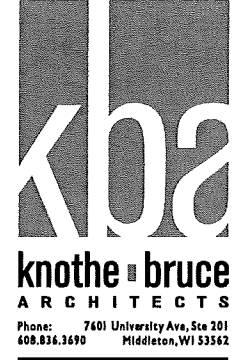


SITE DEVELOPMENT STATISTICS

LOT AREA	64,411 S.F. / 1.48 ACRES
HOUSING TYPE	AFFORDABLE FAMILY HOUSING
DWELLING UNITS	103 DU
LOT AREA/D.U.	623.3 S.F./D.U.
DENSITY	65.8 UNITS/ACRE
BUILDING HEIGHT	4-5 STORIES
ZONING DISTRICT	TSS & TR-C3
USABLE OPEN SPACE	7,947 S.F. (77 S.F./UNIT)
LOT COVERAGE	34,617 S.F. (54%)
GROSS FLOOR AREA	
COMMERCIAL AREA	2,000 S.F.
RESIDENTIAL AREA	113,464 S.F.
TOTAL	115,464 S.F.
UNIT MIX	
EFFICIENCY	5
ONE BEDROOM	56
TWO BEDROOM	25
THREE BEDROOM T.H.	8
THREE BEDROOM FLAT	9
TOTAL	103
VEHICLE PARKING	
SURFACE	11 STALLS
UNDERGROUND	84 STALLS
TOTAL	95 STALLS
BICYCLE PARKING	
SURFACE	22 STALLS
UNDERGROUND	101 STALLS
TOTAL	123 STALLS

SHEET INDEX

C-1.1	SITE PLAN
C-1.2	USABLE OPEN SPACE
C-1.3	LOT COVERAGE
C-1.4	FIRE ACCESS PLAN
C-1.5	LIGHTING PLAN
C-1.0	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-3.0	CIVIL SITE PLAN
C-4.0	UTILITY PLAN
C-5.0	GRADING PLAN
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN
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	TYPICAL UNIT PLANS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS



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Conditional Use/Re-zoning - October 7, 2015

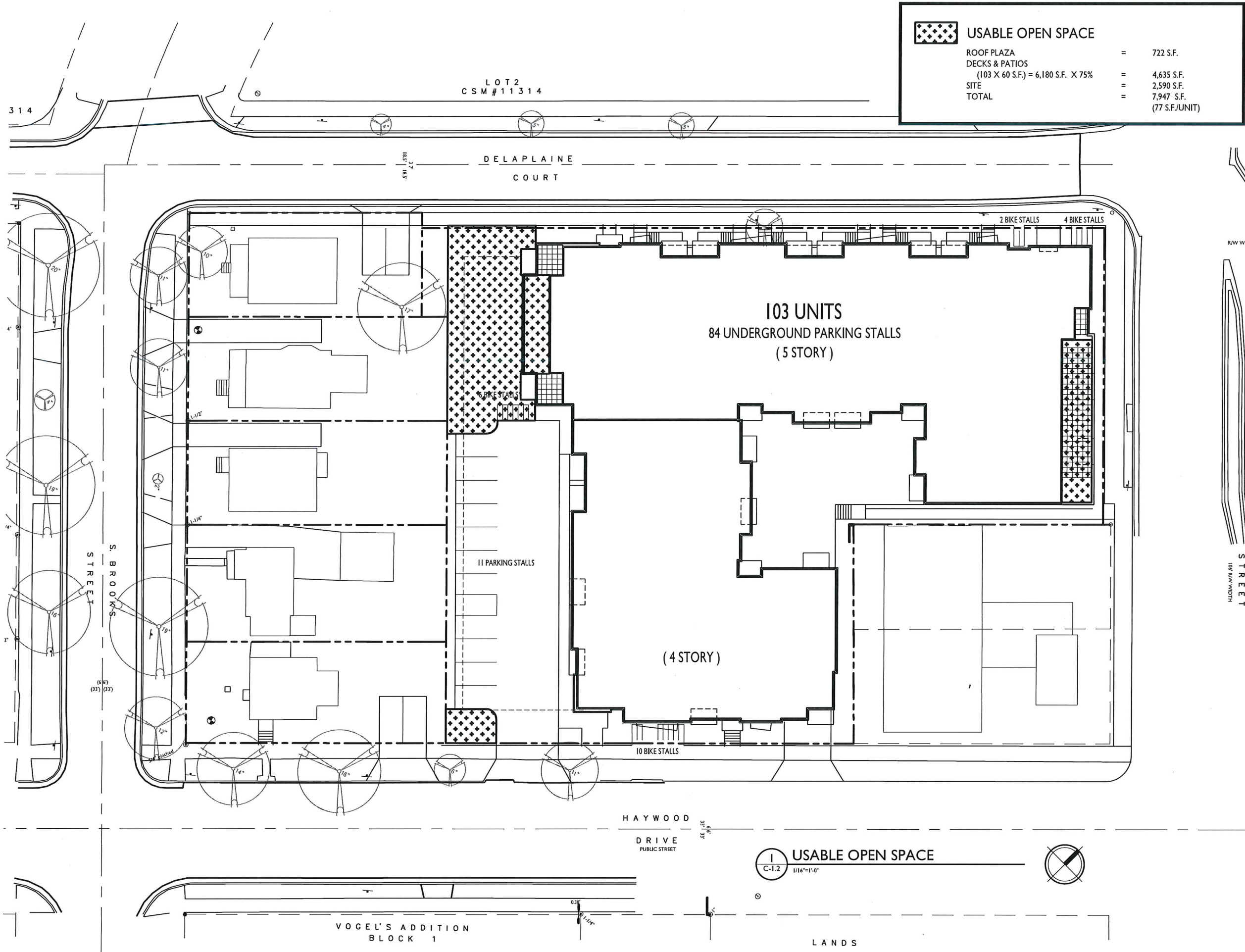
PROJECT TITLE
**S. PARK STREET
& HAYWOOD
DRIVE**

Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. **1524**
© 2013 Knothe & Bruce Architects, LLC

1 SITE PLAN
C-1.1 1/16"=1'-0"



USABLE OPEN SPACE	
ROOF PLAZA	= 722 S.F.
DECKS & PATIOS (103 X 60 S.F.) = 6,180 S.F. X 75%	= 4,635 S.F.
SITE	= 2,590 S.F.
TOTAL	= 7,947 S.F. (77 S.F./UNIT)

kb2
knothe • bruce
ARCHITECTS
Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
S. PARK STREET
& HAYWOOD
DRIVE

Madison, WI
SHEET TITLE
Usable Open
Space

SHEET NUMBER
C-1.2
PROJECT NO. 1524
© 2013 Knothe & Bruce Architects, LLC

1
C-1.2
1/16"=1'-0"

LOT COVERAGE	
TOTAL LOT AREA	= 64,411 S.F.
LOT COVERAGE: Building + Paved Areas	= 34,617 S.F.
(34,617 SF / 64,411 S.F.)	= <u>54 %</u>



knothe bruce
ARCHITECTS

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

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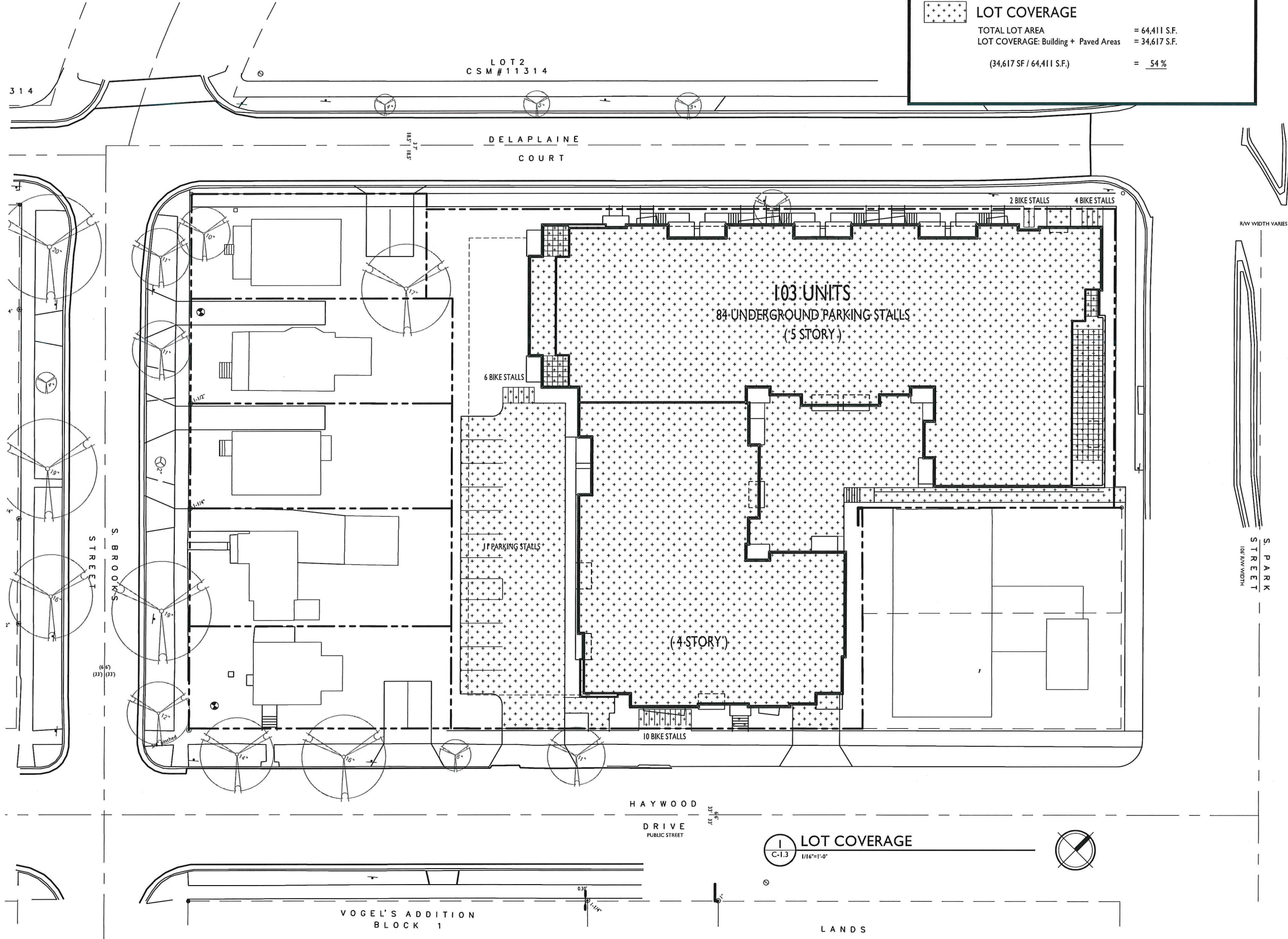
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& HAYWOOD
DRIVE**

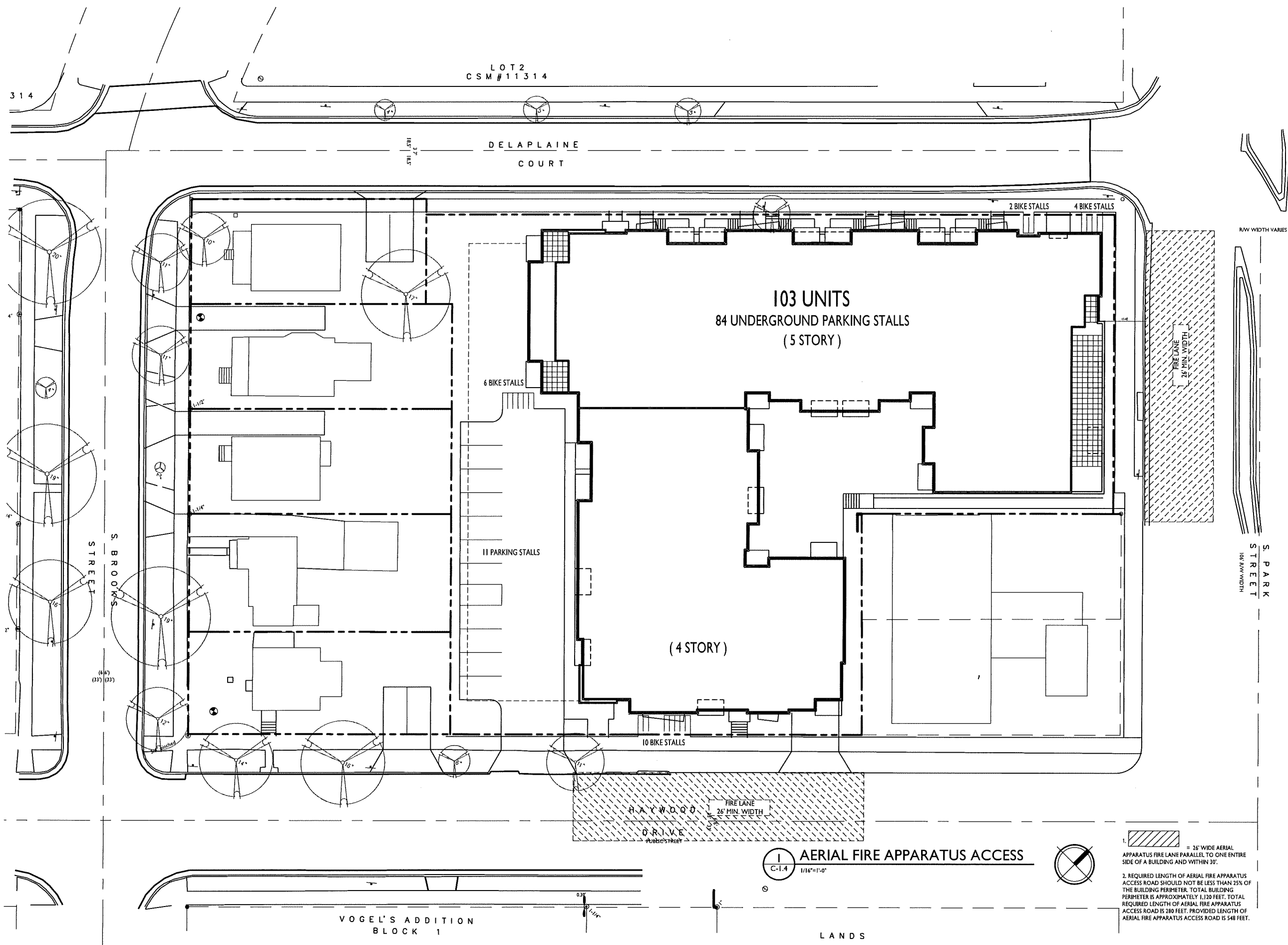
Madison, WI
SHEET TITLE
Lot Coverage

SHEET NUMBER

C-1.3

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PROJECT TITLE
**S. PARK STREET
 & HAYWOOD
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Madison, WI
 SHEET TITLE
Fire Access Plan

