

URBAN DESIGN COMMISSION APPLICATION**UDC**

City of Madison
 Planning Division
 Madison Municipal Building, Suite 017
 215 Martin Luther King, Jr. Blvd.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

**FOR OFFICE USE ONLY:**

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project InformationAddress: 22 N. Second St. Madison, WITitle: The Avenue**2. Application Type (check all that apply) and Requested Date**UDC meeting date requested November 17th, 2021

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)
 Signage Exception

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Lorrie K Heinemann
Street address 550 W. Washington Ave.
Telephone (608) 535-4572

Company Madison Development Corporation
City/State/Zip Madison, WI 53703
Email Lorrie@mdcorp.org

Project contact person Kevin Burow
Street address 7601 University Ave. STE 201
Telephone (608) 836-3690

Company Knothe & Bruce Architects
City/State/Zip Middleton, WI 53562
Email kburow@knothebruce.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Urban Design Commission Application (continued)**UDC****5. Required Submittal Materials** **Application Form** **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

 Development Plans (Refer to checklist on Page 4 for plan details) **Filing fee** **Electronic Submittal*** **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Kevin Firchow on 02/22/2021.
2. 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 Lorrie K. Heinemann DocuSigned by: Lorrie Heinemann Relationship to property Owner
 Authorizing signature of property owner Lorrie Heinemann Date 9/14/2021
7E5D1890B0AC438...

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



September 15, 2021

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

Re: Letter of Intent – LUA and UDC Submittal

22 N Second St.
KBA Project # 2111

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	Madison Development Corporation 550 W. Washington Ave. Madison, WI 53703 608-535-4572 Contact: Lorrie K Heinemann lorrie@mdcorp.org	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Burse Surveying and Engineering 2801 International Ln. #101 Madison, WI 53704 Phone: 608-250-9263 Contact: Peter Fortlage pfortlage@bse-inc.net	Landscape Design:	Paul Skidmore Landscape Architect 13 Red Maple Trail Middleton, WI 53717 (608) 826-0032 Contact: Paul Skidmore paulskidmore@tds.net

Introduction:

This proposed development is located in the 1954 E Washington Ave. site, at the corner of N. Second St. and E. Mifflin St. It proposes a new two-to three-story multi-family apartment building which will replace the current temporary structure currently used by Options in Community Living in the TR-UI Zoning District.

Project Description:

The proposed multi-family development includes the demolition of the existing temporary building and surface parking to construct a 24-unit multi-family building with 24 underground parking stalls at the corner of N. Second St. and E. Mifflin St. This proposed development will replace the current temporary structure currently used by Options in Community Living, who have decided to move to a new location. The temporary structure currently on this corner has served its intended purpose and lifetime, and replacing it with an intimate, multi-family development will provide much needed housing while strengthening the neighborhood atmosphere.

The proposed building has been designed to be in context with the neighboring structures while still contributing a unique experience. The building height is consistent with the other buildings on the block, and the step back from the second to third floor reduces the scale of the building on E. Mifflin St. further. The cream city brick façade reflects the history of the block, and walk-up unit entrances mirror the residential street patterns and rhythm surrounding the site. The close proximity to public transit stops connects this much needed housing to the greater Madison community without introducing additional traffic in the local neighborhood.

This proposed development does not interfere with the neighboring Graaskamp Park. By removing the current surface parking to the northeast of the park, it will strengthen and secure the park. Madison Development Corporation, owners and managers of The Avenue Apartments along with the building leased by Options in Community Living, and Graaskamp Park are excited to continue improving this block to the benefit of the local neighborhood and larger Madison community.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting and this input has helped shape this proposed development. A neighborhood meeting was held on July 7 with Alder Syed Abbas; feedback from the neighborhood and the Alder has been taken into consideration.

Demolition Standards

The structure to be removed has served the community well but has surpassed its intended use. It has no historic significance to this area. It is not a landmark structure, nor is it of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for more than 24 residential units on the site added with the expansion. The proposed building’s size, scale and use are consistent with the City’s Comprehensive Plan for this property, which calls for Low-Medium Residential in 1-3 stories.

Site Development Data:

Densities:

Lot Area	111,540 S.F. / 2.56 acres
Dwelling Units	24 DU
<u>Existing Dwelling Units</u>	<u>76 DU</u>
Total Dwelling Units	100 DU
Lot Area / D.U.	1,115 S.F./D.U.
Density	39 units/acre
Open Space	35,596 S.F.
Open Space / Unit	356 S.F./Unit (160 S.F./Unit Required)
Lot Coverage	61,996 S.F. = 56% of total lot (75% Max.)

Building Height: 2 to 3 Stories

Dwelling Unit Mix:

Efficiency	5
One Bedroom	9
Two Bedroom	10
<u>Total Dwelling Units</u>	<u>24</u>

Vehicle Parking:

Surface	0 stalls
<u>Underground</u>	<u>24 stalls</u>
Total	24 stalls

Bicycle Parking:

Surface - Guests	2 stalls
Underground Garage Stalls F.M.	18 stalls
<u>Underground Garage Stalls W.M.</u>	<u>6 stalls</u>
Total	26 stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Spring 2022 with a final completion of Spring 2023.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP
Managing Member

Erin Socha

From: Erin Socha
Sent: Monday, July 19, 2021 1:35 PM
To: 'Abbas, Syed'
Cc: 'PLUDCAplications'; Cleveland, Julie; Kevin Burow
Subject: RE: Notice of Land Use Application 22 N Second St

Good Afternoon Alder Abbas,

In addition to the Land Use Application for The Avenue redevelopment, we will also be submitting to UDC. We have submitted for a UDC informational presentation on July 28th, and will be sure to engage you and the city as the project progresses. If you have any questions concerning the UDC or Land Use submittals for this development please let me know.

Thanks,
Erin

Erin Socha | Architectural Technician | Knothe & Bruce Architects, LLC | Ph: 608.836.3690 Ext. 115
7601 University Avenue; Suite 201, Middleton, WI 53562 | esocho@knothebruce.com | www.knothebruce.com

From: Erin Socha
Sent: Wednesday, July 7, 2021 12:46 PM
To: 'Abbas, Syed' <district12@cityofmadison.com>
Cc: 'doghausuniversity@gmail.com' <doghausuniversity@gmail.com>; 'jim@madisoncorknbottle.com' <jim@madisoncorknbottle.com>; 'eenachairs@gmail.com' <eenachairs@gmail.com>; 'Planning' <planning@cityofmadison.com>; 'Zoning' <zoning@cityofmadison.com>; PLUDCAplications <UDCAplications@cityofmadison.com>
Subject: Notice of Land Use Application 22 N Second St

Good Afternoon Alder Abbas,

I wanted to formally inform you of our intent to submit a Land Use Application for The Avenue redevelopment of the north corner of N Second St. and E Mifflin St. off of E Washington Ave. It will include the demolition of a commercial building, and the construction of a proposed two to three-story multi-family development with 24 units and underground parking. If you have any questions concerning this development please let me know.

Best,
Erin

Erin Socha | Architectural Technician | Knothe & Bruce Architects, LLC | Ph: 608.836.3690 Ext. 115
7601 University Avenue; Suite 201, Middleton, WI 53562 | esocho@knothebruce.com | www.knothebruce.com



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 22 N Second St

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? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> 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: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? 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? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

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

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



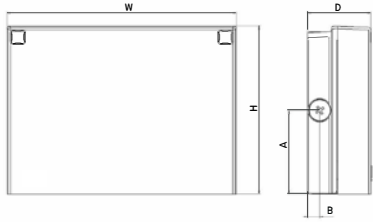
WPX LED Wall Packs



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹ 30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	2,900 Lumens, 24W 40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD White
WPX2 LED	6,000 Lumens, 47W 50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD Black
WPX3 LED	9,200 Lumens, 69W		PE Photocell ³	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).

All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/OPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

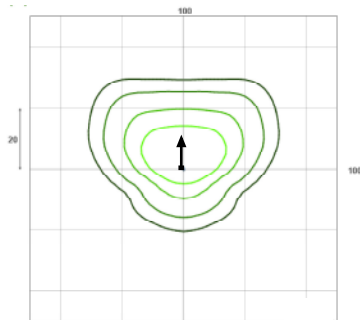
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

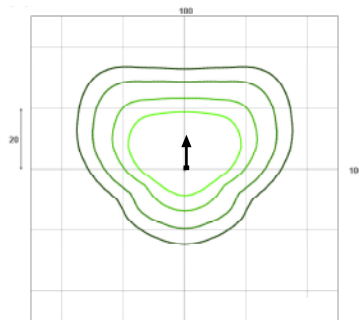
LEGEND

	0.1 fc
	0.2 fc
	0.5 fc
	1.0 fc

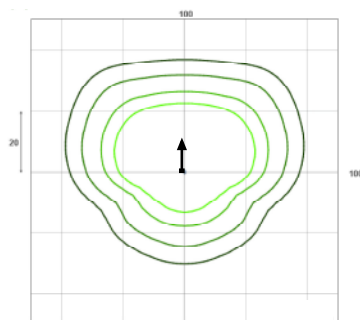
WPX1 LED P1



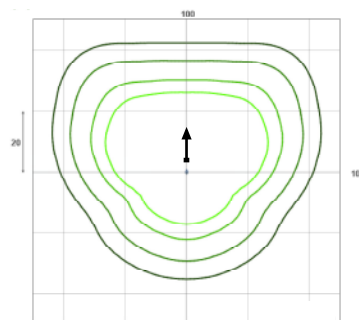
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

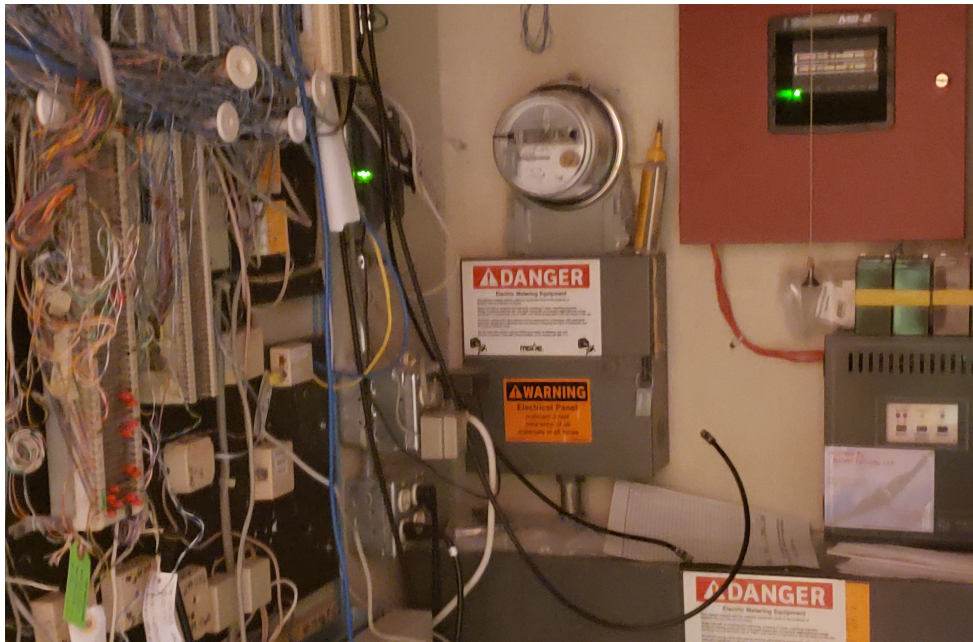


The Avenue
Aerial Locator Map
22 N. Second St.
June 30, 2021



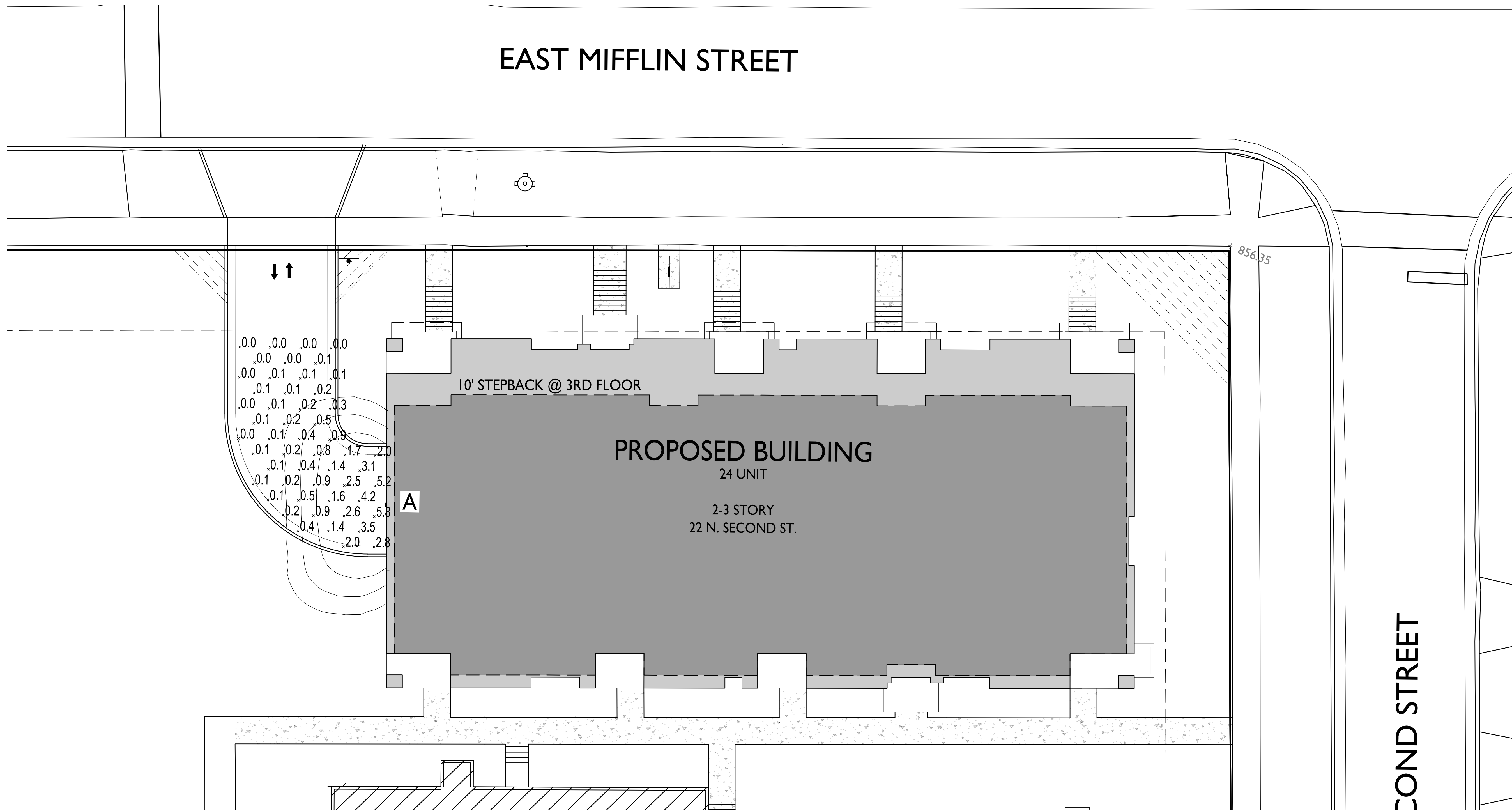


22 N. Second St.
Building Exteriors
Site Demolition Images



22 N. Second St.
Building Interiors
Site Demolition Images

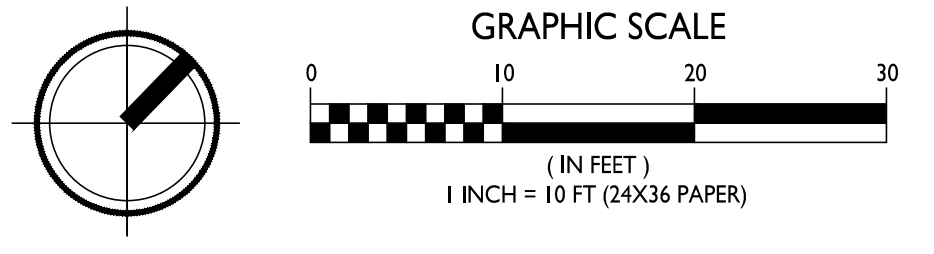
EAST MIFFLIN STREET



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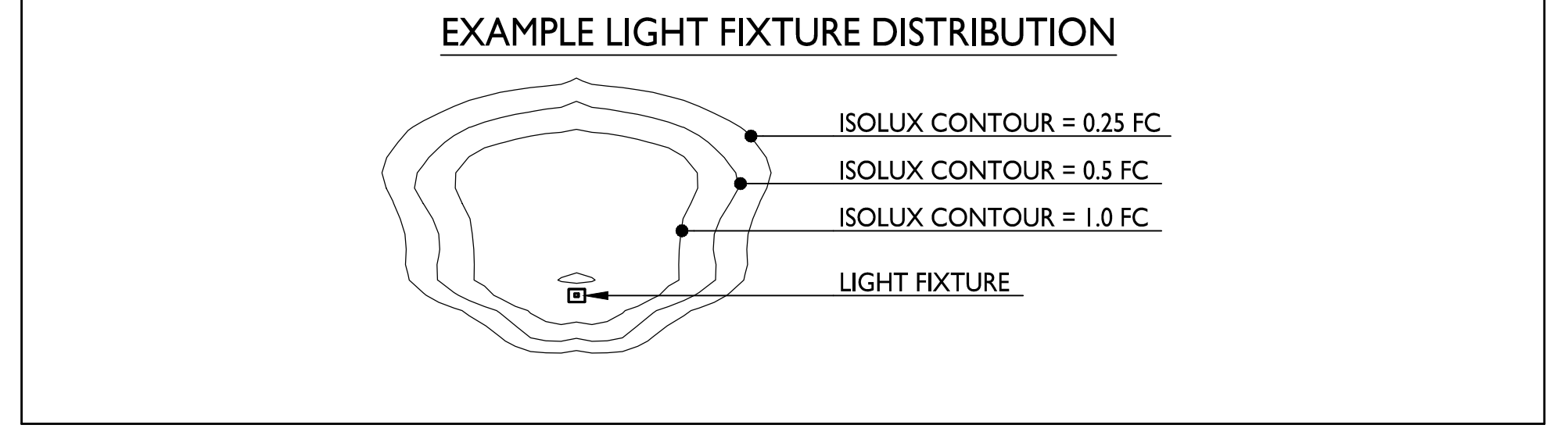
PROJECT TITLE
**The Avenue
 Expansion
 Madison
 Development
 Corp.**

I
 C-1.2
SITE LIGHTING PLAN
 1" = 10'-0"



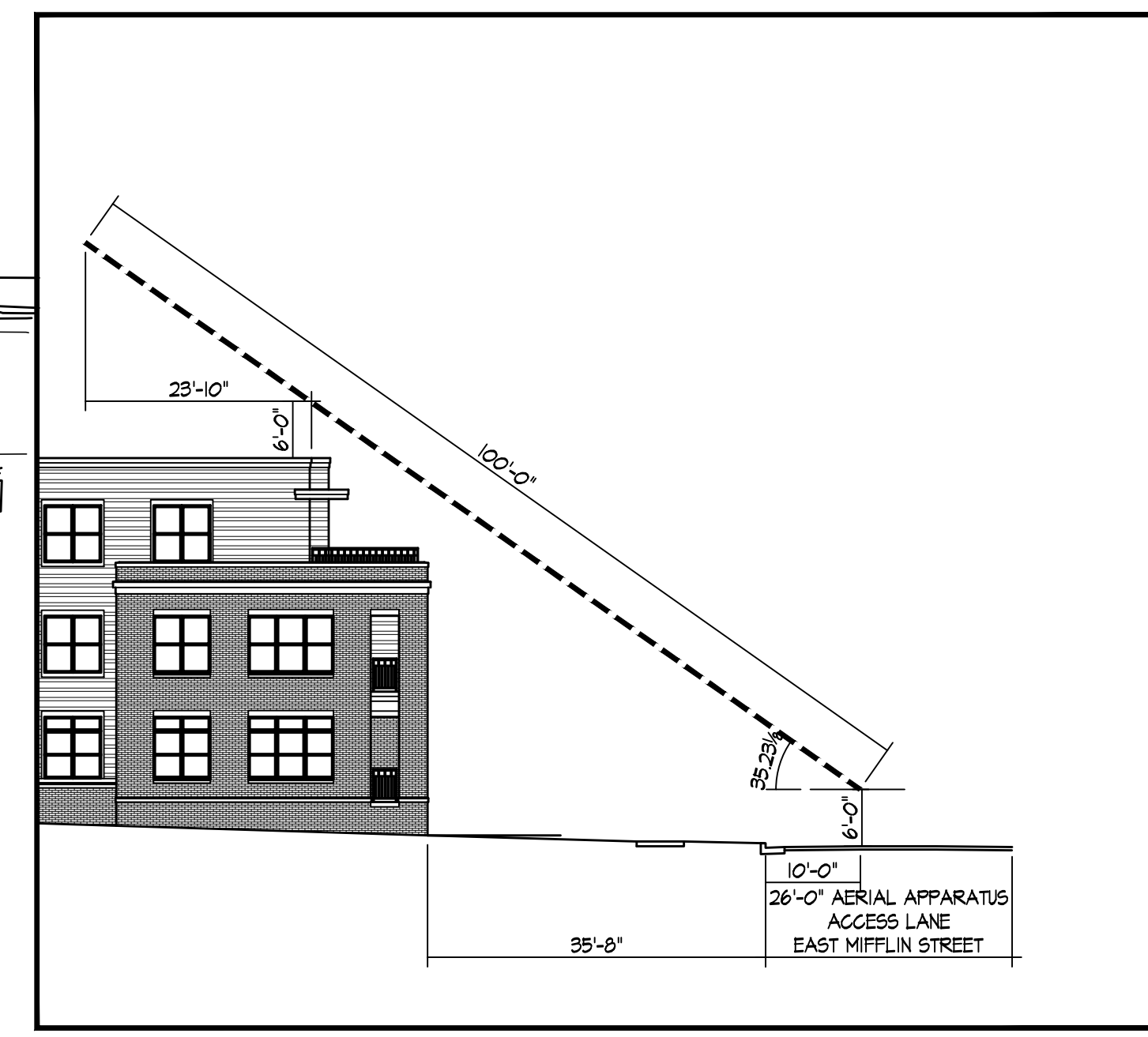
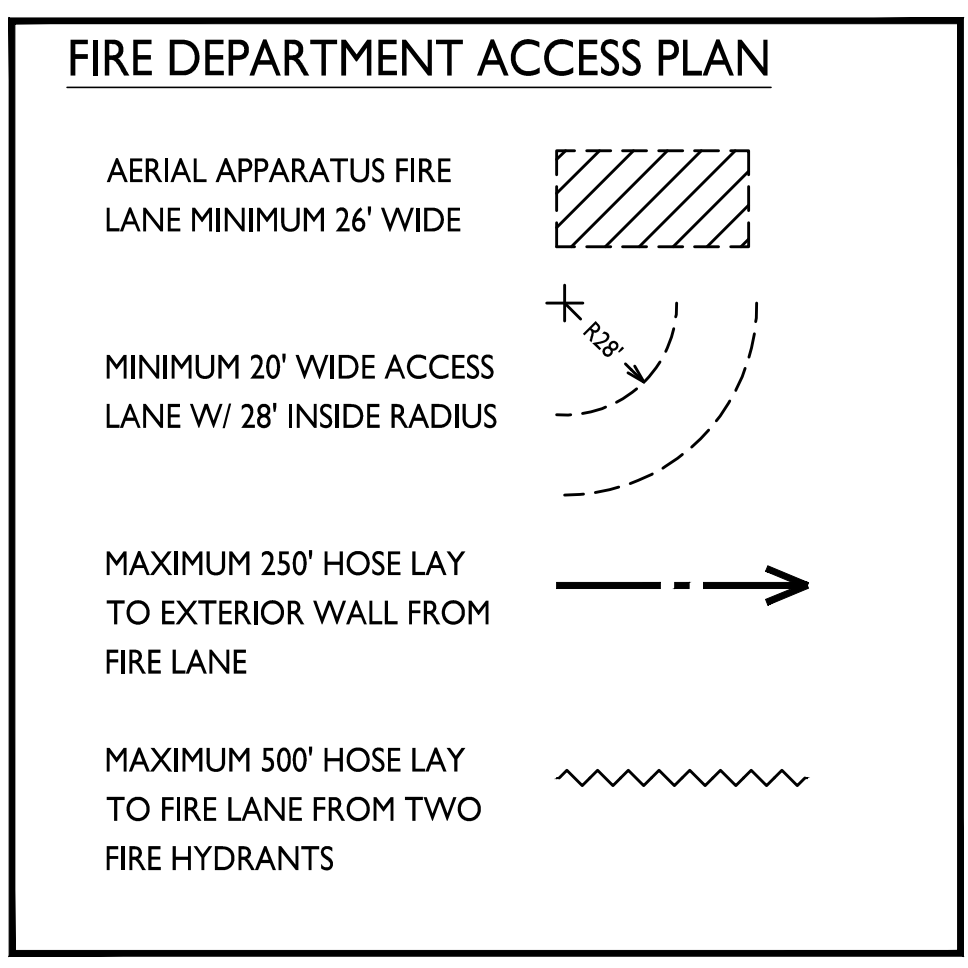
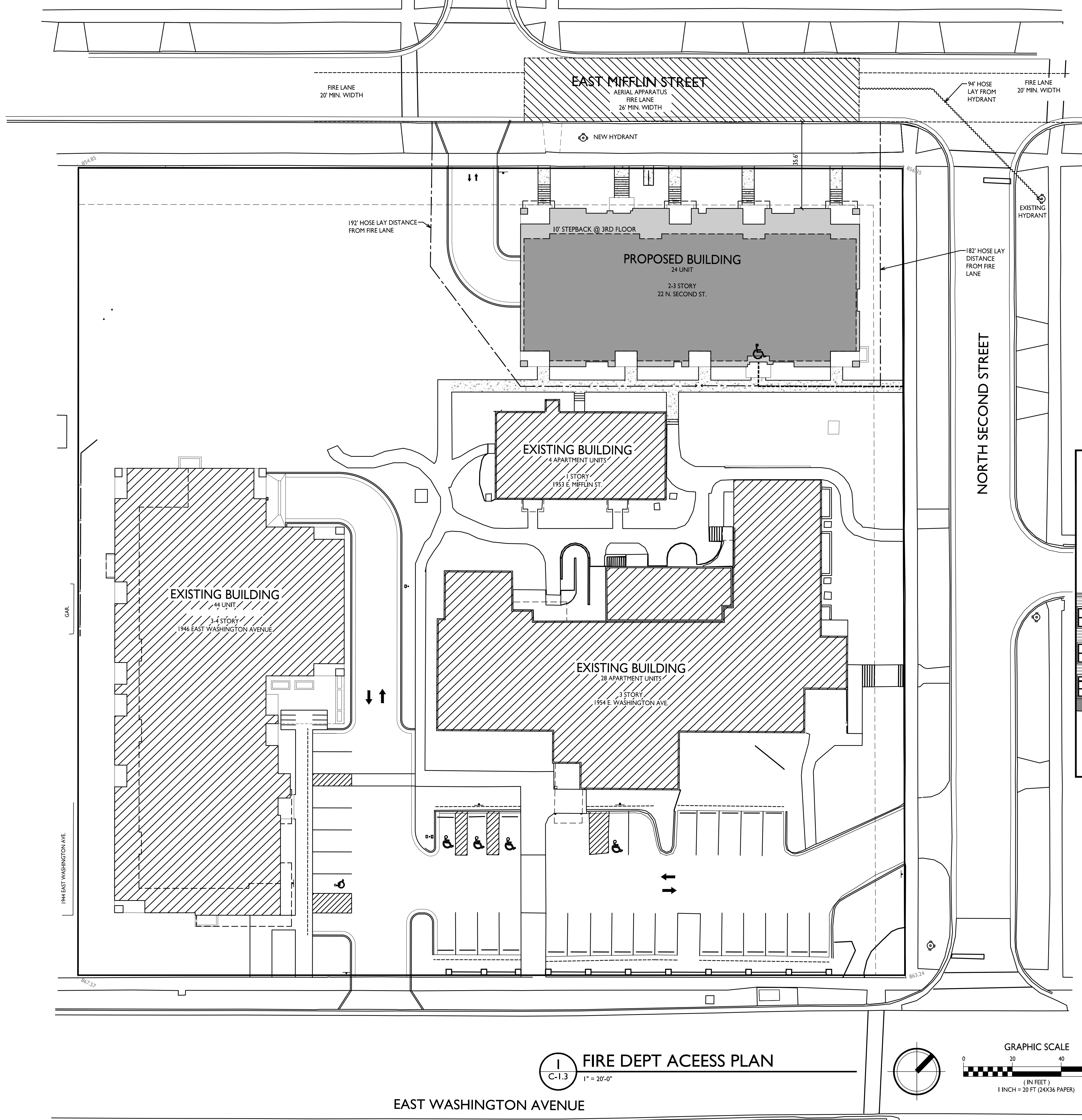
STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Expansion Garage Entry Lighting	I	0.9 fc	5.8 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	I	LITHONIA LIGHTING	WPX I LED PI 30K MVOLT	WPX I LED WALLPACK 1500LM 3000K COLOR TEMPERATURE 120-277 VOLTS	WPXI_LED_PI_30K_MVOLT.ies	8'-0" ABOVE GRADE ON SIDE OF BUILDING



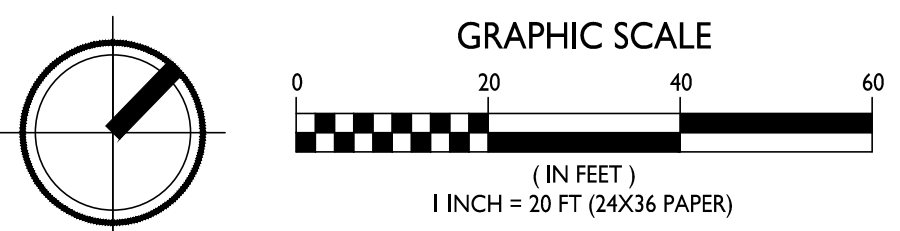
Site Address:
 22 N. Second Street
 SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2
 PROJECT NO. **2111**
 © Knothe & Bruce Architects, LLC



2 AERIAL ACCESS FROM STREET
C-1.3 N.T.S.

1 FIRE DEPT ACCESS PLAN
C-1.3 1" = 20'-0"



EAST WASHINGTON AVENUE

ISSUED
 Land Use & UDC Submittal - September 15, 2021

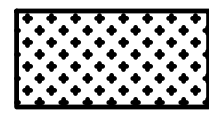
PROJECT TITLE
**The Avenue
 Expansion
 Madison
 Development
 Corp.**

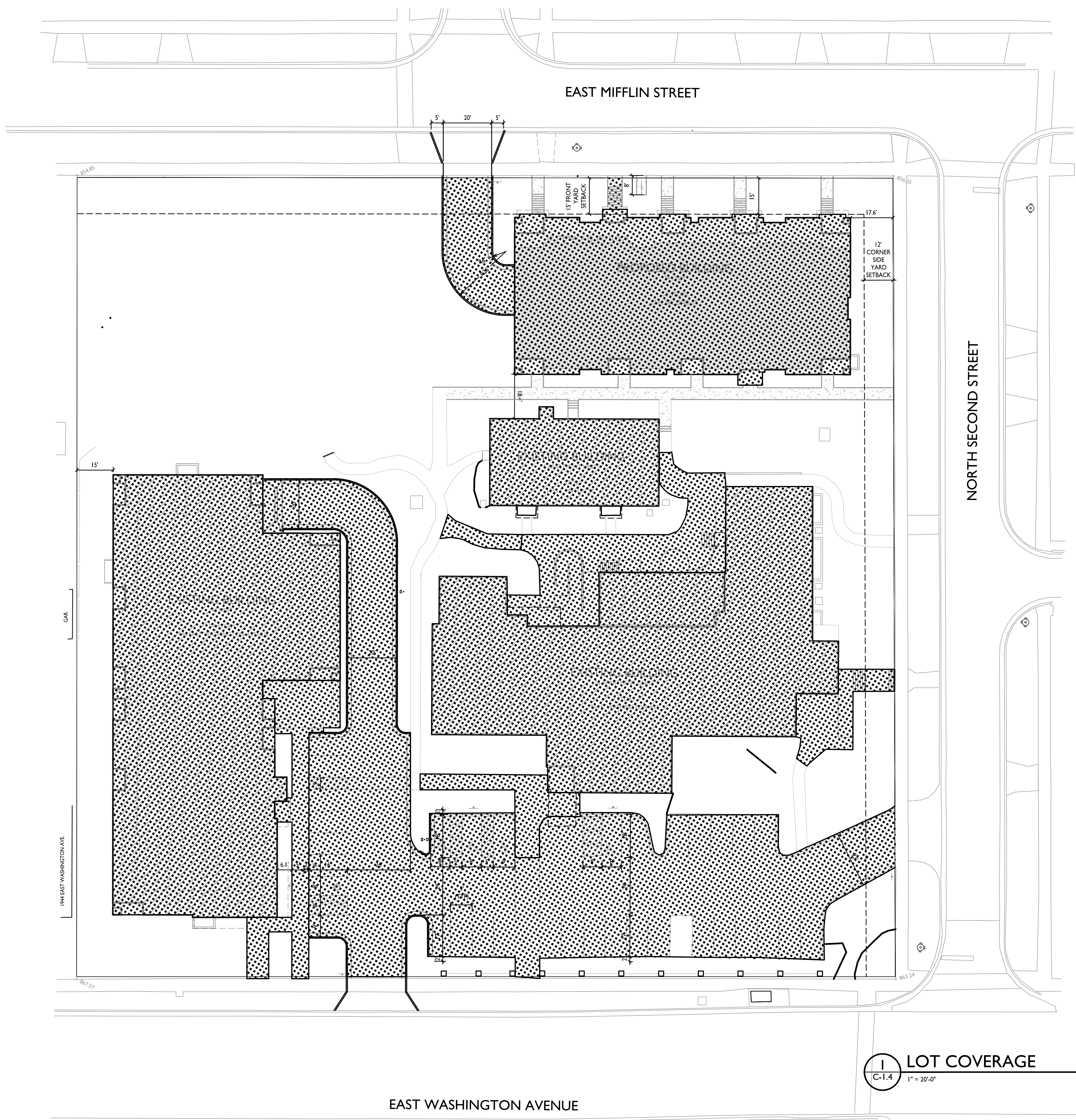
Site Address:
22 N. Second Street
 SHEET TITLE
Lot Coverage

SHEET NUMBER

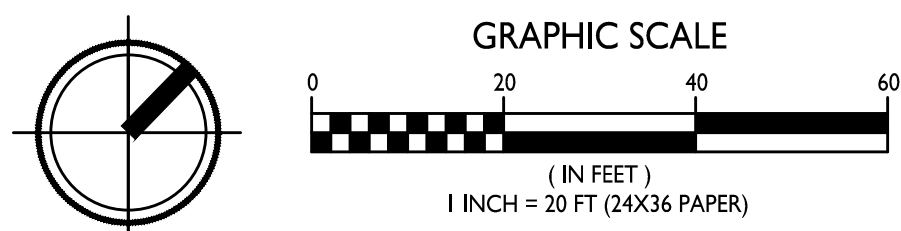
C-1.4

PROJECT NO. **2111**
 © Knothe & Bruce Architects, LLC

LOT COVERAGE
 ZONING: TR-U1
 MAXIMUM LOT COVERAGE ALLOWED 75% 
 TOTAL LOT AREA 111,540 S.F.
 BUILDING / PAVING / WALKS >5' WIDE 61,996 S.F. / 56%



LOT COVERAGE
 C-1.4 1" = 20'-0"



EAST WASHINGTON AVENUE

GENERAL NOTES:

- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGERS' HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- 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 THE CITY.
- 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 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 <http://www.cityofmadison.com/business/pw/documents/standspcs2018part1.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.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNIDENTIFIED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
- PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

SITE PLAN NOTES:

- PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- 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.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
- CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
- NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

CITY FORESTRY NOTES:

- 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: <https://www.cityofmadison.com/business/pw/standspcs.htm>
- 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.
- 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.
- 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.
- AT LEAST ONE WEEK PRIOR TO SIDEWALK INSTALLATION, CONTRACTOR SHALL CONTACT FORESTRY AT (608) 266-4816 TO SCHEDULE LIMITS OF EXCAVATION NEAR STREET TREES FOR SIDEWALK INSTALLATION.

EROSION CONTROL NOTES/SPECIFICATIONS:

- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE AND CITY OF MADISON REPORTING REQUIREMENTS.
- CONSTRUCTION ENTRANCES - PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: http://dnr.wisconsin.gov/topic/stormwater/standardsconst_standards.html. THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
- TEMPORARY STABILIZATION USING ANIONIC POLYMER. AFTER NOVEMBER 1, 2020, ANIONIC POLYACRYLAMIDE WILL BE APPLIED TO ALL DISTURBED AREAS WHERE THE MUNICIPALITY'S ENGINEER OR WDNR REPRESENTATIVES DEEM STABILIZATION AND/OR EROSION TO BE PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE WILL BE ACCORDING TO WDNR CONSERVATION PRACTICE STANDARD 1050. EROSION CONTROL LAND APPLICATION OF ANIONIC POLYACRYLAMIDE. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: http://dnr.wisconsin.gov/topic/stormwater/standardsconst_standards.html.
- SOIL STOCKPILES - A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
- DEWATERING - WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: http://dnr.wisconsin.gov/topic/stormwater/standardsconst_standards.html. THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX GPM)	TYPE 1 BAG SIZE (SQ-FT)
50	25
100	50
150	75
- STORM SEWER INLETS - PROVIDE WOOD TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: <http://www.dot.wisconsin.gov/business/engserv/pal.htm>. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE.
- BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
- NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
- EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: <http://dnr.wisconsin.gov/runoff/stormwater/techstds.htm> AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
- ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
- ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
- ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT http://dnr.wisconsin.gov/topic/stormwater/standardsconst_standards.html. SEEDING AND SOODING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.

EMERGENCY CONTACT

TBD

SCHEDULE:

MARCH 1, 2022	SILT FENCE AND CONSTRUCTION ENTRANCE INSTALLED AND BEGIN DISTURBANCE OF SITE.
APRIL 1, 2022	PLACE PRIVATE ROADWAY BASE AND BEGIN BUILDING CONSTRUCTION.
JULY 15, 2022	PLACE ROADWAY PAVEMENT AND TOPSOIL SITE. PLACE SEED AND MULCH.
SEPTEMBER 15, 2022	AFTER SITE IS STABILIZED, INSTALL ENGINEERED SOIL, AND BIO RETENTION PLANTINGS.
MARCH 1, 2023	PROJECT COMPLETE

LEGEND

	ACCESSIBLE ROUTE
	EXISTING EASEMENT
	PROPERTY BOUNDARY
	PARKING STALL COUNT
	LANDSCAPED AREA
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	SPOT GRADE
	FINISH GRADE
	EXISTING GRADE
	SIDEWALK
	EDGE OF PAVEMENT
	FLOW LINE
	LOW POINT
	HIGH POINT
	TOP OF CURB
	TOP OF WALL
	BOTTOM OF WALL
	BACK OF WALK
	FRONT OF WALK
	EXPOSURE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LATERAL
	UTILITY LINE DEMOLITION
	TREE REMOVAL
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE/DITCH
	ACCESSIBLE PARKING SIGN
	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30' AND 10')
	RIPRAP
	CONSTRUCTION ENTRANCE
	SAW CUT / REMOVAL LIMITS
	DISTURBANCE LIMITS
	SILT FENCE
	CHECK DAM
	DIVERSION BERM
	INLET PROTECTION
	USLE FLOW PATH

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APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DPH	DRN	CHKD BY	PDF	MLB

THE AVENUE
E MIFFLIN ST
MADISON, WI 53704
MADISON DEVELOPMENT CORPORATION
560 W WASHINGTON AVE
MADISON, WI 53703

PROJECT #: BSE2055-21
PLOT DATE: 9/15/2021

REVISION DATES:

ISSUE DATES:
9/15/2021

CIVIL DETAILS

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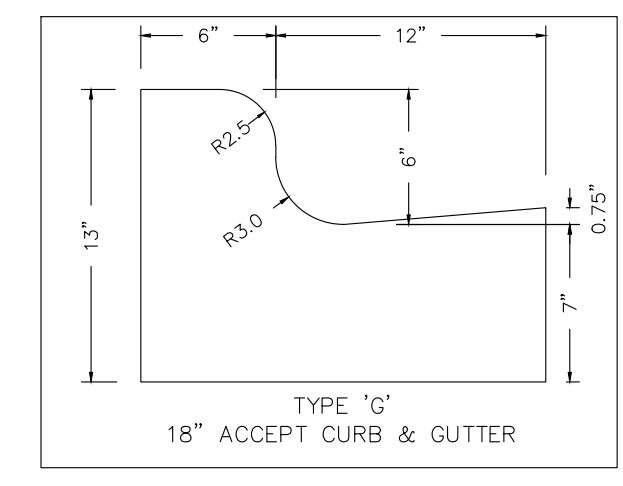
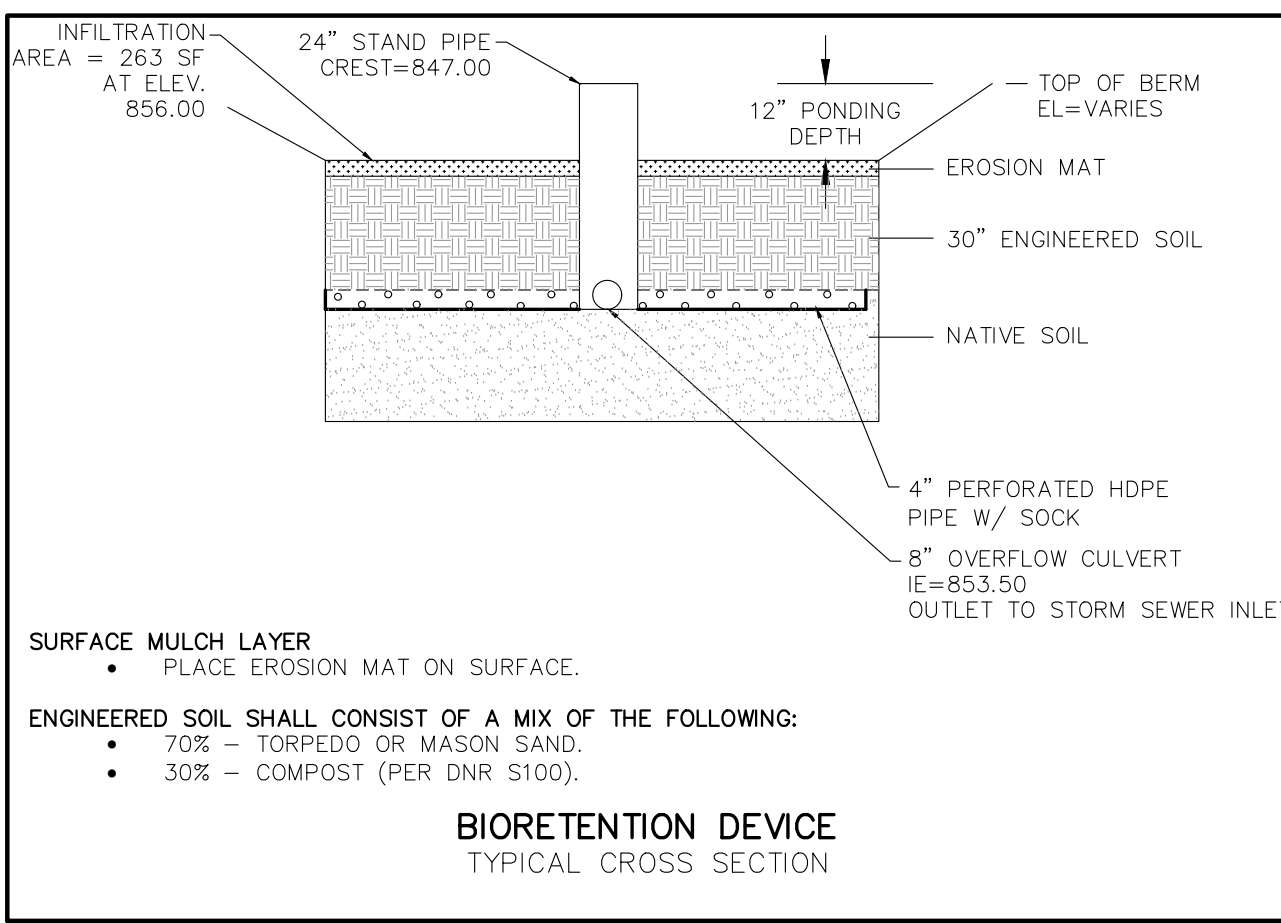
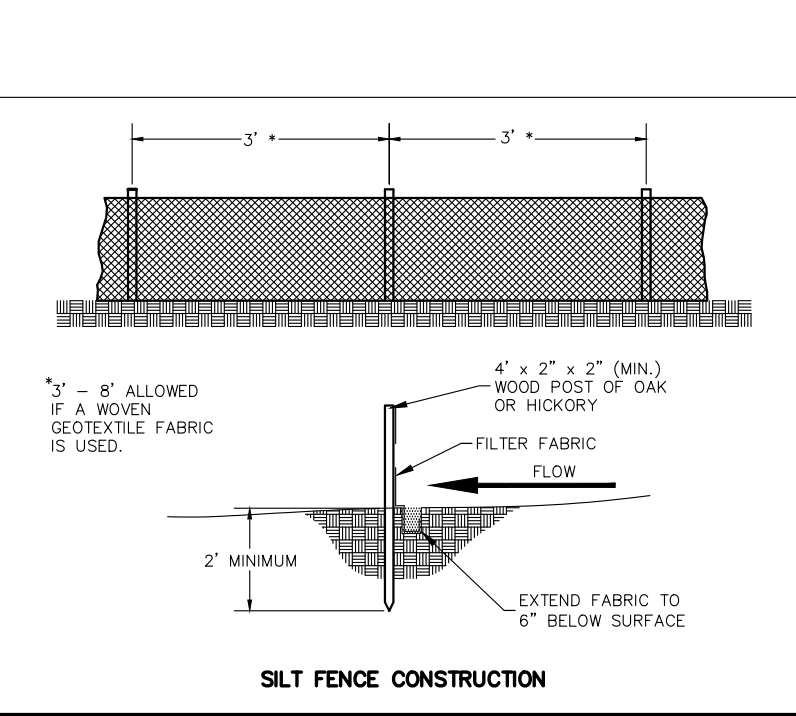
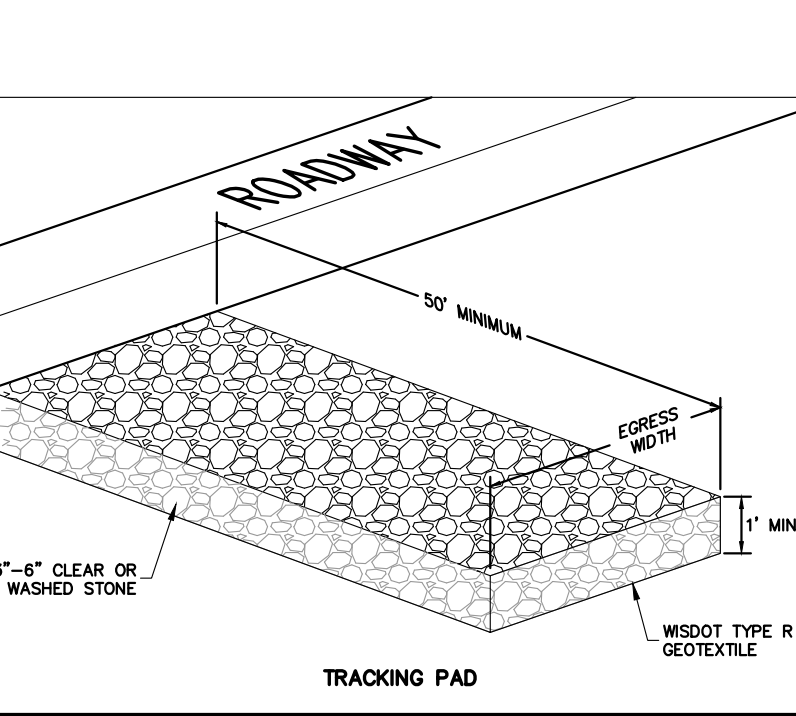
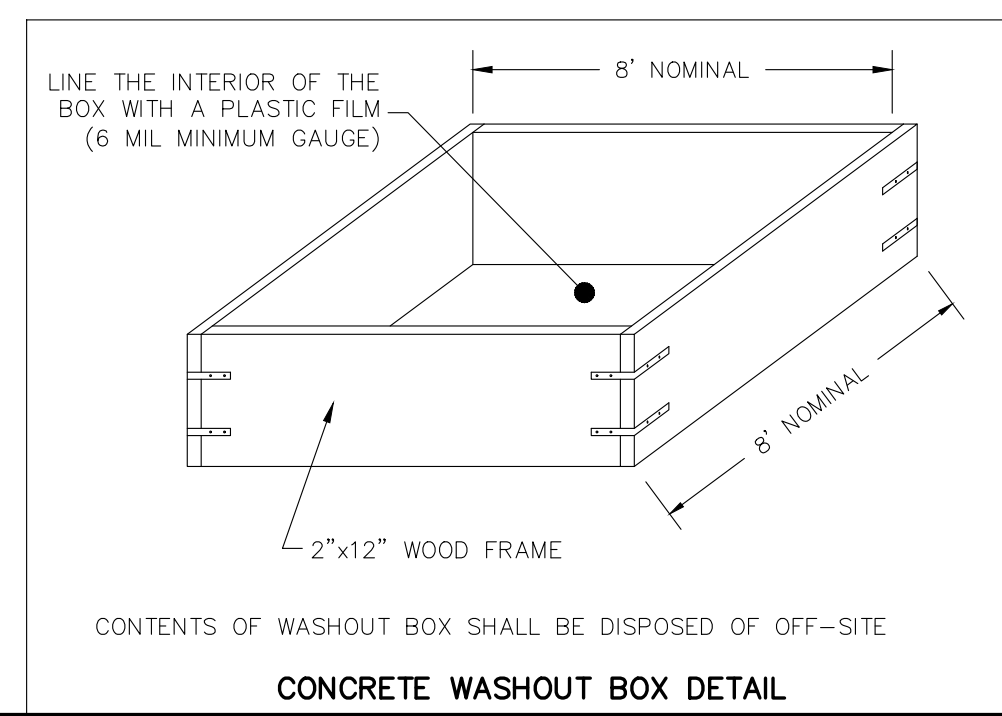
DRAWING NUMBER

C-001

CIVIL SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-101	EXISTING CONDITION NOTES
C-200	DEMOLITION PLAN
C-300	SITE PLAN
C-400	GRADING & EROSION CONTROL PLAN
C-500	UTILITY PLAN

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 Madison, WI 53704
 Phone: 608-250-9263
 Fax: 608-250-9268
 e-mail: Mburse@BSE-INC.net
 www.bursesurveying.com



APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	DPH	DRAWN BY	DPH	CHECKED BY	PDF	APPROVED	MLB
-----------	--------------	-----	-------------	-----	----------	-----	------------	-----	----------	-----

THE AVENUE
 E MIFFLIN ST
 MADISON, WI 53704
MADISON DEVELOPMENT CORPORATION
 560 W WASHINGTON AVE
 MADISON, WI 53703

PROJECT #: BSE2055-21
 PLOT DATE: 9/15/2021

REVISION DATES:

ISSUE DATES:
 9/15/2021

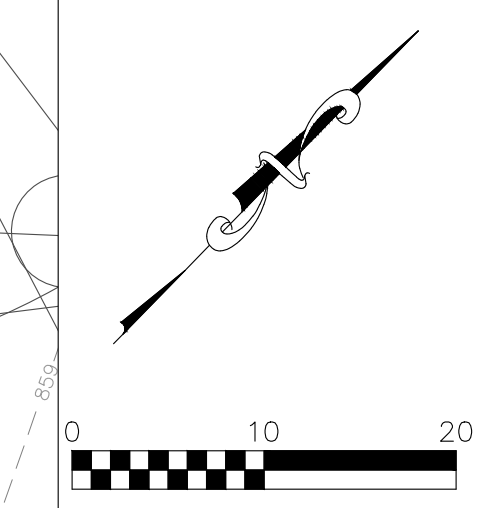
DEMOLITION PLAN

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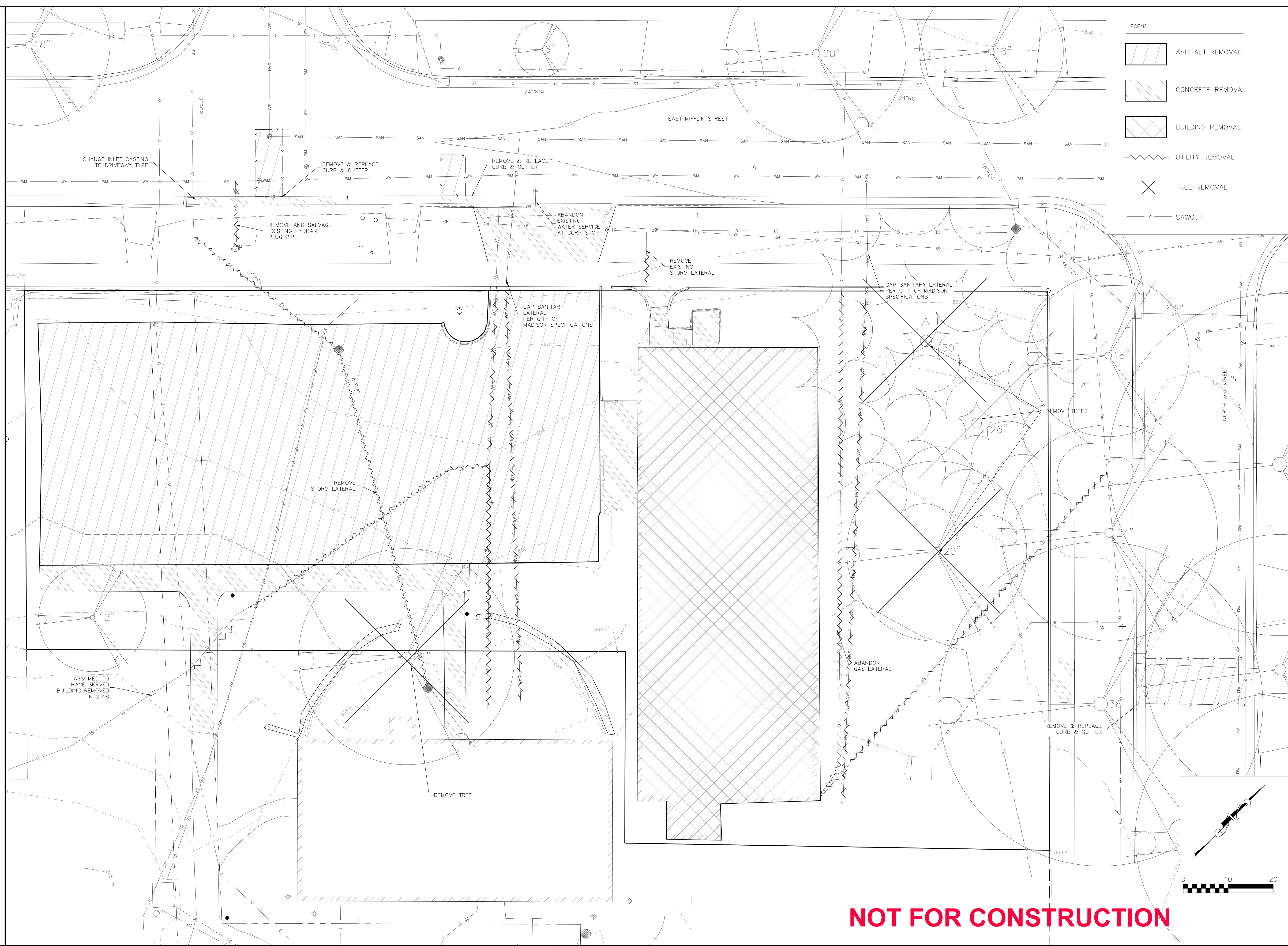
DRAWING NUMBER
C-200

LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- UTILITY REMOVAL
- TREE REMOVAL
- SAWCUT



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 Fax: 608-250-9266
 e-mail: Mburse@BSE-INC.net
 www.bursesurveyeng.com

APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	MLB
	DRAWN BY	DPH	CHECKED BY	PDF
			APPROVED	MLB

THE AVENUE
 E MIFFLIN ST
 MADISON, WI 53704
MADISON DEVELOPMENT CORPORATION
 560 W WASHINGTON AVE
 MADISON, WI 53703

PROJECT #: BSE2055-21
 PLOT DATE: 9/15/2021

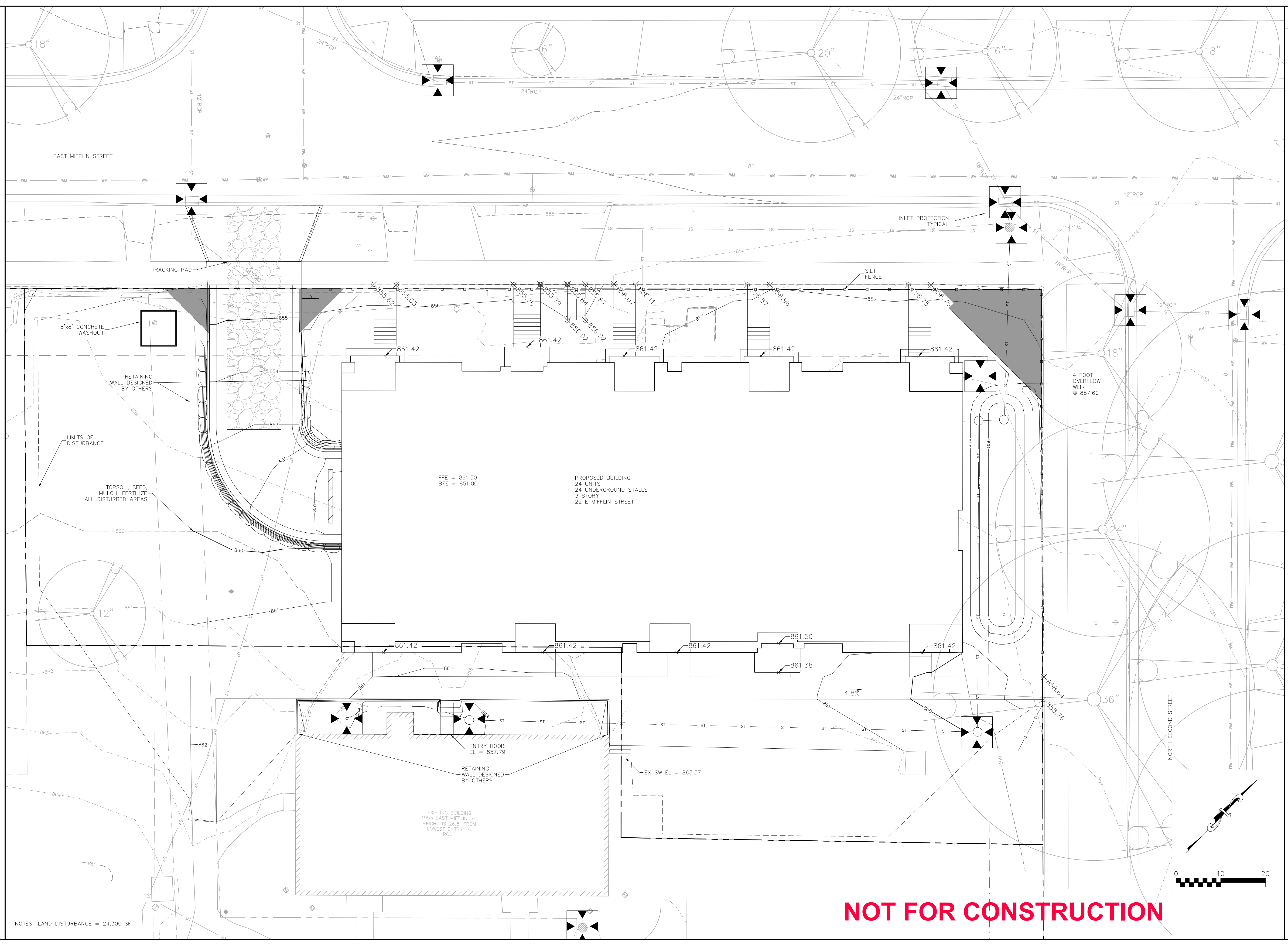
REVISION DATES:

ISSUE DATES:
 9/15/2021

GRADING & EROSION CONTROL PLAN

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DRAWING NUMBER
C-400



NOTES: LAND DISTURBANCE = 24,300 SF

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APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	DPH	DRAWN BY	DPH	CHECKED BY	PDF	APPROVED	MLB
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THE AVENUE
E MIFFLIN ST
MADISON, WI 53704
MADISON DEVELOPMENT CORPORATION
560 W WASHINGTON AVE
MADISON, WI 53703

PROJECT #: BSE2055-21
PLOT DATE: 9/15/2021

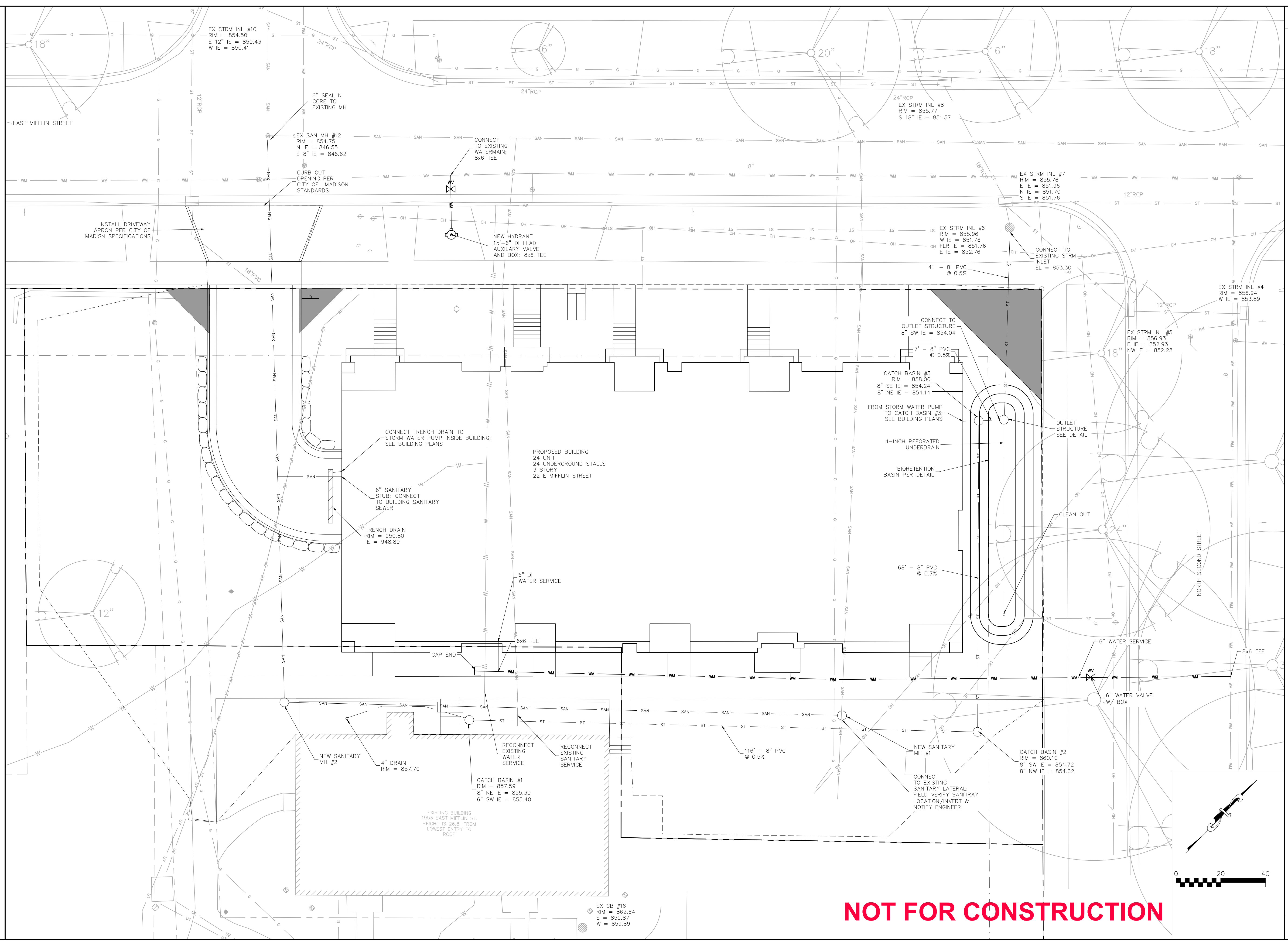
REVISION DATES:

ISSUE DATES:
9/15/2021

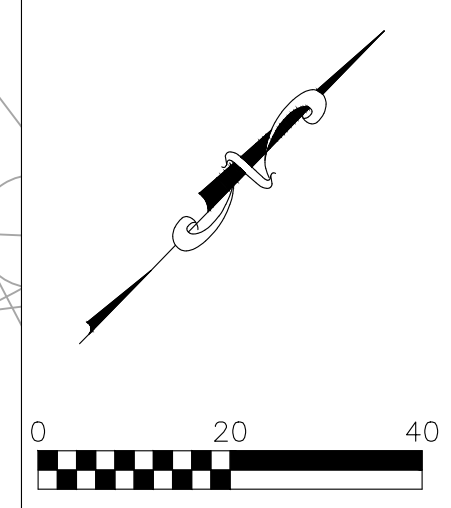
UTILITY PLAN

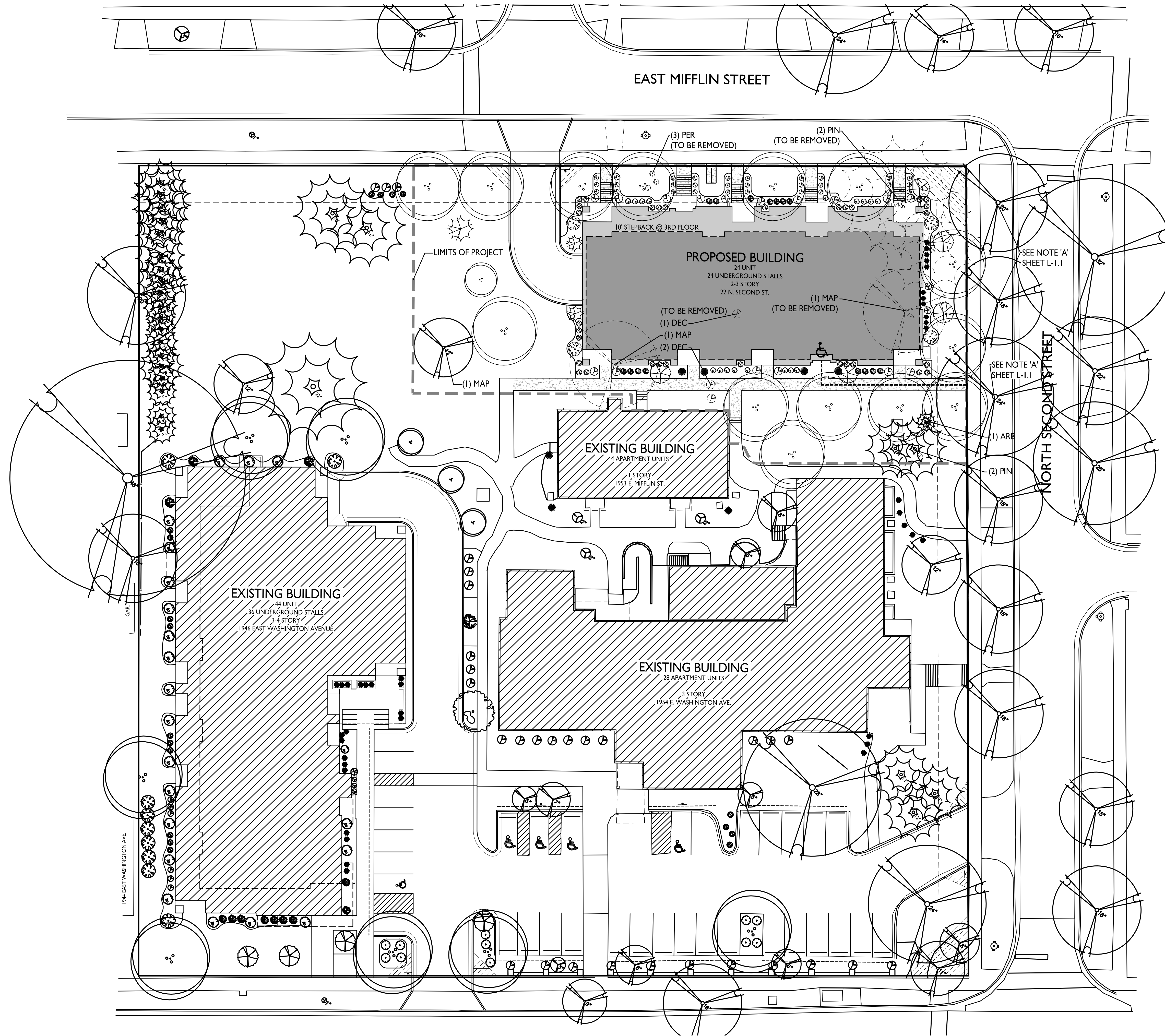
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DRAWING NUMBER
C-500



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PROJECT TITLE
**The Avenue
 Expansion
 Madison
 Development
 Corp.**

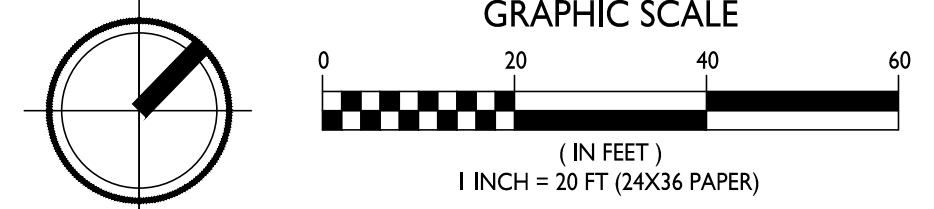
Site Address:
22 N. Second Street
 SHEET TITLE
**Existing Landscape
 Plan**

SHEET NUMBER

L-1.2

PROJECT NO. **2111**
 © Knothe & Bruce Architects, LLC

1 EXISTING LANDSCAPE PLAN
 L-1.2 1" = 20'-0"





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ARCHITECTS

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

KEY PLAN

ISSUED
Land Use & UDC Submittal - September 15, 2021

PROJECT TITLE
**Madison
Development
Corp Avenue
Expansion**

22 North Second Street
Madison
Wisconsin 53704

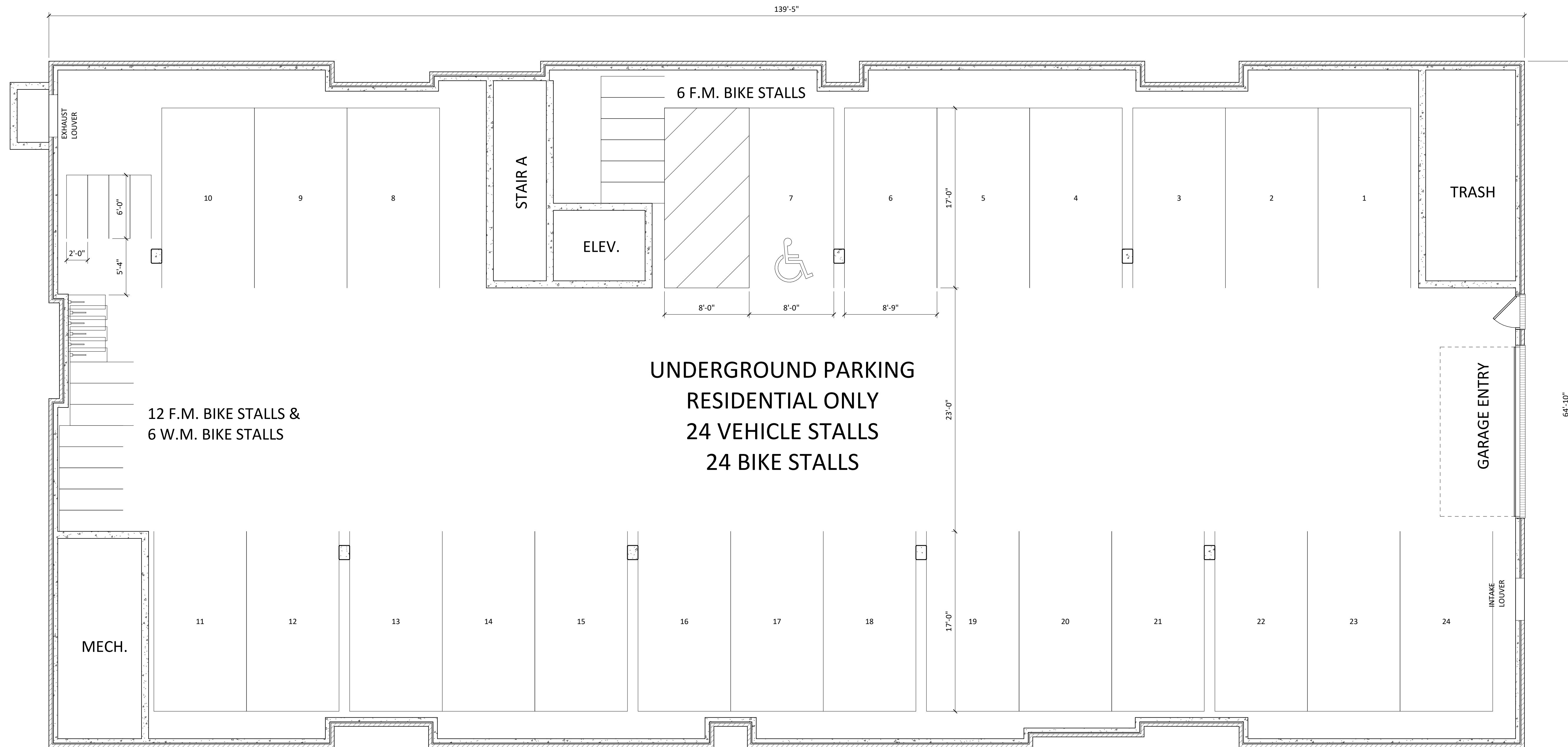
SHEET TITLE
**BASEMENT
FLOOR PLAN**

SHEET NUMBER

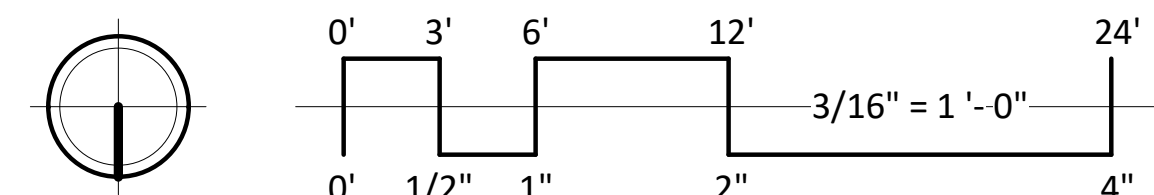
A-1.0

PROJECT NUMBER 2111

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1 00 - BASEMENT
A-1.0 3/16" = 1'-0"





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KEY PLAN



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PROJECT TITLE
**Madison
Development
Corp Avenue
Expansion**

22 North Second Street
Madison
Wisconsin 53704

SHEET TITLE
**FIRST FLOOR
PLAN**

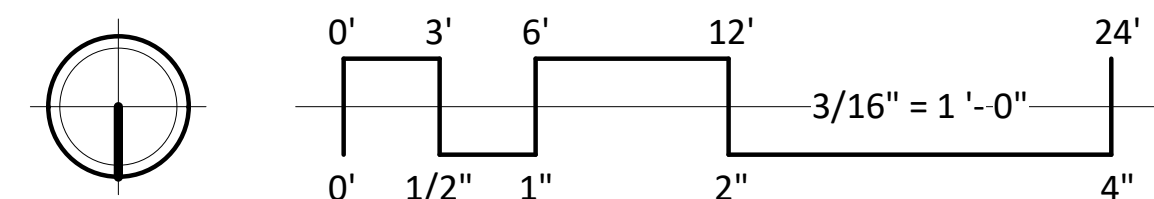
SHEET NUMBER

A-1.1

PROJECT NUMBER **2111**

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1 01 - FIRST FLOOR
A-1.1 3/16" = 1'-0"





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KEY PLAN

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PROJECT TITLE
**Madison
Development
Corp Avenue
Expansion**

22 North Second Street
Madison
Wisconsin 53704

SHEET TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER

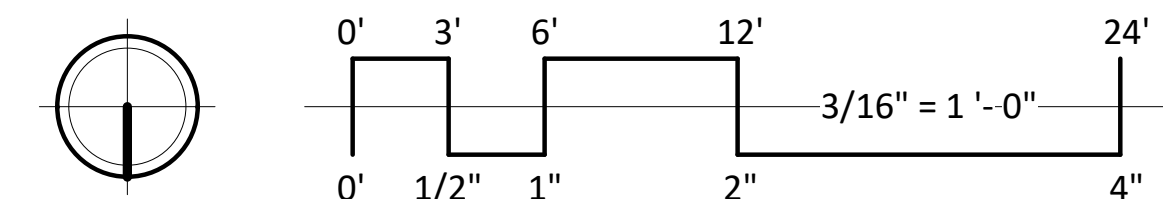
A-1.2

PROJECT NUMBER **2111**

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1 02 - SECOND FLOOR
A-1.2 3/16" = 1'-0"





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PROJECT TITLE
**Madison
Development
Corp Avenue
Expansion**

22 North Second Street
Madison
Wisconsin 53704

SHEET TITLE
**THIRD FLOOR
PLAN**

SHEET NUMBER

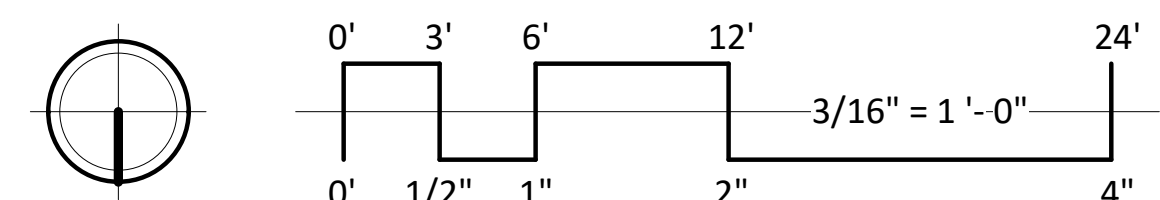
A-1.3

PROJECT NUMBER **2111**

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1 03 - THIRD FLOOR
A-1.3 3/16" = 1'-0"





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KEY PLAN

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PROJECT TITLE
**Madison
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Expansion**

22 North Second Street
Madison
Wisconsin 53704

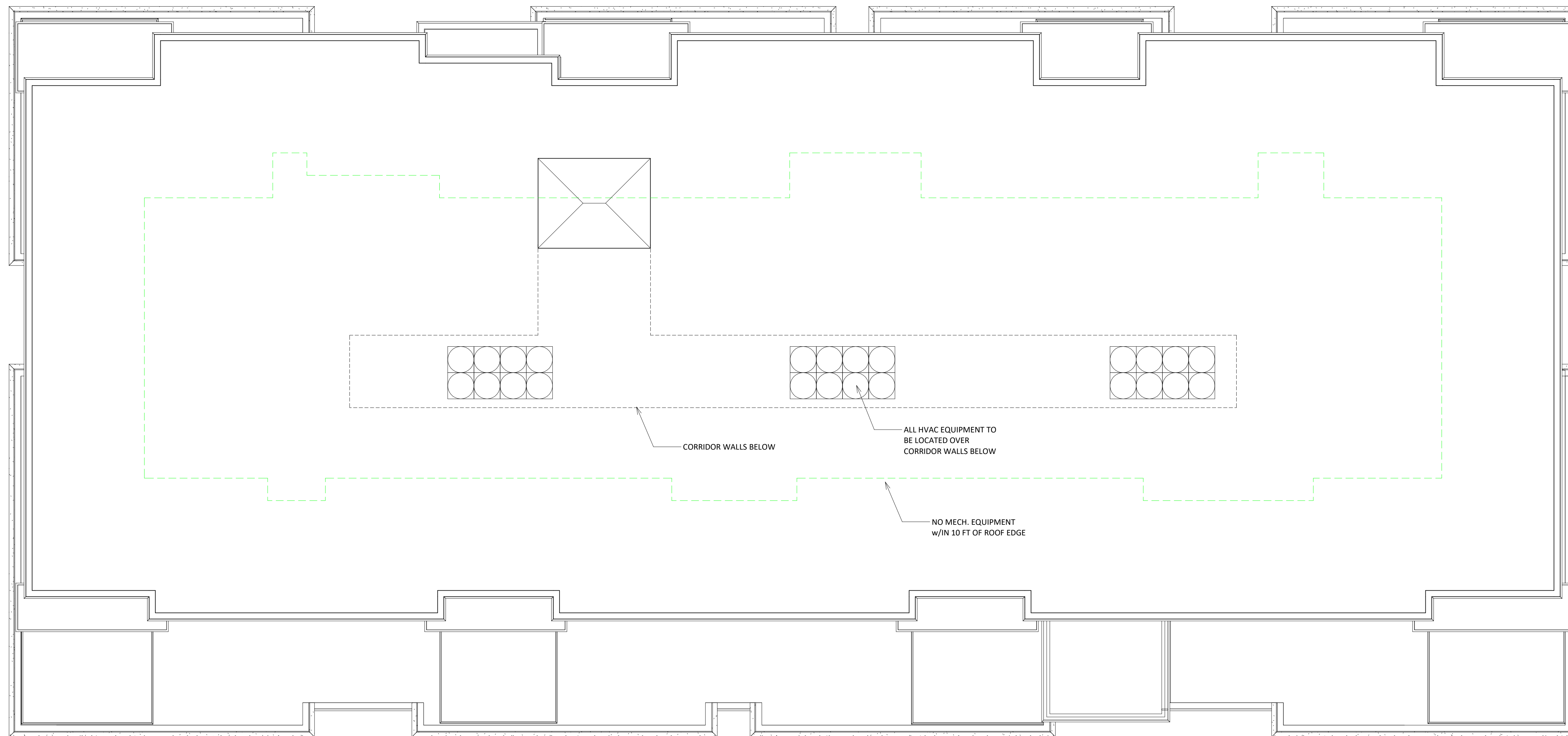
SHEET TITLE
ROOF PLAN

SHEET NUMBER

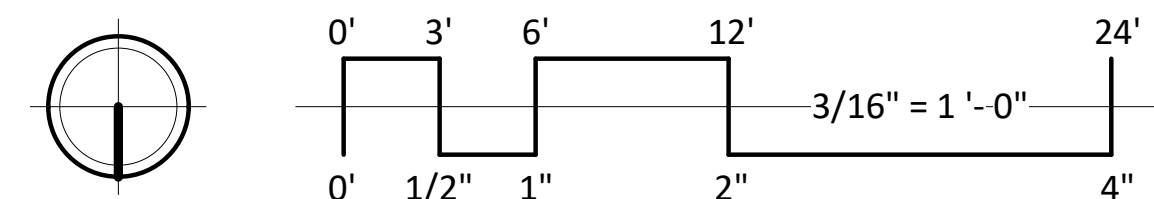
A-1.4

PROJECT NUMBER 2111

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1 04 - ROOF PLAN
A-1.4 3/16" = 1'-0"





1 ELEVATION - NORTH
A-2.1 1/8" = 1'-0"



2 ELEVATION - SOUTH
A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	WOODSTOCK BROWN
COMPOSITE TRIM	JAMES HARDIE	NAVJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUMINIUM STOREFRONT DOORS	N/A	DARK BRONZE
CAST STONE SILLS, HEADS, AND BANDS	EDWARDS CAST STONE	18-018
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	MATCH WITH COMPOSITE TRIM

ISSUED
Land Use & UDC Submittal - September 15, 2021

PROJECT TITLE
**Madison
Development
Corp Avenue
Expansion**



3 ELEVATION - EAST
A-2.1 1/8" = 1'-0"



4 ELEVATION - WEST
A-2.1 1/8" = 1'-0"

22 North Second Street
Madison
Wisconsin 53704

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.1

PROJECT NUMBER **2111**

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1 COLORED ELEVATION - NORTH
A-2.2 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH
A-2.2 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	WOODSTOCK BROWN
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACHE	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUMINIUM STOREFRONT DOORS	N/A	DARK BRONZE
CAST STONE SILLS, HEADS, AND BANDS	EDWARDS CAST STONE	18-018
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	MATCH WITH COMPOSITE TRIM

ISSUED
Land Use & UDC Submittal - September 15, 2021

PROJECT TITLE
**Madison
Development
Corp Avenue
Expansion**

22 North Second Street
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Wisconsin 53704

SHEET TITLE
**EXTERIOR
ELEVATIONS
COLORED**

SHEET NUMBER

A-2.2

PROJECT NUMBER 2111

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3 COLORED ELEVATION - EAST
A-2.2 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
A-2.2 1/8" = 1'-0"



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KEY PLAN

ISSUED

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PROJECT TITLE

Madison
Development
Corp Avenue
Expansion

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Madison
Wisconsin 53704

SHEET TITLE

TYPICAL UNIT
LAYOUT

SHEET NUMBER

A-5.1

PROJECT NUMBER 2111

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1 TYPICAL UNIT LAYOUT
A-5.1 3/16" = 1'-0"



MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	WOODSTOCK BROWN
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUMINUM STOREFRONT DOORS	N/A	DARK BRONZE
CAST STONE SILLS, HEADS, AND BANDS	EDWARDS CAST STONE	18-018
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	MATCH WITH COMPOSITE TRIM



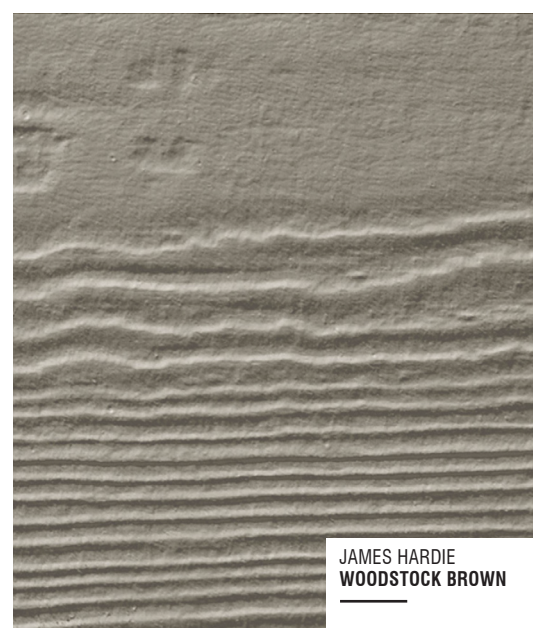
ACME BRICK
FRENCH VANILLA MEDIUM

BRICK VENEER



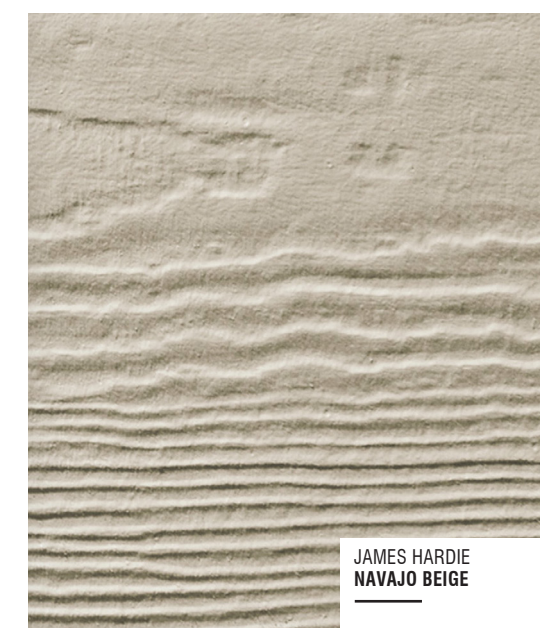
EDWARDS
18-018

**CAST STONE SILLS,
HEADS & BANDS**



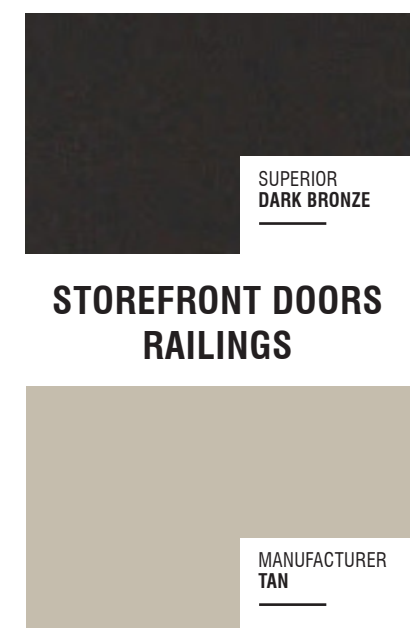
JAMES HARDIE
WOODSTOCK BROWN

COMPOSITE HORIZONTAL SIDING



JAMES HARDIE
NAVAJO BEIGE

COMPOSITE TRIM



SUPERIOR
DARK BRONZE

**STOREFRONT DOORS
RAILINGS**

MANUFACTURER
TAN

WINDOWS