URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

1. Project Information

Address: 555 W Washington Avenue

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested October 24, 2018

☒ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☐ Initial approval ☒ Final approval

3. Project Type

☐ Project in an Urban Design District

☒ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Brendan Baxter Company PJB-II Inc.

Street address 2303 W. Beltline Hwy City/State/Zip Madison, WI 53713

Telephone 608-276-0244 Email baxter.bt@gmail.com

Project contact person Kevin Burow Company Knothe and Bruce Architects

Street address 7601 University Ave. Ste 201 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email kburow@knothebruce.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

- ☒ **Application Form**
- ☒ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ **Development plans** (Refer to checklist provided below for plan details)
- ☐ **Filing fee**
- ☒ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stauder, Kevin Firchow, Bill Freuling on February 12, 2018.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Brendan Baxter Relationship to property Owner

Authorized signature of **Property Owner** _____ Date 10/3/2018

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO).*
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☒ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☐ Proposed Signage (if applicable)
- N/A ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

October 5, 2018

Ms. Janine Glaeser
Urban Design Committee
City of Madison
126 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701

Re: 555 W. Washington Ave.

Ms. Janine Glaeser:

We appreciate the time that the Urban Design Commission has devoted to reviewing our project and we are excited to share our latest designs with the commission. In a project like this, UDC's role is to review the plans and forward a recommendation to the Plan Commission. In conducting its review, UDC is guided by the design standards in the zoning code, and the Downtown Design Standards. Over the course of several meetings, UDC has reviewed our project against those standards and we have made many revisions to date to address the UDC's comments. Below we have summarized the various comments that have been voiced by individual UDC members, followed by a brief explanation of how the most recent plans respond to those comments.

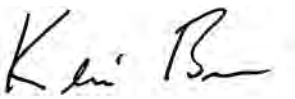
UDC comments from 8/8/18: *(responses noted below each point)*

- W Washing Elevation – Stone façade: Overhang needs detailing.
  - *This has been modified to a brick façade with a traditional parapet edge.*
- W Washing Elevation – Stone façade: The second band on the bays needs more definition of a sill.
  - *Additional bands have been added to the bays to provide definition for all of the sills.*
- The scale doesn't match the surrounding residential. This is not a brownstone as it does not create an edge or complete the corner. Exceptional design benefits from single architectural style or expression. I have objections to the height.
  - *The updated design does not focus on a brownstone look and has the brick façade from the sides of the building carried around to the front such that we have a cohesive design with a single style of architecture.*
- The two architectural styles are very jarring.
  - *The W Washington Elevation has been revised to be predominantly brick to match the rest of the project and the bay elements are cast stone, to match the cast stone base. This has made a much more cohesive building.*
- The design is improved from the last one but it doesn't honor the other ones. If you had showed the other side relating to the warehouses that would have strengthened your argument.
  - *The overall design is now in line with The Depot project which is located across the street.*
- The rhythm is solved but I have a problem with the articulated bays and stone.
  - *The amount of stone has been greatly reduced in order to tie the two sides together.*

- The entrances are competing with each other.
    - *The main entry has been widened while the unit entries on either side have been revised by eliminating the columns that surround them and thus minimizing their presence on that façade.*
- The terrace on West Washington is not a garden space. I question if it's appropriate to that level.
    - *The amount of landscaping has been reduced in this area.*
- Part of our decision is approving the height, depending on the design quality.
- There's a lot of good elements, but we're not sure it's what we would make judgment on.
- It's tempting to read as two separate buildings, it is one building, but it's a stretch. I like the stone material but it doesn't read successfully as two separate buildings.
    - *The building has been redesigned to remove a majority of the cast stone and incorporate the brick on all sides of the building with cohesive accent bands and details.*
- The style does not work, it's not common to Madison. It's a revival style and I don't know why you'd go with that in that location.
    - *The new design has created a more cohesive building and utilizes brick as the main element which ties in well with the surrounding buildings.*
- The juxtaposition of what's on top and behind doesn't relate. Taken out of context it is a nice design. Looking at it along the Bedford Street side you can really see that it should be two different buildings.
    - *The new design has these merged into one cohesive building.*
- I like the height of 3 stories on West Washington, but it's only in height that it relates to anything in the area.
    - *The updated design that is predominantly brick now ties in with the buildings that are also located on the other corners of this intersection with West Washington and Bedford Streets.*

We appreciate the UDC's input on our project, which has resulted in significant and valuable design changes, making it an exceptional project. We respectfully request the UDC make a positive recommendation to the Plan Commission, and identify any specific elements that may remain of concern so that we may address those concerns when we proceed to Plan Commission on November 5, 2018 for consideration of our zoning application.

Sincerely,



Kevin Burow, AIA

knothe • bruce
ARCHITECTS

July 2, 2018

Ms. Janine Glaeser
Urban Design Committee
City of Madison
146 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
555 W. Washington Ave.
KBA Project #1713

Ms. Janine Glaeser:

The exterior lighting will be a combination of wall sconces and downlights. We are required to provide illumination at each exit door to light the exit pathway. The main entry will have a recessed downlight and each balcony/patio will have a wall sconce light fixture. The exact light fixtures are yet to be determined.

Sincerely,

Kevin Burow, AIA

Ph 608.836.3690
Fx 608.836.6934

knothebruce.com

7601 University Ave., Suite 201
Middleton, WI 53562

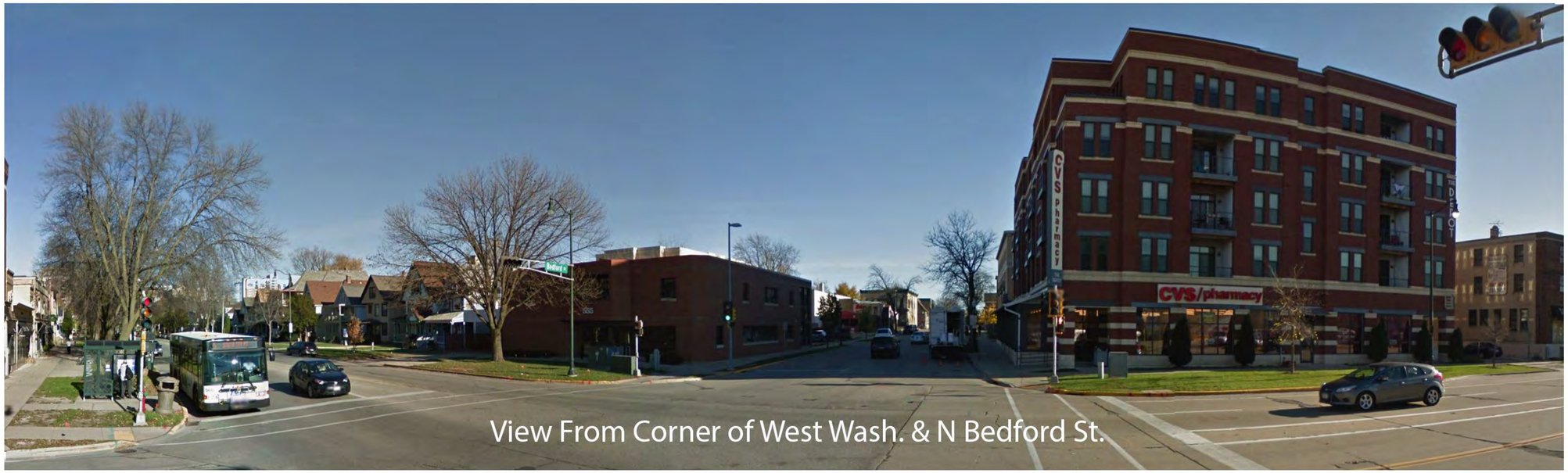


Site Aerial
555 W. Washington Avenue

knothe bruce ARCHITECTS

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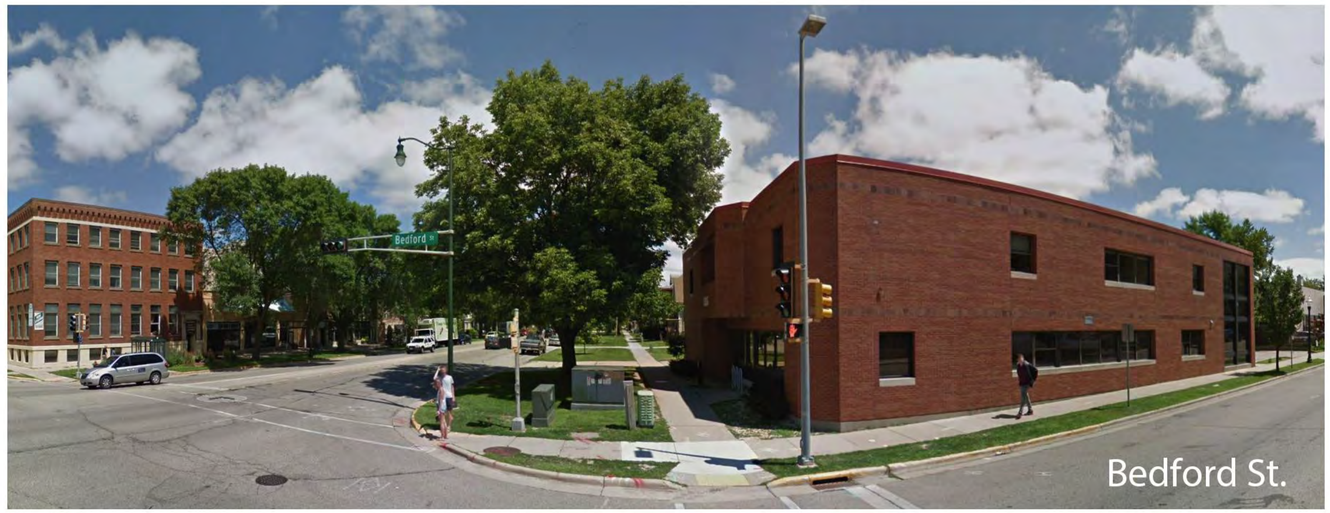
Site Images
555 W. Wash. Ave



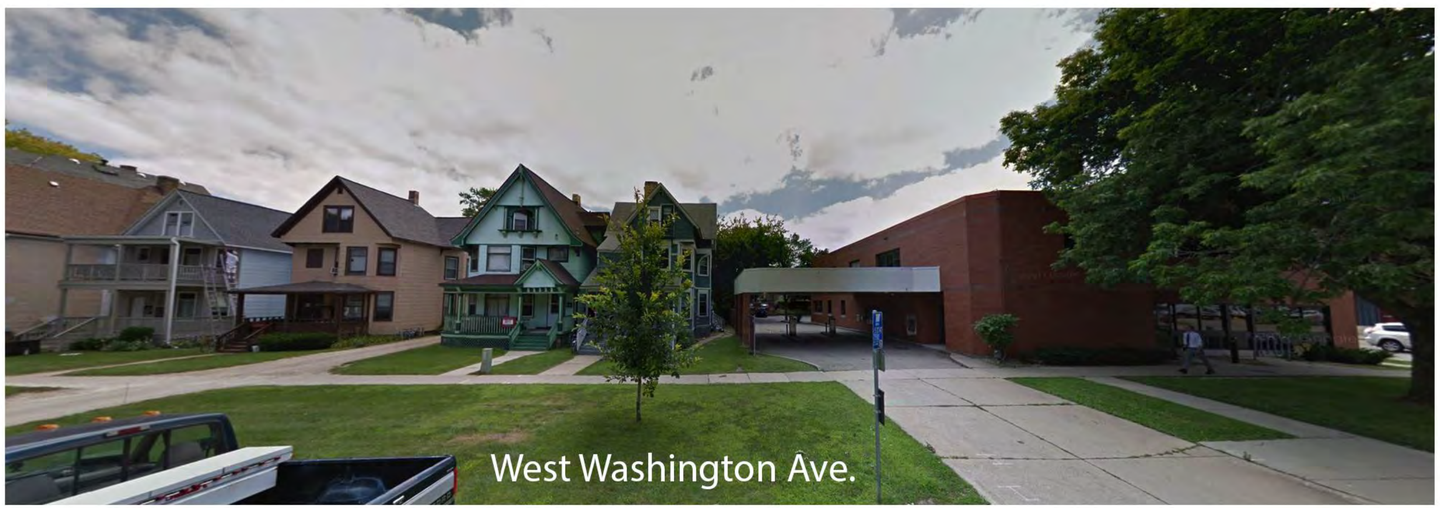
View From Corner of West Wash. & N Bedford St.



Bedford St.

