



City of Madison

Proposed Rezoning and Conditional Use

Location

722 Williamson Street

Applicant

Williamson Associates c/o The Rifkin Group/
Lance McGrath-McGrath Property Group, LLC

From: TSS

To: PD(GDP-SIP)

Existing Use

Office building and surface parking lot

Proposed Use

Renovate existing Olds Seed Building to include 7,200 sq. ft of commercial space & 45 apartments and construct new 96-unit apartment building with 2 levels of parking

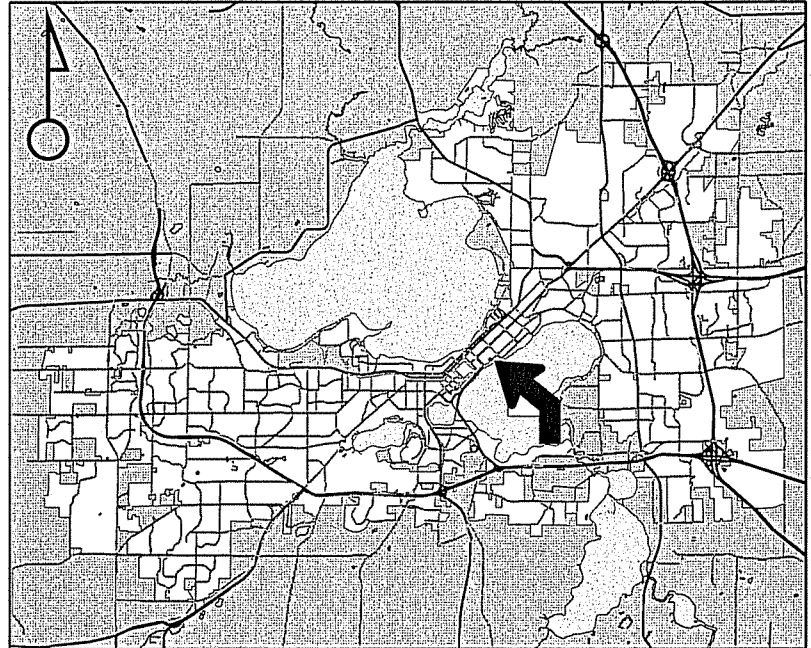
Public Hearing Date

Plan Commission

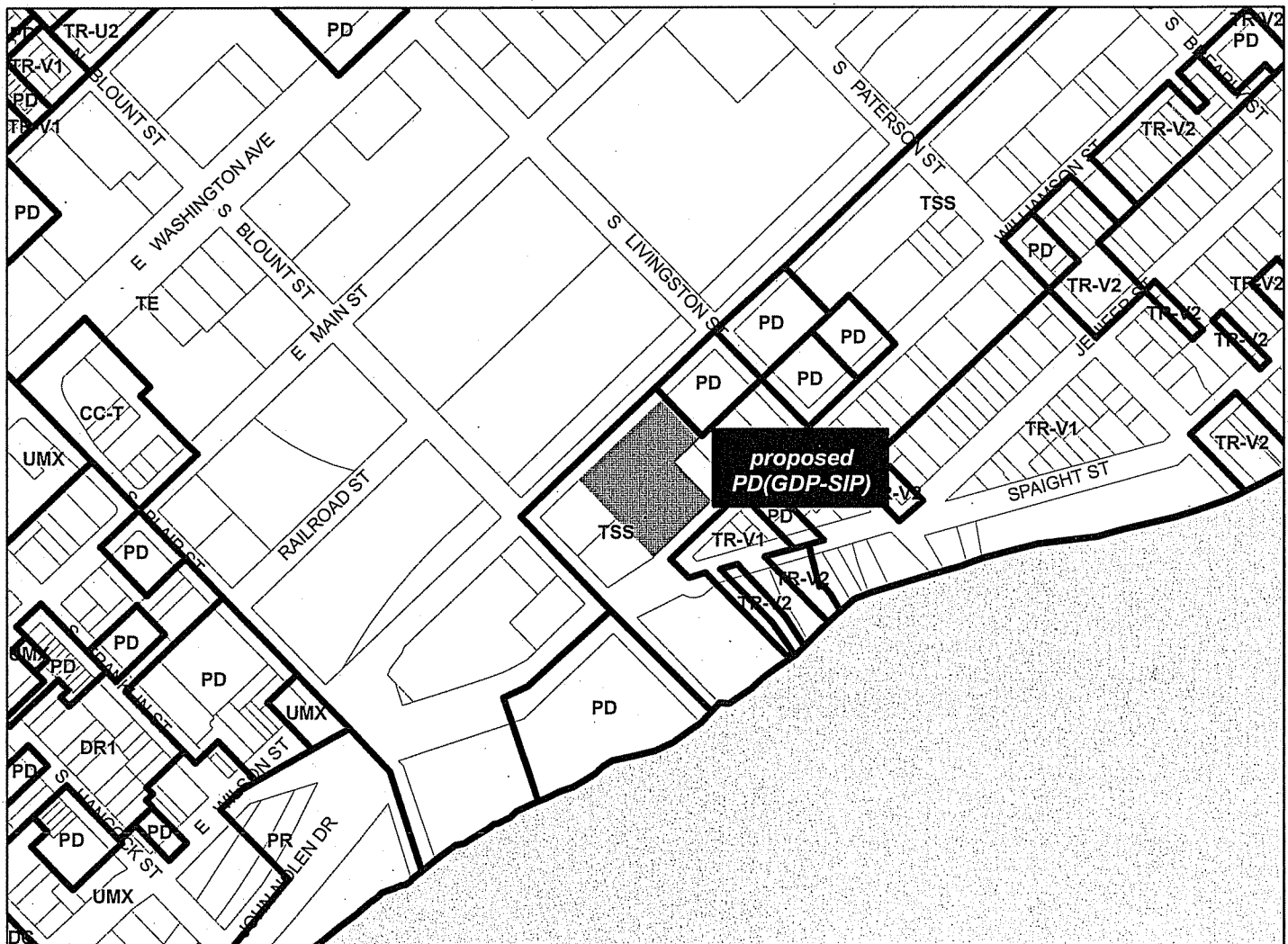
18 April 2016

Common Council

03 May 2016

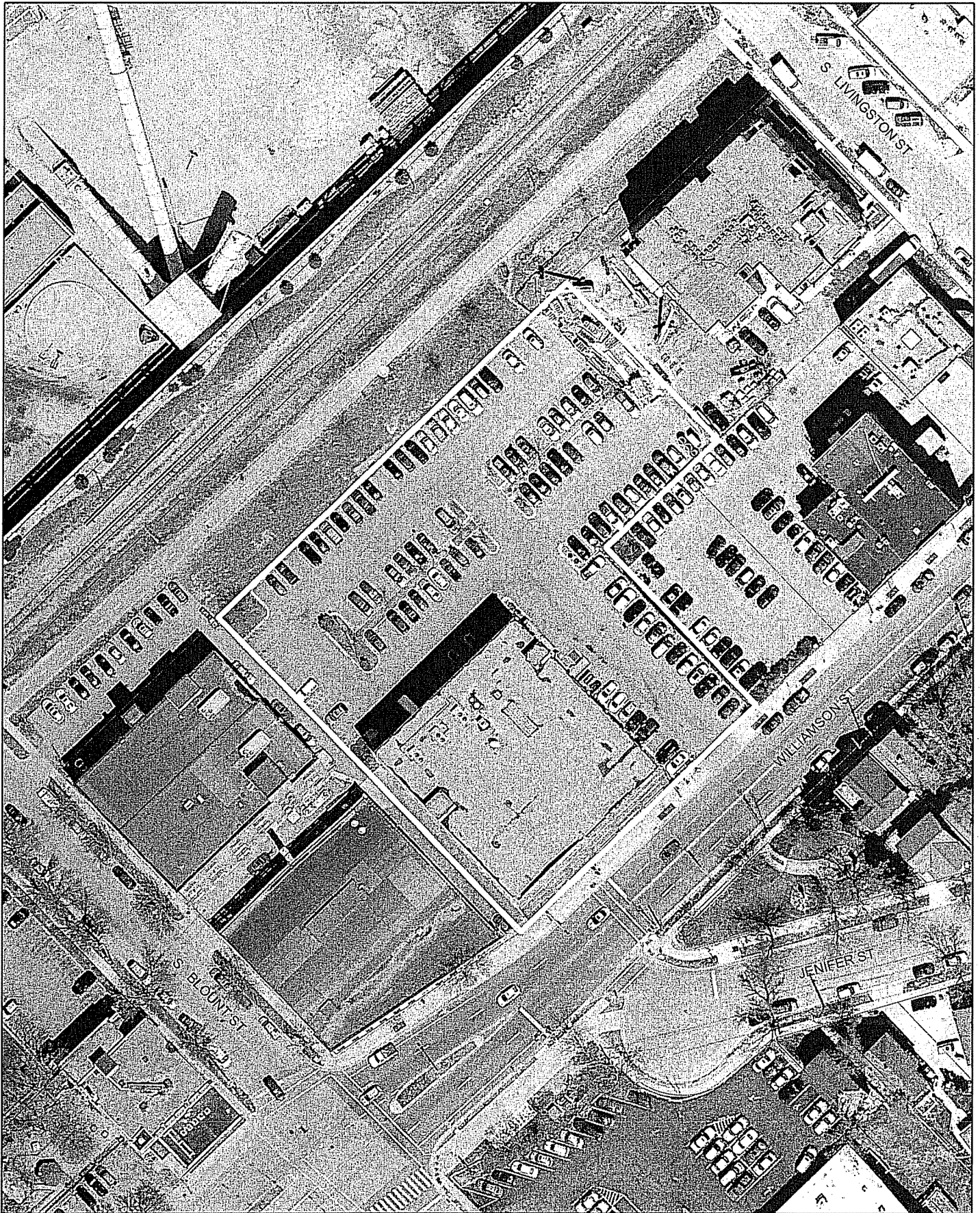


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 April 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	<u>61,500</u> Receipt No. <u>013132-0004</u>
Date Received	<u>2/12/16</u>
Received By	<u>[Signature]</u>
Parcel No.	<u>0709-134-1711-3</u>
Aldermanic District	<u>6 - Rummel</u>
Zoning District	<u>TSS</u>
Special Requirements	<u>HIS-TL</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 722 Williamson Street, Madison, WI 53703

Project Title (if any): 722 Williamson Street

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from TSS, HIS-TL to PD, HIS-TL
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Lance McGrath Company: McGrath Property Group, LLC
 Street Address: 222 S. Bedford St, Suite A City/State: Madison/WI Zip: 53703
 Telephone: (608) 345-3975 Fax: () Email: lance.mcgrath@mcgrathpropertygroup.com

Project Contact Person: SAME Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Williamson Associates c/o The Rifkin Group
 Street Address: 1402 Pankratz St Suite 101 City/State: Madison/WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Restoration of the "Olds Seed Building" into a mixed-use Concrete-Loft with 45 residential units and approx 7,200 SF of commercial space and construction of a new 5-story 96-unit residential building w/ 2 levels of structured parking

Development Schedule: Commencement June 1, 2016 Completion May 1, 2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|-----------------------------------------------|-------------------------------------------------|--------------------------------------------------------------|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Rummel and Marquette Neighborhood Association on December 9, 2015

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 1/13/16 Zoning Staff: Matt Tucker Date: 1/13/16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Lance McGrath Relationship to Property: Contract Owner

Authorizing Signature of Property Owner  Date 2.16.16



February 17, 2016

Katherine Cornwell
City of Madison
Department of Planning & Community & Economic Development
115 Martin Luther King Jr. Blvd.
Suite LL 100, Madison Municipal Building
Madison, WI 53703

**RE: LETTER OF INTENT
NEW MIXED USE DEVELOPMENT
722 WILLIAMSON STREET
MADISON, WI 53703**

Dear Ms. Cornwell,

The following is submitted together with the subdivision application, associated plans and documents for review by City Staff, the Landmarks Commission, the Urban Design Commission, the Plan Commission and the City Council for consideration of approval.

PROJECT TEAM:

Developer: McGrath Property Group, 222 S. Bedford St. Suite A, Madison, WI 53703
Architect: CaS4 Architecture, 303 S. Paterson St, Madison, WI 53703
Landscape Arch: Ken Saiki Design, 303 S. Paterson St, Madison, WI 53703
Civil Engineer: Vierbicher, 999 Fourier Dr. Suite 201, Madison, WI 53717

PROJECT OVERVIEW:

The proposed project consists of three parts:

1. A significant environmental remediation will be performed involving the excavation and proper disposal of on-site heating oil contaminated soils. A Brownfield Grant from the State of Wisconsin and PECFA funds will be used to pay for the majority of the costs incurred for this work.
2. A gut renovation of the existing 4-story, circa 1914 "Olds Seed Building" will be completed - converting it from its current office use into a "Concrete Loft" mixed-use building with 45 residential units and approximately 7,200 SF of commercial space on the first level fronting on Williamson Street.

3. Construction of a new 5-story, 96-unit residential building on the rear portion of the property flanking the bike path. This building will contain 2 levels of parking (one below grade and one above grade) with 4 stories of wood frame apartments above.

Specific building areas and other pertinent information is provided on the attached plans. No public subsidy is being requested for this project.

SITE:

The project is located on Lot 1 of Certified Survey Map No. 13306 (See Exhibit A) and consists of 64,689 SF (1.485 Acres). It is a uniquely shaped "thru-block" (has frontages on two parallel city right-of-ways), with approximately 198 FT of frontage along Williamson St and approximately 297 FT of Frontage on the unimproved East Wilson St. Right-of-Way. There is currently one 4-story building surrounded by approximately 50,000 SF of asphalt parking lot.

The project is located in the 6th Aldermanic District, Marquette Neighborhood and the Third Lake Ridge Historic District. It is currently zoned Traditional Shopping Street (TSS), HIS-TL.

NEIGHBORHOOD INPUT:

The project is located in the Marquette Neighborhood Association (MNA). City staff, the Alder and the MNA were notified in writing of this project on December 9, 2015. A public notice neighborhood meeting was held on January 7, 2016 and the MNA Preservation & Development Committee formed a sub-committee to review the project. The development team has met and shared information with this sub-committee and will continue to meet on an as-needed basis as the final details of the project are worked thru.

ZONING:

The proposed project is predominantly consistent with the current TSS zoning with the exception of the required set backs. However, in order to facilitate this unique development the project requires a certain degree of zoning flexibility. Therefore, it is necessary to rezone the site from its current TSS zoning to Planned Development District (PD). The following necessitates the rezoning of the site from TSS to PD:

1. Due to the unique geometry and the thru-block configuration of the site, the set back requirements of the TSS District unreasonably restricts development of the site.
2. The historic preservation of the Olds Building is cost intensive and is supported by the density of the new construction portion of the project.
3. The combined project results in the environmental remediation of the site.
4. The redevelopment of the site extends the life of a 100-year old building for at least another 100-years and engages and activates both buildings and the site with Williamson St. Transforming it from a black hole of activity to a vibrant and engaging streetscape.

The proposed project is generally consistent with neighborhood plans and other city plans.

ARCHITECTURE:

The development at 722 Williamson Street provides a unique opportunity to utilize one of the few older concrete framed warehouse buildings in Madison, The Olds Seed Building, and an adjacent open site along the bike path. The challenge of this particular site is creating a new building along what is essentially the rear yard of the site as it relates to Williamson Street and still provide for an active and engaging pedestrian experience and approach to the overall development and the housing component at the rear of the site.

