



**knothe • bruce**  
ARCHITECTS  
Phone: 8401 Greenway Blvd., Suite 900  
608.836.3690 Middleton, WI 53562

**GENERAL NOTES:**

1. 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.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. 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.
4. 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.
5. 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](http://CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM)
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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).
12. 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.

ISSUED  
Land Use Submittal - June 26, 2023

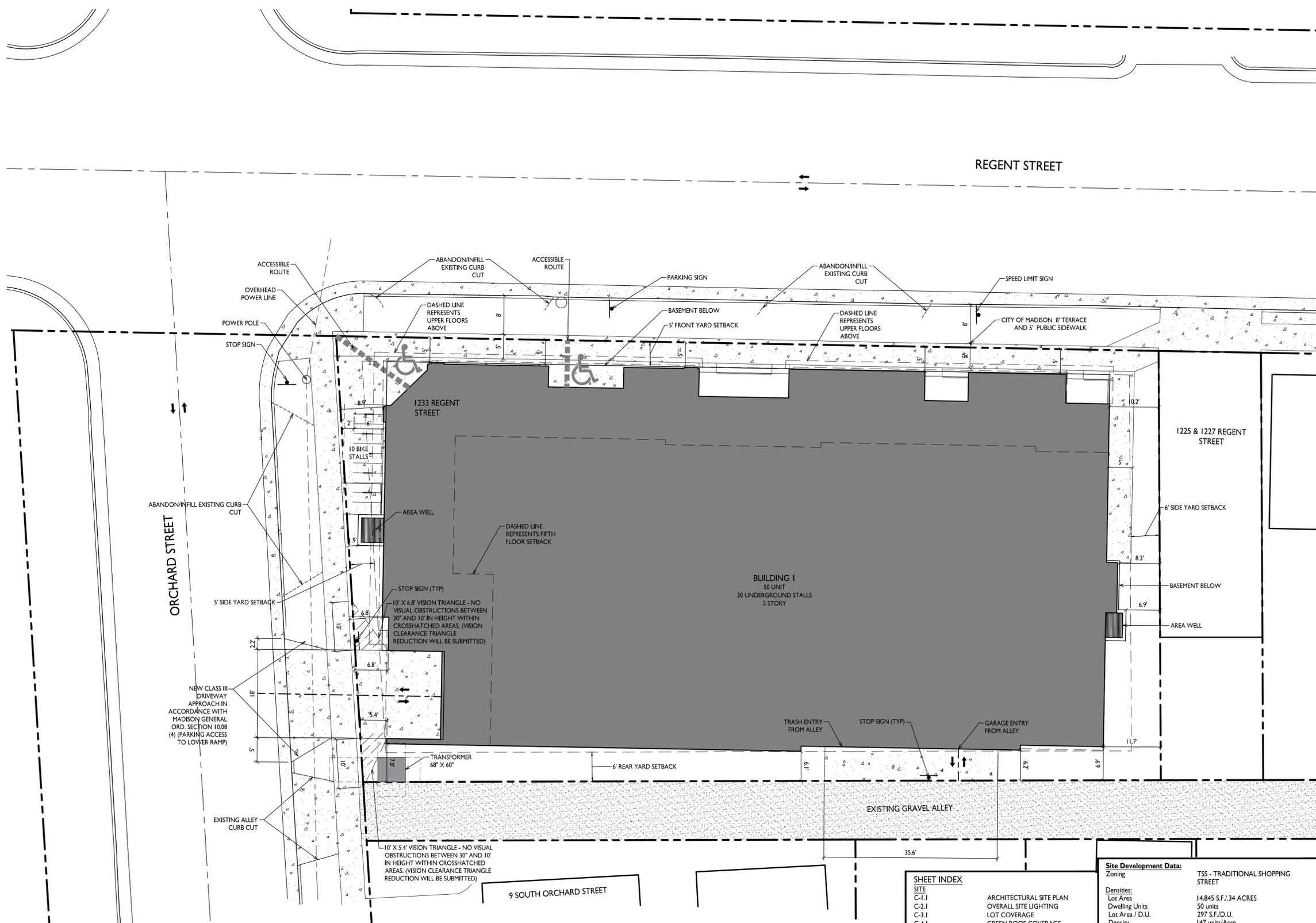
PROJECT TITLE  
**WHPC Regent Street Development**

1233 Regent Street,  
Madison, WI  
SHEET TITLE  
**Architectural Site Plan**

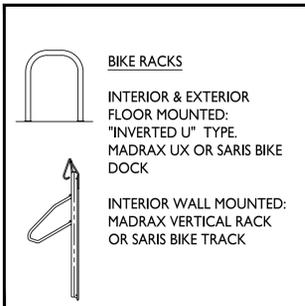
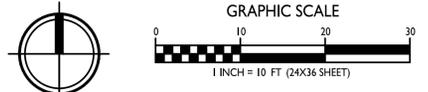
SHEET NUMBER

**C-1.1**

PROJECT NO. **2309**  
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**I SITE PLAN**  
C-1.1 1" = 10'-0"



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**Site Development Data:**

Zoning	TSS - TRADITIONAL SHOPPING STREET
Densities:	Lot Area: 14,845 S.F./34 ACRES
	Dwelling Units: 50 units
	Lot Area / D.U.: 297 S.F./D.U.
	Density: 147 units/Acre
Lot Coverage	PROVIDED: 5,543 S.F. (37%)
	ZONING REQ'D: 85% Max.
Building Height	5 stories/60'-8"
	3 Stories/40' Max.
Commercial Area	1,497 S.F.
<b>Dwelling Unit Mix:</b>	
Studio	18
One Bedroom	20
Two Bedroom	12
Total Dwelling Units	50
<b>Vehicle Parking Stalls:</b>	
Underground Garage	30
Surface	0
Total	30
<b>Bicycle Parking:</b>	
Long-Term Covered Garage	50
Short-Term Guest - Surface	5
Commercial - Surface	5
Total	60

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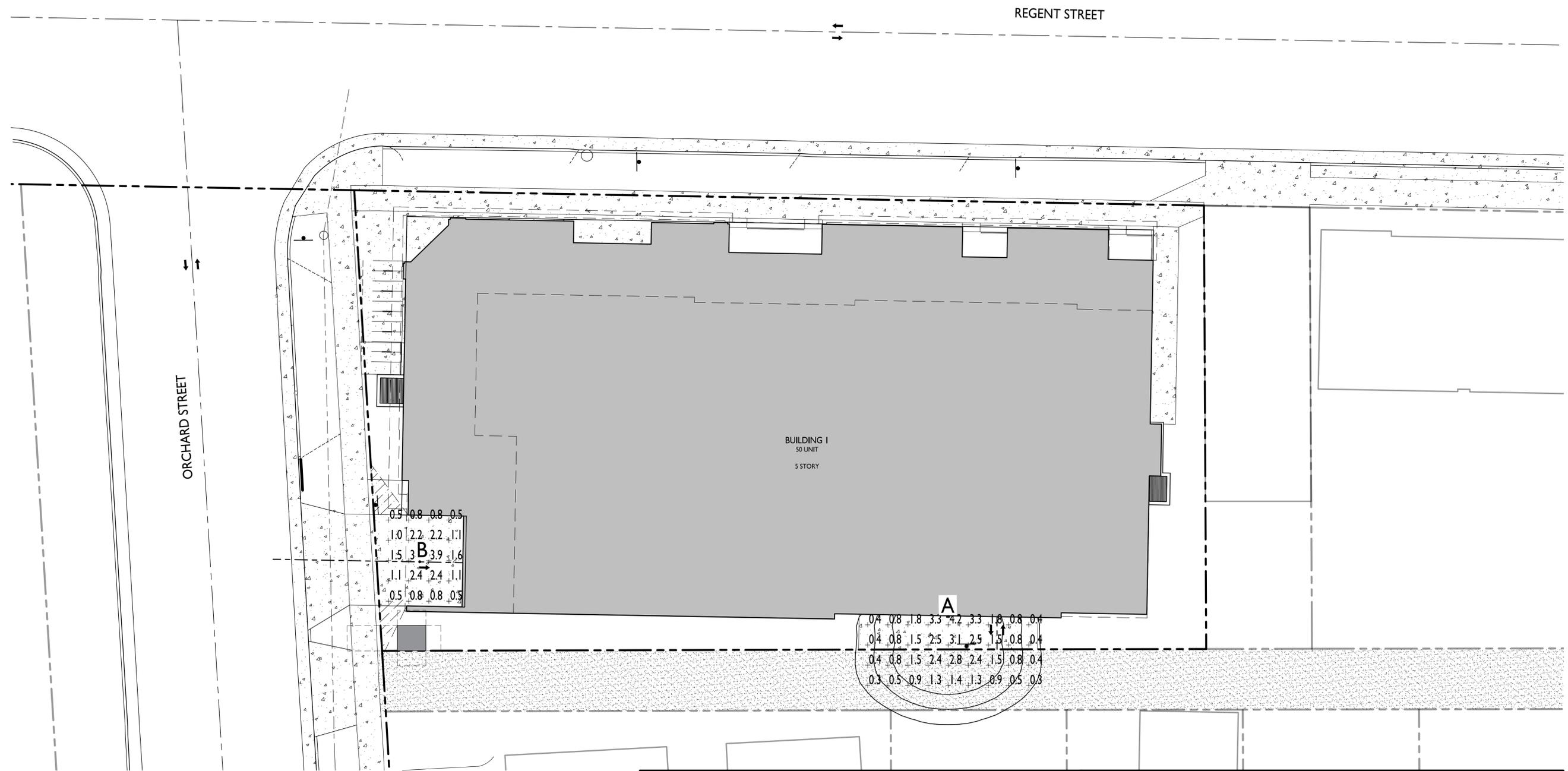
PROJECT TITLE  
WHPC Regent  
Street Development

