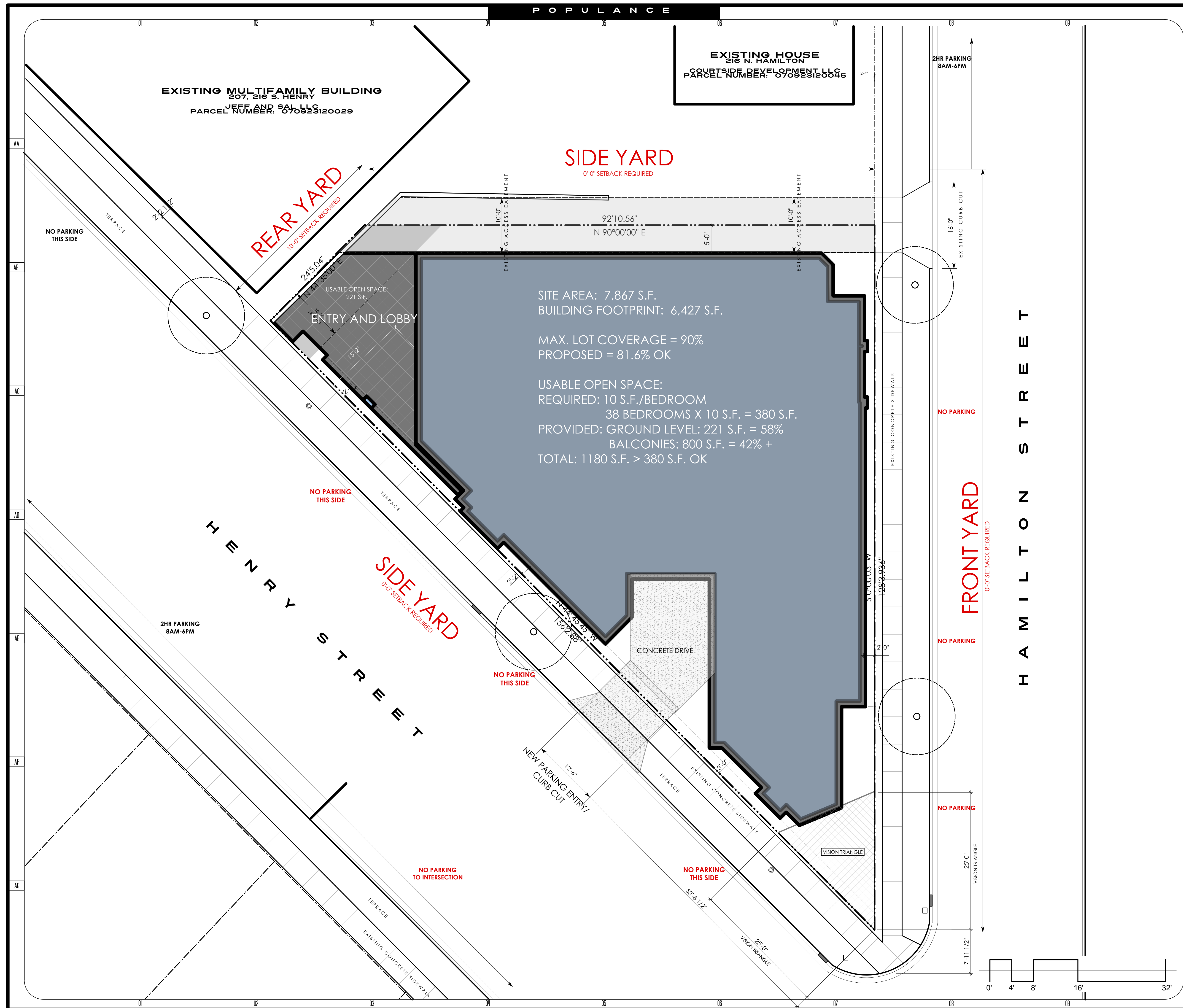
HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

CO.01

OVERALL SITE PLAN



GENERAL NOTES

28.140 USABLE OPEN SPACE.
 Rev. 12/15/16
 28 - 170
 (1) Usable open space shall be provided on each lot used in whole or in part for residential purposes, as set forth in each district.
 (a) Usable open space at ground level shall be in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%).
 1. Where lot width is less than forty (40) feet, the minimum dimension of usable open space may be reduced to six (6) feet.
 (b) Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and previous pavement designed for outdoor recreation only may be included as usable open space.
 (c) Within the Central Area, as defined, where usable open space requirements cannot be met due to limited existing lot area, or building/parking placement, required landscaped areas may be used to meet the usable open space requirement, provided that said landscaped areas are a minimum of five (5) feet in width.
 (d) Within the TR-41 and TR-42 Districts and within all Mixed-Use, Employment, Downtown and Urban Districts:
 1. Roof decks, porches, and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirements, provided that:
 a. Roof decks shall have a minimum dimension of fifteen (15) feet and shall be free of any obstructions, improved and available for safe and convenient access to all occupants of the building.
 b. Porches shall have a minimum width of fifteen (15) feet and minimum depth of six (6) feet and shall be free of any obstructions, improved, and available and available to all occupants as a source of ingress and egress to the building.
 c. Balconies shall have a minimum dimension of six (6) feet and shall be free of any obstructions, improved, and available for safe and convenient access to all occupants of the building.
 d. Private balconies and private porches shall have a minimum dimension of four and one-half (4 1/2) feet.
 (Am. by ORD-16-00107, 12-14-16)
 (e) Within the TSS and MXC Districts, roof decks and balconies may be used to meet up to one hundred percent (100%) of the minimum open space requirements, provided that the dimensions set forth in sub. (d) 1. and 2 are met. (Cr. by ORD-14-00148, 9-12-14; ORD-16-00039, 4-8-16)

Urban Mixed-Use District	
Lot area (sq. ft.)	3,000
Lot width	30
Minimum front yard setback	Nonresidential or mixed-use buildings: 0 Residential buildings: 5 See (a) below
Maximum front yard setback	See (a) below
Side yard setback	0
Rear yard setback	10 See (b) below
Maximum lot coverage	90%
Minimum height	2 Stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	10 sq. ft. per bedroom See (c) below

- (a) Specific front yard setbacks may be designated on the zoning map and may be designated as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.

SETBACKS AT EXISTING BUILDINGS

- FROM PRIMARY STREET
- RESIDENTIAL ACROSS HENRY
- 202 S. HENRY ST. = 0'-0" N, 6" E
 - 206 S. HENRY ST. = 2'-10"
 - 208 S. HENRY ST. = 3'-1"
 - 212 S. HENRY ST. = 3'-6"
 - 216 S. HENRY ST. = 1'-4"
 - 302 W. WILSON ST. = 5'-1"
- RESIDENTIAL ON SAME BLOCK
- 203 S. HENRY ST. = 1'-1"
 - 207 S. HENRY ST. = 2'-3"
 - 206 S. HAMILTON ST. = 1'-1"
 - 216 S. HAMILTON ST. = 4'-8"
- CIVIC ACROSS HENRY (COURTHOUSE)
- 124 W. WILSON ST. = 0'-0"

AVERAGE SETBACK: 2'-2"

PLAN COMMISSION

HENRY HAMILTON PARTNER MADISON, WI 53703		DATE
THE BARRACUDA MADISON, WI 53703		07.18.18
ZONING ANALYSIS		CO.02
SCALE 1/8" = 1'-0"		



GENERAL NOTES

DRAWING NOTES

CODE NOTES

PLAN COMMISSION

HENRY HAMILTON PARTNERS
10 KING STREET
MADISON, WI 53703

THE BARRACUDA
HAMILTON PARTNERS
MADISON, WI 53703

ZONING ANALYSIS

DATE DESCRIPTION

DATE
07.18.18

CO.03

- (h) "DR1" means Downtown Residential 1 District.
- (i) "DR2" means Downtown Residential 2 District.

Table 28E-2

Downtown and Urban Districts		DC	UOR	UMX	DR1	DR2	Supplemental Regulations
Offices							
Artist, photographer studio, etc.	P	P	P				
Insurance office, real estate office, sales office	P	P	P				
Professional Office	P	P	P				
Medical Facilities							
Clinic, medical, dental or optical	P	C	P				
Hospital	C	C	C				Y
Medical laboratory	P	C	P				
Physical, occupational or massage therapy	P	P	P				
Veterinary clinic	P	P	P				Y
Retail Sales and Services							
General retail	P		P				
Animal grooming	P		P				
Bank, financial institution	P		P				
Business sales and services	P		P				
Farmers' market	P		P				Y
Food and related goods sales	P		P				
Free-standing vending carts	C						
Furniture and household goods sales	P		P				
Garden center			C				
Home occupation	P/C	P/C	P/C	P/C	P/C		Y
Laundromat, self-service	P		P				
Liquor store	P		P				
Limited retail use of a landmark site or building	P	P	P		C	C	Y
Mortuary, funeral home	P		P				
Animal daycare	C		C				Y
Post office	P	P	P				
Secondhand goods sales	P		P				
Service business	P		P				
Contractor's business with showroom or workshop	C	C	C				Y
Sporting goods store, bait shop	P		P				
Tattoo shop	P		P				
Food and Beverages							
Catering	P		P				
Coffee shop, tea house	P		P				
Restaurant	P		P				



Downtown and Urban Districts		DC	UOR	UMX	DR1	DR2	Supplemental Regulations
Single-Family and Multi-Family Dwellings							
Single-family attached dwelling (3-8 dwelling units)		P	P	P	P	P	Y
Single-family attached dwelling (> 8 dwelling units)		P	P	C	C	C	Y
Dwelling units in mixed-use buildings	P	C	P				Y
Multi-family dwelling (4 dwelling units)	P	P	P	P	P	P	Y
Multi-family dwelling (5-8 dwelling units)	P	P	P	C	P	Y	
Multi-family dwelling (> 8 dwelling units)	P	C	C	C	C	C	Y
Multi-family building complex	C	C	C	C	C	C	Y
Residential - Group Living							
Adult family home	P/C	P/C	P/C	P/C	P/C		Y
Cohousing community	P/C	P/C	P/C	C	C	Y	
Community living arrangement (up to 8 residents)	P		P	P	P	Y	
Community living arrangement (9-15 residents)	C		C	C	C	Y	
Community living arrangement (>15 residents)				C	C		
Dormitory	C	C	P			Y	
Housing cooperative	P/C	P/C	P	P/C	P/C	Y	
Lodging house, fraternity or sorority	C	C	P			C	Y
Assisted living, congregate care, nursing home	C	C	P			C	Y
Convent, monastery or similar religious community	C	C	P	C	C	Y	
Civic and Institutional							
College, university	C	C	C				
Correctional Facility	C						
Counseling, community services organization	P	P	P				
Day care center, nursery school	P	C	P	C	C	Y	
Library, museum	P	C	P	C			
Parks and playgrounds	P	P	P	P	P		
Place of worship	P/C	P/C	P/C	P/C	P/C	Y	
Public safety facilities	P	P	P	P	P		
Schools, public and private	P	C	P	C	C	Y	
Schools, arts, technical or trade	C	C	C	C	C	Y	
Agriculture							
Community garden	P	P	P	P	P		
Market garden	C	C	C	C	C	Y	
Public Utility and Public Service Uses							
Electric substations	C	C	C	C	C		
Gas regulator stations, mixing and gate stations	C	C	C	C	C		
Telecommunications towers, antennas and transmission equipment buildings	C	C	C	C	C		

Table 28E-1: Building Materials in Downtown and Urban Districts.

Building Materials	Trim / Accent Material	Top of Building	Middle of Building	Base / Bottom of Building	Standards (see footnotes)
Brick (Face/Veneer)	Y	Y	Y	Y	A
Smooth-Face / Split-Face Block	Y	Y	Y	Y	A
Wood / Wood Composite	Y	Y	Y	Y	B
Fiber-Cement Siding / Panels	Y	Y	Y	Y	B
Concrete Panels (Tilt-up or Precast)	Y	Y	Y	Y	C
EIFS / Synthetic Stucco	Y	Y	Y	Y	D
Stone / Stone Veneer	Y	Y	Y	Y	D
Metal Panels	Y	Y	Y	Y	E
Hand-Laid Stucco	Y	Y	Y	Y	D
Reflective Glass / Spandrel	Y	Y	Y	Y	F
Glass (Transparent)	Y	Y	Y	Y	F

- A- Shall be used in conjunction with a palette of materials and shall not comprise more than thirty-three percent (33%) of any building.
- B- Wood and fiber cement panels shall not be used on the ground story except between the sidewalk and the bottom of storefront windows or as an accent material.
- C- Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.
- D- Shall not be within three feet of the ground or used on building facades facing State Street, King Street, or the Capitol Square.
- E- Shall be used in conjunction with a palette of materials; shall be a heavy gauge, non-reflective metal.
- F- Shall be used in limited quantities as an accent material.

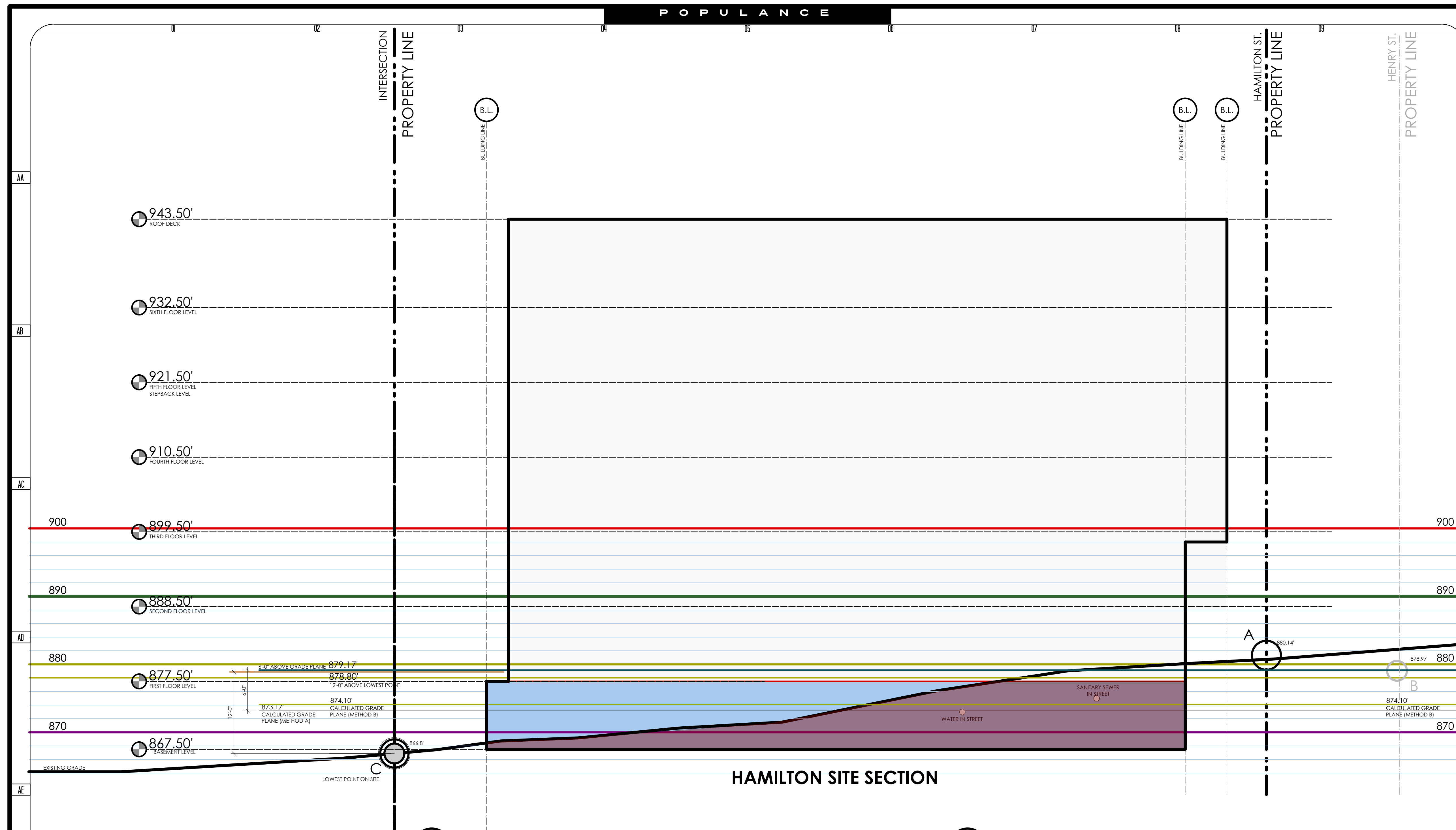
- (g) **Equipment and Service Area Screening**
 - Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material. No doors or openings providing access to parking or loading facilities shall about the Capitol Square, State Street or King Street.
 - Fences and walls shall be architecturally compatible with the principal structure.
- (h) **Screening of Rooftop Equipment**
 - All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.
 - The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials, and shall be constructed to a height of at least one (1) foot above the height of the equipment.

28.072 DOWNTOWN DISTRICT USES.

- (1) Table 28E-2 lists all permitted and conditional uses in the downtown and urban districts.
- (a) "P" means permitted in the districts where designated.
- (b) "C" means allows as conditional uses in the districts where designated, in compliance with all applicable standards.
- (c) "P/C" means permitted or conditional, depending on specific requirements in Supplemental Regulations, Subchapter 28J.
- (d) "Y" means there are specific requirements in Subchapter 28J associated with the use.
- (e) "DC" means Downtown Core District.
- (f) "UOR" means Urban Office Residential District.
- (g) "UMX" means Urban Mixed Use Districts.



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HAMILTON SITE SECTION

1 TASK 1: DETERMINE GRADE PLANE; IBC

METHOD A (6'-0" FROM BUILDING LINE): (HIGHEST) POINT A (HAMILTON) : 880.14' (HIGHEST) POINT B (HENRY) : 878.97' (LOWEST) POINT C (INTERSECTION) : 866.80'

AVERAGE HIGHEST POINTS: A+B= 879.55'

AVERAGE HIGHEST AND LOWEST POINTS: 879.55+866.8 = 873.17' GRADE PLANE DETERMINATION

METHOD B: (AT PROPOSED BUILDING WALLS): (HIGHEST) POINT A (HAMILTON) : 880.01' (LOWEST) POINT C (INTERSECTION) : 868.20'

AVERAGE HIGHEST AND LOWEST POINTS: 880.01+868.20' / 2 = 874.10' GRADE PLANE DETERMINATION

IBC 2009; SECTION 202: GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

2 TASK 2: REVIEW STORY ABOVE GRADE PLANE REQUIREMENTS; IBC

6'-0" ABOVE GRADE PLANE= 879.17'

12'-0" ABOVE LOWEST POINT OF SITE (C): 866.80' + 12'-0" = 878.80'

CHECK PROPOSED FLOOR ELEVATIONS:

Basement level: 867.50' First Floor: 877.50' 877.50' < 879.17' = OK 877.50' < 878.80' = OK

FIRST FLOOR IS FIRST STORY ABOVE GRADE PLANE OK WITH EITHER METHOD OF CALCULATING GRADE PLANE

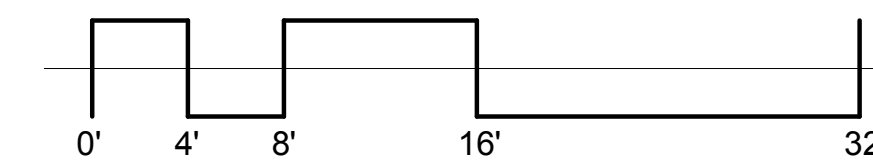
IBC 2009; SECTION 202: STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is: 1. More than 6 feet (1829 mm) above grade plane; or 2. More than 12 feet (3658 mm) above the finished ground level at any point.

3 TASK 3: REVIEW BASEMENT DEFINITION; IBC AND MGO

BASEMENT PERIMETER SQUARE FOOTAGE FRONTING HAMILTON STREET : 1031.1 S.F. AMOUNT OF BASEMENT EXPOSED: 605.11 S.F. PERCENT EXPOSED (HENRY) = 41.4% < 50% = OK

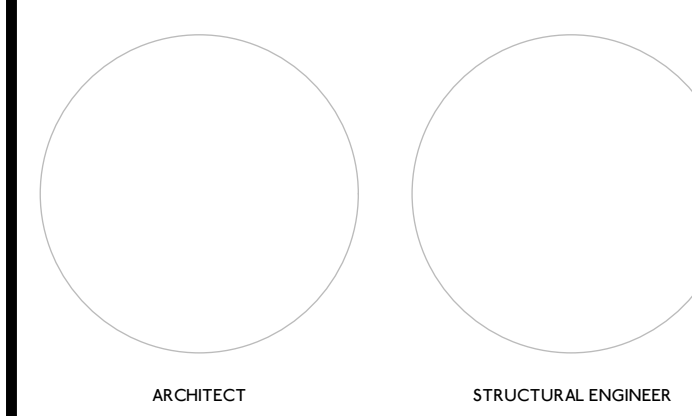
IBC 2009; SECTION 202: BASEMENT. A story that is not a story abovegrade plane (see "Story above grade plane" in Section 202).

MGO SUBCHAPTER 280: Story. A story is that portion of a building, other than a basement or mezzanine, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. (a) For the purposes of this ordinance, there shall be only one basement which shall be counted as a story when the front exterior wall of the basement level is exposed more than fifty percent (50%).



DATE DESCRIPTION

DATE	DESCRIPTION



PLAN COMMISSION

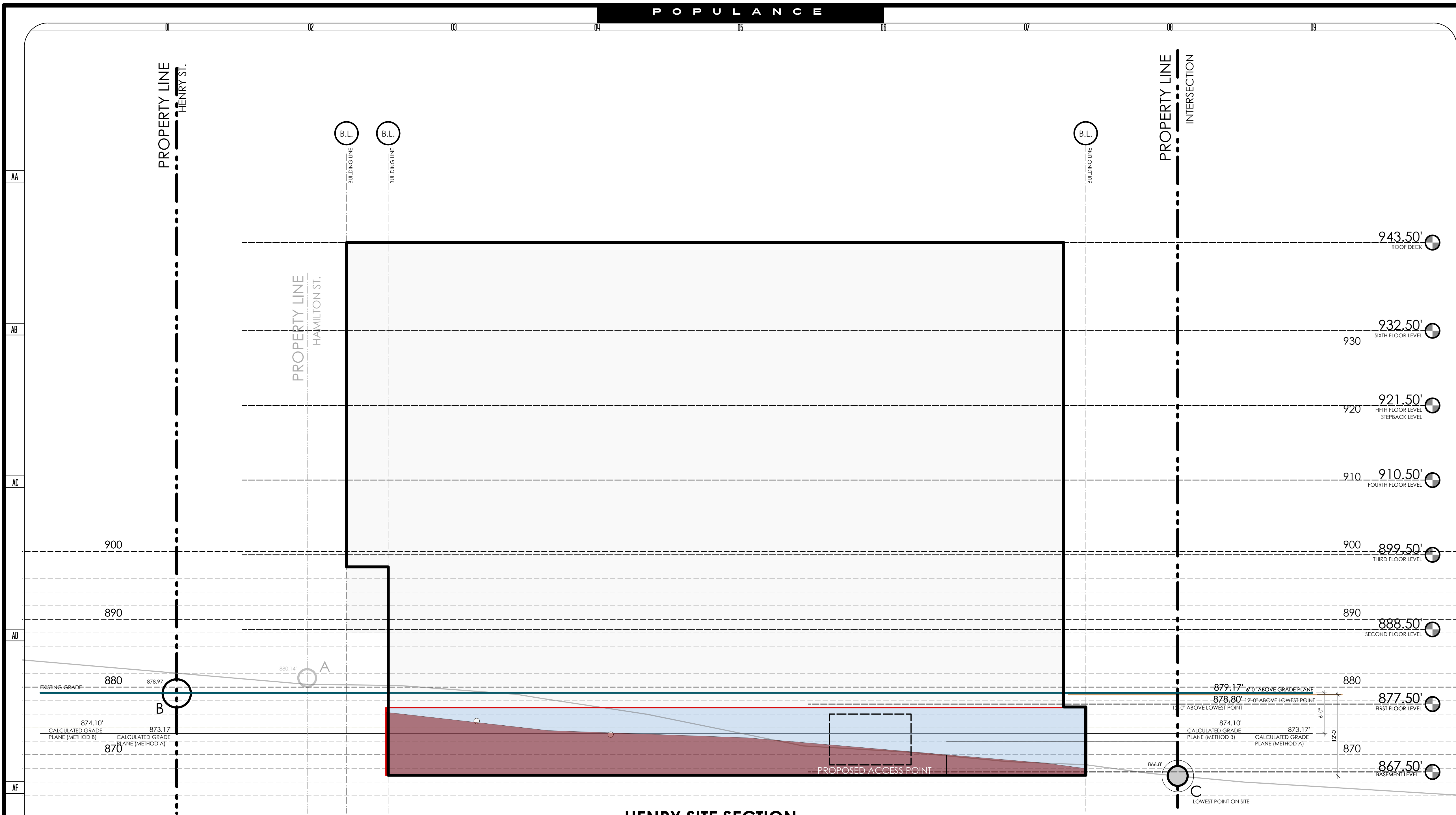
HENRY HAMILTON PARTNERS 223 S. HAMILTON STREET MADISON, WI 53703

THE BARRACUDA 223 S. HAMILTON STREET MADISON, WI 53703

SITE SECTION AND GRADE PLANE SCALE 1/8" = 1'-0"

DATE 07.18.18

CO.04



HENRY SITE SECTION

1 TASK 1: DETERMINE GRADE PLANE; IBC

METHOD A (6'-0" FROM BUILDING LINE):
 (HIGHEST) POINT A (HAMILTON) : 880.14'
 (HIGHEST) POINT B (HENRY) : 878.97'
 (LOWEST) POINT C (INTERSECTION) : 866.80"

AVERAGE HIGHEST POINTS: A+B= **879.55'**

AVERAGE HIGHEST AND LOWEST POINTS:
 $879.55 + 866.8 = 873.17'$ **GRADE PLANE DETERMINATION**

METHOD B: (AT PROPOSED BUILDING WALLS):
 (HIGHEST) POINT A (HAMILTON) : 880.01'
 (LOWEST) POINT C (INTERSECTION) : 868.20'

AVERAGE HIGHEST AND LOWEST POINTS:
 $880.01 + 868.20' / 2 = 874.10'$ **GRADE PLANE DETERMINATION**

IBC 2009; SECTION 202: GRADE PLANE.
 A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

2 TASK 2: REVIEW STORY ABOVE GRADE PLANE REQUIREMENTS; IBC

6'-0" ABOVE GRADE PLANE= **879.17'**

12'-0" ABOVE LOWEST POINT OF SITE (C):
 $866.80' + 12'-0" = 878.80'$

CHECK PROPOSED FLOOR ELEVATIONS:

Basement level: 867.50'
 First Floor: 877.50'
 $877.50' < 879.17' = \text{OK}$
 $877.50' < 878.80' = \text{OK}$

IBC 2009; SECTION 202: STORY ABOVE GRADE PLANE.
 Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:
 1. More than 6 feet (1829 mm) above grade plane; or
 2. More than 12 feet (3658 mm) above the finished ground level at any point.

**FIRST FLOOR IS FIRST STORY ABOVE GRADE PLANE
 OK WITH EITHER METHOD OF CALCULATING
 GRADE PLANE**

3 TASK 3: REVIEW BASEMENT DEFINITION; IBC AND MGO

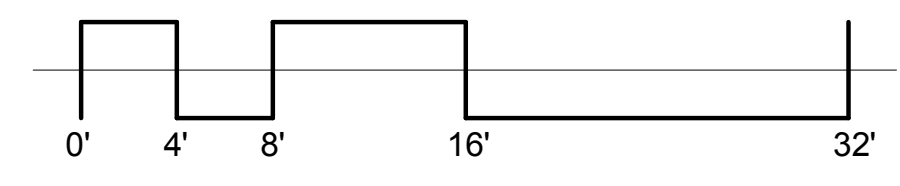
BASEMENT PERIMETER SQUARE FOOTAGE
 FRONTING HENRY STREET : 1031.1 S.F.

AMOUNT OF BASEMENT EXPOSED: 537.7 S.F.

PERCENT EXPOSED (HENRY) = 48% < 50% = OK

IBC 2009; SECTION 202: BASEMENT. A story that is not a story above grade plane" in Section 202).

MGO SUBCHAPTER 280:
 Story. A story is that portion of a building, other than a basement or mezzanine, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.
 (a) For the purposes of this ordinance, there shall be only one basement which shall be counted as a story when the front exterior wall of the basement level is exposed more than fifty percent (50%).