The overall development is comprised of 141 total residential units, 96 in the new building adjacent to the bike path and 45 within the Olds Seed Building, and approximately 7,200 square feet of commercial space on the grade floor of the Olds Seed Building. The overall development is supported by 113 interior vehicle parking stalls on two levels within the new building to the rear of the site and 27 surface parking spaces. Bike parking is provided in several areas throughout the site and includes 32 exterior stalls and 156 interior stalls. To utilize the adjacency to the bike path we are working with the City to create a connection from the site to the path. As part of this connection we are looking to potentially incorporate a B-cycle station as well as a bike maintenance station within a light steel structure that defines and establishes a sense of entry to the development and neighborhood and begins to relate to the detailing we are suggesting for the promenade along the east face of the Olds Seed Building. Other bike parking for visitors of the residential component is located near the entry that we refer to as the lantern and bike parking for commercial use is located up along Williamson Street and along the promenade at the east face of the Olds Seed Building. In all we have 32 bike parking stalls to be used by visitors to the site. The bike parking required for the residential component of the project will be housed within the parking structure of the new building as well as the lower level of the Olds Building which will be connected to the below grade parking level.

The concept for allowing the pedestrian to engage the new building to the rear of the site and allow for activity to penetrate into the depth of the site is accomplished by two means. First is to activate the east face of the Olds Seed Building with what we are calling the "Promenade." The promenade is articulated and designed to suggest an old activated loading dock feel off the east face of the building. The components would render a light steel framed condition that would be traditionally appropriate for this building type and use. The promenade serves two functions; first is that it provides the ability to create outdoor space and activate the commercial spaces along the east face of the Olds Seed Building and the other is that it sets up an axial path pulling pedestrian traffic off of Williamson Street back to the main residential entry for both the new building and the residence of the Olds Seed Building. This entry is the second means to draw pedestrian traffic back in to the depth of the site. The residential entry is rendered as a two-story glass box identified as the "lantern". The lantern provides a terminus for the promenade and visually connects the pedestrian from the street back in to the site. The lantern also serves as the residential community hub; this is the location of all mail delivery for the residential component of the project as well as the main communal spaces for all residence. On the first floor of the lantern is a small lobby/waiting lounge for residence to greet guests. A grand stair case allows for connection from the first floor up to the second level of the lantern that houses a main communal lounge and game area as well as a two sided fireplace that connects to the second floor outdoor terrace space. This outdoor space will provide for outdoor bocce as well as grilling and lounge spaces for residence to utilize and socialize.

When looking at the two buildings the intent for the Olds Seed Building is take the interior of the building back to the concrete framed warehouse building it was originally rendered as and develop the upper three floors as concrete loft apartments. The grade level floor will be revitalized in a similar manner with the hope of attracting local tenants that will utilize the large clear space that the building offers. Exterior restoration of the main façade along Williamson Street will include some tuck pointing of the existing masonry façade as well as removal of the current windows and some EIFS infill to restore the façade back to its original layout of storefront on the grade level along Williamson Street. This will allow for an active and engaging streetscape and more appropriate window infill on the upper levels of the building. Currently on the three off street facades the building is clad in EIFS. This system was installed in the

early 1980s and was installed without a drainage layer as today's EIFS systems are detailed. Looking at how the current EIFS was installed and seeing noticeable cracking within the system we are assuming some water has gotten behind the system with no way to escape except back through the masonry wall. Based on the application of the existing EIFS and the moisture that has penetrated the system over the years we are assuming this has made the brick behind the system not viable or appropriate to expose to the exterior. The moisture along with the insulation that has been fastened directly to the masonry has more than likely destroyed the weathering capability of the masonry infill. We will be removing the existing EIFS and replacing it with a system that incorporates a drainage layer. The benefit to this solution is that we are able to insulate a building that was designed without insulation in mind and expose the masonry from the interior within the residential units where feasible to enhance the loft and residential experience. This exterior system will also continue to protect a building with great bones for many years to come. Along with replacing the cladding we will be replacing all of the windows and creating a few new window openings along the rear corners of both the east and the west elevations to allow additional windows in to some of the residential units.

The new building is rendered to be sympathetic to its neighboring structures in scale, proportion and materiality; it is not trying to mimic or pretend to be an old historic structure. The scale of the building is broken down by changes in material, and shifting in the form of the overall mass, of the building. Placement and scale of balconies is used to further articulate the façade of the building and provide a point of relief in the change in materials and mass of forms. Fenestration within the building is proportional to the openings that are found on adjacent building to the site and provides the residential units with monumental single hung windows within the main living spaces of the units. The repetitive rhythm of the openings reflects the simplicity and rhythm of the surrounding buildings. We are proposing two types of masonry; one that is buff tone to relate to some of the structures to the east and a second in a tone that is complementary to the Olds Seed Building. Both bricks will be modular in scale as found on adjacent structures. The brick will not try to mimic the character of the 100 year old brick found on adjacent structures, but will look to be sympathetic in the color palette. The other two materials are metal panel; the lighter material would be rendered as a flat seam hook and strap cladding while the darker metal would be a horizontal "S" profile panel to provide a play on texture and depth between the two materials and the adjacent brick within the palette.

REFUSE & RECYCLING:

Garbage and recycling containers serving both buildings will be located in an enclosed room in the upper parking level at the end of the access driveway. A private collection service will be used and their vehicles will pull into the driveway and temporarily park while the roll out containers are loaded for collection.

AFFORDABLE HOUSING:

We are working with WHEDA to finance the project. If successful we will be renting 20% of the units (29) at 80% of Dane County Medium Income.

GREEN FEATURES:

We will be working with Focus on Energy to incorporate as many energy efficient features as possible. We anticipate using energy efficient light fixtures, energy star appliances, high efficiency forced air furnaces and air conditioners, low flow plumbing fixtures, and Low-E glass on the windows. Common mechanicals will also be high efficiency.

We will also explore photovoltaic solar panels on the roof - and hopefully will be able to install them if we can receive subsidies to help off set the significant initial cost of the solar installation.

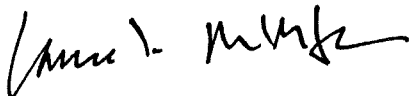
We will install a minimum of two electric car charging stations in the parking level and will have the ability to add more in the future if needed.

PROJECT SCHEDULE:

FEB 17, 2016:	Formal Application
MAR 14, 2016:	Landmarks Commission
APR 6, 2016:	Urban Design Commission
APR 18, 2016:	Plan Commission
MAY 3, 2016:	City Council
JUN 1, 2016:	Start Remediation/Construction
MAY 1, 2017:	Certificate of Occupancy

Please feel free to contact me if additional information is needed.

Sincerely,



Lance T. McGrath
Owner - McGrath Property Group, LLC

EXHIBIT A

Legal Description

CERTIFIED SURVEY MAP NO. 13306

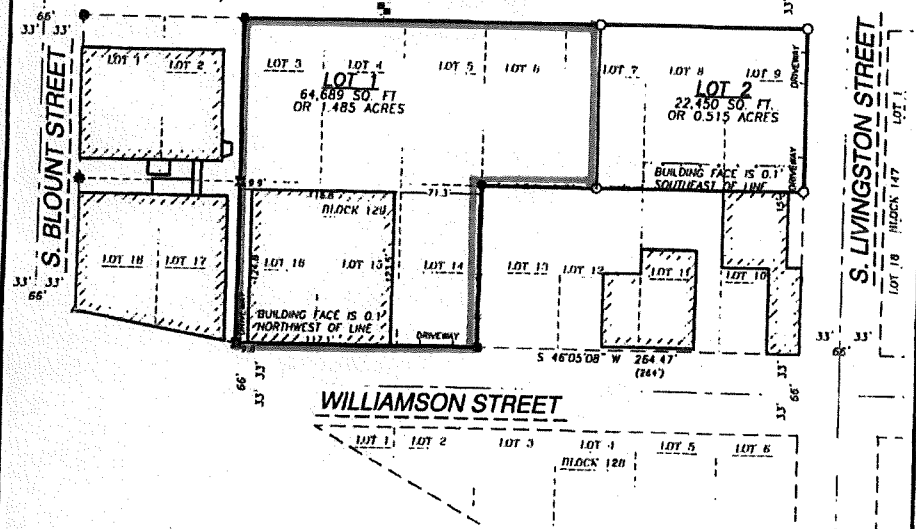
ALL OF LOTS 3 THROUGH 9 AND LOTS 14 THROUGH 18, BLOCK 129, ORIGINAL PLAT OF MADISON,
 LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER
 OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 9 EAST,
 CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING BUILDINGS

UNION PACIFIC RAILROAD COMPANY

E. WILSON STREET (ISTHMUS BIKE PATH)

(NO MOTORIZED VEHICULAR ACCESS)



WILLIAMSON STREET

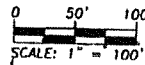
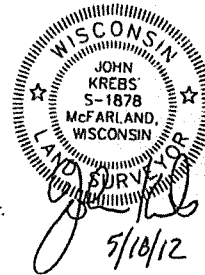
LEGEND

- GOVERNMENT CORNER
- 1/4" REBAR FOUND
- COTTON SPINDLE FOUND
- CHISELED "X" FOUND
- PK/MAG NAIL FOUND
- 1/4" x 24" REBAR SLT (1.50 LBS/LF)
- MONITORING WELL
- APPROXIMATE LOCATION
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- BUILDING
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER
- DRAINAGE ARROWS

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS DANE ZONE 1991), NORTH AMERICAN DATUM 1983(1991), (NAD 83(91)), THE SOUTH LINE OF THE SOUTHWEST QUARTER BEARS, S 88°53'32" E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF AUGUST 8, 2011.
3. ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SITE BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 13, T7N, R9E, ELEVATION=918.45.

SEE PAGE 3 OF 5 FOR ADDITIONAL NOTES 4 THRU 7 FOR EASEMENT INFORMATION.



PREPARED BY: JSD Professional Services, Inc. <small>• Topography • Surveying • Planning</small> 181 HORIZON DRIVE, SUITE 101 WISCONSIN, WISCONSIN 53703 PHONE: (608)448-3000	PREPARED FOR: THE RIFKIN GROUP, LTD 14 WEST MAFFLIN STREET, STE. 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO: 11-1761 FILE NO: B-202 FIELDBOOK/PG: 185/48 SHEET NO: 2 OF 3	SURVEYED BY: MAD DRAWN BY: JK CHECKED BY: DRS APPROVED BY: HPJ
		VOL. 86 PAGE 46 DOC. NO. 4884155 C.S.M. NO. 13306	

ZONING TEXT

722 Williamson St. Redevelopment

Madison, WI 53703

February 17, 2016

Legal Description: Lot 1 Certified Survey Map No. 13306, City of Madison, Dane County, Wisconsin.

- A. Statement of Purpose:** The purpose of this Mixed-Use Planned Development Zoning District is to create a regulatory framework to allow for the unique redevelopment of the site, including; the environmental remediation of the site, the renovation of the "Olds Seed Building" into a mixed use "Concrete-Loft" building with 45 residential Units and approximately 7,200 SF of commercial space, and the construction of a new 96-Unit residential building with two levels of enclosed parking.
- B. Permitted Uses:**
1. **Uses:** As allowed in Chapter 28.061 of the Madison General Ordinances for the TSS zoning District.
 2. **Residential:**
 - a. **Multi-family:** As shown on the approved Specific Implementation Plans.
 3. **Commercial Recreation, Entertainment and Lodging:**
 - a. **Indoor Recreation:** Permitted
 4. **Accessory Uses and Structures:**
 - a. **Outdoor Eating Areas associated with food and beverage establishments:** As shown on the approved Specific Implementation Plans, subject to any conditions of approval deemed necessary by the Plan Commission during its review, including limitations on hours of operation and amplified sound.
 - b. **Emergency Electrical Generator:** As shown on the approved Specific Implementation Plans.
- C. Lot Area:** 64,689 square feet (1.485 acres)
- D. Building Height and Floor Area Ratio:** As shown on the approved Specific Implementation Plan.
- E. Yard Requirements:** As shown on the approved Specific Implementation Plan.
- F. Landscaping:** As shown on the approved Specific Implementation Plan.

- G. Accessory Off-Street Parking & Loading:** As shown on the approved Specific Implementation Plans.
- H. Site Lighting:** As shown on the approved Specific Implementation Plan.
- I. Signage:** Signage for the site shall be limited to the maximum permitted in the TSS zoning district, and as approved by the Urban Design Commission or its secretary, and the Zoning Administrator.
- J. Family Definition:** The definition of family for this PD district shall coincide with the definition in Chapter 28.211 of the Madison General Ordinances for the TSS zoning district.
- K. Alterations and Revisions:** No alterations or revisions of the planned development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the District and are compatible with the concept approved by the City Plan Commission.



CITY OF MADISON FIRE DEPARTMENT

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 722 WILLIAMSON STREET

Contact Name & Phone #: MARC SCHELLFEFFER / 608.709.1250

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2012 Edition Chapter 5 and Appendix D; please see the codes for further information.

722 WILLIAMSON STREET DEVELOPMENT

722 Williamson Street
Madison, WI 53703



February 17, 2016 -- City of Madison Development Review Submittal

Civil Engineer	Landscape Architect	Architectural
Vierbicher 999 Fourier Drive, Suite #201 Madison, WI 53717 ph 608-826-0532	Ken Saiki Design, Inc. 303 S. Paterson Street, Ste One Madison, WI 53703 ph 608-251-3600	CaS Architecture, LLC 303 S. Paterson Street, Ste One Madison, WI 53703 ph 608-709-1250
C100 Existing Conditions C101 Site Plan C102 Demolition Plan C103 Utility Plan C104 Grading and Erosion Control Plan	L100 Landscape Plan Rendered Site Plan (11x17)	G001 Titlesheet and Project Information G002 Fire Department Access Plan A100 Overall Lower Level Plan A101 Overall Grade Level Plan A102 Overall Second Level Plan A103 Overall Third - Fifth Level Plans A104 Overall Roof Plan A200 North and East Elevations - New Bldg. A201 South and West Elevations - New Bldg A210 North and East Elevations - Olds Seed Building A211 South and West Elevations - Olds Seed Building E001 Overall Exterior Photometrics Exterior Lighting Cutsheets (8.5"x11") Context Map and Images (11x17) Rendered Building Images - (3 - 11x17) Sun Study - (11x17) Olds Seed Building Street Elevation (11x17)

PROJECT INFORMATION

Site Area: 64,889 sf

Building Footprint: 39,004 sf

SQUARE FOOTAGE BY USE:

Use	Gross Square Feet
Parking and Storage (S-2)	61,055
Commercial and Core (A-2 and/or B)	8,896
Residential and Core (R-2)	128,744

BUILDING SUMMARY	
Building Type:	Apartment House
Occupancy Classification:	R-2 over A-2, B and S-2 (3 hour separation at second floor line)
Construction Type:	Type 1A up to 2nd Level, VA above
Maximum Allowable Area:	36,000 gsf/floor
Maximum Allowable Stories:	4 over 2nd level separation
Total Occupancy Load:	
Residential (R-2)	634 occupants (128,744 gsf / 200 gsf per occ.)
Commercial Space (A-2)	288 occupants (4,015 rsf / 15 rsf per occ.)
Business (B)	17 occupants (3,255 gsf / 200 gsf per occ.)
Parking (S-2)	305 occupants (61,055 gsf / 200 gsf per occ.)
TOTAL	1,224 occupants

BUILDING TOTALS

Level	Gross Square Feet
Lower Level (New Building)	23,355
Lower Level (Olds Seed Building)	14,585
Grade Level (New Building)	24,419
Grade Level (Olds Seed Building)	14,585
Second Level (New Building)	19,788
Second Level (Olds Seed Building)	14,585
Third Level (New Building)	18,736
Third Level (Olds Seed Building)	14,585
Fourth Level (New Building)	18,736
Fourth Level (Olds Seed Building)	14,585
Fifth Level (New Building)	18,736
TOTAL	196,695

