



City of Madison

Conditional Use Alteration

Location
1603-1609 Monroe Street

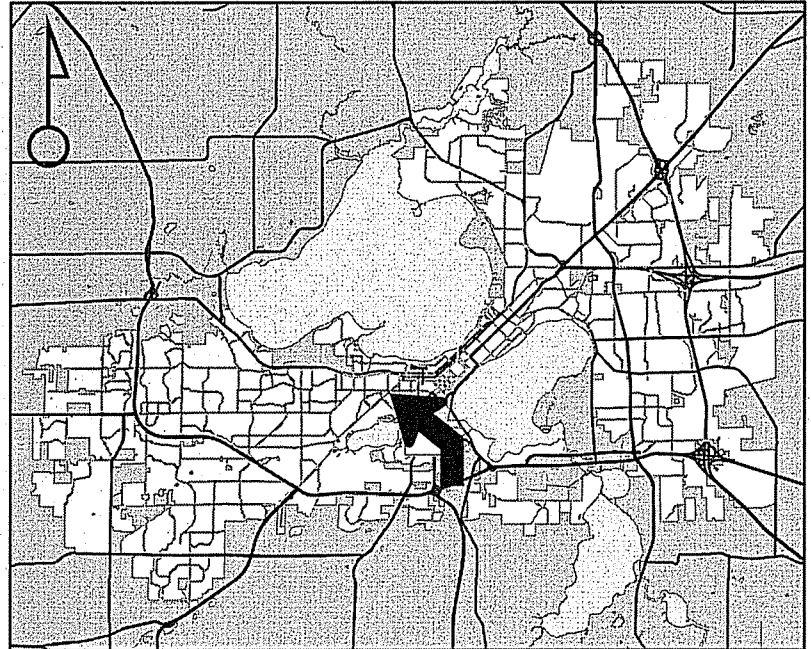
Project Name
Shimanski Conditional Use

Applicant
Gregg Shimanski /
Paul Cuta - CaS4 Architecture, LLC

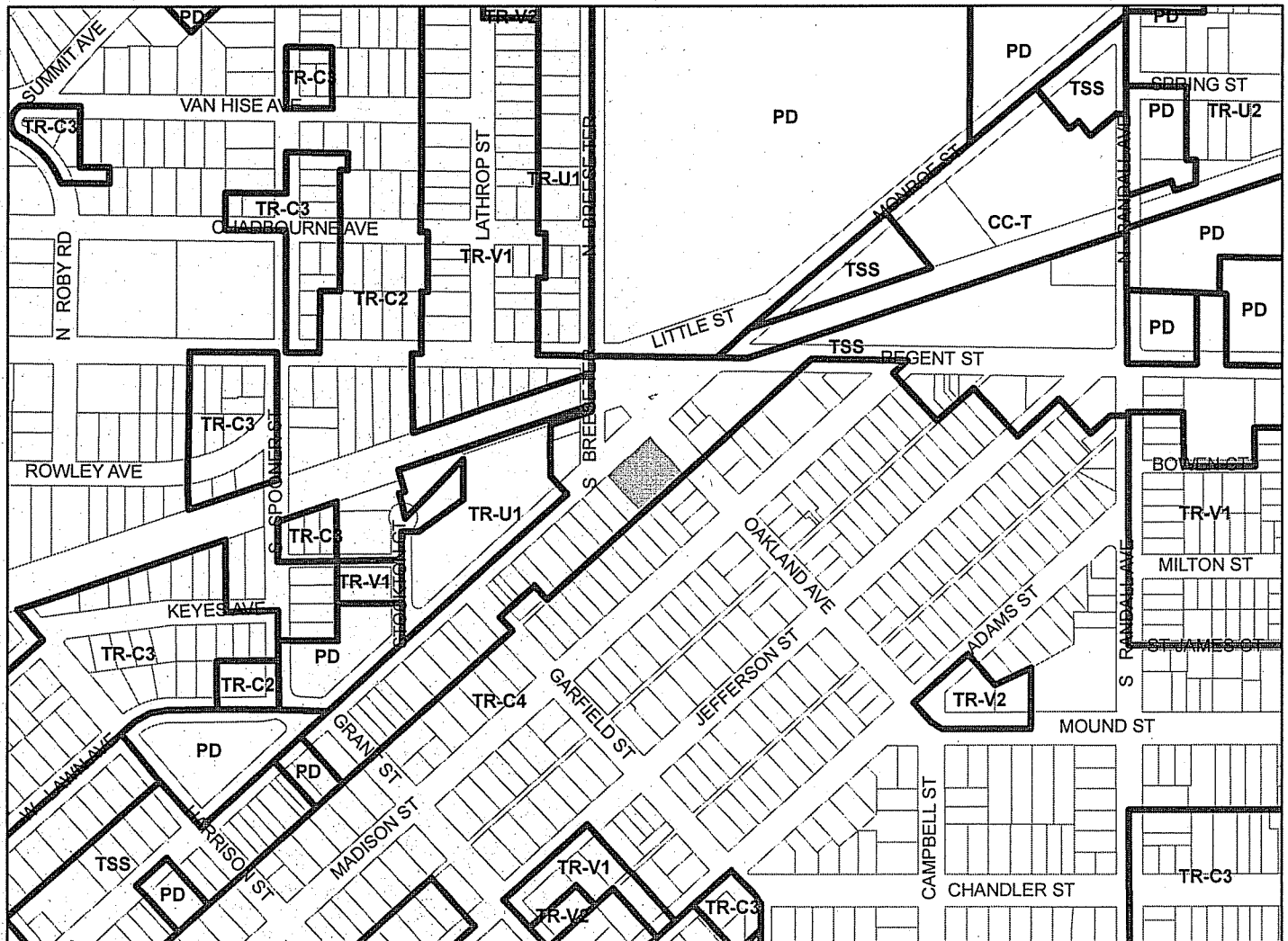
Existing Use
Approved mixed-use building

Proposed Use
Construct vehicle access sales
and service window in approved
mixed-use building

Public Hearing Date
Plan Commission
03 April 2017

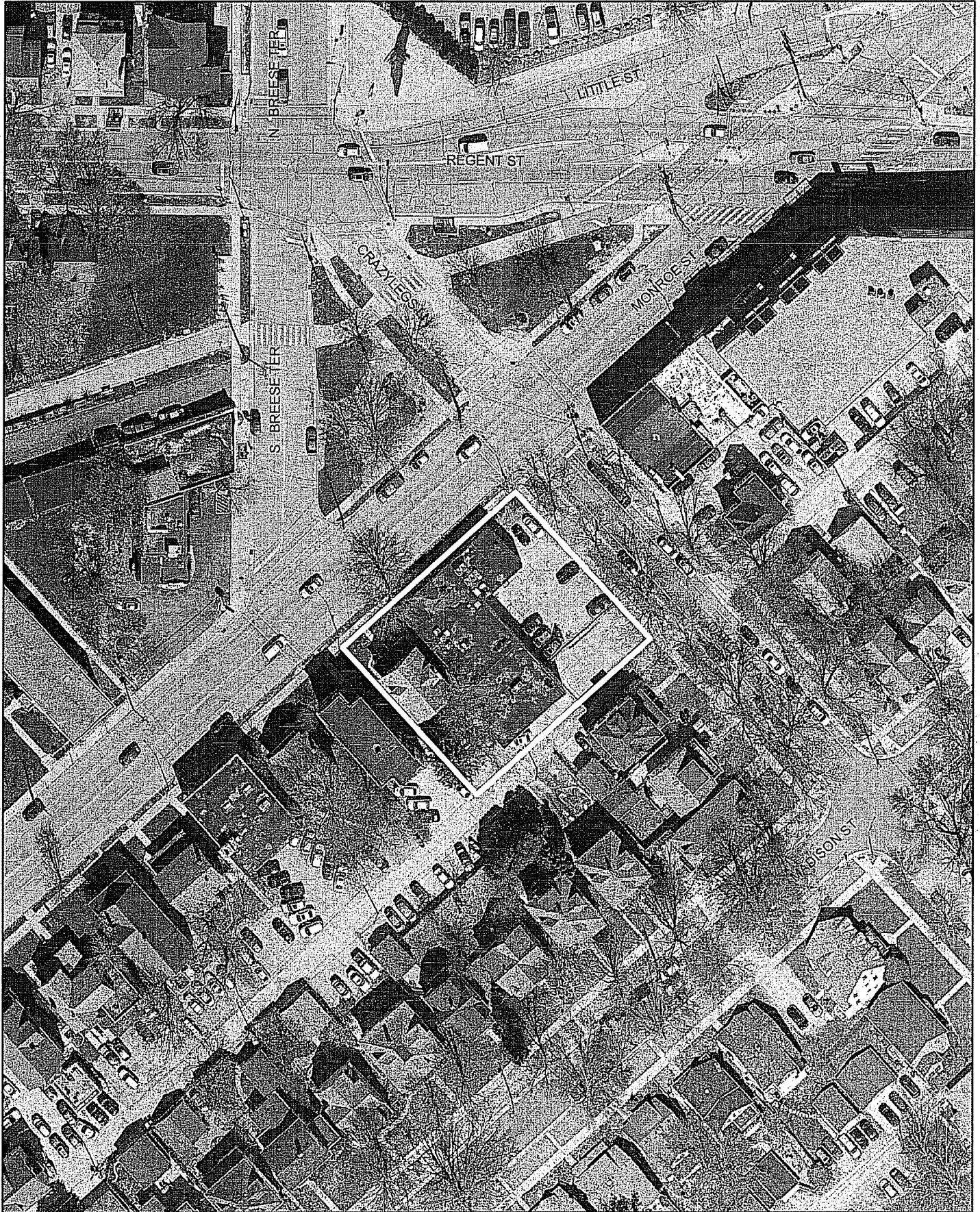


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 27 March 2017



LAND USE APPLICATION

LND-B

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



FOR OFFICE USE ONLY:

Paid \$950 Receipt # 026707-0005
 Date received 2/22/17
 Received by [Signature]
 Parcel # 0709-224-0805-4
 Aldermanic district B - Estreich
 Zoning district TSS
 Special requirements ZBA, Ex. CU WP-27
 Review required by _____
 UDC PC
 Common Council Other _____
 Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 1603, 1605, 1609 & 1611 MONROE STREET
 Title: SIXTEEN 0 THREE MONROE (1603 MONROE)

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name PAUL CUTS Company C&S4 ARCHITECTURE
 Street address 303 S. PATTERSON ST. City/State/Zip MADISON, WI 53703
 Telephone 608-345-1114 Email paul@cas4arch.com
 Project contact person SAME AS Company _____
 Street address APPLICANT City/State/Zip _____
 Telephone _____ Email _____
 Property owner (if not applicant) SIXTEEN 0 THREE MONROE c/o GREGG STUMPKSKI
 Street address 1603 MONROE ST. City/State/Zip MADISON, WI 53711
 Telephone 608-663-5467 Email gregg@madrent.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

ADDING A DRIVE-UP/TENANT LANE/WINDOW BELOW A NEW MIXED-USE BUILDING WITH 44 RES. UNITS & 5,353 SF OF COMMERCIAL SPACE.

Scheduled start date APRIL 3, 2017 Planned completion date MAY 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of submittal materials including Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*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 pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff.

Planning staff _____ Date _____
Zoning staff _____ Date _____

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

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.