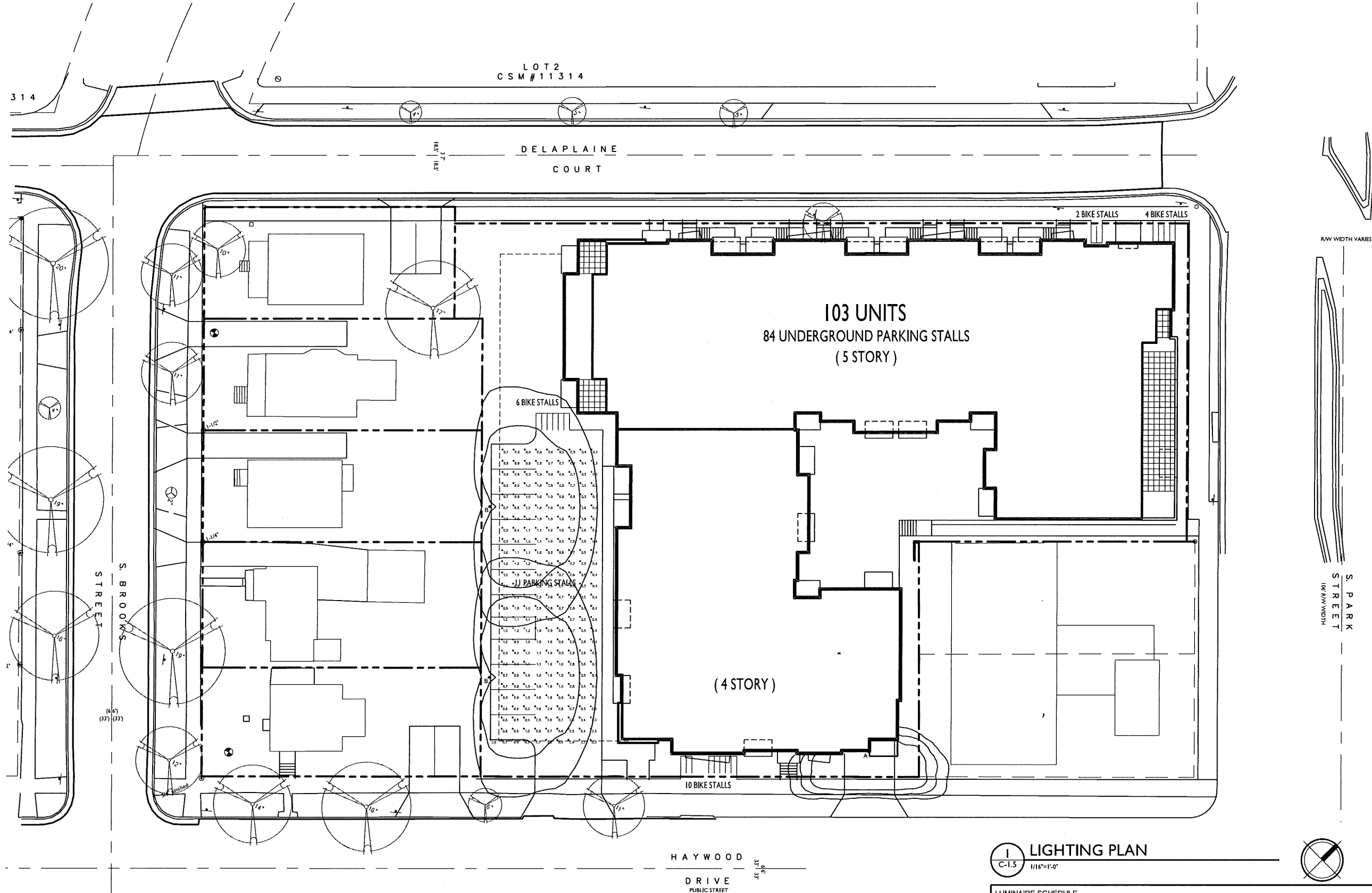
SHEET NUMBER

C-1.4

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AERIAL FIRE APPARATUS ACCESS
 1/16"=1'-0"

- 1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
- 2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 1,120 FEET. TOTAL REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 280 FEET. PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 548 FEET.



ISSUED
 Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
**S. PARK STREET
 & HAYWOOD
 DRIVE**

Madison, WI
 SHEET TITLE
Lighting Plan

SHEET NUMBER

C-1.5

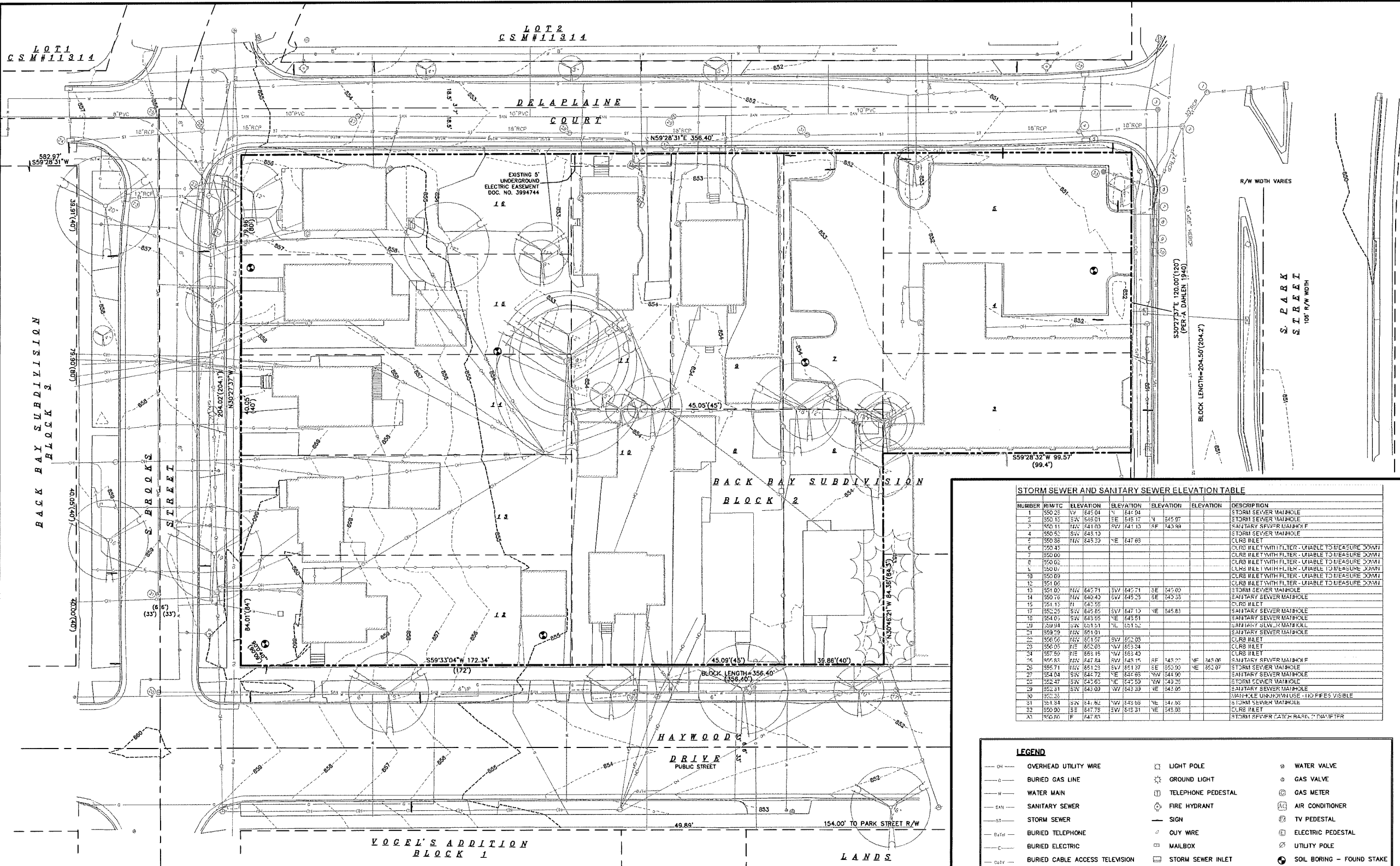
PROJECT NO. **1524**

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1 LIGHTING PLAN
 C-1.5 1/16"=1'-0"

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	MOUNTING
□	B	2	ARE-EDG-3MB-02-E-UL-700-57K (700mA)	CONFIGURED FROM 60 LED Type III Medium Optic w Full Backlight 700mA 4000K LEDway Streetlight	CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP	ARE-EDG-3MB-02-E-UL-700-57K-CONFIGURED-IES	18' POLE ON 2'-0" CONC. BASE
□	A	1	XSPWA2FG-U	One XSPW Series Wallpack Luminaire, Type II Medium, 4000K, Input Power Designator G	4 type MDA LEDs	XSPWA2FG-U_RESTL-2014-0017.IES	WALL MOUNTED 10'-0" ABOVE GRADE

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	1.2 fc	0.3 fc	4.0:1	2.7:1



STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	R/W TC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION				
1	550.25	SW	647.01	N	644.04	STORM SEWER MANHOLE				
2	550.15	SW	646.01	SE	645.17	STORM SEWER MANHOLE				
3	550.11	SW	641.03	SW	641.13	SANITARY SEWER MANHOLE				
4	550.52	SW	643.10	NE	643.89	STORM SEWER MANHOLE				
5	550.36	SW	643.32	NE	647.65	STORM SEWER MANHOLE				
6	550.45	SW	643.32	NE	647.65	STORM SEWER MANHOLE				
7	550.00	SW	643.32	NE	647.65	STORM SEWER MANHOLE				
8	550.02	SW	643.32	NE	647.65	STORM SEWER MANHOLE				
9	550.01	SW	643.32	NE	647.65	STORM SEWER MANHOLE				
10	550.05	SW	643.32	NE	647.65	STORM SEWER MANHOLE				
11	551.05	SW	643.32	NE	647.65	STORM SEWER MANHOLE				
12	551.05	SW	643.32	NE	647.65	STORM SEWER MANHOLE				
13	551.00	SW	642.71	SW	642.71	SE	645.03	STORM SEWER MANHOLE		
14	550.16	SW	640.42	SW	645.25	SE	643.35	SANITARY SEWER MANHOLE		
15	551.15	SW	642.55	SW	642.55	SE	643.35	STORM SEWER MANHOLE		
16	552.25	SW	645.85	SW	647.13	NE	645.83	SANITARY SEWER MANHOLE		
17	552.25	SW	645.85	SW	647.13	NE	645.83	SANITARY SEWER MANHOLE		
18	554.05	SW	643.55	NE	643.51	SANITARY SEWER MANHOLE				
19	559.94	SW	643.51	NE	643.51	SANITARY SEWER MANHOLE				
20	559.29	SW	643.51	NE	643.51	SANITARY SEWER MANHOLE				
21	556.56	SW	643.51	NE	643.51	SANITARY SEWER MANHOLE				
22	556.56	SW	643.51	NE	643.51	SANITARY SEWER MANHOLE				
23	550.05	SW	643.03	SW	643.24	STORM SEWER MANHOLE				
24	557.55	SW	643.15	SW	643.43	STORM SEWER MANHOLE				
25	559.65	SW	647.24	SW	648.15	SE	645.27	NE	645.07	SANITARY SEWER MANHOLE
26	555.71	SW	651.23	SW	651.37	SE	650.00	NE	652.07	STORM SEWER MANHOLE
27	554.04	SW	642.72	NE	642.85	SW	643.90	SANITARY SEWER MANHOLE		
28	552.47	SW	642.63	NE	642.59	SW	642.25	STORM SEWER MANHOLE		
29	552.31	SW	642.09	SW	642.39	NE	642.05	SANITARY SEWER MANHOLE		
30	552.35	SW	642.09	SW	642.39	NE	642.05	SANITARY SEWER MANHOLE		
31	551.94	SW	641.82	SW	642.55	NE	641.85	STORM SEWER MANHOLE		
32	550.00	SE	647.75	SW	648.31	NE	648.05	STORM SEWER MANHOLE		
A1	550.80	F	647.85							STORM SEWER CATCH BASIN - 2' DIAMETER

