City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	Minton Butler - 15 N. Butler St. & 302 E. Washington Ave.
Contact Name & Phone #:	Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
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?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
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?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions:	☒ Yes	☐ No	☐ N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☐ Yes	☐ No	☒ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☐ No	☒ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☐ No	☒ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☐ No	☒ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐ Yes	☐ No	☒ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ 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 lay as it comes off the fire apparatus.*	☒ Yes	☐ No	☐ N/A
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A

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

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

PROJECT NUMBER: 2406

GROSS AREAS

LEVEL	GROSS AREA
P02	7954 SF
P01	7954 SF
CAPITOL FITNESS LL	5979 SF
LEVEL 01	2855 SF
LEVEL 1.5 MEZZ.	4948 SF
LEVEL 02	7011 SF
LEVEL 03	7011 SF
LEVEL 04	7011 SF
LEVEL 05	7198 SF
LEVEL 06	7198 SF
LEVEL 07	7198 SF
LEVEL 08	7198 SF
LEVEL 09	7198 SF
LEVEL 10	7198 SF
LEVEL 11	5914 SF
TOTAL AREA	99823 SF

NEW BIKE STALLS

TYPE	QUANTITY
SITE BIKE STALL	20
ON SITE: 20	
F.M. BIKE STALL	2
EXISTING PL-A (89'-8"): 2	
F.M. BIKE STALL	49
W.M. BIKE STALL - ALT. HEIGHT	23
P01: 72	
F.M. BIKE STALL	12
P02: 12	
TOTAL PARKING COUNT: 106	

NEW VEHICLE STALLS

TYPE	QUANTITY
ADA PARKING STALL	1
PARKING STALL	5
P01: 6	
PARKING STALL	10
P02: 10	
TOTAL PARKING COUNT: 16	

UNIT - TOTAL BY BEDROOM

UNIT OCCUPANCY	QUANTITY
1 BED	37
2 BED	19
3 BED	1
STUDIO	19
TOTAL UNITS: 76	

SHEET INDEX

G 000 COVER SHEET

SURVEY & SITE

V001 SITE SURVEY

C101 SITE DEMOLITION PLAN
C200 GRADING & EROSION CONTROL PLAN
C300 UTILITY PLAN

CA101 ARCHITECTURAL SITE PLAN
CA102 SITE LIGHTING PLAN
CA103 FIRE DEPARTMENT ACCESS PLAN
CA104 LOT COVERAGE

L100 TREE PRESERVATION & REMOVAL PLAN
L200 SITE FURNISHINGS PLAN - STREETSCAPE
L201 SITE FURNISHINGS PLAN - PATIO
L300 PLANTING PLAN - STREETSCAPE
L301 PLANTING PLAN - PATIO
L400 PLANT SCHEDULE & LANDSCAPE POINTS WORKSHEET

ARCHITECTURAL INDEX

AC100.2 PARKING LEVEL 02 - OVERALL
AC100.1 PARKING LEVEL 01 - OVERALL
AC101 LEVEL 01 PLAN
AC101.5 LEVEL 1.5 PLAN
AC102 LEVEL 02 PLAN
AC103 LEVEL 03 PLAN
AC104 LEVEL 04 PLAN
AC105 LEVEL 05 PLAN
AC106 LEVEL 06 PLAN
AC107 LEVEL 07 PLAN
AC108 LEVEL 08 PLAN
AC109 LEVEL 09 PLAN
AC110 LEVEL 10 PLAN
AC111 LEVEL 11 PLAN
AC112 ROOF PLAN

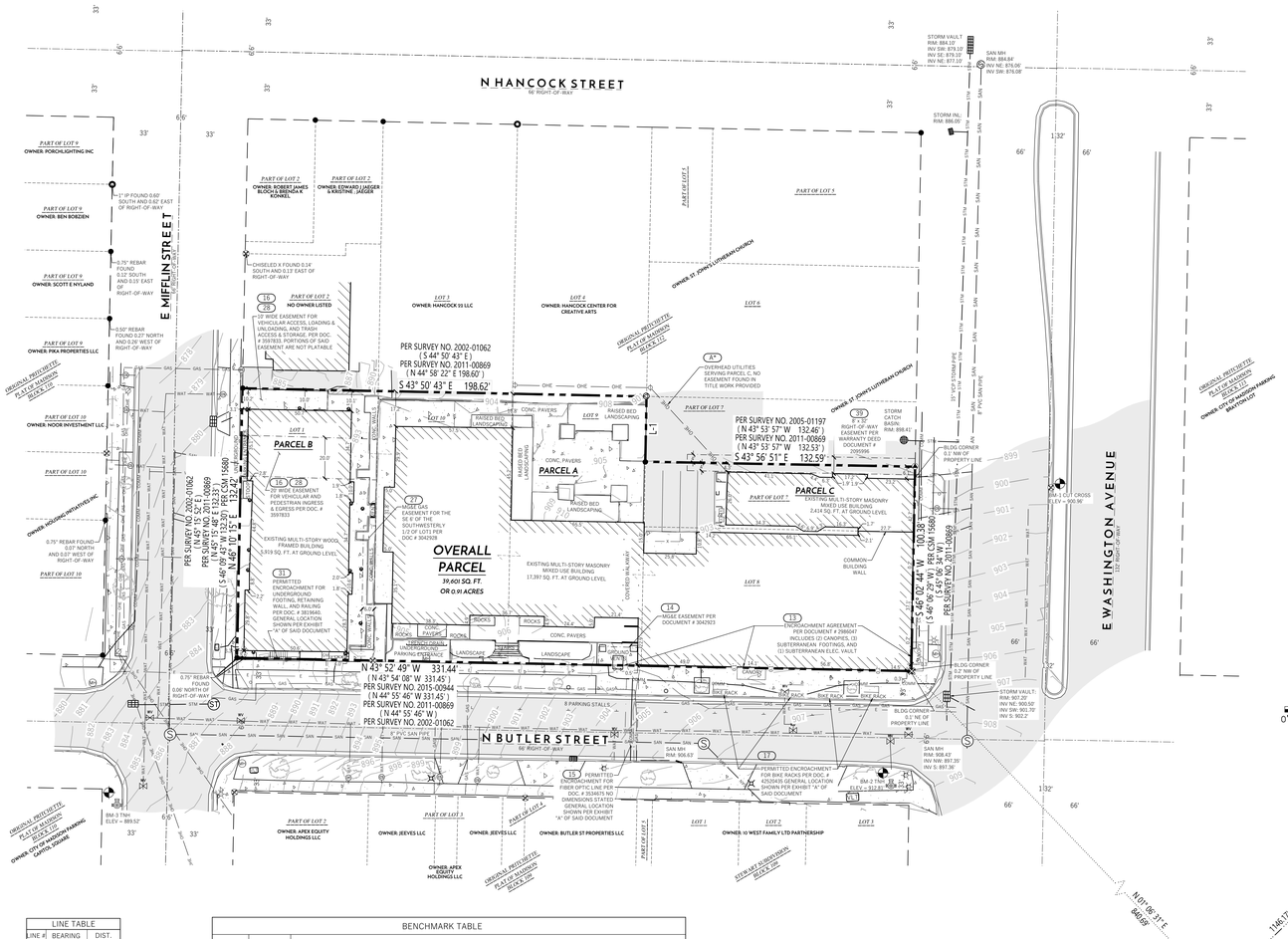
AC201 EXTERIOR ELEVATIONS
AC202 EXTERIOR ELEVATIONS
AC203 EXTERIOR ELEVATIONS
AC204 EXTERIOR ELEVATIONS
AC205 EXTERIOR ELEVATIONS - COLOR
AC206 EXTERIOR ELEVATIONS - COLOR
AC207 EXTERIOR ELEVATIONS - COLOR
AC208 EXTERIOR ELEVATIONS - COLOR

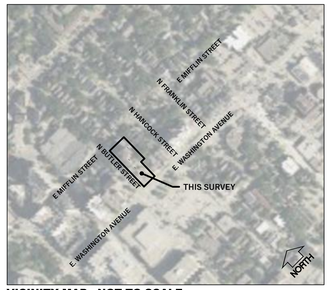
AC301 BUILDING SECTION

AC900 MATERIAL BOARD
AC901 CONCEPT RENDERING
AC902 CONCEPT RENDERING
AC903 CONCEPT RENDERING
AC904 CONCEPT RENDERING
AC905 CONCEPT RENDERING
AC906 CONCEPT RENDERING

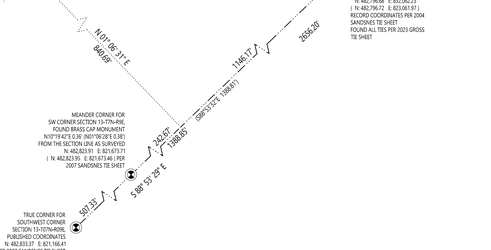
LUA & UDC SUBMITTAL - 6-30-2025

knothe • bruce ARCHITECTS





VICINITY MAP : NOT TO SCALE



LINE TABLE		
LINE #	BEARING	DIST.
L-1	S 46° 09' 14" E	32.07'
(*)	S 45° 08' 30" E	-
(**)	S 46° 06' 17" E	-

(*) PER SURVEY 2011-00869
(**) PER SURVEY 2005-01197

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	900.96'	CUT CROSS LOCATED IN THE MEDIAN OF E WASHINGTON AVE, SOUTH OF THE ENTRY DRIVE ON LOT 7.
BM - 2	912.81'	TOP NUT OF HYDRANT LOCATED ON THE NORTHWEST QUADRANT OF N. BUTLER ST & E WASHINGTON AVE INTERSECTION.
BM - 3	889.52'	TOP NUT OF HYDRANT LOCATED ON THE NORTHWEST QUADRANT OF N. BUTLER ST & E MIFFLIN ST. INTERSECTION.

LEGEND

	FOUND PLSS MONUMENT TYPE NOTED		LIGHT POLE
	FOUND IRON PIPE SIZE NOTED		DECIDUOUS TREE/BUSH
	FOUND 3/4" REBAR, UNLESS NOTED		SECTION LINE
	FOUND PK NAIL		PROPERTY LINE
	PK NAIL SET		PLATTED LINE
	3/4" REBAR SET 1.50 LB/FT		RIGHT-OF-WAY LINE
	SET CUT CROSS		CENTERLINE
	FOUND CUT CROSS		LANDSCAPING LIMITS
	SANITARY MANHOLE		EASEMENT LINE
	CURB STOP		ENCROACHMENT LINE
	GAS METER		BUILDING FOOTPRINT
	GAS VALVE		EDGE OF CONCRETE
	FIRE HYDRANT		EDGE OF ASPHALT
	WATER VALVE		BOULDER/ROCK WALL
	CURB STOP		RAILING
	UNKNOWN MANHOLE		EDGE OF TREES/BRUSH
	COMMUNICATIONS PEDESTAL		SANITARY SEWER
	CATCH BASIN		WATER MAIN
	STORM MANHOLE		STORM SEWER
	DOWNSPOUT		NATURAL GAS LINE
	UNDERGROUND UTILITY VAULT		COMMUNICATION LINE
	ELECTRICAL METER		ELECTRIC LINE
	AIR CONDITIONING UNIT		OVERHEAD ELECTRIC LINE
	UTILITY POLE		ASPHALT PAVEMENT
	SIGN		CONCRETE PAVEMENT
	PARKING METER		CONTOUR MAJOR
	COMMUNICATION PEDESTAL		CONTOUR MINOR
			RECORDED INFORMATION
			VERTICAL BENCHMARK

GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 29TH, AND MAY 3RD, 2023.
2. NORTH REFERENCE FOR THIS ALTA/NSPS LAND TITLE SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUTLER STREET THAT BEARS N 43° 52' 49" W.
3. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
4. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.
7. BOUNDARY INFORMATION FROM PROPOSED CSM FOR ST. JOHN'S LUTHERAN CHURCH ADJACENT PARCEL. BLOCK 112 WAS SURVEYED IN ITS ENTIRETY PRIOR TO COMPUTATIONS.

LEGAL DESCRIPTION AS FURNISHED

PER FIRST AMERICAN TITLE LLC, TITLE COMMITMENT, FILE NO. NCS-1219078-MAD DATED: MAY 14, 2024 AT 7:30 A.M.

PARCEL A:

LOTS EIGHT (8), NINE (9), AND TEN (10), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 302 EAST WASHINGTON AVENUE, 15 AND 21 NORTH BUTLER STREET, MADISON, WI 53703
TAX PARCEL NO. 251/0709-133-2408-7

PARCEL B:

LOT ONE (1), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 27 NORTH BUTLER STREET, MADISON, WI 53703
TAX PARCEL NO. 251/0709-133-2404-5

PARCEL C:

LOT SEVEN (7), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE NORTHEAST 32 FEET THEREOF.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 308 EAST WASHINGTON AVENUE, MADISON, WI 53703
TAX PARCEL NO. 251/0709-133-2409-5

LEGAL DESCRIPTION AS SURVEYED

OVERALL PARCEL:

A PARCEL OF LAND, BEING ALL OF LOTS 1, 8, 9, 10 AND A PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TRUE CORNER LOCATION OF THE SOUTHWEST CORNER OF AFORESAID SECTION 13; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 507.33 FEET TO THE MEANDER CORNER FOR AFORESAID SOUTHWEST CORNER OF SAID SECTION 13; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 242.67 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 31 SECONDS EAST, 840.69 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF WAY OF NORTH BUTLER STREET, ALSO BEING THE SOUTHERNMOST POINT OF AFORESAID LOT 8 AND THE POINT OF BEGINNING;

THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUTLER STREET, NORTH 43 DEGREES 52 MINUTES 49 SECONDS WEST, 331.44 FEET TO THE WESTERN MOST CORNER OF AFORESAID LOT 1, ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST MIFFLIN STREET; THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, ALSO THE BEING NORTHWESTERLY LINE OF AFORESAID LOT 1, NORTH 46 DEGREES 10 MINUTES 15 SECONDS EAST, 132.42 FEET TO THE NORTHERN MOST POINT OF SAID LOT 1; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOTS 1, 9, & 10, SOUTH 43 DEGREES 50 MINUTES 43 SECONDS, 198.62 FEET TO THE EASTERN MOST CORNER OF AFORESAID LOT 9; THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, SOUTH 46 DEGREES 09 MINUTES 14 SECONDS EAST, 32.07 FEET, TO THE NORTHERN MOST POINT OF AFORESAID LOT 8; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 8, SOUTH 46 DEGREES 56 MINUTES 51 SECONDS EAST, 132.59 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF EAST WASHINGTON AVENUE, ALSO BEING THE EAST MOST CORNER OF AFORESAID LOT 8; THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, ALSO BEING THE SOUTHEASTERLY LINE OF SAID LOT 8, SOUTH 46 DEGREES 02 MINUTES 44 SECONDS WEST, BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39,601 SQUARE FEET OR 0.91 ACRES.

NOTES REGARDING ALTA TABLE A REQUIREMENTS

ITEM 3: ALL OF THE SUBJECT PARCELS SURVEYED FALL WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 409 OF 850, MAP NUMBER 55025C0409G, MAP REVISED DATE OF JANUARY 02, 2009.

ITEM 9: 117 REGULAR PARKING STALLS, 4 OVERFLOW PARKING STALLS, & 1 HANDICAP PARKING STALL. (122 TOTAL PARKING STALLS).

ITEM 16: NO EVIDENCE OF CURRENT EARTHWORK OR CONSTRUCTION WAS OBSERVED ONSITE AT THE TIME OF THIS SURVEY.

SURVEYORS CERTIFICATE

TO: BUTLER PLAZA LLC
ARCADIA LLC
BANK OF SUN PRAIRIE
PARK BANK
MARK A. EISENBERG AND KATHLEEN L. EISENBERG LIVING TRUST, DATED SEPTEMBER 20, 2016, OR THEIR SUCCESSORS IN TRUST.
STEPHEN J. EISENBERG AND PAMELA K. EISENBERG LIVING TRUST, DATED JANUARY 08, 2019, OR THEIR SUCCESSORS IN TRUST.
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 8, 9, 11(A), 13, 16, 20(A), 20(B), AND 20(C) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 29TH, AND MAY 3RD, 2024.

DATE OF PLAT OR MAP: MAY ____, 2024.

IN ACCORDANCE WITH SECTION 3.B OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULFILL WISCONSIN ADMINISTRATIVE CODE, A-E 7 - MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN. ITEM A-E 7.05 (8)

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

WISCONSIN PROFESSIONAL LAND SURVEYOR
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NOTES REGARDING SCHEDULE B - PART II

PER FIRST AMERICAN TITLE LLC, TITLE COMMITMENT, FILE NO. NCS-1219078-MAD DATED: MAY 14, 2024 AT 7:30 A.M.