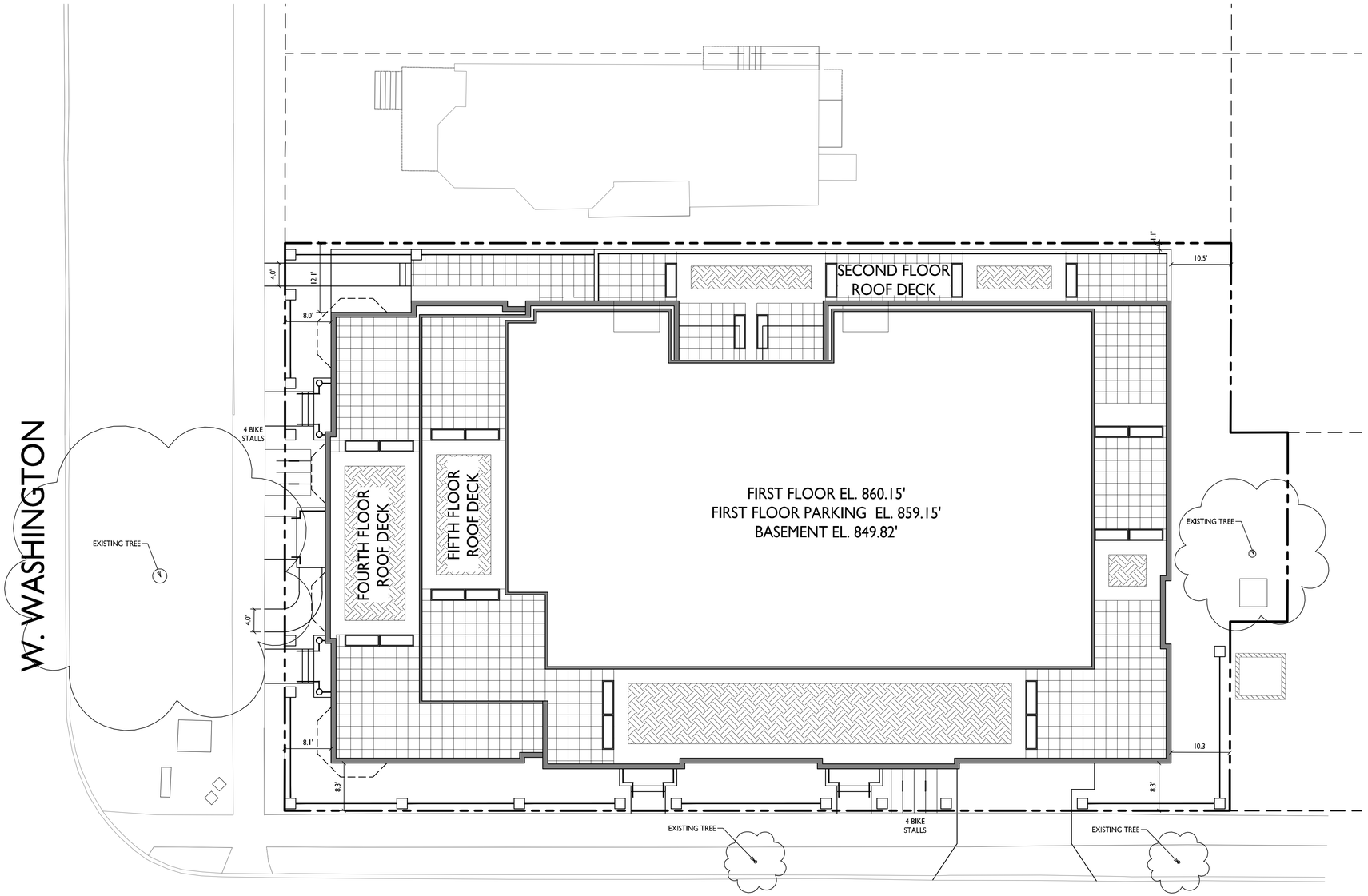


Bedford St.


West Washington Ave.



West Washington Ave.



1 SITE PLAN
C-1.1
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

SHEET INDEX

SITE	
C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C-1.0	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-3.0	GRADING & EROSION CONTROL PLAN
C-4.0	UTILITY PLAN
L-100	LANDSCAPE PLAN
L-101	ROOF TERRACE LANDSCAPE PLAN
L-200	SITE PLAN IMAGE BOARD
L-201	ROOF TERRACE IMAGE BOARD
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-5.1	TYPICAL UNIT PLANS
A-5.2	TYPICAL UNIT PLANS
	RENDERINGS

SITE DEVELOPMENT DATA

DENSITIES:	
LOT AREA	16,735 SF / .38 ACRES
DWELLING UNITS	45 DU
LOT AREA / D.U.	372 SF / UNIT
DENSITY	128 UNITS/ACRE
BUILDING HEIGHT	3-5 STORIES
LOT COVERAGE	13,747 S.F. = 82% (90% MAX.)
USABLE OPEN SPACE	6,348 S.F. (570 S.F. REQ'D)
DWELLING UNIT MIX:	
EFFICIENCY	12
ONE BEDROOM	21
TWO BEDROOM	12
TOTAL DWELLING UNITS	45
VEHICLE PARKING:	
FIRST FLOOR GARAGE	12 STALLS
UNDERGROUND	33 STALLS
TOTAL	45 STALLS
BICYCLE PARKING:	
SURFACE	8 STALLS
FIRST FLOOR GARAGE	6 STALLS
UNDERGROUND GARAGE	39 STALLS (STD. 2'X6')
TOTAL	53 STALLS

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - June 20, 2018
Reissued to Plan Com & UDC - October 8,2018

PROJECT TITLE
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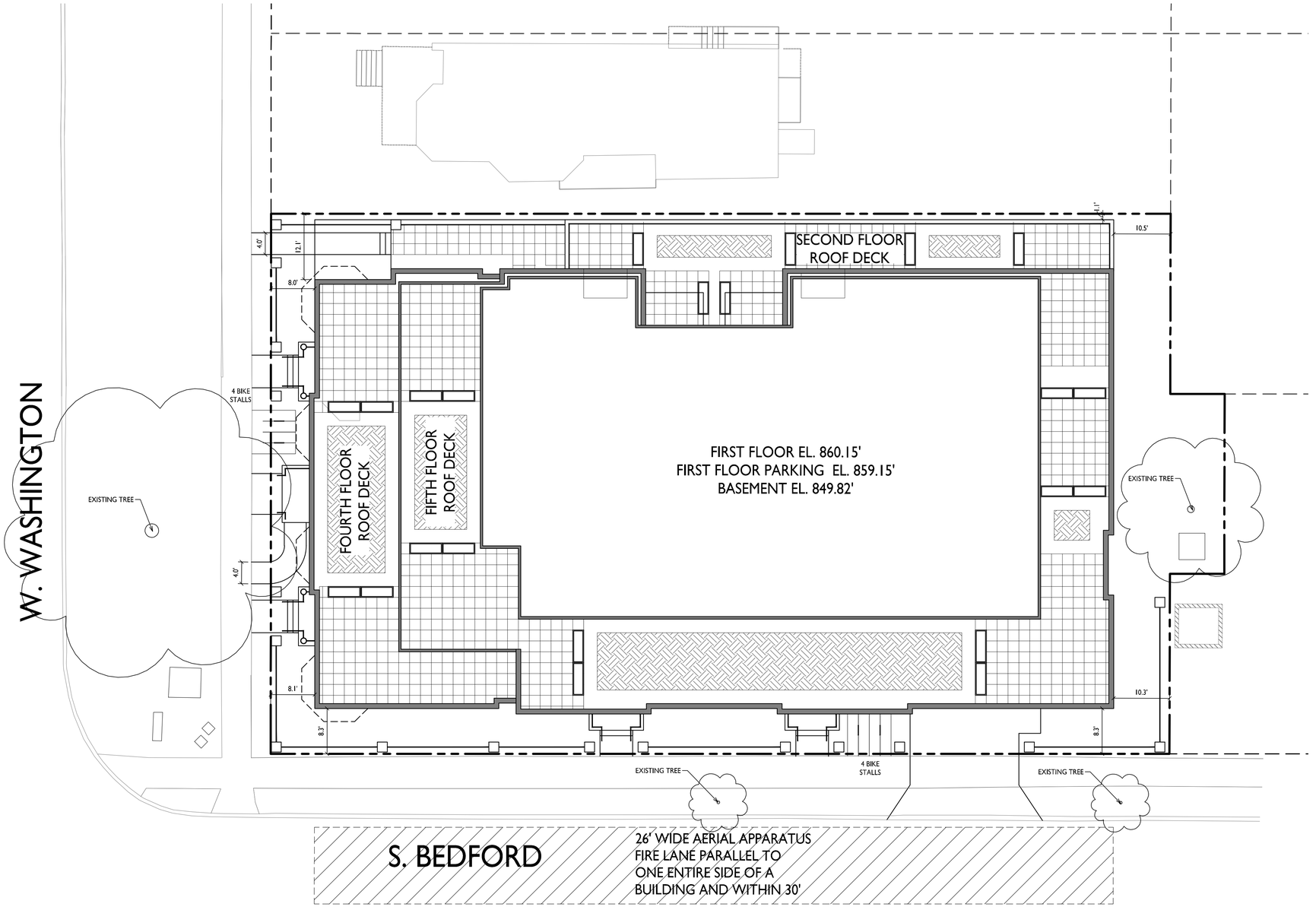
555 W Washington Ave.

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1713

© Knothe & Bruce Architects, LLC



1 / C-1.2 FIRE DEPARTMENT ACCESS PLAN

1" = 10'-0"

GRAPHIC SCALE

0 10 20 30

1 INCH = 10 FT (24X36 SHEET)

knothe bruce ARCHITECTS

Phone: 608.836.3690

7601 University Ave, Ste 201
Middleton, WI 53562

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PROJECT TITLE

.

555 W Washington Ave.

SHEET TITLE

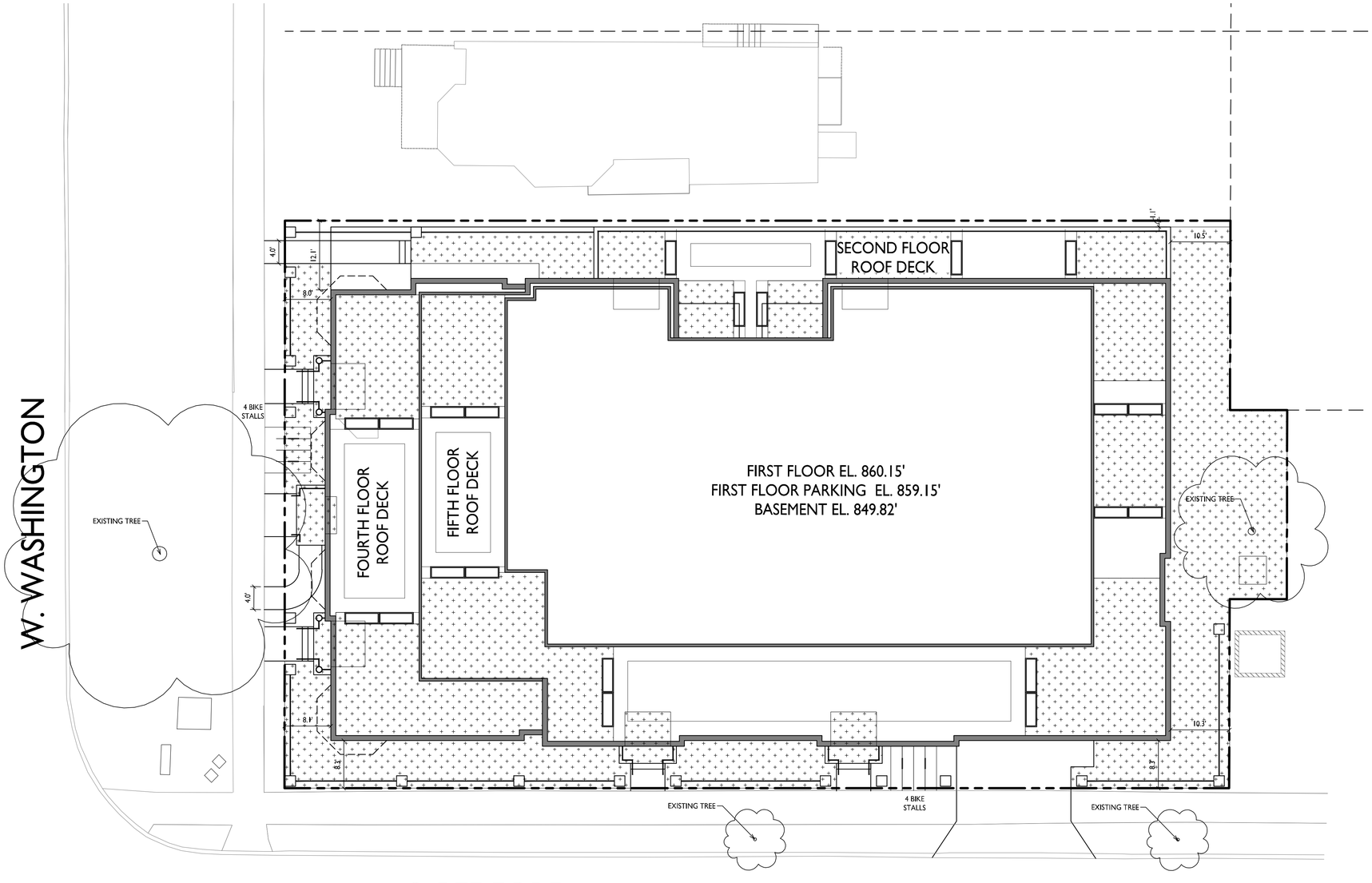
Fire Department Access Plan

SHEET NUMBER

C-1.2

PROJECT NO. 1713

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USABLE OPEN SPACE

ZONING: UMX
REQUIRED OPEN SPACE: 10 S.F. / BEDROOM
DWELLING UNITS: 45 BEDROOMS: 57
10 X 57 = 570 S.F. OPEN SPACE REQUIRED
OPEN SPACE PROVIDED:
BALCONIES/ROOF TERRACES: 3,719 S.F.
SURFACE: 2,629 S.F.
TOTAL: 6,348 S.F.