DATE	DESCRIPTION

PLAN COMMISSION

HENRY HAMILTON PARTNERS
 225 KING STREET
 MADISON, WI 53703

THE BARRACUDA
 225 KING STREET
 MADISON, WI 53703

DATE: **07.18.18**

CO.05

SITE SECTION AND GRADE PLANE DETERMINATION- HENRY ST.
 SCALE 1/8" = 1'-0"

DANE COUNTY COURTHOUSE

BARRACUDA

15'-0" STEPBACK
MGO
28.071(2)(c)
Downtown
Stepback
Map

4 STORIES

RESIDENTIAL

S. HENRY STREET

ENTRY LOBBY

PARKING

PARKING

S. HAMILTON STREET

SITE SECTION

DATE	DESCRIPTION

PLAN COMMISSION

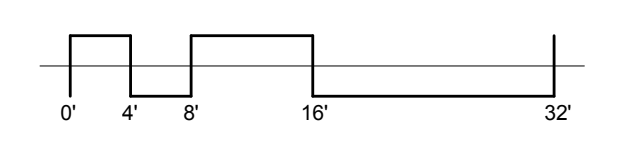
HENRY HAMILTON PARTNERS
225 S. HAMILTON STREET
MADISON, WI 53703

DATE
07.18.18

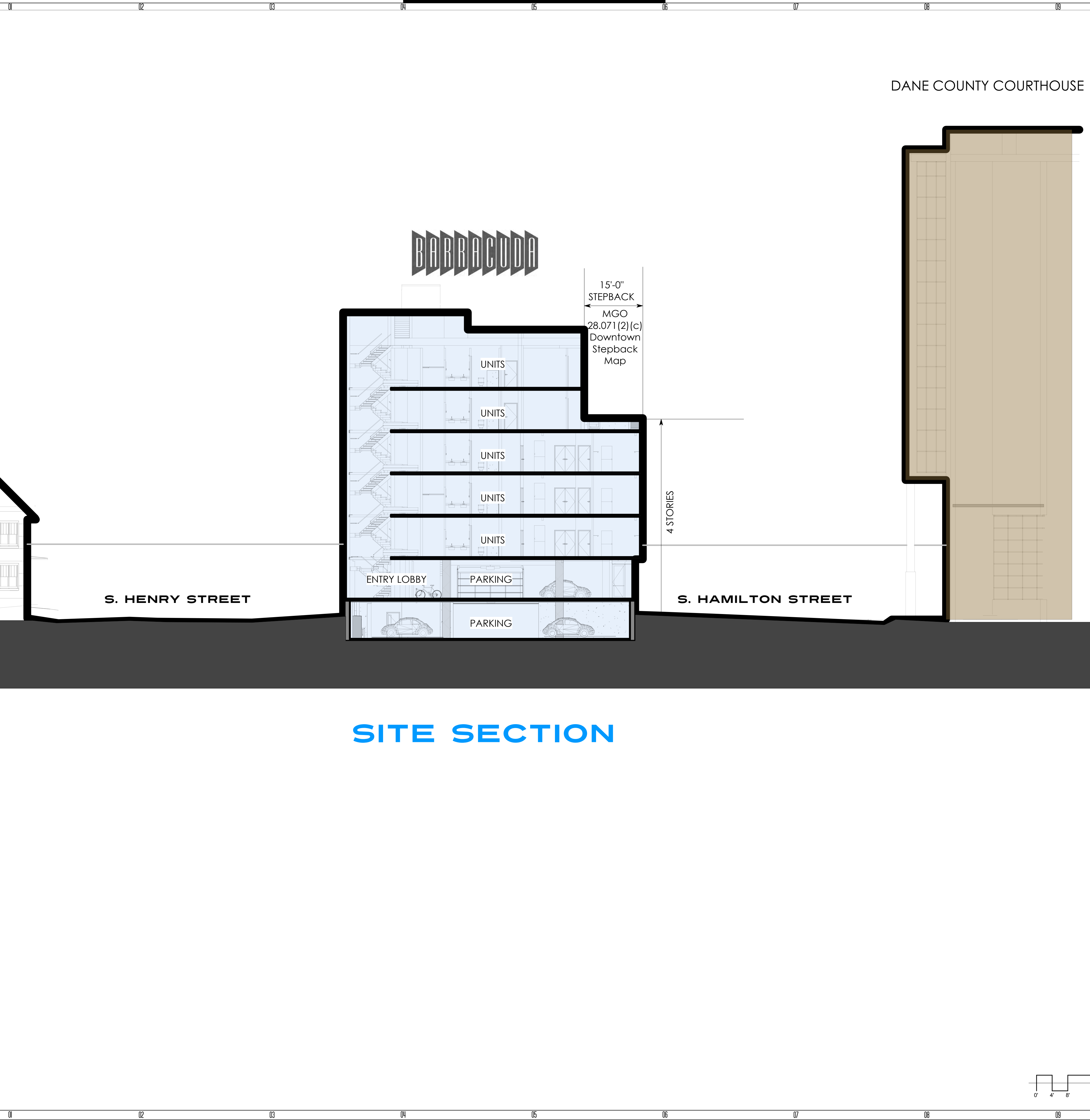
THE BARRACUDA
225 S. HAMILTON STREET
MADISON, WI 53703

CO.06

SITE SECTION THROUGH HENRY AND HAMILTON STREETS

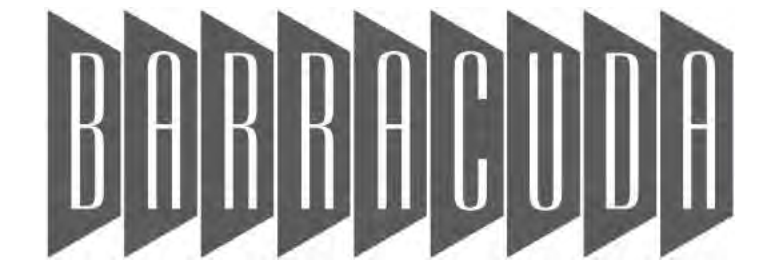
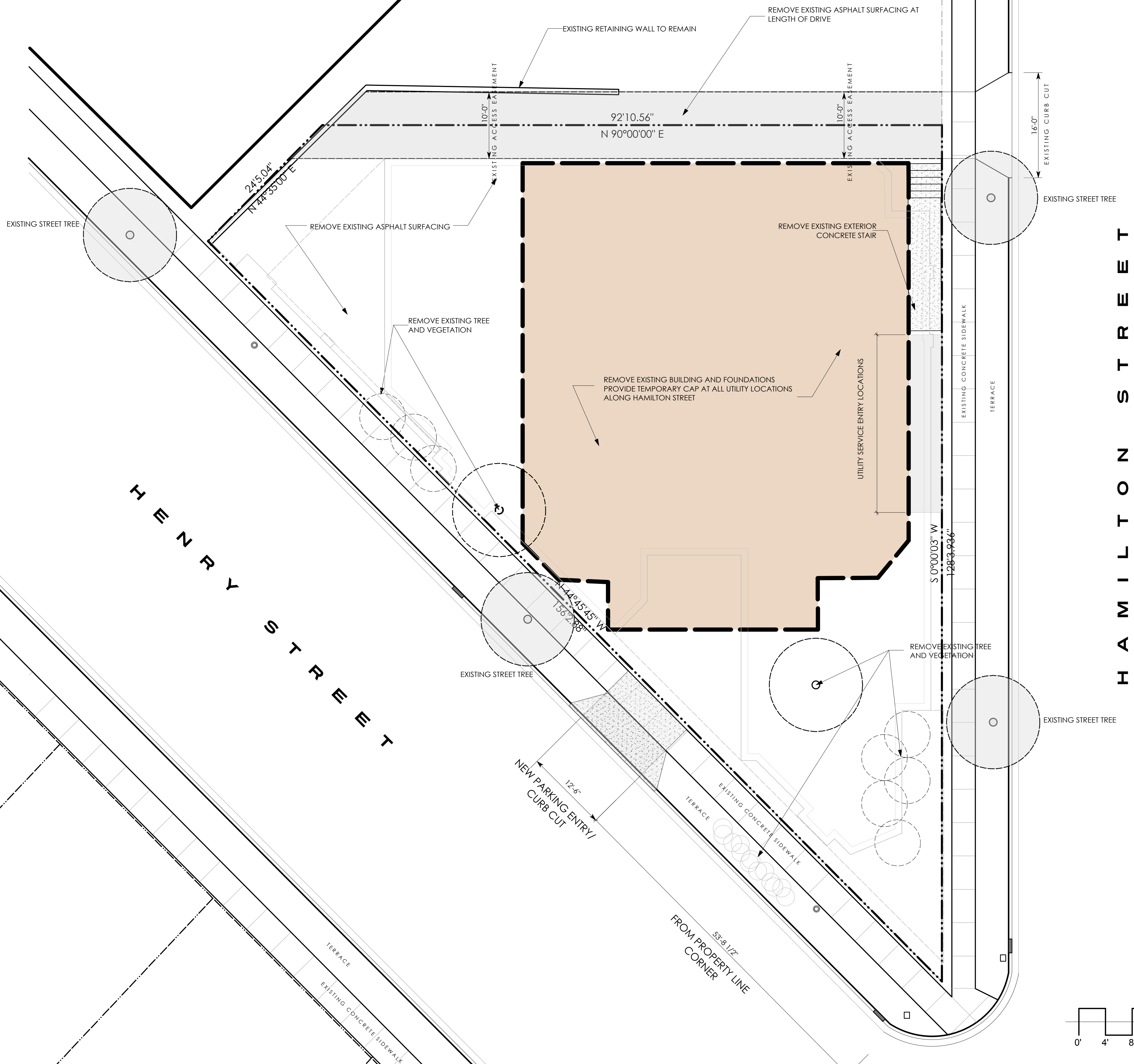


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EXISTING MULTIFAMILY BUILDING
207, 216 S. HENRY
JEFF AND SAL LLC
PARCEL NUMBER: 070923120029

EXISTING HOUSE
216 N. HAMILTON
COURTSIDE DEVELOPMENT LLC
PARCEL NUMBER: 070923120045



GENERAL NOTES

- 1: ALL EXISTING STREET TREES TO BE PROTECTED
- 2: CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE.

NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
[HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPESCS/2018/PART1.PDF](http://www.cityofmadison.com/business/pw/documents/stdspecs/2018/PART1.PDF)

ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
- 3: ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. PLEASE SUBMIT A SITE PLAN (IN PDF FORMAT) TO BRAD HOFMANN - BFHOFMANN@CITYOFMADISON.COM OR 266-4816. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- 4: NO BUILDING AS DEFINED IN SEC. 29.03, MGO, SHALL BE DEMOLISHED OR REMOVED WITHOUT A PERMIT FROM THE BUILDING INSPECTION DIVISION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT.

DRAWING NOTES

- 1: EXISTING SIDEWALKS TO REMAIN- REPAIR AS NEEDED

CODE NOTES

DATE	DESCRIPTION

PLAN COMMISSION

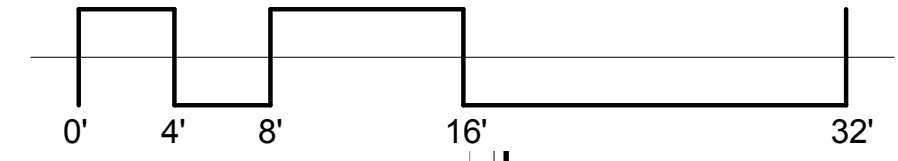
HENRY HAMILTON PARTNERS
225 N. HAMILTON STREET
MADISON, WI 53703

DATE: 07.18.18

THE BARRACUDA
225 N. HAMILTON STREET
MADISON, WI 53703

C1.01

SITE DEMOLITION PLAN
SCALE 1/8" = 1'-0"



EXTERIOR PHOTOS OF EXISTING BUILDING



SITE PARKING



BUILDING ENTRY



BUILDING ENTRY



BUILDING ENTRY



HAMILTON STREET



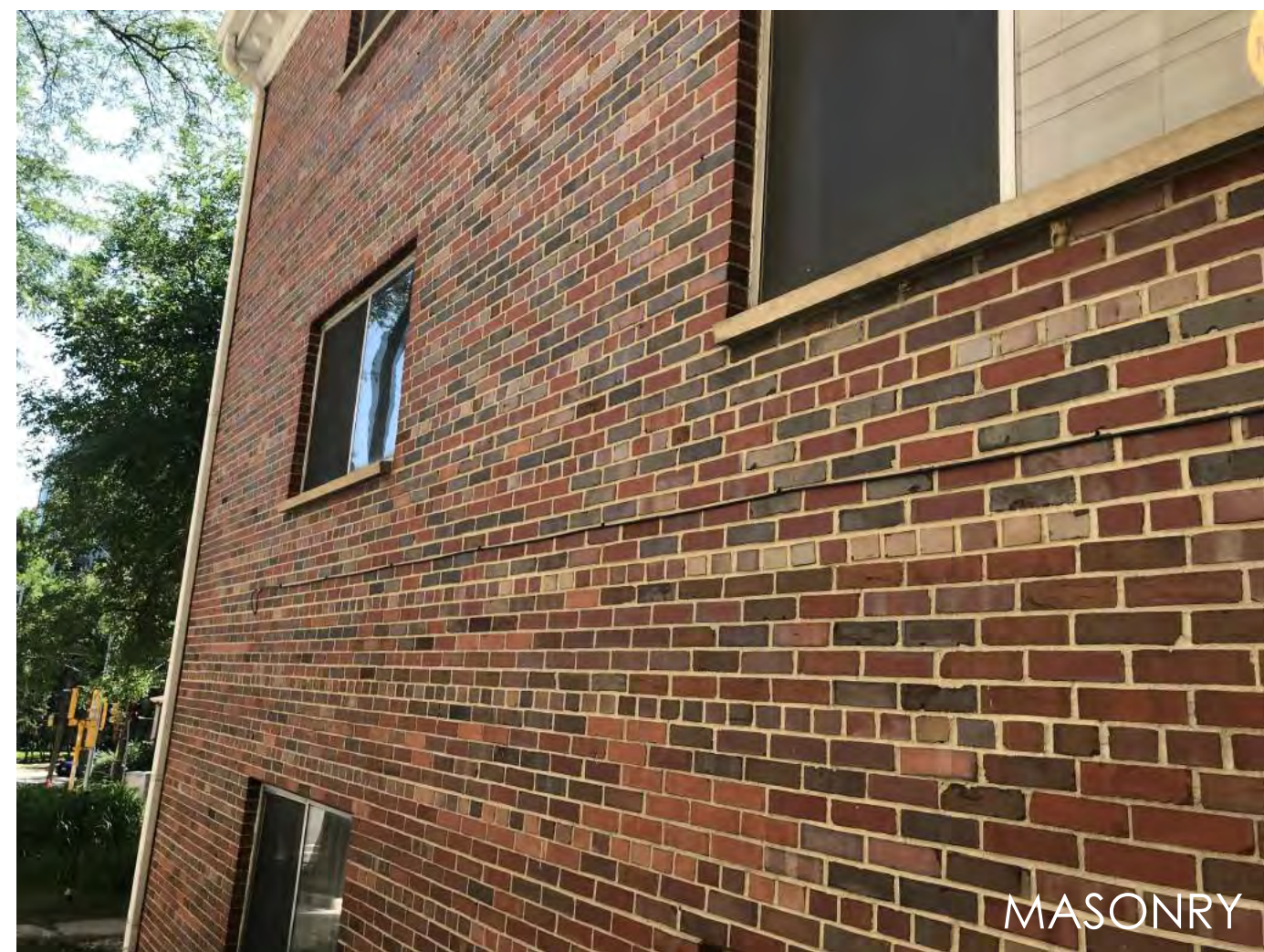
ENTRY STAIR



TYPICAL WINDOW



BUILDING ENTRY



MASONRY



GENERAL NOTES

EXISTING STRUCTURE WAS BUILT IN 1955 FOR USE AS AN OFFICE BUILDING.

BUILDING STYLE IS APPROXIMATING A SEMI-GEORGIAN REVIVAL WITH SEVERAL ELEMENTS, INCLUDING COLUMNS AND A PEDIMENT AT THE FRONT ENTRY.

THE WINDOWS AND ARTICULATION OF THE REST OF THE ELEVATIONS DO NOT CARRY OVER ANY OF THE DESIGN LANGUAGE AND ARE FLAT SURFACES WITH LITTLE TO NO ARCHITECTURAL DETAIL.

THE CASEMENT WINDOWS ARE ANOTHER DEVIATION FROM THE FAUX GEORGIAN STYLE SEEN AT THE ENTRY ELEVATION. IT IS ASSUMED THAT THOSE ARE NOT THE ORIGINAL WINDOWS, BUT NO INFORMATION COULD BE FOUND AS TO A REPLACEMENT DATE.

THE BUILDING IS SYMMETRICAL ABOUT AN AXIS ON SITE THAT IS SKEWED SOMEWHERE BETWEEN THE HAMILTON AND HENRY STREET AXES THAT CREATES AN UNUSUAL MAIN ENTRY FACADE THAT IS NOT DIRECTLY RELATED TO EITHER STREET.

THE BUILDING IS SUBDIVIDED UP INTO OFFICES SERVED BY A DOUBLE LOADED CORRIDOR AND OPEN STAIRS SERVING ALL LEVELS.

THE STRUCTURE CONSISTS OF CONCRETE FOUNDATION WALLS, STEEL FRAMING FOR THE FIRST AND SECOND FLOORS (APPROX. 22'-0" BAY SPACING) AND WOOD ROOF TRUSSES.

FLOOR SYSTEMS APPEAR TO BE A COMPOSITE CONCRETE DECK WITH A COMBINATION OF CARPET AND TERRAZZO FLOOR FINISHES IN THE COMMON AREAS AND CORRIDORS AND CARPET IN THE OFFICES.

BATHROOMS RECEIVED A CERAMIC TILE FINISH.

THE STRUCTURE IS IN RELATIVELY GOOD SHAPE, WITH SIGNS OF DEFERRED MAINTENANCE APPEARING. SEVERAL AREAS OF THE EXTERIOR BRICK CLADDING WOULD BE CANDIDATES FOR RE-POINTING, BUT NO MAJOR WATER INFILTRATION WAS EVIDENT DURING THE INSPECTION.

THE ASPHALT SHINGLE ROOF APPEARS TO BE 15+ YEARS OLD AND WOULD NEED TO BE REPLACED IN THE MEDIUM TERM. NO VISIBLE SIGNS OF WATER INFILTRATION OR DAMAGE WERE EVIDENT.

PLAN COMMISSION

HENRY HAMILTON PARTNERS
22 S. HAMILTON STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
22 S. HAMILTON
MADISON, WI 53703

C1.02

EXTERIOR BUILDING PHOTOS

INTERIOR PHOTOS OF EXISTING BUILDING



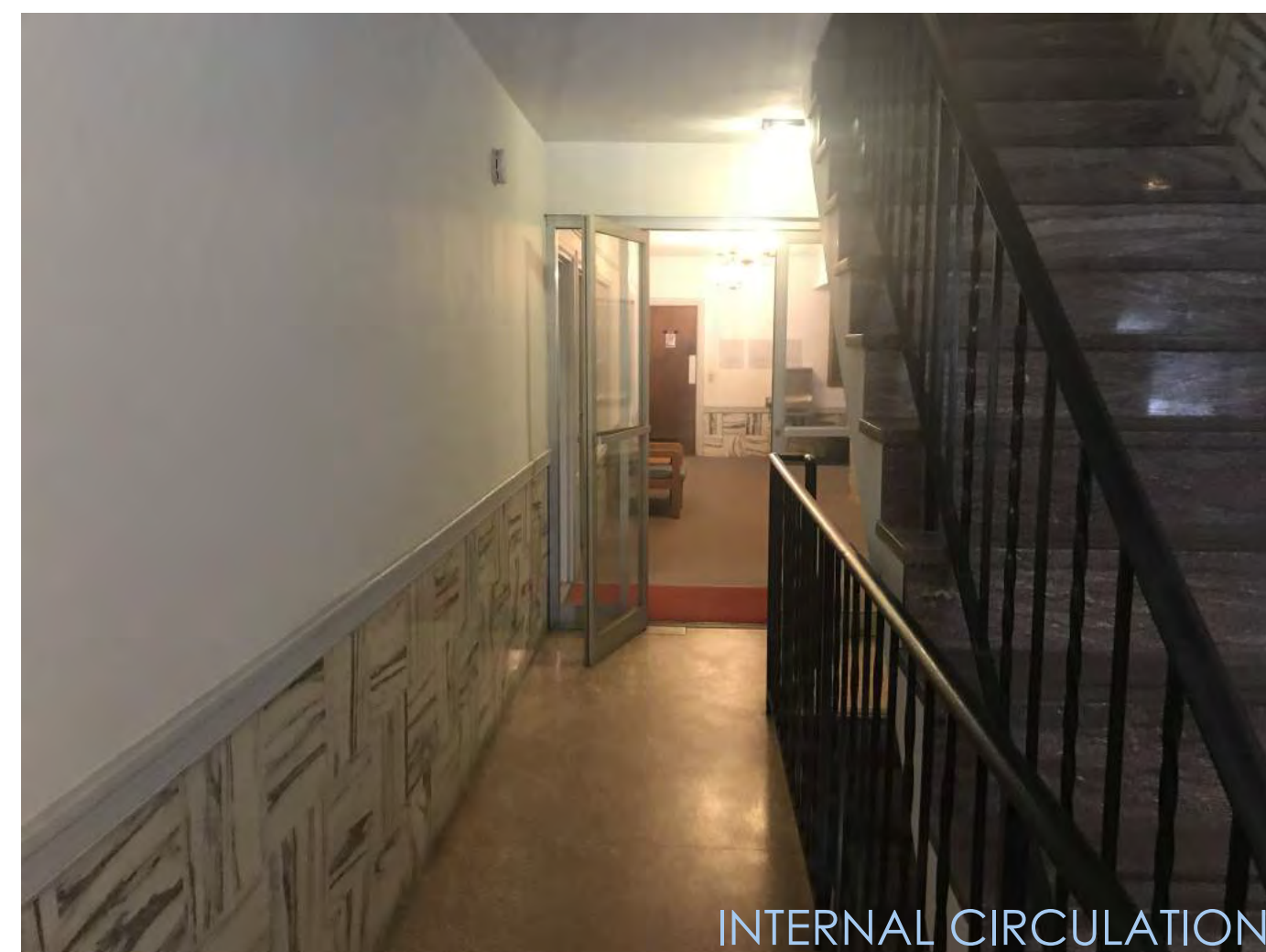
GENERAL NOTES

AS IS COMMON WITH BUILDINGS OF THIS AGE, THERE ARE NO ACCESSIBLE ROUTES FROM THE SIDEWALK OR PARKING ARE TO ANY LEVEL OF THE BUILDING, WITH OBSTRUCTIONS, CURBS, AND STAIRS PREVENTING ANY ACCESSIBLE ACCESS.

IN ADDITION TO THE LACK OF ACCESSIBLE ROUTES, THERE IS NO ELEVATOR SERVING THE DIFFERENT BUILDING FLOORS. THE PUBLIC BATHROOMS ARE SITUATED SUCH THAT THERE IS ONE BATHROOM PER FLOOR.

THE WOMEN'S RESTROOM IS ON THE 2ND FLOOR, THE MEN'S BATHROOM IS ON THE 1ST FLOOR, AND THERE ARE NO RESTROOMS ON THE BASEMENT LEVEL.

THE BATHROOMS PROVIDE MINIMAL TO NO MANEUVERING CLEARANCES AND NONE MEET THE MINIMAL ACCESSIBLE DESIGN STANDARD REQUIREMENTS OF TODAY.



INTERNAL CIRCULATION



TYPICAL OFFICE



1ST FLOOR CORRIDOR



MAIN ENTRY



LOWER LEVEL



2ND FLOOR CORRIDOR



TYPICAL BATHROOM



TYPICAL BATHROOM



STAIR TO BASEMENT

PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

C1.03

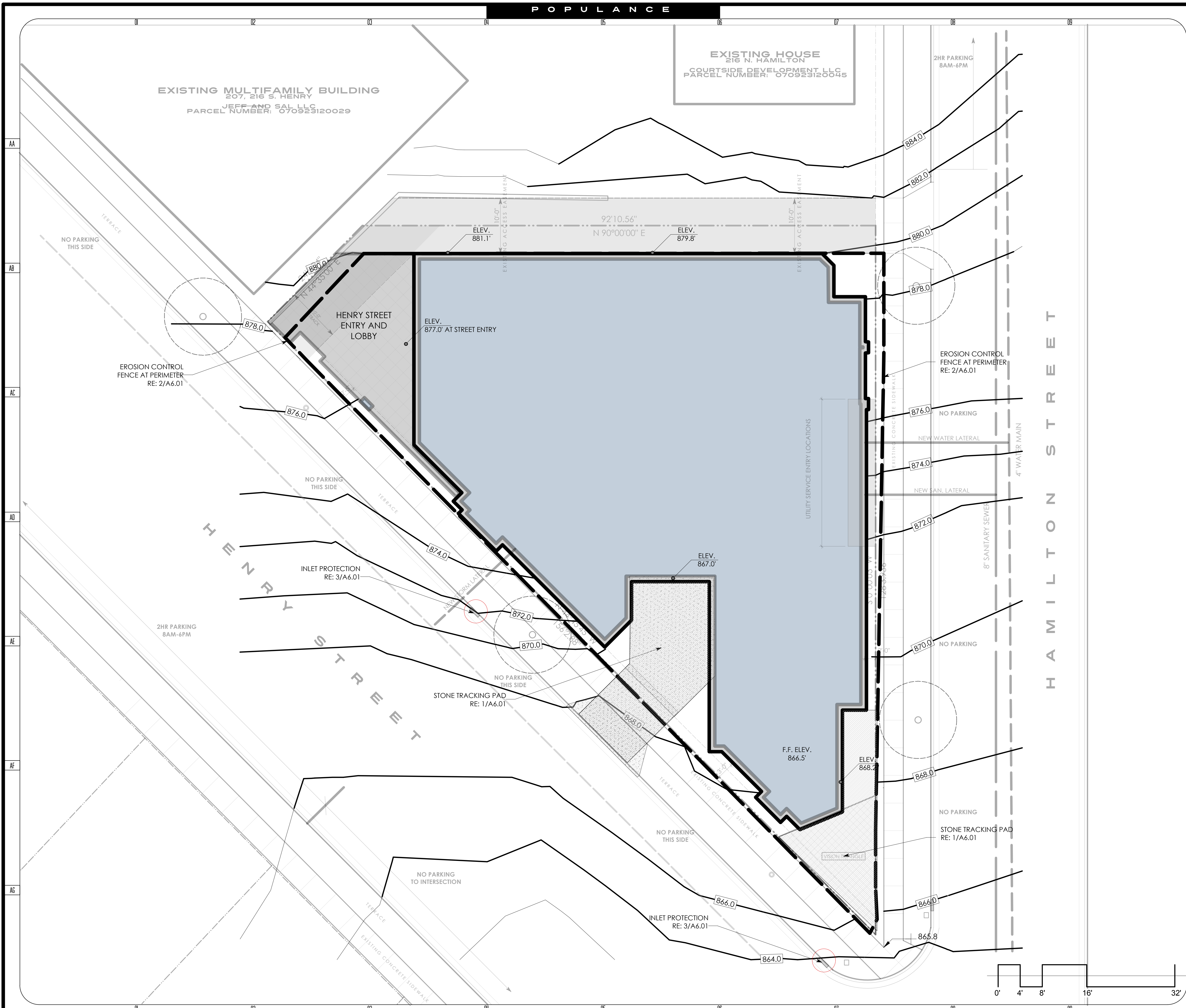
INTERIOR BUILDING PHOTOS



GENERAL NOTES

EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER DRAINAGE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL PERMIT TRACKING WEBSITE, AND SHALL INCLUDE THE TIME, DATE, AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTER/EXIT THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-8 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH WISCONSIN DOT TYPE B INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDING & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDING OR SOODED.
- (12) SEEDING. REFER TO LANDSCAPING PLANS FOR MIXTURE AND APPLICATION REQUIREMENTS.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



HAMILTON STREET

PLAN COMMISSION

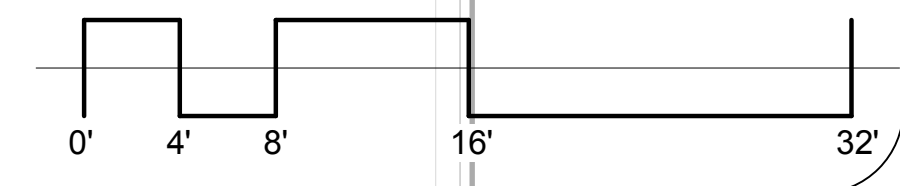
HENRY HAMILTON PARTNER
101 KING STREET
MADISON, WI 53703

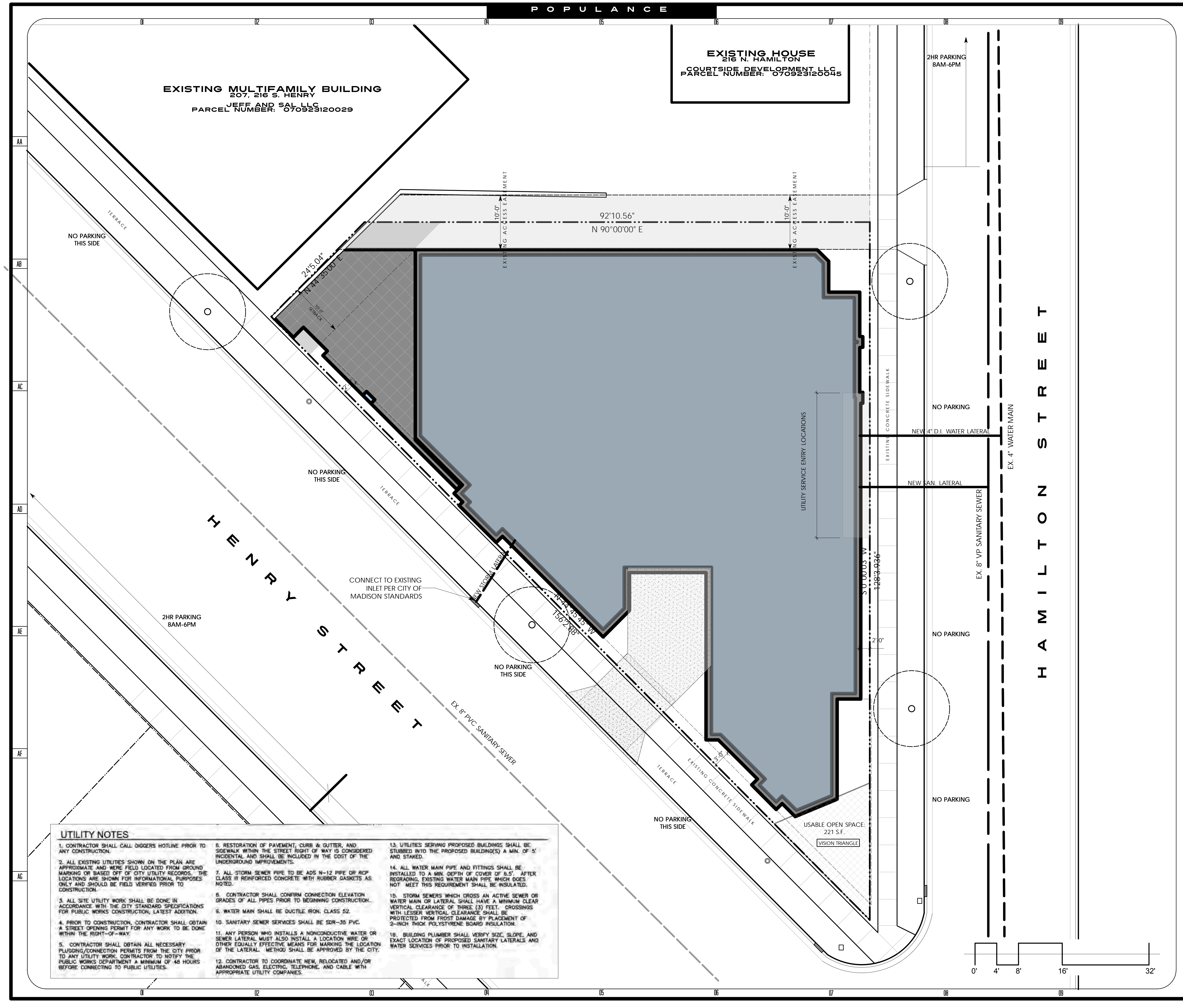
DATE
07.18.18

THE BARRACUDA
ENGINEERING & ARCHITECTURE
MADISON, WI 53703

C2.01

SITE GRADING AND
EROSION CONTROL
SCALE 1/8" = 1'-0"





EXISTING HOUSE
 216 N. HAMILTON
 COURTSIDE DEVELOPMENT LLC
 PARCEL NUMBER: 070923120045

EXISTING MULTIFAMILY BUILDING
 207, 216 S. HENRY
 JEFF AND SAL LLC
 PARCEL NUMBER: 070923120029

- UTILITY NOTES**
1. CONTRACTOR SHALL CALL DIGGER'S HOTLINE PRIOR TO ANY CONSTRUCTION.
 2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
 4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
 5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
 6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 7. ALL STORM SEWER PIPE TO BE ADS N-12 PIPE OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.
 8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
 9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
 10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
 11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
 12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
 13. UTILITIES SERVING PROPOSED BUILDING(S) SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
 14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
 15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
 16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.



