



Current Aerial
Lucky's
1313 Regent St., Madison, WI
June 9, 2020





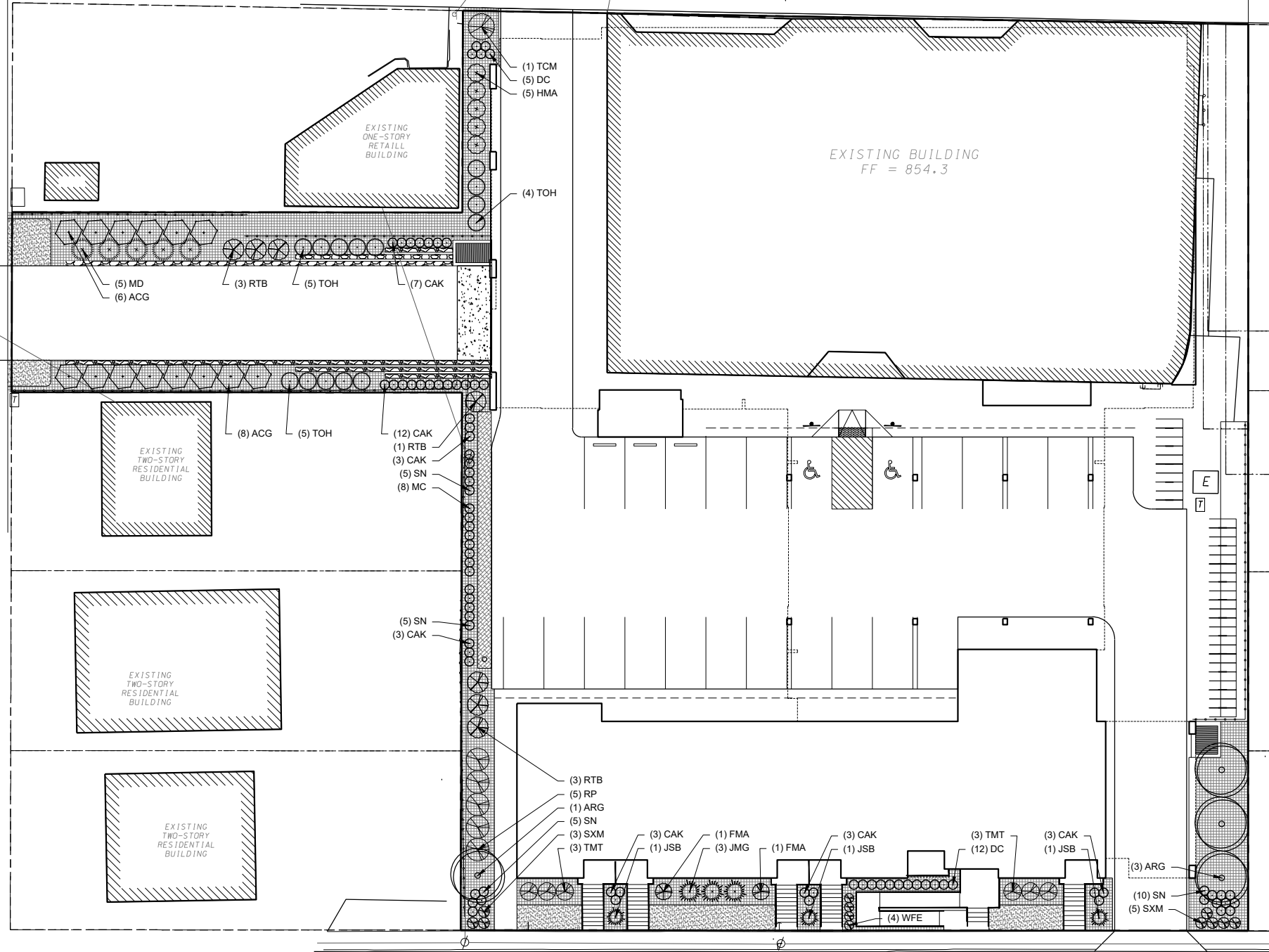
Site Plan
Lucky's
1313 Regent St., Madison, WI
November 4, 2020



REGENT STREET

S. RANDALL AVENUE

BOWEN COURT



LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 DEVELOPED AREA = 18,675 SQ FT
 TOTAL POINTS REQUIRED = 311 POINTS
 POINTS PROVIDED = 576 POINTS

PLANTING SCHEDULE

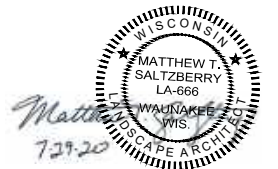
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND.
OVER-STORY DECIDUOUS TREES							
AKC	Acer rubrum 'Armstrong Red'	Armstrong Red Maple	4	30	120	12\"/>	

GROUND COVER LEGEND

- LAWN
- INFILTRATION AREA
- 3" DEPTH WASHED STONE MULCH OVER FILTER FABRIC

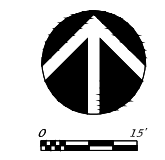
SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGERS' HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF LOCAL WASHED STONE MULCH OVER LANDSCAPE FABRIC CONTAINED BY LANDSCAPE EDGING.
4. WASHED STONE MULCH SHALL BE 1.25-INCH OR LARGER.
5. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
6. LANDSCAPE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
7. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC, PER MANUFACTURER'S SPECIFICATIONS.
9. INFILTRATION AREA PLANT MIX SHALL CONFORM TO THE SPECIFICATIONS OF THE RAINWATER RENEWAL GARDEN FOR SUNNY SITES AS MANUFACTURED BY AGRECOL NATIVE NURSERY (www.agrecol.com) OR APPROVED EQUAL. SEE GRADING AND EROSION CONTROL PLAN FOR INFILTRATION BASIN PLANTING DETAIL.
10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.