1233 Regent Street,  
Madison, WI  
SHEET TITLE  
Site Lighting Plan

SHEET NUMBER

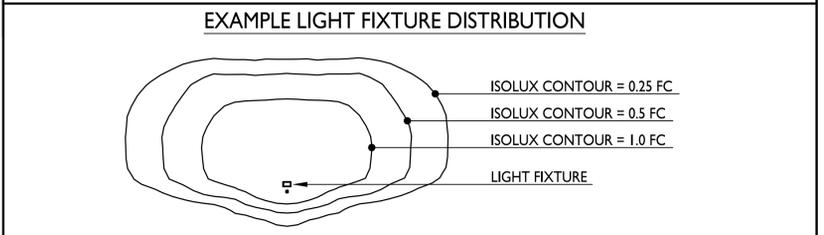
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PROJECT NO. 2309  
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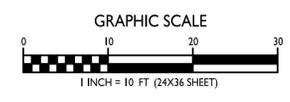


LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Underground Drive Entrance	+	1.5 fc	3.9 fc	0.5 fc	7.8:1	3.0:1
Garage Entrance from Alley	+	1.4 fc	4.2 fc	0.3 fc	14.0:1	4.7:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
+	A	1	LITHONIA LIGHTING	WDGE1 LED PI 30K 80CRI VF	WDGE1 LED WITH PI - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1_LED_PI_30K_80CRI_VF.ies	11'-0" ABOVE GRADE ON BUILDING
○	B	1	LITHONIA LIGHTING	WF4 LED 30K	4" MATTE WHITE LED ULTRA-THIN WAFER DOWNLIGHT, 3000K CCT, LEXTAR 2835 LED	WF4_LED_30K.ies	CEILING MOUNTED



**I** SITE LIGHTING PLAN  
C-2.1 1" = 10'-0"





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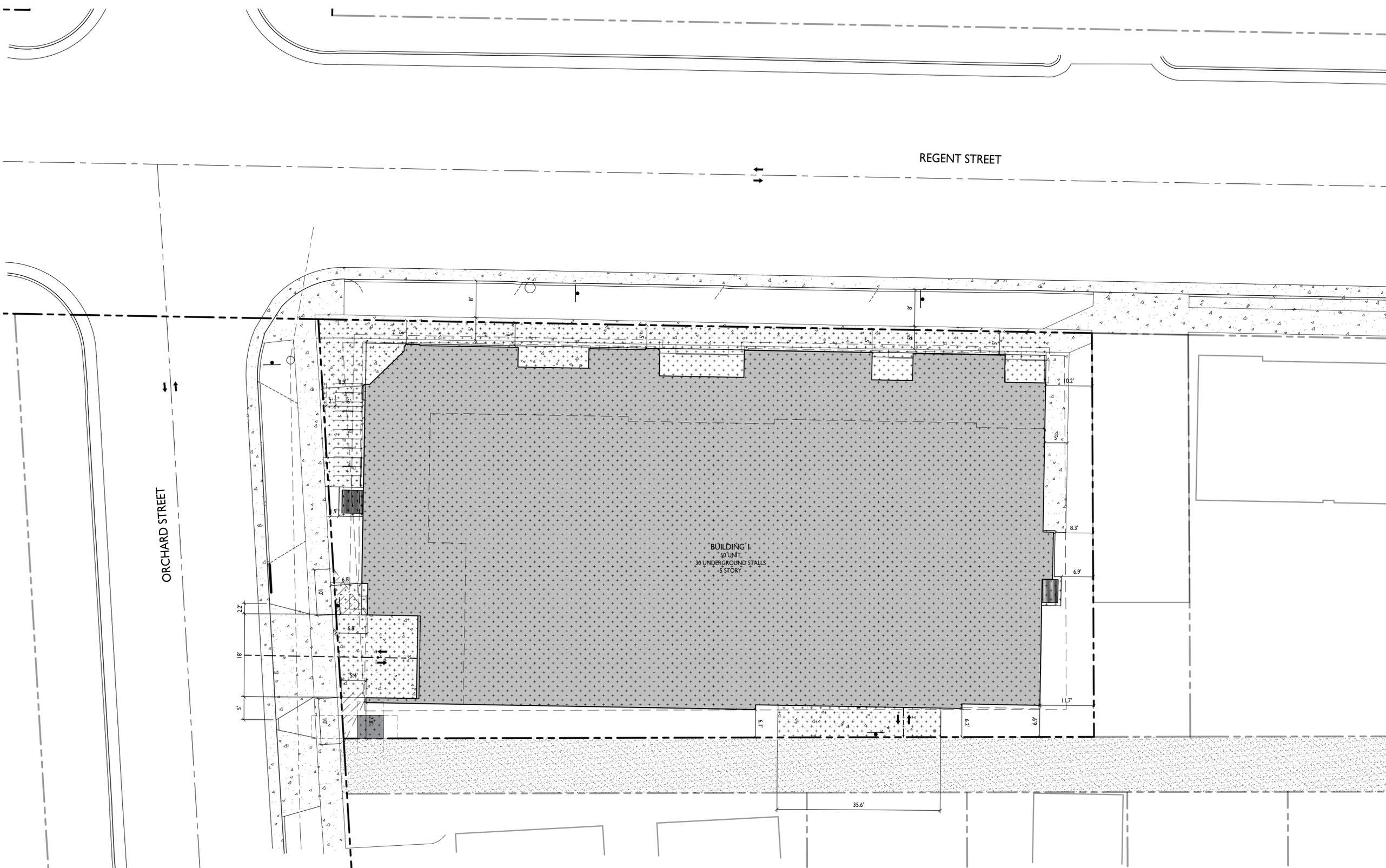
PROJECT TITLE  
**WHPC Regent  
Street Development**

1233 Regent Street,  
Madison, WI  
SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

**C-3.1**

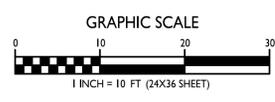
PROJECT NO. **2309**  
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**BUILDING I:**  
30 UNIT,  
30 UNDERGROUND STALLS,  
5 STORY

LOT COVERAGE	
ZONING	TSS - TRADITIONAL SHOPPING STREET
MAXIMUM LOT COVERAGE	85%
LOT AREA	14,845 S.F.
BUILDING FOOTPRINT	10,937 S.F.
IMPERVIOUS COVERAGE	2,106 S.F.
GREEN ROOF AREA	- 7,500 S.F.
NET LOT COVERAGE	5,543 S.F.
PROPOSED COVERAGE	5,543 S.F. (37%)

**LOT COVERAGE**  
1" = 10'-0"





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PROJECT TITLE  
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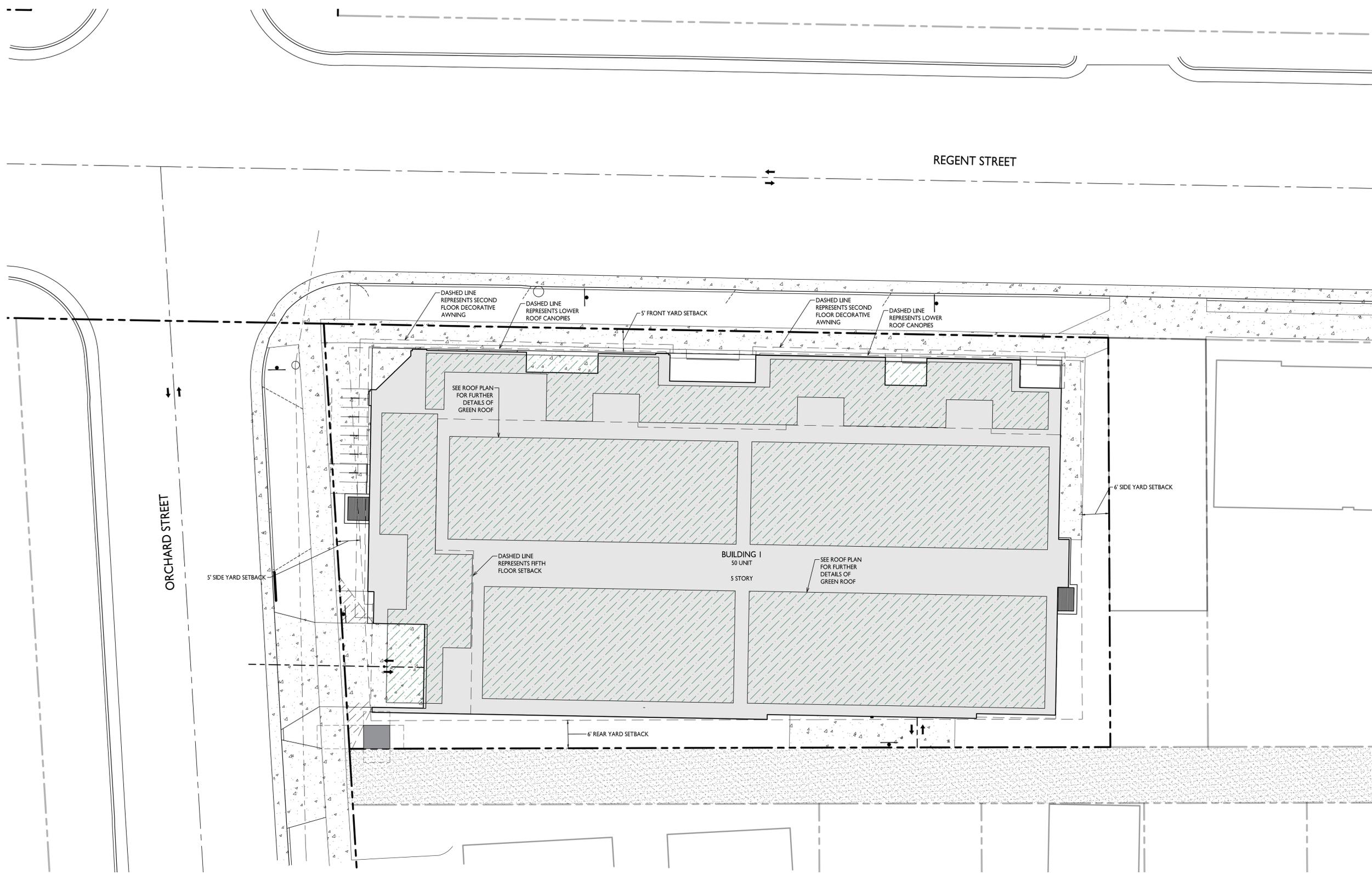
1233 Regent Street,  
Madison, WI  
SHEET TITLE  
**Green Roof  
Coverage**

