

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submission reviewed by _____
Legistar # _____ 69486

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.

1. Project Information

Address: _____

Title: _____

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

UDC meeting date requested _____

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)

Signage Exception

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

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 on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. 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 _____ on _____.
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.

Name of applicant _____ Relationship to property _____
 Authorizing signature of property owner  Date _____

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

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 that 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

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 an 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)
- 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)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

October 31, 2022

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent – UDC and Land Use Application Submittals
430, 432, & 444 State Street
KBA Project #1939

Ms. Heather Stouder,

The following is submitted together with the plans and applications for staff, Plan Commission, and Urban Design Commission consideration of approval.

Organizational Structure:

Owner:	Joe McCormick Properties 101 N. Mills Street Madison, WI 53715 (608) 819 -6500 Contact: Joe McCormick Joe@jdmccormick.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Timothy Schleeper tsch@vierbicher.com	Landscape Design:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Eliot Gore egor@vierbicher.com

Introduction

The proposed new development is located at 430, 432, and 444 State Street, which is in the Capitol Neighborhood Association. This site is in the Downtown Core (DC) district and will be a mixed-use building. There are commercial buildings located on these sites and the sites will be combined into one lot via a new Certified Survey Map (CSM) as part of this project. It is also immediately adjacent to Peace Park.

Project Description:

The proposed project is a 5-story building, mixed-use development consisting of 26 dwelling units and approximately 6,455 S.F. of commercial space. The units consist of studios, one-bedroom and two-bedroom apartments.

The proposed building has been designed to be in context with the surrounding neighborhood structures which consists of similar mix-use buildings with commercial space, such as restaurants and retail stores, on the first few floors. The desire is to have a restaurant located on the first floor

overlooking State Street. There will also be commercial space located in the lower level. The massing of the building also steps back at the 5th floor level as required per the Downtown Height Map. The exterior of the building will be predominantly masonry and glazing with large amounts of glazing facing State Street and Peace Park at the first-floor level. The building has been designed to be complementary to the adjacent mixed-use buildings by having a light-colored façade and is consistent with the Downtown Urban Design Guidelines.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting and this input has helped shape this proposed development. A neighborhood meeting was held on January 31, 2022, led by Tim Parks and Alder Patrick Heck. Additional steering committee meetings were also held with the Neighborhood Association and the feedback from the neighborhood and the Alder has been taken into consideration.

Demolition Standards:

The existing buildings have had a variety of uses and have served many people over their time, but some of this space is now vacant, and we are proposing that the existing building be removed. The buildings are not Landmark structures and are not in an existing Historic District or part of a National Register. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for new construction of a building within the Downtown Core district that is greater than 20,000 S.F. and has more than four stories, and for a new development adjacent to a City park. The proposed building's size, scale, and use are consistent with the City's Comprehensive Plan for this property, which calls for Downtown Mixed Use. The building's height is also consistent with the Downtown Height Map with the step-back above the 4th floor and can transition up to 6 stories when set back 30'.

Site Development Data:

Densities:

Lot Area	6,928 S.F. / .16 acres
Dwelling Units	26 D.U.
Lot Area / D.U.	266 S.F./D.U.
Density	163 units/acre
Lot Coverage	6,311 S.F. / 91 %
Usable Open Space	1,732 S.F.

Building Height: 5 Stories

Commercial Area: 6,455 S.F.

Dwelling Unit Mix:

Studio	22
One Bedroom	3
Two Bedroom	1
Total	26 D.U.

Vehicle Parking:

Underground	0
Surface parking lot	0
Total	0 vehicle stalls

Bicycle Parking:

Secure, enclosed	26
Guest/Commercial Surface	8
Total	34 bike stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Summer of 2023 with a final completion of Summer 2024.

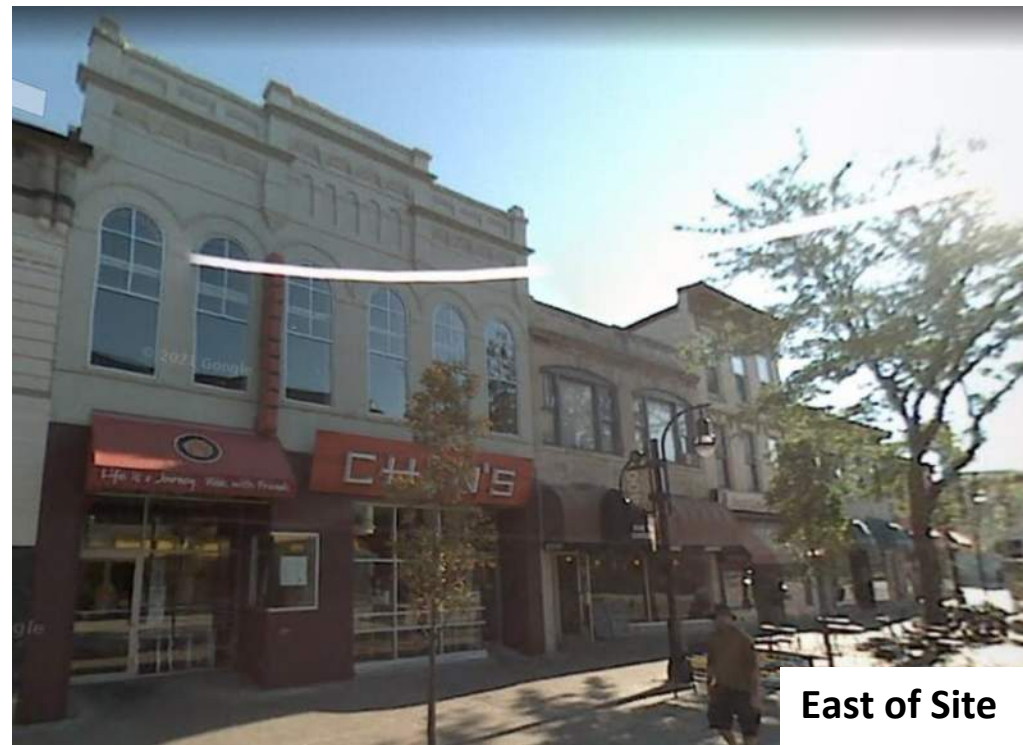
Thank you for your time and consideration of our proposal.

Sincerely



Kevin Burow, AIA, NCARB, LEED AP
Managing Member

430, 432, 444
STATE STREET
MADISON, WI
CONTEXTUAL



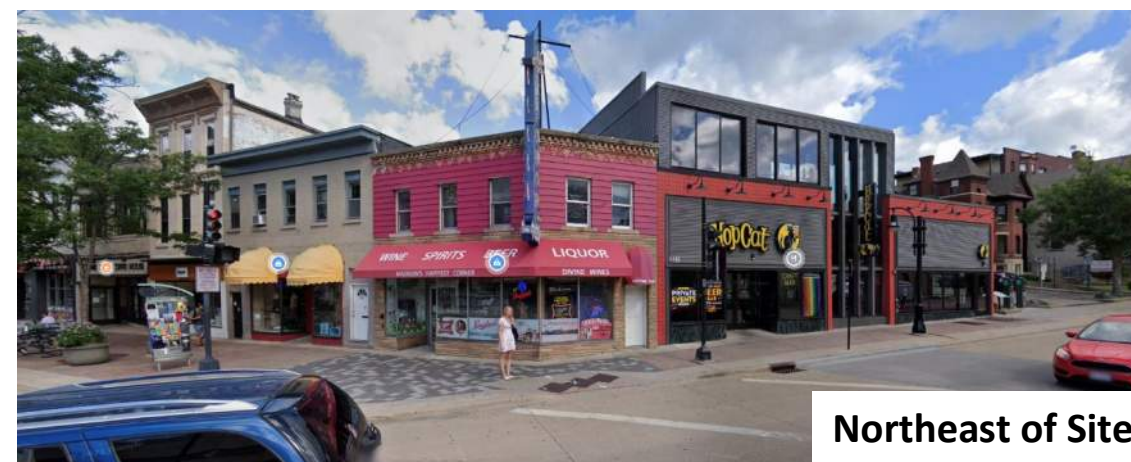
East of Site



West of Site



South of Site



Northeast of Site



Southeast of Site



North of Site



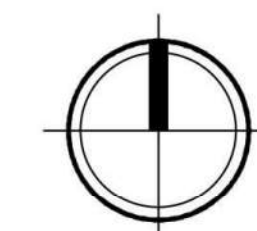
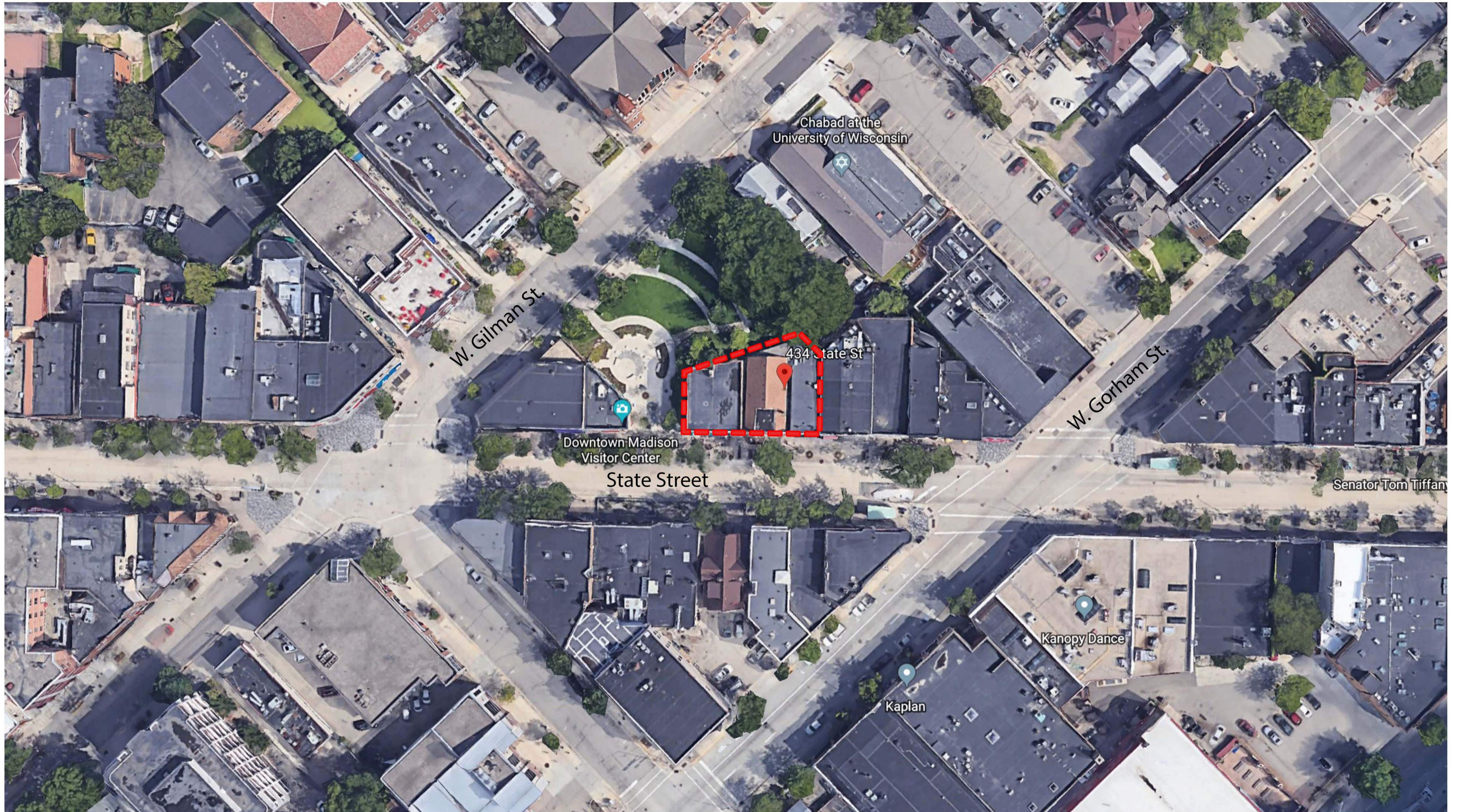
West of Site



West of Site

430, 432, 444
STATE STREET
MADISON, WI
CONTEXTUAL





Aerial Locator Map
432- 436 State St.
January 24, 2022

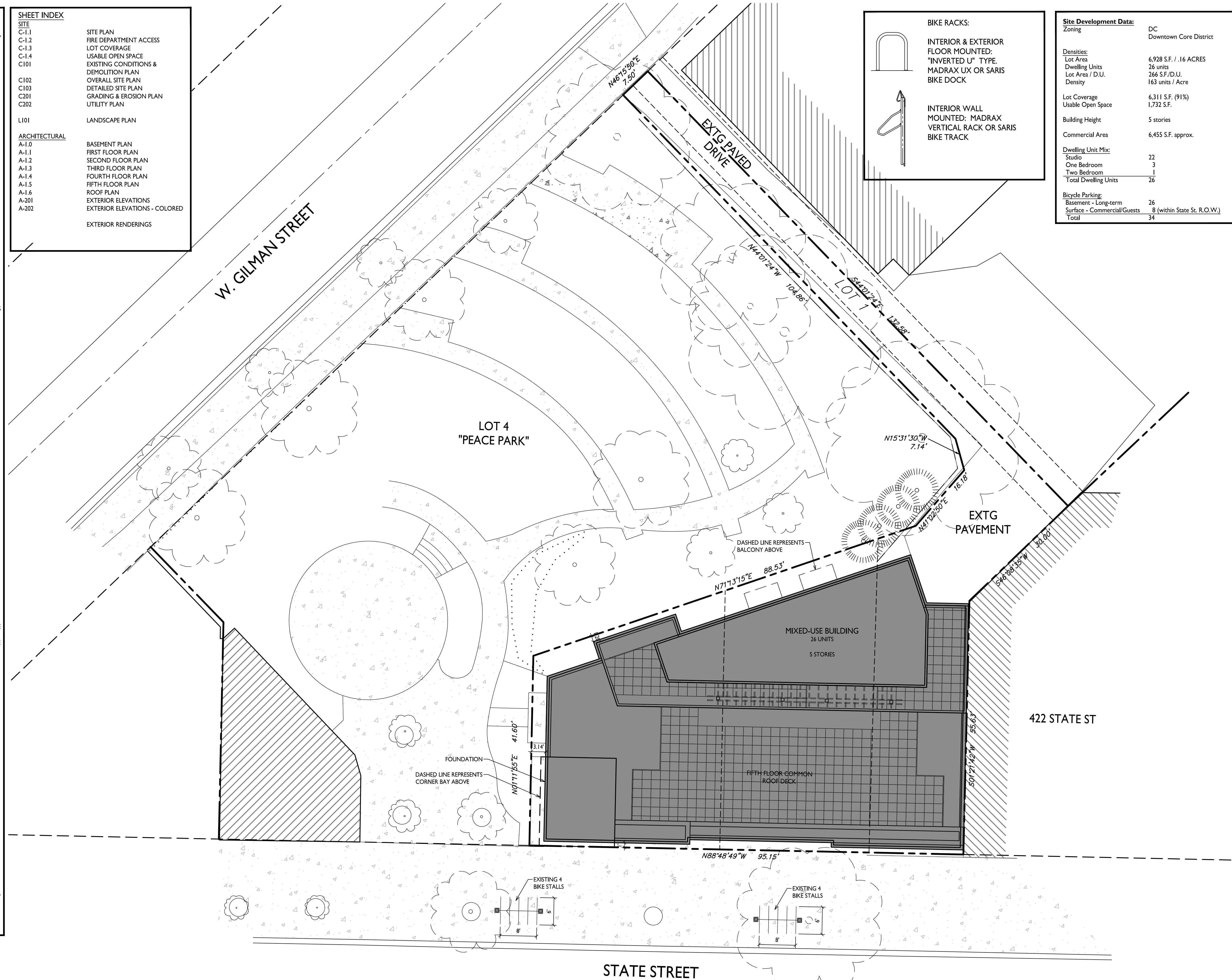


GENERAL NOTES:

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

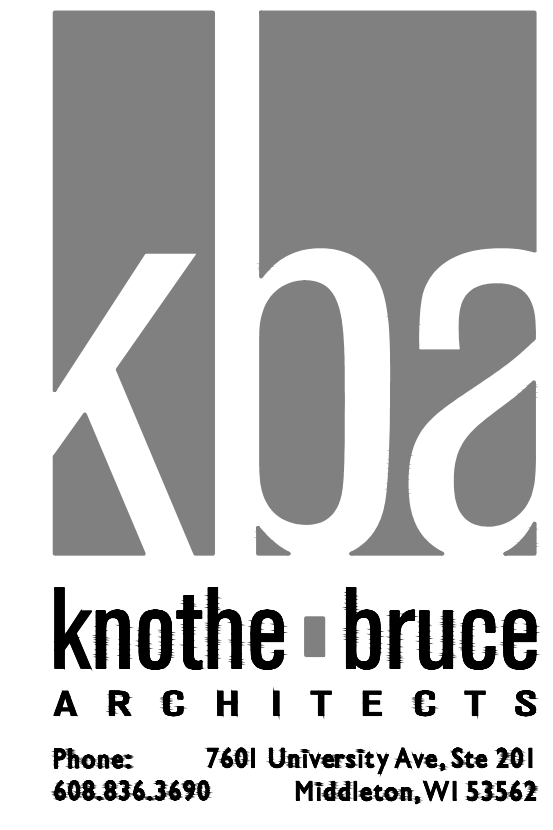
SHEET INDEX:

SITE	
C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C102	OVERALL SITE PLAN
C103	DETAILED SITE PLAN
C201	GRADING & EROSION PLAN
C202	UTILITY PLAN
LANDSCAPE PLAN	
L101	LANDSCAPE PLAN
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-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS - COLORED
	EXTERIOR RENDERINGS



Site Development Data:

Zoning	DC Downtown Core District
Densities:	
Lot Area	6,928 S.F. / .16 ACRES
Dwelling Units	26 units
Lot Area / D.U.	266 S.F./D.U.
Density	163 units / Acre
Lot Coverage	6,311 S.F. (91%)
Usable Open Space	1,732 S.F.
Building Height	5 stories
Commercial Area	6,455 S.F. approx.
Dwelling Unit Mix:	
Studio	22
One Bedroom	3
Two Bedroom	1
Total Dwelling Units	26
Bicycle Parking:	
Basement - Long-term	26
Surface - Commercial/Guests	8 (within State St. R.O.W.)
Total	34



ISSUED
Issued for UDC Informational - Jan. 24, 2022
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - May 10, 2022
Updated Land Use & UDC Submittal - Oct. 26, 2022

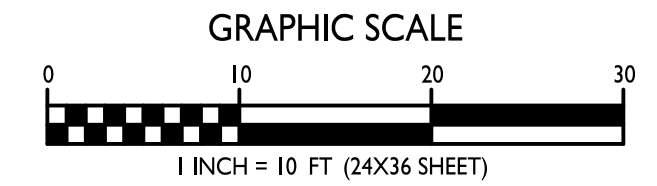
PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
PROJECT NO. **1939**
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1 SITE PLAN
C-1.1 1" = 10'-0"





knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - May 10, 2022
Updated Land Use & UDC Submittal - Oct. 26, 2022

PROJECT TITLE
430, 432, 444
State Street

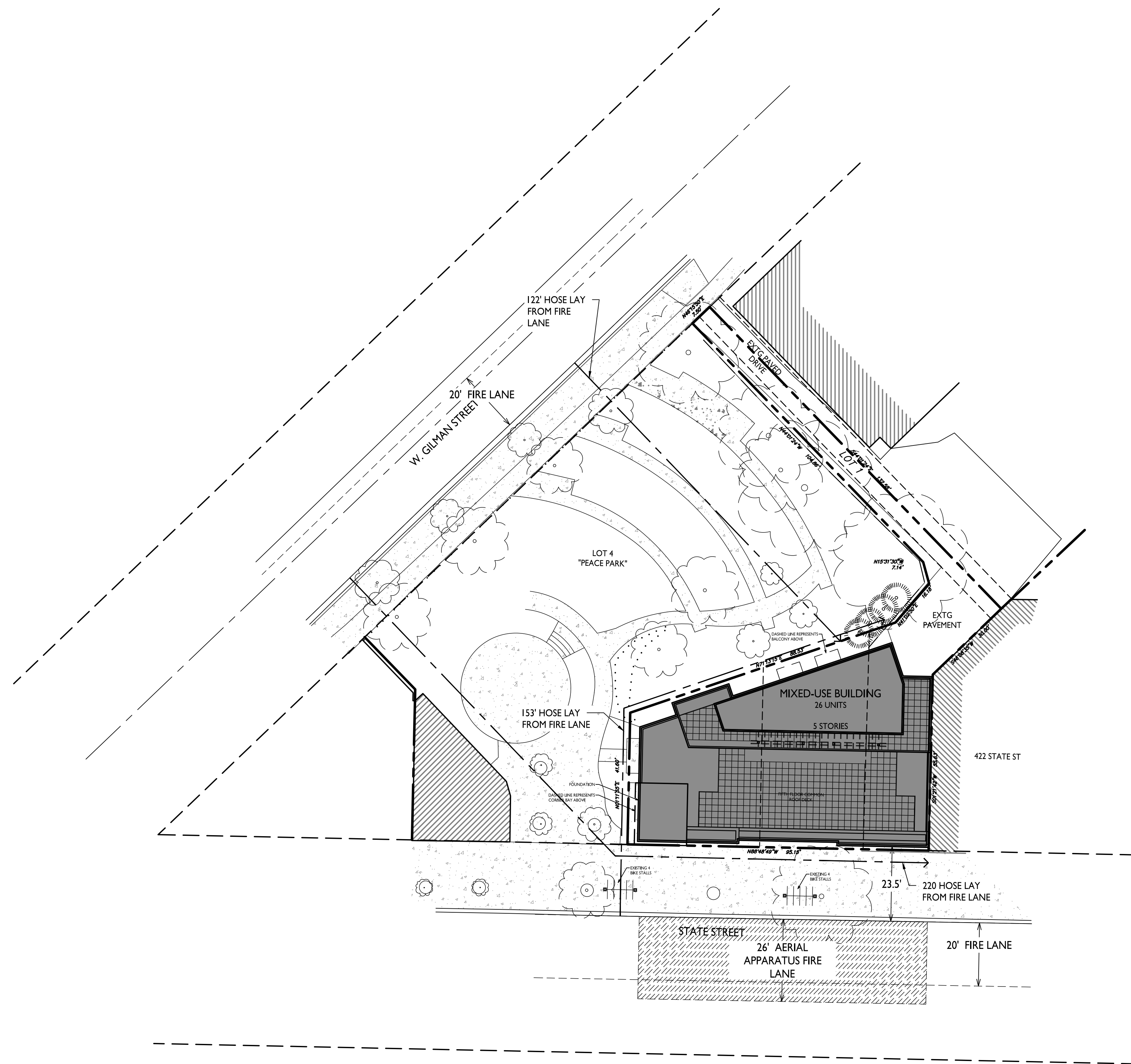
Madison, Wisconsin
SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER

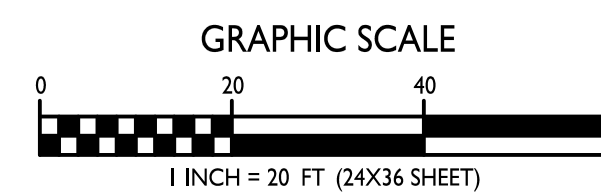
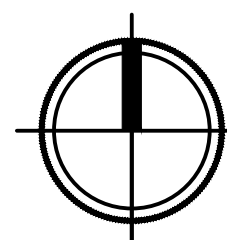
C-1.2

PROJECT NO. **1939**

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FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"



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608.836.3690 Middleton, WI 53562

ISSUED
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - May 10, 2022
Updated Land Use & UDC Submittal - Oct. 26, 2022

PROJECT TITLE
**430, 432, 444
State Street**

Madison, Wisconsin
SHEET TITLE
Lot Coverage

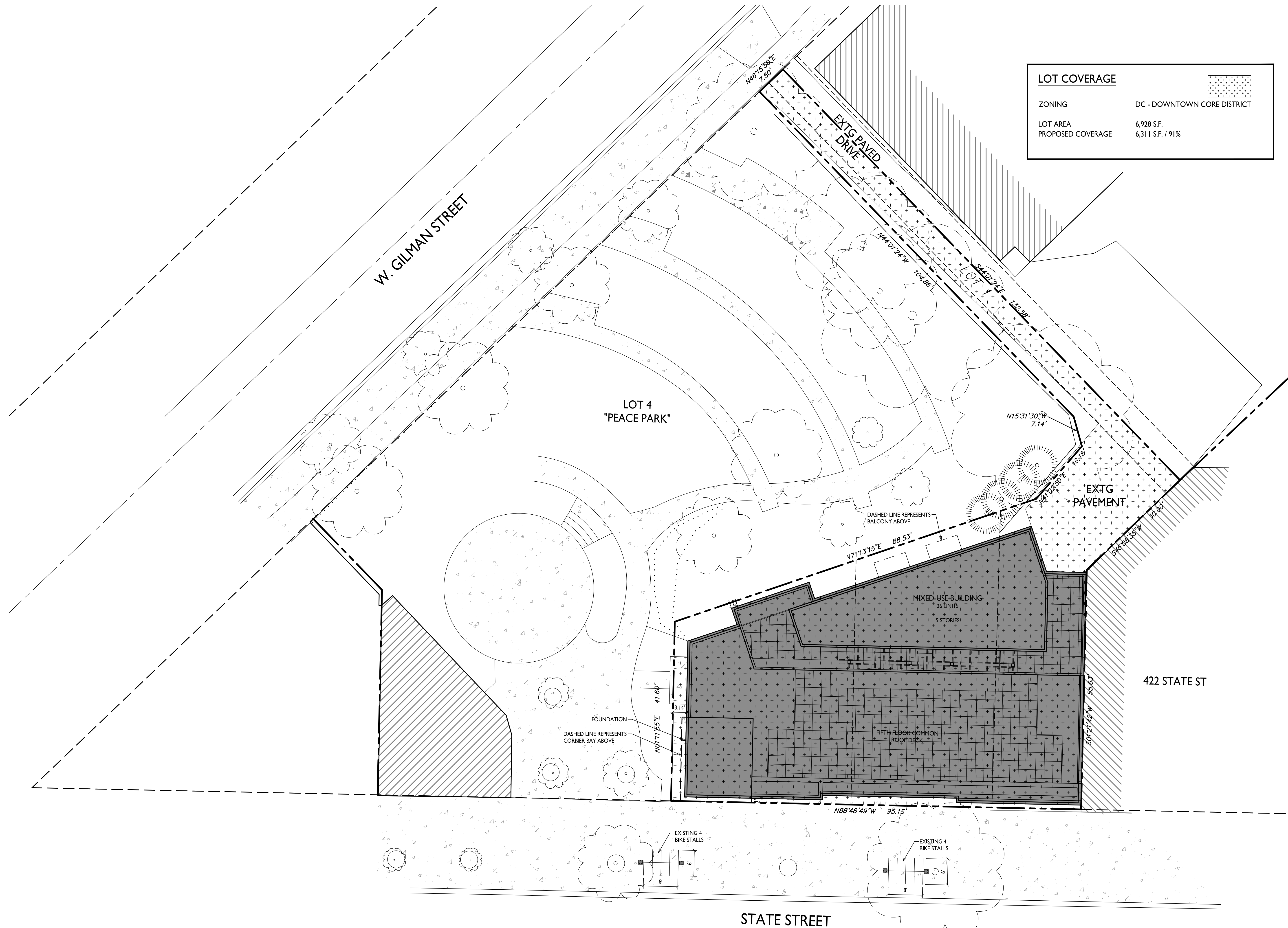
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C-1.3

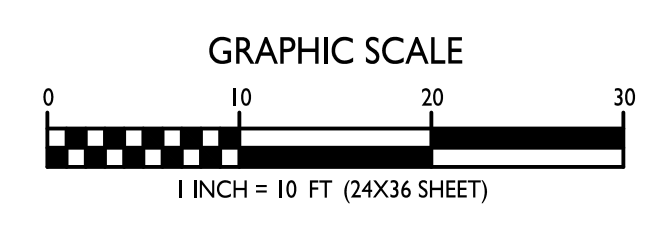
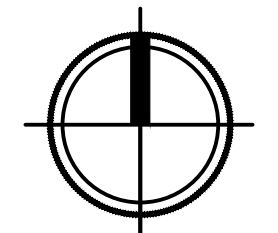
PROJECT NO. **1939**

© Knothe & Bruce Architects, LLC

LOT COVERAGE		
ZONING	DC - DOWNTOWN CORE DISTRICT	
LOT AREA	6,928 S.F.	
PROPOSED COVERAGE	6,311 S.F. / 91%	



LOT COVERAGE
1" = 10'-0"



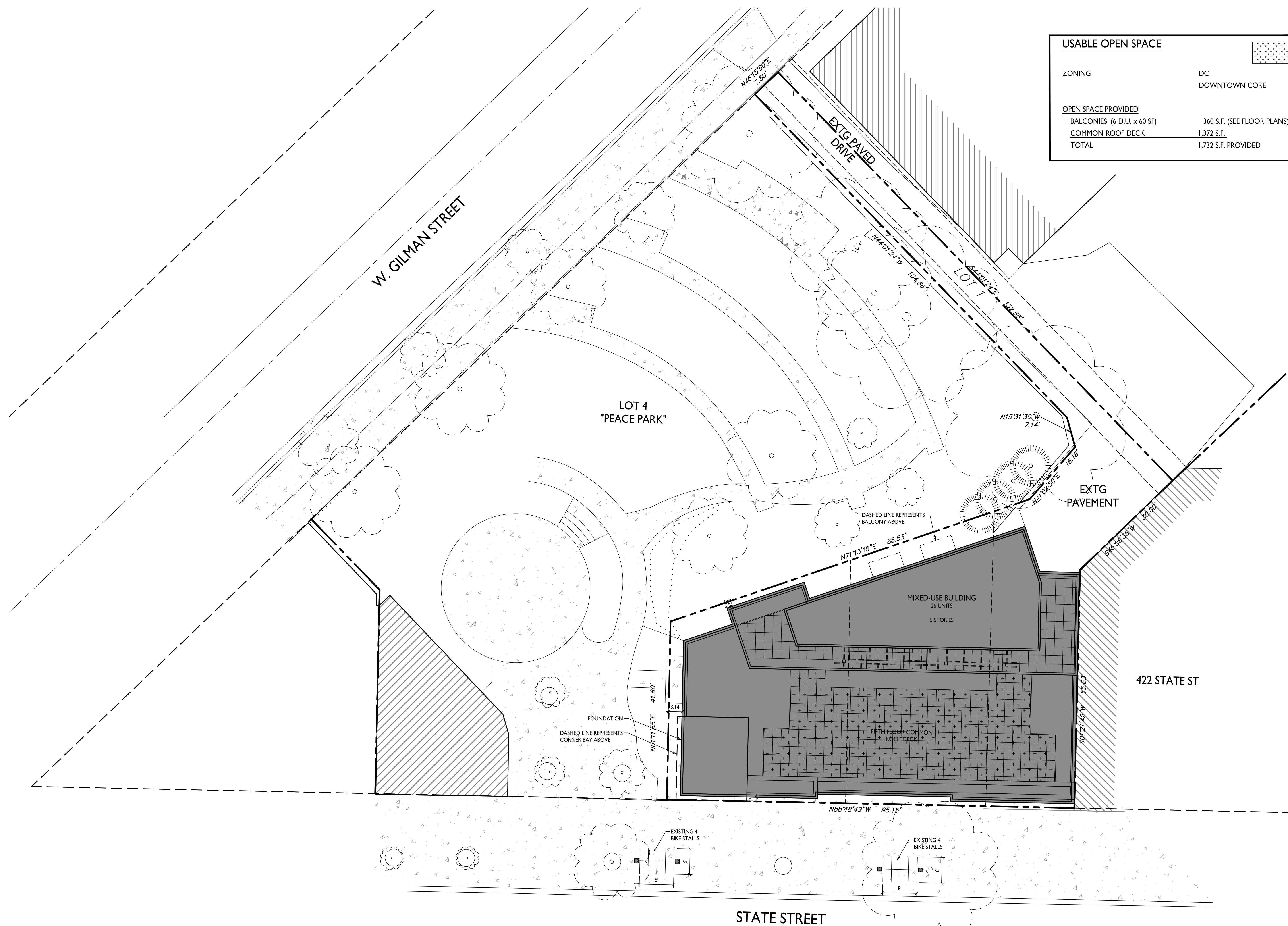
SHEET NUMBER



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ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

