

# URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



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.*

## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

## 1. Project Information

Address: ??? East Washington Ave. Waiting for address from Engineering  
Title: Stone House Lyric Phase 3

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

UDC meeting date requested October 3

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)

### Other

Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

Applicant name Helen Bradbury Company Stone House Development  
Street address 1010 East Washington Ave, Suite 101 City/State/Zip Madison, WI 53703  
Telephone 608-251-6000 Email HBradbury@stonehousedevelopment.com

Project contact person Paul Raisleger Company Eppstein Uhen Architects  
Street address 309 W. Johnson Street Suite 202 City/State/Zip Madison, WI 53703  
Telephone 608-442-5350 Email paulr@eua.com

Property owner (if not applicant) \_\_\_\_\_  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ 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 provided below for plan details)
- Filing fee **n/a for informational**
- Electronic Submittal\*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. 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](mailto: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 Tim Parks, Janine Glaeser and DAT on May 2018 and 9/13/18.
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.

Applicant name Helen Bradbury Relationship to property Owner

Authorized signature of Property Owner  Date 9/19/18

## 7. Application Filing Fees

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

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

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

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

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

## 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 what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

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

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

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

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

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

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within 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
- 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)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



September 19, 2018

Heather Stouder  
Department of Planning and Development  
City of Madison  
146 S. Hamilton Street  
PO Box 2985  
Madison, WI 53701

**Project Description**  
Stone House Lyric Phase 3  
No Street address yet assigned

Madison Youth Arts Consortium  
No Street address yet assigned

**Contacts**

Owner: Stone House Development  
1010 East Washington Ave, Suite 101  
Madison, WI 53703  
608-251-6000  
Contact: Helen Bradbury  
[HBradbury@stonehousedevelopment.com](mailto:HBradbury@stonehousedevelopment.com)  
Rich Arnesen  
[RArnesen@stonehousedevelopment.com](mailto:RArnesen@stonehousedevelopment.com)

Engineer: Vierbicher Associates, Inc  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
608-821-3950  
Contact: Randy Kolinske  
[rkol@vierbicher.com](mailto:rkol@vierbicher.com)

**Landscape**

Design: Saiki Design  
1110 S. Park Street  
Madison, WI 53715  
608-251-3600  
Contact: Julia Schilling  
[jschilling@ksd-la.com](mailto:jschilling@ksd-la.com)

333 E. Chicago St.  
Milwaukee, WI 53202

Architect: Eppstein Uhen Architects  
309 W. Johnson Street, Suite 202  
Madison, WI 53703  
608-442-5350

414 271 5350 : main  
414 271 7794 : fax

309 West Johnson St.  
Suite 202  
Madison, WI 53703

608 442 5350 : main

Project Name: Stone House Lyric Phase 3

EUA Project Number: 718185

Submission Date: September 19, 2018

Page: 2

Contact: Jonathan Parker

[jonathanp@eua.com](mailto:jonathanp@eua.com)

Paul Raisleger

[paulr@eua.com](mailto:paulr@eua.com)

The parcel is located directly Northeast of the Lyric Phase 1 and 2 at the intersection of Ingersoll and East Washington Ave. This site is in Urban Design District 8, and its design incorporates the principles defined for this district. This site is currently zoned TE Traditional Employment. This project is seeking a Conditional Use under this zoning designation and is creating a project that complies with the current zoning.

The proposed project includes an 11-story building parallel to East Washington. Uses include Commercial/Retail, Office, and Market Rate Residential on East Washington with a bonus common space on the 11<sup>th</sup> floor. The proposed project also includes a 4 -story building housing the community-based Youth Arts Consortium parallel to Mifflin Street.

Urban Design District 8 Guidelines Sec 33.24 (15) (e) 12.c Upper Development Standards Bonus Stories may be granted if it determined that the provision of at least one element from subsection i or a combination of elements from subsection ii provides public benefit to warrant the additional height.

The elements or combination of elements included from subsection i and ii are:

- structured parking that includes space shared by multiple users that is available for public use by patrons of both on and off site uses.
- Publicly accessible plazas with seating and landscaping.
- Mid-block and through block public pedestrian, bike connections.

This project includes a 290-space parking ramp that is shared by multiple tenants and provides off peak parking for additional community uses, including the Youth Arts Consortium. Publicly accessible plazas with seating and green space are located at the main entries at the corner of Ingersoll and Mifflin Streets and Ingersoll and East Washington Avenue. A mid-block public access drive is located between Phase 3 and the original phase 1 for bike, pedestrian, and vehicular traffic.

Amendment to Section 33.24(15)12.b.ii of the Madison General Ordinance to allow for the construction of and 11<sup>th</sup> floor community room on top of a mixed-use building sponsored by Ledell Zellers reads “Three (3) bonus stories on Blocks 10a,10b,11a,11b,12a,13a, and a third bonus story on up to 10% of the area of Block 4b.” The bonus story proposed is located on Block 4b in UDD 8. Phase 1 of the development of Block 4b was awarded a bonus story. The uses that are presenting themselves on the lower levels will benefit the surrounding community are driving the need for a shared building amenity space on the 11<sup>th</sup> floor of up to 4,700 sf.

Project Name: Stone House Lyric Phase 3

EUA Project Number: 718185

Submission Date: September 19, 2018

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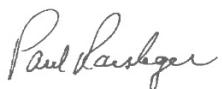
Materials on the mixed use building on East Washington will be predominantly masonry with accents of metal panel. Larger glass areas will occupy the corners and 10<sup>th</sup> floor. Glass railing balconies will race the East Washington façade. The mix of materials will clearly identify a base, middle and top expression with the 11<sup>th</sup> floor bonus being set back from the predominant street facade.

The Youth Arts Consortium borders Mifflin Street providing classrooms, offices and performance spaces for youth ages Pre-K to High School. The Consortium is a partnership between the not for profit organizations of Madison Youth Choirs and Children's Theater of Madison. The building will provide a permanent home for these organizations for rehearsals and after school education programming and administrative offices. The four-story building conforms to the zoning setbacks and angle cut-offs as outlined by UDD 8. As indicated in the Phase 2 of the Stone House project, the 39' three story height sets the point at which a 30 degree angle up to 8 floors outlines the buildable area. The program uses will require a conditional use under the TE zoning.

Exterior materials for the Youth Arts Consortium are a mix of glass and cementitious wall panel with accents of metal panel. The forms, colors and textures resonate with the creative nature of the mission and vision of the organization. An entry plaza at the corner if Ingersoll and Mifflin provide a buffer zone between the street and main entry. The roof portion of the lower section parallel to Mifflin will have a green roof and patio. Performance spaces on the 4<sup>th</sup> floor will have access to a common space with access to a roof plaza on the top level of the parking ramp.

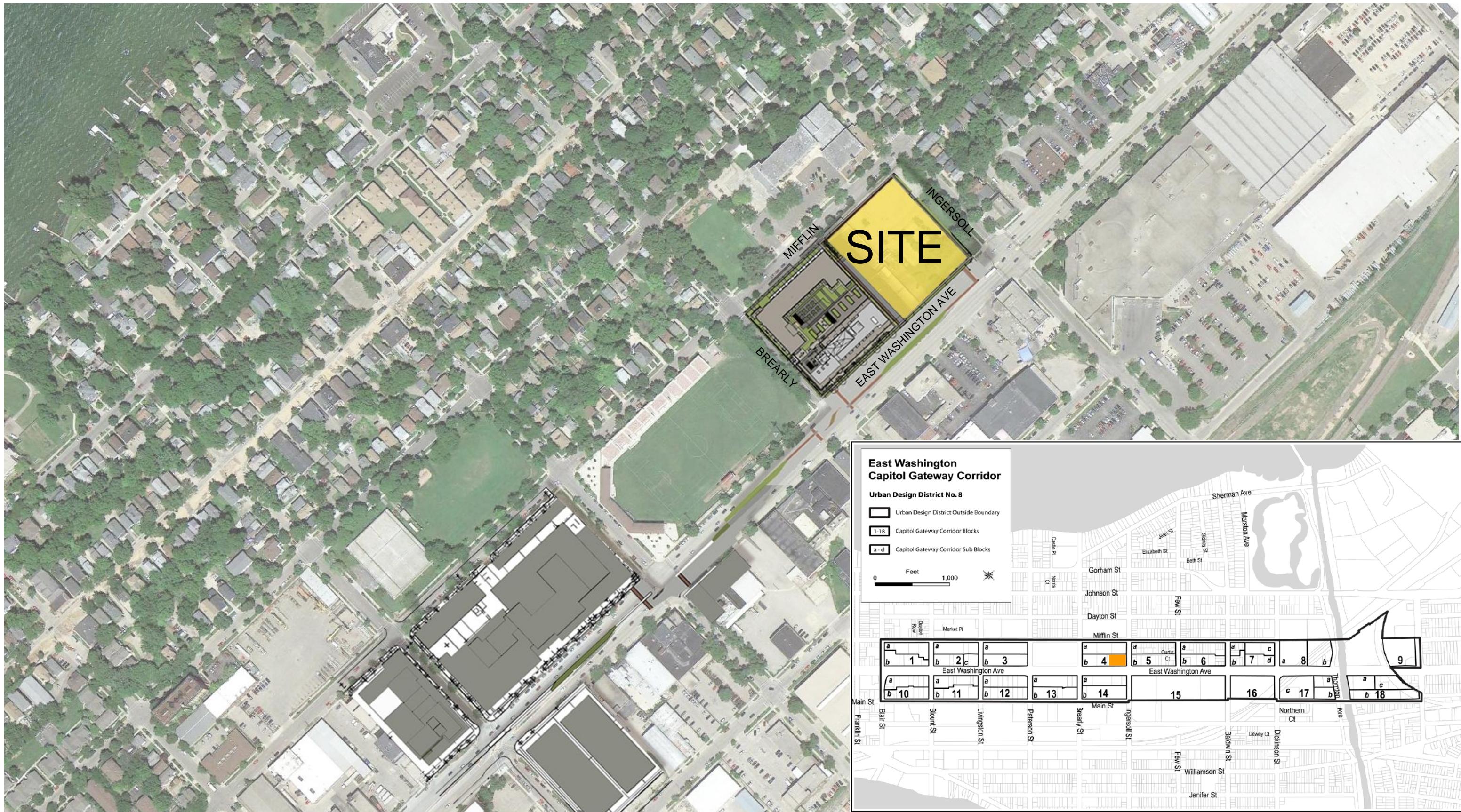
Construction is anticipated to begin March 2019.

Sincerely,

A handwritten signature in black ink that reads "Paul Raisleger". The signature is fluid and cursive, with "Paul" on the top line and "Raisleger" on the bottom line.

