



Aerial
Mixed-use Development
5533 University Ave, Madison, WI
August 4, 2021



Currently Approved Plan



knothe • bruce
ARCHITECTS
Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - September 5, 2018
Issued for Land Use Supplement - Nov. 2, 2018
Issued for Site Plan Review - December 21, 2018
Issued Supplements-Traffic & Zoning- Feb. 1, 2019
Issued Supplements-Traffic & Zoning- 2/12/2019
Issues Supplements - Traffic & Zoning 1/16/2020

PROJECT TITLE
Mixed-Use
Development

5535 University
Ave.
Madison, WI
(Residential)

5541, 5545 &
5549 University
Ave. (Commercial)

SHEET TITLE
Site Plan

SHEET NUMBER

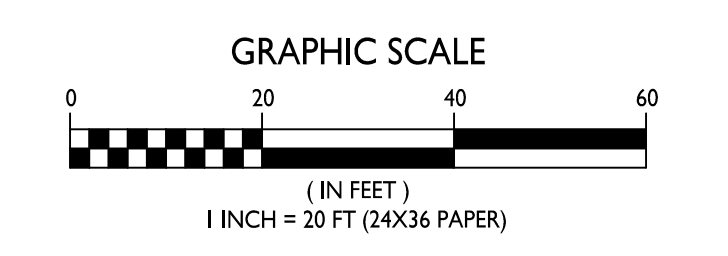
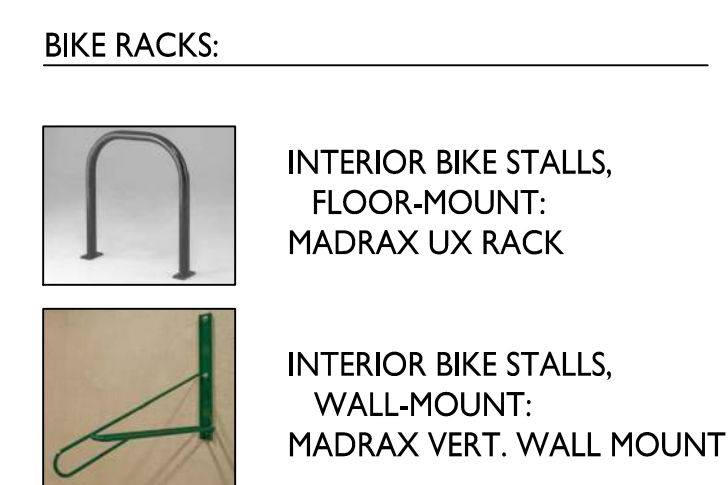
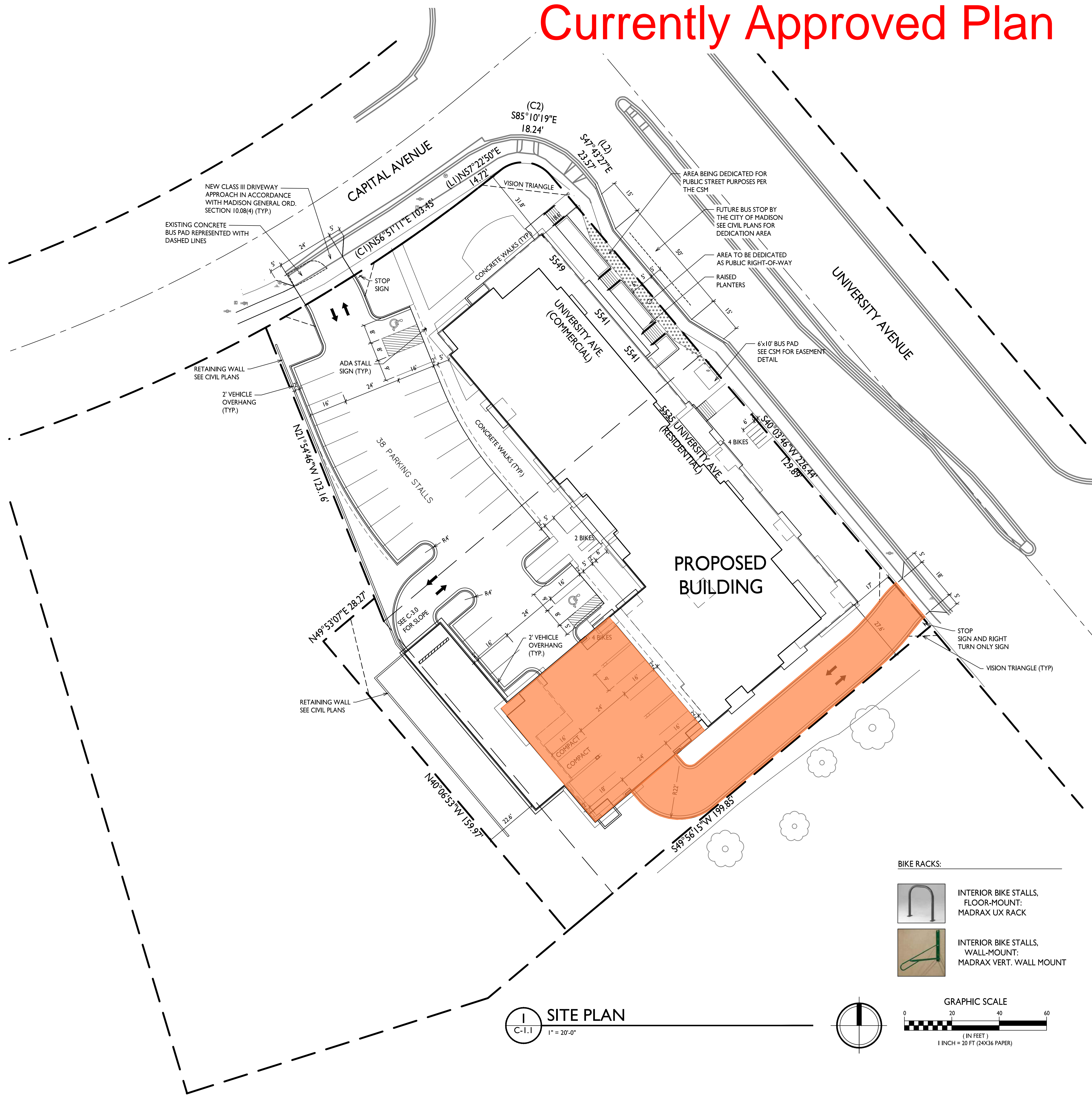
C-1.1

PROJECT NO. 1735
© Knothe & Bruce Architects, LLC

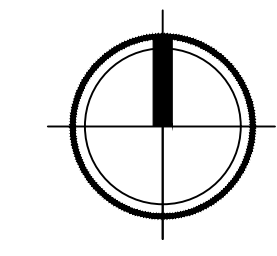
SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
EXISTING CONDITIONS/DEMO PLAN	
C-2.1	SITE PLAN
C-2.2	GRADING & EROSION CONTROL PLAN
C-3.0	UTILITY PLAN
C-4.0	UTILITY PLAN
C-5.0	EROSION DETAILS
C-5.1	SITE DETAILS
C-5.2	UTILITY DETAILS
C-5.3	UTILITY DETAILS
L-1.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	ROOF PLAN
A-2.1	ELEVATIONS
A-2.1a	ELEVATIONS - FACADE OPENINGS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS

SITE DEVELOPMENT DATA:	
DENSITIES:	
LOT AREA	48,317 SF / 1.1 ACRES
DWELLING UNITS	60 DU
LOT AREA / D.U.	808 SF / UNIT
DENSITY	54 UNITS/ACRE
GROSS COMMERCIAL AREA	APPROX. 5,617 SF (44% OF FIRST FLR)
NON-RESIDENTIAL AREA (INCL. 1ST FLOOR PARKING)	9,322 SF
BUILDING HEIGHT	4 STORIES
LOT COVERAGE	35,565 S.F. = 73.3%
USABLE OPEN SPACE	11,968 S.F.
DWELLING UNIT MIX:	
EFFICIENCY	18
ONE BEDROOM	29
TWO BEDROOM	13
TOTAL DWELLING UNITS	60
VEHICLE PARKING:	
SURFACE	38 STALLS
UNDERGROUND/ COVERED	52 STALLS
TOTAL	90 STALLS
BICYCLE PARKING:	
SURFACE RESIDENTIAL	1 STALL
SURFACE COMMERCIAL	3 STALLS
SURFACE GUEST	6 STALLS (10% OF UNITS)
UNDERGROUND GARAGE - WALL	19 STALLS (COVERED)
UNDERGROUND/SURFACE GARAGE STD. 2'x6'	40 STALLS (COVERED)
TOTAL	69 STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH 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.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - 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.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY 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. 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.
 - 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.



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



Proposed Plan



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED

Issued for Land Use & UDC - September 5, 2018
Issued for Land Use Supplement - Nov. 2, 2018
Issued for Site Plan Review - December 21, 2018
Issued Supplements-Traffic & Zoning - Feb. 1, 2019
Issued Supplements-Traffic & Zoning - 2/12/2019
Issued Supplements - Traffic & Zoning 1/16/2020
Issued for Revision to Previously Approved Plans - April 6, 2020
Issued for Revision to Previously Approved Plans - June 16, 2021

PROJECT TITLE

Mixed-Use
Development

5535 University Ave.
Madison, WI
(Residential)

5541, 5545 & 5549
University Ave.
(Commercial)

SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

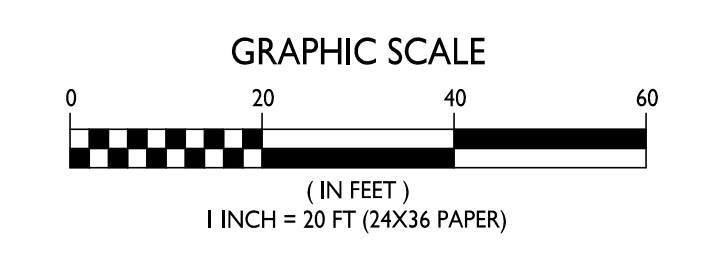
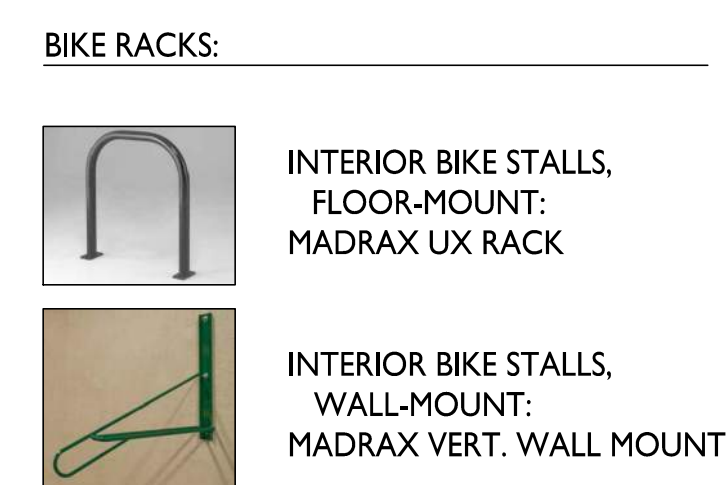
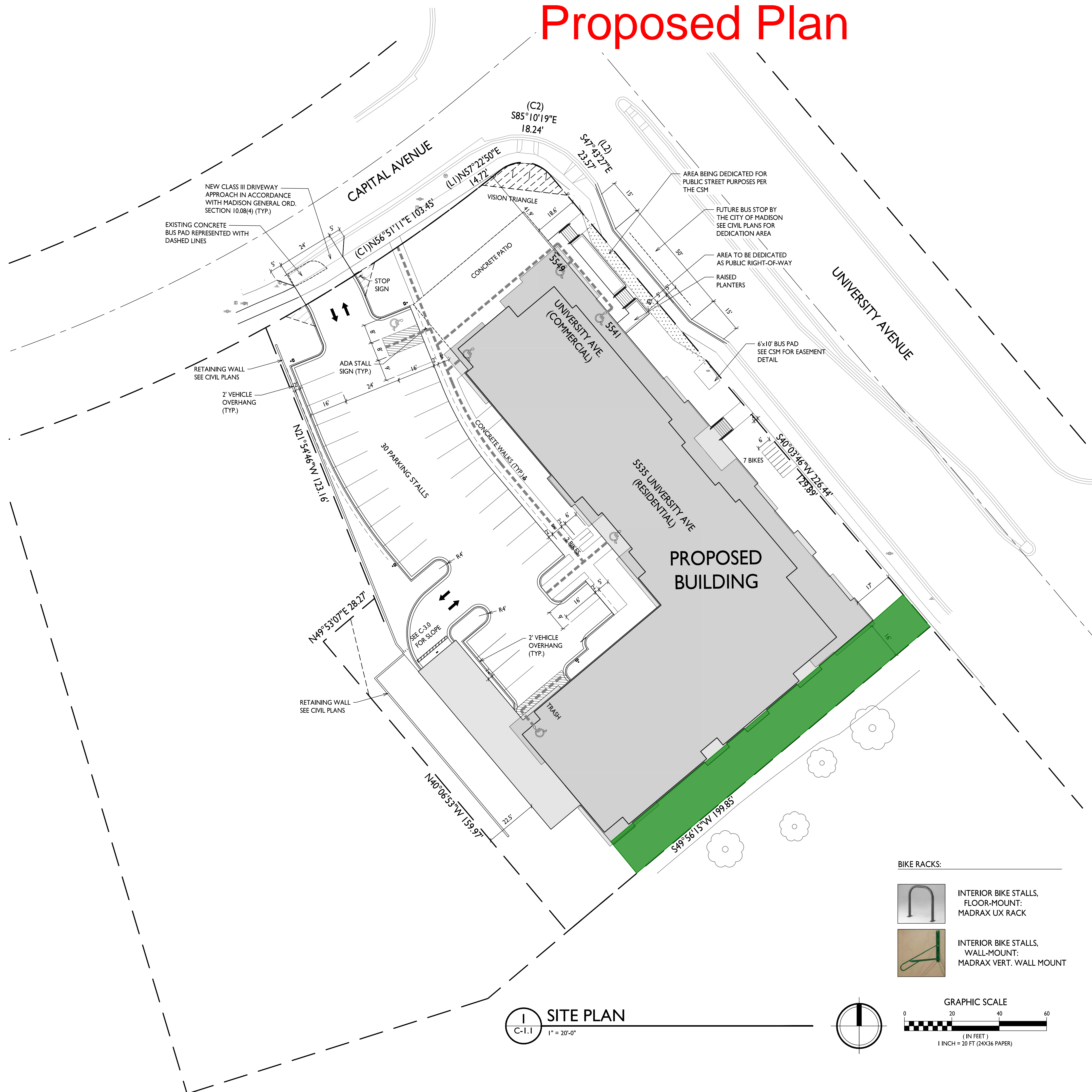
PROJECT NO. 1735

© Knothe & Bruce Architects, LLC

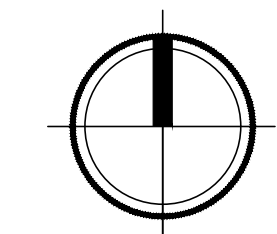
SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
EXISTING CONDITIONS/DEMO PLAN	
C-2.1	SITE PLAN
C-2.2	GRADING PLAN
C-3.0	SPOT GRADES
C-3.1	EROSION CONTROL PLAN
C-3.2	UTILITY PLAN
C-4.0	EROSION CONTROL NOTES
C-5.0	EROSION CONTROL DETAILS
C-6.0	UTILITY DETAILS
C-6.1	UTILITY DETAILS
C-6.2	UTILITY DETAILS
C-6.3	SITE DETAILS
LANDSCAPE PLAN	
L-1.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	ROOF PLAN
ELEVATIONS	
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS

SITE DEVELOPMENT DATA:	
DENSITIES:	
LOT AREA	48,317 SF / 1.1 ACRES
DWELLING UNITS	66 DU
LOT AREA / D.U.	733 SF / UNIT
DENSITY	61 UNITS/ACRE
GROSS COMMERCIAL AREA	APPROX. 2,735 SF
BUILDING HEIGHT	
	4 STORIES
LOT COVERAGE	33,360 S.F. = 68.7%
USABLE OPEN SPACE	14,197 S.F.
DWELLING UNIT MIX:	
EFFICIENCY	18
ONE BEDROOM	33
TWO BEDROOM	15
TOTAL DWELLING UNITS	66
VEHICLE PARKING:	
SURFACE	30 STALLS
UNDERGROUND/ COVERED	57 STALLS
TOTAL	87 STALLS
BICYCLE PARKING:	
SURFACE COMMERCIAL	2 STALLS
SURFACE GUEST	7 STALLS (10% OF UNITS)
UNDERGROUND GARAGE - WALL	17 STALLS (COVERED)
UNDERGROUND/SURFACE GARAGE STD. 2'X6'	49 STALLS (COVERED)
TOTAL	75 STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH 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.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - 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.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY 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. 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.
 - 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.



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

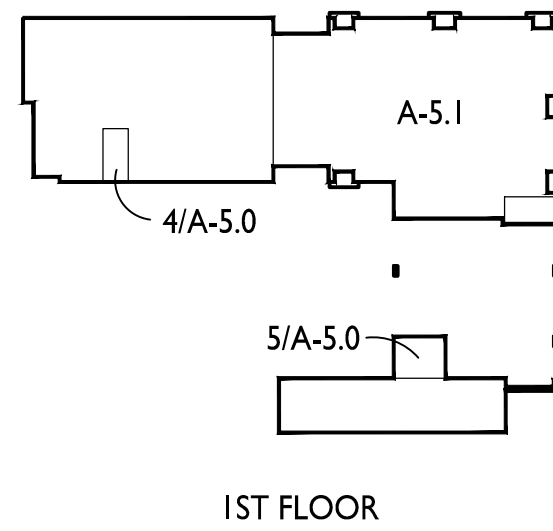


Currently Approved Plan

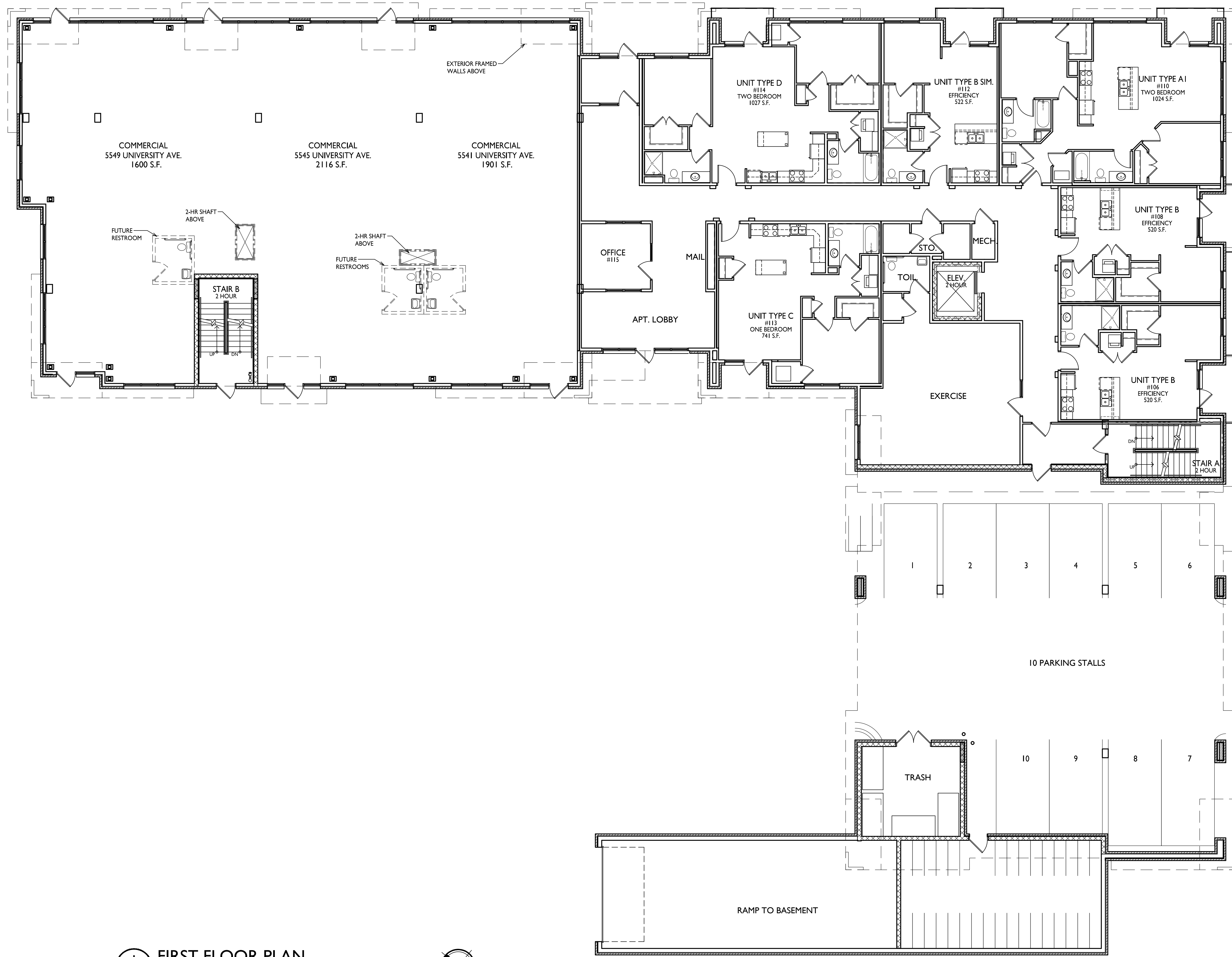


knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Issued for Land Use & UDC - July 18, 2018



1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"

PROJECT TITLE
**Mixed-Use
Development**

5535 University Ave.
Madison, WI
(Residential)

5541, 5545 & 5549
University Ave.
(Commercial)

SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

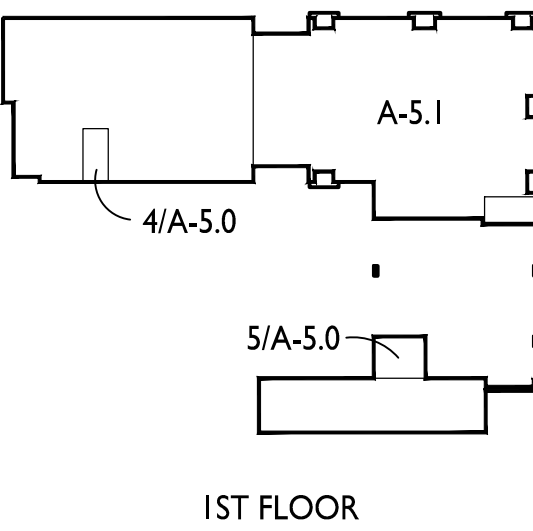
PROJECT NO. 1735
© Knothe & Bruce Architects, LLC

Proposed Plan

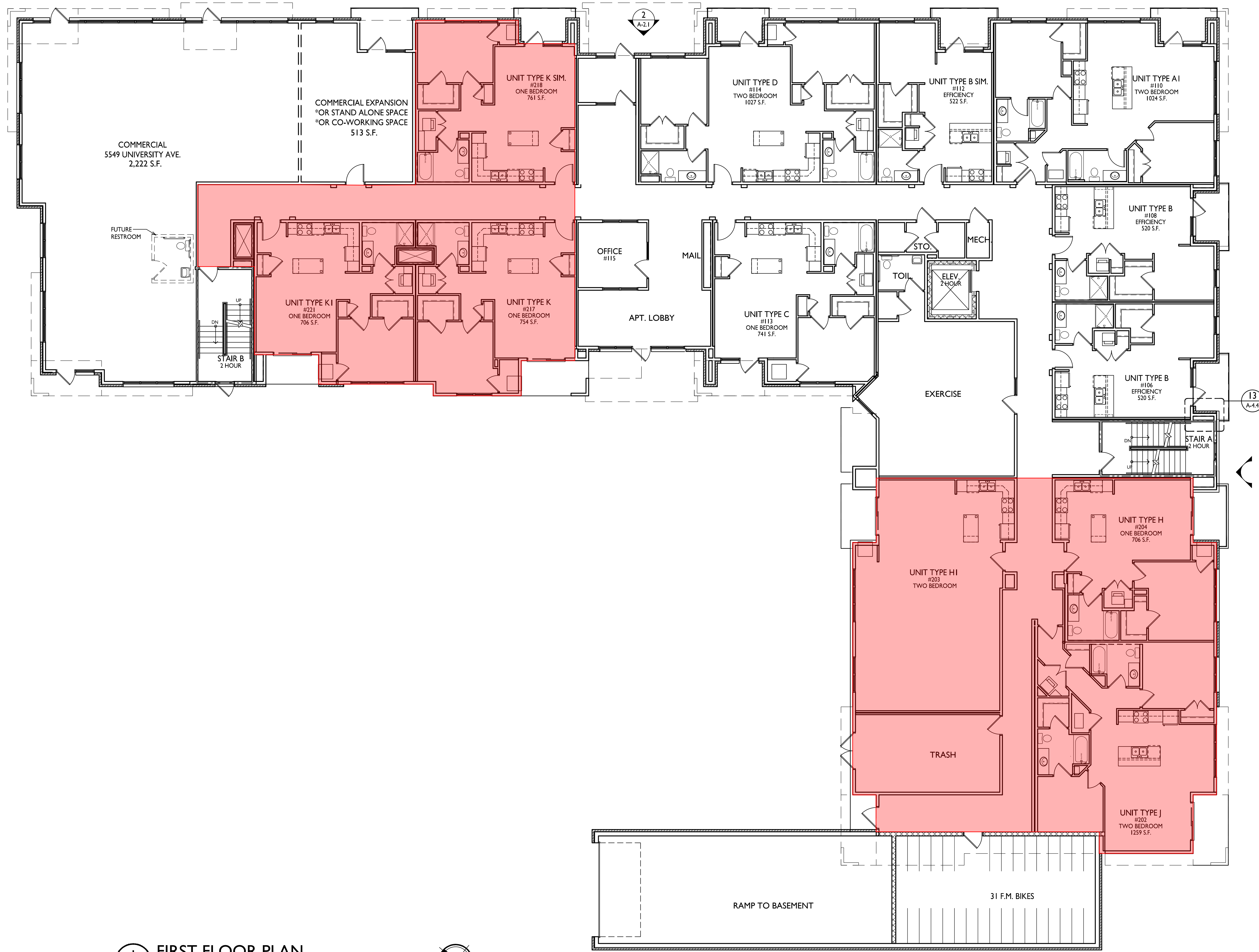


knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Issued for Land Use & UDC - July 18, 2018



1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"

PROJECT TITLE
**Mixed-Use
Development**

5535 University Ave.
Madison, WI
(Residential)

5541, 5545 & 5549
University Ave.
(Commercial)

SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

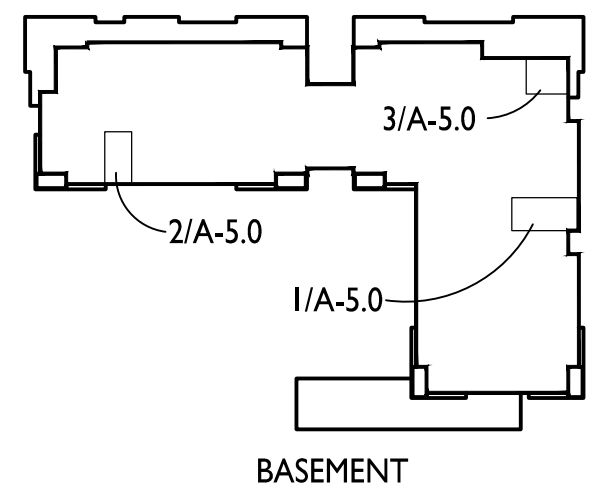
PROJECT NO. 1735
© Knothe & Bruce Architects, LLC

Currently Approved Plan



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Issued for Traffic Eng - April 11, 2018

PROJECT TITLE
**Mixed-Use
Development**

5535 University Ave.
Madison, WI
(Residential)

5541, 5545 & 5549
University Ave.
(Commercial)

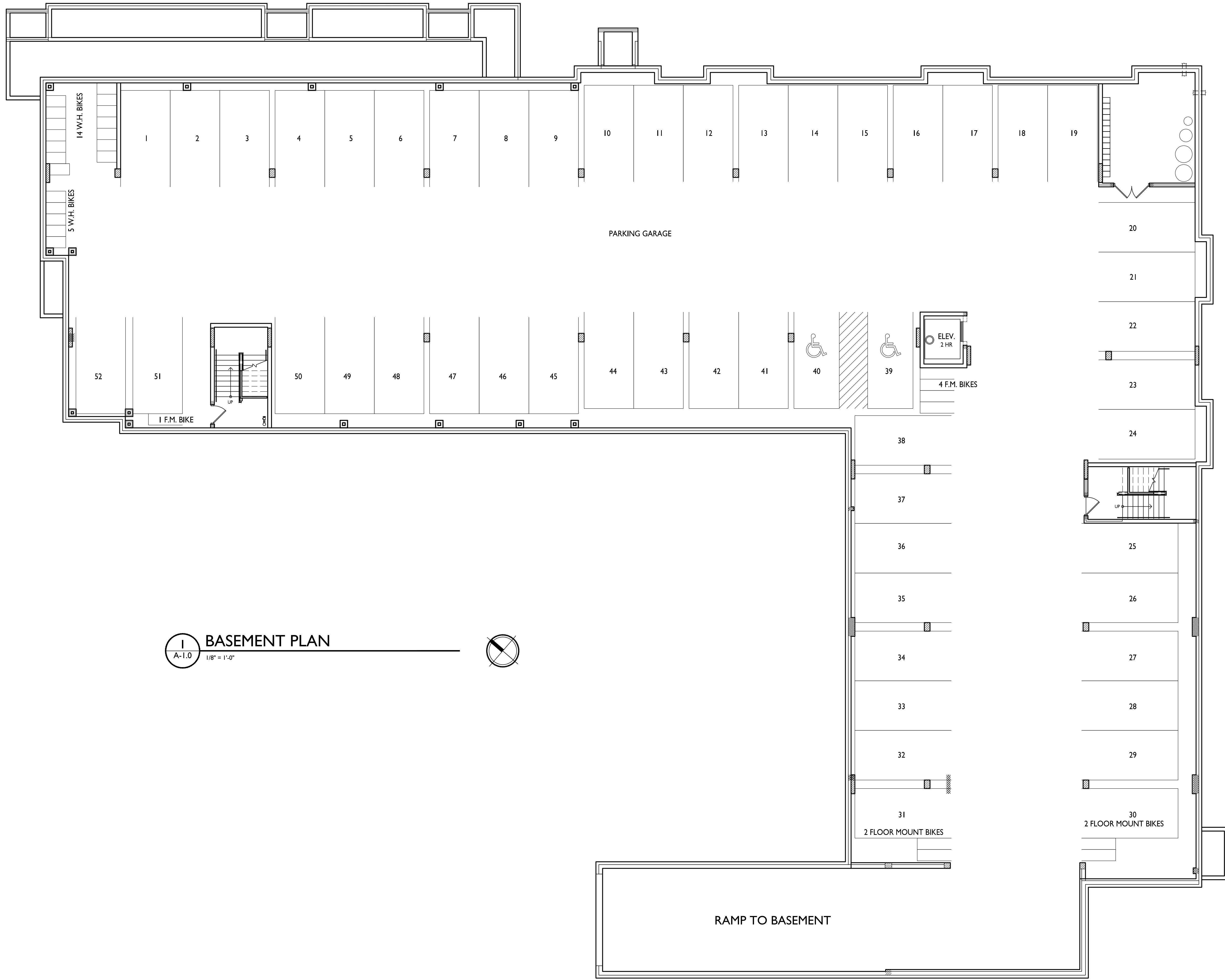
SHEET TITLE
Basement Plan

SHEET NUMBER

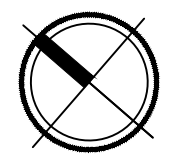
A-1.0

PROJECT NO. **1735**

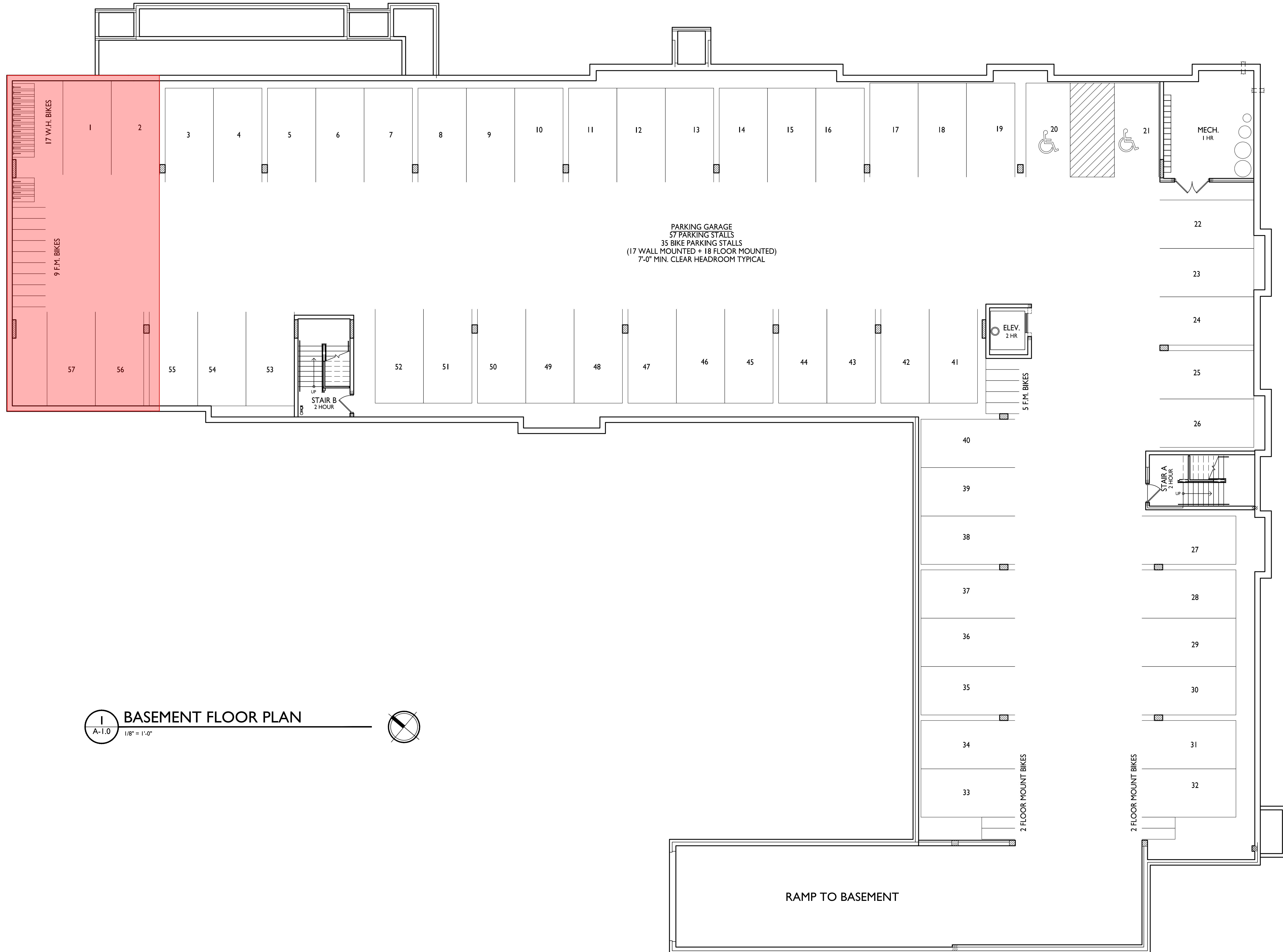
© Knothe & Bruce Architects, LLC



BASEMENT PLAN
A-1.0 1/8" = 1'-0"



Proposed Plan



ISSUED
 Issued for Land Use & UDC - July 18, 2018
 Issued for Revision to Previously Approved Plans - June 16, 2021

PROJECT TITLE
 Mixed-Use
 Development

5535 University Ave.
 Madison, WI
 (Residential)

5541, 5545 & 5549
 University Ave.
 (Commercial)

SHEET TITLE
 Basement Floor
 Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1735
 © Knothe & Bruce Architects, LLC

I **BASEMENT FLOOR PLAN**
 A-1.0 1/8" = 1'-0"



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - July 18, 2018
Issued for Revision to Previously Approved Plans
- June 16, 2021

PROJECT TITLE
**Mixed-Use
Development**

5535 University Ave.
Madison, WI
(Residential)

5541, 5545 & 5549
University Ave.
(Commercial)

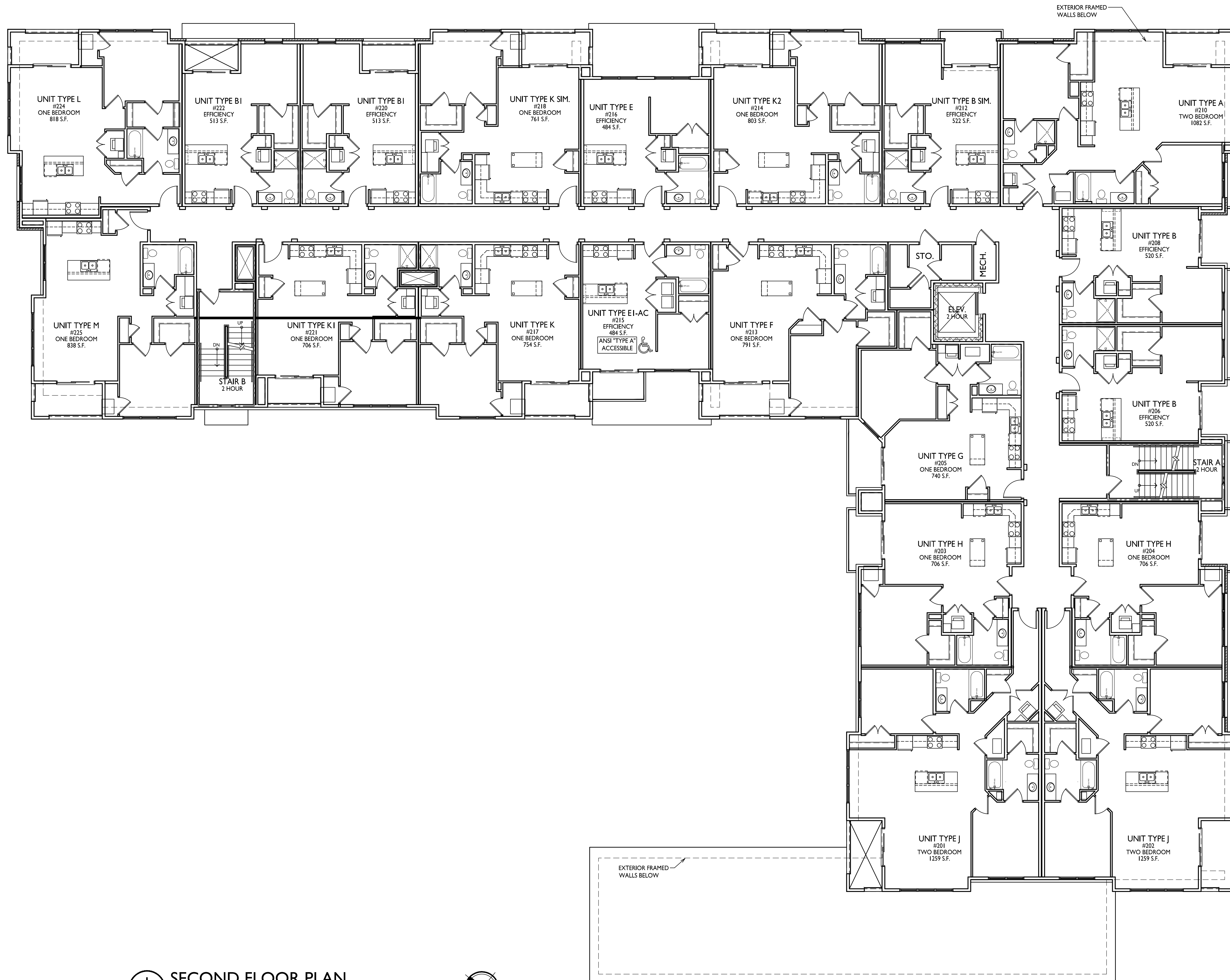
SHEET TITLE
Second Floor Plan

SHEET NUMBER

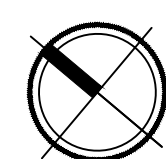
A-1.2

PROJECT NO. 1735

© Knothe & Bruce Architects, LLC



SECOND FLOOR PLAN
1/8" = 1'-0"





knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - July 18, 2018
Issued for Revision to Previously Approved Plans
- June 16, 2021

PROJECT TITLE
**Mixed-Use
Development**

5535 University Ave.
Madison, WI
(Residential)

5541, 5545 & 5549
University Ave.
(Commercial)

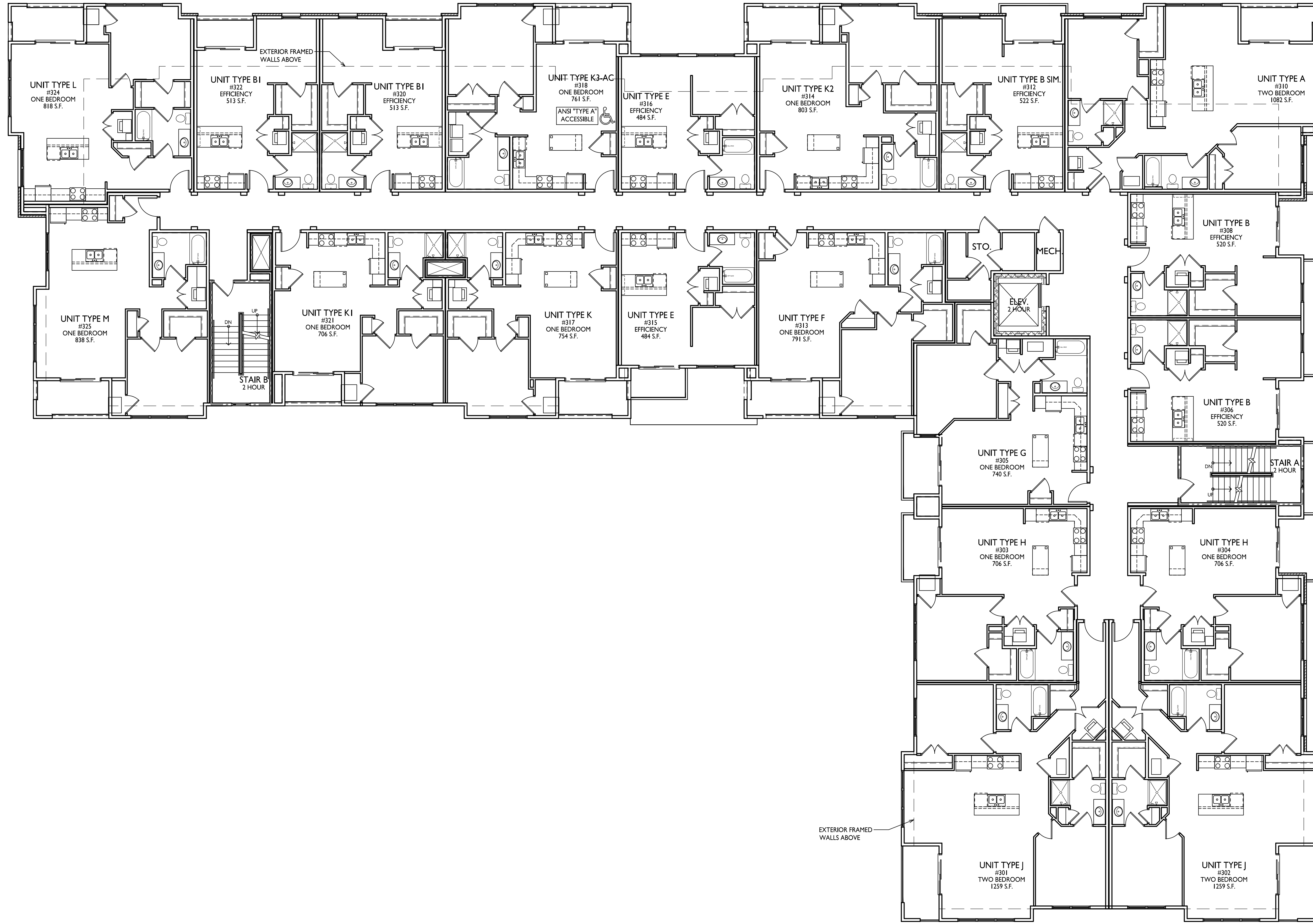
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 1735

© Knothe & Bruce Architects, LLC



1 THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"



knothe + bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - July 18, 2018
Issued for Revision to Previously Approved Plans - June 16, 2021

PROJECT TITLE
**Mixed-Use
Development**

5535 University Ave.
Madison, WI
(Residential)

5541, 5545 & 5549
University Ave.
(Commercial)

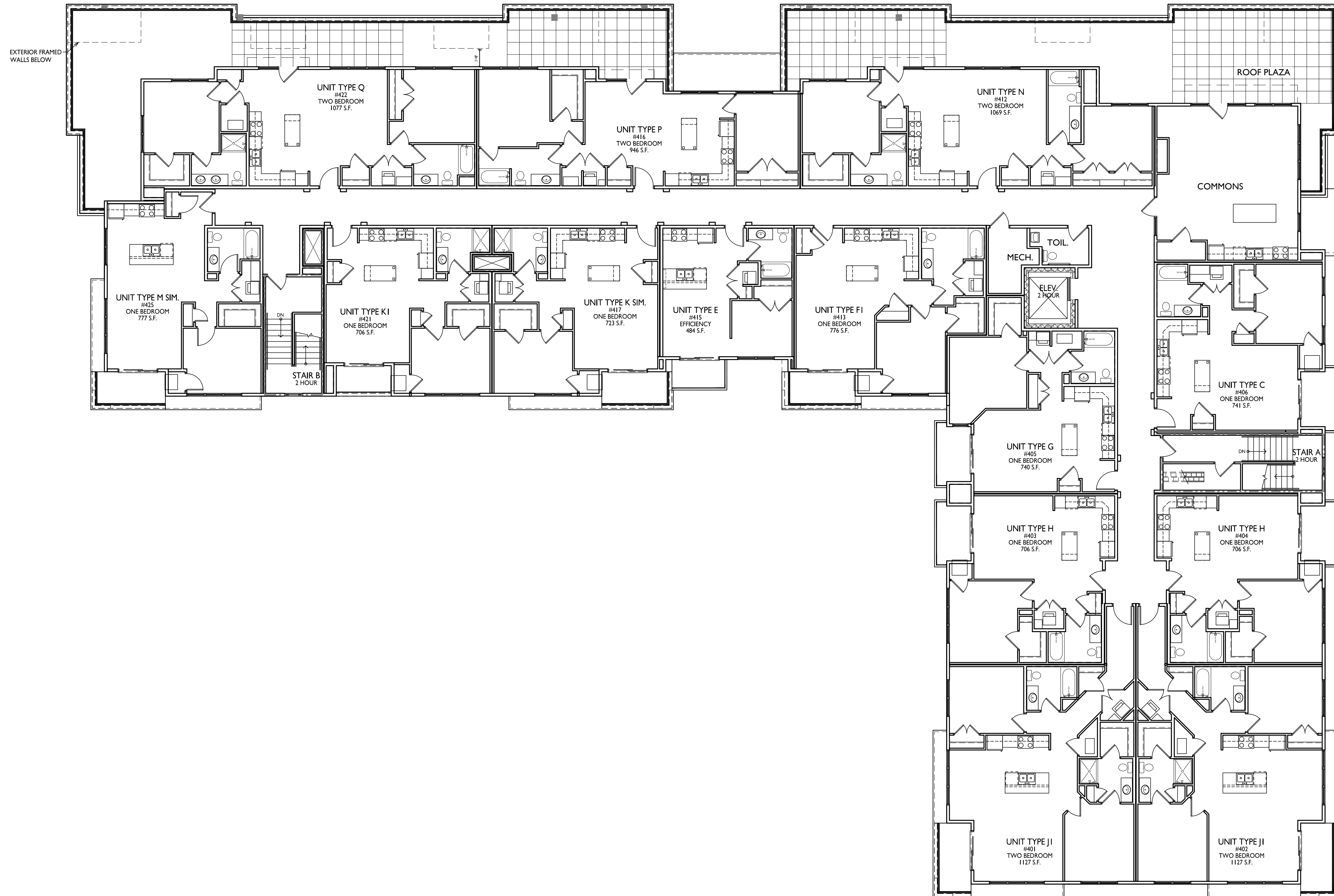
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

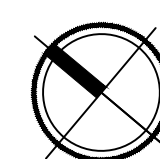
A-1.4

PROJECT NO. 1735

© Knothe & Bruce Architects, LLC



FOURTH FLOOR PLAN
1/8" = 1'-0"



Currently Approved Design



Proposed Design



5535 UNIVERSITY AVE.
MIXED-USE DEVELOPMENT



Currently Approved Design



Proposed Design



5535 UNIVERSITY AVE.
MIXED-USE DEVELOPMENT



Currently Approved Design



Proposed Design



5535 UNIVERSITY AVE.
MIXED-USE DEVELOPMENT





5535 UNIVERSITY AVE.
MIXED-USE DEVELOPMENT





SIGNAGE

SIGNAGE

5535 UNIVERSITY AVE.
MIXED-USE DEVELOPMENT

