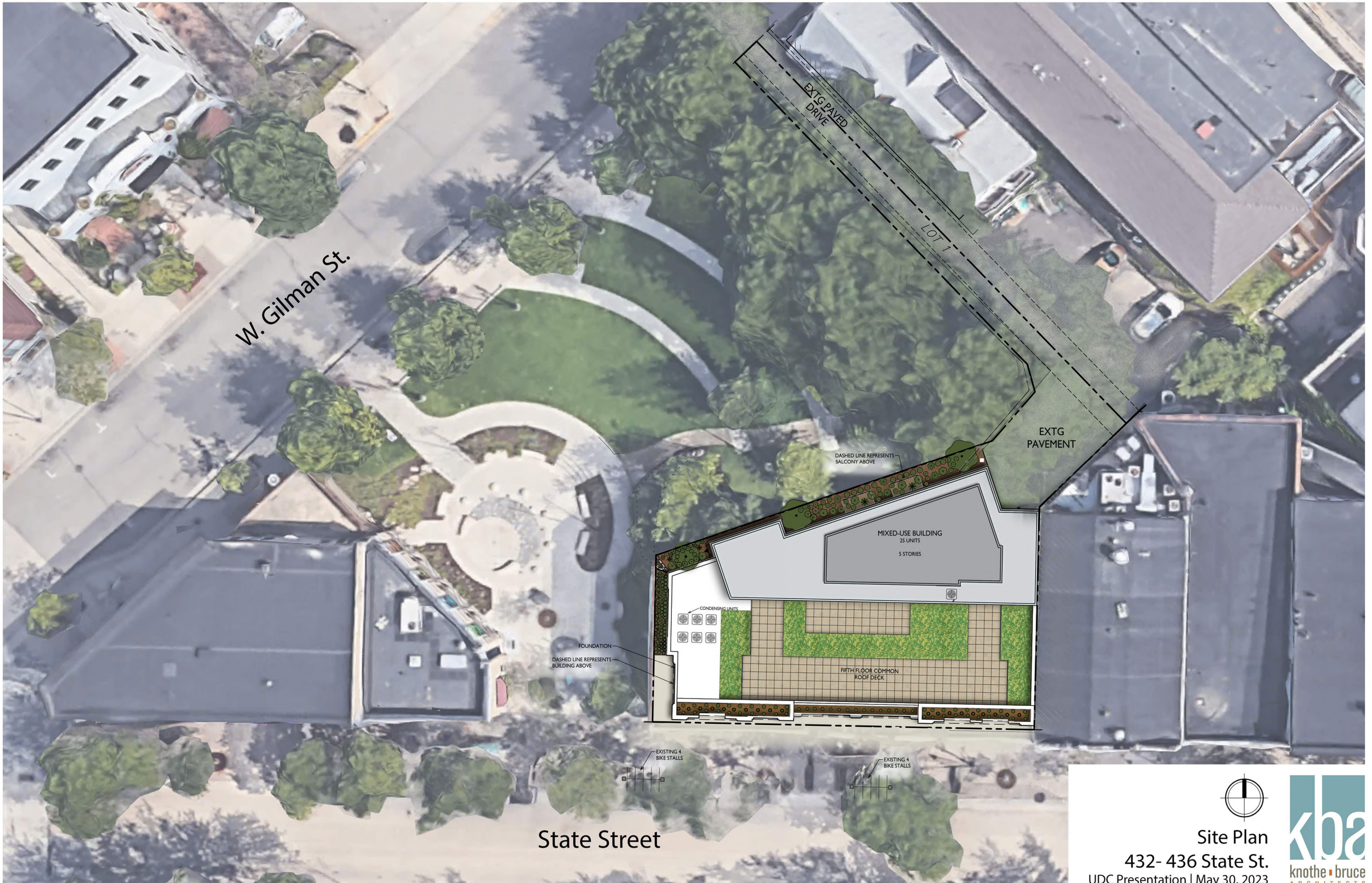


Aerial Locator Map
434-444 State St.
May 31, 2023





W. Gilman St.

EXTG PAVED DRIVE

LOT 1

EXTG PAVEMENT

MIXED-USE BUILDING
25 UNITS
5 STORIES

CONDENSING UNITS

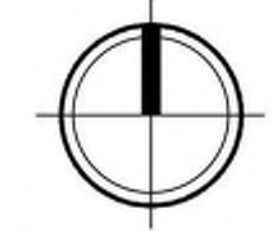
FOUNDATION