LEGEND

OH	OVERHEAD UTILITY WIRE	☐	LIGHT POLE	⊗	WATER VALVE
—	BURIED GAS LINE	☼	GROUND LIGHT	⊗	GAS VALVE
—	WATER MAIN	☎	TELEPHONE PEDESTAL	⊗	GAS METER
—	SANITARY SEWER	☎	FIRE HYDRANT	⊗	AIR CONDITIONER
—	STORM SEWER	—	SIGN	⊗	TV PEDESTAL
—	BURIED TELEPHONE	—	QUY WIRE	⊗	ELECTRIC PEDESTAL
—	BURIED ELECTRIC	☐	MAILBOX	⊗	UTILITY POLE
—	BURIED CABLE ACCESS TELEVISION	☐	STORM SEWER INLET	⊗	SOIL BORING - FOUND STAKE
—	BURIED FIBER OPTIC	⊗	ELECTRIC MANHOLE	⊗	HANDHOLE
—	CHAIN LINK FENCE	⊗	TELEPHONE MANHOLE	⊗	UTILITY STRUCTURE REFERENCE NUMBER
—	WOOD FENCE	⊗	STORM SEWER MANHOLE		
☐	DECIDUOUS TREE	⊗	ROUND CATCH BASIN		
☐	CONIFEROUS TREE	⊗	SANITARY SEWER MANHOLE		

- NOTES:**
- Dates of field work: July 9 to 17, 2015.
 - Vertical Benchmark: Northeast corner of Section 35-07-09 as shown on tiesheet by Carl Sandsnes dated 02-16-04, Elevation=866.84', Vertical Datum: NAVD88.
 - Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20152615073, 20152615158, 20152615194, 20152615264, 20152615351, 20152615359, 20152615367, 20152615381, 20152615389, 20152615394, 20152615400, 20152615451, 20152615474, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
 - No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 - All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C04170, dated January 02, 2009.
 - 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: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
 - Total Parcel Area=55,749 square feet.

PART OF LOTS 3, 4 AND 5 AND ALL OF LOTS 6 THROUGH 16, BLOCK 2, BACK BAY SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 52, AS DOCUMENT NUMBER 248744, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Burse
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Fax: 608-250-9266
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www.burse-surveying.com

APPROVAL	DATE
PROJECT	MLB
DESIGN	PDF
CONSTRUCTION	MLB
AS-BUILT	MLB

8 TWENTY PARK
820 S PARK STREET
MADISON, WISCONSIN
JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #: BSE1838-15
PLOT DATE: 10/07/2015

REVISION DATES:

ISSUE DATES:

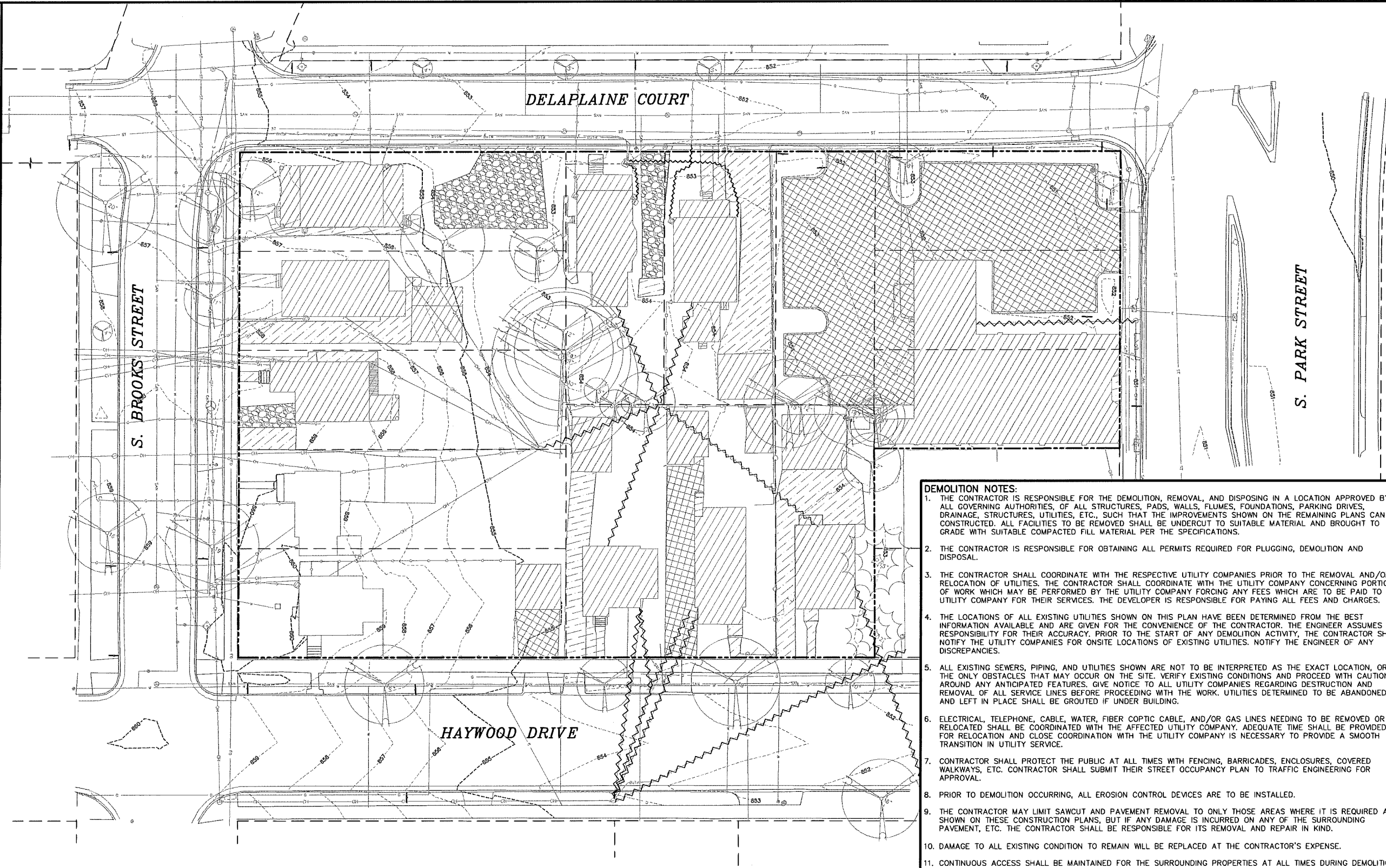
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APPROVAL:	PROJECT:	DATE:
MLB	MLB	MLB
MLB	MLB	MLB
MLB	MLB	MLB
MLB	MLB	MLB
MLB	MLB	MLB

8 TWENTY PARK
 820 S. PARK STREET
 MADISON, WISCONSIN

JT Klein Company, Inc.
 906 Bear Claw Way
 Madison, WI 53717

PROJECT #:	BSE1838-15
PLOT DATE:	10/07/2015
REVISION DATES:	
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DEMOLITION PLAN






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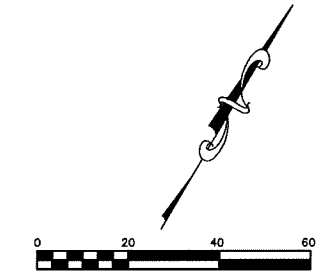
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- DEMOLITION NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR PLUGGING, DEMOLITION AND DISPOSAL.
 3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
 6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER COPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
 7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
 8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
 10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

LEGEND

- | | | | | | |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------|---------------------|
|  | REMOVE BITUMINOUS PAVEMENT |  | RAZE BUILDING |  | REMOVE UTILITY LINE |
|  | REMOVE CONCRETE |  | REMOVE GRAVEL | | |

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



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APPROVALS	PROJECT NO.	DATE
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8 TWENTY PARK
820 S PARK STREET
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JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #: BSE1838-15
PLOT DATE: 10/07/2015

REVISION DATES:

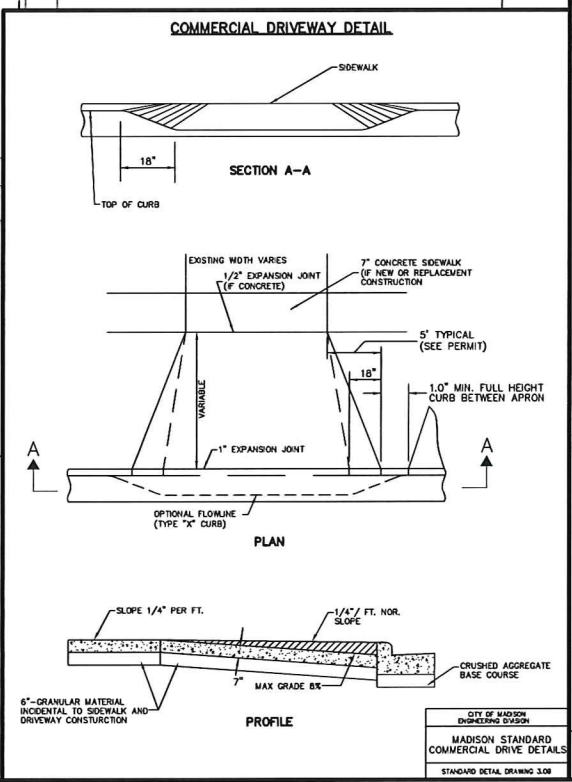
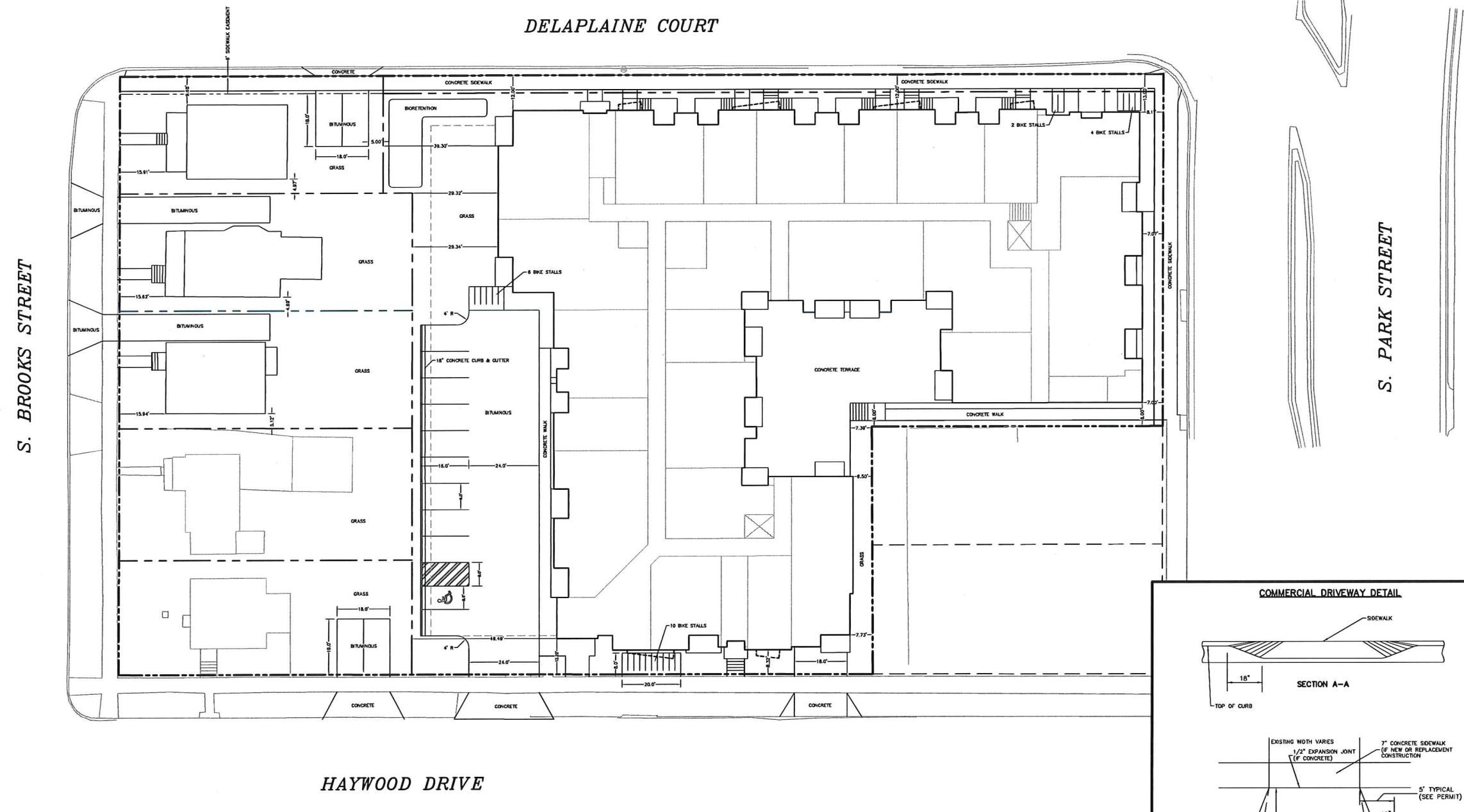
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CIVIL SITE PLAN