GENERAL NOTES

- 1: CONFIRM UTILITY LOCATIONS WITH NEW UTILITY WORK PERFORMED SPRING 2018
- 2: A WATER SERVICE APPLICATION FORM AND FEES MUST BE SUBMITTED BEFORE CONNECTING TO THE EXISTING WATER SYSTEM. PROVIDE AT LEAST TWO WORKING DAYS NOTICE BETWEEN THE APPLICATION SUBMITAL AND THE REQUESTED INSTALLATION OR INSPECTION APPOINTMENT. APPLICATION MATERIALS MAY BE OBTAINED FROM THE WATER UTILITY MAIN OFFICE AT 119 E. OLIN AVENUE.
- 3: A LICENSED PLUMBER SIGNATURE IS REQUIRED ON ALL WATER SERVICE APPLICATIONS. FOR NEW OR REPLACEMENT SERVICES, THE PROPERTY OWNER OR AUTHORIZED AGENT IS ALSO REQUIRED TO SIGN THE APPLICATION. A WATER METER APPLICATION FORM WILL SUBSEQUENTLY BE REQUIRED TO SIZE & OBTAIN A WATER METER ESTABLISH A WATER UTILITY CUSTOMER ACCOUNT AND/OR ESTABLISH A WATER UTILITY FIRE SERVICE ACCOUNT.

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION

ARCHITECT: [Circular stamp]
 STRUCTURAL ENGINEER: [Circular stamp]

PLAN COMMISSION

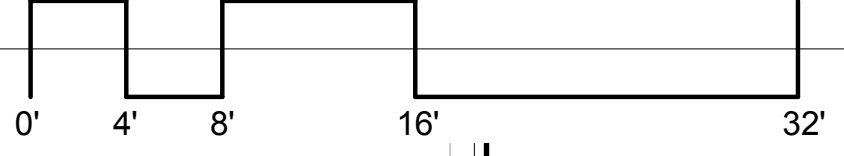
HENRY HAMILTON PARTNERS
 104 KING STREET
 MADISON, WI 53703

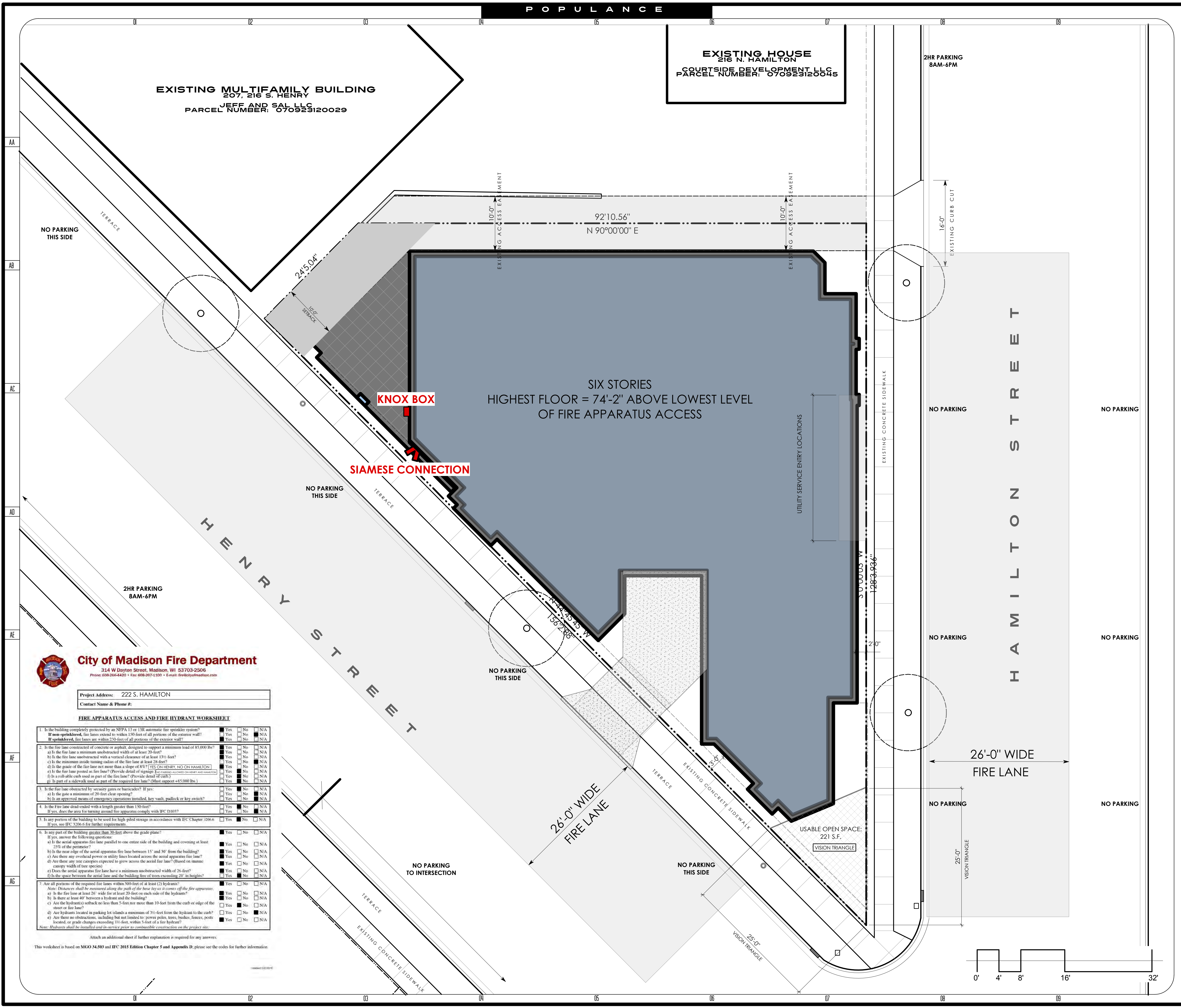
DATE
07.18.18

THE BARRACUDA
 104 KING STREET
 MADISON, WI 53703

C3.01

UTILITY PLAN
 SCALE 1/8" = 1'-0"





City of Madison Fire Department
 314 W Dayton Street, Madison, WI 53703-2506
 Phone: 608-260-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 222 S. HAMILTON
 Contact Name & Phone #:

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	Yes	No	N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13'-0" feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8% (YES ON HENRY, NO ON HAMILTON)? e) Is the fire lane posted as fire lanes? (Provide detail of signage for routes adjacent to these fire lanes) f) Is a rollable curb used as part of the fire lane? (Provide detail of curb) g) Is part of a sidewalk used as part of the required fire lane? (Must support +45,000 lbs.)	Yes	No	N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	Yes	No	N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turn-around fire apparatus comply with IFC D1013?	Yes	No	N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 1206.6? If yes, see IFC 1206.6 for further requirements.	Yes	No	N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the rear edge of the aerial apparatus fire lane between 15' and 50' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any canopies exposed to view across the aerial fire lane? (Based on main canopy width of face species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in height?	Yes	No	N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose line as it comes off the fire apparatus: a) Is the fire lane at least 26' wide for at least 20 feet on each side of the hydrant? b) Is there at least 40' between a hydrant and the building? c) Are the hydrants setback on more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 30-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to, power poles, trees, bushes, fences, posts, located or grade changes exceeding 10'-feet, within 5-feet of a fire hydrant?	Yes	No	N/A

Note: Hydrants shall be identified and in service prior to construction on the project site.

Note: An additional sheet if further explanation is required for any answers.

This worksheet is based on IGO 84.803 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

DATE	DESCRIPTION

PLAN COMMISSION

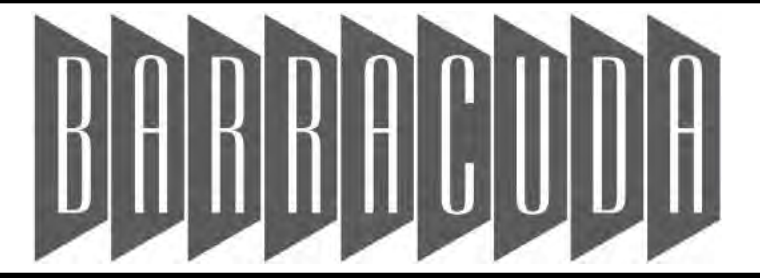
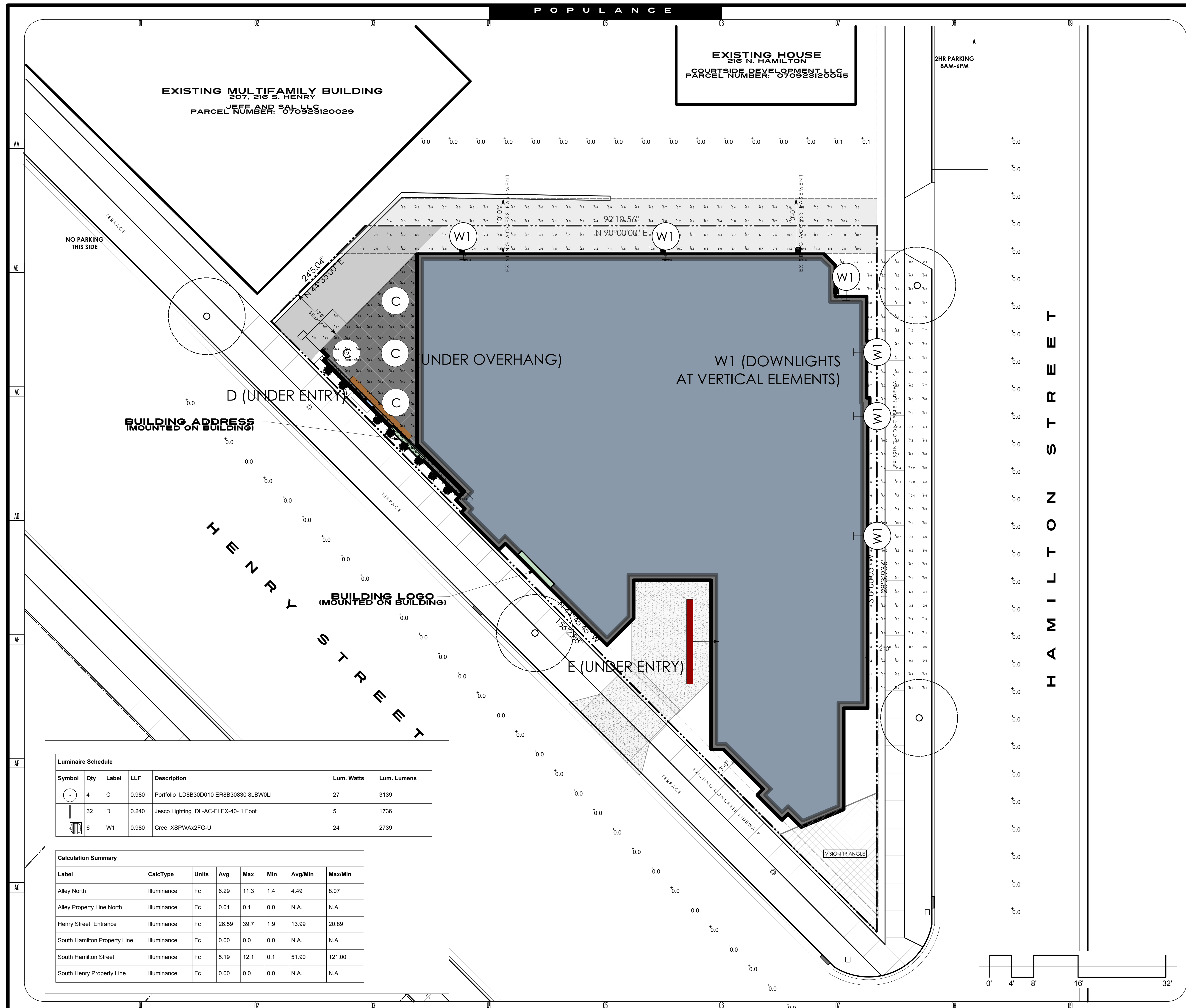
HENRY HAMILTON PARTNERS
 222 S. HAMILTON STREET
 MADISON, WI 53703

DATE: 07.18.18

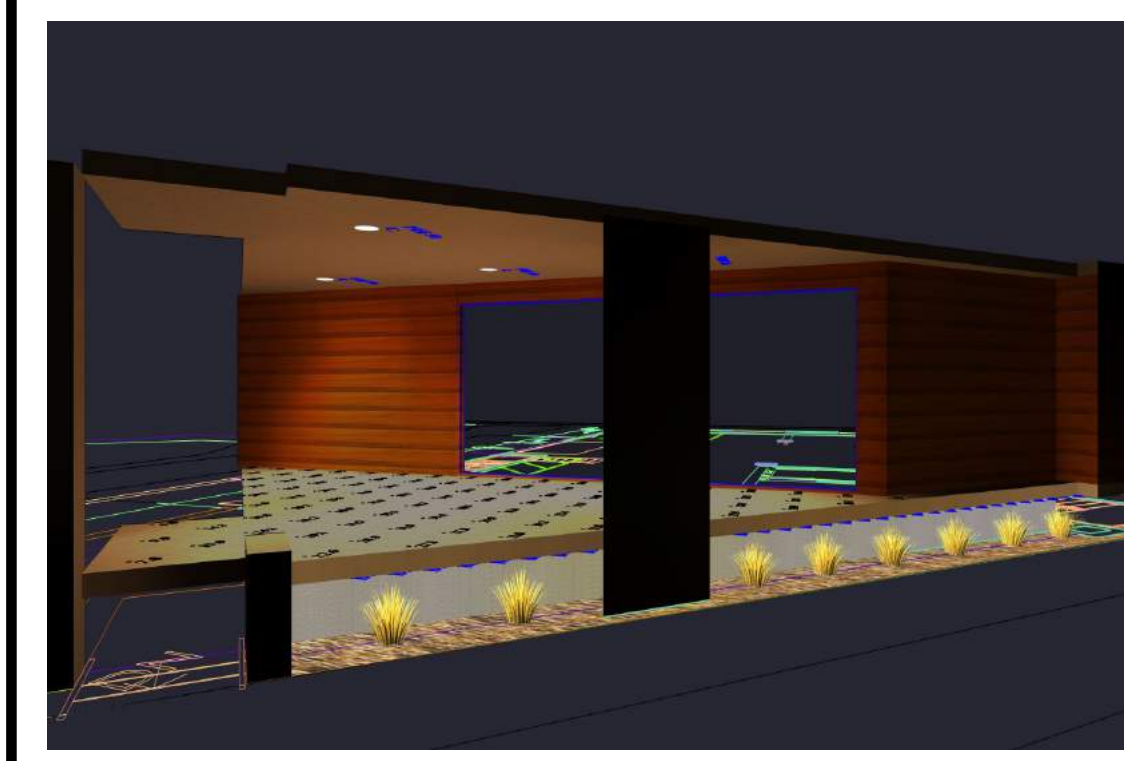
THE BARRACUDA
 MADISON, WI 53703

C4.01

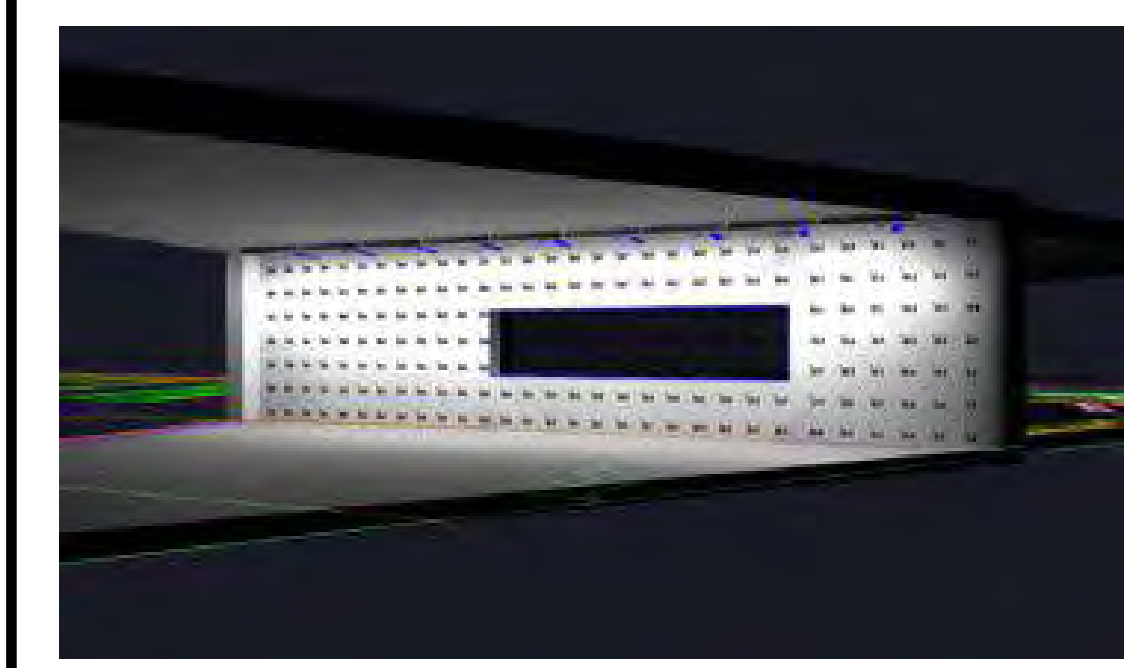
FIRE APPARATUS ANALYSIS
 SCALE 1/8" = 1'-0"



GENERAL NOTES



HENRY STREET ENTRY LIGHTING CONCEPT



HENRY STREET PARKING ENTRY LIGHTING CONCEPT

Luminaire Schedule

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
⊙	4	C	0.980	Portfolio LD8B30D010 ER8B30830 8LBW0LI	27	3139
—	32	D	0.240	Jesco Lighting DL-AC-FLEX-40- 1 Foot	5	1736
⊞	6	W1	0.980	Cree XSPWAx2FG-U	24	2739

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Alley North	Illuminance	Fc	6.29	11.3	1.4	4.49	8.07
Alley Property Line North	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
Henry Street_Entrance	Illuminance	Fc	26.59	39.7	1.9	13.99	20.89
South Hamilton Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
South Hamilton Street	Illuminance	Fc	5.19	12.1	0.1	51.90	121.00
South Henry Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

PLAN COMMISSION

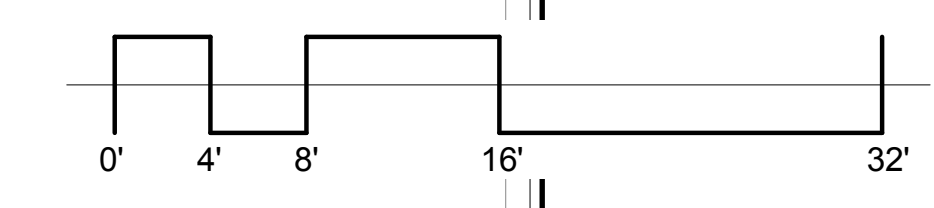
HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

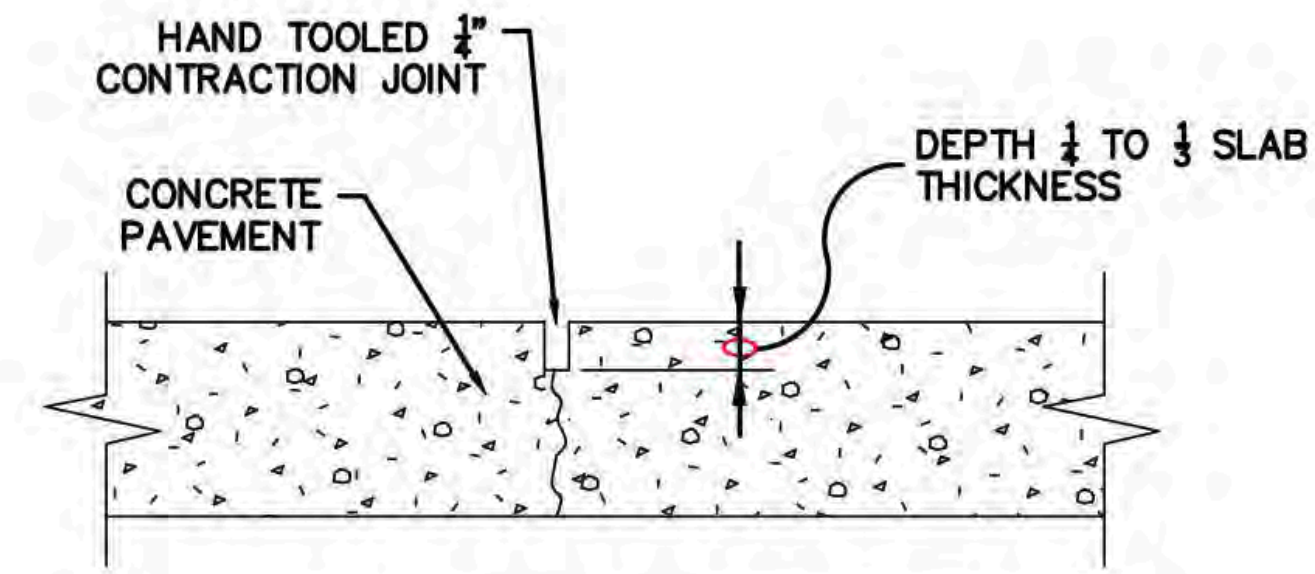
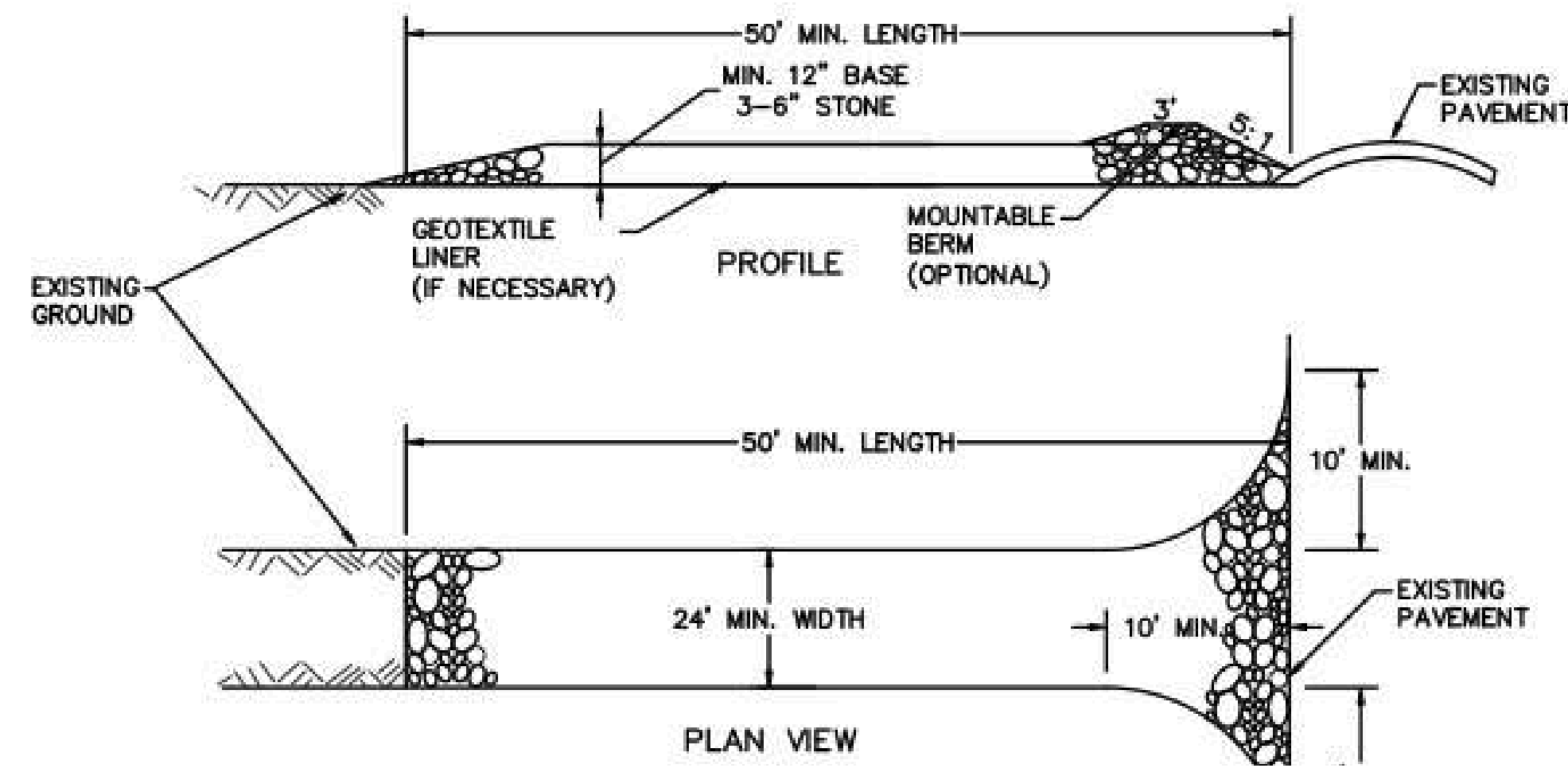
DATE
07.18.18

THE BARRACUDA
227 S. HAMILTON
MADISON, WI 53703

C5.01

SITE LIGHTING PLAN
SCALE 1/8" = 1'-0"

