



3100 E Washington Ave, Madison, WI 53704 New Construction

Bear Development, LLC

UDC Informational

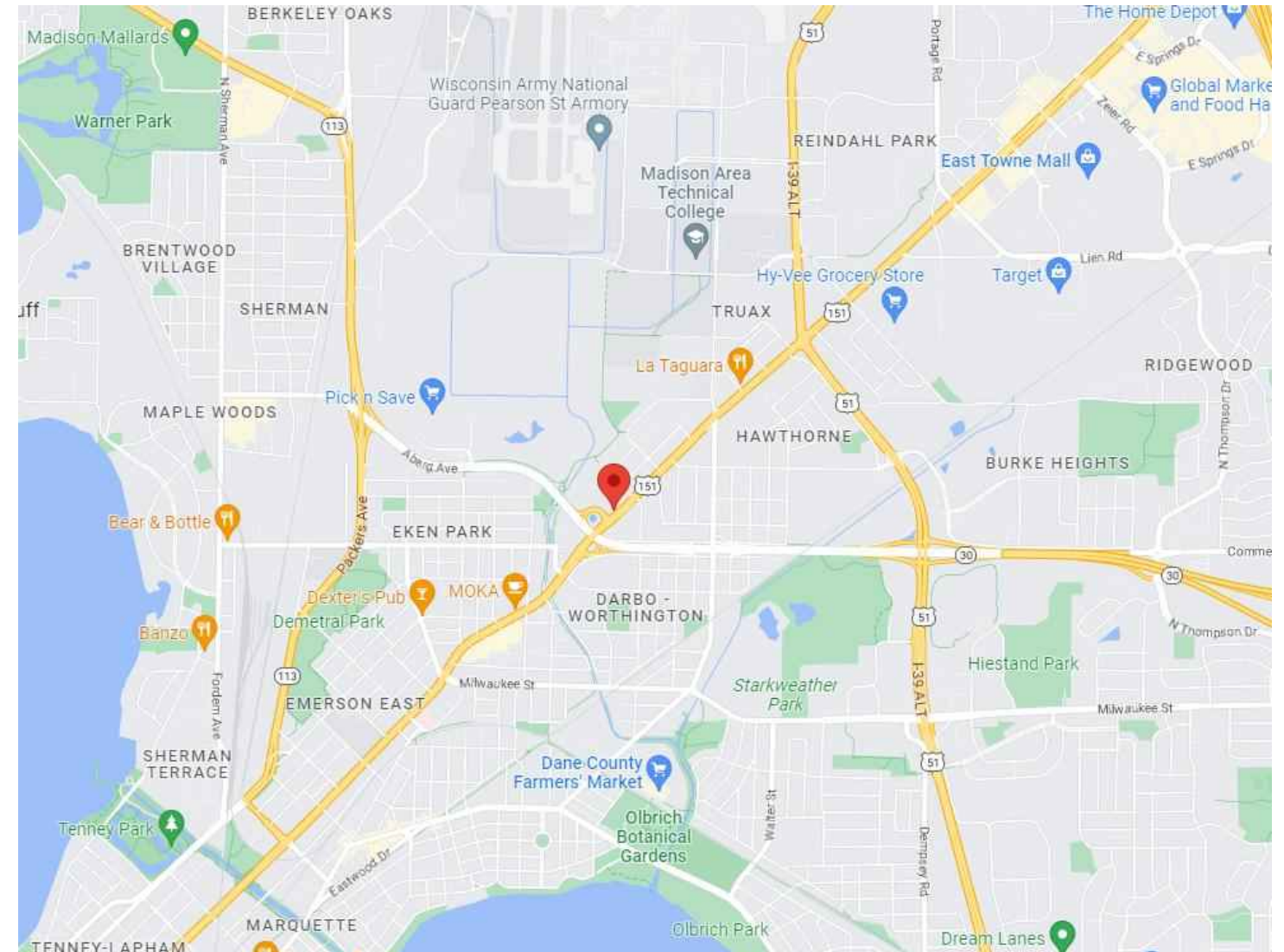
Project Team

Owner/Developer: Bear Development
4011 80th Street
Kenosha, WI 53142

Architect: Engberg Anderson Architects
305 W Washington Ave
Madison, WI 53703

Civil Engineer: JSD
161 Horizon Dr Suite 101
Verona, WI 53593

Site Location





3100 EAST WASHINGTON

Design Progression

5/31/2023 UDC Feedback

- Increase setbacks from E Washington Ave
- Limit residential exposure along E Washington
- Break up building facades
- Incorporate more greenspace & usable outdoor space

