

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>October 31, 2012</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>November 7, 2012</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 507 W. Johnson, 202,210 N. Bassett & 512,520 W. Dayton

ALDERMANIC DISTRICT: Mike Verveer- District #4

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Scott Faust

Knothe & Bruce Architects, LLC

210 N. Bassett St

7601 University Avenue, Suite 201

Madison, WI 53703

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**TYPE OF PROJECT:**

(See Section A For:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District\* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

October 3, 2012

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
202, 210 N. Bassett St  
512, 520 W. Dayton St  
PUD-SIP  
Madison, WI 53703

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, plan commission and common council consideration of approval.

Organizational structure:

**Owner:**

Scott Faust  
Boardwalk Investments  
210 N. Bassett Street  
Madison, WI 53703

**Architect:**

Knothe & Bruce Architects, LLC  
7601 University Avenue  
Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
rbruce@knothebruce.com

**Engineer:**

Quam Engineering, LLC  
4604 Siggelkow Road, Ste A  
McFarland, WI 53558  
(608) 838-7750

**Introduction:**

This project proposes the redevelopment of 4 lots bounded on the north side of West Dayton Street and the west side of North Bassett Street. The total development site is approximately 28,892 square feet in area and is in the Downtown Design Zone 2.

The site is well located on the southeast edge of the UW-Madison campus and presents an excellent opportunity for redevelopment. The planned project will consolidate the disconnected student housing with new high quality energy efficient apartments. The lots are currently zoned as R6 and C2 and occupied by older student housing and commercial use buildings, between one story and four story heights.

The redevelopment proposal envisions new higher density housing for university student resident and creates an interactive architecture and street presence that reflects its urban environment. The General Development Plan proposes a development consisting of a 5-story building containing 75 units. The building will house units ranging in size from studios to 4 bedroom apartments. The entry for the building will be from West Dayton Street. An additional entry from North Bassett Street will also be provided. The project will provide individual underground parking garages accessed from West Dayton Street. Convenient bicycle and moped parking will be provided, both on-site and at the underground parking.

**Development Statistics:**

Dwelling Unit Mix:

Efficiency	8
One-Bedroom	35
Two-Bedroom	9
Three-Bedroom	14
Four-Bedroom	9
<hr/>	
Total dwelling Units	75

Densities:

Lot Area	28,892 SF or .66 acres
Lot Area / D.U.	385 SF/unit
Density	113 units/acre

Building Height: 5 Stories

Floor Area Ratio:

Total Floor Area (floors 1-5)	73,480 SF
Floor Area Ratio	2.54

Vehicle Parking 61 stalls or 0.81 spaces/unit  
(56 underground)

Bicycle & Moped Parking: 54 Surface  
80 Underground stalls  
134 Total

**DOWNTOWN DESIGN STANDARDS - 202, 210 N. Bassett St & 512, 520 W. Dayton St**

This site is located in the Downtown Design Zone 2. The following is a discussion of the project design as it relates to the design criteria outlined in the Downtown Design Zone guidelines:

**Exterior Building Design**

**Massing:** The primary building consists of a five story residential project that has vertical and horizontal modulation to provide a scale and rhythm that is compatible with the surrounding neighborhood.

**Orientation:** The building is directly oriented to the public sidewalk and street corner on two facades.

**Articulation:** The building is well articulated with vertical modulation, horizontal stepbacks and finely composed window patterns. The articulation is achieved by incorporating a variety of floor plans, unit sizes and types and is reinforced with the use of exterior materials.

**Openings:** The size and rhythm of the window openings within the body of the building express residential architecture and are compatible with the neighborhood.

**Materials:** A variety of materials are used to reinforce the building articulation and to provide visual interest. Brick, stone and metal provide a high-quality and durable building shell.

**Entry Treatment:** The building has a clearly defined main pedestrian entry along Bassett Street with a secondary entry on Dayton. Individual apartment entries are provided to some first floor apartments to activate the streetscape. A well-defined secondary commercial entry is provided on Bassett Street for convenience and flexibility of future use.

**Terminal Views and High Visibility corners:** Although this building is not located at a high-visibility corner or terminal view, the architecture has been designed to respond to its corner location. .

**Site Design/Function**

**Semi-Public Spaces:** The buildings many entries provide the building and its occupants a semi-public space to interact with the street. A central plaza at the rear of the site provides the occupants a social gathering area.

**Landscaping:** A detailed and comprehensive landscape and hardscape plan will be prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained. Raised planters, scored concrete patios and terraces, and crushed stone will be used to enhance the architecture and define interesting private, public and semi-public spaces.

**Lighting:** Exterior lighting will be used to provide safe and attractive lighting at the

building entries. and terrace area.

**Interior Building Design**

**Mix of Dwelling Unit Types:**A wide variety of unit sizes and types are available within the building from studio apartments to four bedroom apartments to provide housing for both students and young professionals.

**Dwelling Unit Size, Type and Layout:** The unit sizes are sized to meet the needs of downtown residents including students. The larger apartments are designed to provide living areas that are sufficient for proper furniture placement and to meet the social needs of the occupants. Generally, the bedrooms in the larger apartments are sized to discourage multiple occupants and limit occupancies to no more than five unrelated individuals.

**Interior Entryway:**The entryway has a transparent vestibule leading to an lobby and commons area.


**Usable Open Space:** Both private and public open spaces are provided. The terrace provides a semi-public open space at the rear of the building. Private balconies and patios for each apartment provide private outdoor spaces and exceed the 4 feet by 8 feet suggested minimum size.

**Trash Storage:** The trash and recycling materials are securely collected within the main level of the building. The refuse disposal company will have direct access to the collection room from the exterior of the building.

**Resident Parking for Vehicles, Bicycles and Mopeds:** A significant level of parking is provided in the underground parking garage. Based on the applicants experience with similar housing in this area, the level of parking provided should meet the needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located in the underground parking garage.

**Building Security and Management:** The building will be professionally managed and an on-site management office on the first floor of the building will provide a continuous management presence. The building will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