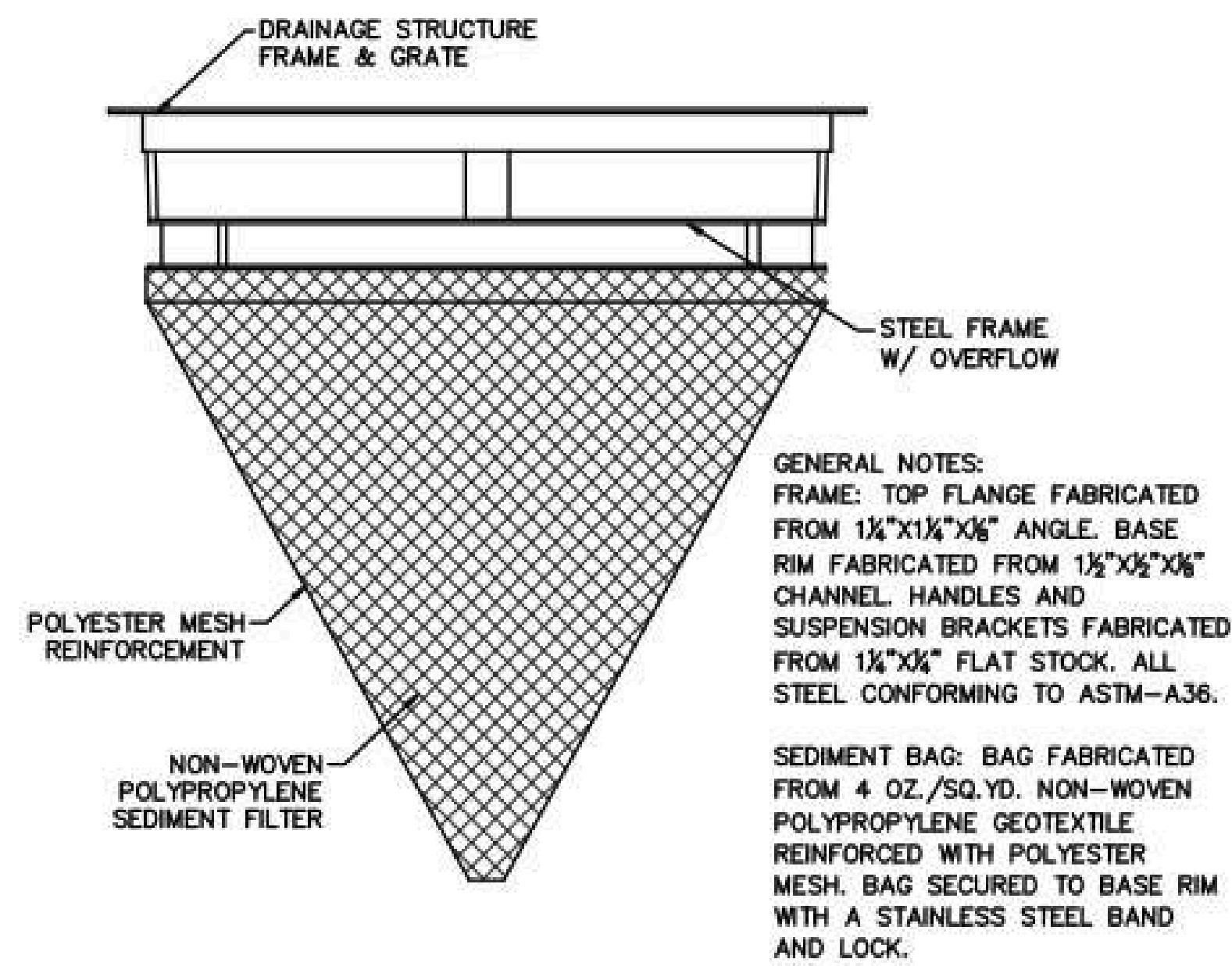
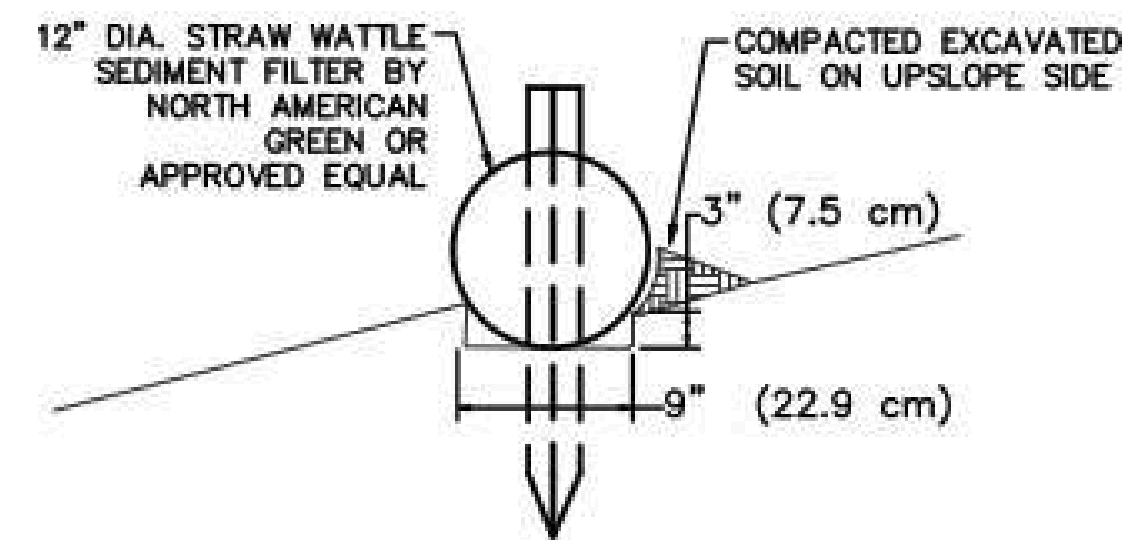




- NOTES:
1. JOINTS TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS.
 2. ALL JOINTS TO BE TOOLED WITH $\frac{1}{2}$ " RADIUS UNLESS SAW CUT
 3. DO NOT SEAL OR FILL CONTRACTION JOINTS.

1 STONE TRACKING PAD
NTS
A6.01

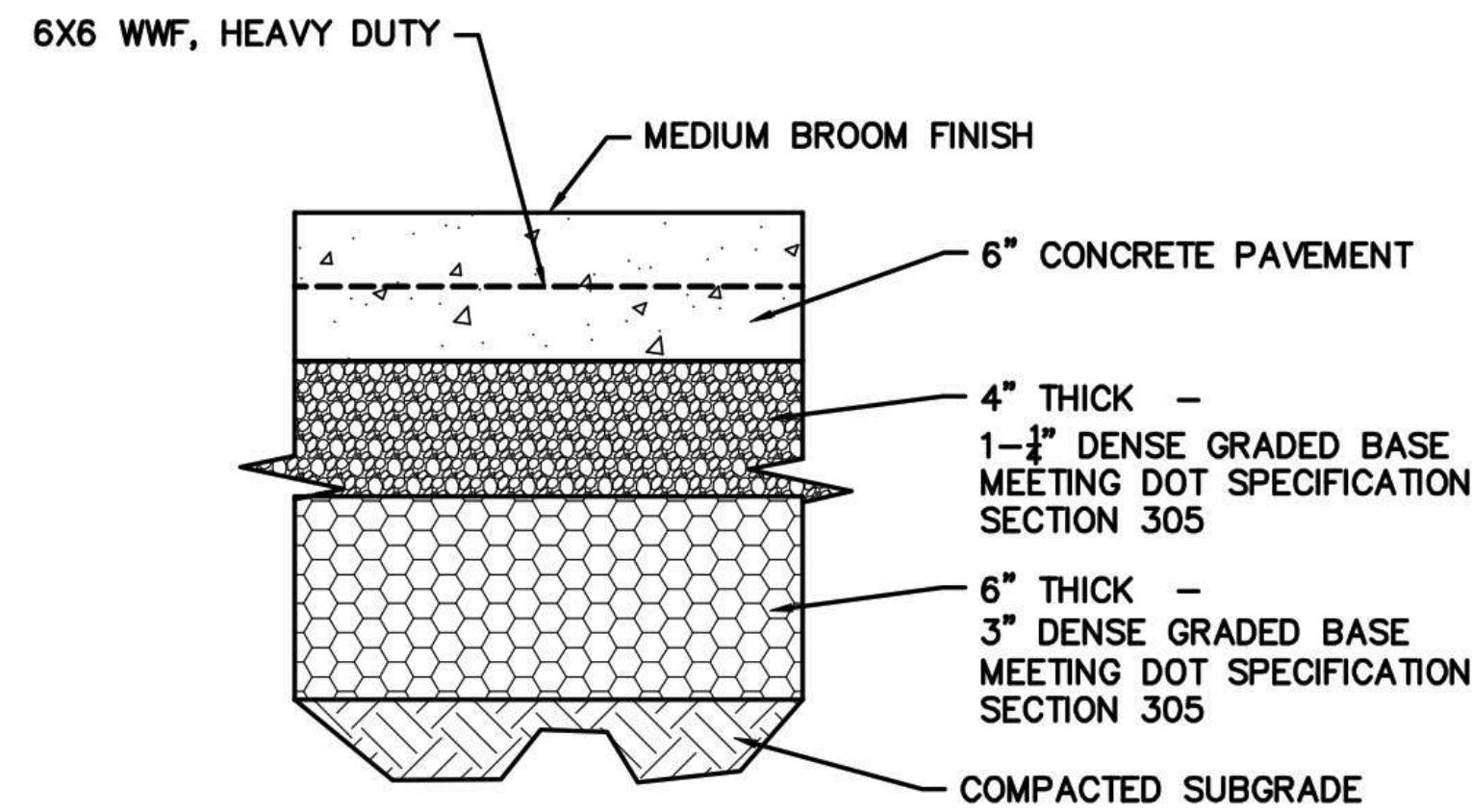
5 CONTROL JOINT
NTS
A6.01



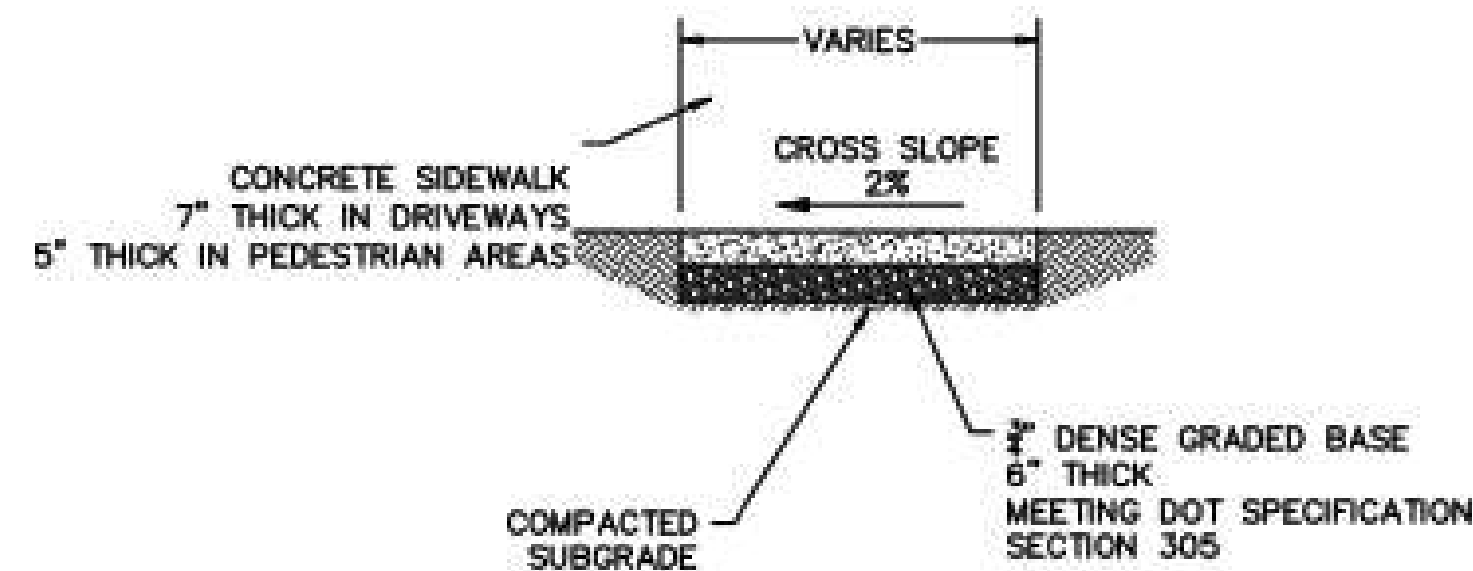
GENERAL NOTES:
 FRAME: TOP FLANGE FABRICATED FROM $1\frac{1}{2}$ "x $1\frac{1}{2}$ "x $\frac{1}{8}$ " ANGLE. BASE RIM FABRICATED FROM $1\frac{1}{2}$ "x $\frac{1}{2}$ "x $\frac{1}{8}$ " CHANNEL. HANDLES AND SUSPENSION BRACKETS FABRICATED FROM $1\frac{1}{2}$ "x $\frac{1}{2}$ " FLAT STOCK. ALL STEEL CONFORMING TO ASTM-A36.
 SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. BAG SECURED TO BASE RIM WITH A STAINLESS STEEL BAND AND LOCK.

2 SEDIMENT FILTER
NTS
A6.01

3 CATCH BASIN FILTER INSERT
NTS
A6.01



7 DRIVEWAY CONCRETE
NTS
A6.01



4 SIDEWALK SECTION
NTS
A6.01

DATE	DESCRIPTION

PLAN COMMISSION

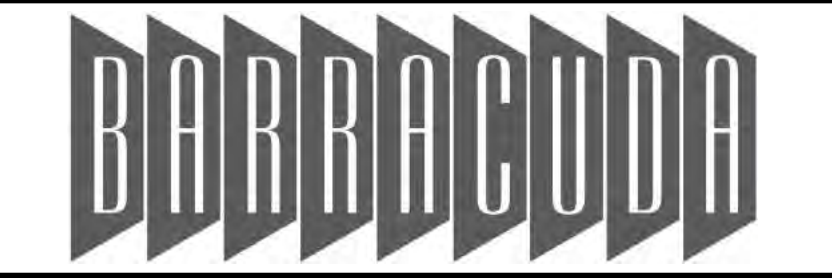
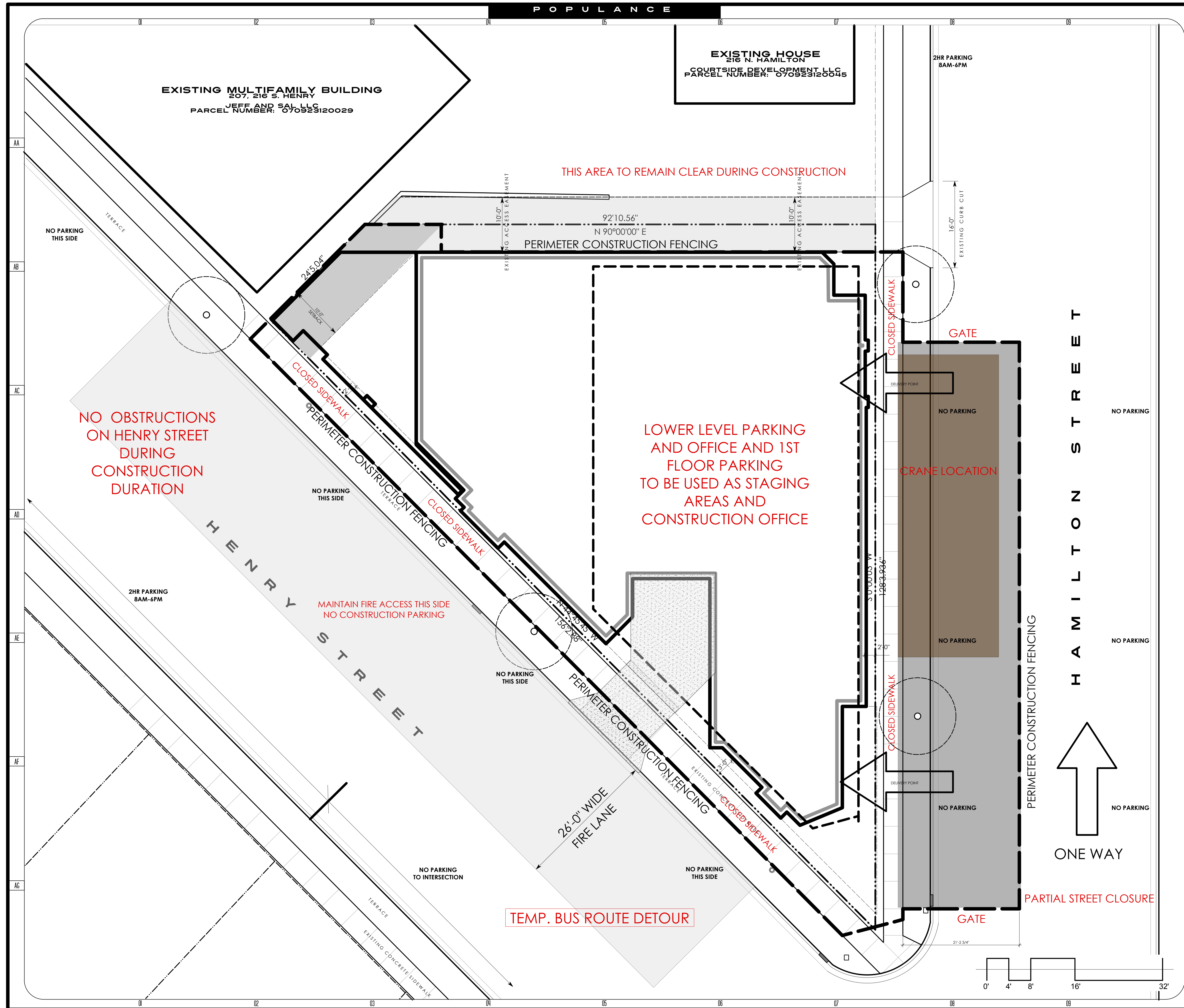
HENRY HAMILTON PARTNERS
 225 KING STREET
 MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
 225 KING STREET
 MADISON, WI 53703

C6.01

SITE DETAILS



GENERAL NOTES

- 1: ALLEY ACCESS MIDBLOCK ON HAMILTON MUST NOT BE OBSTRUCTED DURING CONSTRUCTION
- 2: NO CONSTRUCTION PARKING ON HAMILTON OR HENRY STREETS
- 3: HAMILTON BUSES TO TEMPORARILY DETOUR TO HENRY STREET DURING BUILDING ERECTION WHEN CRANE IS ON SITE
- 4: PERIMETER OF SITE TO RECEIVE CONSTRUCTION FENCING

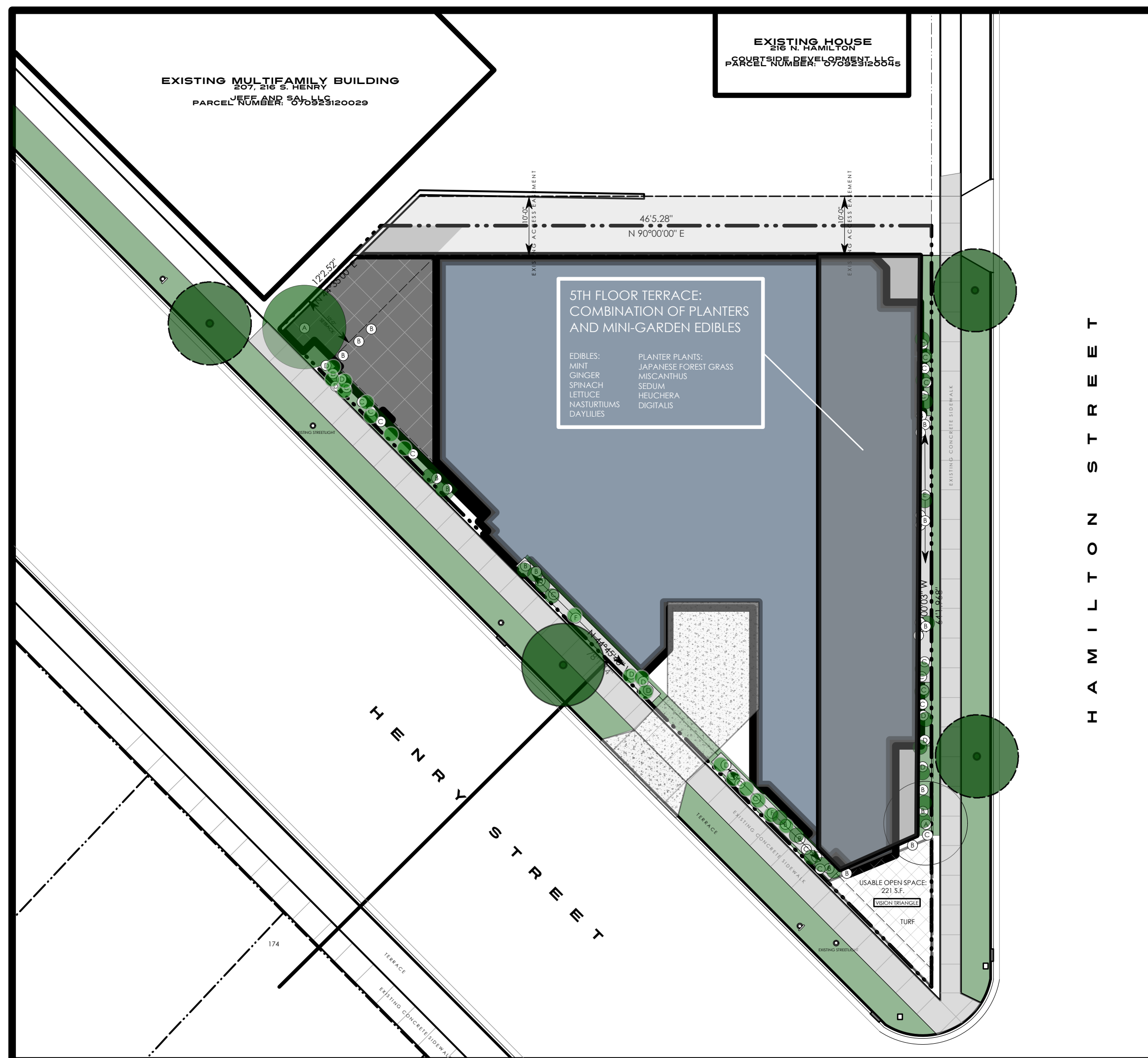
DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION

PLAN COMMISSION

HENRY HAMILTON PARTNERS 10 KING STREET MADISON, WI 53703		DATE 07.18.18
THE BARRACUDA 22 S. HAMILTON MADISON, WI 53703		C7.01
STAGING AND CONSTRUCTION ACCESS SCALE 1/8" = 1'-0"		



STREETSCAPE SPECIES



A JAPANESE MAPLE



B VITIS RIPARIA- RIVERBANK GRAPE



C CALAMAGROSTIS X ACUTIFLORA - FEATHER REED GRASS



D PHYLLOSTACHYS AUREOSULCATA YELLOW GROOVE BAMBOO

FIFTH FLOOR PLANTERS AND EDIBLE SPECIES



JAPANESE FOREST GRASS



MISCANTHUS



SEDUM



HEUCHERA



DIGITALIS



GINGER



NASTURTIUM



DAYLILIES



E GALIUM ODORATUM SWEET WOODRUFF



F LYSIMACHIA NUMMULARIA CREEPING JENNY

SEE NOTES FOR MULCH SPECIFICATIONS

SAUCER MOUND AROUND PERENNIAL

PROPOSED GRADE

REMOVE ENTIRE CONTAINER FROM ROOTS AND SPREAD ROOTS OUT CAREFULLY

PLANTING MIXTURE

EXISTING SOIL

NOTE:

1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

SEE NOTES FOR MULCH SPECIFICATIONS

PROPOSED GRADE

5" POLYETHYLENE EDGING

3/8" GALVANIZED STEEL SPIKE 8"-10" LONG

EXISTING SOIL

4" MIN.

-6" MIN.

LANDSCAPE EDGING DETAIL

DATE	DESCRIPTION

ARCHITECT

STRUCTURAL ENGINEER

PLAN COMMISSION

HENRY HAMILTON PARTNERS
225 S. HAMILTON STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
225 S. HAMILTON STREET
MADISON, WI 53703

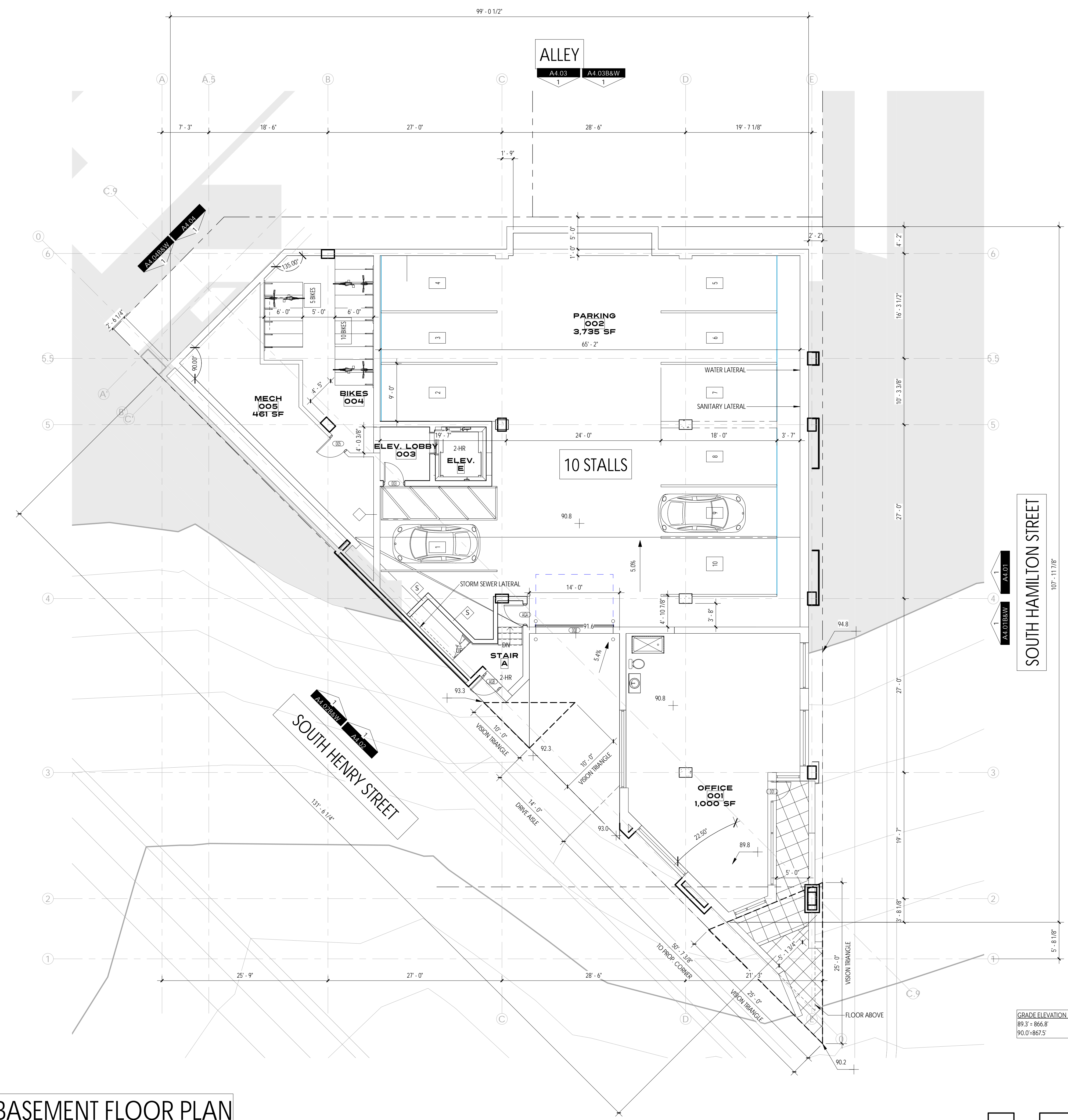
L1.02

LANDSCAPING DETAILS

DRAWING NOTES

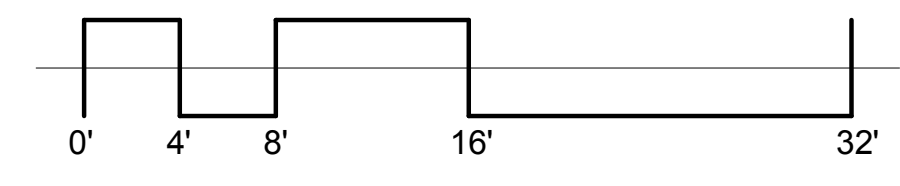
GRADE ELEVATION NOTE:
89.3' = 866.8'
90.0' = 867.5'

CODE NOTES



1 BASEMENT FLOOR PLAN

1/8" = 1'-0"