MULTIPLE MEETINGS & NOTE W/ALDER & NEIGHBORHOOD GROUP. LAST MEETING WAS 2/15/17. ALDER ESKRICH WILL SEND A LETTER/EMAIL.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether.

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

Name of applicant PAUL CUTS Relationship to property ARCHITECT.

Authorizing signature of property owner _____ Date 2/22/17

121 GREGG SHIMANSKI, Owner SIXTEEN 0 THREE, LLC

Kevin Firchow
City of Madison– Department of Planning
Department of Planning and Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

~~4/13/16~~ ~~11/24/16~~ 2/22/17

Re Planning Commission Submittal – Letter of Intent
Sixteen O Three Monroe– c/o Gregg Shimanski Development

Dear Kevin and Committee Members,

Sixteen O Three Monroe

Action Requested

Major Alteration to Approved Demolition & Conditional Use to Add an Auto Bank Window Below the building in TSS Zoning.

Introduction

1603 Monroe Street is a new, mixed-use building with an approved conditional use located on the corner of Monroe Street and Oakland Street. The building combines the properties at 1603/1605 & 1609 Monroe Street. The new building is a mixed-use building comprised of one level of structured parking, first floor commercial space, and 44 rental housing units on levels one through four. The parking level is partially exposed along Oakland Street and the Alley. Parking access is immediately off of Oakland Street and provides 10 public-use/shared-use parking stalls immediately upon entry. An additional 23 vehicle parking stalls, 12 moped parking stalls and 44 bicycle spaces are provided for secured residential parking. The first floor commercial space fronts Monroe Street with a modulated, arcade that steps together with the floor slab as the site drops from West to East to help improve the pedestrian experience and active zone as one moves along the face of the building. The commercial level is delineated by the expansive use of clear glazed store front capped with a recessive signage band and belt course of hook-strap metal panel. A longtime Financial Institution on Monroe Street, is interested in relocating to the commercial space located at the corner of Monroe and Oakland Streets. As part of this relocation, they require the ability to provide drive-up banking to their clients. We are proposing a design that can provide a single auto-banking lane below the first floor of the new building and will be totally enclosed. This will result in the business going from its current three auto banking/drive-up lanes to just one. The resulting traffic flow allows for a one-way flow, entering directly off of Oakland for all users, including residents, public parking and drive-up window. Egress from the structure is also "one-way" and on the Alley immediately South of the new building. The proposed design was reviewed with City of Madison Traffic Engineering which resulted in implementation of specific design considerations including angled parking in the one-way section, a narrower drive lane to discourage counter flow and narrower entry and exit doors to also help alleviate the potential for counter flow traffic. The project has also requested a combined parking reduction and shared parking consideration, which we feel is highly appropriate given the location of the new building at the confluence of multiple modes of transportation.

~~April 13, 2016~~ ~~November 21, 2016~~ February 22, 2017

Page 1 of 3

Zoning

The TSS zoning for this site now allows for the introduction of drive-up / teller windows below or within the building enclosure as an approved Conditional Use.

Project Team

Owner	Sixteen O Three, LLC	Gregg Shimanski
Architect	CāS ₄ Architecture, LLC	Paul Cuta
Contractor	Krupp	Aaron Gundlach

Existing Conditions

See attached Photos

Proposed Uses

Commercial	5,353	Net Square Feet
Parking & Storage	16,053	Gross Square Feet
Residential & General Use	39,965	Gross Square Feet

Hours of Operation

Typical hours of operation are:

Commercial	7:30 am – 6:00 pm	Monday – Friday
Residential	24 / 7	

Building Square Footage

61,371 Gross Square Feet

Number of Dwelling Units

Forty Four (44)

- 18 – Studios
- 4 – Convertible/One Bedroom Units
- 10 – One Bedroom Units
- 12 - Two Bedroom Units

Auto & Bike Parking Stalls

Bicycle Parking	51
Moped Parking	12
Auto Parking (33 Total)	
Accessible	0
Van Accessible	2
Non-Accessible	31

15002.00 – 1603 Monroe – Plan Comm. Letter of Intent

Lot Coverage and Usable Open Space:

Lot Size 16,786 sf

Pervious Area:

Landscape 153 SF

Green Roof 2,578 SF

Total 2,731 SF

Proposed ISR 83.7%

Residential Balconies & Terraces 2,785 SF

Value of Land

\$700,000 - \$900,00

Estimated Project Cost

\$8,800,000 (\$7,000,000 construction cost)

Number of Construction & Full-Time Equivalent Jobs Created

Commercial Space 12 FTE's

Construction Jobs 15-30 FTE's

Public Subsidy Requested

None.



Paul M. Cuta, AIA
Partner

PMC/mds

Attachments:

Copied File

1603 Monroe Street

1603 - 16011 Monroe Street, Madison, WI 53711

Plan Commission - Major Alteration for Adding Auto Bank

CāS₄

architecture, llc

303 S. Paterson Street, Ste. 1
Madison, WI 53703
ph 608-709-1250

Structural Engineering:

Civil Engineering:

Landscape Architecture:

1603 Monroe

1603-1611 Monroe Street
Madison, WI 53703

Project #: 15002.00

Cond. of Approval Response NOT FOR CONSTRUCTION

Issued for:

No.	Description	Date
1	Preliminary Contractor Set	2-28-2016
2	Plan Commission Submittal	4-13-2016
3	Preliminary Pricing Set	6-28-2016
4	Plan Commission Resubmittal - Major Alteration	11-21-2016
5	Response to Cond. Use Conditions of Approval	02-8-2017
6	Plan Commission Resubmittal - Major Alteration (Drive Thru)	2-22-2017

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Title Sheet

G001

NOT FOR CONSTRUCTION

Project Name: 1603 Monroe
Project #: 15002.00

Civil	Landscape	Architectural
Burse Surveying & Engineering 2801 International Lane, Ste. 101 Madison, WI 53704 ph 608-280-9266	Ken Saiki Design 303 S. Paterson Street, Ste. 1 Madison, WI 53703 ph 608-251-3600	CāS. Architecture, LLC 303 S. Paterson Street, Ste. 1 Madison, WI 53703 ph 608-709-1250
C100 Existing Conditions C200 Site Plan C300 Grading & Erosion Control Plan C400 Utility Plan C500 Details & Notes	L100 Site Planting Plan L102 Details & Plant Schedules	G001 Title Sheet A100 Level P1 Floor Plan A101 Level L1 Floor Plan A200 Exterior Elevations A201 Exterior Elevations

PROJECT INFORMATION

Site Area: 16,786 sf

Building Footprint: 15,870 sf

SQUARE FOOTAGE BY USE:

Use	Gross Square Feet
Parking and Storage (S-2)	16,053
Commercial and Core (A-2 and/or B)	5,353
Residential and Core (R-2)	39,965

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: 38,000 gsf/floor

Maximum Allowable Stories: 4 over 2nd level
separation

Total Occupancy Load:

Residential (R-2) 200 occupants
(39,965 gsf / 200 gsf per occ.)

Commercial Space (A-2) 255 occupants
(3,817 nsf / 15 nsf per occ.)

Business (B) 8 occupants
(1,436 gsf / 200 gsf per occ.)

Parking (S-2) 81 occupants
(16,053 gsf / 200 gsf per occ.)

TOTAL 544 occupants

BUILDING TOTALS

Level	Gross Square Feet
Level P1	15,870
Level 1 (Grade)	13,012
Level 2	10,864
Level 3	10,864
Level 4	10,782
TOTAL	61,371

ZONING (City of Madison)

District: Traditional Shopping Street (TSS)

Setbacks: None Required for this site

Max. Lot Coverage: 85%

2,578 sf Green Roof + 153 sf

@ Grade = 2,731 / 16,786 sf = 83.7%

Maximum Height: 3 stories / 40 feet

Additional Height:

Allowed with Conditional Use Approval

Usable Open Space: None Required

Maximum Size:

10,000 GSF for Individual Establishment

25,000 GSF for Mixed-Use/Multi-Tennat

Exceeding limits allowed with Conditional

Use Approval

PARKING COUNTS

AUTOMOBILE PARKING

Interior

Residential - Rental 23

1 Handicap Stalls provided (4.3%)

(2 Combined HC Stalls provided (6.1%))