Paul Raisleger

Sr. Design Architect



(Am. by ORD-12-00053, 4-25-12; ORD-14-00080, 4-16-14)

SITE LOCATION

# STONE HOUSE DEVELOPMENT, PARCEL 3

19-Sep-18  
718185-00

	USABLE TENANT SPACE			FLOOR COMMON AREA	BUILDING COMMON AREA	APARTMENTS		VERTICAL PENETRATIONS	PARKING	GROSS AREA PER FLOOR	EXTERIOR AREA	YAC GROSS AREA PER FLOOR
	GSF	NSF OFFICE	% Eff			GSF	GSF			GSF	GSF	GSF
1ST FLR	12,750	12,299	96.46%	269	7,657	0	0	1,189	36,579	57,255	0	13,868
2ND PARKING	0	0		0	479	0	0	443	41,420	41,900	0	0
2ND FLR	15,442	15,543	100.66%	1,536	0	0	0	869	0	16,977	255	10,297
3RD PARKING	0	0		0	479	0	0	441	35,766	36,245	0	0
3RD FLR	23,783	22,895	96.26%	1,535	0	0	0	868	0	25,318	226	13,174
4TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	23,669
5TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	0
6TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	0
7TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	0
8TH FLR				2,462	0	17,320	18	903	0	19,782	1,821	0
9TH FLR				2,178	0	15,551	15	895	0	17,728	1,841	0
10TH FLR				2,178	0	15,551	15	895	0	17,728	1,841	0
11TH FLR				4,716	5,183	0	0	814	0	9,899	3,074	0
<b>TOTALS</b>	<b>51,975</b>	<b>50,736</b>		<b>24,721</b>	<b>13,799</b>	<b>117,700</b>	<b>120</b>	<b>10,927</b>	<b>113,766</b>	<b>321,960</b>	<b>16,341</b>	<b>61,008</b>

PARKING REQUIREMENT	1 / 400 SF					1 PER UNIT					
MINIMUM REQUIRED AUTO PARKING	127					120					
REQUIRED PARKING W/ 10% REDUCTION	-13					N/A					
REDUCED MINIMUM REQUIRED AUTO PARKING	114					120					

PARKING REQUIREMENT FOR YOUTH ARTS OFFICES	29										
PARKING REQ. FOR YOUTH ARTS PERFORMANCES	90										
<b>TOTAL PARKING REQUIREMENTS</b>	<b>353</b>										
<b>CURRENT PARKING TOTAL IN BUILDING</b>	<b>290</b>										

BICYCLE PARKING REQUIREMENT	1 / 2000 SF					1 PER UNIT					
GUEST BICYCLE PARKING REQUIREMENT	N/A					1 / 10 UNITS					
TOTAL REQUIRED BICYCLE PARKING	25					132					
% OF REQUIRED PARKING AS LONG-TERM	10%					90%					
LONG-TERM (INDOOR) REQUIRED PARKING	3					118.8					
SHORT TERM (OUTDOOR) REQUIRED PARKING	23					13.2					

SITE AREA	- SF
SITE ACREAGE	0.000 ACRES

**TOTAL INTERIOR PROJECT GSF** **321,960**

Shared Parking Calculation from table 28I-5 Municipal Code						
	Weekdays			Weekends		
	2am-7am	7am-6pm	6pm-2am	2am-7am	7am-6pm	6pm-2am
COMMERCIAL/RETAIL/OFFICE	5%	100%	5%	0%	10%	0%
RESIDENTIAL	100%	60%	100%	100%	75%	90%
YOUTH ARTS OFFICE	5%	100%	5%	0%	10%	0%
YOUTH ARTS PERFORMANCE	0%	40%	90%	0%	80%	100%

minimum required parking number and multiply by percent

	Weekdays			Weekends		
	2am-7am	7am-6pm	6pm-2am	2am-7am	7am-6pm	6pm-2am
COMMERCIAL/RETAIL/OFFICE	6	114	6	0	11	0
RESIDENTIAL	120	72	120	120	90	108
YOUTH ARTS OFFICE	1	29	1	0	3	0
YOUTH ARTS PERFORMANCE	0	36	81	0	72	90
<b>HIGHEST TOTAL PARKING REQUIRED</b>	<b>127</b>	<b>251</b>	<b>208</b>	<b>120</b>	<b>176</b>	<b>198</b>
<b>TOTAL SURPLUS PARKING AVAILABLE</b>				<b>39</b>		

\*CURRENT BUIDLING LAYOUT SHOWS 290 PARKING STALLS

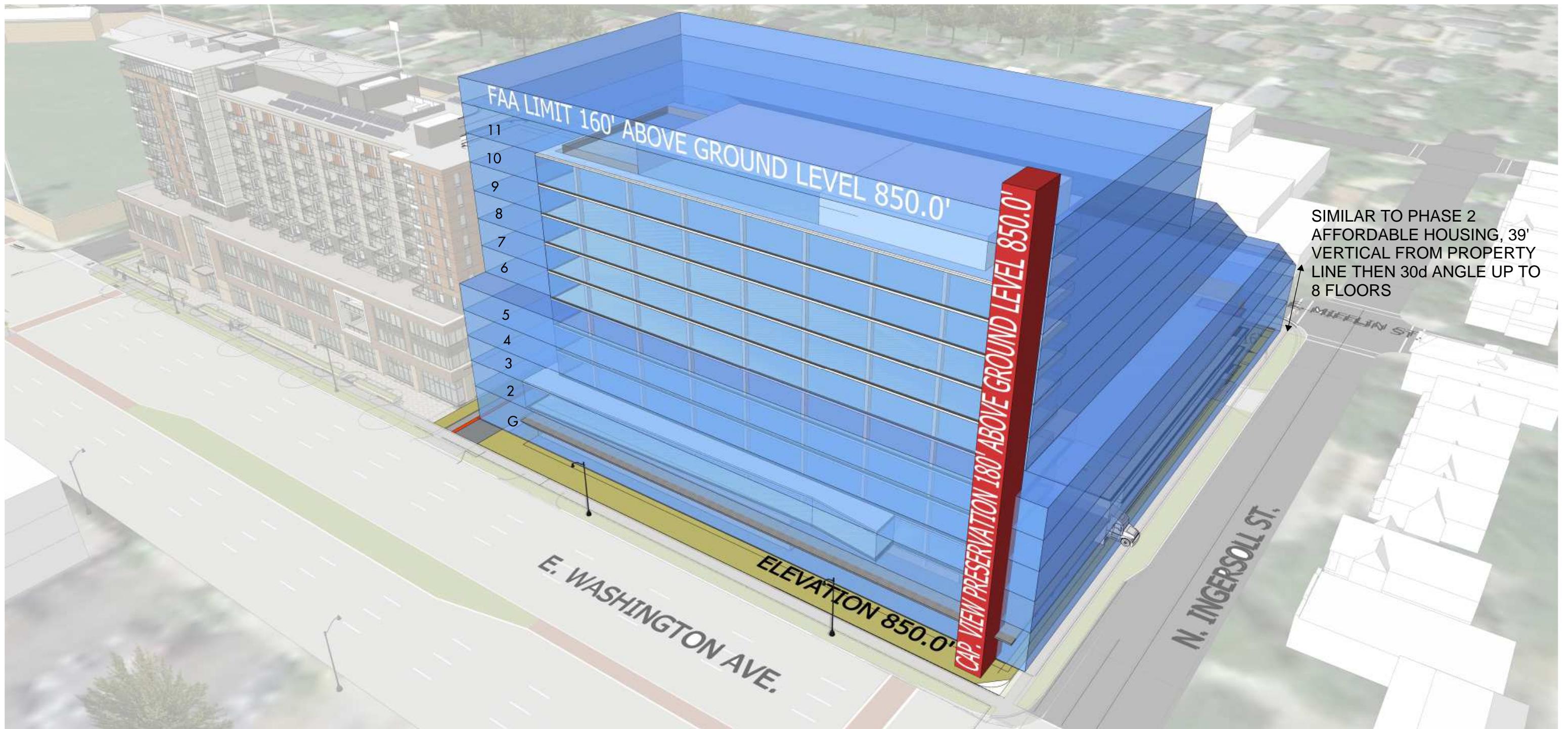
PROGRAM AREA

## Stone House Development, Parcel 3

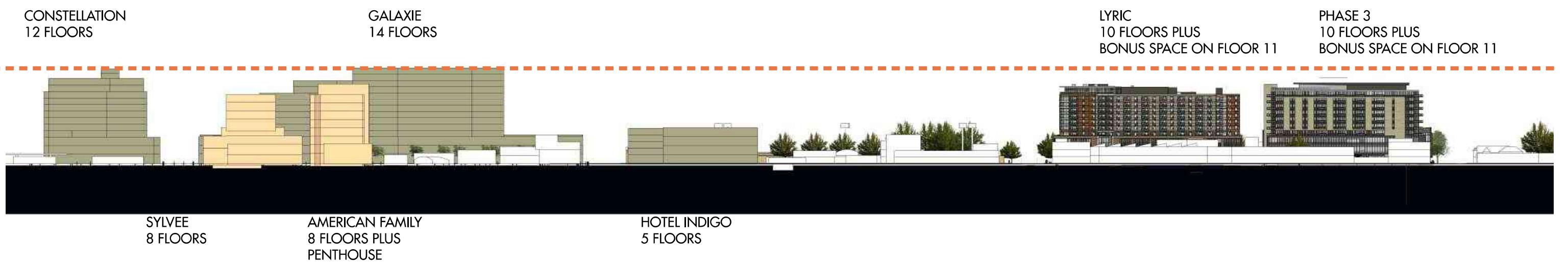
19-Sep-18  
718185-00

UNIT DESIGNATION	UNIT DESCRIPTION	AVERAGE NET AREA OF UNIT TYPE	TOTAL COUNT OF UNIT TYPE	MARKET-RATE LEVELS							TOTAL NET AREA OF UNIT TYPE
				4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	9TH FLR	10TH FLR	
STUDIO	Market-Rate Efficiency Studio	566	31	5	5	5	5	5	3	3	17,534
1 BED	Market-Rate 1 BR Apartment	766	38	6	6	6	6	6	4	4	29,112
2 BED	Market-Rate 2 BR Apartment	1,185	37	5	5	5	5	5	6	6	43,846
1 BED PLUS	Market-Rate 1 BR Apartment Plus Den	1,190	7	1	1	1	1	1	1	1	8,331
2 BED PLUS	Market-Rate 2 BR Apartment Plus Den	1,485	7	1	1	1	1	1	1	1	10,393
<b>TOTALS</b>		<b>120</b>		<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>15</b>	<b>15</b>	<b>109,216</b>
<b>TOTAL MARKET RATE UNITS</b>				eua							

APARTMENT UNIT MIX



BUILDABLE AREA ACCORDING TO MADISON ZONING AND FAA HEIGHT LIMITATIONS



EAST WASHINGTON HEIGHT COMPARISON



EAST WASHINGTON SECTION DIAGRAM



INTERSECTION INGERSOLL AND EAST WASHINGTON



VIEW TO SITE FROM EAST WASHINGTON AND PATERSON



VIEW OF SITE FROM EAST WASHINGTON INTERSECTION



INTERSECTION INGERSOLL AND MIFFLIN



INTERSECTION INGERSOLL AND MIFFLIN



SPACE BETWEEN PROJECTS

SITE CONTEXT



PHASE 1. PHASE 3 WILL FEATURE PREDOMINANT MASONRY EXTERIOR WITH SOME METAL PANEL ACCENTS.



