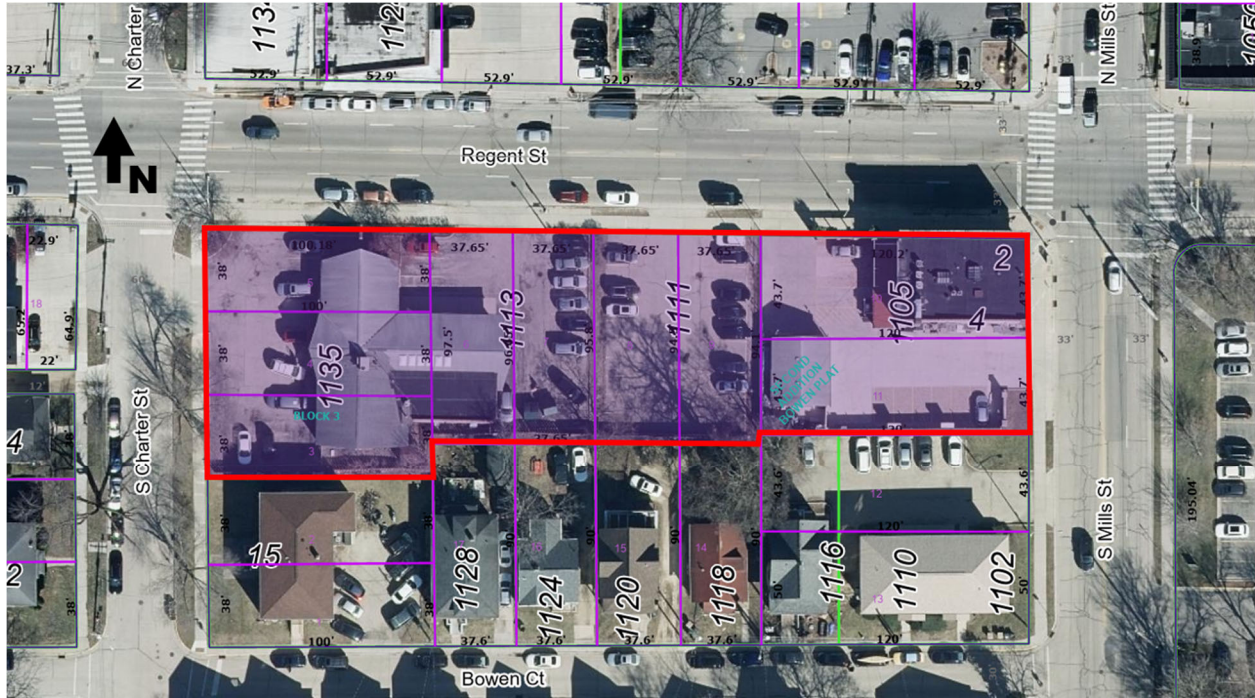


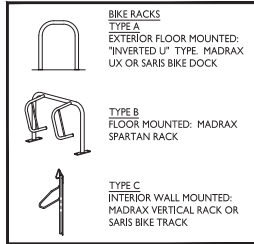
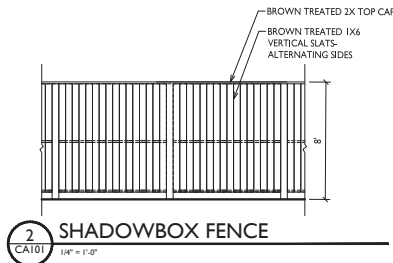
1103 Regent Street
Contract 9798
MUNIS 16373
Developer: Madison Regent Venture LLC



The developer, Madison Regent Venture LLC, has received the City of Madison's conditional approval for a demolition permit to raze structures at 2 S Mills Street and 1135 Regent Street, remove parking lot at 1111 Regent Street, create a one-lot Certified Survey Map and construct a six-story mixed-use building with 1,200 sq. ft. of commercial space and 111 dwelling units. The development will contain 60 underground vehicle parking stalls and secure resident and short-term bicycle parking. The site has frontage on S Mills Street, Charter Street and Regent Street.

