

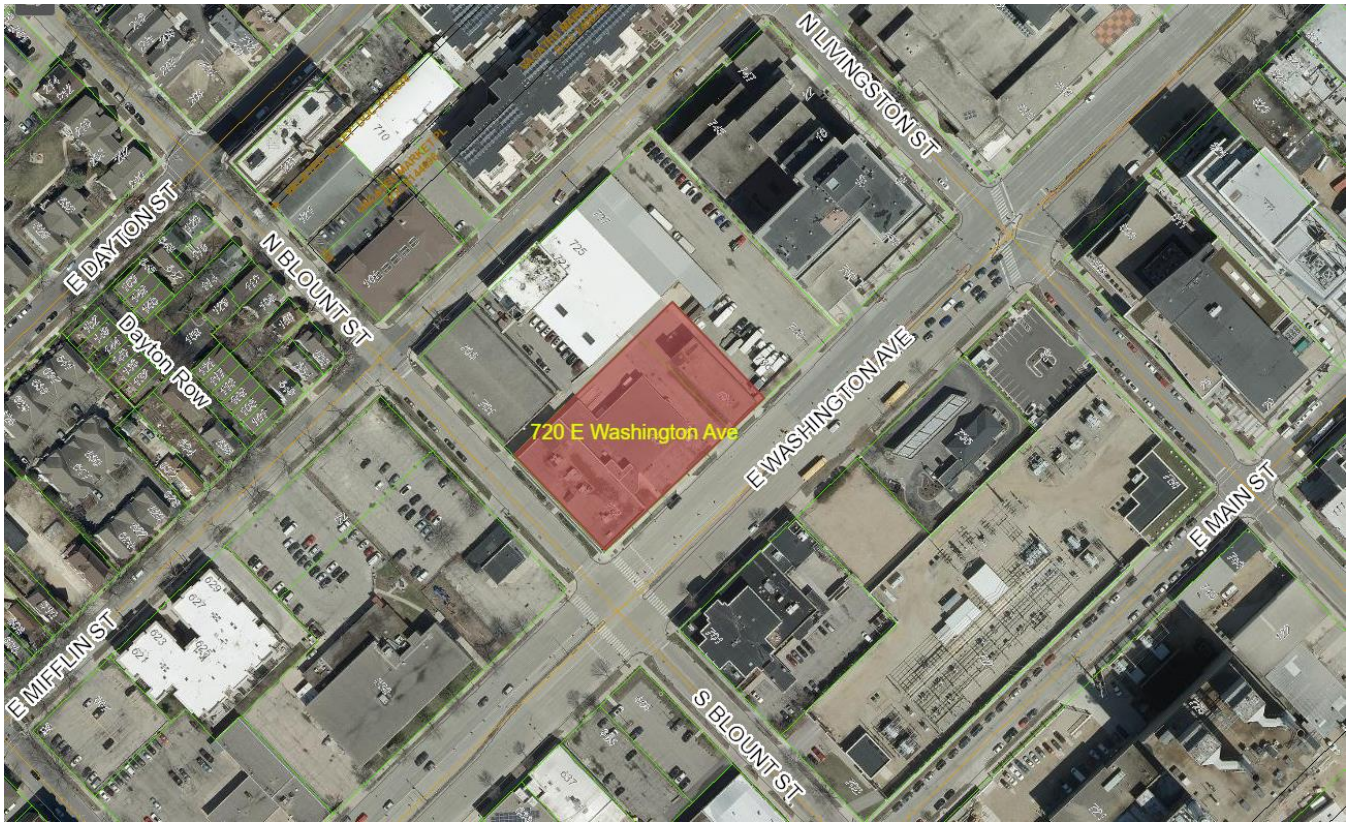
Private Development Project

720 E Washington Avenue

Contract No.: 9636

Project No.: 15621

Developer: Willow 702, LLC

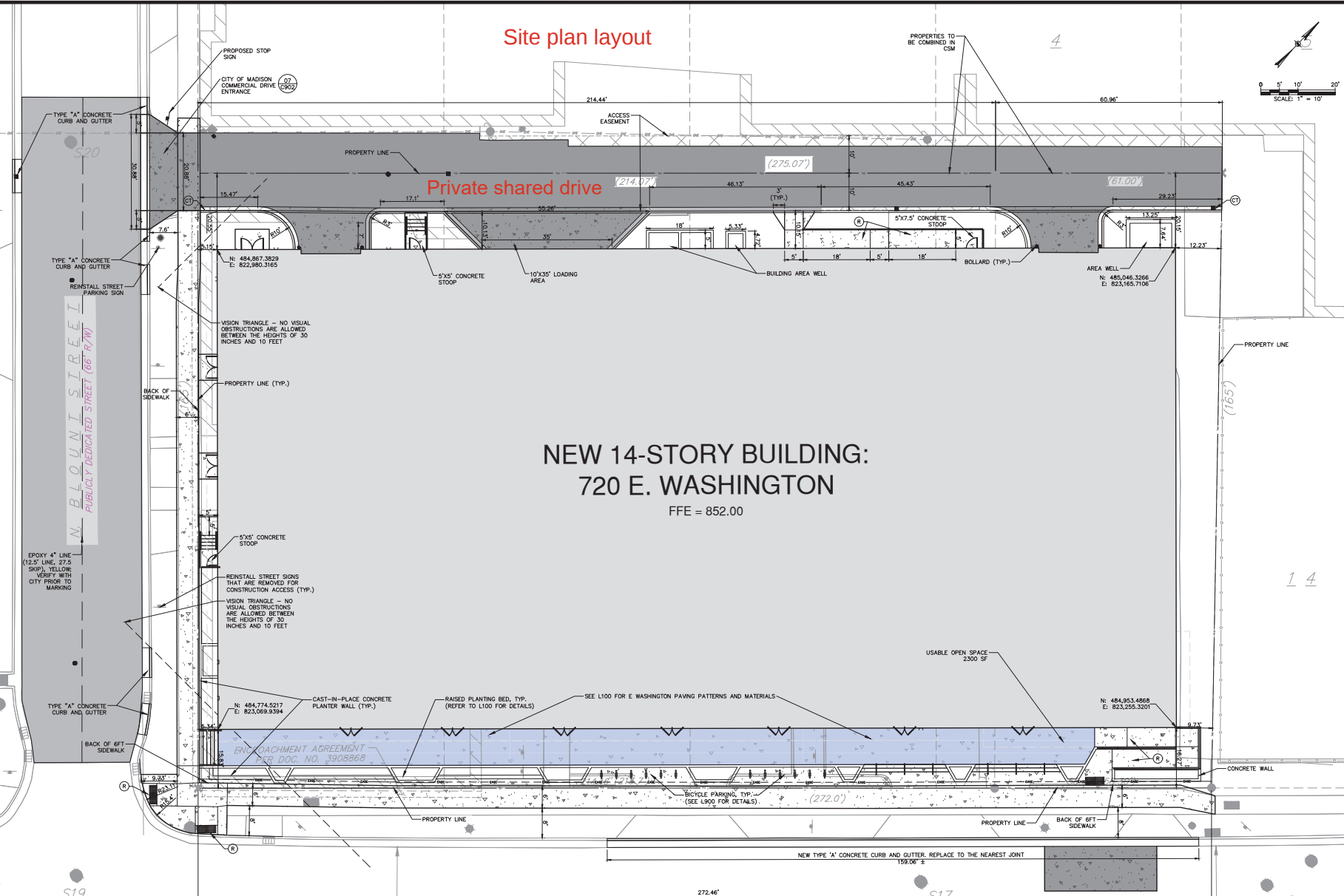


The Developer, Willow 702 LLC, has received the City of Madison's conditional approval for a one-lot Certified Survey Map, demolition of a two-story commercial building, and construction of a 15-story mixed-use building containing approximately 15,000 square feet of commercial space and 244 apartments at 702-734 E Washington Avenue.

Developer Agreement Items:

- One-lot Certified Survey Map
- Install new public sanitary sewer pipe and structures on N Blout Street to serve the development.
- Install new public storm sewer pipe and structures on N Blout Street and E Washington Avenue to serve the development.
- Private water, storm, and sanitary lateral connections on N Blout Street and E Washington Avenue.
- Provide amendment/new reciprocal Common Driveway, drainage and storm sewer easement/agreement that addresses the construction, maintenance and replacement of the common improvements within the common driveway area for the private storm sewer that drains the common driveway pavement area straddling the northwest property line of the CSM.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along E. Washington Avenue.