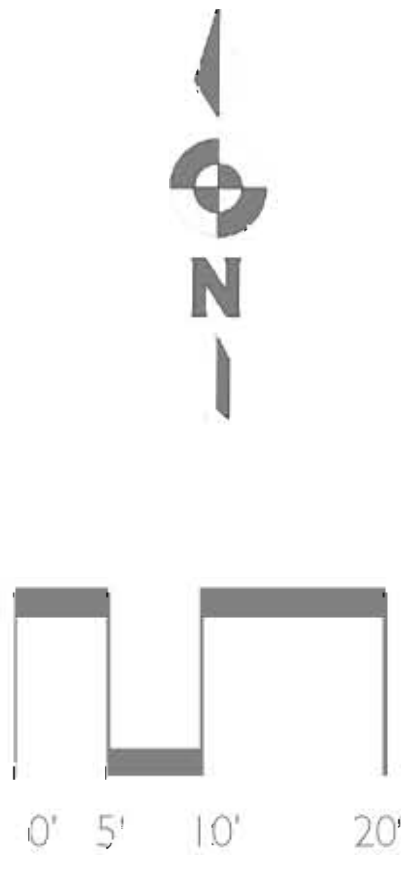
Sincerely,

  
J. Randy Bruce, AIA  
Managing Member



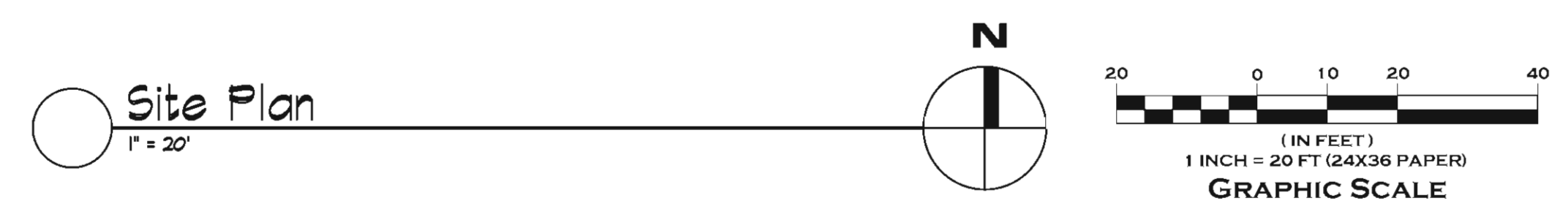


SITE A DEVELOPMENT STATISTICS	
LOT AREA	28,842 SF / 0.66 ACRES
DWELLING UNITS	75 D.U.
LOT AREA / D.U.	385 SF / D.U.
DENSITY	118 UNITS / ACRE
BUILDING HEIGHT	5 STORIES
<b>GROSS FLOOR AREA</b> 75,480 SF.	
<i>(excluding underground parking)</i>	
FLOOR AREA RATIO	2.54
<b>UNIT MIX</b>	
EFFICIENCY	0
ONE BEDROOM	35
TWO BEDROOM	4
THREE BEDROOM	14
FOUR BEDROOM	1
TOTAL	75
<b>VEHICLE PARKING</b>	
SURFACE	5
UNDERGROUND	56
TOTAL	61
<b>BIKE &amp; MOPED PARKING</b>	
SURFACE	54
UNDERGROUND	0
TOTAL	134 (1 per bedroom = 127)
LOADING DOCK	1 PROVIDED

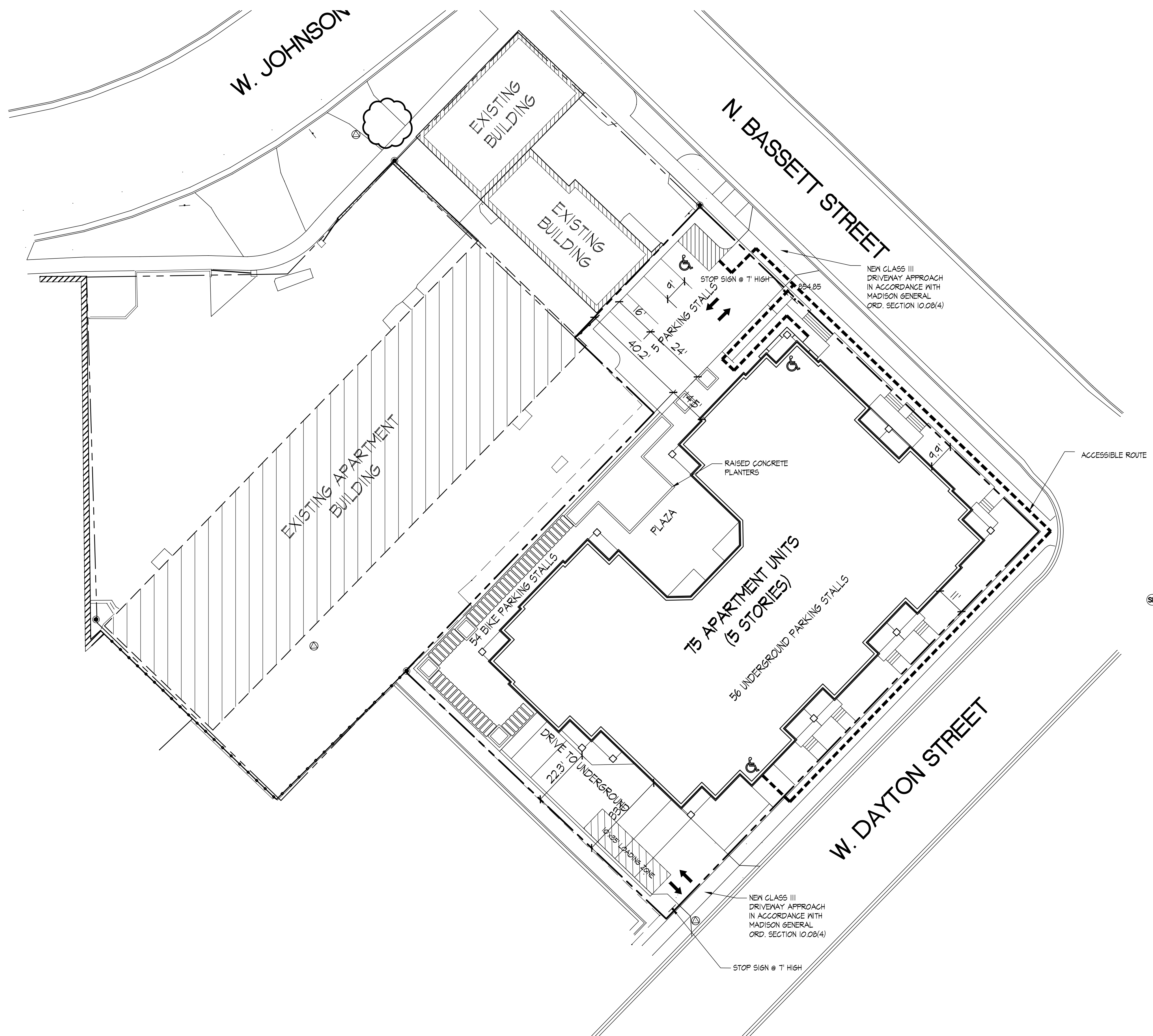


N. Bassett Street  
**Site Plan**

October 31, 2012







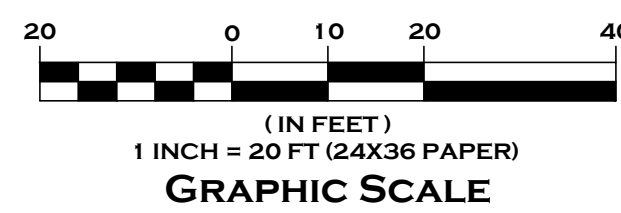
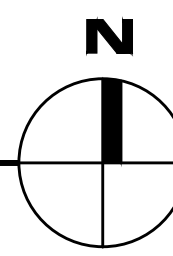
SITE INDEX SHEET	
SITE	
C-1.1	SITE PLAN
C-2.1	EXISTING SITE PLAN
C-2.2	GRADING & EROSION CONTROL PLAN
C-2.3	UTILITY PLAN
L-1.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND - FIFTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS

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(excluding underground parking)	
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BIKE & MOPED PARKING	
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UNDERGROUND	80
TOTAL	134 (1 per bedroom = 127)
LOADING DOCK	1 PROVIDED

Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIP Submittal - October 3, 2012
- UDC SUBMITTAL - OCTOBER 31, 2012

Site Plan  
 1" = 20'