DASHED LINE REPRESENTS
BUILDING ABOVE

FIFTH FLOOR COMMON
ROOF DECK

EXISTING 4
BIKE STALLS

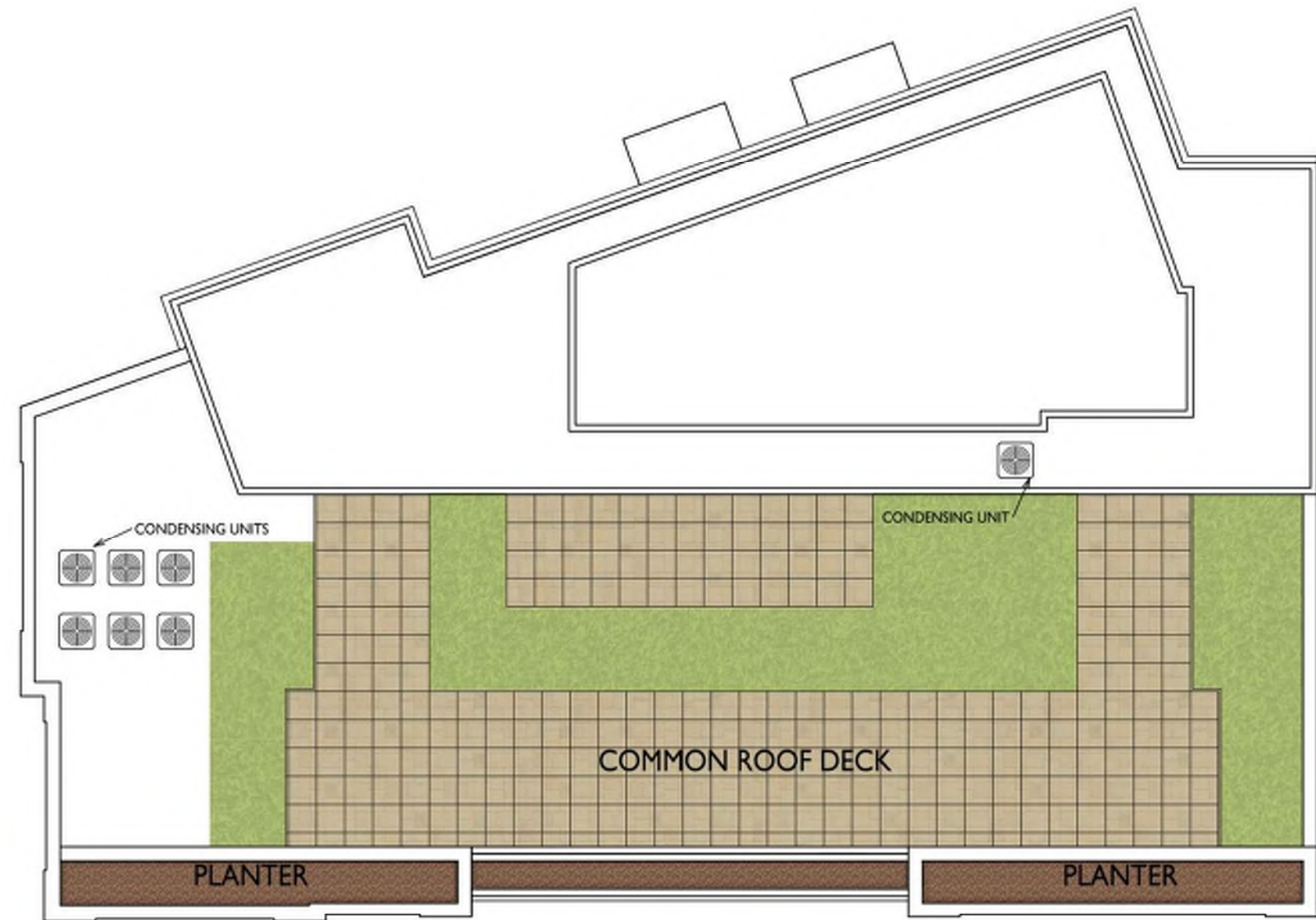
EXISTING 4
BIKE STALLS

State Street

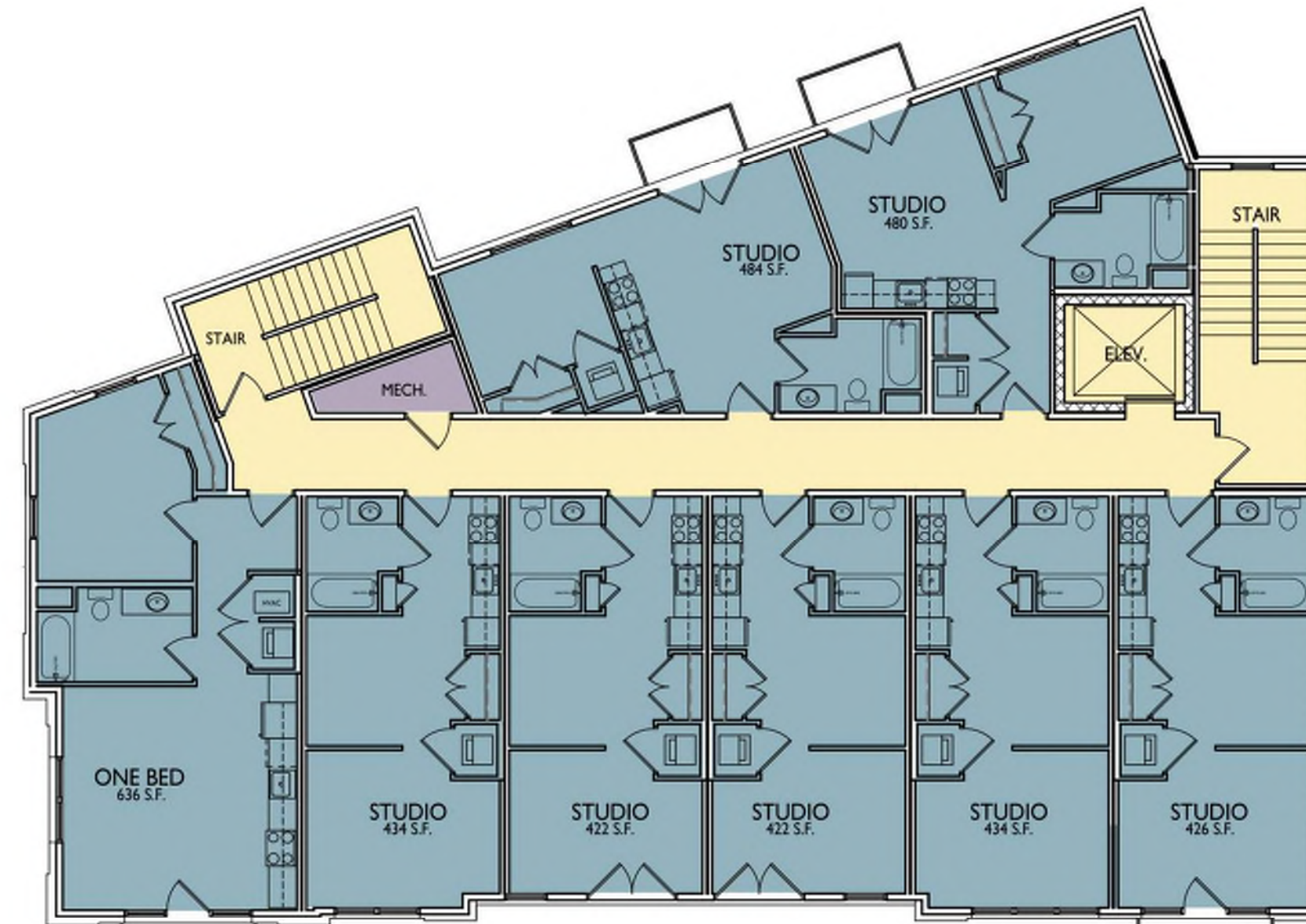


Site Plan
432- 436 State St.
UDC Presentation | May 30, 2023