- Construct new sidewalk along N Blout Street.
- Street tree removal permit for 6 trees 2.5"-14" diameter trees due to construction conflicts along N Blount St and E Washington Ave frontages.
- Full stock of street tree plantings (7 planned) as required by City Forestry.
- Temporary streetlights as required due to construction.
- New street lighting as required by Traffic Engineering
- Signing and pavement markings as required by Traffic Engineering.
- Street and terrace restoration as required the City Engineering.

Site plan layout



NEW 14-STORY BUILDING: 720 E. WASHINGTON

FFE = 852.00

SITE LAND USE INFORMATION

SITE ACREAGE: 40,314 SF (1.04 AC)
SET BACKS:
FRONT YARD: 15'-FT
REAR YARD: 20'-FT
WEST SIDE YARD: 5'-FT
EAST SIDE YARD: 10'-FT
SEE SHEET G102 FOR PARKING INFORMATION
SEE SHEET G103 FOR USABLE OPEN SPACE
TOTAL NUMBER OF EXTERIOR BIKE PARKING STALLS: 26
EXISTING IMPERVIOUS SURFACE AREA: 50,338 SF (1.16 AC)
PROPOSED IMPERVIOUS SURFACE AREA: 31,510 SF (0.72 AC)
ROOF TOP IMPERVIOUS: 16,606 SF (0.38 AC)
SIDEWALK: 3,614 SF (0.17 AC)
PAVED: 7,230 SF (0.17 AC)
DISTURBANCE LIMITS: 54,863 SF (1.26 AC)
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 31,510 SF (0.72 AC)
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 58.70%

LEGEND

- PUBLIC STREET PAVEMENT (01 C900)
- HEAVY DUTY ASPHALT PAVEMENT (02 C903)
- CONCRETE SIDEWALK (03 C903)
- CONCRETE PAVEMENT (04 C903)
- USABLE OPEN SPACE (05 C903)
- CONCRETE CURB AND GUTTER (06 C903)
- HIGH SIDE CONCRETE CURB AND GUTTER (07 C903)
- ADA RAMP WITH TRUNCATED DOMES (08 C903)
- CURB TAPER (09 C903)

LAYOUT NOTES

1. SEE C900 FOR LAYOUT NOTES

GENERAL NOTES

1. SEE C900 FOR GENERAL NOTES

NOTICE: In accordance with Wisconsin statute 182.0175, damage to or destruction of existing structures, excavator shall be held responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER: The underground utilities shown have been located from field investigation and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all utilities in the area, either to service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



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JLA PROJECT NUMBER: W22-0106

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720 EAST
WASHINGTON AVENUE
MIXED-USE
DEVELOPMENT

CDS FOR SITE PLAN REVIEW

PROGRESS DOCUMENTS

These documents reflect progress and are not to be used for construction. They are subject to change and may be updated as the project progresses. They are not to be used for final bidding or construction documents.

DATE OF ISSUANCE: DECEMBER 8, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

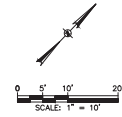
SITE LAYOUT PLAN

SHEET NUMBER

C300

EXISTING FENCE—
BETWEEN THE TWO
BUILDINGS TO REMAIN
AND BE PROTECTED

EXISTING BUILDING TO
REMAIN AND BE
PROTECTED



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CDS FOR SITE PLAN REVIEW

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE	DECEMBER 6, 2024
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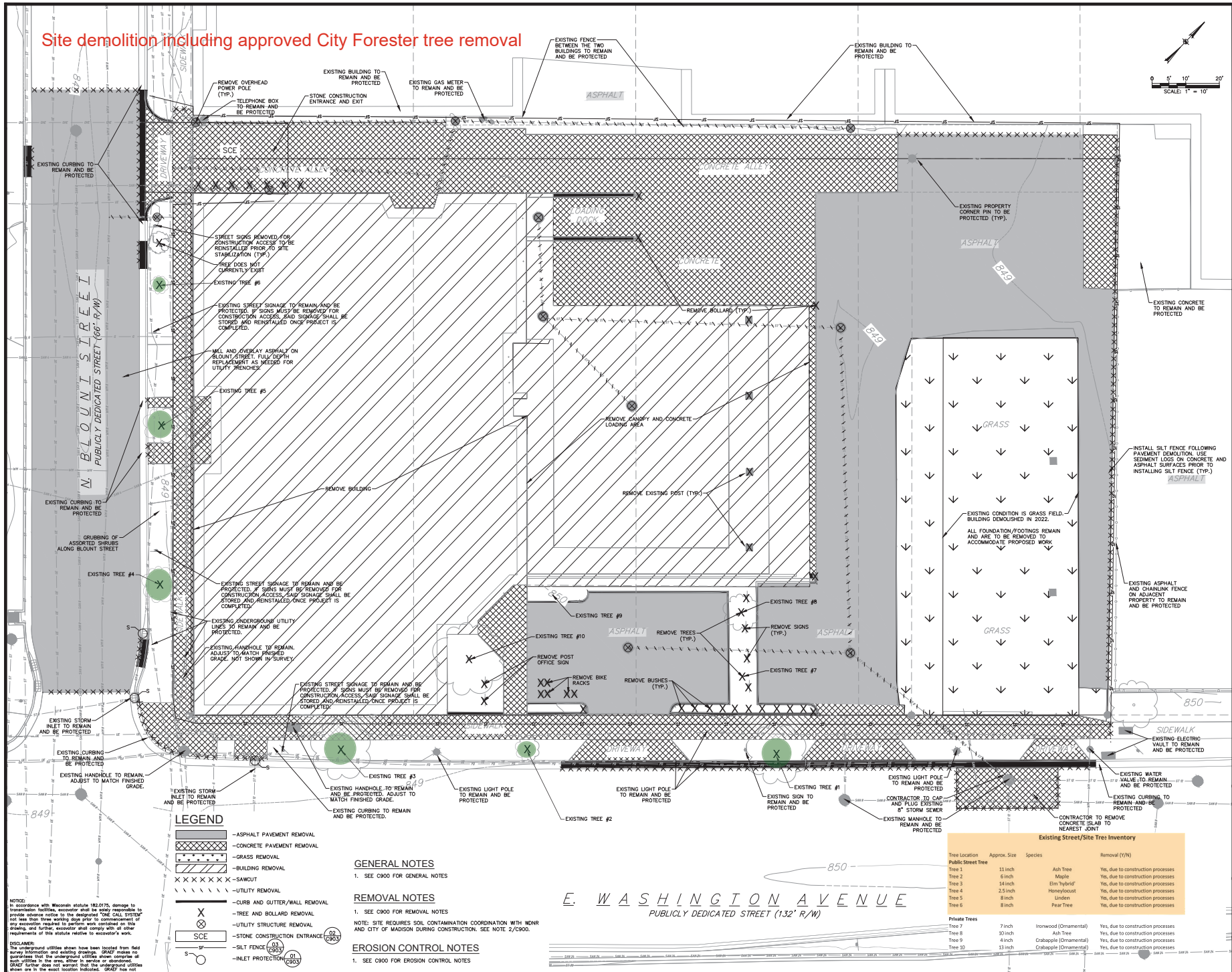
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

DEMOLITION &
EROSION CONTROL

SHEET NUMBER

C200



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

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GENERAL NOTES

1. SEE C900 FOR GENERAL NOTES

REMOVAL NOTES

1. SEE C900 FOR REMOVAL NOTES

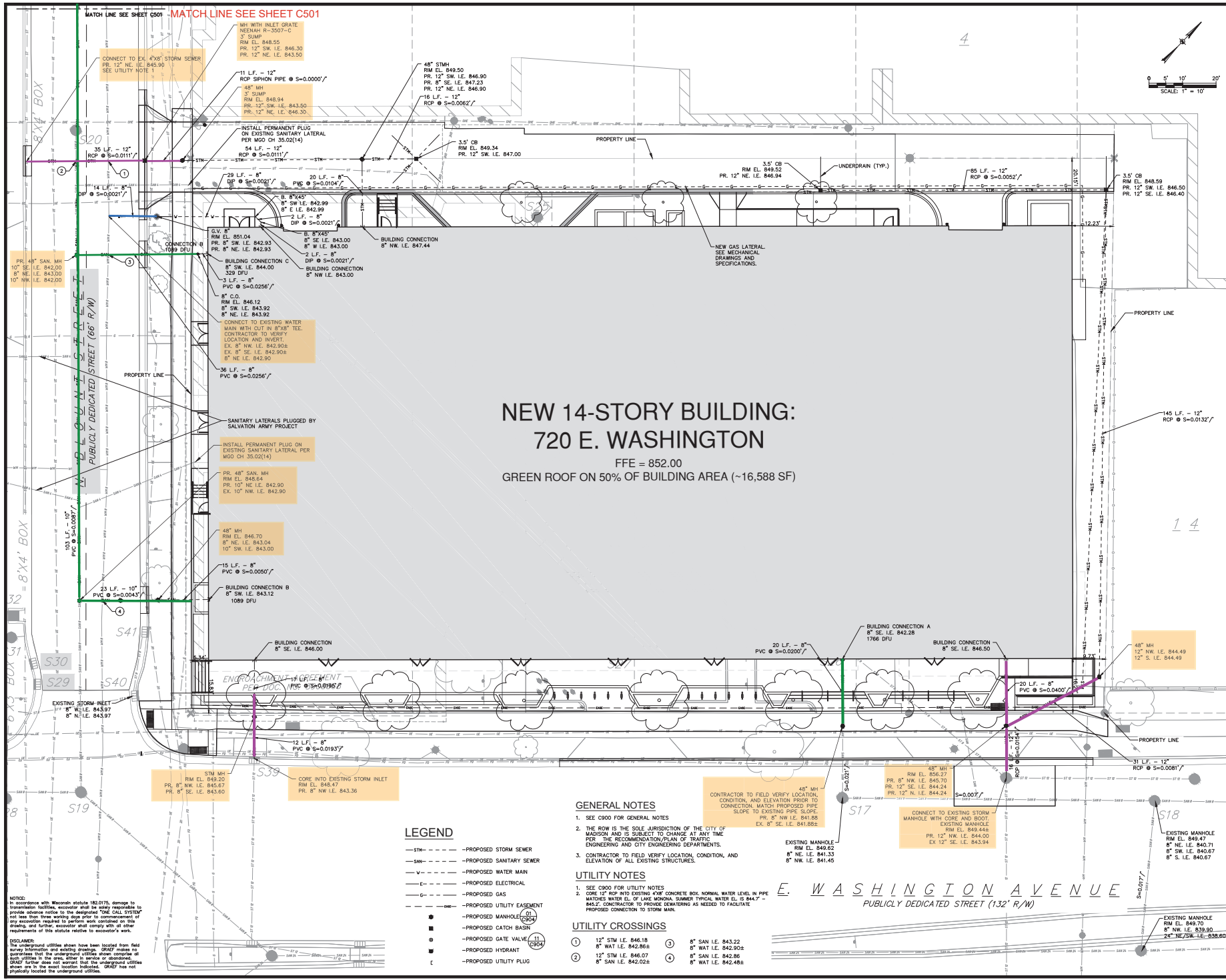
NOTE: SITE REQUIRES SOIL CONTAMINATION COORDINATION WITH WDNR AND CITY OF MADISON DURING CONSTRUCTION. SEE NOTE 2/C900.

