

Site Aerial  
E. Washington Ave.  
Madison, WI





▶ Along N. Franklin St. looking Southeast towards E. Washington Ave.

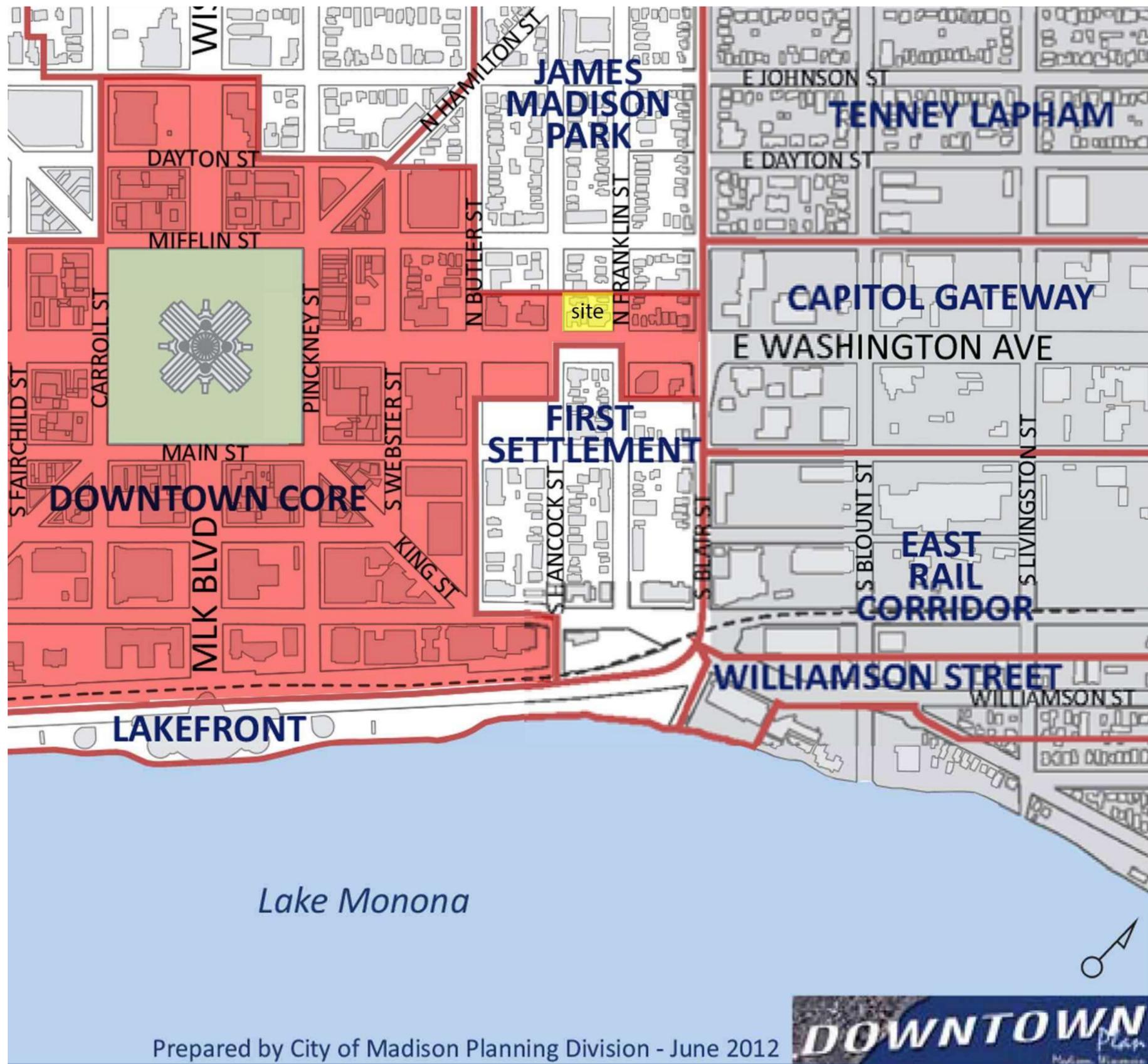


▶ Corner of E. Washington Ave. and N. Franklin St. looking West



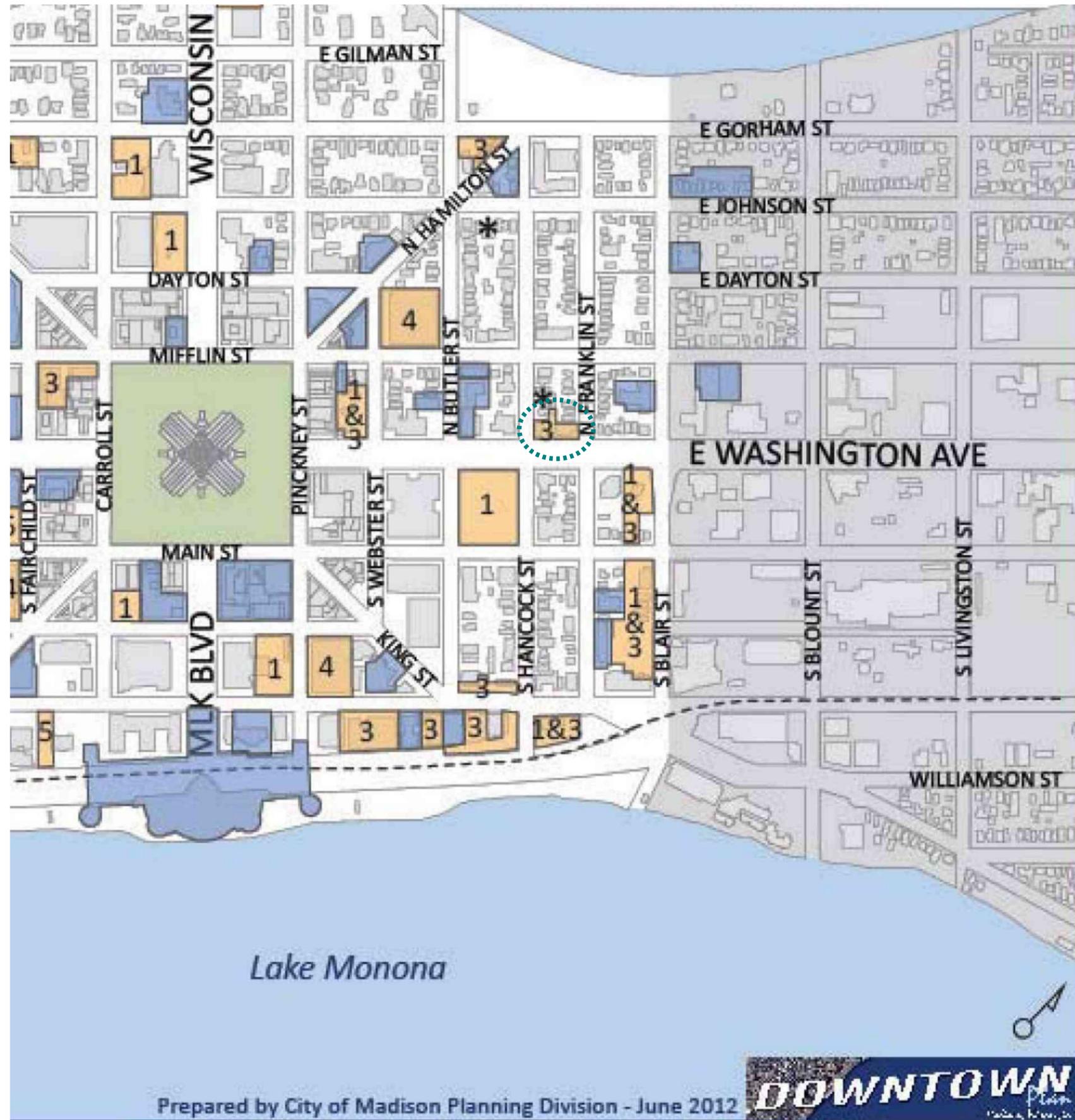
▶ Along N. Hancock St. looking Southeast towards E. Washington Ave.





**"Objective 4.1.** The Downtown Core is the Center of the Downtown, and should generally possess the highest intensity of development..."

**"Recommendation 48:** Seek to implement transit-oriented development principles in locations near existing and proposed transit stops."



