

October 22, 2009

Rebecca Cnare, Preservation Planner
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701


Re: 1252 Williamson Street Redevelopment

Dear Members of the Landmarks Commission,

We presented this project to Urban Design Commission on October 21, 2009 for Final Approval. At the meeting UDC strongly recommended the slanted cantilevered bays versus the straight cantilevered bays which were submitted in the earlier landmarks submittal. Therefore, we are submitting this drawing set for Landmarks consideration of UDC's recommendation.

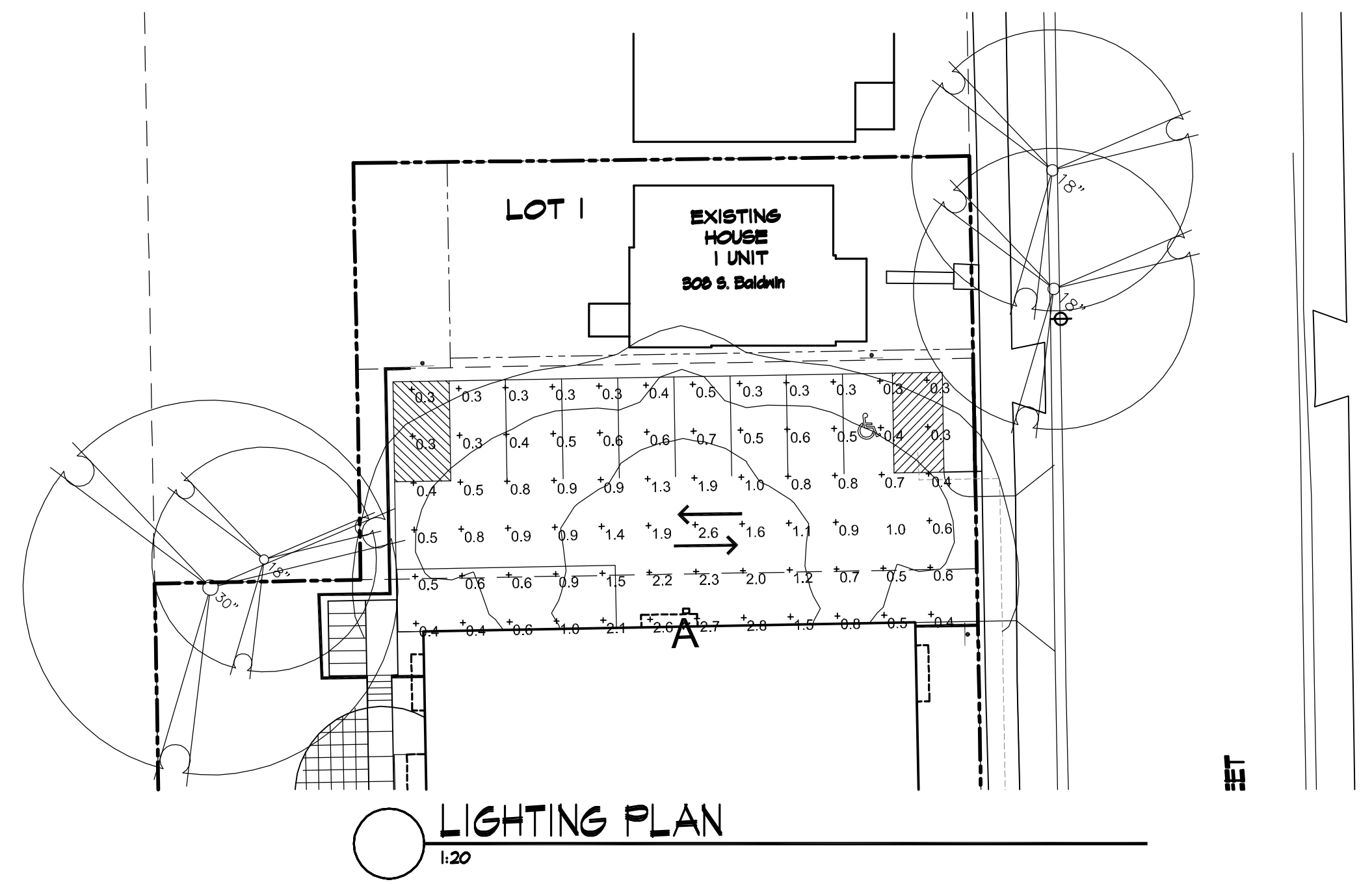
Thank you for your review and consideration of this matter.