Public/Shared Use 10

1 Handicap Stalls provided (10.0%)

Surface Parking 0

TOTAL ONSITE PARKING 33

MOPED PARKING

Interior - Residential 10

Interior - Public Use 2

Exterior 0

TOTAL ONSITE PARKING 12

BIKE PARKING - REQUIRED

44 Units (1/per 1 & 2 bedroom units) 44

Guests (44 units * .1 stalls/unit) 4

Commercial (1 per 2,000 sf) 3

TOTAL REQUIRED 51

BIKE PARKING - PROVIDED ONSITE

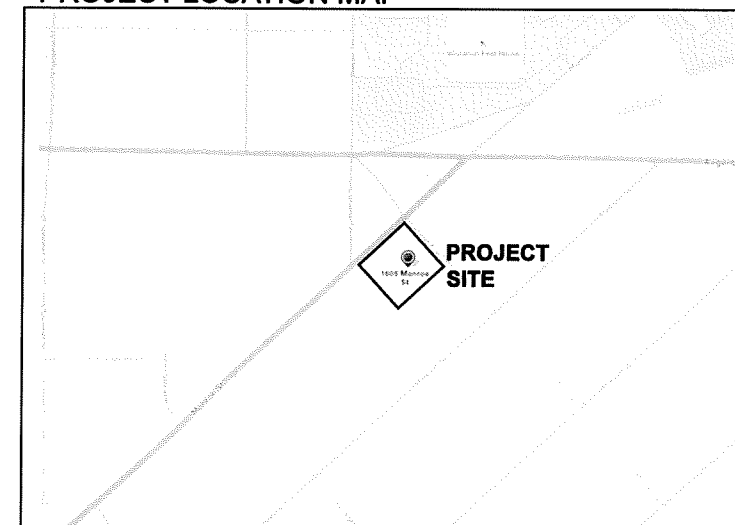
Interior - Residential 44

Interior - Public Use 0

Exterior - Public Use 7

TOTAL PROVIDED ONSITE 51

PROJECT LOCATION MAP

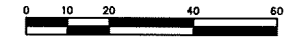
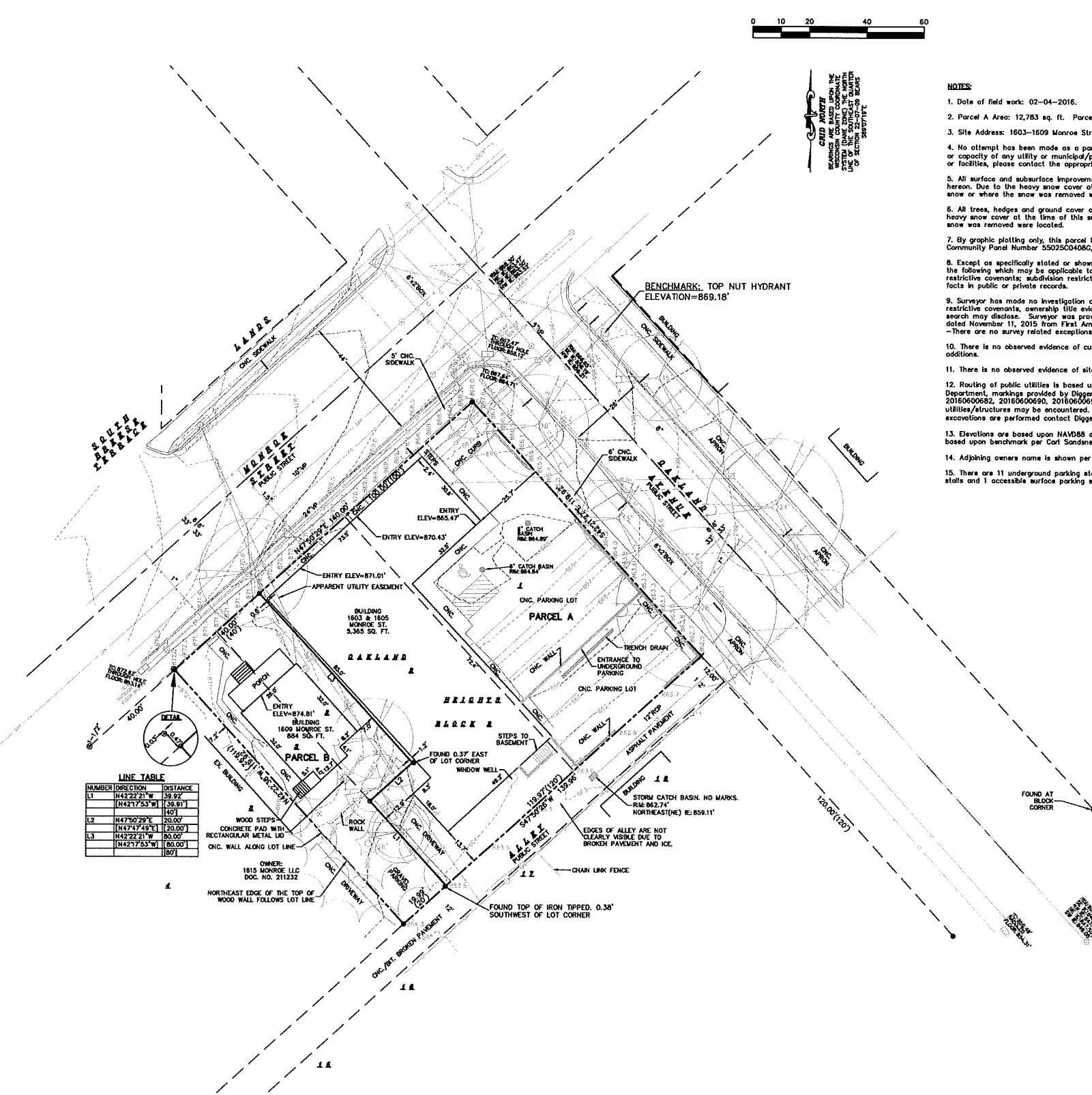


ALL OF LOTS 1 AND 2 AND PART OF LOT 3, BLOCK 2, OAKLAND HEIGHTS AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 30, AS DOCUMENT NUMBER 211232, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- MAG NAIL SET IN FLAT ROCK 0.1' BELOW SURFACE
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND UNLESS NOTED
- X SET X CUT IN CONCRETE
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- SPOT ELEVATION
- OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED FIBER OPTIC
- WATER VALVE
- GAS METER
- AIR CONDITIONER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- SIGN
- GUY WIRE
- CLOTHES LINE POST
- STORM SEWER INLET
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- ROUND CATCH BASIN
- STORM SEWER STRUCTURE
- RECTANGLE CATCH BASIN
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- () INDICATES RECORDED AS PER PLAT
- [] INDICATES RECORDED AS PER PLAT OF SURVEY M2493
- { } INDICATES RECORDED AS PER RECORD DEED
- PARKING METER
- BOLLARD
- WOOD FENCE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



CHAD ARBITE
REGISTERED PROFESSIONAL SURVEYOR
DANE COUNTY, WISCONSIN
DATE OF THIS SURVEY: 02-04-2016
DATE OF THIS SURVEY: 02-04-2016

- NOTES:**
- Date of field work: 02-04-2016.
 - Parcel A Area: 12,783 sq. ft. Parcel B Area: 4,004 sq. ft.
 - Site Address: 1603-1609 Monroe Street
 - No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. Due to the heavy snow cover at the time of this survey, only visible improvements above the snow or where the snow was removed were located.
 - All trees, hedges and ground cover on the site may not necessarily be shown hereon. Due to the heavy snow cover at the time of this survey, only visible ground cover above the snow or where the snow was removed were located.
 - By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C04080, dated JANUARY 02, 2009.
 - Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-763740-MAD dated November 11, 2015 from First American Title Insurance Company, which references the following: -There are no survey related exceptions.
 - There is no observed evidence of current earth moving work, building construction or building additions.
 - There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 - Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 2016060672, 2016060677, 2016060682, 2016060690, 2016060696 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
 - Elevations are based upon NAVD83 datum. The brass cap monument has an elevation of 877.47' based upon benchmark per Carl Sandness tiesheet dated February 16, 2004.
 - Adjoining owners name is shown per City of Madison Assessor's website.
 - There are 11 underground parking stalls on site. There are 16 regular visible surface parking stalls and 1 accessible surface parking stall.

CaS₄
architecture, llc

303 S. Paterson Street, Ste. 1
Madison, WI 53703
ph 608-709-1250

Structural Engineering:

Civil Engineering:

Burse
Surveying and Engineering, Inc.

Landscape Architecture:

1603 Monroe
1603 Monroe Street
Madison, WI 53703

Project #: 15002.00

Plan Comm. Major Alt
NOT FOR CONSTRUCTION

Issued for:

No.	Description	Date
1	Preliminary Contractor Set	02-26-2016
2	Plan Commission Submittal	04-13-2016
3	Preliminary Pricing Set	06-28-2016
4	Plan Commission Resubmittal - Major Alteration	11-21-2016
5	Response to Cond. Use Conditions of Approval	02-06-2017
6	Plan Commission Resubmittal - Major Alteration (Drive Thru)	02-22-2017

Drawn by: BSEI
Checked by: CoS4 Architecture

Existing Conditions

C-100

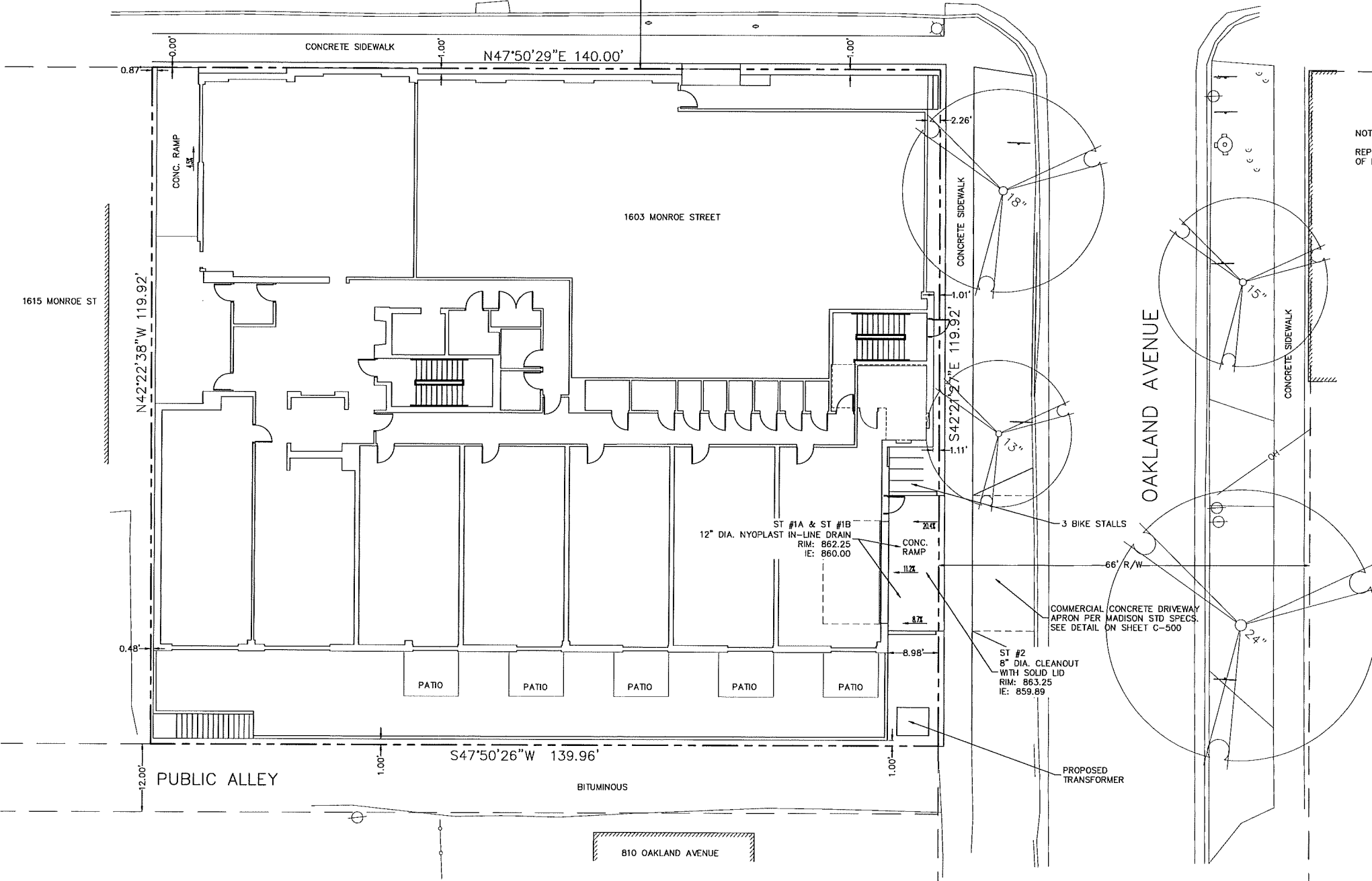
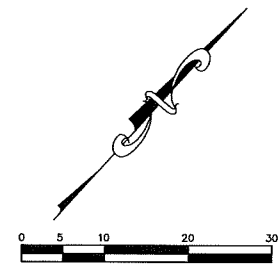
DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

NOT FOR CONSTRUCTION

Project Name: 1603 Monroe
Project #: 15002.00

LEGEND	
	UTILITY POLE
	LIGHT POLE
	FIRE HYDRANT
	SIGN
	GUY WIRE
	DECIDUOUS TREE
	CONIFEROUS TREE

MONROE STREET



NOTES:
 REPLACE ALL DAMAGED SIDEWALK AND CURB AND GUTTER PER CITY OF MADISON STANDARD SPECIFICATIONS.

CāS₄

architecture, llc

303 S. Paterson Street, Ste. 1
 Madison, WI 53703
 ph 608-709-1250

Structural Engineering:

Civil Engineering:

Burse
Surveying and Engineering, Inc.