1 / C-1.3 USABLE OPEN SPACE
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - June 20, 2018
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PROJECT TITLE
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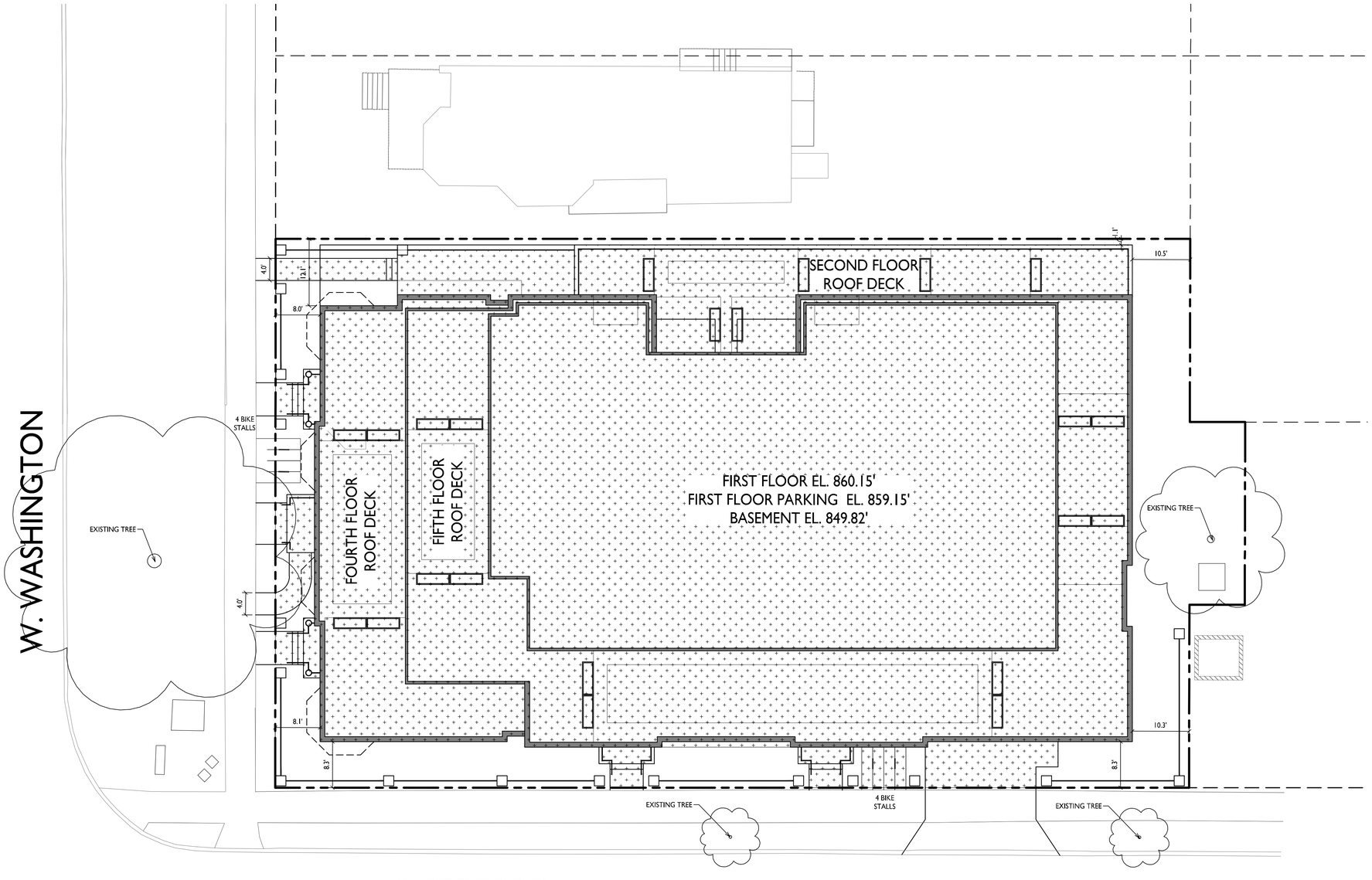
555 W Washington Ave.

SHEET TITLE
Usable Open Space

SHEET NUMBER
C-1.3

PROJECT NO. 1713

© Knothe & Bruce Architects, LLC



1 / C-1.4 LOT COVERAGE
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - June 20, 2018
Reissued to Plan Com & UDC - October 8,2018

PROJECT TITLE

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.4

PROJECT NO.

© Knothe & Bruce Architects, LLC

©2018 Vierbicher Associates, Inc.

WEST WASHINGTON AVE

545 W. Washington Ave.
3-Story Wood Frame House

555 W. Washington Ave.
2-Story Brick Heartland Credit Union Building

LOT 2

LOT 1

LOT 11

LOT 12

Drive Through

S44°06'07"E 165.34'

2' ENROACHMENT EASEMENT DOC. NO. 1803020

N45°56'08"E 99.26'

S46°01'44"W 33.13'

S44°06'45"E 10.00'

10' ELECTRICAL EASEMENT DOC. NO. 1811049

S46°01'44"W 33.07'

N44°06'20"W 10.00'

S46°01'44"W 33.07'

N44°05'55"W 165.18'

2' ENROACHMENT EASEMENT DOC. NO. 1803020

EX FIN
RIM=856.86
10" SW=853.73 IE

EX FIN
RIM=857.82
10" SW, NE=853.20 IE
6" IN=853.20

EX SMH
RIM=858.08
8" NE=850.08 IE
10" SE=850.13 IE
6" SW=850.18 IE

EX SMH
RIM=858.30
10" NW=850.11 IE
10" SW=850.16 IE

EX CIN
RIM=857.46

EX SMH
RIM=857.81

EX STMH
RIM=857.80

48" X 40" BOX CULVERT

EX CIN
RIM=859.70
10" NE=851.45 IE

SOUTH BEDFORD ST

GRAPHIC SCALE FEET
0 5 10 20

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE

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Existing Conditions

555 W. Washington Ave
City of Madison
Dane County, Wisconsin

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06/20/2018

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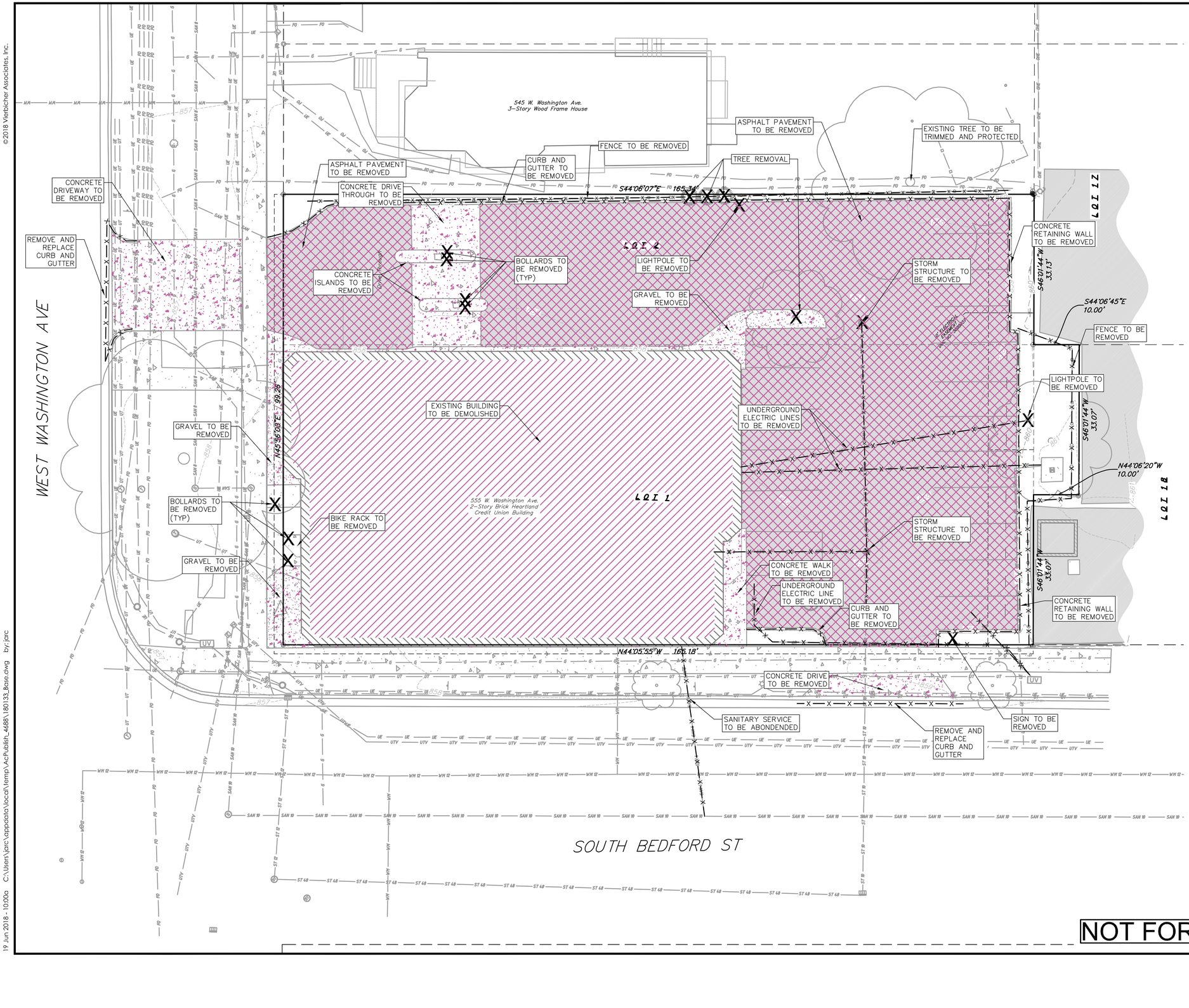
PROJECT NO.
180133

SHEET
1 OF 4

DWG. NO.
C-1.0

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DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
4. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
5. CONTRACTOR TO MINIMIZE SITE DEMOLITION AND CONSTRUCTION RELATED DUST TO GREATEST EXTENT PRACTICAL AT ALL TIMES.

RIGHT-OF-WAY WORK:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY ISSUED PLANS.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECCOMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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Demolition Plan

