



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>January 31, 2018</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>March 21, 2018</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>April 2, 2018</u>	<input type="checkbox"/> Final Approval

1. Project Address: 700 E Johnson St
Project Title (if any): 700 E Johnson

2. This is an application for (Check all that apply to this UDC application):

AGENDA ITEM #
LEGISTAR # <u>491632</u>
ALD. DIST. <u>2</u>

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: <u>Chris Houden</u>	Company: <u>700 East LLC</u>
Street Address: <u>6417 N Normandy Lane</u>	City/State: <u>Madison, WI</u> Zip: <u>53719</u>
Telephone:(<u> </u>) <u> </u> Fax:(<u> </u>) <u> </u>	Email: _____

Project Contact Person: <u>Thomas Miller</u>	Company: <u>Kahler Slater Architects</u>
Street Address: <u>44 East Mifflin Street</u>	City/State: <u>Madison, WI</u> Zip: <u>53703</u>
Telephone:(<u>608</u>) <u>283.6300</u> Fax:(<u> </u>) <u> </u>	Email: <u>tmiller@kahlerslater.com</u>

Project Owner (if not applicant) : _____	City/State: _____ Zip: _____
Street Address: _____	Email: _____
Telephone:(<u> </u>) <u> </u> Fax:(<u> </u>) <u> </u>	

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Amy Scanlon on 01/23/2018.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant <u>Chris Houden</u>	Relationship to Property <u>Property Owner</u>
Authorized Signature	Date <u>02/27/2018</u>



January 31, 2018

City of Madison Planning Division
Department of Planning & Community & Economic Development
126 South Hamilton Street
Madison, WI 53703

Re: Letter of Intent – 700 East Johnson

Dear Members of the Urban Design Commission, Plan Commission and Common Council:

Please accept this Letter of Intent, Land Use Application, and attachments regarding the rezoning and redevelopment of 717 to 753 East Johnson Street to a mixed-use retail and residential development that includes new construction and restoration of eight existing structures.

This development will require the rezoning of the properties from TR-V2 to NMX as well as the following conditional uses:

1. **Building height greater than 40'**: to allow for ground floor retail, slightly elevated first floor residential, architectural character and open space as developed throughout the neighborhood review process.
2. **Mixed-use building with more than 8 units.**
3. **Buildings containing two or more uses exceeding 10,000 sq. ft. of floor area per 28.064(4)(a).**
4. **Fourth story for roof deck above third floor:** to allow for common area useable open space for the project (note, the deck is not accessible from the mezzanine level of individual apartments).
5. **Existing buildings to be relocated on site/remain on site:** for unit count per table 28D-2 (single family, two unit, three unit, five-eight unit).

Development Team

Client:

700 East LLC
Chris Houden
chrish@spmadison.com

Development Consultant:

Urban Assets
Melissa Huggins, AICP
807 East Johnson Street
Madison, WI 53703
608.819.6566
melissa@urbanassetsconsulting.com

Architect:

Kahler Slater
Thomas Miller, AIA
44 East Mifflin
Madison, WI 53703
608.225.4040
tmiller@kahlerslater.com

Civil Engineering & Landscape Architecture:

Vierbicher
Joseph J. Doyle, PE



999 Fourier Drive, Suite 201
Madison, WI 53717
608.826.0532
jdoy@vierbicher.com

Existing Conditions

The existing conditions include 11 contiguous parcels fronting East Johnson Street, each with wood-framed buildings, most of which were originally designed as single-family homes, but have since been modified to include multiple apartments. A three-story mixed-use building is currently under construction directly to the west.

Project Overview

The scope of the project includes the construction of a new mixed-use development atop underground parking and the renovation and relocation existing houses. 725 and 737 East Johnson are being relocated to the 66' wide lot at 827 East Gorham, 727 East Johnson is to be relocated between 745 and 753 East Johnson, 731 and 733 East Johnson are being offered to any interested party with a lot that is properly zoned to accept the building(s) (if no appropriate receiver sites are found the buildings will be deconstructed) and 717 and 719 are being deconstructed due to structural instability and uninhabitable conditions. The proposed program includes the following:

- 54 new apartment units in two newly constructed three-story buildings, 57,600 gsf
- Renovation of 13 existing units in five renovated houses on East Johnson Street
- Relocation and renovation of 4 units in two existing houses (relocated) at 827 E. Gorham Street
- Two 1,400 sf retail suites
- 69 below-grade parking stalls, 29,500 gsf
- Bike parking below grade for tenants and at grade for visitors and retail uses
- Landscaped courtyard, roof decks, balconies

Lot Size

East Johnson: 1.33 ac

Lot Coverage

East Johnson: 29,115 sf

Useable Open Space

East Johnson: 23,010 sf

To be shared by tenants of newly constructed buildings and existing buildings remaining on site.

Stormwater Management

The project involves the redevelopment of the existing site. The City of Madison requires that proposed stormwater management practices must reduce the total suspended solids load by 60% for redevelopment, as compared to no controls. The proposed stormwater management facility will meet these requirements through the implementation of a bioretention basin on the south side of the site.

Total Construction Cost

\$10m, estimated

Value of the Land



\$3m, estimated

Number of Jobs

100 workers total (5 permanent), projected

Public Subsidy

None

This project includes a variety of sustainable features, including:

- Compact mixed-use development
- Green roofs
- Sustainable native plantings
- Historic preservation
- Walkable location (Walk Score: 88, Bike Score: 100)
- Car charging stations
- Multiple transit options
- Ample bicycle parking for visitors and residents
- Recycling for residents
- Construction recycling program
- Energy Star appliances
- High efficiency, low flow plumbing fixtures
- Efficient lighting systems
- Low-E glazing
- Environmentally friendly building materials

City and Neighborhood Input

In January of 2017, an initial community meeting introduced neighbors to the proposed development concept and sought their input on the design. A steering committee was subsequently convened representing a broad spectrum of opinions, including home owners, young professionals and renters. After two meetings spent reviewing the proposal and suggesting specific changes, which the design team incorporated into the design, the steering committee recommended the proposed project move on the full neighborhood association. TLNA leadership, however, declined to follow the steering committee's recommendation and restarted the process with an expanded steering committee.

The neighborhood input process included the following meetings:

1. January 10 Neighborhood Meeting
2. February 2 TLNA Steering Committee Meeting
3. February 15 TLNA Steering Committee Meeting
4. March 9 TLNA Council Meeting
5. March 16 TLNA Steering Committee Meeting (design team not present)
6. March 20 TLNA Steering Committee Meeting
7. April 20 TLNA Steering Committee Meeting
8. June 1 TLNA Steering Committee Meeting
9. August 8 TLNA Steering Committee Meeting
10. November 9 TLNA Council Meeting



In addition to the meetings listed above, the design team and property manager hosted property tours to give neighbors a chance to view the condition of the houses in question to better inform discussion regarding the preservation of older buildings. The developer and design team engaged the public early and often throughout the design process, facilitating an extensive evolution of the project proposal as a result of neighbors' comments and priorities. Although the Tenney Lapham Council sent a letter to the City of Madison detailing their decision to not support the proposal and associated zoning change, the developer and design team believe this development meets the overarching goals of the Madison community (thoughtful increase in density, mixed-use transit oriented development, sustainability, renovation of existing structures).

Relevant Planning Documents

This proposal is consistent with goals and the vision for the future of the neighborhood as described in the *Tenney Lapham Neighborhood Plan*, which calls for:

- strengthened "vitality of the neighborhood commercial core on East Johnson Street by encouraging rehabilitation of existing buildings [and] some new commercial construction"
- expansion of the business district "along the 700, 800, and 900 blocks of East Johnson Street"
- the "replacement of existing structures with structures specifically designed for neighborhood mixed-use"
- a "wide range of housing options [fitting] the needs of individuals and families"
- the adoption of "pedestrian and transit oriented design principles"

The rezoning of the contiguous parcel from TRV-2 to NMX support the goals of the expansion of the NMU commercial district, as recommended by Note 1 on the future land use map by:

- strengthening the vitality of the neighborhood commercial core on East Johnson Street through the rehabilitation of existing buildings and diversification of uses with the addition of new commercial and residential development
- encouraging the viability of the commercial node through the expansion of the walking commercial district from the 700 block through the 900 block of East Johnson Street
- providing new patrons for existing Tenney-Lapham businesses, living within walking/biking distance of this and other nearby commercial areas

This proposal is also consistent with land use and housing goals in the *City of Madison's Comprehensive Plan*, which calls for:

- the encouragement of compact, mixed-use development projects that include a variety of land uses in close proximity to each other
- different types of housing at multiple locations throughout a neighborhood
- housing with convenient access to neighborhood activity centers, reduced transportation distances, and pleasing residential environments
- the placement of multi-family and mixed-use projects in neighborhood centers and business districts and along major transit zones and corridors
- improvement of the quality of repair and adaptation of existing residential buildings, and promotion of the quality of new design and construction to enhance new developments
- the relocation of existing residential buildings that might otherwise demolished, by proactively identifying sites where houses can feasibly be moved

Mixed-use developments are more easily served by transit and generate less traffic when located in close proximity to jobs, goods, services, and recreational destinations. This proposed development is not only within biking and walking distance of many of Madison's civic and cultural resources, but is located on a major transit corridor. Madison residents support projects such as this, noting throughout the *Imagine Madison* process that "redevelopment, especially in existing centers and corridors, should remain a priority for the City."



Management Plan

The sections below outline major components of the facility management plan to be produced by 700 East LLC.

Management Staff Organizational Structure:

The staff consists of an Area Manager (AM), Site Manager (SM), and a Maintenance Technician (MT). Office hours consist of 40-50 hours weekly with hours of operation varying based on need.

Maintenance Plan:

Staff will complete, daily, weekly, monthly, quarterly, bi-annual, and annual inspections of all aspects of the building and grounds. Cleaning of the building will be done daily as needed. Snow will be removed from sidewalk and loading zone areas by noon the day after a snowfall. Ice melt will be applied to these same areas as needed. Newly constructed building will provide an indoor trash room. Signage will be in the building directing all tenants on the proper use and educating them on recycling standards. Trash room will be equipped with trash compactor to minimize waste pickups.

Facility Security:

In order to maintain a safe environment for staff, residents and their guests measures have been taken to ensure adequate lighting, controlled access to the building and monitoring activity on the premise. Surveillance cameras will be installed in most common areas of the building to provide a safe and secure living environment. Appropriate signage will be installed in the common areas prohibiting loitering or unauthorized guests. Access to the building will be by key fob only with an intercom system to allow entry for visitors.

Lease agreements will also include the following language regarding tenant behavior and use of balconies and patios.

Disturbances:

Tenant is required to maintain a reasonable level of noise at all times of the day and night, so as not to disturb or disrupt neighboring apartments or houses. Tenant shall fully cooperate with all other tenants in the building in an effort to maintain a peaceful atmosphere at all times.

Balconies and Patios:

Outdoor balconies and terraces adjacent to the building are not a part of this lease agreement. Furniture placed on balconies must be appropriate outdoor furniture and tenant may not store personal items on the balcony. Grills are not permitted on balconies. Landlord reserves the right to remove and discard any items stored in the balcony or terrace that is not permitted.

Items thrown or accidentally propelled from any balcony, window or other area, to the ground or rooftops below our building will be billed at the rate of \$1000.00 per occurrence plus any fees or penalties enforced by the police department.

We look forward to working with city staff, Plan Commission, and Urban Design Commission members on the review and approval of this important project.

Regards,

A handwritten signature in black ink, appearing to read "Melissa Huggins".

