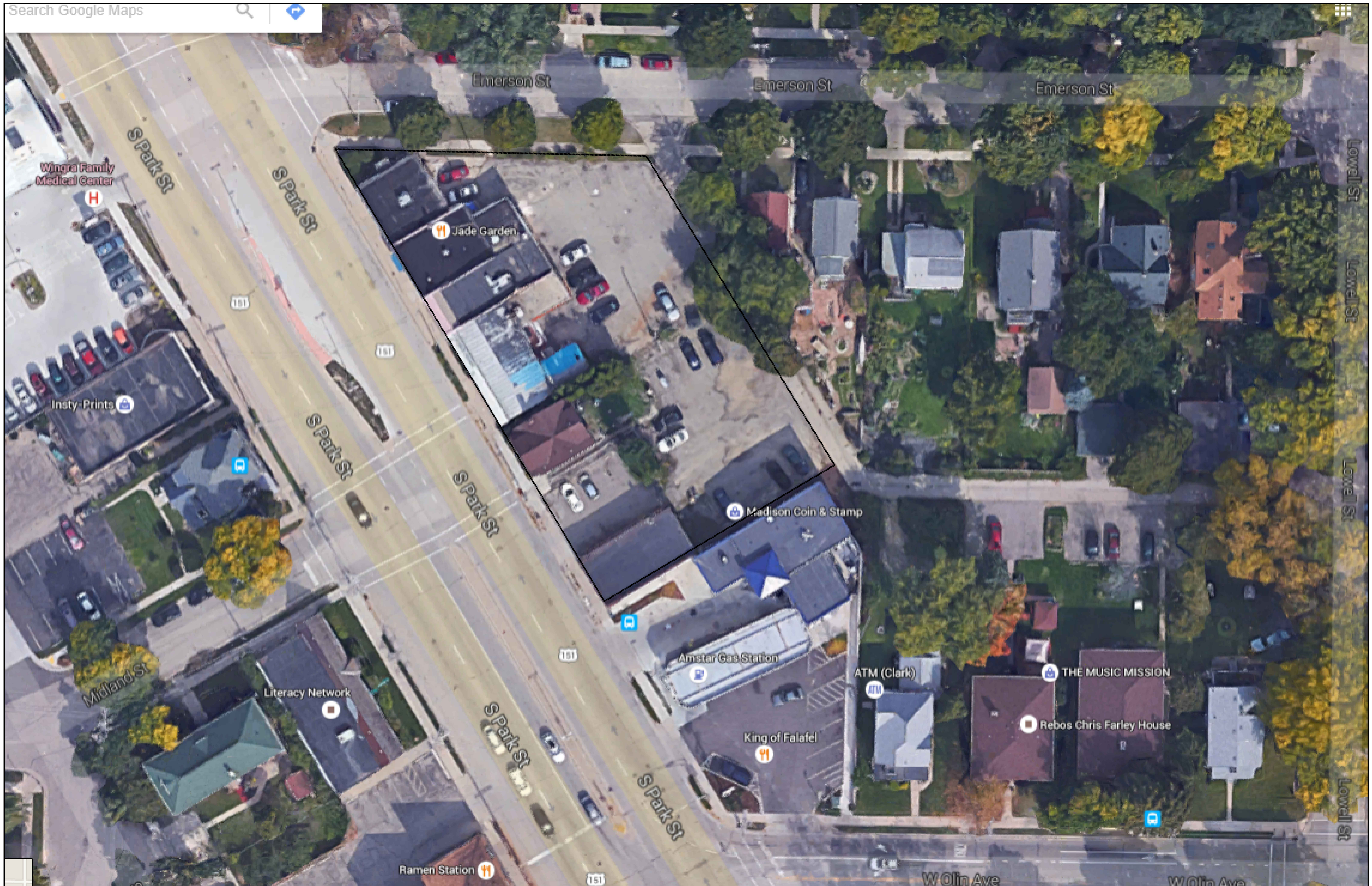
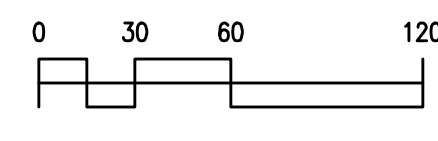