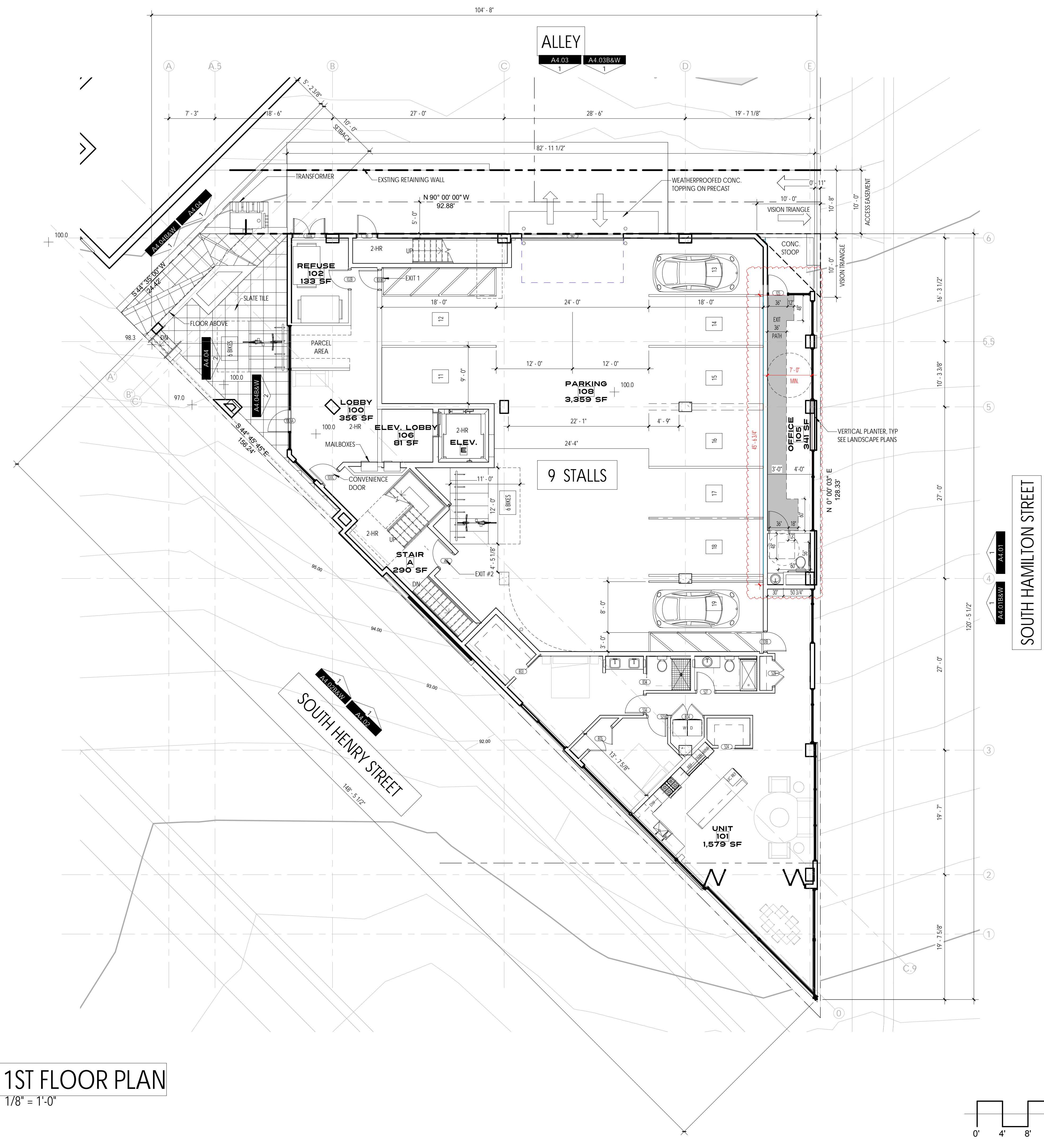


#	DATE	DESCRIPTION

PLAN COMMISSION

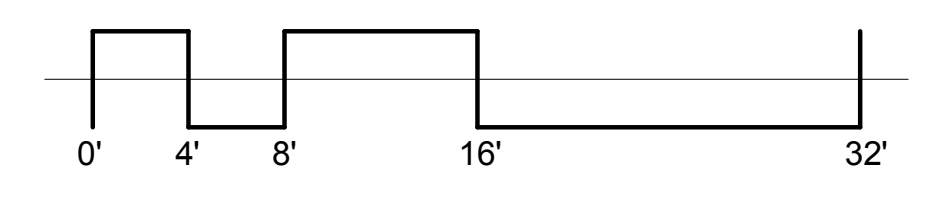
HENRY HAMILTON PARTNERS 104 KING STREET MADISON, WI 53703		DATE 07.18.18
THE BARRACUDA 222 S. HAMILTON MADISON, WI 53703		A1.00
GROUND FLOOR PLAN SCALE 1/8" = 1'-0"		

GRADE ELEVATION NOTE:
100.0' = 877.5'



1 1ST FLOOR PLAN

1/8" = 1'-0"



#	DATE	DESCRIPTION

PLAN COMMISSION

HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

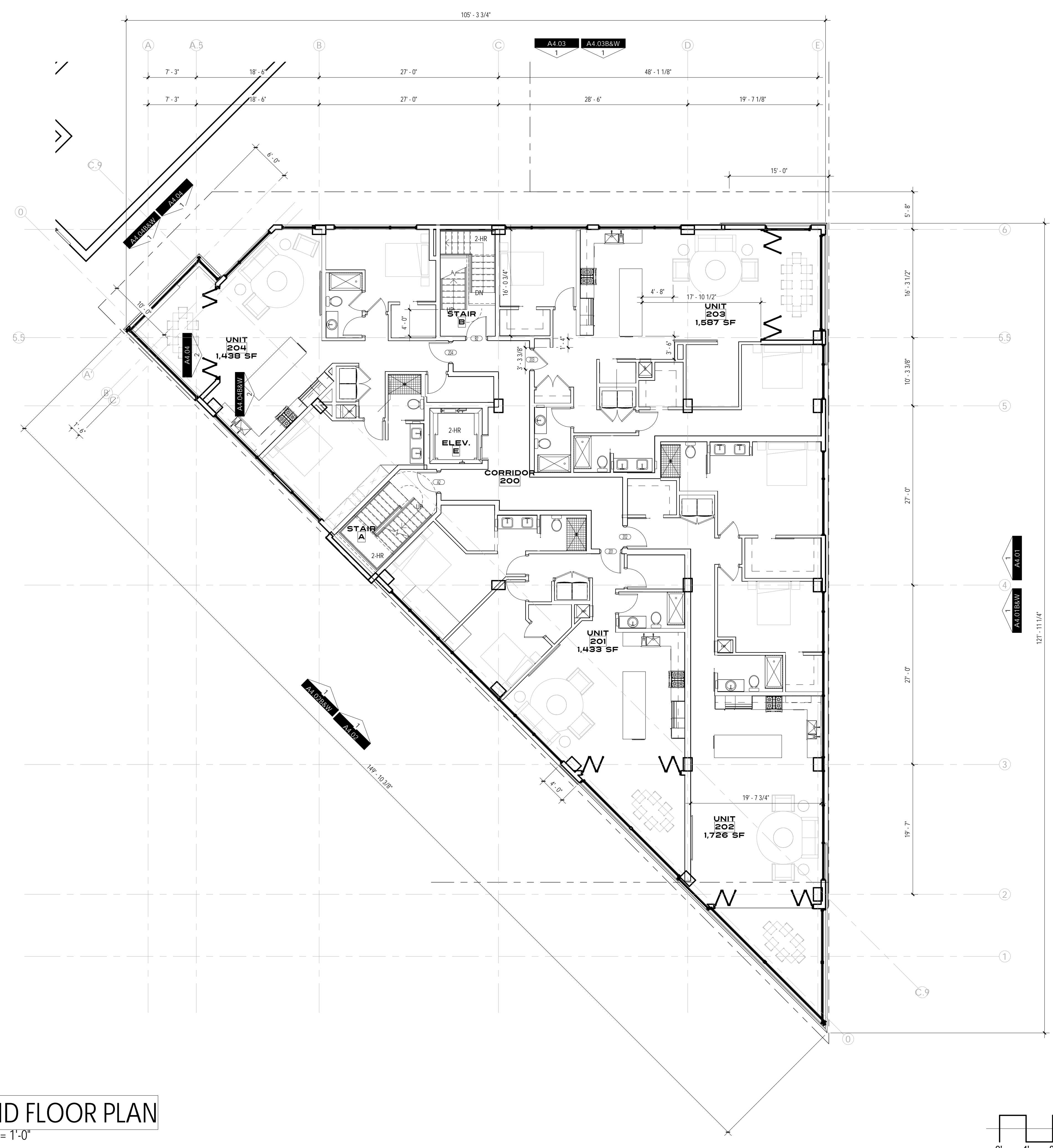
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

ARCHITECT: [Signature]

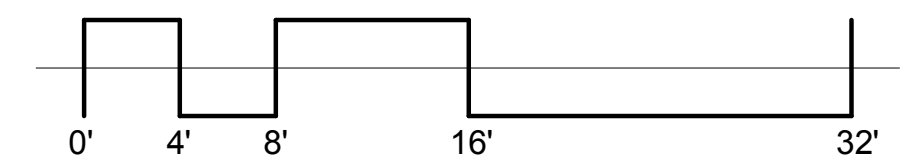
STRUCTURAL ENGINEER: [Signature]

DATE: 07.18.18

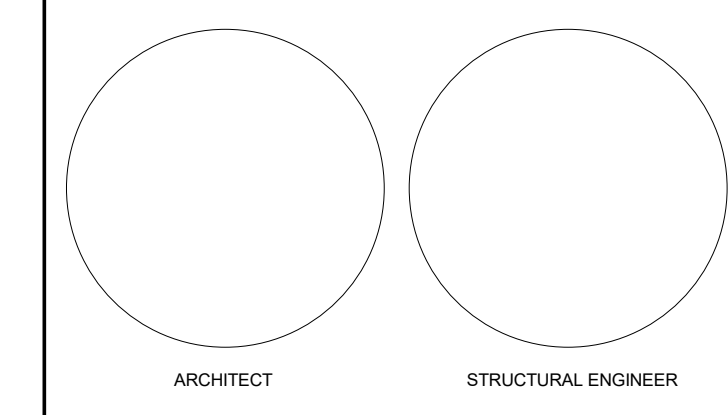
A1.01



1 2ND FLOOR PLAN
 1/8" = 1'-0"



#	DATE	DESCRIPTION



PLAN COMMISSION

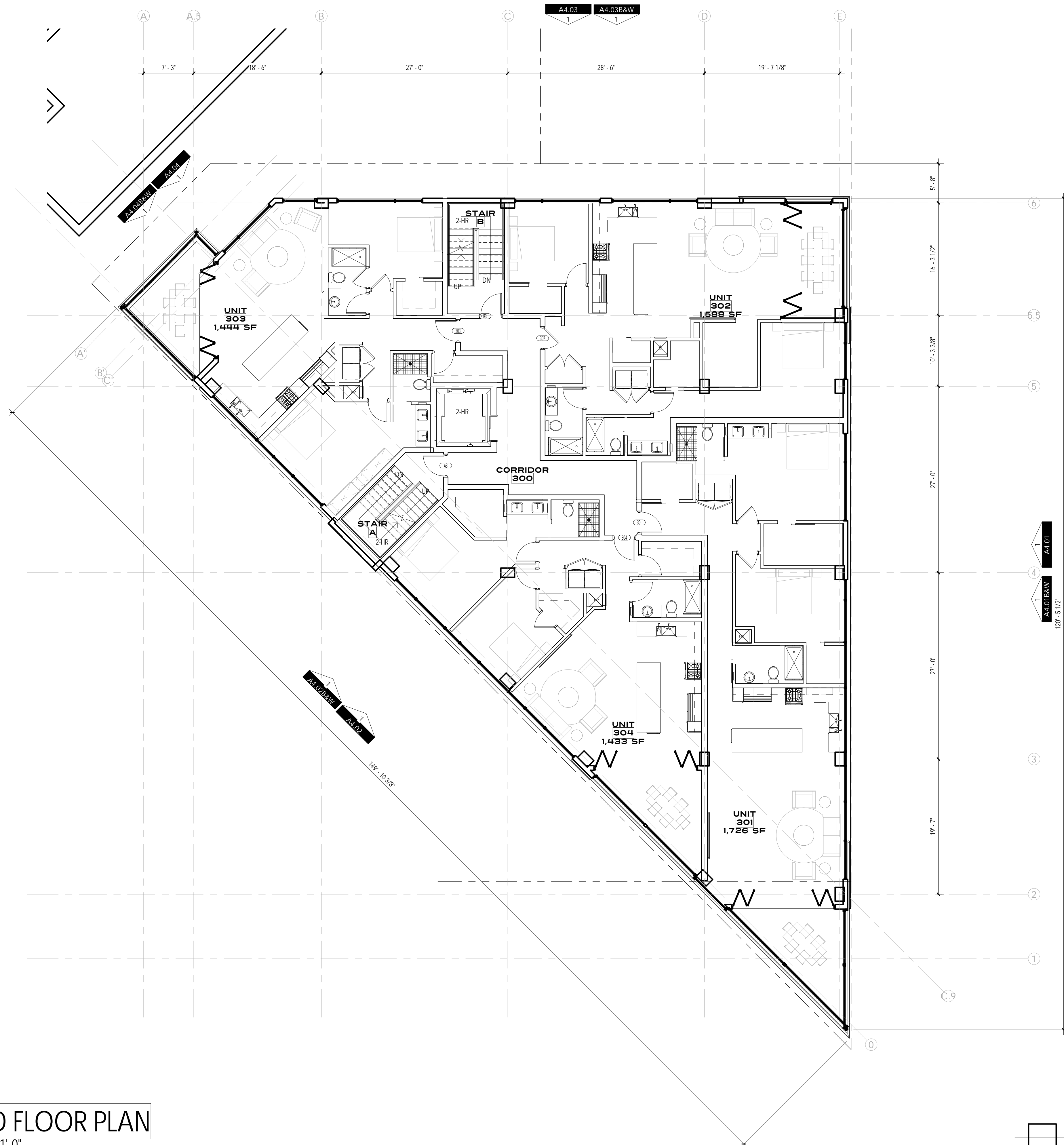
HENRY HAMILTON PARTNERS
 104 KING STREET
 MADISON, WI 53703

THE BARRACUDA
 222 S. HAMILTON
 MADISON, WI 53703

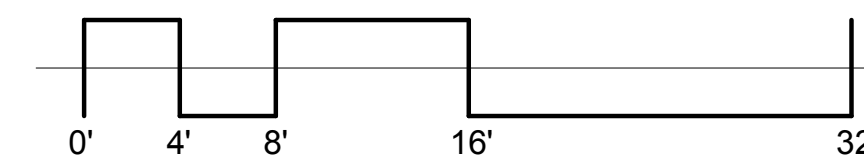
SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"

A1.02

DATE
07.18.18



1 3RD FLOOR PLAN
1/8" = 1'-0"



#	DATE	DESCRIPTION

PLAN COMMISSION

HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

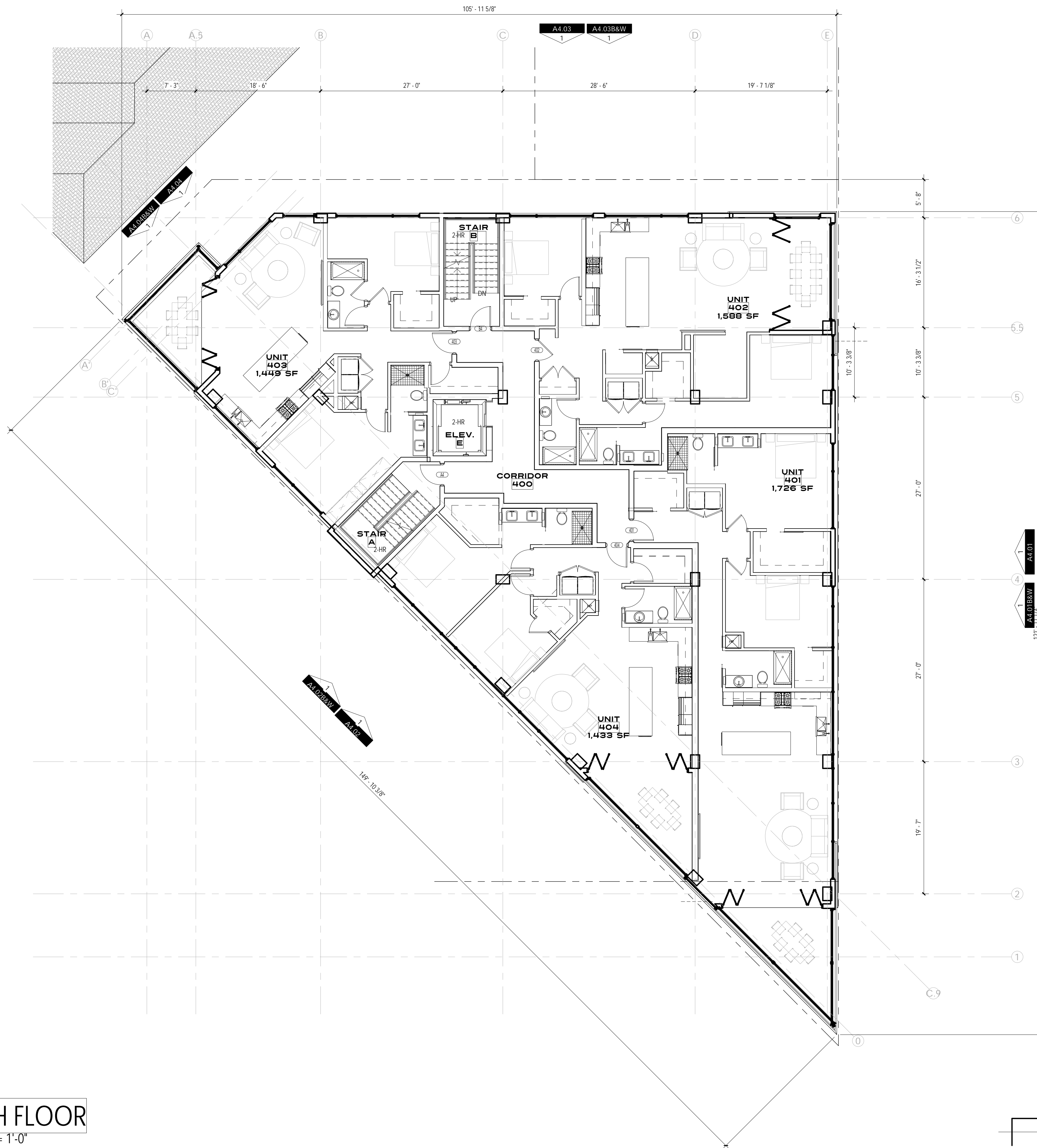
DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

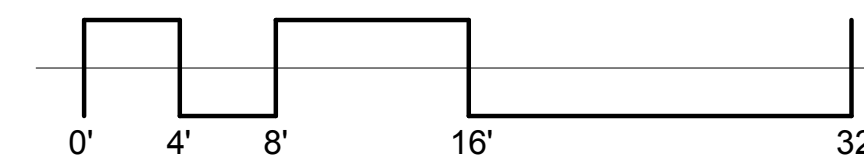
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

A1.03





1 4TH FLOOR
1/8" = 1'-0"



#	DATE	DESCRIPTION

PLAN COMMISSION

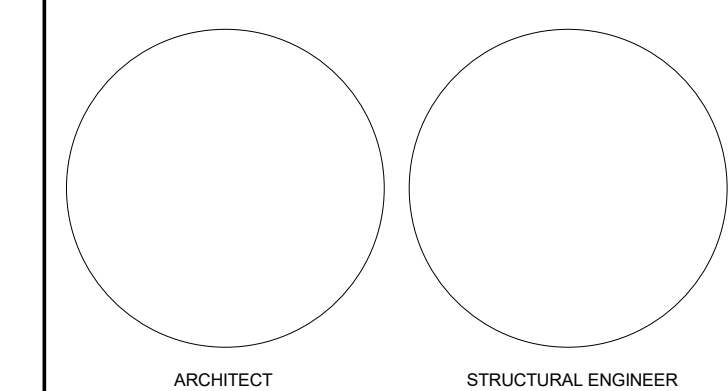
HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

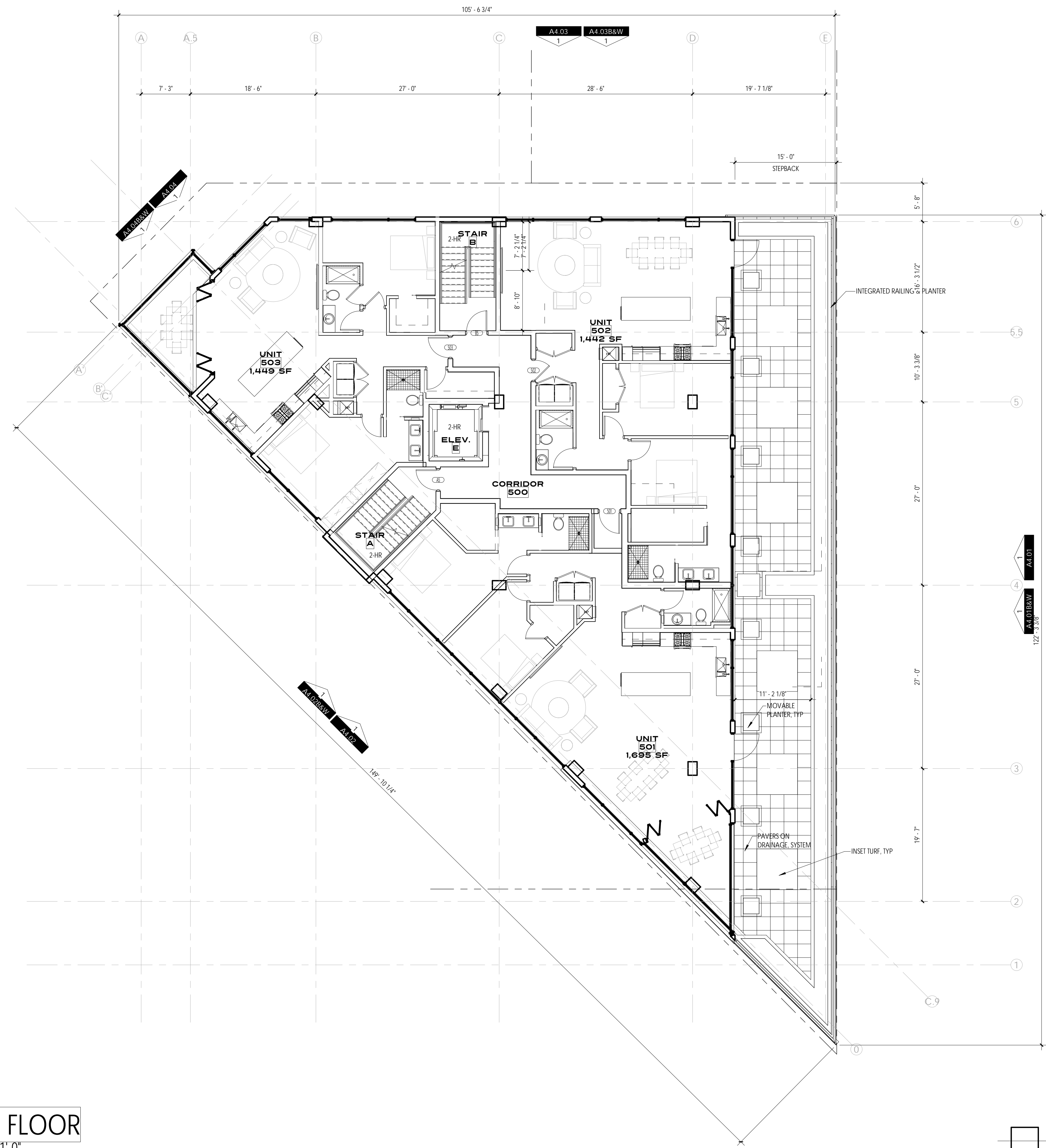
THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"

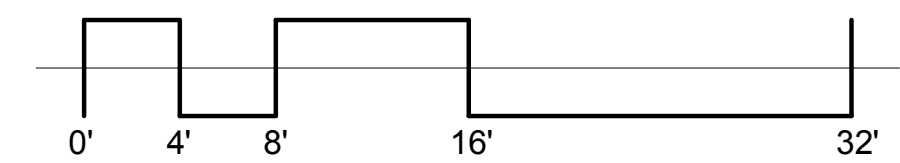
A1.04

DATE
07.18.18





1 5TH FLOOR
1/8" = 1'-0"



#	DATE	DESCRIPTION

PLAN COMMISSION

HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

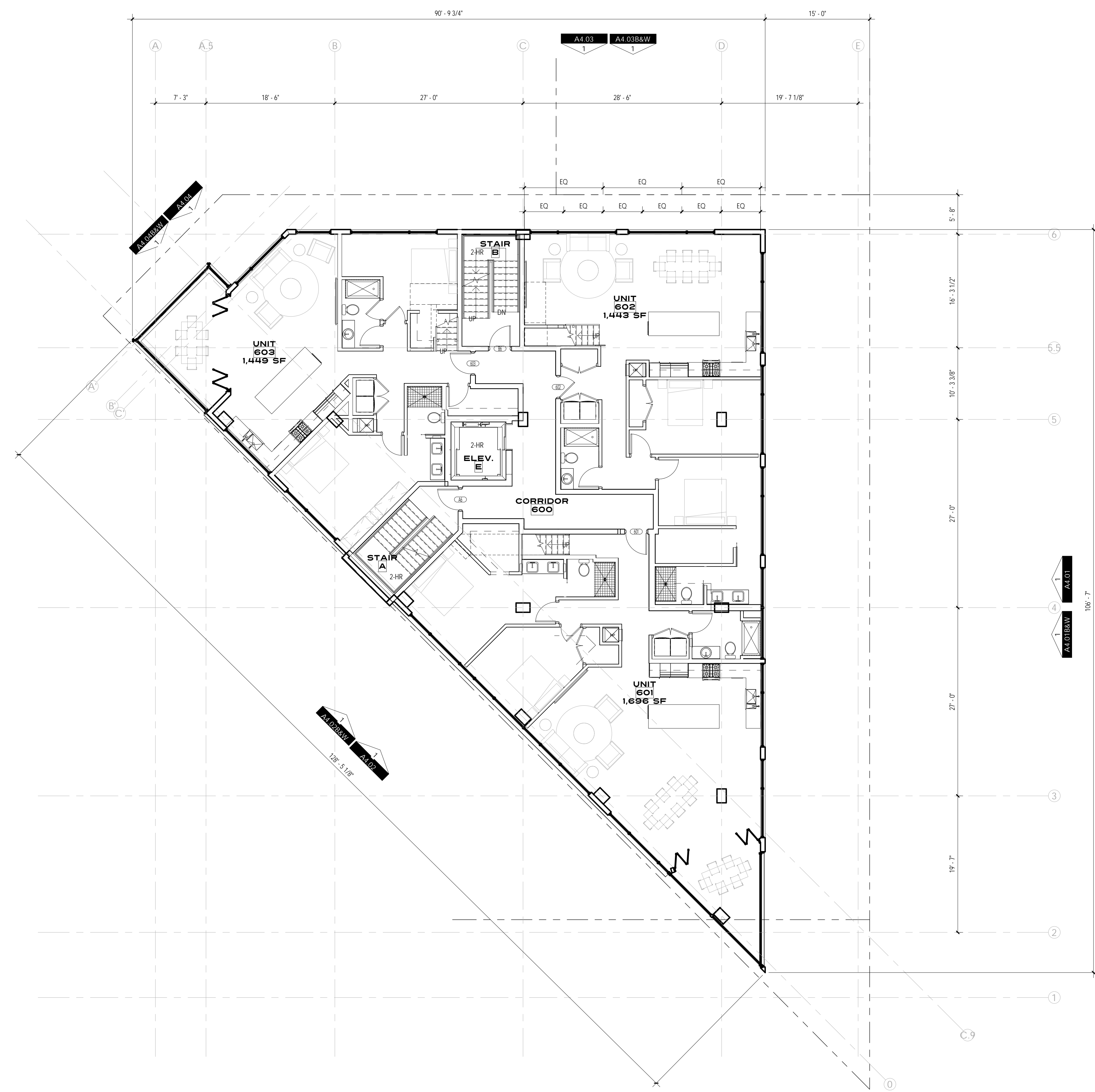
DATE
07.19.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

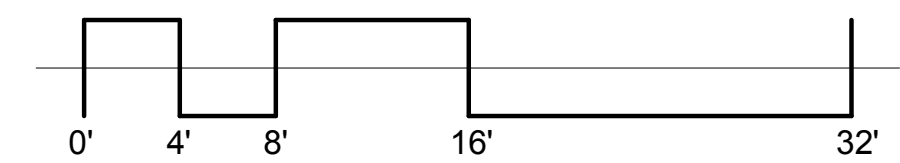
FIFTH FLOOR PLAN

SCALE 1/8" = 1'-0"

A1.05



1 6TH FLOOR
1/8" = 1'-0"