Summary of Improvements:

- Recording of Certified Survey Map.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of concrete sidewalk and terrace having a total width of 13 feet and 1 foot for maintenance along their site's frontage of Regent Street.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum eight (8)-foot wide sidewalk, five (5)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Mills Street.
- Reconstruct public sidewalk & terrace on S Mills Street, Charter Street and Regent Street per plan approved by the City Engineer. Final pavement and curb & gutter on S Mills Street, Charter Street and Regent Street to be completed by public works project 15233.
- Provide public street tree removals and plantings per City Forestry approvals and per plans approved by the City Engineer.
- City Forestry will issue a street tree removal permit for one (1) tree along S Charter Street.
 - 28" Ash
- Install terrace support systems per City Forestry approvals and per plans approved by the City Engineer if possible. Installation of terrace support systems will be challenging due to potential conflicts with other underground utilities along the terrace. This will require additional field review to confirm feasibility and layout/placement of cells.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineer and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, traffic signals, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City Information Technology on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area, specifically with public works project 15233, and as approved by City Traffic Engineering.



SITE DEVELOPMENT DATA:	
ZONING	T35 TRAD. SHOPPING STREET
DENSITIES:	
LOT AREA	36,415 S.F. / 0.83 ACRES
DEVELOPING UNITS	108 UNITS
LOT AREA / D.U.	337 S.F. / D.U.
DENSITY	134 UNITS / ACRE
LOT COVERAGE	27,030 (74%)
BUILDING HEIGHT	6 STORIES / 75'-2"
COMMERCIAL AREA	3,124 S.F.
GROSS BUILDING AREA (INCLUDES GARAGE)	167,648 S.F.

DWELLING UNIT MIX:	
STUDIO	10
ONE BEDROOM	41
TWO BEDROOM	36
THREE BEDROOM	20
FOUR BEDROOM	108 D.U.
TOTAL	
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE SURFACE	60 (INCL. 2 ADA)
TOTAL	60 VEHICLE STALLS
10% EV READY (4)	
BIKE PARKING:	
GARAGE LONG-TERM RESIDENT	174
SURFACE SHORT-TERM GUEST	11
TOTAL	185 BIKE STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE. REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVALS PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPEC/CPM
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISCLOSE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE TRUNKS OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPEC/CPM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THE PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



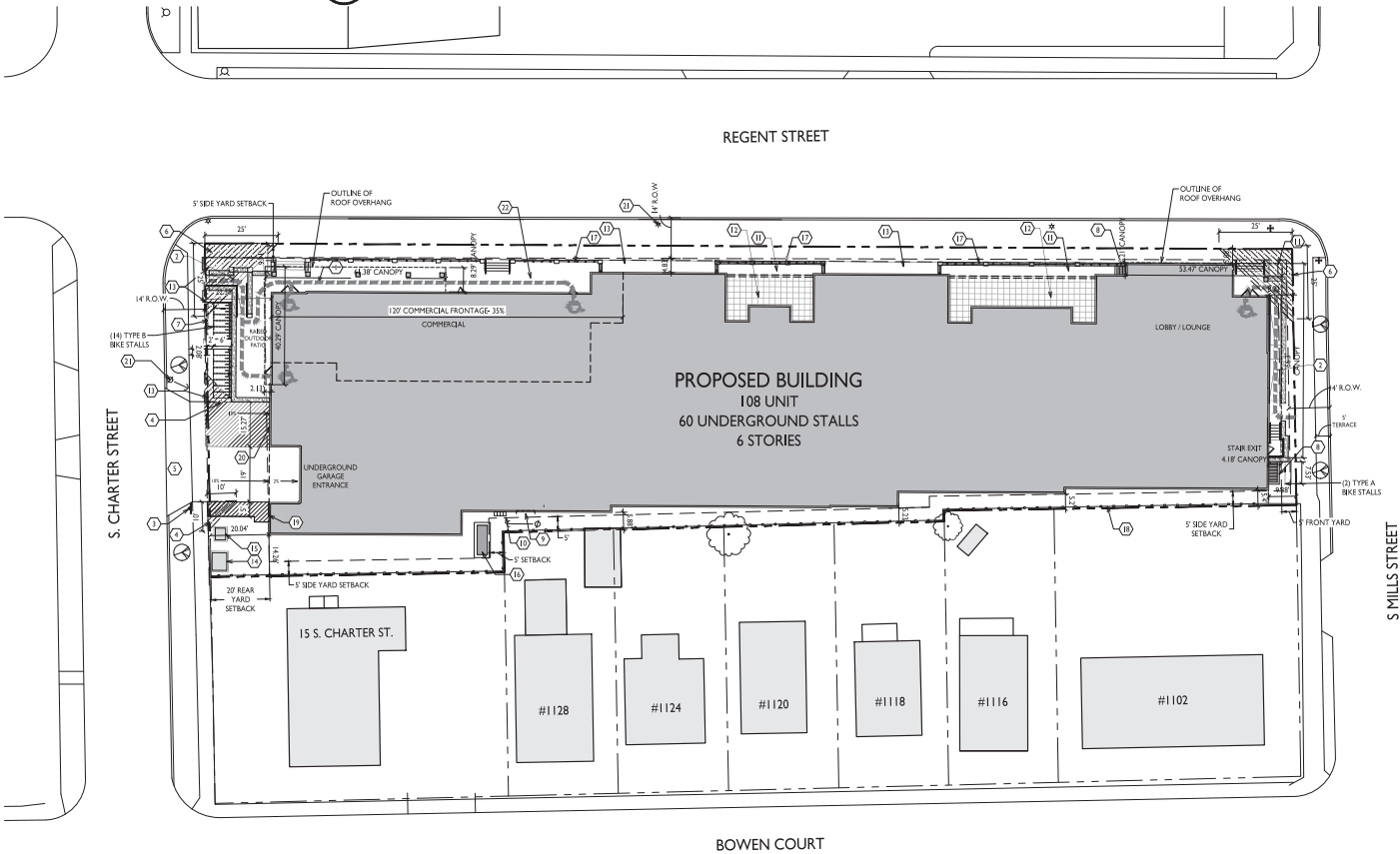
ISSUED
2024-03-02 - LAND USE SUBMITTAL
2024-04-21 - LAND USE REVISION
2024-05-04 - ADDRESSING SUBMITTAL
2024-05-26 - SITE PLAN REVIEW