(1) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRE OF PERSONS IN POSSESSION OF THE LAND.

(2) EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

(3) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

ONE OF THESE ITEMS 1-3 MAY AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. AS TO WHICH ADVERSE TITLE ELEMENT, CLAIM OF EASEMENT, ENCROACHMENT OR ETC. CANNOT BE DETERMINED BY SURVEYOR.

(A*) OVERHEAD UTILITIES AS SHOWN FROM FIELD LOCATIONS, SERVING PARCEL C. NO EASEMENT FOUND IN TITLE WORK PROVIDED.

AFFECTS PARCEL A:

(12) PCD(SIP) RECORDED ON APRIL 07, 1998 AS DOCUMENT NO. 2953869.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON FEBRUARY 18, 2002 AS DOCUMENT NO. 3448106.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 03, 2002 AS DOCUMENT NO. 3484233.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 19, 2003 AS DOCUMENT NO. 3715044.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON DECEMBER 15, 2006 AS DOCUMENT NO. 4262913.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 09, 2007 AS DOCUMENT NO. 4307057.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON JUNE 15, 2016 AS DOCUMENT NO. 5242312.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON DECEMBER 19, 2018 AS DOCUMENT NO. 5460885.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON APRIL 03, 2019 AS DOCUMENT NO. 5478723.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

(13) ENCROACHMENT AGREEMENT (PRIVILEGE IN STREETS) BY AND BETWEEN CITY OF MADISON AND BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON JUNE 25, 1998 AS DOCUMENT NO. 2986047.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON

(14) RIGHT-OF-WAY GRANT FOR UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN.COMPANY RECORDED ON NOVEMBER 11, 1998 AS DOCUMENT NO. 3042923.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON

(15) ENCROACHMENT AGREEMENT BY AND BETWEEN CITY OF MADISON, AND BUTLER STREET PROPERTIES LLC AND BUTLER PLAZA LLC, BOTH BEING A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON AUGUST 26, 2002 AS DOCUMENT NO. 3534675.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON

(16) TERMS AND CONDITIONS OF THE RELEASE AND GRANT OF EASEMENT TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON NOVEMBER 25, 2002 AS DOCUMENT NO. 3597833.

EASEMENTS GRANTED TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON SEPTEMBER 25, 2002 AS DOCUMENT NO. 3554134.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(17) ENCROACHMENT AGREEMENT BY AND BETWEEN CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION AND BUTLER PLAZA, LLC, A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON NOVEMBER 02, 2006 AS DOCUMENT NO. 4250435.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(18) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT:

DATED: JANUARY 10, 2008
PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC
RECORDED: APRIL 23, 2008
INSTRUMENT NO.: 4422944

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

(19) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT:

DATED: JULY 15, 2015
PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC
RECORDED: AUGUST 04, 2015
INSTRUMENT NO.: 5173736

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

(20) UTILITY EASEMENT TO SPECTRUM MID-AMERICAN, LLC, DATED JULY 17, 2019, RECORDED/FILED FEBRUARY 05, 2020 AS DOCUMENT NO. 5560709.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

(21) ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MARCH 01, 2024 AS DOCUMENT NO. 5949327.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

AFFECTS PARCEL B:

(26) PCD(SIP) RECORDED ON APRIL 07, 1998 AS DOCUMENT NO. 2953869.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON FEBRUARY 18, 2002 AS DOCUMENT NO. 3448106.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 03, 2002 AS DOCUMENT NO. 3484233.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON DECEMBER 15, 2006 AS DOCUMENT NO. 4262913.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON APRIL 03, 2019 AS DOCUMENT NO. 5478723.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

(27) EASEMENT GRANTED TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION RECORDED ON NOVEMBER 11, 1998 AS DOCUMENT NO. 3042928.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(28) ENCROACHMENT AGREEMENT BY AND BETWEEN CITY OF MADISON, AND BUTLER STREET PROPERTIES LLC AND BUTLER PLAZA LLC, BOTH BEING A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON AUGUST 26, 2002 AS DOCUMENT NO. 3534675.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(29) PCD(SIP) RECORDED ON OCTOBER 28, 2002 AS DOCUMENT NO. 3576595.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

(30) TERMS AND CONDITIONS OF THE RELEASE AND GRANT OF EASEMENT TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON NOVEMBER 25, 2002 AS DOCUMENT NO. 3597833.

EASEMENTS GRANTED TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON SEPTEMBER 25, 2002 AS DOCUMENT NO. 3554134.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(31) ENCROACHMENT AGREEMENT BY THE BETWEEN CITY OF MADISON, AND ARCADIA, LLC, A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON SEPTEMBER 30, 2003 AS DOCUMENT NO. 3819640.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(32) EASEMENT AND AGREEMENT GRANTED TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON DECEMBER 09, 2003 AS DOCUMENT NO. 3850612.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

(33) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT:

DATED: JULY 15, 2015
PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC
RECORDED: AUGUST 04, 2015
INSTRUMENT NO.: 5173735

(34) UTILITY EASEMENT TO SPECTRUM MID-AMERICA, LLC, DATED JULY 17, 2019, RECORDED/FILED FEBRUARY 04, 2020 AS DOCUMENT NO. 5560669.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

AFFECTS PARCEL C:

(39) RIGHT OF WAY AS SET FORTH IN DEED RECORDED AUGUST 21, 1925 IN VOLUME 315 OF DEEDS, PAGE 347 AS DOCUMENT NO. 451427 AND IN WARRANTY DEED RECORDED ON AUGUST 01, 1988 IN VOLUME 11762, PAGE 59 AS DOCUMENT NO. 2095996.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ERIC MINTON
BUTLER PLAZA LLC
21 NORTH BUTLER STREET
MADISON, WI 53703

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

21 NORTH BUTLER STREET
MADISON, WI 53703

ALL OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRICHETTE PLAT OF MADISON LOCATED IN THE SW 1/4 - SW 1/4, SEC. 13 T-07-N, R-09-E, CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
ALTA/NSPS LAND TITLE SURVEY

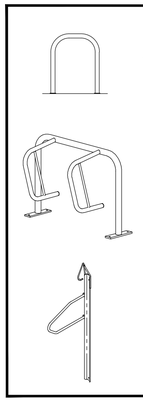
Revisions:

No.	Date:	Description:

Graphic Scale	0' 7.5' 15' 30' 45'
Wyser Number	24-1239
Set Type	ALTA SURVEY
Date Issued	05/17/2024
Sheet Number	V001

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAX.
2	AREA WELL
3	RAISED CONCRETE PLANTERS (TYP.) - SEE SHEET L101
4	EXISTING STREET PARKING STALLS (TYP.)
5	EXISTING PARKING METER
6	EXISTING LIGHT POLE
7	EXISTING TREE/SHRUB (TYP.)
8	EXISTING SIGN
9	PLAZA IMPROVEMENT PLAN - SEE LANDSCAPE PLANS
10	BUILDING LIGHT FIXTURE (TYP.) - SEE SHEET CA102
11	TRANSFORMER ROOM ACCESS
12	STEEL EGRESS STAIR
13	RIGHT-OF-WAY



BIKE RACKS

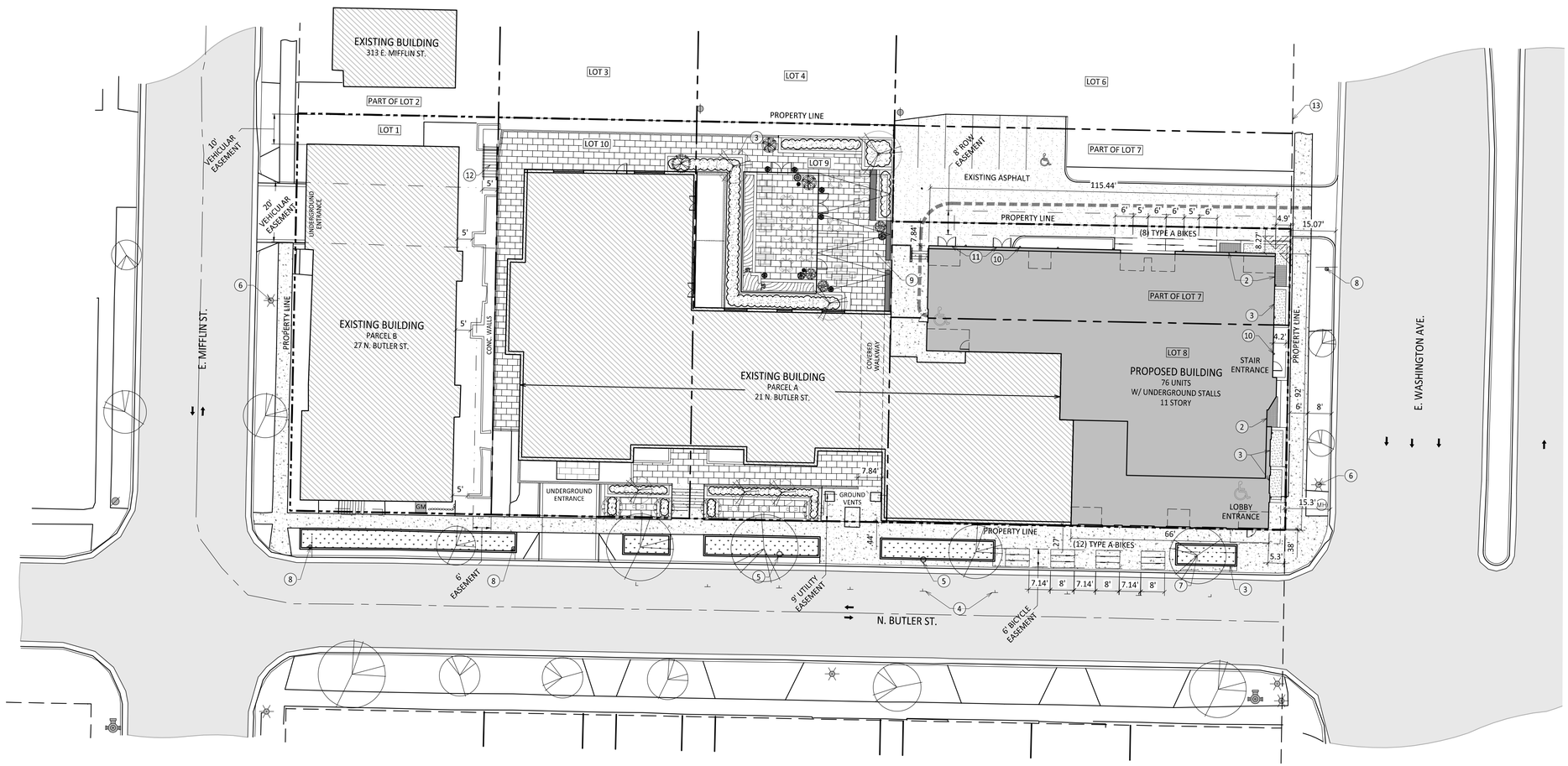
TYPE A
INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

SITE DEVELOPMENT DATA:

ZONING	PD - Planned Development
DENSITIES:	
LOT AREA	30,745 S.F. / 0.7 ACRES
DWELLING UNITS	76 UNITS
LOT AREA / D.U.	405 S.F. / D.U.
DENSITY	109 UNITS / ACRE
LOT COVERAGE	25,906 S.F. (84%)
BUILDING HEIGHT	11 STORIES / 132'-4"
COMMERCIAL AREA	9,082 S.F.
GROSS BUILDING AREA (INCL. GARAGES)	99,946 S.F.
DWELLING UNIT MIX:	
STUDIO	19
ONE BEDROOM	37
TWO BEDROOM	19
THREE BEDROOM	1
TOTAL	76 D.U.
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE - EXIST.	112 (INCL. 4 ADA)
UNDERGROUND GARAGE - NEW	16 (INCL. 1 ADA)
TOTAL	128 VEHICLE STALLS
10% EV READY (13)	
BICYCLE PARKING:	
GARAGE	86
SURFACE - COMMERCIAL/GUESTS	4
TOTAL	90 BICYCLE STALLS



1 CA101 ARCHITECTURAL SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. 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).

12. 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.

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
CA101

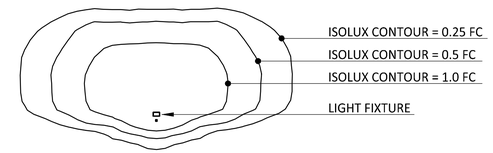
PROJECT NUMBER 2406

© Knothe & Bruce Architects, LLC

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Main Entrance	+	1.0 fc	5.0 fc	0.2 fc	25.0:1	5.0:1
Egress Route	+	0.8 fc	6.2 fc	0.2 fc	31.0:1	4.0:1
Commons Roof Deck - Floor 11	+	1.8 fc	5.8 fc	0.2 fc	25.0:1	5.0:1

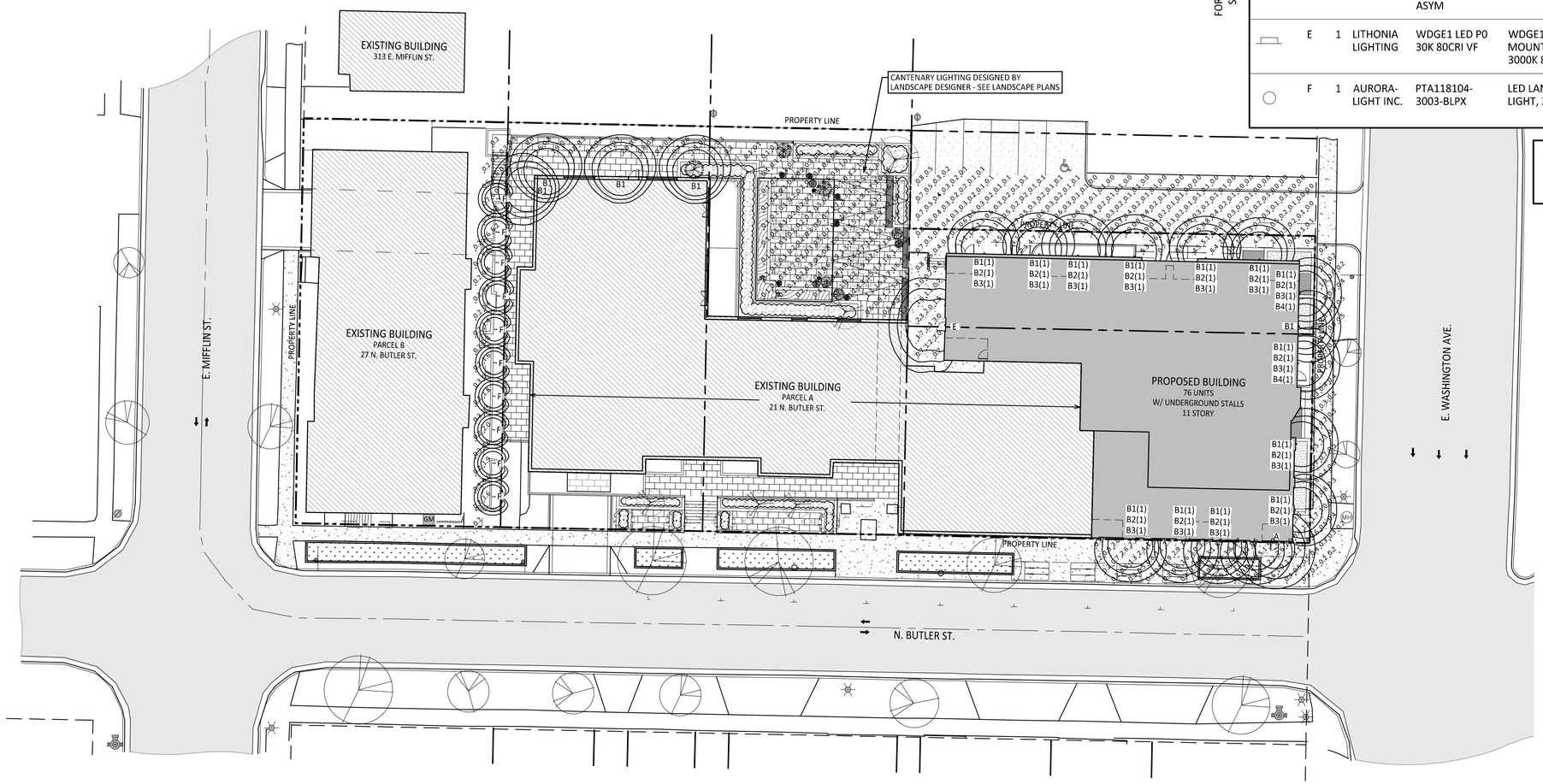
EXAMPLE LIGHT FIXTURE DISTRIBUTION



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WF3 LED 30K	3" ULTRA-THIN WAFER DOWNLIGHT, 3000K, BLACK FINISH	WPX1_LED_P1 _30K_MVOLT.ies	10'-0" ABOVE GRADE ON BUILDING
	B1	18	GOTHAM	IC04UDWC 30K 10 AR LSS ASYM DOWN	4" WALL MOUNT DOWNLIGHT, 10W, ASYMMETRIC BEAM	IC04UDWC30_10 AR LSS ASYM - DOWN.ies	9'-0" ABOVE GRADE ON BUILDING
	B2	13	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	55'-0" ABOVE GRADE ON BUILDING
	B3	13	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	115'-0" ABOVE GRADE ON BUILDING
	B4	2	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	125'-0" ABOVE GRADE ON BUILDING
	C	3	GOTHAM	IC04UDWC 30K 5 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 5W, 10 DEGREE BEAM	IC04UDWC30_5 AR LSS 10D - DOWN.ies	9'-0" ABOVE FLOOR ON BUILDING
	D	7	ZANEEN EXTERIOR	EYES 17 IP67 3000K CRI90 ASYM	EYES HANDRAIL LIGHT, 3000K	PHOTOMETRIC_L12 R0008.ies	3'-6" ABOVE FLOOR IN RAILING
	E	1	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 WALL MOUNT LIGHT, 3000K 80CRI	WDGE1 LED P0 30K 80CRI VF.ies	10'-0"" ABOVE GRADE ON BUILDING
	F	1	AURORA-LIGHT INC.	PTA118104-3003-BLPX	LED LANDSCAPE LIGHT, 3000K, 12V	LPL1-30 (3000K).ies	3'-0" ABOVE GRADE IN PLANTER