Search Google Maps



1 OVERALL SITE PLAN
1" = 60'-0"





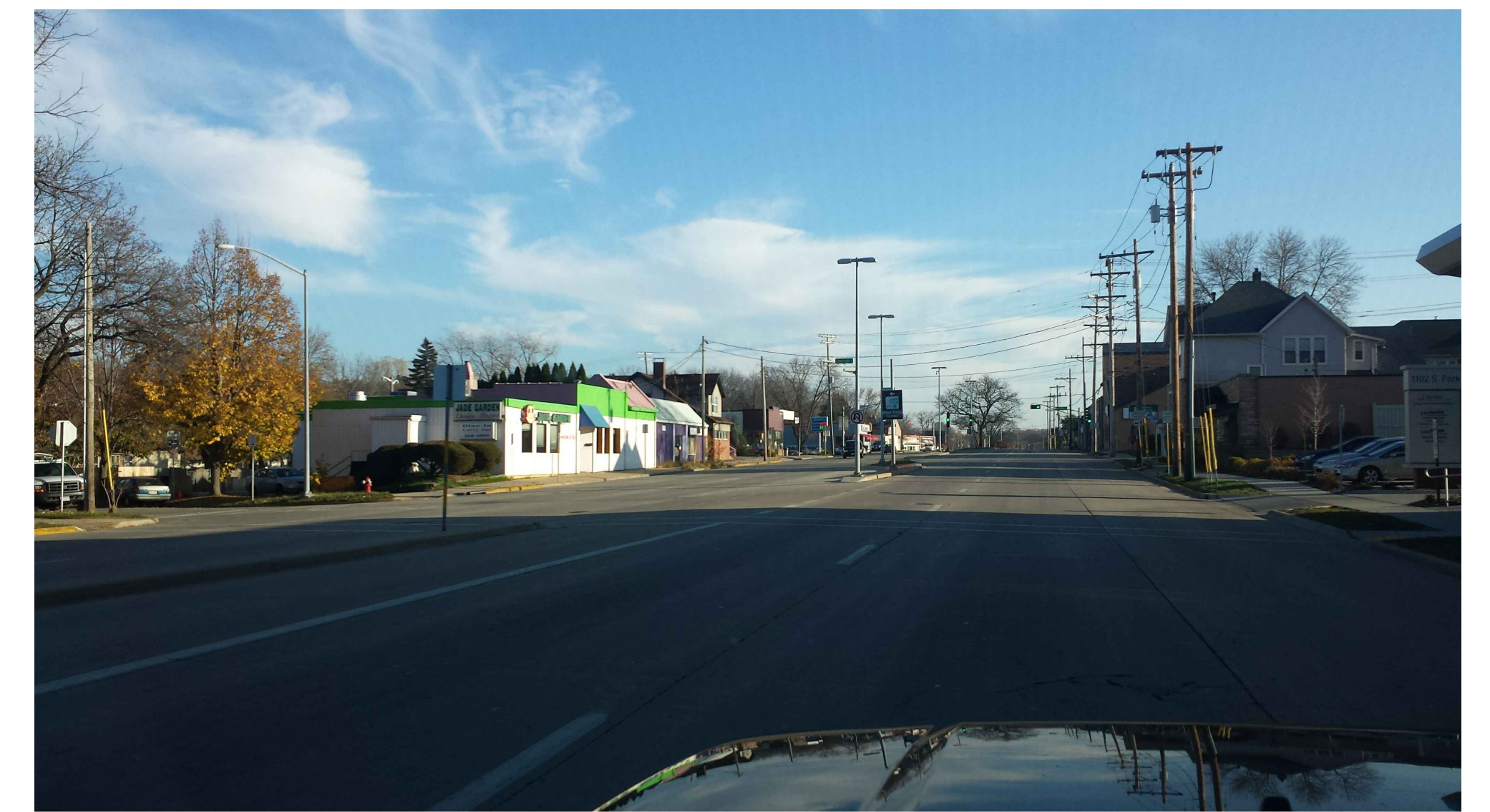
EXISTING SITE - PARK STREET FRONTAGE



WEST SIDE OF PARK STREET, LOOKING NORTH FROM SITE



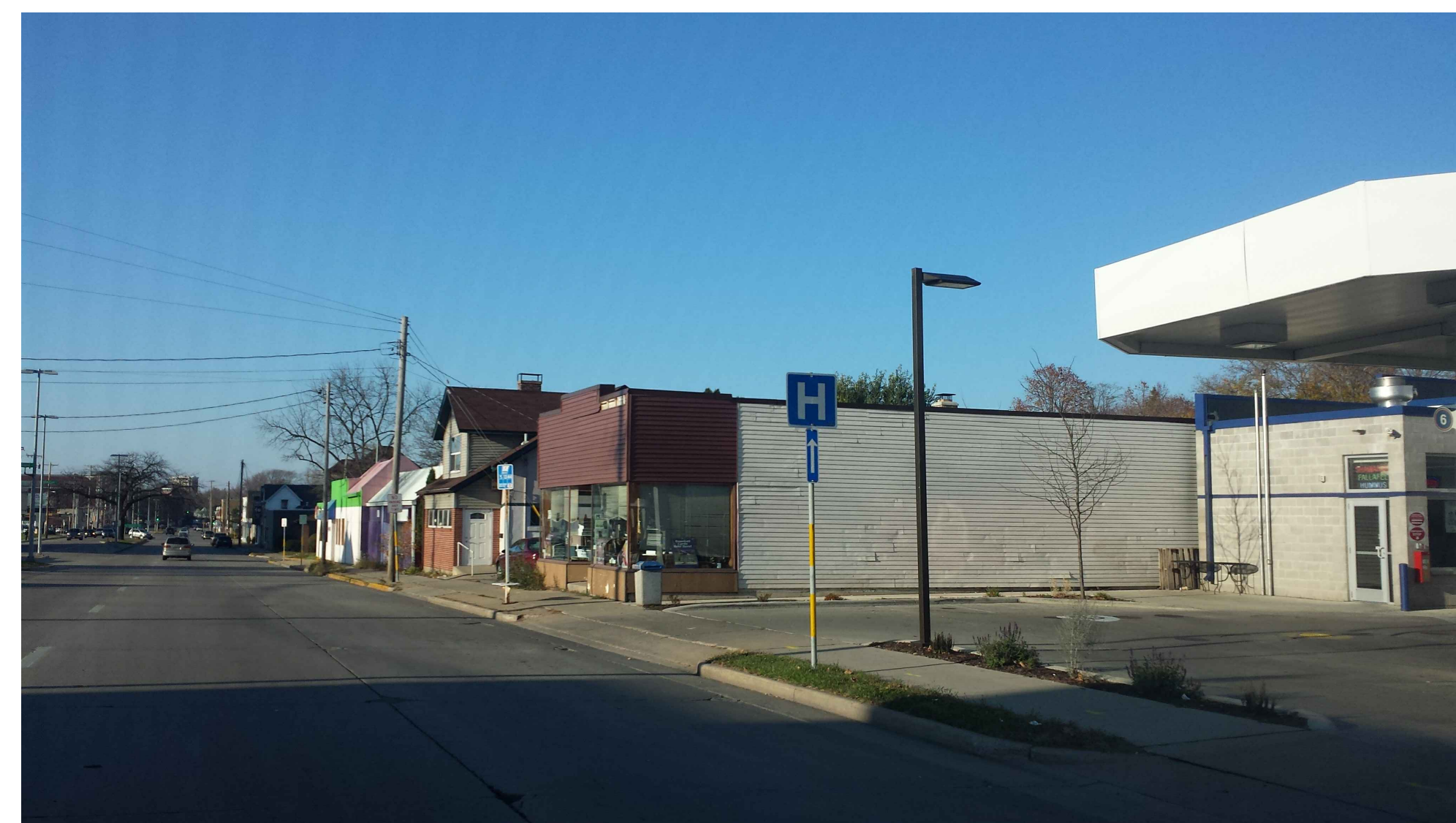
PARK STREET, LOOKING SOUTH TOWARD SITE



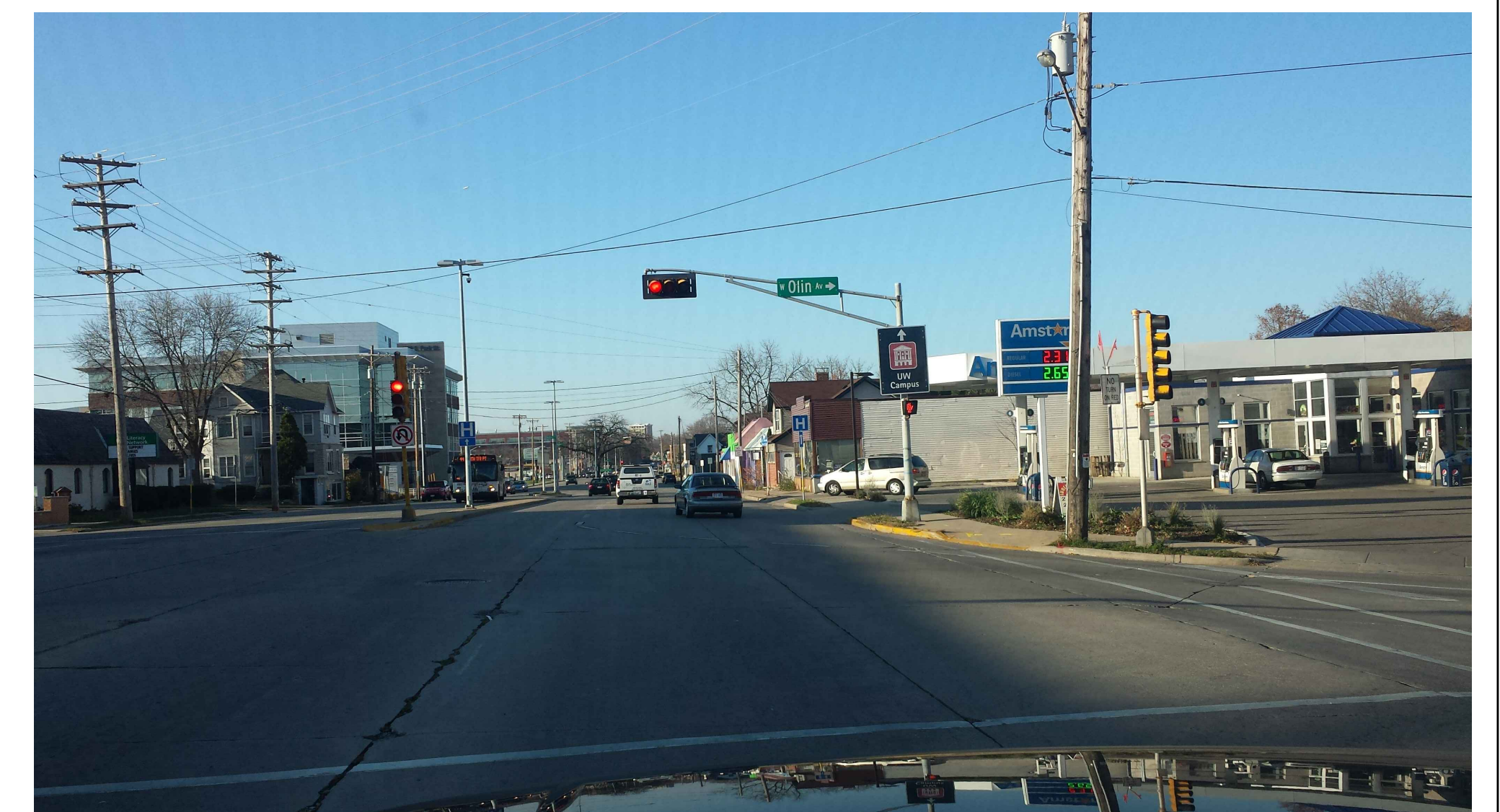
EAST SIDE OF PARK STREET, LOOKING SOUTH TOWARD SITE



EAST SIDE OF PARK STREET, LOOKING NORTH FROM SITE

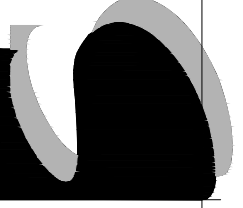


EAST SIDE OF PARK STREET, LOOKING NORTH AT THE SITE



PARK STREET, LOOKING NORTH TOWARD SITE

FOR INFORMATION ONLY. NOT TO BE USED FOR CONSTRUCTION. TELEPHONE: 608.263.9999 FAX: 608.263.9999



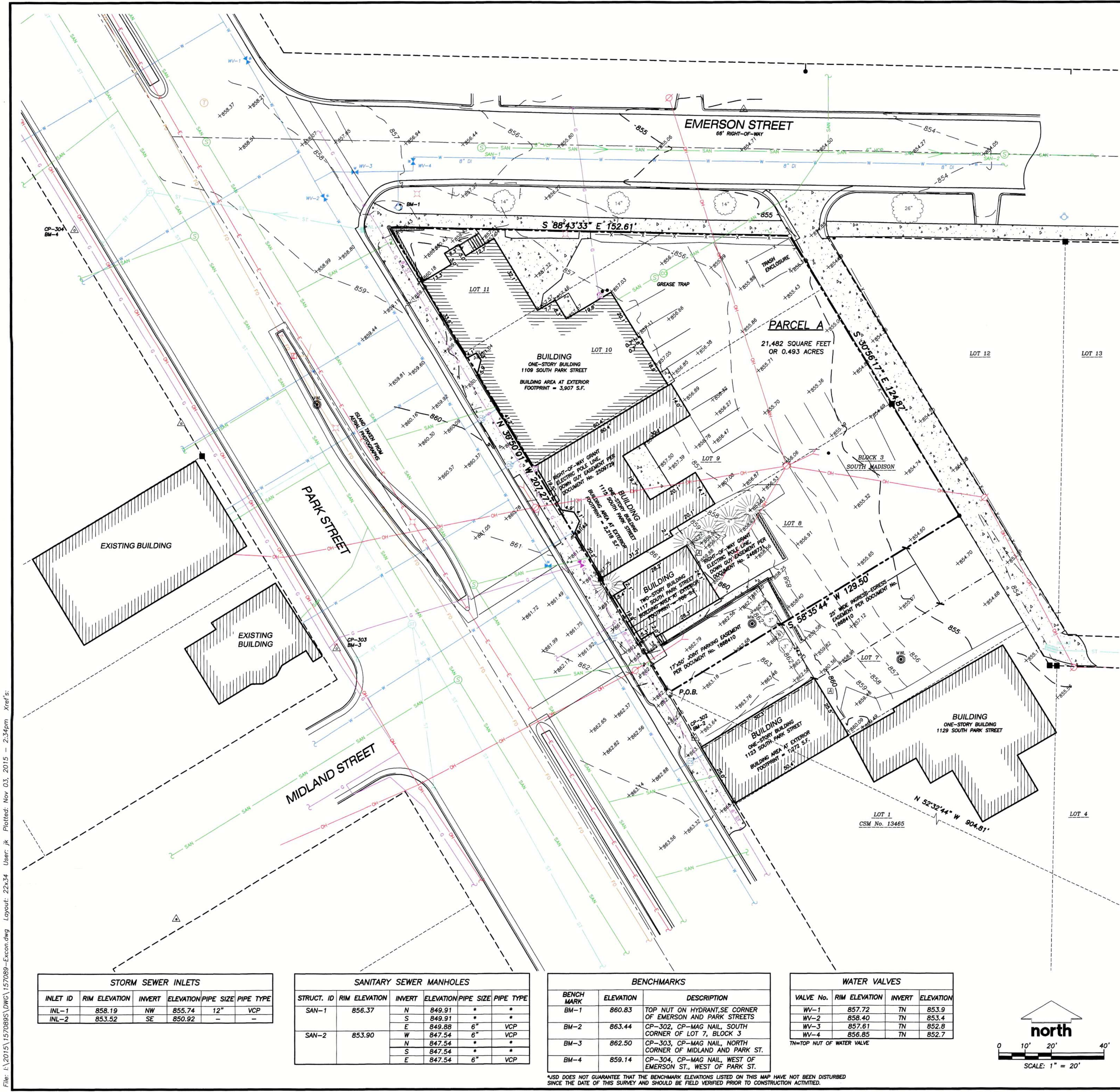
SHULFER ARCHITECTS, LLC

1109 S. PARK STREET

REDEVELOPMENT POTENTIAL
1109 S. PARK STREET
MADISON, WI

**NEIGHBORHOOD CONTEXT
EXISTING PHOTOS**

02/24/2016
MEETING



BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

LOTS 8, 9, 10 AND 11, BLOCK 3, PLAT OF SOUTH MADISON, EXCEPT THE SOUTHWESTERLY 20 FEET THEREOF, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

- LEGEND**
- GOVERNMENT CORNER
 - 1" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - CHISELED 'X' SET