PARKING COUNTS

Automobile (Interior Residential)	113
4 Handicap Stalls provided (2%)	
Automobile (Surface Parking)	27
21 stalls for 7,000 sf of Commercial Space	
6 stalls for Residential guests	
TOTAL ONSITE PARKING	140
BIKE PARKING REQUIRED	189
141 (1 & 2 bedroom units)	141
Guests (141 units * .1 stalls/unit)	14
Commercial (2 per 1,000 sf)	14
TOTAL ONSITE BIKE PARKING	189
Bike Parking in Parking Garage and Lower Level of Olds Seed Building	156
Exterior Parking for Commercial and Visitors	32

CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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NOT FOR CONSTRUCTION

**722 Williamson Street
Apartments**
722 Williamson Street
Madison, WI 53703
Project #: 15003.00

Design Development

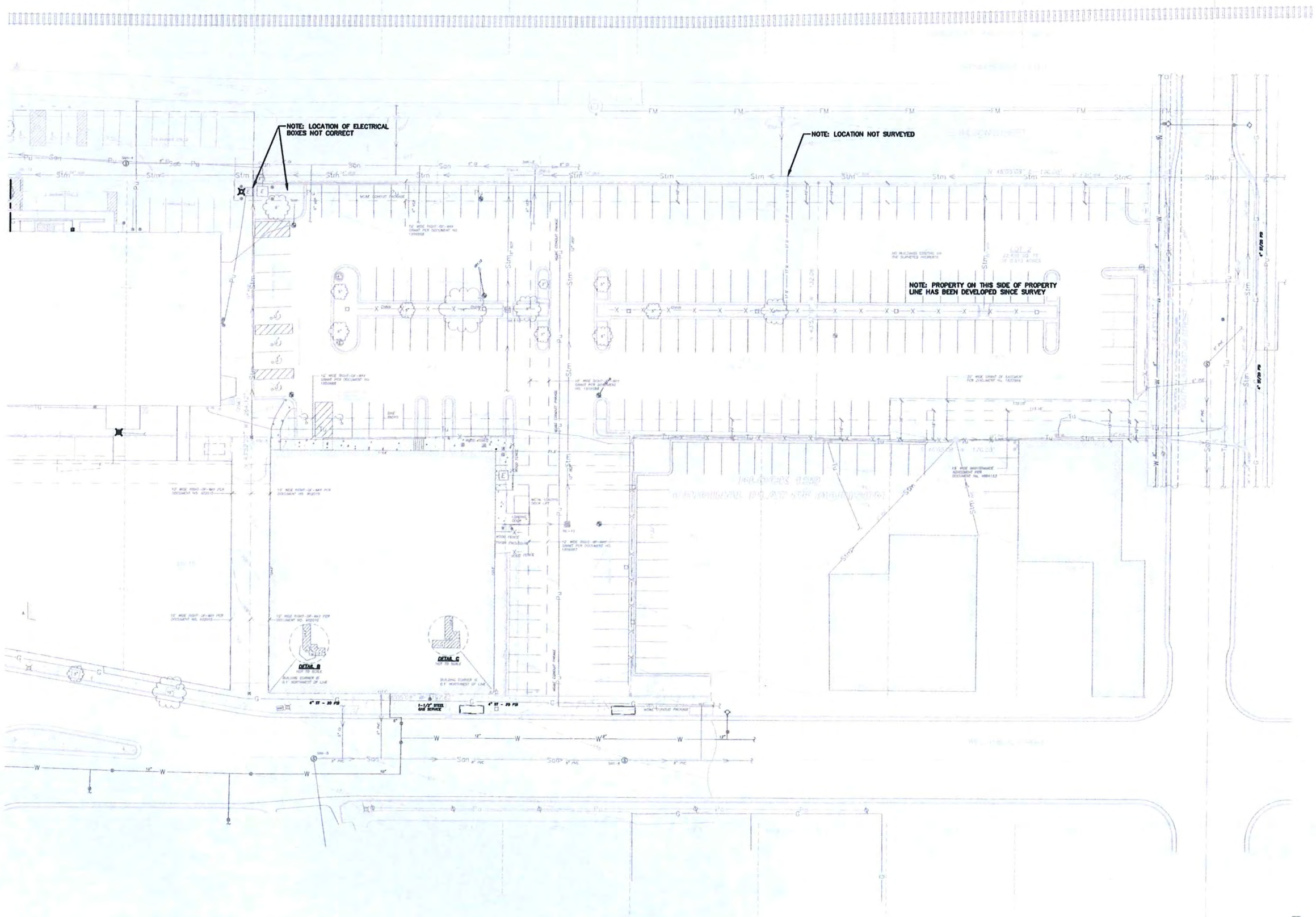
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Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

TITLESHEET

G001



CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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**722 Williamson Street
 Apartments**
 722 Williamson Street
 Madison, WI 53703
 Vierbicher Project #: 150341

Design Development

Issued for:

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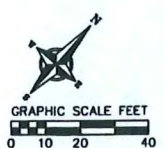
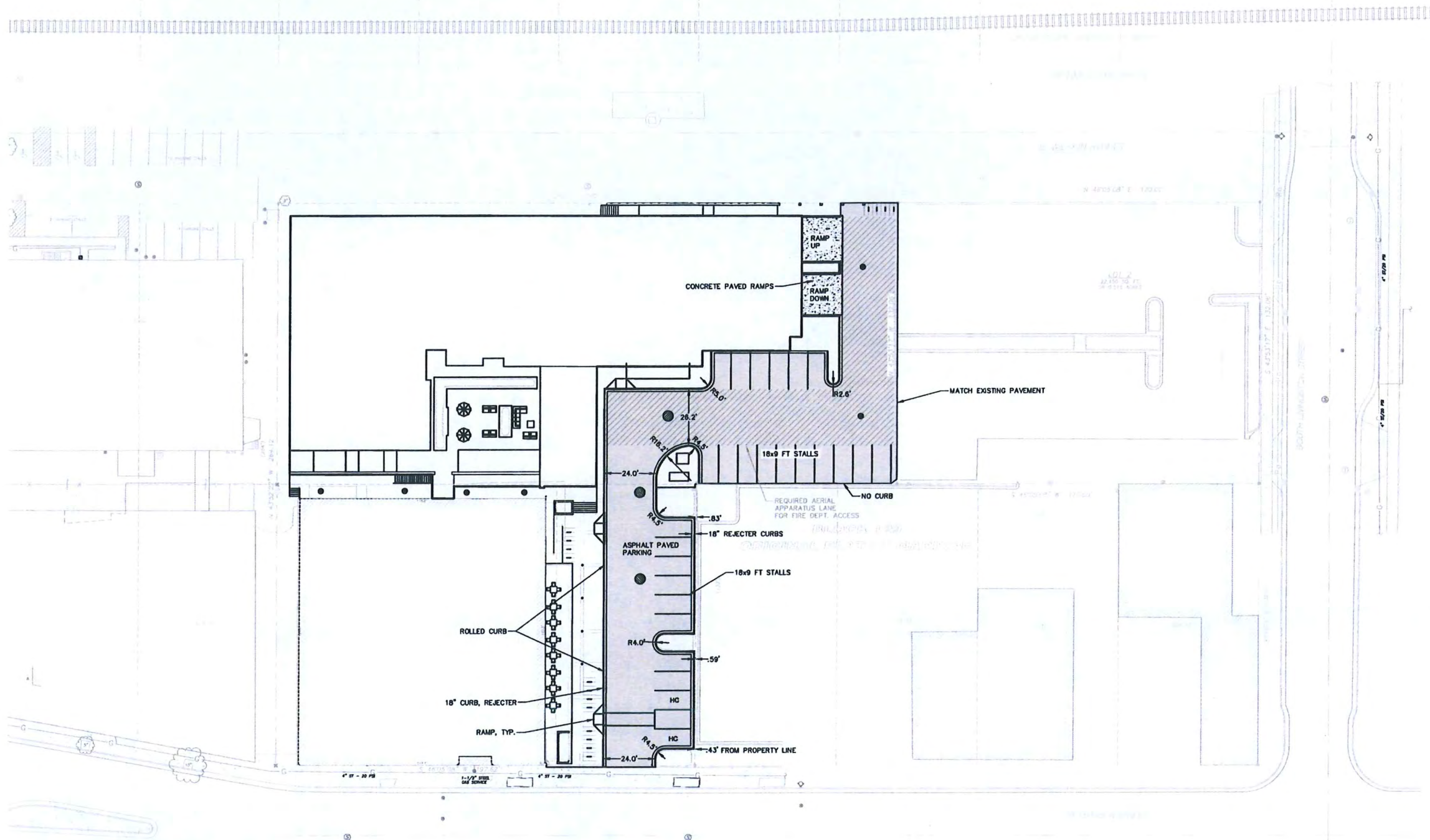
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 Checked by: TSCH - VIERBICHER

**EXISTING
 CONDITIONS**

C100



Project Name: 722 Williamson Street Apartments
 Project #: 150341



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vierbicher |
 planners | engineers | architects
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 119 Kaula Drive, Suite 201 Madison, Wisconsin 53717

CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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NOT FOR CONSTRUCTION

**722 Williamson Street
 Apartments**
 722 Williamson Street
 Madison, WI 53703
 Vierbicher Project #: 150341

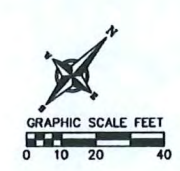
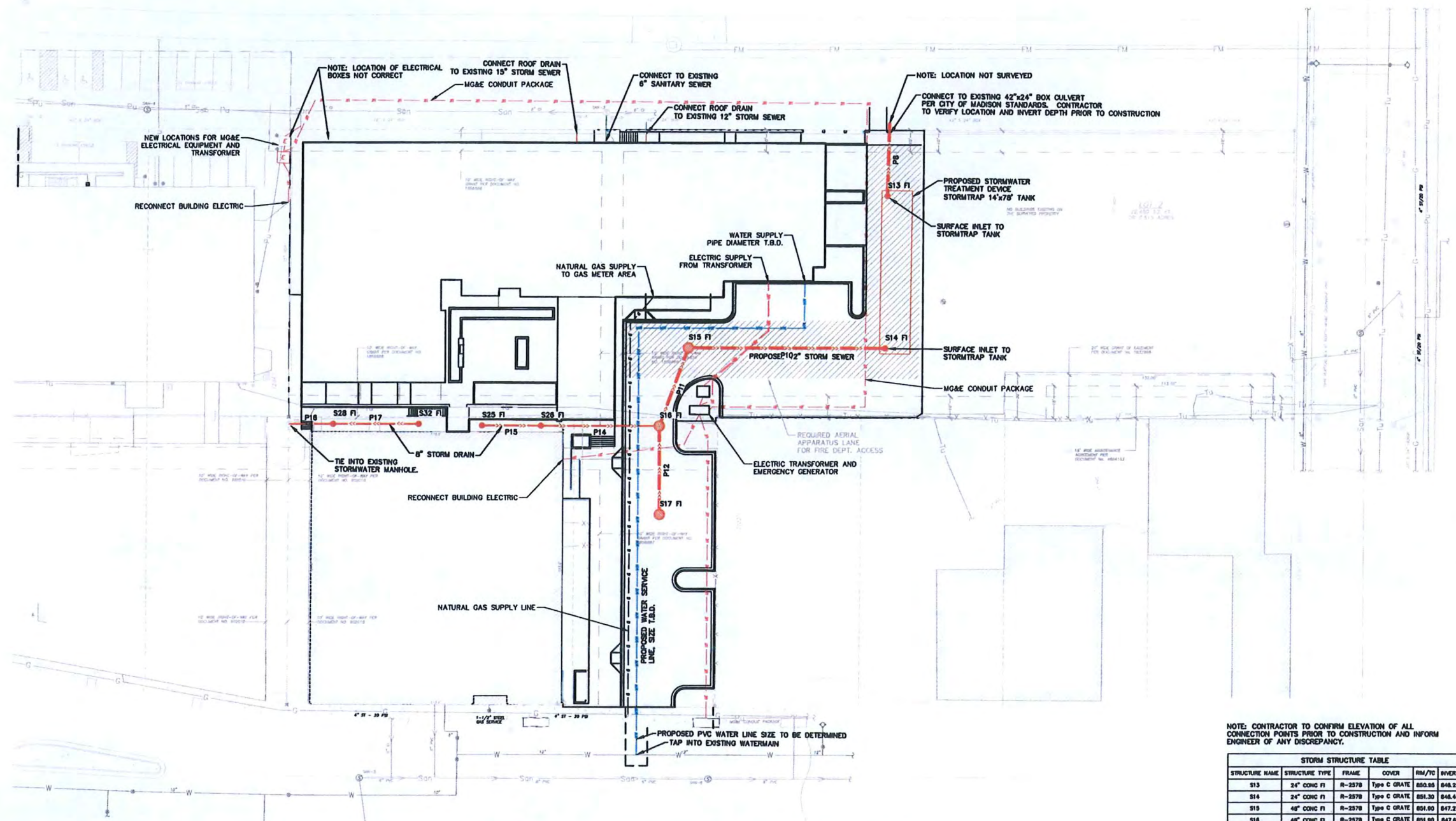
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 Checked by: TSCH - VIERBICHER

**SITE
 PLAN**
C101

Project Name: 722 Williamson Street Apartments
 Project #: 150341



NOTE: CONTRACTOR TO CONFIRM ELEVATION OF ALL CONNECTION POINTS PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCY.

STRUCTURE NAME	STRUCTURE TYPE	FRAME	COVER	RM/TC	INVERT
S13	24" CONC FI	R-2578	Type C GRATE	852.85	846.25
S14	24" CONC FI	R-2578	Type C GRATE	851.30	846.45
S15	48" CONC FI	R-2578	Type C GRATE	851.90	847.27
S16	48" CONC FI	R-2578	Type C GRATE	851.90	847.81
S17	48" CONC FI	R-2578	Type C GRATE	853.08	847.99
S28	8" CONC FI	R-4040-8	Type C GRATE	858.30	852.67
S29	8" CONC FI	R-4040-8	Type C GRATE	858.30	852.70
S30	8" CONC FI	R-4040-8	Type C GRATE	858.30	852.60
S32	8" CONC FI	R-4040-8	Type C GRATE	858.33	852.99

STORMTRAP TANK IS A CUSTOM PRODUCT. SEE MANUFACTURER DETAILS. S13 AND S14 ARE OPENINGS DIRECTLY TO THE TANK, NOT MANHOLES. PIPES CONNECT INTO THE STORMTRAP TANK, NOT TO MANHOLES.

PIPE NAME	PIPE TYPE	SIZE (IN)	FROM TO	LENGTH (FT)	START INV	END INV	SLOPE
P8	RCP	12	S13 S4	34	846.10	846.25	3.41%
P10	RCP	12	S14 S15	90	846.45	847.27	0.90%
P11	RCP	12	S15 S16	38	847.27	847.81	0.60%
P12	RCP	12	S16 S17	41	847.81	847.99	0.20%
P14	PVC	8	S28 S29	55	852.70	852.70	0.72%
P15	PVC	8	S29 S30	27	852.70	852.67	1.02%
P16	PVC	8	S30 S32	20	848.40	852.60	20.60%
P17	PVC	8	S32 S33	39	852.60	852.99	1.02%

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722 Williamson Street Apartments
722 Williamson Street
Madison, WI 53703
Vierbicher Project #: 150341

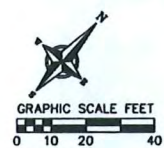
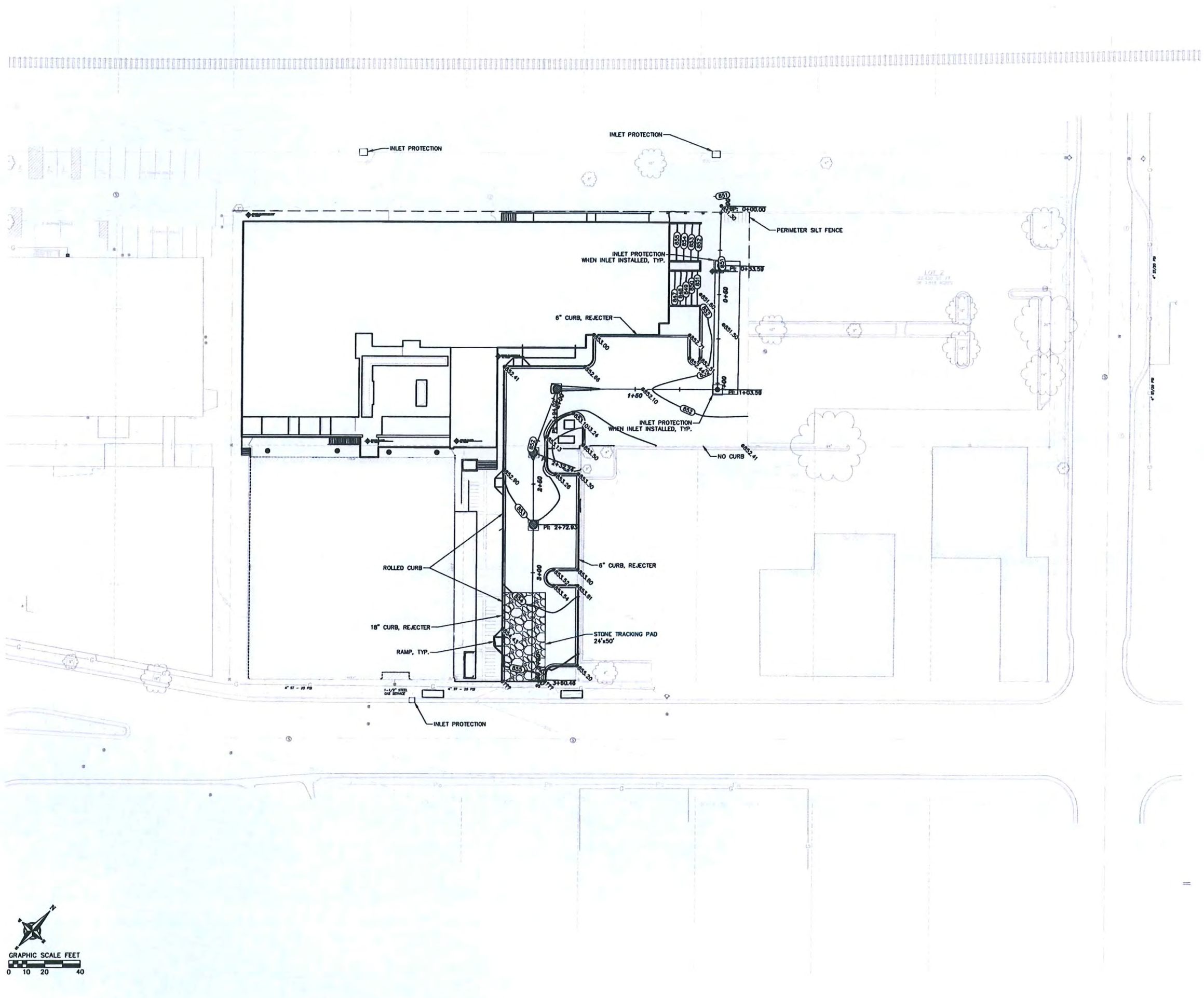
Design Development

Issued for:

No.	Description	Date
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UTILITY PLAN
C103



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 Planning Commission - April 13, 2018
 Common Council - May 3, 2018

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 Madison, WI 53703
 Vierbicher Project #: 150341

Design Development

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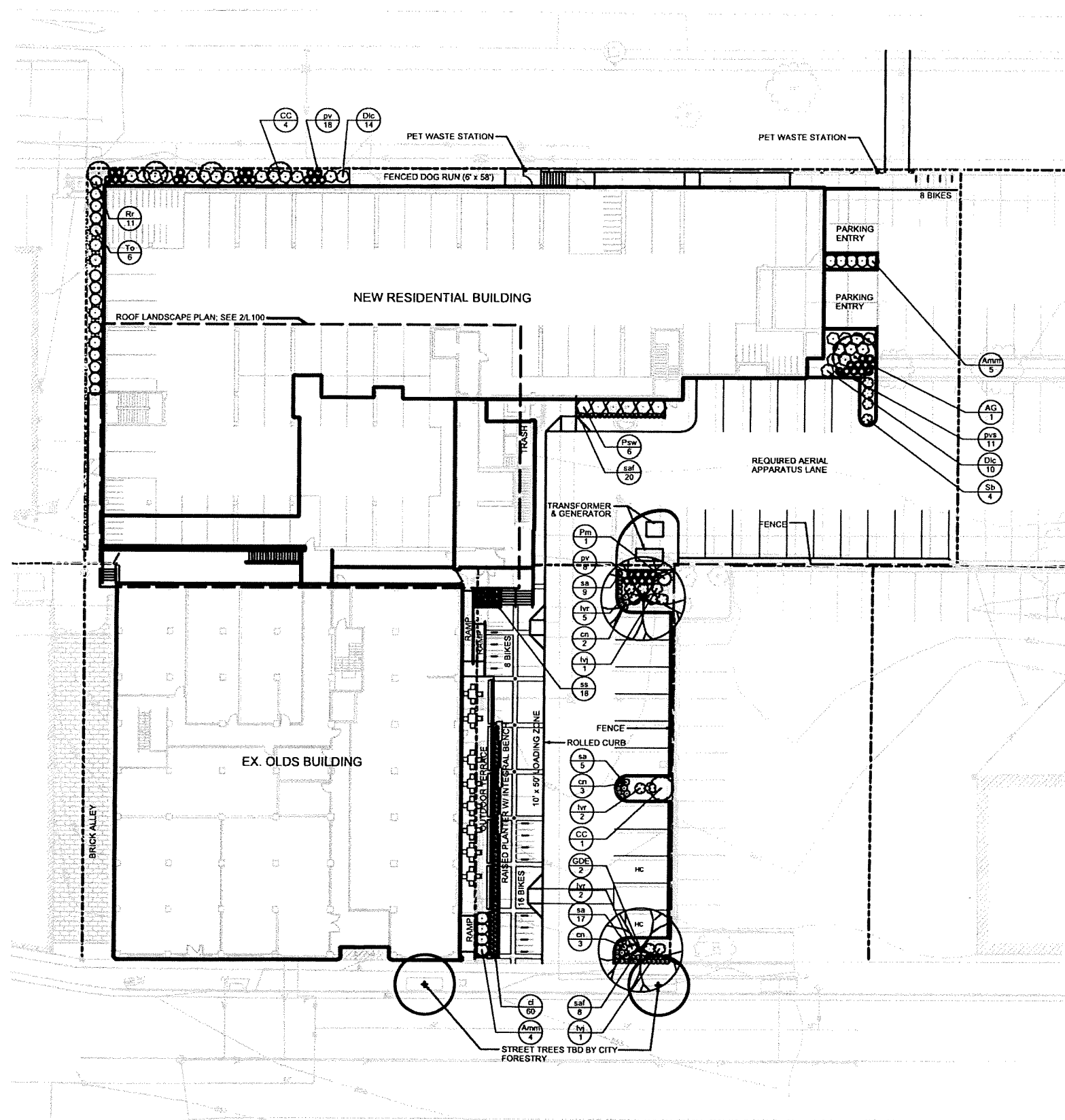
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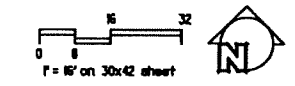
GRADING AND EROSION

C104

Project Name: 722 Williamson Street Apartments
 Project #: 150341



1 LANDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
AG	Aristauchenia grandiflora / Autumn Brilliance® Serviceberry	8 & 8		6' H.	1
CC	Corylus americana 'Fresno'™ / American Hornbeam	8 & 8		5' HT.	5
GJE	Gymnocladia dioica 'Espresso' / Kentucky Coffeetree	8 & 8	3' Cal	8' H. (MIN.)	2

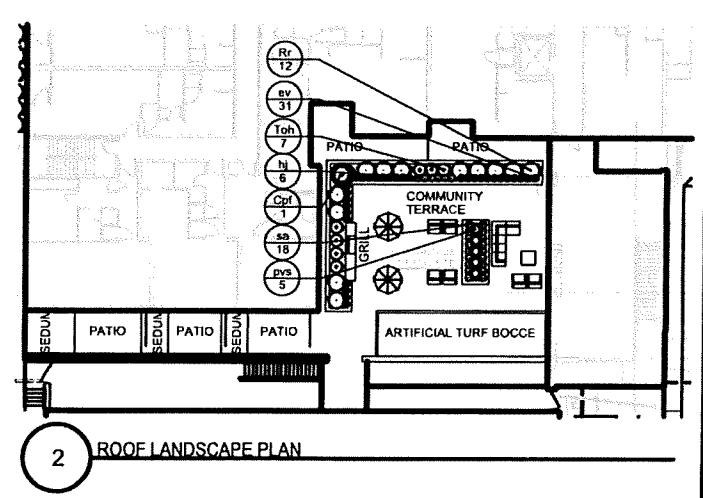
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD#	FIELD#	SPACING	QTY
Am	Aronia melanocarpa 'Morton'™ / Queen Beauty Black Chokeberry	3 gal			48" o.c.	9
Dc	Diervilla lonicera 'Copper' / Copper Low Bush Honeyuckle	3 gal			48" o.c.	24
Hj	Juniperus horizontalis 'Blue Star' / Blue Star Juniper	3 gal			42" o.c.	2
hr	Asx verticillata 'Red Sprite' / Red Sprite Winterberry	3 gal			42" o.c.	9
Psw	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal		30" HT	60" o.c.	6
Rr	Ribes rubrum 'Red Lake' / Red Lake Currant	3 gal			48" o.c.	23
Sb	Spiraea betulifolia 'Tor' / Bechtel Spiraea	3 gal			42" o.c.	4

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD#	FIELD#	SPACING	QTY
Cy	Chamaecyparis spicata 'Filiformis' / Golden Cham Threadbranch Cypress	5 gal			60" o.c.	1
Pm	Pinus mugo 'Big Tuna' / Mountain Pine	5 gal		4' HT. (MIN.)	60" o.c.	1
Toh	Thuja occidentalis 'Holmskip' / Holmskip Cedar	5 gal			36" o.c.	7
To	Thuja occidentalis 'Wintergreen' / Arborvitae	5 gal		4' HT. (MIN.)	60" o.c.	6

ORNAMENTAL GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	FIELD#	FIELD#	SPACING	QTY
q	Quercus laevis / Wood Oats	1 gal			18" o.c.	8
pv	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal			30" o.c.	28
pvs	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	1 gal			30" o.c.	18
sa	Sesleria autumnalis / Autumn Moor Grass	1 gal			18" o.c.	49
ss	Sesleria sadleriana / Green Moor Grass	1 gal			18" o.c.	18

PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD#	FIELD#	SPACING	QTY
ca	Callirhoe nemoralis / Queen's Crown	1 gal			24" o.c.	8
ev	Echinacea purpurea 'White Swan' / White Swan Echinacea	1 gal			18" o.c.	31
h	Hosta 'June' / June Hosta	1 gal			18" o.c.	6
sal	Sedum 'Autumn Fire' / Autumn Fire Sedum	1 gal			18" o.c.	28

SEDUM MIX	BOTANICAL NAME / COMMON NAME	SIZE/SPACING
	Sedum album	90% minimum coverage at installation
	Sedum album 'Coral Glow'	
	Sedum album 'Kulense'	
	Sedum album 'Sunburst'	
	Sedum album 'Angelina'	
	Sedum album 'Dragon's Blood'	



2 ROOF LANDSCAPE PLAN

- NOTES:
- All plant beds and mulch rings shall have shredded hardwood bark mulch unless otherwise noted.
 - Plantings shall not be permanently irrigated.
 - Contractor shall contact City Forestry at least 48 hours prior to any work on street trees.
 - The planned removal of trees includes all brush and stump removal.
 - For existing street trees to be protected, contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5'-0" from both sides of the tree along the length of the terrace. No excavation is permitted within 5'-0" of the outside edge of a tree trunk. If excavation within 5'-0" of any tree is necessary, contractor shall contact City Forestry (262-4816) 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.
 - Indicated street trees shall be removed & replaced w/ 3" caliper trees, species to be determined by City Forestry. These trees shall be planted in Necanah 4x8' (R-8815-A) tree grates to be determined by City Engineering.
 - 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.
 - Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.

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KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

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MADISON, WI 53703
Phone: 608 251-3600

NOT FOR CONSTRUCTION

CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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 Landmarks Commission - March 14, 2016
 Urban Design Commission - April 6, 2016
 Plan Commission - April 18, 2016
 Common Council - May 3, 2016

722 Williamson Street Apartments
 722 Williamson Street
 Madison, WI 53703
 Project #: 15003.00

Design Development

Issued for:

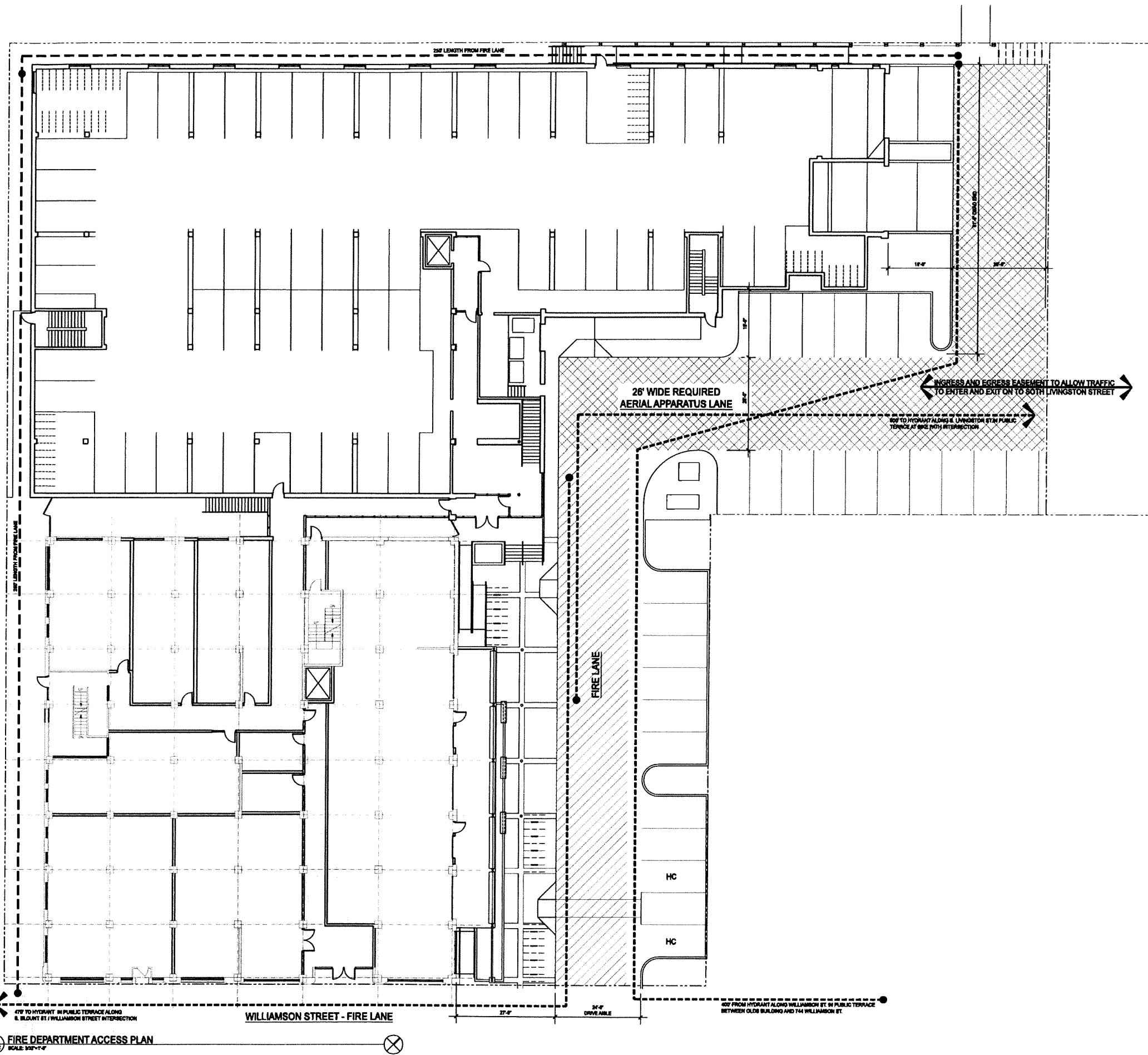
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 Checked by: CaS4 Architecture

LANDSCAPE PLAN

L100

Project Name: 722 Williamson Street Apartments
Project #: 15003.00



CāS₄
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**722 Williamson Street
 Apartments**
 722 Williamson Street
 Madison, WI 53703

Project #: 16003.00

Design Development

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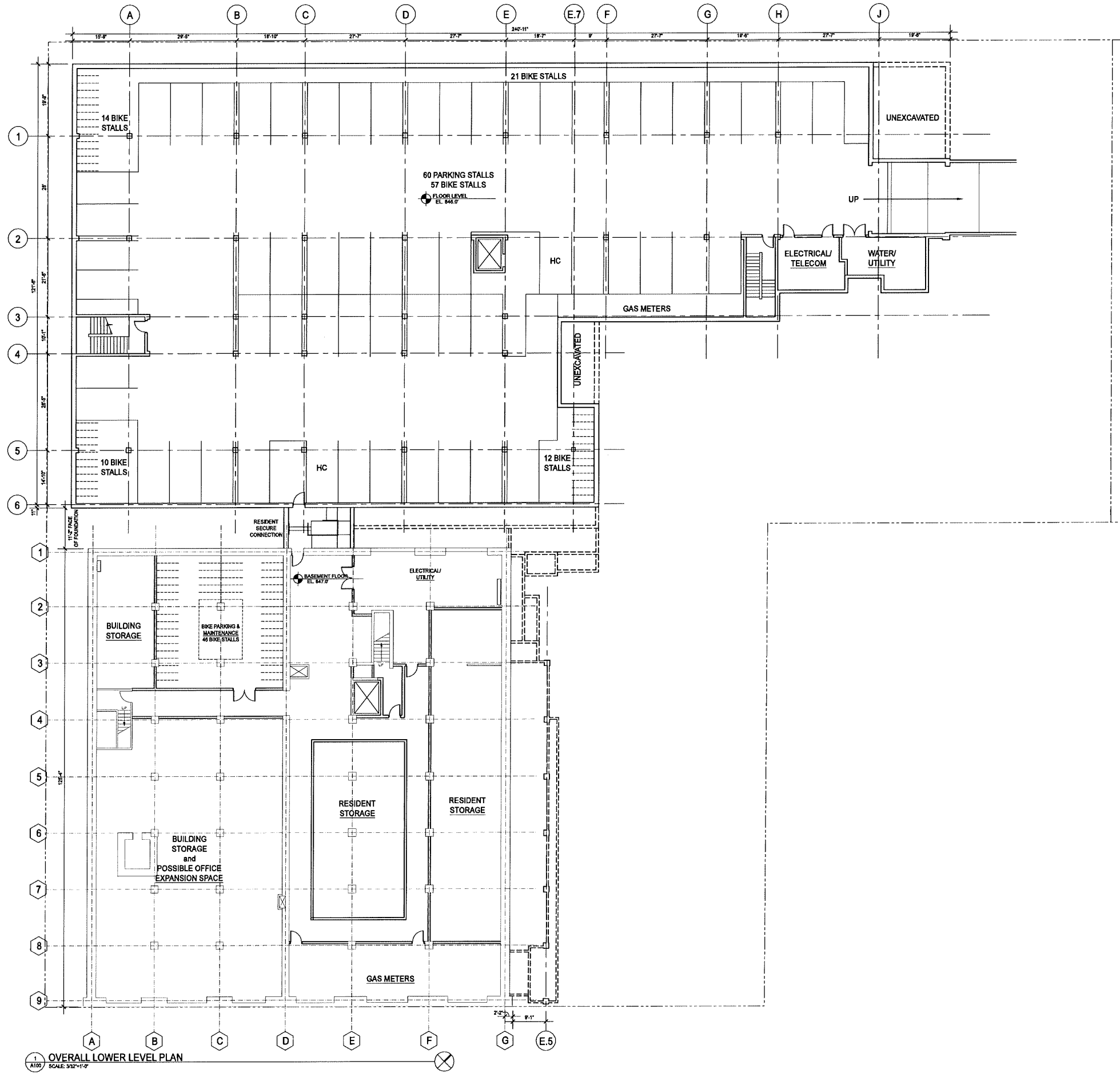
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 Checked by: CaS4 Architecture

**FIRE DEPARTMENT
 ACCESS PLAN**

G002

1 FIRE DEPARTMENT ACCESS PLAN
 SCALE: 1/8"=1'-0"

Project Name: 722 Williamson Street Apartments
 Project #: 16003.00



1 OVERALL LOWER LEVEL PLAN
SCALE: 3/32"=1'-0"

CaS4
architecture, llc

303 South Peterson Street, Suite One
Madison, WI 53703
ph 608-709-1250

Madison Project File #15003.00 - 722 Williamson Street Apartments

CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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 Plan Commission - April 18, 2016
 Common Council - May 3, 2016

NOT FOR CONSTRUCTION

**722 Williamson Street
Apartments**
 722 Williamson Street
 Madison, WI 53703
 Project #: 15003.00

Design Development

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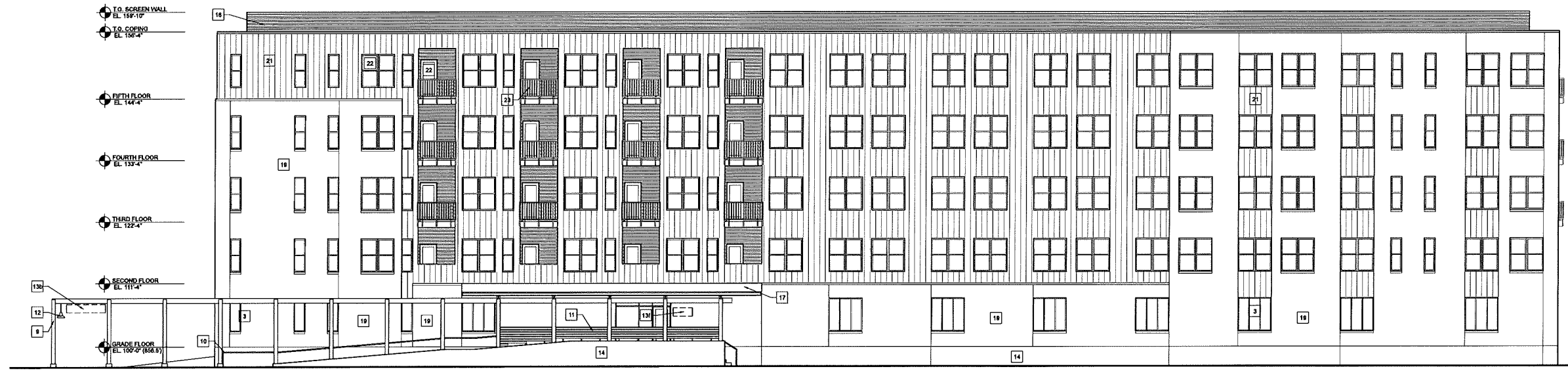
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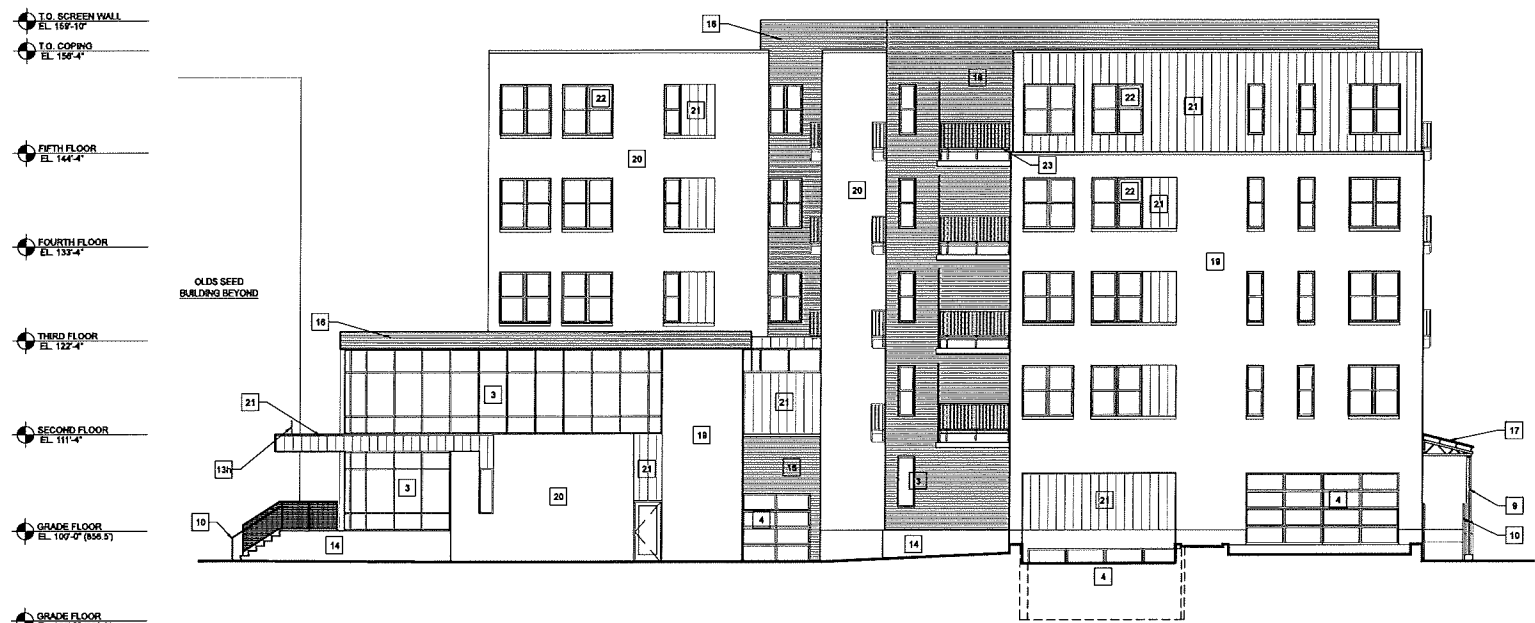
**OVERALL LOWER
LEVEL PLAN**

A100

Project Name: 722 Williamson Street Apartments
Project #: 15003.00



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



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEYNOTE LEGEND

- 1 EXISTING MASONRY TO BE TUCK POINTED AS REQUIRED
- 2 NEW THERMALLY BROKEN ALUMINUM CLAD WINDOWS; MEDIUM BRONZE FINISH
- 3 NEW THERMALLY BROKEN ALUMINUM STOREFRONT; FINISH VARIES BY LOCATION
- 4 NEW THERMALLY BROKEN ALUMINUM GARAGE DOOR SYSTEMS; FINISH VARIES BY LOCATION
- 5 INSULATED CLEAR GLASS
- 6 INSULATED TEXTURED GLASS
- 7 NEW EIFS SYSTEM, REMOVING ALL EXISTING EIFS AND REPLACING WITH 2" EIFS SYSTEM ON DRAINAGE LAYER
- 8 ALUMINUM BALL FLASHING TO MATCH EIFS
- 9 GALVANIZED STRUCTURAL STEEL
- 10 GALVANIZED STEEL HANDRAILS AND/OR MESH GUARD
- 11 RECLAIMED WOOD SLAT WALL
- 12 LIGHTING
- 13a 1/2" ALUMINUM PLATE SIGNAGE - 18" TALL x 8'-0" WIDE
- 13b 1/2" ALUMINUM PLATE SIGNAGE - 18" TALL x 7'-0" WIDE
- 13c 1/2" ALUMINUM PLATE SIGNAGE POST MOUNTED IN PLASTER - 24" TALL x 8'-0" WIDE
- 13d 1/2" ALUMINUM PLATE SIGNAGE MOUNTED WITHIN THE DEPTH OF THE BRICK RETURN - 18" TALL x 8'-0" WIDE MAXIMUM
- 13e 1/2" ALUMINUM PLATE SIGNAGE POST MOUNTED IN PLASTER - 18" TALL x 4'-0" WIDE
- 13f 1/2" ALUMINUM PLATE SIGNAGE WALL MOUNTED - 18" TALL x 3'-0" WIDE
- 13g INTERIOR VINY. LETTERING ON GLAZING WITHIN 3'-0" x 3'-0" AREA
- 13h POST MOUNTED LIT SIGNAGE - 18" TALL x 12'-0" WIDE MAXIMUM
- 14 SANDBLASTED CAST IN PLACE CONCRETE
- 15 RECLAIMED WOOD BENCH SLABS
- 16 CORRUGATED METAL PANEL, CHARCOAL GRAY FINISH
- 17 STANDING SEAM METAL ROOF, COLOR TO BE CHARCOAL GRAY TO MATCH CORRUGATED METAL PANEL
- 18 GALVANIZED TUBE STEEL AND MESH GUARD FENCE AND EGRESS GATE
- 19 BRICK VENEER; MODULAR SIZE IN RUNNING BOND PATTERN, BUFF COLOR
- 20 BRICK VENEER; MODULAR SIZE IN RUNNING BOND PATTERN, REDDISH BROWN COLOR
- 21 HOOK AND STRAP FLAT SEAM METAL PANEL; 1/2" OFFSET HORIZONTAL JOINTS, SILVER METALLIC COLOR
- 22 FIBERGLASS WINDOW AND DOOR WITH INSULATED CLEAR GLASS
- 23 ALUMINUM RAILING SYSTEM, FINISH TO MATCH HOOK STRAP FLAT SEAM METAL PANEL

CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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 Urban Design Commission - April 29, 2016
 Common Council - May 3, 2016

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**722 Williamson Street
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 722 Williamson Street
Madison, WI 53703
 Project #: 15003.00

Design Development

Issued for:

No.	Description	Date
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Drawn by: CaS4 Architecture
 Checked by: CaS4 Architecture

**OVERALL BUILDING
ELEVATIONS**

A200

T.O. SCREEN WALL
 EL. 159'-10"

T.O. COPING
 EL. 156'-4"

FIFTH FLOOR
 EL. 144'-4"

FOURTH FLOOR
 EL. 137'-4"

THIRD FLOOR
 EL. 122'-4"

SECOND FLOOR
 EL. 111'-4"

GRADE FLOOR
 EL. 109'-7" (888 S)



1 SOUTH ELEVATION
 A201 SCALE: 1/8"=1'-0"

T.O. SCREEN WALL
 EL. 159'-10"

T.O. COPING
 EL. 156'-4"

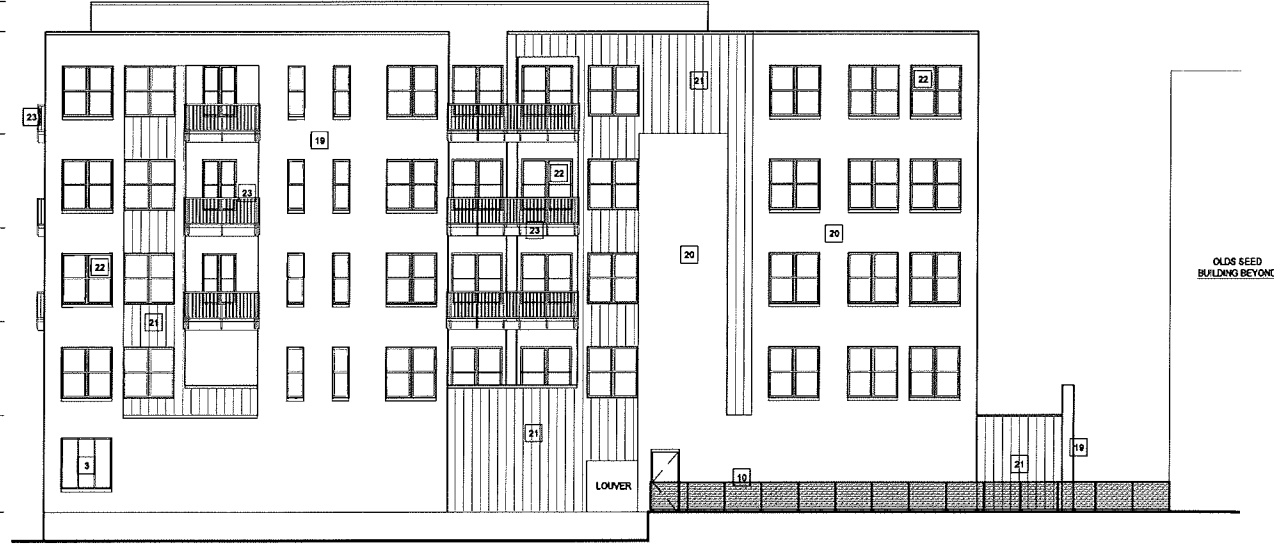
FIFTH FLOOR
 EL. 144'-4"

FOURTH FLOOR
 EL. 137'-4"

THIRD FLOOR
 EL. 122'-4"

SECOND FLOOR
 EL. 111'-4"

GRADE FLOOR
 EL. 109'-7" (888 S)



2 WEST ELEVATION
 A201 SCALE: 1/8"=1'-0"

ELEVATION KEYNOTE LEGEND

- 1 EXISTING MASONRY TO BE TUCK POINTED AS REQUIRED
- 2 NEW THERMALLY BROKEN ALUMINUM CLAD WINDOWS, MEDIUM BRONZE FINISH
- 3 NEW THERMALLY BROKEN ALUMINUM STOREFRONT FINISH VARIES BY LOCATION
- 4 NEW THERMALLY BROKEN ALUMINUM GARAGE DOOR SYSTEMS, FINISH VARIES BY LOCATION
- 5 INSULATED CLEAR GLASS
- 6 INSULATED TEXTURED GLASS
- 7 NEW EIFS SYSTEM, REMOVING ALL EXISTING EIFS AND REPLACING WITH 2" EIFS SYSTEM ON DRAINAGE LAYER
- 8 ALUMINUM BALL FLASHING TO MATCH EIFS
- 9 GALVANIZED STRUCTURAL STEEL
- 10 GALVANIZED STEEL HANDRAILS AND/OR MESH GUARD
- 11 RECLAIMED WOOD SLAT WALL
- 12 LIGHTING
- 13a 1/2" ALUMINUM PLATE SIGNAGE - 1' TALL x 8'-0" WIDE
- 13b 1/2" ALUMINUM PLATE SIGNAGE - 1' TALL x 7'-0" WIDE
- 13c 1/2" ALUMINUM PLATE SIGNAGE POST MOUNTED IN PLANTER - 24" TALL x 5'-0" WIDE
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- 13f 1/2" ALUMINUM PLATE SIGNAGE WALL MOUNTED - 18" TALL x 9'-0" WIDE
- 13g INTERIOR VINYL LETTERING ON GLAZING WITHIN 3'-0" x 3'-0" AREA
- 13h POST MOUNTED LIT SIGNAGE - 15" TALL x 12'-0" WIDE MAXIMUM
- 14 SANDBLASTED CAST IN PLACE CONCRETE
- 15 RECLAIMED WOOD BENCH SLABS
- 16 CORRUGATED METAL PANEL, CHARCOAL GRAY FINISH
- 17 STANDING SEAM METAL ROOF, COLOR TO BE CHARCOAL GRAY TO MATCH CORRUGATED METAL PANEL
- 18 GALVANIZED TUBE STEEL AND MESH GUARD FENCE AND EGRESS GATE
- 19 BRICK VENEER, MODULAR SIZE IN RUNNING BOND PATTERN, BUFF COLOR
- 20 BRICK VENEER, MODULAR SIZE IN RUNNING BOND PATTERN, REDDISH BROWN COLOR
- 21 HOOK AND STRAP FLAT SEAM METAL PANEL; 1/2 OFFSET HORIZONTAL JOINTS, SILVER METALLIC COLOR
- 22 FIBERGLASS WINDOW AND DOOR WITH INSULATED CLEAR GLASS
- 23 ALUMINUM RAILING SYSTEM, FINISH TO MATCH HOOK STRAP FLAT SEAM METAL PANEL

CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
 Submittal dated: February 17, 2016 for the following Meeting Dates:
 Landmarks Commission - March 14, 2016
 Urban Design Commission - April 9, 2016
 Planning Board - May 11, 2016
 Common Council - May 3, 2016

NOT FOR CONSTRUCTION

722 Williamson Street Apartments
 722 Williamson Street
 Madison, WI 53703
 Project #: 15003.00

Design Development

Issued for:		
No.	Description	Date
01	City of Madison Review	02-17-2016

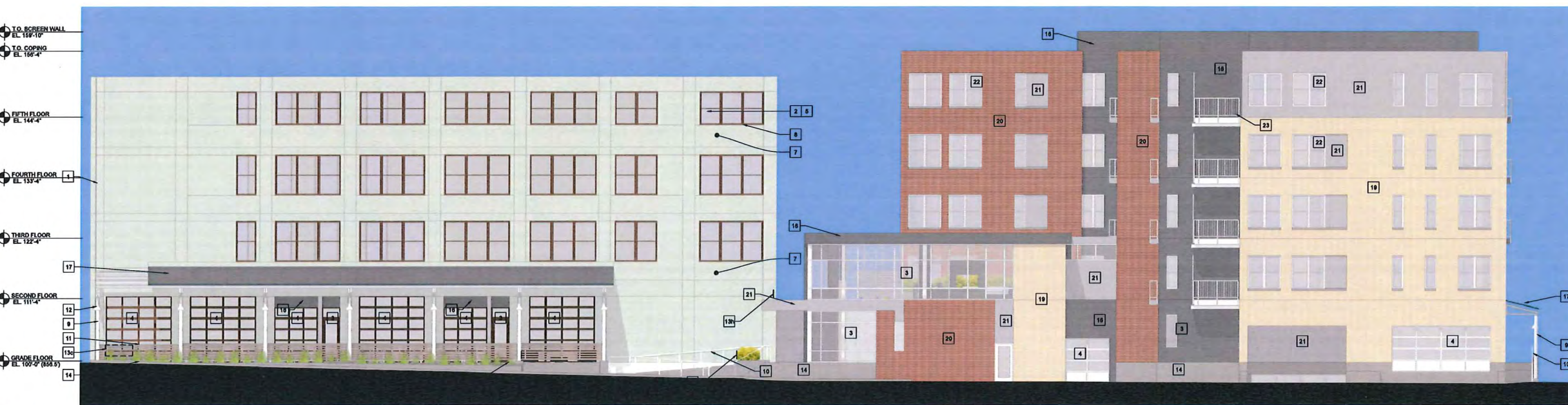
Drawn by: CaS4 Architecture
 Checked by: CaS4 Architecture

OVERALL BUILDING ELEVATIONS

A201



1 RERENDERED NORTH ELEVATION
 SCALE: 1/8"=1'-0"



2 RERENDERED EAST ELEVATION
 SCALE: 1/8"=1'-0"

ELEVATION KEYNOTE LEGEND

- 1 EXISTING MASONRY TO BE TUCK POINTED AS REQUIRED
- 2 NEW THERMALLY BROKEN ALUMINUM CLAD WINDOWS; MEDIUM BRONZE FINISH
- 3 NEW THERMALLY BROKEN ALUMINUM STOREFRONT; FINISH VARIES BY LOCATION
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- 13c 1/2" ALUMINUM PLATE SIGNAGE POST MOUNTED IN PLANTER - 24" TALL x 8'-0" WIDE
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- 13e 1/2" ALUMINUM PLATE SIGNAGE POST MOUNTED IN PLANTER - 18" TALL x 4'-0" WIDE
- 13f 1/2" ALUMINUM PLATE SIGNAGE WALL MOUNTED - 18" TALL x 3'-0" WIDE
- 13g INTERIOR VINYL LETTERING ON GLAZING WITHIN 3'-0" x 3'-0" AREA
- 13h POST MOUNTED LIT SIGNAGE - 18" TALL x 12'-0" WIDE MAXIMUM
- 14 SANDBLASTED CAST-IN PLACE CONCRETE
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- 16 CORRUGATED METAL PANEL; CHARCOAL GRAY FINISH
- 17 STANDING SEAM METAL ROOF; COLOR TO BE CHARCOAL GRAY TO MATCH CORRUGATED METAL PANEL
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CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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 Urban Design Commission - April 6, 2016
 Plan Commission - April 16, 2016
 Common Council - May 3, 2016

NOT FOR CONSTRUCTION

722 Williamson Street Apartments
 722 Williamson Street
 Madison, WI 53703
 Project #: 15003.00

Design Development

Issued for:

No.	Description	Date
01	City of Madison Review	02-17-2016

Drawn by: Cas4 Architecture
 Checked by: Cas4 Architecture

RERENDERED BUILDING ELEVATIONS

A202



1 RENDERED SOUTH ELEVATION
A203 SCALE: 1/8"=1'-0"



1 RENDERED WEST ELEVATION
A203 SCALE: 1/8"=1'-0"

ELEVATION KEYNOTE LEGEND

- | | | |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1 EXISTING MASONRY TO BE TUCK POINTED AS REQUIRED | 13a 1/2" ALUMINUM PLATE SIGNAGE - 18" TALL x 8'-0" WIDE | 17 STANDING SEAM METAL ROOF, COLOR TO BE CHARCOAL GRAY TO MATCH CORRUGATED METAL PANEL |
| 2 NEW THERMALLY BROKEN ALUMINUM CLAD WINDOWS, MEDIUM BRONZE FINISH | 13b 1/2" ALUMINUM PLATE SIGNAGE - 18" TALL x 7'-0" WIDE | 18 GALVANIZED TUBE STEEL AND MESH GUARD FENCE AND EGRESS GATE |
| 3 NEW THERMALLY BROKEN ALUMINUM STOREFRONT, FINISH VARIES BY LOCATION | 13c 1/2" ALUMINUM PLATE SIGNAGE POST MOUNTED IN PLANTER - 24" TALL x 8'-0" WIDE | 19 BRICK VENEER, MODULAR SIZE IN RUNNING BOND PATTERN, BUFF COLOR |
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| 5 INSULATED CLEAR GLASS | 13e 1/2" ALUMINUM PLATE SIGNAGE POST MOUNTED IN PLANTER - 18" TALL x 4'-0" WIDE | 21 HOOK AND STRAP FLAT SEAM METAL PANEL, 1/2" OFFSET HORIZONTAL JOINTS, SILVER METALLIC COLOR |
| 6 INSULATED TEXTURED GLASS | 13f 1/2" ALUMINUM PLATE SIGNAGE WALL MOUNTED - 18" TALL x 3'-0" WIDE | 22 FIBERGLASS WINDOW AND DOOR WITH INSULATED CLEAR GLASS |
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| 11 RECLAIMED WOOD SLAT WALL | | |
| 12 LIGHTING | | |

CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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Plan Commission - April 16, 2016
Common Council - May 3, 2016

NOT FOR CONSTRUCTION

722 Williamson Street Apartments
722 Williamson Street
Madison, WI 53703
Project #: 15003.00

Design Development

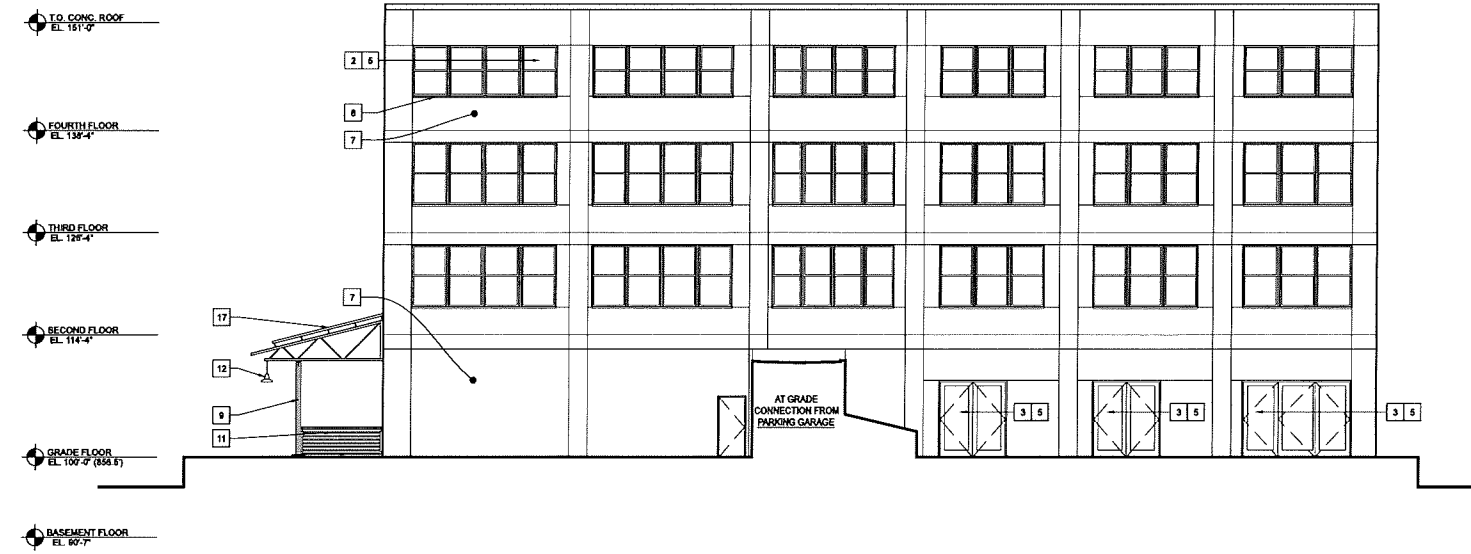
Issued for:

No.	Description	Date
01	City of Madison Review	02-17-2016

Drawn by: Cas4 Architecture
Checked by: Cas4 Architecture

RENDERED BUILDING ELEVATIONS

A203



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

GENERAL NOTE:
TUCK POINTING TO OCCUR ON MASONRY ON WHERE DETERMINED THROUGH FURTHER INVESTIGATION. MASONRY COMPATIBILITY AND COLOR MATCH WILL BE FOLLOWED.
**ALL DETAILING WITHIN FACADE MASONRY TO REMAIN



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEYNOTE LEGEND

- 1 EXISTING MASONRY TO BE TUCK POINTED AS REQUIRED
- 2 NEW THERMALLY BROKEN ALUMINUM CLAD WINDOWS, MEDIUM BRONZE FINISH
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CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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722 Williamson Street Apartments
722 Williamson Street
Madison, WI 53703
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Design Development

No.	Description	Date
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Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

OVERALL BUILDING ELEVATIONS

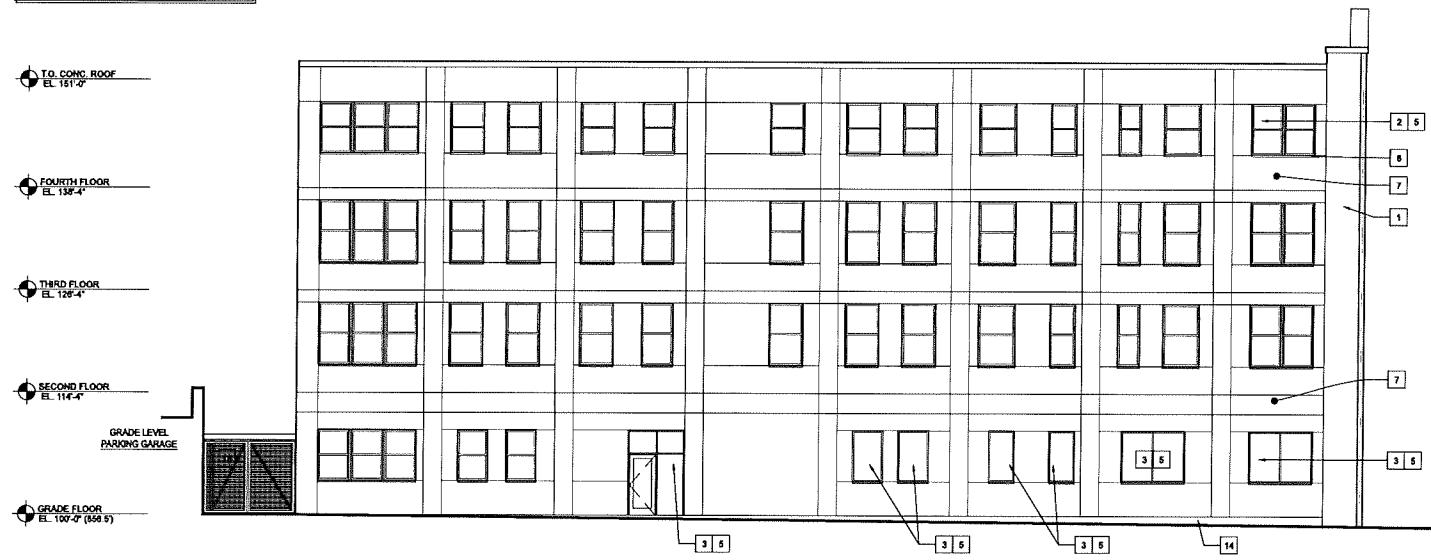
A210

GENERAL NOTE:
TUCK POINTING TO OCCUR ON MASONRY ON WHERE DETERMINED THROUGH FURTHER INVESTIGATION. MASONRY COMPATIBILITY AND COLOR MATCH WILL BE FOLLOWED.
**ALL DETAILING WITHIN FACADE MASONRY TO REMAIN



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

GENERAL NOTE:
TUCK POINTING TO OCCUR ON MASONRY ON WHERE DETERMINED THROUGH FURTHER INVESTIGATION. MASONRY COMPATIBILITY AND COLOR MATCH WILL BE FOLLOWED.
**ALL DETAILING WITHIN FACADE MASONRY TO REMAIN



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEYNOTE LEGEND

- 1 EXISTING MASONRY TO BE TUCK POINTED AS REQUIRED
- 2 NEW THERMALLY BROKEN ALUMINUM CLAD WINDOWS, MEDIUM BRONZE FINISH
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Cās₄
architecture, llc
303 South Paterson Street, Suite One
Madison, WI 53703
ph 608-709-1250

CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
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722 Williamson Street Apartments
722 Williamson Street
Madison, WI 53703
Project #: 15003.00

Design Development

Issued for:

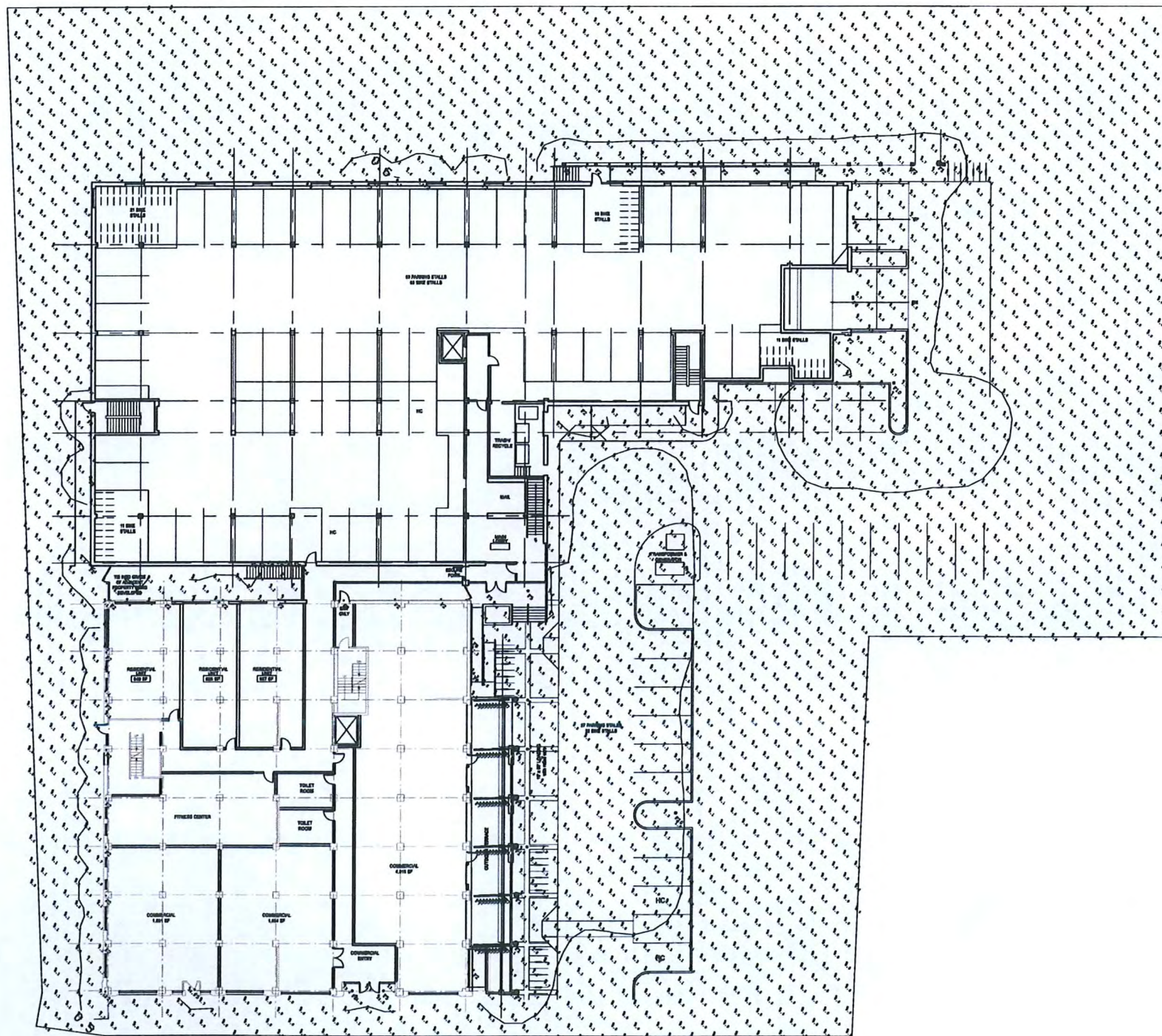
No.	Description	Date
01	City of Madison Review	02-17-2016

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

OVERALL BUILDING ELEVATIONS

A211

Project Name: 722 Williamson Street Apartments
Project #: 15003.00



1 OVERALL SITE PHOTOMETRICS
 SCALE: 1/8" = 1'-0"

CITY OF MADISON DEVELOPMENT REVIEW SUBMITTAL:
 Submittal dates: February 17, 2016 for the following Meeting Dates

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 Plan Commission - April 18, 2016
 Common Council - May 3, 2016

NOT FOR CONSTRUCTION

**722 Williamson Street
 Apartments**
 722 Williamson Street
 Madison, WI 53703
 Project #: 15003.00

Design Development

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Drawn by: CaS4 Architecture
 Checked by: CaS4 Architecture

**OVERALL EXTERIOR
 PHOTOMETRICS**

E001



1 VIEW OF SITE FROM S. BLOUNT STREET
SCALE: NTS



2 VIEW LOOKING EAST ON WILLIAMSON STREET
SCALE: NTS



3 WILLIAMSON STREET VIEW OF OLDS SEED BUILDING
SCALE: NTS



SITE LOCATOR MAP
SCALE: NTS



4 VIEW LOOKING WEST ON WILLIAMSON STREET
SCALE: NTS



5 VIEW OF SITE FROM S. LIVINGSTON STREET
SCALE: NTS

15003.00 722 Williamson Street Context Map and Images

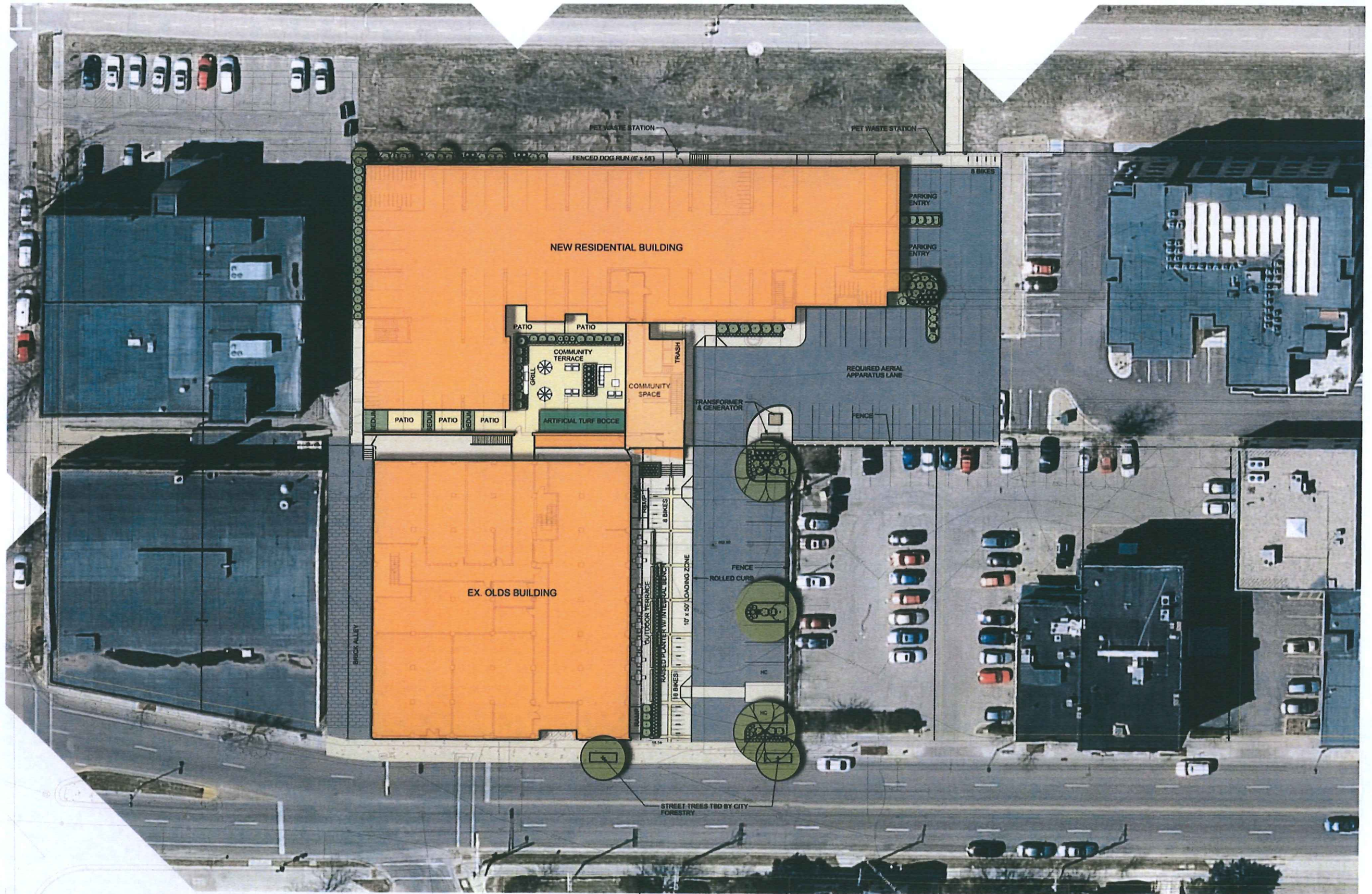
722 Williamson Street
Scale: NTS

February 17, 2016 - City of Madison Development Review Submittal



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15003.00
722 Williamson Street Rendered Site Plan
 722 Williamson Street
 Scale: NTS
 February 17, 2016 - City of Madison Development Review Submittal

KEN SAIKI DESIGN
 LANDSCAPE
 ARCHITECTS



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View from Williamson Street



View of Lantern and Courtyard between Buildings beyond



View of Promenade and Lantern from Williamson Street



View from Promenade back to Lantern

15003.00

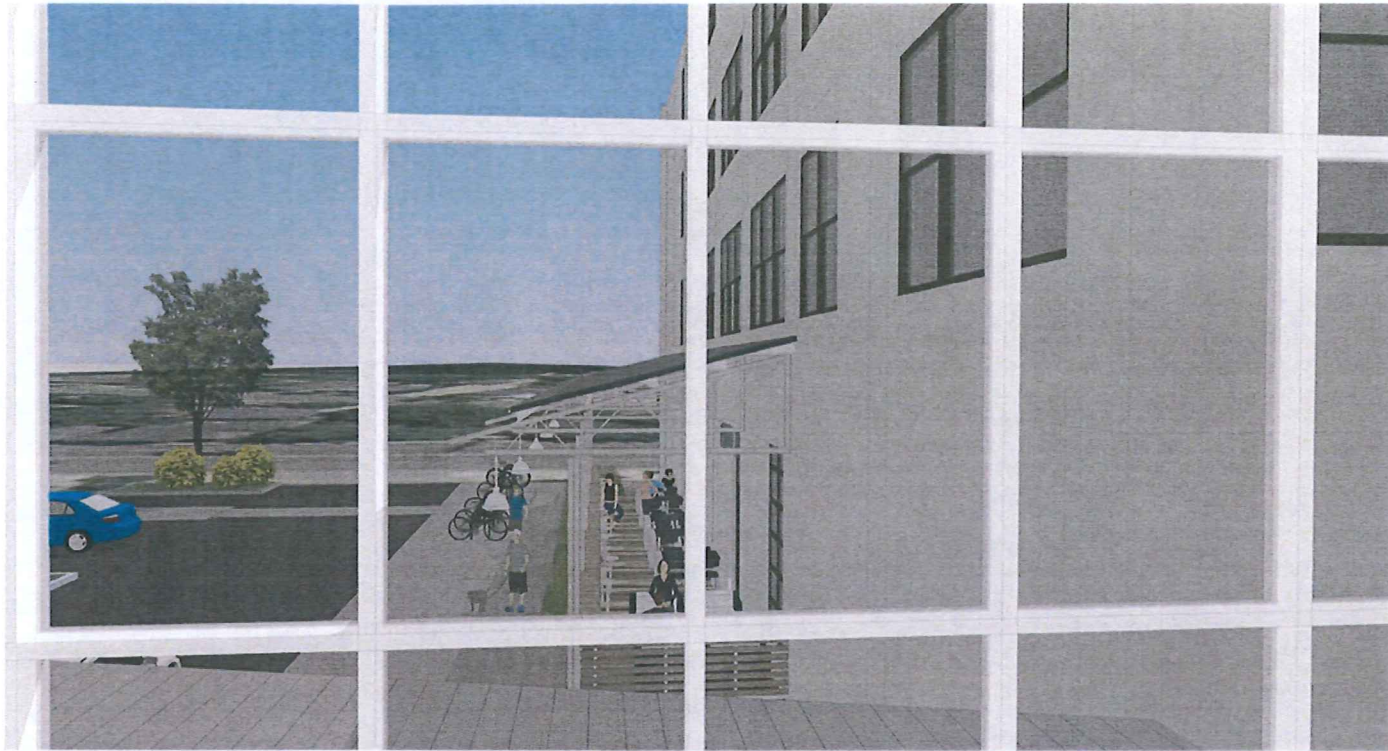
Building Images

722 Williamson Street
Scale: NTS

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View from Second Floor of Lantern back to Promenade