- Recent Development (circa 1995-2010)
- Potential Redevelopment/Infill (over 1/2 acre)
  - 1 - Surface Parking
  - 2 - Zero Lot Line (Other zero lot line buildings shown with an \*)
  - 3 - Underutilized Site and/or Obsolete Building
  - 4 - Public Parking Ramp
  - 5 - Vacant Land

**"Objective 2.1.** Encourage higher-density infill and redevelopment..."

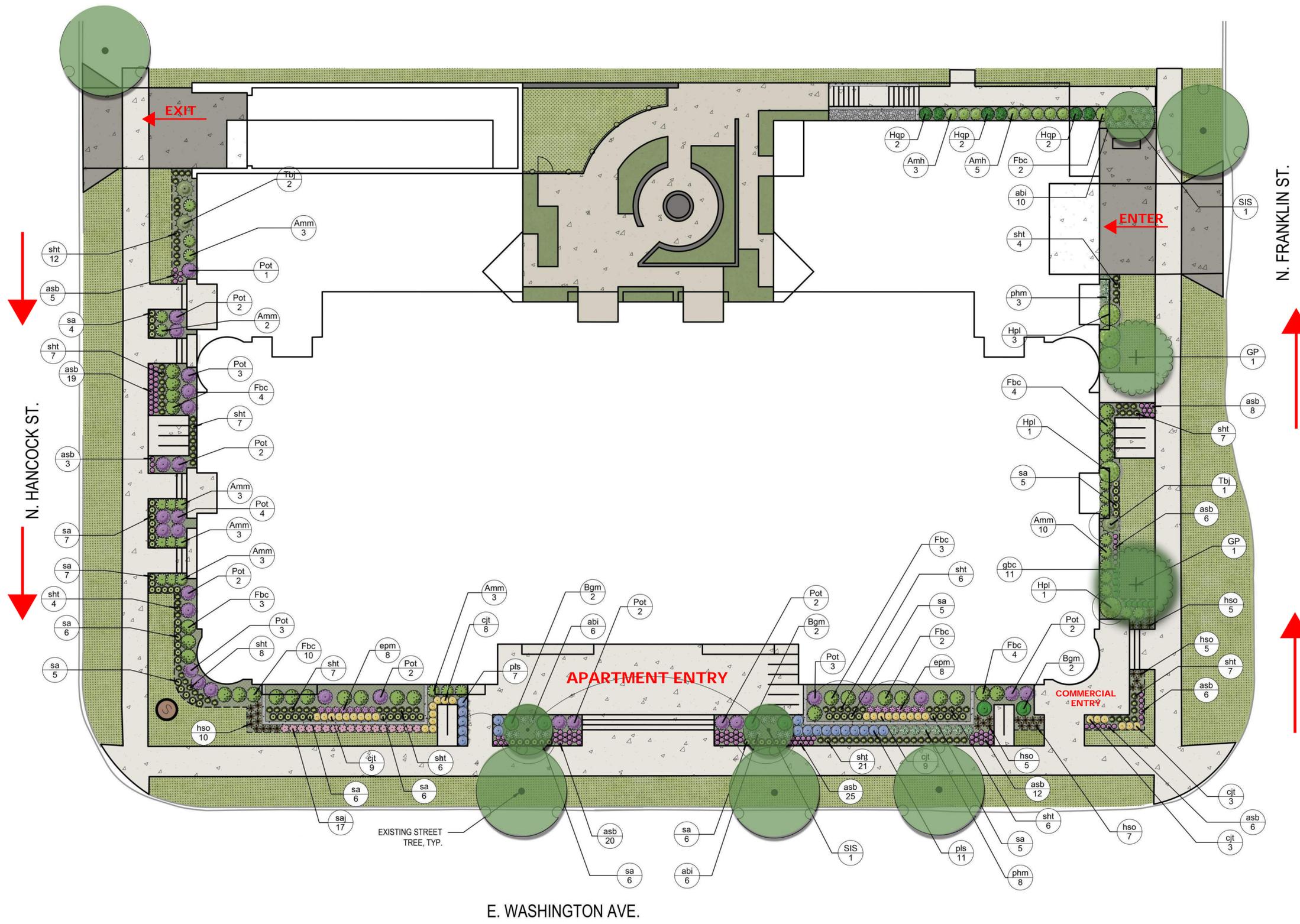
**"Recommendation 17:** Guide development to locations recommended in this plan..."



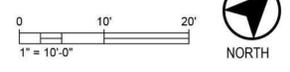
**LEGEND**

	TURF
	HARDWOOD BARK MULCH
	ALUMINUM EDGING
	DECORATIVE STONE MULCH

- NOTES**
- 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 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
  - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:  
[HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://www.cityofmadison.com/business/pw/specs.cfm)
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1 Landscape Plan  
SCALE: 1" = 10'-0"





















PREVIOUS DESIGN  
E. WASHINGTON AVE.