SHEET NUMBER

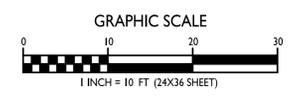
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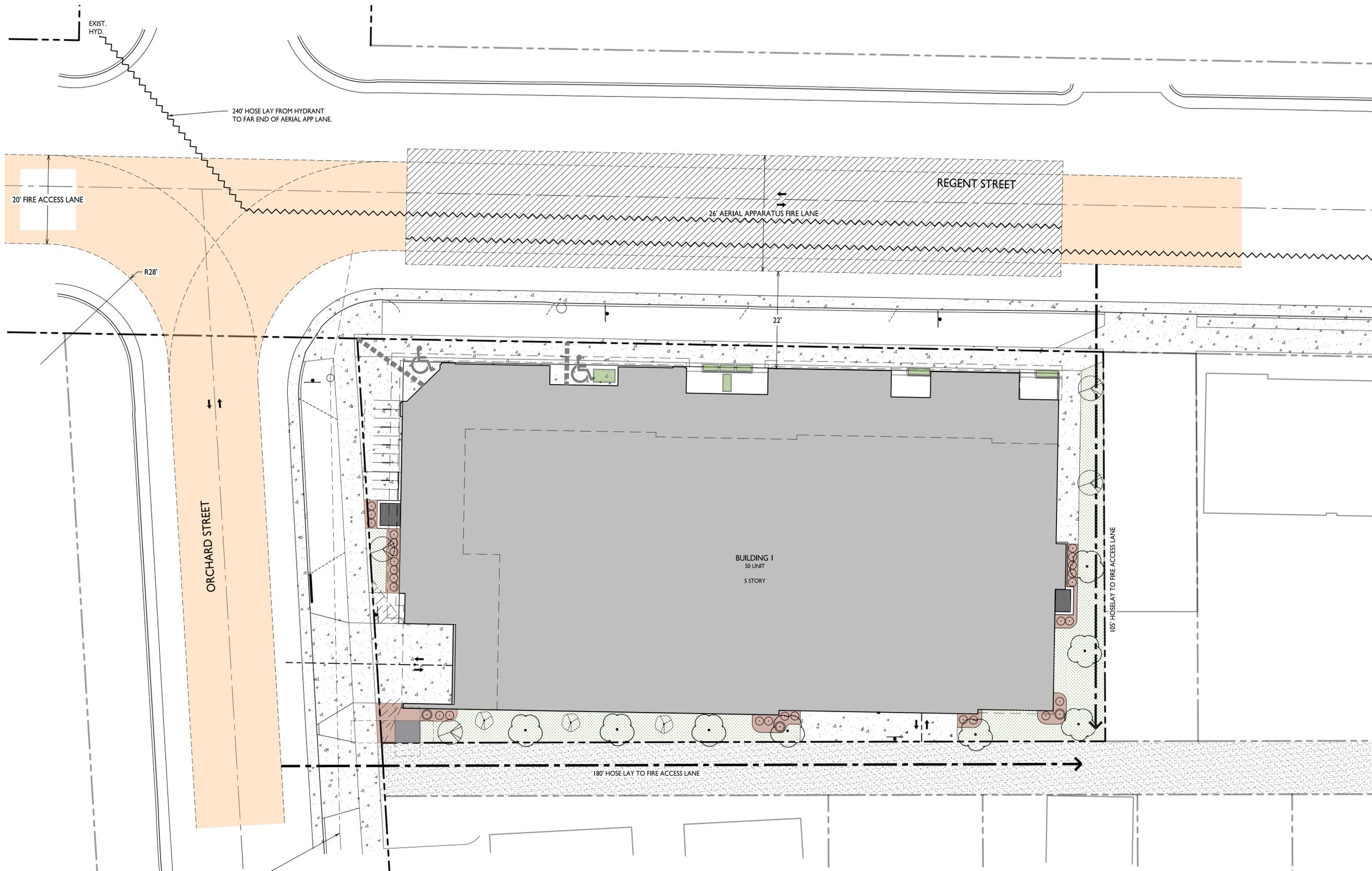
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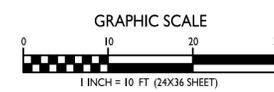


**GREEN ROOF COVERAGE**  
C-4.1 1" = 10'-0"





**FIRE DEPARTMENT ACCESS PLAN**  
C-5.1 1" = 10'-0"







**STORM SEWER AND SANITARY SEWER ELEVATION TABLE**

NUMBER	RIM/TC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION
1	852.12	N 845.07	W 845.47	S 845.12		SANITARY SEWER MANHOLE
2	852.84	N 844.44	SW 844.54	S 844.54		SANITARY SEWER MANHOLE
3	852.82	NE 846.57	W 846.57	N 846.47		SANITARY SEWER MANHOLE
4	853.22	EW 846.32				SANITARY SEWER MANHOLE
5	852.19	W 845.29	N 844.54	E 845.39	S 844.59	SANITARY SEWER MANHOLE
6	852.68	N 845.03	W 843.88	E 843.78		SANITARY SEWER MANHOLE
7	852.59	W 843.79	E 843.74			SANITARY SEWER MANHOLE
8	852.58	N 847.28	N 847.33	S 847.58	FLR 846.93	STORM SEWER MANHOLE
9	853.08	E 846.53	W 846.58			SANITARY SEWER MANHOLE
10	852.29	N 849.84				STORM SEWER CURB INLET
11	852.29	N 849.49	W 848.89	S 849.19		STORM SEWER CURB INLET
12	852.23	N 848.08	E 848.33	S 848.23		STORM SEWER CURB INLET
13	852.24	N 848.84				STORM SEWER CURB INLET
14	852.75	W 849.45	FLR 847.65			STORM SEWER MANHOLE
15	852.57	NE 850.37				STORM SEWER CATCH BASIN
16	852.78	FLR 845.28				2X4' STORM SEWER LID
17	853.00	FLR 847.20				2X4' STORM SEWER LID
18	852.69	FLR 847.09				2X4' STORM SEWER LID
19	851.80	UNABLE TO MEASURE				MMSD MANHOLE
20	852.59	W 850.12				STORM SEWER CATCH BASIN

LOTS 3, 4, 5, 6, 7, 8, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

- Dates of field work: 5-23-2023 AND 06-02-2023.
- Total Parcel Area: 14,845 SQ. FT.
- Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20232021593 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.
- All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: unrecorded easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number C-2229283 dated September 9, 2022 from Chicago Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B, PART II of Commitment):
- Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network. WI GEOID 12B

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

**Burse**  
 Surveying and Engineering, Inc.  
 801 International Lane, Suite 100  
 Madison, WI 53704  
 Phone: 608-250-9263  
 Fax: 608-250-9266  
 e-mail: Mburse@BSE-INC.net  
 www.bursesurveyengr.com

**LEGEND**

- 2" IRON PIPE FOUND
- 1/2" SOLID IRON ROD FOUND UNLESS NOTED
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ★ SURVEY SPIKE FOUND
- ✕ FOUND CHISELED "X" IN CONCRETE
- ⊗ MAG NAIL FOUND
- ⊗ 851.2 SPOT ELEVATION
- OH — OVERHEAD UTILITY WIRE
- G — BURIED GAS LINE
- WM — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- UT — BURIED TELEPHONE
- UE — BURIED ELECTRIC
- UTV — BURIED CABLE ACCESS TELEVISION LINE
- FO — BURIED FIBER OPTIC
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ AC AIR CONDITIONER
- ⊙ TV PEDESTAL
- ⊙ ELECTRIC PEDESTAL
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ GROUND LIGHT
- ⊙ TELEPHONE PEDESTAL
- ⊙ FIRE HYDRANT
- ⊙ SIGN
- ⊙ GUY WIRE
- ⊙ MAILBOX
- ⊙ BOLLARD
- ⊙ STORM SEWER INLET
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ ROUND CATCH BASIN
- ⊙ STORM SEWER STRUCTURE
- ⊙ SANITARY SEWER MANHOLE
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