Melissa Huggins, AICP
Urban Assets

Cc: Thomas Miller, AIA, Kahler Slater
Chris Houden, 700 East LLC



VICINITY MAP



SCALE 1" = 200'

SCHEMATIC DESIGN 700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

KAHLER SLATER PROJECT: 217014.00
01/31/18



Sheet Number	Sheet Name
G000	COVER SHEET
CIVIL SHEET INDEX	
C-1.0	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-3.0	SITE PLAN
C-4.0	GRADING PLAN
C-5.0	UTILITY PLAN
C-6.0	FIRE ACCESS PLAN
LANDSCAPE SHEET INDEX	
L-1.0	LANDSCAPE PLAN
L-2.0	ROOF DECK LANDSCAPE PLAN
ELECTRICAL SHEET INDEX	
E-1.0	LIGHTING PLAN
E-2.0	LIGHTING DETAILS
ARCHITECTURAL SHEET INDEX	
A101	SITE PLAN & BASEMENT PLAN
A102	FIRST FLOOR PLAN & SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN & MEZZANINE PLAN
A104	ROOF PLAN & USABLE OPEN SPACE PLAN
A105	ELEVATIONS
A106	ELEVATIONS
A107	PERSPECTIVES
A108	PERSPECTIVES
A109	BUILDING SECTIONS
A110	730 - 741 E JOHNSON - FLOOR PLANS & PHOTOS
A111	743 E JOHNSON - FLOOR PLANS & PHOTOS
A112	745 E JOHNSON - FLOOR PLANS & PHOTOS
A113	749 (721) E JOHNSON - FLOOR PLANS & PHOTOS
A114	753 E JOHNSON - FLOOR PLANS & PHOTOS

NOT FOR
CONSTRUCTION

Revisions

SCHEMATIC DESIGN

Drawing Date
01/31/2018

700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

Project No. 700 EAST LLC
217014.00

Sheet Title
COVER SHEET

SURVEYED FOR:
700 EAST LLC
C/O SELECT PUBLISHING
CHRIS HOUDEN
6417 NORMANDY LANE
MADISON, WI 53719

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: DAVID N. GULLICKSON
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3966
dgul@vierbicher.com

PROJECT BENCHMARKS:

- ⊙ BENCHMARK 1 - ELEV=856.55'; TOP NUT OF FIRE HYDRANT LOCATED ADJACENT TO AND ACROSS THE STREET FROM 725 WEST JOHNSON STREET.
- ⊙ BENCHMARK 2 - ELEV=852.91'; TOP NUT OF FIRE HYDRANT LOCATED ADJACENT TO AND ON THE EASTERLY SIDE OF 753 WEST JOHNSON STREET.

DESCRIPTION:

Part of Lots 3 through 9 and 14, inclusive, of Block 136 of the Original Plat, located in the NW¼ & SE¼ of the SW¼ of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

NOTES:

1. The parcels surveyed contain 1.33 Acres or 58,143 sq. ft. more or less.
2. This survey was prepared based upon information provided in the Title Commitment No. NCS-843068-MAD from First American Title Insurance Company, Effective date, December 15, 2017 at 7:00 am.
3. This survey is based upon field survey work performed between December 18 and December 21, 2017. Any changes in site conditions after December 21, 2017 are not reflected by this survey.
4. Elevations depicted on this survey are based upon NAVD88 Datum.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
6. Invert elevation for sanitary and storm sewer per asubuilt data from WisDOT Project No. 5992-09-12.
7. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20175006660, 20175006665, 20175006675, 20175006682, 20175006689, 20175006697, 20175006704, 20175006710, 20175006712, 20175006716, 20175006717, 20175006721, 20175006723, 20175006727, and 20175006732. Location of buried private utilities are not within the scope of this survey.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING LIGHT POLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING CURB STOP
- BENCHMARK (SEE BENCHMARK NOTES)
- EXISTING BOLLARD
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING POST
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING 6" SANITARY SEWER LINE
- EXISTING 10" SANITARY SEWER LINE
- EXISTING 15" SANITARY SEWER LINE
- EXISTING 12" STORM SEWER LINE
- EXISTING 18" STORM SEWER LINE
- EXISTING 48" STORM SEWER LINE
- EXISTING 54" STORM SEWER LINE
- EXISTING 12" D.I. WATER MAIN
- EXISTING 10" D.I. WATER MAIN
- EXISTING 1" WATER SERVICE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- PROPERTY BOUNDARY
- ADJOINER PROPERTY
- EXISTING ACCESS EASEMENT

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE PAVEMENT/SIDEWALK/PAD
- ASPHALT PAVEMENT
- GRAVEL
- EXISTING BUILDING

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST JOHNSON STREET MEASURED AS BEARING 148.06237°

GRAPHIC SCALE FEET
0 10 20 40

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

SURVEY LEGEND

- ⊙ FOUND 1 1/4" # IRON ROD
- FOUND 3/4" # IRON ROD
- ✕ FOUND CHISELED "X"
- ⊙ FOUND 1" # IRON PIPE
- ⊠ SET 3/4" # 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.

NOT FOR CONSTRUCTION

Revisions	
Date	Description

Schematic Design

SCOPE DOCUMENTS

Drawing Date
01/31/2018

700 E JOHNSON ST

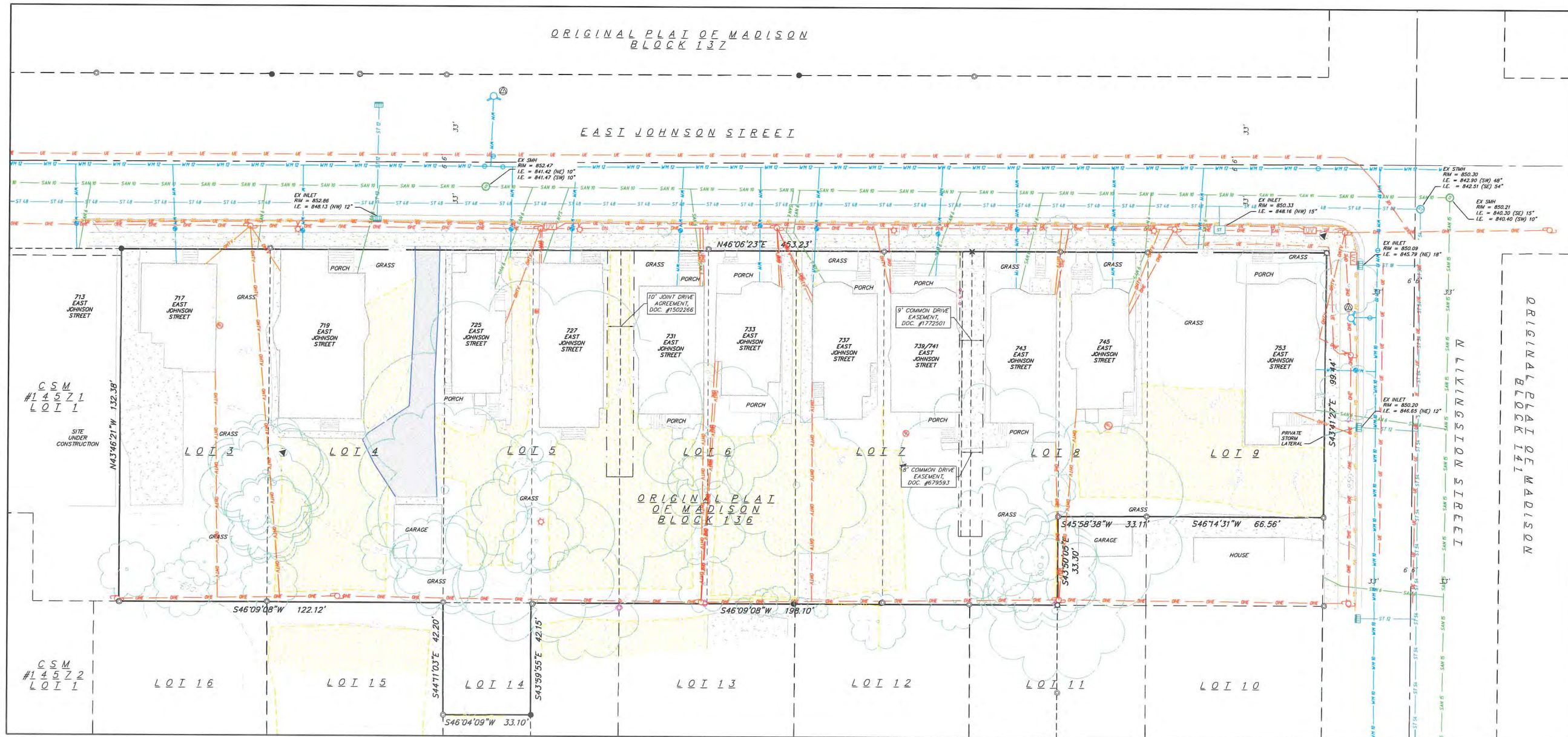
700 E JOHNSON ST
MADISON, WI 53703

Project No. 700 EAST LLC
217014.00

Sheet Title
EXISTING CONDITIONS

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Mifflin Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.8300 Fax 608.283.8317

Sheet No.
C-1.0



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
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- ASPHALT PAVEMENT
- GRAVEL
- EXISTING BUILDING

DEMOLITION PLAN LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

GENERAL NOTES:

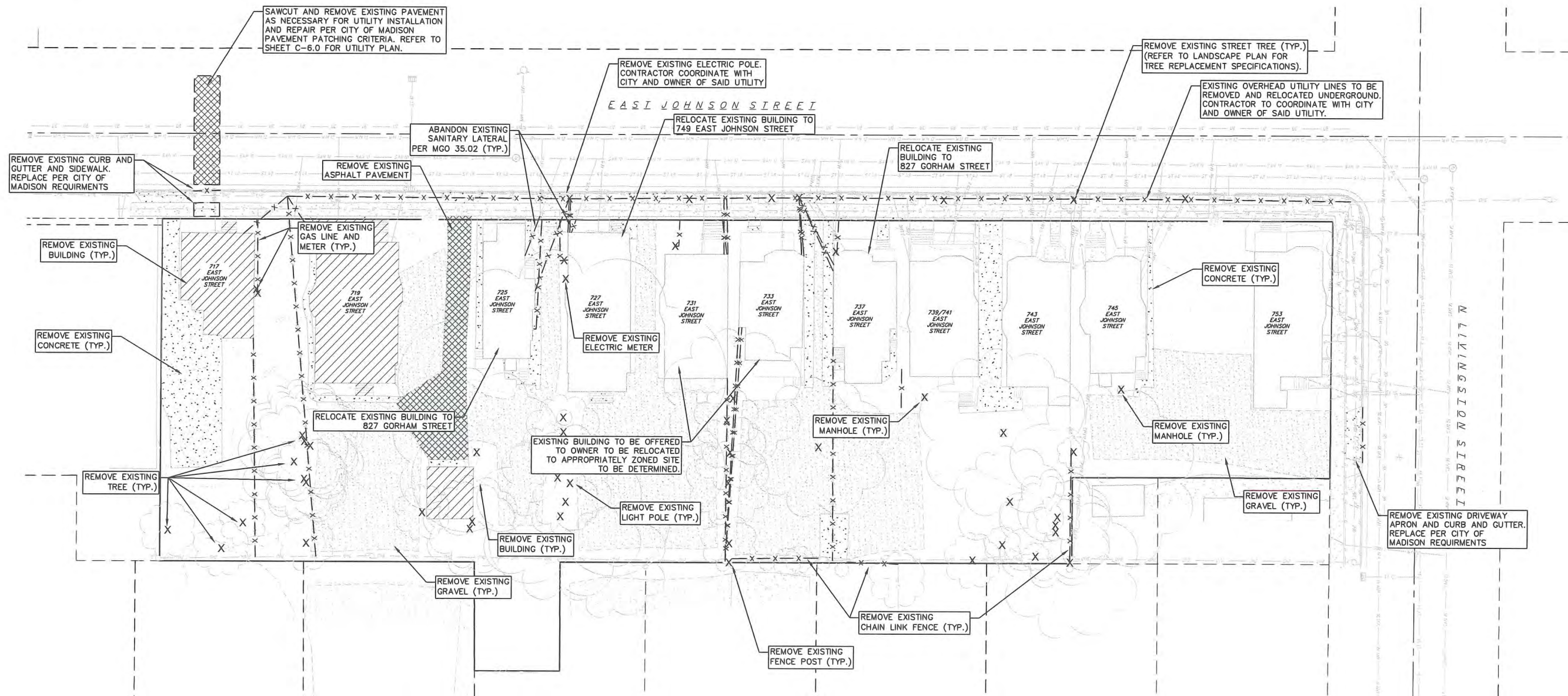
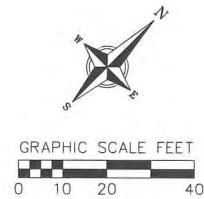
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.