USABLE OPEN SPACE	
ZONING	DC DOWNTOWN CORE
OPEN SPACE PROVIDED	
BALCONIES (6 D.U. x 60 SF)	360 S.F. (SEE FLOOR PLANS)
COMMON ROOF DECK	1,372 S.F.
TOTAL	1,732 S.F. PROVIDED



ISSUED
Land Use & UDC Submittal - February 07, 2022
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State Street

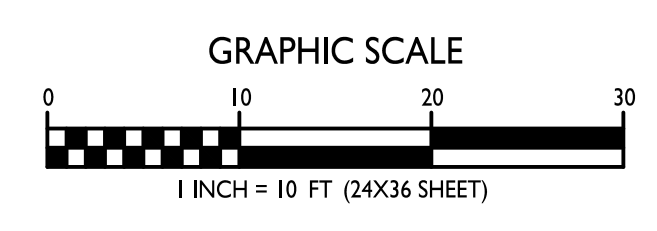
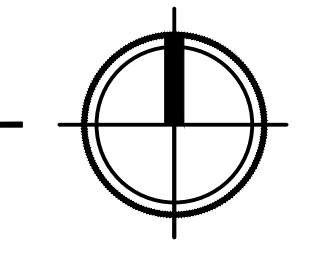
Madison, Wisconsin
SHEET TITLE
Usable Open Space

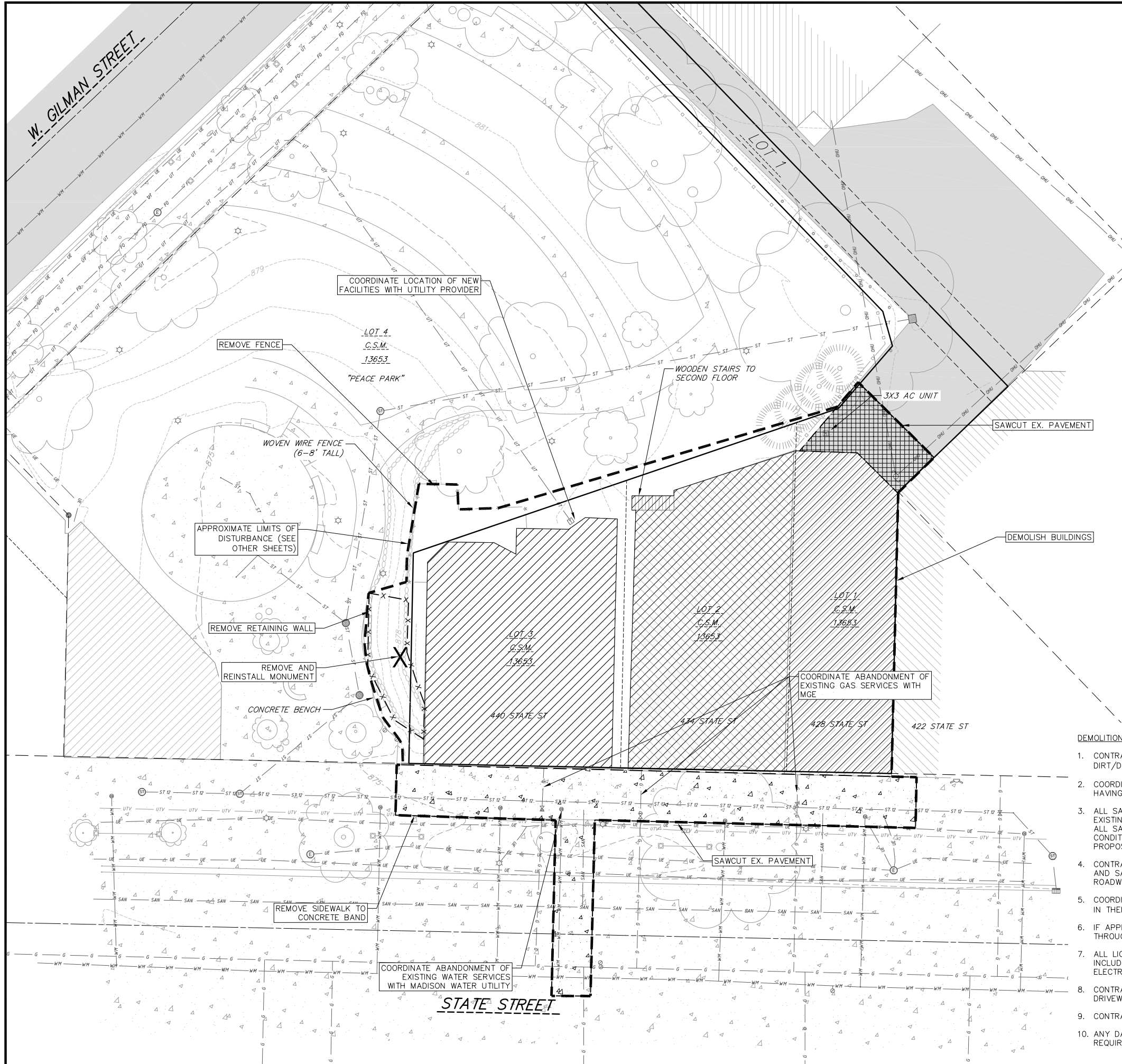
SHEET NUMBER

C-1.4

PROJECT NO. **1939**
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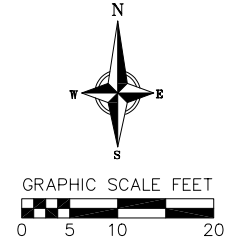
USABLE OPEN SPACE
C-1.4 1" = 10'-0"





TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- ⊕ EXISTING PARKING METER
- ▣ EXISTING FIELD INLET RECTANGULAR
- ⊙ EXISTING FIELD INLET
- ⊙ EXISTING STORM MANHOLE
- ⚡ EXISTING FIRE DEPARTMENT CONNECTION
- ⊙ EXISTING WATER MAIN VALVE
- ⊗ EXISTING GAS VALVE
- ⊙ EXISTING ELECTRIC MANHOLE
- ☆ EXISTING LIGHT POLE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING CURB STOP



SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD

TOPOGRAPHIC LINework LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- ⊖ — — — EXISTING RETAINING WALL
- * — * — EXISTING GENERAL FENCE
- □ — □ — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — — — EXISTING MAJOR CONTOUR
- 818 — — — EXISTING MINOR CONTOUR

SITE PLAN LEGEND

- — — PROPERTY BOUNDARY
- - - - - DISTURBED LIMITS

DEMOLITION PLAN LEGEND

- — — SAWCUT
- ▨ ASPHALT REMOVAL
- ▩ CONCRETE REMOVAL
- ▧ BUILDING REMOVAL

DEMOLITION NOTES:

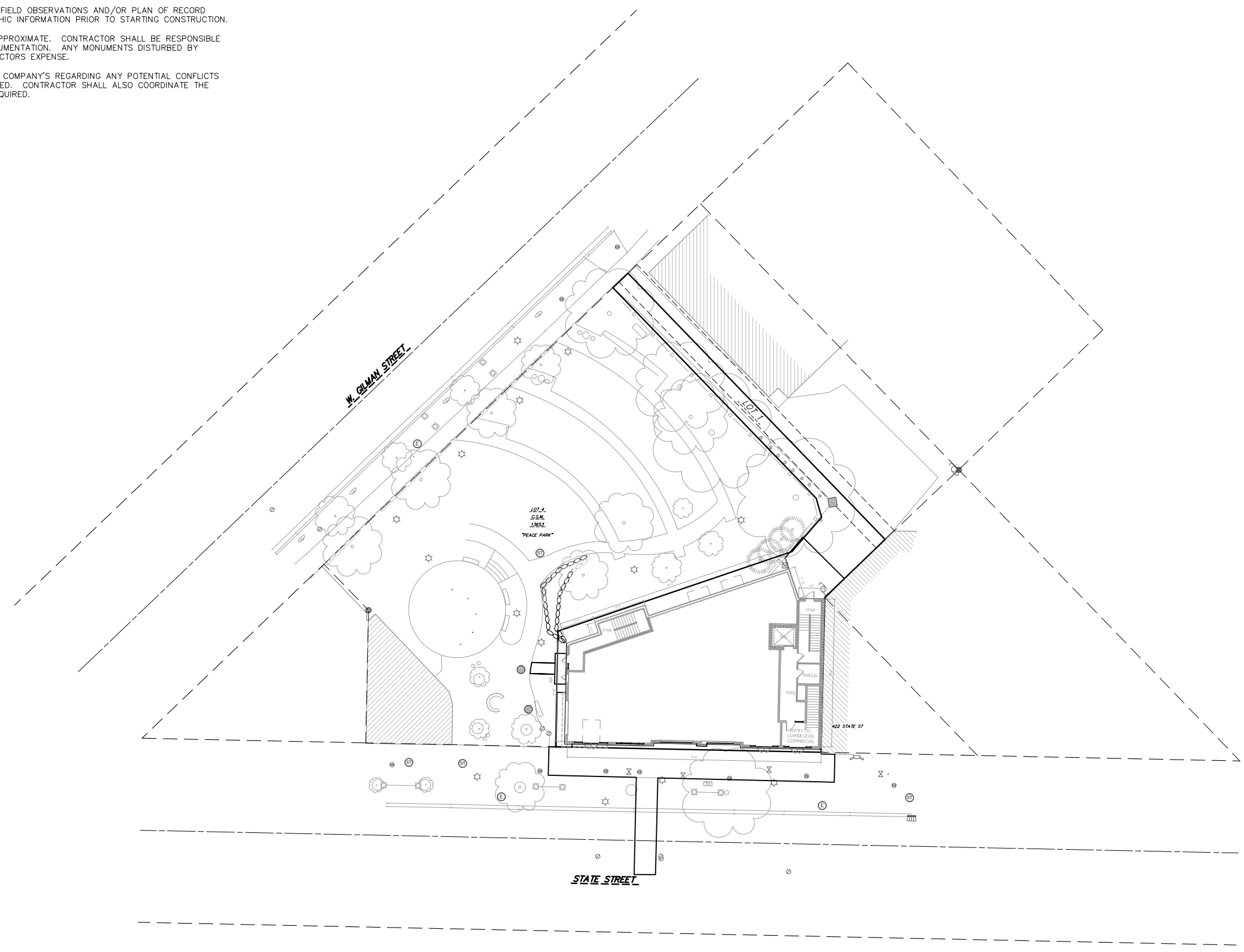
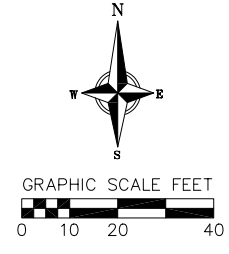
1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

REVISIONS		REVISIONS		DATE
NO.	DATE	NO.	DATE	
3/24		1	02/07/2022	
5/9/22		2		
10/28		3		

DRAFTER: DPER
 CHECKED: TSCH
 PROJECT NO.: 210421
C101

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.



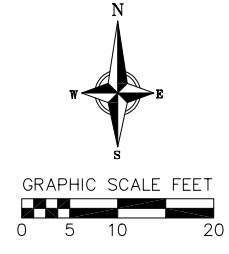
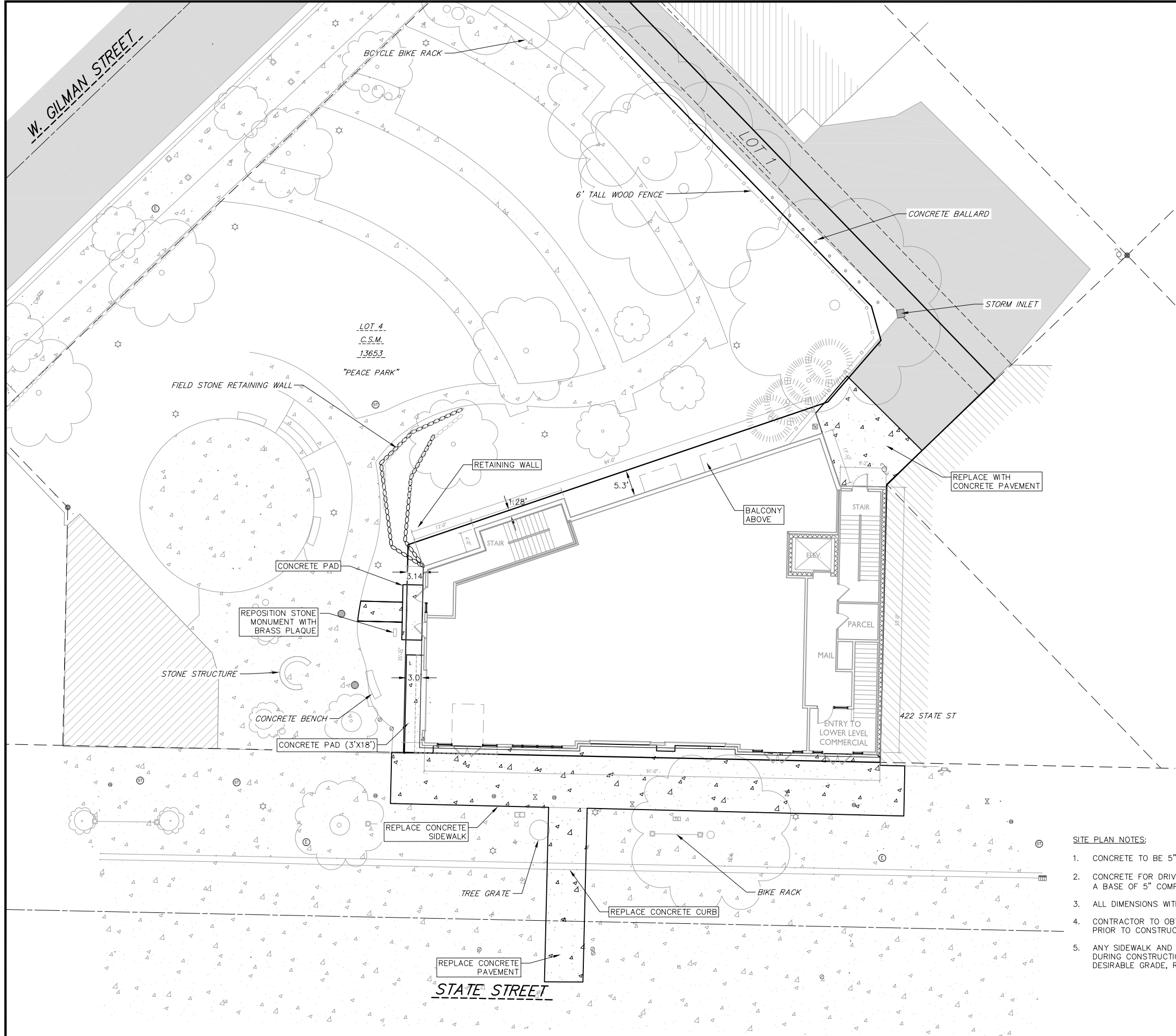
OVERALL SITE PLAN
 430, 432, 444 State Street
 CITY OF MADISON
 DANE COUNTY, WI