 - COTTON SPINDLE SET
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - BENCHMARK
 - BOLLARD
 - SIGN
 - SANITARY MANHOLE
 - CLEAN OUT
 - HYDRANT
 - WATER OR GAS VALVE
 - CURB STOP/SERVICE VALVE
 - STORM MANHOLE
 - SQUARE CASTED INLET
 - CURB INLET
 - GAS REGULATOR/METER
 - POWER POLE W/GUY
 - LIGHT POLE
 - TELEPHONE MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - PARCEL BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - PLATTED LOT LINE
 - SECTION LINE
 - EASEMENT LINE
 - FENCE LINE
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - OVERHEAD UTILITIES
 - UNDERGROUND ELECTRIC
 - FIBER OPTIC
 - BUILDING
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - DISCONTINUED MAPPED PIPE LINE
 - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 29, 2015.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHWEST QUARTER BEARS N 00°28'27" E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP WITNESS CORNER TO THE CENTER OF SECTION 26-07-09, ELEVATION = 865.99'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET NO.'s 20154208530 AND 20154208541, WITH A CLEAR DATE OF OCTOBER 16, 2015.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGAL DESCRIPTION

LOTS 8, 9, 10 AND 11, BLOCK 3, PLAT OF SOUTH MADISON, EXCEPT THE SOUTHWESTERLY 20 FEET THEREOF, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

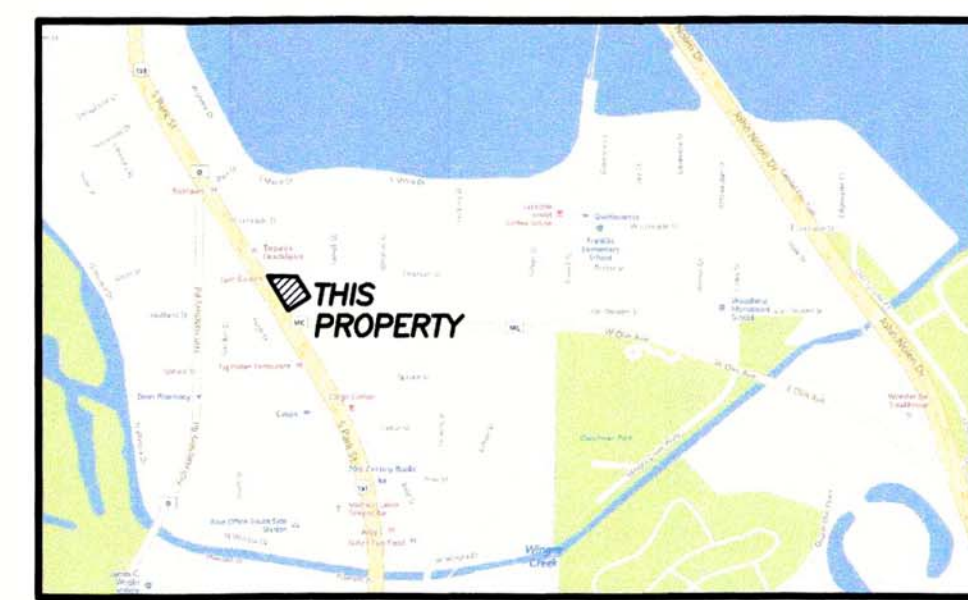
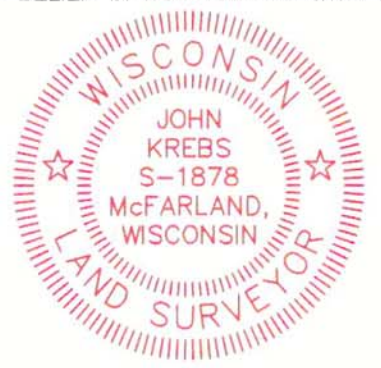
TAX KEY NO.'s:
 LOT 8 - 251/0709-262-0609-0
 LOT 9 - 251/0706-262-0608-2
 LOT 10 & 11 - 251/0709-262-0607-4

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

John Krebs
 JOHN KREBS, S-1878
 REGISTERED LAND SURVEYOR

DATE: 11/3/15



STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	858.19	NW	855.74	12"	VCP
INL-2	853.52	SE	850.92	--	--

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	856.37	N	849.91	*	*
		S	849.91	*	*
SAN-2	853.90	E	849.88	6"	VCP
		W	847.54	6"	VCP
		N	847.54	*	*
		S	847.54	*	*
SAN-3	859.14	N	847.54	6"	VCP
		E	847.54	6"	VCP

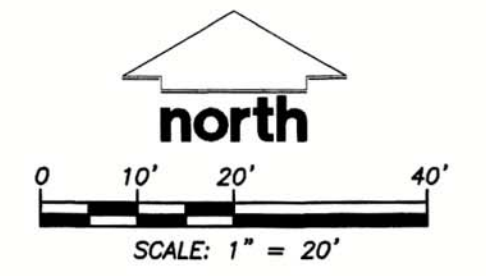
BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	860.83	TOP NUT ON HYDRANT, SE CORNER OF EMERSON AND PARK STREETS
BM-2	863.44	CP-302, CP-MAG NAIL, SOUTH CORNER OF LOT 7, BLOCK 3
BM-3	862.50	CP-303, CP-MAG NAIL, NORTH CORNER OF MIDLAND AND PARK ST.
BM-4	859.14	CP-304, CP-MAG NAIL, WEST OF EMERSON ST., WEST OF PARK ST.

WATER VALVES

VALVE No.	RIM ELEVATION	INVERT	ELEVATION
WV-1	857.72	TN	853.9
WV-2	858.40	TN	853.4
WV-3	857.61	TN	852.8
WV-4	856.85	TN	852.7

TN=TOP NUT OF WATER VALVE



CENTER OF SECTION 26-07-09
 FOUND CHISELED 'X' ON INLET
 N=474,928.18
 E=818,549.11

SOUTH QUARTER CORNER
 SECTION 26-07-09
 FOUND BRASS CAP
 N=472,292.11
 E=816,572.28

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
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- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
 KENOSHA | APPLETON

www.jsdinc.com

SHULFER ARCHITECTS, LLC
 1918 PARMENTER ST., STE. 2
 MIDDLETON, WI 53562

PROJECT:
1109 THRU 1117 SOUTH PARK STREET

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI
 JSD PROJECT NO.: 15-7089

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:

DRAWN: JK	11/02/15
APPROVED: TJB	11/03/15

PLAN MODIFICATIONS:

NO.	DATE:

DIGGERS HOTLINE

Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

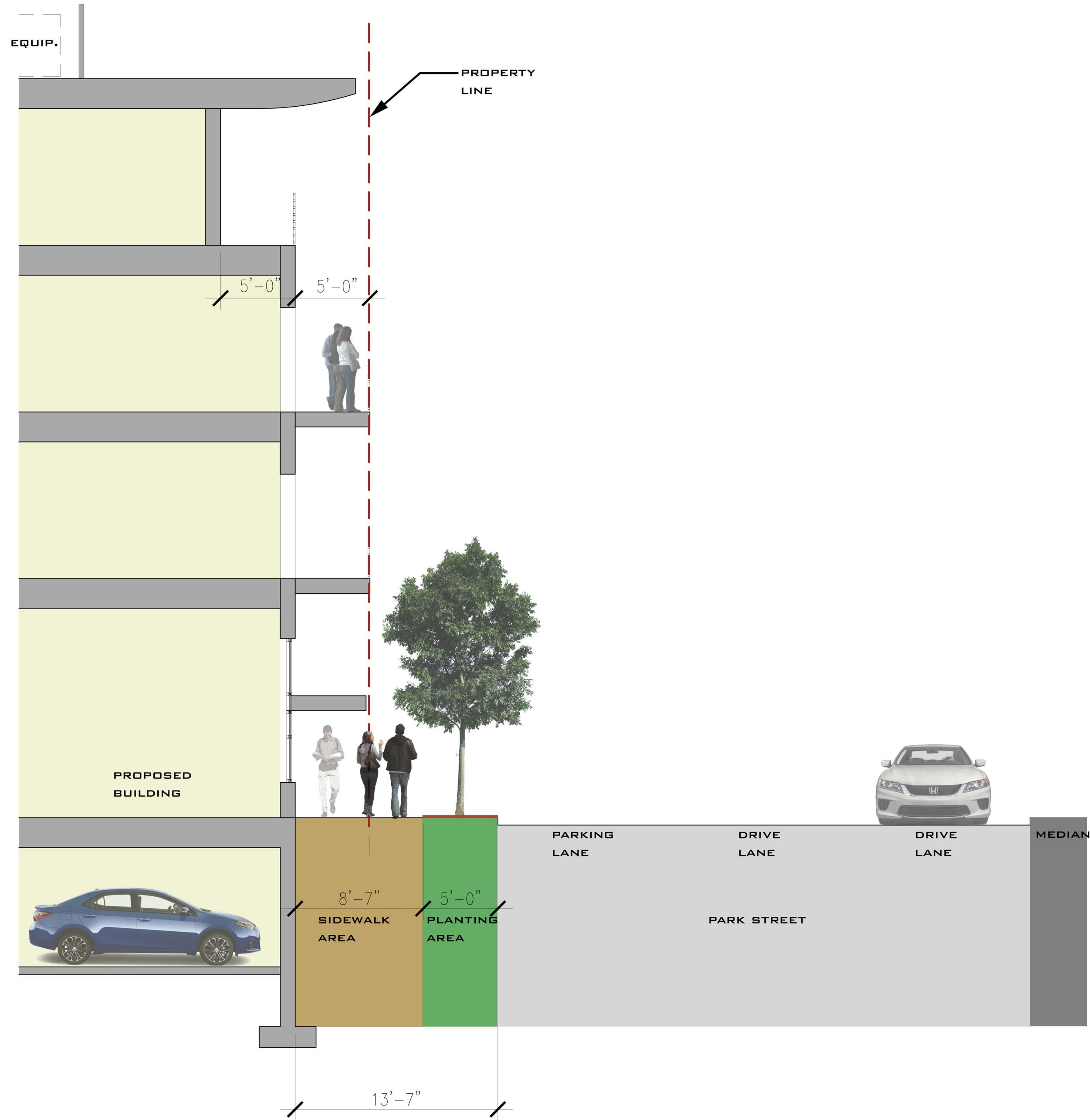
SHEET TITLE:
BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

MAP NO.: C-396
 SHEET NUMBER: 1

File: I:\2015\157089\DWG\157089-Exec.dwg Layout: 22x34 User: jk Plotter: Nov 03, 2015 - 2:34pm xref's