**1233 REGENT STREET**  
 1233 REGENT STREET  
 MADISON, WI 53715  
**WISCONSIN HOUSING PRESERVATION CORPORATION**  
 150 EAST GILMAN STREET, SUITE 1500  
 MADISON, WI 53703

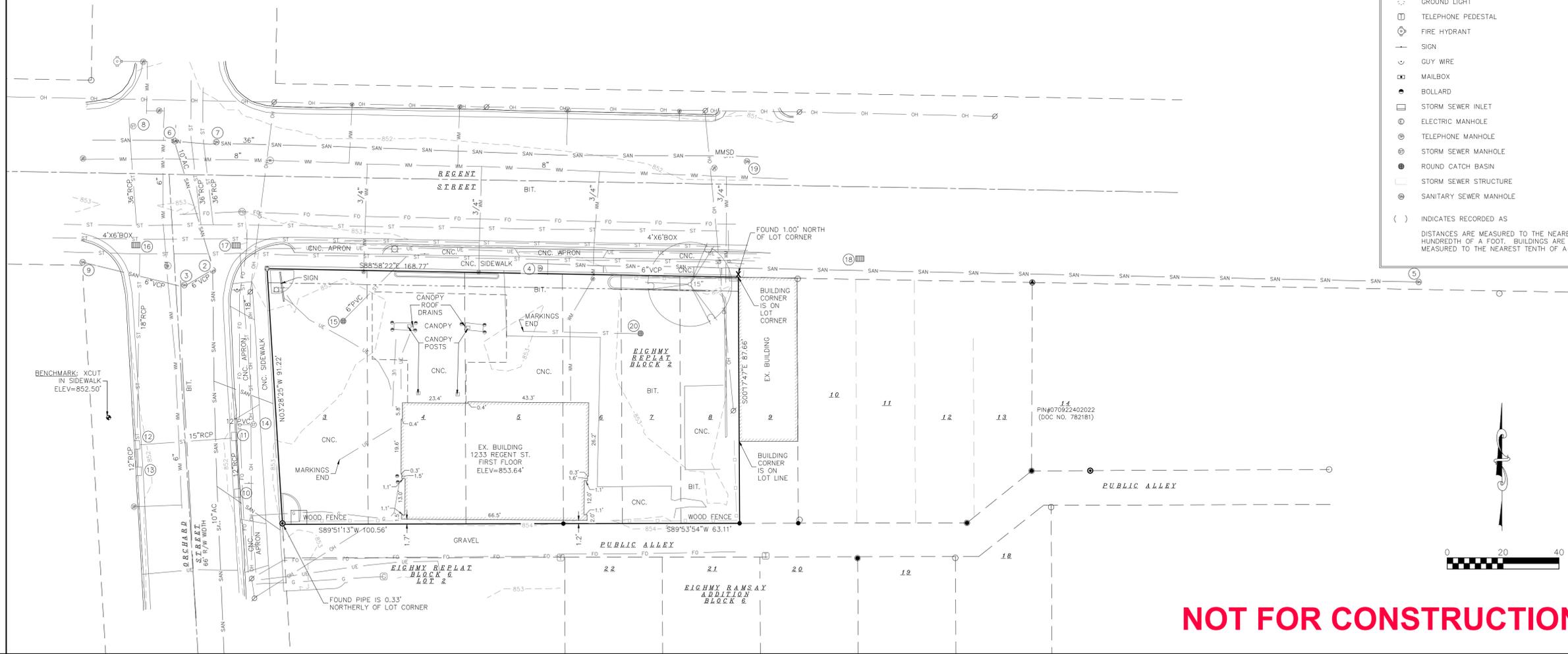
**PROJECT #:** BSE2749  
**PLOT DATE:** 06/26/2023  
**REVISION DATES:**

**ISSUE DATES:** 6/26/2023

**EXISTING CONDITIONS**

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**DRAWING NUMBER**  
**C-100**



**NOT FOR CONSTRUCTION**





APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DPH	DRAWN BY	DPH	CHECKED BY	PDF	APPROVED	MLB
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**1233 REGENT STREET**  
 1233 REGENT STREET  
 MADISON, WI 53715  
**WISCONSIN HOUSING PRESERVATION CORPORATION**  
 150 EAST GILMAN STREET, SUITE 1500  
 MADISON, WI 53703

PROJECT #: BSE2749  
 PLOT DATE: 06/26/2023

REVISION DATES:

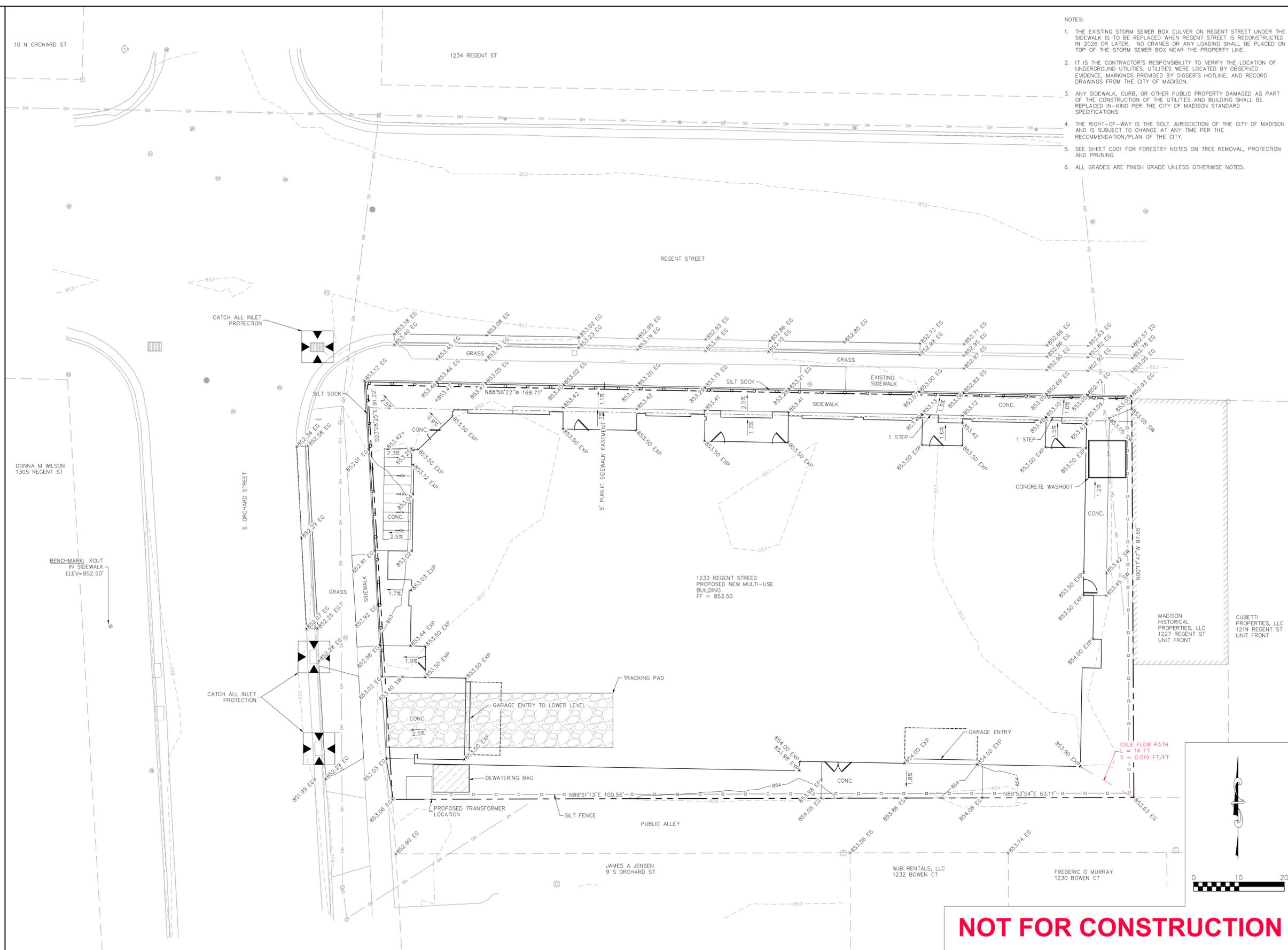
ISSUE DATES:  
 6/26/2023

**GRADING AND  
 EROSION CONTROL**

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DRAWING NUMBER  
**C-400**

- NOTES:
1. THE EXISTING STORM SEWER BOX CULVER ON REGENT STREET UNDER THE SIDEWALK IS TO BE REPLACED WHEN REGENT STREET IS RECONSTRUCTED IN 2026 OR LATER. NO CRANES OR ANY LOADING SHALL BE PLACED ON TOP OF THE STORM SEWER BOX NEAR THE PROPERTY LINE.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
  3. 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.
  4. 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.
  5. SEE SHEET C001 FOR FORESTRY NOTES ON TREE REMOVAL, PROTECTION AND PRUNING.
  6. ALL GRADES ARE FINISH GRADE UNLESS OTHERWISE NOTED.



**NOT FOR CONSTRUCTION**



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6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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).
12. 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.