PROPOSED YAC ON MIFFLIN AND INGERSOLL WILL FEATURE A MORE LIVELY EXTERIOR IN KEEPING WITH THE MISSION/VISION OF THE USER.



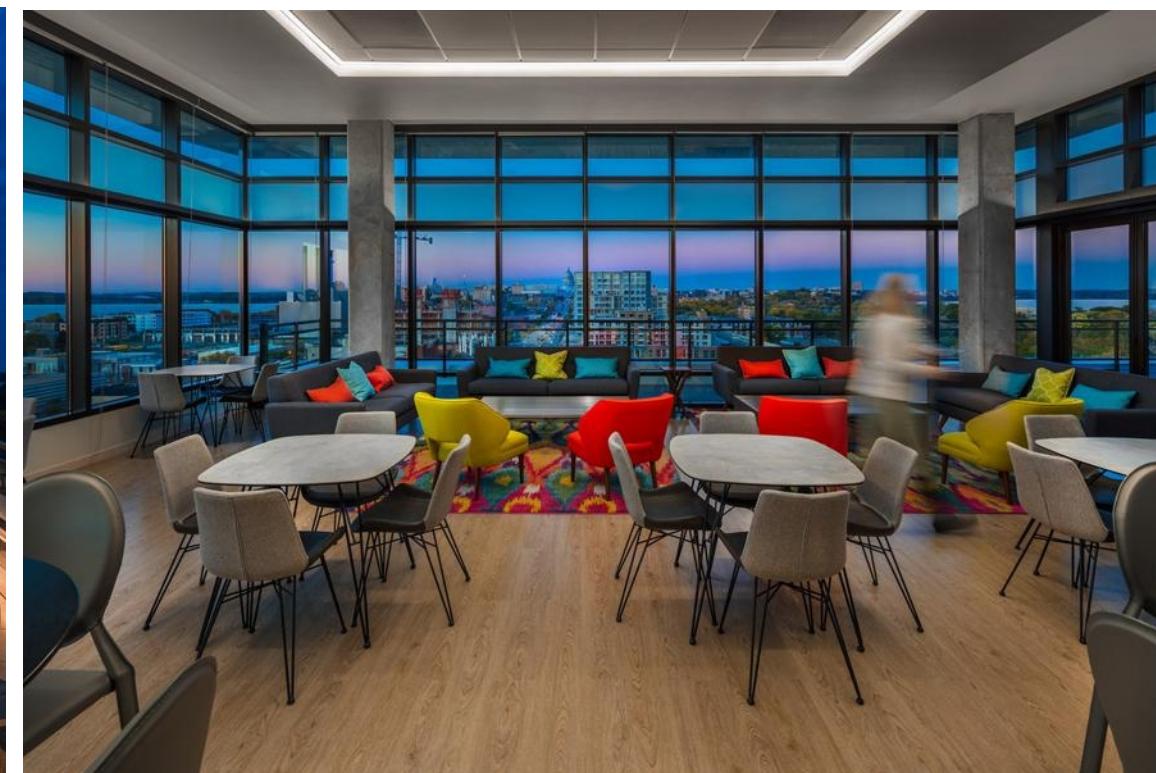
THE PROPOSED YAC ON INGERSOLL AND MIFFLIN WILL INCLUDE A RECESSED AREA AT THE MAIN ENTRY TO SERVE AS A BUFFER AND PUBLIC SPACE



SIMILAR TO PHASE 1 IN THE LYRIC, THE PROPOSED PROJECT WILL INCLUDE A ROOF TOP GREENSPACE/PLAZA ON THE PARKING RAMP.



THE PROPOSED 11TH FLOOR BONUS AREA WILL INCLUDE AN OUTDOOR SEATING AREA SIMILAR TO PHASE 1 LYRIC.



THE PROPOSED 11TH FLOOR BONUS SPACE WILL OPEN TO THE EXTERIOR SIMILAR TO PHASE 1 LYRIC.  
ARCHITECTURAL DESIGN CONTEXT IMAGES

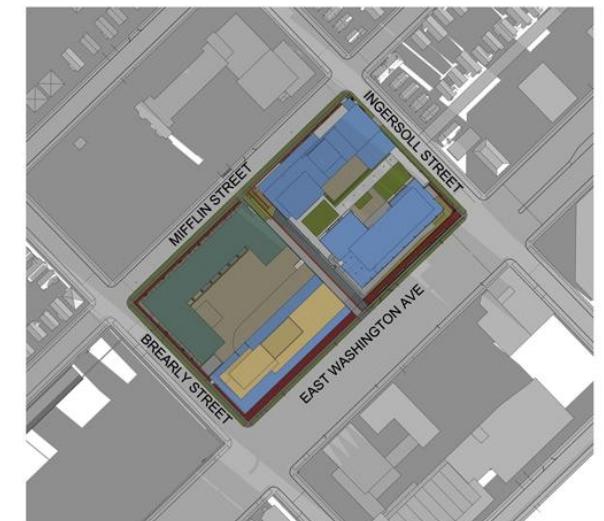
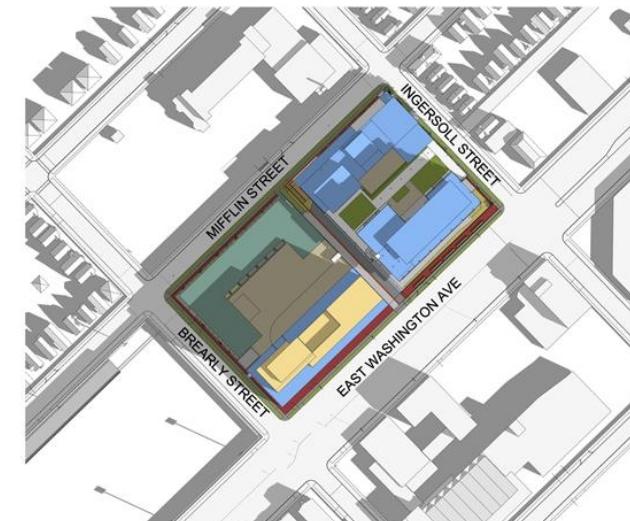
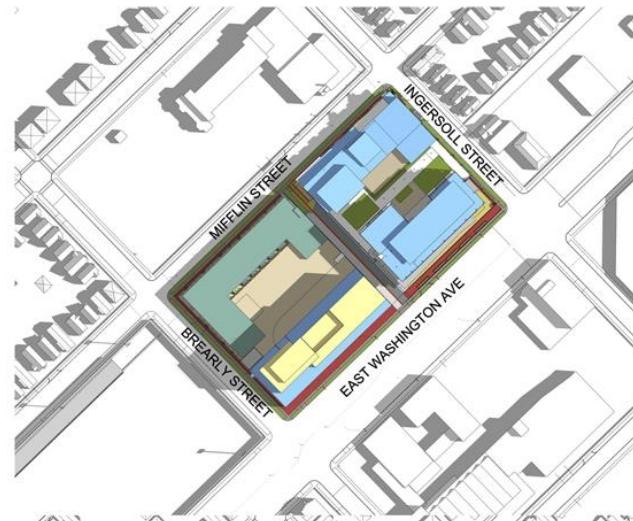
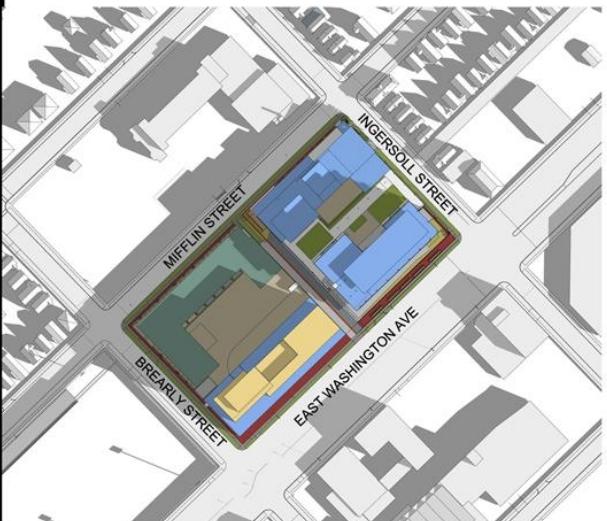
MARCH 20 SPRING EQUINOX

JUNE 21 SUMMER SOLSTICE

SEPTEMBER 22 AUTUMNAL EQUINOX

DECEMBER 22 WINTER SOLSTICE

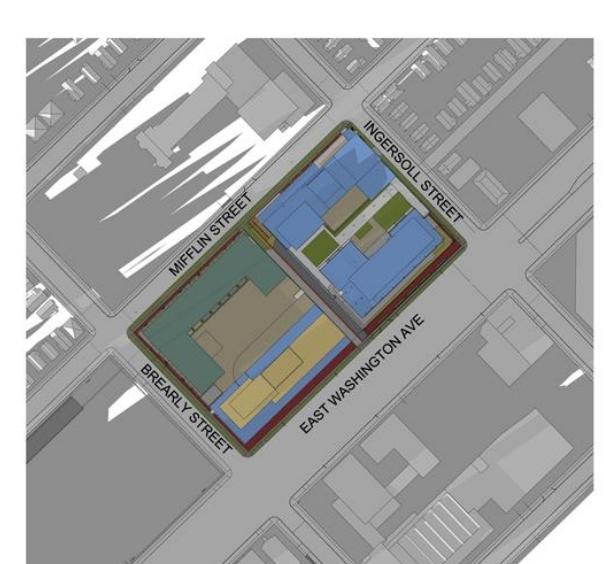
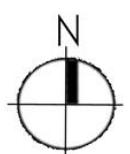
8AM