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1603 Monroe
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Drawn by: BSEI
 Checked by: CoS4 Architecture

Site Plan

C-200

NOT FOR CONSTRUCTION

Project Name: 1605 Monroe
 Project #: 15002.00

M. VORSE/EA Engineering (BSEI) P.C.

Structural Engineering:

Civil Engineering:



Landscape Architecture:

1603 Monroe

1603 Monroe Street
Madison, WI 53703

Project #: 15002.00

Plan Comm. Major Alt NOT FOR CONSTRUCTION

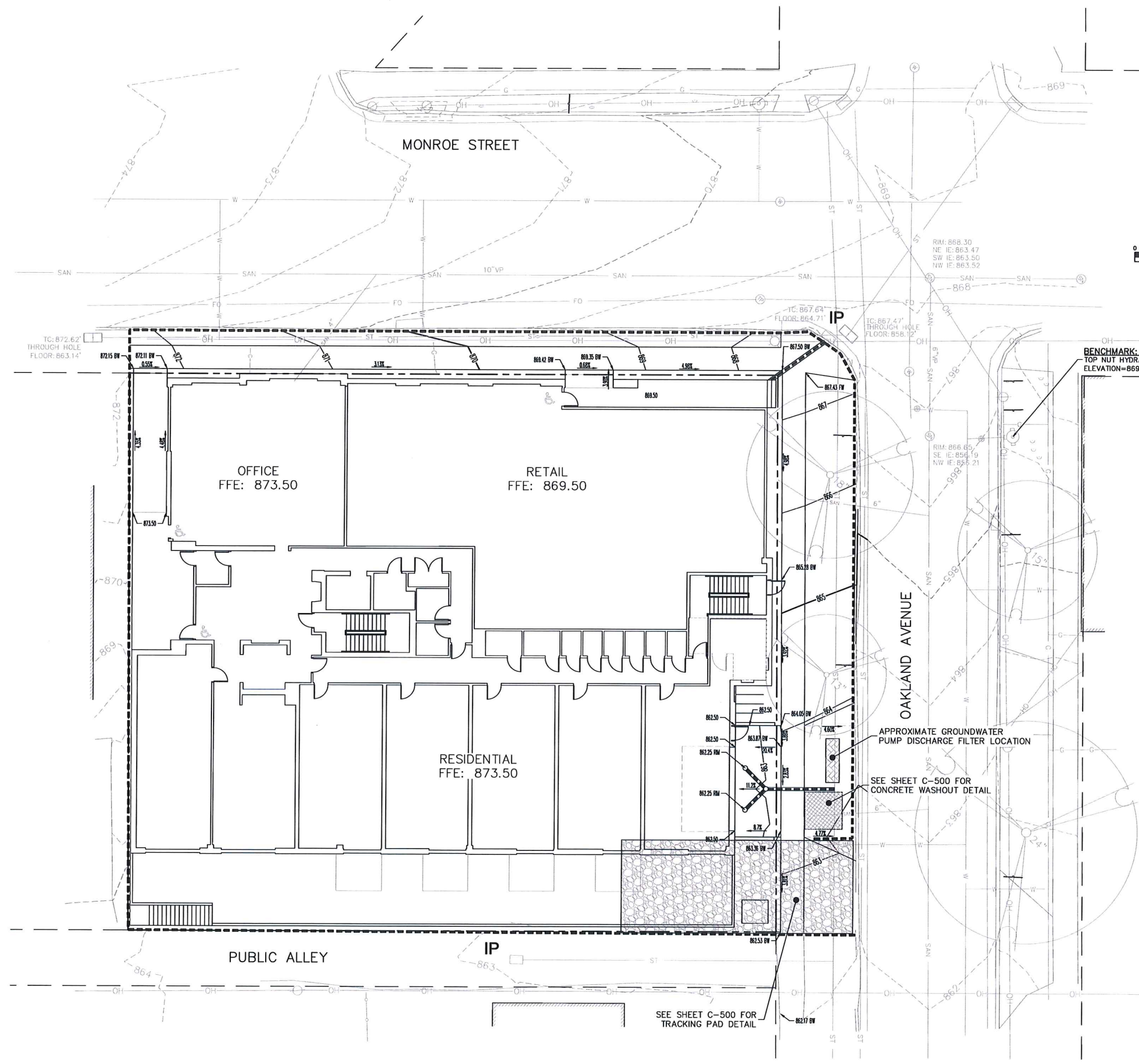
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Drawn by: BSEI
Checked by: CoS4 Architecture

Grading and Erosion Control Plan

C-300



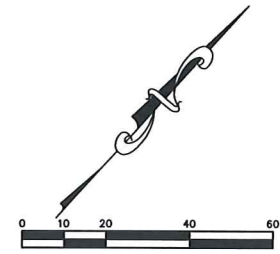
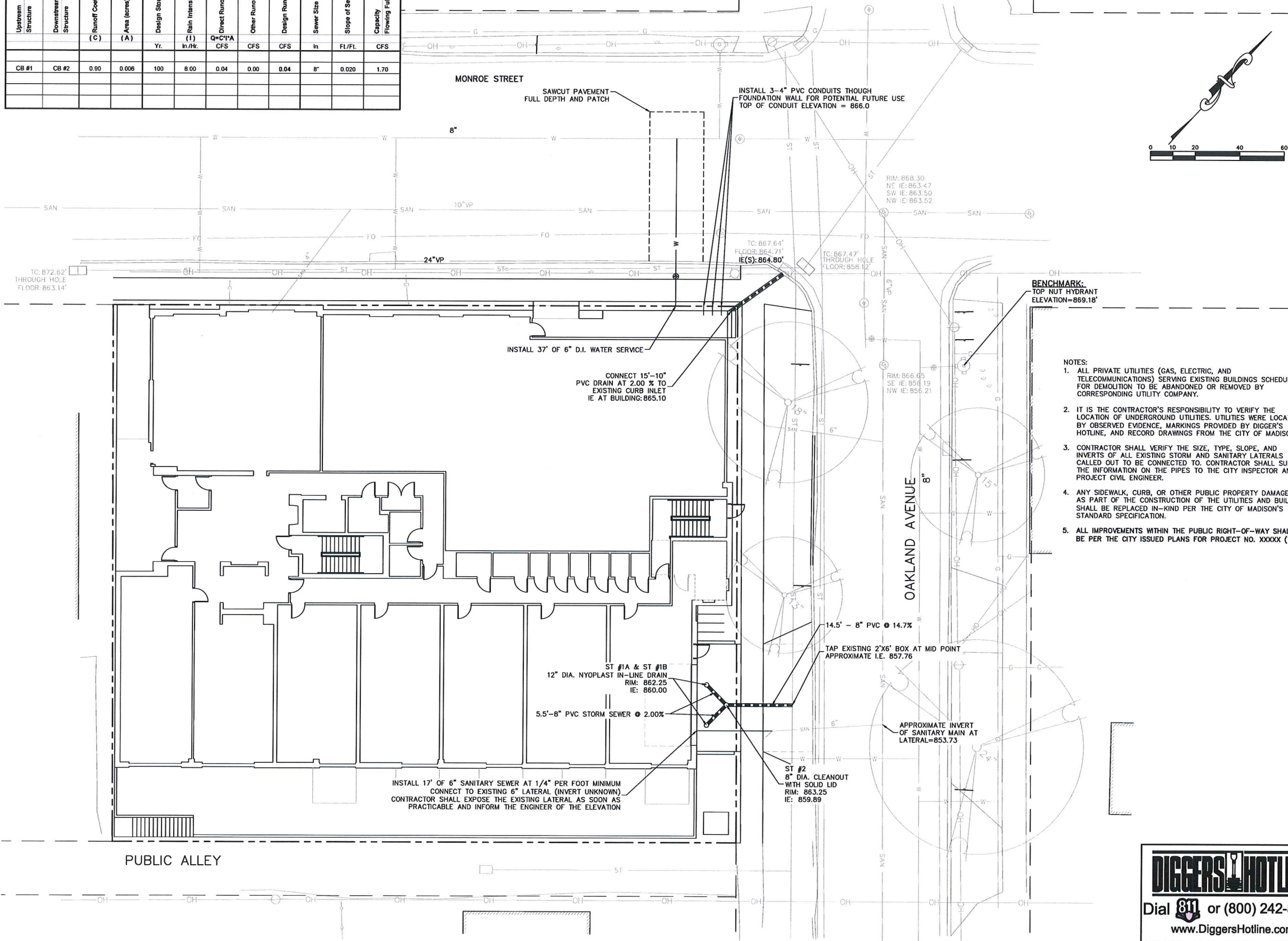
LEGEND

- 854 --- EXISTING MINOR CONTOUR
- 855 --- EXISTING MAJOR CONTOUR
- 854 --- PROPOSED MINOR CONTOUR
- 855 --- PROPOSED MAJOR CONTOUR
- --- STORM SEWER
- --- PERFORATED DRAIN TILE (WRAPPED)
- --- SILT FENCE OR SILT SOCK
- --- ROCK CHECK DAM
- IP --- INLET PROTECTION
- --- STONE TRACKING PAD
- --- CONCRETE WASHOUT MANAGEMENT
- 855.23 --- PROPOSED FINISHED GRADE
- SW --- FINISHED SIDEWALK GRADE
- EP --- FINISHED EDGE OF PAVEMENT GRADE
- TW --- FINISHED TOP OF WALL GRADE
- --- ACCESSIBLE ENTRANCE

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

NOT FOR CONSTRUCTION

PARKING GARAGE ENTRANCE STORM SEWER DESIGN												
PROJECT: 1603 Monroe Street			DATE: 2/4/2017			Computed by: PDF			Checked by: MLB			
LOCATION		BASIN		RAINFALL - RUNOFF					SEWER			
Upstream Structure	Downstream Structure	Runoff Coeff. (C)	Area (Acres) (A)	Design Storm Yr.	Rain Intensity (I) In./Hr.	Direct Runoff Q=C*I*A CFS	Other Runoff CFS	Design Runoff CFS	Sewer Size In.	Slope of Sewer Ft./Fl.	Capacity Flowing Full CFS	
CB #1	CB #2	0.90	0.006	100	8.00	0.04	0.00	0.04	8"	0.020	1.70	



- NOTES:**
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. XXXXX (TBD).

Cas4

architecture, llc

303 S. Paterson Street, Ste. 1
Madison, WI 53703
ph 608-709-1250

Structural Engineering:

Civil Engineering:
Burse
Surveying and Engineering, Inc.

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1603 Monroe
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Project #: 15002.00

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Drawn by: BSEI
Checked by: Cas4 Architecture

Utility Plan

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

C-400

NOT FOR CONSTRUCTION

Project Name: 1603 Monroe
Project #: 15002.00

Erosion Control Notes/Specifications:

- Erosion control devices and/or structures shall be installed prior to demolition operations. These shall be properly maintained for maximum effectiveness until the site is completely stabilized.
- 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 the 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.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Inspection schedule and record keeping shall comply with NR 216.46(9), Wis. Adm. Code.
- Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057.
- Dewatering - Water pumped from the site shall be treated by using a geotextile bag. Sandy soil is expected to be found at the bottom of the excavation, therefore Geotextile Bags shall be Type I per DNR Technical Standard 1061. The following table identifies the size a bag required for a given sized pump. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.

Pump Size (Max GPM)	Type I Bag Size (sq-ft)
50	25
100	50
150	75
- Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pol.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until site stabilization is complete.
- Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
- No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
- Erosion control devices shall adhere to the technical standards found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- All building and waste material shall be handled properly to prevent runoff of these materials off of the site. Contractor shall prepare a concrete management plan.
- All disturbed areas shall be seeded, sodded, or otherwise restored immediately after grading activities have been completed per the approved landscape plan.