REVISIONS NO.	DATE	REMARKS	REVISIONS NO.	DATE	REMARKS
	3/24	PARKS REVIEW			
	5/9/22	PLAN UPDATE			
	10/28	PLAN UPDATE			

DATE: 02/07/2022
 DRAFTER: DPER
 CHECKED: TSCH

PROJECT NO. 210421

C102



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- EXISTING PARKING METER
- ▭ EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- ⊙ EXISTING STORM MANHOLE
- ⚡ EXISTING FIRE DEPARTMENT CONNECTION
- ⊕ EXISTING WATER MAIN VALVE
- ⊗ EXISTING GAS VALVE
- ⊙ EXISTING ELECTRIC MANHOLE
- ☆ EXISTING LIGHT POLE
- ⊠ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING UTILITY POLE
- EXISTING CURB STOP

SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD

TOPOGRAPHIC LINEWORK LEGEND

- ⋯ EXISTING RETAINING WALL
- EXISTING WOOD FENCE

SITE PLAN LEGEND

- ▭ PROPERTY BOUNDARY
- ▭ PROPOSED CONCRETE
- ⋯ PROPOSED RETAINING WALL

SITE PLAN NOTES:

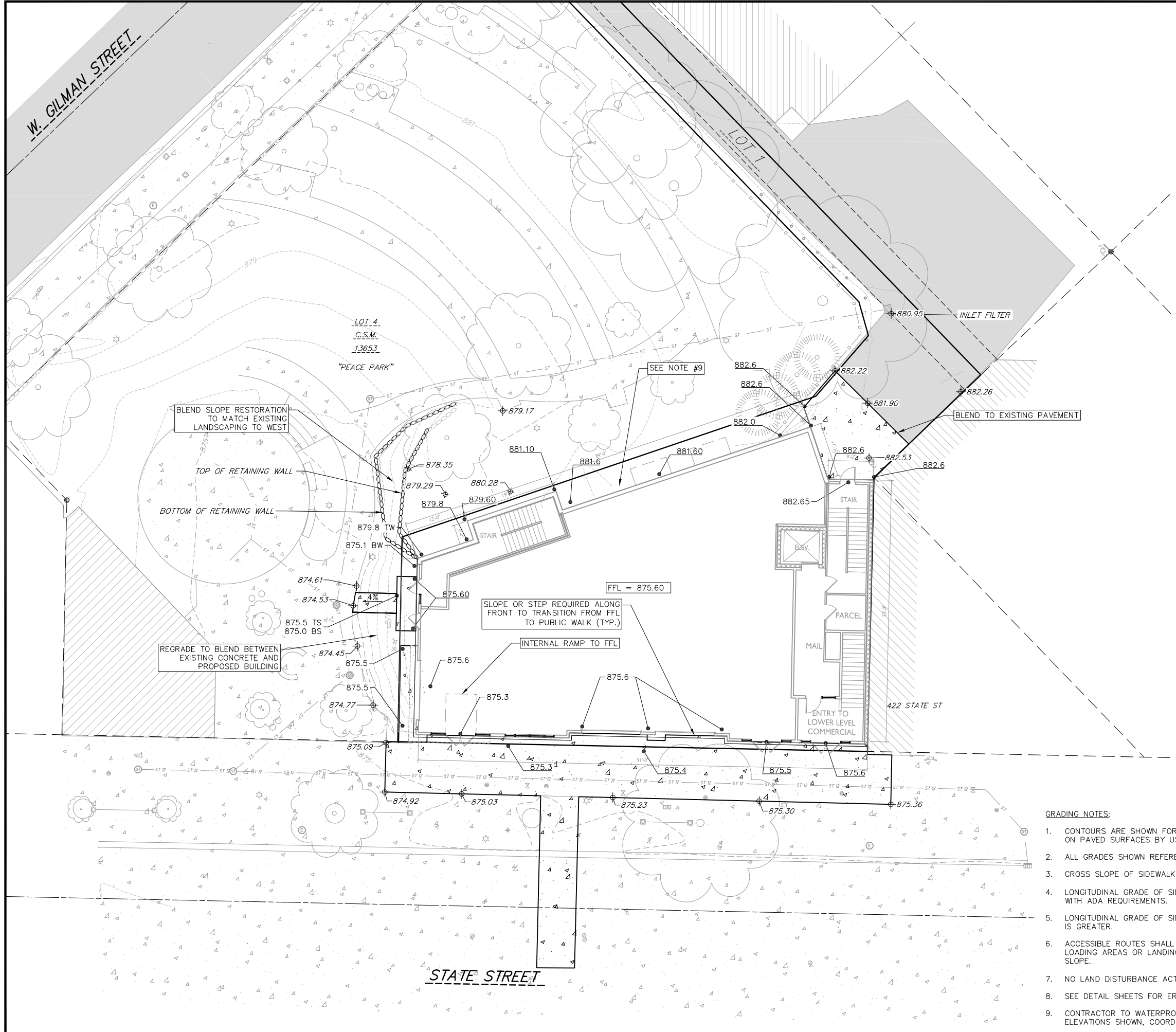
1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. 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.

DETAILED SITE PLAN
430, 432, 444 State Street
CITY OF MADISON
DANE COUNTY, WI

REVISIONS NO.	DATE	REMARKS
1	3/24	PARKS REVIEW
2	5/9/22	PLAN UPDATE
3	10/28	PLAN UPDATE

DATE: 02/07/2022
DRAFTER: DPER
CHECKED: TSCH

PROJECT NO. 210421
C103



TOPOGRAPHIC SYMBOL LEGEND

- ◻ EXISTING POST
- ⊕ EXISTING PARKING METER
- ▣ EXISTING FIELD INLET RECTANGULAR
- ⊙ EXISTING FIELD INLET
- ⊕ EXISTING STORM MANHOLE
- ⚡ EXISTING FIRE DEPARTMENT CONNECTION
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING ELECTRIC MANHOLE
- ☆ EXISTING LIGHT POLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING CURB STOP

SURVEY LEGEND

- ⊕ FOUND 1" ⌀ IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" ⌀ IRON ROD

TOPOGRAPHIC LINEWORK LEGEND

- ◻—◻— EXISTING WOOD FENCE
- ST—ST— EXISTING STORM SEWER LINE (SIZE NOTED)
- 820— EXISTING MAJOR CONTOUR
- 818— EXISTING MINOR CONTOUR
- ⊕⊕⊕⊕⊕ EXISTING RETAINING WALL

SITE PLAN LEGEND

- ▭ PROPERTY BOUNDARY
- ▭ PROPOSED CONCRETE
- ⊕⊕⊕⊕⊕ PROPOSED RETAINING WALL

GRADING LEGEND

- ⊕1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- ↘2.92% PROPOSED SLOPE ARROWS

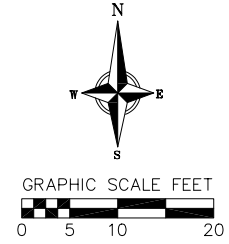
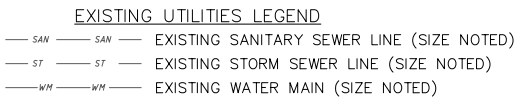
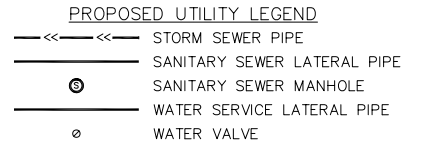
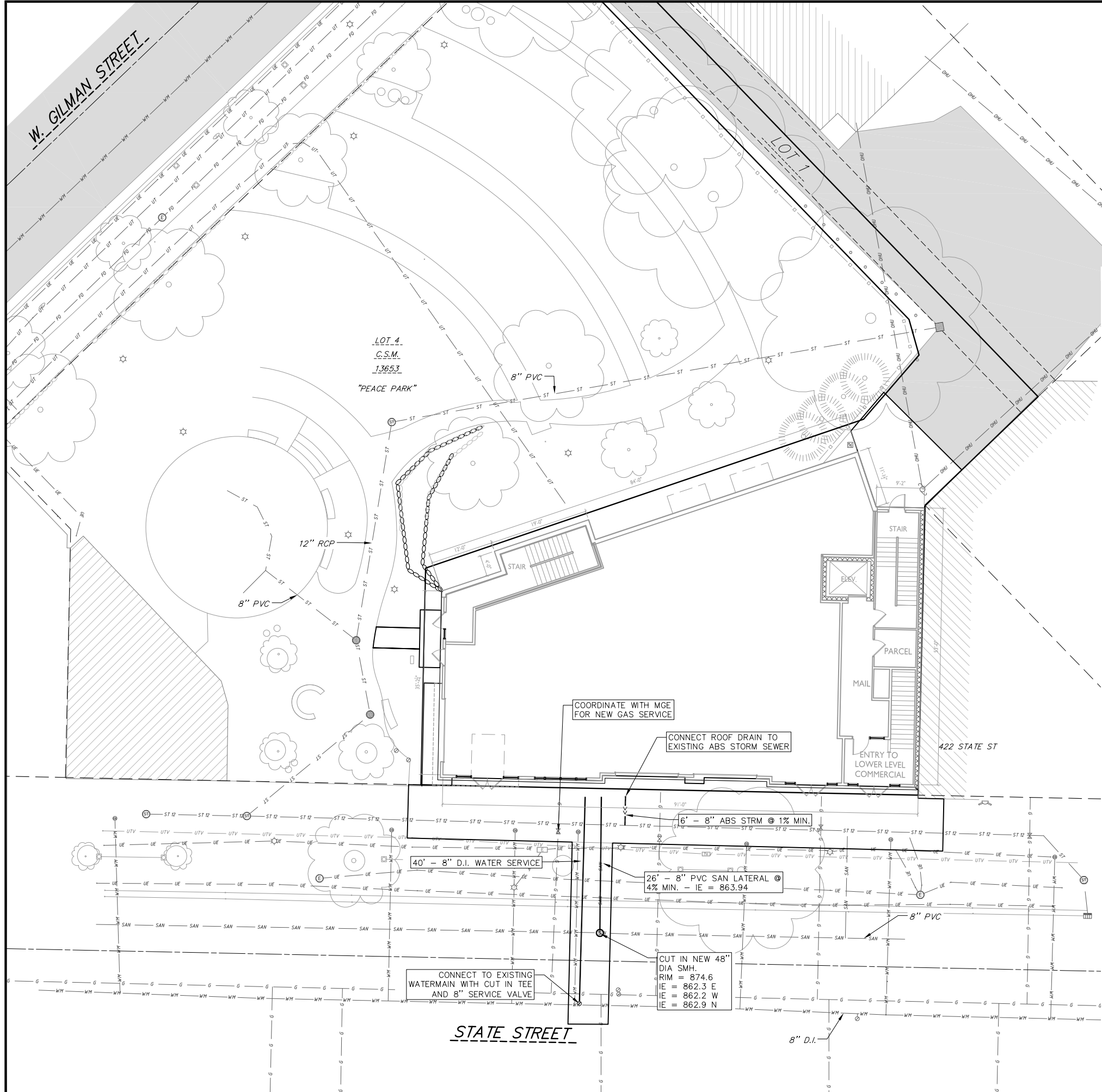
GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
9. CONTRACTOR TO WATERPROOF BUILDING ALONG BACK AND SIDE ELEVATIONS TO ALLOW PROPOSED ELEVATIONS SHOWN, COORDINATE WITH ARCHITECTURAL DRAWINGS

REVISIONS NO.	DATE	REMARKS
3/24		PARKS REVIEW
5/9/22		PLAN UPDATE
10/28		PLAN UPDATE

DATE	02/07/2022
DRAFTER	DPER
CHECKED	TSCH

PROJECT NO.	210421
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ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

UTILITY NOTES:

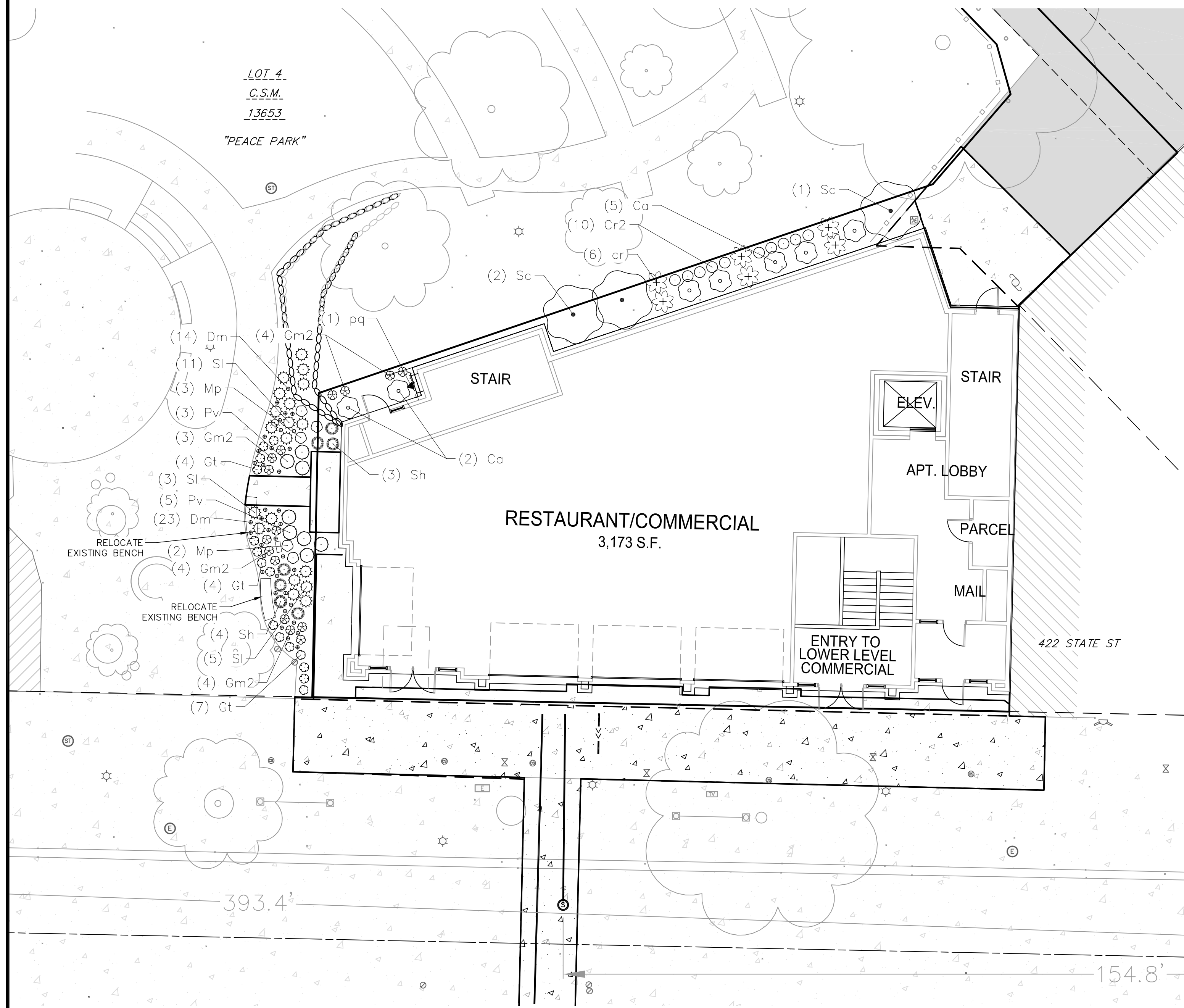
1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
14. 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 SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
22. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
23. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
24. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
25. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