FOR FIXTURES C AND D SEE SHEET CA102a



GENERAL NOTES

1. (#) INDICATES QUANTITY OF LIGHTS STACKED ON BUILDING FACADE - SEE ELEVATIONS FOR PLACEMENTS

1 CA102 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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Middleton, WI 53562

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
CA102

PROJECT NUMBER 2406

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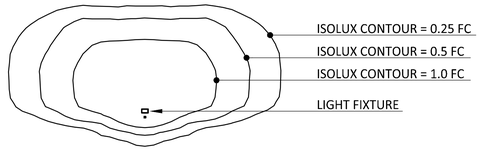
LUMINAIRE SCHEDULE

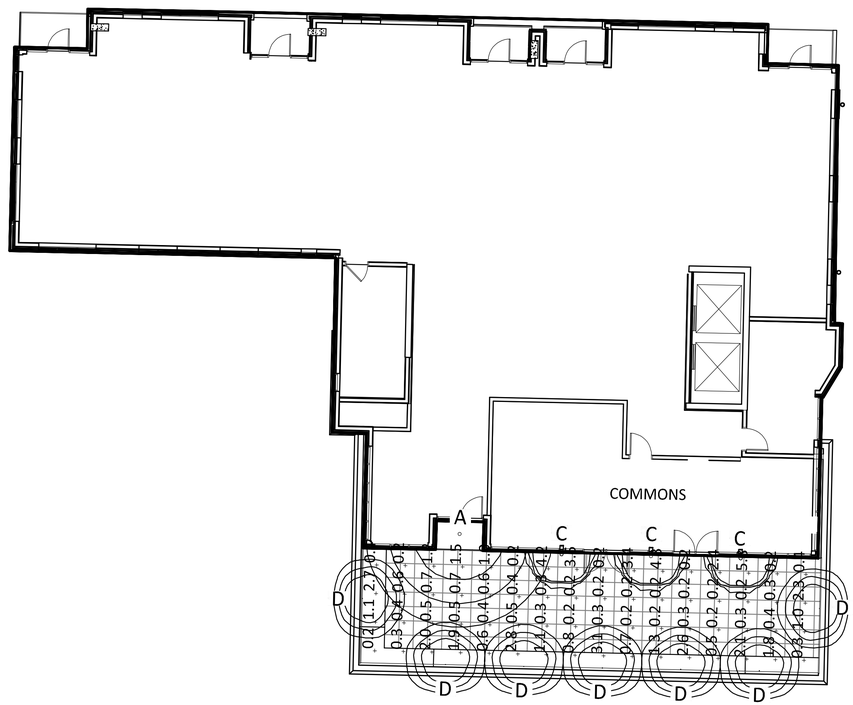
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	C	3	GOTHAM	IC04UDWC 30K 5 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 5W, 10 DEGREE BEAM	IC04UDWC30_5 AR LSS 10D - DOWN.ies	9'-0" ABOVE FLOOR ON BUILDING
○	D	7	ZANEEN EXTERIOR	EYES 17 IP67 3000K CRI90 ASYM	EYES HANDRAIL LIGHT, 3000K	PHOTOMETRIC_L12 R0008.ies	3'-6" ABOVE FLOOR IN RAILING

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Main Entrance	+	1.0 fc	5.0 fc	0.2 fc	25.0:1	5.0:1
Egress Route	+	0.8 fc	6.2 fc	0.2 fc	31.0:1	4.0:1
Commons Roof Deck - Floor 11	+	1.8 fc	5.8 fc	0.2 fc	25.0:1	5.0:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 CA102a ROOF DECK LIGHTING
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
ROOF DECK LIGHTING PLAN

SHEET NUMBER
CA102a

PROJECT NUMBER 2406

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FIRE ACCESS DATA

	BUILDING #1
BUILDING PERIMETER	422 LINEAR FEET

20' WIDE FIRE ACCESS LANE

250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

500' MAX. HOSE LAY FROM HYDRANT

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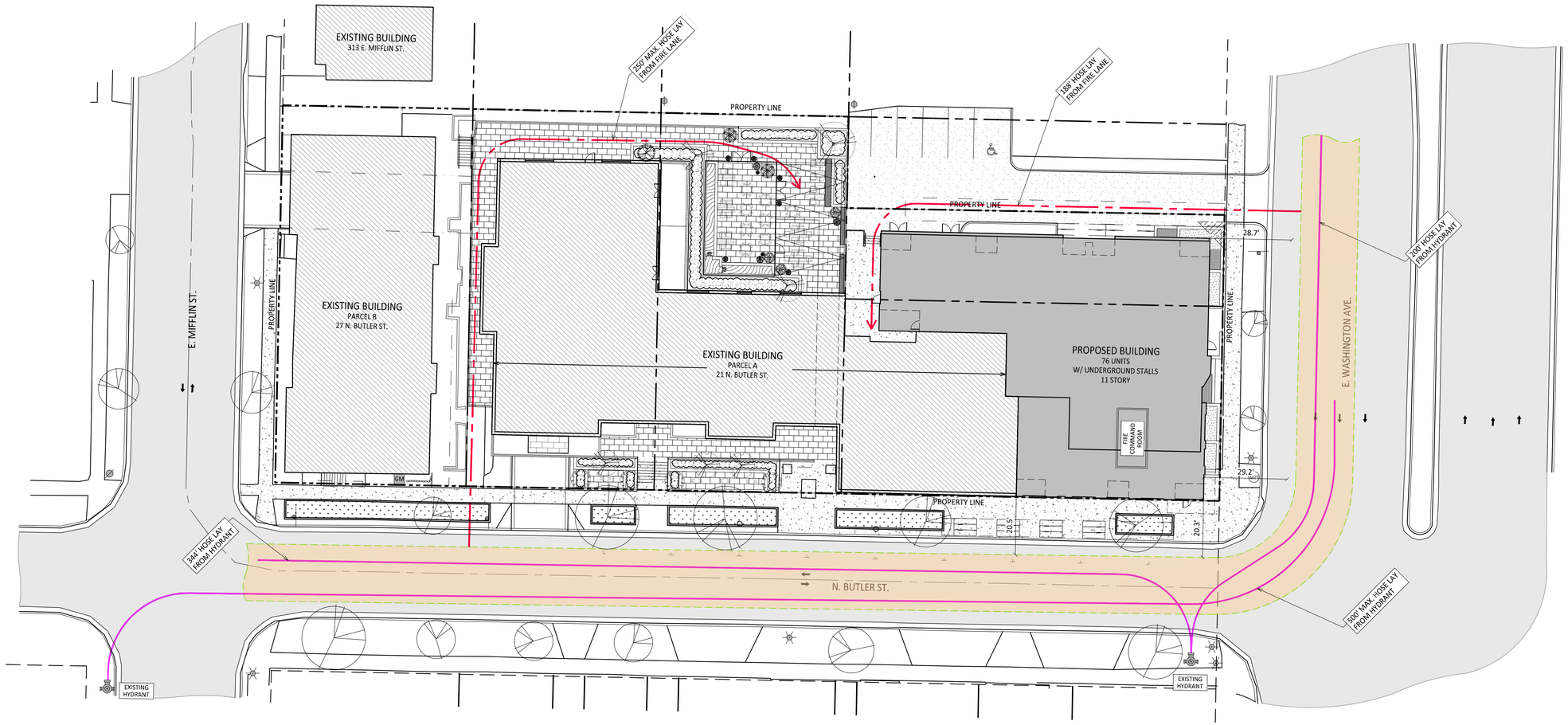

1 CA103 FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

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LUA & UDC Submittal - June 30, 2025

PROJECT TITLE

BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE

FIRE DEPT. ACCESS PLAN

SHEET NUMBER

CA103

PROJECT NUMBER 2406

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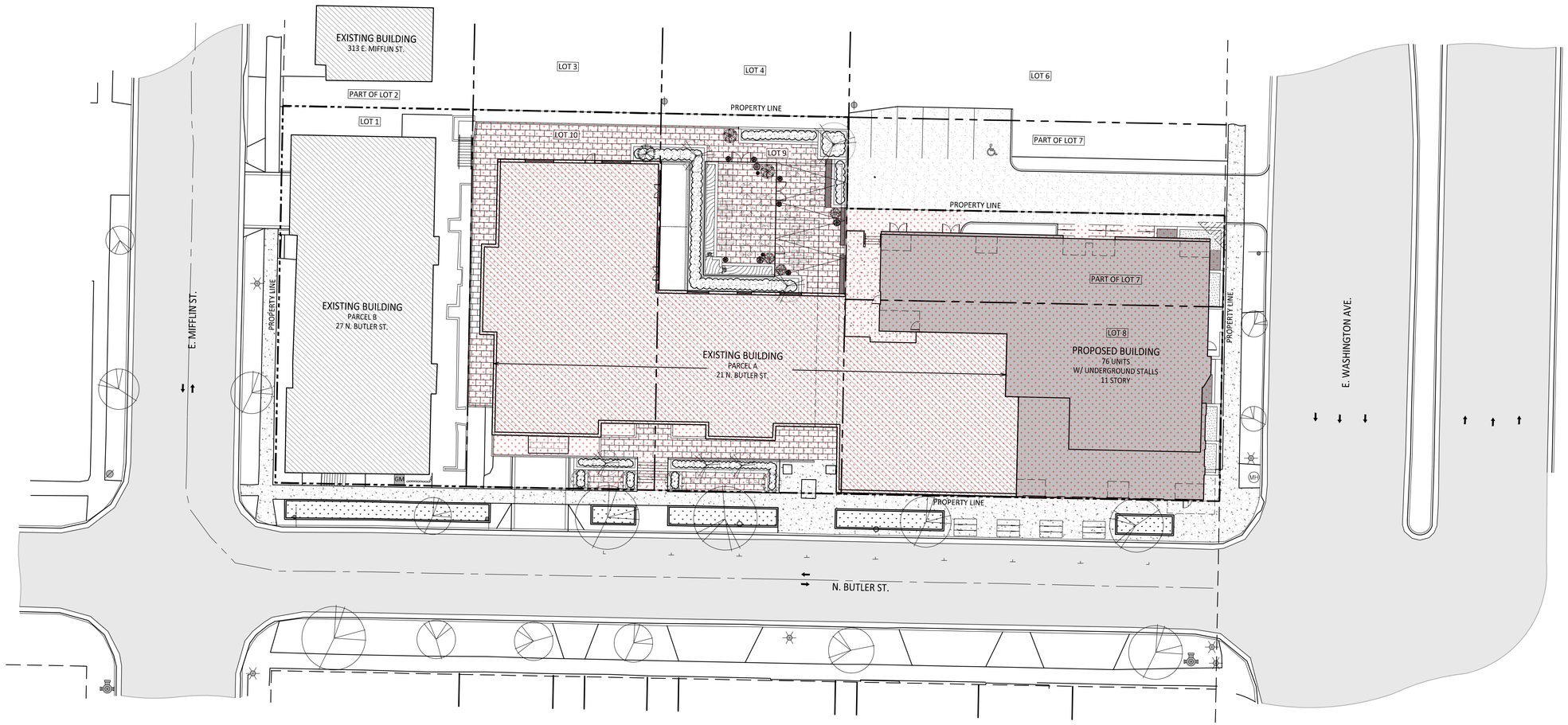

1 CA104 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

LOT COVERAGE

ZONING	PD
MAXIMUM LOT COVERAGE	N/A
LOT AREA	30,745 S.F.
PROPOSED COVERAGE	25,906 S.F. / 84%

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
LOT COVERAGE

SHEET NUMBER
CA104

PROJECT NUMBER 2406

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DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.

4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.

6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.

7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.

8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.

9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.

11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".

12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.

13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL, THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 29, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.

2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.

3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED. ALL CITY RIGHT-OF-WAY IMPROVEMENTS ARE TO BE COMPLETED BASED ON THE CITY OF MADISON ISSUED PLAN SET. IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR GENERAL REFERENCE ONLY.

4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.

5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

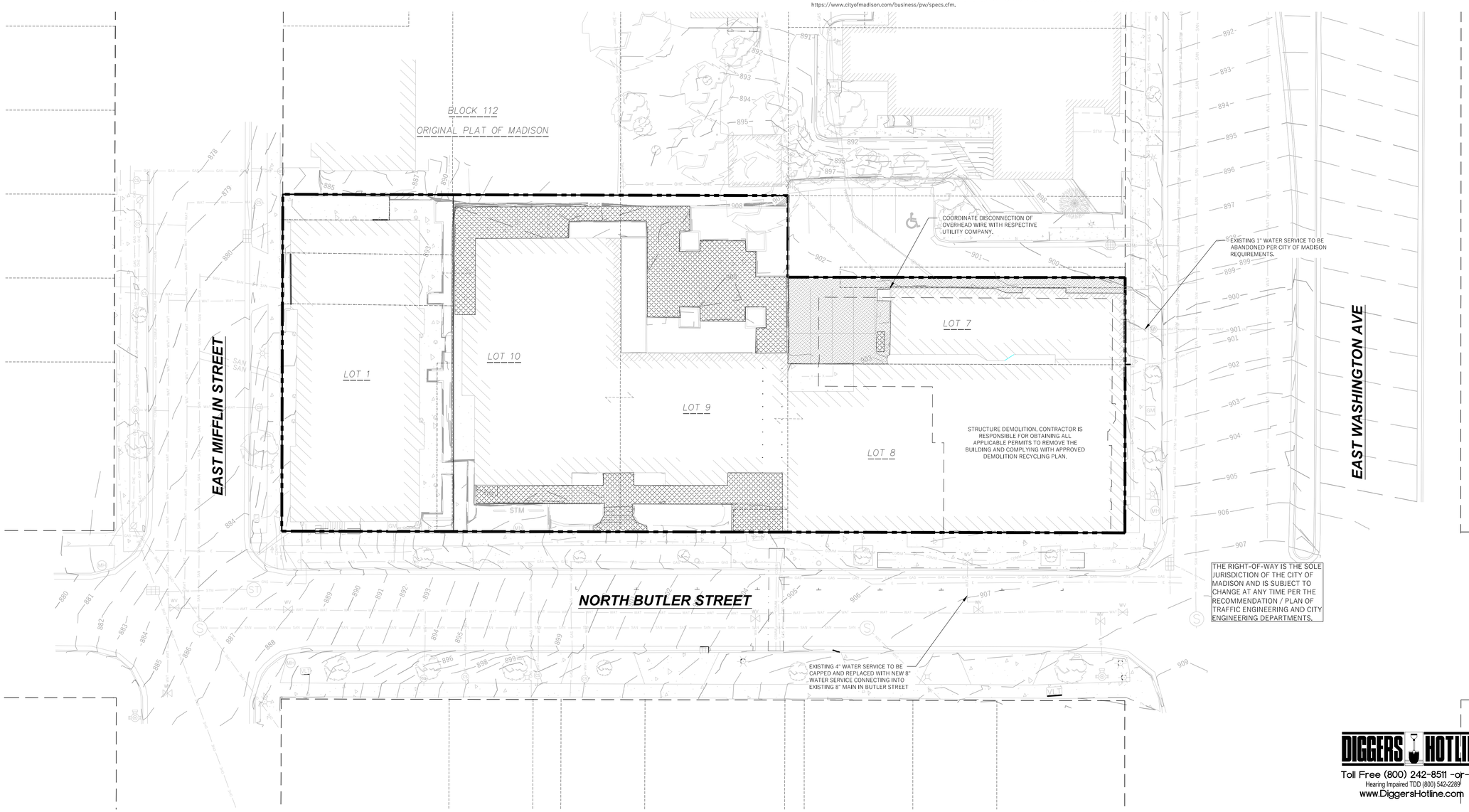
7. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

8. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: https://www.cityofmadison.com/business/pw/specs.cfm.

LEGEND (PROPOSED)

- PROPERTY LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- FULL SECTION ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA

NORTH



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WYSER ENGINEERING

15 N BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI 53703

BUTLER ST. REDEVELOPMENT
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: DEMOLITION PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1239
Set Type	LUA & UDC
Date Issued	06/30/2025
Sheet Number	C101

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_Civil Design.dwg Layout: Demo Plan User: awatkins Plotted: Jun 30, 2025 - 7:46am

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 29, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED. ALL CITY RIGHT-OF-WAY IMPROVEMENTS ARE TO BE COMPLETED BASED ON THE CITY OF MADISON ISSUED PLAN SET. IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR GENERAL REFERENCE ONLY.
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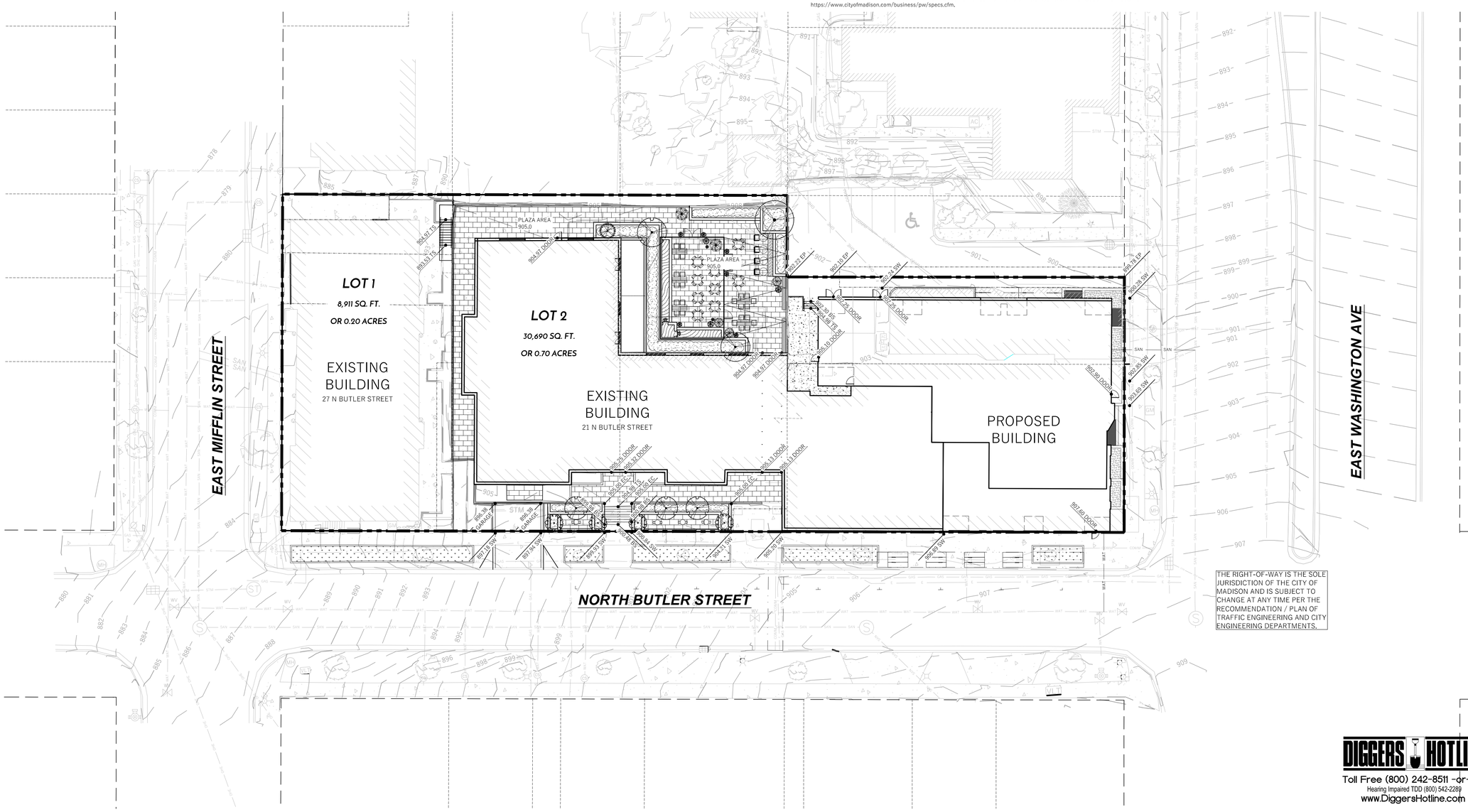
LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)



THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

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WYSER ENGINEERING

15 N BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI 53703

BUTLER ST. REDEVELOPMENT
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1239
Set Type	LUA & UDC
Date Issued	06/30/2025
Sheet Number	C200

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_Civil Design.dwg Layout: Grading Plan User: awilkins Plotted: Jun 30, 2025 - 10:06am

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 29, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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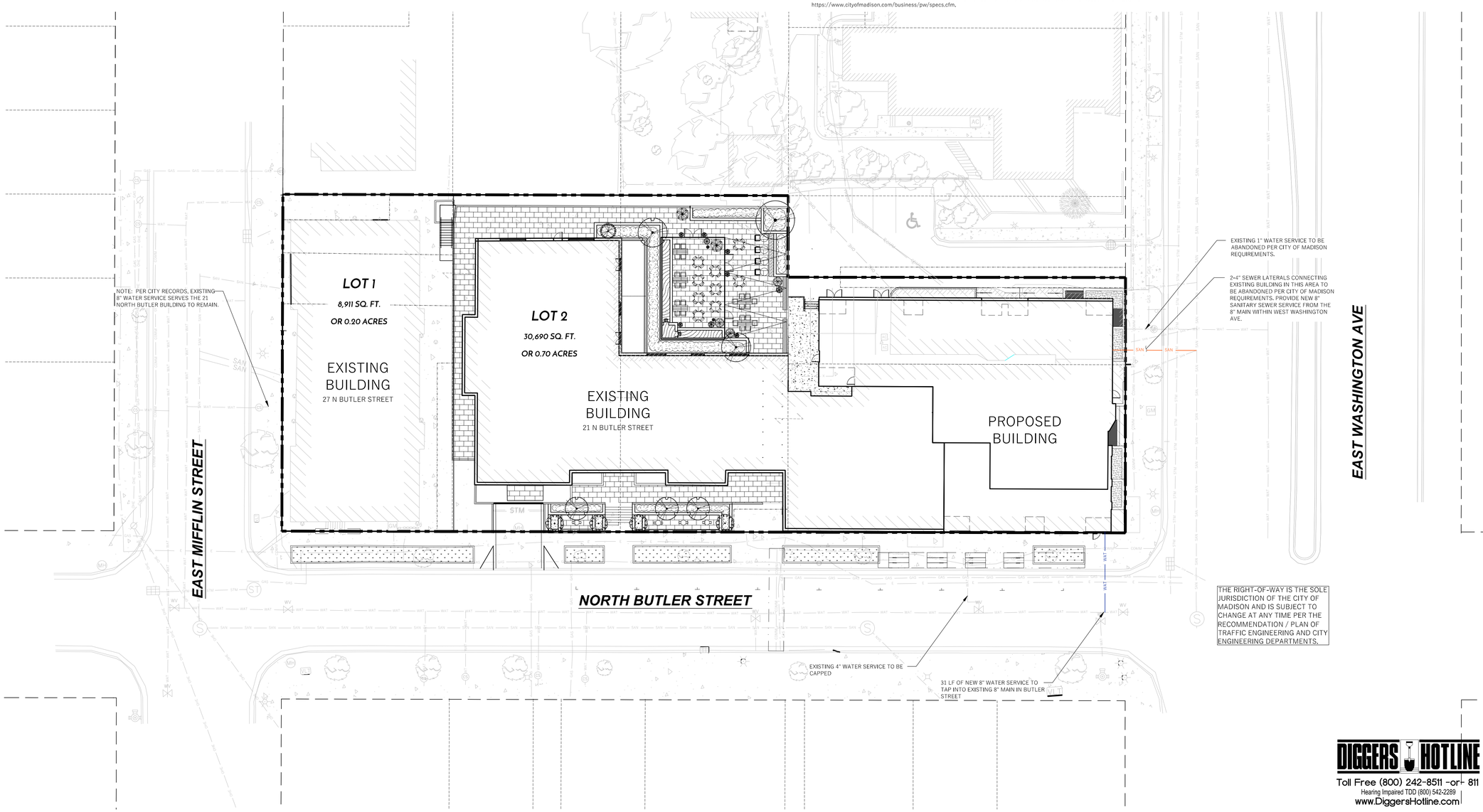
LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT
- WAT — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- STM — PROPOSED STORM SEWER
- GAS — PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E — PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)

NORTH



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BUTLER ST. REDEVELOPMENT
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1239
Set Type	LUA & UDC
Date Issued	06/30/2025
Sheet Number	C300

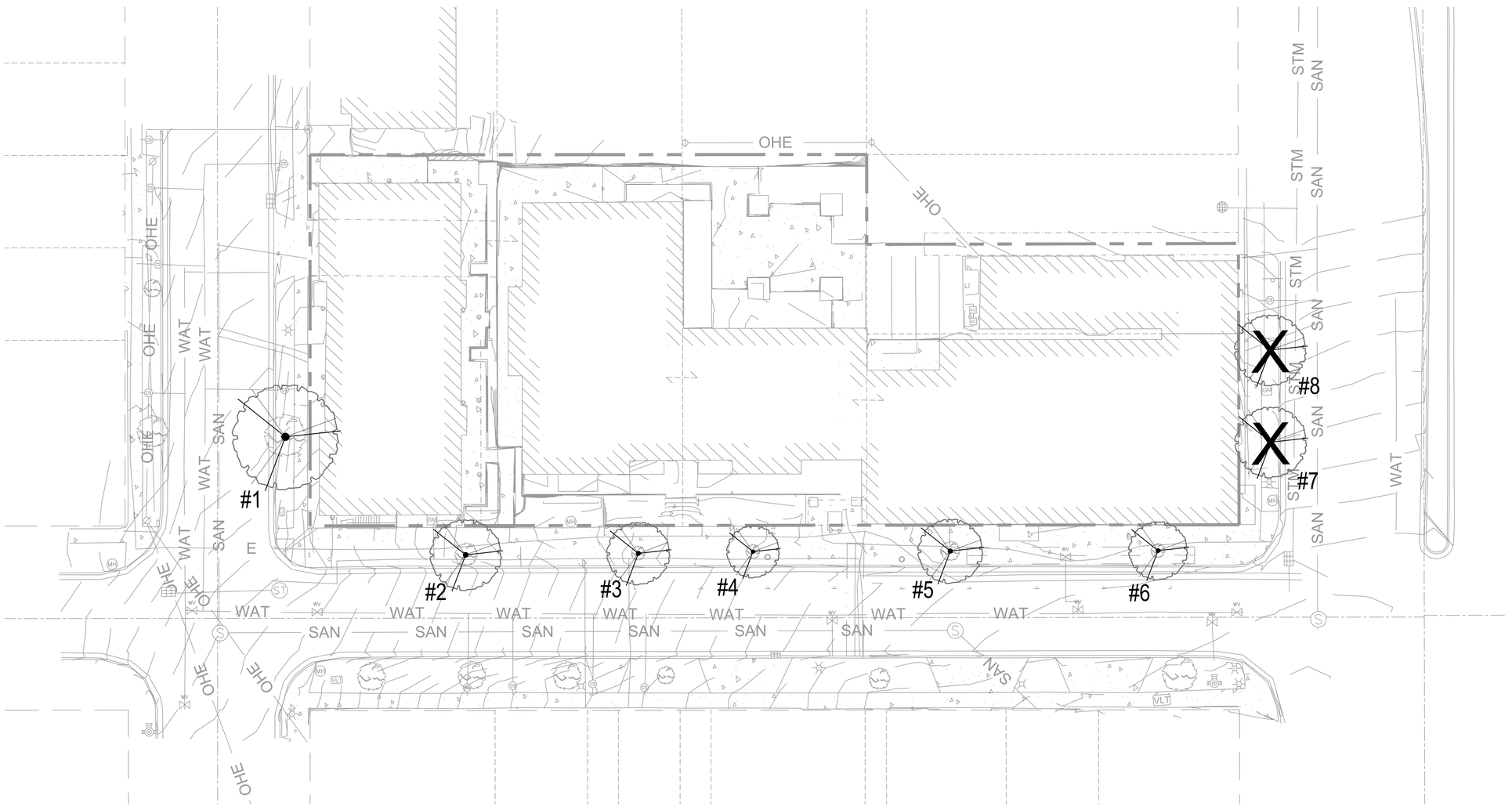
File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_Civil Design.dwg Layout: Utility Plan User: awatkins Plotted: Jun 30, 2025 - 10:05am

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. THIS PROJECT PROPOSES THE REMOVAL OF TWO (2) TREES IN THE EAST WASHINGTON AVE TERRACE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING MAY BE REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300- PART 1 STANDARDS FOR PRUNING.

EXISTING TREE INVENTORY

Number	Species	Caliper (in)	Disposition	Public
1	Green Ash	18	Remain	Yes
2	Honey Locust	12	Remain	Yes
3	Honey Locust	11	Remain	Yes
4	Honey Locust	9	Remain	Yes
5	Honey Locust	11	Remain	Yes
6	Honey Locust	10	Remain	Yes
7	Ginkgo	12	Remove	Yes
8	Ginkgo	12	Remove	Yes



1 TREE PRESERVATION AND REMOVAL PLAN
1" = 20'-0"

0 20' 40'
1" = 20'
NORTH

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN Abbie Mollien LA-673 Madison Wisconsin LANDSCAPE ARCHITECT
6/30/2025

BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
TREE PRESERVATION AND REMOVAL PLAN

SHEET NUMBER
L100

PROJECT NUMBER 2406

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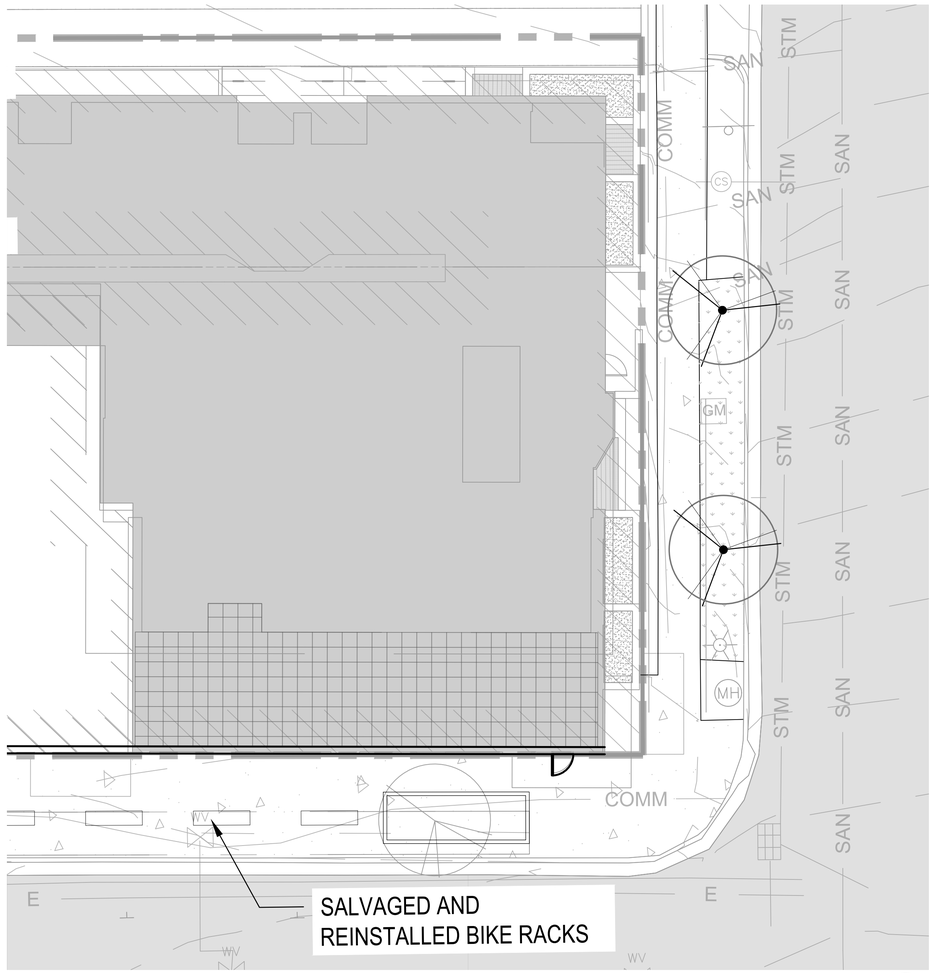


1 SITE FURNISHINGS PLAN - SOUTHEAST STREETSCAPE

1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

NOTES

1. FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. PROTECT ALL BENCHMARKS. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN FROM CONSTRUCTION ACTIVITIES. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
3. PROVIDE CONSTRUCTION STAKING FOR ALL HORIZONTAL AND VERTICAL ALIGNMENTS.
4. ANY DEVIATION FROM CONCRETE JOINTING OR PAVER LAYOUT AS SHOWN ON THE PLANS WILL REQUIRE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH MODIFICATIONS.
5. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6. CONTACT CITY OF MADISON PRIOR TO PERFORMING ANY WORK WITHIN THE CITY RIGHT OF WAY TO CONFIRM RESTORATION.
7. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND ENGINEERING DIVISIONS. FORWARD ANY CHANGES PROPOSED BY CITY OFFICIALS TO LANDSCAPE ARCHITECT FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING.
8. ALL FURNITURE SHOWN IS FOR SCALE ONLY.