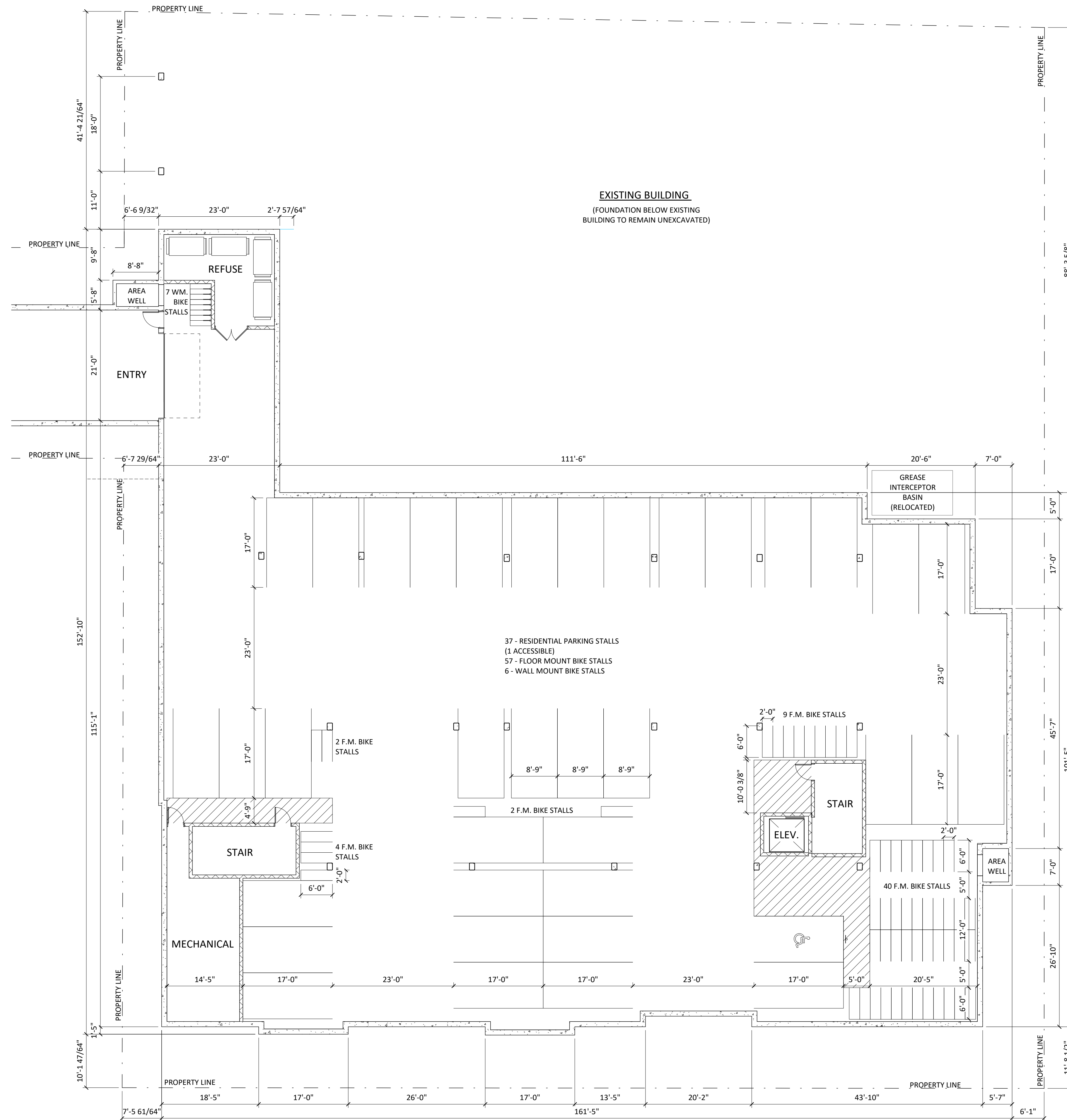
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westwood Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