NOON

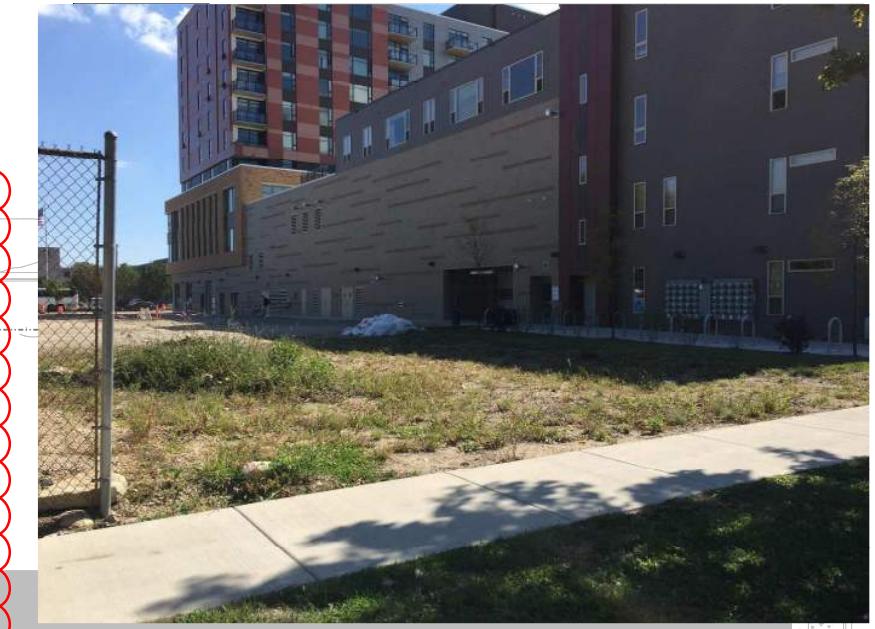
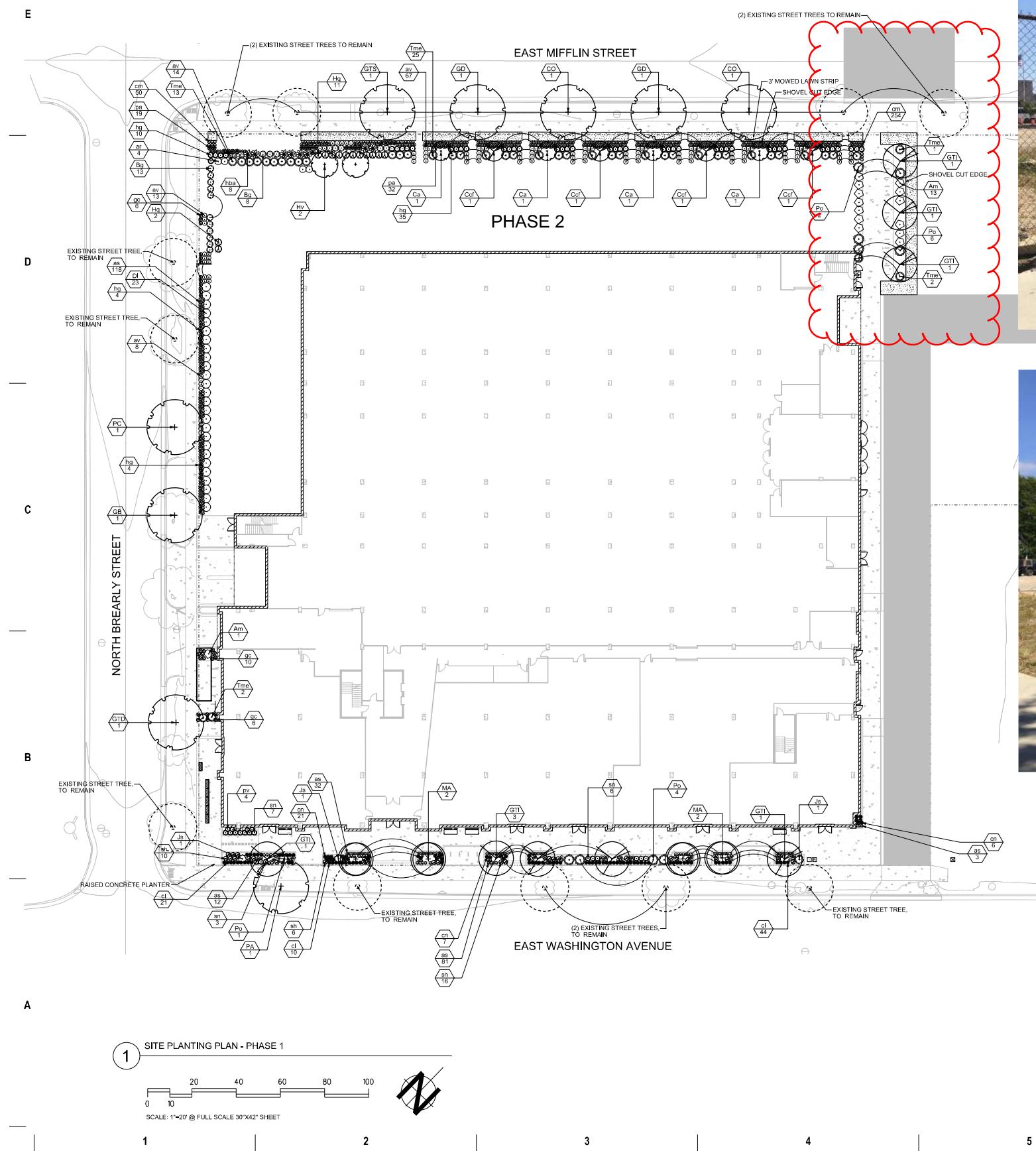


4PM



SUN STUDY

## CURRENT SITE PLAN



**NOTES:**

1. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction. <http://www.cityofmadison.com/business/ow/documents/StdSpecs/2013/Part1.pdf>

2. Contractor shall contact City Forestry (266-4816) at least one week prior to planting to schedule marking the planting sites, inspecting the nursery stock, and reviewing planting specifications with the Landscaper.

3. Plant List and Landscape Worksheet reflect inclusion of Phase 1 and Phase 2 of the project

eua

Oppsteinuhren: architects

ilwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 telephone 414.271.5350
adison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5350