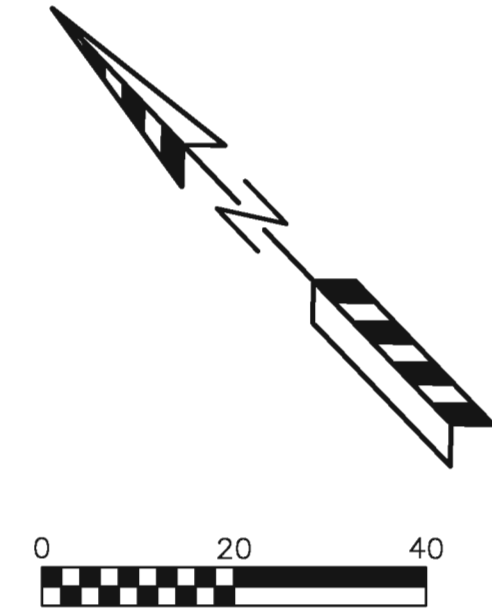
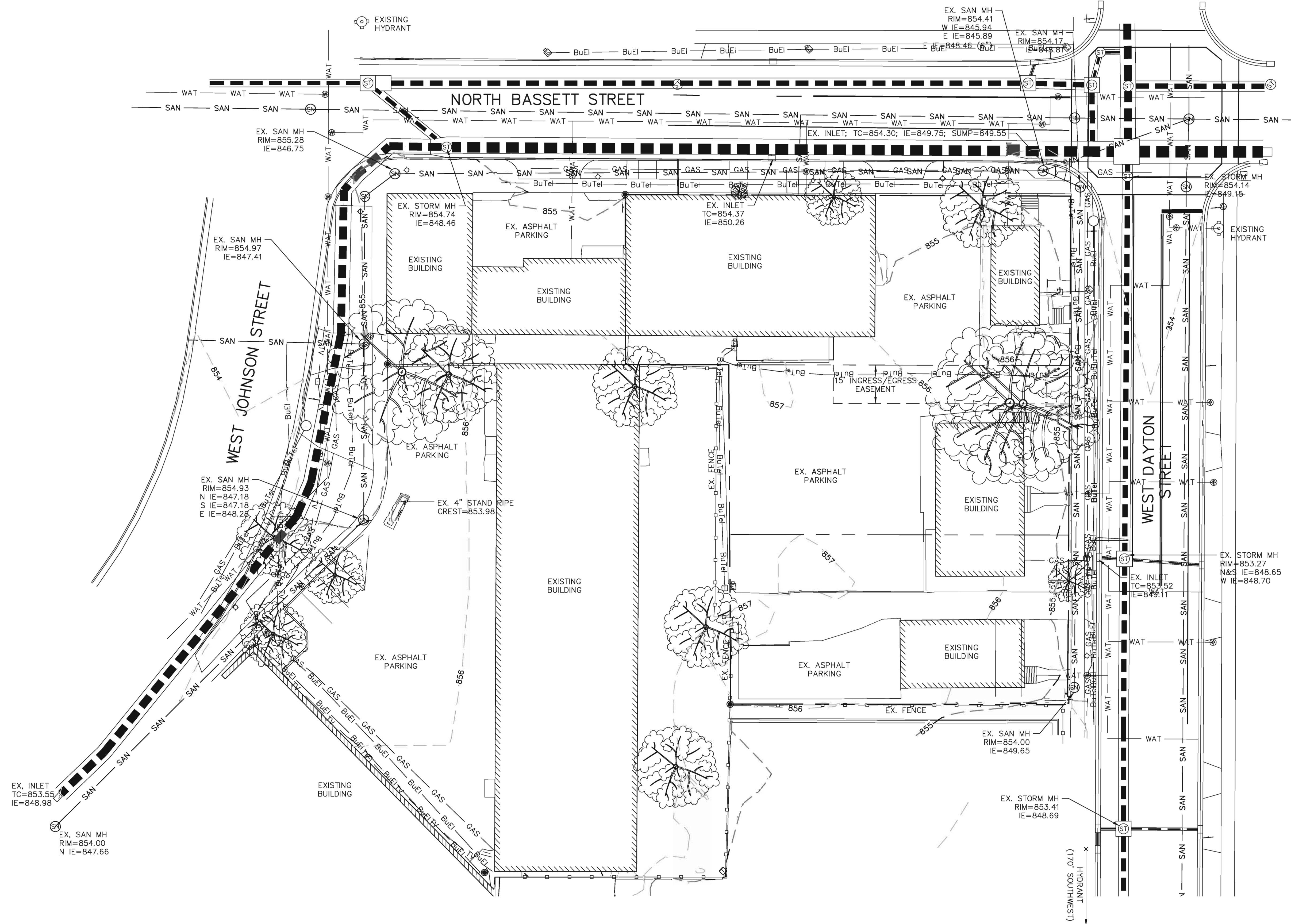