PROJECT TITLE
Mixed-Use
Redevelopment

1103 Regent St, Madison
WI 53715
SHEET TITLE
Architectural
Site Plan

SHEET NUMBER

CAI01
PROJECT NO. 2526
© Knothe & Bruce Architects, LLC



KEYED PLAN NOTES	
1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM
2	ACCESSIBLE RAMP - 1:12 MAXIMUM RUNNING SLOPE, PROVIDED HANDRAILS EACH SIDE
3	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
4	VEHICLE TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30' AND 10' IN HEIGHT WITHIN HATCHED AREA
5	CLASS II DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
6	VEHICLE TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30' AND 10' IN HEIGHT WITHIN HATCHED AREA
7	BIKE CYCLE OVERHANG
8	AREA WELL
9	PARKING GARAGE EXHAUST LOUVER
10	GAS METERS
11	RAISED PLANTER ON GROUND-LEVEL
12	RAISED PLAZA DECK
13	AT-GRADE LANDSCAPE BED
14	TRANSFORMER ON CONCRETE PAD
15	SERVICE TERMINATION CABINET
16	BACKUP GENERATOR ON CONCRETE PAD
17	34" HIGH MASONRY WALL W/ 24" HIGH ORNAMENTAL METAL FENCE
18	NEW 8" HIGH WOOD FENCE, SHADOWBOX STYLE - SEE DETAIL ON CABE
19	HAND DOOR TO BIKE STORAGE
20	6" WIDE OVERHEAD DOOR TO TRASH ROOM
21	EXISTING LIGHT OR UTILITY POLE
22	ELEVATED WALKWAY ACCESS FOR COMMERCIAL SPACES

ARCHITECTURAL SITE PLAN
CAI01
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

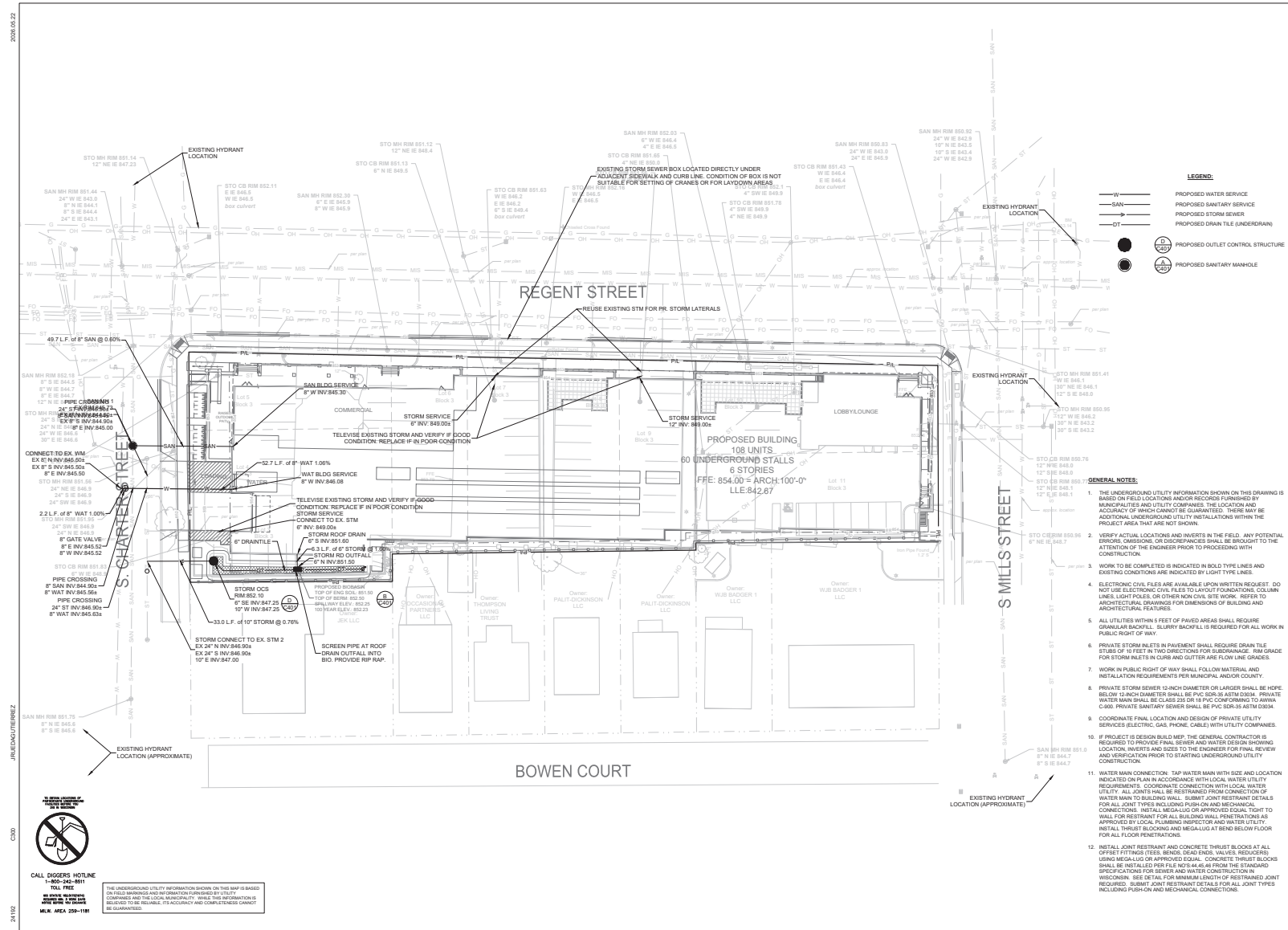
2026.05.22

ARCELAUTHERBENZ

C300

24192

l:\perless development\24192 - regent street residential\069 CAD\230_Production Sheets\100_Civil\C300 Utility Plan.dwg



www.thesignagroup.com
3100 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE

MIXED-USE REDEVELOPMENT
1103 REGENT STREET
MADISON, WI 53715

UTILITY PLAN

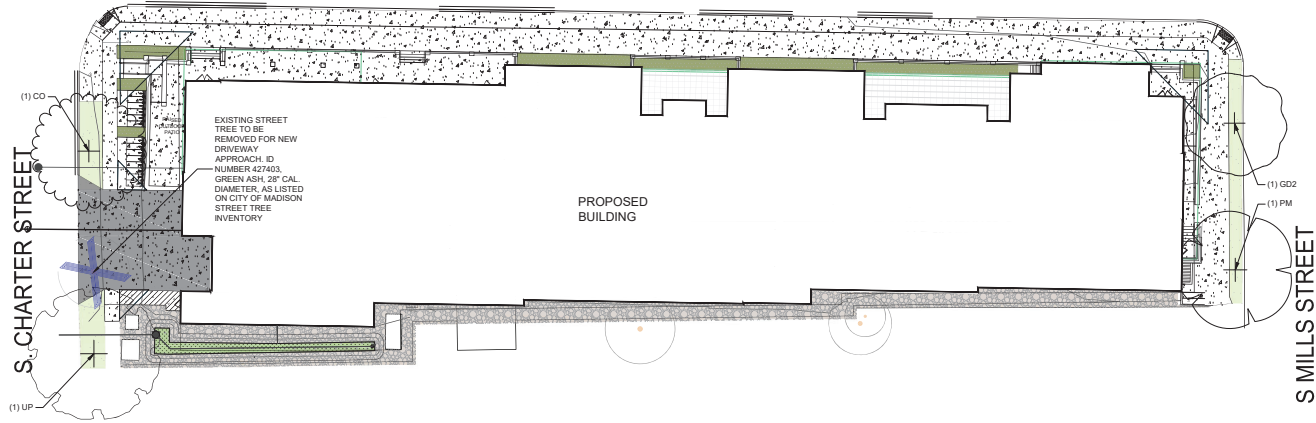
**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE	DATE
50% DO SET	04/06/2026
SITE PLAN REVIEW	09/26/2026

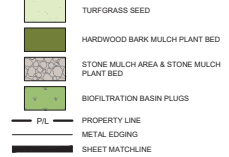
NO. REVISION	DATE

PROJECT NO:	24192
DESIGN DATE:	---
PLOT DATE:	2026.05.22
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	C300

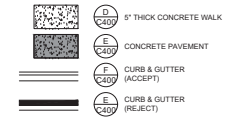
REGENT STREET



LANDSCAPE LEGEND:



LEGEND:



EXISTING STREET TREES

1. THERE IS ONLY ONE EXISTING STREET TREE IN THE IMMEDIATE PROJECT AREA AND IS SHOWN WHERE NOTED ON THE PLAN. IT IS LISTED AS ID NUMBER 427403 ON THE CITY OF MADISON STREET TREE INVENTORY. SEE CITY OF MADISON STREET TREE NOTES FOR ADDITIONAL INFORMATION REGARDING ITS REMOVAL.

CITY OF MADISON STREET TREE NOTES:

1. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE PERMIT BEING ISSUED.
2. CITY FORESTRY WILL ISSUE A STREET TREE REMOVAL PERMIT FOR ONE 28\"/>

LANDSCAPE GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE OR ADJACENT AREAS, WHERE DISTURBED, DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3\"/>



MIXED-USE REDEVELOPMENT

1103 REGENT STREET
MADISON, WI 53715

STREET TREE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
50% DD SET	04/06/2026
SITE PLAN REVIEW	05/26/2026

.....	
.....	
.....	
.....	
.....	
.....	
.....	
.....	

NO. REVISION	DATE
--------------	------

.....	
.....	
.....	
.....	
.....	
.....	
.....	
.....	

PROJECT NO:	24192
DESIGN DATE:	---
PLOT DATE:	2026.05.22
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	---

L103



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
OR DIAL 811
OR 800-242-8011
MLK AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

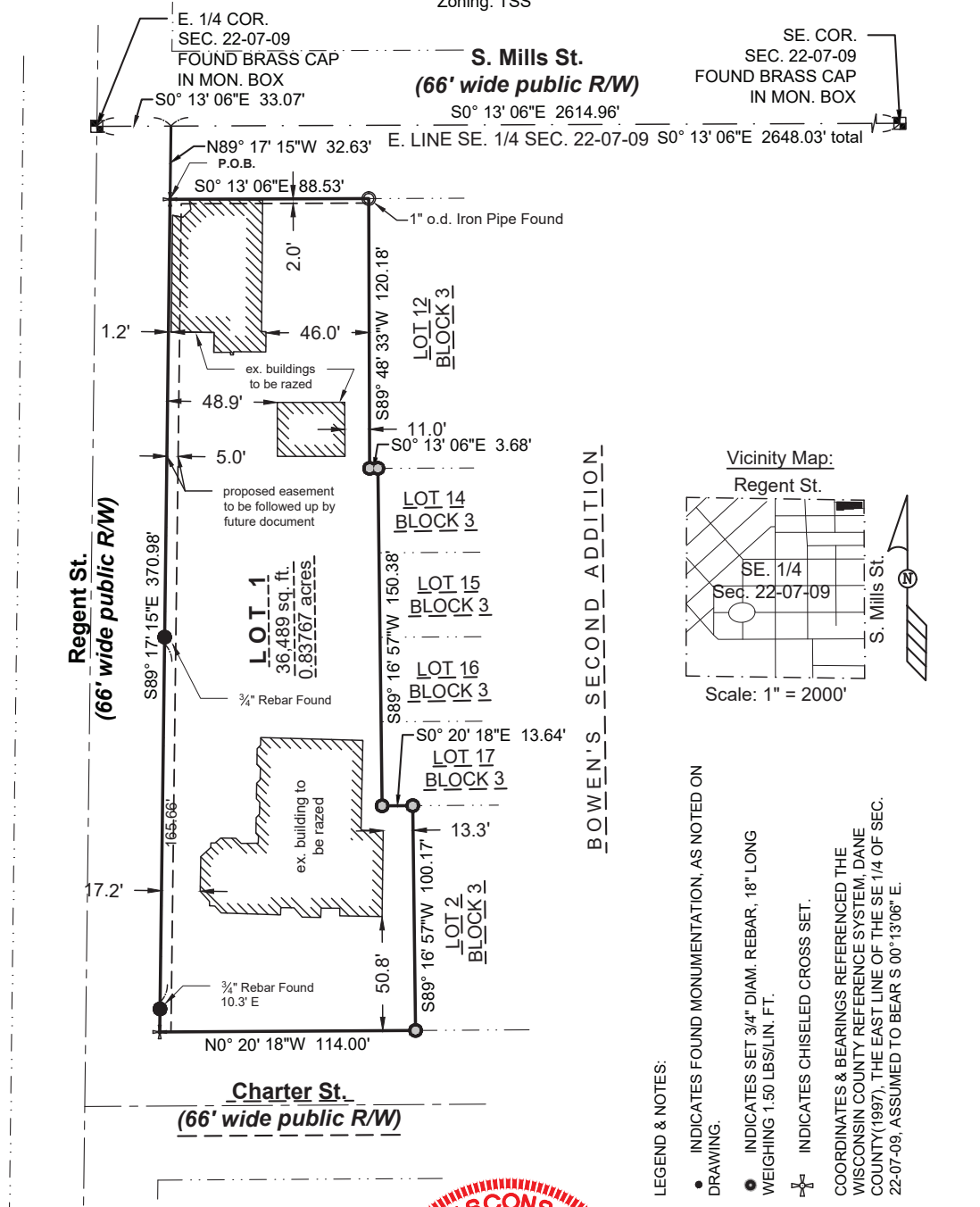
CERTIFIED SURVEY MAP NO. _____

Lots 3 through 11 of Block 3 of Bowen's Second Addition, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 7 North, Range 9 East, in the City of Madison, Dane County, State of Wisconsin.

Address: 1113 & 1111 Regent St., 2 S. Mills St., Madison WI.

Parcel Number: 070922401058, 070922401032 & 070922401016

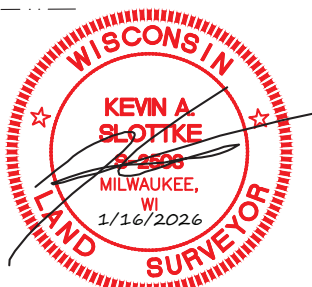
Zoning: TSS



Prepared for:
Peerless Development
105 S. York Street, Suite 350
Elmhurst, IL 60126

THE SIGMA GROUP
Single Source. Smart Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



PROJECT NUMBER: 24192 DRAFTED BY: NGC

Sheet 1 of 4