EN SAIKI DESIGN  
LANDSCAPE  
ARCHITECTS  
303 S. PATERSON  
SUITE ONE  
MADISON, WI 53703  
PHONE: 608/251-3800

#### PROJECT INFORMATION

STONE HOUSE  
MIXED USE EAST  
WASHINGTON

010 E.  
WASHINGTON  
MADISON, WI 53703

## ISSUANCE AND REVISIONS

## FOR CONSTRUCTION SET

#	DATE	DESCRIPTION
	06/01/2016	PLAN REVIEW SET
1	07/08/2016	FOR CONSTRUCTION SET

## SYNTHETIC

**HEFT INFORMATION**

PROJECT NUMBER 14339-01  
DATE 06/01/2016

## SITE PLANTING PLAN

| 101

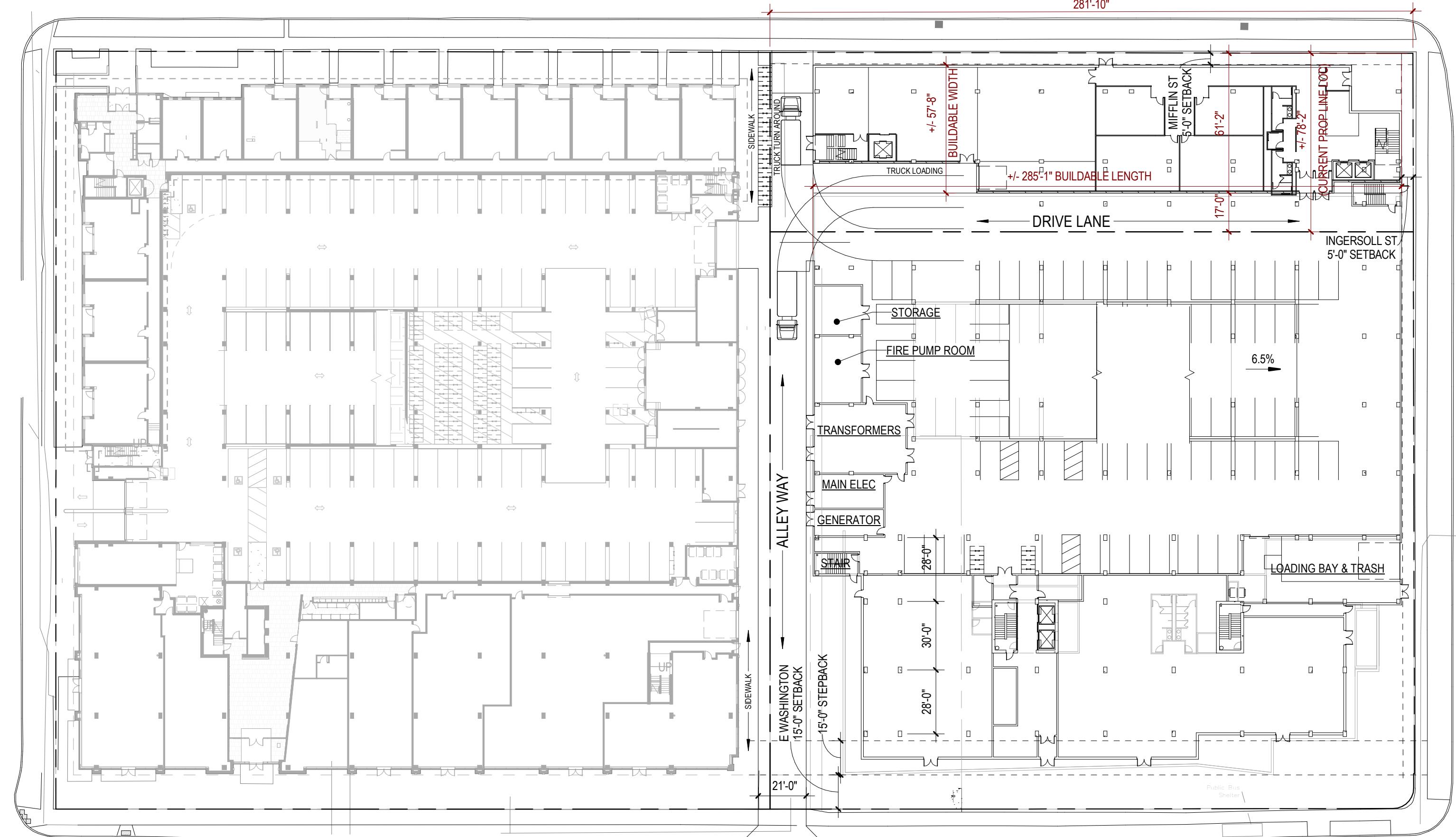
10 of 10

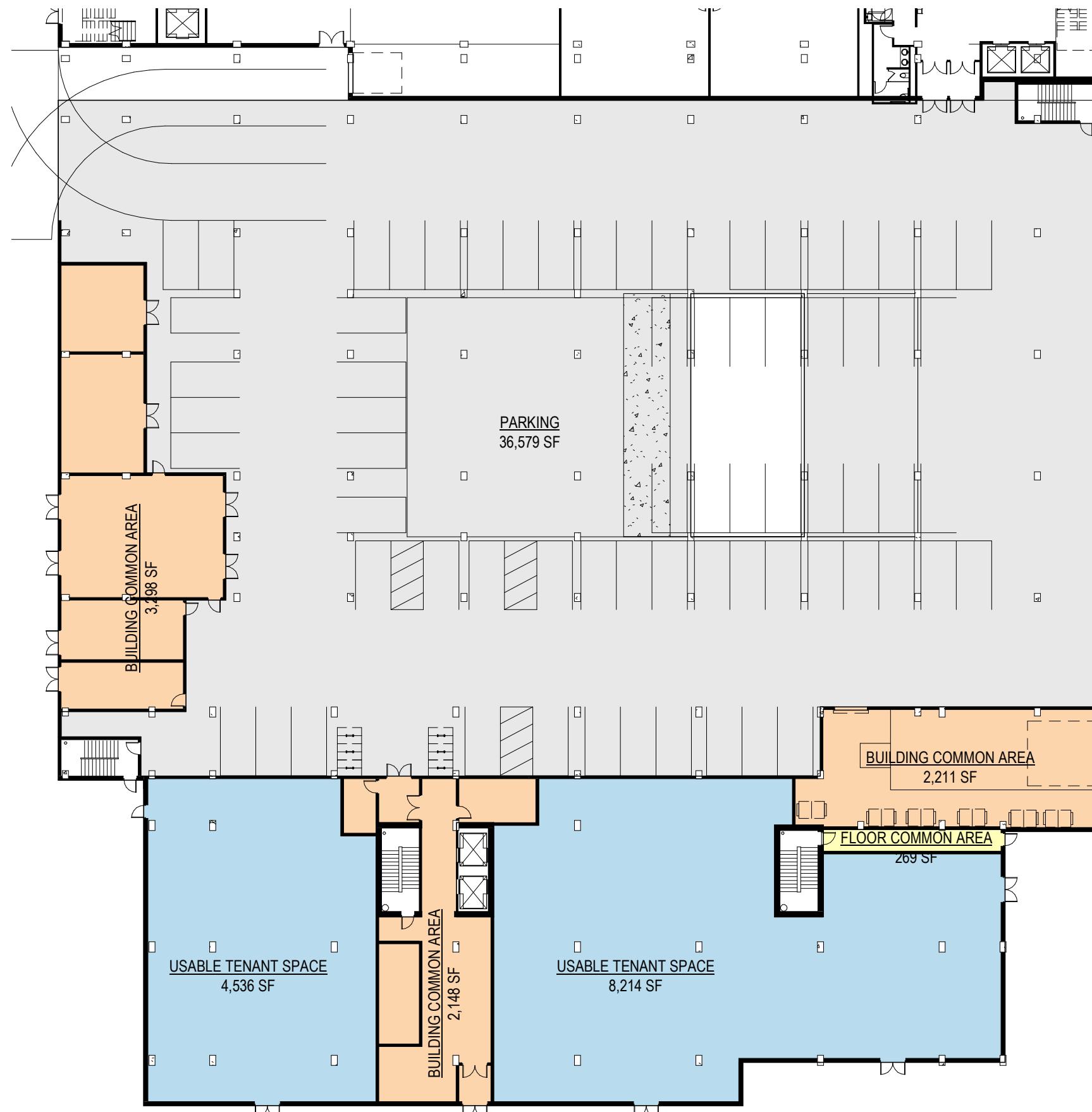
eua

STONE  
HOUSE  
DEVELOPMENT, INC.

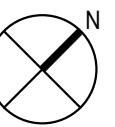
## STONE HOUSE PARCEL 3

18185-01  
09 18 2018

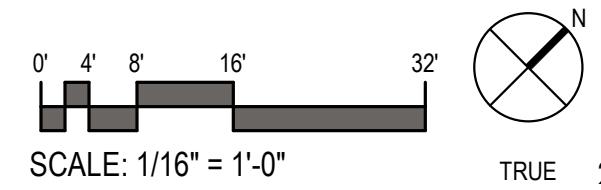
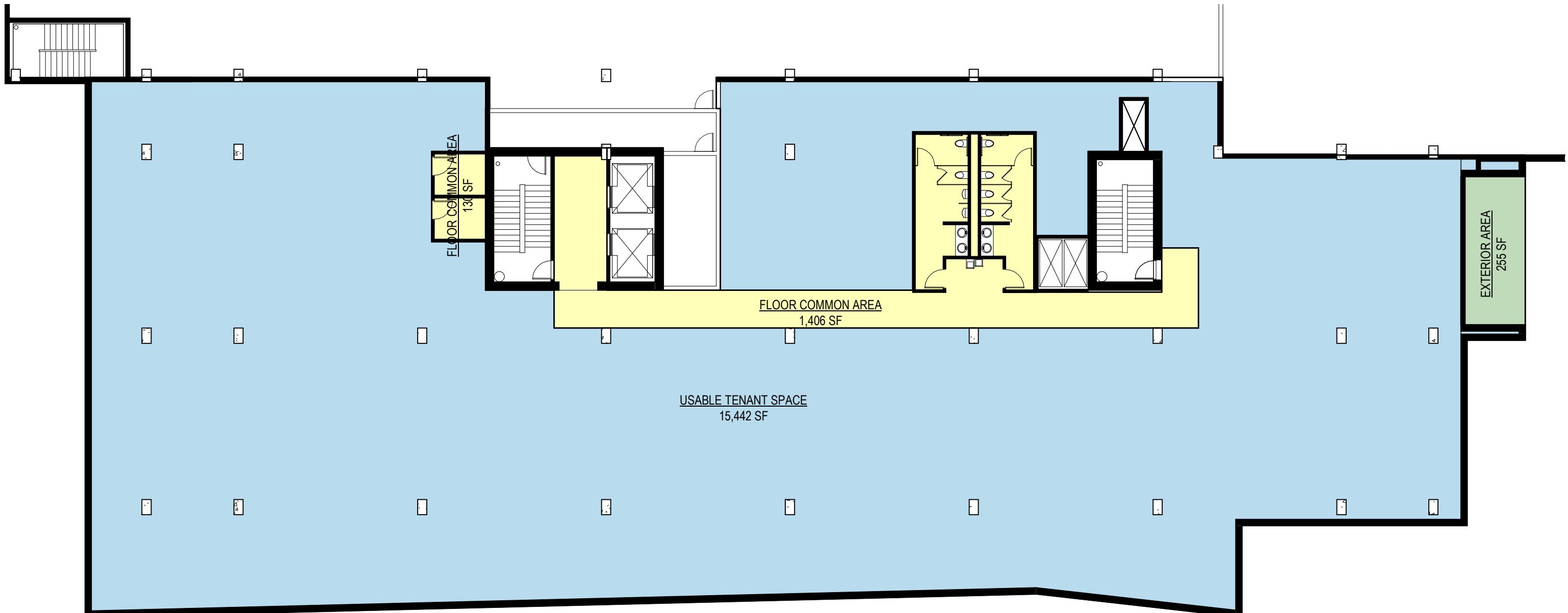


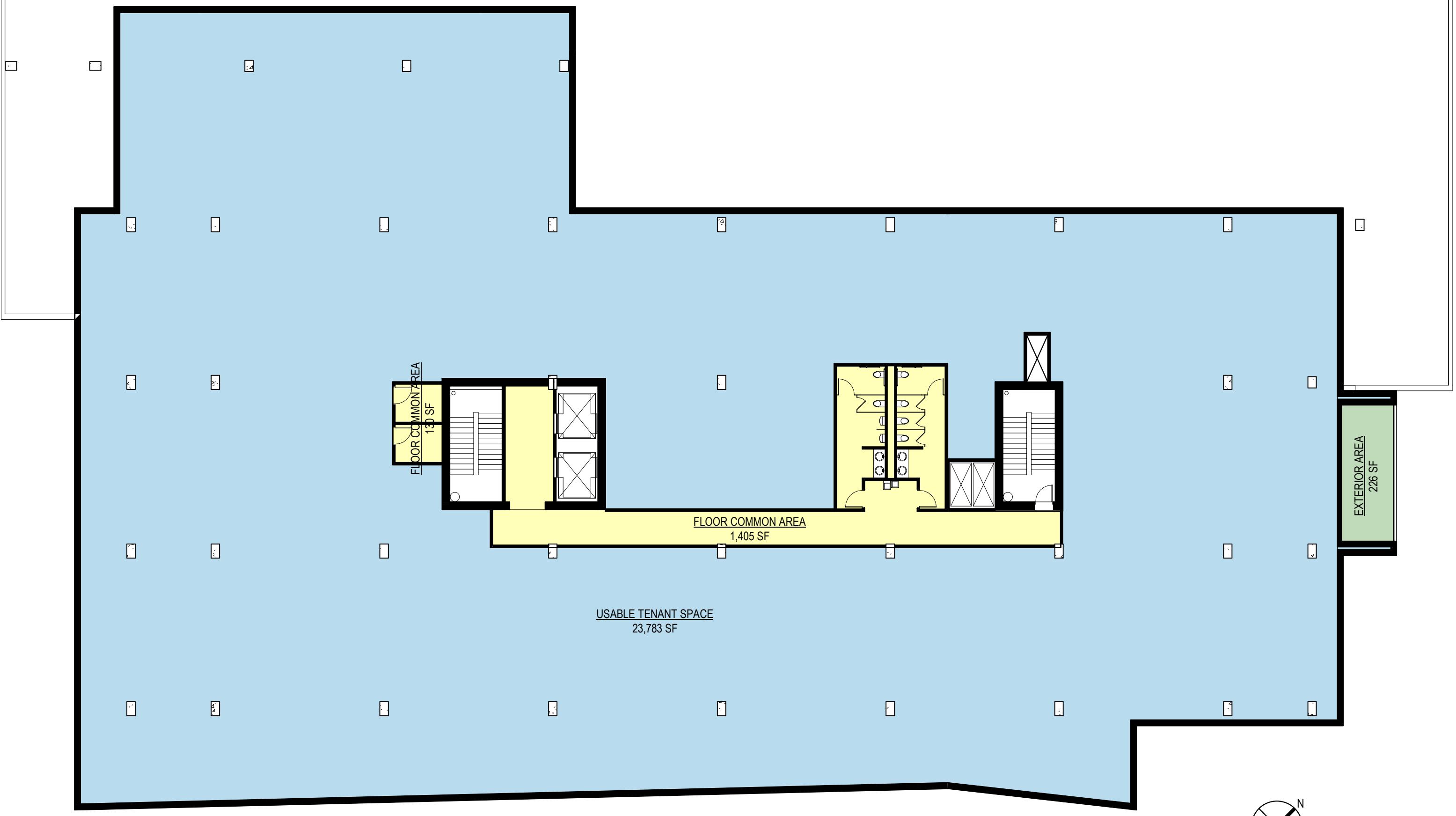


0'  
15'  
30'  
60'  
SCALE: 1" = 30'