EROSION CONTROL NOTES

1. SEE C900 FOR EROSION CONTROL NOTES

E. WASHINGTON AVENUE
PUBLICLY DEDICATED STREET (132' R/W)

Existing Street/Site Tree Inventory			
Tree Location	Approx. Size	Species	Removal (Y/N)
Public Street Tree			
Tree 1	11 inch	Ash Tree	Yes, due to construction processes
Tree 2	6 inch	Maple	Yes, due to construction processes
Tree 3	14 inch	Elm Hybrid	Yes, due to construction processes
Tree 4	2.5 inch	Honeylocust	Yes, due to construction processes
Tree 5	8 inch	Linden	Yes, due to construction processes
Tree 6	8 inch	Pear Tree	Yes, due to construction processes
Private Trees			
Tree 7	7 inch	Ironwood (Ornamental)	Yes, due to construction processes
Tree 8	10 inch	Ash Tree	Yes, due to construction processes
Tree 9	4 inch	Crapehange (Ornamental)	Yes, due to construction processes
Tree 10	13 inch	Crapehange (Ornamental)	Yes, due to construction processes



**NEW 14-STORY BUILDING:
720 E. WASHINGTON**
FFE = 852.00
GREEN ROOF ON 50% OF BUILDING AREA (~16,588 SF)

LEGEND

- STM — — — — PROPOSED STORM SEWER
- SAN — — — — PROPOSED SANITARY SEWER
- V — — — — PROPOSED WATER MAIN
- E — — — — PROPOSED ELECTRICAL
- G — — — — PROPOSED GAS
- EASE — — — — PROPOSED UTILITY EASEMENT
- — — — — PROPOSED MANHOLE (11 C504)
- — — — — PROPOSED CATCH BASIN
- — — — — PROPOSED GATE VALVE (11 C504)
- — — — — PROPOSED HYDRANT
- — — — — PROPOSED UTILITY PLUG

GENERAL NOTES

1. SEE C900 FOR GENERAL NOTES
2. THE ROW IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME FOR THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
3. CONTRACTOR TO FIELD VERIFY LOCATION, CONDITION, AND ELEVATION OF ALL EXISTING STRUCTURES.

UTILITY NOTES

1. SEE C900 FOR UTILITY NOTES
2. COME 12" RCP AND EXISTING 48" CONCRETE BOX NORMAL WATER LEVEL IN PIPE MATCHES WATER EL. OF LAKE MONONA. SUMMER TYPICAL WATER EL. IS 844.7 - 845.2. CONTRACTOR TO PROVIDE SEWERING AS NEEDED TO FACILITATE PROPOSED CONNECTION TO STORM MAIN.

UTILITY CROSSINGS

- | | | | |
|---|---------------------|---|---------------------|
| 1 | 12" STM I.E. 846.18 | 3 | 8" SAN I.E. 843.22 |
| 2 | 12" STM I.E. 846.07 | 4 | 8" SAN I.E. 842.86 |
| | 8" SAN I.E. 842.028 | | 8" WAT I.E. 842.488 |

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to or destruction of existing underground utilities by the contractor shall be the responsibility of the contractor. GR&F makes no warranty that the underground utilities shown comprise all utilities in the area, other to provide or otherwise. GR&F further does not warrant that the underground utilities shown are in the exact location indicated. GR&F has not physically located the underground utilities.