**ISSUED**

Land Use Submittal - June 26, 2023

**PROJECT TITLE**

WHPC Regent Street Development

1233 Regent Street, Madison, WI

**SHEET TITLE**

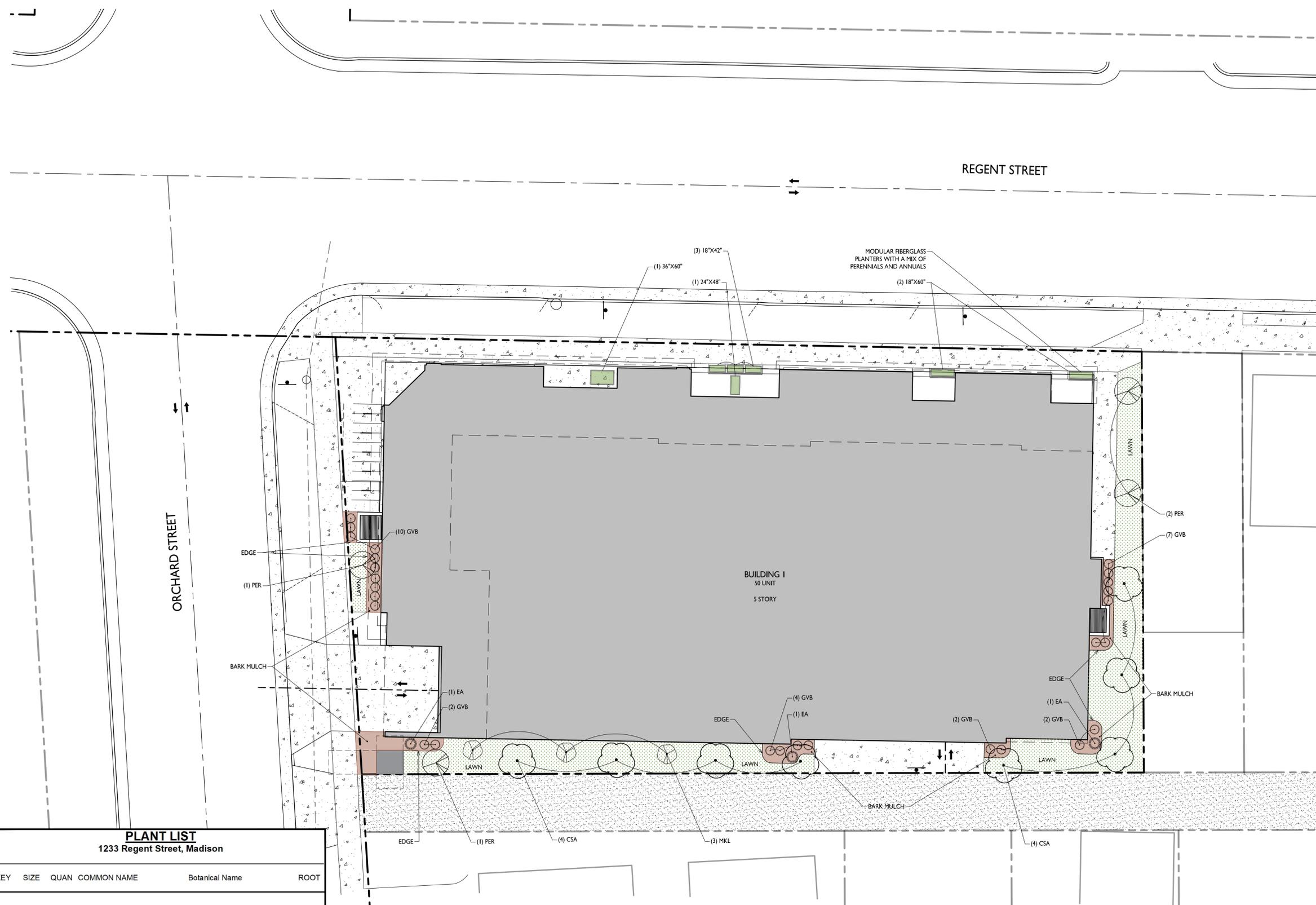
Landscape Plan

**SHEET NUMBER**

L-1.1

**PROJECT NO.**

2309



**PLANT LIST**

1233 Regent Street, Madison

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
<b>(12) Canopy Trees</b>					
CSA	2 1/2"	8	Columnar Swedish Aspen	Populus Tremula 'Erecta'	BB
PER	2 1/2"	4	Pyramidal English Oak	Quercus Robar "Fastigiata"	BB
<b>(3) Deciduous Shrubs</b>					
MKL	24"	3	Miss Kim Lilac	Syringa Pubescens Patula	BB
<b>(30) Evergreen Shrubs</b>					
GVB	18"	27	Green Velvet Boxwood	Buxus 'Green Velvet'	Con
EA	5"	3	Emerald Arborvitae	Thuja Occidentalis 'Emerald'	BB

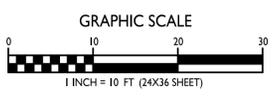
**NOTES:**

- 1) Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mat mulch.
- 2) Planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
- 3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3".
- 4) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging.

**LANDSCAPE PLAN**



1" = 10'-0"