Yours Very Truly,



J. Randy Bruce, AIA
Managing Member

Consultant

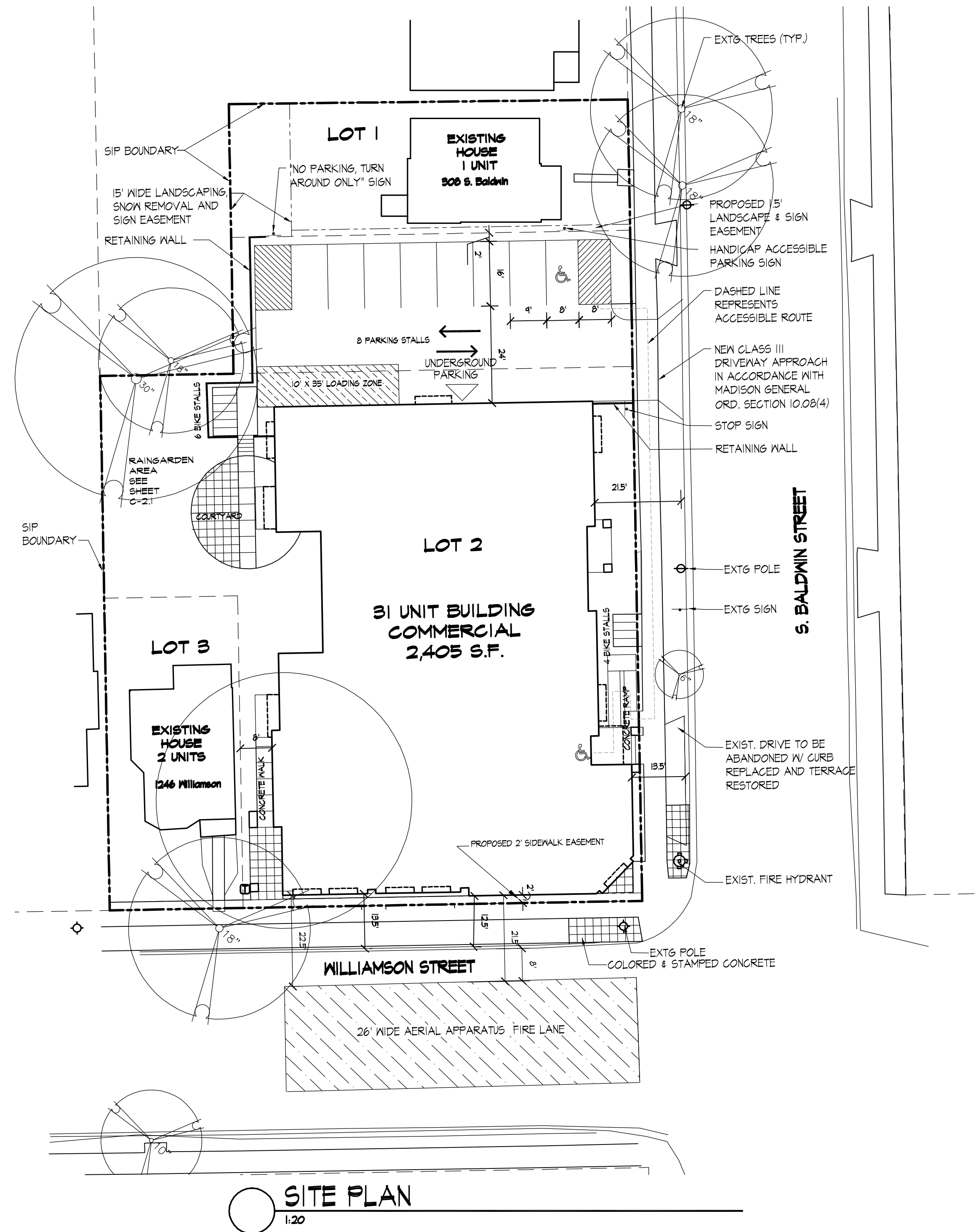


LIGHTING PLAN
1:20

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	Watts	Mounting
□	A	1	BetaLED	BLD-ARE-3B-068-102-LB-B	6 LIGHT BAR TYPE III BETA EDGE W/BACKLIGHT SHIELD 350 mA	80 WHITE LIGHT EMITTING DIODES (LEDs), EACH WITH CLEAR HEMISPHERICAL INTEGRAL LENS, VERTICAL BASE-UP POSITION.	3B-10-07-08.IES	4640	104	18'-0" ABOVE GRADE ON POLE

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.9 fc	2.8 fc	0.3 fc	9.33:1	3.0:1

SHEET INDEX:	
SITE	
C-1.1	SITE PLAN
C-2.1	GRADING PLAN
L-4.1	PLANTING PLAN
ARCHITECTURAL	
1	BASEMENT & FIRST FLOOR PLAN
2	SECOND & THIRD FLOOR PLAN
3	ELEVATIONS



SITE PLAN
1:20

SITE DEVELOPMENT DATA:				
DENSITIES:				
LOT AREA	23,972 Sq.Ft. / .55 ACRE			
COMMERCIAL AREA	2,405 S.F.			
DWELLING UNITS	34 UNITS			
LOT AREA / D.U.	705.0 Sq.Ft. / UNIT			
DENSITY	61.8 UNITS / ACRE			
DWELLING UNIT MIX:				
	LOT 1	LOT 2	LOT 3	TOTAL
STUDIO	0	4	0	4
ONE BEDROOM	0	22	0	22
ONE BEDROOM + DEN	0	1	0	1
TWO BEDROOM	0	4	2	6
THREE BEDROOM	1	0	0	1
TOTAL	1	31	2	34
BUILDING HEIGHT: 3 STORIES (34' - 43' HIGH)				
FLOOR AREA (LOT 2):				
NEW RESIDENTIAL	25,000 S.F.			
COMMERCIAL	2,405 S.F.			
Gross Floor Area	28,205 S.F.			
(Excludes Underground parking)				
FLOOR AREA RATIO = 1.17				
VEHICLE PARKING STALLS:				
SURFACE	8			
UNDERGROUND	24			
TOTAL	32			
BICYCLE PARKING STALLS:				
SURFACE	10			
UNDERGROUND	21			
TOTAL	31			

- Notes**
1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
 2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
 3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
 4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING BASEMENT.
 5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 6. COMM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
 7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (3)(e) AND (3)(h)(2a)).
 9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

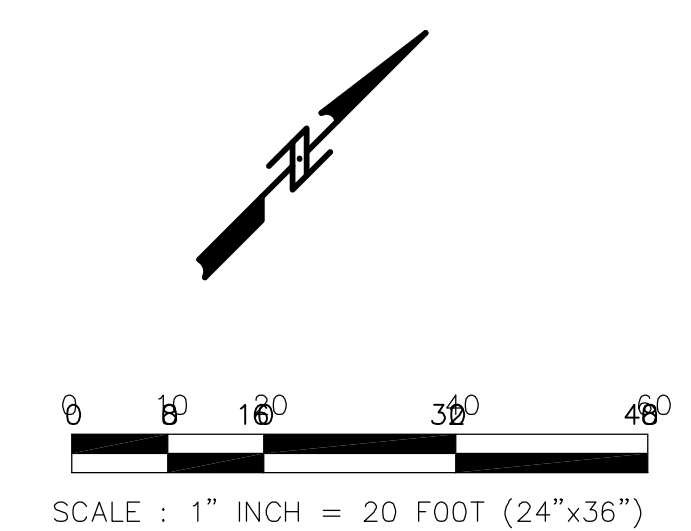
- Revisions**
- RUD-SIP Submittal - September 02, 2009
 - UDC Initial Submittal - September 09, 2009
 - UDC Final Submittal - October 14, 2009
 - Landmarks Submittal - October 22, 2009

Project Title
1252 Williamson St.

Drawing Title
Site Plan

Project No. Drawing No.

0916 C-1.1



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Consultant

Notes



ELEVATION ALONG WILLIAMSON STREET
3/82" = 1'-0"



SIDE ELEVATION ALONG PARKING AREA
1/8" = 1'-0"



SIDE ELEVATION ALONG BIORETENTION AREA
1/8" = 1'-0"



ELEVATION ALONG S. BALDWIN
3/82" = 1'-0"

Revisions
PUD-SIP Submittal - Sept. 2, 2009
UDC Initial Submittal - Sept. 9, 2009
UDC Final Submittal - Oct. 14, 2009
Landmarks Submittal - Oct. 22, 2009

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1252 Williamson Street

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