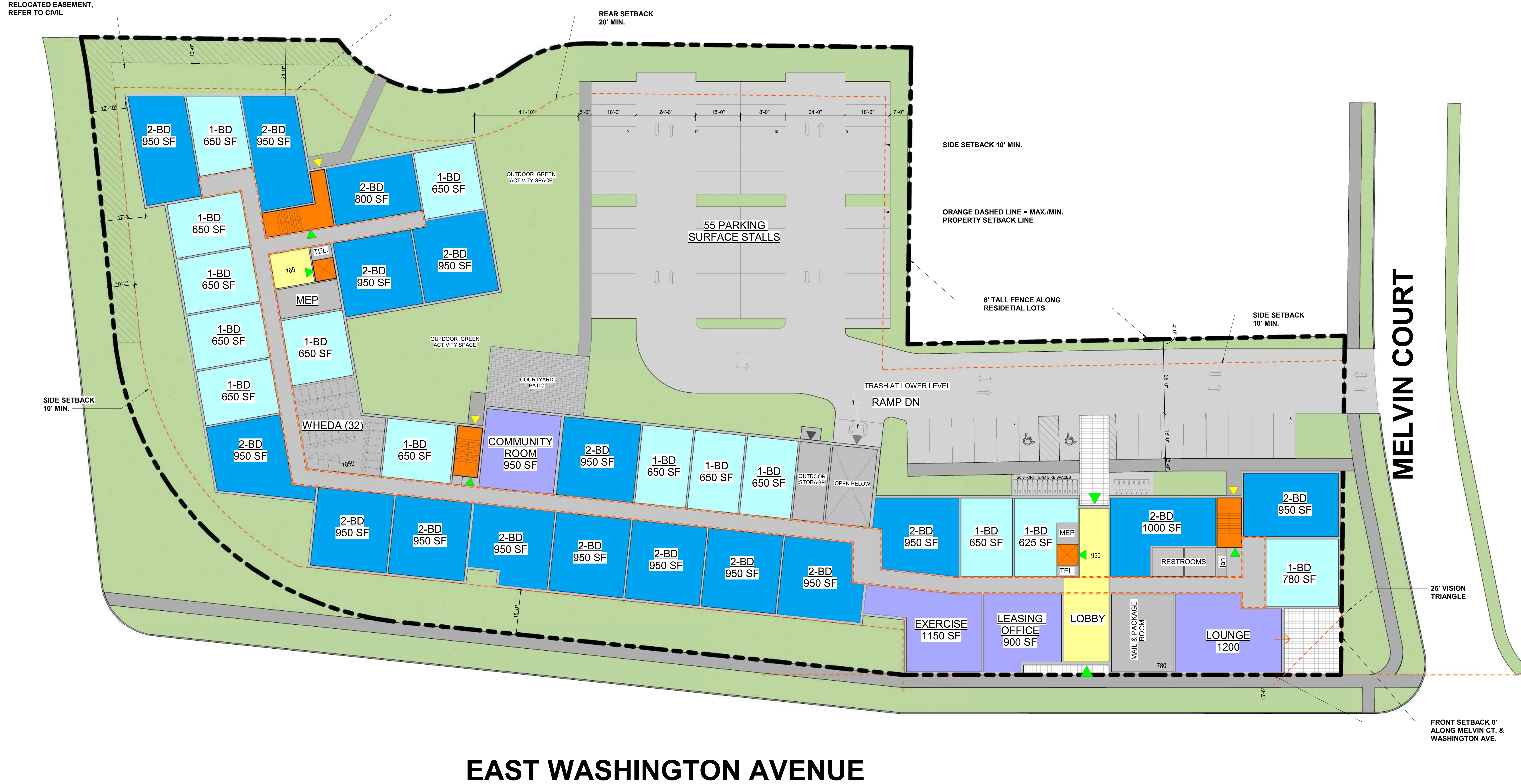
Design Progression

- Connected two buildings into a single building
- Increased setbacks for the residential portion along E Washington Ave (approximately 18' to property line)
- Increased setback along Ridgeway Avenue
- Shifted amenity space to run along E Washington Ave
- Updated color palette, balcony placement and material placement
- Included a central courtyard patio area & useable greenspace in the center of the site

*PREVIOUS PLAN

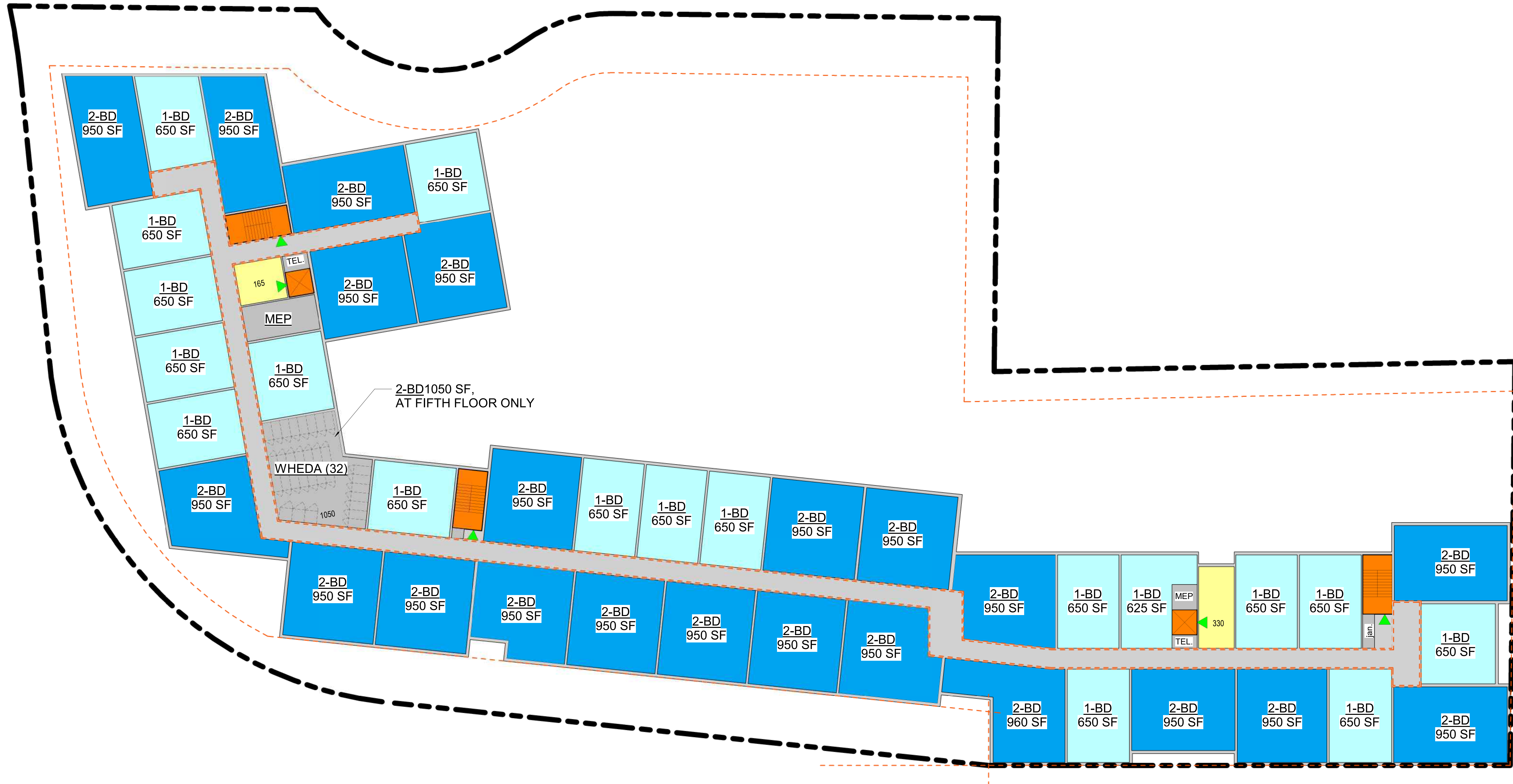


RIDGEWAY AVENUE



EAST WASHINGTON AVENUE

3100 EAST WASHINGTON