Schedule:

April 15, 2017	Install perimeter erosion control items. Begin site demolition.
May 15, 2017	Begin foundation excavation/building construction.
April 1, 2018	Building and site work substantially complete.
May 1, 2018	Install/complete final restoration and landscaping.
July 1, 2018	Vegetation established.

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Official Version 1.0 (05-15-2015)



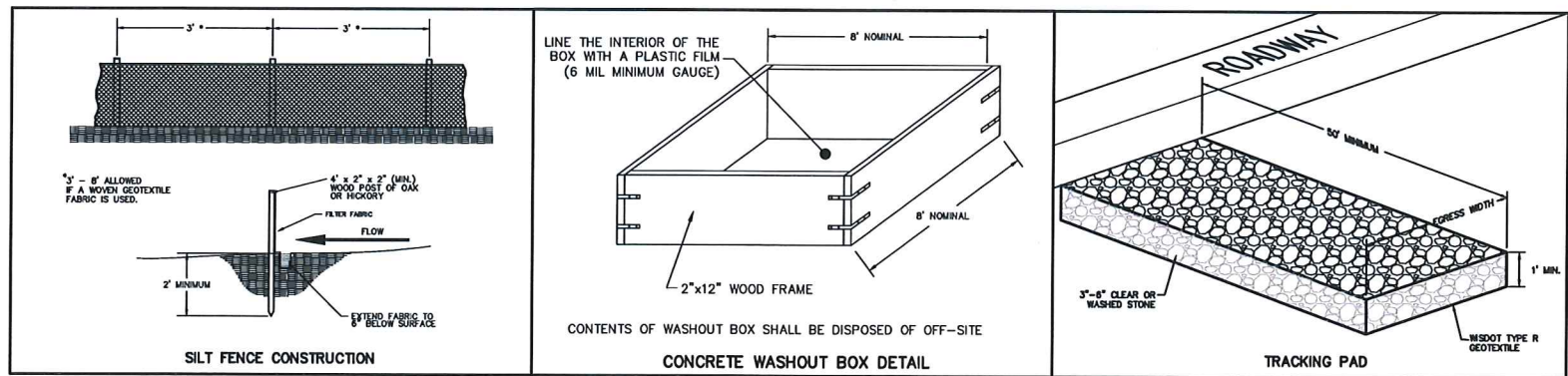
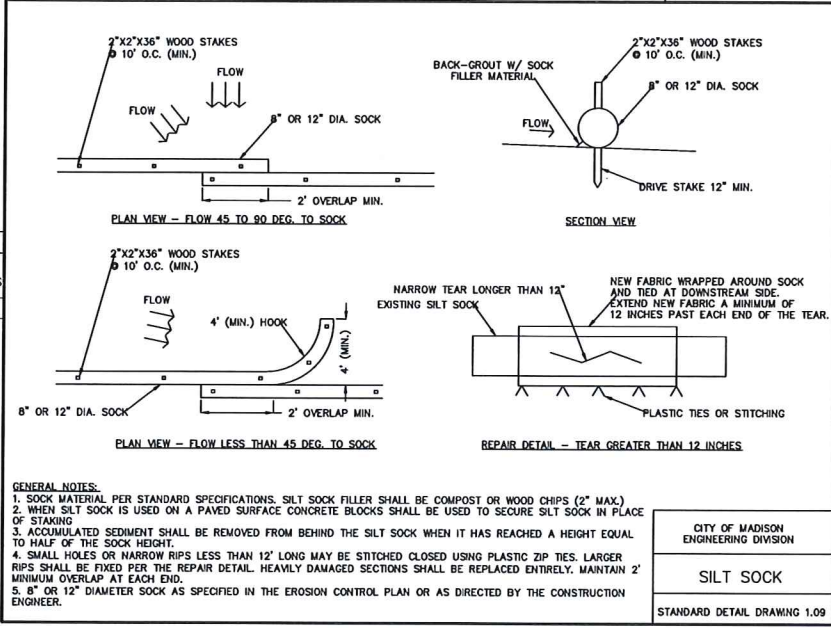
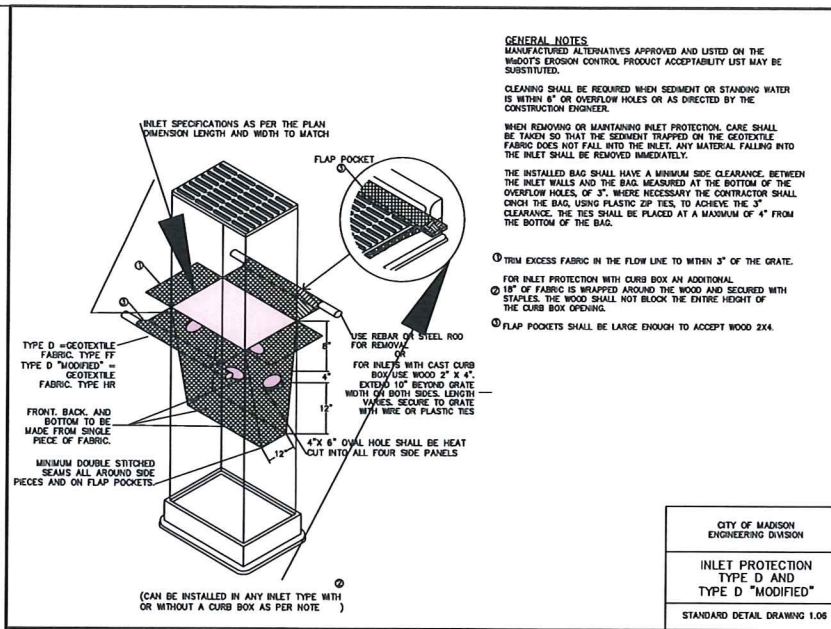
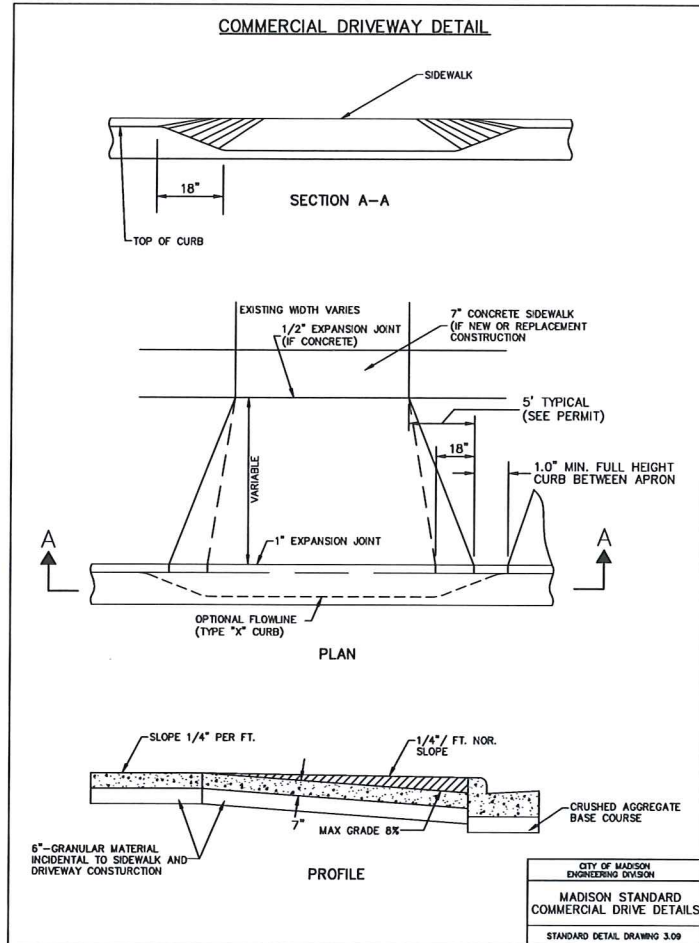
Developer: **State of Wisconsin, LLC**
 Project: **1603 Monroe**
 Date: **2/8/2017**
 County: **DATA**

Activity	Begin Date	End Date	Perio d x Ft	Annual R Factor	Sub Soil Texture	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Fact or	Lead Cover C Factor	Soil loss A (tons/acre)	Sediment Control Practice	Version 1.0
Site Grading	4/15/2017	5/1/2018	30.0%	50	Silty Clay Loam	0.37	4.0%	30	0.6	1.00	9.1	Silt Fence	4.4
Site with Silt Fence	5/1/2018	7/1/2018	30.0%	50	Silty Clay Loam	0.37	4.0%	30	0.6	0.90	0.3	Silt Fence	0.0
Site	7/1/2018						4.0%	30	0.6				0.0
							4.0%	30	0.6				0.0
							4.0%	0					0.0
							0.0%	0					0.0
TOTAL											9.4	TOTAL	4.4
											(DATES EXCEED 1 YEAR)	% Reduction Required	NONE

Notes:
 See Help Page for further descriptions of variables and items in drop-down boxes.
 The best land disturbing activity on each sheet must be "C&D". This is to allow 12 months from the start of construction or final installation.
 For periods of construction that exceed 12 months, please document that 5 tons/acre/year is not exceeded in any given 12 month period.

Recommended Permit Reading Dates:
 4/15/15 and 7/1/2018 for introduced grasses and legumes
 7/1/15 and 7/1/2018 for introduced grasses, forbs, and legumes

Designed By: PDF
 Date: 2/8/2017



CaS₄ architecture, llc

303 S. Paterson Street, Ste. 1
 Madison, WI 53703
 ph 608-709-1250

Structural Engineering:

Civil Engineering:

Burse
 Surveying and Engineering, Inc.

Landscape Architecture:

1603 Monroe

1603 Monroe Street
 Madison, WI 53703

Project #: 15002.00

Plan Comm. Major Alt NOT FOR CONSTRUCTION

Issued for:

No.	Description	Date
1	Preliminary Contractor Set	02-28-2016
2	Plan Commission Submittal	04-13-2016
3	Preliminary Pricing Set	06-28-2016
4	Plan Commission Resubmittal - Major Alteration	11-21-2016
5	Response to Cond. Use Conditions of Approval	02-06-2017
6	Plan Commission Resubmittal - Major Alteration (Drive Thru)	02-22-2017

Drawn by: BSEI
 Checked by: CaS4 Architecture

Details & Notes

C-500

NOT FOR CONSTRUCTION

Project Name: 1603 Monroe
 Project #: 15002.00

Structural Engineering:

Civil Engineering:

Landscape Architecture:

1603 Monroe
1603-1611 Monroe Street
Madison, WI 53703

Project #: 15002.00

**Cond. of Approval Response
NOT FOR CONSTRUCTION**

Issued for:

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3	Preliminary Pricing Set	6-28-2016
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5	Response to Cond. Use Conditions of Approval	02-6-2017
6	Plan Commission Resubmittal - Major Alteration (Drive Thru)	2-22-2017