UTILITY PLAN
430, 432, 444 State Street
CITY OF MADISON
DANE COUNTY, WI

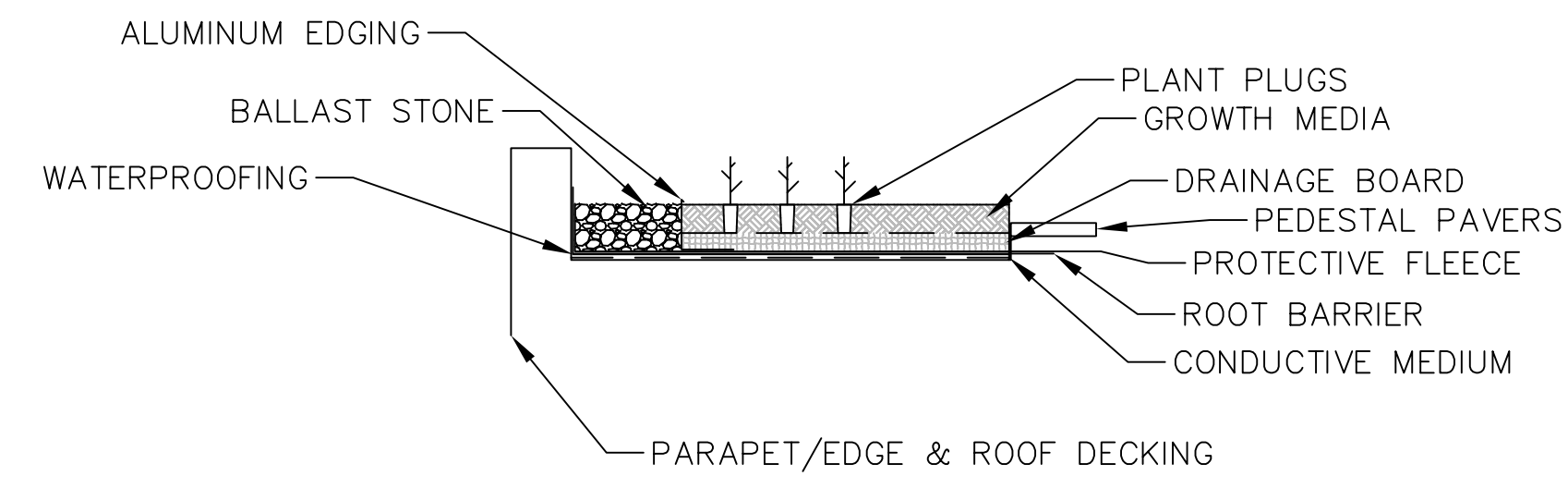
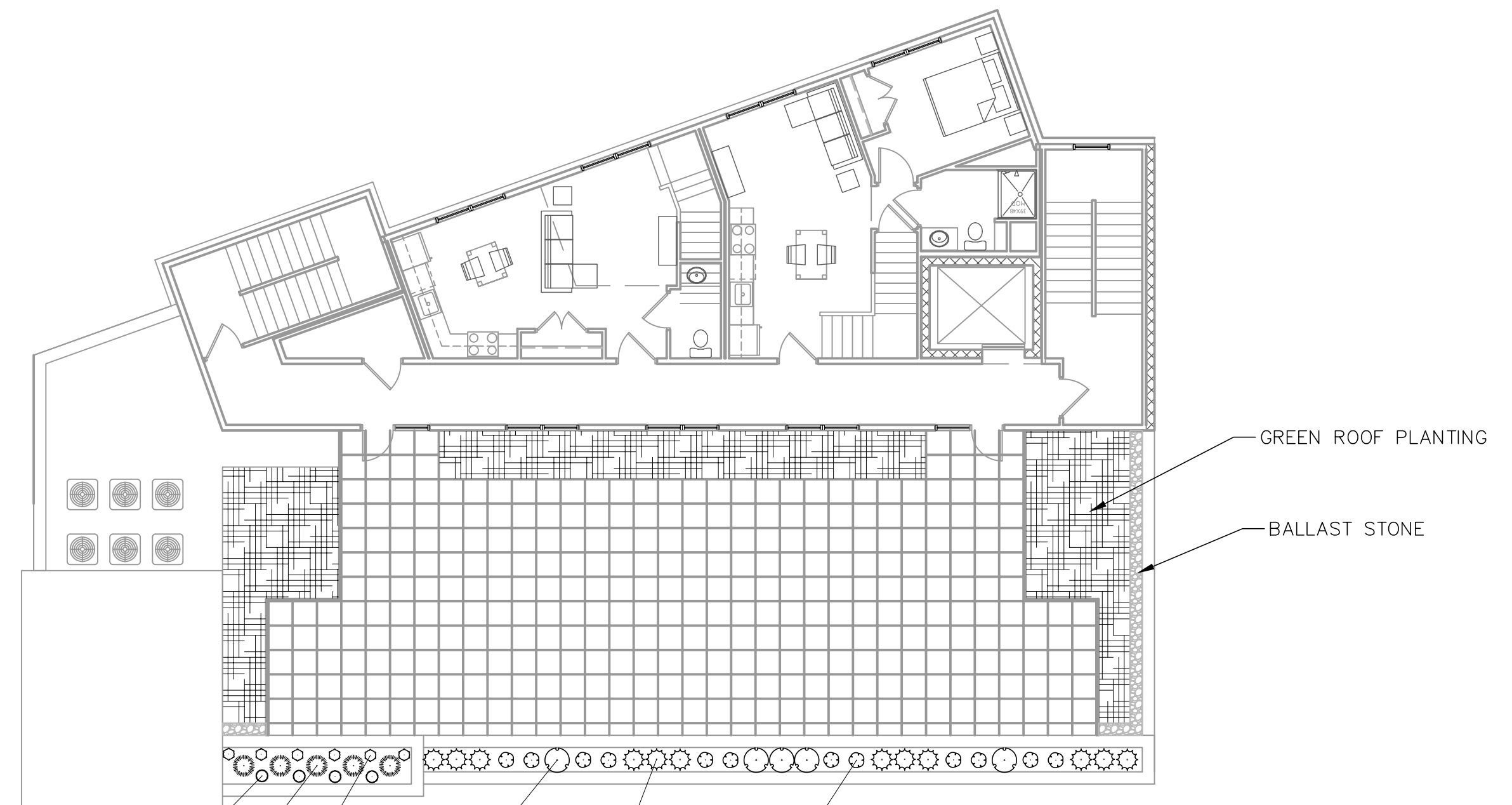
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	3/24	1	3/24
2	5/9/22	2	5/9/22
3	10/28	3	10/28

DATE	02/07/2022
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PROJECT NO.	210421
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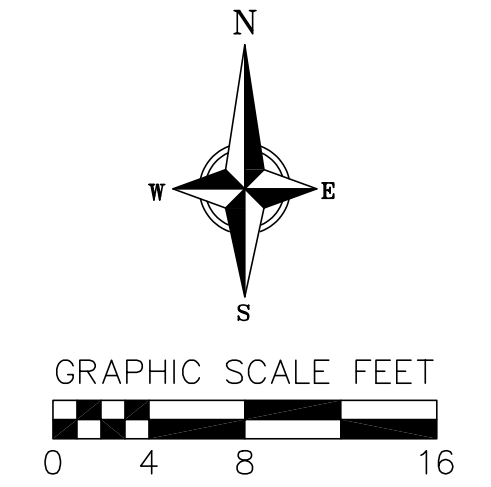
LANDSCAPE PLAN: AT GRADE



LANDSCAPE PLAN: ROOF DECK



1 SEMI-INTENSIVE GREEN ROOF
1 NOT TO SCALE



PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Ca	Ceanothus americanus / New Jersey Tea	Cont.	5 Gal.	7
Sc	Sambucus canadensis / American Elderberry	Cont.	5 Gal.	3
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Ac2	Allium cernuum / Nodding Onion	Cont.	Pint	6
At	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	5
Cr2	Carex rosea / Rosy Sedge	Cont.	Pint	10
cr	Cimicifuga racemosa / Black Cohosh	Cont.	1 Gal.	6
Cp	Coreopsis palmata / Stiff Tickseed	Cont.	Pint	4
Dm	Dodecatheon meadia / Shooting Star	Cont.	Pint	37
Gm2	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	15
Gt	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	27
Mp	Monarda punctata / Spotted Horsemint	Cont.	Pint	5
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	8
pq	Parthenocissus quinquefolia engelmannii / Engelmann Virginia Creeper	Cont.	2 Gal.	1
Sl	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	31
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	12

CONCEPT PLANT SCHEDULE

GREEN ROOF PLANTING	QTY
Allium cernuum / Nodding Onion	32
Asclepias tuberosa / Butterfly Milkweed	42
Asclepias verticillata / Whorled Milkweed	32
Bouteloua curtipendula / Side Oats Grama	84
Carex bicknellii / Prairie Sedge	63
Coreopsis lanceolata / Lanceleaf Tickseed	21
Coreopsis palmata / Stiff Tickseed	32
Dalea candida / White Prairie Clover	32
Dalea purpurea / Purple Prairie Clover	32
Eragrostis spectabilis / Purple Lovegrass	63
Geum triflorum / Prairie Smoke	32
Koeleria macrantha / Prairie Junegrass	63
Liatris aspera / Rough Blazing Star	42
Liatris cylindracea / Cylindrical Blazing Star	42
Lupinus perennis / Wild Lupine	32
Monarda punctata / Spotted Horsemint	32
Phlox pilosa / Downy Phlox	32
Rudbeckia hirta / Black-eyed Susan	32
Ruellia humilis / Wild Petunia	32
Schizachyrium scoparium / Little Bluestem	125
Sporobolus heterolepis / Prairie Dropseed	136
Symphotrichum ericoides / Heath Aster	21

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDDED/SODDED.

- LANDSCAPE BEDS TO BE MULCHED WITH WHITE CEDAR MULCH TO 3" DEPTH MIN. WHERE ADJACENT TURF GRASS, EDGE PERENNIAL PLANTED BEDS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"X4" OR EQUAL, COLOR BLACK ANODIZED.

SOD PLANTING NOTES:

- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE REPAIRED WITH TURFGRASS SOD. SELECT SOD GROWN IN MINERAL SOILS WITH ESTABLISHED ROOT SYSTEM. SOD GROWN IN PEAT WILL BE REJECTED. STAGGER SEAMS AND ROLL TO ENSURE SOIL CONTACT. MAINTAIN ADEQUATE SOIL MOISTURE UNTIL FINAL ACCEPTANCE.

GREEN ROOF NOTES:

- INSTALLATION TO UTILIZE A SEMI-INTENSIVE VEGETATED ROOFING SYSTEM, HANGING GARDENS SYSTEM #2210 OR EQUAL.
- FOLLOW ALL SPECIFICATIONS OUTLINED BY SYSTEM MANUFACTURER.
- INSTALL GREEN ROOF PLUG PLANTINGS AS 2" X 2" X 4" OR 2.25" X 2.25" X 5" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.

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REVISIONS	NO.	DATE	REMARKS
	1	10/28/2022	

REVISIONS	NO.	DATE	REMARKS
	1	5/9/22	PLAN UPDATE
	2	10/28/22	PLAN UPDATE

DATE: 10/28/2022
DRAFTER: EGOR
CHECKED: TSCH
PROJECT NO.: 210421



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Issued To DAT - Sept. 13, 2019
Issued for UDC Information - Jan. 24, 2022
Land Use & UDC Submittal - February 07, 2022
Updated Land Use & UDC Submittal - October 26, 2022

PROJECT TITLE
430, 432, 444
State Street

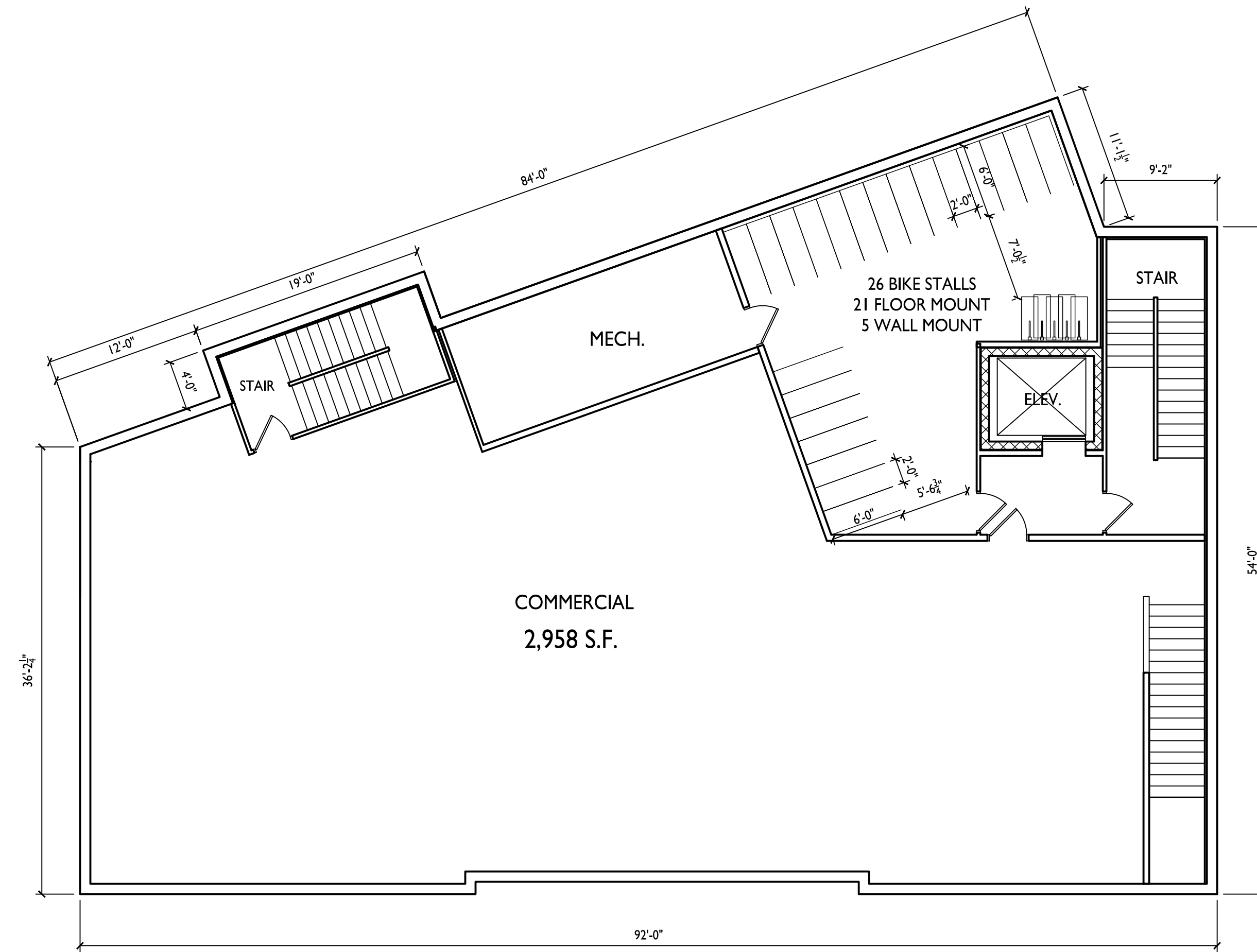
Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

A-1.0

PROJECT NO. **1939**

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1 BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"