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149'-6" ROOF

138'-4" 4TH FLOOR

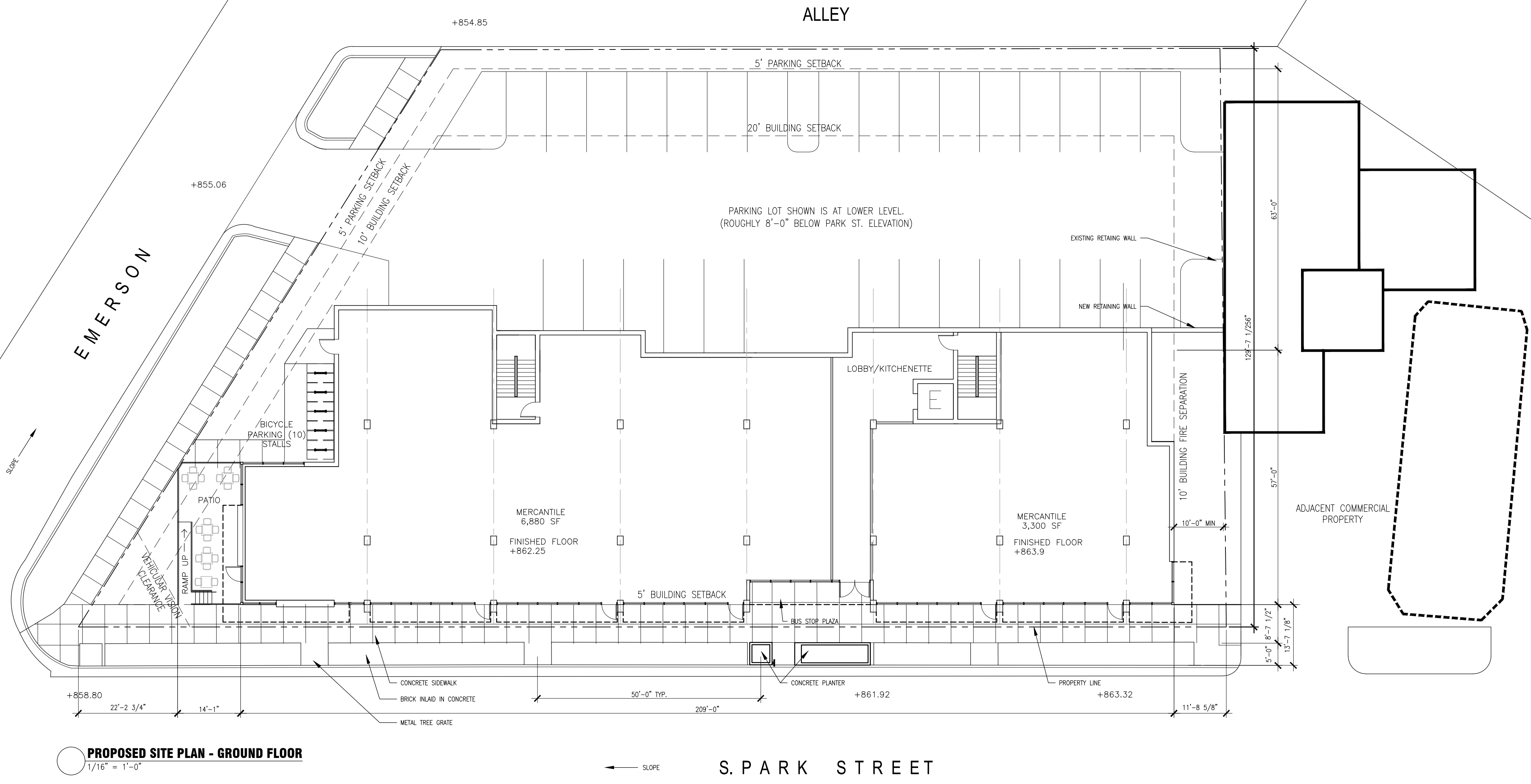
127'-2" 3RD FLOOR

116'-0" 2ND FLOOR

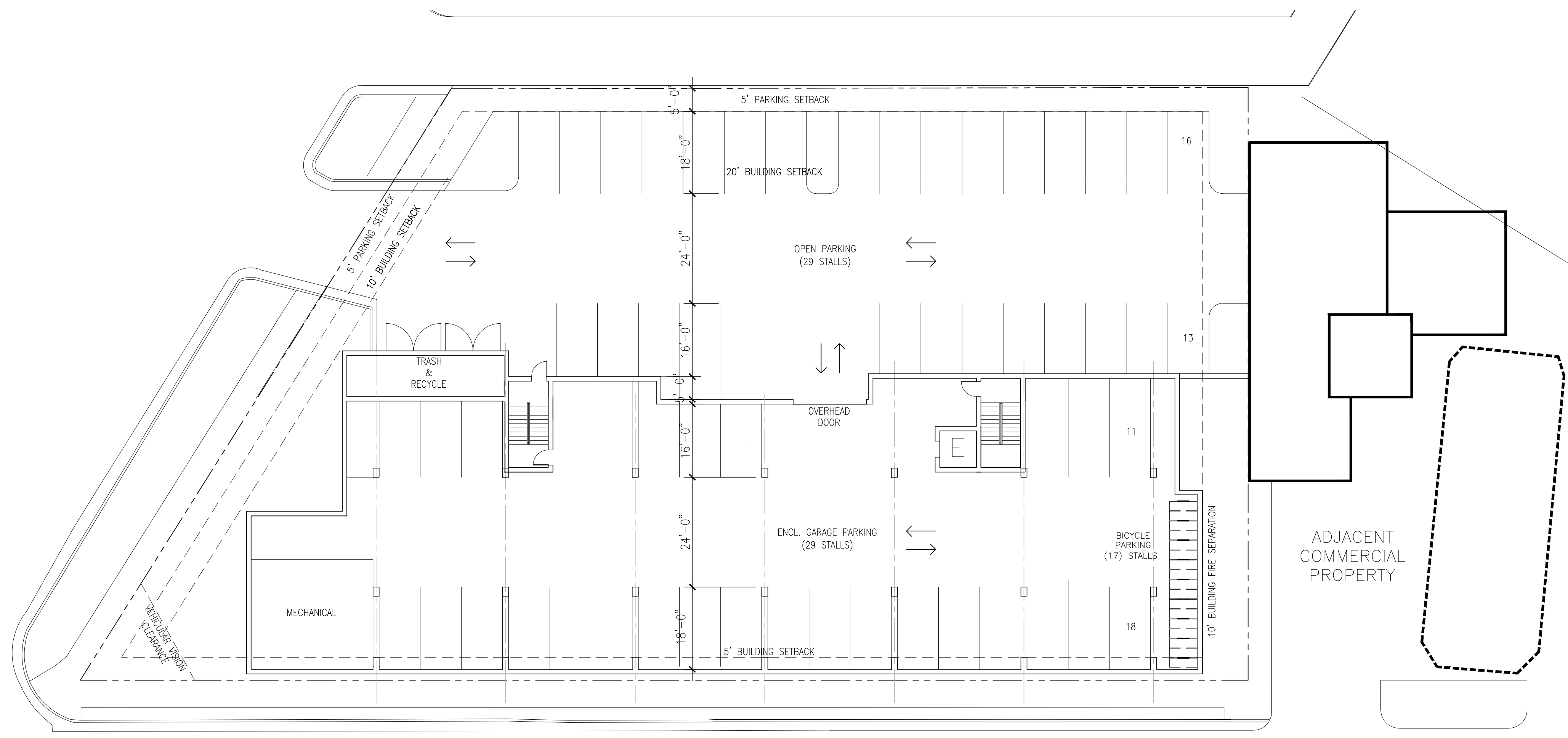
100'-0" 1ST FLOOR

90'-0" BASEMENT LEVEL

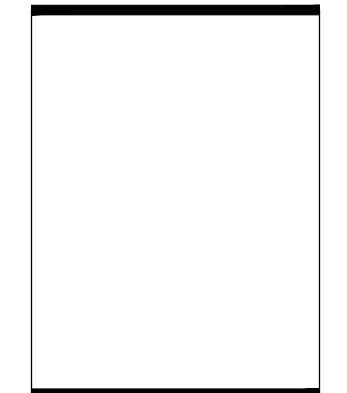
1 STREETScape SECTION
1/4"=1'-0"