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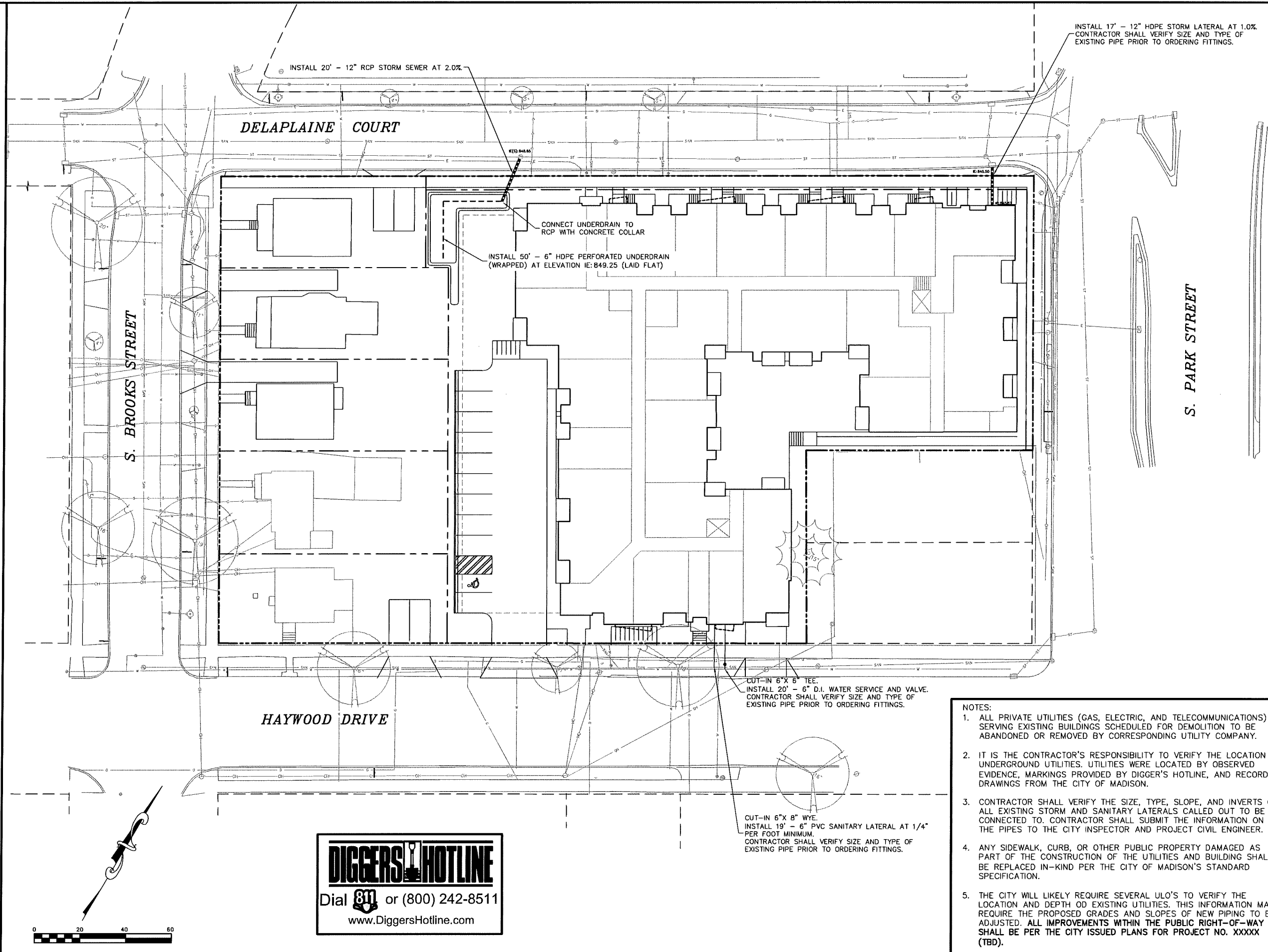
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CITY OF MADISON
ENGINEERING DIVISION
MADISON STANDARD
COMMERCIAL DRIVE DETAILS
STANDARD DETAIL DRAWING 3.08



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APPROVAL	PROJECT	DATE
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8 TWENTY PARK
820 S PARK STREET
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PROJECT #:	BSE 1838-15
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UTILITY PLAN

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- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 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. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. 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'S STANDARD SPECIFICATION.
 5. THE CITY WILL LIKELY REQUIRE SEVERAL ULO'S TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. THIS INFORMATION MAY REQUIRE THE PROPOSED GRADES AND SLOPES OF NEW PIPING TO BE ADJUSTED. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. XXXXX (TBD).

DIGGERS HOTLINE

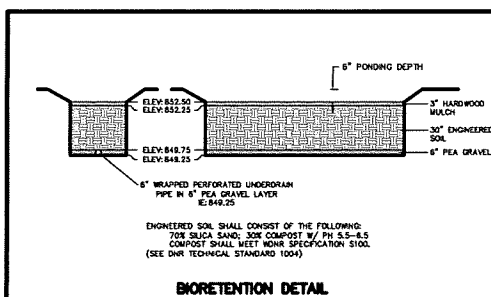
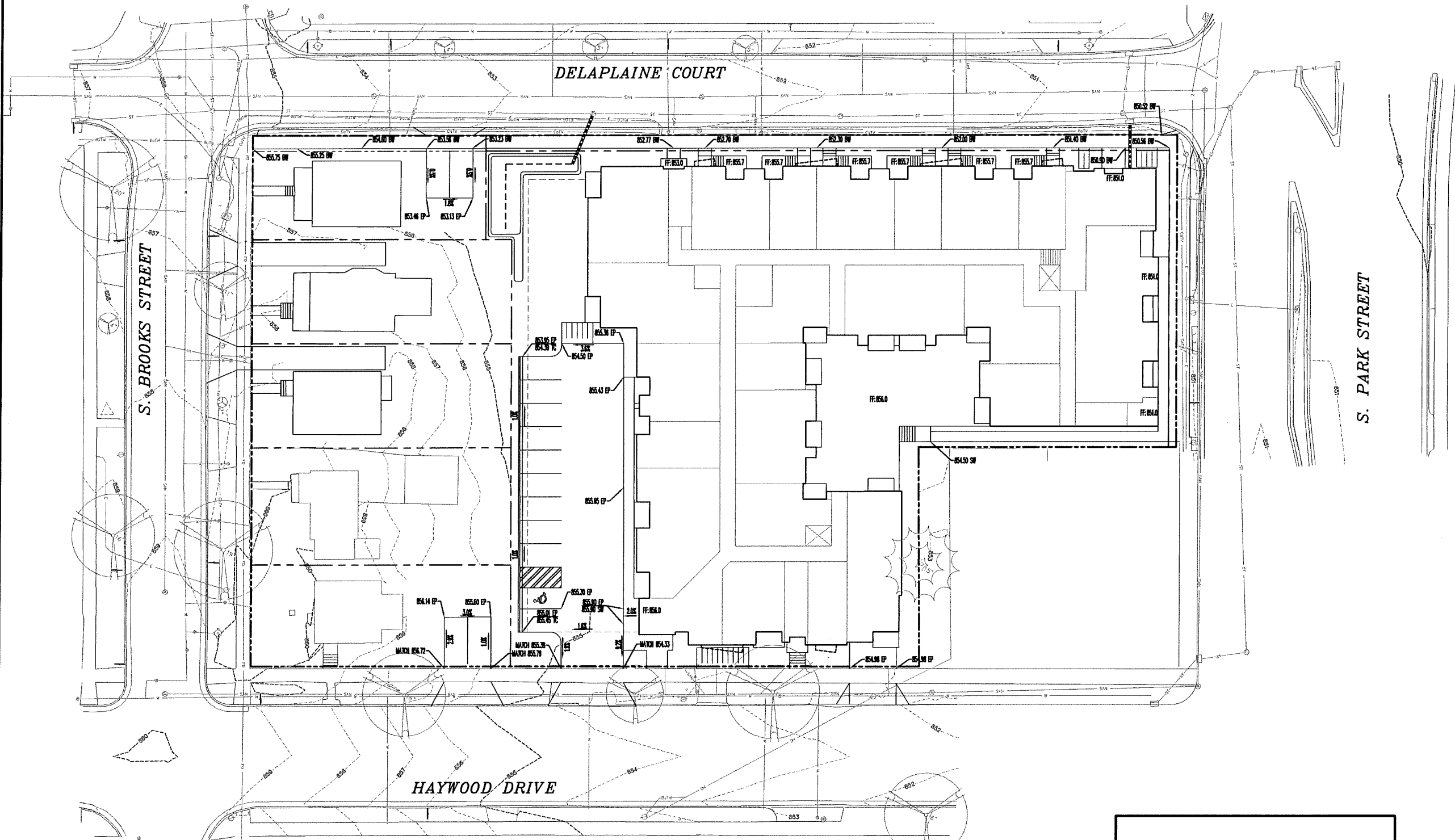
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Burse
Surveying and Engineering, Inc.

2201 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: MBurse@Burse-Eng.com
www.burse-surveying.com

APPROVAL:	MLB
PREPARED BY:	MLB
DESIGNED BY:	PDF
CHECKED BY:	PDF
IN CHARGE:	MLB
DATE:	MLB

8 TWENTY PARK
820 S. PARK STREET
MADISON, WISCONSIN

JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #: BSE1838-15
PLOT DATE: 10/07/2015

REVISION DATES:

ISSUE DATES:

COND. USE	10/07/2015

GRADING PLAN

Burse
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DRAWING NUMBER
C-5.0

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- NOTES:
1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
 2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com.
 3. Indicated street trees shall be removed & replaced w/ species to be determined by City Forestry.
 4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
 5. Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.
 6. All lawn areas shall receive 6" min. topsoil.
 7. All planting beds shall receive 12" min. planting soil mixture & top-dressed with 3" shredded bark mulch.
 8. Temporary tree protection fence shall remain in place during construction and be removed by contractor upon substantial completion.

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LANDSCAPE ARCHITECTS
303 S. PATERSON SUITE ONE
MADISON, WI 53703
Phone: 608 951-3600

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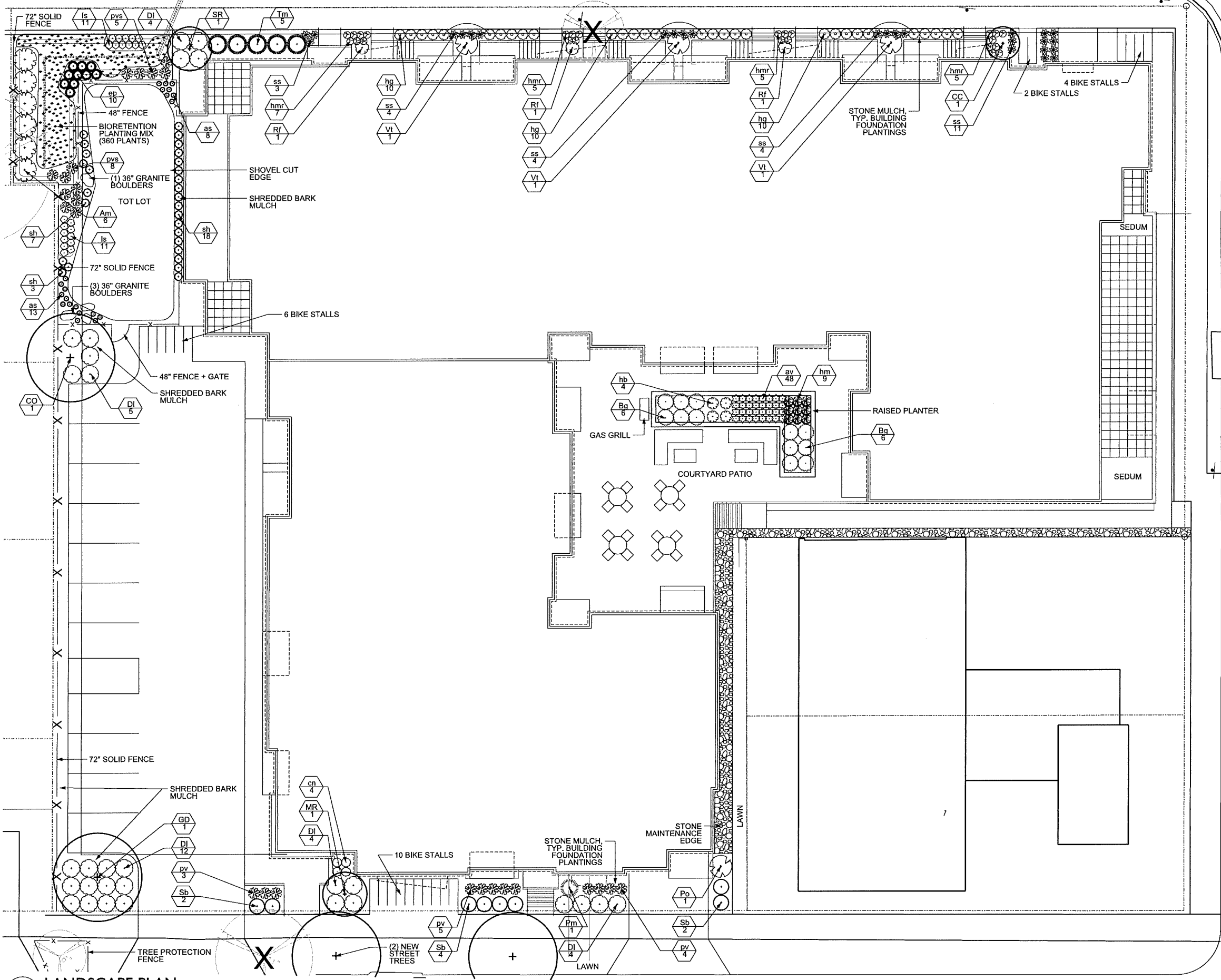
PROJECT TITLE
820 S. Park St.