Project Title  
**202, 210 N. Bassett Street**  
**512, 520 W. Dayton Street**

Madison, WI  
 Drawing Title  
**Site Plan**

Project No. **1041** Drawing No. **C-1.1**

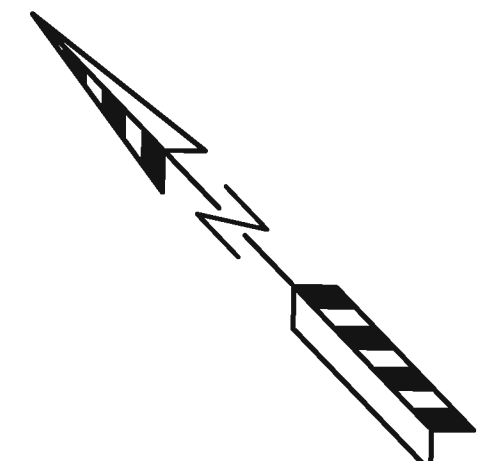




210 N. BASSETT STREET  
EXISTING SITE PLAN  
PAGE: 1 OF 3  
DATED: OCTOBER 3, 2012

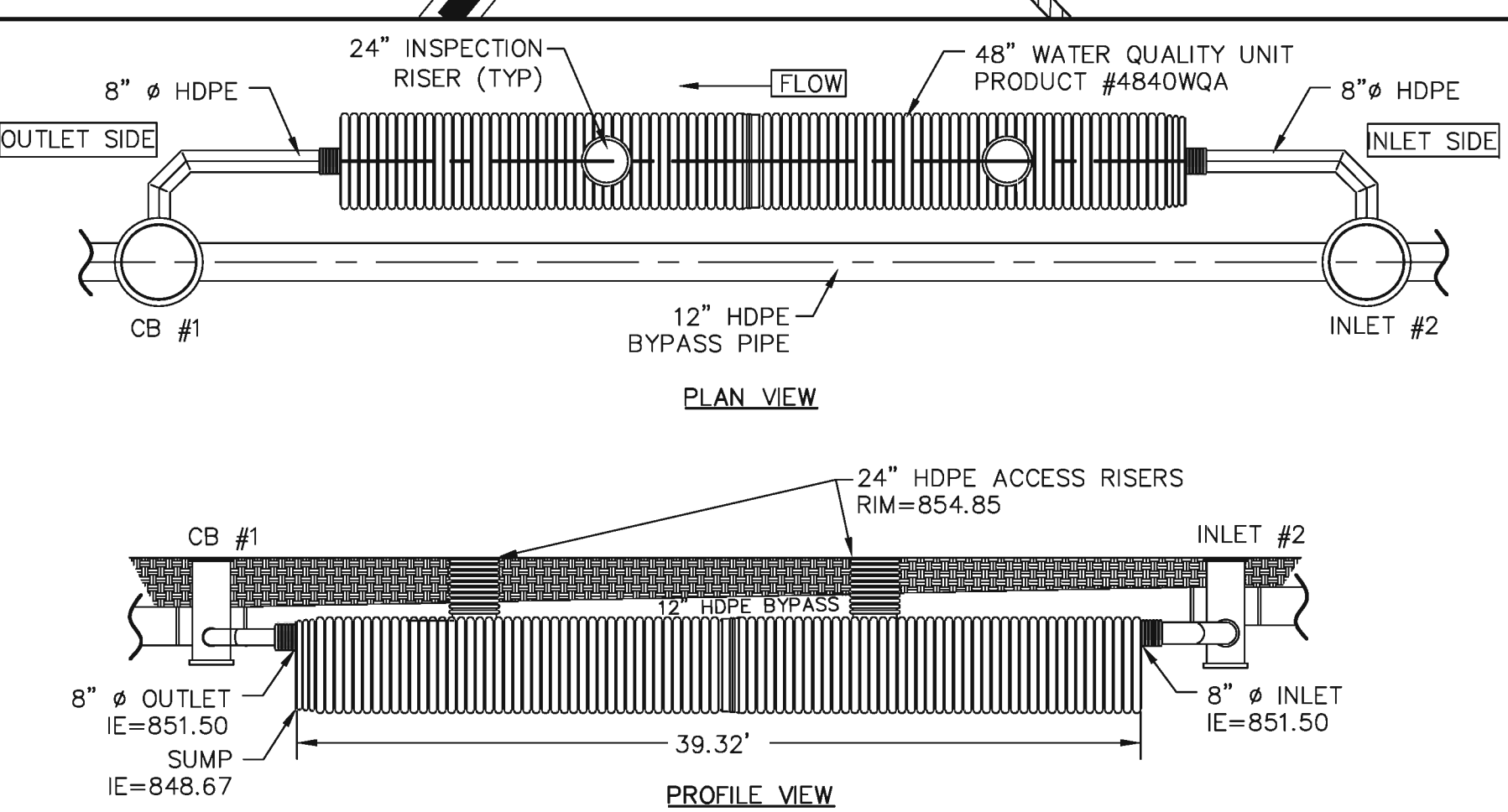
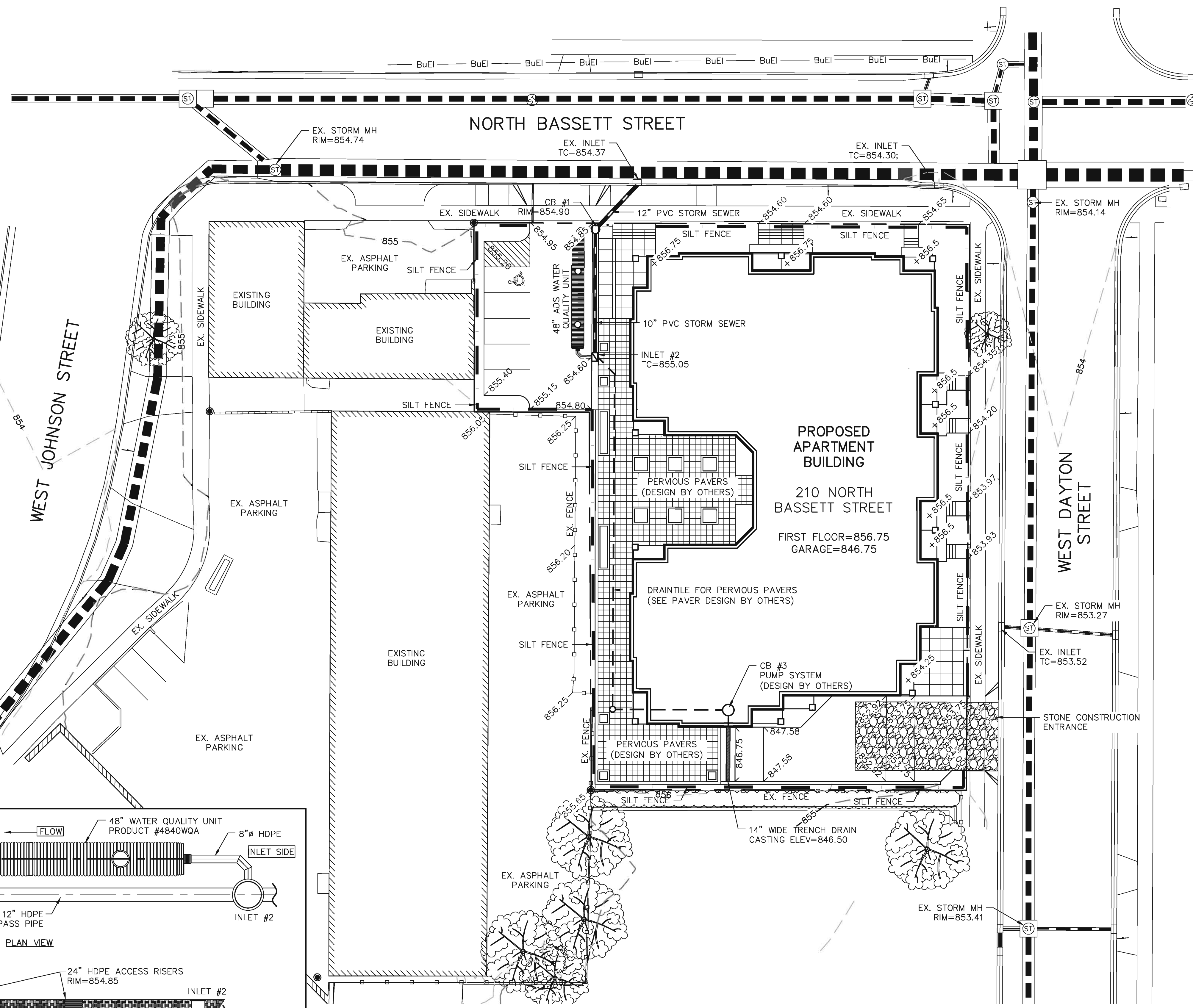
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752





- LEGEND:**
- - 854 - - EXISTING MINOR CONTOUR.
  - - 855 - - EXISTING MAJOR CONTOUR.
  - 854 - - PROPOSED MAJOR CONTOUR.
  - 855 - - PROPOSED MAJOR CONTOUR.
  - 855.00 - PROPOSED SPOT ELEVATION (GROUND OR EDGE OF PAVEMENT IF NOT NOTED)
  - FF=855.50 - FIRST FLOOR ELEVATION.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



- NOTES:**
1. SEE STANDARD DETAILS STD-501 AND STD-502 FOR STORM WATER QUALITY UNIT PRODUCT DETAILS.
  2. REFERENCE TECHNICAL NOTE 1.03 FOR ADDITIONAL DESIGN INFORMATION.

**ADS STORMWATER QUALITY UNIT DETAIL**

**EROSION NOTES:**

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**WATERING PROVISION:** FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION (E.G., SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.

**ANIONIC POLYMER:** IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050).  
<http://dnr.wi.gov/org/water/wm/nps/pdf/stormwater/techstds/erosion/dnr1050-polyacrylamide.pdf>