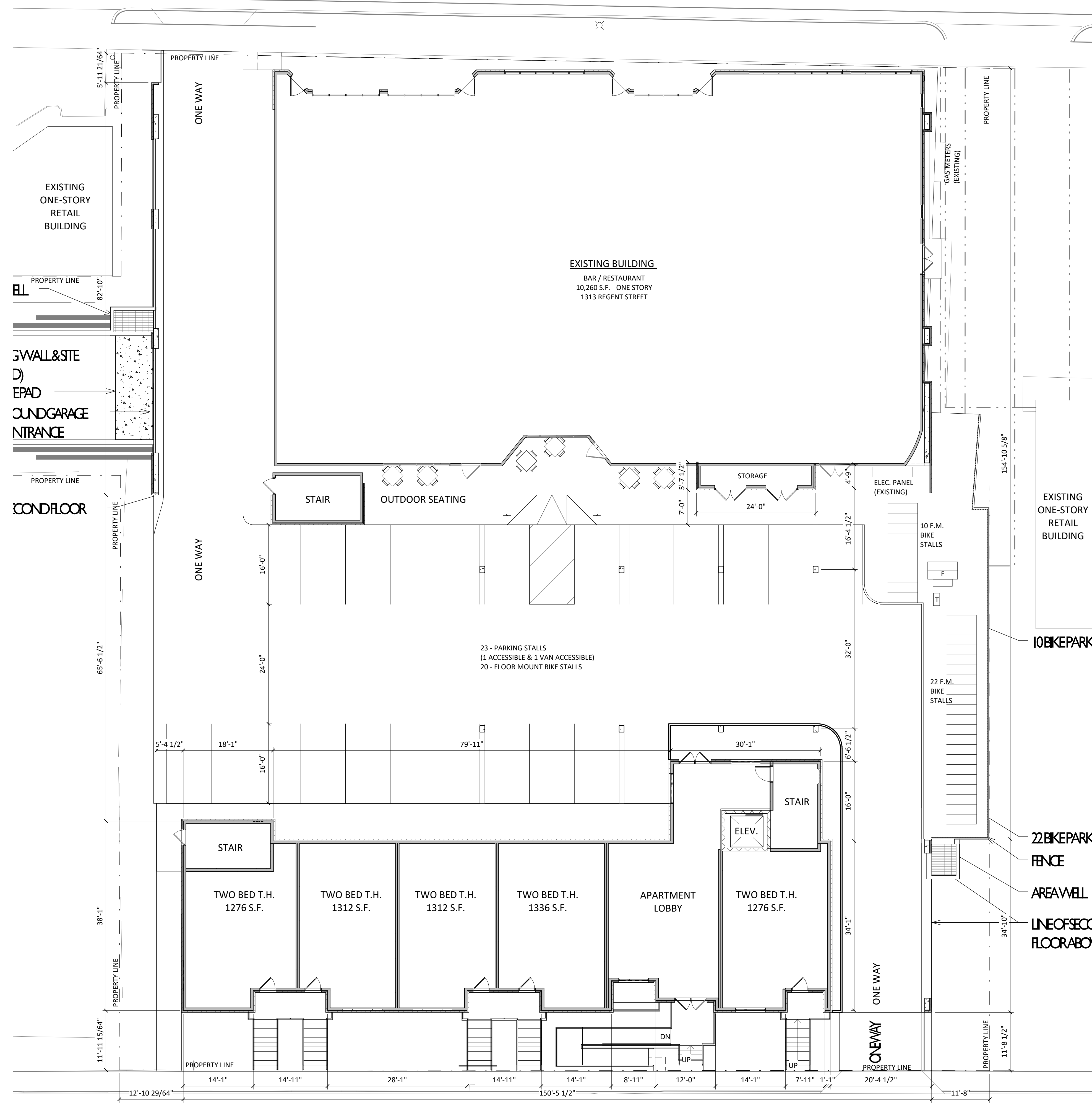
LANDSCAPE PLAN
 LUCKY'S 1313 EXPANSION
 CITY OF MADISON, DANE COUNTY, WISCONSIN



DATE: 07/29/2020
 REVISED:

DRAWN BY: MS
 FN: 20-05-130
 Sheet Number:
 L-1





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

KEY PLAN

ISSUED
Issued for Land Use Submittal - July 29, 2020

PROJECT TITLE
**LUCKY'S 1313
EXPANSION**

1313 REGENT ST.
MADISON, WI

SHEET TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER

A-1.1

PROJECT NUMBER 1916

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1
A-1.1
FIRST FLOOR PLAN
3/32" = 1'-0"