PROPOSED SITE PLAN - GROUND FLOOR
1/16" = 1'-0"



PROPOSED SITE PLAN - LOWER LEVEL
1/16" = 1'-0"



100 PARKWAY ST., SUITE 402
MADISON, WI 53703
TELEPHONE 608.806.7970
FAX 608.806.7970

SHULFER
ARCHITECTS, LLC

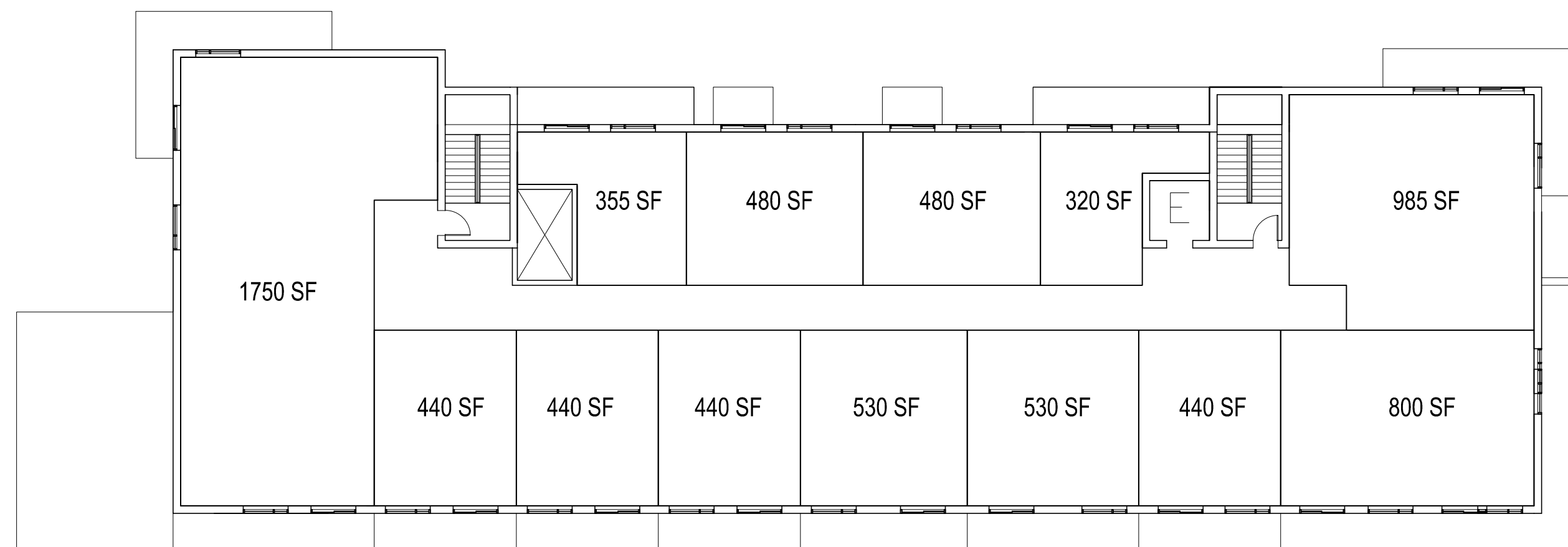
1109 S. PARK STREET
ASIAN CENTER REDEVELOPMENT
1109 S. PARK STREET
MADISON, WI

CONCEPT SITE PLAN

05/25/16
UDC SUBMITTAL

A2.1

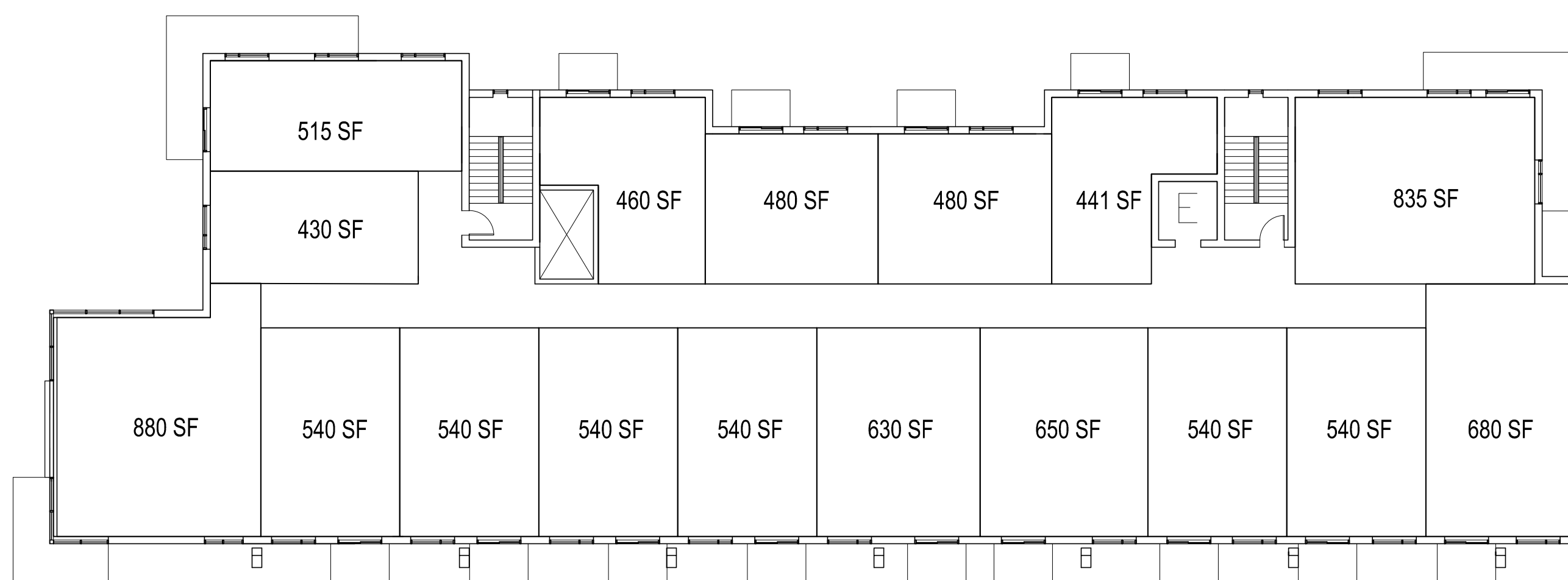
PROJECT INFORMATION
 4 STORIES
 47 TOTAL UNITS
 STUDIO UNITS- 20
 1 BEDROOM UNITS- 23
 2 BEDROOM UNITS- 4
 58 PARKING STALLS