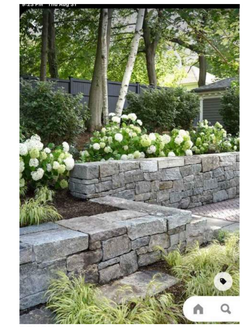
SEATWALL AND PLANTINGS

TERRACE PLANTING

LEGEND

- PEDESTAL PAVERS
- LAWN
- PLANTINGS, SEE L300/L301
- EXISTING PARAPET AND RAILING

SITE FURNISHINGS

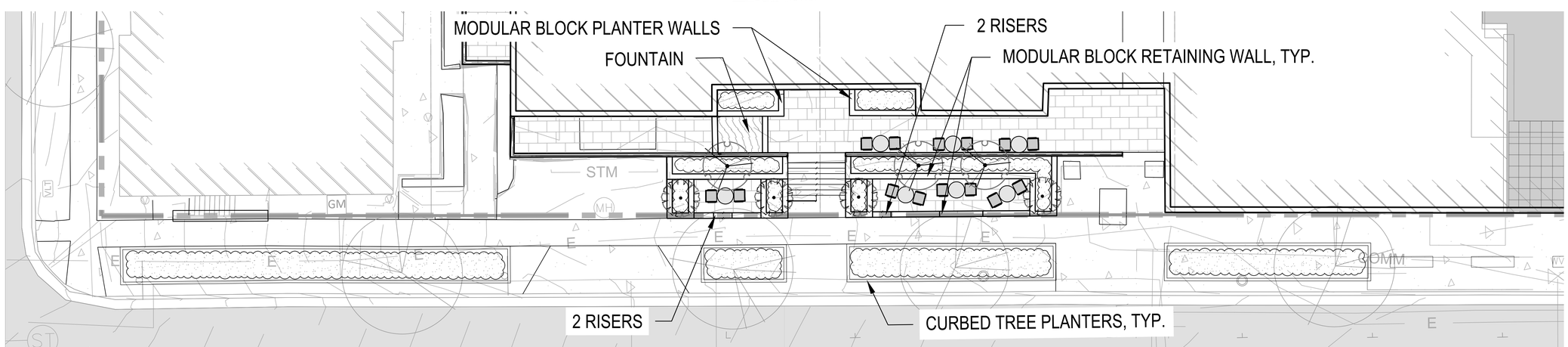

BENCH

SEATING

RAISED SEATING AREA

SEATING

TERRACE PLANTING



2 SITE FURNISHINGS PLAN - NORTHWEST STREETSCAPE

1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN Abbie Mollien LA-673 Madison Wisconsin LANDSCAPE ARCHITECT
6/30/2025

BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
SITE FURNISHING LAYOUT PLAN

SHEET NUMBER
L200

PROJECT NUMBER 2406

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NOTES

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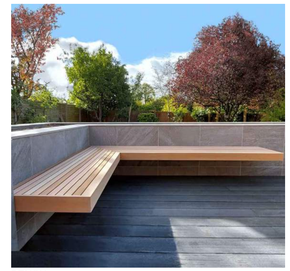
LEGEND

- PEDESTAL PAVERS
- LAWN
- PLANTINGS, SEE L300/L301
- EXISTING PARAPET AND RAILING

SITE FURNISHINGS


BENCH

GREENHOUSE

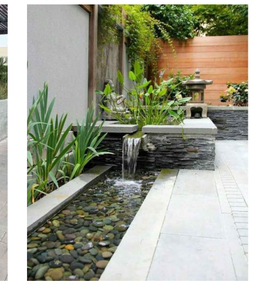
OVERHEAD LIGHTING

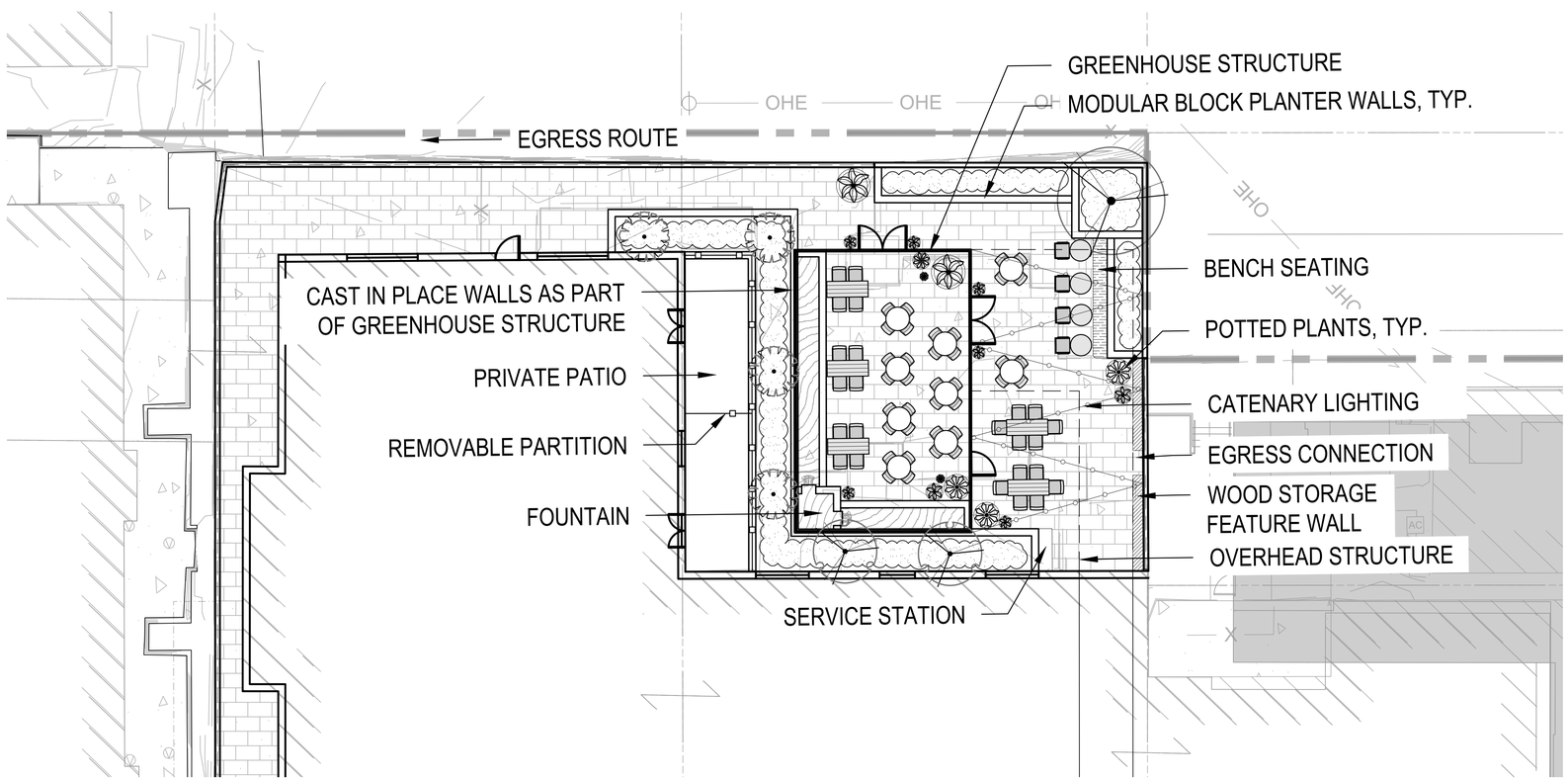
RAISED PLANTERS

OVERHEAD STRUCTURE

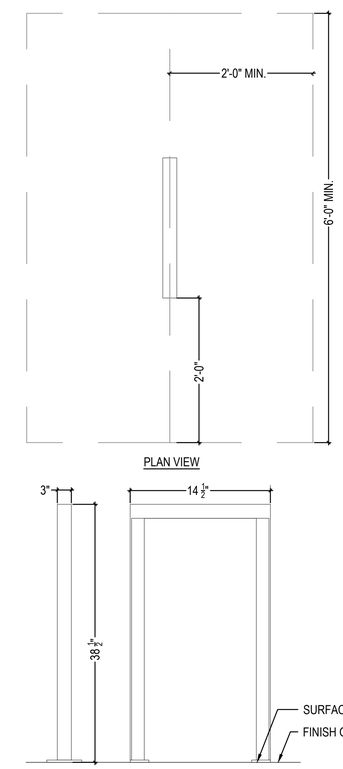
WOOD STORAGE

PLANTER WALL


FOUNTAIN



1 SITE FURNISHINGS PLAN - REAR PATIO
1" = 10'-0"



NOTES:
1. BIKE STALLS SHALL BE A MINIMUM OF 2' BY 6'. PLACEMENT SHALL NOT RESULT IN A BICYCLE OBSTRUCTING A WALKWAY.
2. BASIS-OF-DESIGN: "METRO" BIKE RACK BY MADRAX. FLUSH MOUNT, BLACK POWDERCOAT FINISH.
3. RACKS SHALL BE SPACED 4'-0" APART AND AS INDICATED ON DRAWINGS

2 BIKE RACK DETAIL
NTS

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN Abbie Mollien LA-673 Madison Wisconsin LANDSCAPE ARCHITECT
6/30/2025

BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
SITE FURNISHING LAYOUT PLAN

SHEET NUMBER
L201

PROJECT NUMBER 2406

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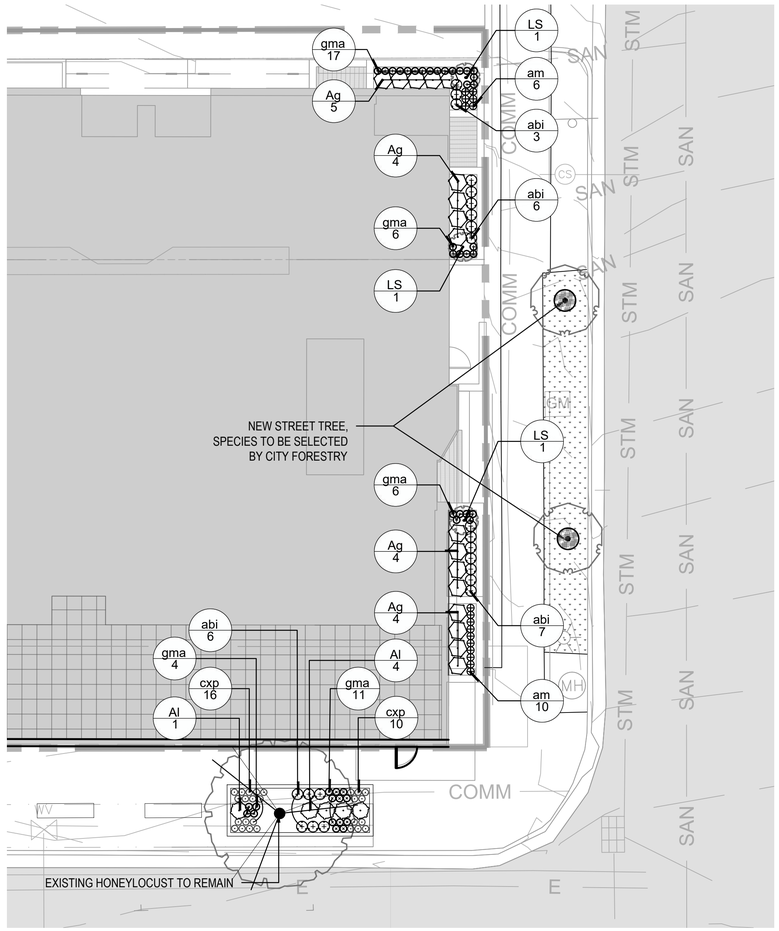

1 PLANTING PLAN - SOUTHEAST STREETSCAPE

1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
ORNAMENTAL TREES						
	AO	4	Amelanchier alnifolia 'Obelisk' / Standing Ovation™ Serviceberry	15 gal	2" - 2.5" Cal	Per Plan
	CU	2	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	B&B	2"Cal	Per Plan
	CA	3	Cornus alternifolia / Pagoda Dogwood	15 gal	2" - 2.5" Cal	Per Plan
	LS	3	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	10 gal	2" - 2.5" Cal	Per Plan

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
	Ag	17	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	56	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	Hw	10	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
ORNAMENTAL GRASSES						
	cxp	207	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
PERENNIALS						
	am	16	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal	12" O.C.	6" MIN.
	abi	87	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	aca	72	Asarum canadense / Wild Ginger	1 qt	12" O.C.	6" MIN.
	avw	3	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	acv	32	Astilbe chinensis 'Visions' / Visions Chinese Astilbe	1 gal	15" O.C.	12" MIN.
	avv	21	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	gma	253	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hab	12	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.

NOTES

1. FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. PROTECT ALL BENCHMARKS. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
6. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
7. VISUALLY INSPECT AND VERIFY SPECIFIED TOPSOIL AND PLANTING SOIL DEPTHS ARE PRESENT PRIOR TO PLANTING AS OUTLINED IN SPECIFICATIONS.
8. ANY LAWN OR LANDSCAPED AREAS WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
9. APPLY MYCORRHIZAL FUNGI TO ALL PLANTINGS AS OUTLINED IN SPECIFICATIONS.
10. ALL PLANTING AREAS TO RECEIVE 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED.
11. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL, SEE SPECIFICATIONS FOR MORE INFORMATION.