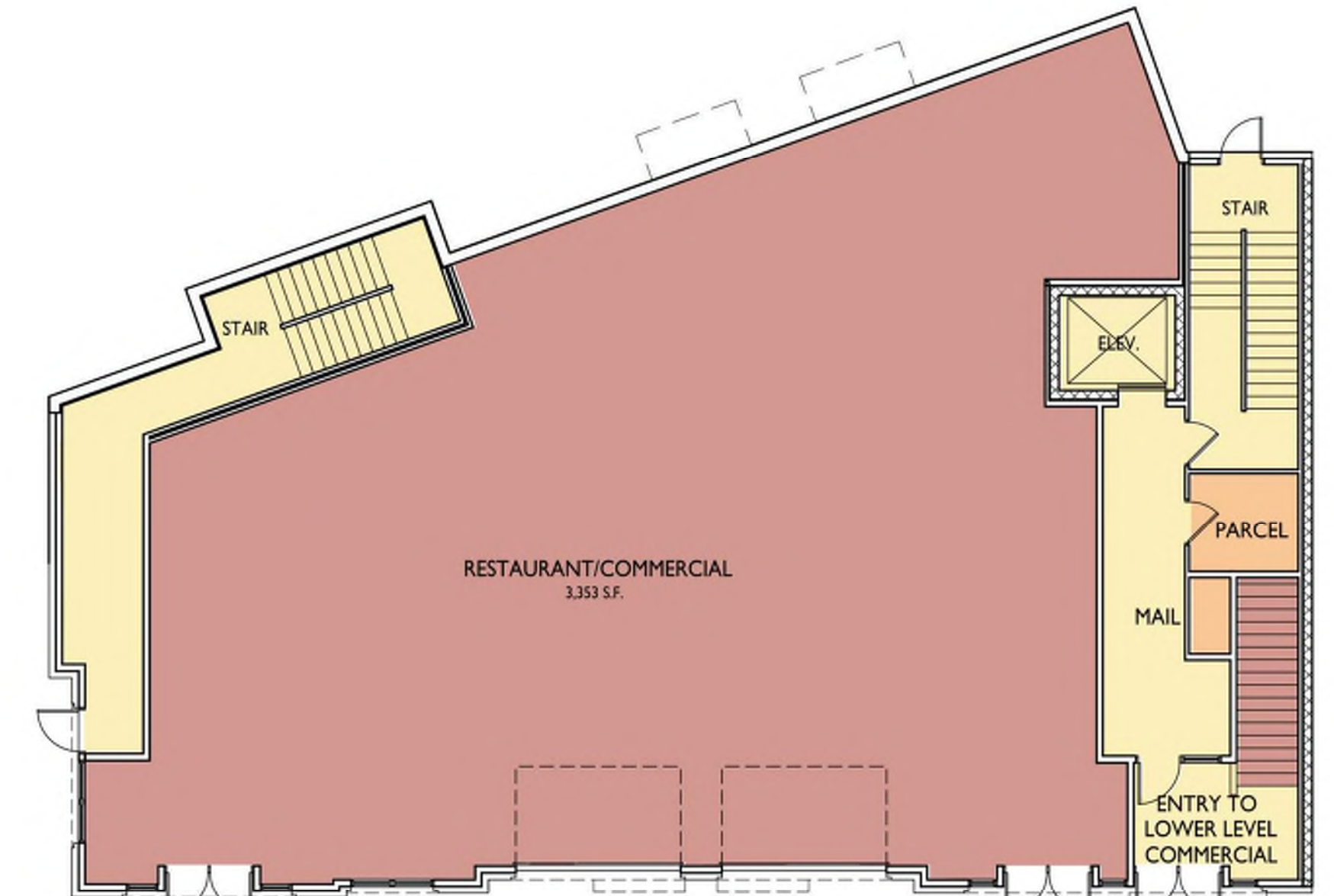




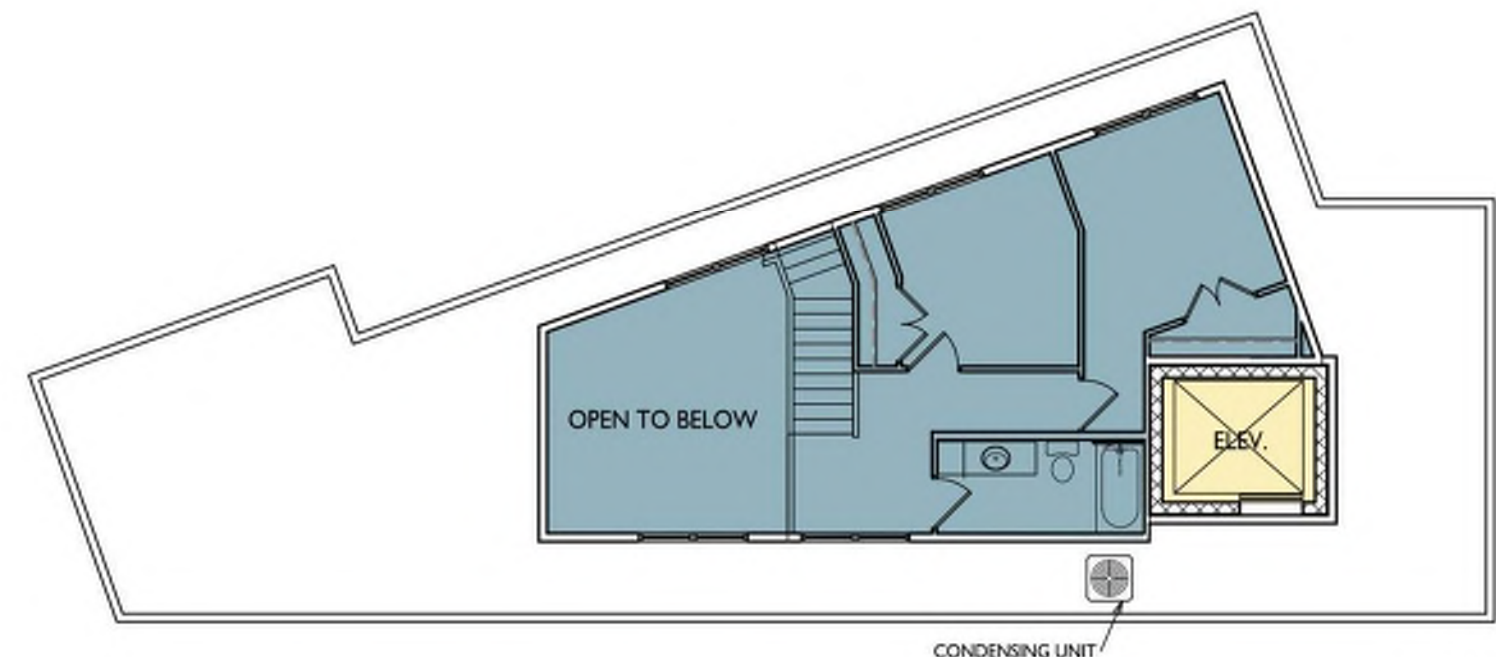
Roof Plan



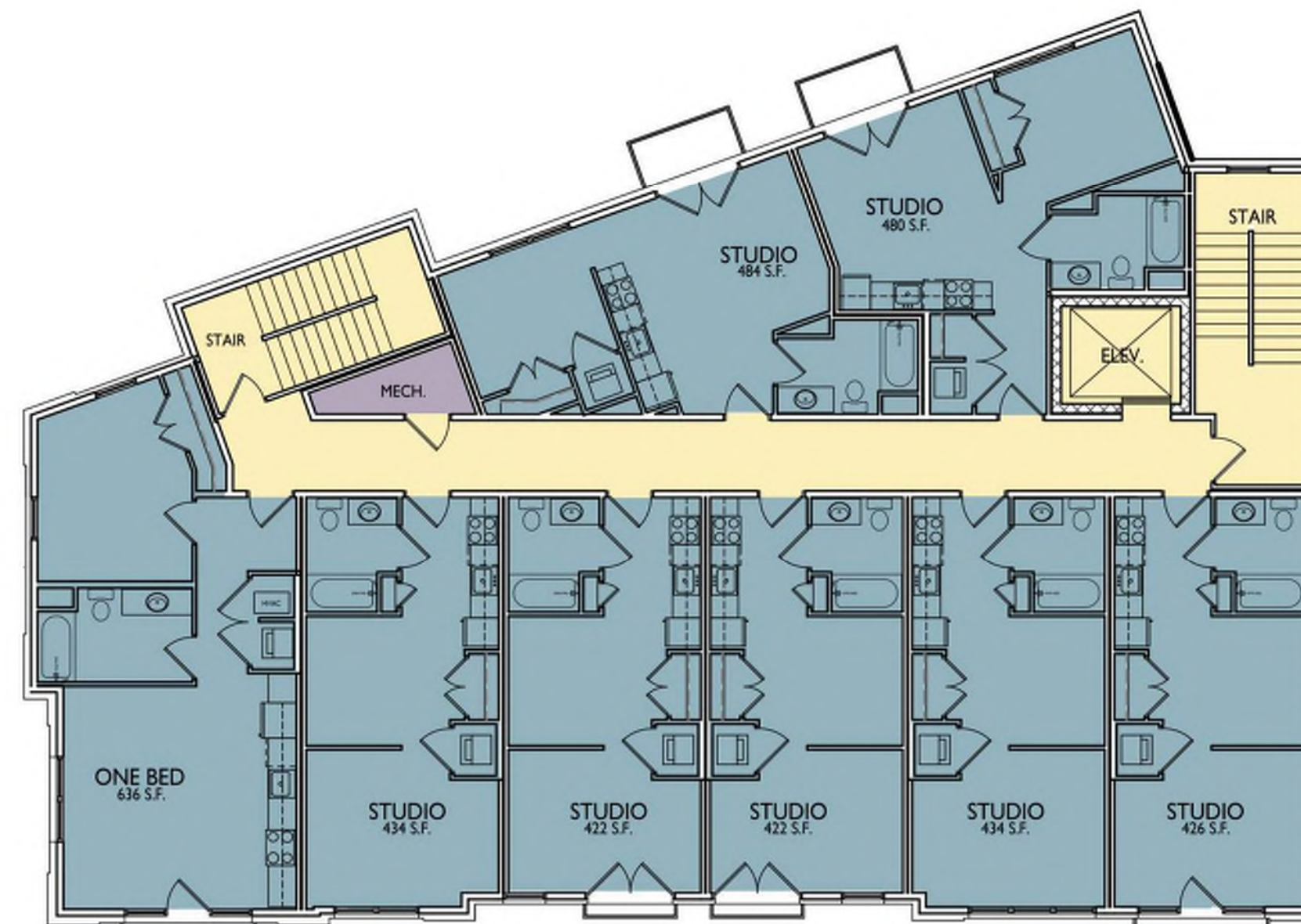
Fourth Floor Plan



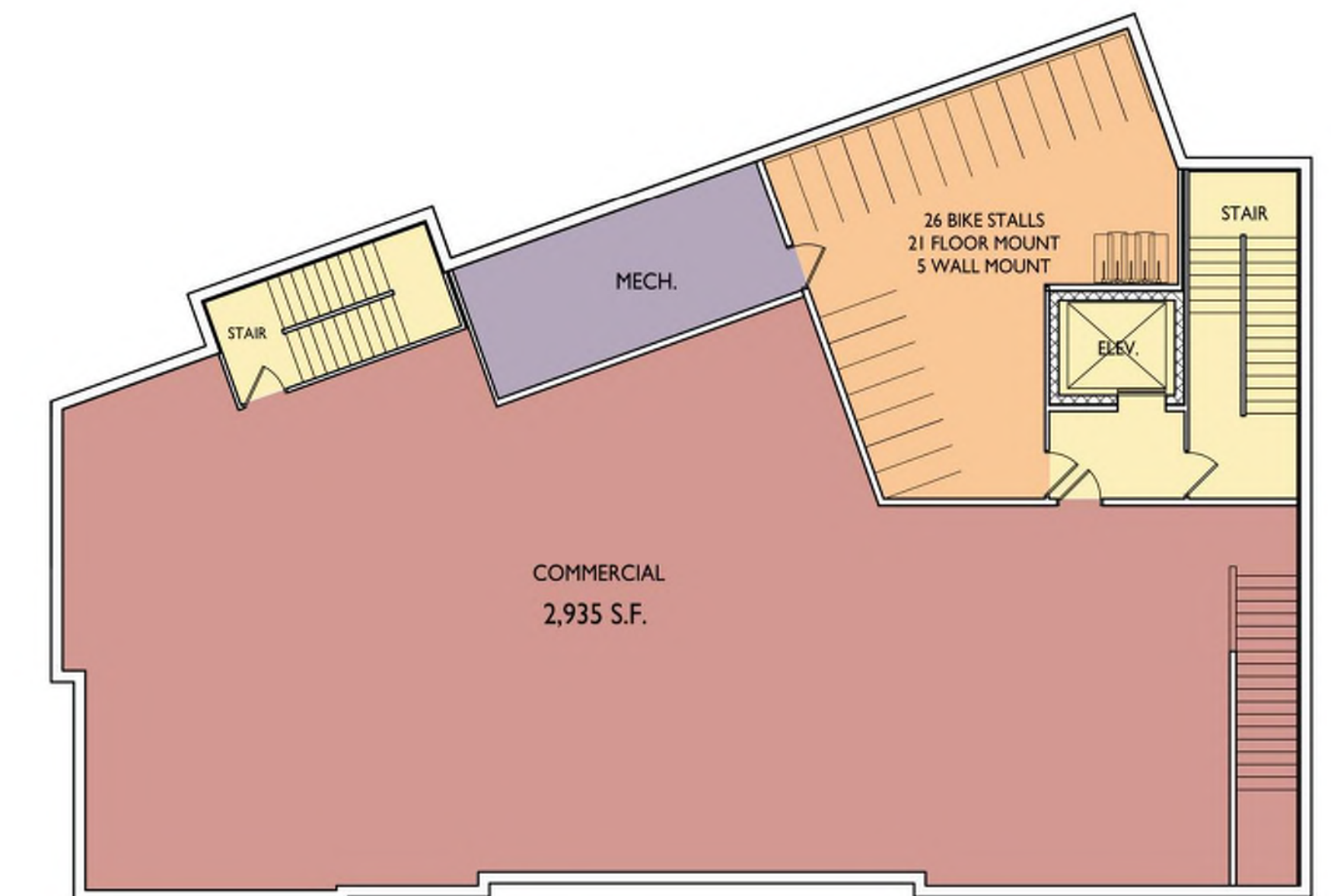
First Floor Plan



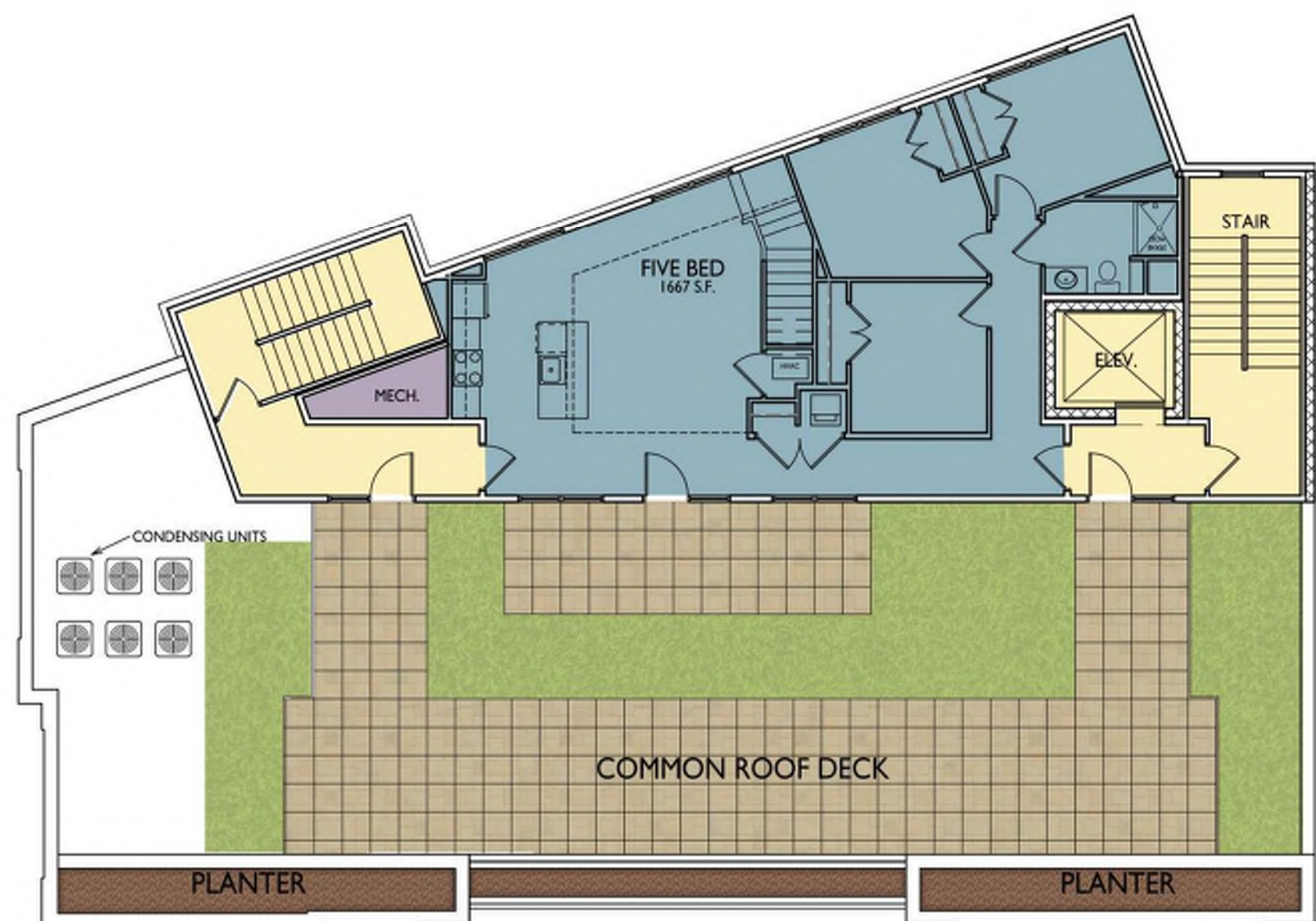
Loft



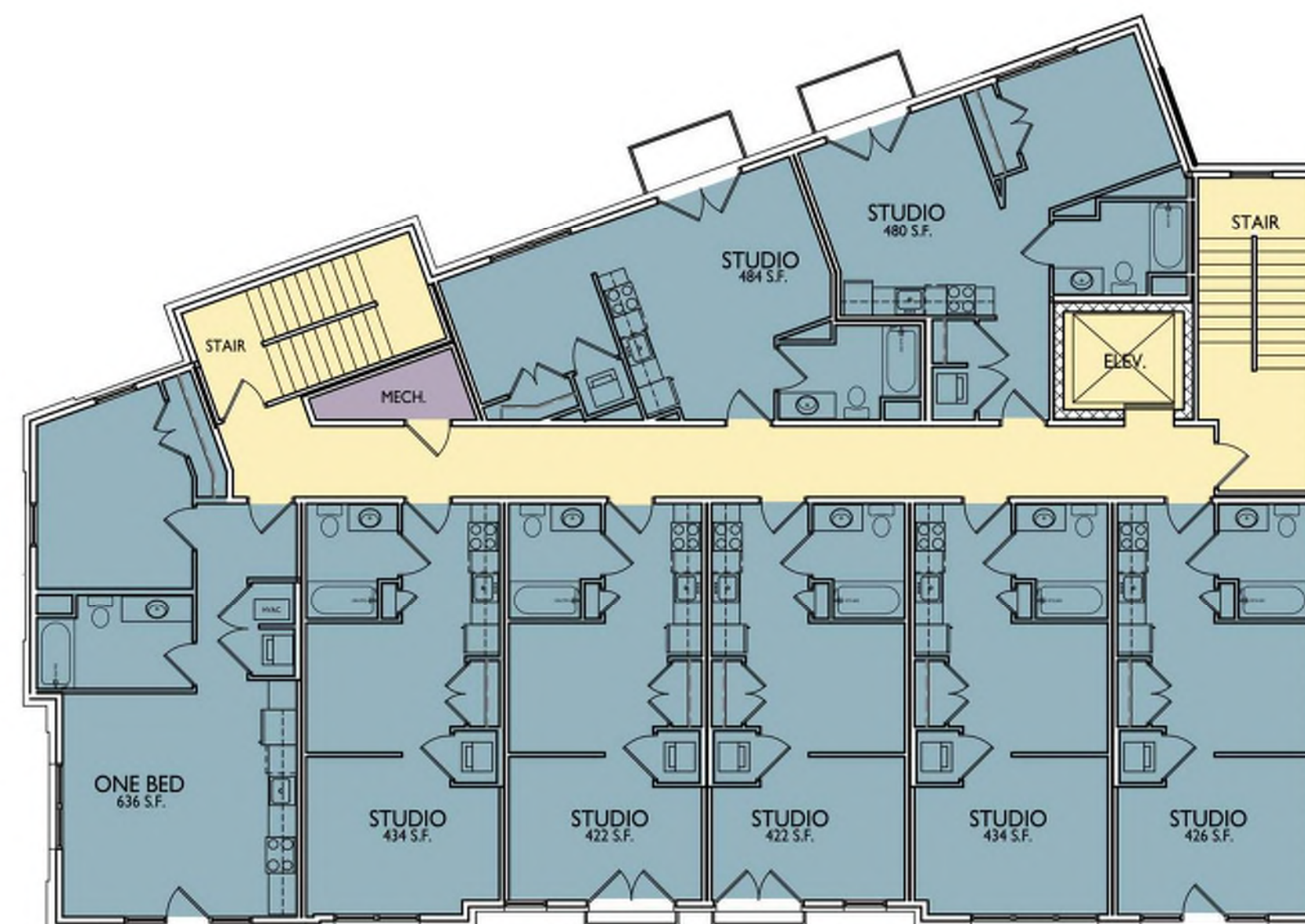
Third Floor Plan



Lower Level Floor Plan



Fifth Floor Plan



Second Floor Plan



State Street Development

434 - 444 State Street

RENDER IMAGE 01

X901



PREVIOUS DESIGN





State Street Development

434 - 444 State Street

RENDER IMAGE 09

x909





State Street Development

434 - 444 State Street

RENDER IMAGE 05

X905







State Street Development

434 - 444 State Street

RENDER IMAGE 11

X911





State Street Development

434 - 444 State Street

RENDER IMAGE 03

X903



PREVIOUS DESIGN



LOOKING NORTH-WEST





State Street Development

434 - 444 State Street

RENDER IMAGE 07

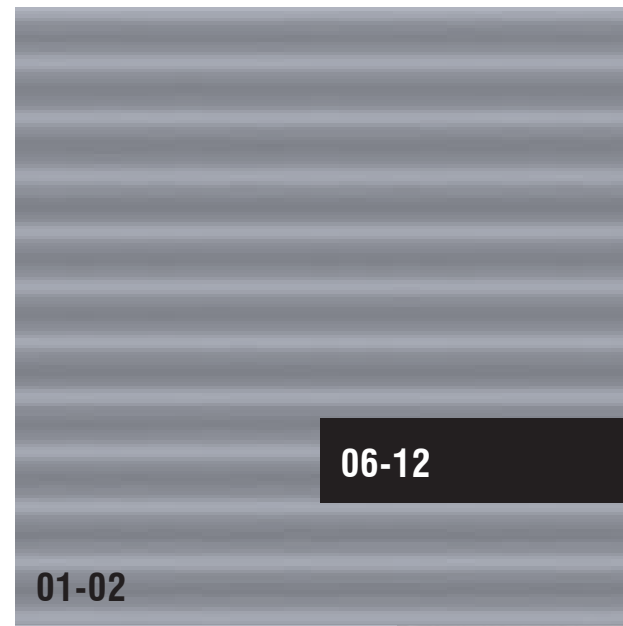
X907







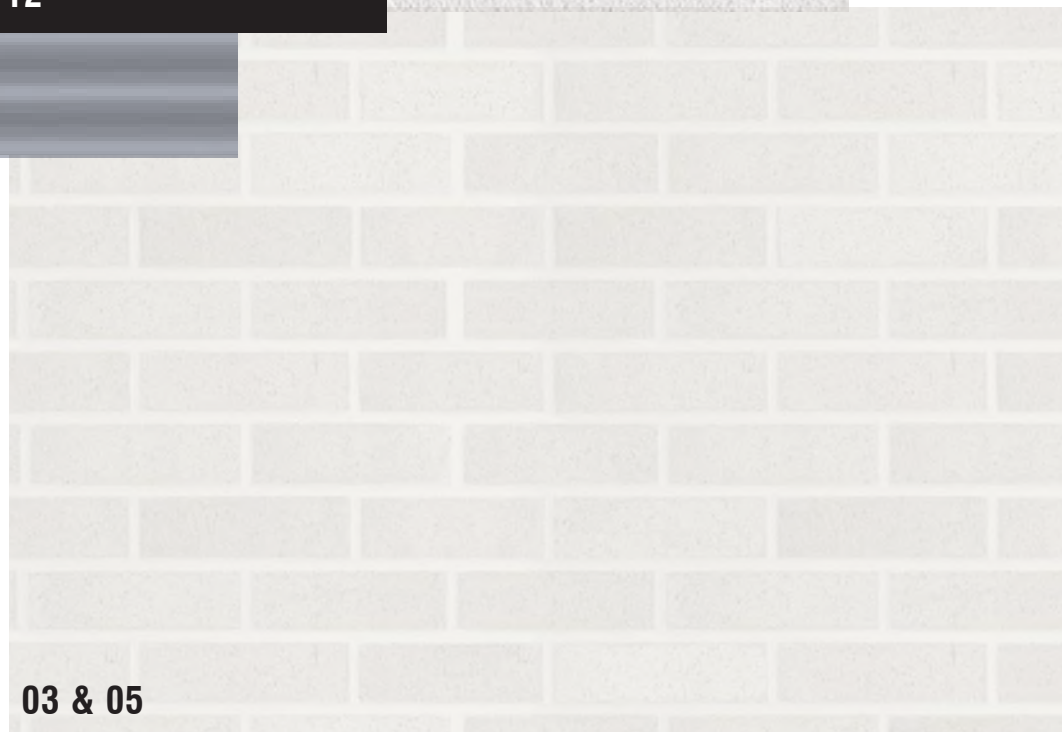
View from State St.



04

06-12

01-02



03 & 05

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



State Street Development

434 - 444 State Street

RENDER IMAGE 16

X916

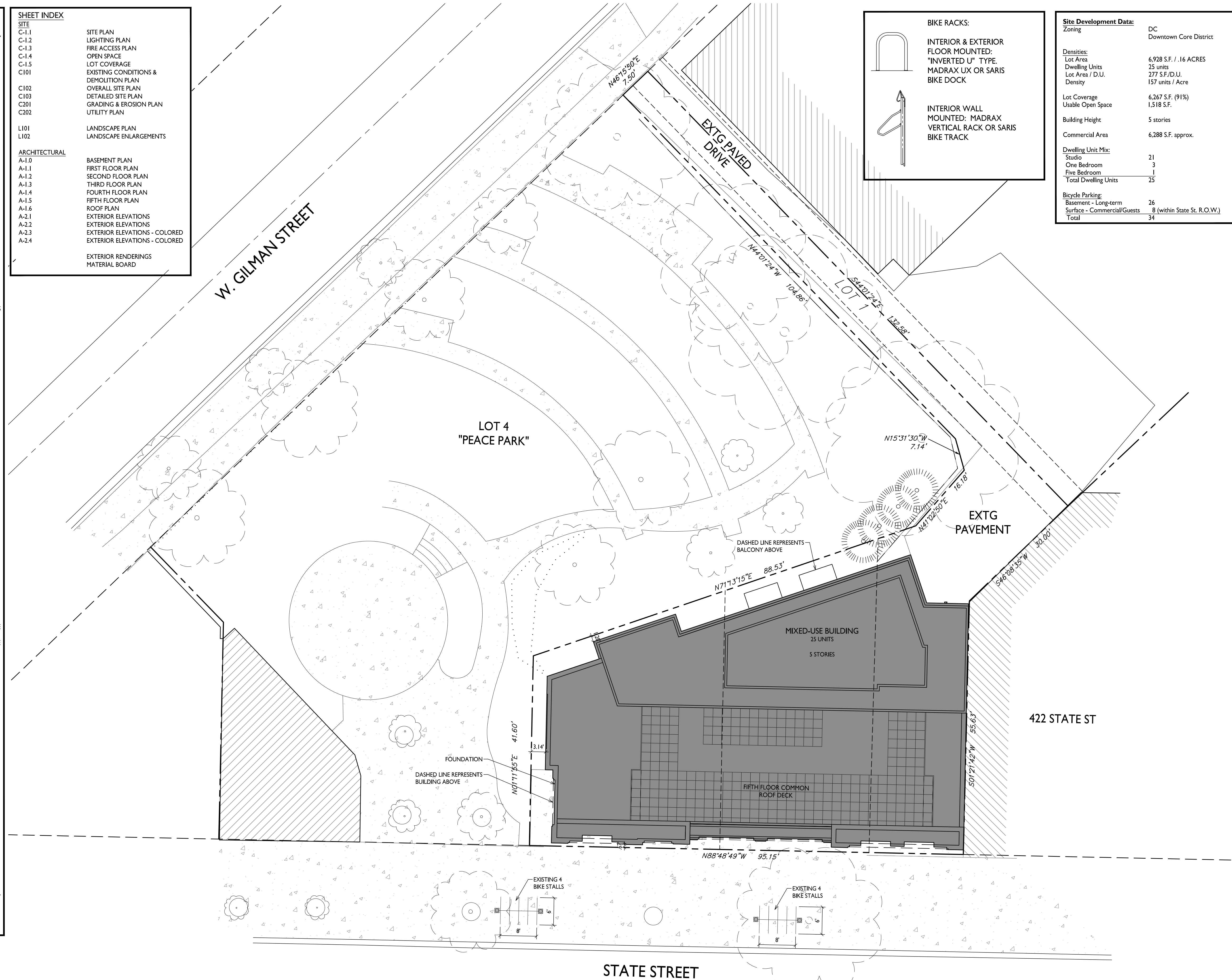


GENERAL NOTES:

- 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 WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: 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.

SHEET INDEX

SITE	
C-1.1	SITE PLAN
C-1.2	LIGHTING PLAN
C-1.3	FIRE ACCESS PLAN
C-1.4	OPEN SPACE
C-1.5	LOT COVERAGE
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C102	OVERALL SITE PLAN
C103	DETAILED SITE PLAN
C201	GRADING & EROSION PLAN
C202	UTILITY PLAN
LANDSCAPE PLAN	
L101	LANDSCAPE PLAN
L102	LANDSCAPE ENLARGEMENTS
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS - COLORED
A-2.4	EXTERIOR ELEVATIONS - COLORED
EXTERIOR RENDERINGS	
MATERIAL BOARD	



BIKE RACKS:

INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

Site Development Data:

Zoning	DC
	Downtown Core District
Densities:	
Lot Area	6,928 S.F. / .16 ACRES
Dwelling Units	25 units
Lot Area / D.U.	277 S.F./D.U.
Density	157 units / Acre
Lot Coverage	6,267 S.F. (91%)
Usable Open Space	1,518 S.F.
Building Height	5 stories
Commercial Area	6,288 S.F. approx.
Dwelling Unit Mix:	
Studio	21
One Bedroom	3
Five Bedroom	1
Total Dwelling Units	25
Bicycle Parking:	
Basement - Long-term	26
Surface - Commercial/Guests	8 (within State St. R.O.W.)
Total	34

knothe + bruce
ARCHITECTS

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

ISSUED

Issued for UDC Informational - Jan. 24, 2022
 Land Use & UDC Submittal - February 07, 2022
 Updated Land Use & UDC Submittal - May 10, 2022
 Updated Land Use & UDC Submittal - Oct. 26, 2022
 Updated Land Use & UDC Submittal - Feb. 13, 2023
 Updated Land Use & UDC Submittal - May 15, 2023

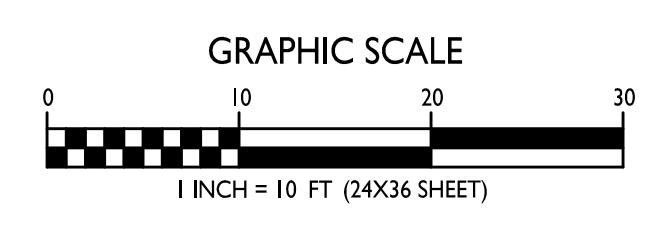
PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

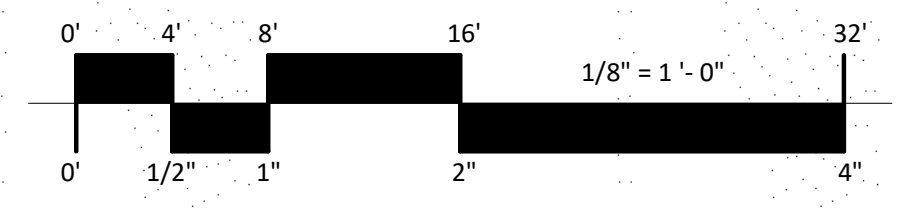
C-1.1
PROJECT NO. 1939
© Knothe & Bruce Architects, LLC

SITE PLAN
1" = 10'-0"





1 COLORED ELEVATION - SOUTH
A-2.3 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 COLORED ELEVATION - WEST
A-2.3 1/8" = 1'-0"

NOT FOR CONSTRUCTION

ISSUED
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PROJECT TITLE
State Street Development

434 - 444 State Street
SHEET TITLE
EXTERIOR ELEVATIONS COLORED

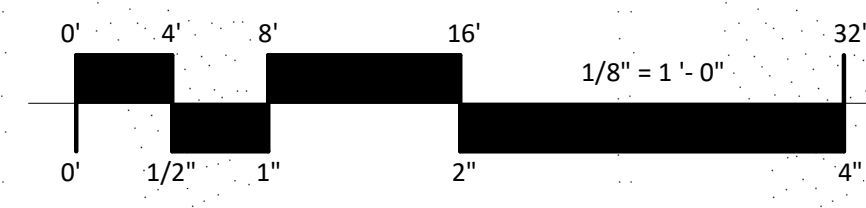
SHEET NUMBER

A-2.3

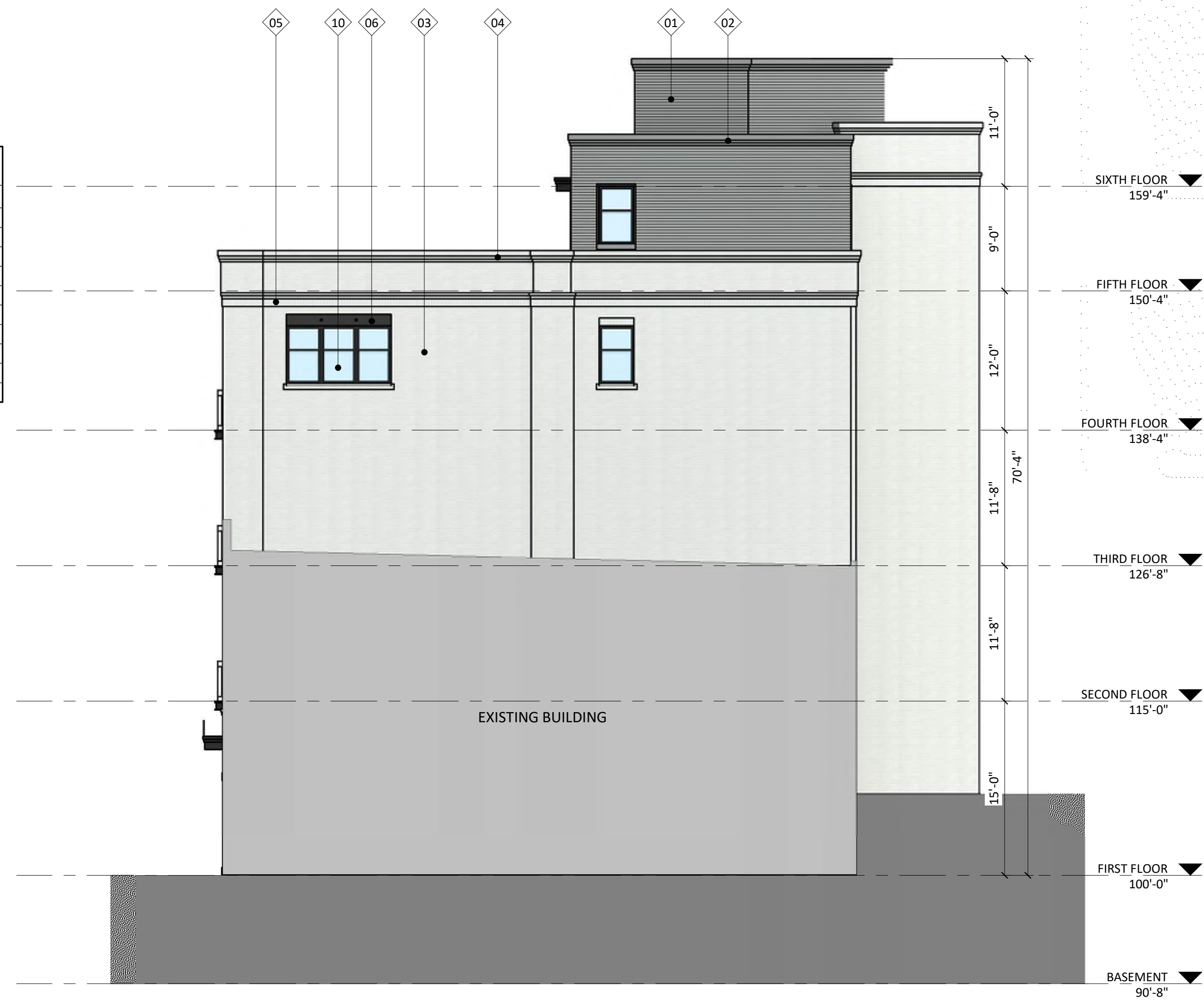
PROJECT NUMBER 1939



1 COLORED ELEVATION - NORTH
A-2.4 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 COLORED ELEVATION - EAST
A-2.4 1/8" = 1'-0"

NOT FOR CONSTRUCTION

ISSUED
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PROJECT TITLE
State Street Development

434 - 444 State Street
SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER

A-2.4

PROJECT NUMBER 1939