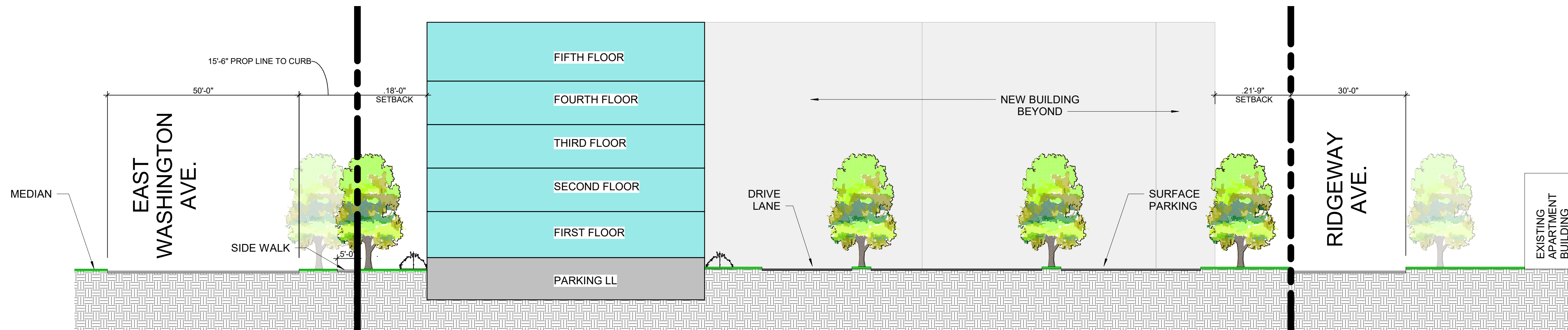
3100 EAST WASHINGTON

TYPICAL FLOOR PLAN (SECOND THRU FIFTH)

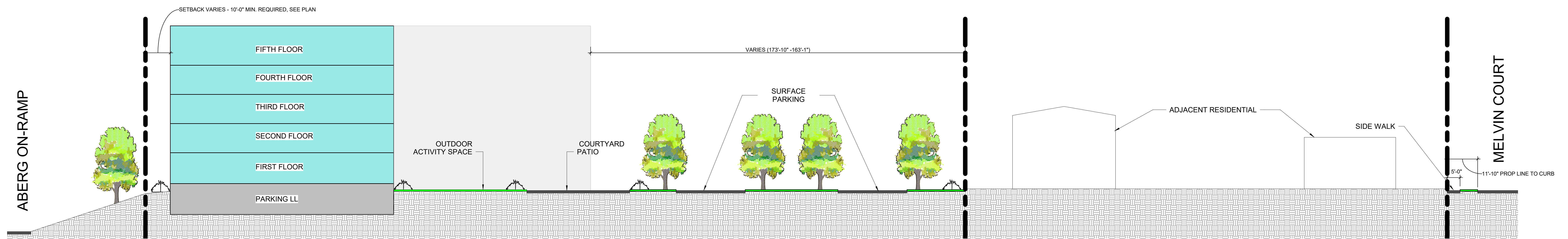
SCALE: 1/16" = 1'-0"