**SOIL STOCKPILES:** A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.

**INLET PROTECTION** SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.

SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

**TIME SCHEDULE:**

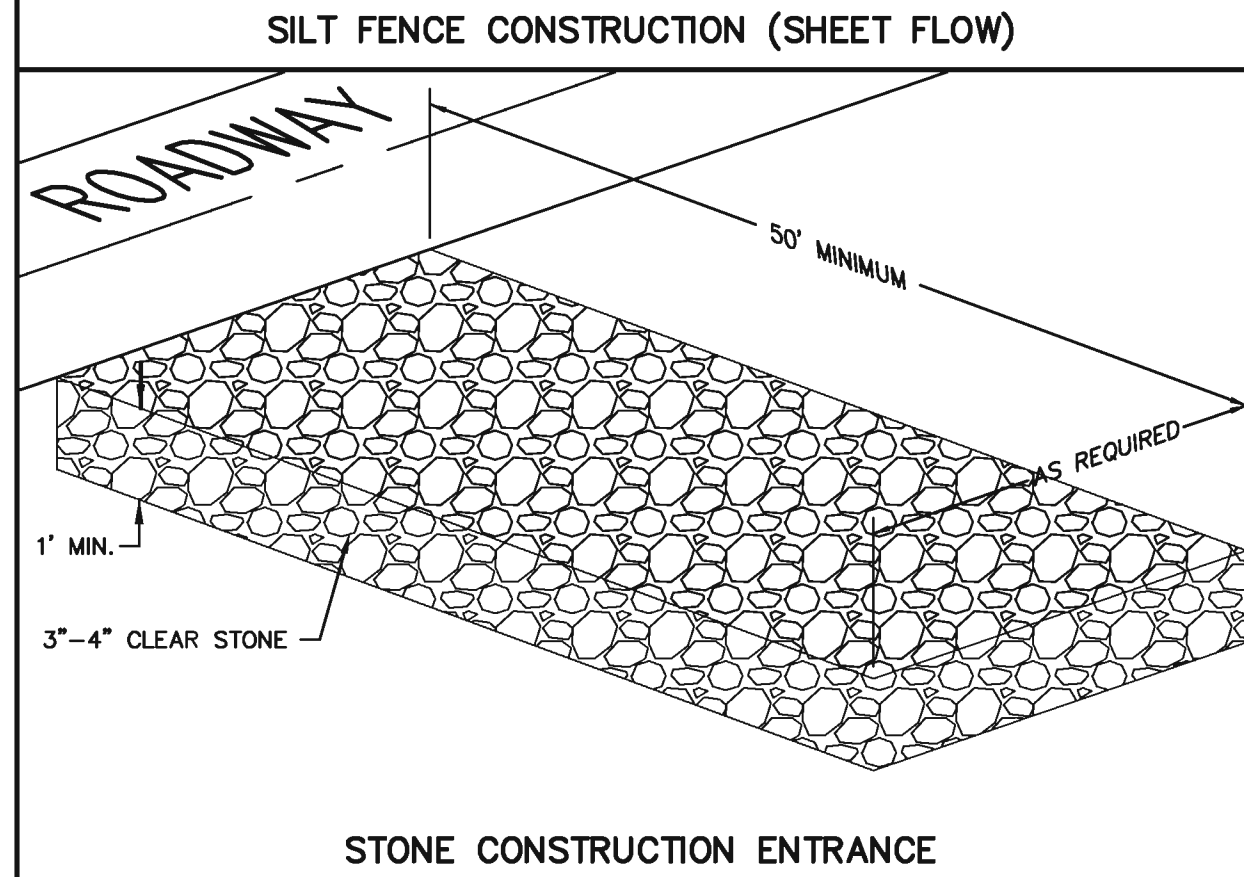
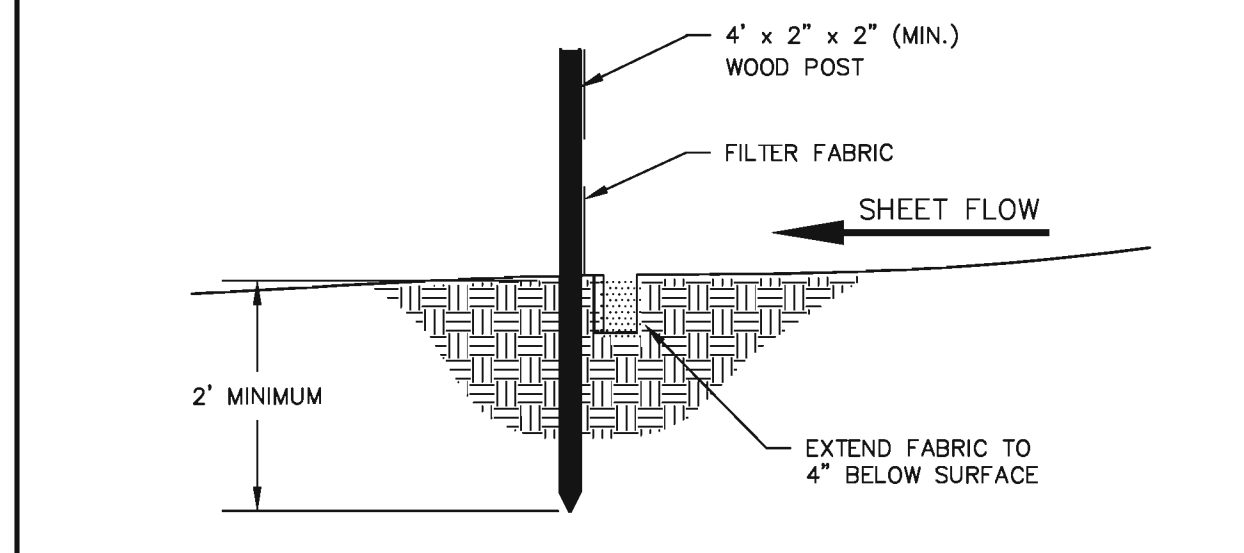
NOVEMBER 1 - 15, 2012	INSTALL INITIAL EROSION CONTROL DEVICES.
NOVEMBER 16, 2012 - JUNE 15, 2013	RAZE EXISTING BUILDINGS AND PARKING AND CONSTRUCT BUILDING, PARKING LOT, AND UTILITIES.
JUNE 16 - 30, 2013	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PERVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE SEED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

**OWNER:**  
 BOARDWALK INVESTMENTS, LLC  
 ATTN: SCOTT FAUST  
 210 N. BASSETT ST. #100  
 MADISON, WI 53703

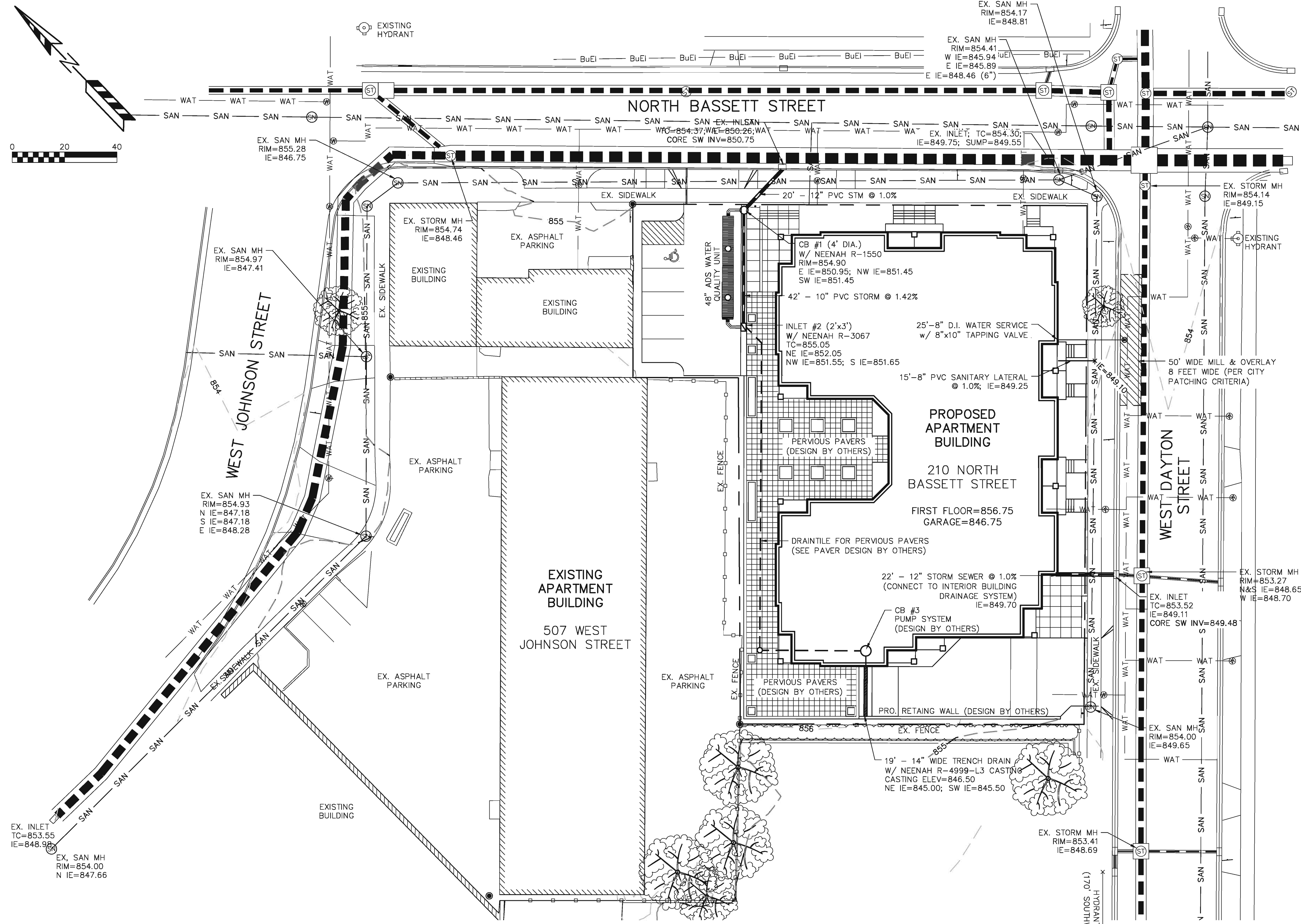
**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4893 LARSON BEACH ROAD  
 MCFARLAND, WI 53558



**210 N. BASSETT STREET**  
 GRADING AND EROSION CONTROL PLAN  
 PAGE: 2 OF 3  
 DATED: OCTOBER 3, 2012

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**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK, CURB AND ASPHALT IN RIGHT-OF-WAY PER CITY STANDARDS.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$100 NON-REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

**UTILITY NOTES:**

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS SHALL BE ABANDONED. THE ABANDONMENT SHALL BE IN CONFORMANCE WITH THE CITY OF MADISON AND WISCONSIN STATE STANDARDS.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE EXISTING WATER METERS PRIOR TO DEMOLITION OF EXISTING BUILDINGS.