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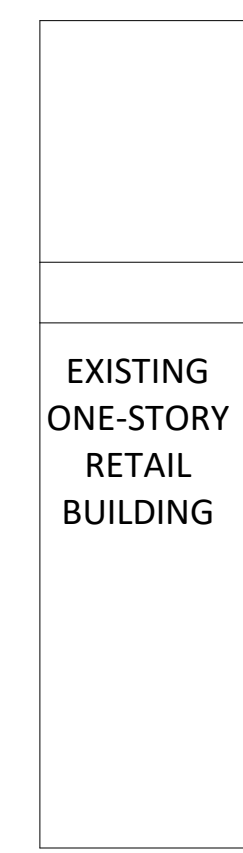
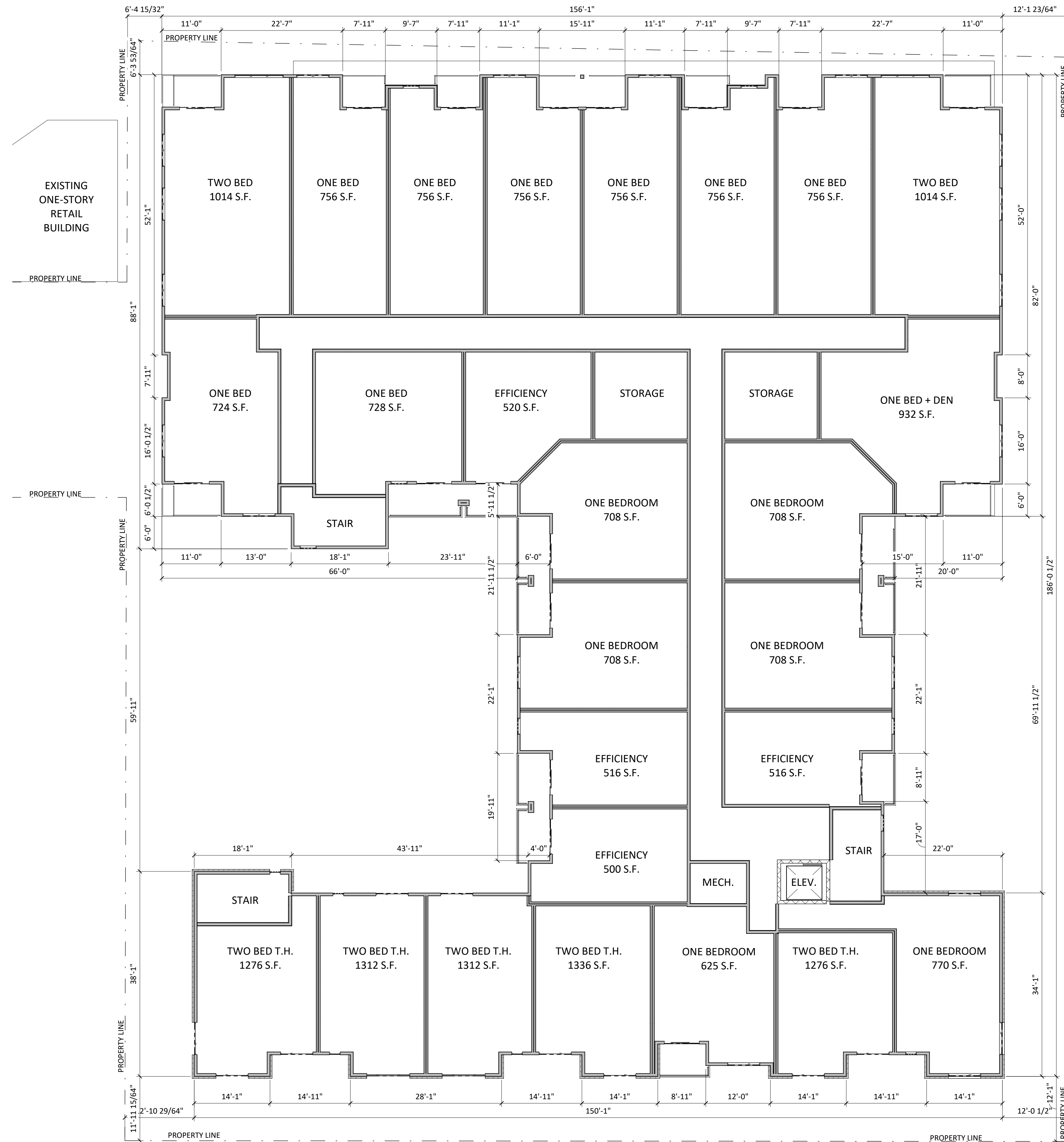
SHEET TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER

A-1.2

PROJECT NUMBER 1916

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1313 REGENT ST.
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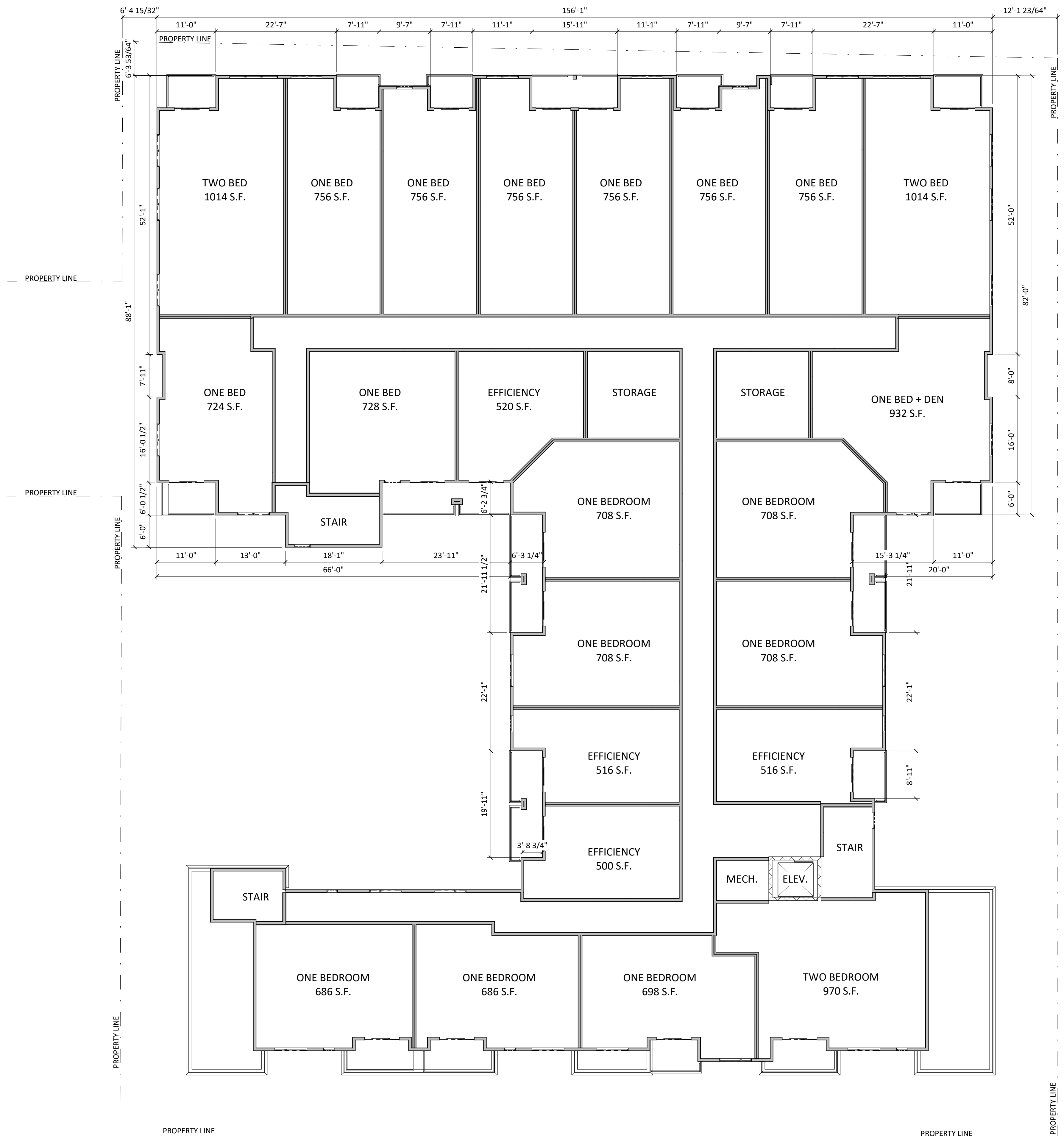
SHEET TITLE
**THIRD FLOOR
PLAN**

SHEET NUMBER

A-1.3

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**LUCKY'S 1313
EXPANSION**

1313 REGENT ST.
MADISON, WI

SHEET TITLE
**FOURTH FLOOR
PLAN**

SHEET NUMBER

A-1.4

PROJECT NUMBER 1916

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PROJECT TITLE
**LUCKY'S 1313
EXPANSION**

1313 REGENT ST.
MADISON, WI

SHEET TITLE
ROOF PLAN

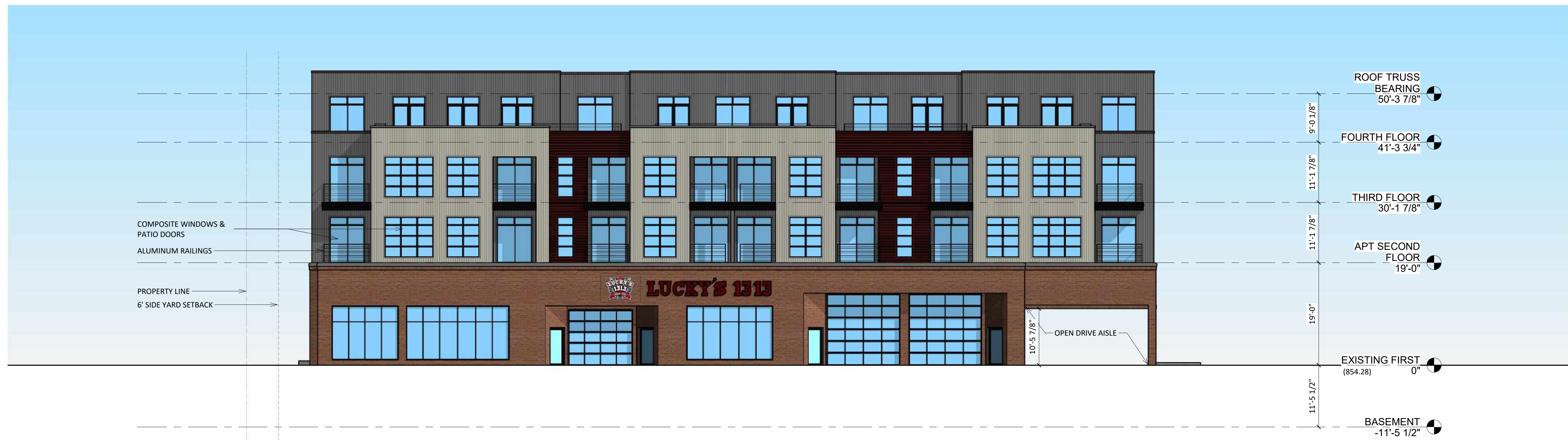
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A-1.5

PROJECT NUMBER **1916**

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1 North - Rendered Elevation
A-2.3 3/32" = 1'-0"

ISSUED
Issued for Land Use Submittal - July 27, 2020



2 West - Rendered Elevation
A-2.3 3/32" = 1'-0"

PROJECT TITLE
**LUCKY'S 1313
EXPANSION**

1313 REGENT ST.
MADISON, WI

SHEET TITLE
**RENDERED
EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.3

PROJECT NUMBER 1916

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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
MINI RIB - METAL PANEL - (#1)	MCELROY METAL	SLATE GRAY
MEGA RIB - METAL PANEL - (#2)	MCELROY METAL	COLONIAL RED
MINI RIB - METAL PANEL - (#3-M)	MCELROY METAL	ASH GRAY
COMPOSITE PANEL SIDING - (#3-P)	JAMES HARDIE	PEARL GRAY
METAL TRIM - (#T1)	JAMES HARDIE	SLATE GRAY
METAL TRIM - (#T2)	JAMES HARDIE	COLONIAL RED
COMPOSITE TRIM - (#T3)	JAMES HARDIE	PEARL GRAY
MODULAR BRICK VENEER	N/A	MATCH EXISTING
COMPOSITE WINDOWS	TBD	BLACK
ALUM. STOREFRONT	N/A	BLACK FRAME / RED DOORS
METAL DOORS/FRAMES	N/A	BLACK
STONE SILLS & BANDS	EDWARDS	18-031
SOFFITS	N/A	CITY SCAPE
RAILINGS	SUPERIOR	BLACK