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Site Planting Plan

L100

NOT FOR CONSTRUCTION

Project Name: 1603 Monroe
Project #: 15002.00

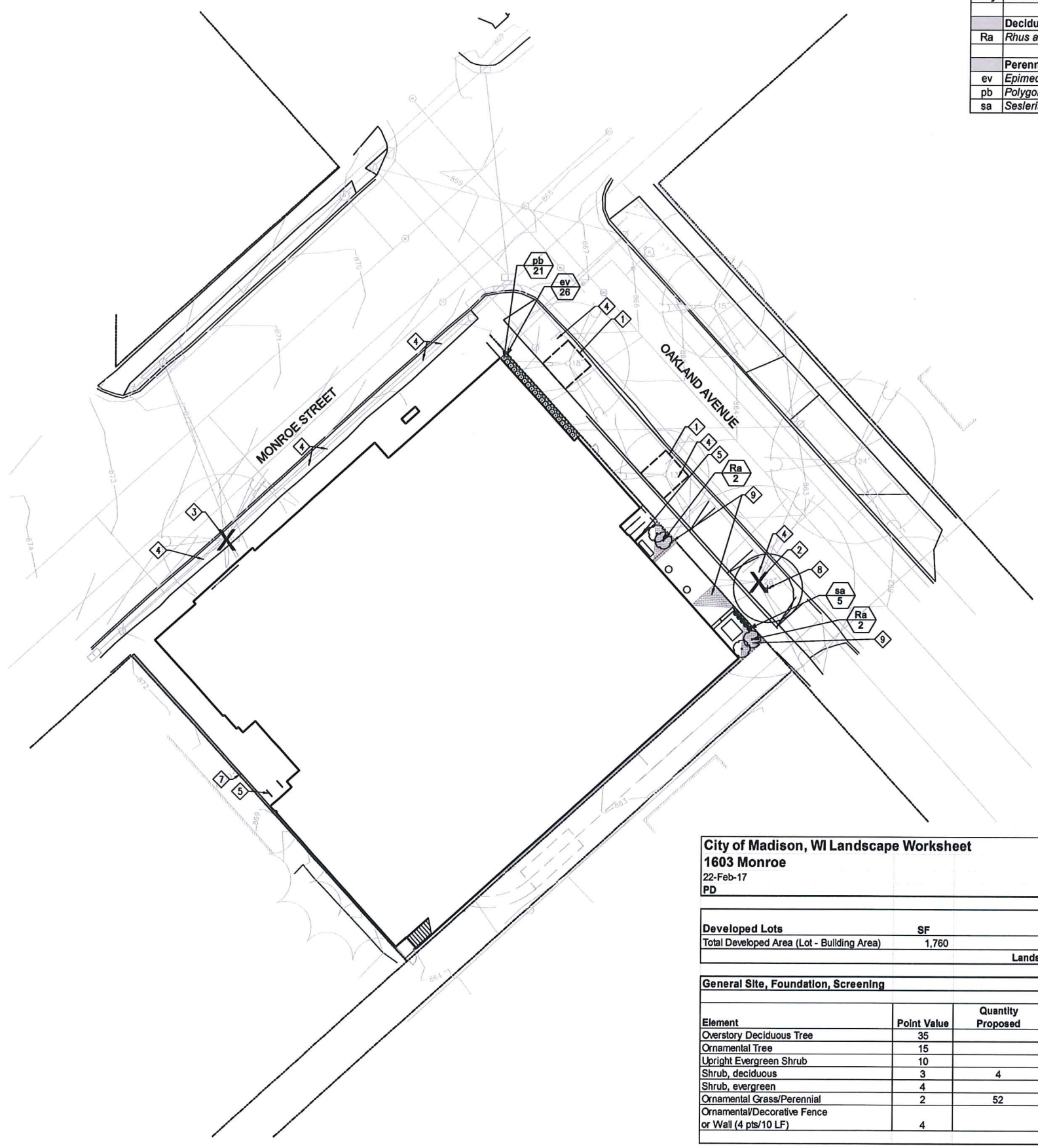
Plant List - At-Grade Plants						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Shrubs/Vines						
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	4	5 gal.	Cont.	
Perennials/Grasses/Groundcovers						
ev	<i>Epimedium x versicolor</i> 'Sulphureum'	Yellow Flowered Epimedium	26	1 Gal.	Cont.	Space 15" o.c.
pb	<i>Polygonatum biflorum</i>	Great Solomon's Seal	21	1 Gal.	Cont.	Space 18" o.c.
sa	<i>Sesleria autumnalis</i>	Autumn Moor Grass	5	1 Gal.	Cont.	Space 18" o.c.

LEGEND

- 1 TREE PROTECTION, 1/L102
- 2 REMOVE EX. HONEYLOCUST, GRIND STUMP, FILL WITH TOPSOIL AND FINE GRADE TO FINISH LEVEL WITH ADJACENT GRADES
- 3 REMOVE EX. ASH, GRIND STUMP, FILL WITH TOPSOIL AND FINE GRADE TO FINISH LEVEL WITH ADJACENT GRADES
- 4 RESTORE ANY AND ALL LAWN TERRACES DISTURBED BY CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CURRENT EDITION), SECTION 207 "SEEDING". USE "SHADE TERRACE MIX" SEED BLEND UNLESS OTHERWISE DIRECTED BY A CITY OF MADISON REPRESENTATIVE.
- 5 BICYCLE PARKING, 2/L102
- 6 INTENTIONALLY LEFT BLANK
- 7 MAINTENANCE EDGE, 4/L102
- 8 STREET TREE TBD BY CITY FORESTRY.
- 9 VISION TRIANGLE

GENERAL NOTES:

1. PROTECT ALL EXISTING PAVEMENTS, CURBS, WALLS, UTILITIES AND ANY OTHER IMPROVEMENTS DURING TREE REMOVALS AND LANDSCAPE INSTALLATION.
2. PROTECT ALL EXISTING PLANTINGS AS NOTED.
3. ALL PLANT BEDS SHALL UTILIZE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5' FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5' OF THE OUTSIDE EDGE OF A TREE TRUNK. WHEN EXCAVATING NEAR THE TWO REMAINING HONEYLOCUST TREES, THE CONTRACTOR SHALL CONTACT BRIAN MEILLER (266-4890) TO ASSESS THE IMPACT TO THE TREE CROWNS AND ROOT SYSTEMS. 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. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 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.



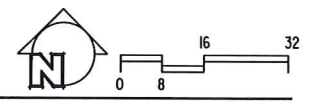
City of Madison, WI Landscape Worksheet
1603 Monroe
22-Feb-17
PD

Developed Lots	SF	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	1,760	29
Landscape Points Required		29

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	4		12
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2	52		104
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
Plantings Total				116

1 SITE PLANTING PLAN
1/16" = 1'-0"



Structural Engineering:

Civil Engineering:

Landscape Architecture:

1603 Monroe

1603-1611 Monroe Street
Madison, WI 53703

Project #: 15002.00

Cond. of Approval Response NOT FOR CONSTRUCTION

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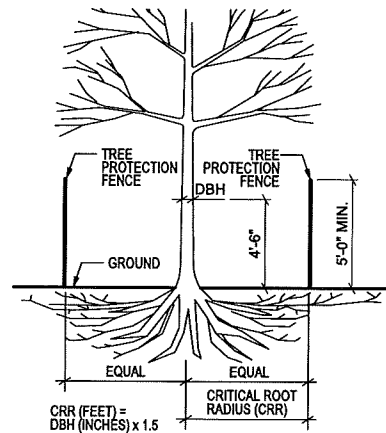
Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Details and Plant Schedules

L102

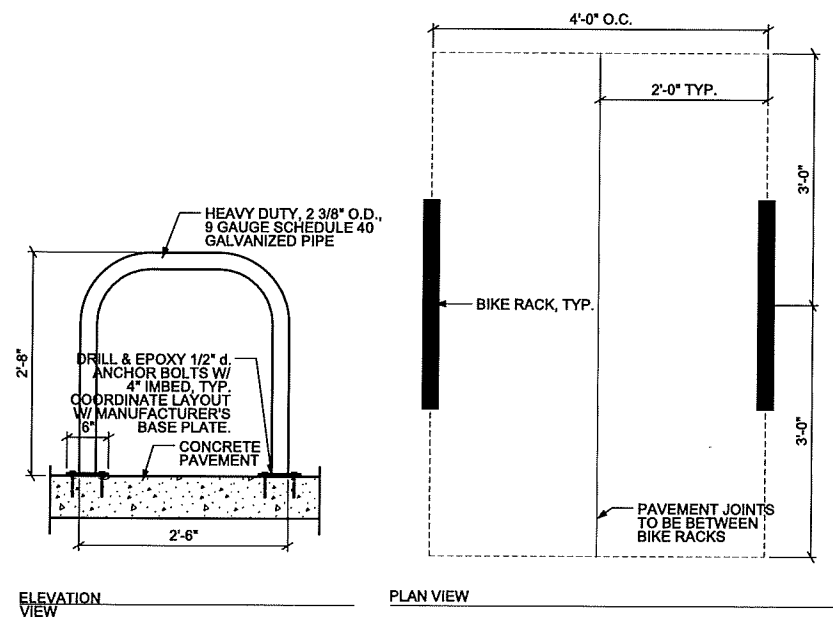
Project Name: 1603 Monroe
Project #: 15002.00

NOT FOR CONSTRUCTION

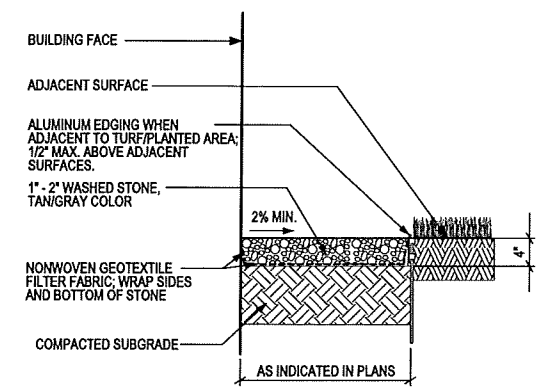


- NOTES:**
1. ALL TREES INDICATED TO BE RETAINED ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING CONFORMING TO THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CURRENT EDITION), SECTION 107.13 "TREE PROTECTION SPECIFICATION".
 2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. NO CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES MAY BE STORED IN THE TREE PROTECTION AREA.
 3. PLACE PROTECTION FENCE AT THE BACK OF CURB AND EDGE OF SIDEWALK AND A MINIMUM OF 5'-0" ON EITHER SIDE OF THE TRUNK WITHIN THE TERRACE, OR AS INDICATED BY A CITY OF MADISON REPRESENTATIVE.
 5. PLACE TREE PROTECTION FENCE STAKES AT 5'-0" O.C. MAX.

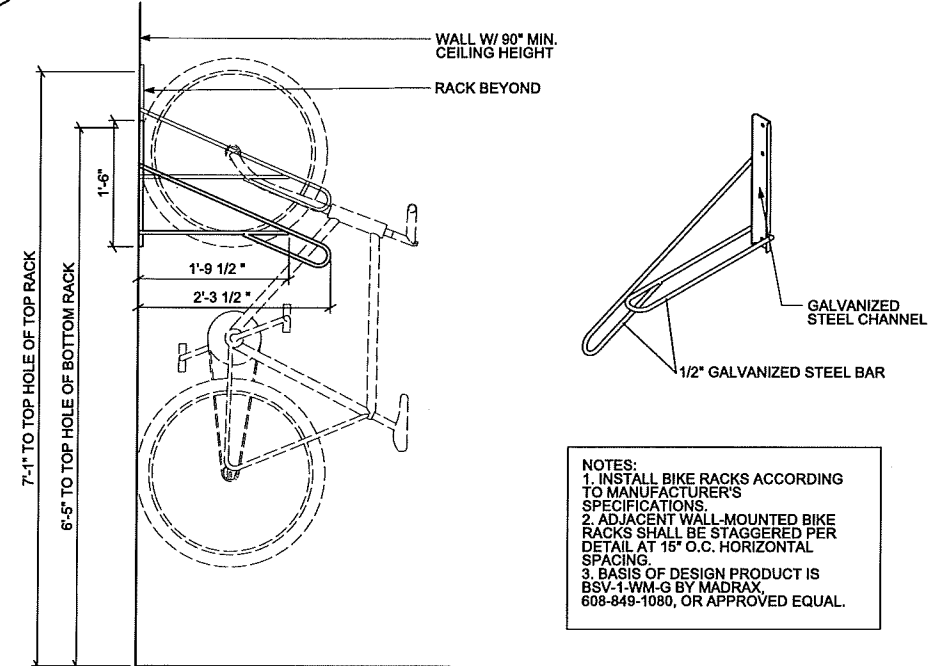
1 TREE PROTECTION NOT TO SCALE



2 BICYCLE PARKING NOT TO SCALE

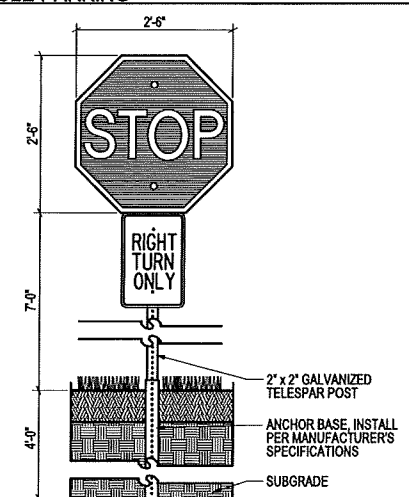


4 MAINTENANCE EDGE NOT TO SCALE



- NOTES:**
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. ADJACENT WALL-MOUNTED BIKE RACKS SHALL BE STAGGERED PER DETAIL AT 15" O.C. HORIZONTAL SPACING.
 3. BASIS OF DESIGN PRODUCT IS BSV-1-WM-G BY MADRAX, 608-849-1080, OR APPROVED EQUAL.

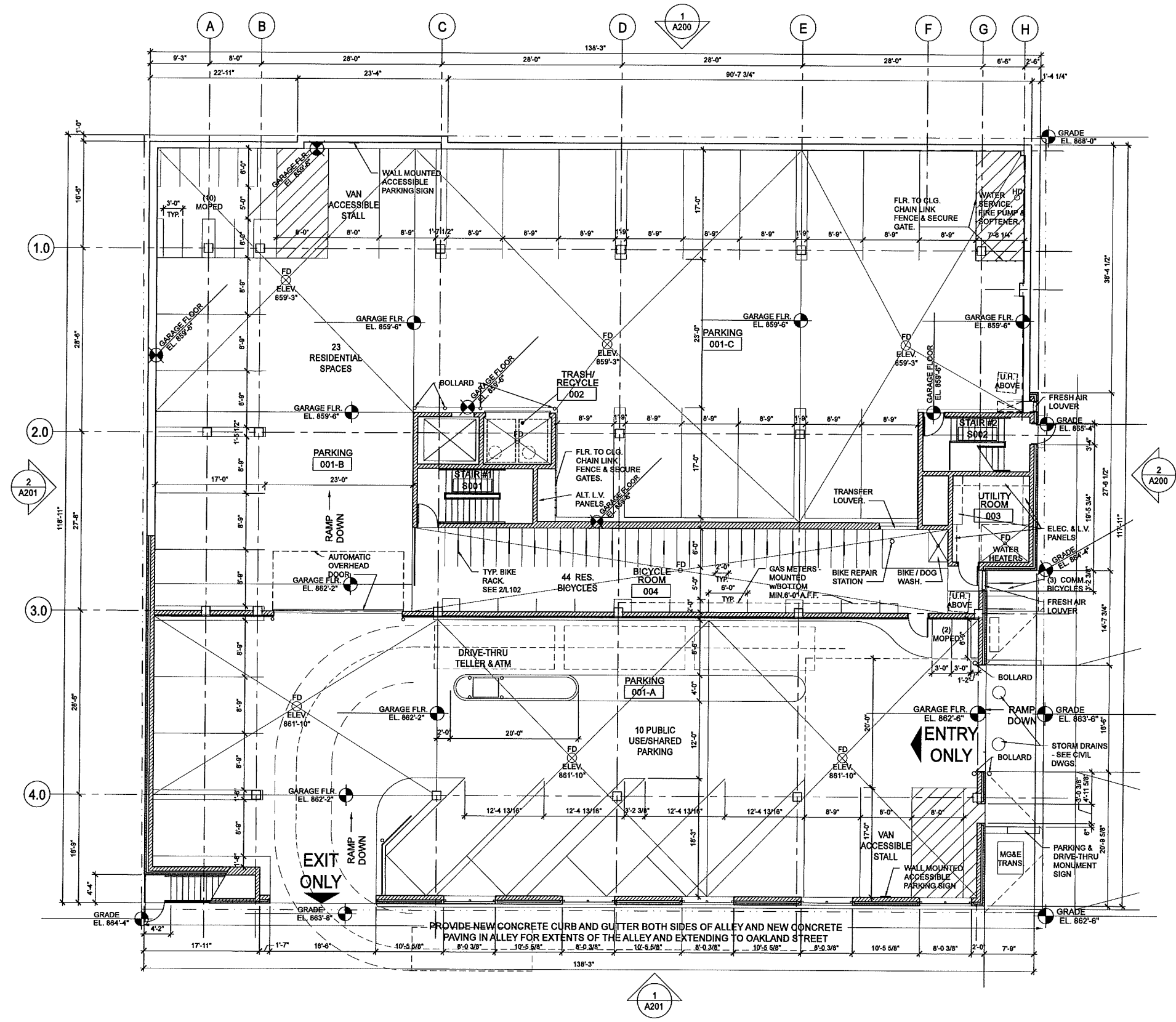
5 WALL-MOUNTED BICYCLE PARKING NOT TO SCALE



- NOTES:**
1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.

6 SIGNS NOT TO SCALE

3 INTENTIONALLY LEFT BLANK NOT TO SCALE



1 LEVEL P1 FLOOR PLAN - with AUTO BANK
 A100b SCALE: 1/8"=1'-0"

CaS₄

architecture, llc

303 S. Paterson Street, Ste. 1
 Madison, WI 53703
 ph 608-709-1250

Structural Engineering:

Civil Engineering:

Landscape Architecture:

1603 Monroe

1603-1611 Monroe Street
 Madison, WI 53703

Project #: 15002.00

Cond. of Approval Response
 NOT FOR CONSTRUCTION

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5	Response to Cond. Use Conditions of Approval	02-6-2017
6	Plan Commission Resubmittal - Major Alteration (Drive Thru)	2-22-2017

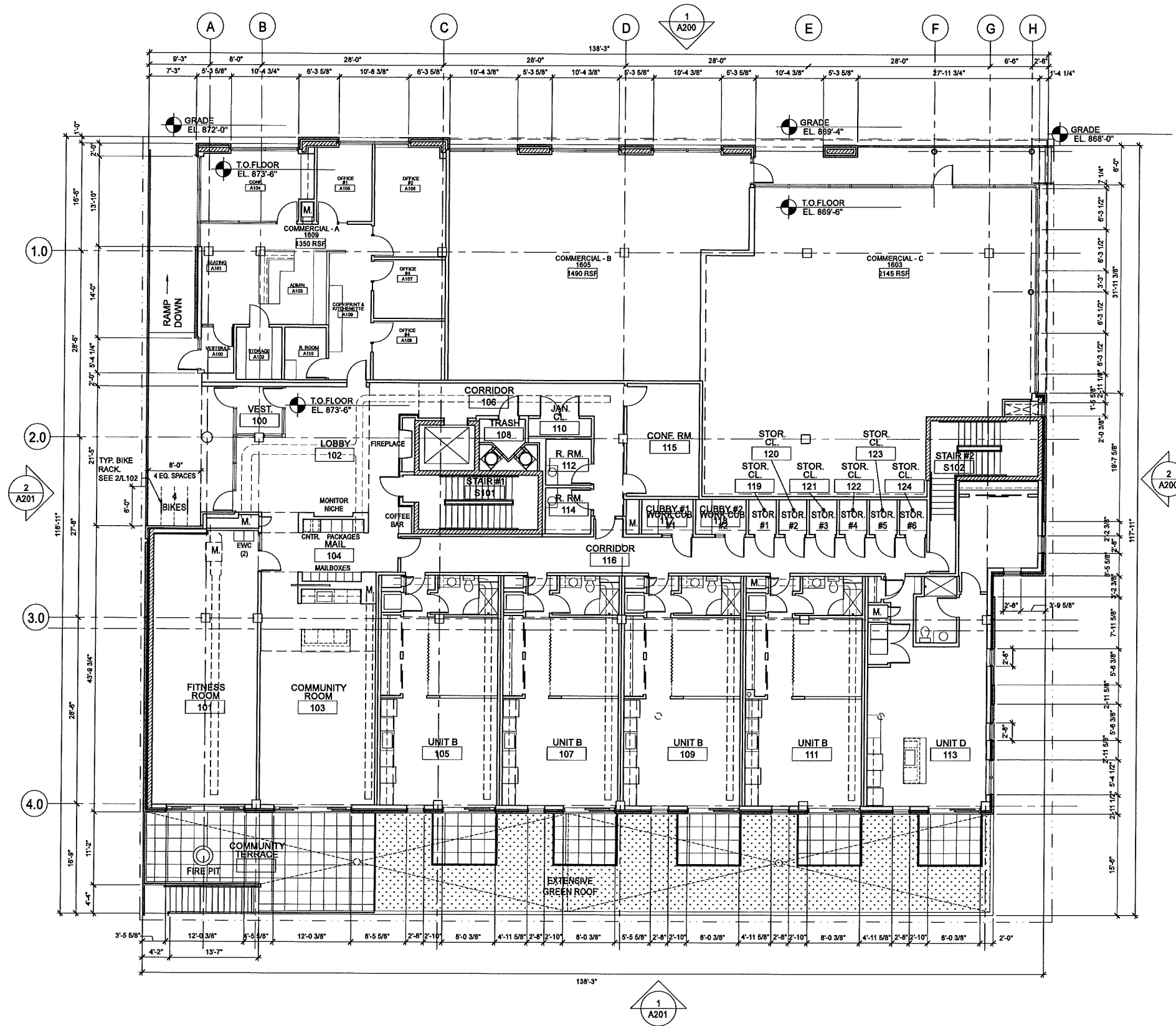
Drawn by: CaS4 Architecture
 Checked by: CaS4 Architecture

Level P1 Floor Plan
 - Auto Bank

A100b

NOT FOR CONSTRUCTION

Project Name: 1605 Monroe
 Project #: 15002.00



1 LEVEL 1 FLOOR PLAN
A101 SCALE: 1/8"=1'-0"

CaS₄ architecture, llc

303 S. Paterson Street, Ste. 1
Madison, WI 53703
ph 608-709-1250

Structural Engineering:

Civil Engineering:

Landscape Architecture:

1603 Monroe
1603-1611 Monroe Street
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Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Level 1 Floor Plan