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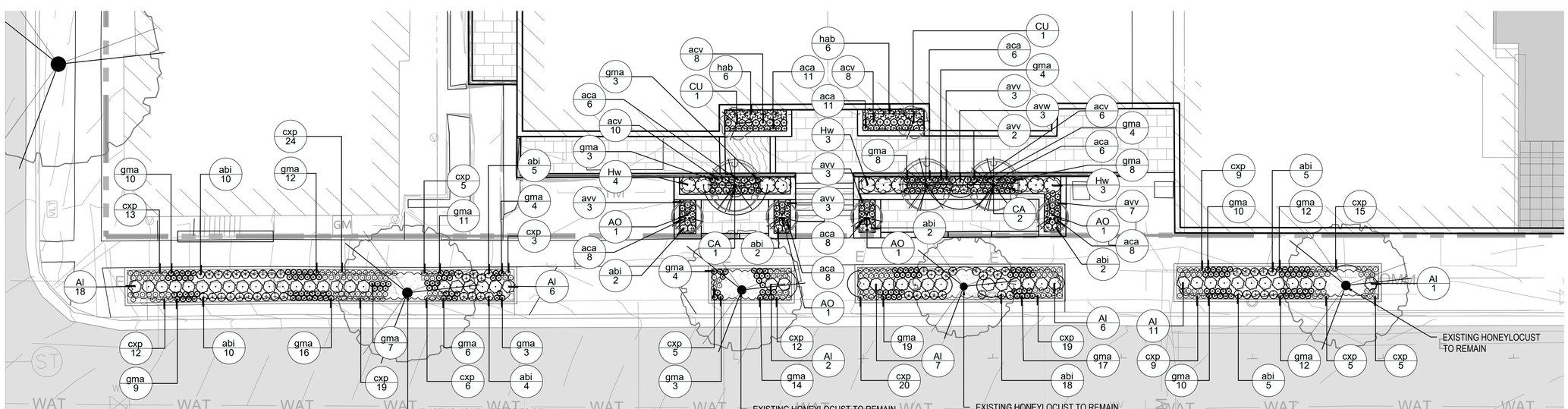
8401 Greenway Blvd, STE 900
Middleton, WI 53562

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN Abbie Mollien LA-673 Madison Wisconsin LANDSCAPE ARCHITECT
6/30/2025



2 PLANTING PLAN - NORTHWEST STREETSCAPE

1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L300

PROJECT NUMBER 2406

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NOTES

1. FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
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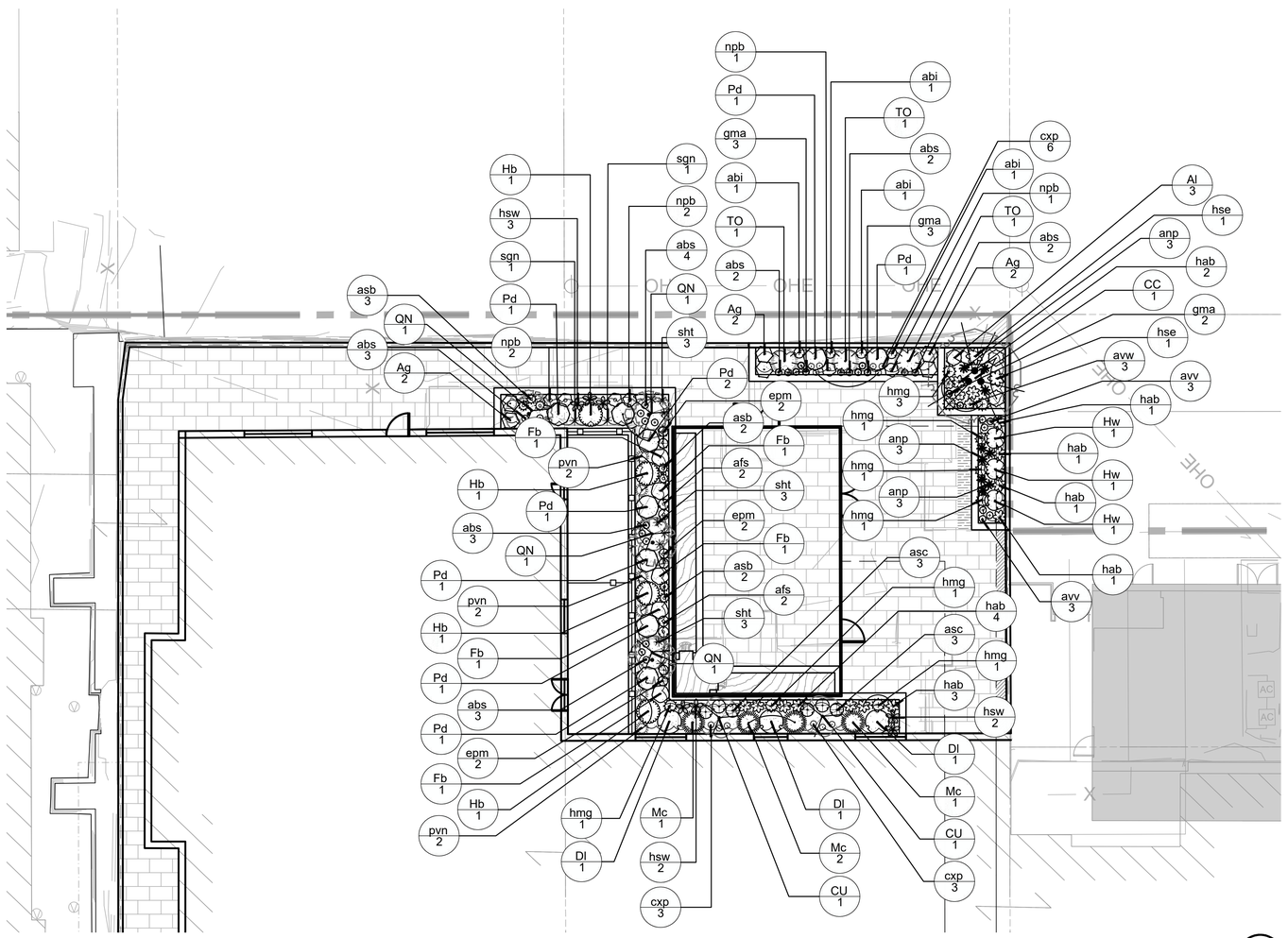

1 PLANTING PLAN - REAR PATIO

1" = 10'-0"

0 10' 20'

1" = 10'

NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
DECIDUOUS TREES						
	QN	4	Quercus robur x bicolor 'Nadler' / Kindred Spirit® Oak	B&B	1.5"Cal	Per Plan
EVERGREEN TREES						
	TO	3	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	15 gal	2"CAL, 6' HT (MIN.)	Per Plan
ORNAMENTAL TREES						
	CU	2	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	B&B	2"Cal	Per Plan
	CC	1	Cercis canadensis / Eastern Redbud	B&B	6' HT (MIN.), MULTI-STEMMED	Per Plan

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
	Ag	6	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	3	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	DI	3	Diervilla lonicera / Bush Honeysuckle	3 gal	42" O.C.	18" MIN.
	Fb	5	Forsythia viridissima 'Bronxensis' / Bronx Forsythia	3 gal	30" O.C.	18" MIN.
	Hb	4	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal	42" O.C.	18" MIN.
	Hw	3	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
	Pd	9	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	3 gal	42" O.C.	18" MIN.
EVERGREEN SHRUBS						
	Mc	4	Microbiota decussata 'Prides' / Celtic Pride® Siberian Carpet Cypress	3 gal	42" O.C.	12" MIN.
ORNAMENTAL GRASSES						
	cxp	12	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
	pvn	6	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal	24" O.C.	18" MIN.
	sgn	2	Sorghastrum nutans / Indian Grass	1 gal	18" O.C.	12" MIN.
	sht	9	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal	18" O.C.	12" MIN.
PERENNIALS						
	afs	4	Achillea x 'Firefly Sunshine' / Firefly Sunshine Yarrow	1 gal		
	abs	19	Ajuga reptans 'Black Scallop' / Black Scallop Carpet Bugle	1 qt	12" HT (MIN.)	6" MIN.
	asb	7	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	1 gal	18" O.C.	12" MIN.
	abi	4	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	asc	6	Anemone x hybrida 'September Charm' / September Charm Japanese Anemone	1 gal	24" O.C.	12" MIN.
	avw	3	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	avv	6	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	anp	9	Athyrium niponicum 'Pictum' / Japanese Painted Fern	1 gal	18" O.C.	6" MIN.
	epm	6	Echinacea x 'CBG Cone 2' / Pixie Meadowbrite® Purple Coneflower	1 gal	18" O.C.	12" MIN.
	gma	8	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hmg	9	Hakonechloa macra 'All Gold' / All Gold Japanese Forest Grass	1 gal	24" O.C.	12" MIN.
	hsw	7	Hemerocallis x 'Summer Wine' / Summer Wine Daylily	1 gal	24" O.C.	12" MIN.
	hab	13	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.
	hse	2	Hosta sieboldiana 'Elegans' / Elegans Hosta	1 gal	30" O.C.	12" MIN.
	npb	6	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	1 gal	24" O.C.	12" MIN.

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN Abbie Mollien LA-673 Madison Wisconsin LANDSCAPE ARCHITECT
6/30/2025

BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L301

PROJECT NUMBER 2406

© Knothe & Bruce Architects, LLC

PLANT SCHEDULE - TOTAL SITE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
DECIDUOUS TREES						
	QN	4	Quercus robur x bicolor 'Nadler' / Kindred Spirit® Oak	B&B	1.5"Cal	Per Plan
EVERGREEN TREES						
	TO	3	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	15 gal	2"CAL, 6' HT (MIN.)	Per Plan
ORNAMENTAL TREES						
	AO	4	Amelanchier alnifolia 'Obelisk' / Standing Ovation™ Serviceberry	15 gal	2" - 2.5" Cal	Per Plan
	CU	4	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	B&B	2"Cal	Per Plan
	CC	1	Cercis canadensis / Eastern Redbud	B&B	6' HT (MIN.), MULTI-STEMMED	Per Plan
	CA	3	Cornus alternifolia / Pagoda Dogwood	15 gal	2" - 2.5" Cal	Per Plan
	LS	3	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	10 gal	2" - 2.5" Cal	Per Plan

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
	Ag	23	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	59	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	Dl	3	Diervilla lonicera / Bush Honeysuckle	3 gal	42" O.C.	18" MIN.
	Fb	5	Forsythia viridissima 'Bronxensis' / Bronx Forsythia	3 gal	30" O.C.	18" MIN.
	Hb	4	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal	42" O.C.	18" MIN.
	Hw	13	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
	Pd	9	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	3 gal	42" O.C.	18" MIN.
EVERGREEN SHRUBS						
	Mc	4	Microbiota decussata 'Prides' / Celtic Pride® Siberian Carpet Cypress	3 gal	42" O.C.	12" MIN.
ORNAMENTAL GRASSES						
	cxp	219	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
	pvn	6	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal	24" O.C.	18" MIN.
	sgn	2	Sorghastrum nutans / Indian Grass	1 gal	18" O.C.	12" MIN.
	sht	9	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal	18" O.C.	12" MIN.
PERENNIALS						
	afs	4	Achillea x 'Firefly Sunshine' / Firefly Sunshine Yarrow	1 gal		
	abs	19	Ajuga reptans 'Black Scallop' / Black Scallop Carpet Bugle	1 qt	12" HT (MIN.)	6" MIN.
	am	16	Allium x `Millenium` / Millenium Ornamental Onion	1 gal	12" O.C.	6" MIN.
	asb	7	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	1 gal	18" O.C.	12" MIN.
	abi	91	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	asc	6	Anemone x hybrida 'September Charm' / September Charm Japanese Anemone	1 gal	24" O.C.	12" MIN.
	aca	72	Asarum canadense / Wild Ginger	1 qt	12" O.C.	6" MIN.
	avw	6	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	acv	32	Astilbe chinensis 'Visions' / Visions Chinese Astilbe	1 gal	15" O.C.	12" MIN.
	avv	27	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	anp	9	Athyrium niponicum 'Pictum' / Japanese Painted Fern	1 gal	18" O.C.	6" MIN.
	epm	6	Echinacea x 'CBG Cone 2' / Pixie Meadowbrite® Purple Coneflower	1 gal	18" O.C.	12" MIN.
	gma	261	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hmg	9	Hakonechloa macra 'All Gold' / All Gold Japanese Forest Grass	1 gal	24" O.C.	12" MIN.
	hsw	7	Hemerocallis x 'Summer Wine' / Summer Wine Daylily	1 gal	24" O.C.	12" MIN.
	hab	25	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.
	hse	2	Hosta sieboldiana 'Elegans' / Elegans Hosta	1 gal	30" O.C.	12" MIN.
	npb	6	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	1 gal	24" O.C.	12" MIN.

LANDSCAPE POINTS WORKSHEET

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	13,173	n/a	44	220
		Landscape Points Required		220

Development Frontage - N. Butler St.	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	357	12		60
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	9	0	135
Evergreen Tree	35	0	0	0
Shrub, deciduous	3	10	0	30
Shrub, evergreen	4	0	0	0
Ornamental Grasses/Perennials	2	178	0	356
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
		Development Frontage Points Total		521

Development Frontage - E. Washington Ave.	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	132	4		22
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	3	0	45
Evergreen Tree	35	0	0	0
Shrub, deciduous	3	17	0	51
Shrub, evergreen	4	0	0	0
Ornamental Grasses/Perennials	2	61	0	122
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
		Development Frontage Points Total		218

General Site, Foundation, Screening				
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	4	0	140
Ornamental Tree	15	3	0	45
Evergreen Tree	35	3	0	105
Shrub, deciduous	3	33	0	99
Shrub, evergreen	4	4	0	16
Ornamental Grasses/Perennials	2	138	0	276
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4		0	0
		General Site Plantings Total		681

TOTAL LANDSCAPE POINTS	1202

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saiki DESIGN

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WISCONSIN Abbie Mollien LA-673 Madison Wisconsin LANDSCAPE ARCHITECT
6/30/2025

BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE

PLANT SCHEDULE AND LANDSCAPE POINTS WORKSHEET

SHEET NUMBER
L400

PROJECT NUMBER 2406

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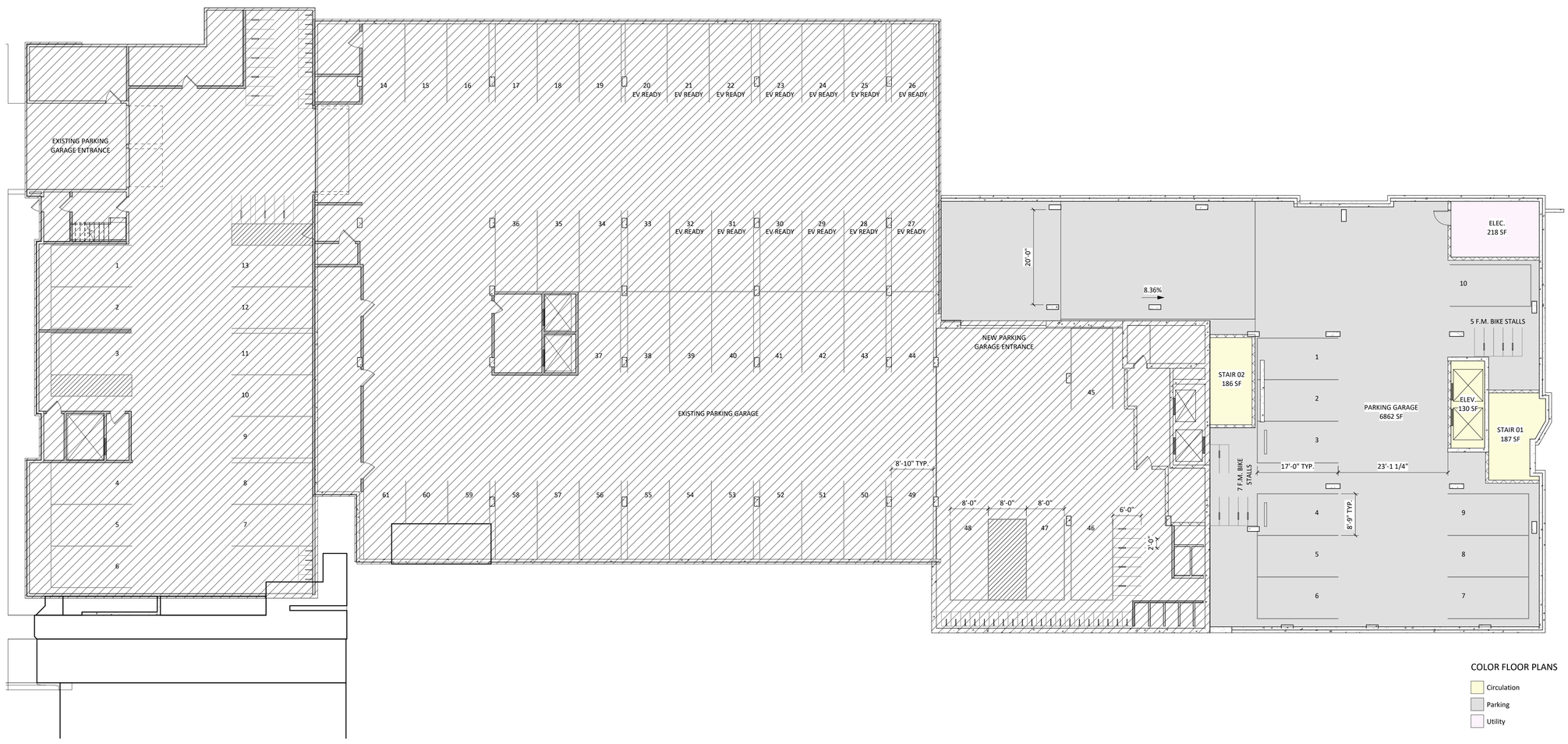
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE. 900
Middleton, WI 53562