DISCLAIMER:
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**720 EAST WASHINGTON AVENUE
MIXED-USE DEVELOPMENT**

CONSTRUCTION DOCUMENTS
FOR OWNER REVIEW

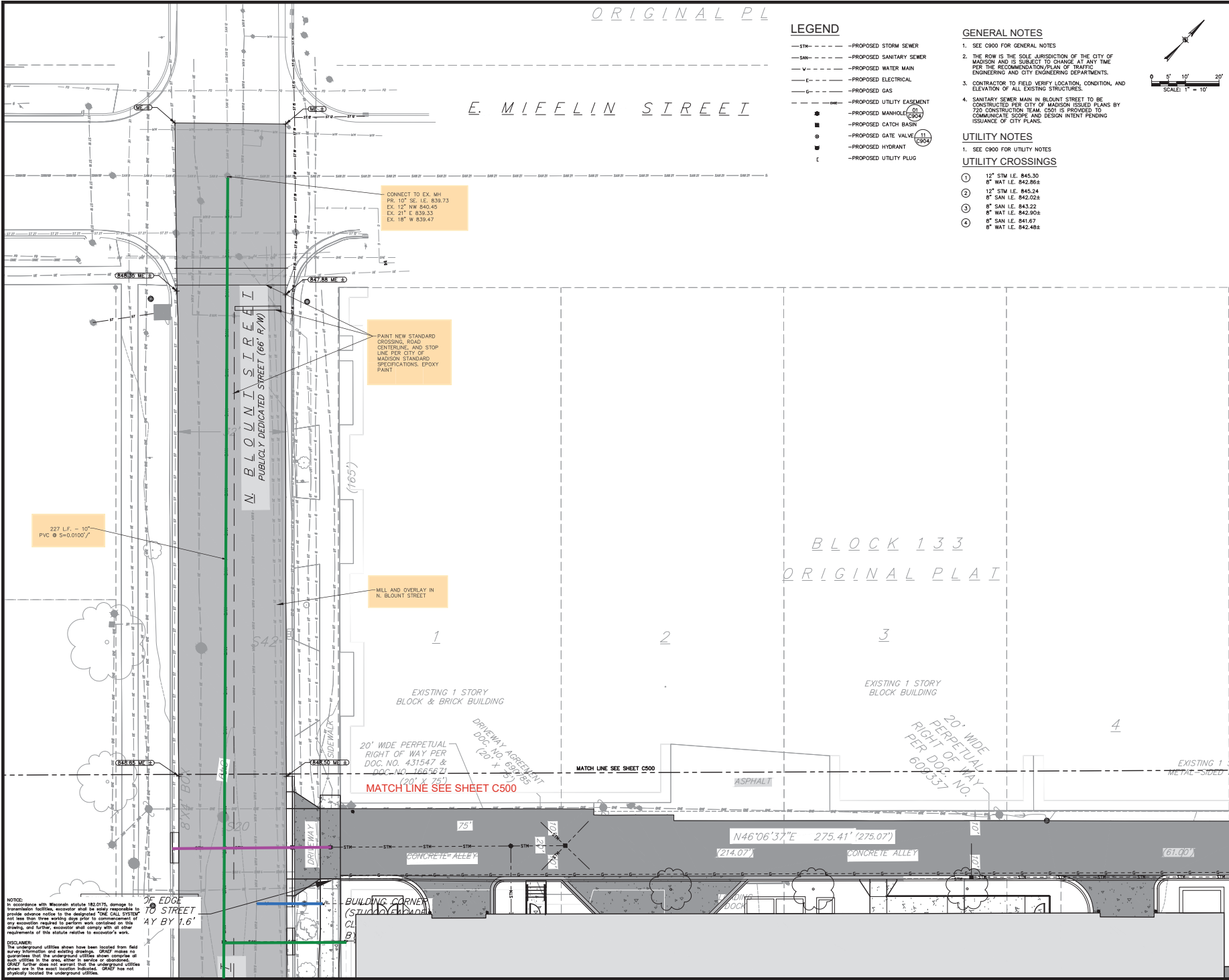
PROGRESS DOCUMENTS

These documents reflect proposed conditions and may be subject to change, including additional work. These are not final construction documents and should not be used for final bidding or construction without revision.

DATE OF ISSUANCE		REVISION SCHEDULE	
NO.	DESCRIPTION	DATE	DATE
A3	ISSUED FOR BID	03/28/2025	
	ADDENDUM 3	03/28/2025	
	BOARD OF PUBLIC WORKS	04/08/2025	

UTILITY PLAN

C500



LEGEND

- STM --- PROPOSED STORM SEWER
- SAN --- PROPOSED SANITARY SEWER
- W --- PROPOSED WATER MAIN
- E --- PROPOSED ELECTRICAL
- G --- PROPOSED GAS
- U --- PROPOSED UTILITY EASEMENT
- PROPOSED MANHOLE (11 C904)
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE (11 C904)
- PROPOSED HYDRANT
- PROPOSED UTILITY PLUG

GENERAL NOTES

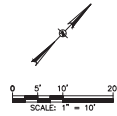
- SEE C900 FOR GENERAL NOTES
- THE ROW IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- CONTRACTOR TO FIELD VERIFY LOCATION, CONDITION, AND ELEVATION OF ALL EXISTING STRUCTURES.
- SANITARY SEWER MAIN IN BLOUNT STREET TO BE CONSTRUCTED PER CITY OF MADISON ISSUED PLANS BY 720 CONSTRUCTION TEAM. C501 IS PROVIDED TO COMMUNICATE SCOPE AND DESIGN INTENT PENDING ISSUANCE OF CITY PLANS.