View from Second Floor of Lantern out to Residential Terrace



View from Residential Terrace back to Second Floor of Lantern



View from Residential Terrace back to Second Floor of Lantern

15003.00

Building Images

722 Williamson Street
Scale: NTS

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View from Bike Path looking west



View from Bike Path looking east



Gateway to Development from Bike Path



Direct access from Building to Bike Path

15003.00

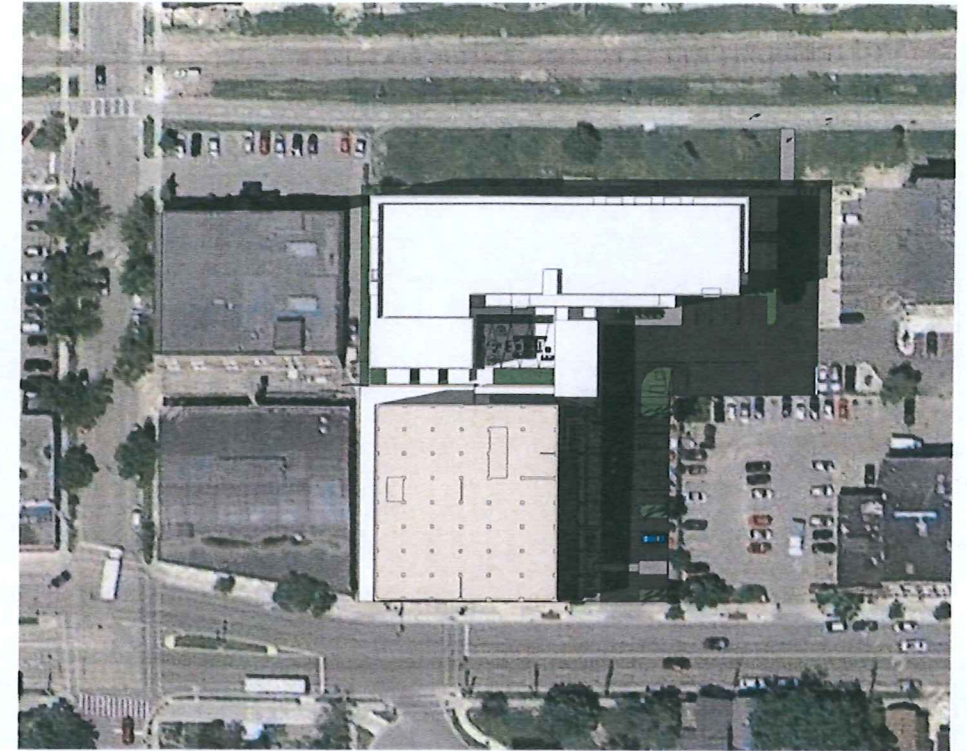
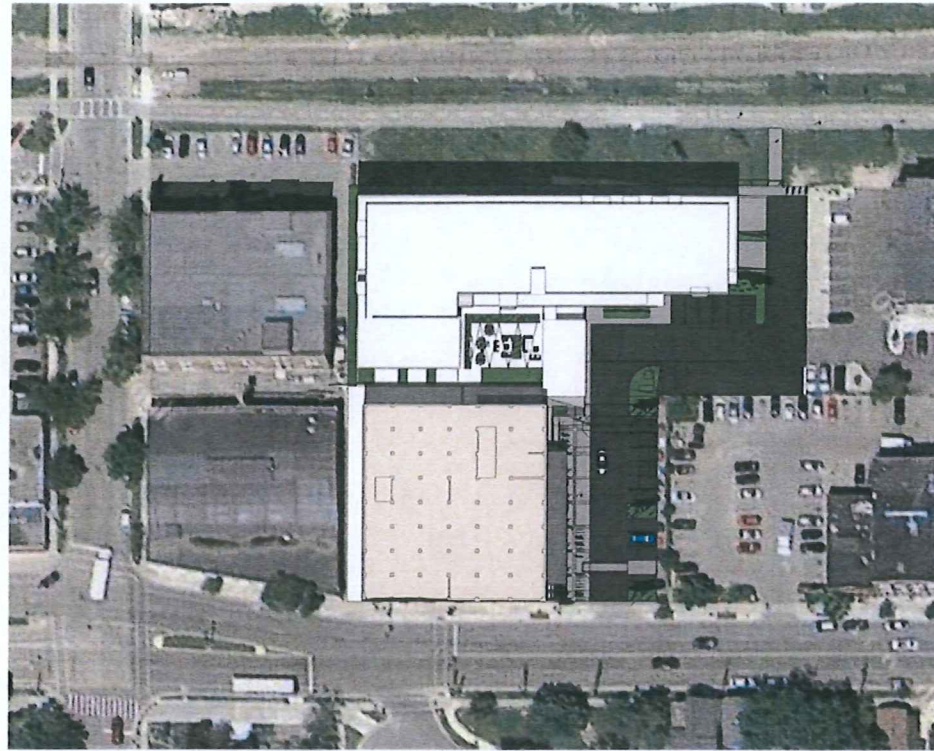
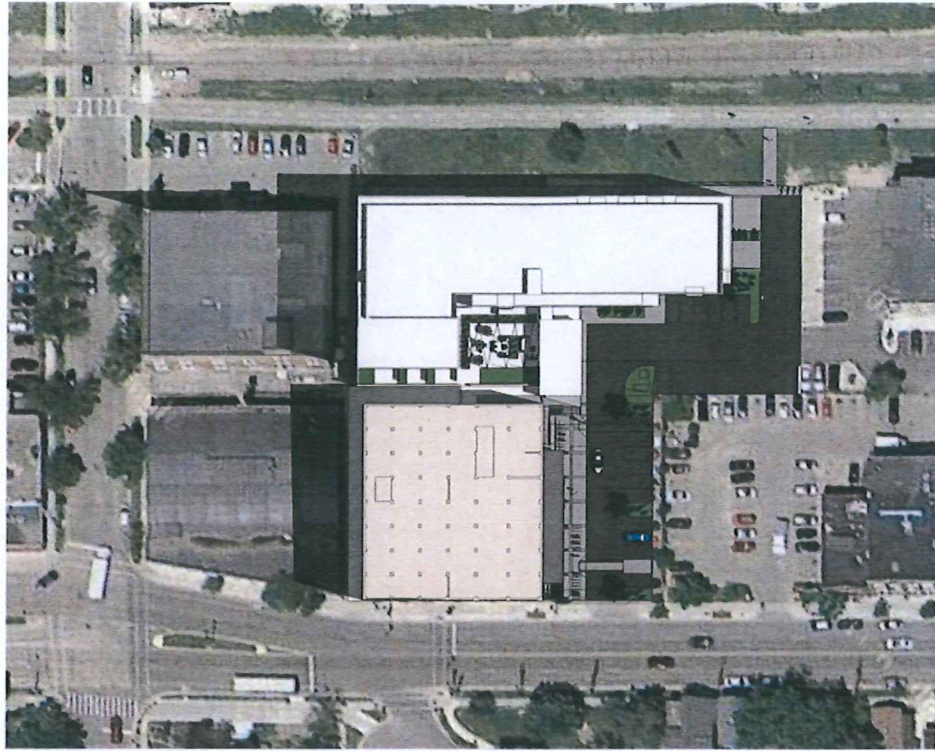
Building Images

722 Williamson Street
Scale: NTS

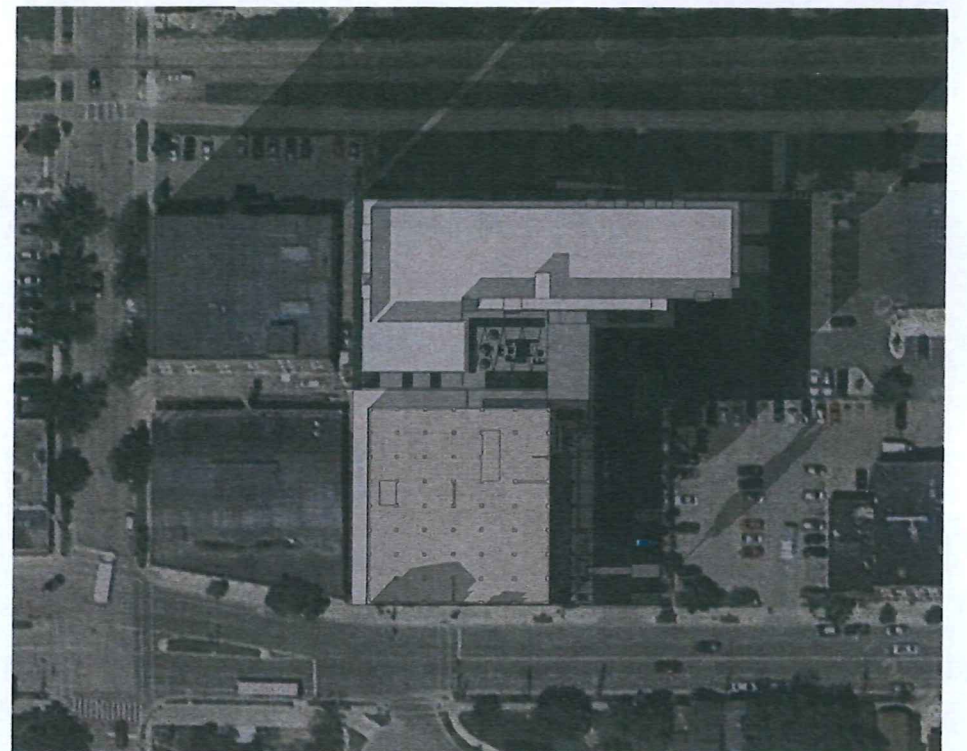
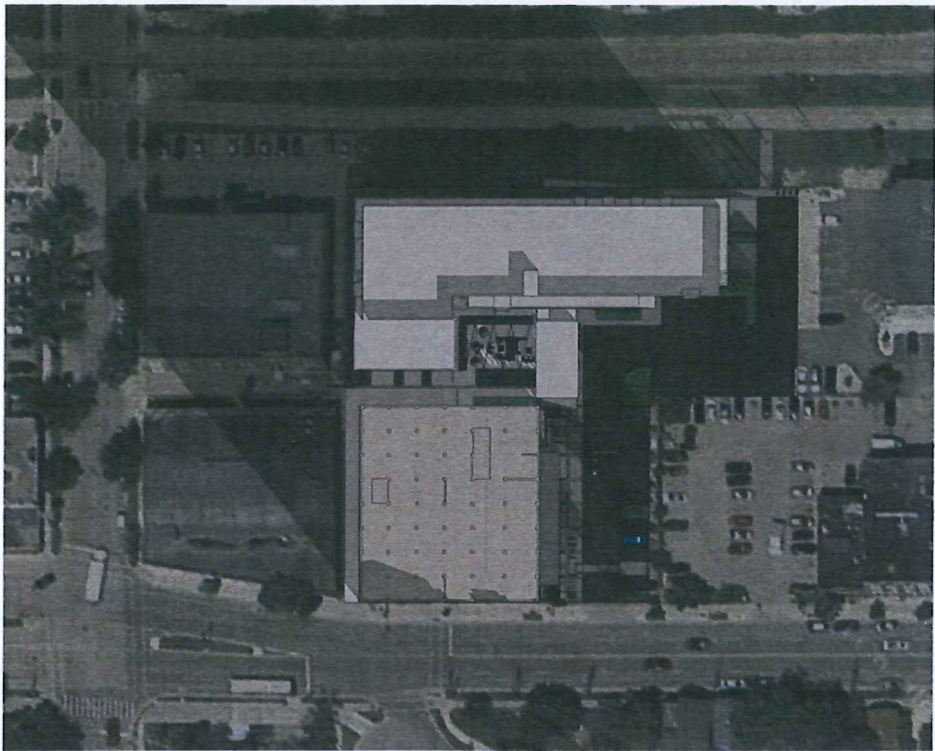
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Sun Study - June 21st (9 a.m. / Noon / 3 p.m.)



Sun Study - December 21st (9 a.m. / Noon / 3 p.m.)

15003.00

Sun Study
722 Williamson Street
Scale: NTS

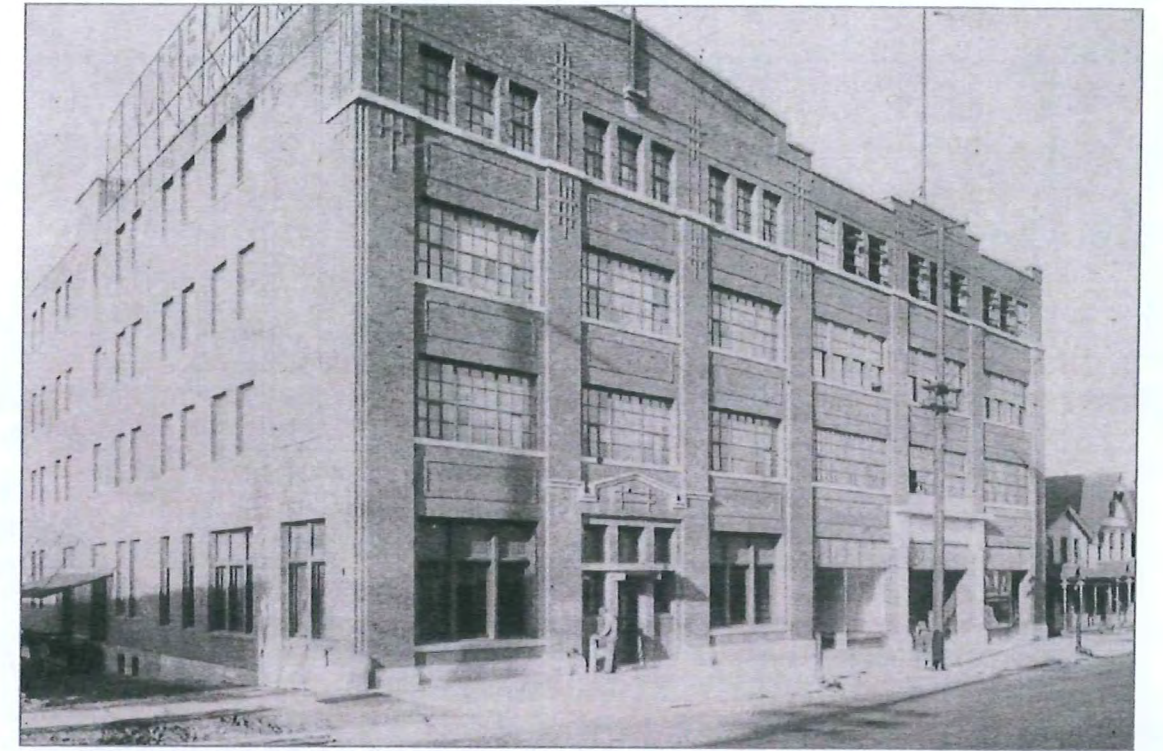
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Proposed Renovation of Williamson Street Elevation



Early Photos of Williamson Street Elevation



Current Williamson Street Elevation



Early Photos of Williamson Street Elevation

Olds Seed Building Williamson Street Elevation

722 Williamson Street
Scale: 1/16" = 1' - 0"

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