Dial 811 or (800) 242-8511
www.DiggersHotline.com

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CALL DIGGER'S HOTLINE
1-800-242-8511



NOT FOR CONSTRUCTION

Revisions	
Date	Description

Schematic Design

SCOPE DOCUMENTS

Drawing Date
01/31/2018

700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

Project No. 700 EAST LLC
217014.00

Sheet Title
DEMOLITION PLAN

Copyright © 2018 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

44 East Main Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.8300 Fax 608.283.8317

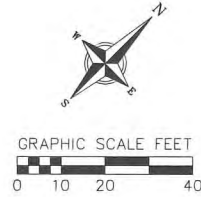
Sheet No.
C-2.0

SITE CONSTRUCTION NOTES:

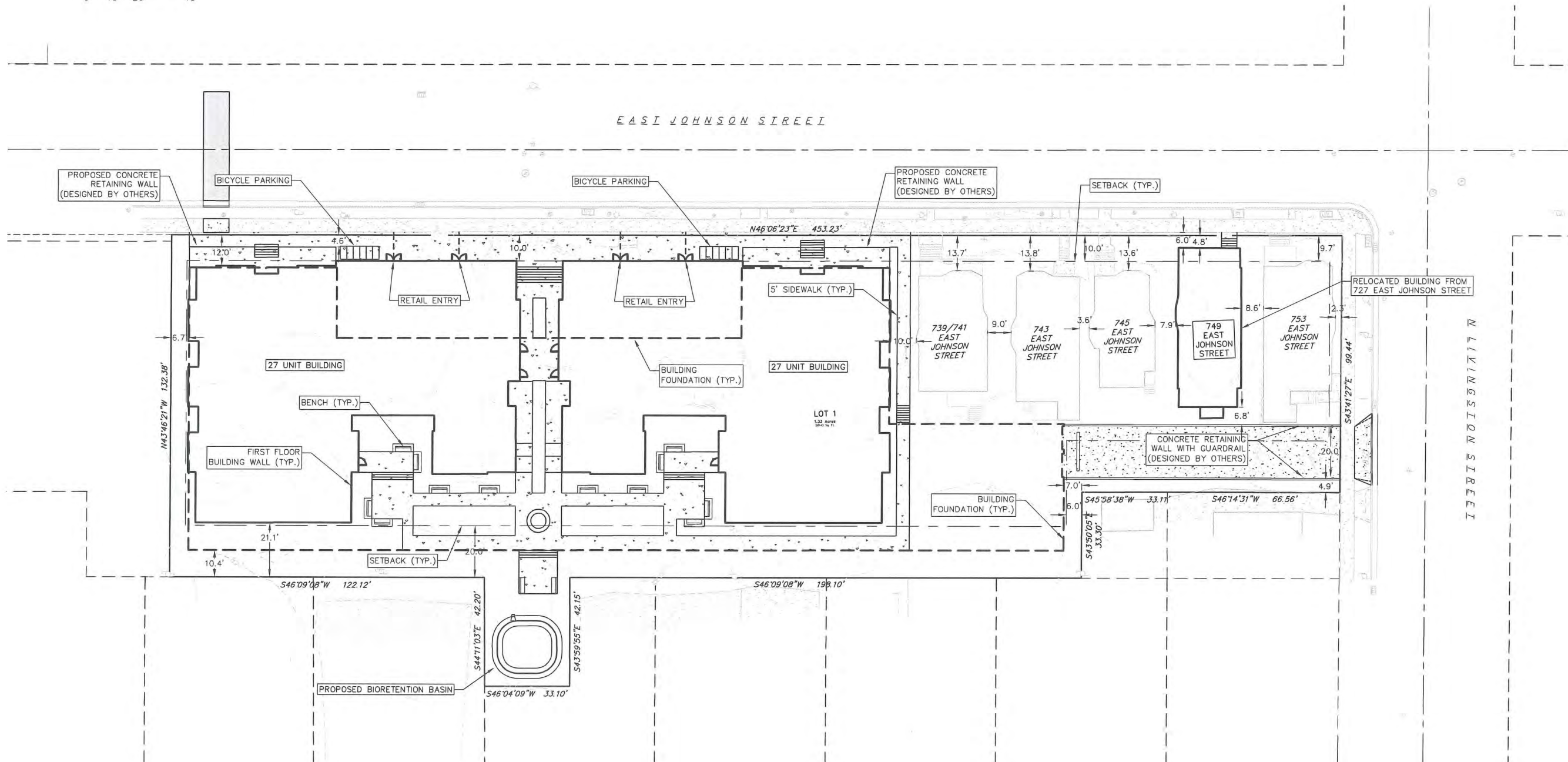
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
4. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
5. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- - - ACCESSIBLE ROUTE
- ▨ PROPOSED CONCRETE
- ▩ PROPOSED ASPHALT
- PROPOSED GRAVEL



LAND USE SUMMARY	
EXISTING HOUSING TO REMAIN ON SITE	5 HOUSES, 13 UNITS
NEW RESIDENTIAL	57,600 GSF, 54 UNITS
TOTAL HOUSING UNITS	67 UNITS
NEW PARKING	29,500 GSF, 67 STALLS
LOT SIZE	1.33 ACRES
LOT COVERAGE	29,115 SF
USEABLE OPEN SPACE	23,010 SF



NOT FOR CONSTRUCTION

Revisions	
Date	Description

Schematic Design

SCOPE DOCUMENTS

Drawing Date
01/31/2018

700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

Project No. 700 EAST LLC
217014.00

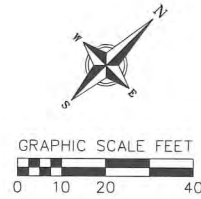
Sheet Title

SITE PLAN

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Main Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

Sheet No.

C-3.0



- GRADING LEGEND**
- - - - - EXISTING MAJOR CONTOURS
 - - - - - EXISTING MINOR CONTOURS
 - (820)— PROPOSED MAJOR CONTOURS
 - (818)— PROPOSED MINOR CONTOURS
 - DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - ⊕1048.61 EXISTING SPOT ELEVATIONS
 - ⊕1048.61 PROPOSED SPOT ELEVATIONS
 - - - - - DISTURBED LIMITS

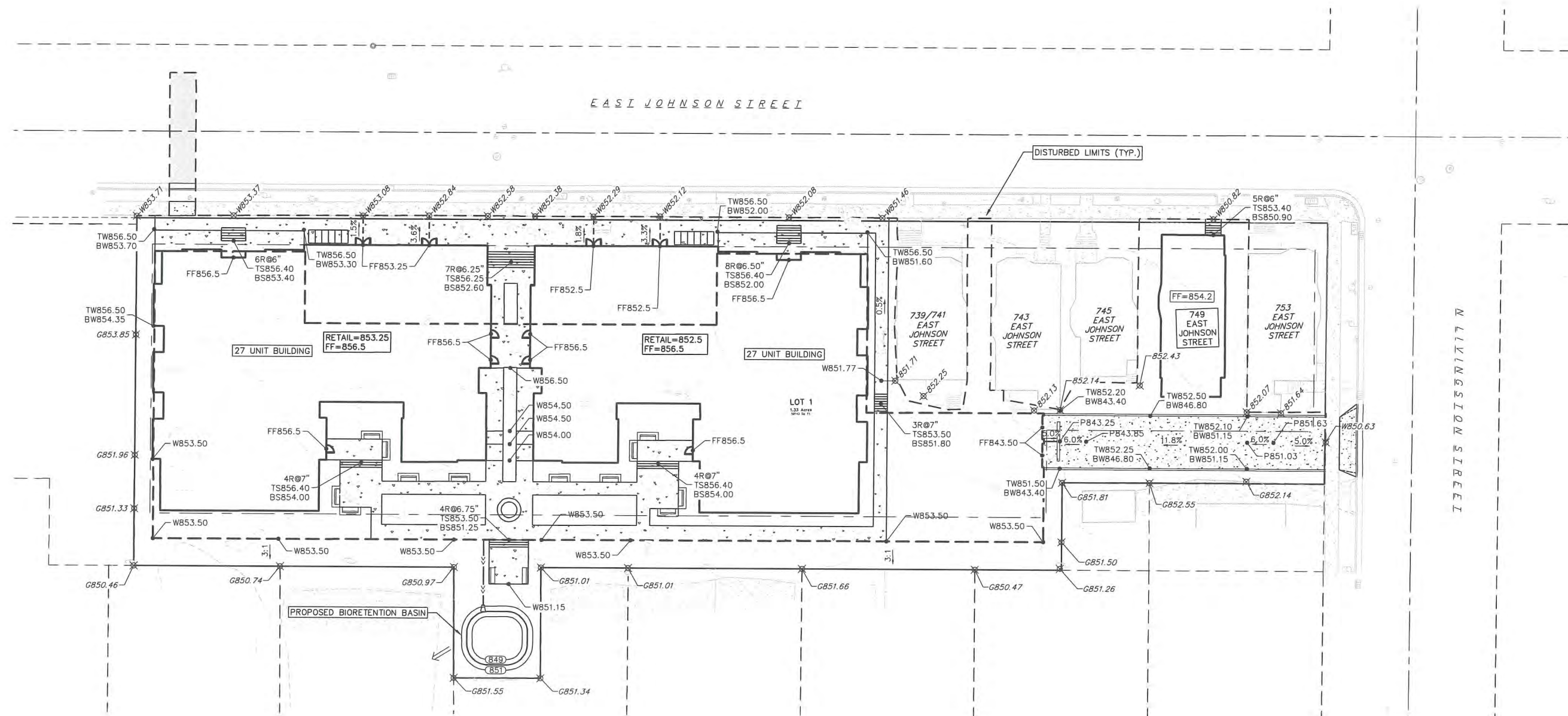
- ABBREVIATIONS**
- FF - FINISHED FLOOR
 - W - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL
 - R - RISER
 - TS - TOP OF STEP
 - BS - BOTTOM OF STEP
 - G - GROUND

GRADING PLAN/SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
3. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
4. ADA REQUIREMENTS SPECIFY PARKING STALLS SLOPE MUST BE LESS THAN 2% IN ANY DIRECTION. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SECTION SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
5. TYPICAL SIDEWALK CROSS SECTION IS 1.5% SLOPE. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.

RIGHT-OF-WAY WORK:

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



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Revisions	
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Schematic Design

SCOPE DOCUMENTS

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GRADING PLAN

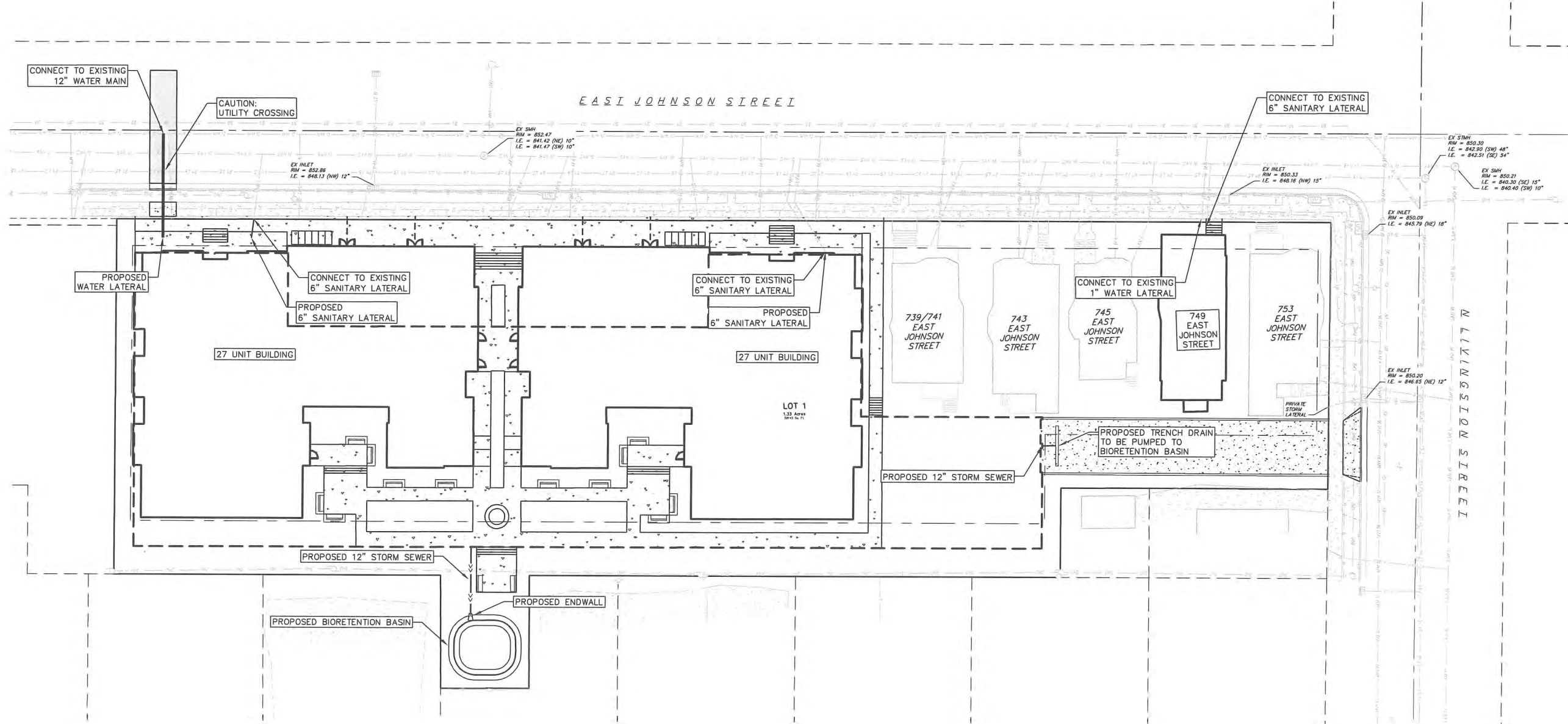
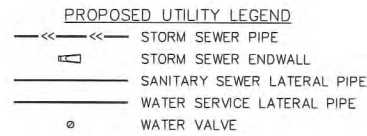
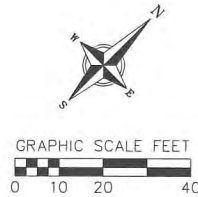
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UTILITY NOTES:

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. ALL DAMAGE TO PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
16. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT 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.



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Revisions	
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Schematic Design

SCOPE DOCUMENTS

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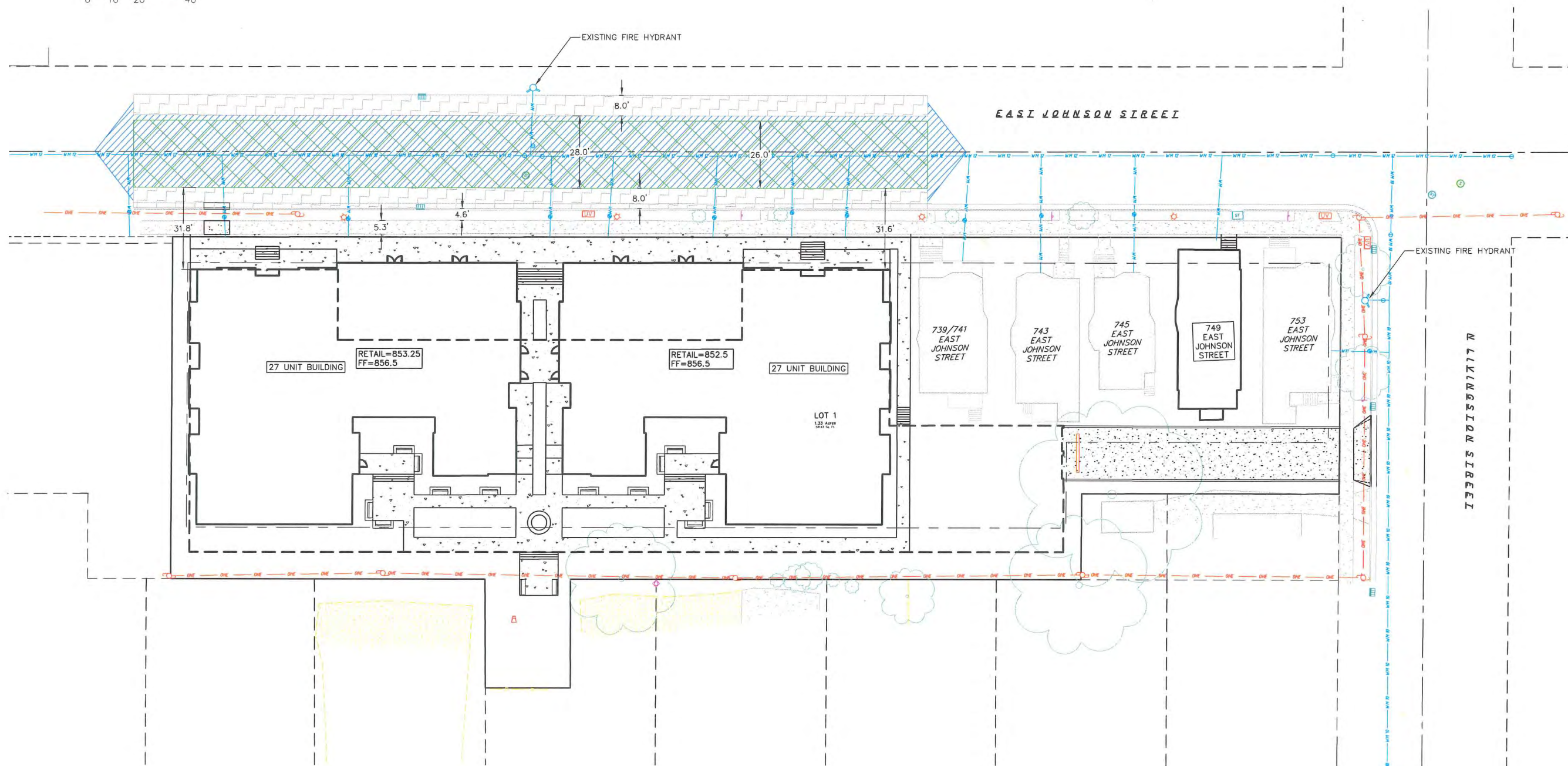
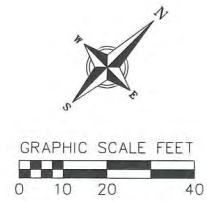
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UTILITY PLAN

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SITE PLAN LEGEND

	PROPERTY BOUNDARY
	CURB AND GUTTER
	PROPOSED CONCRETE
	FIRE ACCESS LANE (20' MIN)
	26' FIRE APPARATUS LANE
	PARALLEL PARKING AREA (8' WIDE)
	EXISTING DECIDUOUS TREE



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Schematic Design

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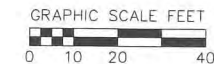
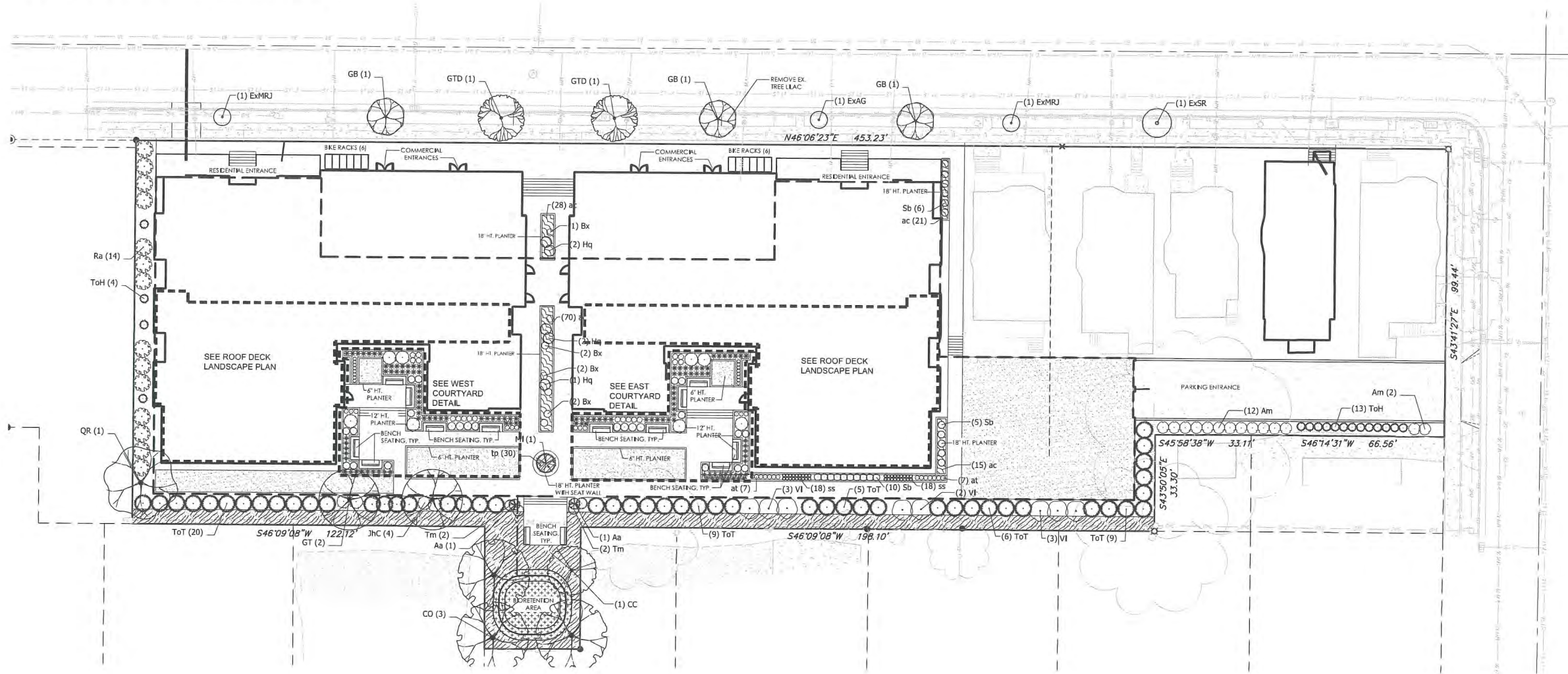
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FIRE ACCESS PLAN

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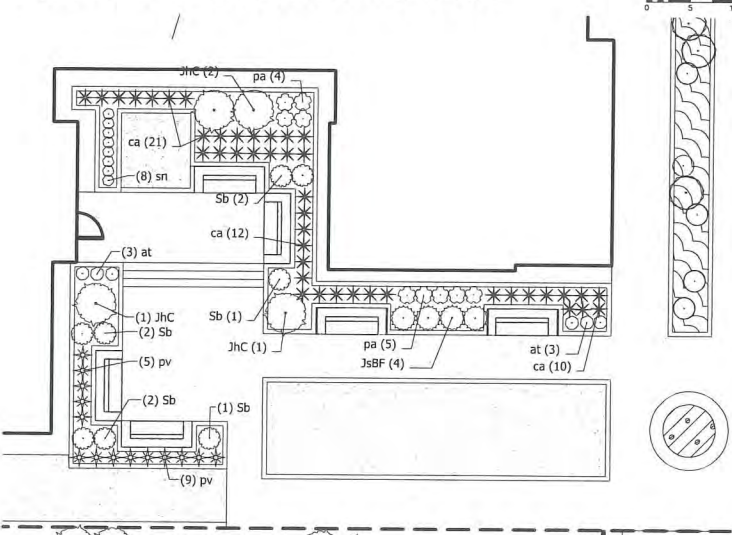
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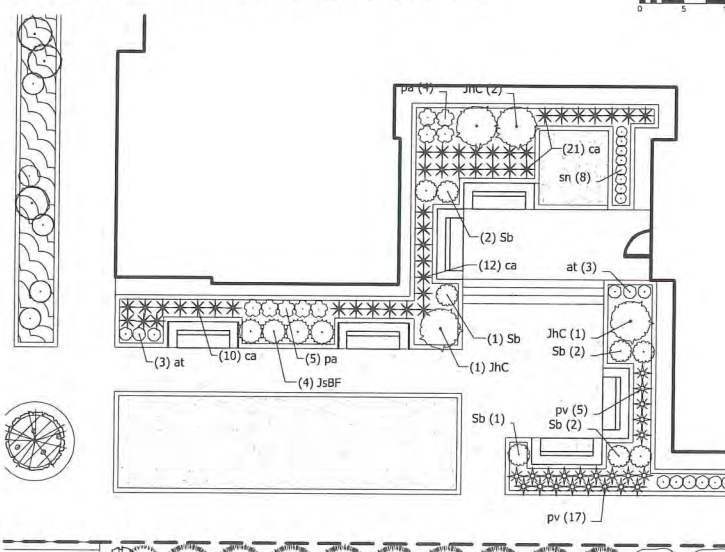
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Date	Description

WEST COURTYARD DETAIL



EAST COURTYARD DETAIL



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
CO	<i>Celtis occidentalis</i> / Common Hackberry	B & B	2.5" Cal		3	
GT	<i>Gleditsia triacanthos inermis</i> 'Harve' TM / Northern Thornless Honey Locust	B & B	2" Cal		2	
QR	<i>Quercus rubra</i> / Red Oak	B & B	2.5" Cal		1	
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
ToT	<i>Thuja occidentalis</i> 'Ball John' / Technito Arborvitae	B & B		5' ht.	49	
ToH	<i>Thuja occidentalis</i> 'Holmstrup' / Holmstrup Cedar	B & B		6' ht.	17	
EXISTING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
ExAG	<i>Amelanchier x grandiflora</i> / Apple Serviceberry	Existing	2" Cal		1	
ExMRJ	<i>Malus x 'Red Jewel'</i> / Crab Apple	Existing	2" Cal		2	
ExSR	<i>Syringa reticulata</i> / Japanese Tree Lilac	Existing	4" Cal		1	
STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
GB	<i>Ginkgo biloba</i> 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5" Cal		3	
GTD	<i>Gleditsia triacanthos</i> 'Draves' / Street Keeper Honey Locust	B & B	2.5" Cal		2	
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
Aa	<i>Amelanchier alnifolia</i> 'Obelisk' / Standing Ovation Serviceberry	B & B	1.5" Cal		2	
CC	<i>Carpinus caroliniana</i> / American Hornbeam	B & B	1.5" Cal		1	
MI	<i>Malus x 'Lancelot'</i> TM / Lancelot Crab Apple	10 gal	1" Cal		1	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Am	<i>Aronia melanocarpa</i> ehta / Glossy Black Chokeberry	5 gal	Cont		14	
Hq	<i>Hydrangea quercifolia</i> 'Ruby Slippers' / Ruby Slippers Hydrangea	3 gal	Cont		5	
Ra	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont		15	
Sb	<i>Spiraea betulifolia</i> 'Tor' / Birchleaf Spirea	3 gal	Cont		37	
VI	<i>Viburnum lentago</i> / Nannyberry Viburnum	7 gal	Cont		8	
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
at	<i>Amsonia tabernaemontana</i> 'Blue Ice' / Blue Ice Star Flower	1 gal	Cont		26	
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 gal	Cont		188	
ls	<i>Liatris spicata</i> 'Kobold' / Spike Gayfeather	4" pot	Cont		50	
pv	<i>Panicum virgatum</i> 'Heavy Metal' / Blue Switch Grass	1 gal	Cont		36	
pa	<i>Perovskia atriplicifolia</i> 'Little Spire' TM / Little Spire Russian Sage	4" pot	Cont		18	
sn	<i>Salvia nemorosa</i> 'Blue Hill' / Woodland Sage	1 gal	Cont		34	
ss	<i>Schizachyrium scoparium</i> / Little Bluestem Grass	1 gal	Cont		382	
sh	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	1 gal	Cont		230	
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Bx	<i>Buxus x 'Green Mound'</i> / Green Mound Boxwood	5 gal	Cont		7	
JHC	<i>Juniperus horizontalis</i> 'Compacta' / Andorra Compact Juniper	3 gal	Cont		12	
JsBF	<i>Juniperus sabin</i> 'Blue Forest' / Blue Forest Juniper	3 gal	4" ht.		8	
Tm	<i>Taxus x media</i> 'Everlow' / Yew	5 gal	Cont		4	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
ac	<i>Asarum canadense</i> / Canadian Wild Ginger	flbt	2" pot		18" o.c.	134
tp	<i>Thymus praecox</i> 'Purple Carpet' / Purple Carpet Creeping Thyme	flbt	2" pot		12" o.c.	30

Schematic Design

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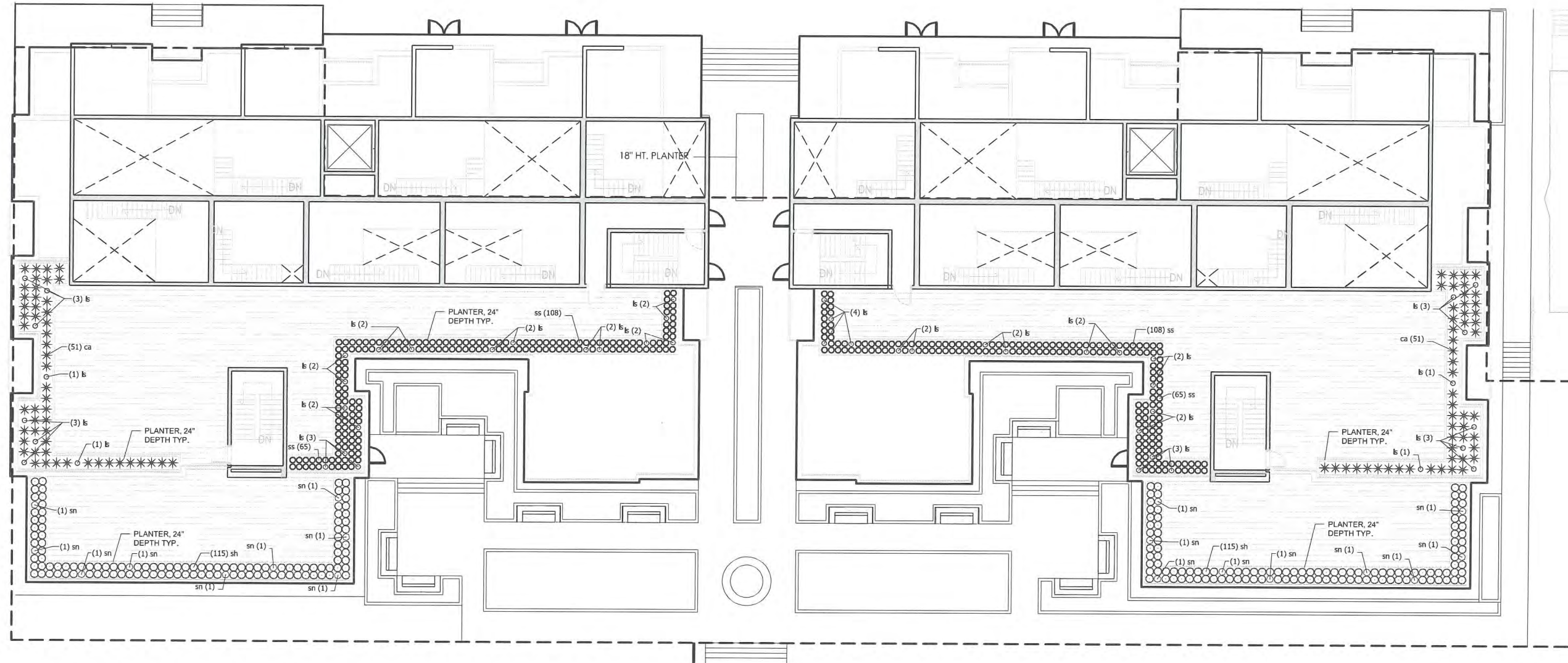
LANDSCAPE PLAN

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PLANT SCHEDULE ROOF DECK (QUANTITIES ON L1.0)

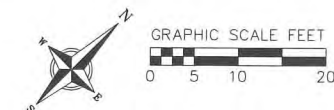
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME
ca	<i>Calamagrostis x acutiflora</i> "Karl Foerster" / Feather Reed Grass
ls	<i>Leitris spicata</i> "Kobold" / Spike Gayfeather
sn	<i>Salvia nemorosa</i> "Blue Hill" / Woodland Sage
ss	<i>Schizachyrium scoparium</i> / Little Bluestem Grass
sh	<i>Sporobolus heterolepis</i> "Tara" / Prairie Dropseed

SEED/PLUG SCHEDULE

	TURF GRASS SOD	4,327 sf	
	<i>Festuca rubra rubra</i> / Creeping Red Fescue	1,082 sf	25% - sod
	<i>Lolium perenne</i> / Perennial Ryegrass	1,082 sf	25% - sod
	<i>Poa pratensis</i> / Kentucky Bluegrass	2,164 sf	50% - sod
	BIO RETENTION BASIN PLUG PLANTING	576 sf	
	<i>Asclepias incarnata</i> / Swamp Milkweed	60	10% fbt 12" oc
	<i>Carex comosa</i> / Bottlebrush Sedge	60	10% fbt 12" oc
	<i>Carex cristatella</i> / Crested Oval Sedge	60	10% fbt 12" oc
	<i>Coreopsis tripteris</i> / Tall Coreopsis	60	10% fbt 12" oc
	<i>Elymus virginicus</i> / Virginia Wild Rye	60	10% fbt 12" oc
	<i>Iris virginica</i> / Blue Flag Iris	60	10% fbt 12" oc
	<i>Lobelia cardinalis</i> / Cardinal Flower	60	10% fbt 12" oc
	<i>Rudbeckia triloba</i> / Brown-eyed Susan	60	10% fbt 12" oc
	NO MOW LAWN SEED	3,013 sf	100% -

GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.
- Edge beds with commercial grade aluminum landscape edging.
- Provide 24" stone maintenance strip around building. Mulch with 3" washed stone to 3" depth min. over weed barrier fabric. Extend to adjacent paving where no plantings are shown.
- Final street tree species & locations to be developed in coordination with City Forester/Fire and final street design/terrace width.
- Protection of Existing Street Trees: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any street tree is necessary, contractor shall contact City Forestry (266.4816) prior to excavation to assess the impact to the tree and root system. Tree pruning/removal shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction: <http://www.cityofmadison.com/business/pw/documents/stdspecs/2013/part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by forestry, to notify the alder of the change in the tree plan.



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**ROOF DECK
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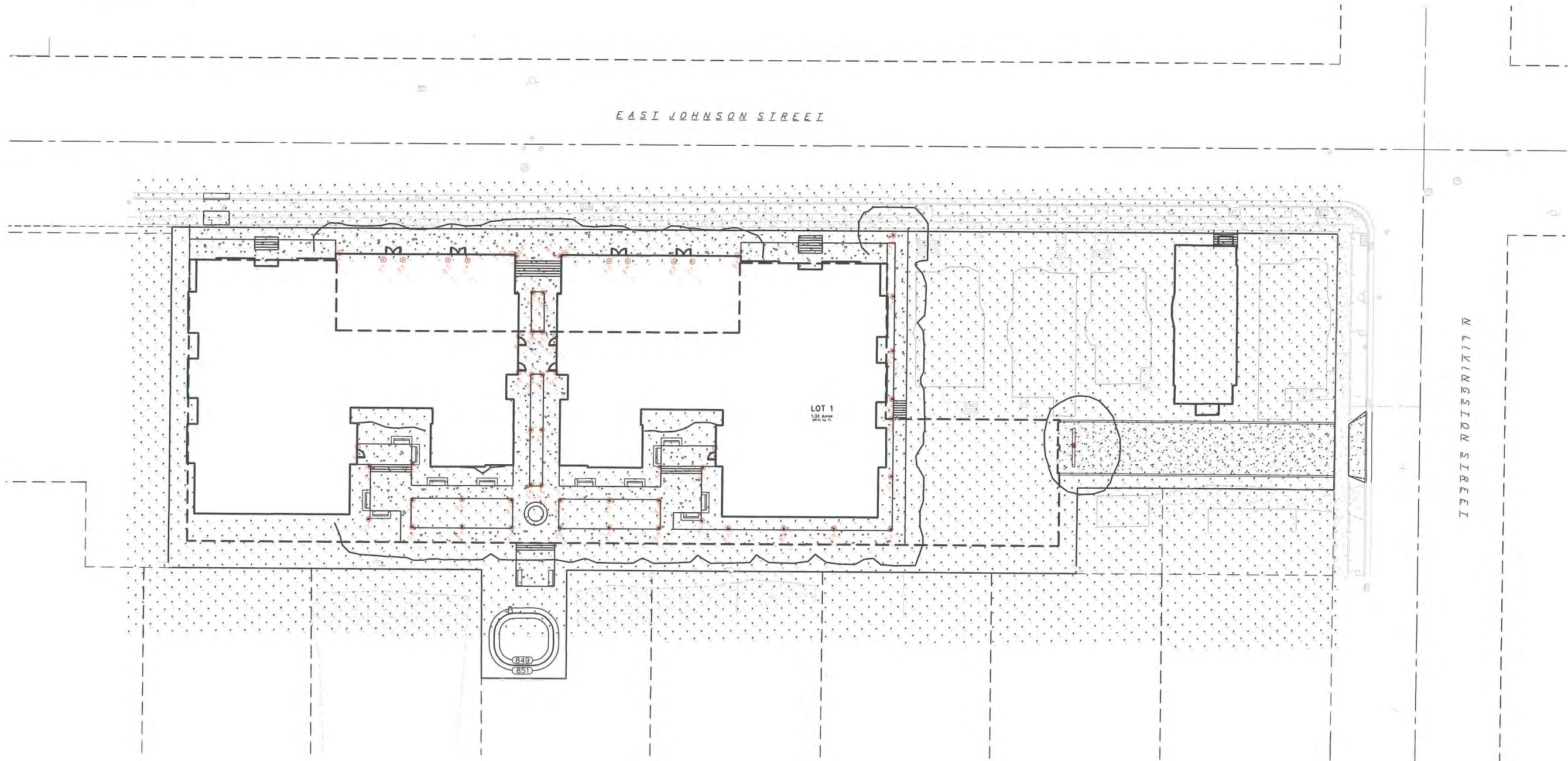
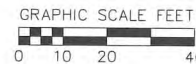
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L-2.0

Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
○	2	B1	PWY-EDG-5M-xx-02-E-UL-350-40K A	PWY-EDG-5M-xx-02-E-UL-350-40K 36 INCH HEIGHT	21.3	1779	0.900
○	36	B2	PWY-EDG-5M-xx-02-E-UL-350-40K B	PWY-EDG-5M-xx-02-E-UL-350-40K 18 INCH HEIGHT	21.3	1779	0.900
○	18	W1	LACYN-120-L07-27K-CR80-W-R	LACYN-A-L07-27K-CR80-CR80-RD-WH-DA1-NA	8.5	633	0.900
⊞	1	W2	LDWP-FC-3B-ED-7040	LDWP-FC-3B-ED-7040	27.2	1884	0.900



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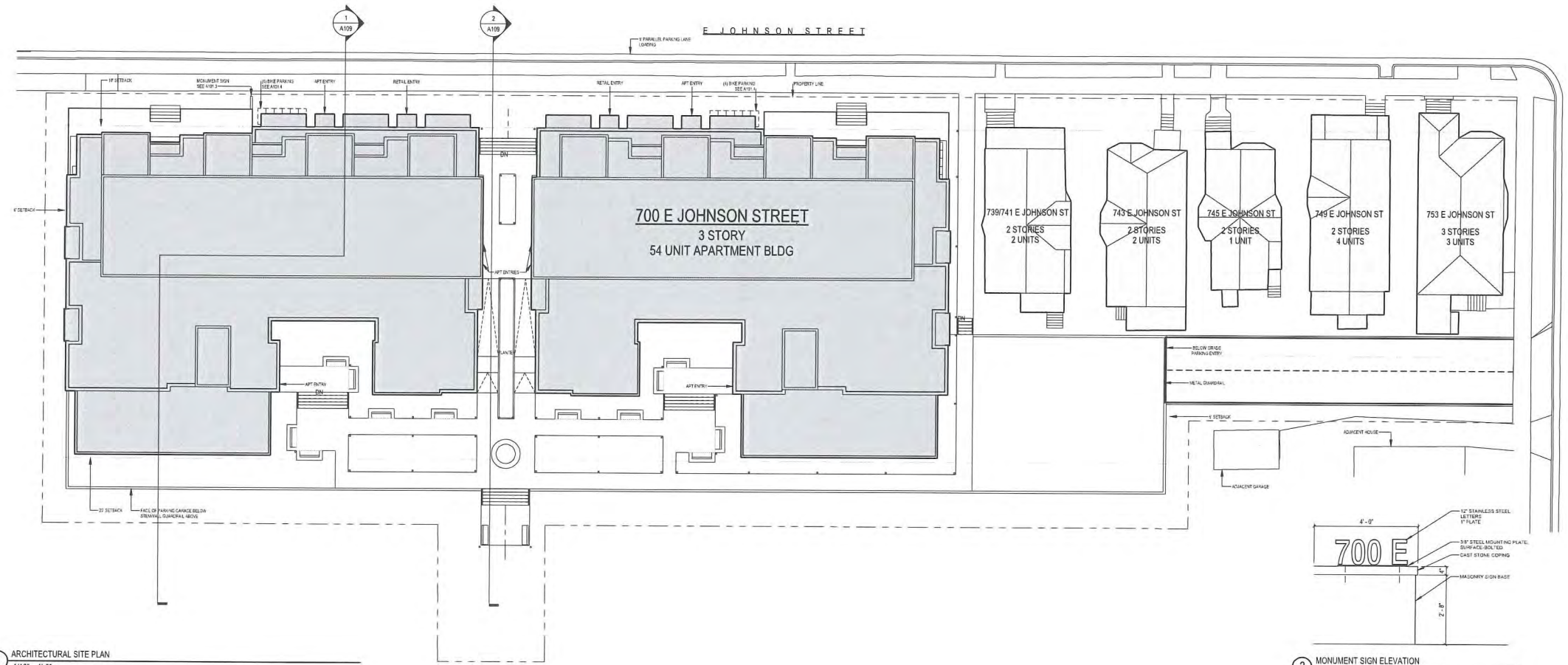
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LIGHTING PLAN

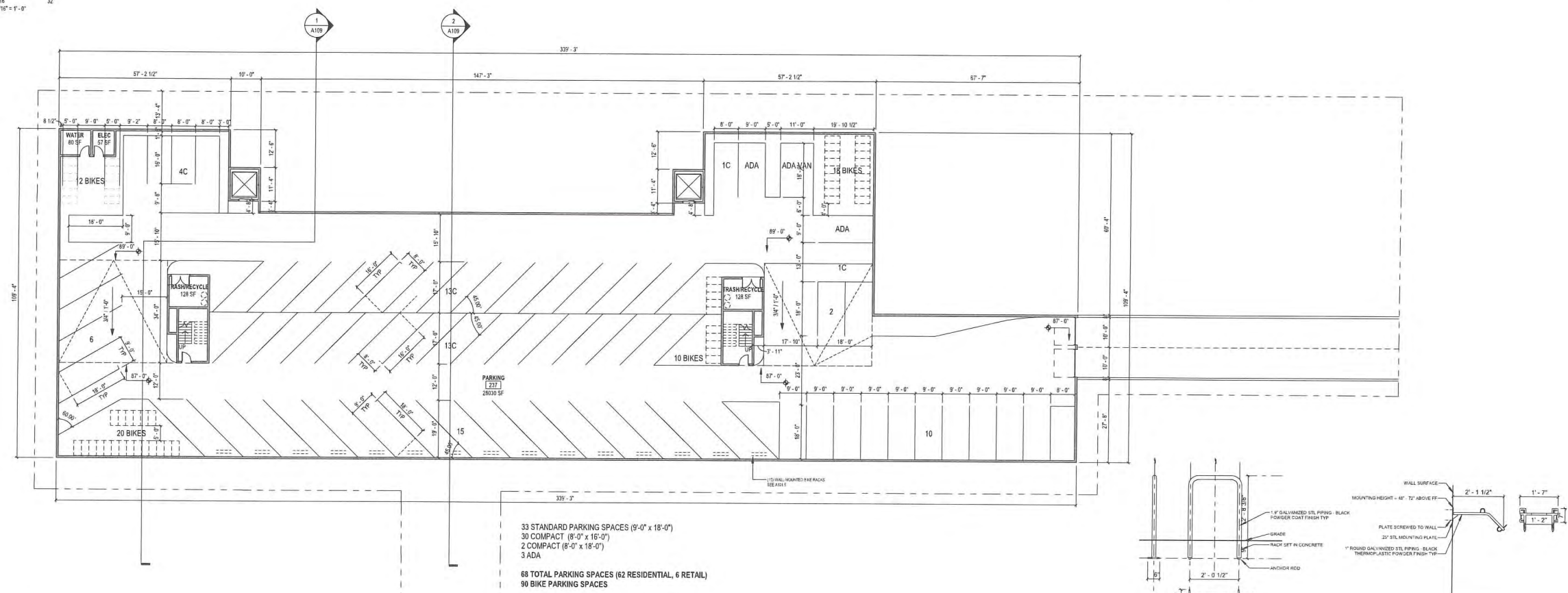
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Sheet No.
E-1.0



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"
SCALE 1/16" = 1'-0"

3 MONUMENT SIGN ELEVATION
1/2" = 1'-0"



2 BASEMENT PLAN
1/16" = 1'-0"
SCALE 1/16" = 1'-0"

4 BIKE RACK - 2 BIKE BELOW GRADE MOUNTED
1/2" = 1'-0"

5 BIKE RACK - 2 BIKE WALL MOUNTED
1/2" = 1'-0"

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Revisions

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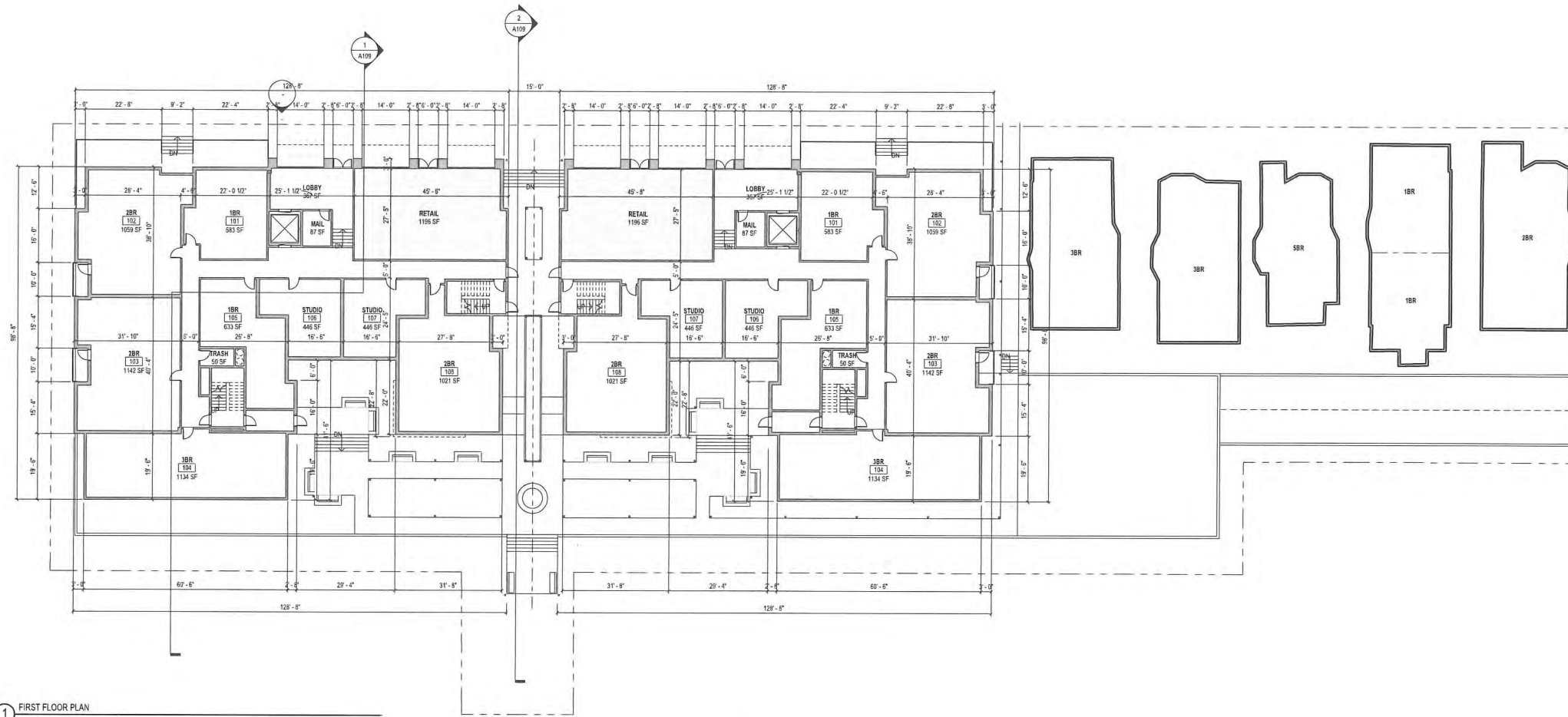
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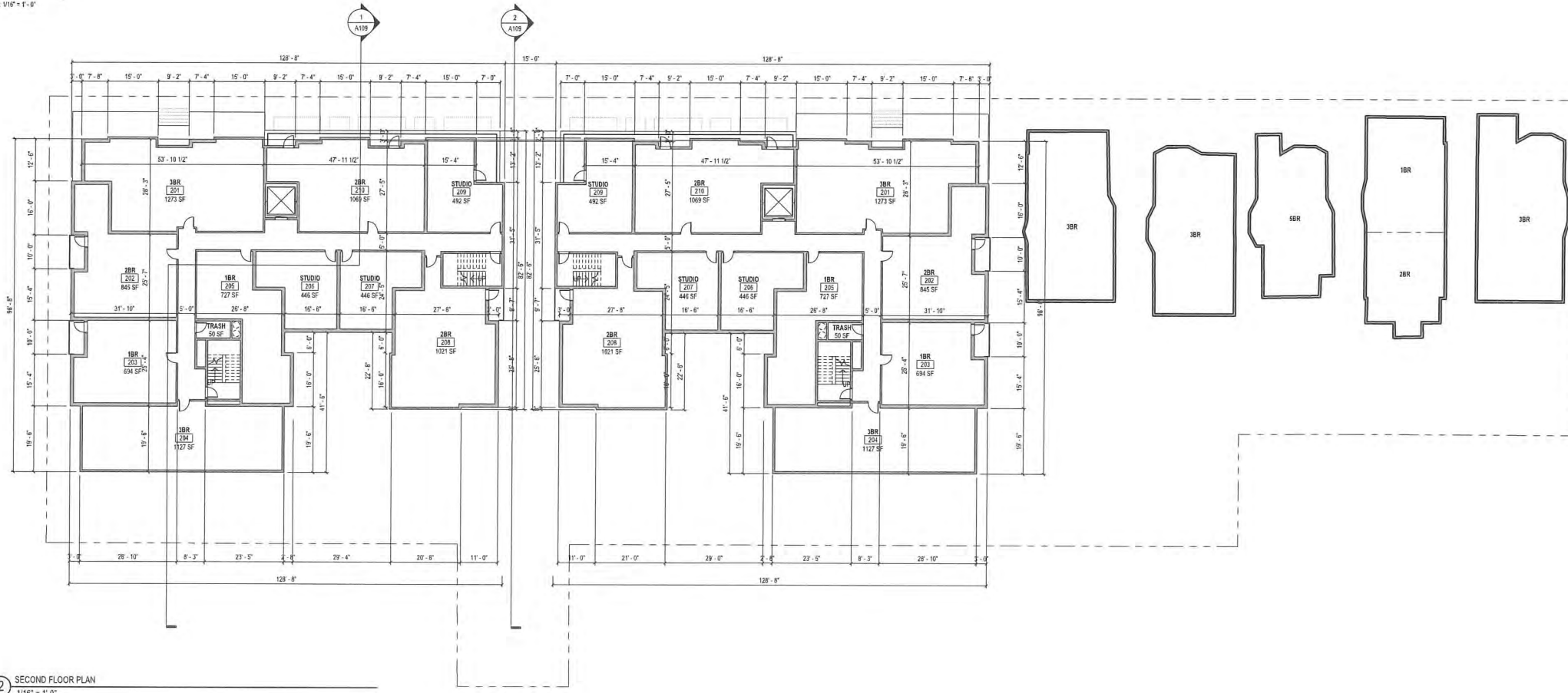
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SITE PLAN & BASEMENT PLAN

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Sheet No.
A101



1 FIRST FLOOR PLAN
1/16" = 1'-0"
SCALE 1/16" = 1'-0"



2 SECOND FLOOR PLAN
1/16" = 1'-0"
SCALE 1/16" = 1'-0"

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Revisions

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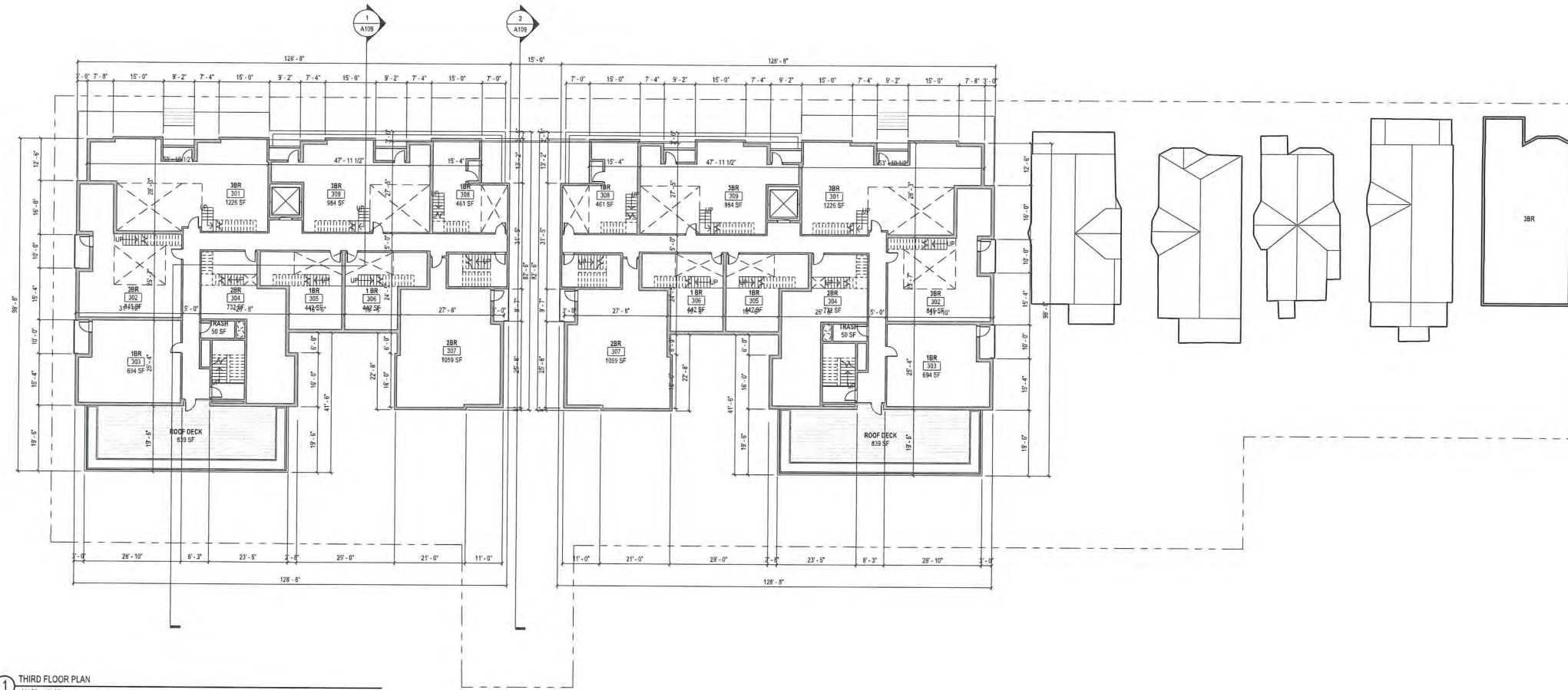
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217014.00

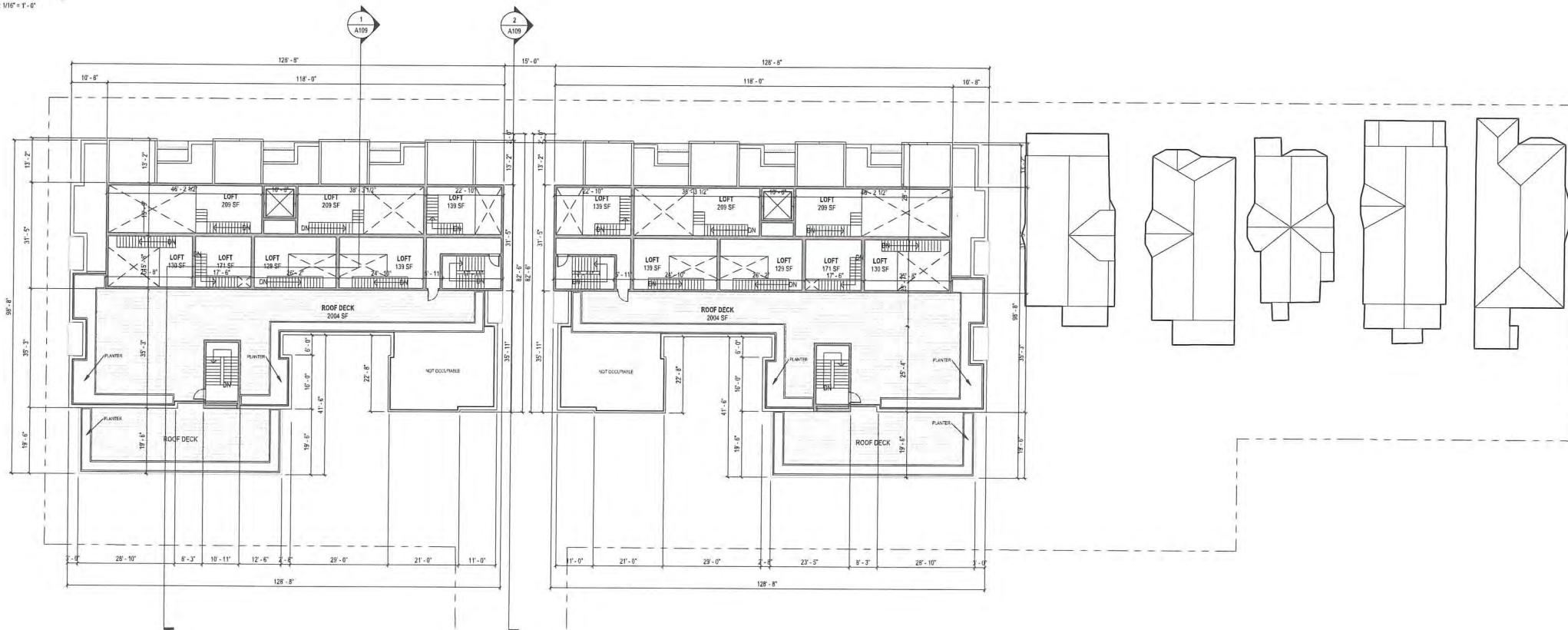
Sheet Title
FIRST FLOOR PLAN &
SECOND FLOOR PLAN

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Sheet No.
A102



1 THIRD FLOOR PLAN
1/16" = 1'-0"
SCALE 1/16" = 1'-0"



2 MEZZANINE PLAN
1/16" = 1'-0"
SCALE 1/16" = 1'-0"

NOT FOR
CONSTRUCTION

Revisions

SCHEMATIC DESIGN

Drawing Date
01/31/2018

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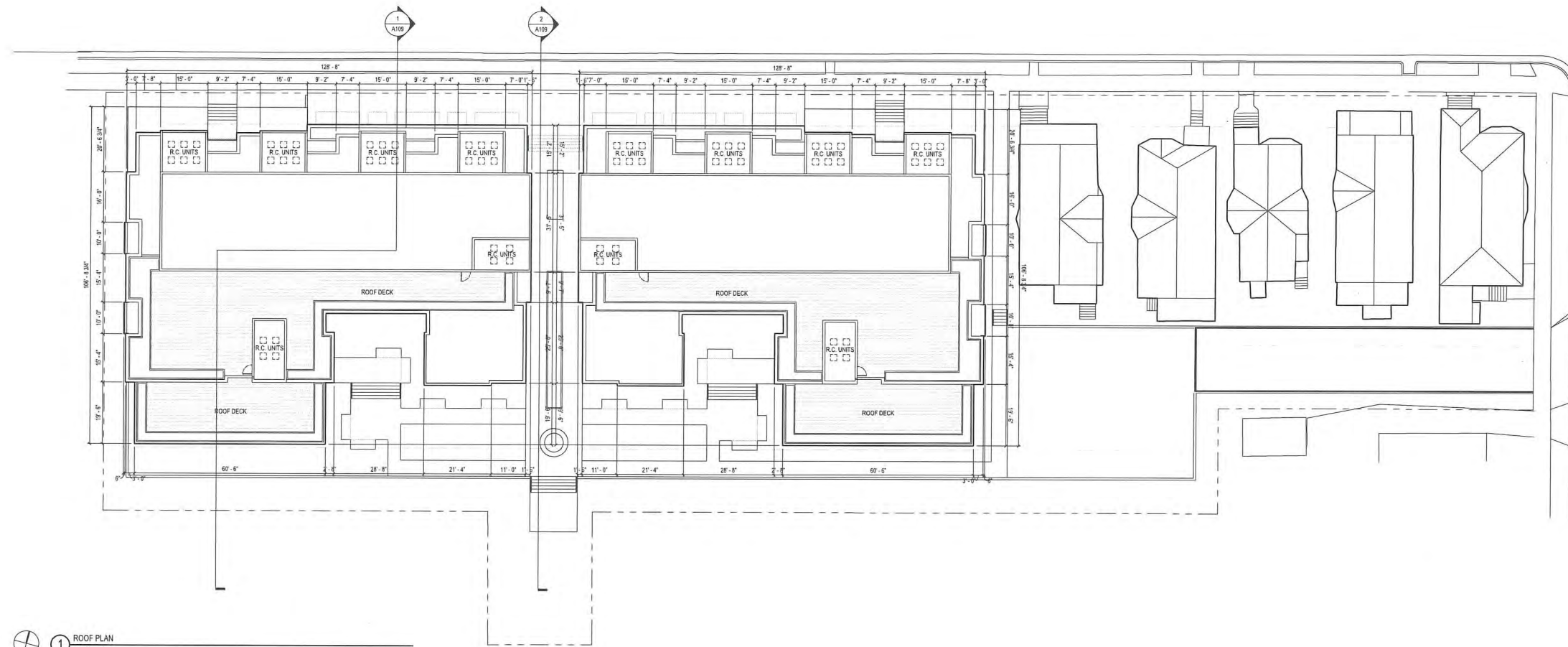
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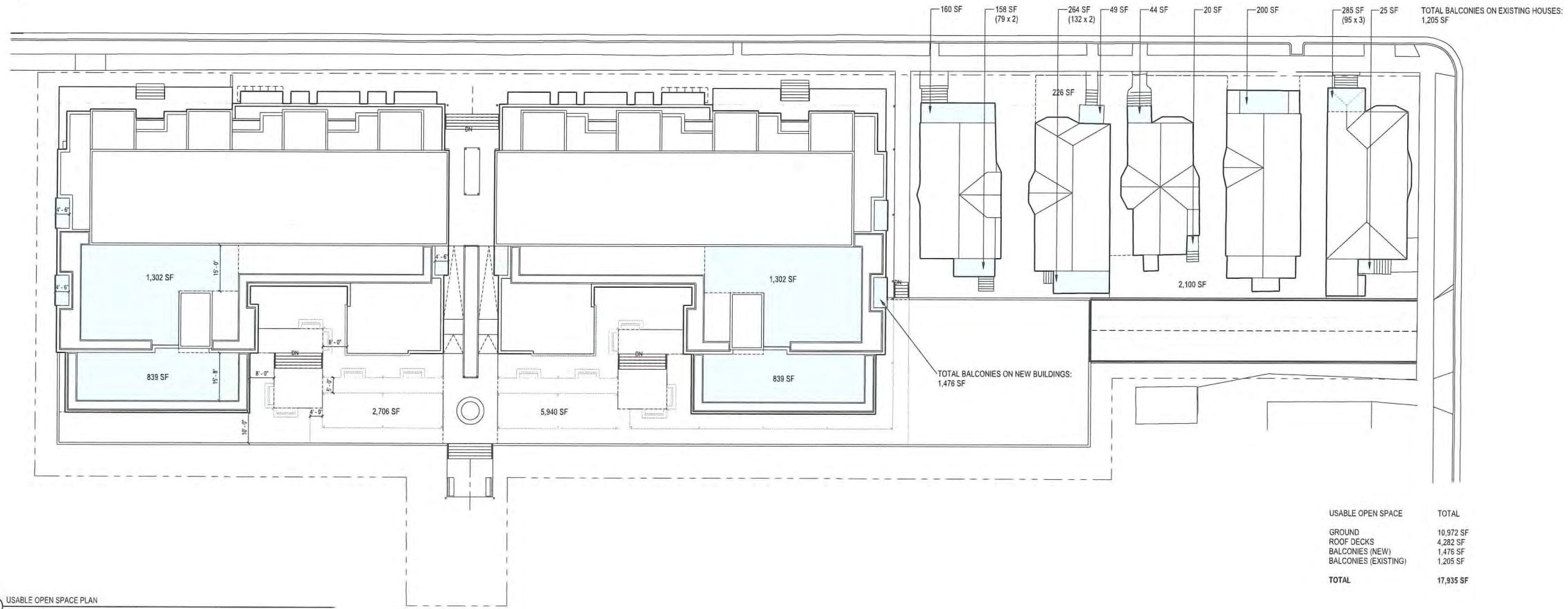
Sheet Title
THIRD FLOOR PLAN &
MEZZANINE PLAN

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Sheet No.
A103



1 ROOF PLAN
1/16" = 1'-0"
SCALE 1/16" = 1'-0"



2 USABLE OPEN SPACE PLAN
1/16" = 1'-0"
SCALE 1/16" = 1'-0"

USABLE OPEN SPACE	TOTAL
GROUND	10,972 SF
ROOF DECKS	4,282 SF
BALCONIES (NEW)	1,476 SF
BALCONIES (EXISTING)	1,205 SF
TOTAL	17,935 SF

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**ROOF PLAN & USABLE
OPEN SPACE PLAN**

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ELEVATIONS



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ELEVATIONS

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PERSPECTIVES

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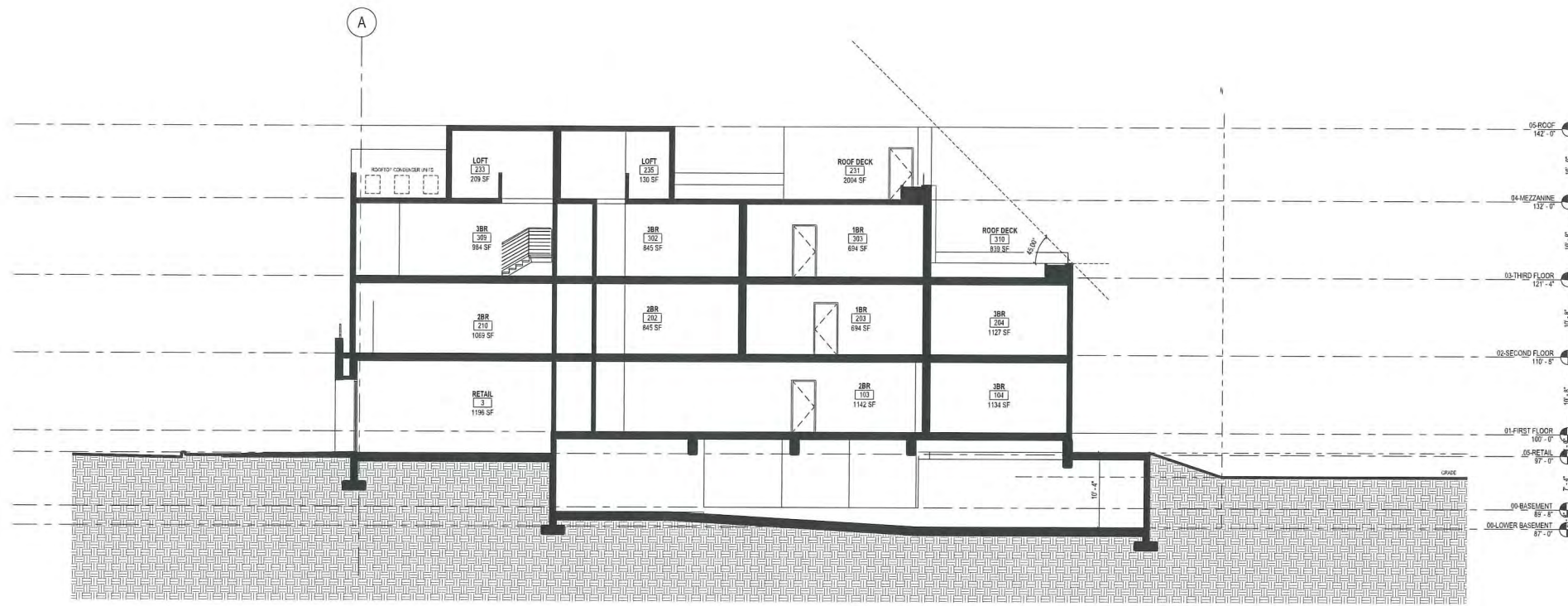
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PERSPECTIVES

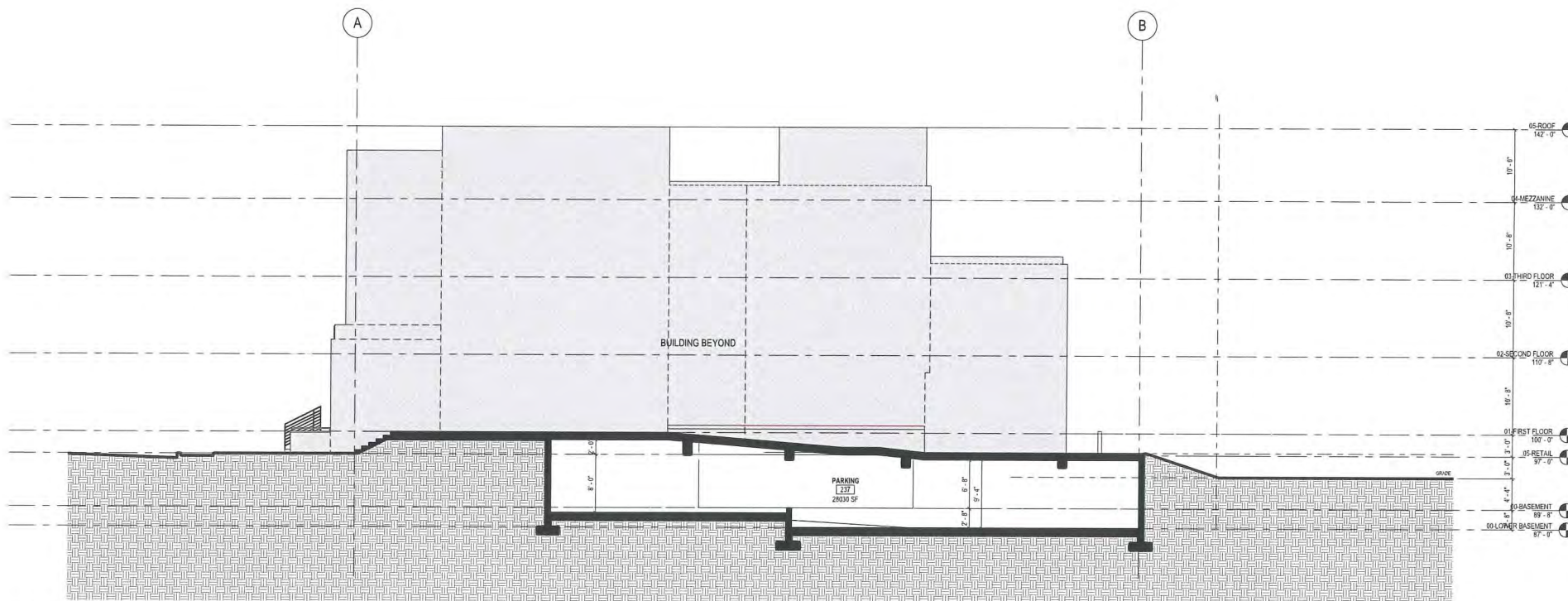
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 Sheet No.
 A108

Kahler Slater

VISION BY W&P ARCH



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



2 BUILDING SECTION 2
1/8" = 1'-0"

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BUILDING SECTIONS

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Sheet No.
A109



739 / 741 E JOHNSON ST



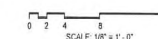
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1 741 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"



2 739 E JOHNSON ST - SECOND FLOOR UNIT
1/8" = 1'-0"



Revisions

SCHEMATIC DESIGN

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700 E JOHNSON ST

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739 / 741 E JOHNSON -
FLOOR PLANS &
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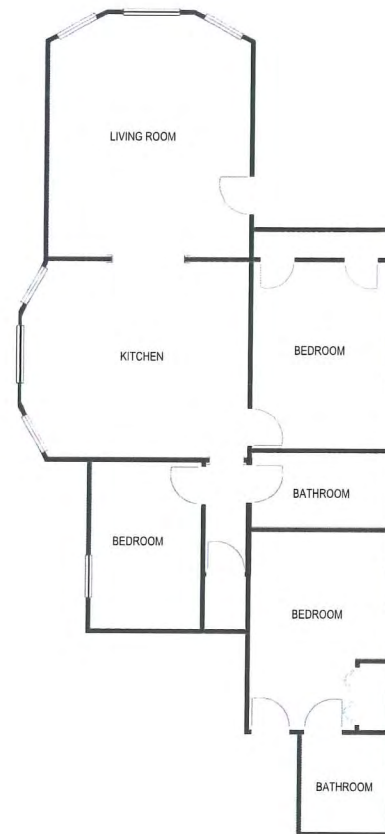
Sheet No.
A110



743 E JOHNSON ST



NOT FOR
CONSTRUCTION



1 743 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



2 743 E JOHNSON ST - SECOND FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

Revisions

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Sheet Title
743 E JOHNSON - FLOOR
PLANS & PHOTOS

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Sheet No.
A111



745 E JOHNSON ST



NOT FOR
CONSTRUCTION



① 745 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



② 745 E JOHNSON ST - SECOND FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

Revisions

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745 E JOHNSON ST - FLOOR
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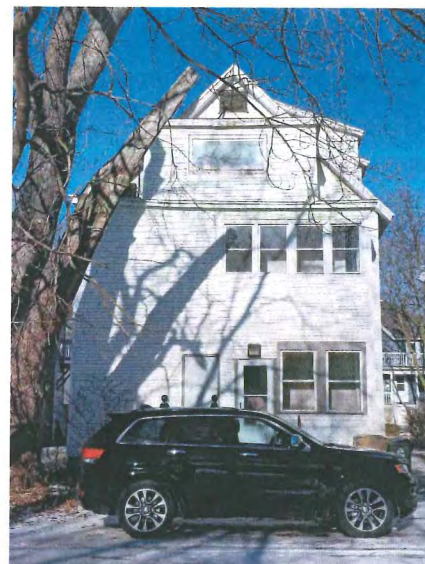
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Sheet No.

A112



749 (727) E JOHNSON ST



NOT FOR
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1 749 (727) E JOHNSON ST - FIRST FLOOR UNIT 1
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



1 749 (727) E JOHNSON ST - SECOND FLOOR UNIT 3
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



1 749 (727) E JOHNSON ST - THIRD FLOOR UNIT 5
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



1 749 (727) E JOHNSON ST - FIRST FLOOR UNIT 2
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



1 749 (727) E JOHNSON ST - SECOND FLOOR UNIT 4
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

Revisions

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749 (727) E JOHNSON -
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Sheet No.
A113



753 E JOHNSON ST



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① 753 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



② 753 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



③ 753 E JOHNSON ST - THIRD FLOOR UNIT
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

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753 E JOHNSON - FLOOR
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A114