June 10, 2020





E. WASHINGTON AVE.  
September 29, 2020





PREVIOUS DESIGN  
A-3.7 - VIEW 7  
E. WASHINGTON AVE.  
June 10, 2020





E. WASHINGTON AVE.  
September 2, 2020





EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
BRICK VENEER - (#1)	SUMMIT	FAWN SMOOTH
BRICK VENEER - (#2)	CLOUD CERAMICS	KANSAS GOLD
MASONRY - (#1) - ARRISCRAFT RENAISSANCE STONE OR CORDOVA STONE BUFF	ARRISCRAFT	SANDRIFT
STANDING SEAM METAL ROOF	(TBD)	SLATE
WINDOWS	N/A	CAMEO
STOREFRONT	FIBERGLASS OR ALUMINIUM	BLACK
METAL DOORS/FRAMES	N/A	(TBD)
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
SOFFITS & FASCIA	N/A	(TBD)
RAILINGS	N/A	BLACK

Elevations - Exterior Material Schedule  
1/8" = 1'-0"

1 Colored - South East - PREVIOUS DESIGN  
A-2.7 1/8" = 1'-0"



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Elevations - Exterior Material Schedule  
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1 Colored - South East  
A-2.7 1/8" = 1'-0"



149' 7 1/8"  
Capitol View Preservation Height

Permitted  
128'

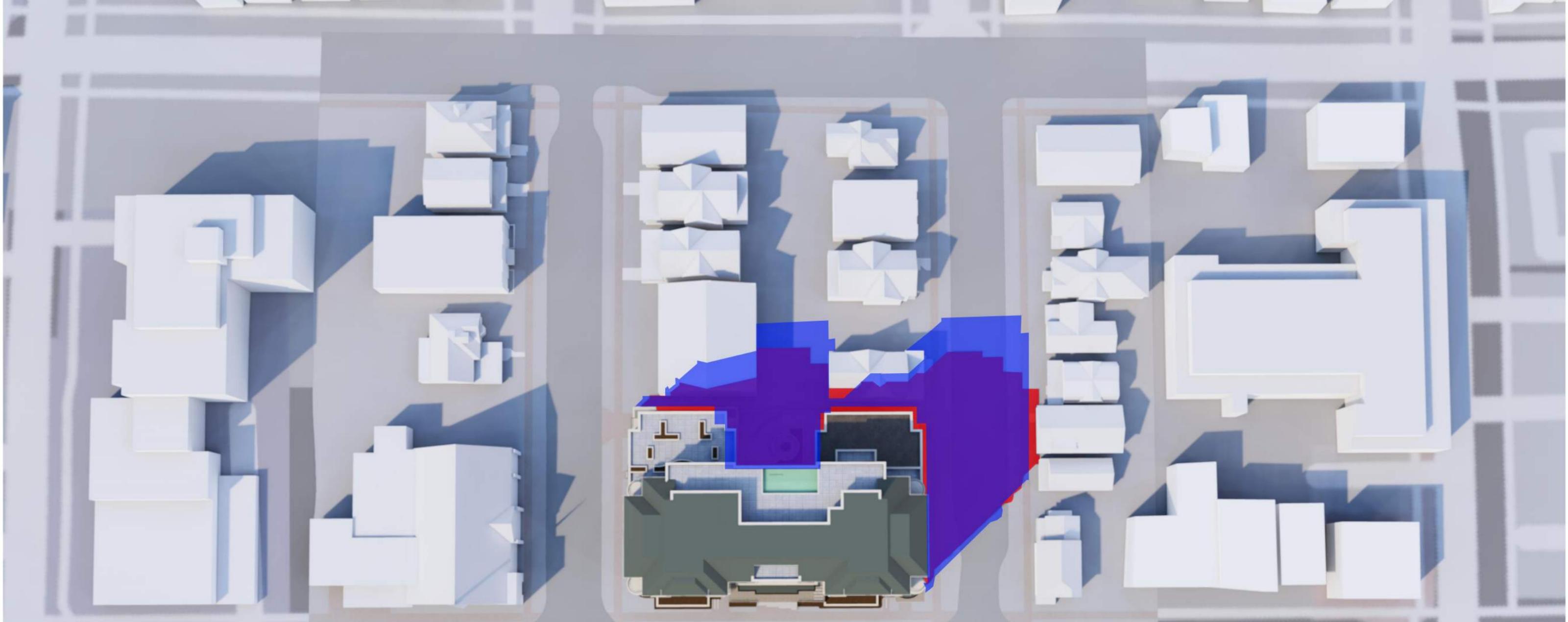
ROOF MECH.

Permitted Proposed  
116' 116'

Proposed  
100'

E. WASHINGTON AVE.  
September 29, 2020





FALL EQUINOX - 12 PM



9&5 Story Option



Previous Version

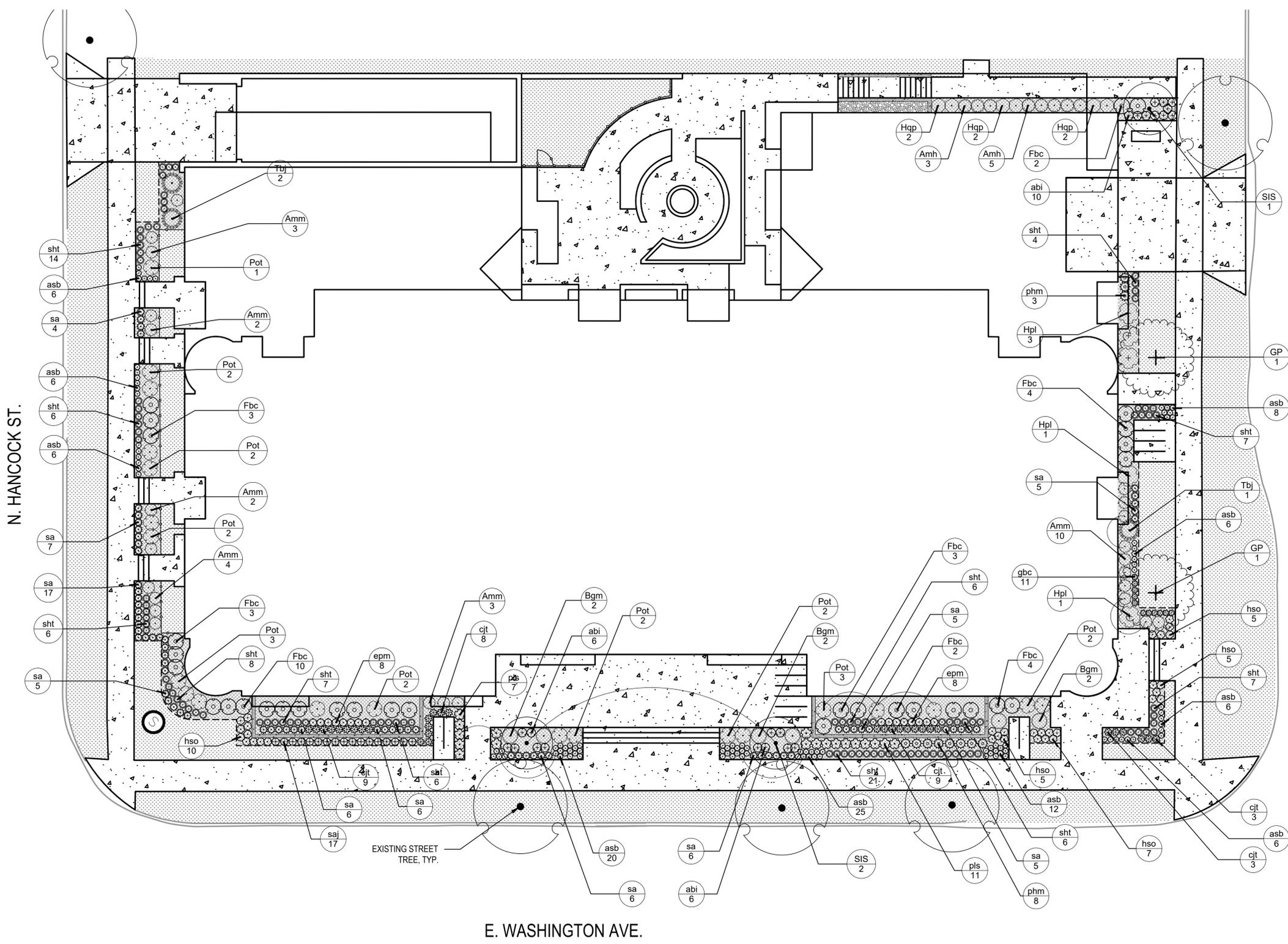
E. WASHINGTON AVE.

September 28, 2020

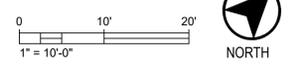
**LEGEND**

	TURF
	HARDWOOD BARK MULCH
	ALUMINUM EDGING
	DECORATIVE STONE MULCH
	FENCE

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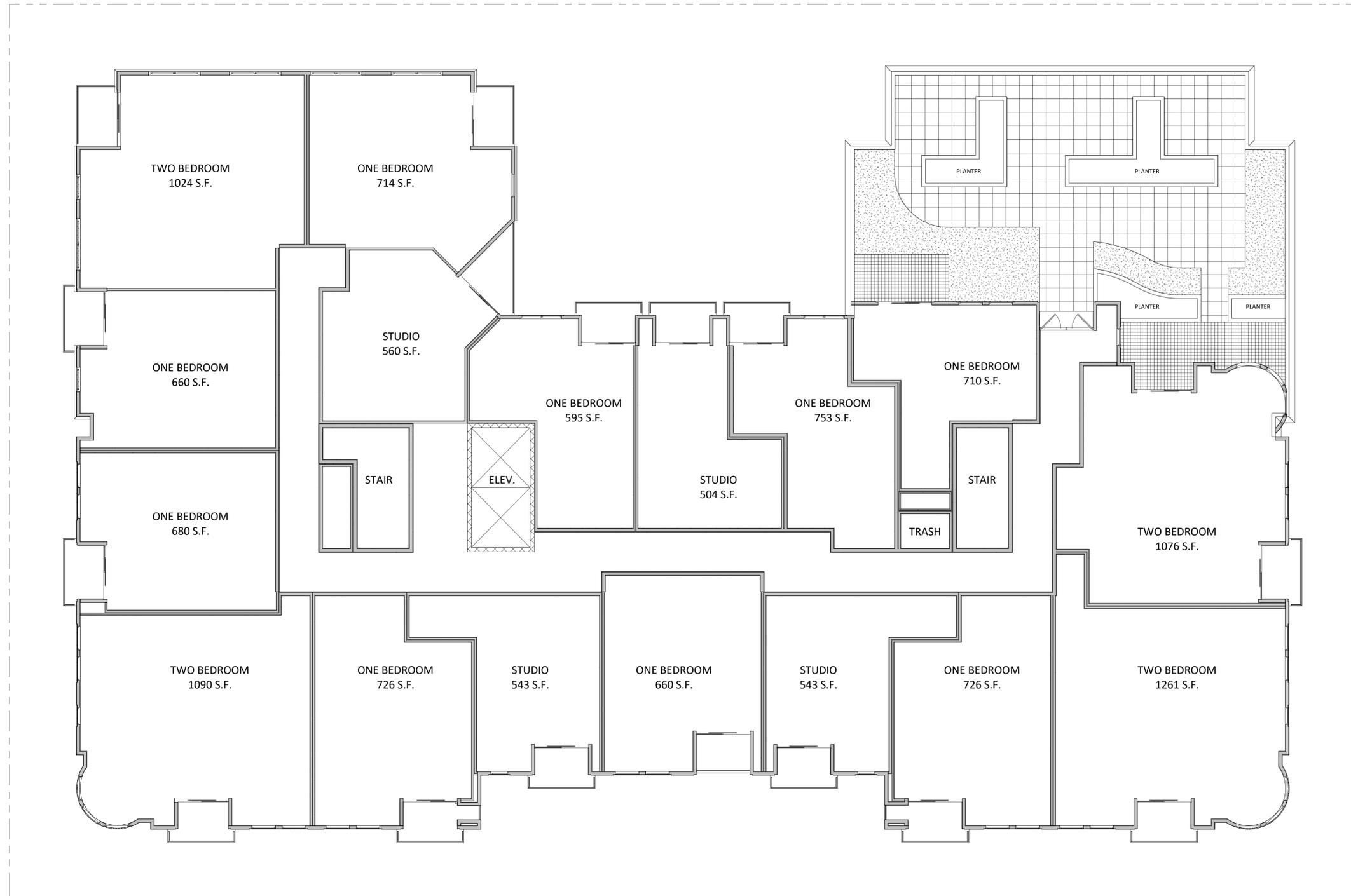
**1** Landscape Plan  
SCALE: 1" = 10'-0"