ANY DAMAGE TO WEST DAYTON STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MADISON PATCHING CRITERIA.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
1-800-242-8511  
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

**210 N. BASSETT STREET**  
UTILITY PLAN  
PAGE: 3 OF 3  
DATED: OCTOBER 3, 2012

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www.quamengineering.com

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Phone (608) 838-7750; Fax (608) 838-7752



# 210 N. BASSETT STREET

MADISON, WISCONSIN 53704

Checked By: SS  
Drawn By: 10/31/12  
R3

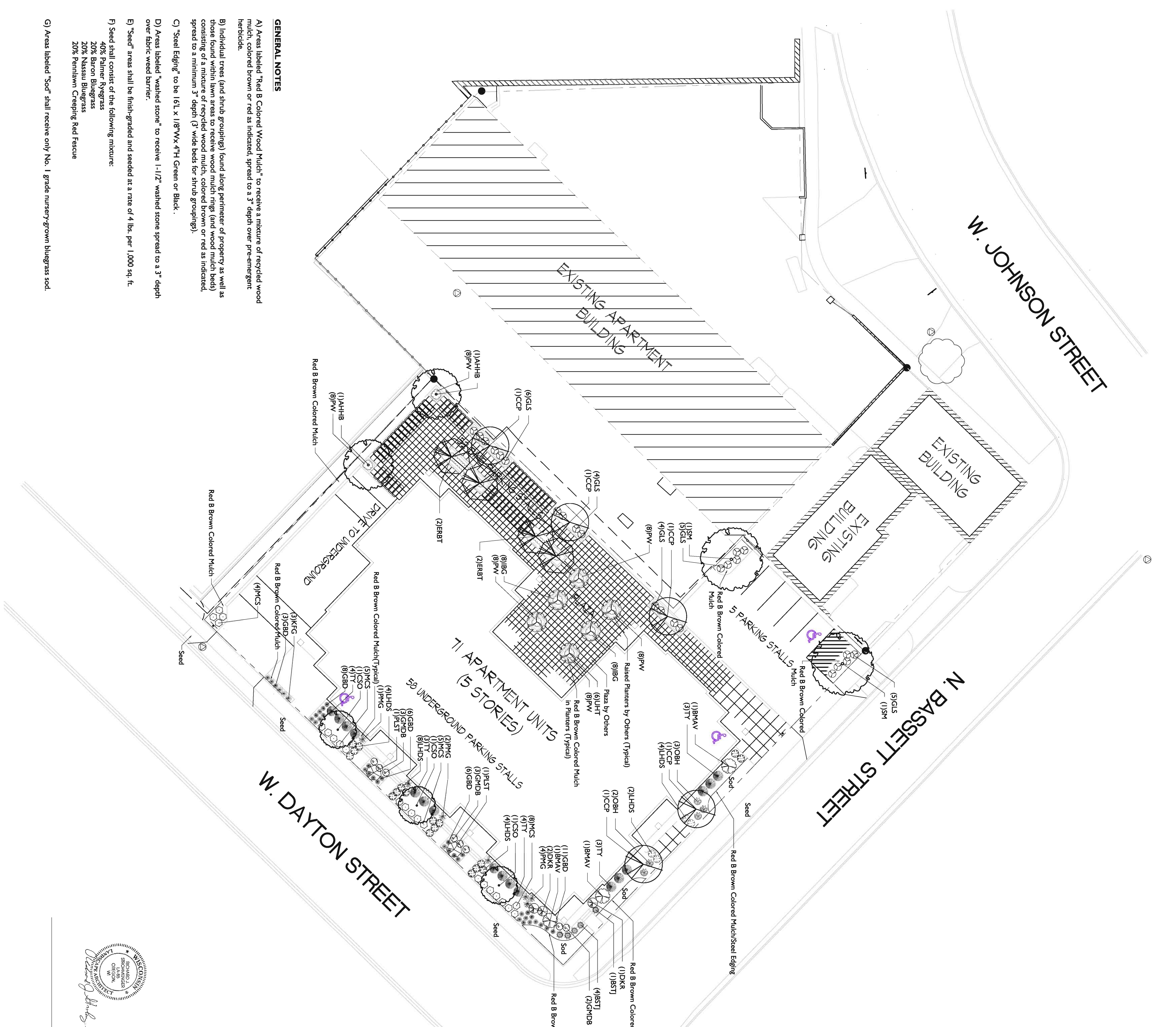
Revised: \_\_\_\_\_  
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Revised: \_\_\_\_\_

**L1**

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Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
2	AHHB	Ostrya Virginiana	Amer Hopbloom	2" B&B
5	CCP	Prunus Calleryana 'Chanticleer'	Chanticleer Callery Pear	2 1/2" B&B
3	CSO	Quercus X Bimundorum 'Crimson Spire'	Crimson Spire Oak	2" B&B
4	ERBT	Cercis Canadensis (tr)	Eastern Redbud (tr)	1 3/4" B&B
2	SM1	Acer X Freemanii 'Sienna'	Sienna Glen Maple	2" B&B
<b>Conifer - Evergreen</b>				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
5	BSTJ	Juniperus Squamata 'Blue Star'	Blue Star Juniper	#2 CONT.
17	TY	Taxus X Media 'Tauntonii'	Taunton Yew	18" B&B
<b>Perennial</b>				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
16	IBG	Geranium Macrorrhizum 'Bevan's Variety'	Bevan's Bigroot Geranium	#1 CONT.
34	GBD	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1 CONT.
3	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
5	OBH	Hosta X 'Olive Bailey Langdon'	Olive Bailey Langdon Hosta	#1 CONT.
48	PW	Viola Minor 'Bowles'	Pertwinkle	#1 CONT.
7	PMG	Miscanthus Sinensis Var. Purpurexens	Purple Maiden Grass	#1 CONT.
<b>Shrub</b>				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
3	BMAV	Viburnum Dentatum 'Blue Muffin'	Blue Muffin Arwd Viburnum	#5 CONT.
3	DKR	Rosa 'Radiko'	Double Knock Out Rose	#2 CONT.
8	GNDB	Buxus Micro Var. Koreana 'Green Mound'	Green Mound Boxwood	#3 CONT.
24	GLS	Rhus Aromatica 'Gro-low'	Gro-low Fragrant Sumac	#3 CONT.
22	LHDS	Itea Virginia 'Spricht'	Little Henry Dwarf Sweetspire	#3 CONT.
22	MCS	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	#2 CONT.
2	PLST	Syringa Meyer 'Palibin' (std)	Palibin Lilac (std)	2" B&B
6	UHT	Hydrangea Panniculata 'Unique' (tr)	Unique Hydrangea (tr)	1 1/4" B&B



**GENERAL NOTES**

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Steel Edging" to be 16L x 1/8"Wx 4"H Green or Black.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:  
40% Palmer Ryegrass  
20% Baron Bluegrass  
20% Nassau Bluegrass  
20% Pennlawn Creeping Red Fescue
- G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

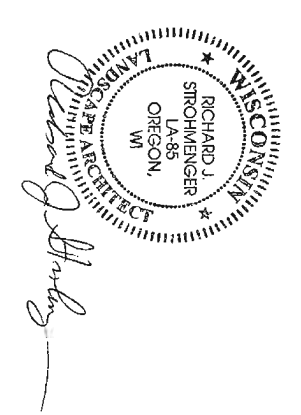
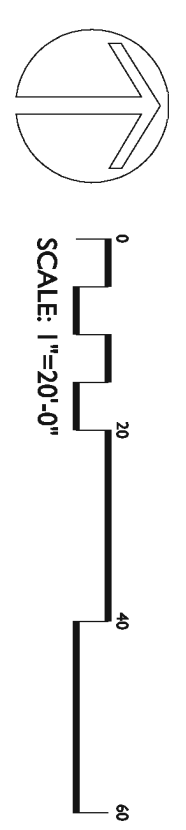
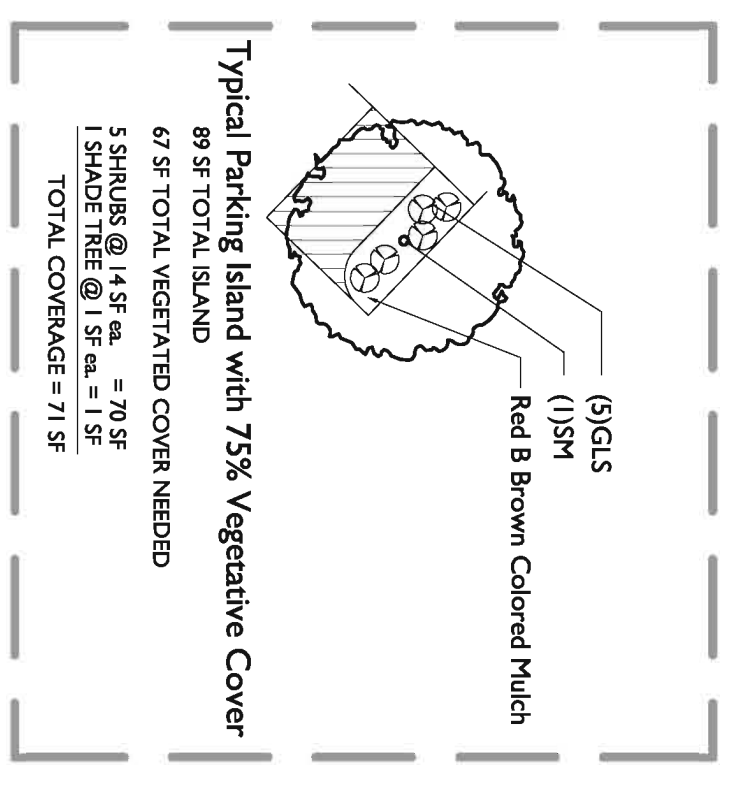
NUMBER OF PARKING STALLS \_\_\_\_\_

NUMBER OF 2" MIN. CAL. TREES REQUIRED \_\_\_\_\_

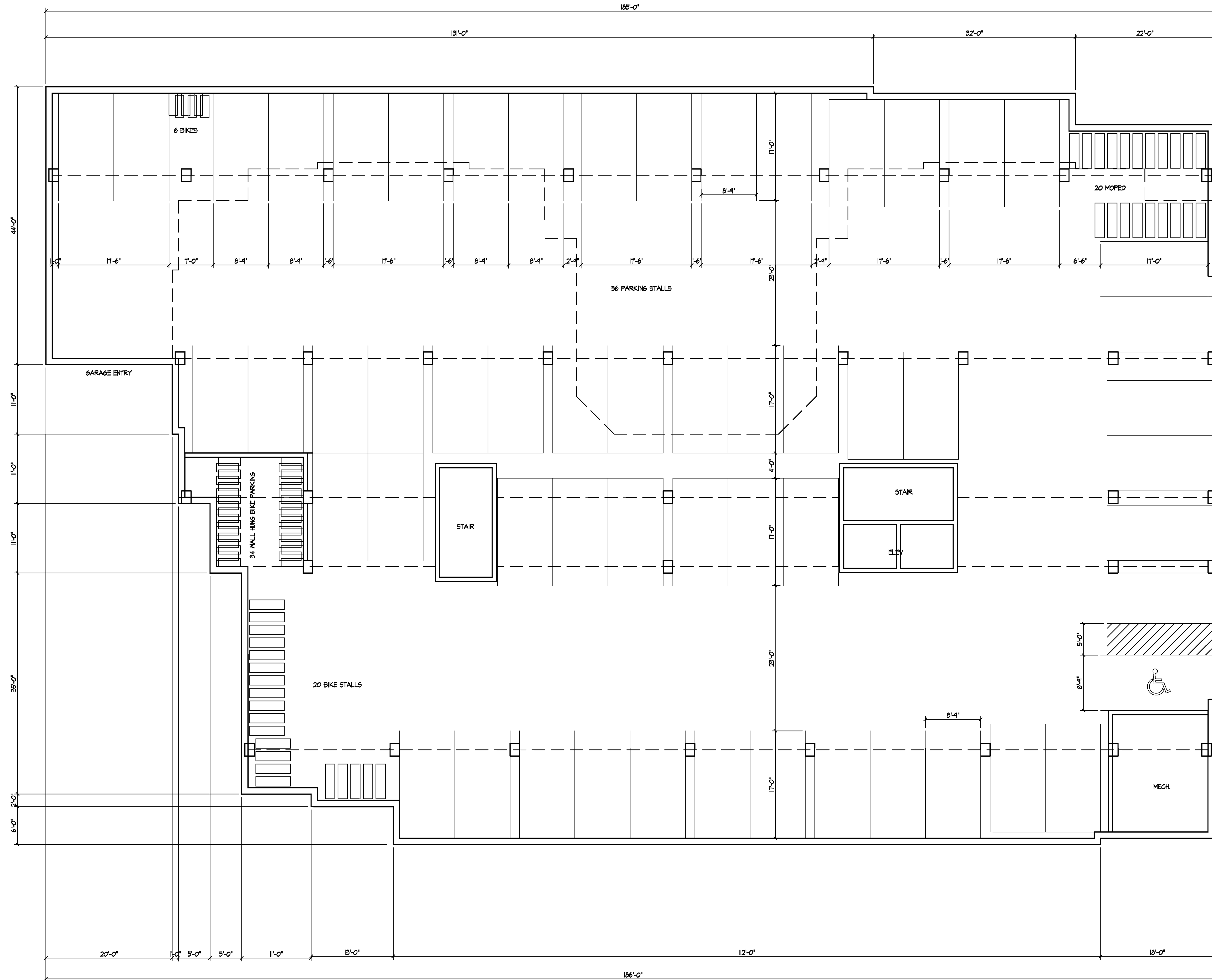
NUMBER OF LANDSCAPE POINTS REQUIRED \_\_\_\_\_

SOLUTION

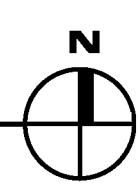
1	CANOPY TREES (2" x 1/2" @ 35 PTS.	35
10	DECIDUOUS SHRUBS @ 2 PTS.	20
-	EVERGREEN SHRUBS @ 3 PTS.	-
-	DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 LF)	-
-	BARTH BERRY (PER 10 LF) @ 5 PTS.	-
-	AVERAGE HEIGHT - 15' @ 2 PTS.	-
TOTAL POINTS		55