TRUE NORTH



1 PARKING LEVEL 02
3/32" = 1'-0"

COLOR FLOOR PLANS

- Circulation
- Parking
- Utility

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
PARKING LEVEL 02 - OVERALL

SHEET NUMBER
AC100.2

PROJECT NUMBER
2406

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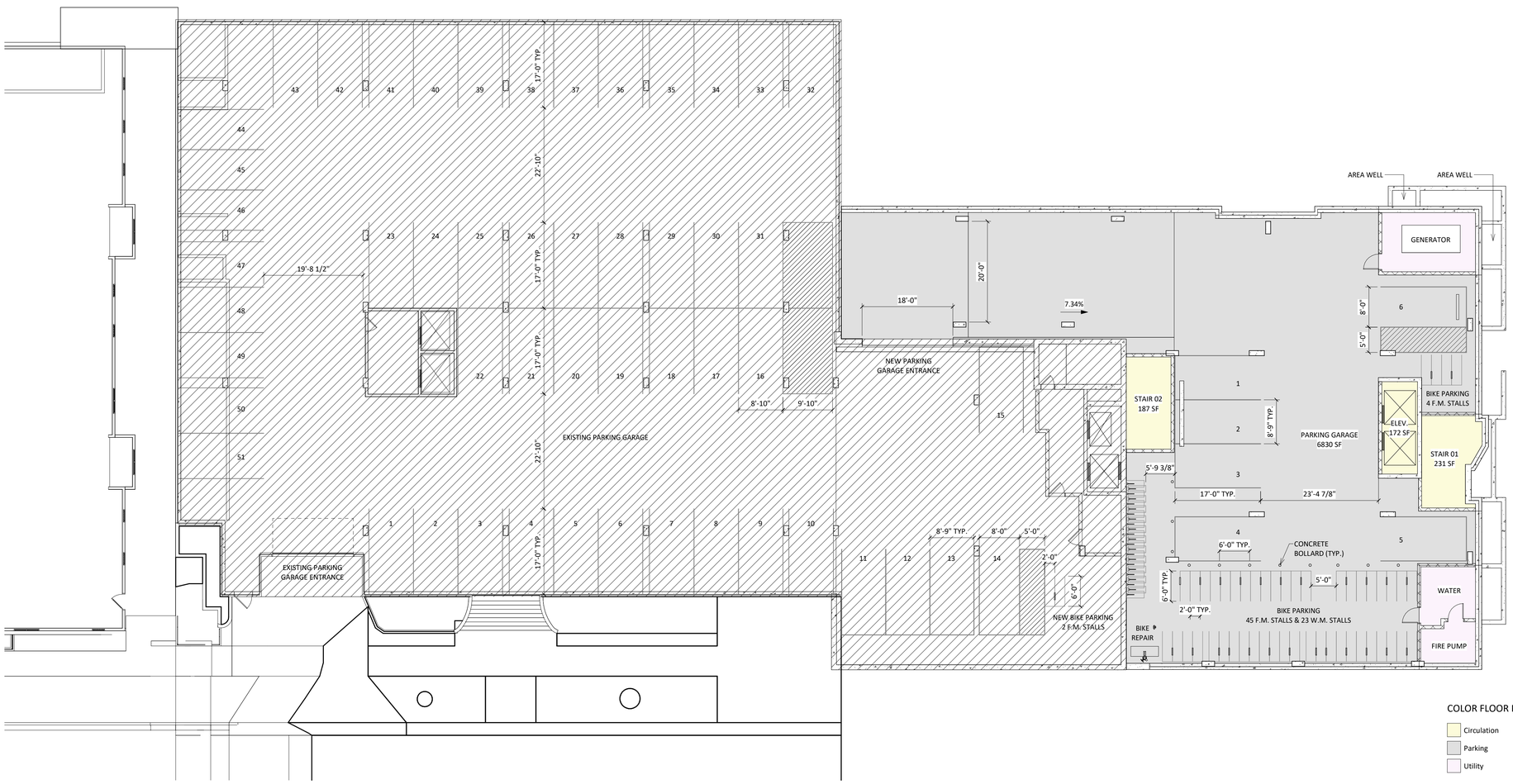

COLOR FLOOR PLANS

- Circulation
- Parking
- Utility

1 PARKING LEVEL 01
3/32" = 1'-0"

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Middleton, WI 53562

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NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
PARKING LEVEL 01 - OVERALL

SHEET NUMBER
AC100.1

PROJECT NUMBER
2406

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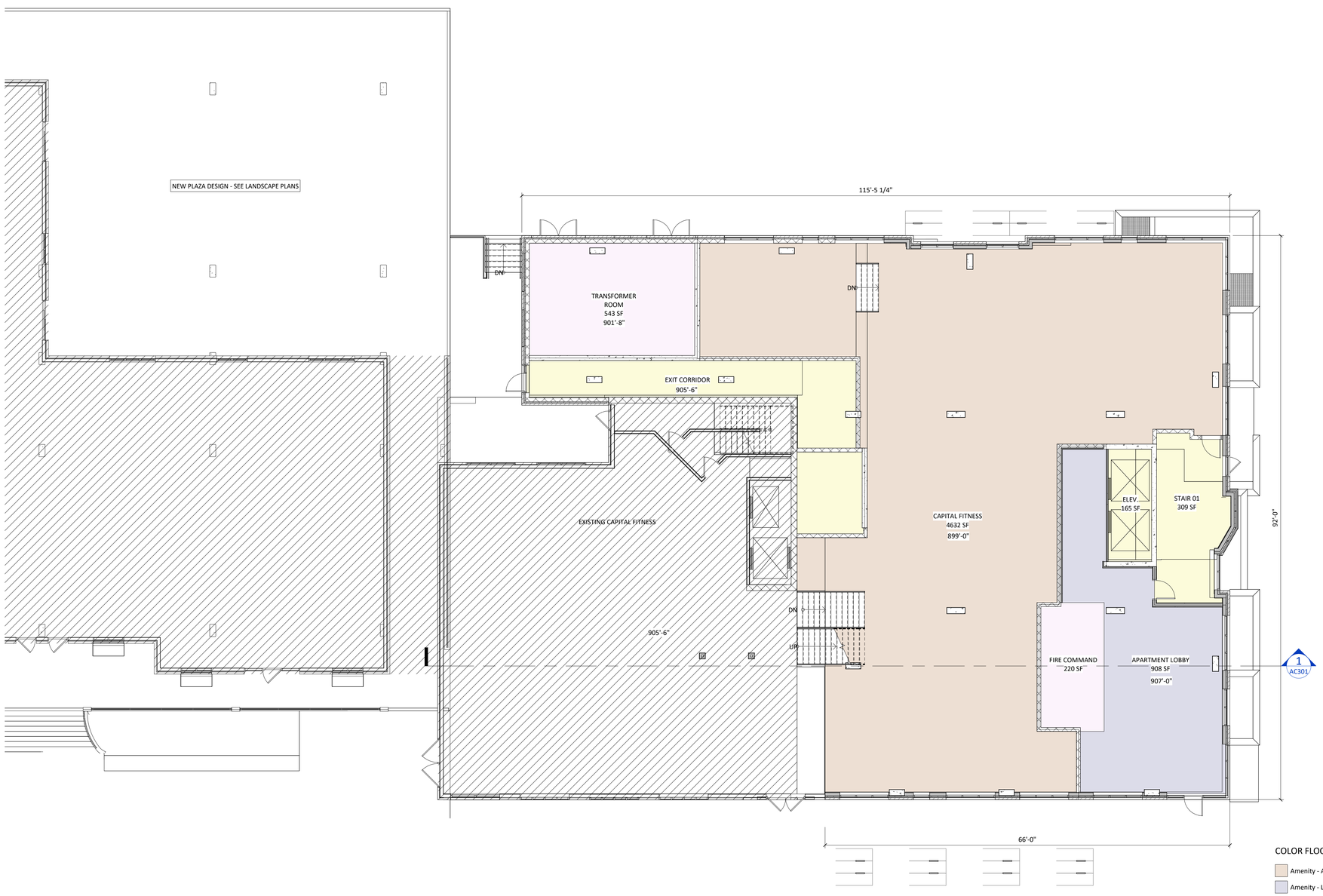

1 LEVEL 01 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Amenity - Active
- Amenity - Leasure
- Circulation
- Utility

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 01 PLAN

SHEET NUMBER
AC101

PROJECT NUMBER
2406

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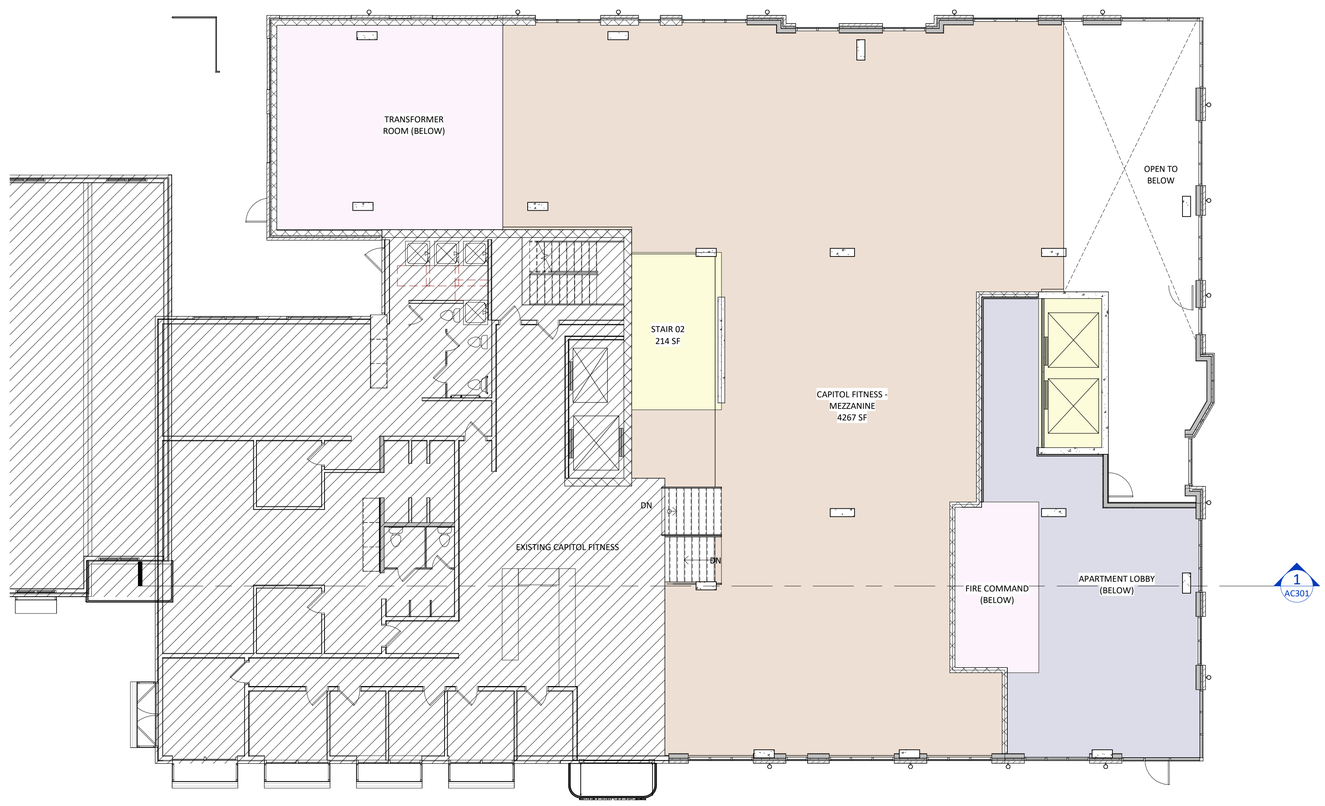

1 LEVEL 1.5 - MEZZANINE PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Amenity - Active
- Amenity - Leasure
- Circulation
- Utility

ISSUED FOR:
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NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
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SHEET TITLE
LEVEL 1.5 PLAN

SHEET NUMBER
AC101.5

PROJECT NUMBER
2406

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1 LEVEL 02 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 02 PLAN

SHEET NUMBER
AC102

PROJECT NUMBER
2406

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1 LEVEL 03 PLAN
1/8" = 1'-0"

ISSUED FOR:
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NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 03 PLAN

SHEET NUMBER
AC103

PROJECT NUMBER
2406

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1 LEVEL 04 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
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SHEET TITLE
LEVEL 04 PLAN

SHEET NUMBER
AC104

PROJECT NUMBER
2406

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1 LEVEL 05 PLAN
1/8" = 1'-0"

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PROJECT TITLE
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SHEET TITLE
LEVEL 05 PLAN

SHEET NUMBER
AC105

PROJECT NUMBER
2406

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1 LEVEL 06 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Utility

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

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SHEET TITLE
LEVEL 06 PLAN

SHEET NUMBER
AC106

PROJECT NUMBER
2406

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1 LEVEL 07 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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ISSUED FOR:
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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

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MADISON, WI.

SHEET TITLE
LEVEL 07 PLAN

SHEET NUMBER
AC107

PROJECT NUMBER
2406

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TRUE NORTH

1 AC108 LEVEL 08 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

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MADISON, WI.

SHEET TITLE
LEVEL 08 PLAN

SHEET NUMBER
AC108

PROJECT NUMBER
2406

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1 LEVEL 09 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

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MADISON, WI.

SHEET TITLE
LEVEL 09 PLAN

SHEET NUMBER
AC109

PROJECT NUMBER
2406

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1 LEVEL 10 PLAN
1/8" = 1'-0"

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SHEET TITLE
LEVEL 10 PLAN

SHEET NUMBER
AC110

PROJECT NUMBER
2406

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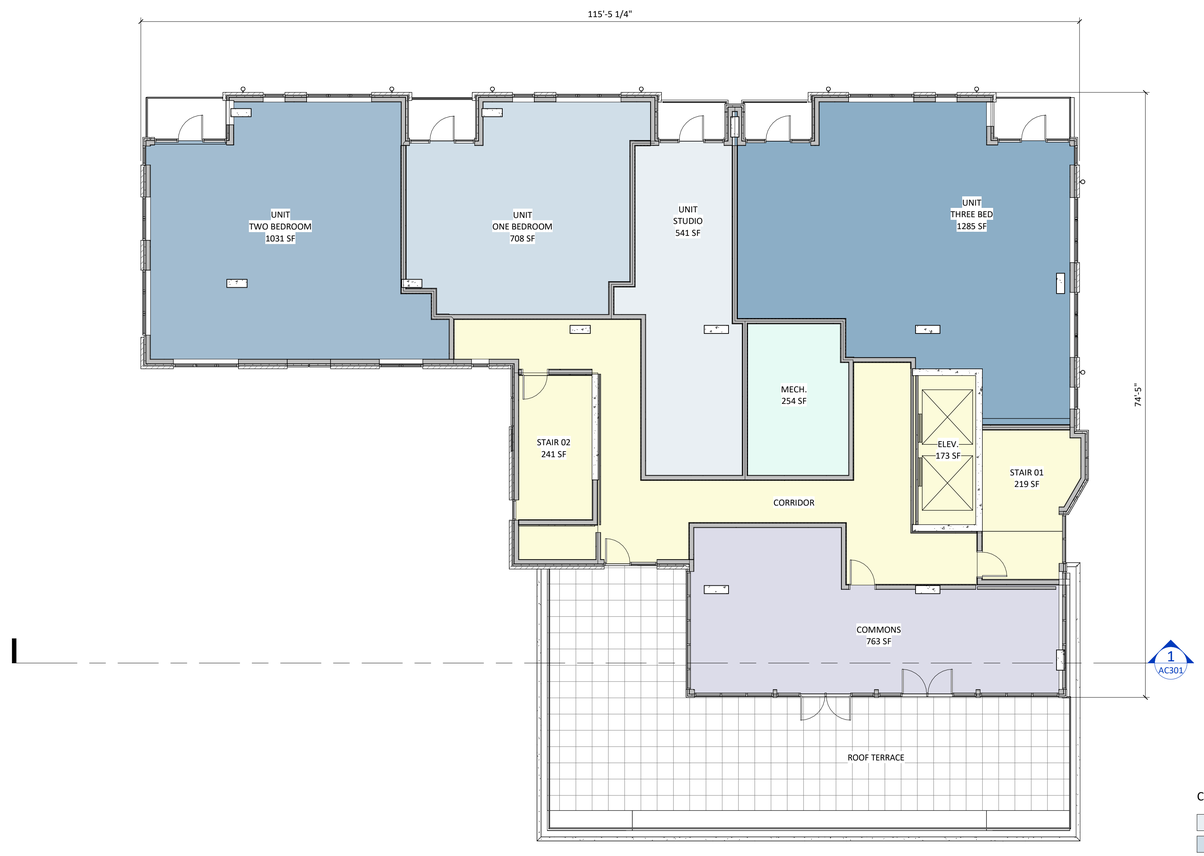

1 LEVEL 11 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leasure
- Circulation
- Support Spaces

ISSUED FOR:
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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
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MADISON, WI.