SHEET TITLE
Landscape Plan

SHEET NUMBER

L-1.0

PROJECT NO.
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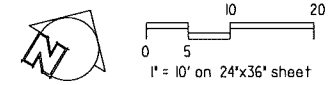


LANDSCAPE PLAN
L-1.0 1"=10'-0"

HAYWOOD DR.

PARK ST.

NOT FOR CONSTRUCTION



- NOTES:
1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
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City of Madison, WI Landscape Worksheet
S. Park Street & Haywood Drive
 7-Oct-15
 TCC & TUC3 - SEE SHEET L-1.0

Developed Lots	SF	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	38,008	633
Landscape Points Required (minus Park SL deduction)		467

Development Frontage (S. Park Street)	LF	Overstory Trees Required	Shrubs Required
Total LF of Building Façade directly abutting the sidewalk	100	3	17

Element	Point Value	Quantity Required	Points Deducted
Overstory Deciduous Tree	-35	3	-117
Shrub, deciduous	-3	17	-51
Development Frontage Deduction Points Total			-167

Development Frontage (Haywood Drive)	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	100	3	17

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1		35
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	29	87	87
Shrub, evergreen	4	1	4	4
Ornamental Grass/Perennial	2	16	32	32
Development Frontage Points Total				173

Development Frontage (Delaplane Court)	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	220	7	37

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	2	30	30
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	10	30	30
Shrub, evergreen	4	1	20	20
Ornamental Grass/Perennial	2	78	156	156
Development Frontage Points Total				236

General Site, Foundation, Screening	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1		35
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	23	69	69
Shrub, evergreen	4	0	0	0
Ornamental Grass/Perennial	2	155	310	310
Ornamental/Decorative Fence or Wall (4 pfs/10 LF)	4	0	0	0
Foundation Plantings Total				414
TOTAL LANDSCAPE POINTS				587

*In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
CC	<i>Carpinus canadensis</i>	Hackberry	1	2.5" Cal	B&B	Single, straight leader, branching shall start at 5'-0" min.	40-60' H x 40-60' sp.
GD	<i>Gymnocladia dioica</i>	Kentucky Coffeetree	1	2.5" Cal	B&B	Single, straight leader, branching shall start at 5'-0" min.	60' H x 50' sp.
CC	<i>Carpinus caroliniana 'J.N. Upright'</i>	Respire Mulchwood	1	6" H	B&B	Single, straight leader, branching shall start at 5'-0" min.	20' H x 10' sp.
MR	<i>Malus Red Baron</i>	Red Baron Crabapple	1	2" Cal	B&B	Single, straight leader, branching shall start at 5'-0" min.	20' H x 10' sp.
SR	<i>Syringa reticulata ' Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	1	2" Cal	B&B	Single, straight leader, branching shall start at 5'-0" min.	25' H x 15-20' sp.
ES	<i>Evergreen Shrubs</i>						
EG	<i>Elaeagnus x Green Veil</i>	Green Veil Boxwood	12	5 gal	Cont.	Space 3'-0" o.c.	3'-4" H x 4'-5" sp.
PM	<i>Prunus nigra 'Big Top'</i>	Big Top Hedge Pine	1	3" H	B&B	Space as indicated on plans.	6'-8" H x 4'-6" sp.
Tm	<i>Taxus x media 'Tussock'</i>	Tussock Yew	5	5 gal	Cont.	Space 5'-0" o.c.	3'-5" H x 4'-6" sp.
DS	<i>Deciduous Shrubs & Vines</i>						
Am	<i>Amelanchier canadensis 'Mortini'</i>	Hogwood Beauty Black Chokeberry	5	3 gal	Cont.	Space 3'-0" o.c.	2'-3" H x 3'-4" sp.
DI	<i>Dianthus barbatus</i>	Daunt Bush Toyon	29	3 gal	Cont.	Space 4'-0" o.c.	1'-5" H x 4'-5" sp.
PO	<i>Physocarpus opulifolius 'Smokey'</i>	Summertime Honeysuckle	1	5 gal	Cont.	Space 5'-0" o.c.	5'-6" H x 5'-6" sp.
RF	<i>Ribes sanguineum 'Blue Williams'</i>	Fire-Like Red Buckthorn	3	3 gal	Cont.	Space 3'-0" o.c.	1'-7" H x 1'-5" sp.
Sb	<i>Sorbara betulefolia 'Tor'</i>	Tor Spirea	8	3 gal	Cont.	Space 3'-0" o.c.	2'-3" H x 2'-3" sp.
VI	<i>Viburnum trilobum 'Blackberry Compact'</i>	Compact American Cranberry Bush	3	3 gal	Cont.	Space 5'-0" o.c.	5'-0" H x 5'-0" sp.
GR	<i>Perennial/Grasses/Groundcovers</i>						
ar	<i>Artemisia vulgaris</i>	Lady's Mantle	48	1 gal	Cont.	Space 18" o.c.	5'-1" H x 1'-1" sp.
as	<i>Alchemilla x 'Summer Beauty'</i>	Summer Beauty Alum	21	1 gal	Cont.	Space 18" o.c.	1'-5" H x 1'-5" sp.
ca	<i>Campanula medium ssp. nepeta</i>	Lesser Campanula	4	1 gal	Cont.	Space 24" o.c.	1'-5" H x 1'-5" sp.
ep	<i>Echinacea x 'Purpl' Alcedo'</i>	Purple Meadowlark Coneflower	10	1 gal	Cont.	Space 18" o.c.	1'-5" H x 1'-5" sp.
hb	<i>Hosta 'Blue Angel'</i>	Blue Angel Hosta	4	1 gal	Cont.	Space 36" o.c.	1'-5" H x 1'-5" sp.
hm	<i>Hemerocallis x 'Mardi Gras'</i>	Amour x Mardi Gras	9	1 gal	Cont.	Space 24" o.c.	1'-5" H x 1'-5" sp.
hr	<i>Heuchera 'Mardi Gras'</i>	Mardi Gras Coral Bells	22	1 gal	Cont.	Space 18" o.c.	1'-7" H x 1'-5" sp.
ho	<i>Hosta x 'Guacamole'</i>	Guacamole Hosta	30	1 gal	Cont.	Space 36" o.c.	1'-5" H x 1'-5" sp.
is	<i>Isopleura spicata 'Kobold'</i>	Kobold Blazing Star	22	1 gal	Cont.	Space 18" o.c.	1'-5" H x 1'-5" sp.
pr	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	12	3 gal	Cont.	Space 36" o.c.	4'-0" H x 2'-3" sp.
ps	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	13	3 gal	Cont.	Space 24" o.c.	3'-5" H x 2'-3" sp.
ss	<i>Scilla sibirica</i>	Green Moor Grass	25	1 gal	Cont.	Space 24" o.c.	1'-1" H x 1'-5" sp.
sh	<i>Shimada x 'Tara'</i>	Tara Prairie Dropseed	28	1 gal	Cont.	Space 18" o.c.	1'-5" H x 1'-5" sp.
BL	<i>Bio-retention Plant Mix</i>						
CB	<i>Carex babingtonii</i>	Bebb's Oval Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
CS	<i>Carex lasiocarpa</i>	Prairie Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
CF	<i>Carex flacca</i>	Blue Green Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
CH	<i>Carex hirsuta</i>	Harden's Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
CI	<i>Carex inopaca</i>	Bobblehead Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
CK	<i>Carex stricta</i>	Hudson's Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
CL	<i>Carex vulpinoidea</i>	Fox Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
CM	<i>Carex muskoxensis</i>	Muskox Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
CS	<i>Carex stricta</i>	Wild Iris	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
CC	<i>Carpinus canadensis</i>	Muskego	1	2.5" Cal	B&B	Single, straight leader, branching shall start at 5'-0" min.	25-30' H x 25-30' sp.
OM	<i>Ornamental Trees</i>						
AG	<i>Amelanchier grandiflora 'Robin Hill'</i>	Robin Hill Serviceberry	3	6" H	B&B		
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	1	2" Cal	B&B	Single, straight leader, branching shall start at 5'-0" min.	25' H x 15-20' sp.
ES	<i>Evergreen Shrubs</i>						
Tm	<i>Taxus x media 'Tussock'</i>	Tussock Yew	6	5 gal	Cont.	Space 5'-0" o.c.	3'-5" H x 4'-6" sp.
DS	<i>Deciduous Shrubs & Vines</i>						
Am	<i>Amelanchier canadensis 'Compact'</i>	Amelanchier Compact Dwarf	1	5 gal	Cont.	Space 5'-0" o.c.	4'-3" H x 4'-6" sp.
Rh	<i>Rhus typhina 'Baltimore'</i>	Tiger Eyes Cucumber Tree	1	5 gal	Cont.	Space 3'-6" o.c.	2'-3" H x 2'-3" sp.
Sb	<i>Sorbara betulefolia 'Tor'</i>	Tor Spirea	10	3 gal	Cont.	Space 3'-6" o.c.	2'-3" H x 2'-3" sp.
VI	<i>Viburnum trilobum 'Blackberry Compact'</i>	Compact American Cranberry Bush	3	3 gal	Cont.	Space 5'-0" o.c.	5'-0" H x 5'-0" sp.
GR	<i>Perennial/Grasses/Groundcovers</i>						
ca	<i>Campanula medium ssp. nepeta</i>	Lesser Campanula	3	1 gal	Cont.	Space 24" o.c.	1'-5" H x 1'-5" sp.
ps	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	13	3 gal	Cont.	Space 24" o.c.	3'-5" H x 2'-3" sp.
ss	<i>Scilla sibirica</i>	Green Moor Grass	28	1 gal	Cont.	Space 24" o.c.	1'-1" H x 1'-5" sp.

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 LANDSCAPE ARCHITECTS
 303 S. PATERSON SUITE ONE
 MADISON, WI 53703
 Phone: 608 951-3600

ISSUED
 10/07/2015

PROJECT TITLE
 820 S. Park St.