**BIKE RACKS**

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

KEY PLAN

ISSUED  
 LAND USE SUBMITTAL 06-26-23

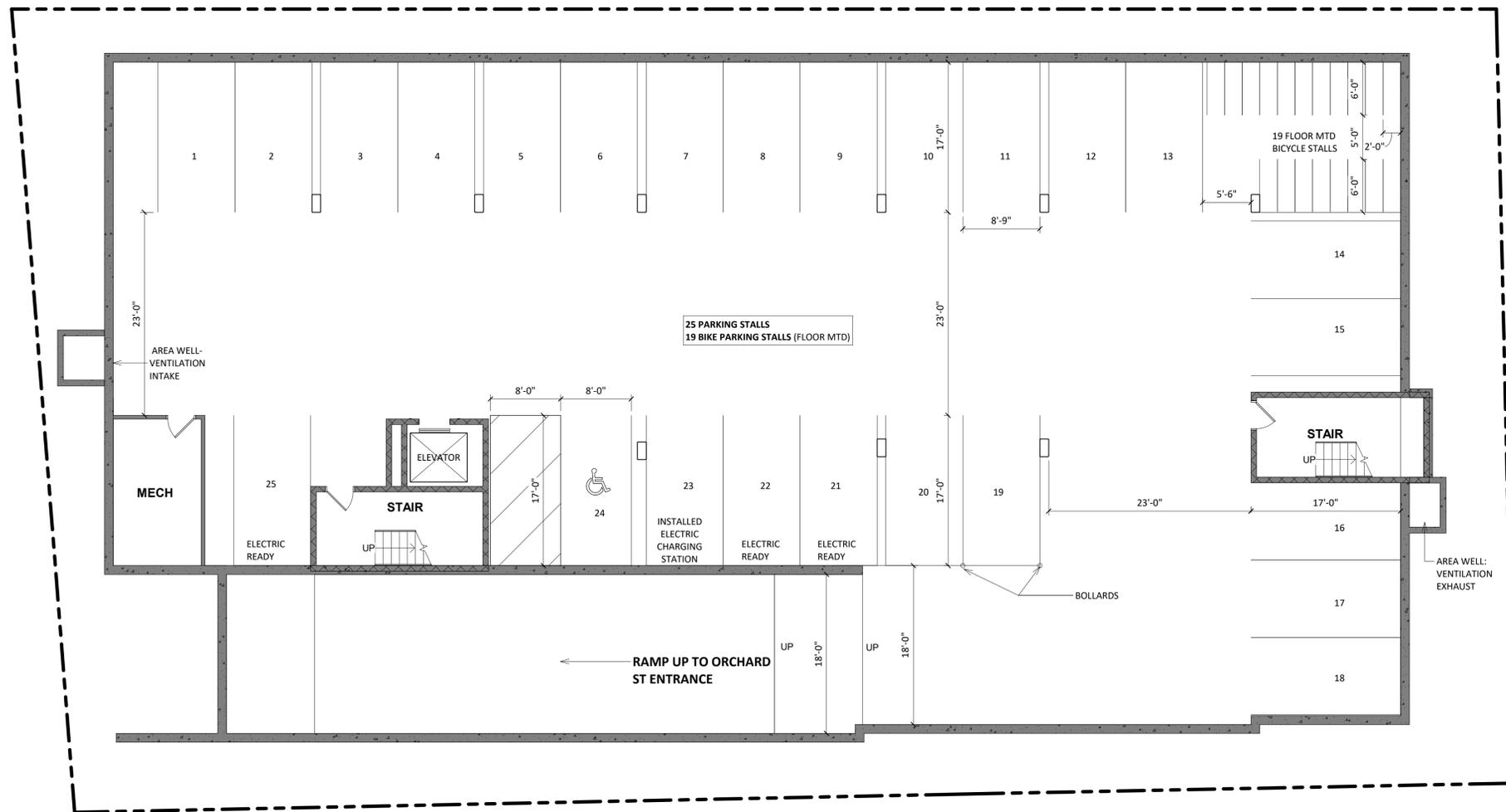
CONCEPT DRAWINGS: 03-22-23

PROJECT TITLE  
**1233 Regent St**

1233 Regent St  
 Madison, WI 53715  
 SHEET TITLE  
**BASEMENT  
 FLOOR PLAN**

SHEET NUMBER

**X100**  
 PROJECT NUMBER **2309**



KEY PLAN

ISSUED  
LAND USE SUBMITTAL 06-26-23

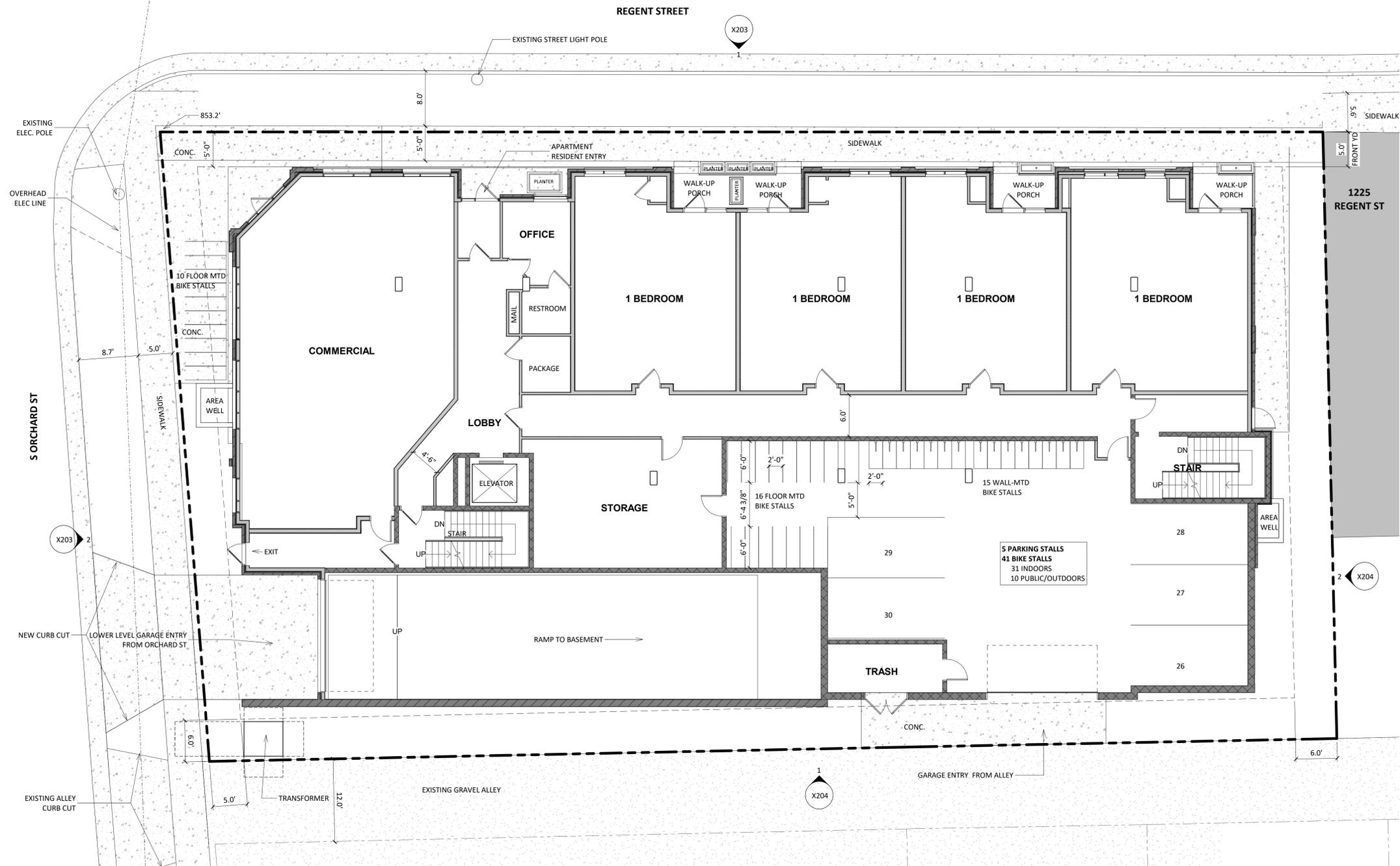
CONCEPT DRAWINGS: 03-22-23

PROJECT TITLE  
**1233 Regent St**

1233 Regent St  
Madison, WI 53715  
SHEET TITLE  
**FIRST FLOOR PLAN**

SHEET NUMBER

**X101**  
PROJECT NUMBER 2309



1 01 - FIRST FLOOR PLAN- LUA  
X101 1/8" = 1'-0"