TRUE 1ST FLR BOMA AREAS





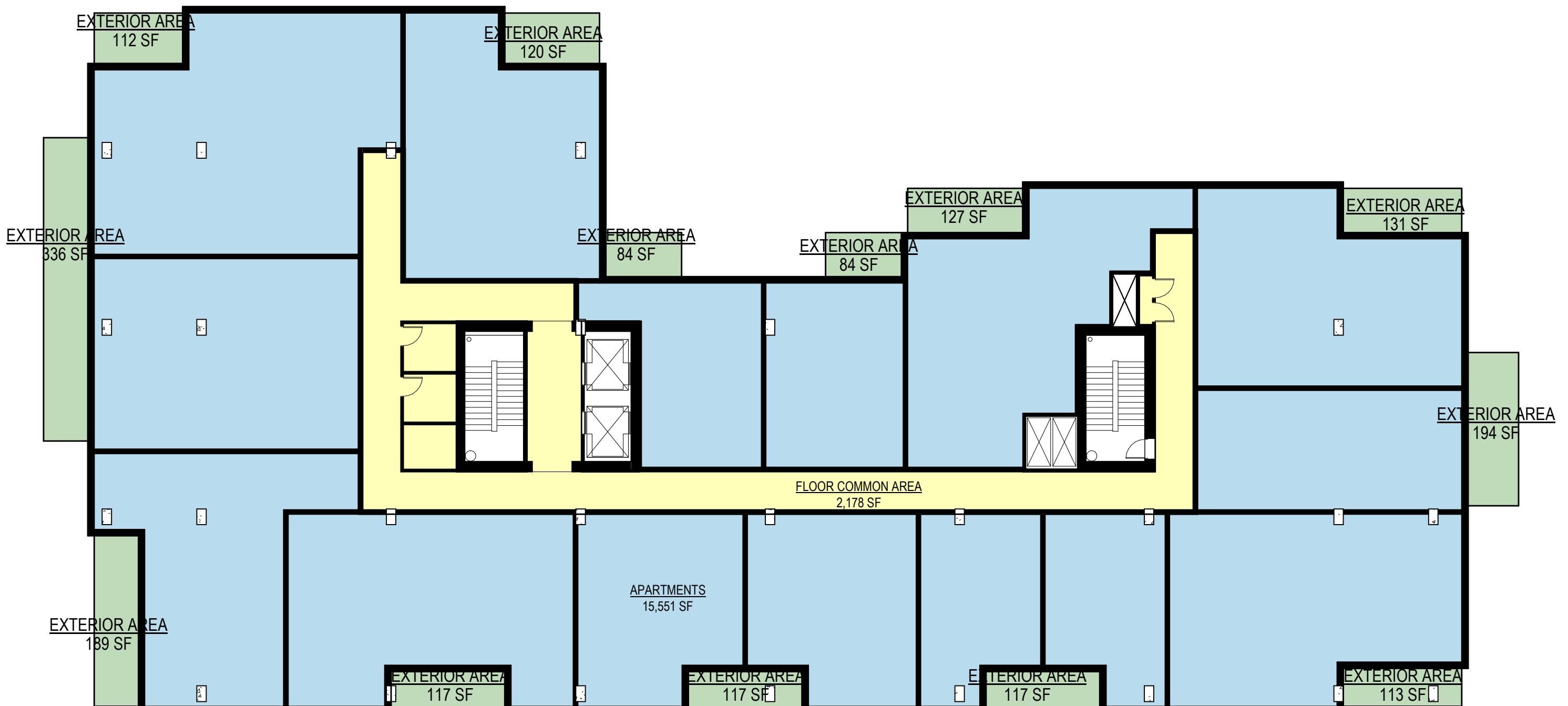


0' 4' 8' 16' 32'  
SCALE: 1/16" = 1'-0"



TRUE

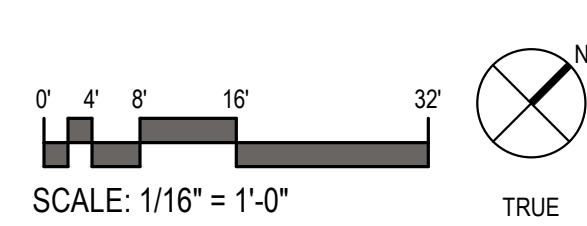
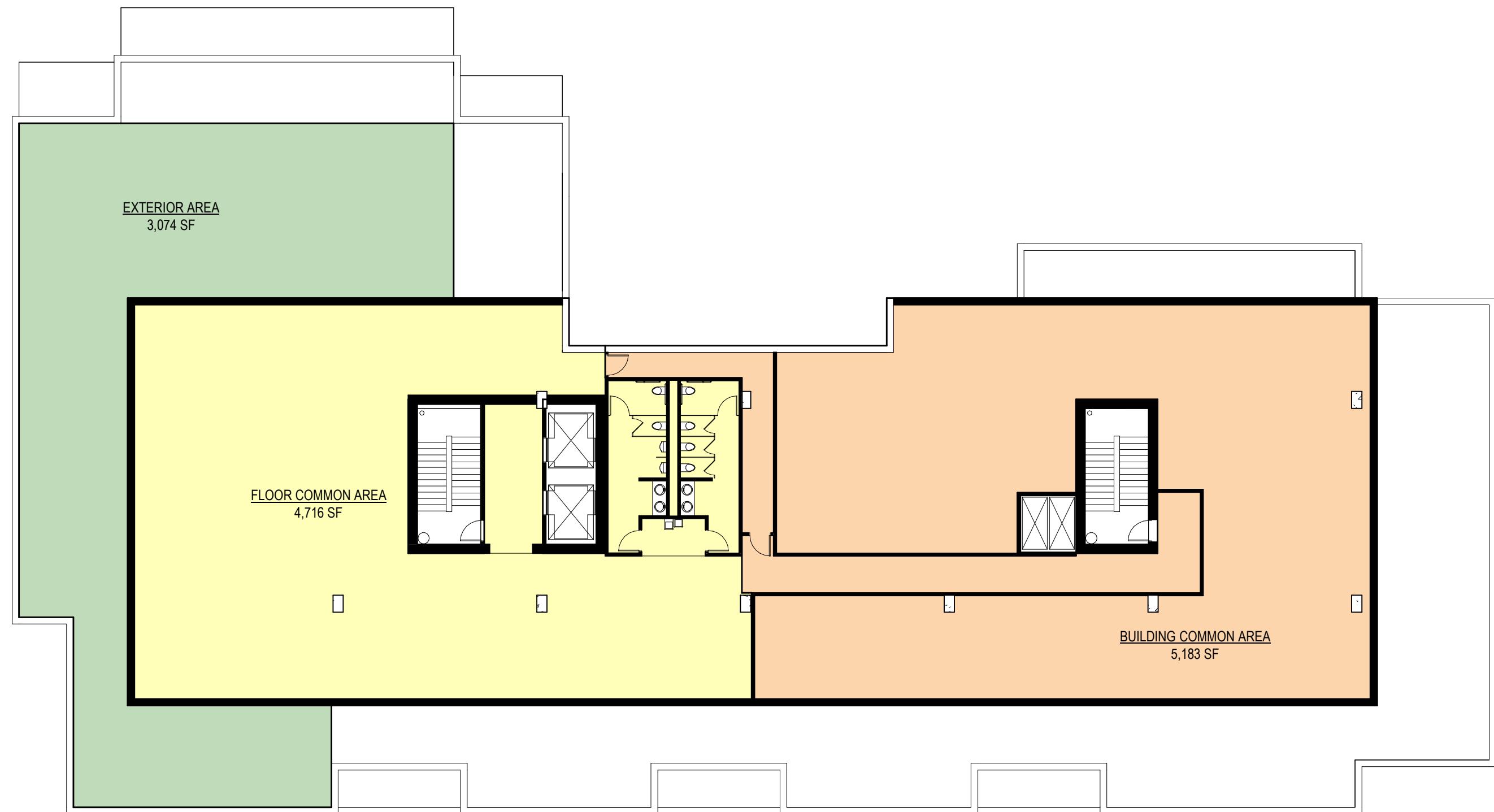
FLOOR 4-8



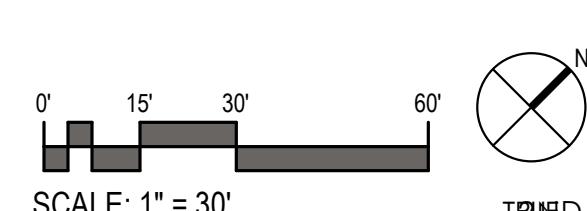
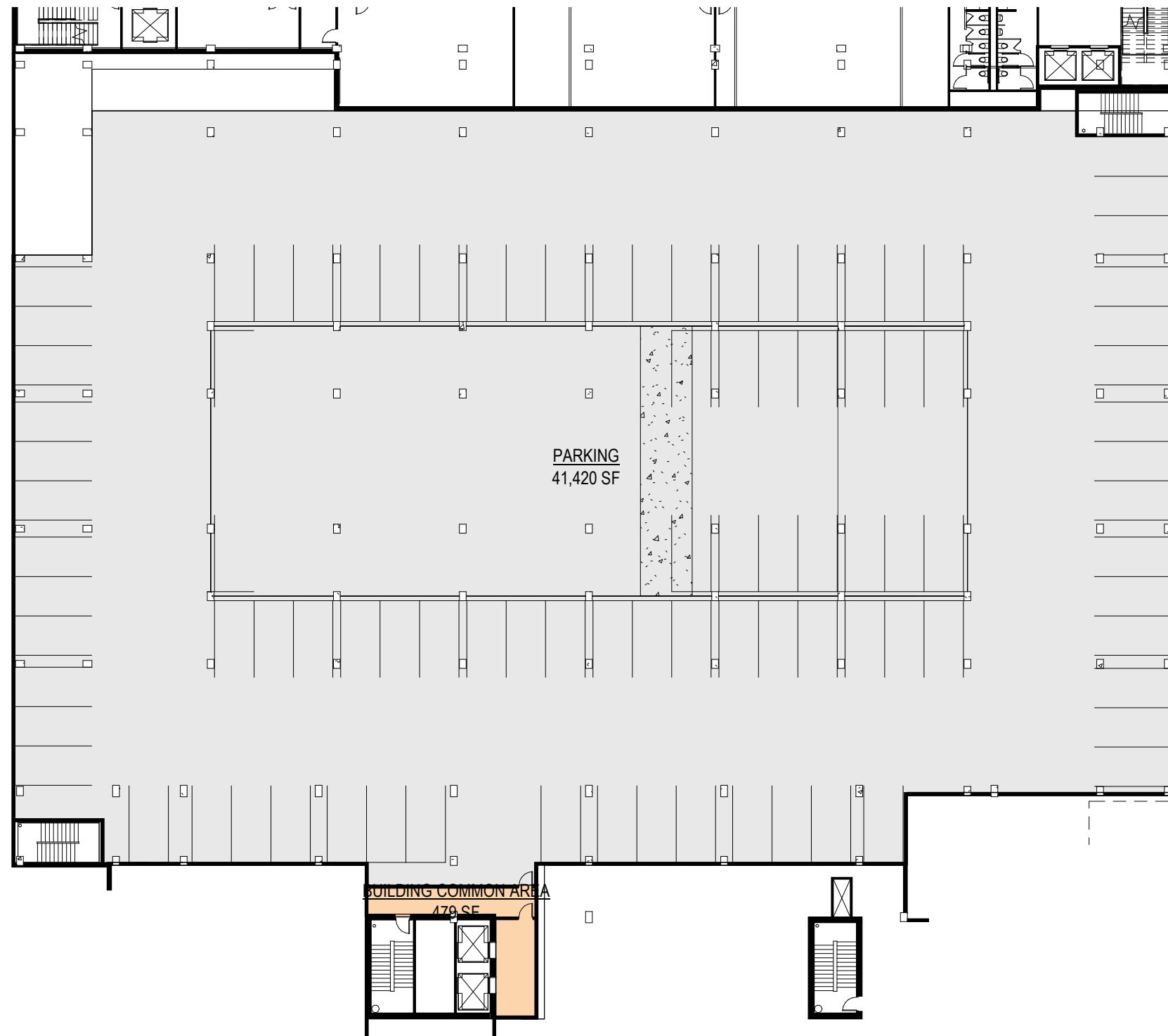
0' 4' 8' 16' 32'  
SCALE: 1/16" = 1'-0"  
TRUE