N. FRANKLIN ST.

N. HANCOCK ST.

E. WASHINGTON AVE.



ISSUED  
Issued for Land Use April 1, 2020

PROJECT TITLE  
**THE  
CONTINENTAL**

414 E Washington  
Ave

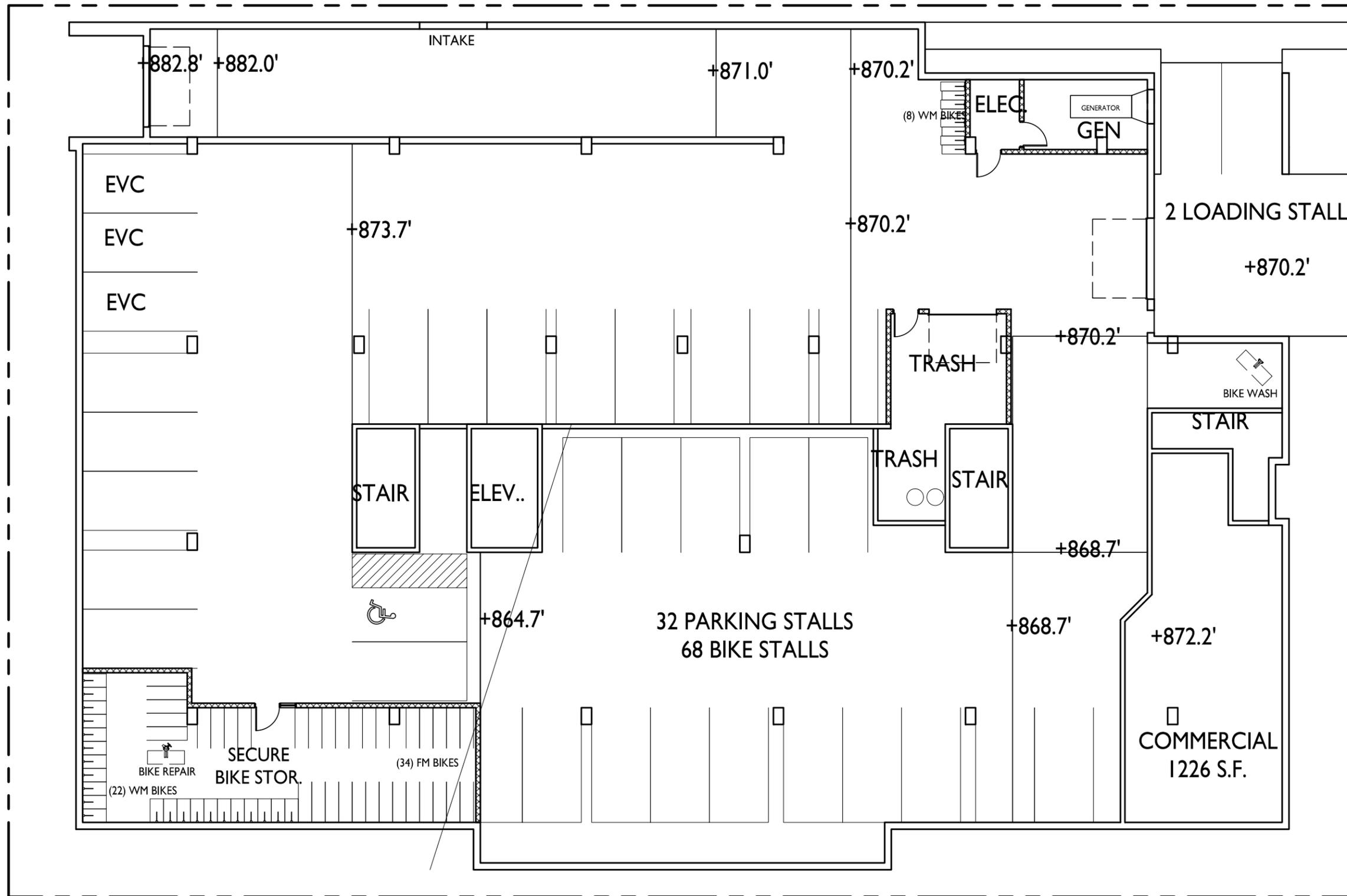
SHEET TITLE  
**SIXTH FLOOR  
PLAN**

SHEET NUMBER

**A-1.6**

PROJECT NUMBER 1972

© Knothe & Bruce Architects, LLC





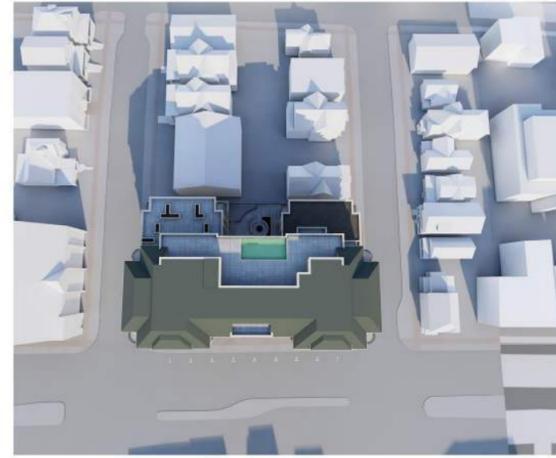