#	DATE	DESCRIPTION

PLAN COMMISSION

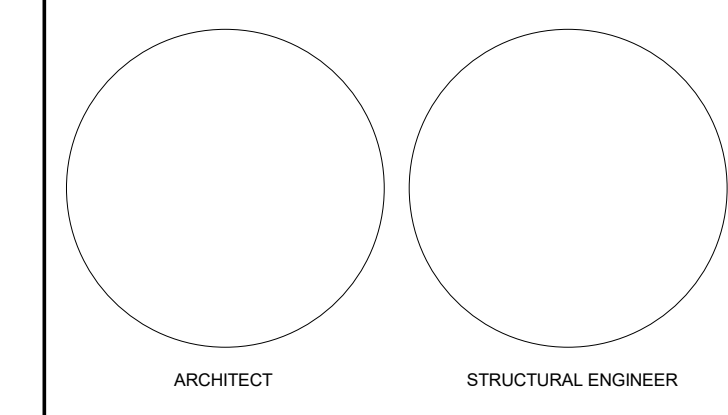
HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

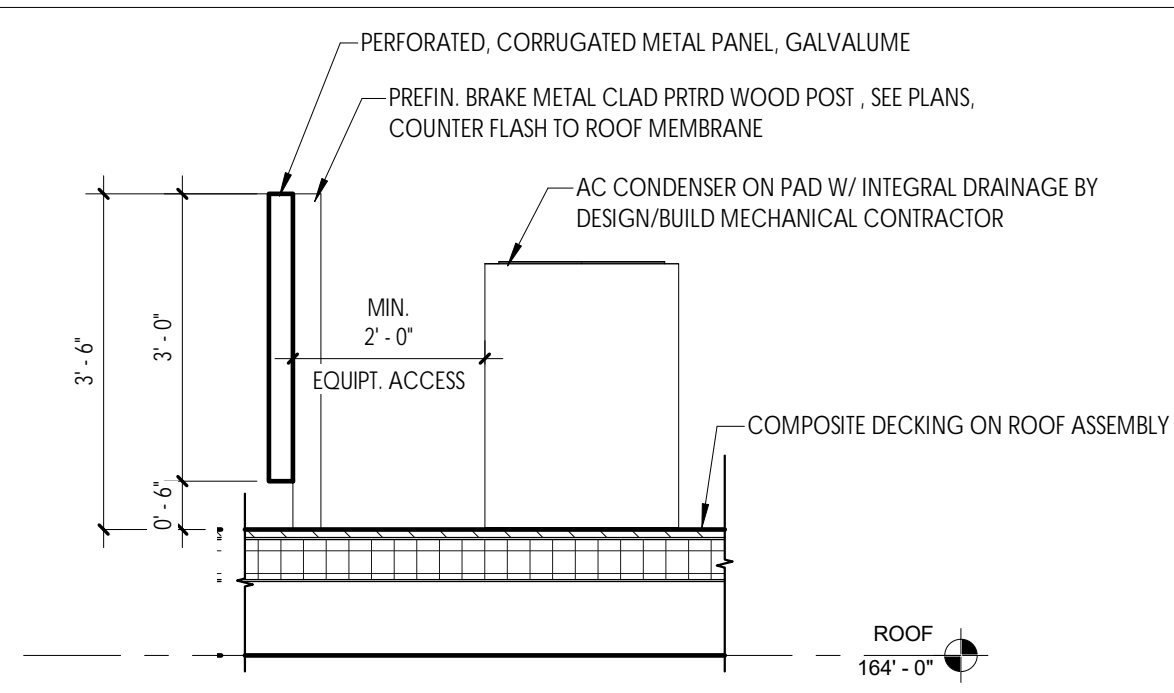
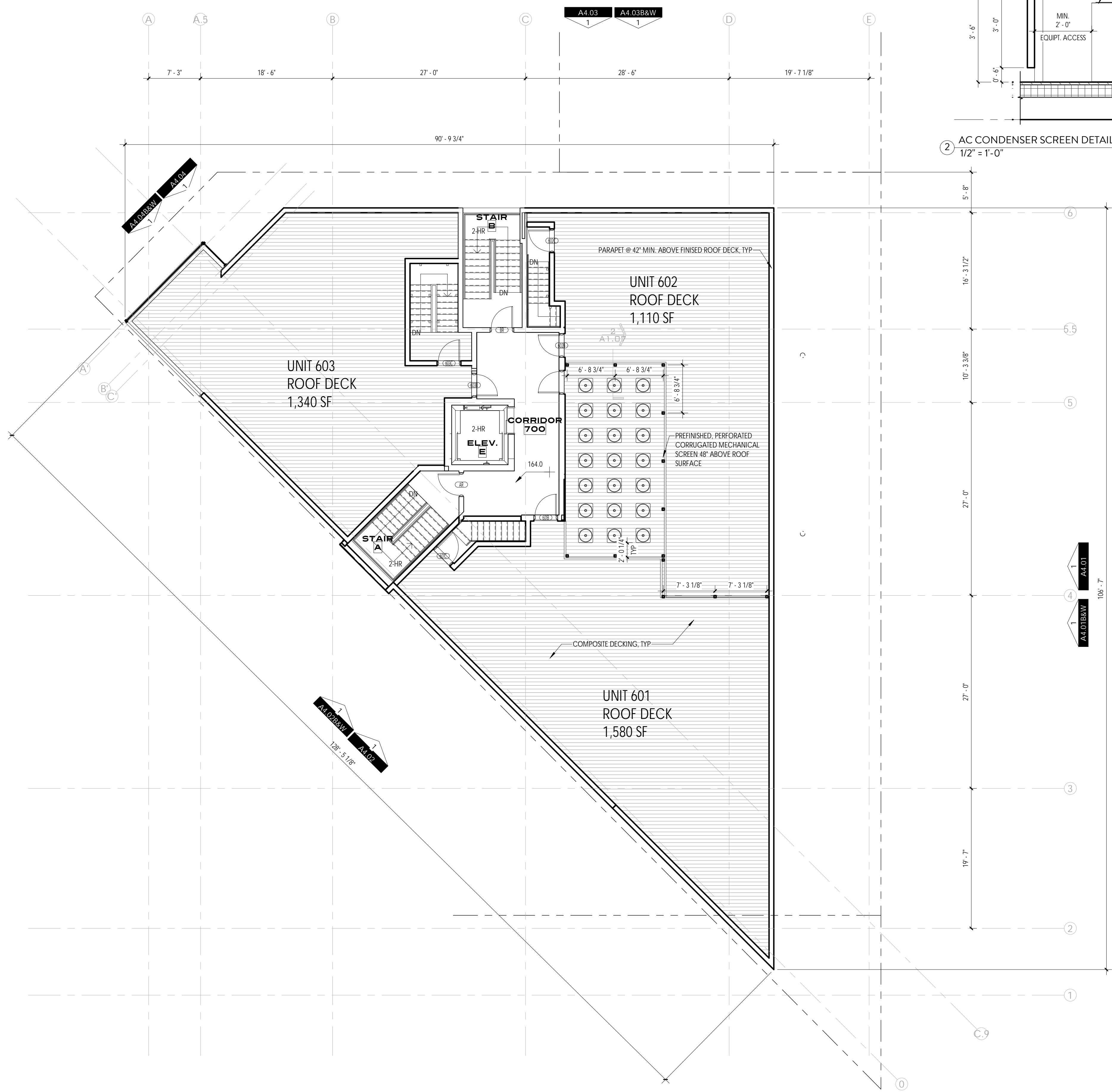
THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

SIXTH FLOOR PLAN
SCALE 1/8" = 1'-0"

A1.06

DATE
07.18.18





2 AC CONDENSER SCREEN DETAIL
1/2" = 1'-0"



GENERAL NOTES

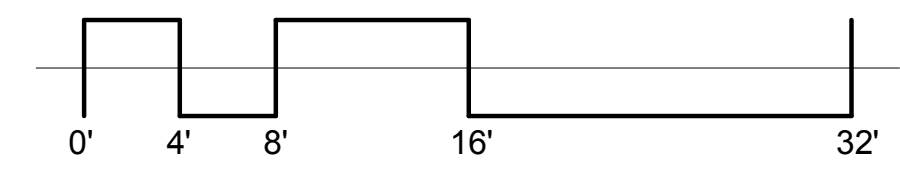


36" TALL PERFORATED, CORRUGATED AC CONDENSER SCREENING PANEL, GALVALUME

DRAWING NOTES

CODE NOTES

1 ROOF PLAN
1/8" = 1'-0"



#	DATE	DESCRIPTION

PLAN COMMISSION

HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

ARCHITECT STRUCTURAL ENGINEER

DATE
07.18.18

ROOF PLAN

SCALE AS INDICATED

A1.07

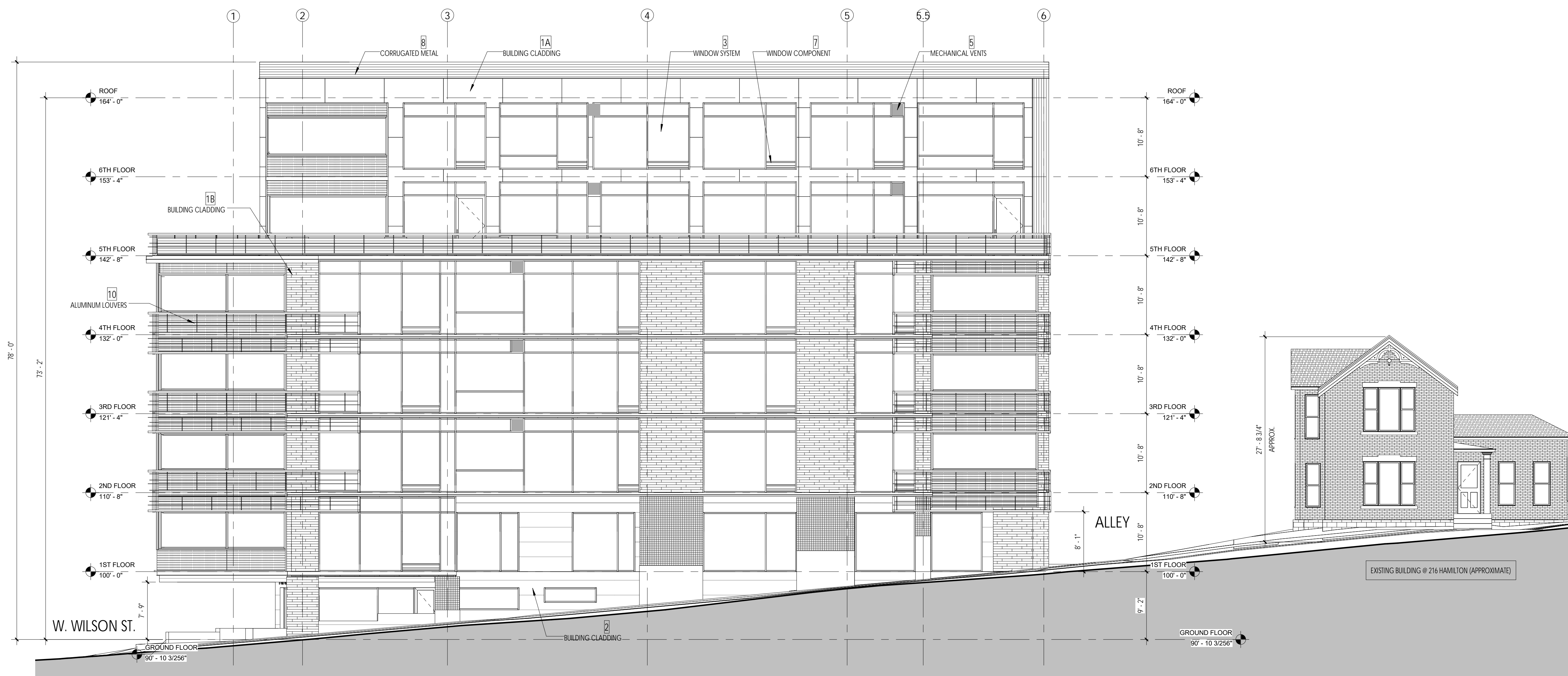


1 HAMILTON STREET (EAST) ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

PLAN COMMISSION	
HENRY HAMILTON PARTNERS 104 KING STREET MADISON, WI 53703	
	DATE 07.18.18

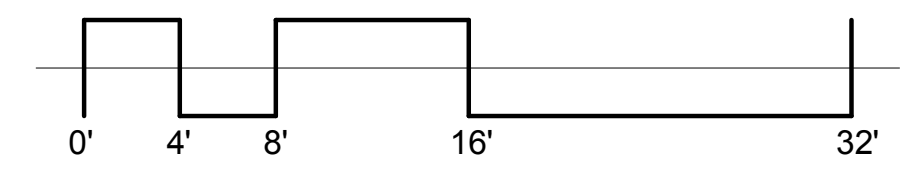
THE BARRACUDA 222 S. HAMILTON MADISON, WI 53703 BUILDING ELEVATION-HAMILTON STREET SCALE 1/8" = 1'-0"		A4.01
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1 HAMILTON STREET (EAST) ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

PLAN COMMISSION	
HENRY HAMILTON PARTNERS 104 KING STREET MADISON, WI 53703	
DATE 07.18.18	



THE BARRACUDA 222 S. HAMILTON MADISON, WI 53703 BUILDING ELEVATION-HAMILTON STREET SCALE 1/8" = 1'-0"		A4.01B&W
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1 HENRY STREET (WEST) ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

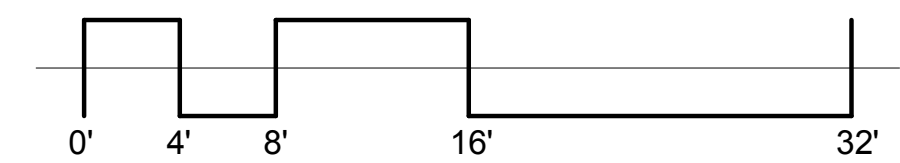
PLAN COMMISSION

HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703
BUILDING ELEVATION-HENRY
STREET
SCALE 1/8" = 1'-0"

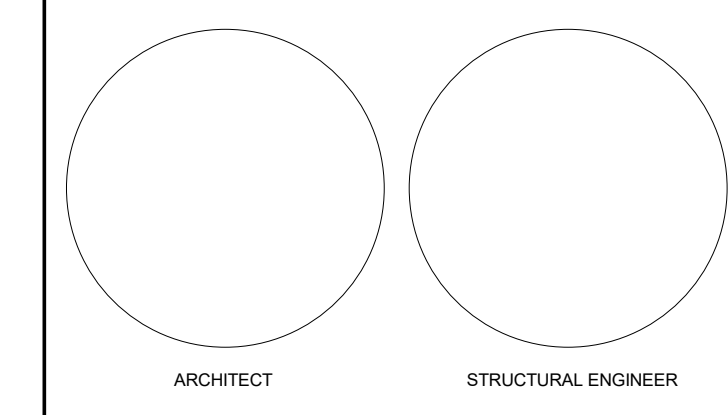
A4.02





1 HENRY STREET (WEST) ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION



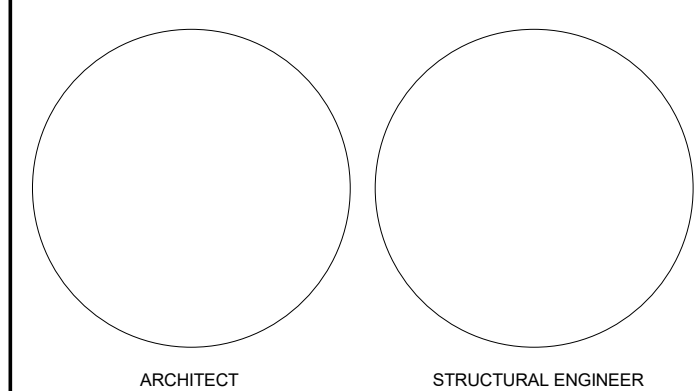
PLAN COMMISSION

<p>HENRY HAMILTON PARTNERS 104 KING STREET MADISON, WI 53703</p>		<p>DATE 07.18.18</p>
<p>THE BARRACUDA 222 S. HAMILTON MADISON, WI 53703 BUILDING ELEVATION-HENRY STREET</p>		<p>A4.02B&W</p>
<p>SCALE 1/8" = 1'-0"</p>		



1 ALLEY (NORTH) ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION



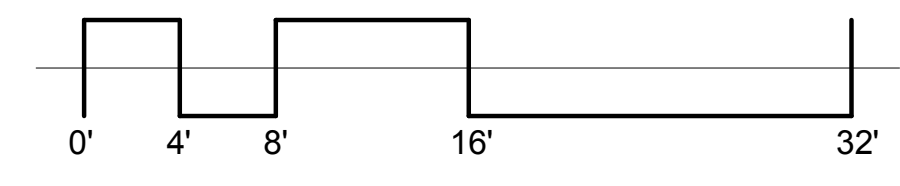
PLAN COMMISSION

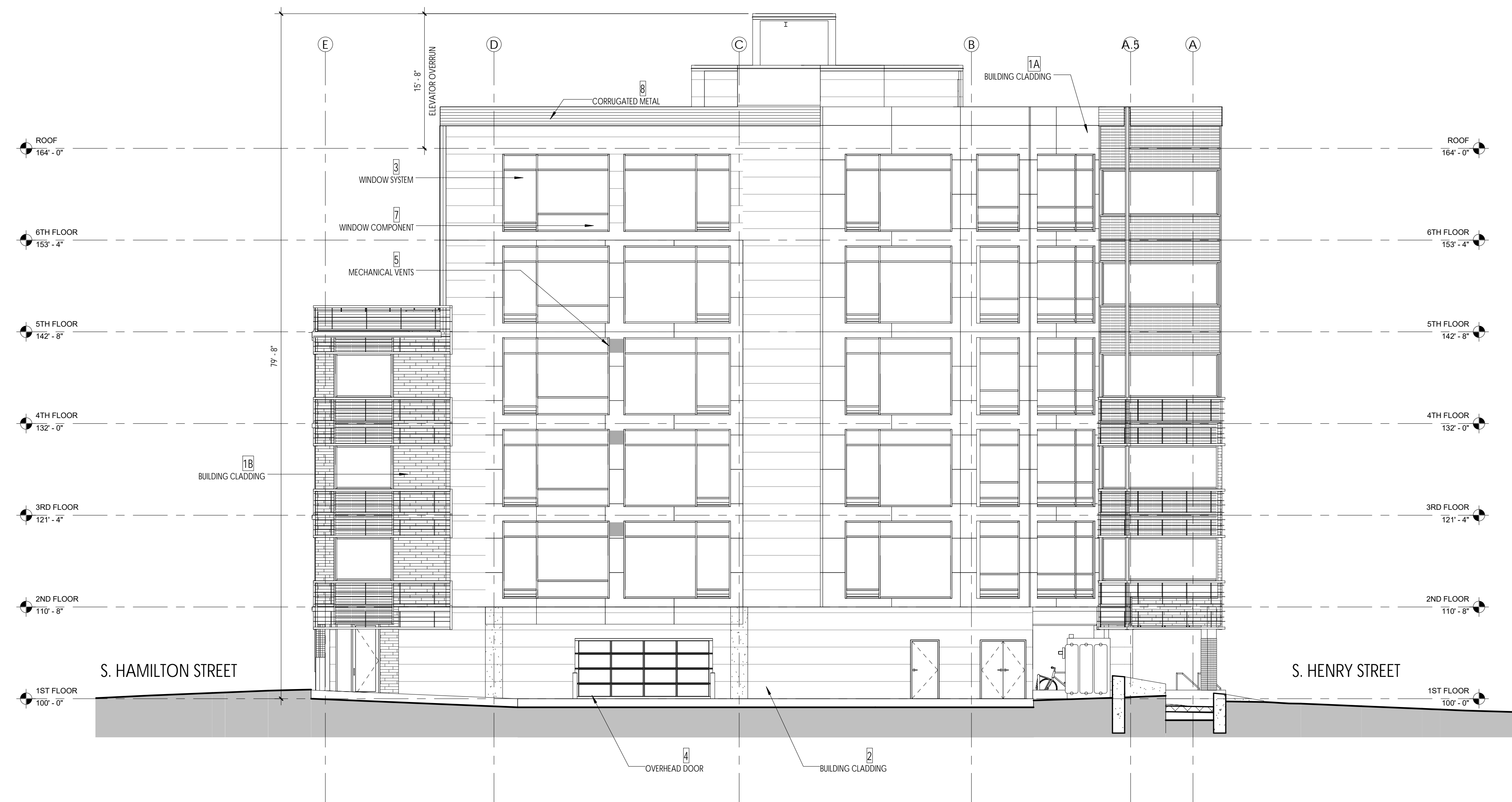
HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703
BUILDING ELEVATION- NORTH
(ALLEY)
SCALE 1/8" = 1'-0"

A4.03



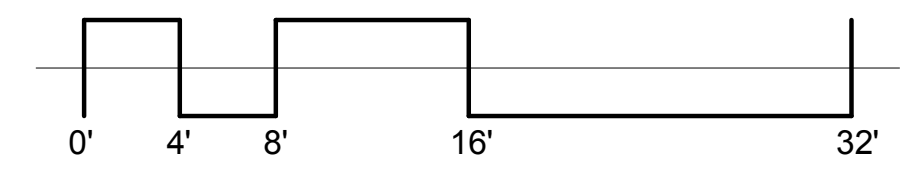


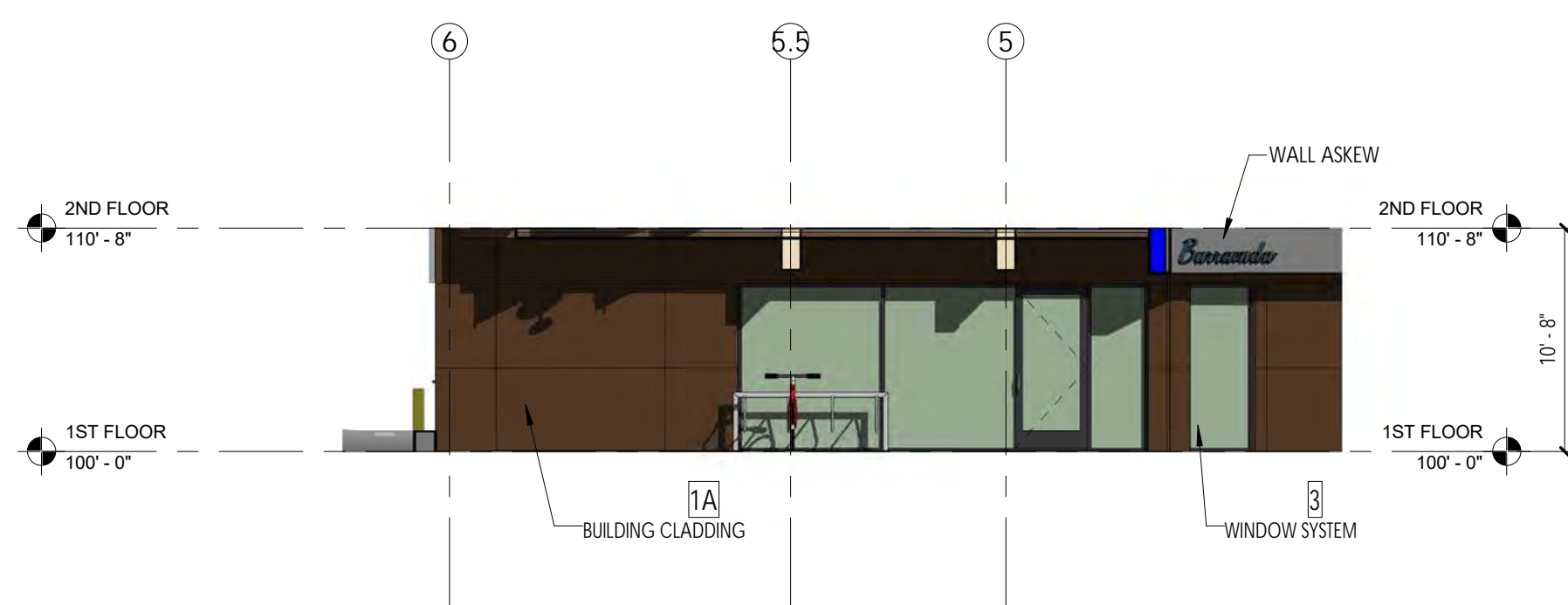
1 ALLEY (NORTH) ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

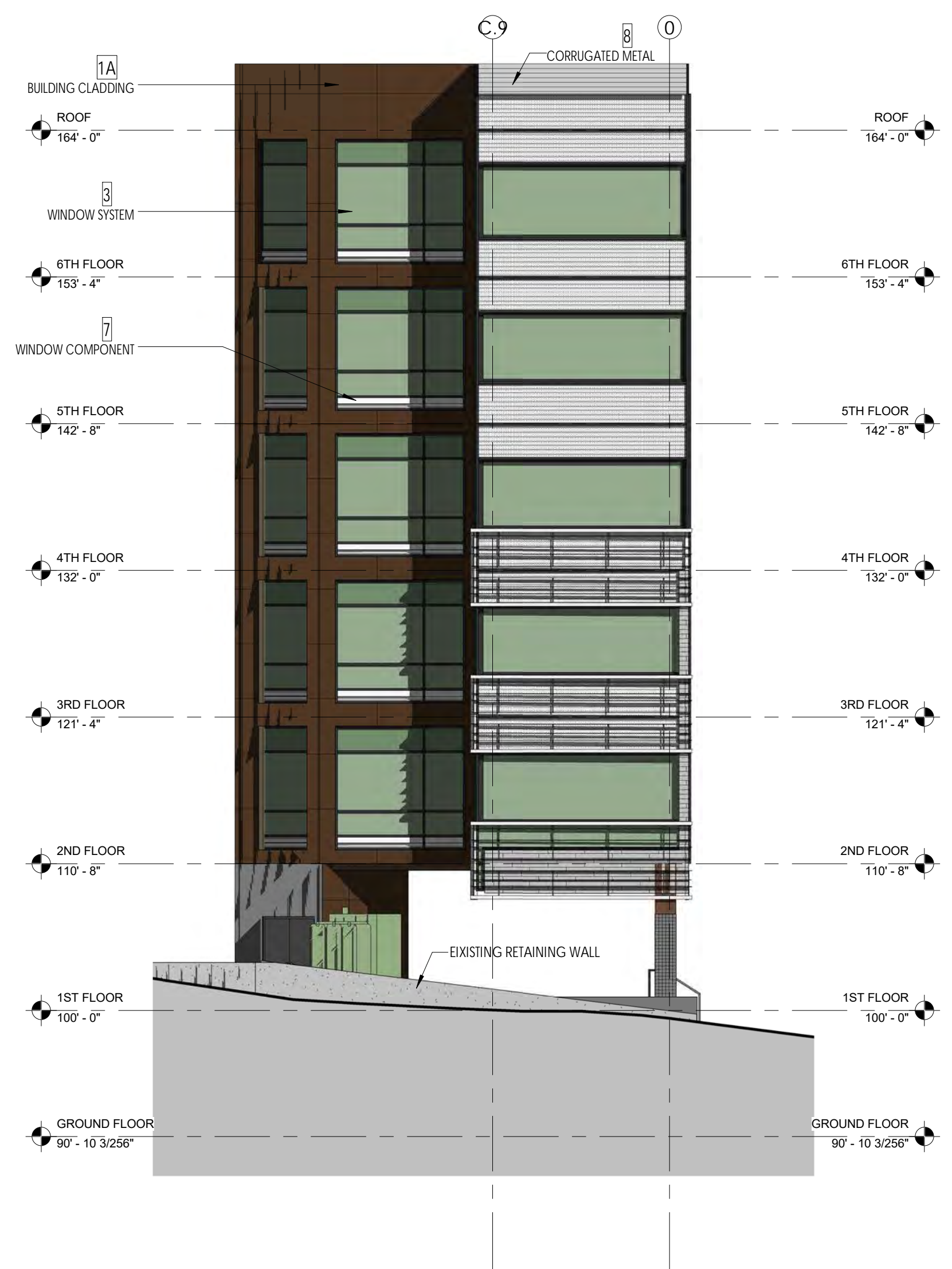
PLAN COMMISSION	
HENRY HAMILTON PARTNERS 104 KING STREET MADISON, WI 53703	
	DATE 07.18.18

THE BARRACUDA 222 S. HAMILTON MADISON, WI 53703 BUILDING ELEVATION- NORTH (ALLEY) SCALE 1/8" = 1'-0"		A4.03B&W
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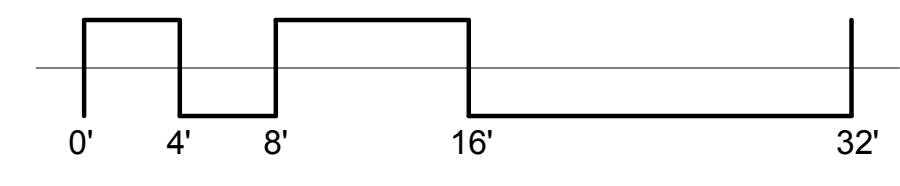