JUNE 26, 2023

Engberg Anderson Project No. 233606.00



3 SITE SECTION EAST-WEST
SCALE: 1/16" = 1'-0"



4 SITE SECTION NORTH-SOUTH
SCALE: 1/16" = 1'-0"

3100 EAST WASHINGTON



1 EAST ELEVATION 1
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION 1
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION 1
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION 1
SCALE: 1/16" = 1'-0"



5 WEST ELEVATION 2
SCALE: 1/16" = 1'-0"



6 EAST ELEVATION 3
SCALE: 1/16" = 1'-0"



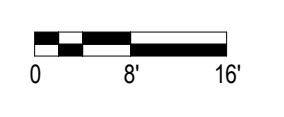
1 NORTH ELEVATION 2
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION 4
SCALE: 1/16" = 1'-0"



3 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



3100 EAST WASHINGTON



BUILDING ELEVATIONS
SCALE: 1/16" = 1'-0"

Engberg Anderson Project No. 233606.00

SD 5.1



3100 EAST WASHINGTON

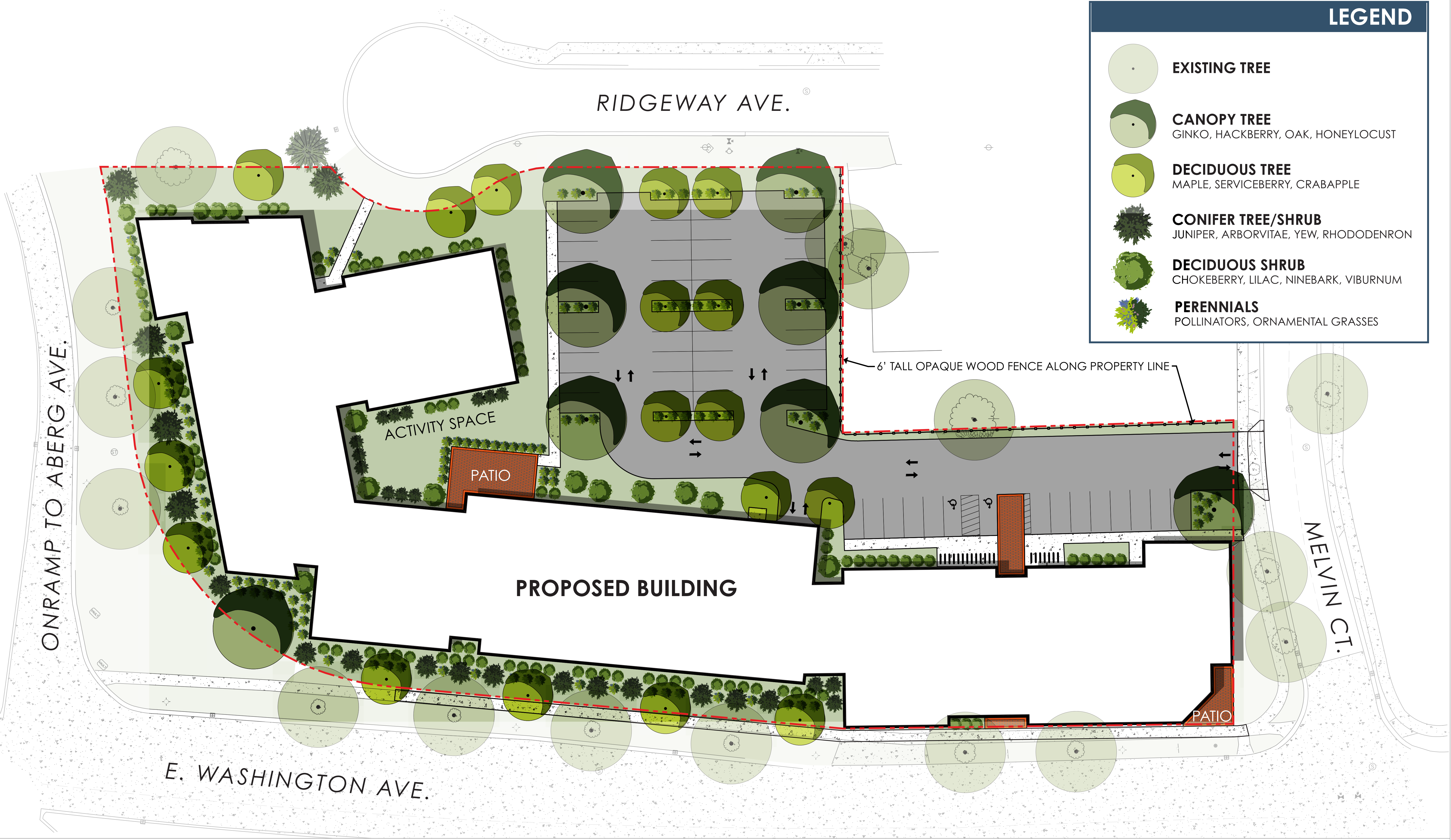
3-D VIEWS
SCALE:

Engberg Anderson Project No. 233606.00



LEGEND

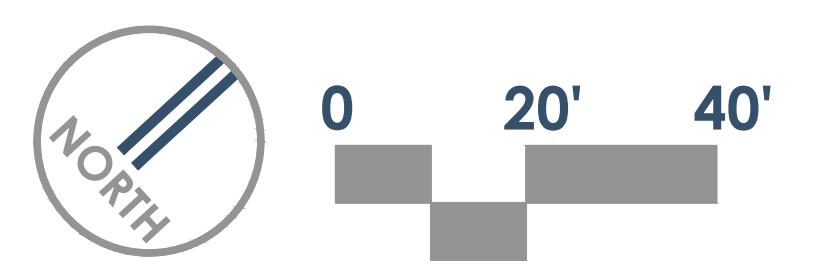
-  **EXISTING TREE**
-  **CANOPY TREE**
GINKGO, HACKBERRY, OAK, HONEYLOCUST
-  **DECIDUOUS TREE**
MAPLE, SERVICEBERRY, CRABAPPLE
-  **CONIFER TREE/SHRUB**
JUNIPER, ARBORVITAE, YEW, RHODODENRON
-  **DECIDUOUS SHRUB**
CHOKEBERRY, LILAC, NINEBARK, VIBURNUM
-  **PERENNIALS**
POLLINATORS, ORNAMENTAL GRASSES



File: I:\2023\213191\02 Planning\01 Graphics and Exhibits\2023-06-20_Conceptual Landscape Plan.dwg Layout: TB User: mainisatohi PlotDate: Jun 22, 2023 - 10:52am Xrefs:

3100 E. WASHINGTON AVE.
MADISON, WISCONSIN **DATE: 6/26/2023**

CONCEPTUAL LANDSCAPE PLAN



2313191

PLANT LIST



CANOPY TREES

- Chicagoland Hackberry
- Autumn Gold Ginko
- Decaff Kentucky Coffeetree
- Stree Keeper Honeylocust

DECIDUOUS TREES

- Regal Prince Oak
- Yellow Birch
- Crimson Sunset Maple
- Autumn Brilliance Serviceberry

CONIFER TREES

- Green Giant Arborvitae
- Tamarack
- Iowa Juniper

DECIDUOUS SHRUBS

- Iroquois Beauty Chokeberry
- Bloomerang Lilac
- Center Glow Ninebark
- Judd Viburnum
- Vernal Witchazel

CONIFER SHRUBS

- Acadia Juniper
- Everlow Yew
- Tauton Yew

PERENNIALS

- Millenium Allium
- Butterfly Weed
- White Montrose Calamintha
- Purple Coneflower
- Little Goldstar Black-Eyed Susan
- Caradonna Salvia
- Fire Chief Coralbells

GRASSES

- Prairie Dropseed
- Heavy Metal Switchgrass
- Blue Heaven Little Bluestem

210 N. BASSETT ST



VERITAS VILLAGE

3100 E. WASHINGTON AVE.
MADISON, WISCONSIN

6/26/2023

STREETSCAPE PRECEDENT STUDIES