555 W. Washington Ave
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Dane County, Wisconsin

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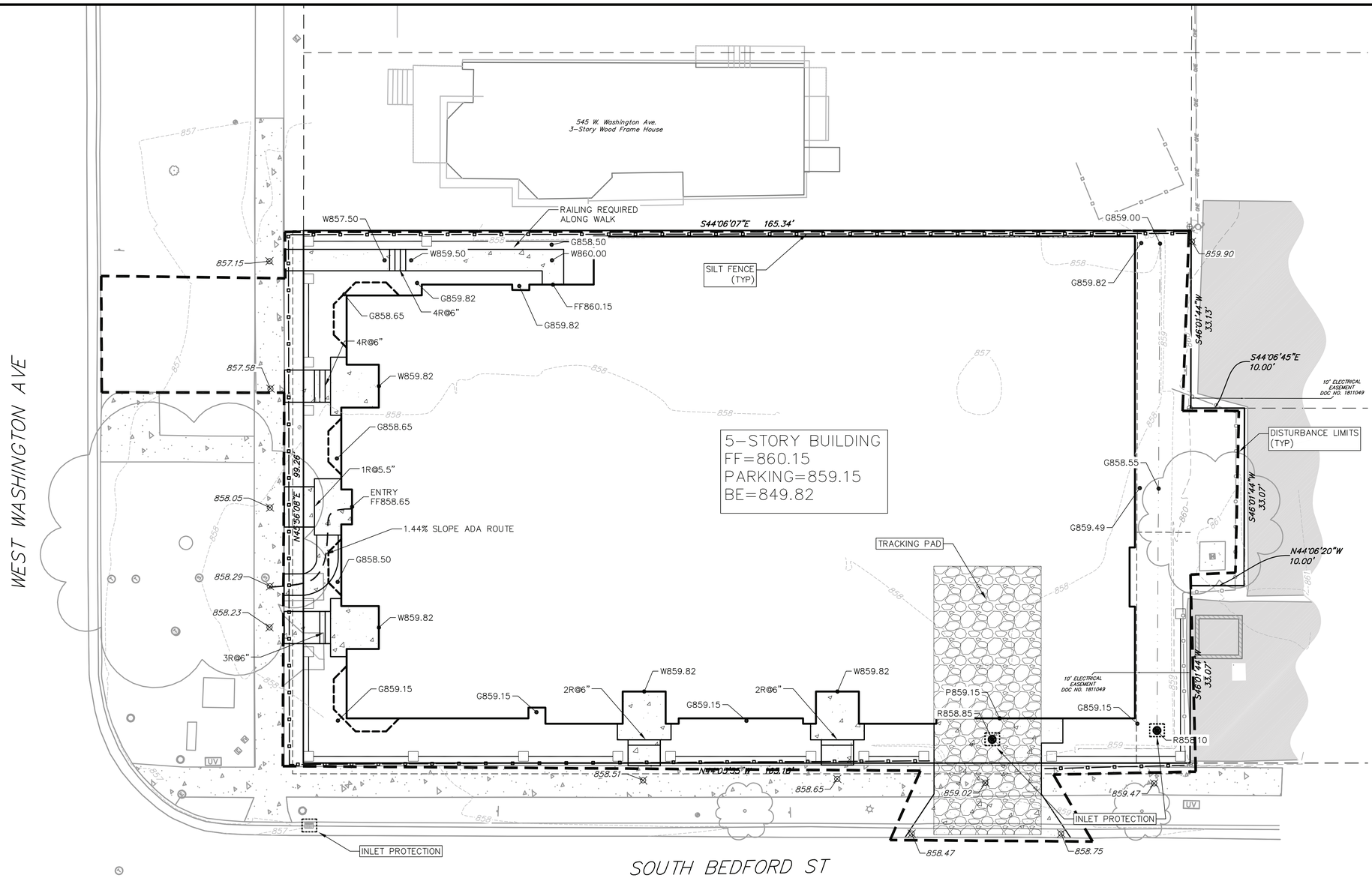
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SCALE: AS SHOWN
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GRADING AND EROSION CONTROL LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE/SILT SOCK
- DISTURBED LIMITS
- ADA ACCESSIBLE ROUTE
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- TRACKING PAD

ABBREVIATIONS

TC – TOP OF CURB
P – PAVEMENT
W – TOP OF WALK
R – RISER
FF – FINISHED FLOOR
G – GROUND
FF – FINISHED FLOOR
BE – BASEMENT ELEVATION
R – RIM

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. INSTALL WISDOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WISDOT TYPE A IN FIELD INLETS.
5. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
6. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
7. SEE DETAIL SHEETS FOR ADDITIONAL EROSION CONTROL NOTES.

RIGHT-OF-WAY WORK:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY ISSUED PLANS.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECCOMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

GRADING PLAN/SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
3. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
4. TYPICAL SIDEWALK CROSS SECTION IS 1.5% SLOPE. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.

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Grading & Erosion Control Plan

555 W. Washington Ave
City of Madison
Dane County, Wisconsin

REVISIONS

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WEST WASHINGTON AVE

545 W. Washington Ave.
3-Story Wood Frame House

S44°06'07"E 165.34'

5-STORY BUILDING
FF=860.15
PARKING=859.15
BE=849.82

SANITARY SERVICE CONNECTION TO EXISTING SMH

14 LF PVC SANITARY SERVICE (LOCATION AND ELEVATION TO BE COORDINATED WITH PLUMBER)

WATER SERVICE CONNECTION TO EXISTING WATER SERVICE (LOCATION AND ELEVATION TO BE COORDINATED WITH PLUMBER)

48" OPEN GRATE MH
RIM=858.85
IE=853.07 SE
IE=853.07 SW
(CONNECT TO EXISTING 10" STRM)

48" OPEN GRATE MH
RIM=858.10
IE=853.38 NW

N43°56'08"E 99.26'

N44°05'55"W 165.18'

S46°01'44"W 33.13'

S44°06'45"E 10.00'

10' ELECTRICAL EASEMENT DOC NO. 1811049

S46°01'44"W 33.07'

N44°06'20"W 10.00'

EX SMH
RIM=858.08
8" NE=850.08 IE
10" SE=850.13 IE
6" SW=850.18 IE

EX SMH
RIM=858.30
10" NW=850.11 IE
10" SW=850.16 IE

EX CIN
RIM=857.46

EX SMH
RIM=857.81

EX STMH
RIM=857.80

48" X 40" BOX CULVERT

EX CIN
RIM=859.70
10" NE=851.45 IE

SOUTH BEDFORD ST

GRAPHIC SCALE FEET
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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE

TOPOGRAPHIC UTILITY LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP

ABBREVIATIONS

STMH – STORM MANHOLE
FIN – FIELD INLET
CIN – CURB INLET
CB – CATCH BASIN
SMH – SANITARY MANHOLE

UTILITY NOTES:

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b.).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. ALL DAMAGE TO PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
16. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

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Utility Plan

555 W. Washington Ave
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

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PROJECT NO.: 180133
SHEET: 4 OF 4
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NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL TREES SHOWN TO BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED DURING CONSTRUCTION WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. PERFORM ALL WORK IN THE RIGHT-OF-WAY IN ACCORDANCE WITH CITY OF MADISON STANDARD 107.13 "TREE PROTECTION SPECIFICATION".
4. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
5. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
6. ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDED AT NO COST TO OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR PER CITY STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL OBTAIN PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY.
10. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5-FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5-FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5-FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN, 266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
11. CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN, 266-4816) AT LEAST ONE WEEK PRIOR TO PLANTING ANY NEW TREES WITHIN THE PUBLIC RIGHT-OF-WAY TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.

555 West Washington
Madison, WI
20-Jun-18
Downtown & Urban Districts: Urban Mixed-Use (UMX) Zoning

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	4,113	0.09	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			69
		Landscape Points Required	**69**

Development Frontage - West Washington Avenue	LF		Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage				
Between Parking/Building & Street	82		3	14

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15	1		15
Upright Evergreen Shrub	10	1		10
Shrub, deciduous	3	23		69
Shrub, evergreen	4	9		36
Ornamental Grass/Perennial	2	68		136
		Development Frontage Points Total		**266**

Development Frontage - South Bedford Street	LF		Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage				
Between Parking/Building & Street	148		5	25

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15	2		30
Upright Evergreen Shrub	10	4		40
Shrub, deciduous	3	27		81
Shrub, evergreen	4	22		88
Ornamental Grass/Perennial	2	230		460
		Development Frontage Points Total		**699**

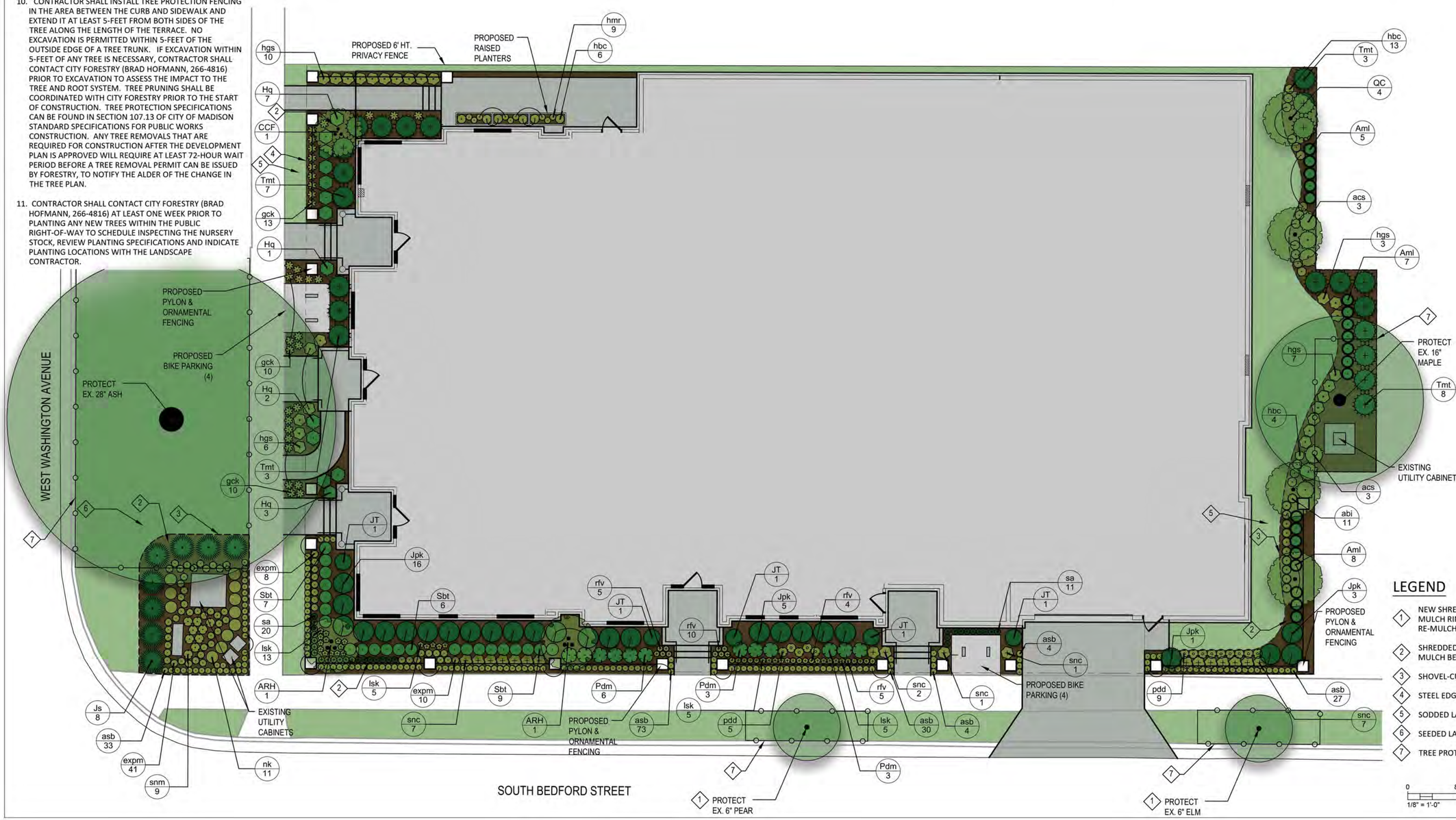
General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Existing Overstory Deciduous Tree (caliper " at DBH)	14		1	14
Overstory Deciduous Tree	35		4	140
Tall Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	21		63
Shrub, evergreen	4	16		64
Ornamental Grass/Perennial	2	72		144
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	20.5		82
			Foundation Plantings Total	**507**