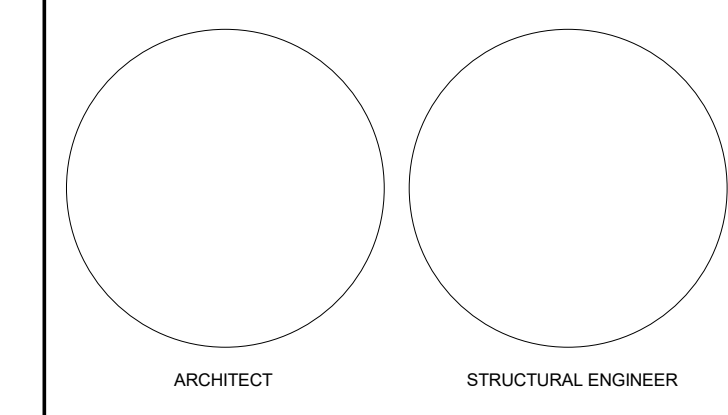
2 WEST ENTRY ELEVATION
1/8" = 1'-0"



1 NORTHWEST ELEVATION
1/8" = 1'-0"



#	DATE	DESCRIPTION



PLAN COMMISSION

HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

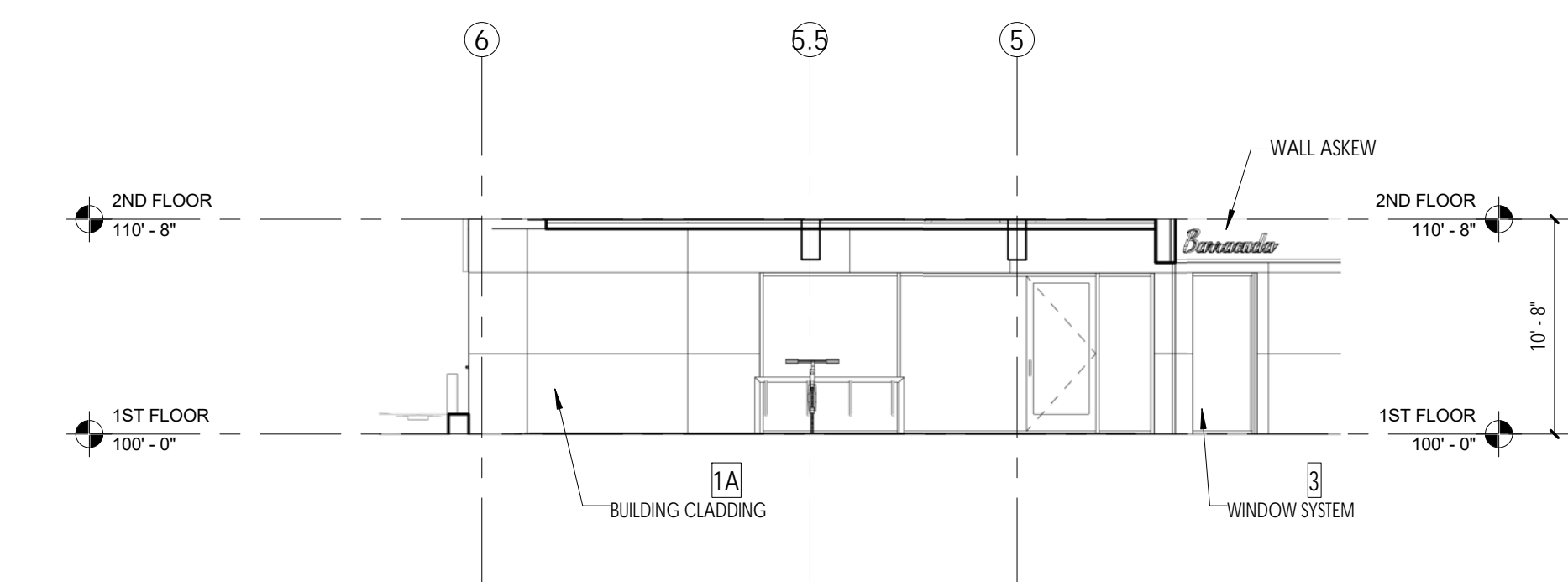
DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

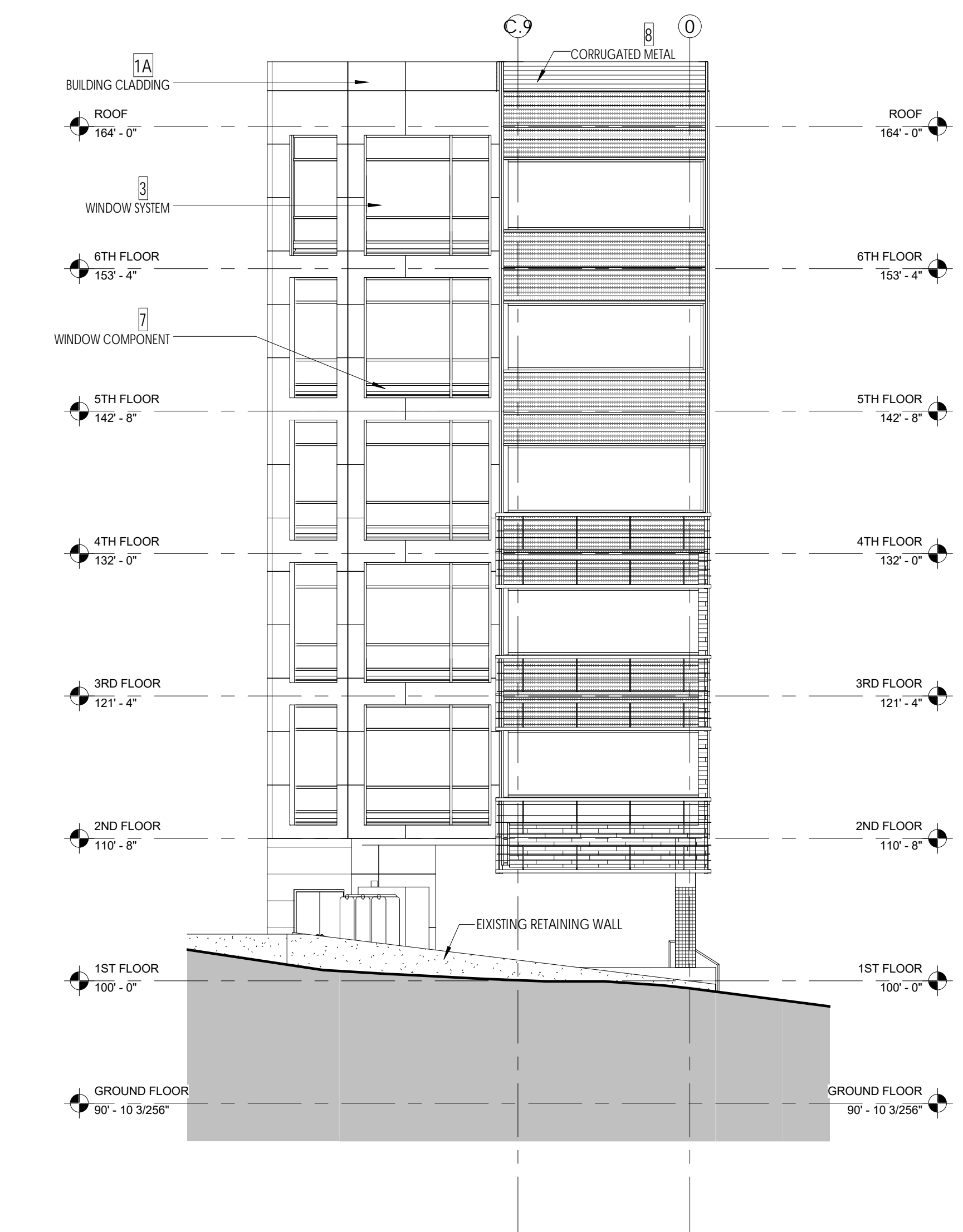
BUILDING ELEVATIONS

SCALE 1/8" = 1'-0"

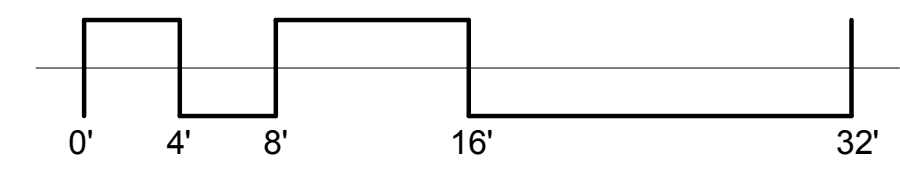
A4.04



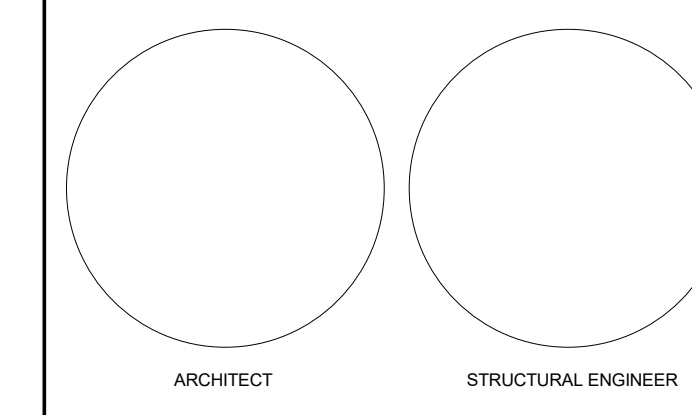
2 WEST ENTRY ELEVATION
1/8" = 1'-0"



1 NORTHWEST ELEVATION
1/8" = 1'-0"



#	DATE	DESCRIPTION



PLAN COMMISSION

HENRY HAMILTON PARTNERS
104 KING STREET
MADISON, WI 53703

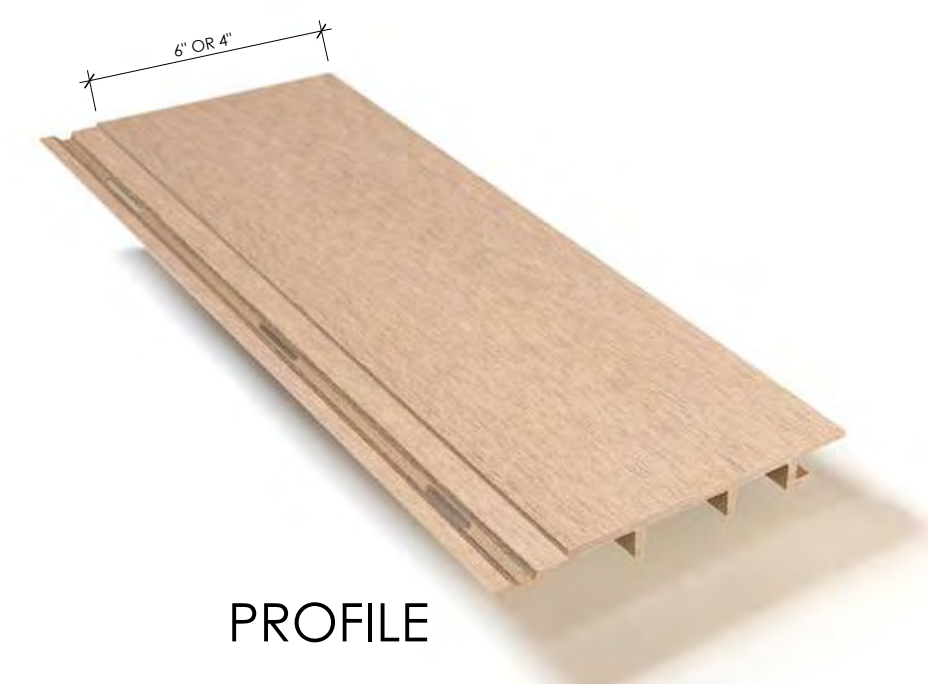
DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

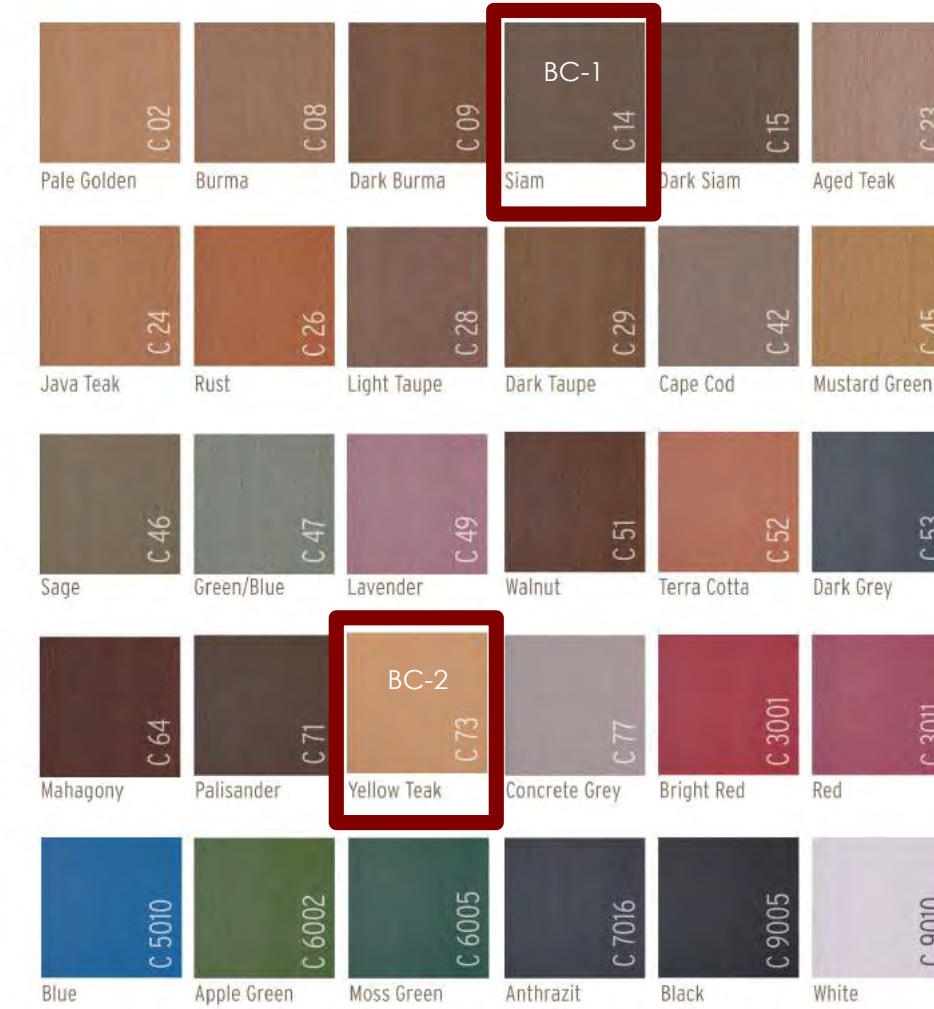
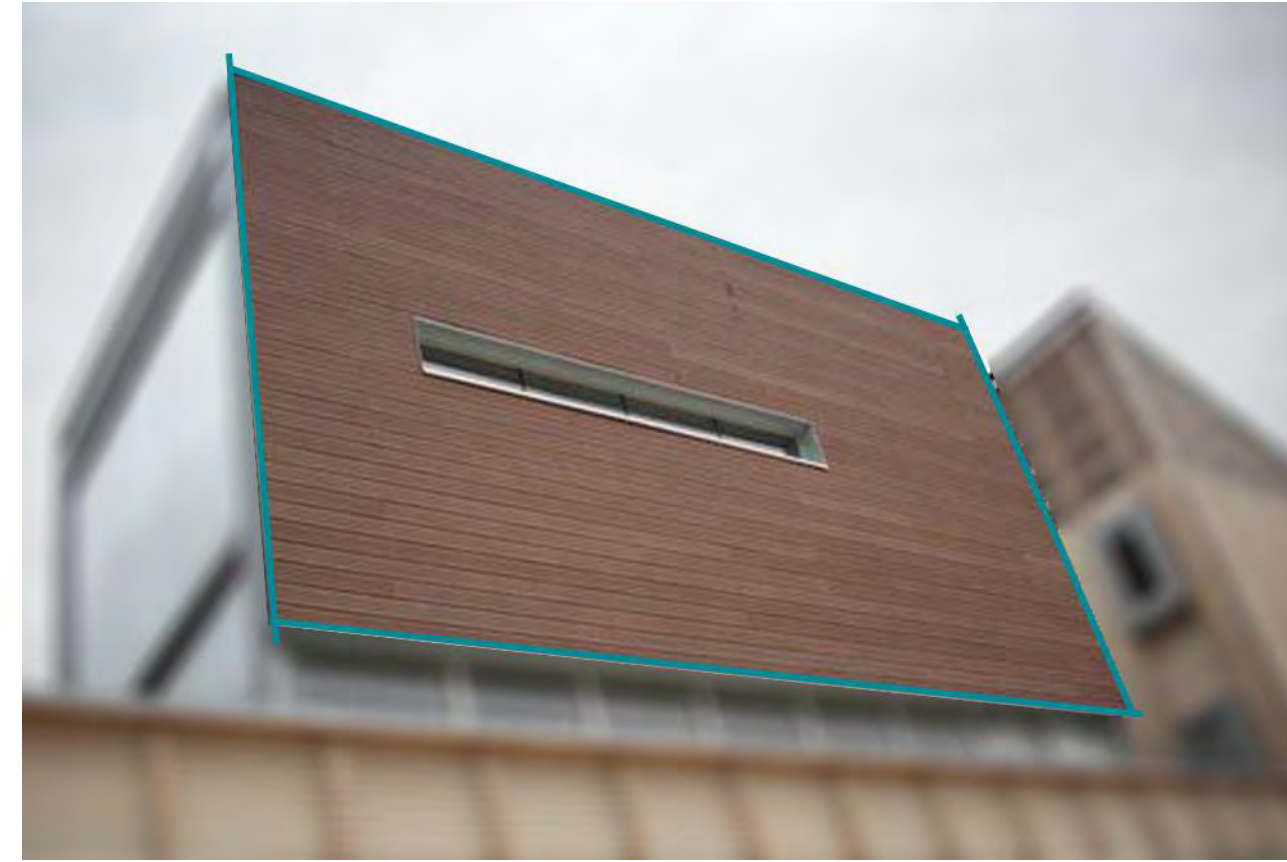
BUILDING ELEVATIONS

A4.04B&W

SCALE 1/8" = 1'-0"



PROFILE
BC1 = 6"
BC2 = 4"



COLOR PALETTE

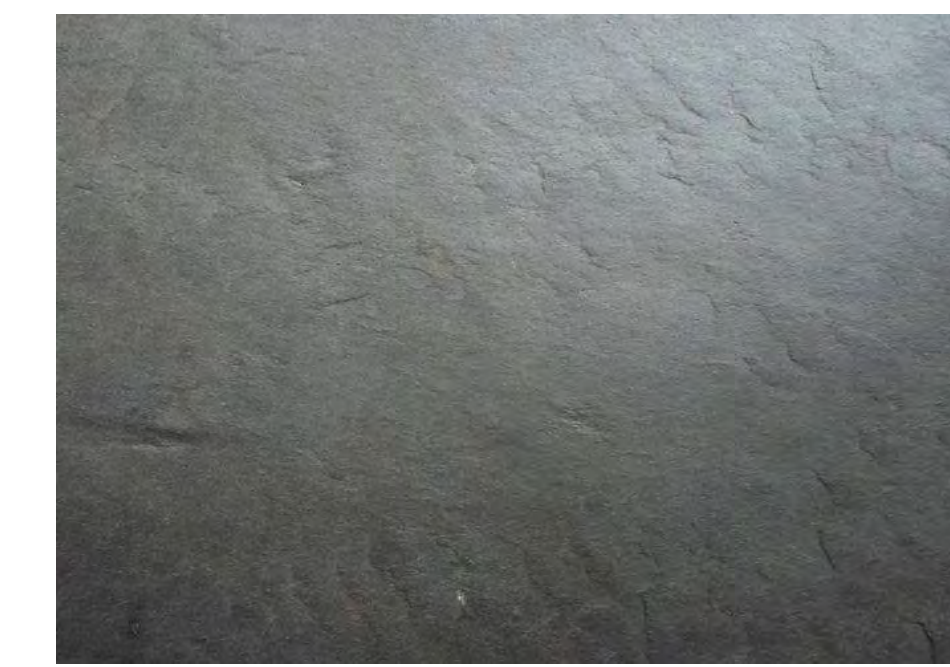
1 BUILDING CLADDING (2 TYPES)

LOCATION: EXTERIOR
MATERIAL: COMPOSITE WOOD
FASTENERS: CONCEALED
CORNERS: MITERED
DURABILITY: EXCELLENT
FLAME SPREAD RATING: CLASS A <=25
COLOR FADING & GREYING: N/A

1A:
SIZE: 4" EXPOSED; RANDOM LENGTHS
COLOR: YELLOW TEAK

1B:
SIZE: 6" EXPOSED; RANDOM LENGTHS
COLOR: SIAM

2 BUILDING CLADDING



LOCATION: EXTERIOR
MATERIAL: SLATE PANELS
SIZE: 36"W X 24" H PANELS
FASTENERS: CONCEALED
CORNERS: MITERED
DURABILITY: EXCELLENT
FLAME SPREAD RATING: CLASS A <=25
COLOR FADING & GREYING: MINIMAL



3 WINDOW SYSTEM

LOCATION: EXTERIOR
MATERIAL:
FRAME: THERMALLY BROKEN ANODIZED ALUMINUM, BLACK
GLASS: CLEAR DOUBLE PANE LOW-E
DURABILITY: EXCELLENT
WINDOW COVERING: SMART GLASS ELECTROCHROMATIC FILM
GLASS COLOR:
1: RANGES FROM CLEAR TO OPAQUE (WHITE)
2: SPANDREL GLASS (DARK GREY)



4 OVERHEAD DOORS

LOCATION: EXTERIOR
MATERIAL:
FRAME: ANODIZED ALUMINUM, BLACK
GLASS: WHITE INSULATED
DURABILITY: EXCELLENT



BATH EXHAUST



KITCHEN EXHAUST

5 VENTS

LOCATION: EXTERIOR
MATERIAL:
FRAME: BRUSHED ALUMINUM
DURABILITY: EXCELLENT

GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION

PLAN COMMISSION

HENRY HAMILTON PARTNERS
225 S. HAMILTON STREET
MADISON, WI 53703

THE BARRACUDA
225 S. HAMILTON STREET
MADISON, WI 53703

BUILDING MATERIALS

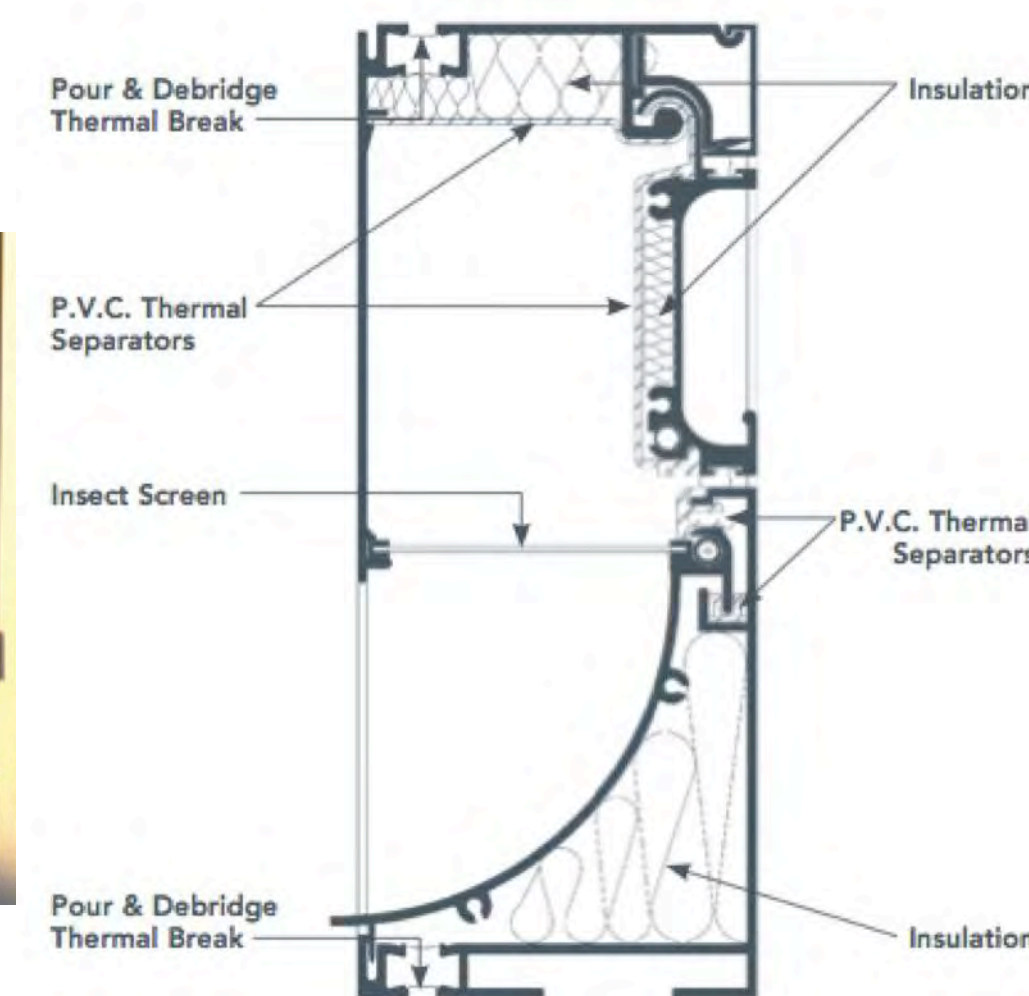
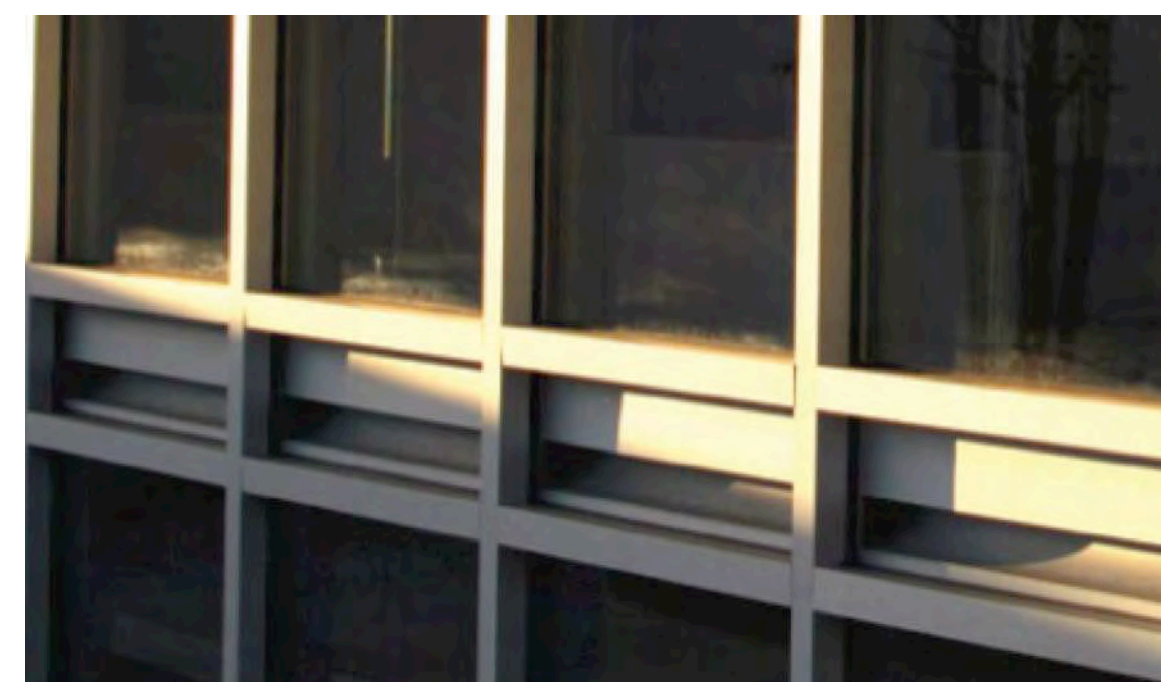
DATE
07.18.18