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PROJECT TITLE

430, 432, 444
State Street

Madison, Wisconsin

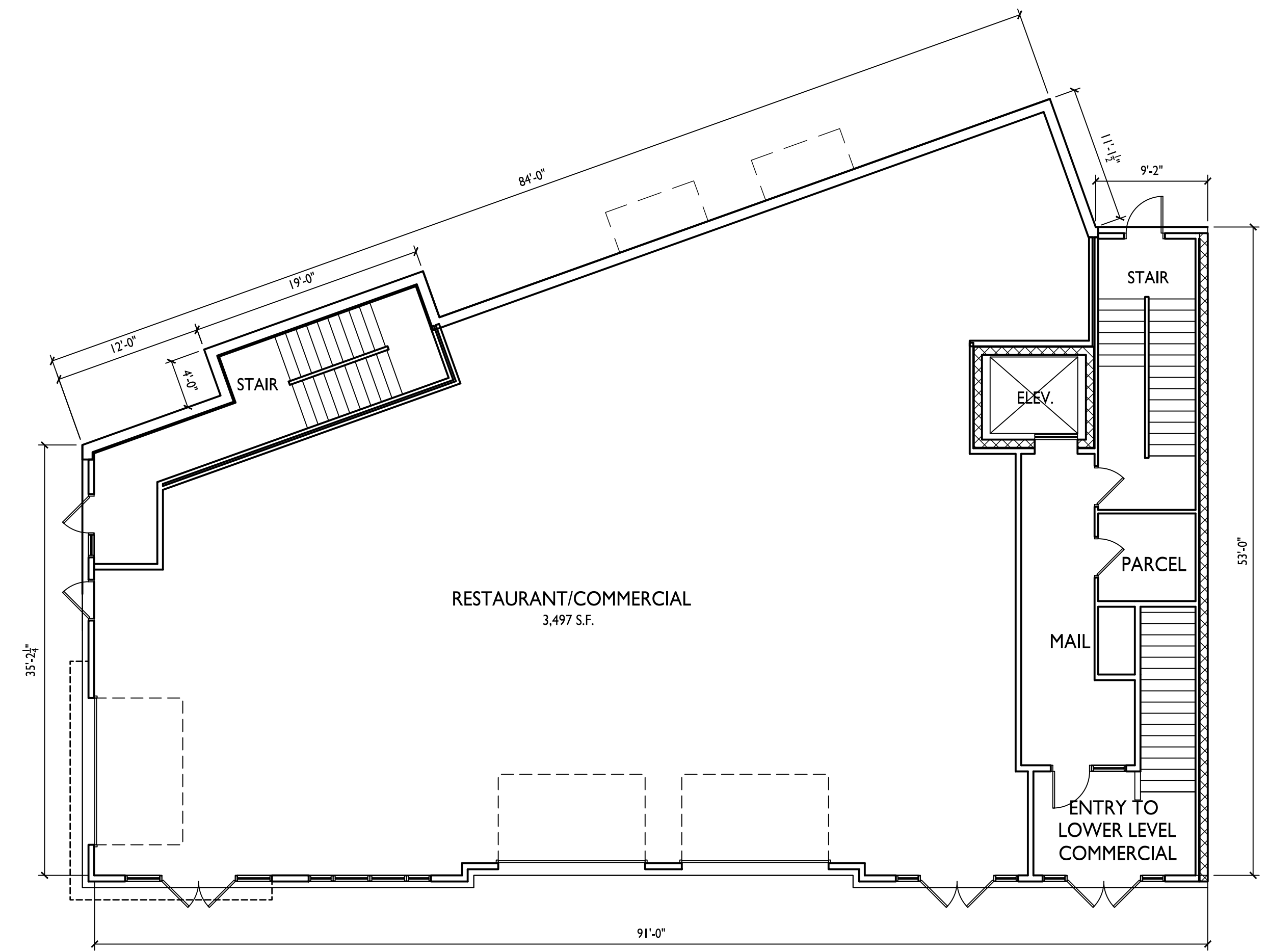
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

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FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



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State Street

Madison, Wisconsin

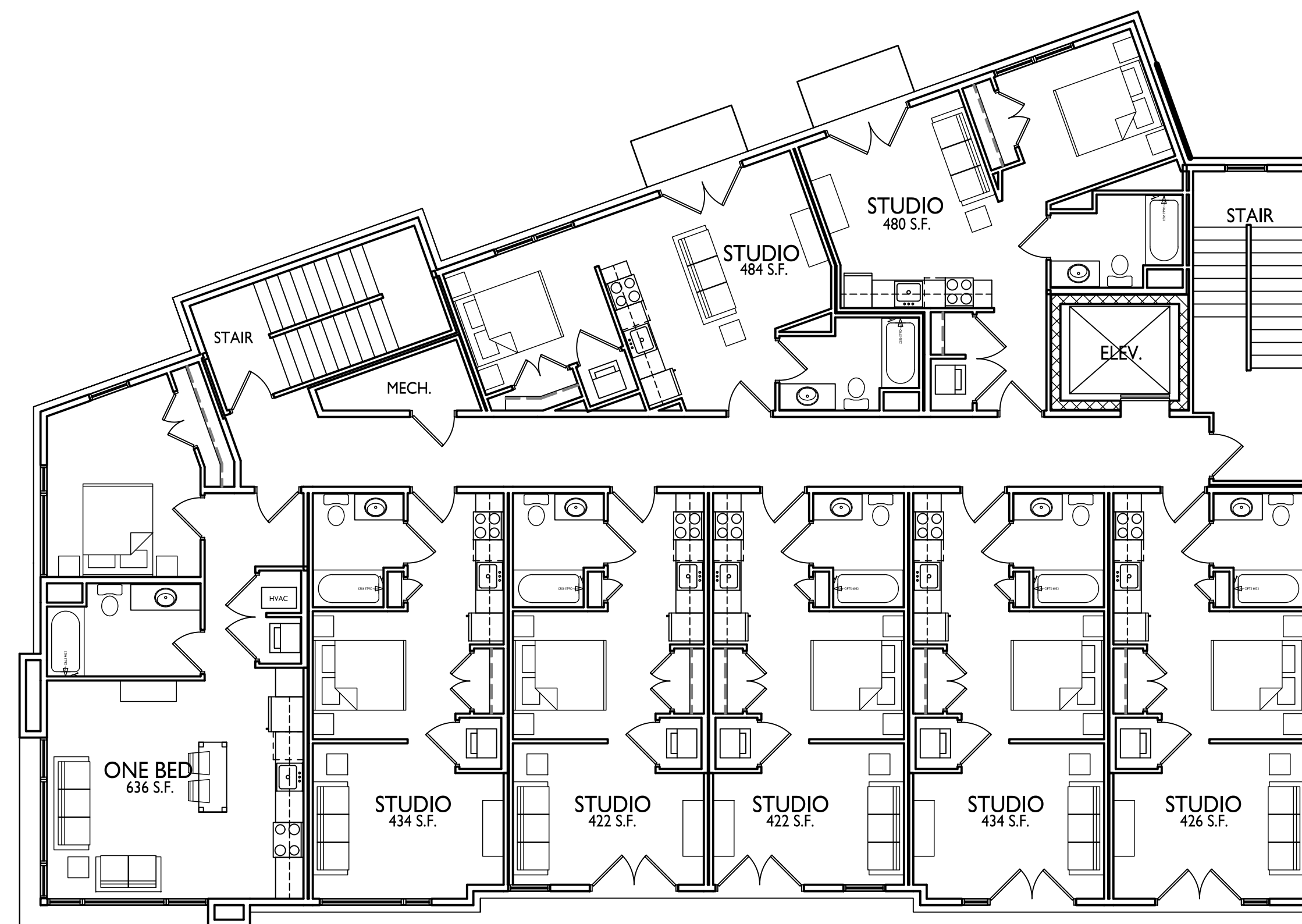
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

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1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"



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PROJECT TITLE

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State Street

Madison, Wisconsin

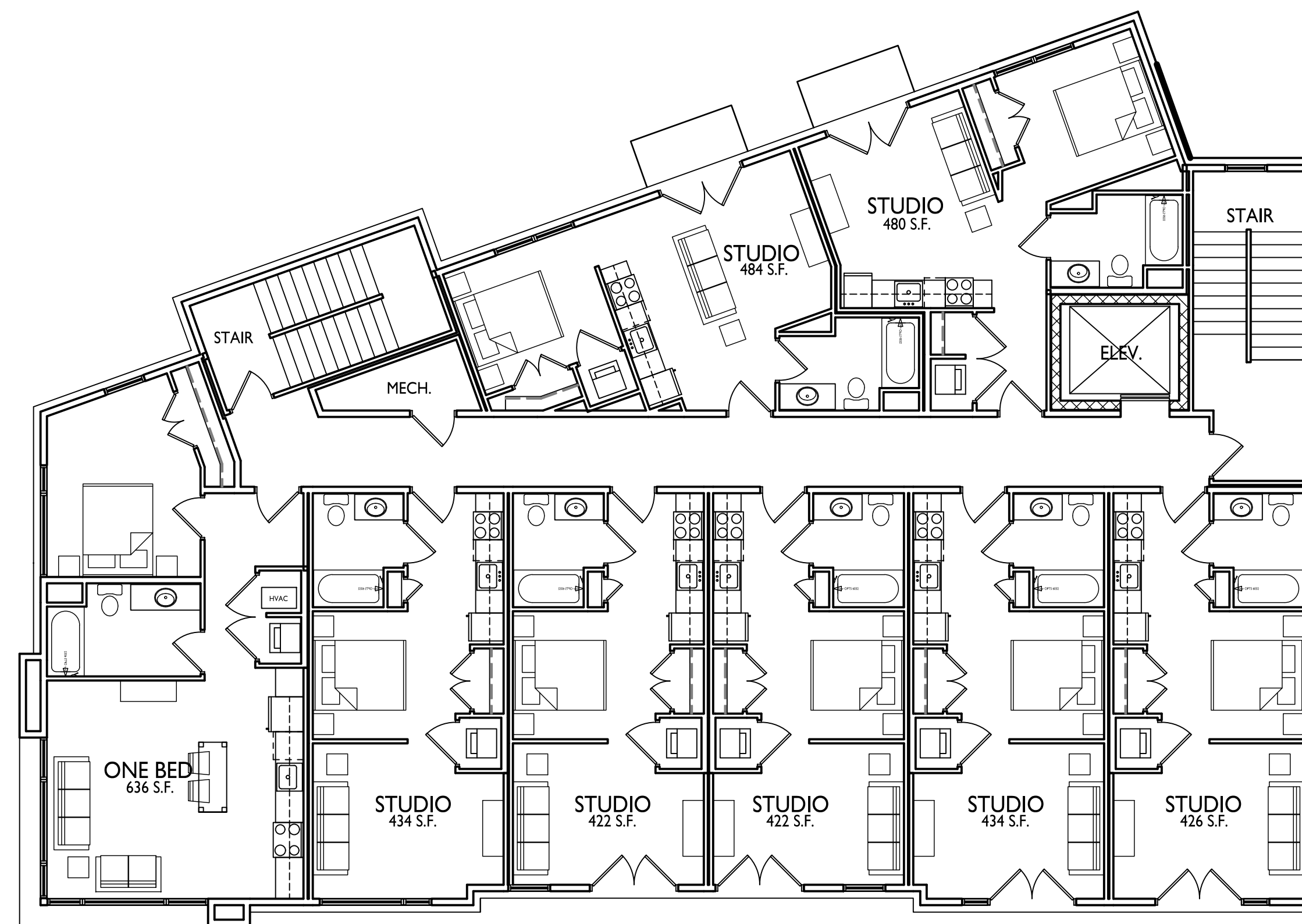
SHEET TITLE
Third Floor Plan

SHEET NUMBER

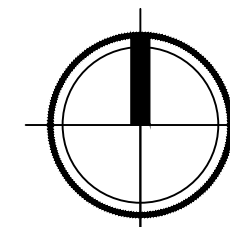
A-1.3

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THIRD FLOOR PLAN
1/8" = 1'-0"





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PROJECT TITLE

430, 432, 444
State Street

Madison, Wisconsin

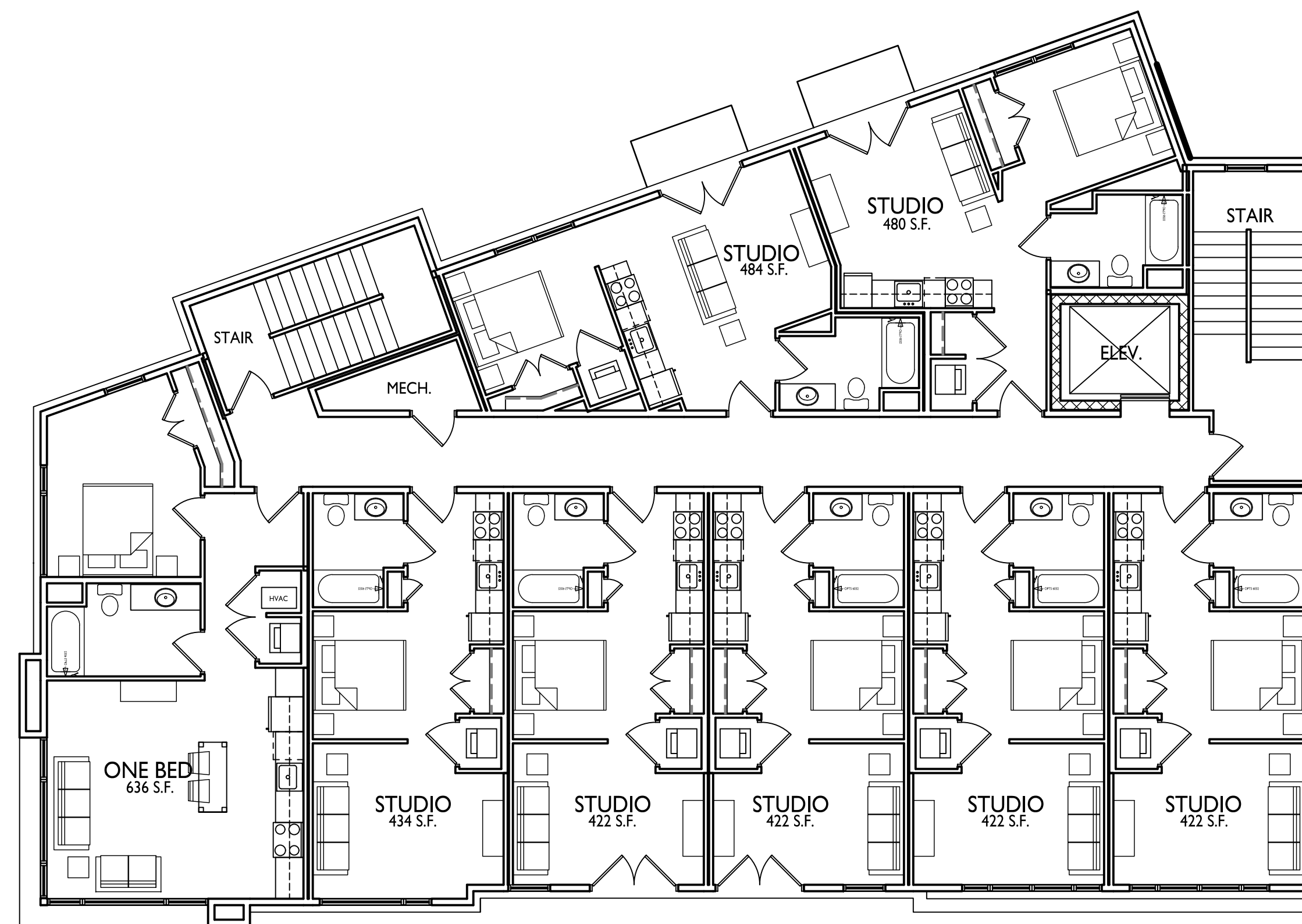
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. **1939**