TOTAL LANDSCAPE POINTS	**1472**

* In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

	PLANT LIST						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
	Deciduous Trees						
ARH	Amelanchier x grandiflora `Robin Hill`	Robin Hill Serviceberry	2	2" Cal.	B&B	Upright multi-stem	20-25' ht x 12-15' sp
CCF	Carpinus caroliniana `J.N. Upright`	Firespire Musclewood	1	2" Cal.	B&B	Upright multi-stem	20' ht x 8-10' sp
QC	Quercus robur `Crimschmidt`	Crimson Spire English Oak	4	2" Cal.	B&B	Single, straight leader	45' ht x 15' sp
	Evergreen Trees						
JT	Juniperus chinensis `Trautman`	Trautman Juniper	5	5' Ht.	B&B		12' ht x 4' sp
	Deciduous Shrubs						
Aml	Aronia melanocarpa Low Scape Mound	Low Scape Mound Aronia	20	2 Gal.	Cont.	Space 2'-0" o.c.	1-2' ht x 2-3' sp
Hq	Hydrangea quercifolia `Pee Wee`	Oakleaf Hydrangea	13	2 Gal.	Cont.	Space 2.5'-0" o.c	2-4' ht x 2-3' sp
Pdm	Physocarpus opulifolius `Donna May`	Little Devil Ninebark	12	2 Gal.	Cont.	Space 2.5'-0" o.c	3-4' ht x 3-4' sp
Sbt	Spiraea betulifolia `Tor`	Birchleaf Spirea	22	2 Gal.	Cont.	Space 2'-0" o.c.	2-3' ht x 2-3' sp
	Evergreen Shrubs						
Jpk	Juniperus chinensis `Pfitzeriana Kallay`	Kallays Compact Pfitzer Juniper	25	2 Gal.	Cont.	Space 3.5'-0" o.c.	3' ht x 6-8' sp
Js	Juniperus sabina `Buffalo`	Buffalo Juniper	8	2 Gal.	Cont.	Space 4'-0" o.c.	1' ht x 4-6' sp
Tmt	Taxus x media `Tauntonii`	Tauton Yew	21	2 Gal.	Cont.	Space 4'-0" o.c.	3-5' ht x 6-8' sp
	Perennials/Grasses/Groundcovers						
asb	Allium tanguticum `Summer Beauty`	Summer Beauty Allium	171	4-Inch	Pot	Space 1'-0" o.c.	1-1.5' ht x 1.5-2' sp
abi	Amsonia tabernaemontana `Blue Ice`	Blue Ice Blue Star	11	4-Inch	Pot	Space 1.5'-0" o.c.	1-1.5' ht x 1.5-2' sp
acs	Aralia cordata `Sun King`	Sun King Aralia	6	2 Gal.	Cont.	Space 3'-0" o.c.	3-4' ht x 3-4' sp
expm	Echinacea x `Pixie Meadowbrite`	Pixie Meadowbrite Purple Coneflower	59	4-Inch	Pot	Space 1.5'-0" o.c.	1.5-2' ht x 1.5-2' sp
gck	Geranium x cantabrigiense `Karmina`	Biokovo Cranesbill	45	4-Inch	Pot	Space 1.5'-0" o.c.	.5-1' ht x .5-1' sp
hmr	Heuchera x `Midnight Rose`	Coral Bells	9	4-Inch	Pot	Space 1'-0" o.c.	1-2' ht x 1-1.5' sp
hbc	Hosta x `Blue Cadet`	Plantain Lily	23	4-Inch	Pot	Space 1.5'-0" o.c.	1' ht x 2-3' sp
hgs	Hosta x `Gold Standard`	Gold Standard Plantain Lily	26	4-Inch	Pot	Space 2'-0" o.c.	2-3' ht x 2' sp
lsk	Liatris spicata `Kobold`	Kobold Spike Gayfeather	28	4-Inch	Pot	Space 1'-0" o.c.	1.5-3' ht x 1.5-2' sp
nk	Nepeta x faassenii `Kit Kat`	Kit Kat Catmint	11	4-Inch	Pot	Space 2'-0" o.c.	1' ht x 2' sp
pdd	Penstemon digitalis `Dark Towers`	Beard-tongue	14	4-Inch	Pot	Space 1.5'-0" o.c.	3-4' ht x 1.5-2' sp
rfv	Rudbeckia fulgida speciosa `Viette's Little Suzy`	Black-Eyed Susan	24	4-Inch	Pot	Space 1'-0" o.c.	2-3' ht x 1.5-2' sp
snc	Salvia nemorosa `Caradonna`	Cardonna Sage	18	4-Inch	Pot	Space 1.5'-0" o.c.	2-2.5' ht x 1.5' sp
snm	Salvia nemorosa `Marcus`	Woodland Sage	9	4-Inch	Pot	Space 1.5'-0" o.c.	8-12" ht x 1.5' sp
sa	Sesleria autumnalis	Autumn Moor Grass	31	1 Gal.	Cont.	Space 1'-0" o.c.	1-1.5' ht x 1-1.5' sp



knothe bruce ARCHITECTS
Phone: 608.836.3690
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Middleton, WI 53562

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WISCONSIN DAVID KEN SAIKI LA-76 MADISON WI LANDSCAPE ARCHITECT

PROJECT TITLE
BAXTER
West
Washington
Development

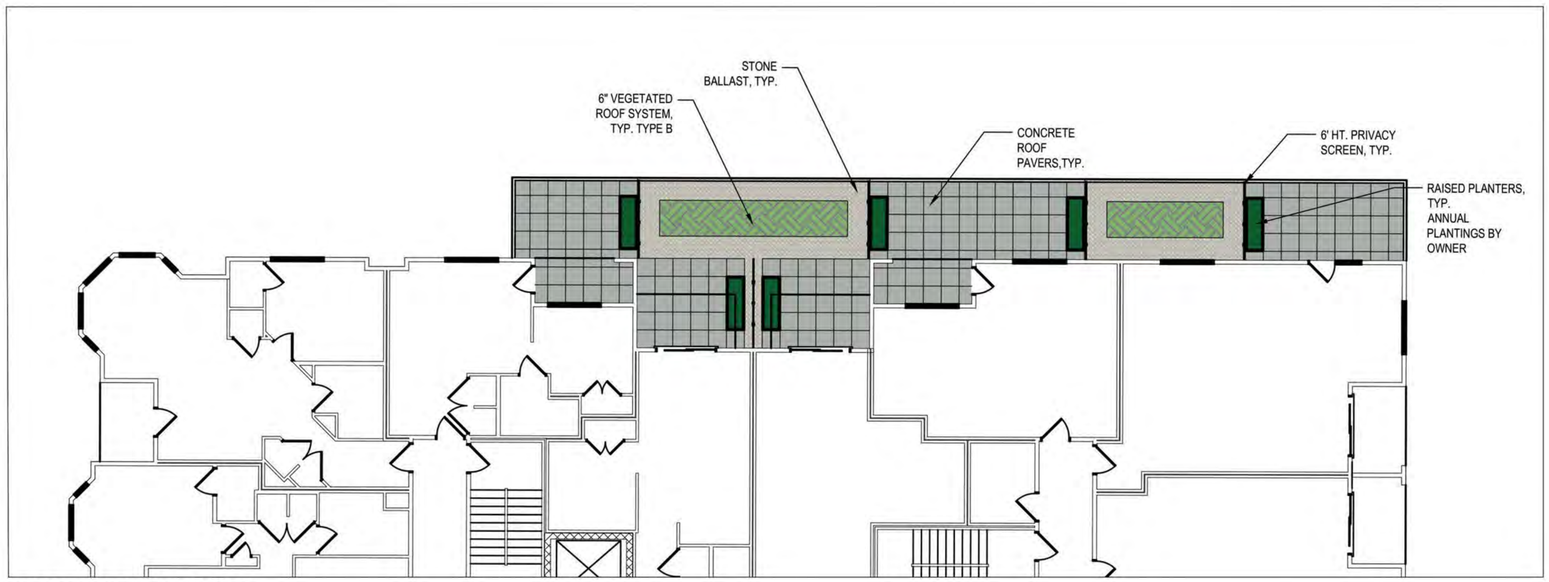
555 W
Washington Ave.

SHEET TITLE
Landscape
Plan

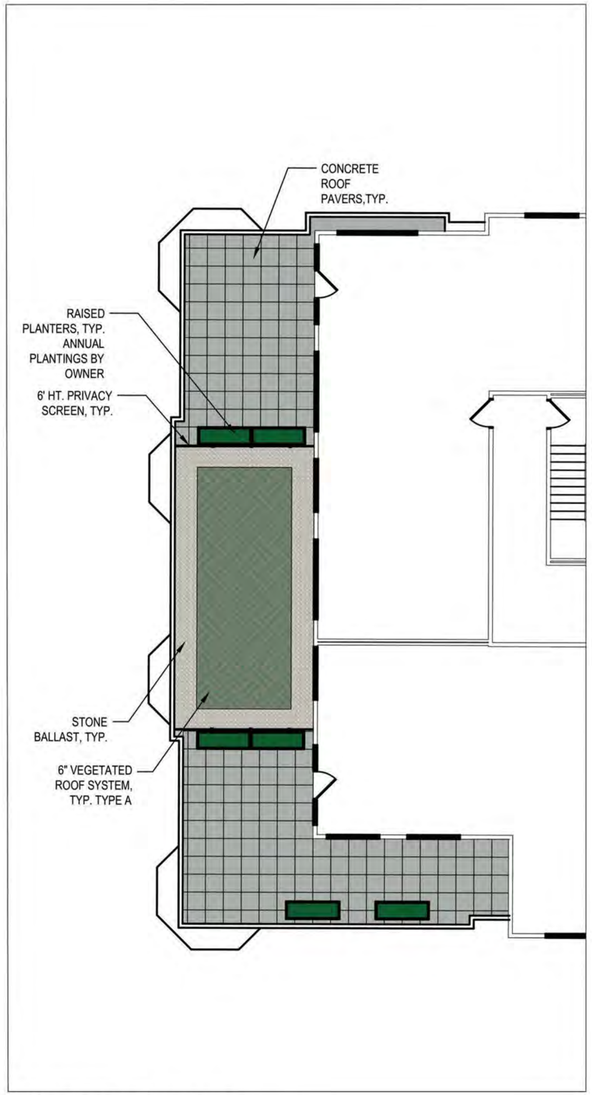
SHEET NUMBER
L-100

PROJECT NO. 1713

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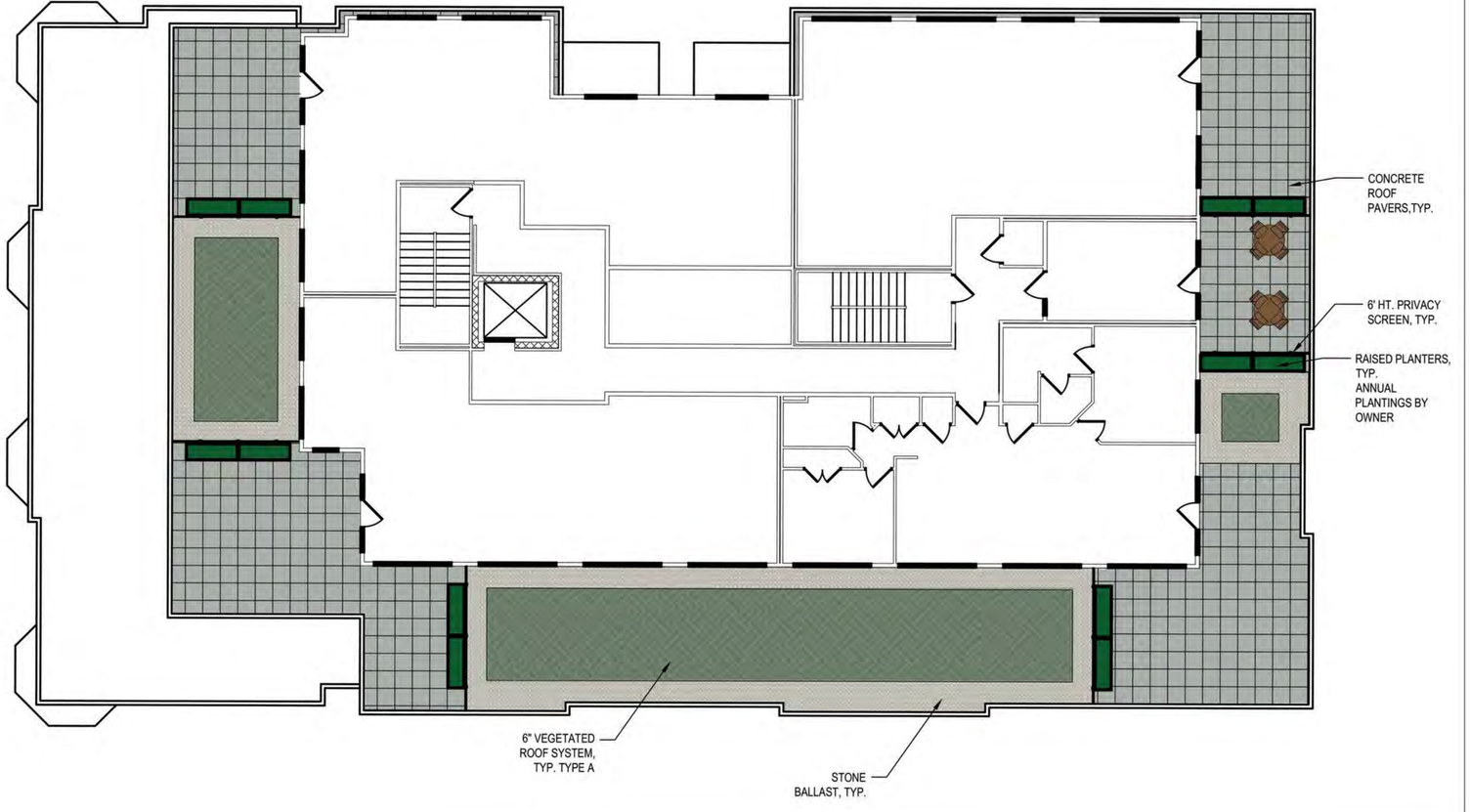


SECOND FLOOR TERRACE



FOURTH FLOOR TERRACE

Type A:	
Propogated Sedum Tray 'Tough Extreme Mix'	
by Liveroof or approved equal. Interplant with	
2.5" perennial plugs.	
Perennial Plugs	
Allium tanguticum 'Summer Beauty'	Summer Beauty Allium
Calamintha nepeta 'Montrose White'	Montrose White Calamint
Sedum kamtschaticum 'Takahira Dake'	Takahira Dake Stonecrop
Sedum spectabilie 'Neon'	Neon Stonecrop
Sesleria autumnalis	Autumn Moor Grass
Type B:	
Propogated Sedum Tray 'Shade Serene Mix'	
by Liveroof or approved equal. Interplant with	
2.5" perennial plugs.	
Perennial Plugs	
Geranium maculatum	Wild Geranium
Heuchera villosa var. atropurpurea	Maple-leaved Alum Root
Smilacina racemosa	False Solomon's Seal
Dryopteris marginalis	Leatherleaf Woodfern
Tiarella cordifolia	Foamflower



FIFTH FLOOR TERRACE

0 8' 16'
1/8" = 1'-0"