KEY PLAN

ISSUED  
 LAND USE SUBMITTAL 06-26-23

CONCEPT DRAWINGS: 03-22-23

PROJECT TITLE  
**1233 Regent St**

1233 Regent St  
 Madison, WI 53715  
 SHEET TITLE  
**SECOND FLOOR PLAN**

SHEET NUMBER

**X102**  
 PROJECT NUMBER **2309**

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X203  
 1

X203  
 2

X204  
 2

X204  
 1

1  
 X102 02 - SECOND FLOOR PLAN- LUA  
 1/8" = 1'-0"

KEY PLAN

ISSUED  
LAND USE SUBMITTAL 06-26-23

CONCEPT DRAWINGS: 03-22-23  
PROJECT TITLE  
1233 Regent St

1233 Regent St  
Madison, WI 53715  
SHEET TITLE  
THIRD FLOOR  
PLAN

SHEET NUMBER

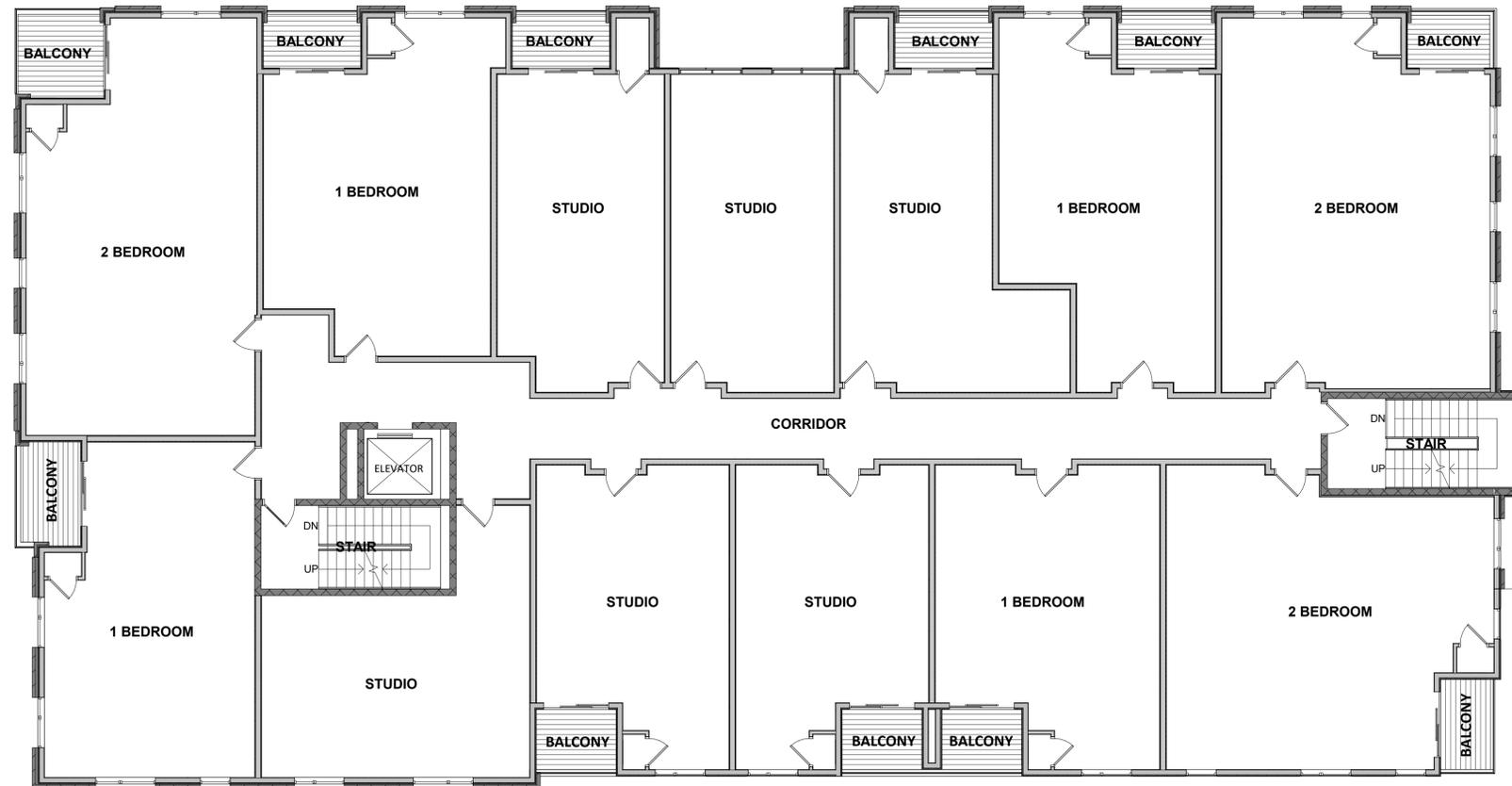
**X103**  
PROJECT NUMBER 2309

X203  
1

X203  
2

X204  
2

X204  
1



1  
X103 03 - THIRD FLOOR PLAN - LUA  
1/8" = 1'-0"



KEY PLAN

ISSUED  
LAND USE SUBMITTAL 06-26-23

CONCEPT DRAWINGS: 03-22-23  
PROJECT TITLE  
1233 Regent St

1233 Regent St  
Madison, WI 53715  
SHEET TITLE  
FOURTH FLOOR  
PLAN

SHEET NUMBER

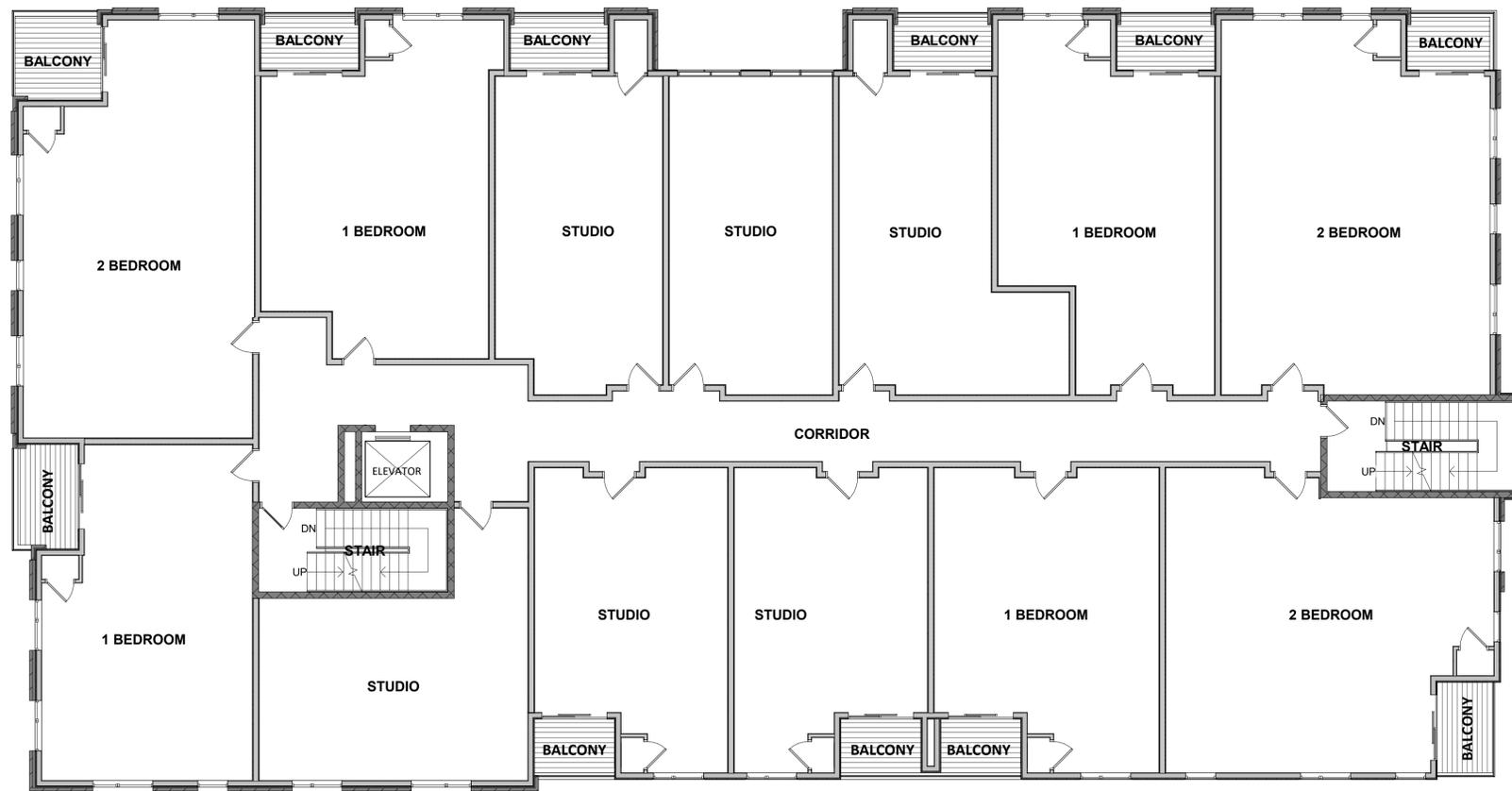
**X104**  
PROJECT NUMBER 2309

X203  
1

X203  
2

X204  
2

X204  
1



1  
X104 04 - FOURTH FLOOR PLAN- LUA  
1/8" = 1'-0"



KEY PLAN

ISSUED  
 LAND USE SUBMITTAL 06-26-23

CONCEPT DRAWINGS: 03-22-23  
 PROJECT TITLE  
**1233 Regent St**

**1233 Regent St**  
 Madison, WI 53715  
 SHEET TITLE  
**FIFTH FLOOR PLAN**

SHEET NUMBER

**X105**  
 PROJECT NUMBER **2309**



**1**  
 X105 05 - FIFTH FLOOR PLAN- LUA  
 1/8" = 1'-0"



KEY PLAN

ISSUED  
 LAND USE SUBMITTAL 06-26-23

CONCEPT DRAWINGS: 03-22-23

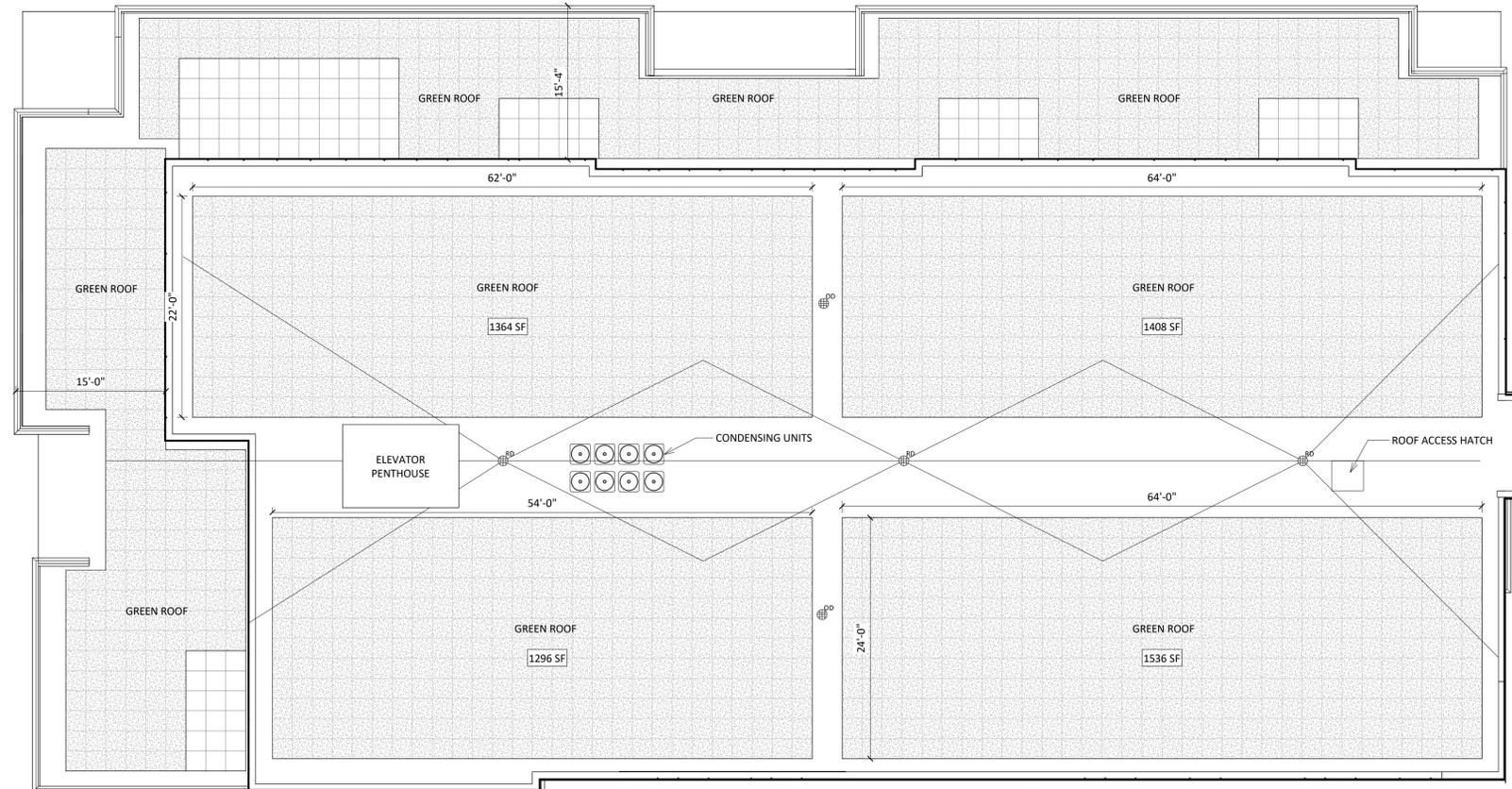
PROJECT TITLE  
**1233 Regent St**

1233 Regent St  
 Madison, WI 53715  
 SHEET TITLE  
**ROOF PLAN**

SHEET NUMBER

**X106**  
 PROJECT NUMBER **2309**

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X203 2

X204 2

X204 1

1 06 - ROOF PLAN  
 X106 1/8" = 1'-0"