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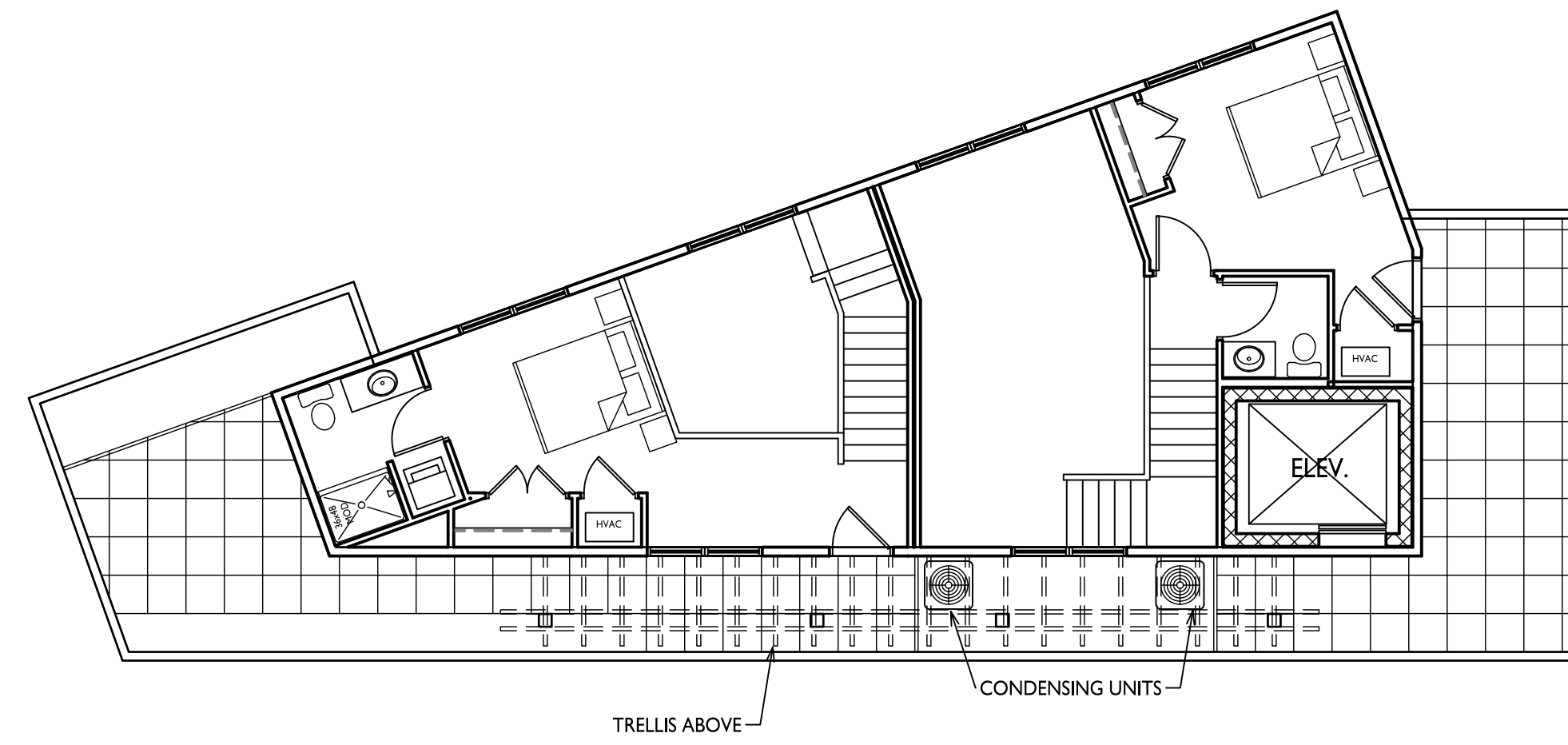


1 FOURTH FOURTH PLAN
A-1.4 1/8" = 1'-0"

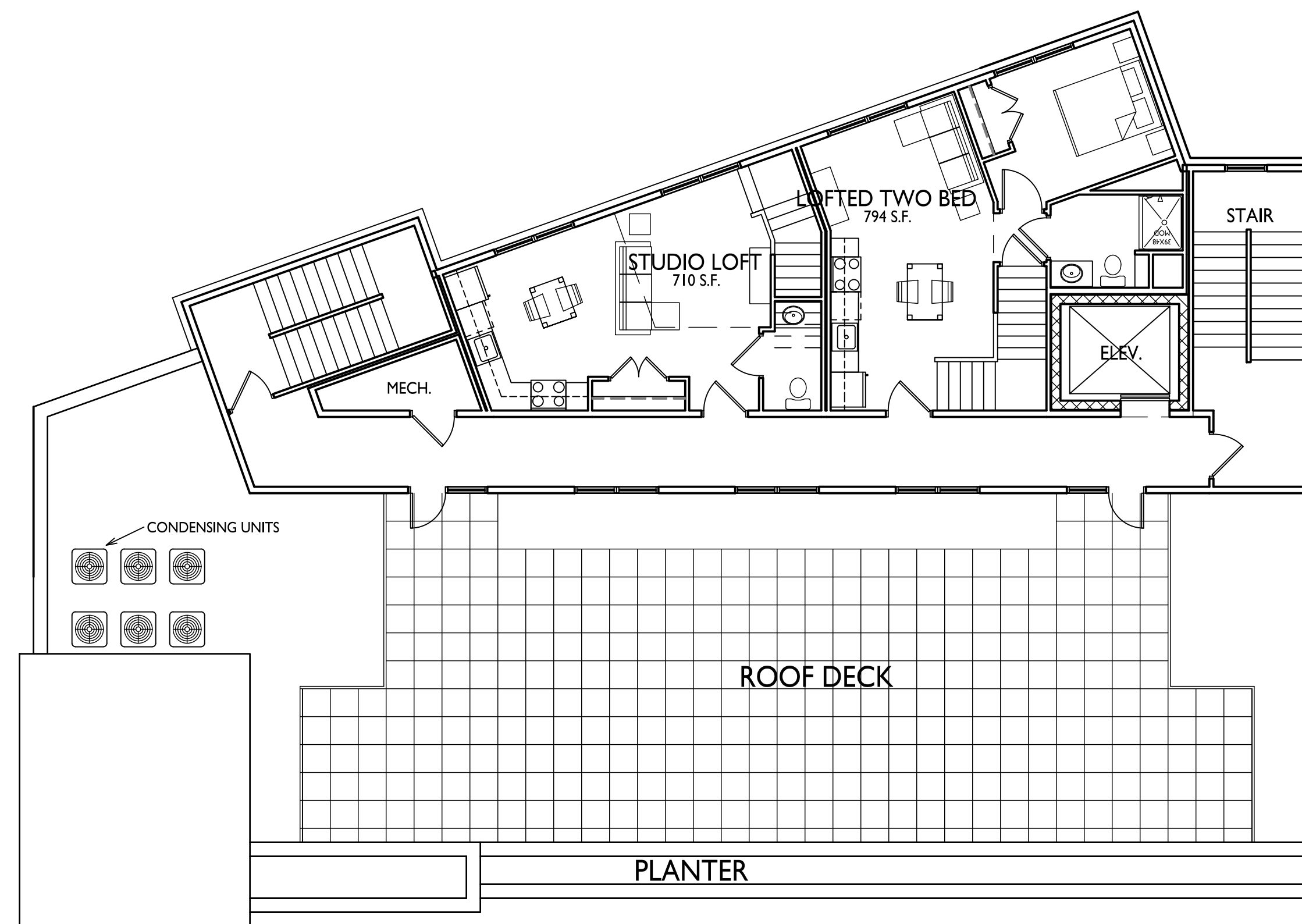


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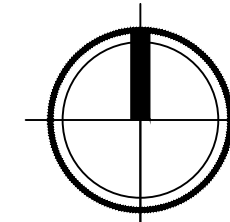
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2 LOFT LEVEL FLOOR PLAN
A-1.5 1/8" = 1'-0"



1 FIFTH FLOOR PLAN
A-1.5 1/8" = 1'-0"



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PROJECT TITLE
430, 432, 444
State Street