FOURTH FLOOR- RESIDENTIAL

PROJECT INFORMATION
 STUDIO UNIT- 8
 1 BEDROOM UNITS- 3
 2 BEDROOM UNITS- 2
 13 TOTAL

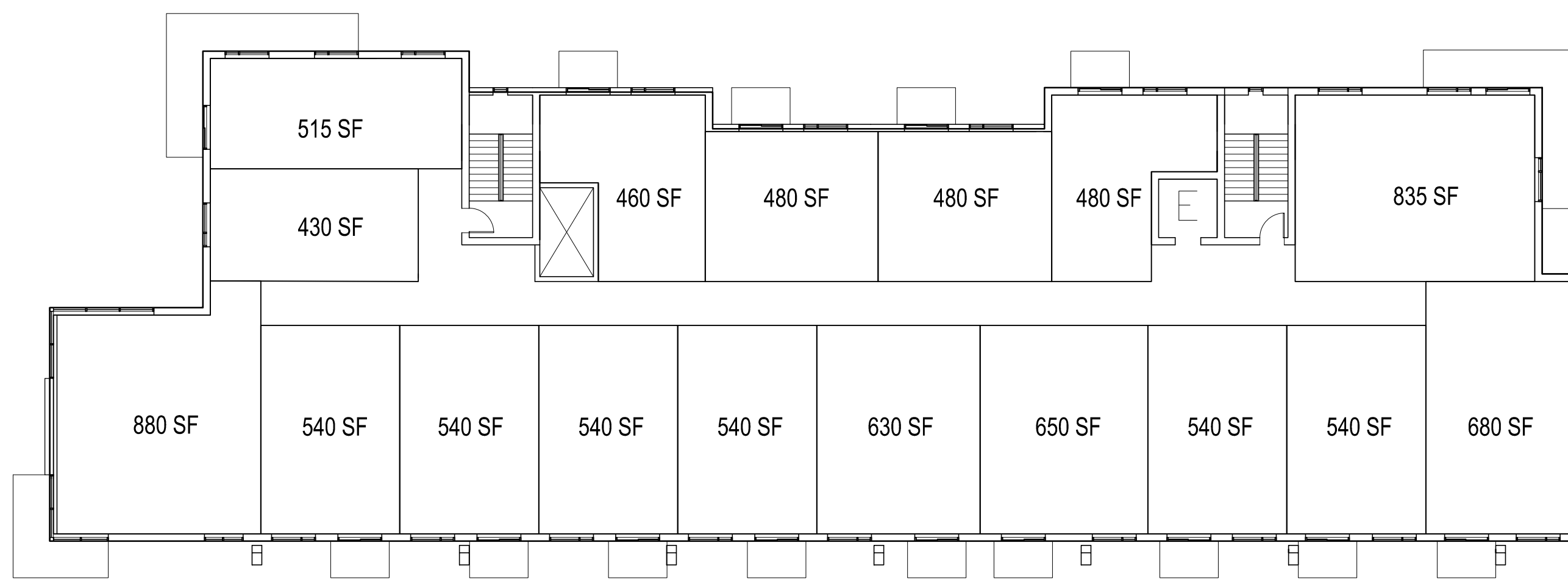
GSF/FLOOR= 7,720 SF



THIRD FLOOR- RESIDENTIAL

PROJECT INFORMATION
 STUDIO UNIT- 6
 1 BEDROOM UNITS- 10
 2 BEDROOM UNITS- 1
 17 TOTAL

GSF/FLOOR= 11,339 SF



SECOND FLOOR- RESIDENTIAL

PROJECT INFORMATION
 STUDIO UNIT- 6
 1 BEDROOM UNITS- 10
 2 BEDROOM UNITS- 1
 17 TOTAL

GSF/FLOOR= 11,339 SF



149'-6" ROOF
 138'-4" 4TH FLOOR
 127'-2" 3RD FLOOR
 116'-0" 2ND FLOOR
 100'-0" 1ST FLOOR-2
 98'-4" 1ST FLOOR-1

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



149'-6" ROOF
 138'-4" 4TH FLOOR
 127'-2" 3RD FLOOR
 116'-0" 2ND FLOOR
 100'-0" 1ST FLOOR-2
 98'-4" 1ST FLOOR-1

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



- 149'-6" ROOF
- 138'-4" 4TH FLOOR
- 127'-2" 3RD FLOOR
- 116'-0" 2ND FLOOR
- 100'-0" 1ST FLOOR
- 90'-0" BASEMENT LEVEL

SOUTH ELEVATION

1/8"=1'-0"



- 149'-6" ROOF
- 138'-4" 4TH FLOOR
- 127'-2" 3RD FLOOR
- 116'-0" 2ND FLOOR
- 100'-0" 1ST FLOOR
- 90'-0" BASEMENT LEVEL

EAST ELEVATION

1/8"=1'-0"



1109 S. PARK STREET
 ASIAN CENTER REDEVELOPMENT
 1109 S. PARK STREET
 MADISON, WI

EXTERIOR ELEVATIONS

04/14/16
 UDC SUBMITTAL

A3.2



1109 PARKWAY ST., SUITE 402
MADISON, WI 53703
TEL: 608.261.0000
WWW.SHULFERARCHITECTS.COM



SHULFER
ARCHITECTS, LLC

1109 S. PARK STREET

ASIAN CENTER REDEVELOPMENT
1109 S. PARK STREET
MADISON, WI

RENDERINGS

05/24/16
UDC SUBMITTAL



1109 S. PARK STREET
ASIAN CENTER REDEVELOPMENT
1109 S. PARK STREET
MADISON, WI

RENDERINGS

05/24/16
UDC SUBMITTAL



JUNE 21- 9AM



DECEMBER 21- 9AM



JUNE 21- NOON



DECEMBER 21- NOON



JUNE 21- 3PM



DECEMBER 21- 3PM