1 South - Rendered Elevation
A-2.4 3/32" = 1'-0"

ISSUED
Issued for Land Use Submittal - July 27, 2016



2 East - Rendered Elevation
A-2.4 3/32" = 1'-0"

PROJECT TITLE
**LUCKY'S 1313
EXPANSION**

1313 REGENT ST.
MADISON, WI

SHEET TITLE
**RENDERED
EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.4

PROJECT NUMBER 1916

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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
MINI RIB - METAL PANEL - (#1)	MCELROY METAL	SLATE GRAY
MEGA RIB - METAL PANEL - (#2)	MCELROY METAL	COLONIAL RED
MINI RIB - METAL PANEL - (#3-M)	MCELROY METAL	ASH GRAY
COMPOSITE PANEL SIDING - (#3-P)	JAMES HARDIE	PEARL GRAY
METAL TRIM - (#T1)	JAMES HARDIE	SLATE GRAY
METAL TRIM - (#T2)	JAMES HARDIE	COLONIAL RED
COMPOSITE TRIM - (#T3)	JAMES HARDIE	PEARL GRAY
MODULAR BRICK VENEER	N/A	MATCH EXISTING
COMPOSITE WINDOWS	TBD	BLACK
ALUM. STOREFRONT	N/A	BLACK FRAME / RED DOORS
METAL DOORS/FRAMES	N/A	BLACK
STONE SILLS & BANDS	EDWARDS	18-031
SOFFITS	N/A	CITY SCAPE
RAILINGS	SUPERIOR	BLACK



EDWARDS
18-031

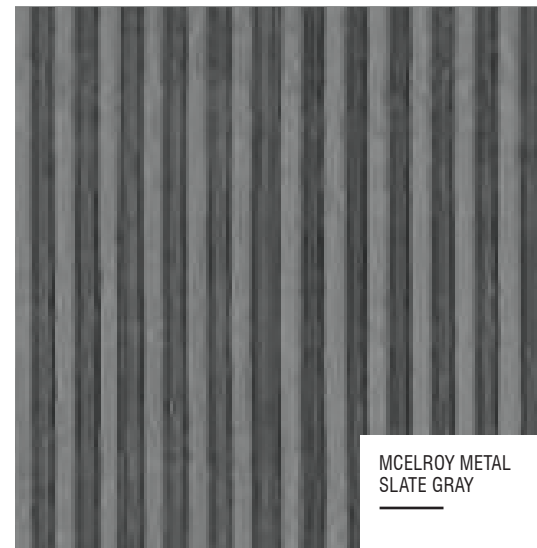
STONE SILLS & BANDS



ENTRY DOORS



**ALUMINUM RAILINGS
STOREFRONT FRAME
& WINDOWS**



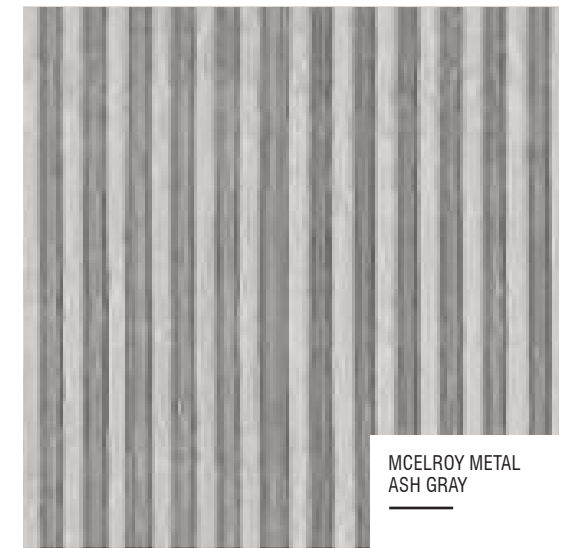
MCELROY METAL
SLATE GRAY

#1



MCELROY METAL
COLONIAL RED

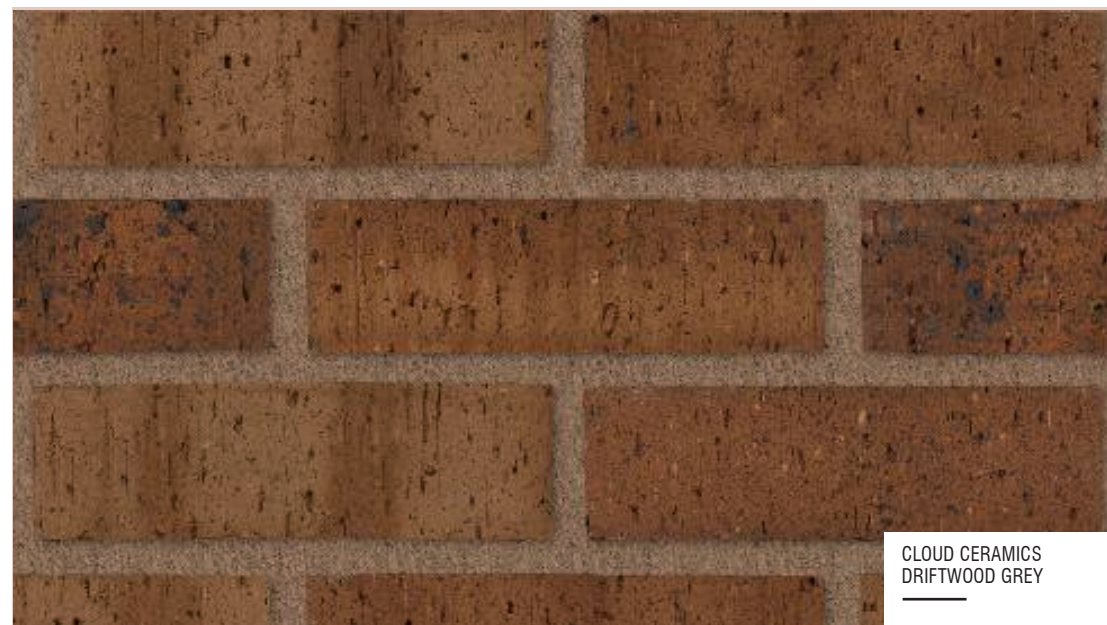
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MCELROY METAL
ASH GRAY