SHEET TITLE
 Landscape Plan

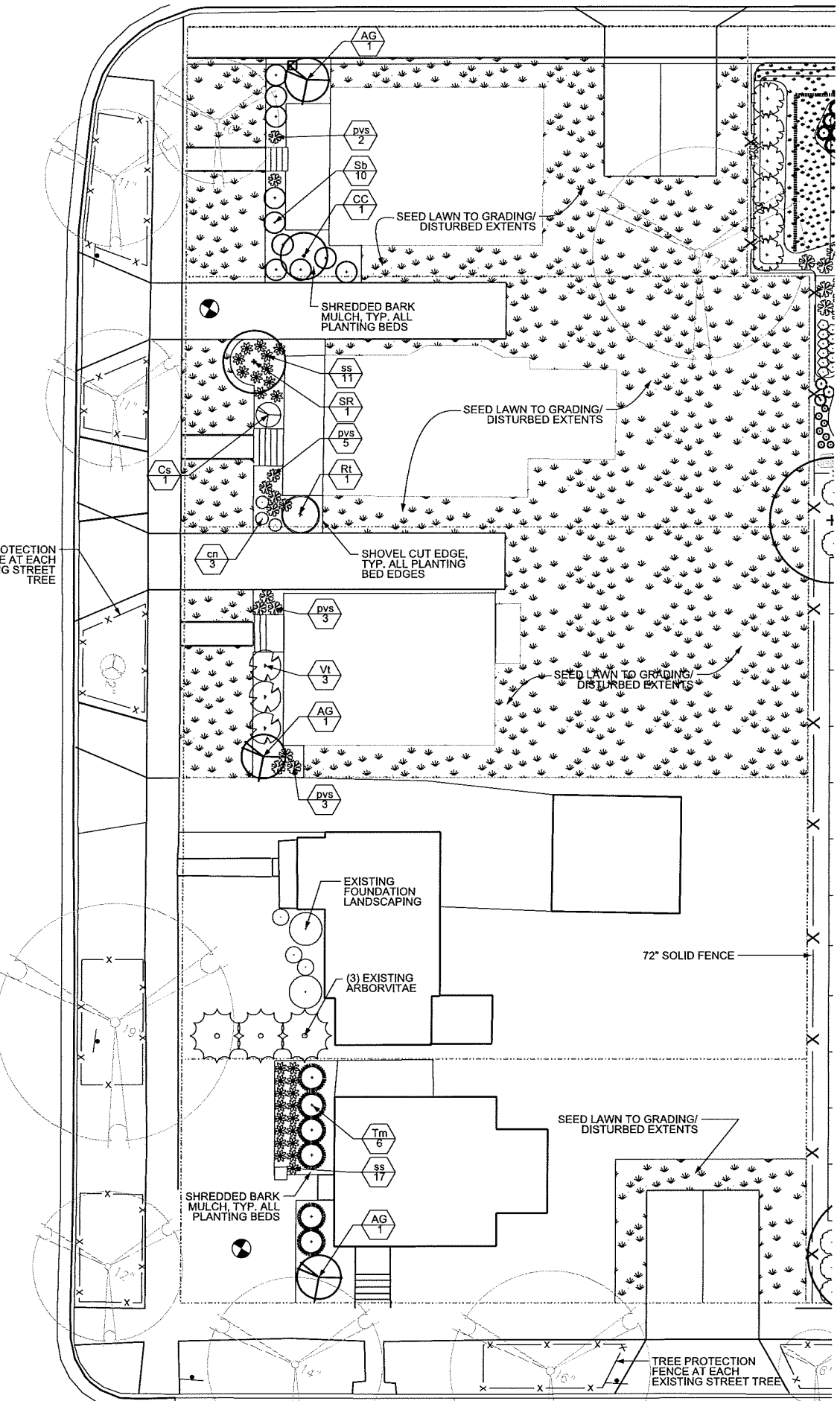
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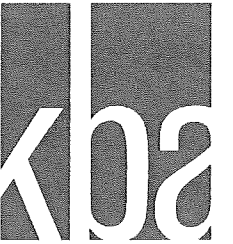
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TREE PROTECTION FENCE AT EACH EXISTING STREET TREE



LANDSCAPE PLAN
 L-1.1 1"=10'-0"



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 608.836.3690 Middleton, WI 53562

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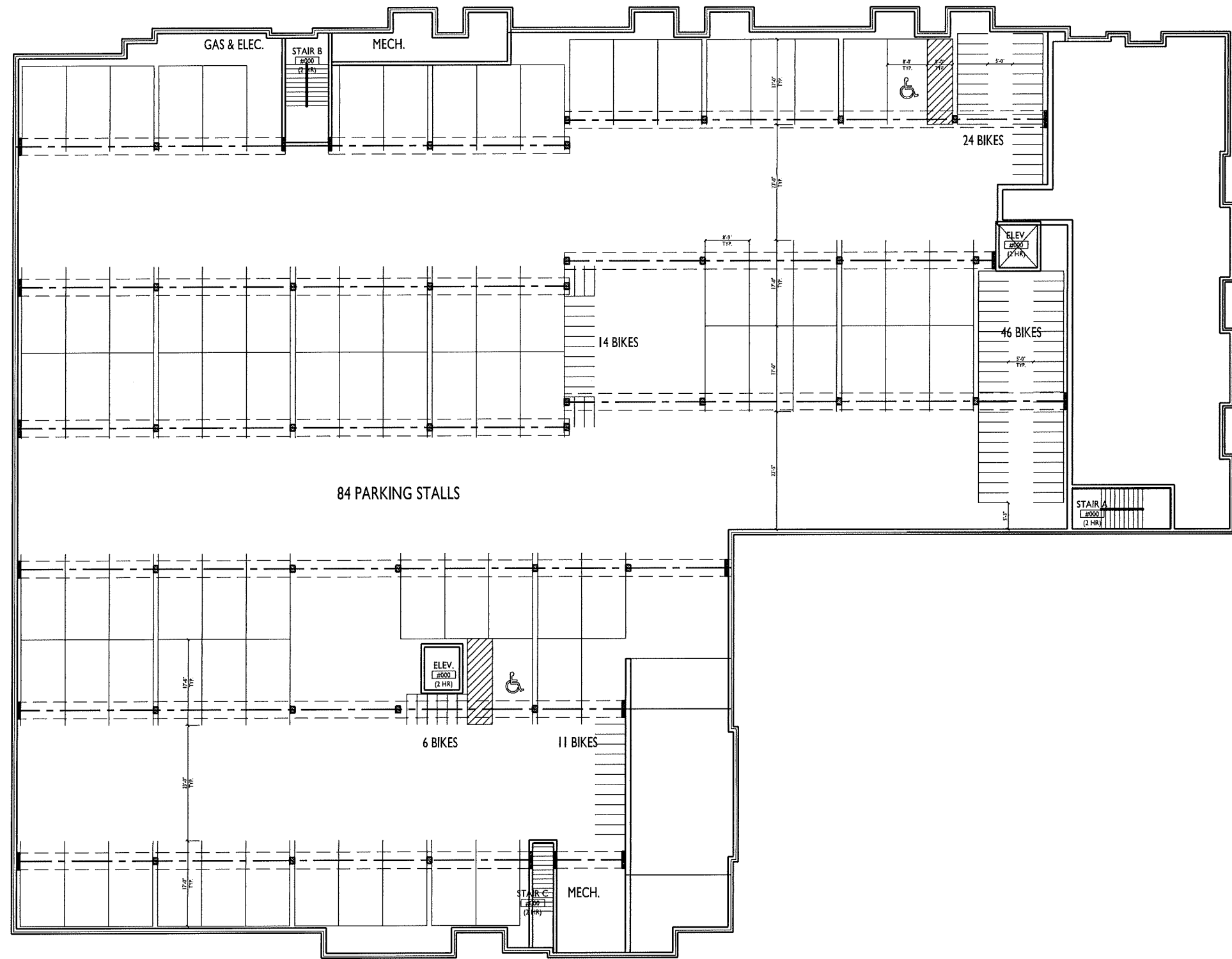
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 DRIVE**

Madison, WI
 SHEET TITLE
**Basement Floor
 Plan**

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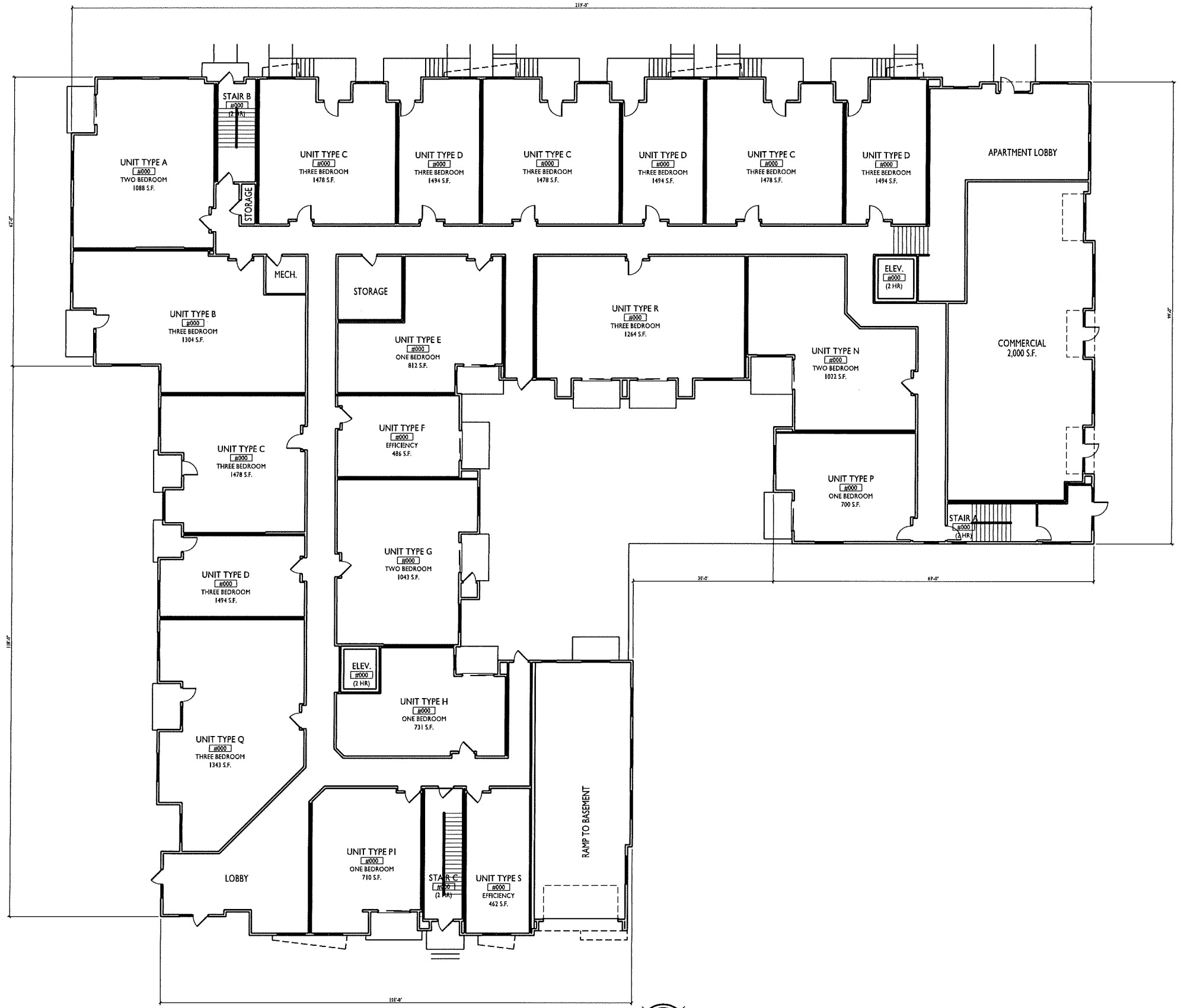
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BASEMENT FLOOR PLAN
 A-1.0 3/32"=1'-0"





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

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 Conditional Use/Re-zoning - October 7, 2015

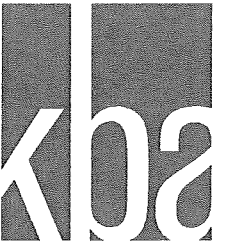
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**S. PARK STREET
 & HAYWOOD
 DRIVE**

Madison, WI
 SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

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PROJECT TITLE
**S. PARK STREET
& HAYWOOD
DRIVE**

Madison, WI
SHEET TITLE
Second Floor Plan

SHEET NUMBER

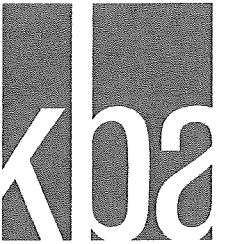
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1 SECOND FLOOR PLAN
A-1.2 3/32"=1'-0"





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Conditional Use/Re-zoning - October 7, 2015

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S. PARK STREET
& HAYWOOD
DRIVE

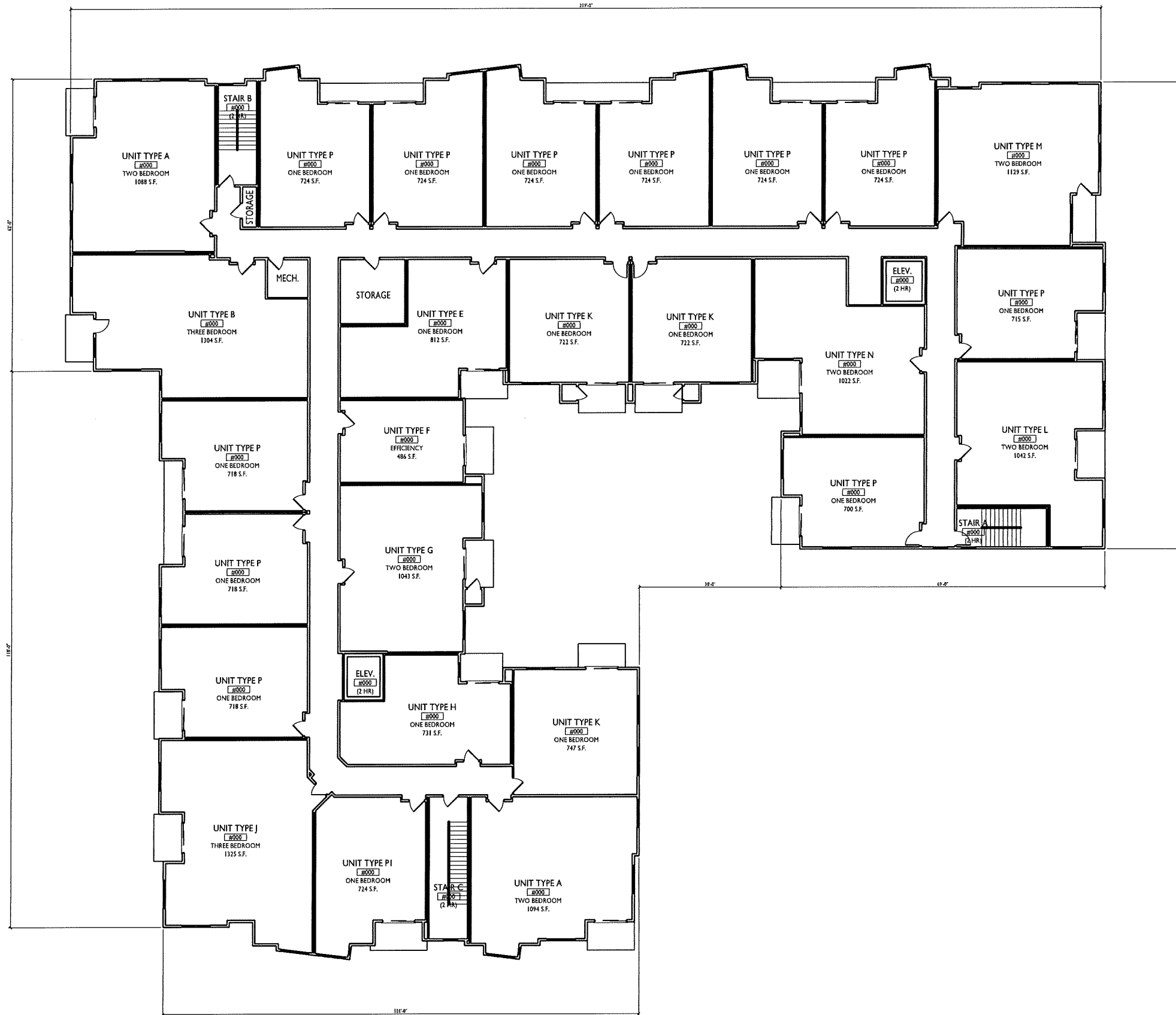
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SHEET NUMBER

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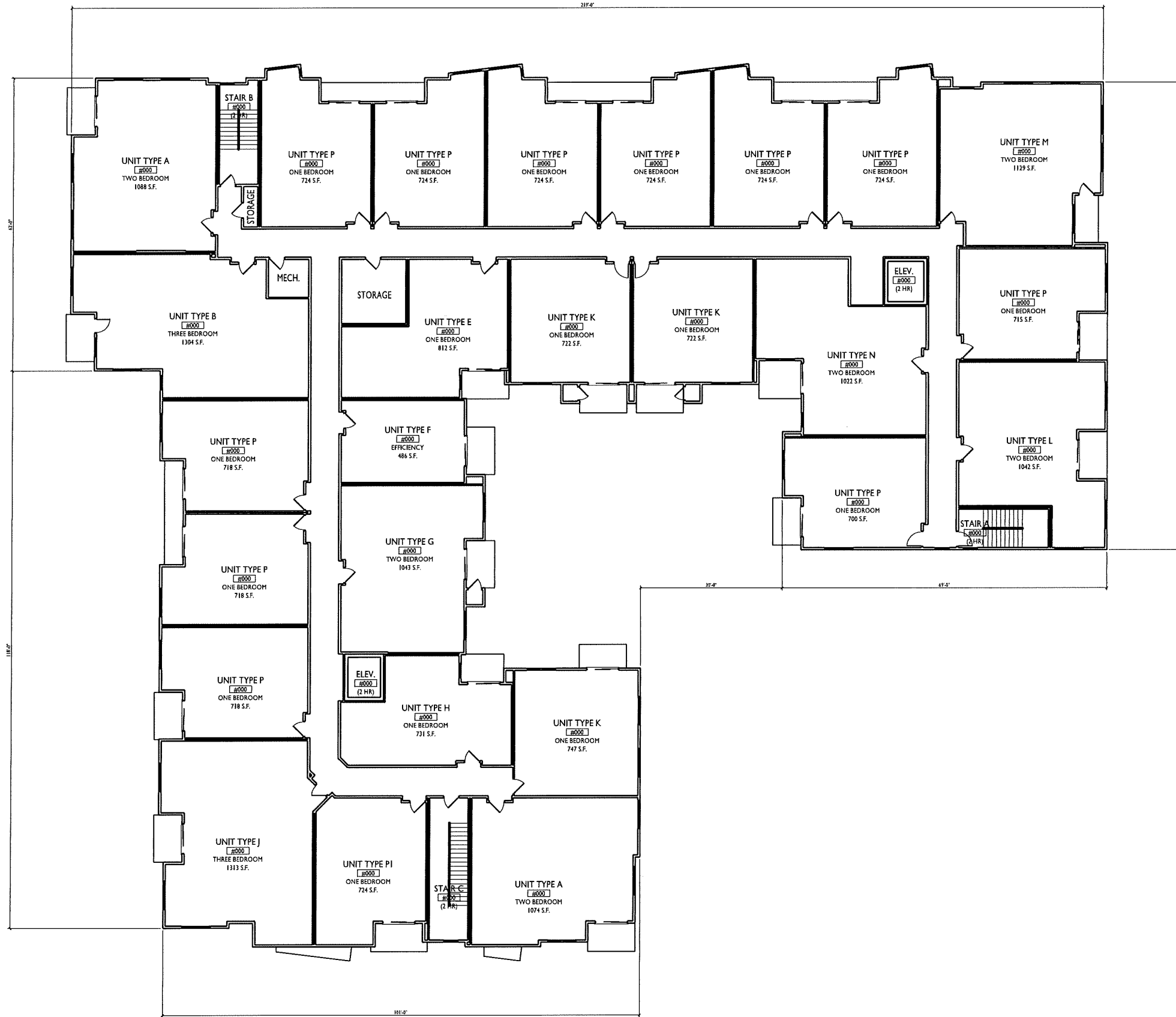
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1 THIRD FLOOR PLAN
A-1.3 3/32"=1'-0"





ISSUED
 Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
**S. PARK STREET
 & HAYWOOD
 DRIVE**

Madison, WI
 SHEET TITLE
Fourth Floor Plan

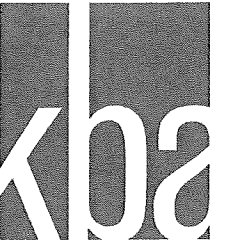
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A-1.4

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





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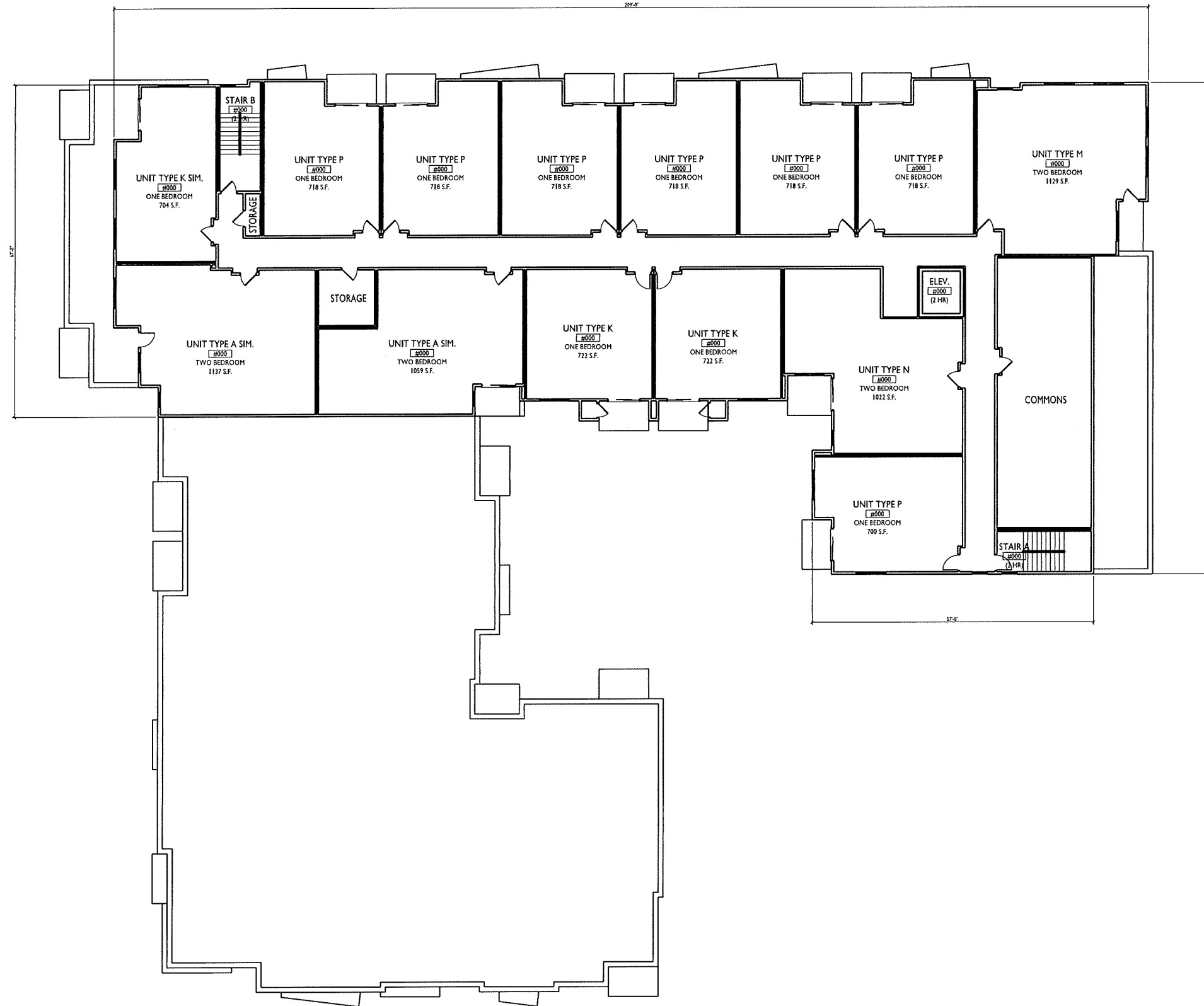
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S. PARK STREET
& HAYWOOD
DRIVE

Madison, WI
SHEET TITLE
Fifth Floor Plan

SHEET NUMBER

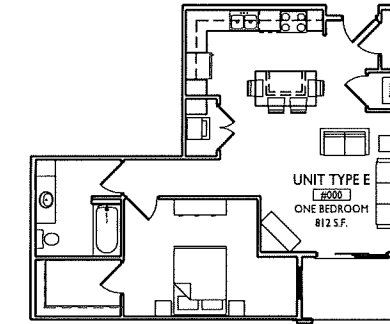
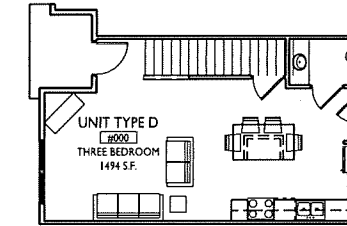
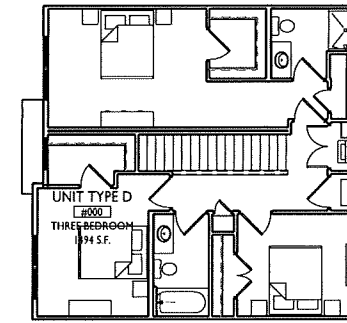
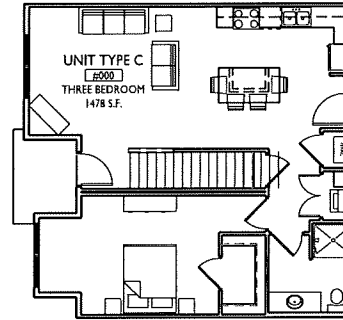
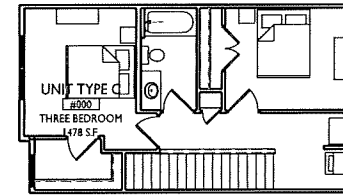
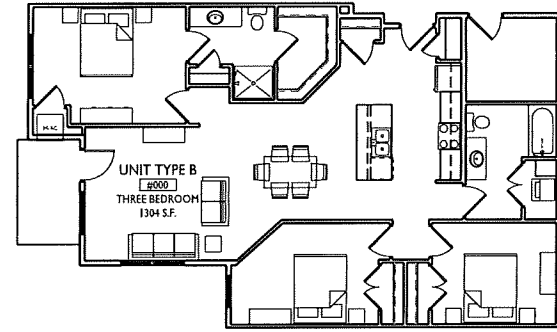
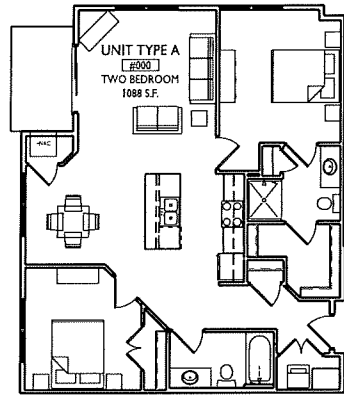
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FIFTH FLOOR PLAN
A-1.5 3/32"=1'-0"





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Conditional Use/Re-zoning - October 7, 2015

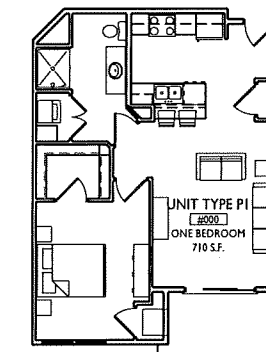
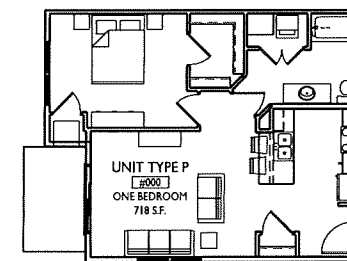
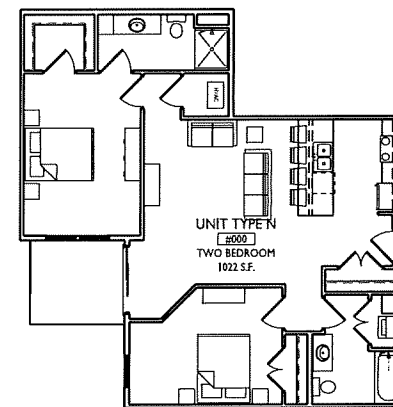
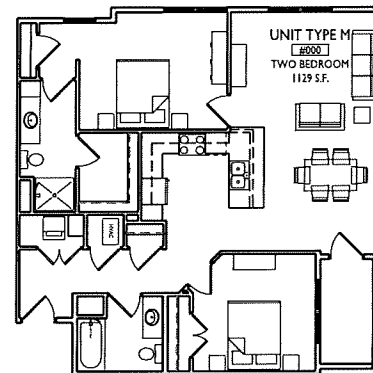
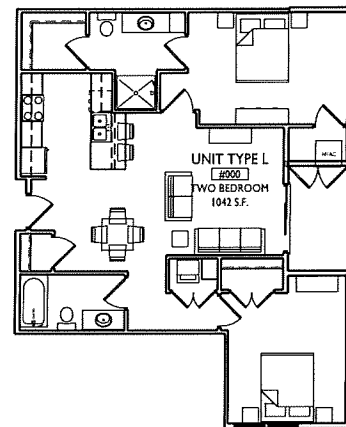
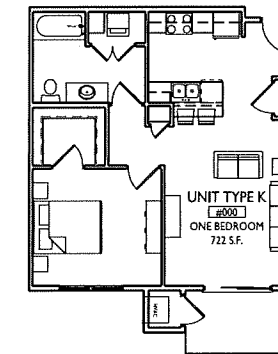
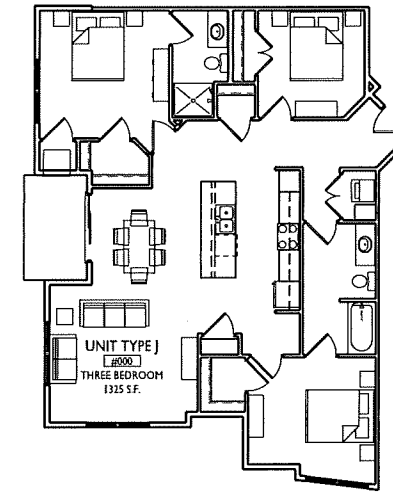
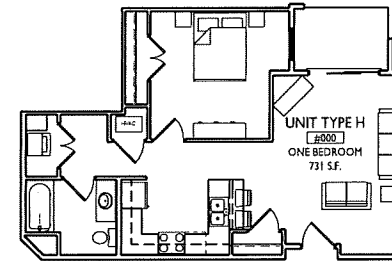
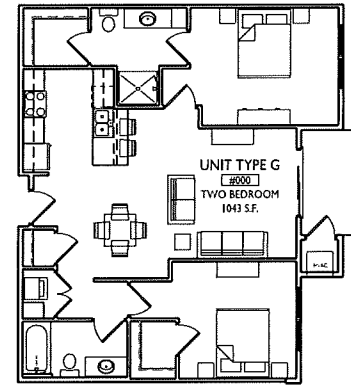
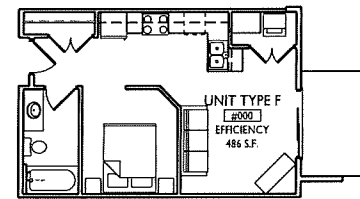
PROJECT TITLE
S. PARK STREET
& HAYWOOD
DRIVE

Madison, WI
SHEET TITLE
Unit Plans

SHEET NUMBER

A-1.6

PROJECT NO. 1524
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1 TYPICAL UNIT PLANS
A-1.6 1/8"=1'-0"



1 ELEVATION ALONG PARK STREET
 A-2.1 1/16"=1'-0"

ISSUED
 Issued for xyz - Month Day, Year



1 ELEVATION ALONG DEPLAINE COURT
 A-2.1 1/16"=1'-0"

PROJECT TITLE
**S. PARK STREET
 & HAYWOOD
 DRIVE**

Madison, WI
 SHEET TITLE
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. **1524**
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knothe • bruce
ARCHITECTS
 Phone: 7601 University Ave, Ste 201
 608.836.3690 Middleton, WI 53562



- TYPICAL MATERIALS
- SOLDIER COURSE
 - BRICK VENEER
 - COMPOSITE SIDING & TRIM
 - ALUMINUM RAILING
 - STEEL CHANNEL AT DECKS
 - CAST STONE SILLS & BANDS
 - CAST STONE
 - METAL ROOF
 - CAST STONE BASE

ISSUED
 Issued for xyz - Month Day, Year

1 REAR ELEVATION
 A-2.2 1/16"=1'-0"



PROJECT TITLE
**S. PARK STREET
 & HAYWOOD
 DRIVE**

Madison, WI
 SHEET TITLE
Elevations

SHEET NUMBER

1 ELEVATION ALONG HAYWOOD
 A-2.2 1/16"=1'-0"

A-2.2

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 Issued for xyz - Month Day, Year

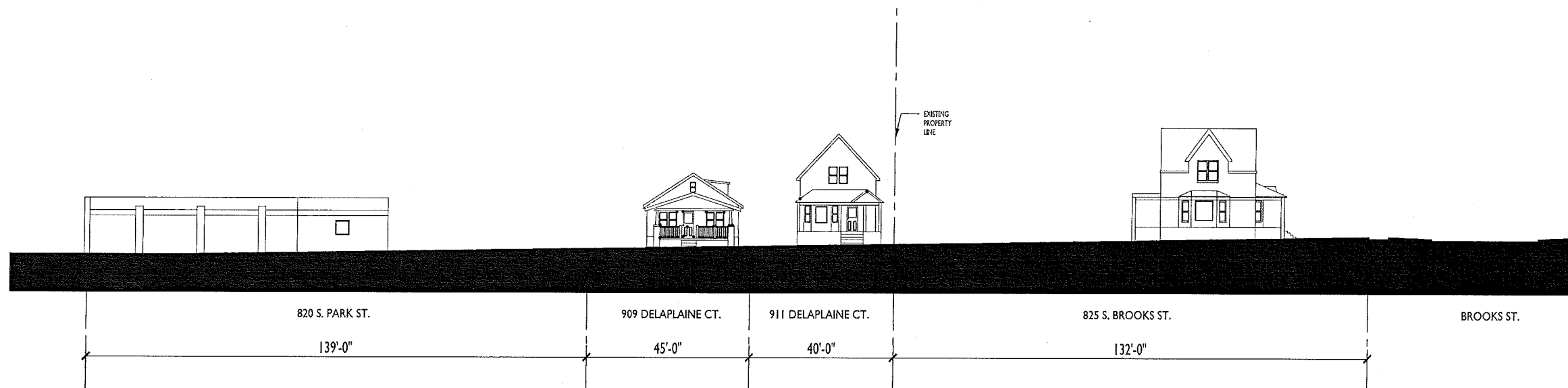
PROJECT TITLE

SHEET TITLE
 Street Elevations -
 Existing

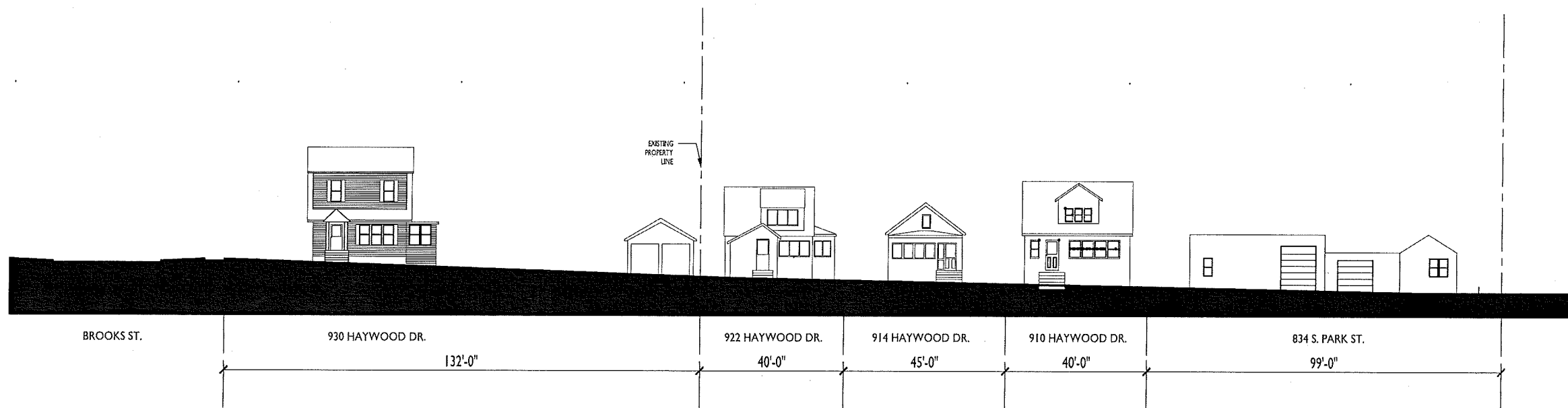
SHEET NUMBER

A-2.3

PROJECT NO.
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1 ELEVATION ALONG DELAPLAINE CT. - EXISTING
 A-2.3 1/16"=1'-0"



2 ELEVATION ALONG HAYWOOD DR. - EXISTING
 A-2.3 1/16"=1'-0"

ISSUED
 Issued for xyz - Month Day, Year

PROJECT TITLE

SHEET TITLE
Street Elevations - Proposed

SHEET NUMBER

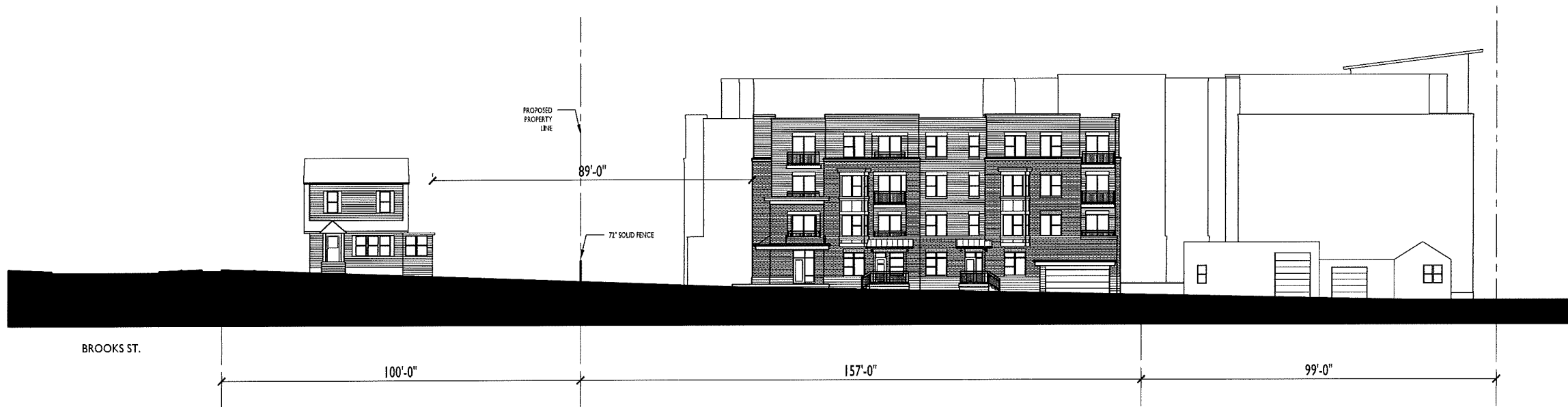
A-2.3

PROJECT NO.

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1 ELEVATION ALONG DELAPLAINE CT. - PROPOSED
 A-2.3 1/16"=1'-0"



1 ELEVATION ALONG HAYWOOD DR. - PROPOSED
 A-2.3 1/16"=1'-0"



1 ELEVATION ALONG PARK STREET
A-2.1 1/16"=1'-0"



8TWENTY PARK
Elevations
December 1, 2015