EXTERIOR MATERIAL SCHEDULE				
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR	Comments
1	BRICK VENEER	TBD	CHARCOAL	
2	COMPOSITE LAP SIDING 8"	JAMES HARDIE	CREA M	
3	CAST STONE PARAPET CAP	OLDCASTLE	LIMESTONE	
4	BRICK VENEER	TBD	RED	
5	BRICK VENEER - SOLIDER	TBD	RED	
6	METAL PANEL	TBD	DARK CHARCOAL	
7	CAST STONE BASE	TBD	CHARCOAL	
8	COMPOSITE WINDOWS	TBD	BLACK	
9	CAST STONE SILL	OLDCASTLE	LIMESTONE	
10	METAL RAILING	SUPERIOR	BLACK	
11	METAL FASICA	TBD	BLACK	
12	CMU- BURNISHED	TBD	CHARCOAL	

2 ELEVATION - WEST  
X201 1/8" = 1'-0"

ISSUED  
LAND USE SUBMITTAL 06-26-23



1 ELEVATION - NORTH  
X201 1/8" = 1'-0"

CONCEPT DRAWINGS: 03-22-23  
PROJECT TITLE  
1233 Regent St

1233 Regent St  
Madison, WI 53715  
SHEET TITLE  
EXTERIOR  
ELEVATIONS-  
COLOR

SHEET NUMBER

**X201**  
PROJECT NUMBER 2309





2 ELEVATION - EAST  
x202 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR	Comments
1	BRICK VENEER	TBD	CHARCOAL	
2	COMPOSITE LAP SIDING 8"	JAMES HARDIE	CREA M	
3	CAST STONE PARAPET CAP	OLDCASTLE	LIMESTONE	
4	BRICK VENEER	TBD	RED	
5	BRICK VENEER - SOLIDER	TBD	RED	
6	METAL PANEL	TBD	DARK CHARCOAL	
7	CAST STONE BASE	TBD	CHARCOAL	
8	COMPOSITE WINDOWS	TBD	BLACK	
9	CAST STONE SILL	OLDCASTLE	LIMESTONE	
10	METAL RAILING	SUPERIOR	BLACK	
11	METAL FASICA	TBD	BLACK	
12	CMU - BURNISHED	TBD	CHARCOAL	

ISSUED  
LAND USE SUBMITTAL 06-26-23



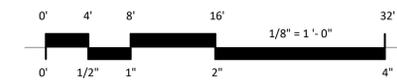
1 ELEVATION - SOUTH  
x202 1/8" = 1'-0"

CONCEPT DRAWINGS: 03-22-23  
PROJECT TITLE  
1233 Regent St

1233 Regent St  
Madison, WI 53715  
SHEET TITLE  
EXTERIOR  
ELEVATIONS-  
COLOR

SHEET NUMBER

X202  
PROJECT NUMBER 2309





EXTERIOR MATERIAL SCHEDULE				
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR	Comments
1	BRICK VENEER	TBD	CHARCOAL	
2	COMPOSITE LAP SIDING 8"	JAMES HARDIE	CREA M	
3	CAST STONE PARAPET CAP	OLDCASTLE	LIMESTONE	
4	BRICK VENEER	TBD	RED	
5	BRICK VENEER - SOLIDER	TBD	RED	
6	METAL PANEL	TBD	DARK CHARCOAL	
7	CAST STONE BASE	TBD	CHARCOAL	
8	COMPOSITE WINDOWS	TBD	BLACK	
9	CAST STONE SILL	OLDCASTLE	LIMESTONE	
10	METAL RAILING	SUPERIOR	BLACK	
11	METAL FASICA	TBD	BLACK	
12	CMU- BURNISHED	TBD	CHARCOAL	

2 ELEVATION - WEST- B&W  
X203 1/8" = 1'-0"

ISSUED  
LAND USE SUBMITTAL 06-26-23



1 ELEVATION - NORTH- B&W  
X203 1/8" = 1'-0"

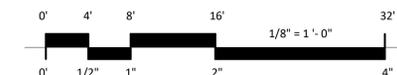
CONCEPT DRAWINGS: 03-22-23  
PROJECT TITLE  
1233 Regent St

1233 Regent St  
Madison, WI 53715  
SHEET TITLE  
EXTERIOR  
ELEVATIONS-  
B&W

SHEET NUMBER

**X203**  
PROJECT NUMBER 2309

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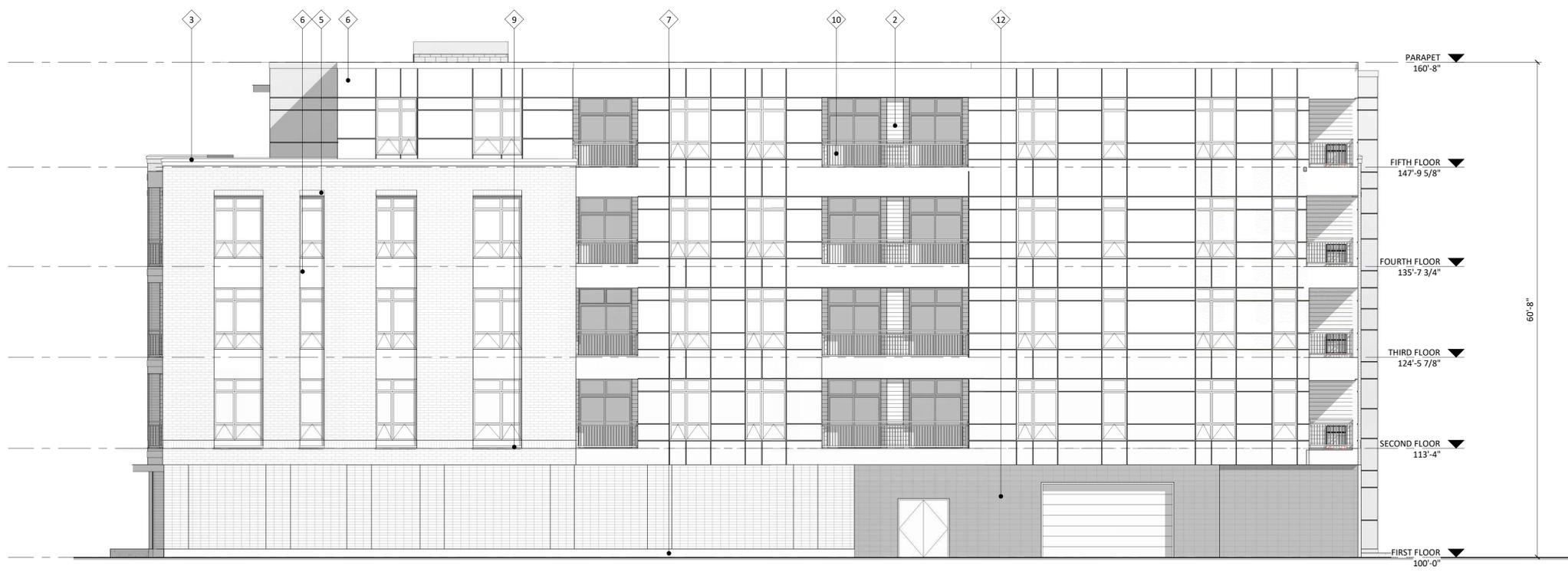




2 ELEVATION - EAST - B&W  
X204 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR	Comments
1	BRICK VENEER	TBD	CHARCOAL	
2	COMPOSITE LAP SIDING 8"	JAMES HARDIE	CREA M	
3	CAST STONE PARAPET CAP	OLDCASTLE	LIMESTONE	
4	BRICK VENEER	TBD	RED	
5	BRICK VENEER - SOLIDER	TBD	RED	
6	METAL PANEL	TBD	DARK CHARCOAL	
7	CAST STONE BASE	TBD	CHARCOAL	
8	COMPOSITE WINDOWS	TBD	BLACK	
9	CAST STONE SILL	OLDCASTLE	LIMESTONE	
10	METAL RAILING	SUPERIOR	BLACK	
11	METAL FASICA	TBD	BLACK	
12	CMU- BURNISHED	TBD	CHARCOAL	

ISSUED  
LAND USE SUBMITTAL 06-26-23



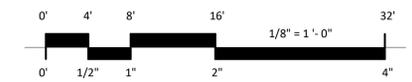
1 ELEVATION - SOUTH - B&W  
X204 1/8" = 1'-0"

CONCEPT DRAWINGS: 03-22-23  
PROJECT TITLE  
1233 Regent St

1233 Regent St  
Madison, WI 53715  
SHEET TITLE  
EXTERIOR  
ELEVATIONS-  
B&W

SHEET NUMBER

**X204**  
PROJECT NUMBER 2309





# WHPC Regent Street Development

1233 Regent Street, Madison, WI

RENDER IMAGE 01

X901





# WHPC Regent Street Development

1233 Regent Street, Madison, WI

RENDER IMAGE 02

X902





# WHPC Regent Street Development

1233 Regent Street, Madison, WI

RENDER IMAGE 03

X903





# WHPC Regent Street Development

1233 Regent Street, Madison, WI

RENDER IMAGE 04

X904





# WHPC Regent Street Development

1233 Regent Street, Madison, WI

RENDER IMAGE 05

X905





# 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](mailto:fire@cityofmadison.com)

**Project Address:** 1233 Regent Street

**Contact Name & Phone #:** Matt Tills 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? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , 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 type="checkbox"/> No <input type="checkbox"/> No <input checked="" 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 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 checked="" 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 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.