N

FLOOR 9-10

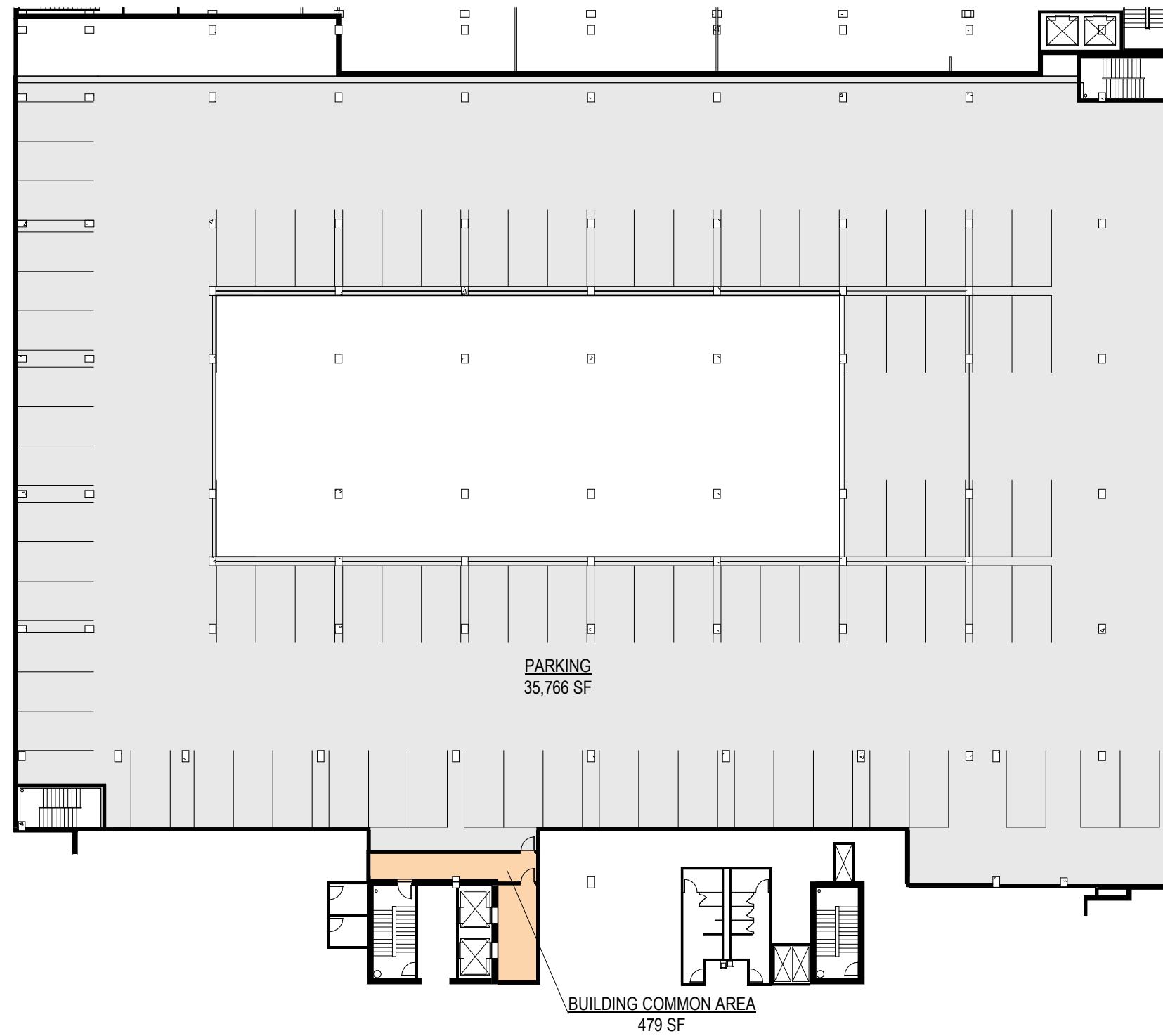


TRUE 11TH FLR BOMA AREAS



SCALE: 1" = 30'