UTILITY NOTES

- SEE C900 FOR UTILITY NOTES

UTILITY CROSSINGS

- 12" STM I.E. 845.30
8" WAT I.E. 842.868
- 12" STM I.E. 845.24
8" SAN I.E. 842.028
- 8" SAN I.E. 843.22
8" WAT I.E. 842.808
- 8" SAN I.E. 841.67
8" WAT I.E. 842.488



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CONSTRUCTION DOCUMENTS
FOR OWNER REVIEW

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: JANUARY 7, 2024

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
A3	ISSUED FOR BID	03/28/2023
	ADDENDUM 3	03/28/2023
	BOARD OF PUBLIC WORKS	04/08/2023

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C501

NOTICE: In accordance with Wisconsin statute 182.0175, damage to or destruction of any underground utility shown on this plan is the responsibility of the contractor. The contractor shall be responsible for providing advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this plan, and further, excavator must comply with all other requirements of this statute relative to excavator's work.

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CERTIFIED SURVEY MAP No.

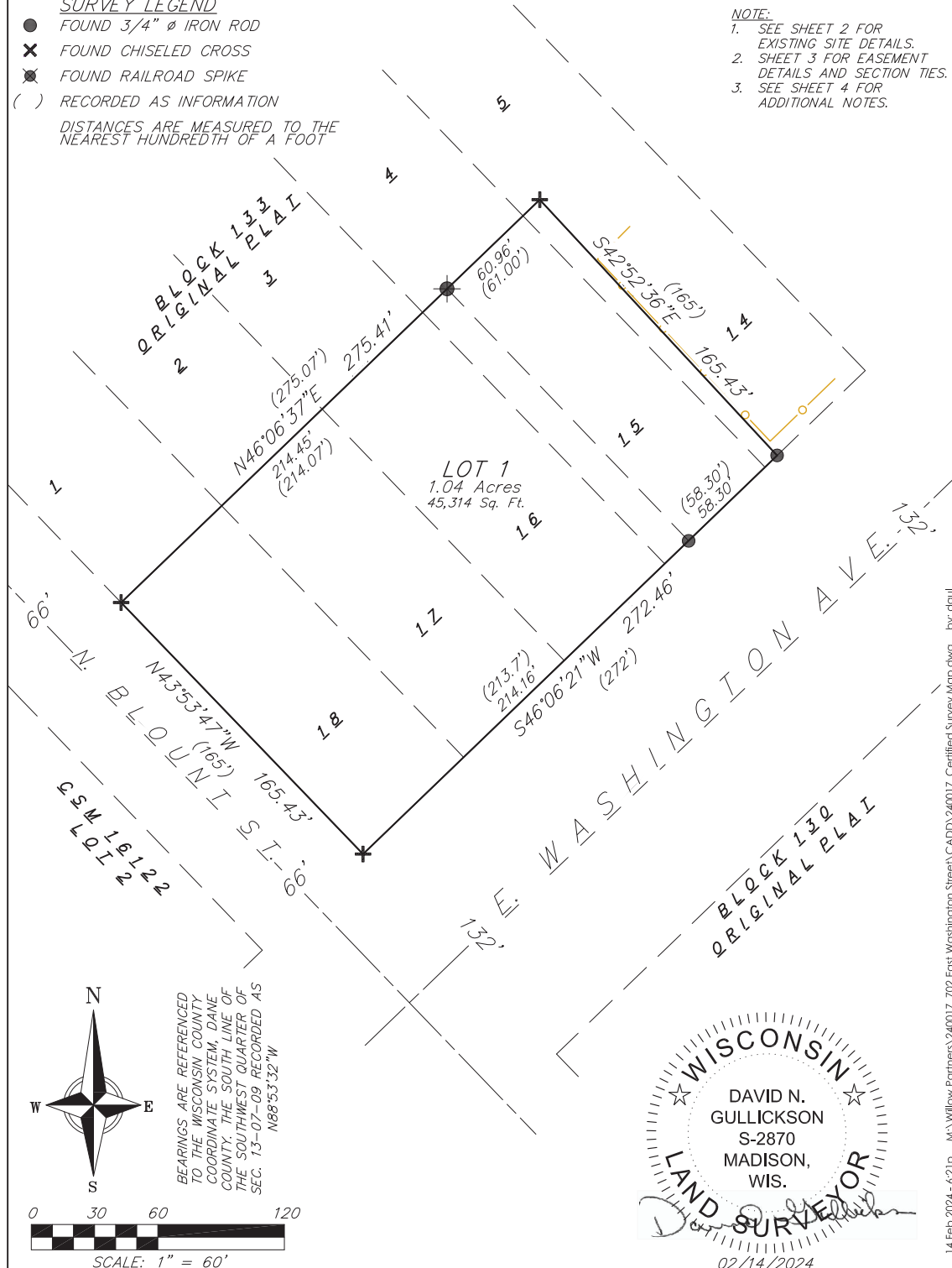
PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
 - ✕ FOUND CHISELED CROSS
 - ✕ FOUND RAILROAD SPIKE
 - () RECORDED AS INFORMATION
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE:

1. SEE SHEET 2 FOR EXISTING SITE DETAILS.
2. SHEET 3 FOR EASEMENT DETAILS AND SECTION TIES.
3. SEE SHEET 4 FOR ADDITIONAL NOTES.