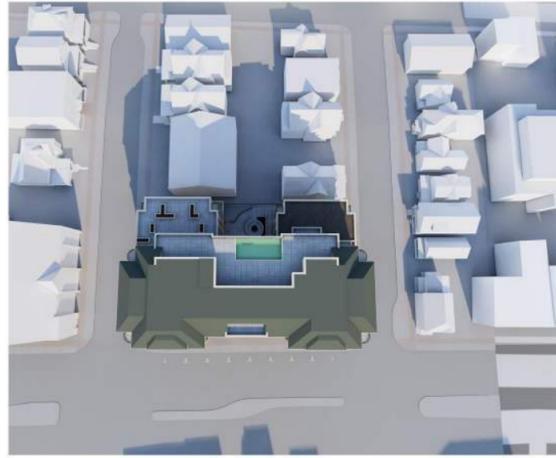
SPRING EQUINOX

SUMMER SOLSTICE

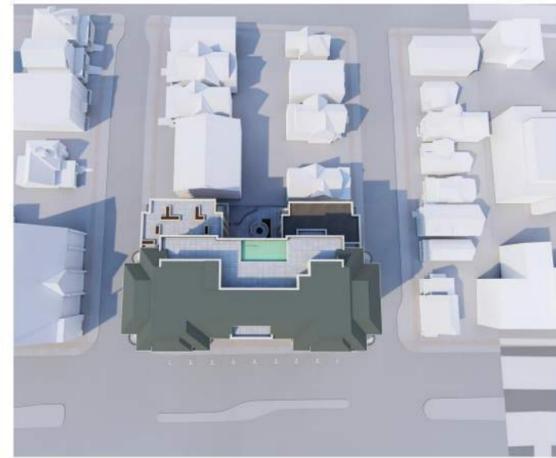
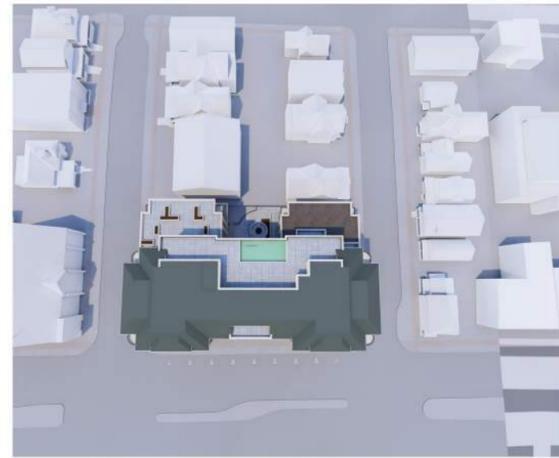
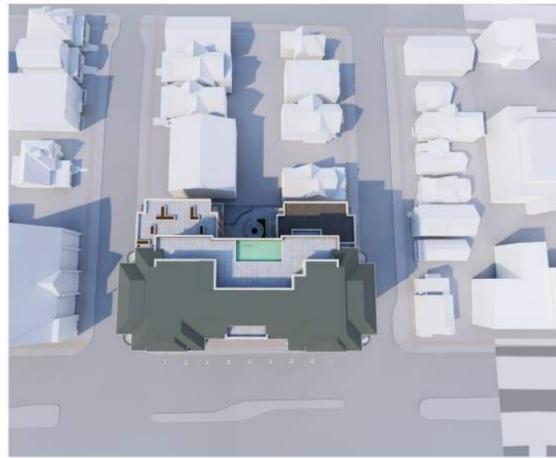
FALL EQUINOX

WINTER SOLSTICE

9:00 AM



12:00 PM



3:00 PM



SHADOW STUDY  
E. WASHINGTON AVE.





A-3.7 - VIEW 7  
E. WASHINGTON AVE.  
May 20, 2020





E. WASHINGTON AVE.  
September 2, 2020