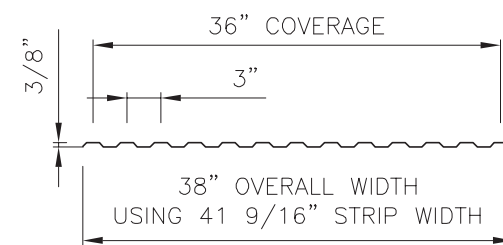
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METAL SIDING & TRIM

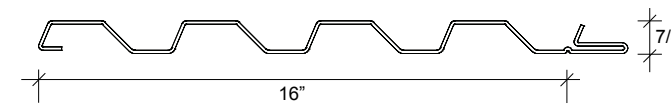


CLOUD CERAMICS
DRIFTWOOD GREY

BRICK VENEER



MINI-RIB PROFILE



MEGA-RIB PROFILE

MATERIALS
LUCKY'S EXPANSION
1313 REGENT STREET
MADISON, WI
OCTOBER 21, 2020





LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
OCTOBER 14, 2020





LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
OCTOBER 14, 2020





LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
OCTOBER 14, 2020





LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
OCTOBER 14, 2020





255-9590
255-9590

LUCKY'S BIR

Rocky Rococo
PAN PIZZA

NO STOPPING
STANDING
PARKING
TOW AWAY ZONE

LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
EXISTING MERGE





LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
EXISTING MERGE



Proposed Addition



Existing Building

LUCKY'S EXPANSION
1313 REGENT STREET
MADISON, WI
OCTOBER 5, 2020



Proposed Addition



LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
EXISTING MERGE



Existing Building



LUCKY'S EXPANSION
1313 REGENT STREET
MADISON, WI
OCTOBER 5, 2020





1 North - Rendered Elevation
A-2.3 3/32" = 1'-0"

ISSUED
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2 West - Rendered Elevation
A-2.3 3/32" = 1'-0"

PROJECT TITLE
**LUCKY'S 1313
EXPANSION**

Previous Design

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE LAP SIDING - (#1) - 4"	JAMES HARDIE	SLATE GRAY
COMPOSITE PANEL SIDING - (#2)	JAMES HARDIE	SW 7585 SUN DRIED TOMATO
COMPOSITE LAP SIDING - (#3-S) - ALT WIDTH	JAMES HARDIE	PEARL GRAY
COMPOSITE PANEL SIDING - (#3-P)	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM - (#T1)	JAMES HARDIE	SLATE GRAY
COMPOSITE TRIM - (#T2)	JAMES HARDIE	SW 7585 SUN DRIED TOMATO
COMPOSITE TRIM - (#T3)	JAMES HARDIE	PEARL GRAY
MODULAR BRICK VENEER	N/A	MATCH EXISTING
COMPOSITE WINDOWS	TBD	BLACK
ALUM. STOREFRONT	N/A	BLACK FRAME / RED DOORS
METAL DOORS/FRAMES	N/A	BLACK
STONE SILLS & BANDS	EDWARDS	18-031
SOFFITS	N/A	CITY SCAPE
RAILINGS	SUPERIOR	BLACK

1313 REGENT ST.
MADISON, WI

SHEET TITLE
**RENDERED
EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.3

PROJECT NUMBER 1916

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1 South - Rendered Elevation
A-2.4 3/32" = 1'-0"



2 East - Rendered Elevation
A-2.4 3/32" = 1'-0"

Previous Design

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE LAP SIDING - (#1) - 4"	JAMES HARDIE	SLATE GRAY
COMPOSITE PANEL SIDING - (#2)	JAMES HARDIE	SW 7585 SUN DRIED TOMATO
COMPOSITE LAP SIDING - (#3-S) - ALT WIDTH	JAMES HARDIE	PEARL GRAY
COMPOSITE PANEL SIDING - (#3-P)	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM - (#T1)	JAMES HARDIE	SLATE GRAY
COMPOSITE TRIM - (#T2)	JAMES HARDIE	SW 7585 SUN DRIED TOMATO
COMPOSITE TRIM - (#T3)	JAMES HARDIE	PEARL GRAY
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METAL DOORS/FRAMES	N/A	BLACK
STONE SILLS & BANDS	EDWARDS	18-031
SOFFITS	N/A	CITY SCAPE
RAILINGS	SUPERIOR	BLACK