Madison, Wisconsin
SHEET TITLE
Fifth Floor Plan

SHEET NUMBER

A-1.5

PROJECT NO. **1939**

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PROJECT TITLE

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State Street

Madison, Wisconsin

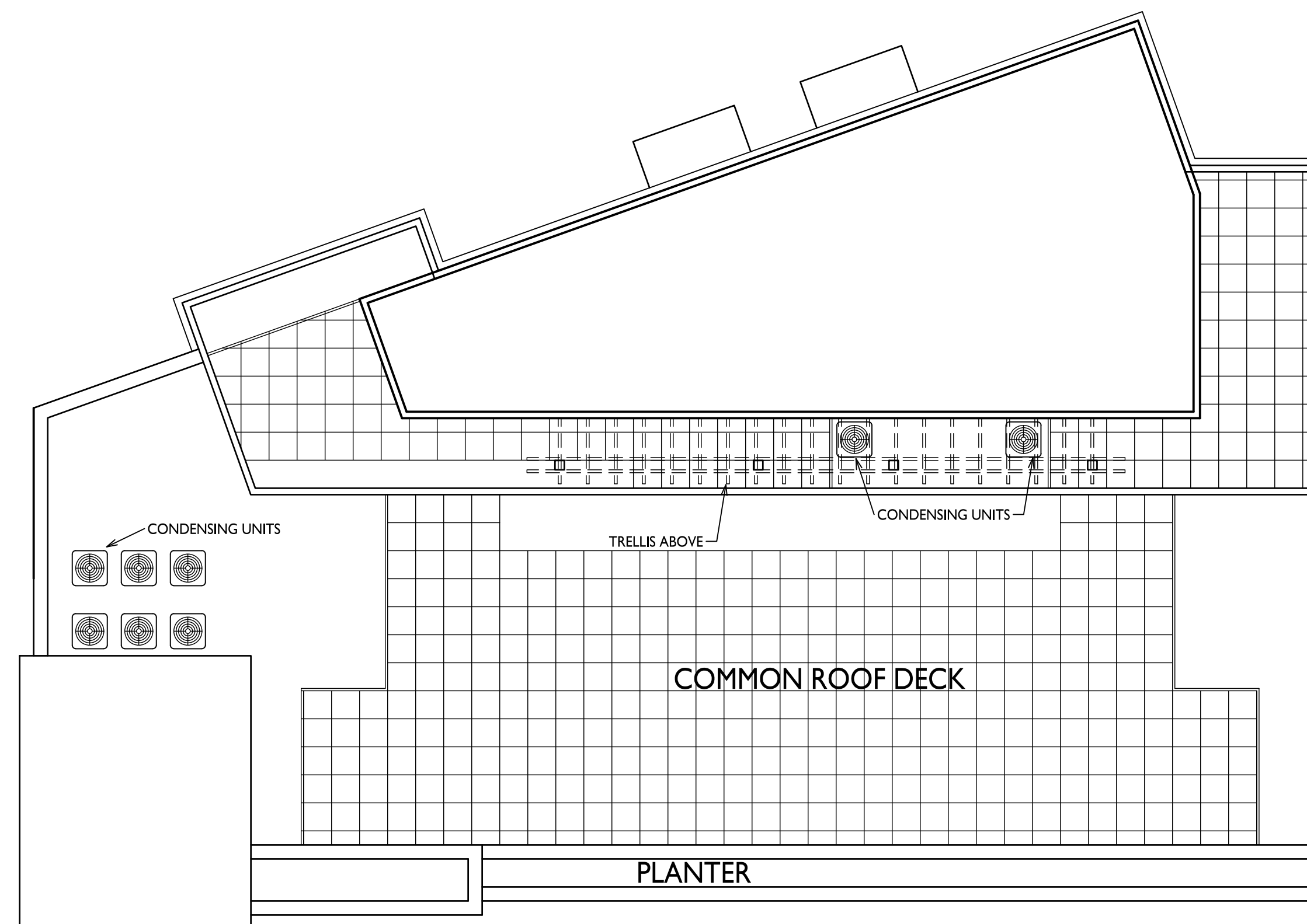
SHEET TITLE
Roof Plan

SHEET NUMBER

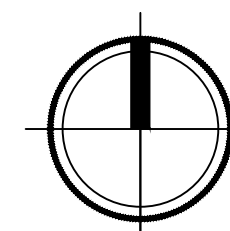
A-1.6

PROJECT NO. **1939**

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



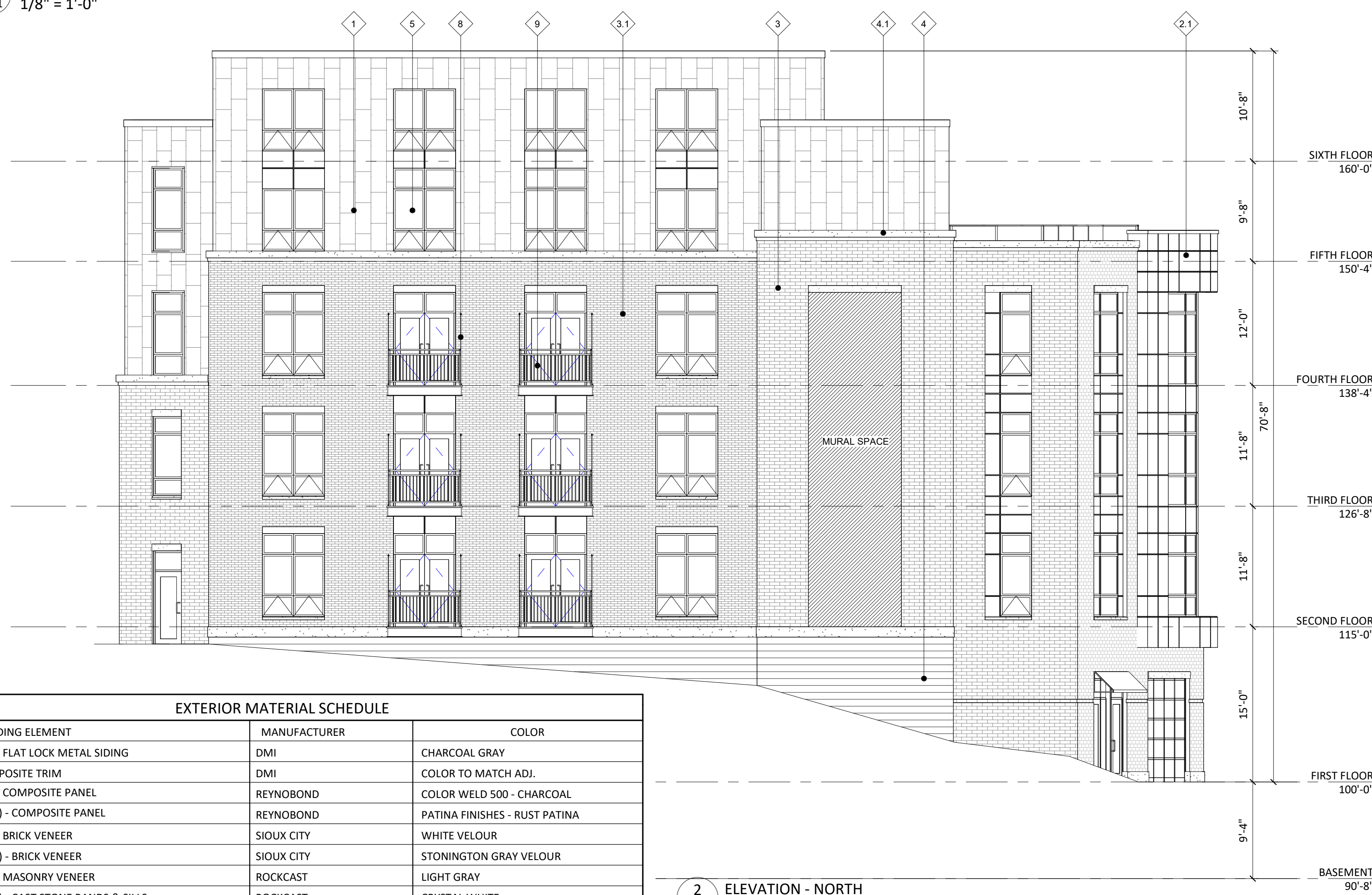
NOT FOR CONSTRUCTION



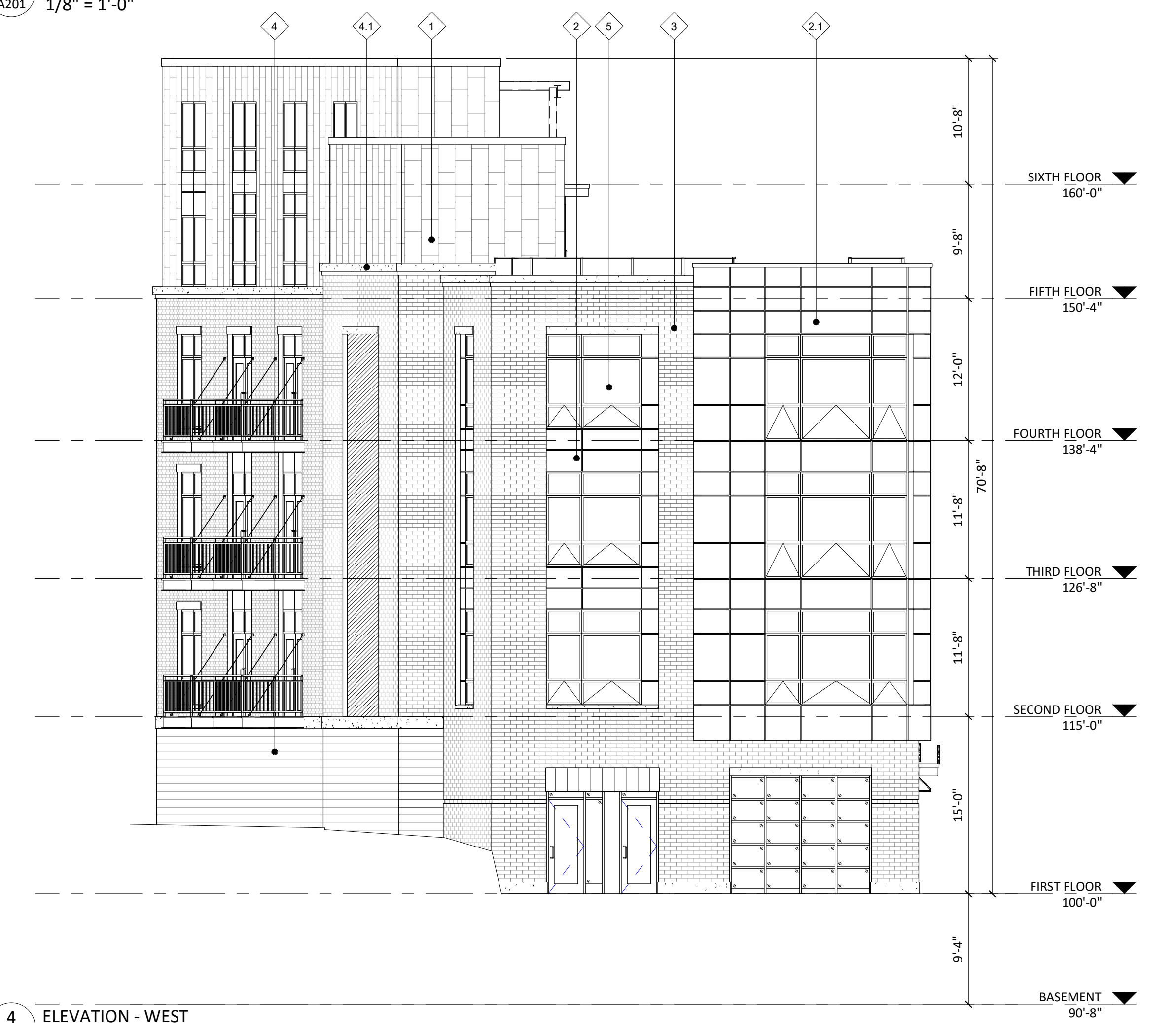
1 ELEVATION - SOUTH
A201 1/8" = 1'-0"



3 ELEVATION - EAST
A201 1/8" = 1'-0"

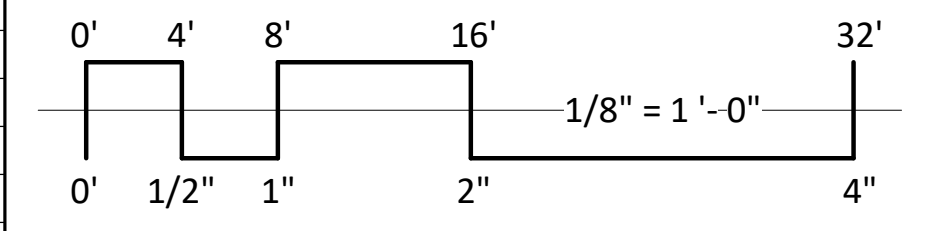


2 ELEVATION - NORTH
A201 1/8" = 1'-0"



4 ELEVATION - WEST
A201 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	CHARCOAL GRAY
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	REYNOBOND	COLOR WELD 500 - CHARCOAL
(#2.1) - COMPOSITE PANEL	REYNOBOND	PATINA FINISHES - RUST PATINA
(#3) - BRICK VENEER	SIoux CITY	WHITE VELOUR
(#3.1) - BRICK VENEER	SIoux CITY	STONINGTON GRAY VELOUR
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#4.1) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



ISSUED
Updated Land Use & UDC Submittal
October 26, 2022

PROJECT TITLE
434-444 State Street

SHEET TITLE
EXTERIOR ELEVATIONS

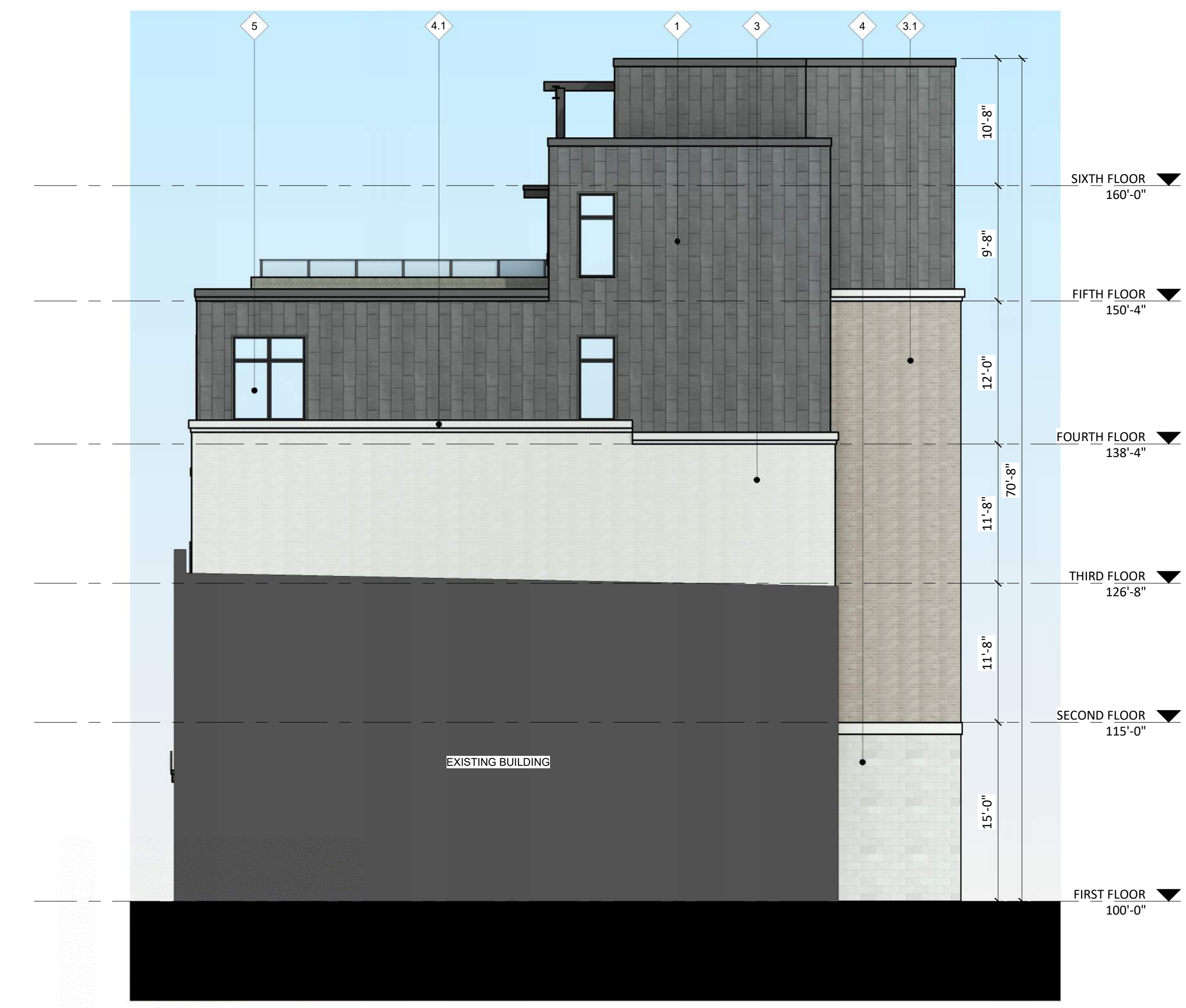
SHEET NUMBER

A201
PROJECT NUMBER 1939

NOT FOR CONSTRUCTION



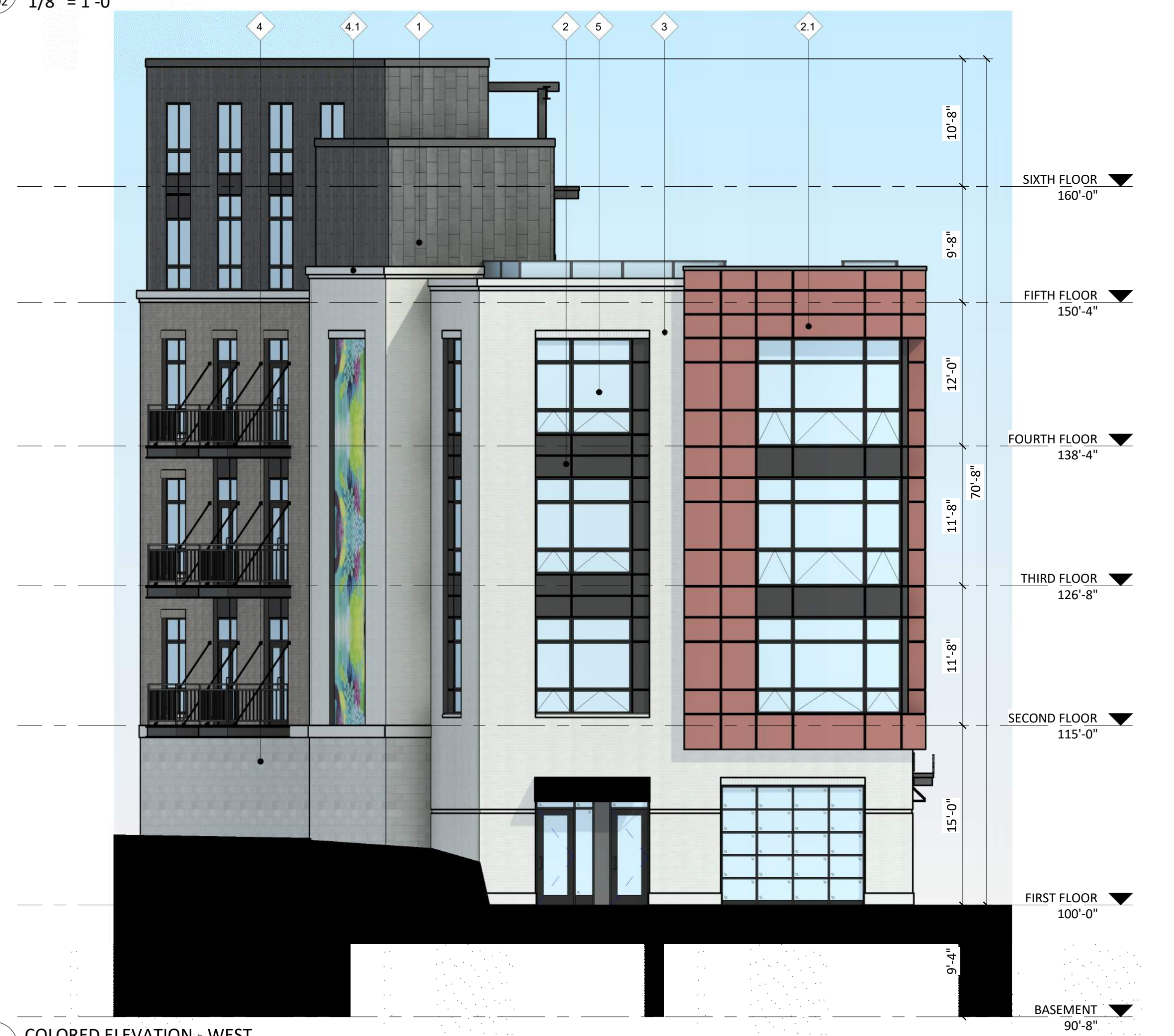
1 COLORED ELEVATION - SOUTH
 A202 1/8" = 1'-0"



3 COLORED ELEVATION - EAST
 A202 1/8" = 1'-0"

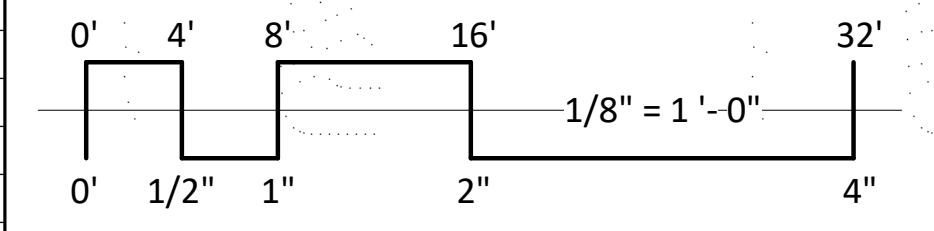


2 COLORED ELEVATION - NORTH
 A202 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
 A202 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	CHARCOAL GRAY
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	REYNOBOND	COLOR WELD 500 - CHARCOAL
(#2.1) - COMPOSITE PANEL	REYNOBOND	PATINA FINISHES - RUST PATINA
(#3) - BRICK VENEER	SIoux CITY	WHITE VELOUR
(#3.1) - BRICK VENEER	SIoux CITY	STONINGTON GRAY VELOUR
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#4.1) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/Frames	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



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 October 26, 2022

PROJECT TITLE
 434-444 State
 Street

SHEET TITLE
 EXTERIOR
 ELEVATIONS

SHEET NUMBER

A202

PROJECT NUMBER 1939



LOOKING NORTH-EAST





LOOKING NORTH





LOOKING NORTH-WEST





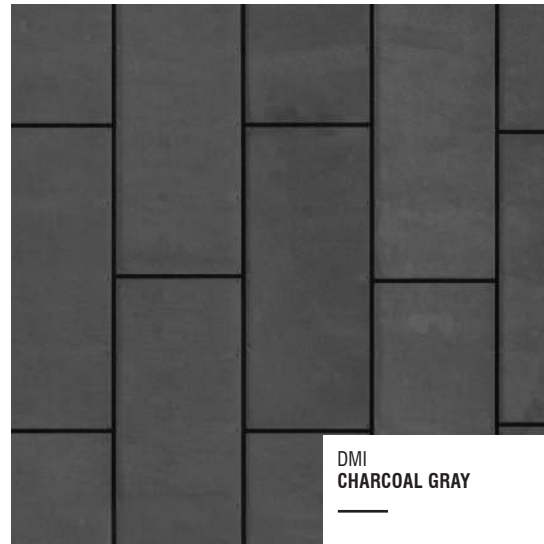
LOOKING SOUTH-EAST





AERIAL LOOKING NORHT-WEST





DMI
CHARCOAL GRAY

#1 FLAT LOCK METAL SIDING



REYNOBOND
COLOR WELD 500- CHARCOAL

#2

COMPOSITE PANEL



REYNOBOND
PATINA FINISH - RUST PATINA

#2.1



SIoux CITY
WHITE VELOUR

#3 BRICK VENEER



SIoux CITY
STONINGTON GRAY VELOUR

#3.1 BRICK VENEER



ROCKCAST
LIGHT GRAY

#4 MASONRY VENEER



ROCKCAST
CRYSTAL WHITE

**#4.1 CAST STONE
BANDS & SILLS**



SUPERIOR
BLACK

**DECK ASSEMBLY, RAILINGS,
DOORS, WINDOWS &
ALUM. STOREFRONT**

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - FLAT LOCK METAL SIDING	DMI	CHARCOAL GRAY
COMPOSITE TRIM	DMI	COLOR TO MATCH ADJ.
(#2) - COMPOSITE PANEL	REYNOBOND	COLOR WELD 500 - CHARCOAL
(#2.1) - COMPOSITE PANEL	REYNOBOND	PATINA FINISHES - RUST PATINA
(#3) - BRICK VENEER	SIoux CITY	WHITE VELOUR
(#3.1) - BRICK VENEER	SIoux CITY	STONINGTON GRAY VELOUR
(#4) - MASONRY VENEER	ROCKCAST	LIGHT GRAY
(#4.1) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED