

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 # 70439

2/28/22
12:10 p.m.

RECEIVED

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 Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

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 _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

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 Jessica Vaughn on 2/1/2022.
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 Jim Stoppie Relationship to property Owner

Authorizing signature of property owner _____ Date 2-25-22

7. Application Filing Fees

FOR 519 W. WASHINGTON "AS CONSULTANT OWNERS"
JAMES STOPPLE 2-25-22

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:

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Urban Design Districts: \$350 (per §35.24(6) MGO). <input type="checkbox"/> Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO) <input type="checkbox"/> Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO) <input type="checkbox"/> Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO) <input type="checkbox"/> 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) | <p>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:</p> <ul style="list-style-type: none"> — 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 |
|--|---|

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

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

February 28, 2022

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
519-547 W. Washington Ave.
KBA Project # 2143

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:	Virtue LLC 120 Regent St. Madison WI 53715 (608) 251-8777 Contact: Jim Stopples jim@madisonproperty.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 608-821-3970 Contact: Randy Kolinske rkol@vierbicher.com	Landscape Design:	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 608-821-3970 Contact: Randy Kolinske rkol@vierbicher.com

Introduction:

This proposed multi-family development involves the redevelopment of 519-547 W. Washington Ave. located within the Capitol Neighborhoods Neighborhood, the sites are currently occupied by rental houses. This application requests permission of removal of the existing buildings for the development of a new 4 and 6-story residential, multi-family building. The development will include 140 dwelling units and underground parking. The site is currently zoned DR2 (Downtown Residential 2) and will remain DR2 (Downtown Residential 2) zoning for the proposed redevelopment.

Project Description:

The proposed project is a 4 to 6-story, multi-family development with 140 dwelling units and underground parking. The surrounding neighborhood consists of residential rental homes, mixed-use, and commercial buildings. This site is located in between rental properties and a commercial building, which has also been planned for redevelopment into multi-family housing. This is a very walkable neighborhood with numerous amenities nearby, such as a CVS pharmacy, Food Mart/convenience store, fitness center, clothing/furniture stores, hardware store, and many restaurants. Vehicle and bicycle parking will be provided within the two basement levels of this building. The main façade along West

Washington Avenue has been broken down into 3 separate masses with outdoor courtyard spaces located in-between. This provides a smaller scale along the street while providing multiple connections to the sidewalks and opportunities to connect with the neighborhood. A large rooftop deck area has also been created on the 6th floor and the uppermost roof is also accessible for the residents to be able to get outside and have great views of the City. Additional green space is also being provided as the existing back yards are currently used entirely for parking. We are able to utilize one access drive for this development so there will be additional street parking available when the other two driveways are removed. We will have visitor parking on the first-floor level within the building along with the two levels of underground parking so that we can provide parking for all residents.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including a pre-application meeting on August 10, 2021 with Colin Punt of City of Madison Planning, and Jenny Kirchgatter of City of Madison Zoning. This project was reviewed at a Development Assistance Team meeting and this project was presented at an Alder sponsored neighborhood meeting on January 27, 2022. We have also since met with the Steering Committee members of the Capitol Neighborhoods Association. This input has helped shape this proposed development.

Demolition Standards

The existing residential buildings are used as rental housing that is predominantly student housing. These buildings were originally single-family homes that were then divided up into rental units, and they have been well used over many years. Given the high demand for additional housing, especially in the heart of Madison where many people would like to live, it has been determined that the best use of this property is for a higher density housing. We are proposing the existing buildings be demolished. We will do our best to repurpose any of the useful items within these buildings and will allow relocation of them if an interested party would desire to utilize the entire structure. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures.

Conditional Use Approvals:

The proposed development requires a conditional use to allow for a multi-family building with more than 8 units. The proposed building's size, scale, and use are consistent with the recently adopted Miflandia Plan. We have also met or exceeded all other standards of the DR2 (Downtown Residential 2) zoning.

Site Development Data:

Densities:

Lot Area	49,384 S.F. / 1.337 acres
Dwelling Units	140 D.U.
Lot Area / D.U.	352 S.F./D.U.
Density	104 units/acre
Lot Coverage	36,461 S.F. / 74 %
Usable Open Space	18,964 S.F.

Building Height: 4 & 6 Stories

<u>Dwelling Unit Mix:</u>		<u>Residential Point Value for DR-2 District</u>
Studio	22	16.5
One Bedroom	62	62
One Bedroom + Den	4	4
Two Bedroom	30	60
Three Bedroom	22	66
Total	140 D.U.	208.5 = 1.49 Average

<u>Vehicle Parking:</u>	
Underground	158
Visitor	10
Total	168 vehicle stalls

<u>Bicycle Parking:</u>	
Garage Floor-Mount	115
Garage Wall-Mount	36
Guest Surface	14
Total	165 bike stalls

Project Schedule:

It is anticipated that construction will start in Fall 2022 and be completed in Spring 2024.

Thank you for your time and consideration of our proposal.

Sincerely



Kevin Burow, AIA, NCARB, LEED A.P.
Managing Member



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: 519-547 West Washington Avenue

Contact Name & Phone #: Kevin Burow (608) 836-3690

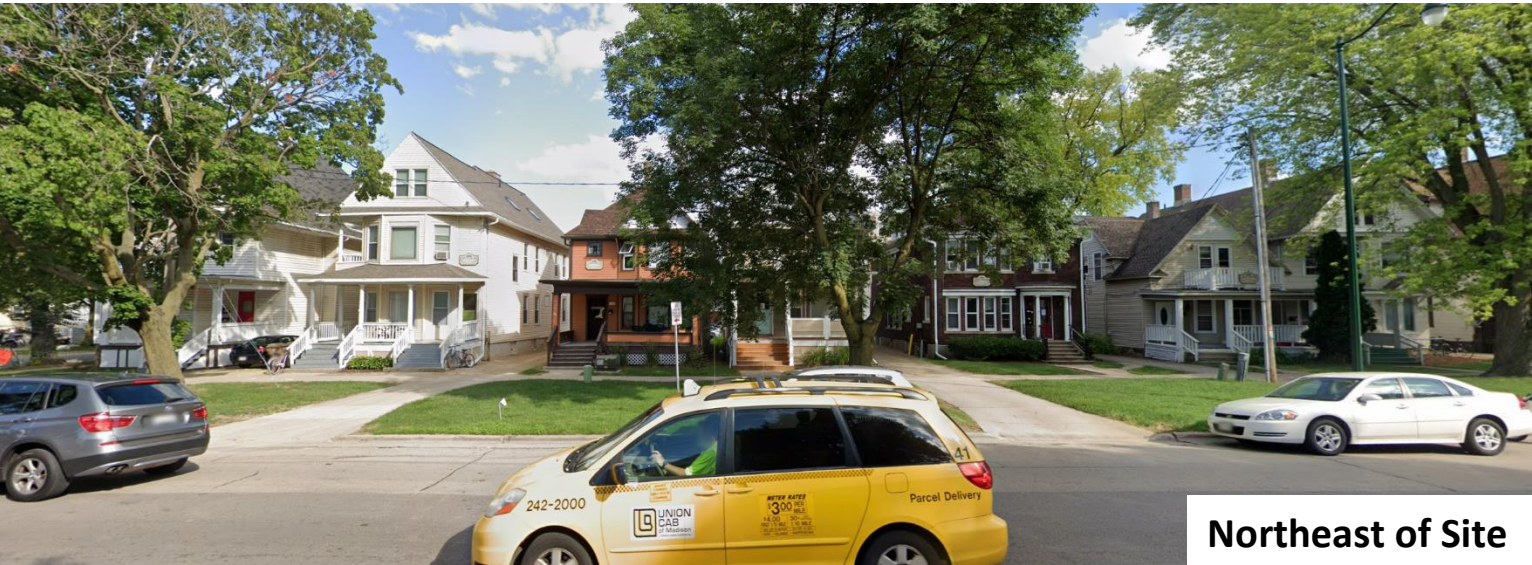
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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 type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input 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
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 type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input 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

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.

519-547 W Washington Ave
MADISON, WI
CONTEXTUAL SITE IMAGES



519-547 W Washington Ave
MADISON, WI
CONTEXTUAL SITE IMAGES



Southwest of Site



Southwest of Site



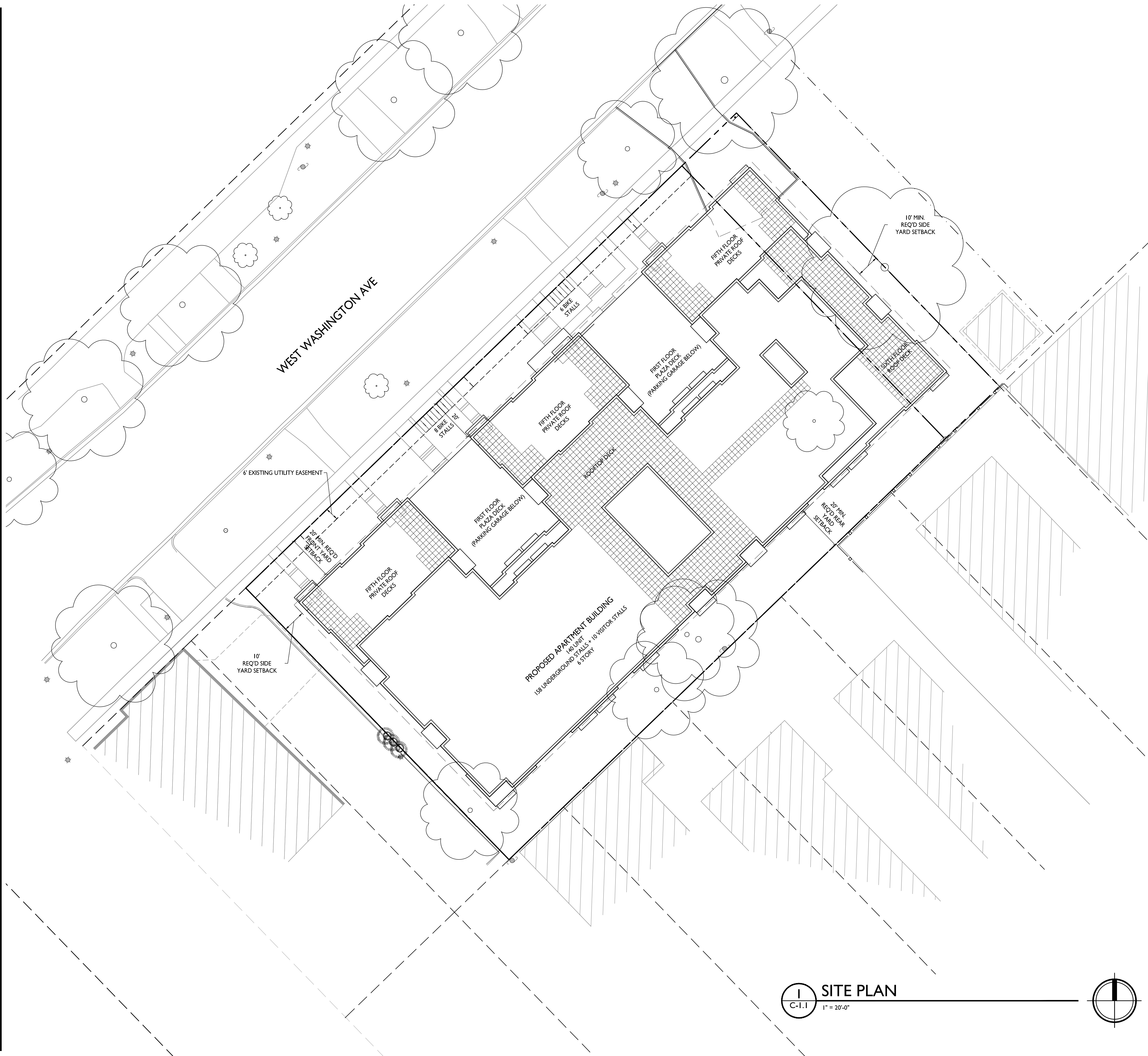
East of Site



West of Site

GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT 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 ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- 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.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- 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 STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- 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).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



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C5.0	CONSTRUCTION DETAILS
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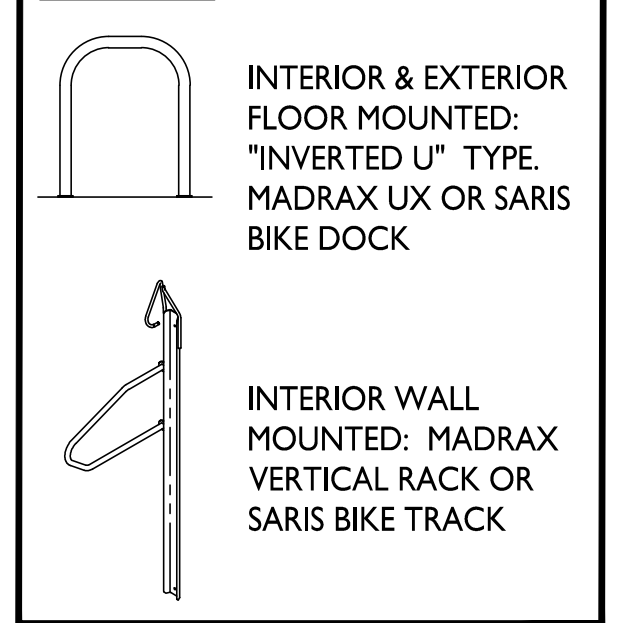
Site Development Data:

Zoning : DR2 - Downtown Residential 2

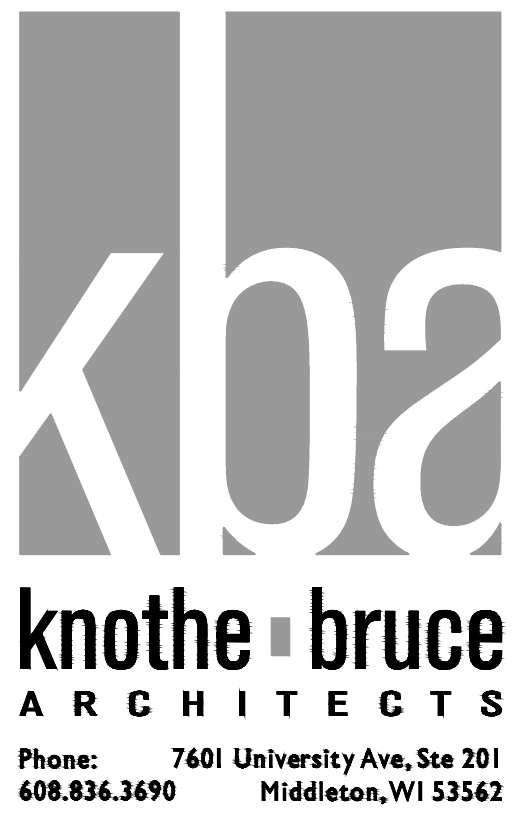
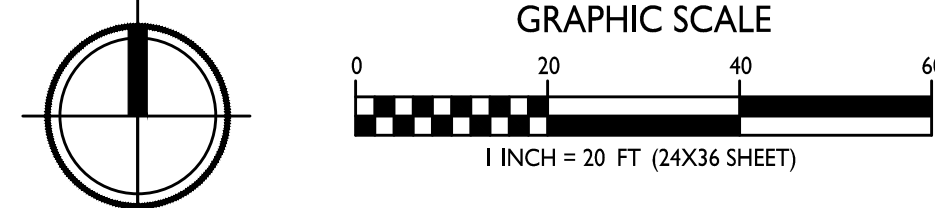
Densities:

Lot Area	49,384 S.F.
	(1.33 ACRES)
Dwelling Units	140 units
Lot Area / D.U.	353 S.F./D.U.
Density	123 units/Acre
Usable Open Space	18,964 S.F.
Lot Coverage	36,461 S.F. (74%)
Building Height	6 stories
Dwelling Unit Mix	
Efficiency	22
One Bedroom	62
One Bedroom + Den	4
Two Bedroom	30
Three Bedroom	22
Total Dwelling Units	140
Vehicle Parking Stalls	
Underground Garage	158
Covered Guest Surface	10
Total	168
Bicycle Parking	
Garage - floor mount	115
Garage - wall mount	36
Surface - Guests	14
Total	165 bike stalls
	165(MIN. REQ'D)

BIKE RACKS:



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



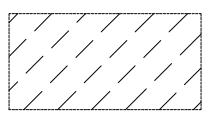
ISSUED
Issued for Review - January 10, 2022
Issued for LUA & UDC Submittal - Feb. 28, 2022


PROJECT TITLE
West Washington
Development

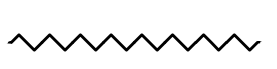
519-547 W Washington
Ave.
Madison, Wisconsin
SHEET TITLE
Site Plan

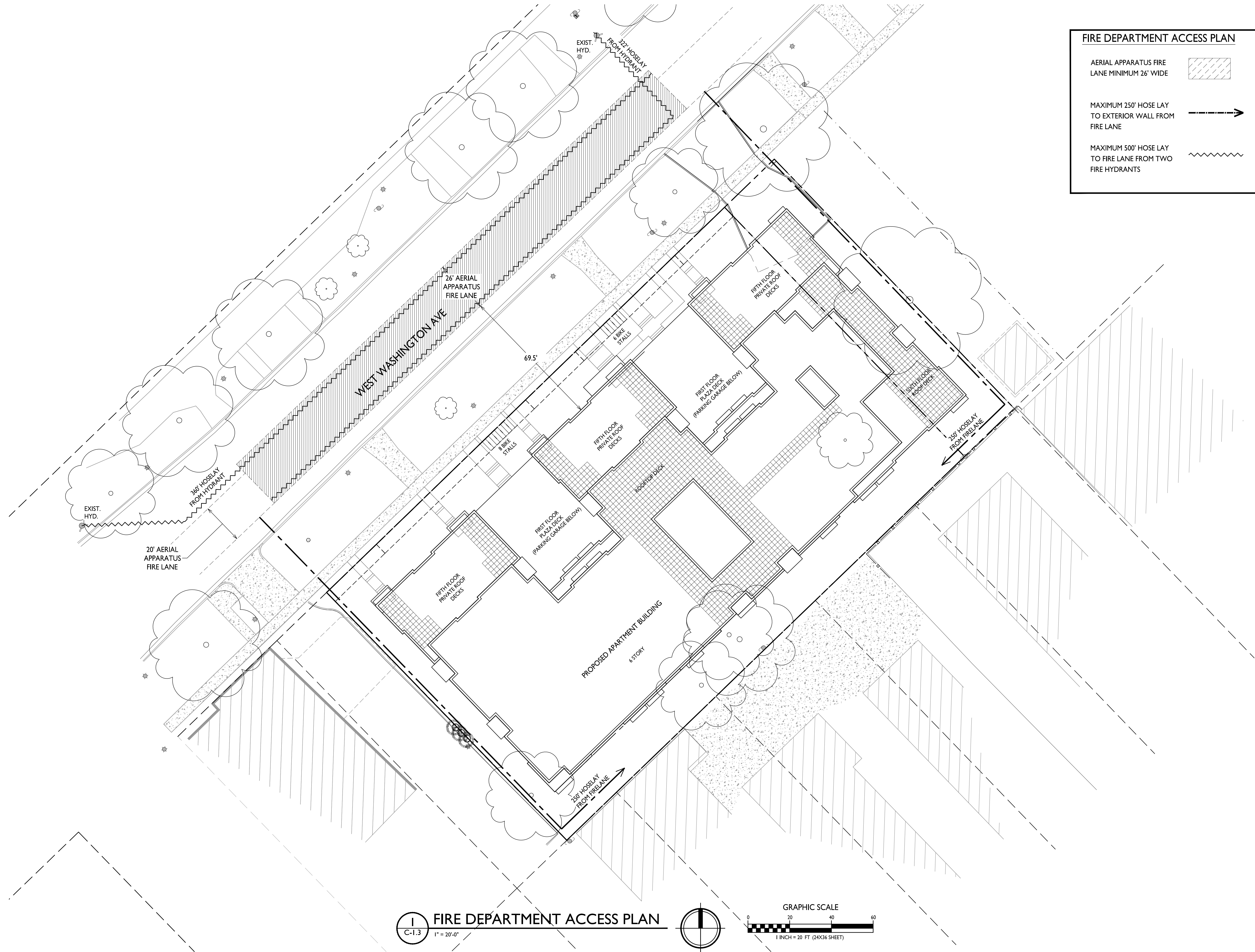
SHEET NUMBER
C-1.1
PROJECT NO. 2143
© Knothe & Bruce Architects, LLC

FIRE DEPARTMENT ACCESS PLAN

AERIAL APPARATUS FIRE LANE MINIMUM 26' WIDE 

MAXIMUM 250' HOSE LAY TO EXTERIOR WALL FROM FIRE LANE 

MAXIMUM 500' HOSE LAY TO FIRE LANE FROM TWO FIRE HYDRANTS 



ISSUED
 Issued for LUA & UDC Submittal - Feb. 28, 2022

PROJECT TITLE
West Washington Development

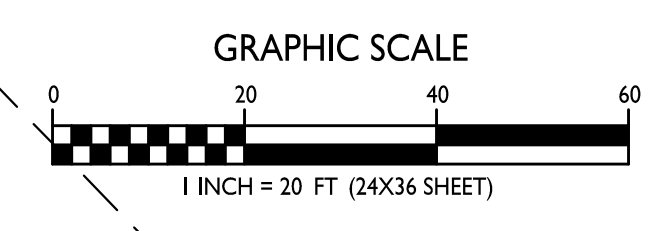
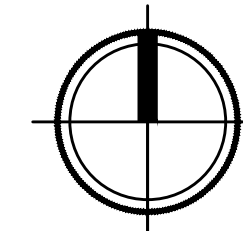
519-547 W Washington Ave.
 Madison, Wisconsin
 SHEET TITLE
Fire Department Access Plan

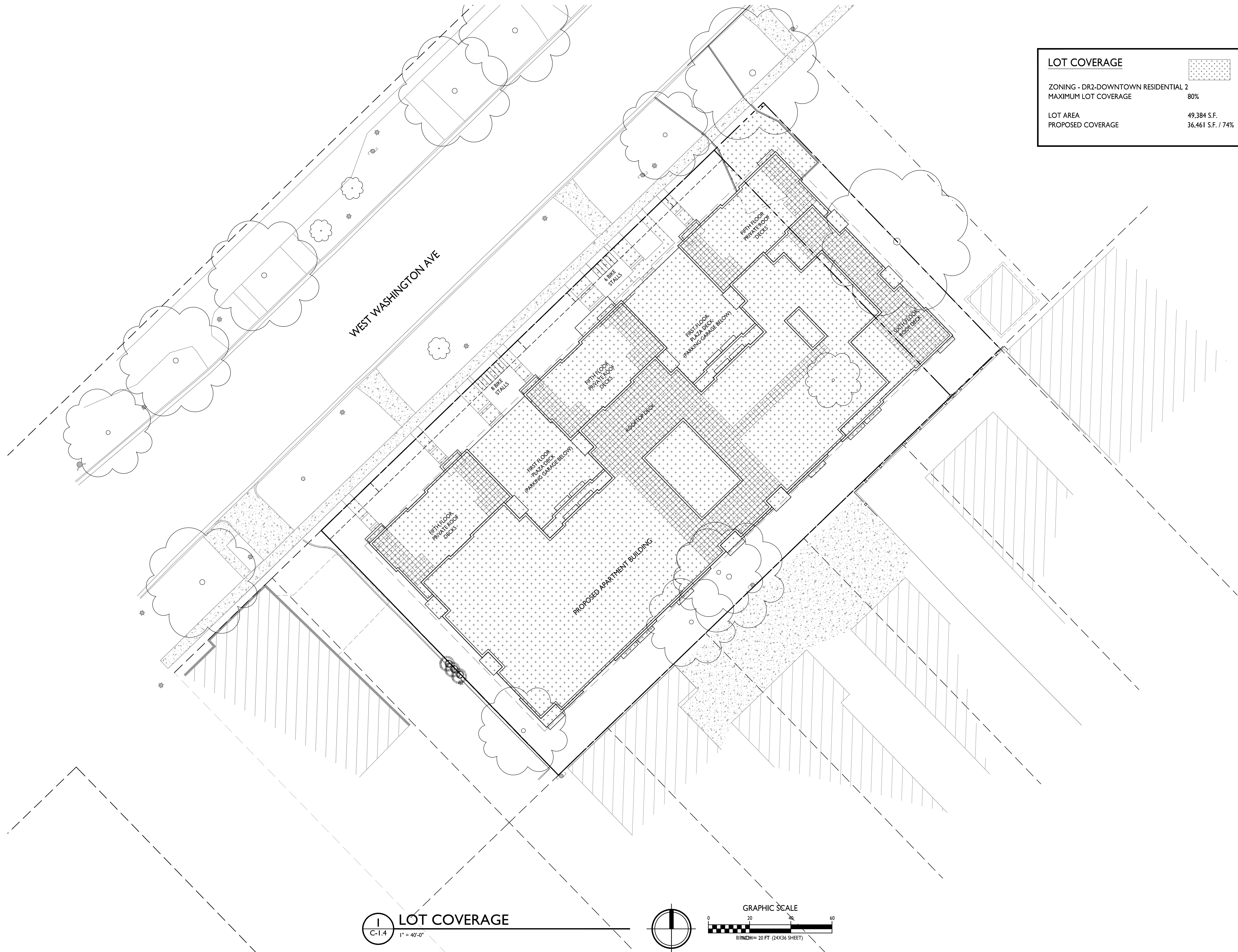
SHEET NUMBER

C-1.3

PROJECT NO. **2143**
 © Knothe & Bruce Architects, LLC

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





LOT COVERAGE	
ZONING - DR2-DOWNTOWN RESIDENTIAL 2	
MAXIMUM LOT COVERAGE	80%
LOT AREA	49,384 S.F.
PROPOSED COVERAGE	36,461 S.F. / 74%

ISSUED
 Issued for LUA & UDC Submittal - Feb. 28, 2022

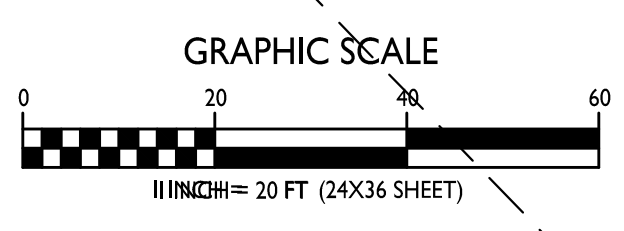
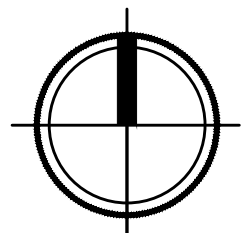
PROJECT TITLE
**West Washington
 Development**

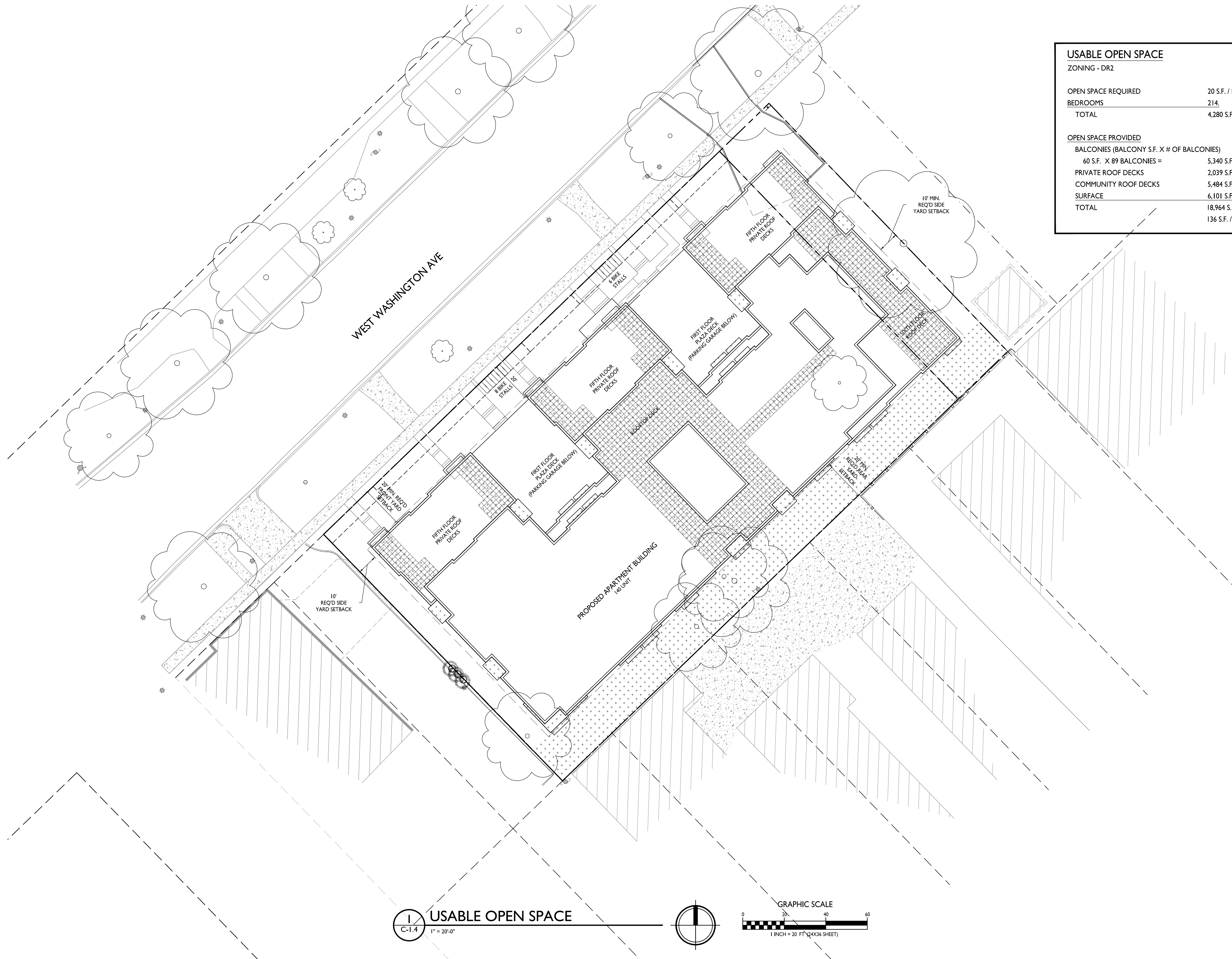
519-547 W Washington
 Ave.
 Madison, Wisconsin
 SHEET TITLE
Lot Coverage

SHEET NUMBER

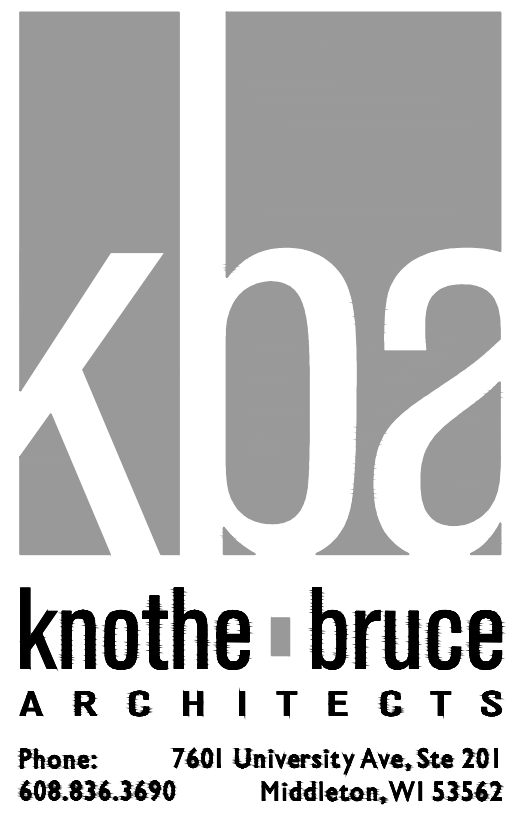
C-1.4
 PROJECT NO. **2143**
 © Knothe & Bruce Architects, LLC

LOT COVERAGE
 1" = 40'-0"





USABLE OPEN SPACE	
ZONING - DR2	
OPEN SPACE REQUIRED	20 S.F. / BEDROOM
BEDROOMS	214
TOTAL	4,280 S.F. REQUIRED
OPEN SPACE PROVIDED	
BALCONIES (BALCONY S.F. X # OF BALCONIES)	
60 S.F. X 89 BALCONIES =	5,340 S.F.
PRIVATE ROOF DECKS	2,039 S.F.
COMMUNITY ROOF DECKS	5,484 S.F.
SURFACE	6,101 S.F.
TOTAL	18,964 S.F. PROVIDED
	136 S.F. / D.U.



ISSUED
 Issued for LUA & UDC Submittal - Feb. 28, 2022

PROJECT TITLE
**West Washington
 Development**

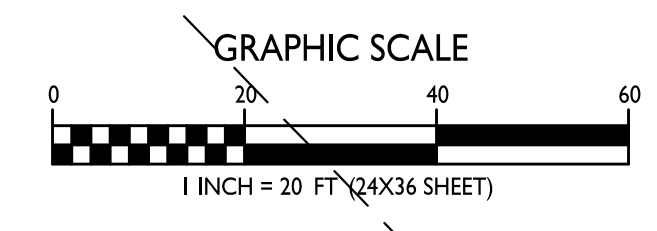
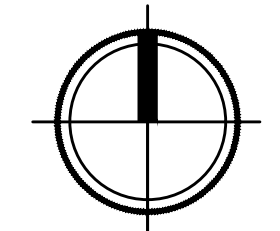
519-547 W Washington
 Ave.
 Madison, Wisconsin
 SHEET TITLE
**Usable Open
 Space**

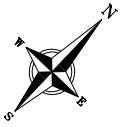
SHEET NUMBER

C-1.5

PROJECT NO. **2143**
 © Knothe & Bruce Architects, LLC

USABLE OPEN SPACE
 C-1.4 1" = 20'-0"





SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD

BENCHMARK TABLE:

- ⊙ BENCHMARK #1 - ELEV. 859.24'; TOP NUT OF FIRE HYDRANT LOCATED IN THE NORTH QUADRANT OF THE INTERSECTION OF WEST WASHINGTON AVE. AND BEDFORD ST
- ⊙ BENCHMARK #2 - ELEV. 858.57'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF WEST WASHINGTON AVE APPROXIMATELY 370' NORTHEAST OF BEDFORD ST.

NOTES:

1. This survey was prepared based upon information provided in Title Commitment No. NCS-1095066-MAD, Commitment date of October 25, 2021 at 7:30 AM, and Title Commitment No. NCS-1076221-MAD, dated July 07, 2021 at 7:30 AM, both from First American Title Insurance Company, National Commercial Services, 25 West Main Street, Suite 400, Madison, WI 53713.
2. The parcels surveyed contain 0.84 Acres or 36,619 sq. ft. more or less
3. Elevations depicted on this plan are based upon NAVD88 Datum (2012 Geoid).
4. 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 20214417172, 20214417179, 20214417185, 20214417192, 20214417199, 20214417202, 20214417208, 20214417211, 20214417218, and 20214417249. Location of buried private utilities are not within the scope of this survey.
4. Existing topographic information is based on field observations and/or plan of record drawings.

EASEMENTS

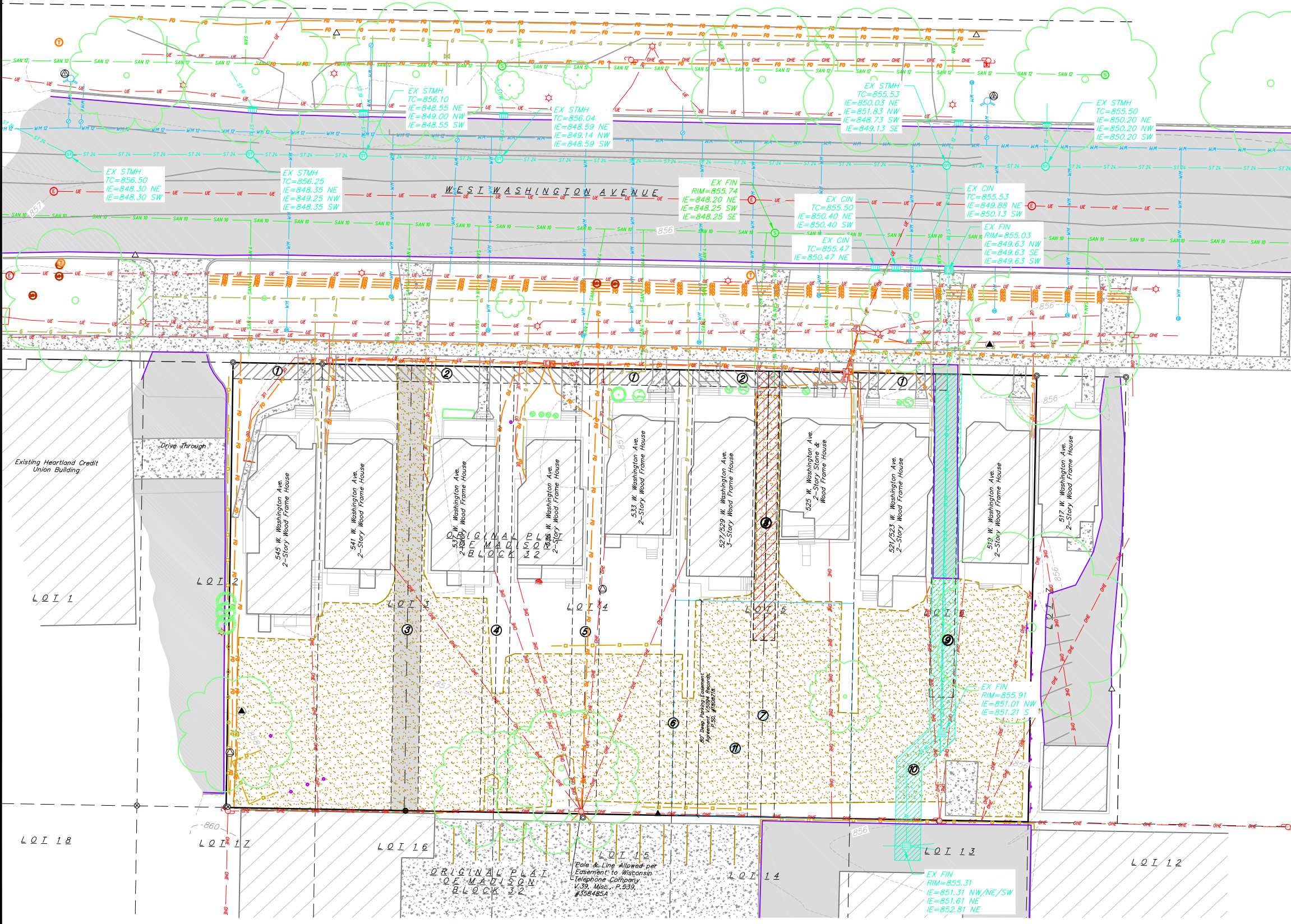
- ① 6' Wide R/W Grant, Underground Electric Easement, V.3811 Records, P.81, #1750301.
- ② 6' Wide R/W Grant, Underground Electric Easement, V.3811 Records, P.79, #1750300
- ③ 10' Joint Driveway, V.167 Deeds, P.507, #219722a & 10' Joint Driveway, V.3426 Records, P.70, #1733259
- ④ 10' Joint Driveway, V.3426 Records, P.77, #1733264
- ⑤ 10' Joint Driveway, V.3445 Records, P.11, #1734075
- ⑥ 10' Joint Driveway, V.3426 Records, P.57, #1733251
- ⑦ 10' Joint Driveway, V.3426 Records, P.84, #1733269
- ⑧ 8' Joint Driveway, V.60 Misc., P.13, #414736 & Approx. Location of Joint Driveway, V.238 Deeds, P.382, #237187a (Northeasterly 4' ±) & 4' Joint Driveway V.231 Deeds, P.560, #316525a (Southwesterly 4') & 4' Joint Driveway V.238 Deeds, P.382, Doc. #327187a (Northeasterly 4')
- ⑨ 9'±x120'± Joint Driveway, V.31841 Records, P.11, #2733027
- ⑩ 9.50' Wide Public Storm Sewer Easement per #3192816, #3192817 & #3192818
- ⑪ 80' Deep Parking Easement per #1808718

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ⊕ EXISTING SIGN
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING GENERIC LIGHT
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING UNIDENTIFIED MANHOLE
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- FO EXISTING FIBER OPTIC LINE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN
- 820 EXISTING MAJOR CONTOUR
- 818 EXISTING MINOR CONTOUR
- GRAVEL
- CONCRETE
- ASPHALT

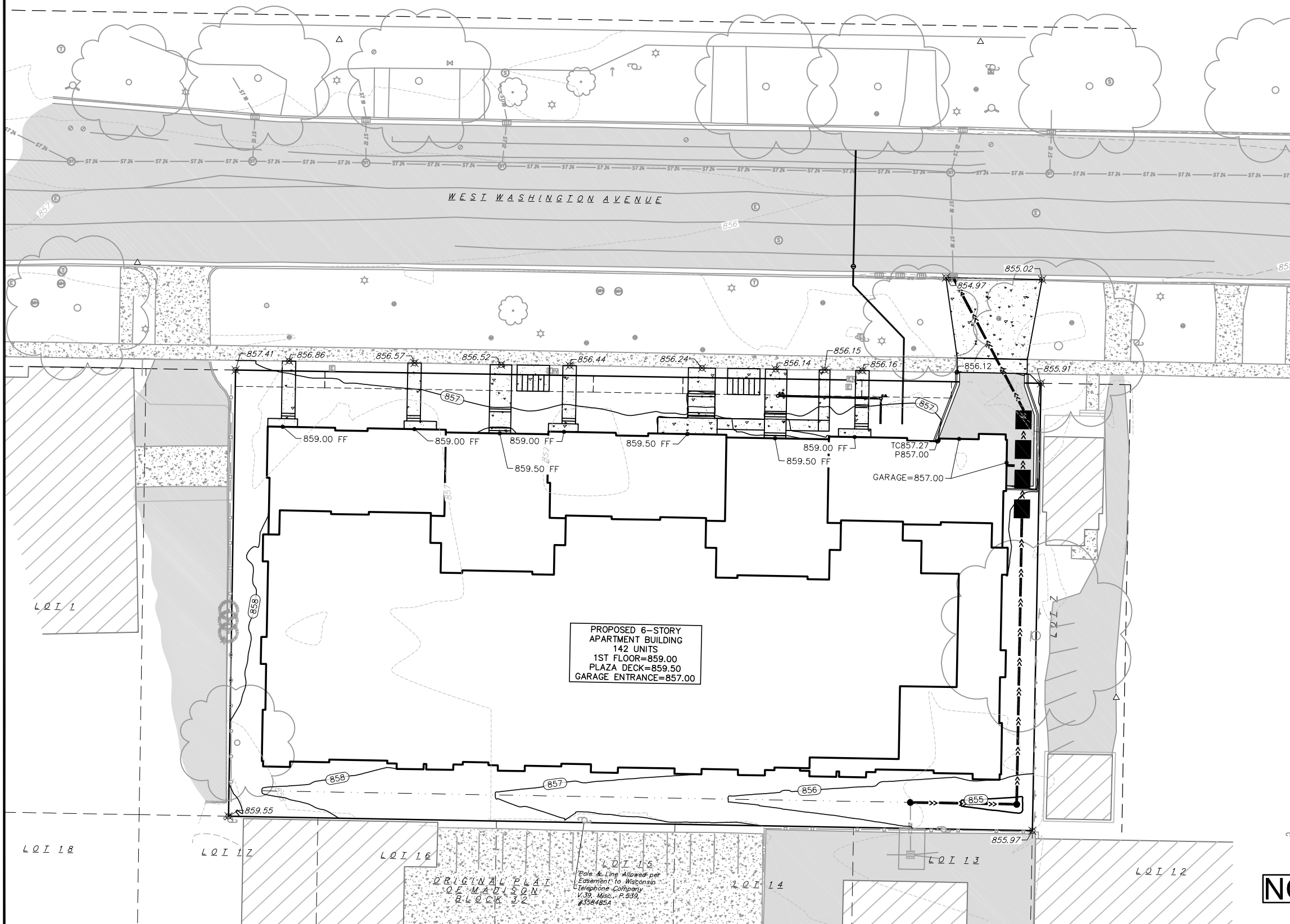
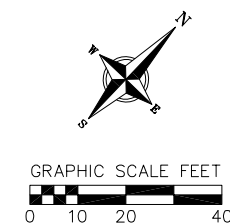


Existing Conditions
 519-547 W Washington Avenue
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 02/28/2022
 DRAFTER: ZDRE
 CHECKED: RKOL
 PROJECT NO.: 210359

C1.0



- GRADING LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
 - 818 --- EXISTING MINOR CONTOURS
 - 820 --- PROPOSED MAJOR CONTOURS
 - 818 --- PROPOSED MINOR CONTOURS
 - --- DITCH CENTERLINE
 - --- SILT FENCE
 - --- DISTURBED LIMITS
 - --- DRAINAGE DIRECTION
 - 2.92% --- PROPOSED SLOPE ARROWS
 - 1048.61 --- EXISTING SPOT ELEVATIONS
 - 1048.61 --- PROPOSED SPOT ELEVATIONS
 - --- STONE WEEPER
 - --- VELOCITY CHECK
 - --- INLET PROTECTION
 - --- EROSION MAT CLASS I TYPE A URBAN
 - --- TRACKING PAD
 - --- RIP RAP

- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - FL - FLOW LINE
 - SW - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL

- GRADING NOTES:**
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 - ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 - CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
 - LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 - LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 - ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
 - NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
 - SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 - RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

PROPOSED 6-STORY APARTMENT BUILDING
142 UNITS
1ST FLOOR=859.00
PLAZA DECK=859.50
GARAGE ENTRANCE=857.00

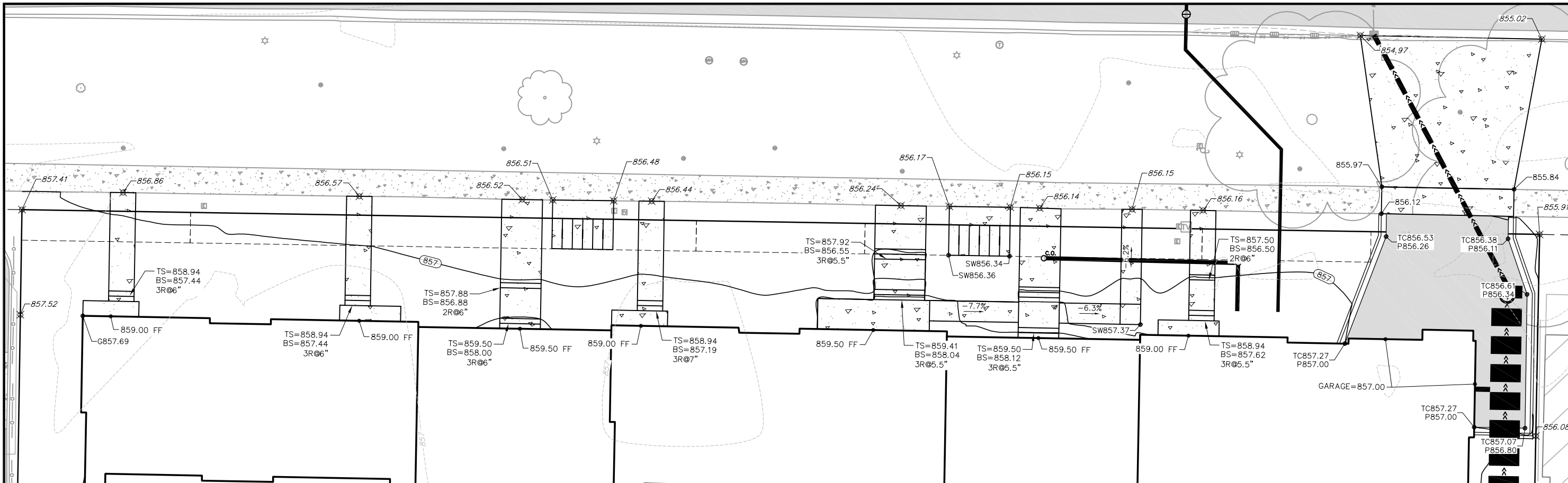
ORIGINAL PLAT OF MADISON BLOCK 32
Pole & Line Allowed per Easement to Wisconsin Telephone Company V.39, Misc., P.539, #358485A

NOT FOR CONSTRUCTION

Grading and Erosion Control Plan
519-547 W Washington Avenue
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 02/28/2022
DRAFTER: ZDRE
CHECKED: RKOL
PROJECT NO.: 210359
C3.0



GRADING NOTES:

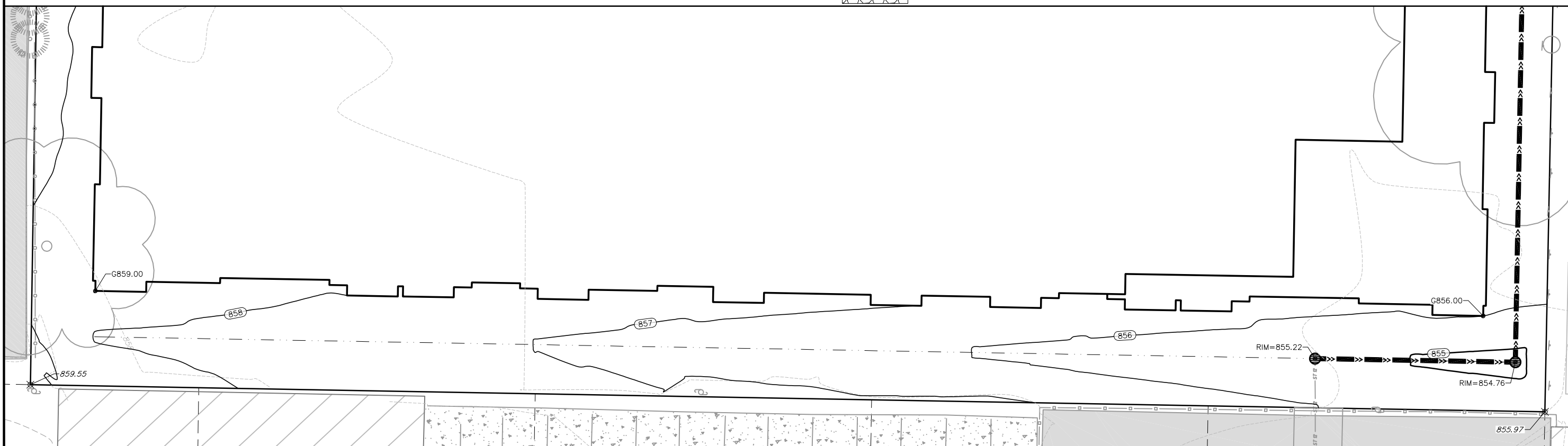
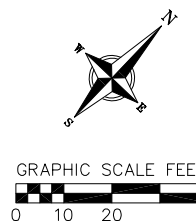
- SEE SHEET C3.0 - GRADING AND EROSION CONTROL PLAN FOR ADDITIONAL GRADING NOTES

GRADING LEGEND

- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- ⊕ 820 ⊕ PROPOSED MAJOR CONTOURS
- ⊕ 818 ⊕ PROPOSED MINOR CONTOURS
- - - - - DITCH CENTERLINE
- - - - - SILT FENCE
- - - - - DISTURBED LIMITS
- ⇒ DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- ⊕ VELOCITY CHECK
- ⊕ INLET PROTECTION
- ⊕ EROSION MAT CLASS I TYPE A URBAN
- ⊕ TRACKING PAD

ABBREVIATIONS

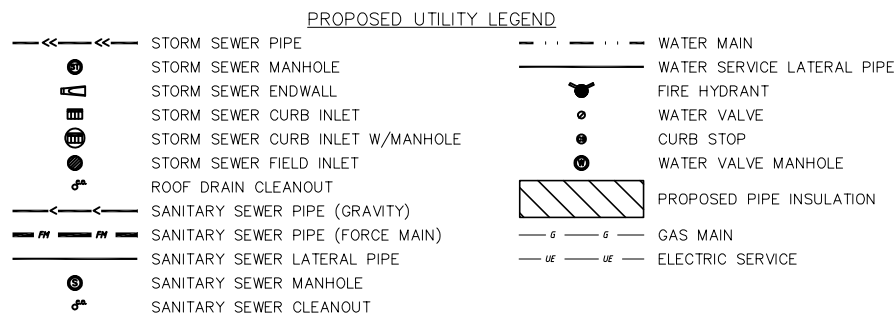
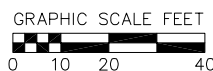
- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL



Detailed Grading Plan
519-547 W Washington Avenue
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

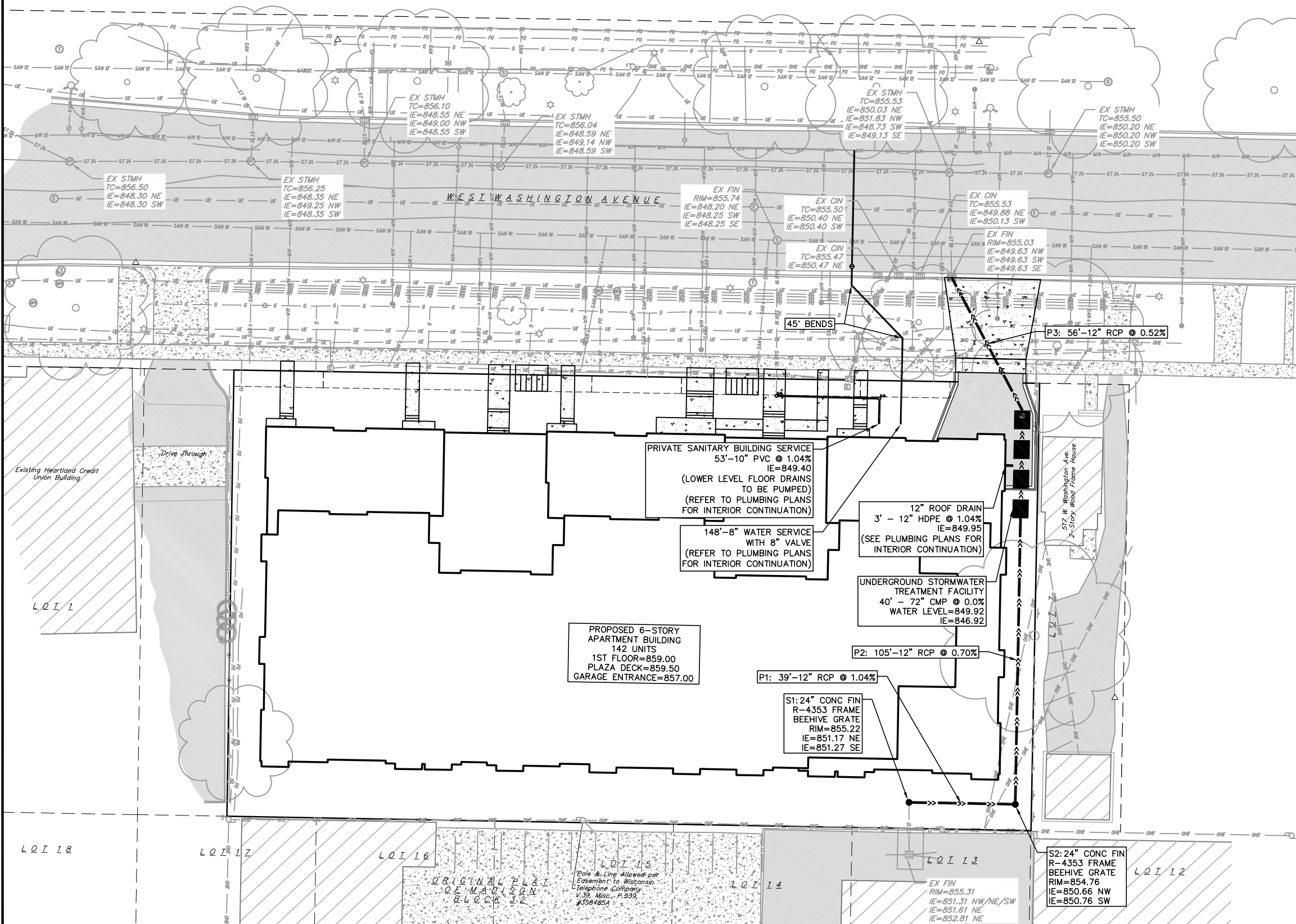
DATE: 02/28/2022
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PROJECT NO.: 210359



ABBREVIATIONS

STMH	-	STORM MANHOLE
FI	-	FIELD INLET
CI	-	CURB INLET
CB	-	CATCH BASIN
EW	-	ENDWALL
SMH	-	SANITARY MANHOLE

NOT FOR CONSTRUCTION



UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- 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 SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.

REVISIONS		NO.	DATE	REMARKS

DATE: 02/28/2022
 DRAFTER: ZDRE
 CHECKED: RKOL
 PROJECT NO.: 210359

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 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. 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.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER **MANUFACTURER/THIS SHEET**. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD
- DEMOLISH EXISTING BUILDINGS
- ROUGH GRADE SITE
- EXCAVATE AND CONSTRUCT BUILDING FOUNDATION
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION
- CONSTRUCT BUILDING
- CONSTRUCT PAVEMENT (STONE BASE, CURB & GUTTER, AND SIDEWALK)
- RESTORE TERRACES
- REMOVE TRACKING PAD AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

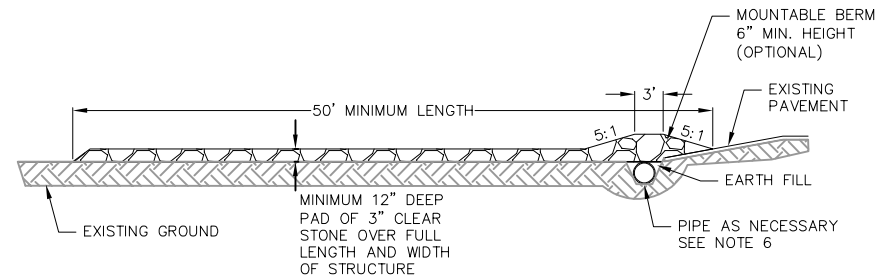
TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

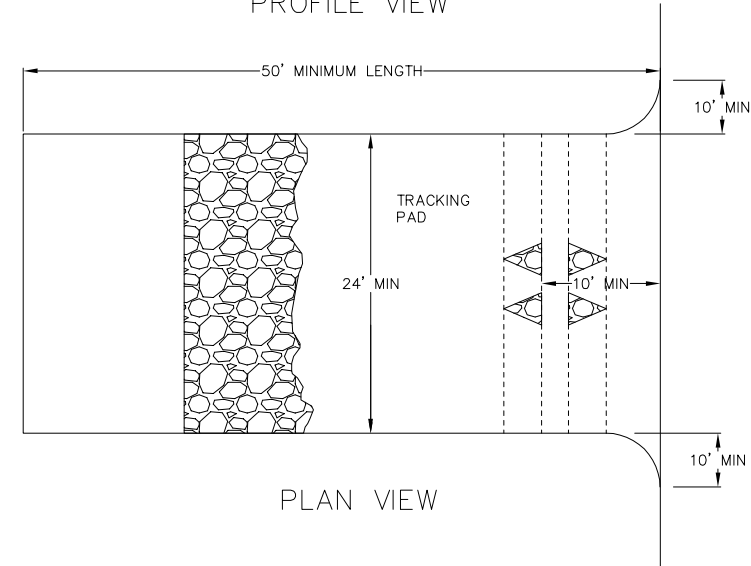
MULCHING RATES:

TEMPORARY AND PERMANENT:

- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

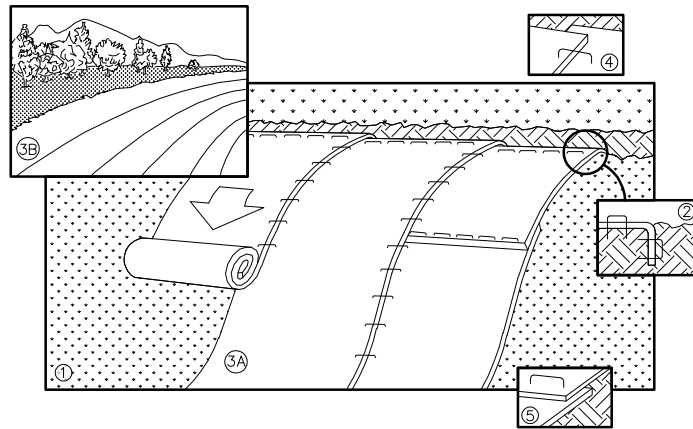


PROFILE VIEW



PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

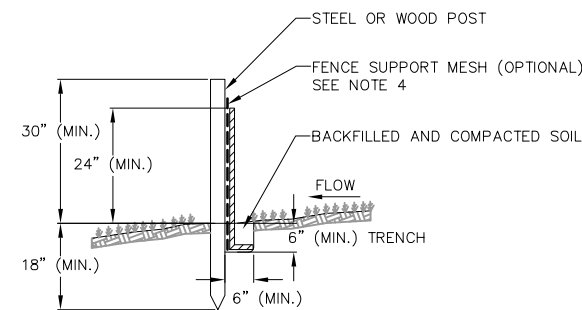


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
C5.0 NOT TO SCALE

2 TRACKING PAD
C5.0 NOT TO SCALE



3 SILT FENCE
C5.0 NOT TO SCALE

NOTES:

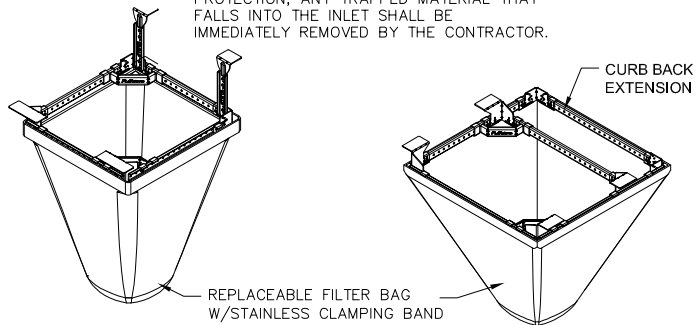
- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

REVISIONS	NO.	DATE	REMARKS

DATE: 02/28/2022
DRAFTER: ZDRE
CHECKED: RKOL
PROJECT NO.: 210359
C5.0

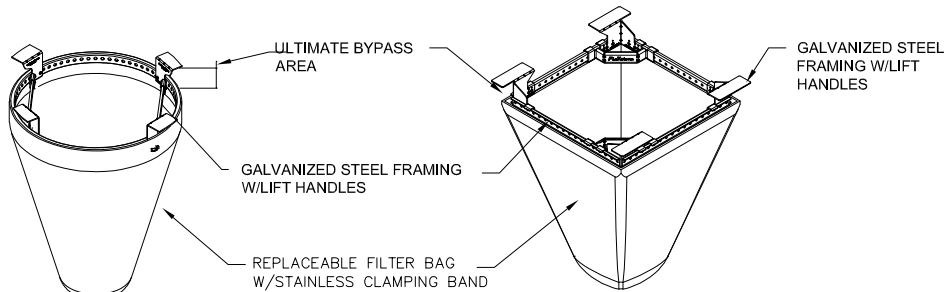
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB

FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)

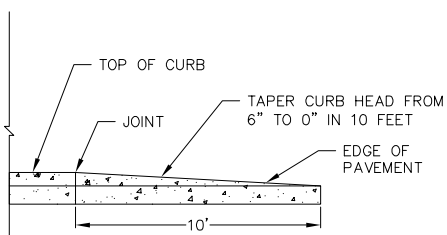


FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS

FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS

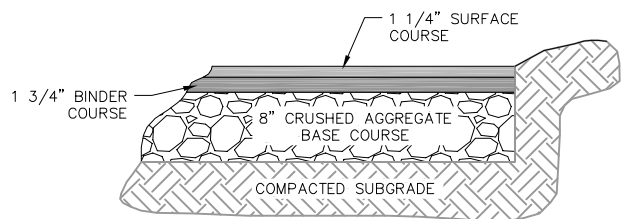
NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

1 **FRAMED INLET PROTECTION**
CS.1 NOT TO SCALE



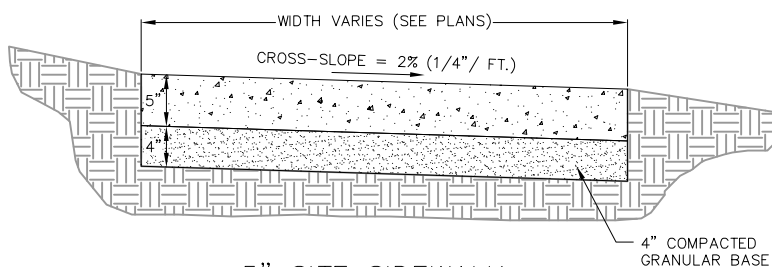
PROFILE VIEW

2 **CURB & GUTTER TERMINATION**
CS.1 NOT TO SCALE

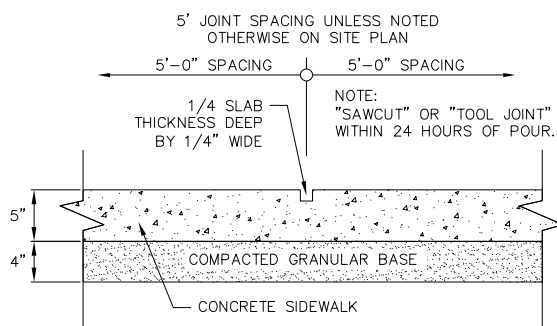


BITUMINOUS PAVEMENT

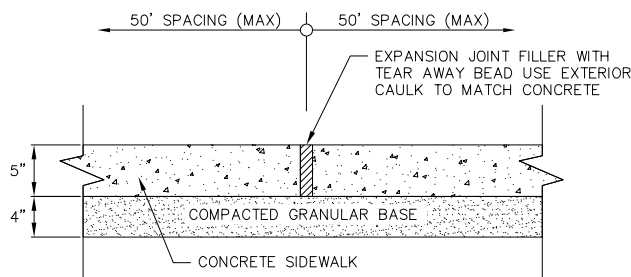
3 **SITE PAVEMENT**
CS.1 NOT TO SCALE



5" SITE SIDEWALK

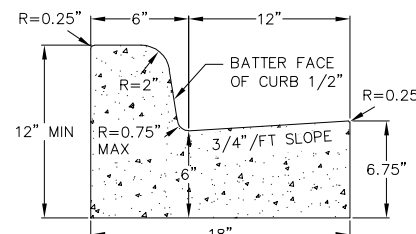


SIDEWALK CONTROL JOINT

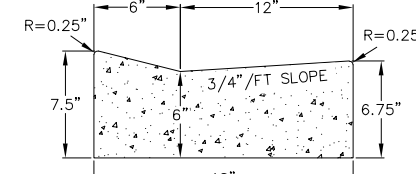


SIDEWALK EXPANSION JOINT

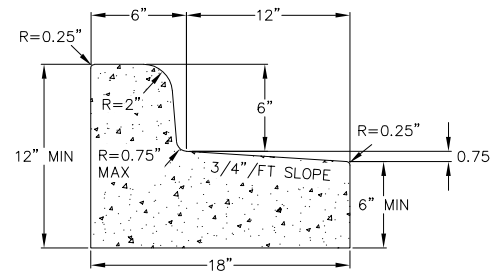
4 **5" SIDEWALK**
CS.1 NOT TO SCALE



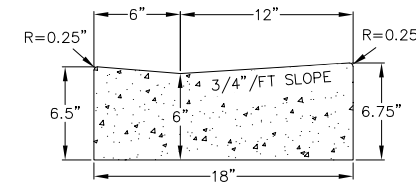
CURB AND GUTTER CROSS SECTION



DRIVEWAY GUTTER CROSS SECTION

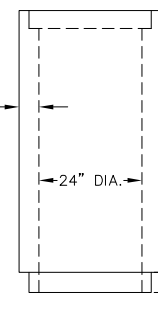
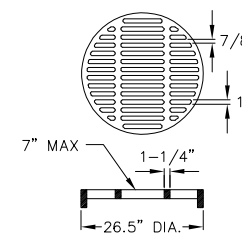


CURB AND GUTTER REJECT SECTION



HANDICAP RAMP GUTTER CROSS SECTION

5 **18" CONCRETE CURB AND GUTTER**
CS.1 NOT TO SCALE



IN BELL GRATE IN CUSTOM MANUFACTURED BY THE WESTWICK FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS

GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS

GRATES ARE AASHTO H20 LOAD RATED

GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL

PRECAST REINFORCED CONCRETE CATCH BASIN IN MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS

STANDARD CATCH BASIN BARREL HEIGHTS: 2'-0", 3'-0" OR 4'-0"

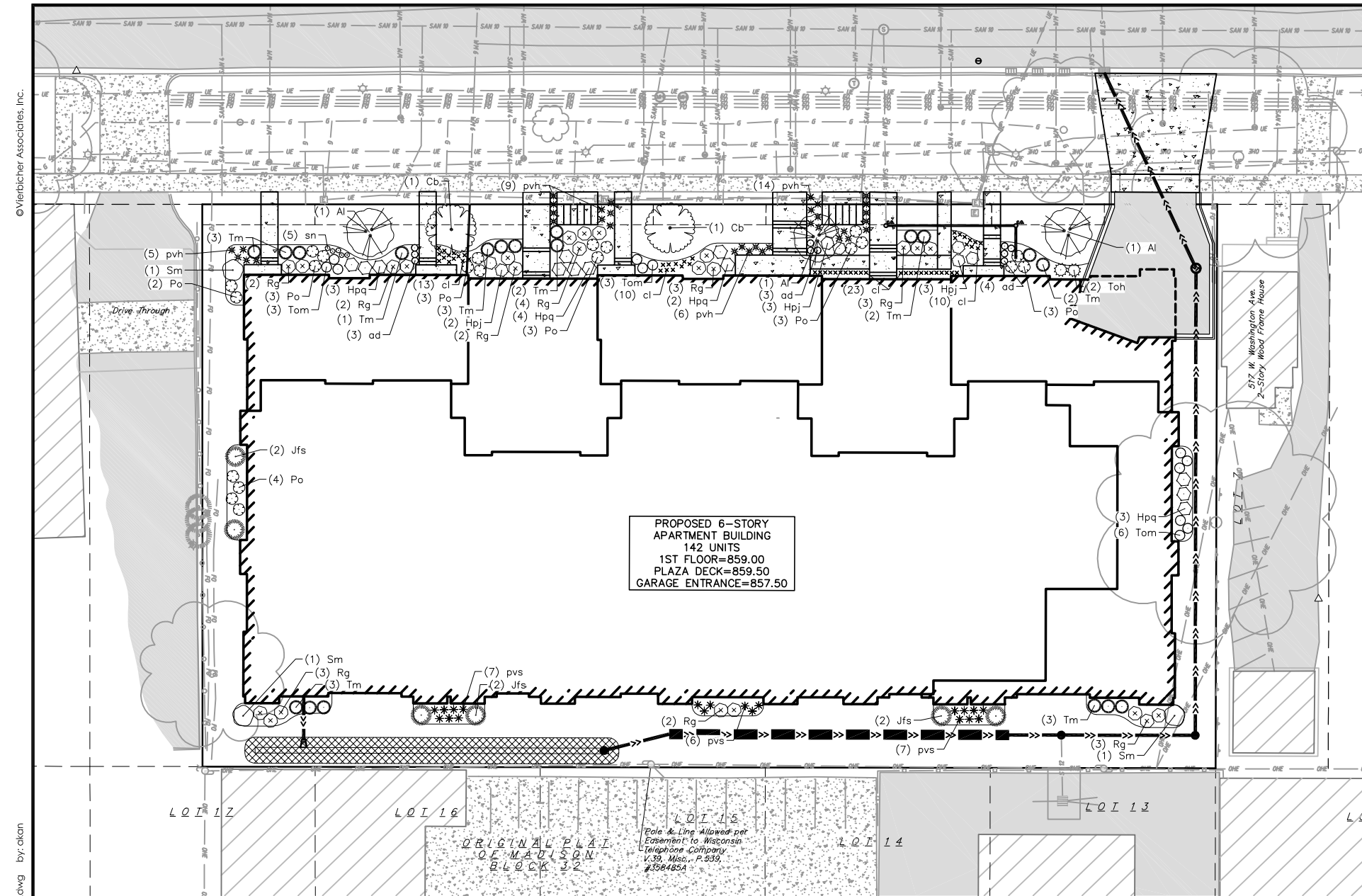
STOCK 24" DIA. CATCH BASIN HAS NO BASE, BUT MAY BE ORDERED WITH A 3" THICK INTEGRAL BASE OR AS SPECIFIED

CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 OR EQUIVALENT WHICH MEETS OR EXCEEDS FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990

PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL OR EQUIVALENT WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923

6 **24" DIA. CATCH BASIN & GRATE**
CS.1 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS



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25 Feb 2022 - 11:01 a.m. M:\Madison Property Mgmt\210359_519-547 W Washington Ave\CADD\210359_Landscape.dwg by: akan



Landscape Plan
519-547 W Washington Avenue
City of Madison
Dane County, Wisconsin

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. 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.

LANDSCAPE MATERIAL NOTES:

1. 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 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"X4" OR EQUAL, COLOR BLACK ANODIZED.
3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING NOTES:

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDDED 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.
2. ALL AREAS NOTED ON PLAN AS STORMWATER BASIN SEEDING, INSTALL 'DETENTION BASIN - BIOSWALE' SEED MIX BY 'PRAIRIE NURSERY'. INSTALL PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDDED 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.

City of Madison Landscape Worksheet						
Address:	525-547 W Washington		Date:	02.28.2022		
Total Square Footage of Developed Area:	(Site Area) 49,384		(Building Footprint at Grade)	33,919	=	15465 sf
Total Landscape Points Required (<5 ac):	15,465	/ 300 = 52	x 5 =	258		
Landscape Points Required >5 ac:	0	/ 100 = 0	x 1 =	-		258
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Credits/ Existing Landscaping Points Achieved	New/ Proposed Landscaping Points Achieved	
Overstory deciduous tree	2.5" cal	35		0	0	
Tall Evergreen Tree	5-6 feet tall	35		0	0	
Ornamental tree	1.5" cal	15		0	5	75
Upright evergreen shrub	3-4 feet tall	10		0	2	20
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	68	204
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	37	148
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	125	250
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0	0	
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200		0	0	
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"		0	0	
Sub Totals				0	697	
				Total Points Provided:	697	

PLANT SCHEDULE

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Al	Amelanchier laevis / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	3
Cb	Carpinus caroliniana 'J.N. Globe' TM / Ball O' Fire American Hornbeam	B & B	2" Cal		2
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Hpj	Hydrangea paniculata 'Jane' TM / Little Lime Hydrangea	Cont.	5 Gal.		8
Hpq	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	Cont.	5 Gal.		12
Po	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	Cont.	5 Gal.		21
Rg	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	Cont.	3 Gal.		24
Sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	7 Gal.		3
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Jfs	Juniperus chinensis 'Sea Green' / Sea Green Juniper	Cont.	5 Gal.		6
Tm	Taxus x media 'Everlow' / Everlow Yew	Cont.	5 Gal.		19
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	Cont.	5 Gal.		12
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.		2
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
ad	Astilbe x 'Delft Lace' / Delft Lace Astilbe	Cont.	1 Gal.		10
cl	Chasmanthium latifolium / Northern Sea Oats	Cont.	1 Gal.		56
pvh	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	Cont.	1 Gal.		34
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.		20
sn	Salvia nemorosa 'Blue Hill' / Woodland Sage	Cont.	1 Gal.		5

BASIN SEED SCHEDULE

	STORMWATER BASIN SEED MIX	835 sf
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NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS

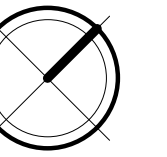
DATE: 02/28/2022
DRAFTER: AKAN
CHECKED: RKOL
PROJECT NO.: 210359
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knothe • bruce
ARCHITECTS

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

TRUE NORTH



KEY PLAN

ISSUED

PROJECT TITLE

West Washington
Development

525-547 W Washington
Ave.

Madison, Wisconsin

SHEET TITLE
LOWER
BASEMENT
FLOOR PLAN

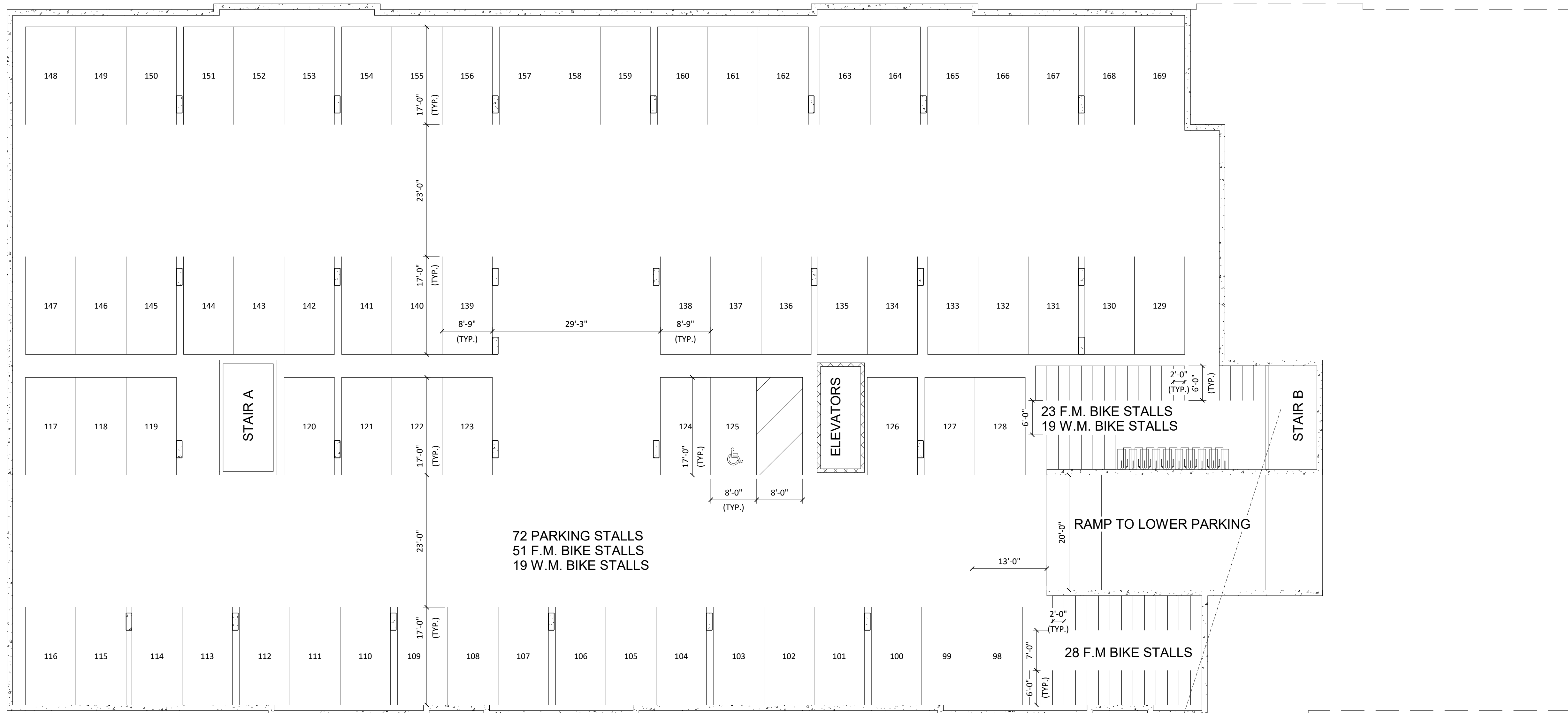
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PROJECT NUMBER 2143

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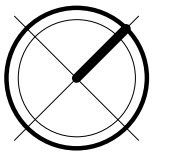
1 -00 - LOWER BASEMENT
A-0.0 3/32" = 1'-0"



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TRUE NORTH



KEY PLAN

ISSUED

PROJECT TITLE

West Washington
Development

525-547 W Washington
Ave.

Madison, Wisconsin

SHEET TITLE
BASEMENT
FLOOR PLAN

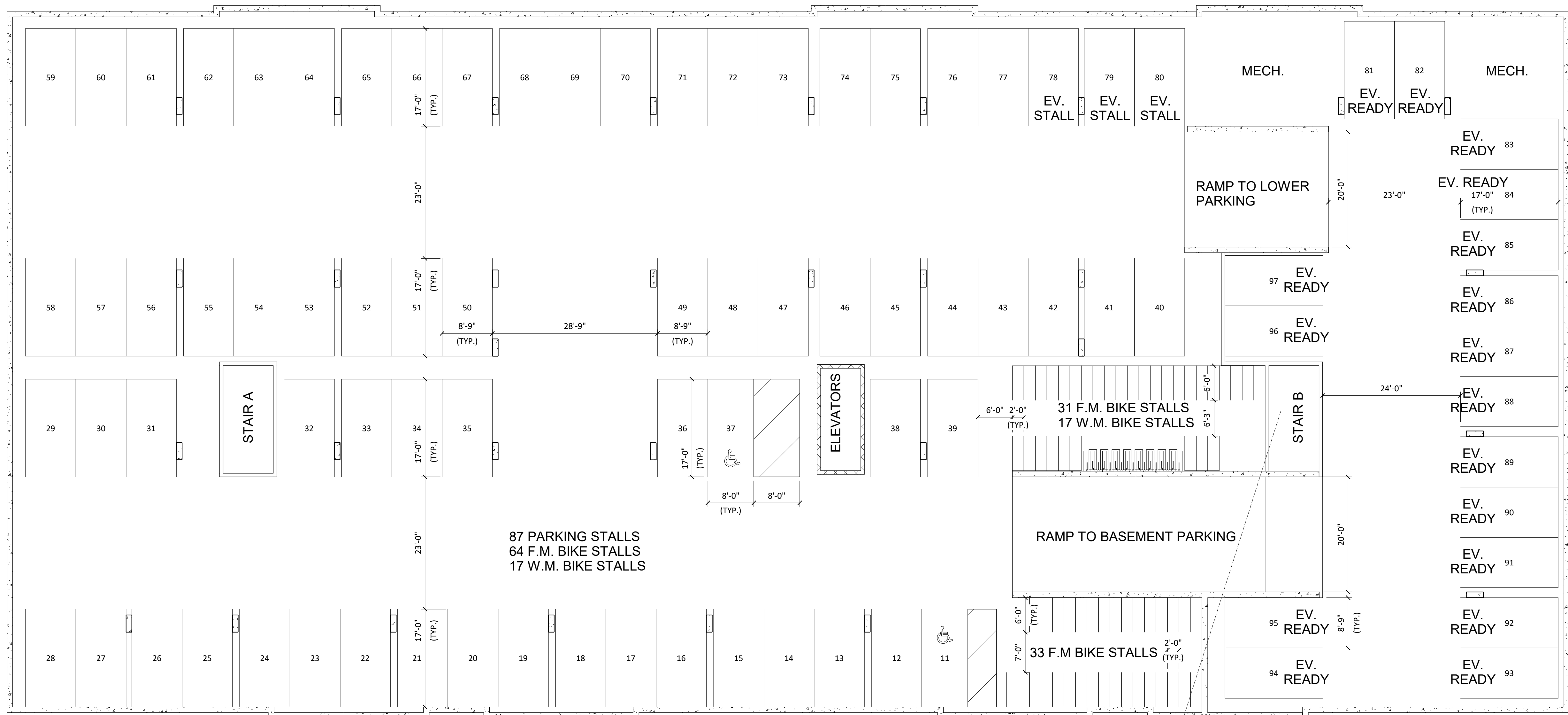
SHEET NUMBER

A-1.0

PROJECT NUMBER 2143

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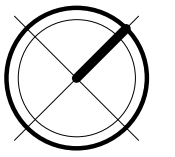
1 00 - BASEMENT
A-1.0 3/32" = 1'-0"



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KEY PLAN

ISSUED

PROJECT TITLE

West Washington
Development

525-547 W Washington
Ave.
Madison, Wisconsin

SHEET TITLE

FIRST FLOOR
PLAN

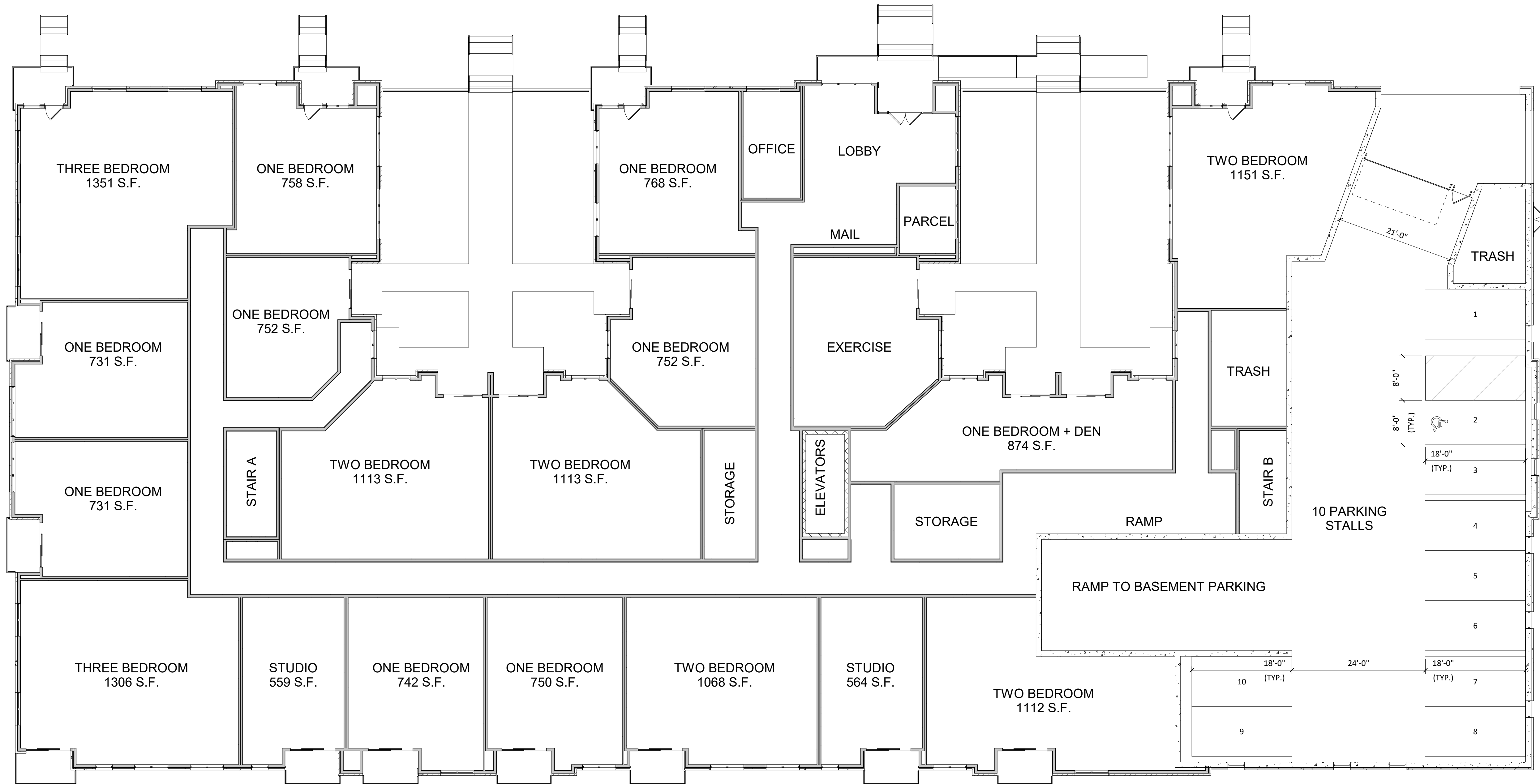
SHEET NUMBER

A-1.1

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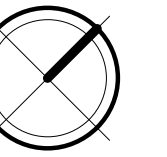
1 01 - FIRST FLOOR
A-1.1 3/32" = 1'-0"



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KEY PLAN

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PROJECT TITLE

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Development

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Madison, Wisconsin

SHEET TITLE
SECOND FLOOR
PLAN

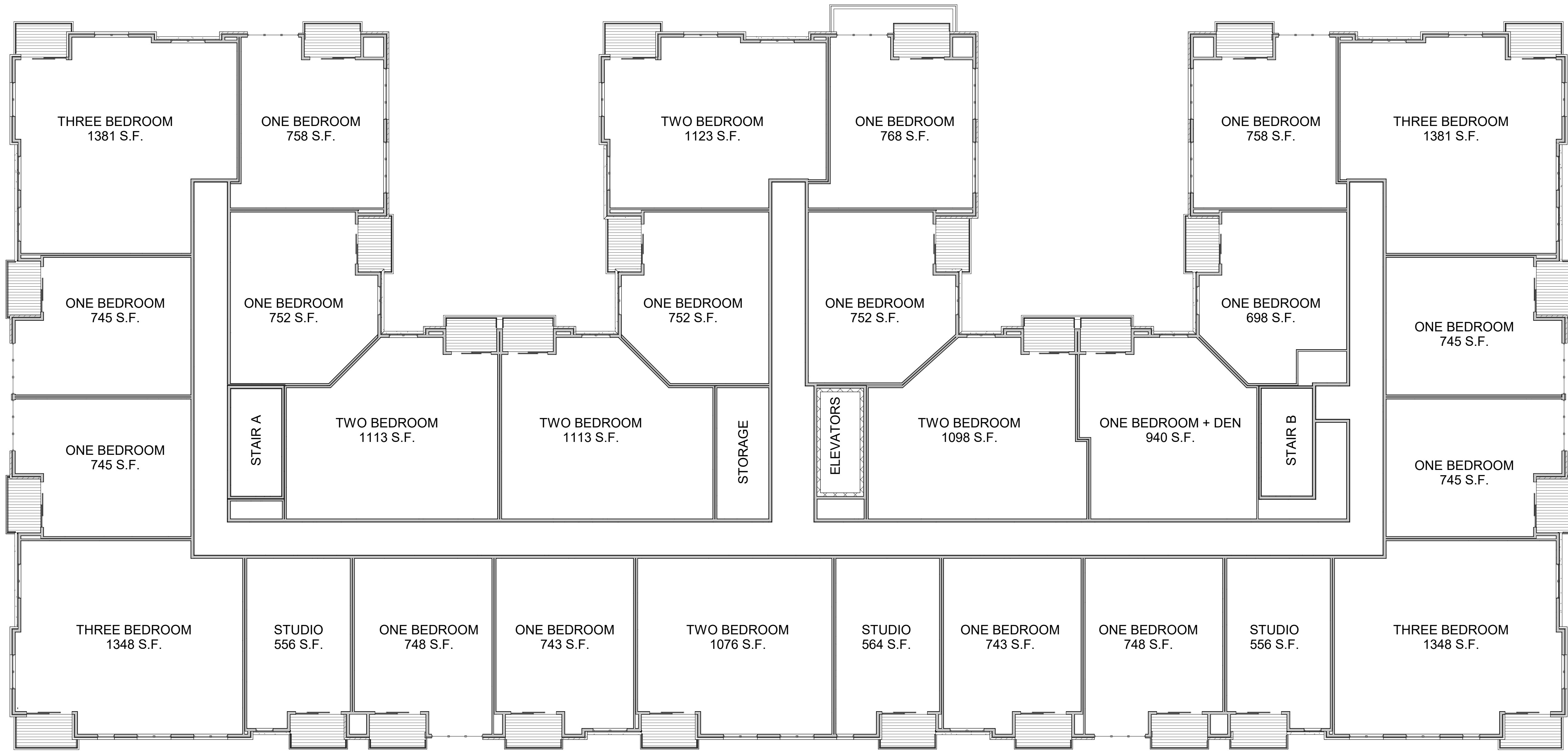
SHEET NUMBER

A-1.2

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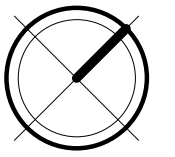
1 02 - SECOND FLOOR
A-1.2 3/32" = 1'-0"



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SHEET TITLE
THIRD FLOOR
PLAN

SHEET NUMBER

A-1.3

PROJECT NUMBER 2143

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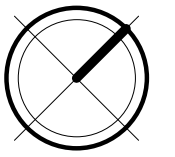
1 03 - THIRD FLOOR
A-1.3 3/32" = 1'-0"



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SHEET TITLE
FOURTH FLOOR
PLAN

SHEET NUMBER

A-1.4

PROJECT NUMBER 2143

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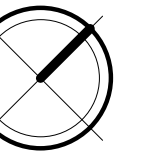
1 04 - FOURTH FLOOR
A-1.4 3/32" = 1'-0"



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KEY PLAN

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PROJECT TITLE

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SHEET TITLE
FIFTH FLOOR
PLAN

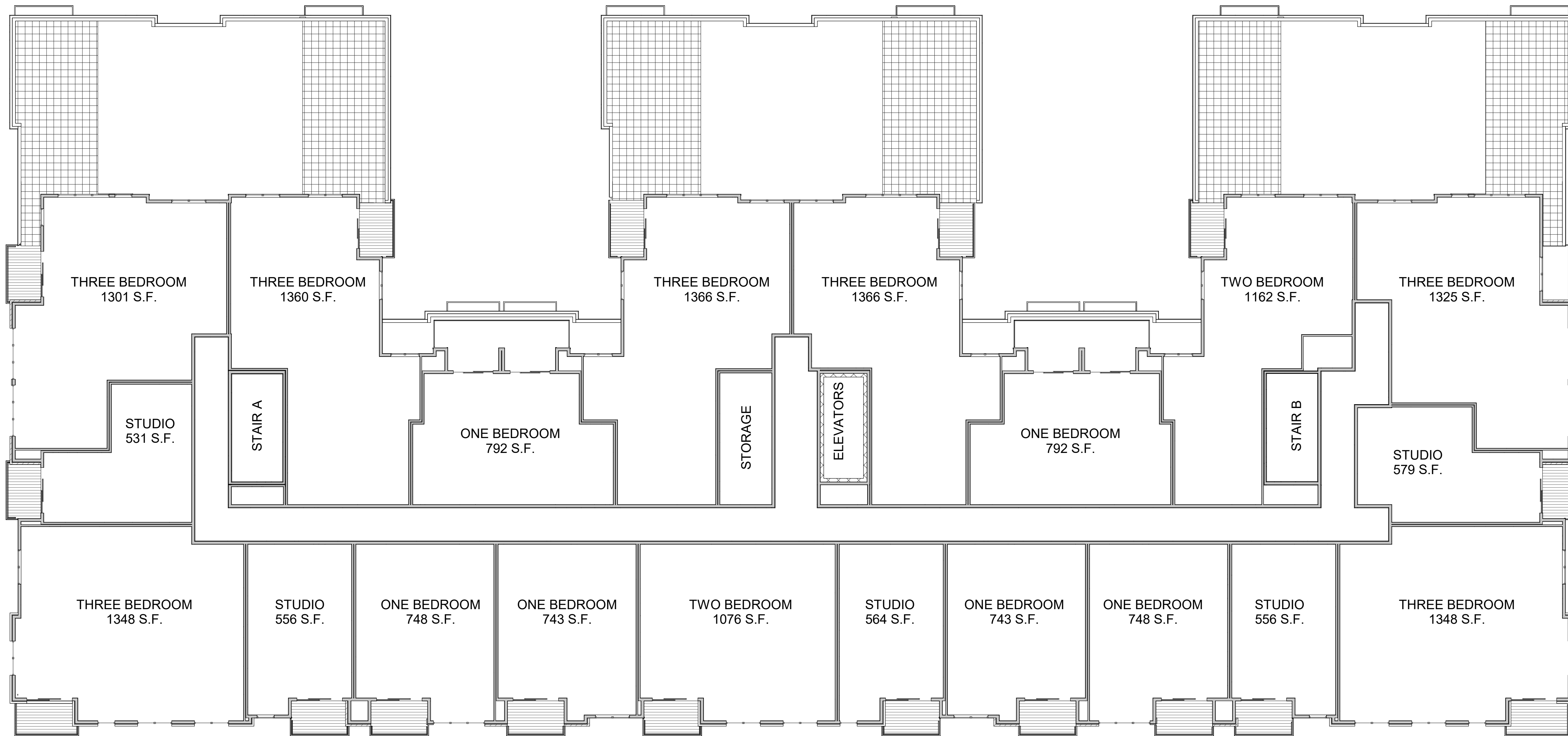
SHEET NUMBER

A-1.5

PROJECT NUMBER 2143

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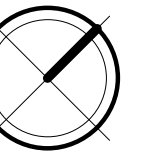
1 05 - FIFTH FLOOR
A-1.5 3/32" = 1'-0"



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TRUE NORTH



KEY PLAN

ISSUED

PROJECT TITLE

West Washington
Development

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Ave.

Madison, Wisconsin

SHEET TITLE
SIXTH FLOOR
PLAN

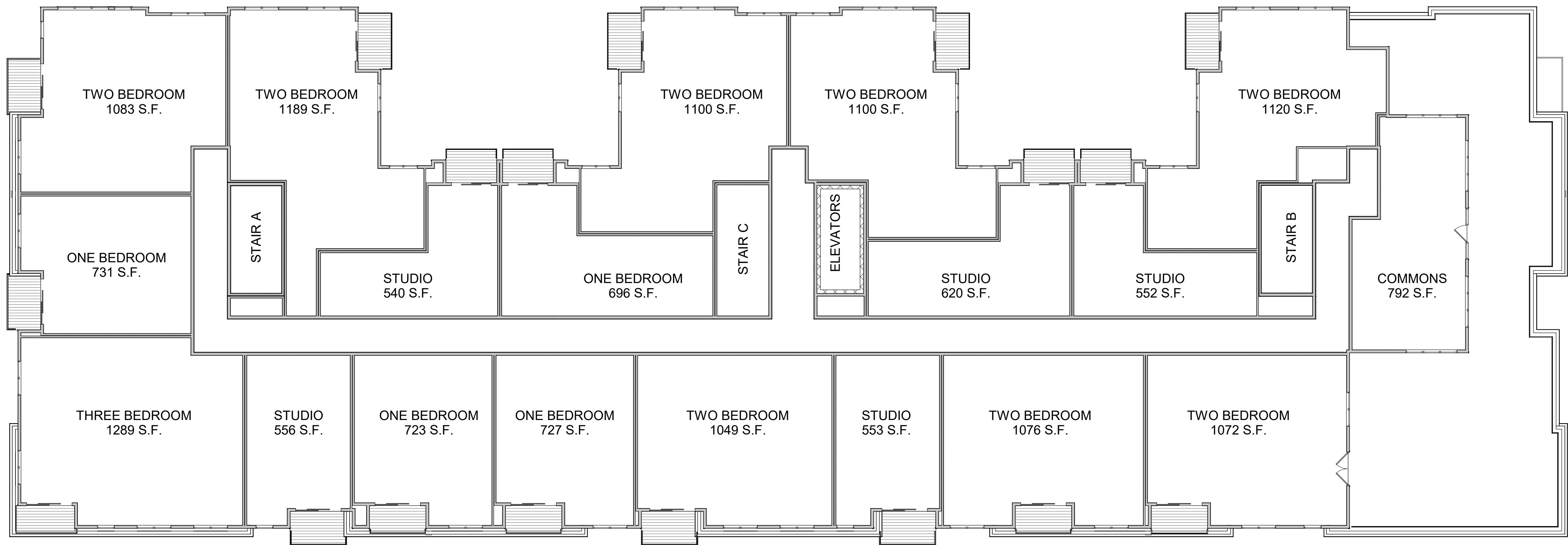
SHEET NUMBER

A-1.6

PROJECT NUMBER 2143

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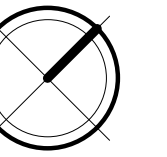
1 06 - SIXTH FLOOR
A-1.6 3/32" = 1'-0"



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TRUE NORTH



KEY PLAN

ISSUED

PROJECT TITLE

West Washington
Development

525-547 W Washington
Ave.

Madison, Wisconsin

SHEET TITLE

ROOF DECK PLAN

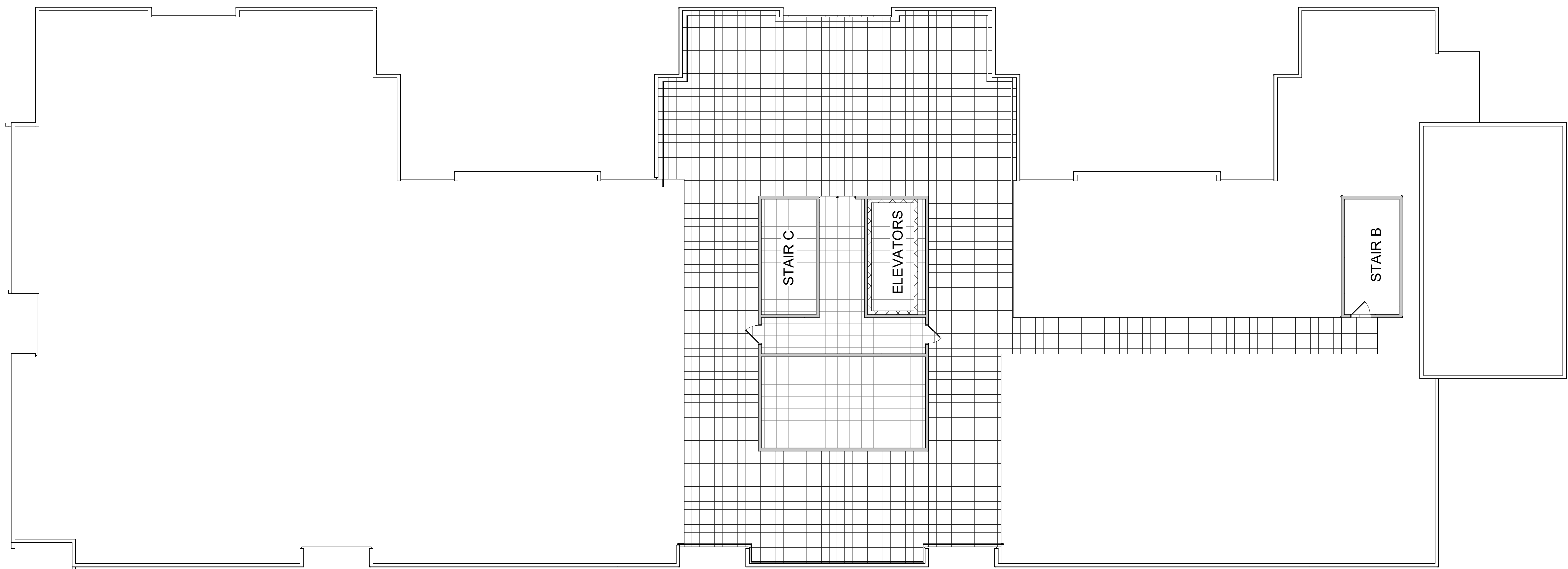
SHEET NUMBER

A-1.7

PROJECT NUMBER 2143

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1 07 - ROOF DECK
A-1.7 3/32" = 1'-0"



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KEY PLAN

ISSUED

PROJECT TITLE

**West Washington
Development**

525-547 W Washington
Ave.

Madison, Wisconsin

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.1

PROJECT NUMBER **2143**

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1 ELEVATION - NORTH
A-2.1 3/32" = 1'-0"



2 ELEVATION - SOUTH
A-2.1 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
METAL SIDING	MCELROY	ALMOND	CAST STONE BANDS & SILLS	EDWARDS CAST STONE	TBD
COMPOSITE PANEL	JAMES HARDIE	IRON GRAY	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR	ALUM. STOREFRONT	N/A	BLACK
BRICK VENEER (#1)	INTERSTATE BRICK	MOUNTAIN RED	INSULATED METAL DOORS/Frames	N/A	TBD
BRICK VENEER (#2)	INTERSTATE BRICK	SMOKEY MOUNTAIN	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
MASONRY BASE VENEER	ARRISCRAFT	SUNSET	RAILINGS & HANDRAILS	SUPERIOR	BLACK
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

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1 ELEVATION - EAST
A-2.2 3/32" = 1'-0"



2 ELEVATION - WEST
A-2.2 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
METAL SIDING	MCELROY	ALMOND	CAST STONE BANDS & SILLS	EDWARDS CAST STONE	TBD
COMPOSITE PANEL	JAMES HARDIE	IRON GRAY	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR	ALUM. STOREFRONT	N/A	BLACK
BRICK VENEER (#1)	INTERSTATE BRICK	MOUNTAIN RED	INSULATED METAL DOORS/Frames	N/A	TBD
BRICK VENEER (#2)	INTERSTATE BRICK	SMOKEY MOUNTAIN	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
MASONRY BASE VENEER	ARRISCRAFT	SUNSET	RAILINGS & HANDRAILS	SUPERIOR	BLACK
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

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KEY PLAN

ISSUED

PROJECT TITLE
West Washington
Development

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Ave.
Madison, Wisconsin
SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A-2.2

PROJECT NUMBER 2143

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PROJECT TITLE
**West Washington
Development**

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Ave.
Madison, Wisconsin
SHEET TITLE

**COLORED
EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.3

PROJECT NUMBER **2143**

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1 COLORED - ELEVATION - NORTH
A-2.3 3/32" = 1'-0"

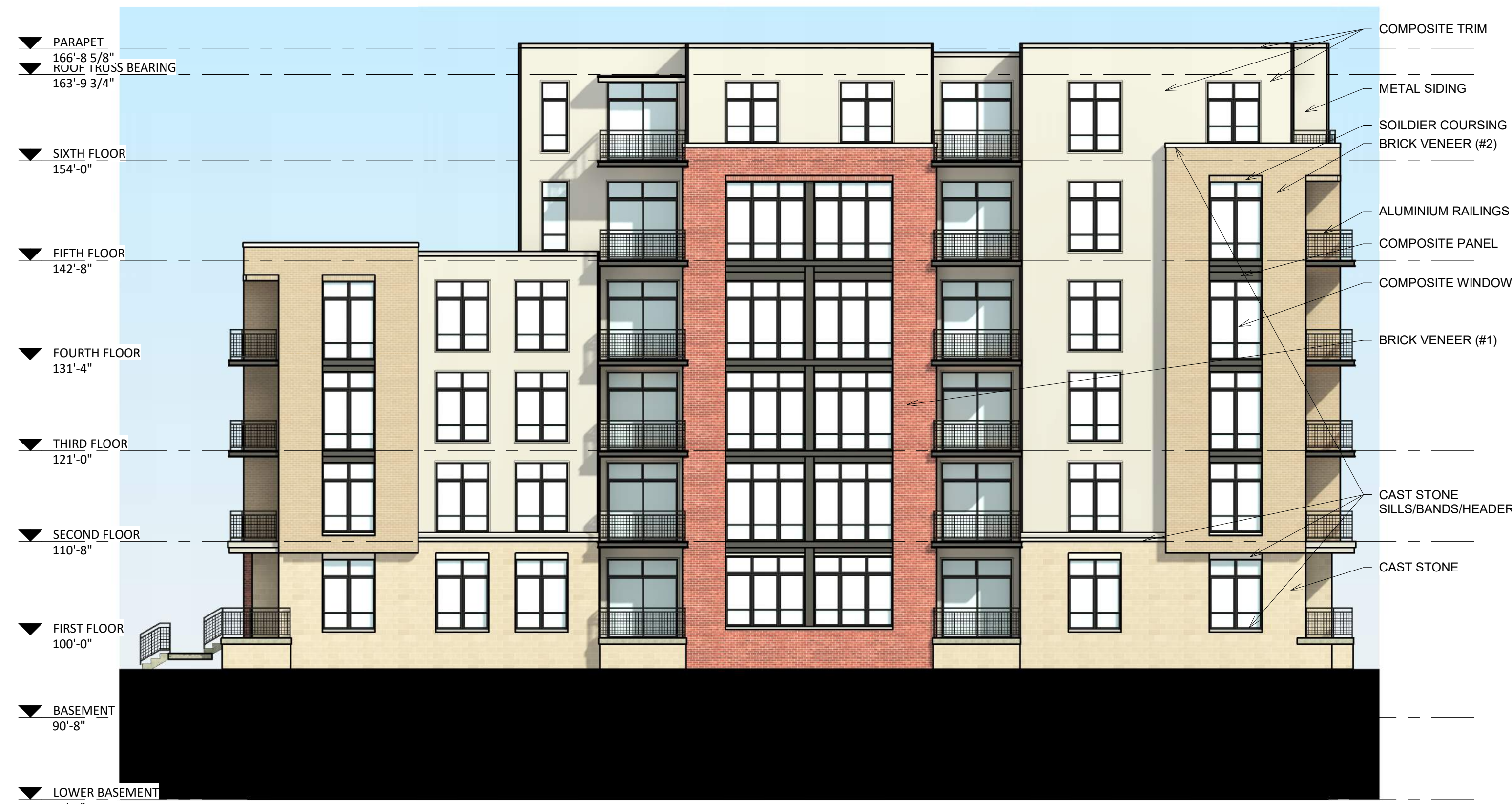


2 COLORED - ELEVATION - SOUTH
A-2.3 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
METAL SIDING	MCELROY	ALMOND	CAST STONE BANDS & SILLS	EDWARDS CAST STONE	TBD
COMPOSITE PANEL	JAMES HARDIE	IRON GRAY	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR	ALUM. STOREFRONT	N/A	BLACK
BRICK VENEER (#1)	INTERSTATE BRICK	MOUNTAIN RED	INSULATED METAL DOORS/FRAMES	N/A	TBD
BRICK VENEER (#2)	INTERSTATE BRICK	SMOKEY MOUNTAIN	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
MASONRY BASE VENEER	ARRISCRAFT	SUNSET	RAILINGS & HANDRAILS	SUPERIOR	BLACK
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



1 COLORED - ELEVATION - EAST
A-2.4 3/32" = 1'-0"



2 COLORED - ELEVATION - WEST
A-2.4 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
METAL SIDING	MCELROY	ALMOND	CAST STONE BANDS & SILLS	EDWARDS CAST STONE	TBD
COMPOSITE PANEL	JAMES HARDIE	IRON GRAY	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR	ALUM. STOREFRONT	N/A	BLACK
BRICK VENEER (#1)	INTERSTATE BRICK	MOUNTAIN RED	INSULATED METAL DOORS/FRAMES	N/A	TBD
BRICK VENEER (#2)	INTERSTATE BRICK	SMOKEY MOUNTAIN	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
MASONRY BASE VENEER	ARRISCRAFT	SUNSET	RAILINGS & HANDRAILS	SUPERIOR	BLACK
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

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KEY PLAN

ISSUED

PROJECT TITLE
West Washington
Development

525-547 W Washington
Ave.
Madison, Wisconsin
SHEET TITLE

COLORED
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-2.4
PROJECT NUMBER 2143

























Brick Veneer #1
Interstate Brick
Mountain Red



Brick Veneer #2
Interstate Brick
Smokey Mountain



Composite Panel
James Hardie
Iron Gray



Metal Siding
McElroy
Almond



Masonry Base Veneer
Arriscraft
Sunset



Windows & Railings
Black



EXTERIOR MATERIAL SCHEDULE						
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR	
METAL SIDING	MCELROY	ALMOND	CAST STONE BANDS & SILLS	EDWARDS CAST STONE	TBD	
COMPOSITE PANEL	JAMES HARDIE	IRON GRAY	COMPOSITE WINDOWS	ANDERSEN 100	BLACK	
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR	ALUM. STOREFRONT	N/A	BLACK	
BRICK VENEER (#1)	INTERSTATE BRICK	MOUNTAIN RED	INSULATED METAL DOORS/FRAMES	N/A	TBD	
BRICK VENEER (#2)	INTERSTATE BRICK	SMOKEY MOUNTAIN	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	
MASONRY BASE VENEER	ARRISCRAFT	SUNSET	RAILINGS & HANDRAILS	SUPERIOR	BLACK	
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED	

519-547 W WASHINGTON

MADISON, WI

2/28/2022

KBA #2143