Previous Design



LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
OCTOBER 05, 2020



Previous Design



LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
OCTOBER 05, 2020



Previous Design



LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
OCTOBER 05, 2020



Previous Design

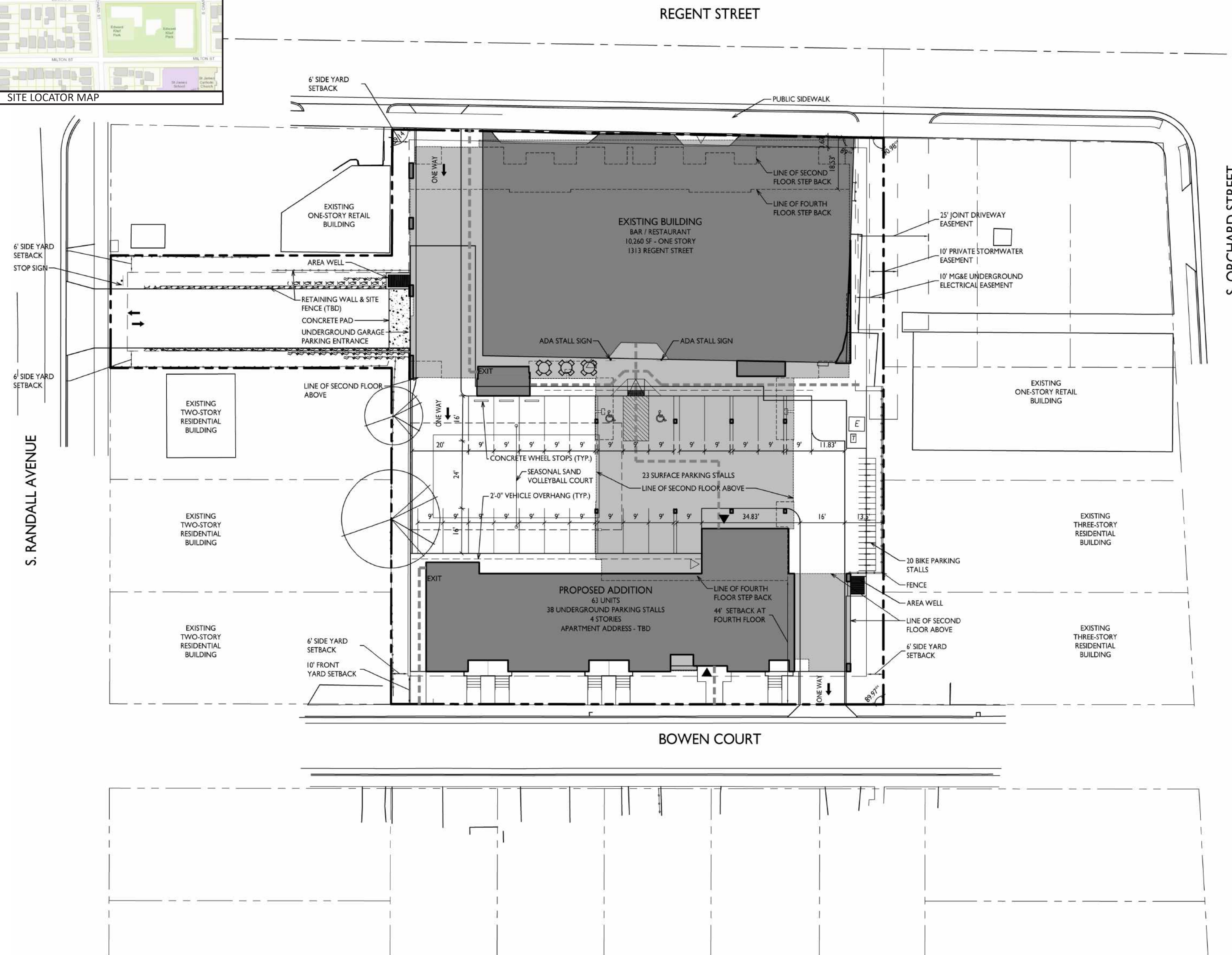


LUCKY'S
1313 REGENT ST. MADISON, WI
RENDERED PERSPECTIVE
OCTOBER 05, 2020

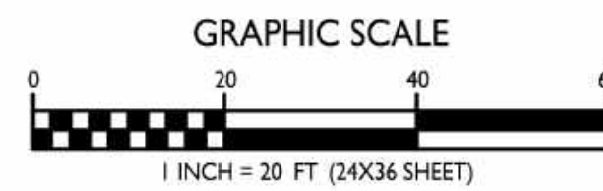




SITE LOCATOR MAP



SITE PLAN
C-1.1
1" = 20'-0"



- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 4. EXISTING STREET TREES SHALL BE PROTECTED. 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 THE 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. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 5. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 6. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

Site Development Data: UPDATED 7-16-2020 dq

Zoning: TSS - Traditional Shopping Street

Densities:	Conditional Use
Lot Area	39,464 S.F./0.9 acres
Dwelling Units/202 units	
Lot Area / D.U.	626 S.F./unit
Density	70 units/Acre
Commercial Area	10,260 S.F.
Usable Open Space	6,020 S.F. (96S.F./unit)
Lot Coverage	33,612 S.F. (85%)
Building Height	4 stories
Dwelling Unit Mix:	Proposed Addition
Efficiency	10
One Bedroom	37
One Bedroom + Den	3
Two bedroom	8
Two Bedroom Townhouse	5
Total Dwelling Units	63
Vehicle Parking Stalls:	
Underground Garage	37
Surface	23
Total	60
Parking Ratio	0.95 stalls/unit
Bicycle Parking:	
Garage - wall mount	9
Garage - floor mount	54
Surface-Guest	20
Total	83

- BIKE RACKS:**
- INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK
 - INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

ISSUED
Issued for Land Use Submittal - July 29, 2020

PROJECT TITLE
Lucky's Site
Development
Regent & Randall

1313 Regent Street
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 1916

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