A101

NOT FOR CONSTRUCTION

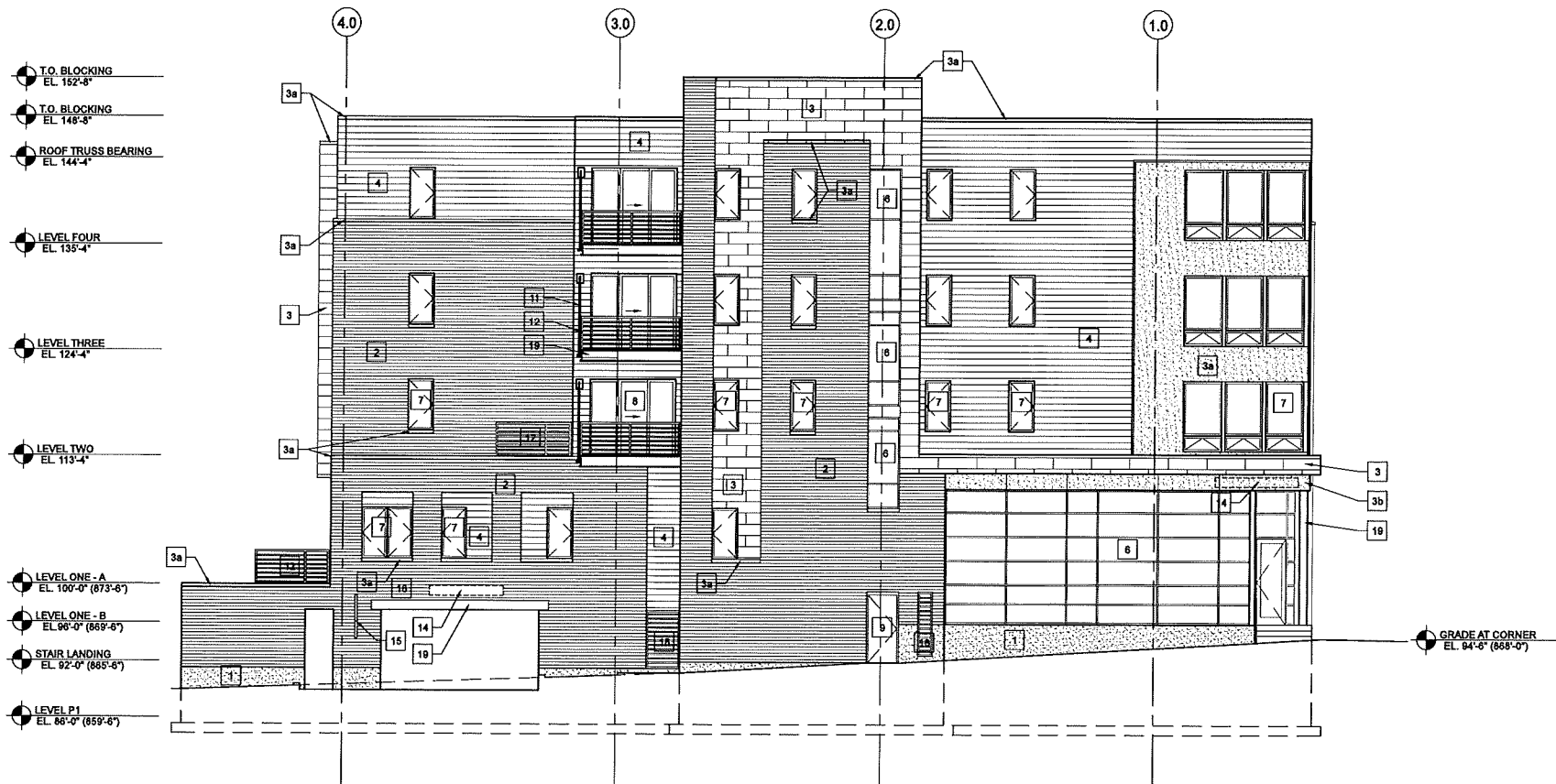
Project Name: 1603 Monroe Project #: 15002.00



1 NORTH (MONROE STREET) ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEYNOTE LEGEND

- 1 SANDBLASTED CAST IN PLACE CONCRETE
- 2 BRICK VENEER
- 2a BRICK VENEER RETURNS AT BALCONY
- 3 HOOK & STRAP FLAT SEAM METAL PANEL
- 3a PRE-FINISHED METAL COPING & SILL
- 3b EXTERIOR PLASTER SYSTEM
- 4 COMPOSITE LAP SIDING - 6" EXPOSURE
- 4a COMPOSITE LAP SIDING RETURNS AT BALCONY
- 5 TONGUE AND GROOVE WOOD SIDING
- 6 ALUMINUM STOREFRONT SYSTEM WITH CLEAR INSULATED GLAZING
- 7 FIBERGLASS WINDOWS WITH CLEAR INSULATED GLAZING
- 8 FIBERGLASS SLIDING PATIO DOORS WITH CLEAR INSULATED GLAZING
- 9 INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH STOREFRONT
- 10 GALVANIZED METAL FRAME WITH METAL MESH PANELS
- 11 PAINTED STEEL BALCONY SUPPORTS
- 12 PREFINISHED ALUMINUM RAILING SYSTEM
- 13 ALUMINUM FRAMED GARAGE DOOR WITH INSULATED TRANSLUCENT GLAZING
- 14 1/2" ALUMINUM PLATE SIGNAGE
- 15 ALUMINUM PLATE BLADE SIGNAGE
- 16 EXTERIOR ACCENT LIGHTING
- 17 ALUMINUM LOUVER TO MATCH ALUMINUM STOREFRONT SYSTEM
- 18 ALUMINUM LOUVER FINISHED TO MATCH ADJACENT WALL FINISH
- 19 GALVANIZED STEEL STRUCTURE
- 20 METAL MESH SCREEN WALL/GUARD & SECURE GATE



2 EAST (OAKLAND STREET) ELEVATION
SCALE: 1/8"=1'-0"

CaS₄
architecture, llc

303 S. Paterson Street, Ste. 1
Madison, WI 53703
ph 608-709-1250

Structural Engineering:

Civil Engineering:

Landscape Architecture:

1603 Monroe

1603-1611 Monroe Street
Madison, WI 53703

Project #: 15002.00

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Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

BUILDING ELEVATION

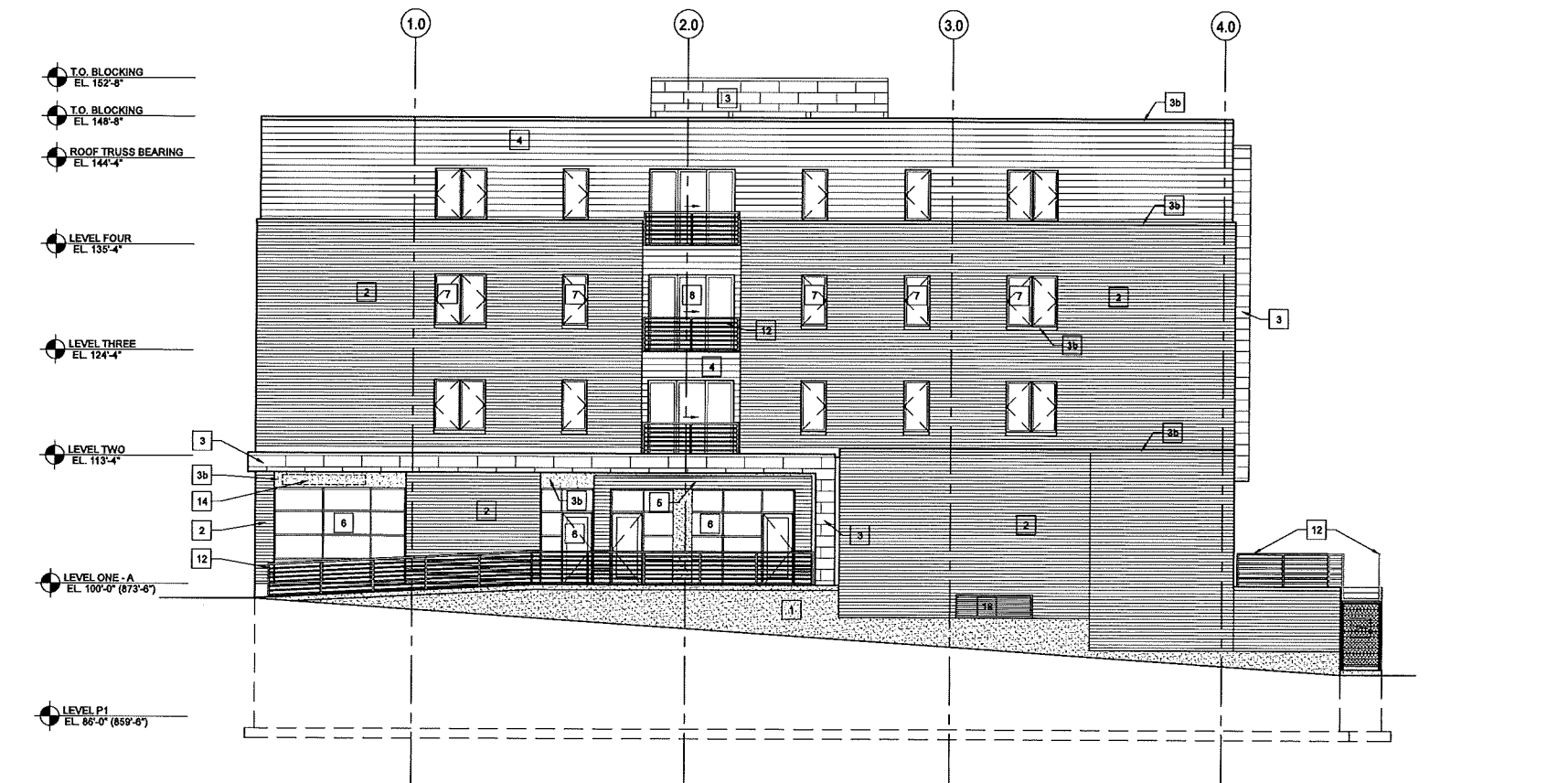
A200

NOT FOR CONSTRUCTION

Project Name: 1603 Monroe
Project #: 15002.00



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



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

- ELEVATION KEYNOTE LEGEND**
- 1 SANDBLASTED CAST IN PLACE CONCRETE
 - 2 BRICK VENEER
 - 2a BRICK VENEER RETURNS AT BALCONY
 - 3 HOOK & STRAP FLAT SEAM METAL PANEL
 - 3a PRE-FINISHED METAL COPING & SILL
 - 3b EXTERIOR PLASTER SYSTEM
 - 4 COMPOSITE LAP SIDING - 8" EXPOSURE
 - 4a COMPOSITE LAP SIDING RETURNS AT BALCONY
 - 5 TONGUE AND GROOVE WOOD SIDING
 - 6 ALUMINUM STOREFRONT SYSTEM WITH CLEAR INSULATED GLAZING
 - 7 FIBERGLASS WINDOWS WITH CLEAR INSULATED GLAZING
 - 8 FIBERGLASS SLIDING PATIO DOORS WITH CLEAR INSULATED GLAZING
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 - 20 METAL MESH SCREEN WALL/GUARD & SECURE GATE

CaS₄ architecture, llc

303 S. Paterson Street, Ste. 1
 Madison, WI 53703
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Structural Engineering:

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1603 Monroe
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Drawn by: CaS4 Architecture
 Checked by: CaS4 Architecture

BUILDING ELEVATION

A201

Project Name: 1603 Monroe
 Project #: 15002.00
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