NORTH

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SHEET TITLE
Roof Terrace
Landscape
Plan

SHEET NUMBER
L-101

PROJECT NO. 1713

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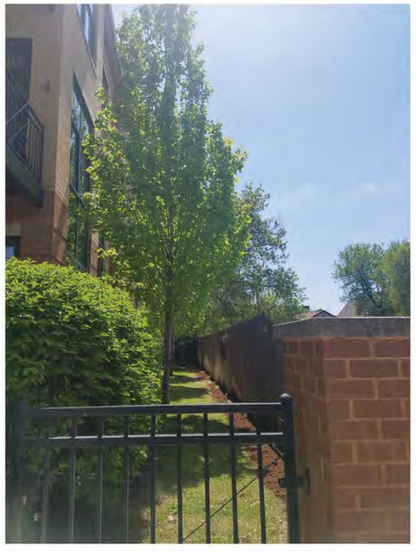
PLANT LIST

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
	Deciduous Trees						
ARH	Amelanchier x grandiflora `Robin Hill`	Robin Hill Serviceberry	2	2" Cal.	B&B	Upright multi-stem	20-25' ht x 12-15' sp
CCF	Carpinus caroliniana `J.N. Upright`	Firespire Musclewood	1	2" Cal.	B&B	Upright multi-stem	20' ht x 8-10' sp
QC	Quercus robur `Crimschmidt`	Crimson Spire English Oak	4	2" Cal.	B&B	Single, straight leader	45' ht x 15' sp
	Evergreen Trees						
JT	Juniperus chinensis `Trautman`	Trautman Juniper	5	5' Ht.	B&B		12' ht x 4' sp
	Deciduous Shrubs						
Aml	Aronia melanocarpa Low Scape Mound	Low Scape Mound Aronia	20	2 Gal.	Cont.	Space 2'-0" o.c.	1-2' ht x 2-3' sp
Hq	Hydrangea quercifolia `Pee Wee`	Oakleaf Hydrangea	13	2 Gal.	Cont.	Space 2.5'-0" o.c	2-4' ht x 2-3' sp
Pdm	Physocarpus opulifolius `Donna May`	Little Devil Ninebark	12	2 Gal.	Cont.	Space 2.5'-0" o.c	3-4' ht x 3-4' sp
Sbt	Spiraea betulifolia `Tor`	Birchleaf Spirea	22	2 Gal.	Cont.	Space 2'-0" o.c.	2-3' ht x 2-3' sp
	Evergreen Shrubs						
Jpk	Juniperus chinensis `Pfitzeriana Kallay`	Kallays Compact Pfitzer Juniper	25	2 Gal.	Cont.	Space 3.5'-0" o.c.	3' ht x 6-8' sp
Js	Juniperus sabina `Buffalo`	Buffalo Juniper	8	2 Gal.	Cont.	Space 4'-0" o.c.	1' ht x 4-6' sp
Tmt	Taxus x media `Tauntonii`	Tauton Yew	21	2 Gal.	Cont.	Space 4'-0" o.c.	3-5' ht x 6-8' sp
	Perennials/Grasses/Groundcovers						
asb	Allium tanguticum `Summer Beauty`	Summer Beauty Allium	171	4-Inch	Pot	Space 1'-0" o.c.	1-1.5' ht x 1.5-2' sp
abi	Amsonia tabernaemontana `Blue Ice`	Blue Ice Blue Star	11	4-Inch	Pot	Space 1.5'-0" o.c.	1-1.5' ht x 1.5-2' sp
acs	Aralia cordata `Sun King`	Sun King Aralia	6	2 Gal.	Cont.	Space 3'-0" o.c.	3-4' ht x 3-4' sp
expm	Echinacea x `Pixie Meadowbrite`	Pixie Meadowbrite Purple Coneflower	59	4-Inch	Pot	Space 1.5'-0" o.c.	1.5-2' ht x 1.5-2' sp
gck	Geranium x cantabrigiense `Karmina`	Biokovo Cranesbill	45	4-Inch	Pot	Space 1.5'-0" o.c.	.5-1' ht x .5-1' sp
hmr	Heuchera x `Midnight Rose`	Coral Bells	9	4-Inch	Pot	Space 1'-0" o.c.	1-2' ht x 1-1.5' sp
hbc	Hosta x `Blue Cadet`	Plantain Lily	23	4-Inch	Pot	Space 1.5'-0" o.c.	1' ht x 2-3' sp
hgs	Hosta x `Gold Standard`	Gold Standard Plantain Lily	26	4-Inch	Pot	Space 2'-0" o.c.	2-3' ht x 2' sp
lsk	Liatris spicata `Kobold`	Kobold Spike Gayfeather	28	4-Inch	Pot	Space 1'-0" o.c.	1.5-3' ht x 1.5-2' sp
nk	Nepeta x faassenii `Kit Kat`	Kit Kat Catmint	11	4-Inch	Pot	Space 2'-0" o.c.	1' ht x 2' sp
pdd	Penstemon digitalis `Dark Towers`	Beard-tongue	14	4-Inch	Pot	Space 1.5'-0" o.c.	3-4' ht x 1.5-2' sp
rfv	Rudbeckia fulgida speciosa `Viette`s Little Suzy`	Black-Eyed Susan	24	4-Inch	Pot	Space 1'-0" o.c.	2-3' ht x 1.5-2' sp
snc	Salvia nemorosa `Caradonna`	Cardonna Sage	18	4-Inch	Pot	Space 1.5'-0" o.c.	2-2.5' ht x 1.5' sp
snm	Salvia nemorosa `Marcus`	Woodland Sage	9	4-Inch	Pot	Space 1.5'-0" o.c.	8-12" ht x 1.5' sp
sa	Sesleria autumnalis	Autumn Moor Grass	31	1 Gal.	Cont.	Space 1'-0" o.c.	1-1.5' ht x 1-1.5' sp



















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SHEET TITLE
Site Plan
Image Board

SHEET NUMBER
L-200

PROJECT NO. 1713

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Type A:	
Propogated Sedum Tray 'Tough Extreme Mix' by Liveroof or approved equal. Interplant with 2.5" perennial plugs.	
Perennial Plugs	
Allium tanguticum 'Summer Beauty'	Summer Beauty Allium
Calamintha nepeta 'Montrose White'	Montrose White Calamint
Sedum kamtschaticum 'Takahira Dake'	Takahira Dake Stonecrop
Sedum spectabilie 'Neon'	Neon Stonecrop
Sesleria autumnalis	Autumn Moor Grass
Type B:	
Propogated Sedum Tray 'Shade Serene Mix' by Liveroof or approved equal. Interplant with 2.5" perennial plugs.	
Perennial Plugs	
Geranium maculatum	Wild Geranium
Heuchera villosa var. atropurpurea	Maple-leaved Alum Root
Smilacina racemosa	False Solomon's Seal
Dryopteris marginalis	Leatherleaf Woodfern
Tiarella cordifolia	Foamflower













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Washington
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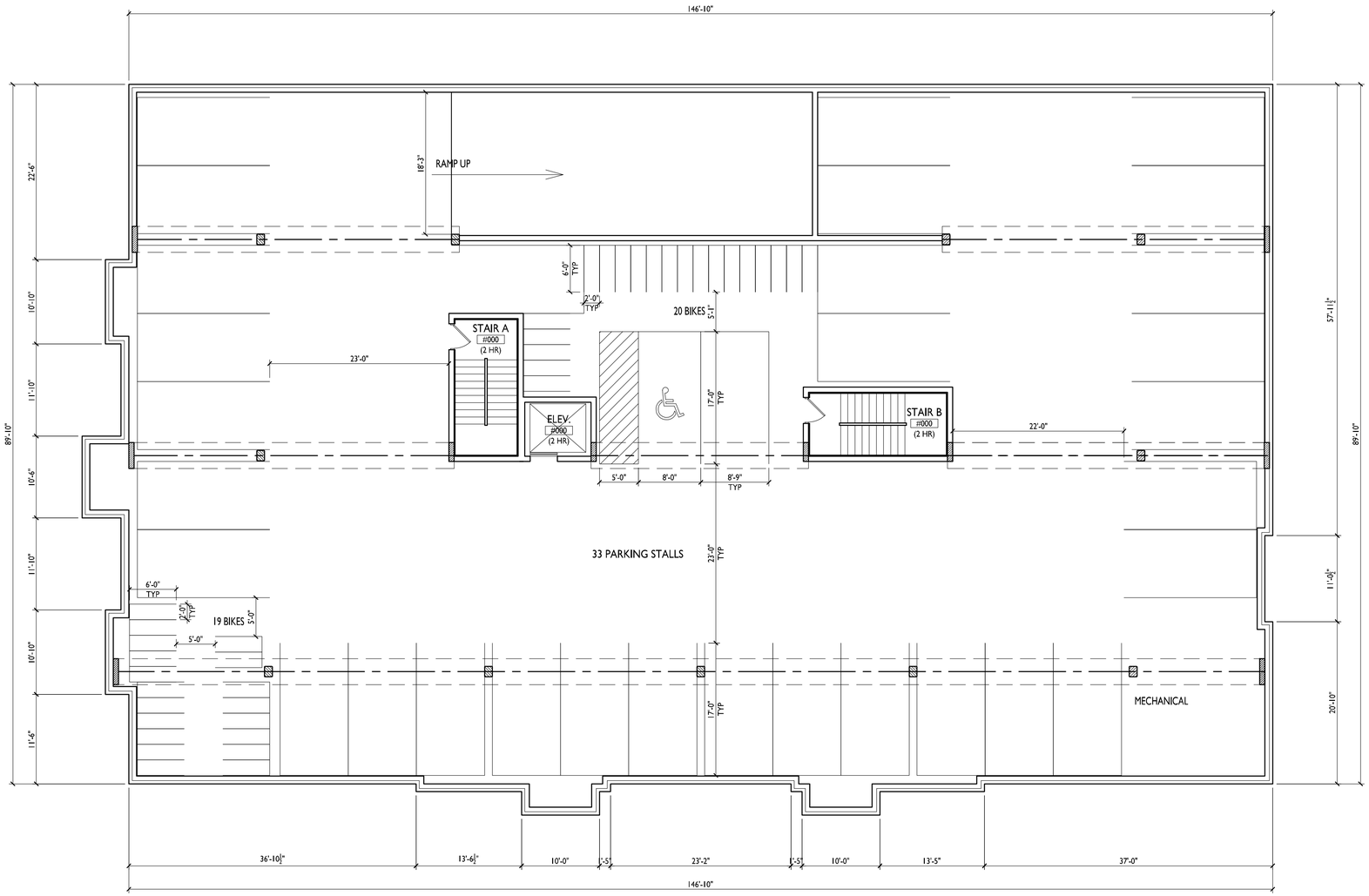
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SHEET TITLE
Roof Terrace
Image Board

SHEET NUMBER
L-201

PROJECT NO. 1713

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1 A-1.01 BASEMENT PLAN

1/8"=1'-0"

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Development

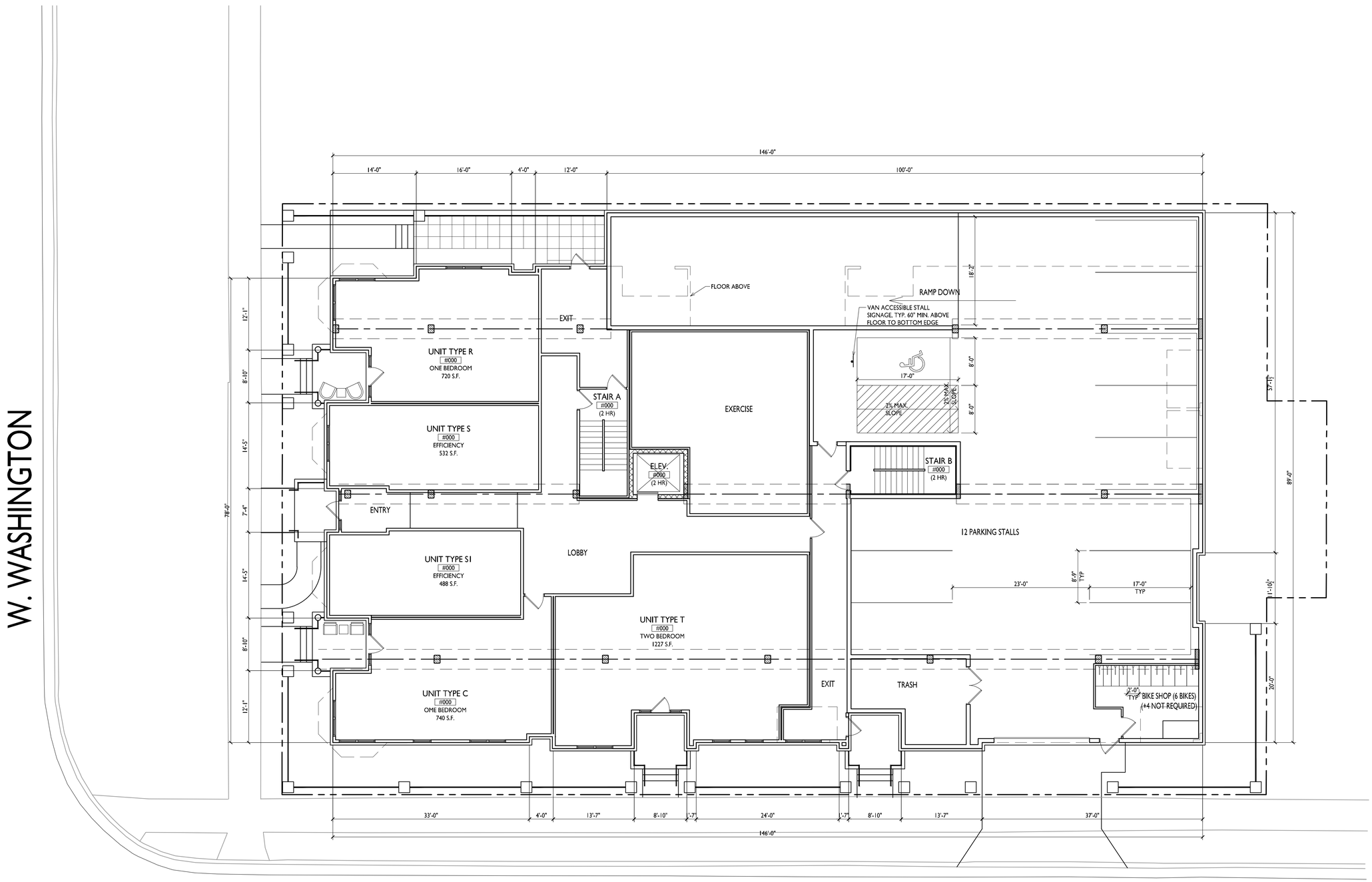
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SHEET TITLE
Basement Plan