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN: 2410017
DATE: 02/14/2024
REV:
Drafted By: DGUL
Checked By: BROZ

SURVEYED FOR:

Willow Partners LLC,
725 East Johnson St.
Madison, WI 53703

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
1 OF 6

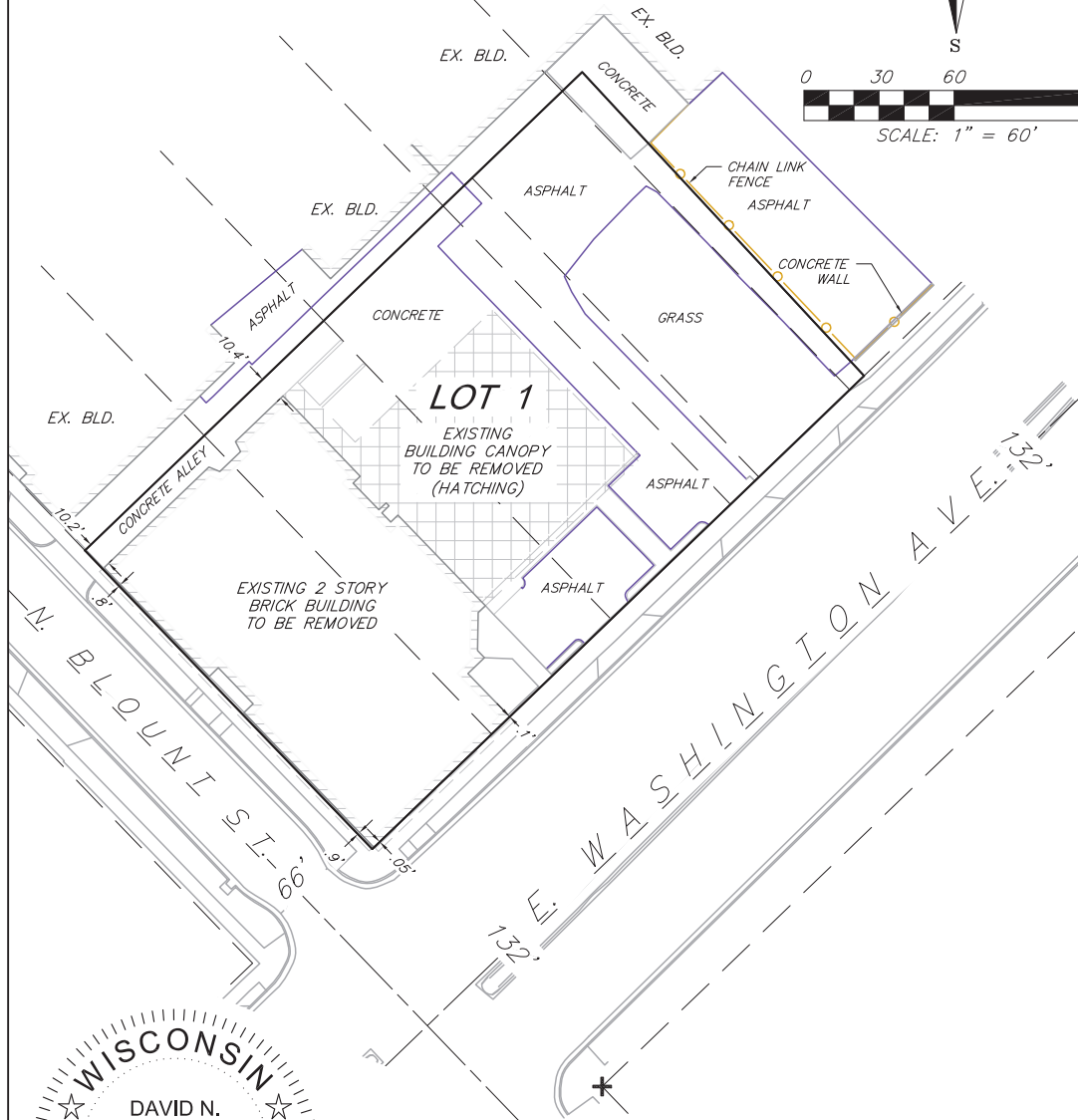
14 Feb 2024 - 6:21p M:\Willow Partners\240017_702 East Washington Street\CADD\240017_Certified Survey Map.dwg by: dgul

CERTIFIED SURVEY MAP No.

PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



0 30 60 120
SCALE: 1" = 60'



02/14/2024

EXISTING SITE DETAILS

14 Feb 2024 - 6:26p M:\Willow Partners\240017_702 East Washington Street\CADD\240017_Certified Survey Map.dwg by: dgul

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Phone: (800) 261-3898

FN: 2410017
DATE: 02/14/2024
REV:
Drafted By: DGUL
Checked By: BROZ

SURVEYED FOR:
Willow Partners LLC,
725 East Johnson St.
Madison, WI 53703

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
2 OF 6**

PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 30 60 120

SCALE: 1" = 60'