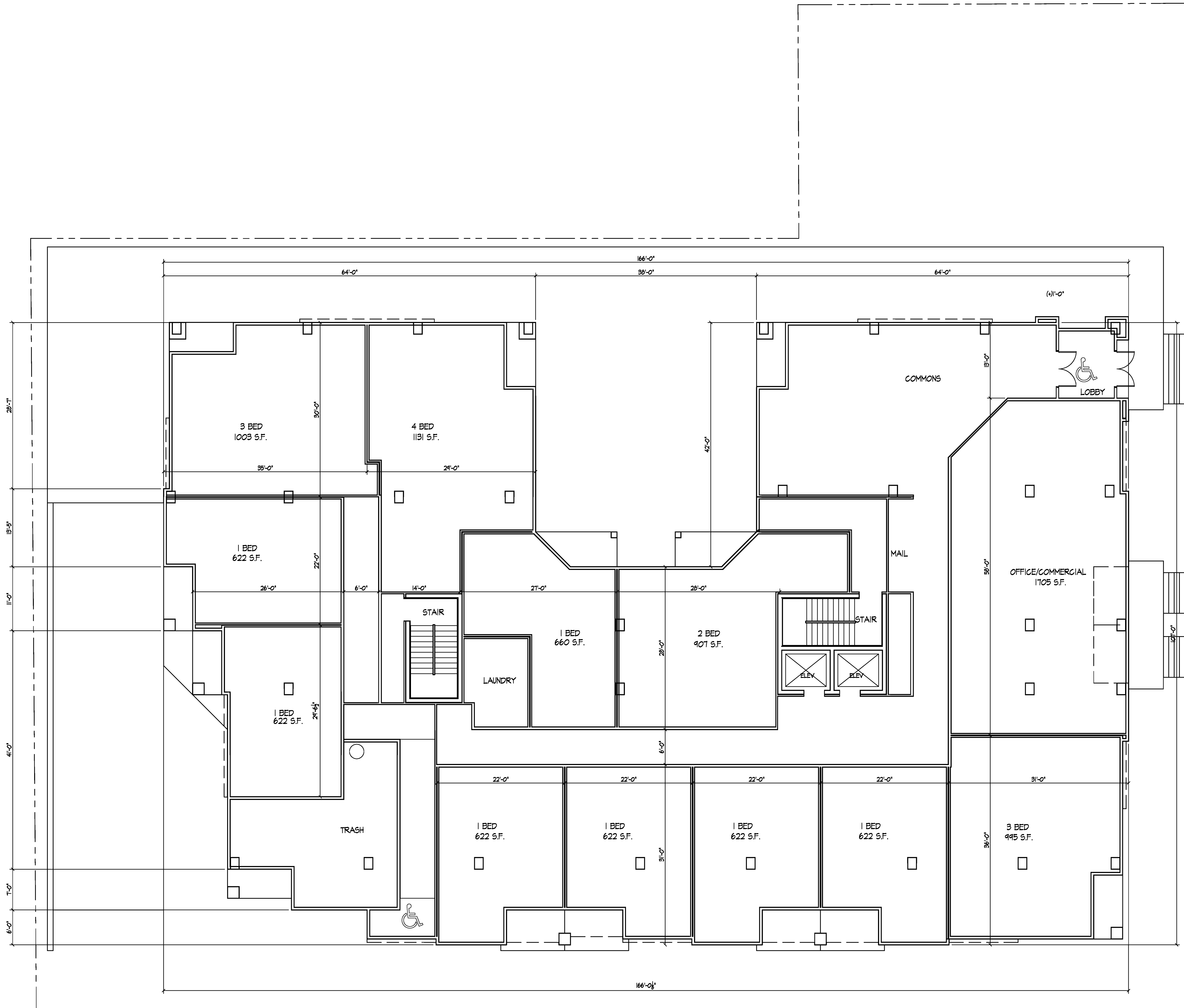




**Basement Floor Plan**  
1/8" = 1'-0"







First Floor Plan  
1/8" = 1'-0"



Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIF Submittal - October 3, 2012
- UDC Submittal - October 31, 2012

Project Title

210 N. Bassett Street  
Madison, WI 53562

Drawing Title

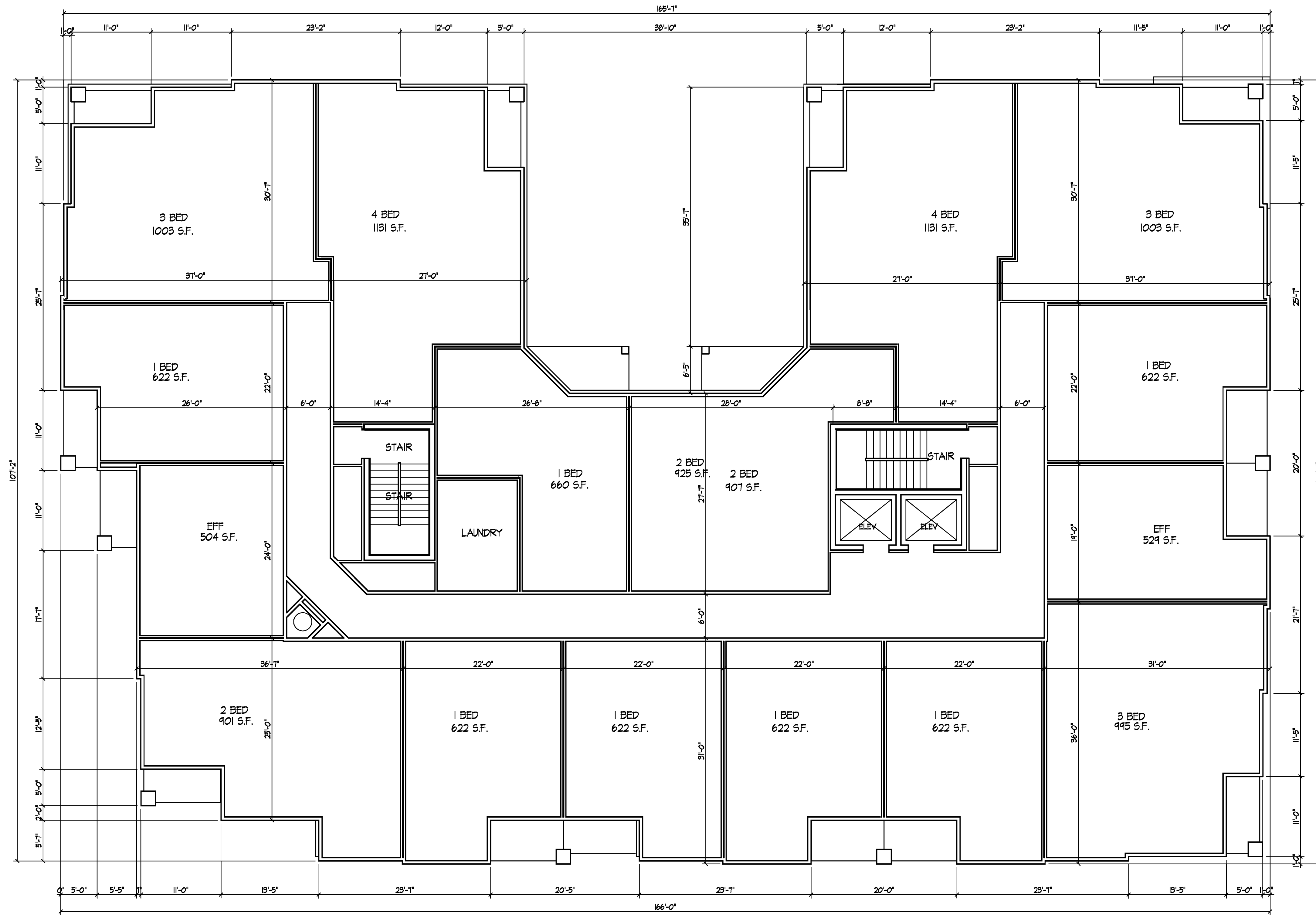
First Floor Plan

Project No.

1041

Drawing No.

A-1.1



Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIF Submittal - October 3, 2012
- UDC Submittal - October 31, 2012

Project Title

210 N. Bassett Street  
Madison, WI 53562

Drawing Title

Second Floor Plan  
(Third - Fifth Typ.)

Project No.

1041

Drawing No.

A-1.2

Second Floor Plan (Third-Fifth Typ.)  
1/8" = 1'-0"







Dayton Street Elevation  
1/8" = 1'-0"



Bassett Street Elevation  
1/8" = 1'-0"

Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIF Submittal - October 3, 2012
- UDC Submittal - October 31, 2012

Project Title

210 N. Bassett Street  
Madison, WI 53562

Drawing Title  
Elevations

Project No.

1041

Drawing No.

A-2.1

Consultant

Notes



○ Rear Street Elevation  
 1/8" = 1'-0"



○ Side Elevation  
 1/8" = 1'-0"

Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011
- SIP Submittal - October 3, 2012
- UDC Submittal - October 31, 2012

Project Title

**210 N. Bassett Street**  
 Madison, WI 53562

Drawing Title  
**Elevations**

Project No.

**1041**

Drawing No.

**A-2.2**





Dayton Street Elevation



Rear Street Elevation

N. Bassett Street  
**Elevations**

October 31, 2012

KNOTHE  
& BRUCE  
*architects*  
Project #1041