SHEET NUMBER
A-1.0

PROJECT NO. 1713

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1 / A-1.1 FIRST FLOOR PLAN

1/8"=1'-0"

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SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

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1 / A-1.2 SECOND FLOOR PLAN

1/8"=1'-0"

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SHEET TITLE

Second Floor Plan

SHEET NUMBER

A-1.2

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1 / A-1.2 THIRD FLOOR PLAN

1/8"=1'-0"

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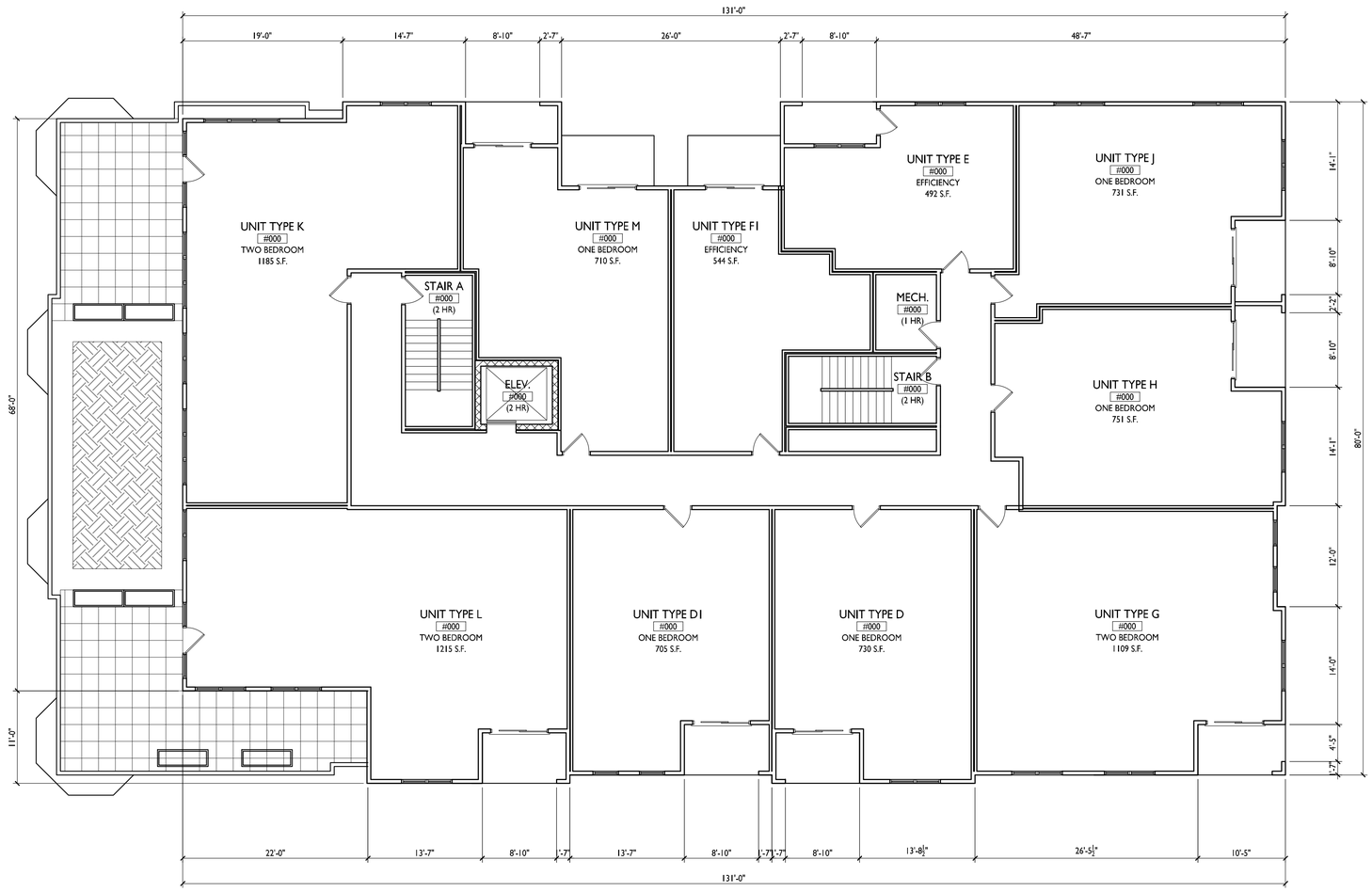
Third Floor Plan

SHEET NUMBER

A-1.3

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1 / A-1.5 FOURTH FLOOR PLAN

1/8"=1'-0"

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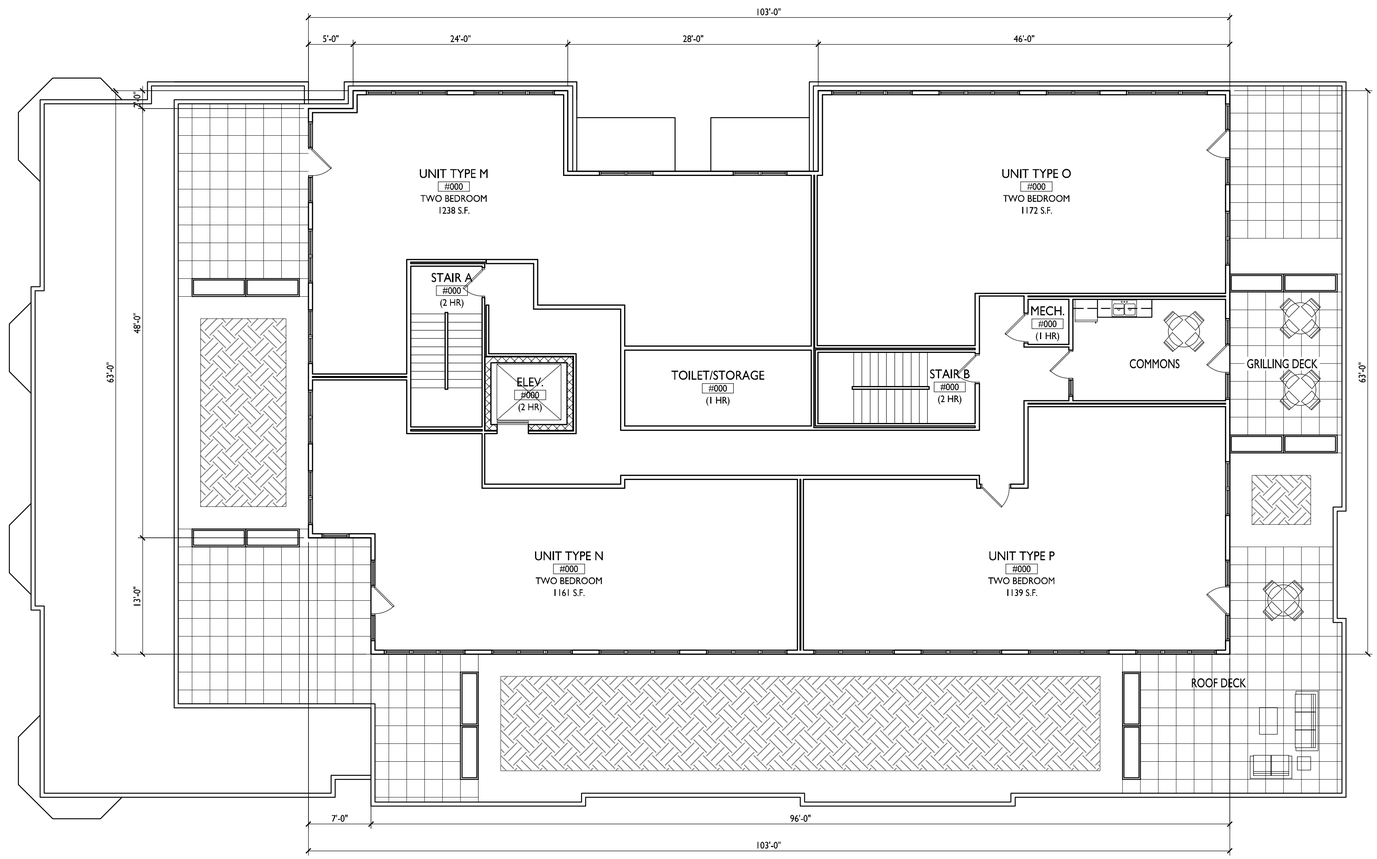
Fourth Floor Plan

SHEET NUMBER

A-1.4

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1 / A-1.5 FIFTH FLOOR PLAN

1/8"=1'-0"

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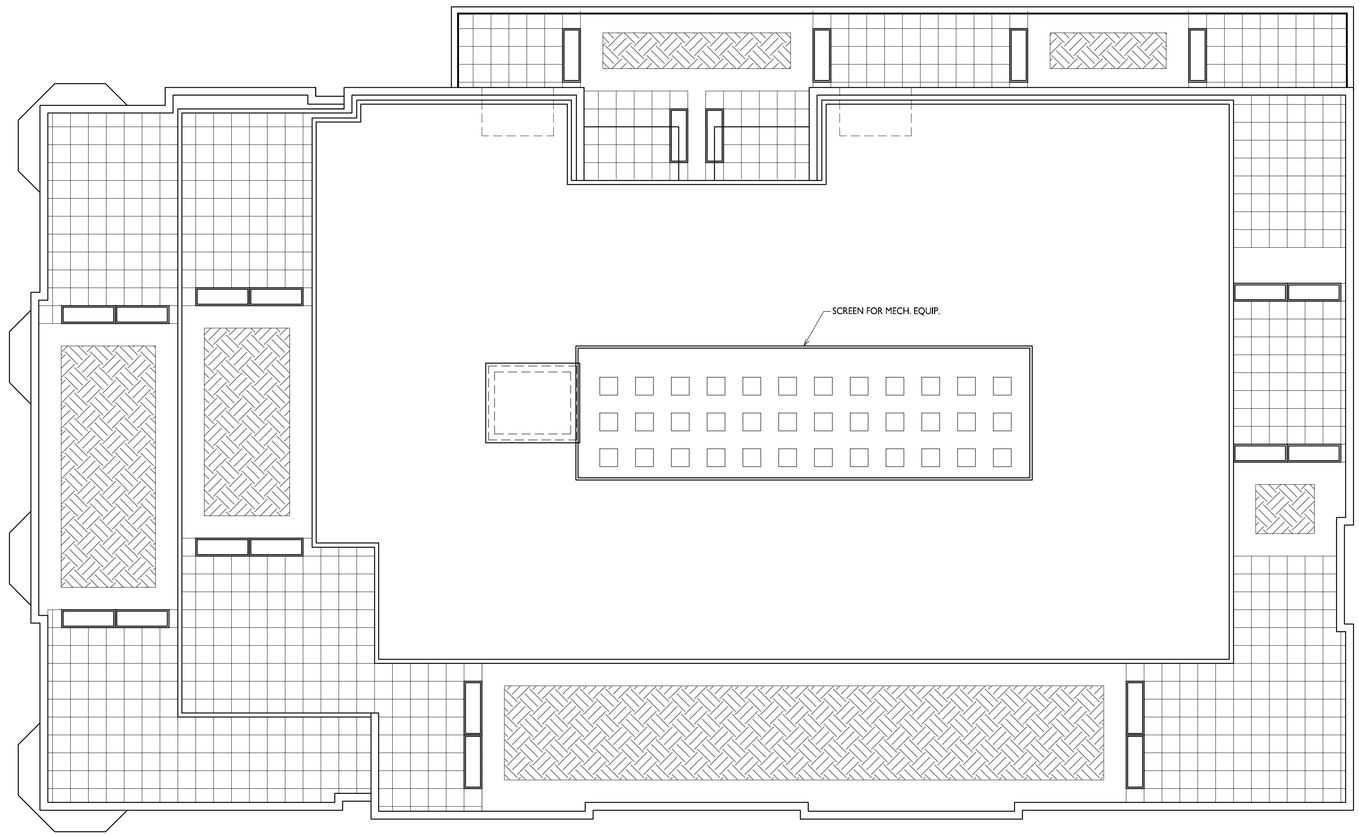
Fifth Floor Plan