A5.01



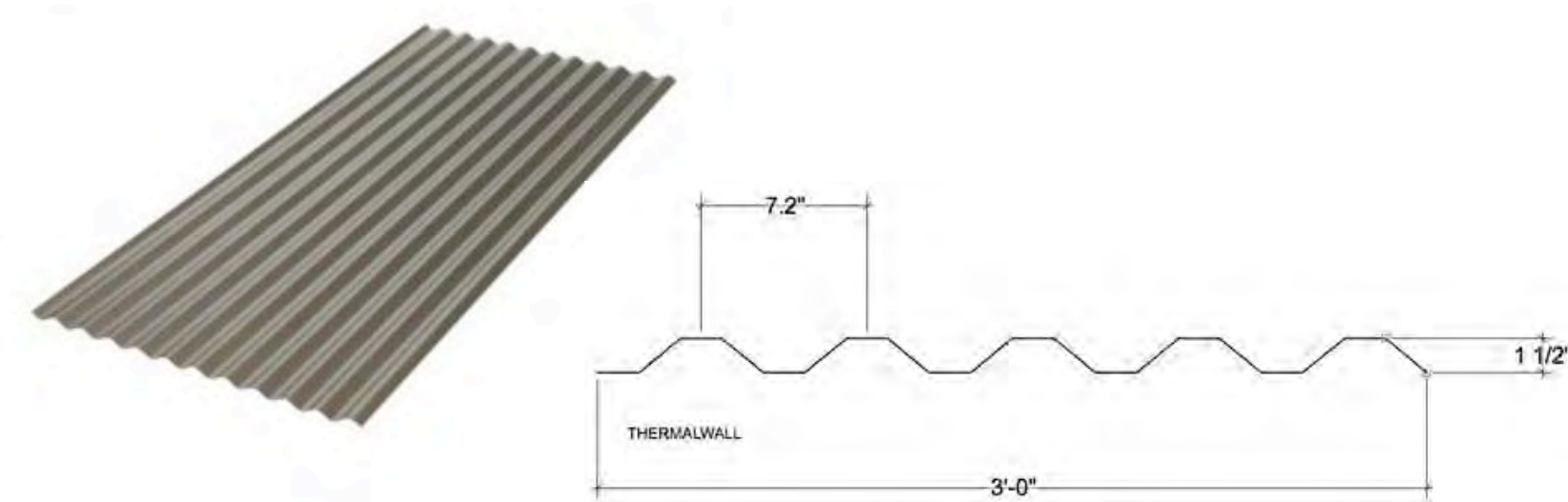
6 BUILDING CLADDING

LOCATION: EXTERIOR AT HENRY ST. PARKING ENTRY
 MATERIAL: SYNTHETIC TURF-RENEWABLE SOYBEANS AND DENSE POLYETHYLENE THATCH COMBINED W/OLYETHYLENE MONOFILAMENT GRASS BLADES
 FASTENERS: CONCEALED
 CORNERS: FRAMED
 DURABILITY: EXCELLENT
 FLAME SPREAD RATING: CLASS A <=25
 COLOR FADING & GREYING: N/A



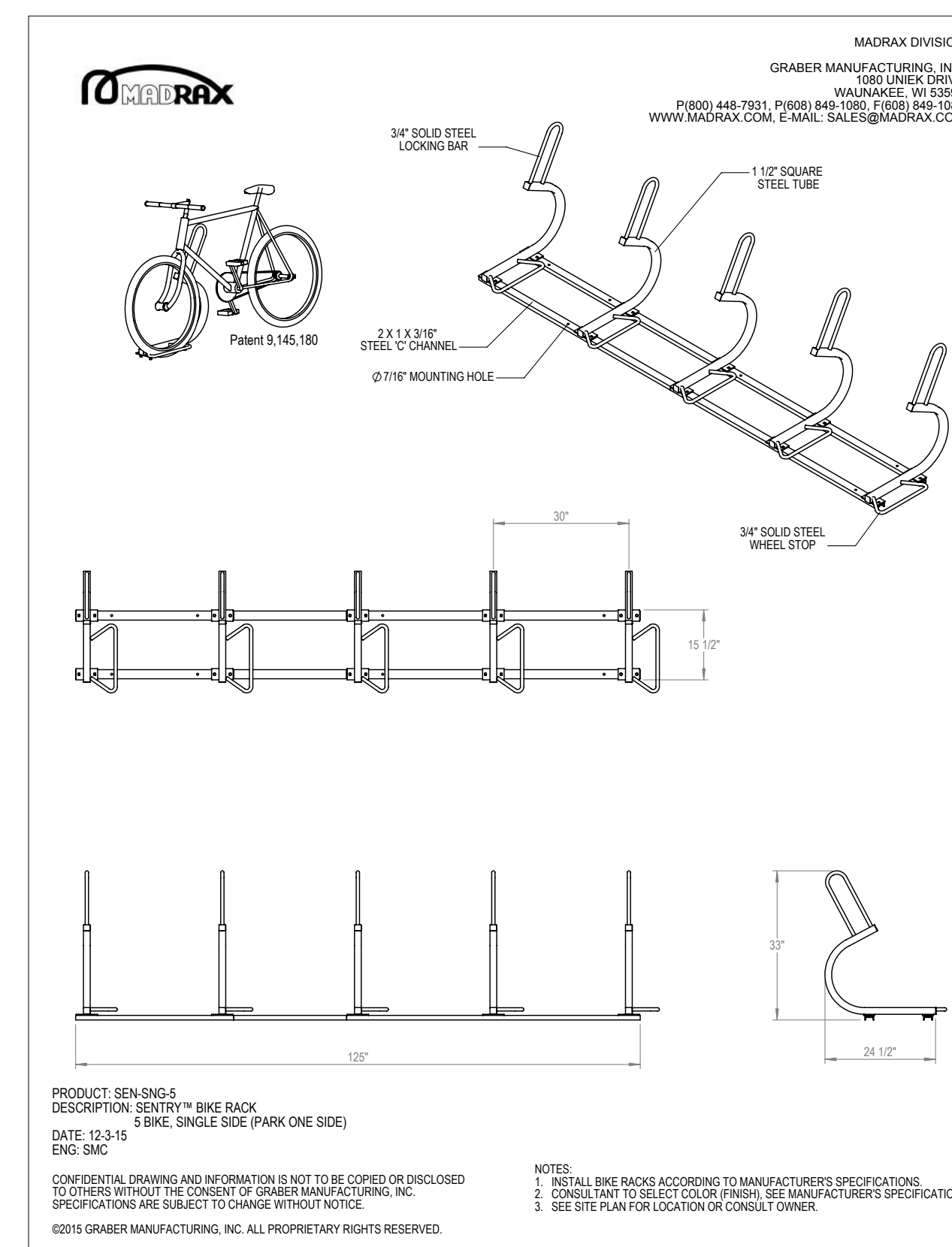
7 WINDOW COMPONENT

LOCATION: ERESIDENTIAL WINDOWS
 MATERIAL: SINTEGRAL ALUMINUM NATURAL AIR VENT
 FASTENERS: CONCEALED
 CORNERS: FRAMED
 DURABILITY: EXCELLENT
 COLOR FADING & GREYING: N/A



8 PARAPET METAL

LOCATION: 6H FLOOR PARAPET
 MATERIAL: STEEL
 FASTENERS: CONCEALED
 CORNERS: FRAMED
 DURABILITY: EXCELLENT
 COLOR FADING & GREYING: N/A



TYPICAL BICYCLE RACK

PLAN COMMISSION

HENRY HAMILTON PARTNERS
 104 KING STREET
 MADISON, WI 53703

DATE
 07.18.18

THE BARRACUDA
 22 S. HAMILTON
 MADISON, WI 53703

A5.02

BUILDING MATERIALS



PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

A5.03

RENDERINGS

AA

AB

AC

AD

AE

AF

AG



PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

A5.04

RENDERINGS



PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

A5.05

RENDERINGS



HENRY ENTRY



HAMILTON STREETScape



OFFICE ENTRY

PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

A5.06

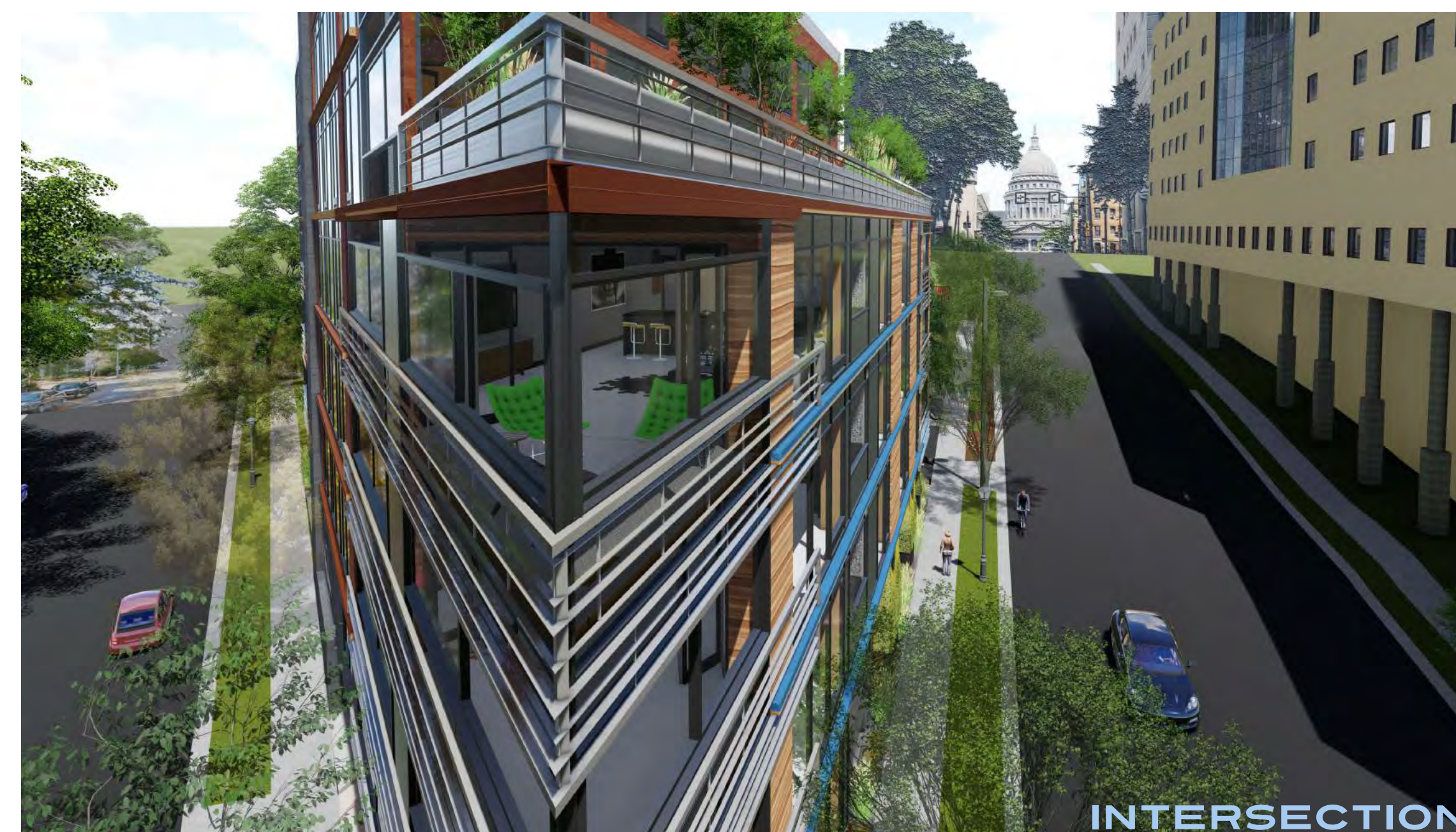
RENDERINGS



HAMILTON ELEVATION



HAMILTON STREETSCAPE



INTERSECTION

PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

A5.07

RENDERINGS



ALLEY ELEVATION



HENRY STREETSCAPE



HAMILTON STREETSCAPE

PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

A5.08

RENDERINGS



AERIAL VIEW TO LAKE MONONA

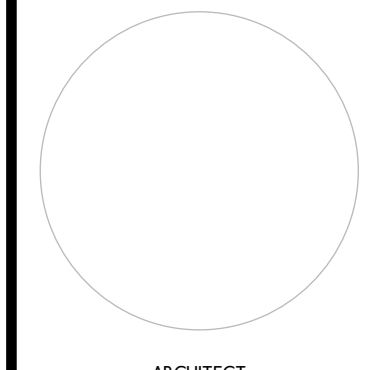


5TH TERRACE

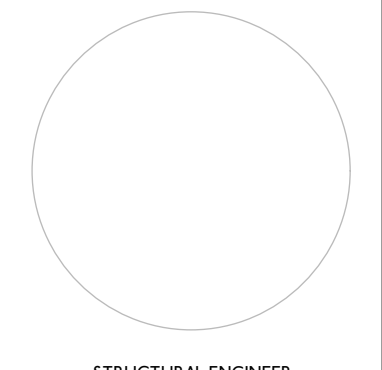


5TH TERRACE

DATE	DESCRIPTION



ARCHITECT



STRUCTURAL ENGINEER

PLAN COMMISSION

HENRY HAMILTON PARTNERS
 101 KING STREET
 MADISON, WI 53703

THE BARRACUDA
 225 S. HAMILTON
 MADISON, WI 53703

DATE
07.18.18

A5.09

RENDERINGS



INTERIOR RENDERINGS



DRAWING NOTES

CODE NOTES



DATE	DESCRIPTION

PLAN COMMISSION

HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

THE BARRACUDA
225 HAMILTON
MADISON, WI 53703

DATE
07.18.18

A5.10

RENDERINGS

AA

AB

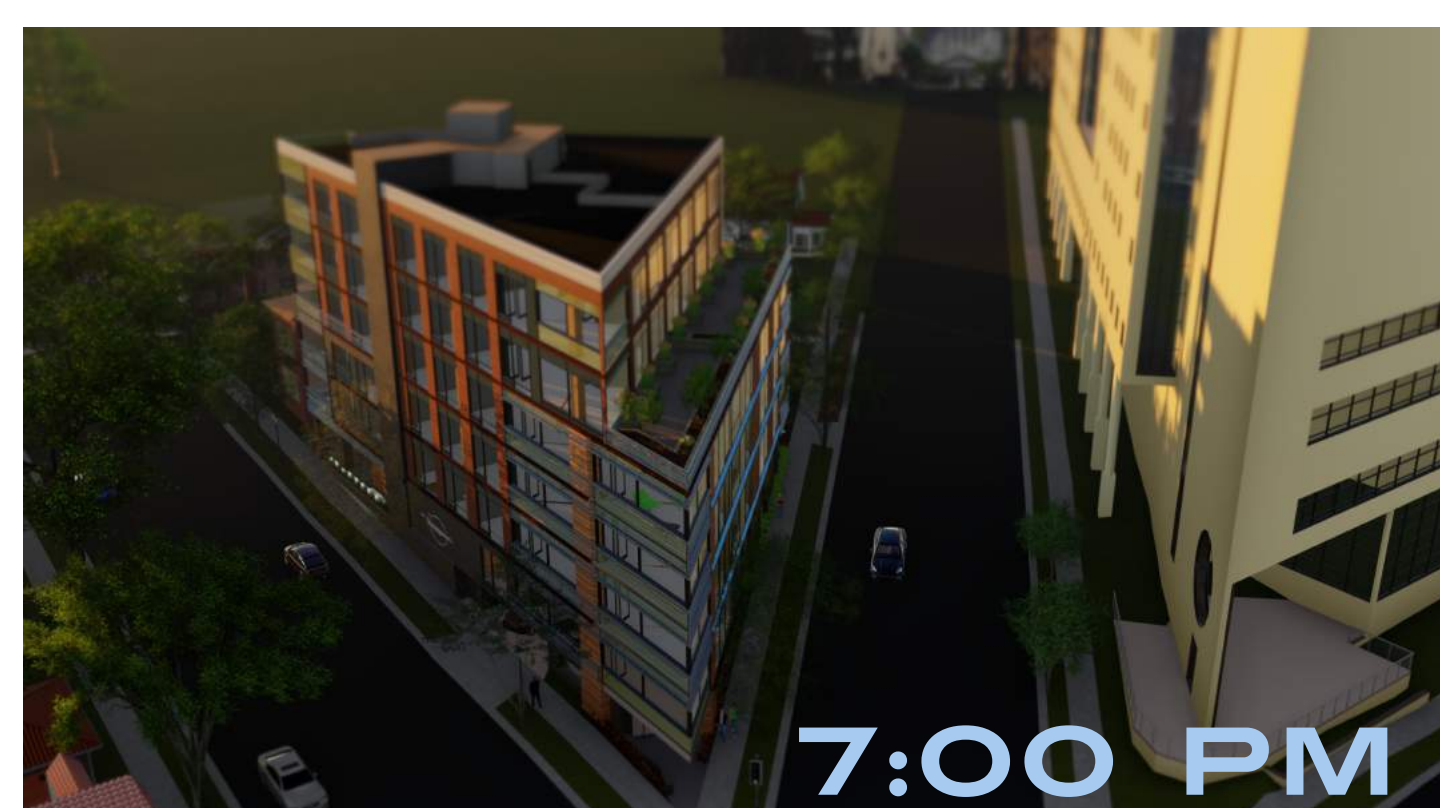
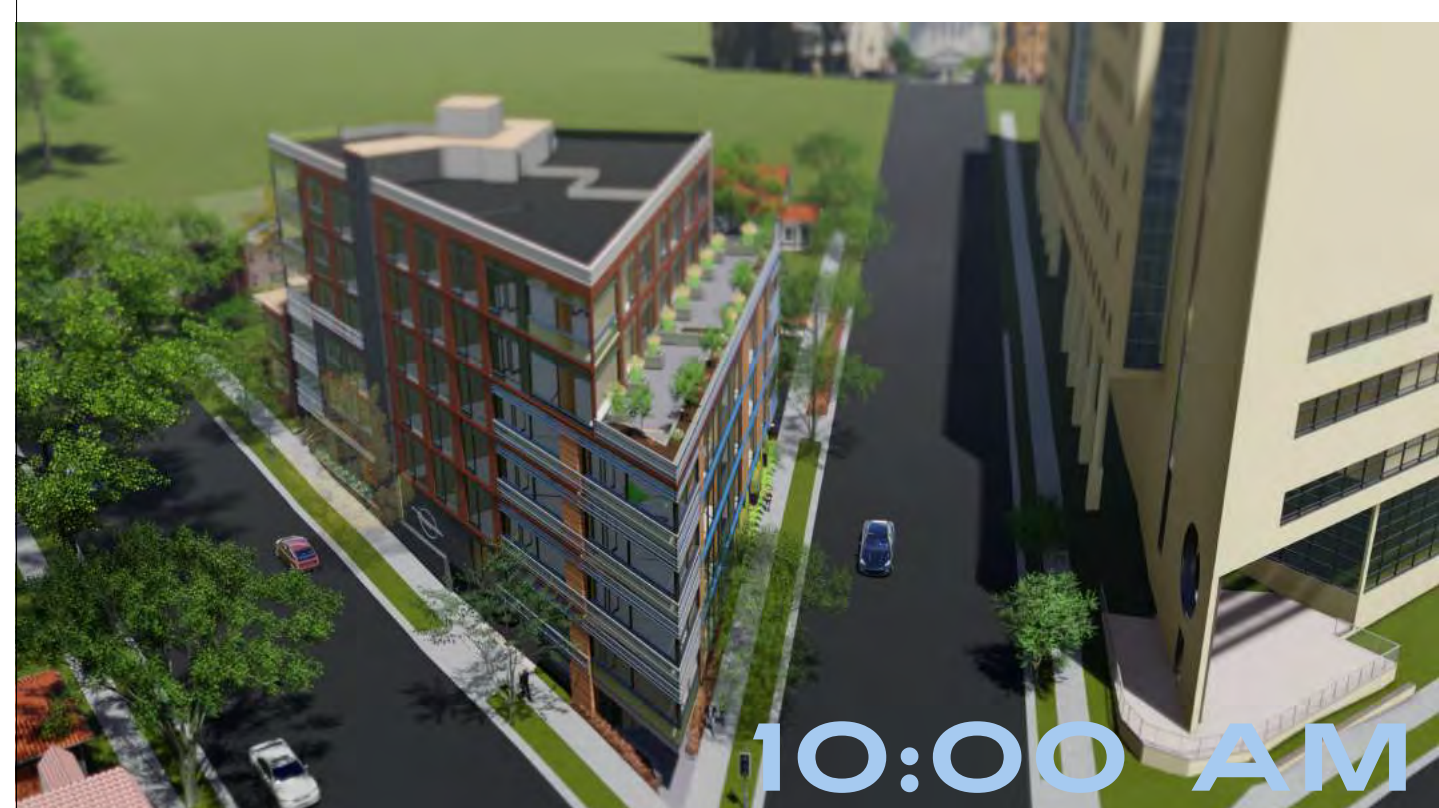
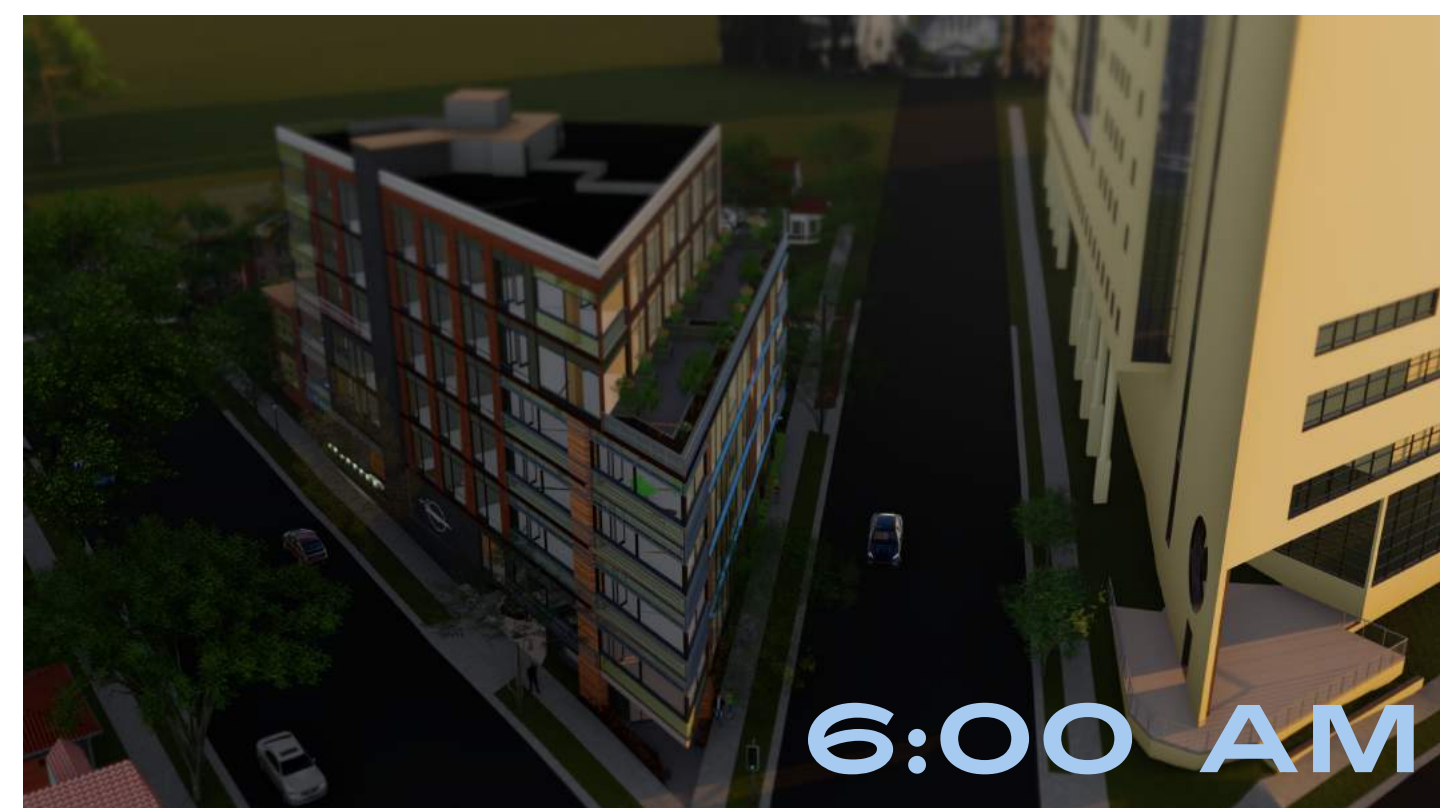
AC

AD

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AF

AG



PLAN COMMISSION

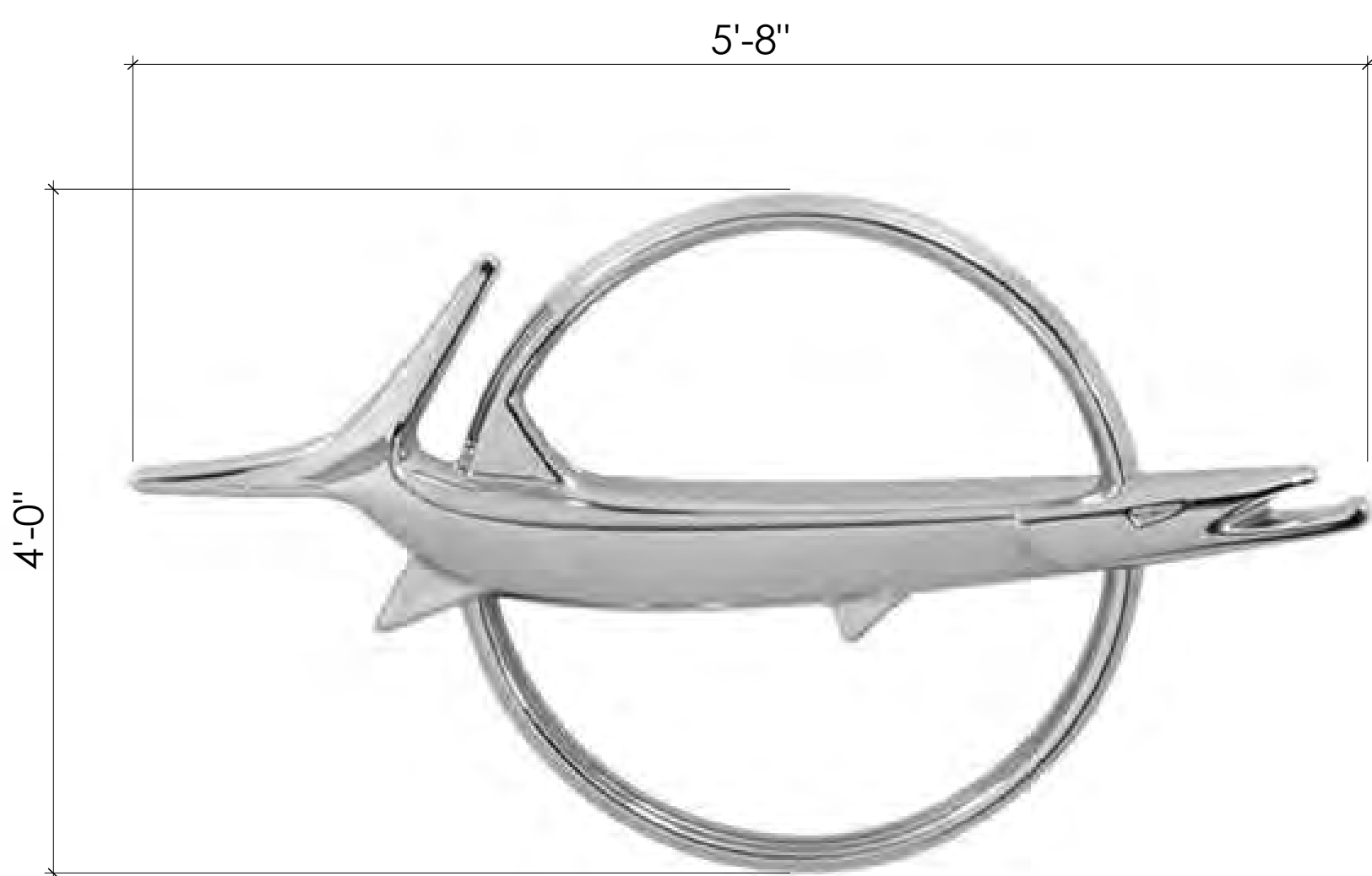
HENRY HAMILTON PARTNERS
101 KING STREET
MADISON, WI 53703

DATE
07.18.18

THE BARRACUDA
222 S. HAMILTON
MADISON, WI 53703

A5.10

SHADOW STUDIES



8" **222 SOUTH HENRY ST.**

1 BUILDING LOGO

LOCATION: EXTERIOR WALL MOUNTED (Henry Street)
 MATERIAL: ALUMINUM
 ILLUMINATION: LED BACKLIT

2 BUILDING ADDRESS

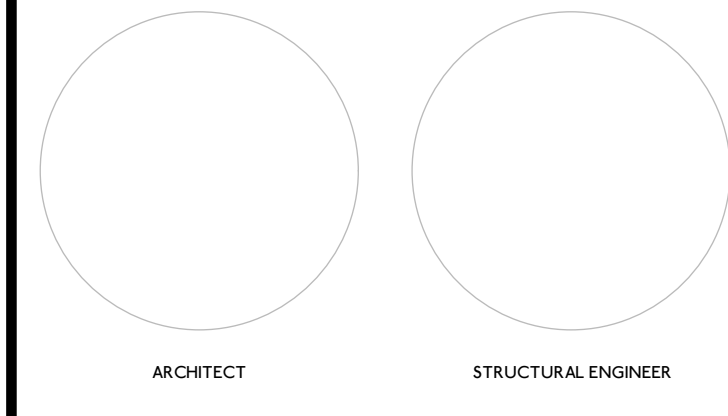
LOCATION: EXTERIOR WALL MOUNTED
 MATERIAL: ALUMINUM
 ILLUMINATION: LED BACKLIT
 FONT: TURNPIKE

8" **SPHYRAENIDAE**

3 COMMERCIAL SIGNAGE

LOCATION: EXTERIOR WALL MOUNTED
 MATERIAL: ALUMINUM
 ILLUMINATION: LED BACKLIT
 FONT: TURNPIKE

DATE	DESCRIPTION



PLAN COMMISSION

HENRY HAMILTON PARTNERS 10 KING STREET MADISON, WI 53703		DATE 07.18.18
THE BARRACUDA 222 S. HAMILTON MADISON, WI 53703		A8.01
SIGNAGE		