

Entity: Threshold Development Group, LLC



- Demolition of vacant place of worship
- Private water, sanitary, and storm lateral connections to public mains.
- Construction of a storm manhole on Dunning Street.
- Dedication of Public Right of Way for and the construction of a 5-foot sidewalk, 8- terrace and a 1-foot maintenance area on Division Street.
- All damage to pavement adjacent to this development restored in accordance with the City of Madison's Pavement Patching Criteria.
- Lighting and pavement markings as required by Traffic Engineering.
- Protection of existing trees shall be required and new plantings as required by City Forestry.



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**THRESHOLD
DEVELOPMENT GROUP**

CLIENT ADDRESS:
1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704

PROJECT:
**2165 LINDEN AVENUE
REDEVELOPMENT**

PROJECT LOCATION:
2165 LINDEN AVENUE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS	
#	Description
1	01.10.2022 LAND USE SUBMITTAL
2	02.25.2022 LAND USE RESUBMITTAL
3	
4	
5	
6	
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10	
11	
12	
13	
14	
15	

Designed By: CTD
Reviewed By: AG
Approved By:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:

C3.0

JSD PROJECT NO:

24-11164

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

Remove existing driveway apron and pour full curb head.

25'x25' VISION TRIANGLE, TYP. (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE EXISTING GRADE)

BUILDING SETBACK LINE

DIVISION ST

Pavement patch per City of Madison pavement patching criteria

253 DIVISION ST

PROPOSED BUILDING

UNDERGROUND PARKING ENTRANCE

1ST FLOOR PATIO AREA, REFER TO ARCH PLANS

EXISTING BUILDING
266 DUNNING ST

DUNNING STREET

New commercial driveway and patch patch per City of Madison pavement patching criteria

COMMERCIAL ENTRANCE

SITE INFORMATION BLOCK

SITE ADDRESS	2165 LINDEN AVENUE
PROPERTY ACREAGE	0.47 ACRES
NUMBER OF BUILDING STORIES	3
TOTAL BUILDING SQUARE FOOTAGE	12,796
GROSS BUILDING SQUARE FOOTAGE	45,506
NUMBER OF UNDERGROUND PARKING STALLS	32 (42 VEHICLES)
NUMBER OF INTERIOR BICYCLE STALLS	32
NUMBER OF EXTERIOR BICYCLE STALLS	4
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	17,328 SF
EXISTING PERVIOUS SURFACE AREA	3,269 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.84
PROPOSED IMPERVIOUS SURFACE AREA	16,796 SF
PROPOSED PERVIOUS SURFACE AREA	3,801 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.82



MEASUREMENTS
Toll Free (800) 242-8511



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PLAN MODIFICATIONS:

#	Date	Description
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2	02.25.2022	LAND USE SUBMITTAL
3		
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Designed By: **CTD**

Reviewed By: **AD**

Approved By:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:

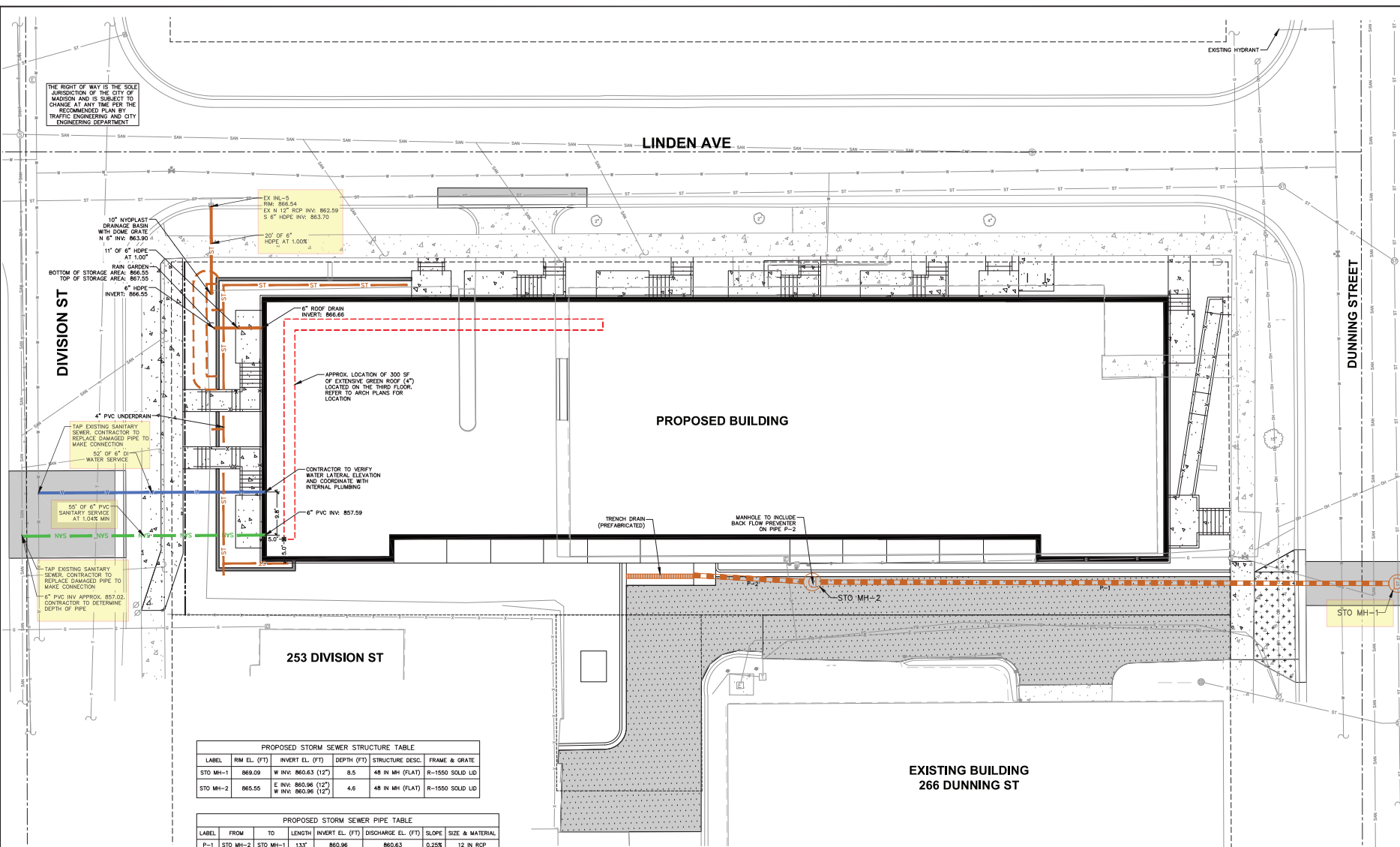
C5.0

JSD PROJECT NO:

21-11164



MEERS HOTLINE
Toll Free (800) 242-8511



PROPOSED STORM SEWER STRUCTURE TABLE						
LABEL	RM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE	
STO MH-1	869.09	W INV: 860.63 (12")	8.5	48 IN MH (FLAT)	R-1550 SOLID LID	
STO MH-2	865.55	E INV: 860.96 (12") W INV: 860.96 (12")	4.6	48 IN MH (FLAT)	R-1550 SOLID LID	

PROPOSED STORM SEWER PIPE TABLE						
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE SIZE & MATERIAL
P-1	STO MH-2	STO MH-1	13'	860.96	860.63	0.25% 12 IN RCP
P-2	STO MH-2		27'	861.03	860.96	0.25% 12 IN RCP

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LINDEN AVE

PROPOSED BUILDING

EXISTING BUILDING
266 DUNNING ST

DUNNING STREET

DIVISION ST

253 DIVISION ST