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A-1.5

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1 A-1.6 ROOF PLAN
1/8"=1'-0"

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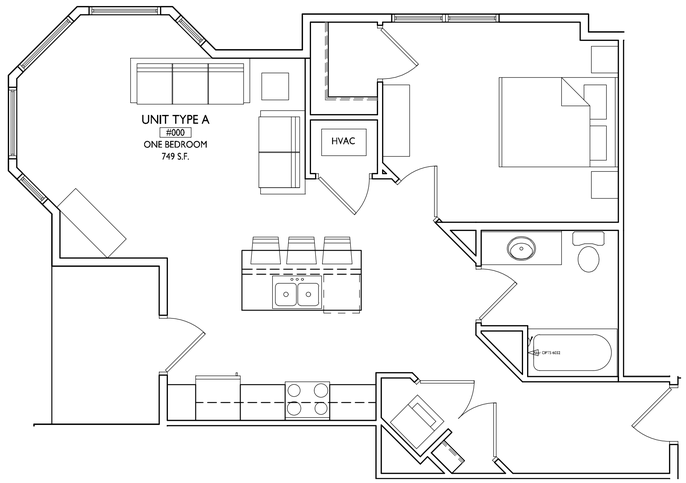
555 W Washington Ave.

SHEET TITLE
Roof Plan

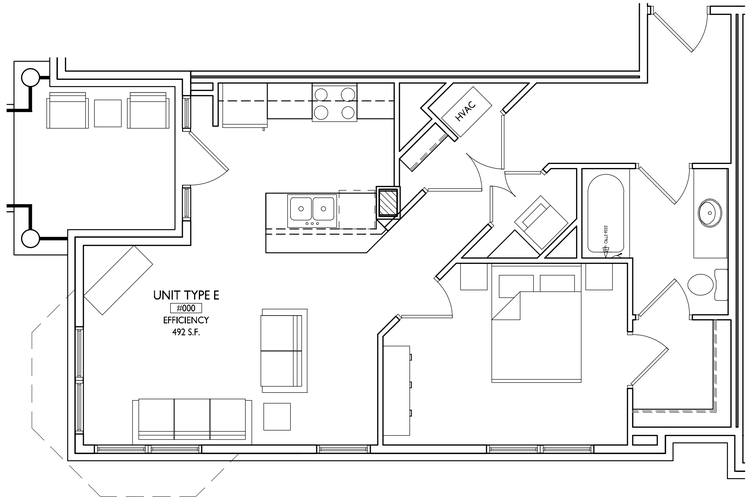
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PROJECT NO. 1713

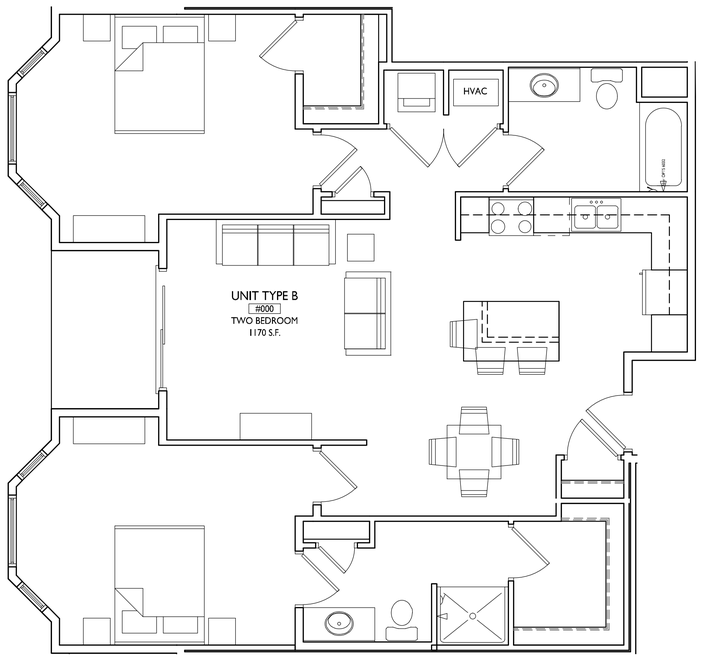
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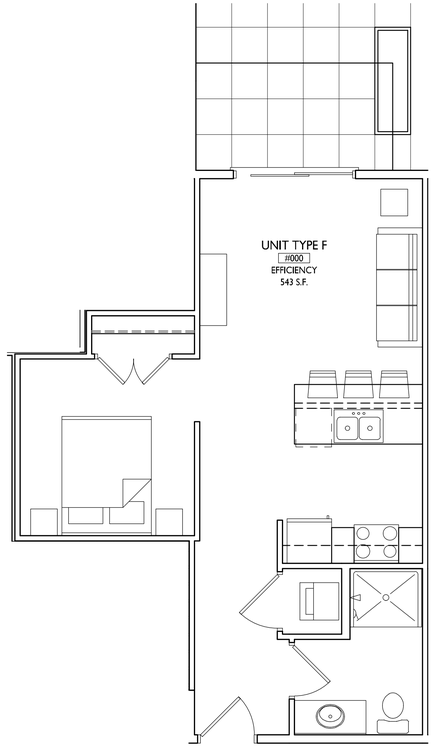
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1/4"=1'-0"



3 A-5.1 UNIT TYPE E
1/4"=1'-0"



2 A-5.1 UNIT TYPE B
1/4"=1'-0"



1 A-5.1 UNIT TYPE F
1/4"=1'-0"

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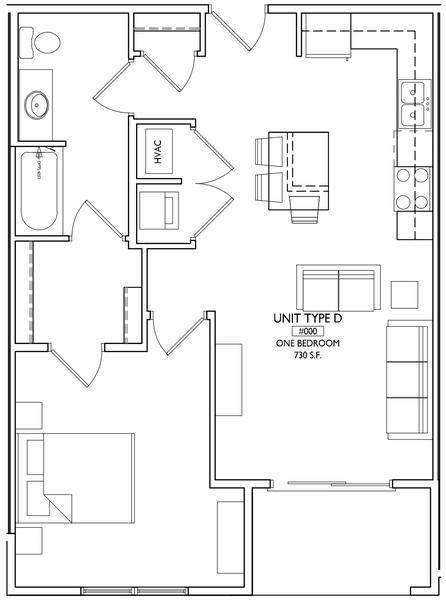
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SHEET TITLE
Typical Unit Plans

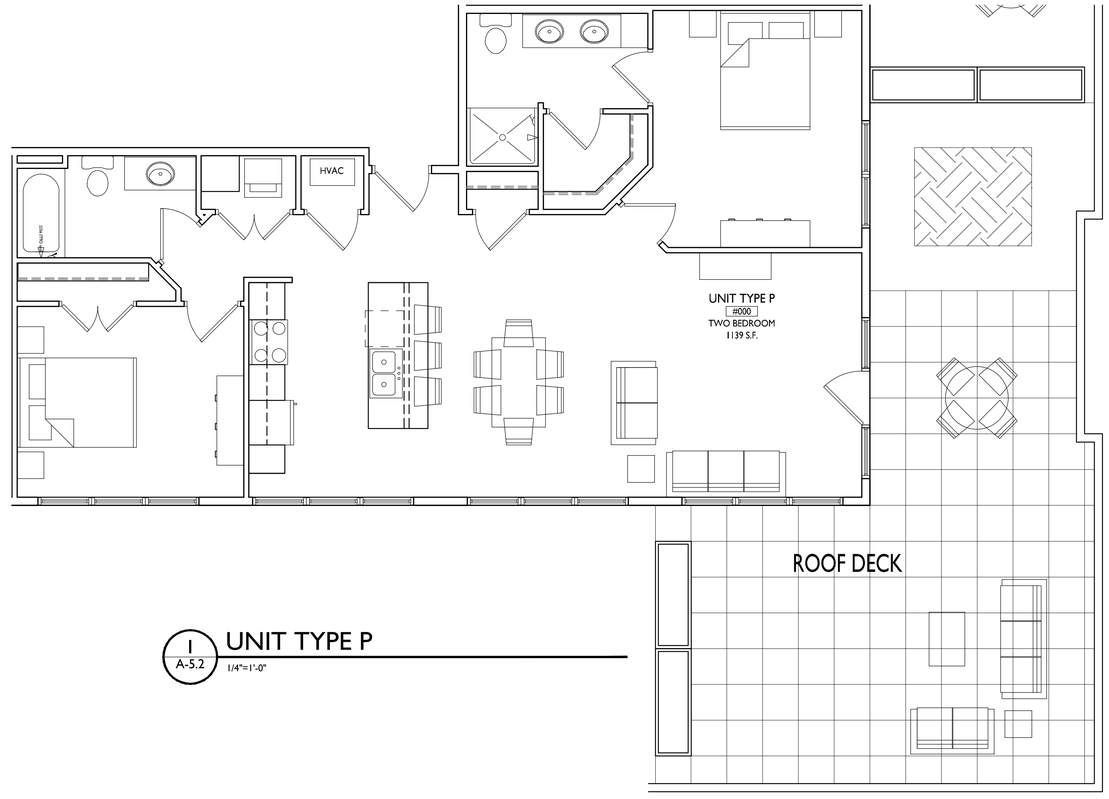
SHEET NUMBER
A-5.1

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2 A-5.2 UNIT TYPE D
1/4"=1'-0"



1 A-5.2 UNIT TYPE P
1/4"=1'-0"

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SHEET TITLE
Typical Unit Plans

SHEET NUMBER
A-5.2

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1 A-2.1 **NorthEast**

1/16" = 1'-0"



2 A-2.1 **NorthWest**

1/16" = 1'-0"

TYPICAL MATERIALS

- COMPOSIT TRIM
- COMPOSITE PANELS
- BRICK VENEER
- ALUMINUM RAILINGS
- VINYL WINDOWS
- CAST STONE SILLS AND BANDS
- MASONRY UNITS
- CAST STONE BAND

EXTERIOR MATERIAL SCHEDULE

BRICK	BRAMPTON - MORGAN - QUEEN SIZE
STONE MASONRY	CORDOVA - BUFF
PANELS & TRIM	COMPOSITE SIDING - DARK BRONZE
WINDOWS	FIBREX - DARK BRONZE
RAILING	ALUMINUM - DARK BRONZE
FACIA	ALUMINUM - MATCH TRIM

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SHEET TITLE

Exterior Elevations

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A-2.1

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2 A-2.2 **SouthWest**
1/16" = 1'-0"



1 A-2.2 **SouthEast**
1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
BRICK	BRAMPTON - MORGAN - QUEEN SIZE
STONE MASONRY	CORDOVA - BUFF
PANELS & TRIM	COMPOSITE SIDING - DARK BRONZE
WINDOWS	FIBREX - DARK BRONZE
RAILING	ALUMINUM - DARK BRONZE
FACIA	ALUMINUM - MATCH TRIM

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SHEET TITLE

Exterior Elevations

SHEET NUMBER

A-2.2

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EXTERIOR MATERIAL SCHEDULE	
BRICK	BRAMPTON - MORGAN - QUEEN SIZE
STONE MASONRY	CORDOVA - BUFF
PANELS & TRIM	COMPOSITE SIDING - DARK BRONZE
WINDOWS	FIBREX - DARK BRONZE
RAILING	ALUMINUM - DARK BRONZE
FACIA	ALUMINUM - MATCH TRIM



1 A-2.3 NorthEast - Color

1/16" = 1'-0"



2 A-2.3 NorthWest - Color

1/16" = 1'-0"

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SHEET TITLE

Colored Exterior Elevations

SHEET NUMBER

A-2.3

PROJECT NUMBER 1713

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2 A-2.4

SouthWest - Color

1/16" = 1'-0"



1 A-2.4

SouthEast - Color

1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
BRICK	BRAMPTON - MORGAN - QUEEN SIZE
STONE MASONRY	CORDOVA - BUFF
PANELS & TRIM	COMPOSITE SIDING - DARK BRONZE
WINDOWS	FIBREX - DARK BRONZE
RAILING	ALUMINUM - DARK BRONZE
FACIA	ALUMINUM - MATCH TRIM

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Colored Exterior Elevations

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