SHEET TITLE
LEVEL 11 PLAN

SHEET NUMBER
AC111

PROJECT NUMBER
2406

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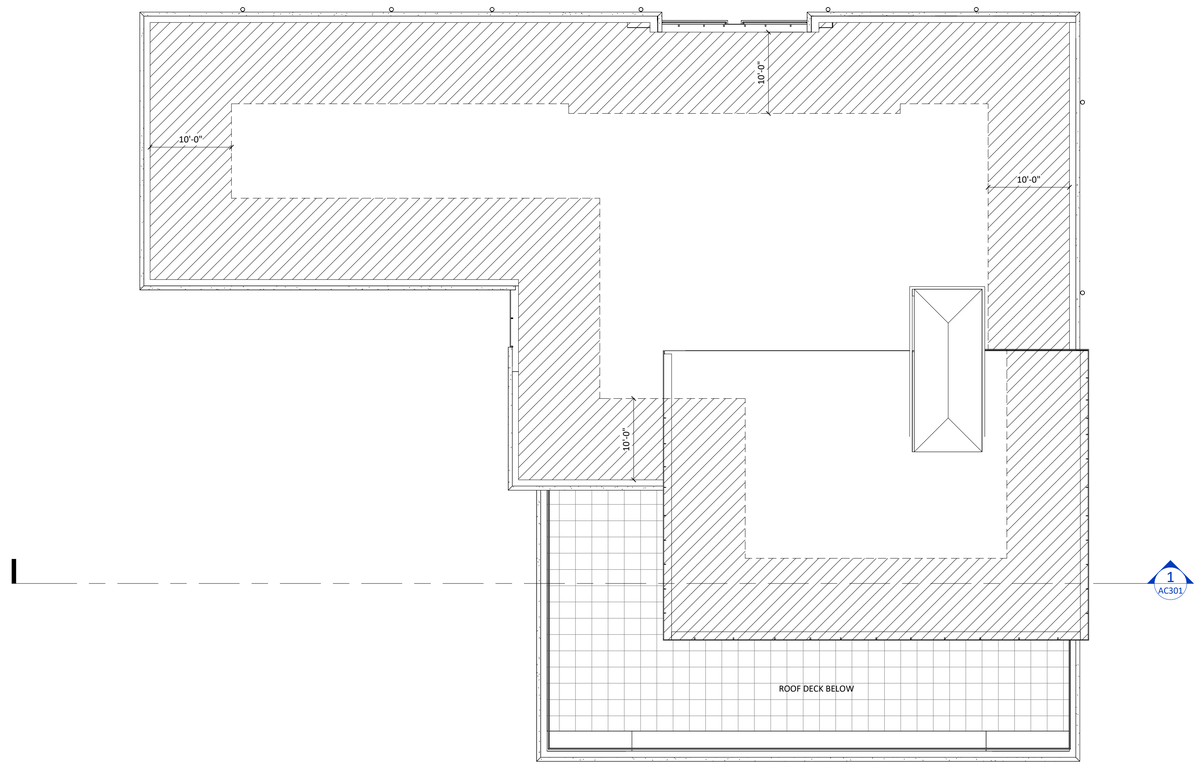

1 CITY - 12 - ROOF
1/8" = 1'-0"

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

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MADISON, WI.

SHEET TITLE
ROOF PLAN

SHEET NUMBER
AC112

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

1 CITY ELEVATION - SOUTHWEST
1/8" = 1'-0"

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ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201

PROJECT NUMBER
2406

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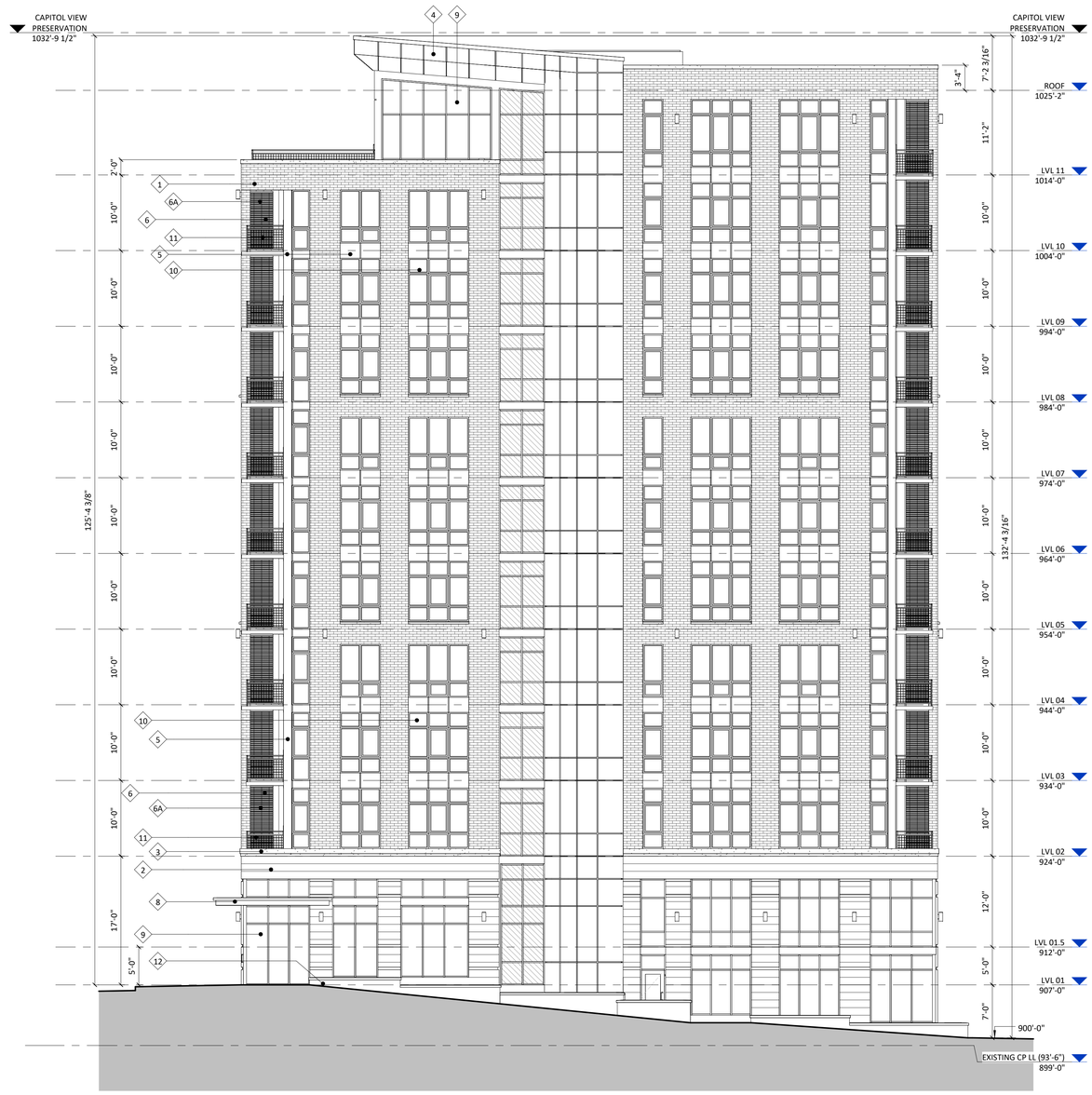

1 CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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ISSUED FOR:
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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
AC202

PROJECT NUMBER
2406

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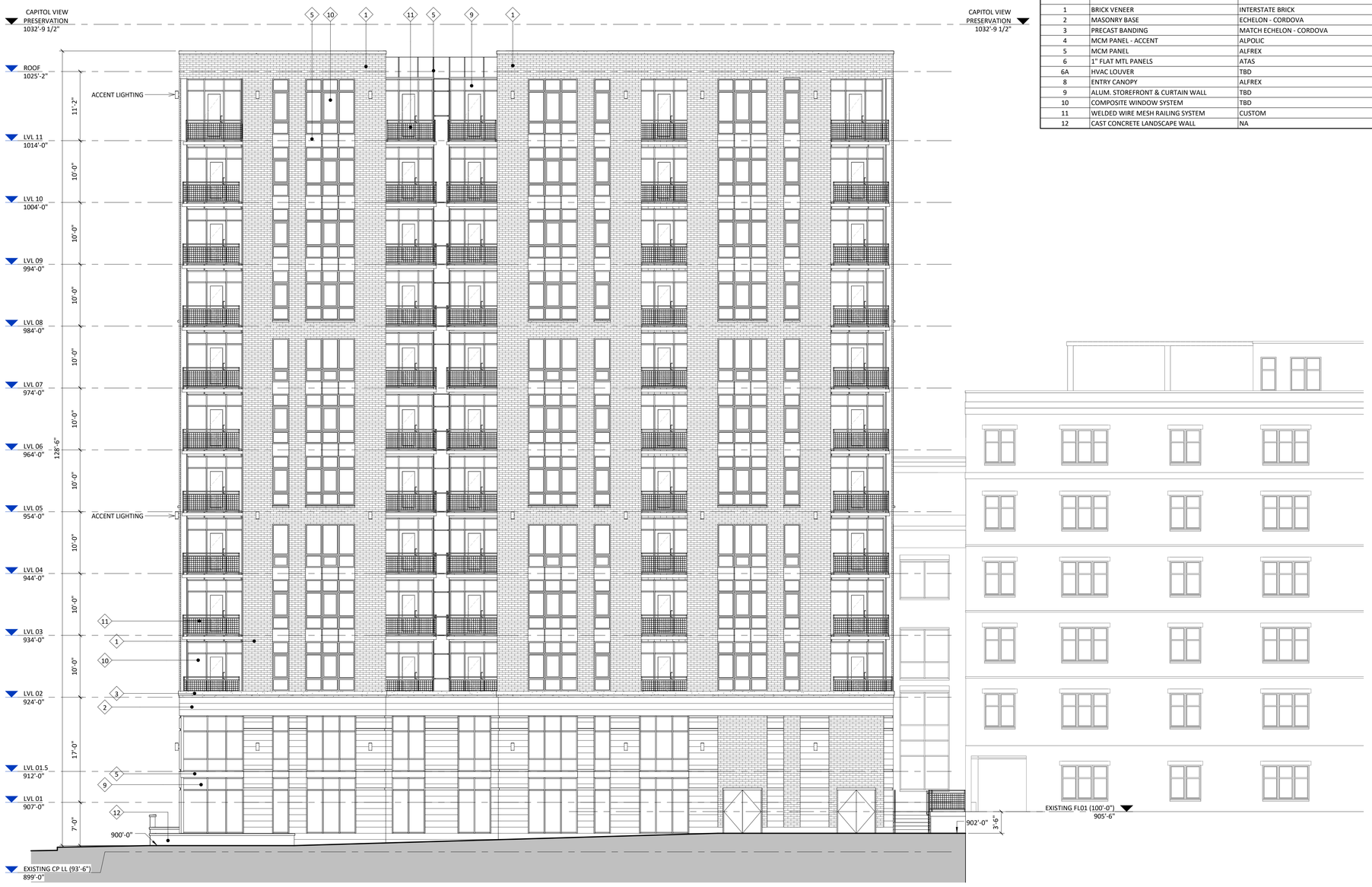

1 CITY ELEVATION - NORTHEAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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ISSUED FOR:
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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC203

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC204

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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

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Middleton, WI 53562

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC205

PROJECT NUMBER
2406

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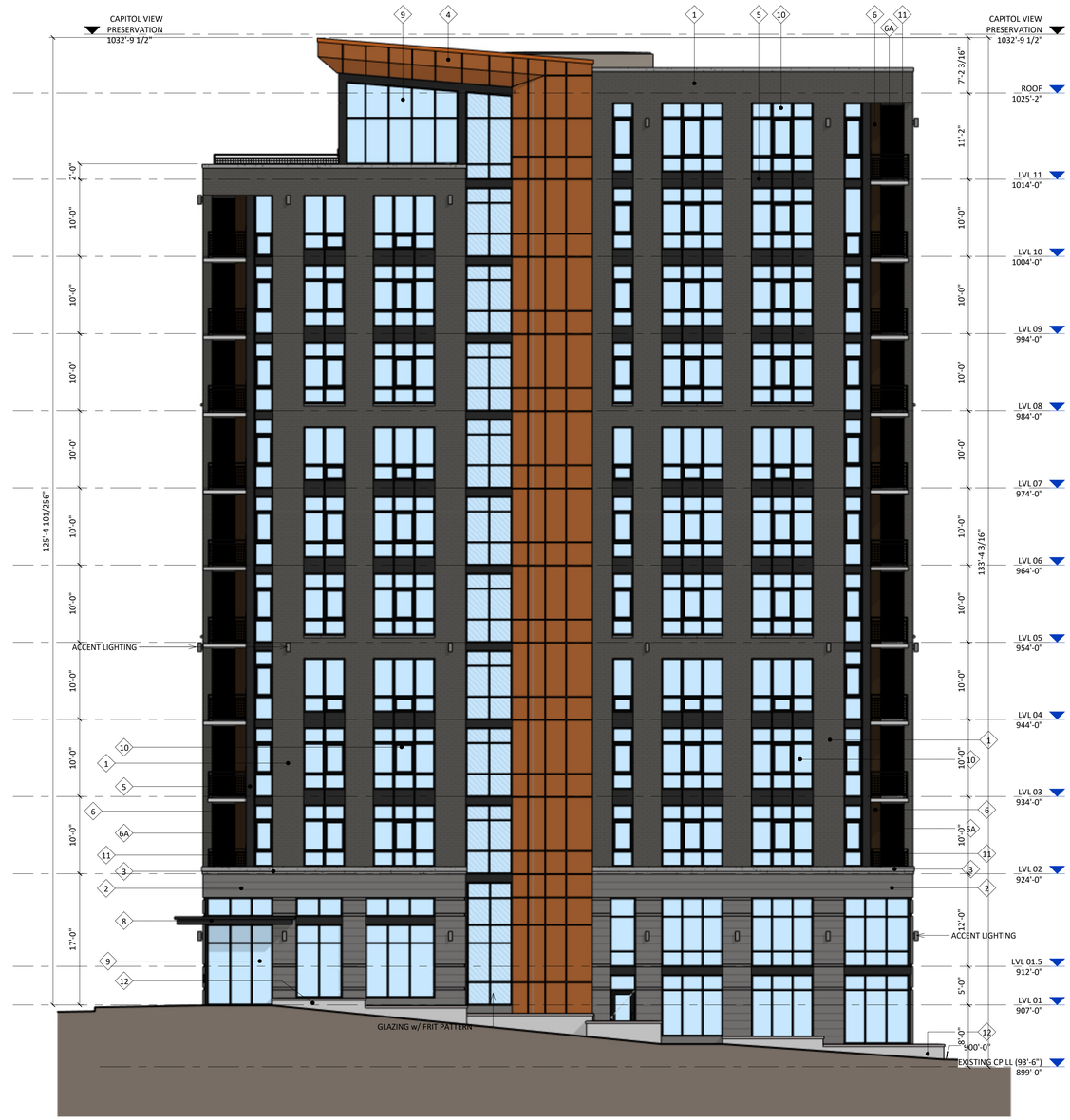

1 SOUTHEAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR
ELEVATIONS -
COLOR

SHEET NUMBER
AC206

PROJECT NUMBER
2406

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

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC207

PROJECT NUMBER
2406

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

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE. 900
Middleton, WI 53562

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC208

PROJECT NUMBER
2406

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1 BUILDING SECTION
1/8" = 1'-0"

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ISSUED FOR:
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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
BUILDING SECTION

SHEET NUMBER
AC301

PROJECT NUMBER
2406

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CONCEPT RENDERING

AC901

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CONCEPT RENDERING

AC902

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CONCEPT RENDERING

AC903

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CONCEPT RENDERING

AC904

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CONCEPT RENDERING

AC905

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CONCEPT RENDERING

AC906

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