TRUED PARKING BOMA AREAS





EAST WASHINGTON VIEW



INGERSOLL AND EAST WASHINGTON



INGERSOLL AND EAST WASHINGTON



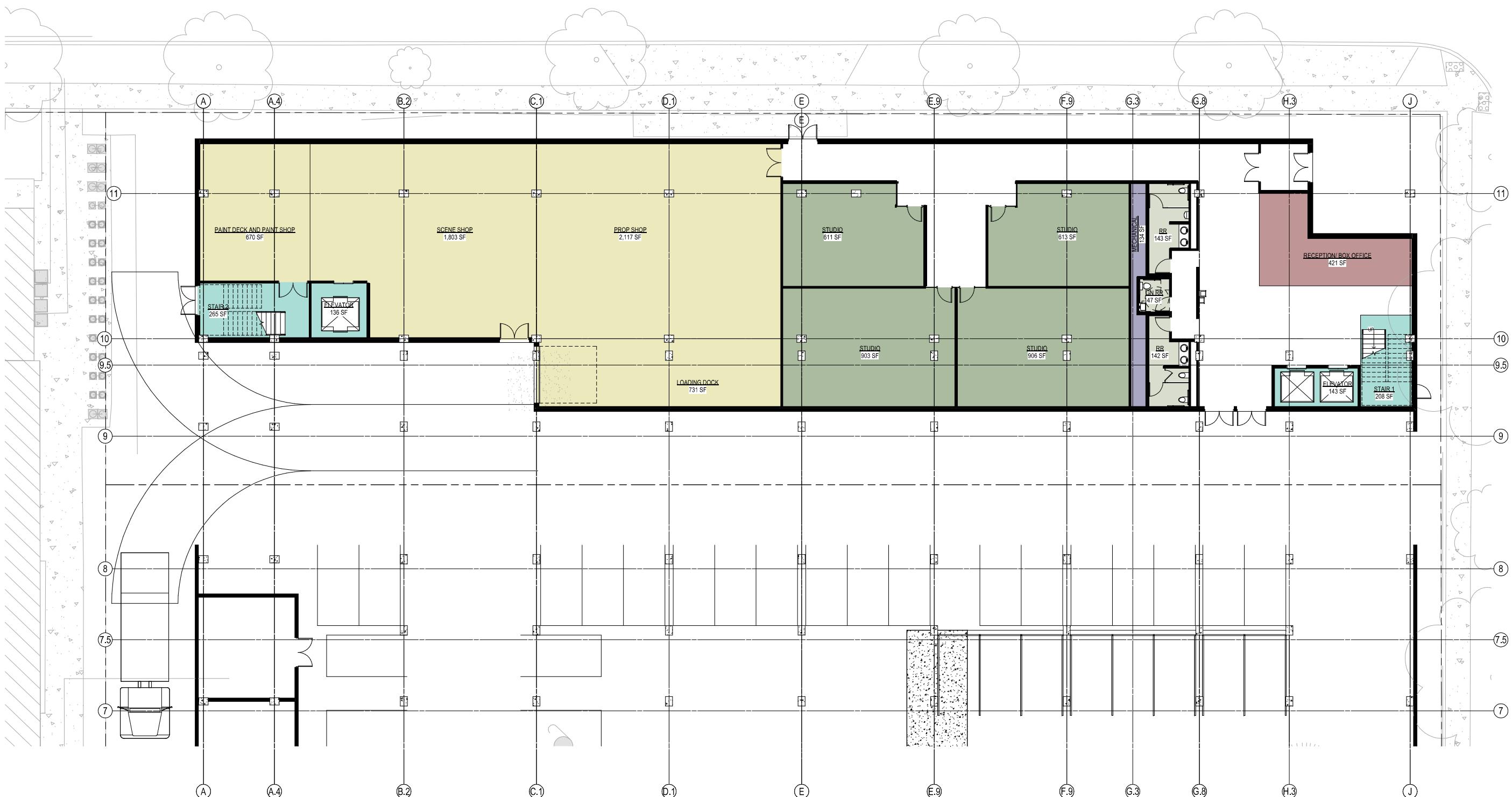
OUTDOOR SPACE ON THE PARKING RAMP



INGERSOLL AND MIFFLIN



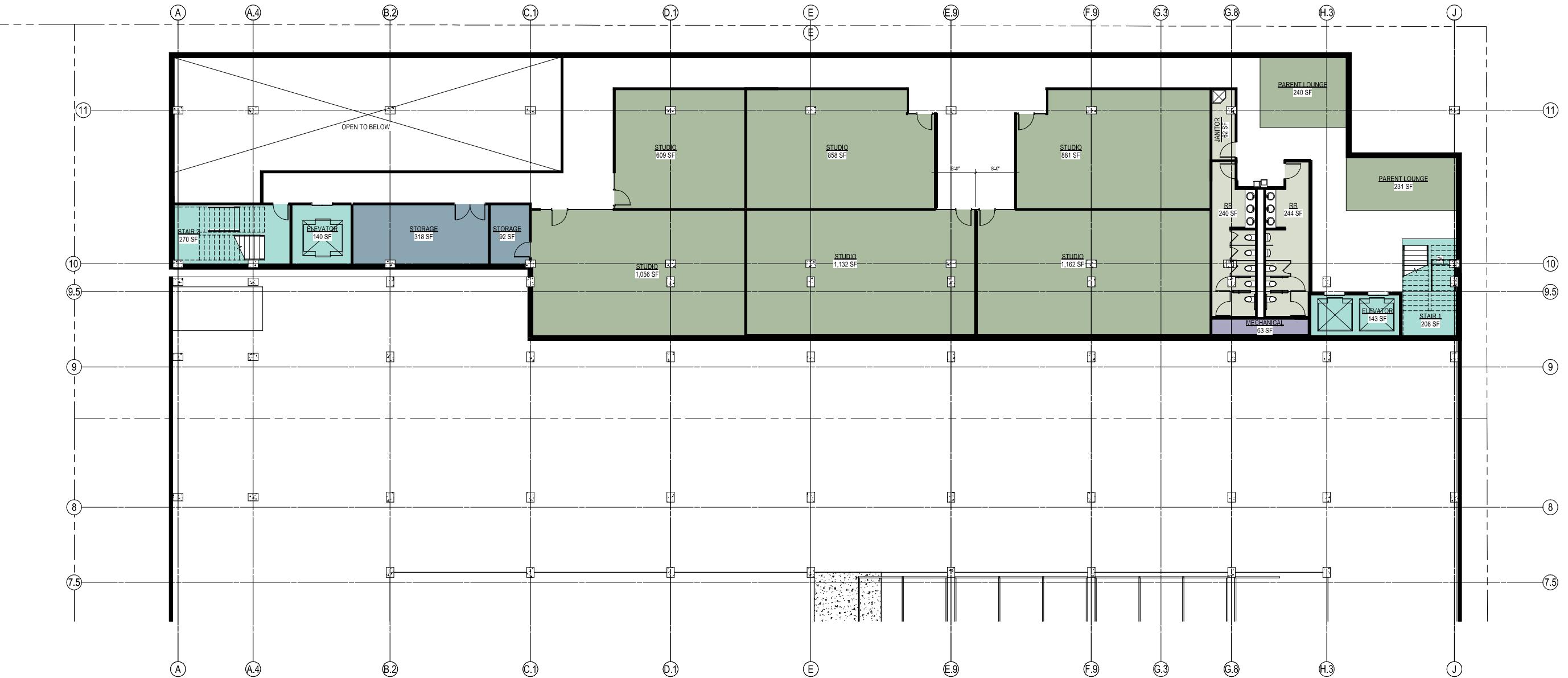
ENTRY ON INGERSOLL AND MIFFLIN



0' 2' 4' 8' 16'

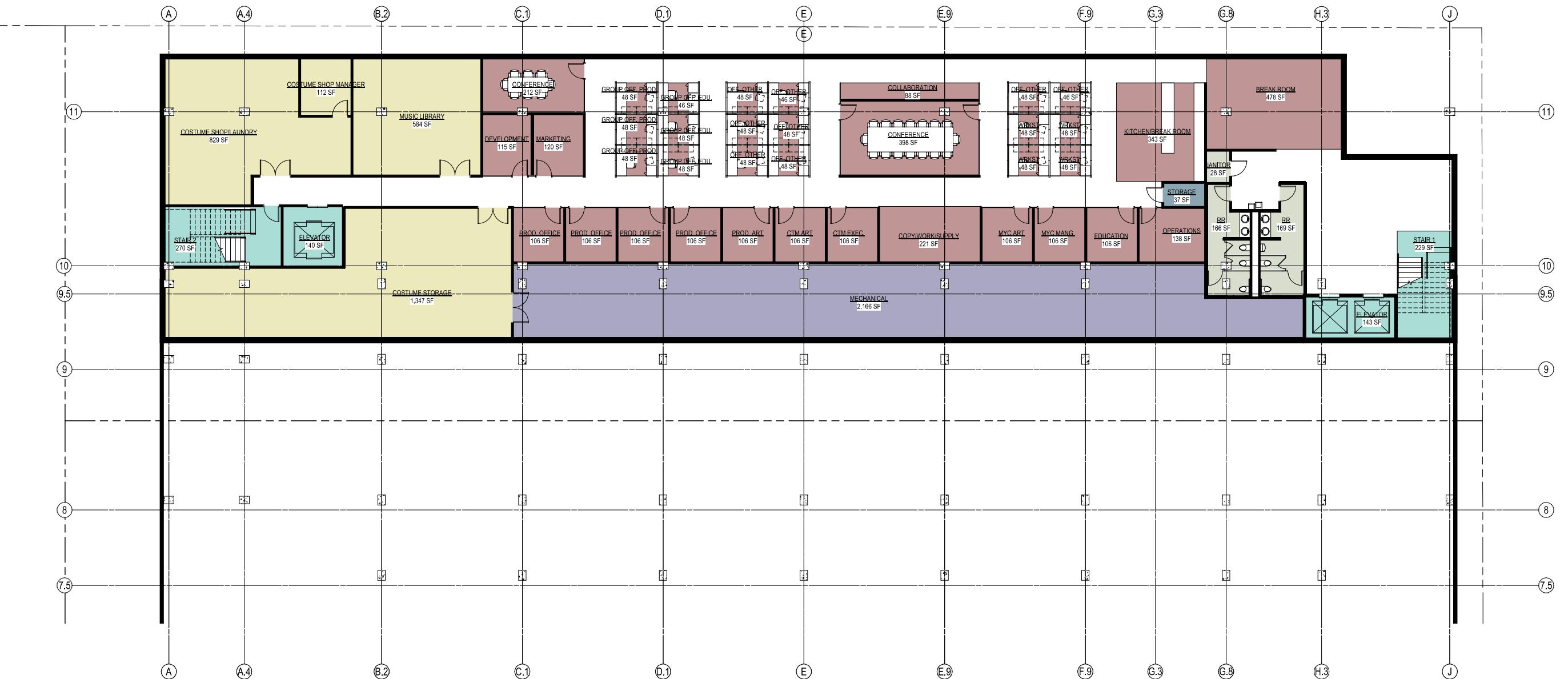
1ST FLR PLAN

## YOUTH ARTS FIRST FLOOR



0' 2' 4' 6' 10' 12' 14' 16'  
SCALE: 1/8" = 1'-0"

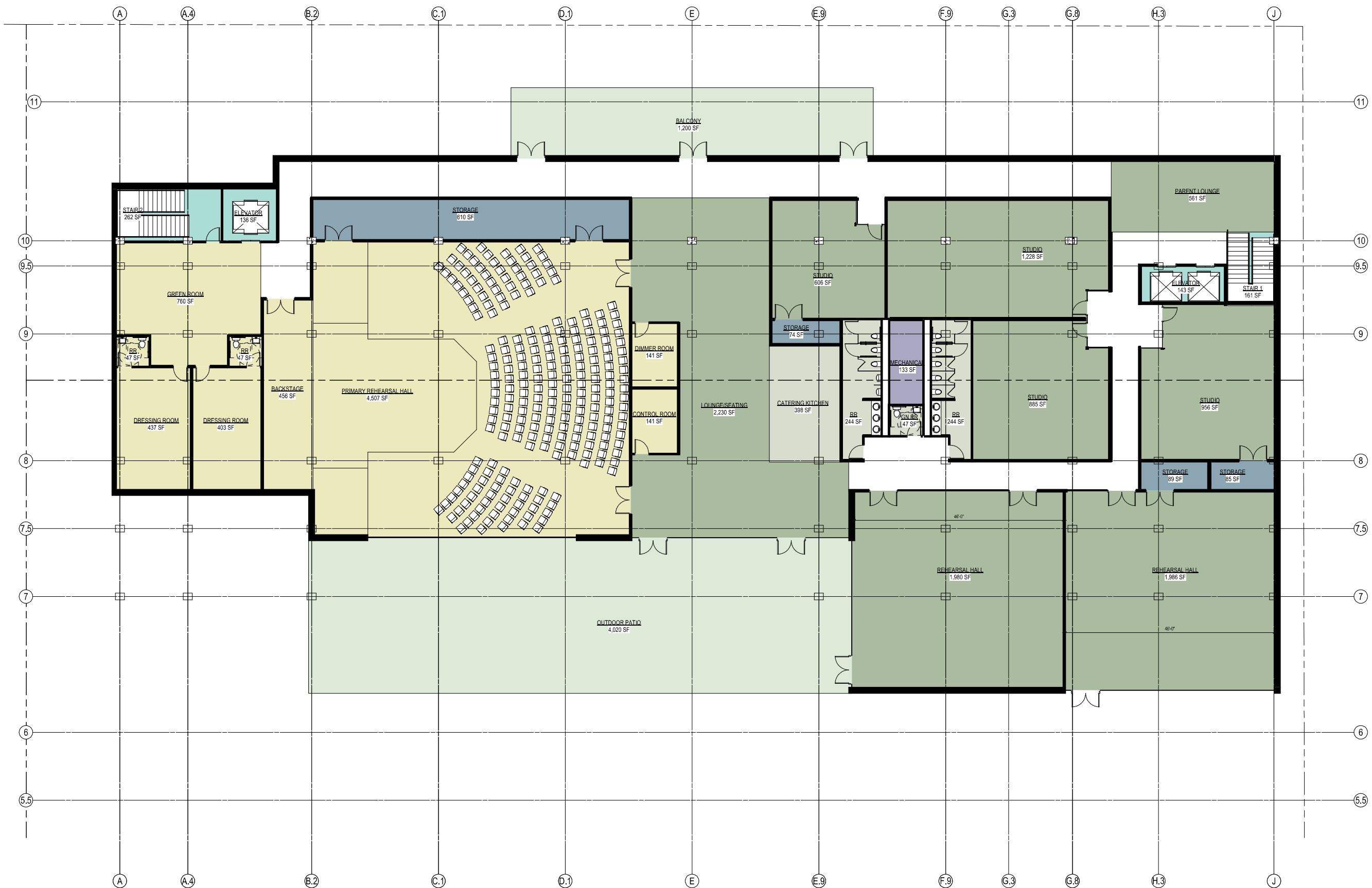
## YOUTH ARTS SECOND FLOOR



CALE: 1/8" = 1'-0"

3RD FLOOR PLAN

## YOUTH ARTS THIRD FLOOR



YOUTH ARTS FOURTH FLOOR

SCALE: 1/8" = 1'-0"