

Locator Map
1224 S. Park Street
Madison, WI





SOUTH STREET

HIGH STREET

SOUTH PARK STREET (U.S. HWY 151)

SPRUCE STREET

1214 S. PARK ST.

PROPOSED BUILDING
42 UNIT + COMMERCIAL
WITH UNDERGROUND PARKING
4-5 STORY

PLAZA DECK
(SECOND FLOOR LEVEL)

6 BIKE STALLS

SURFACE
PARKING
ENTRANCE

6' SIDEYARD
SETBACK

UNDERGROUND
PARKING
ENTRANCE

SOFTSCAPE
TERRACE

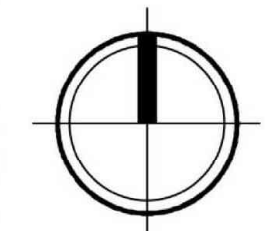
PROPOSED 3'
WIDE CITY
EASEMENT
FOR
SIDEWALK

4 BIKE
STALLS

PROPOSED 10' WIDE CITY
EASEMENT FOR MULTI-USE PATH

20' REAR YARD
SETBACK

6' SIDEYARD
SETBACK



Site Plan
1224 S. Park Street
Madison, WI
November 4, 2020





knothe + bruce
ARCHITECTS

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

DWELLING UNIT MIX:	
STUDIO	12
ONE BED	36
TWO BED	14
TOTAL	62 UNITS

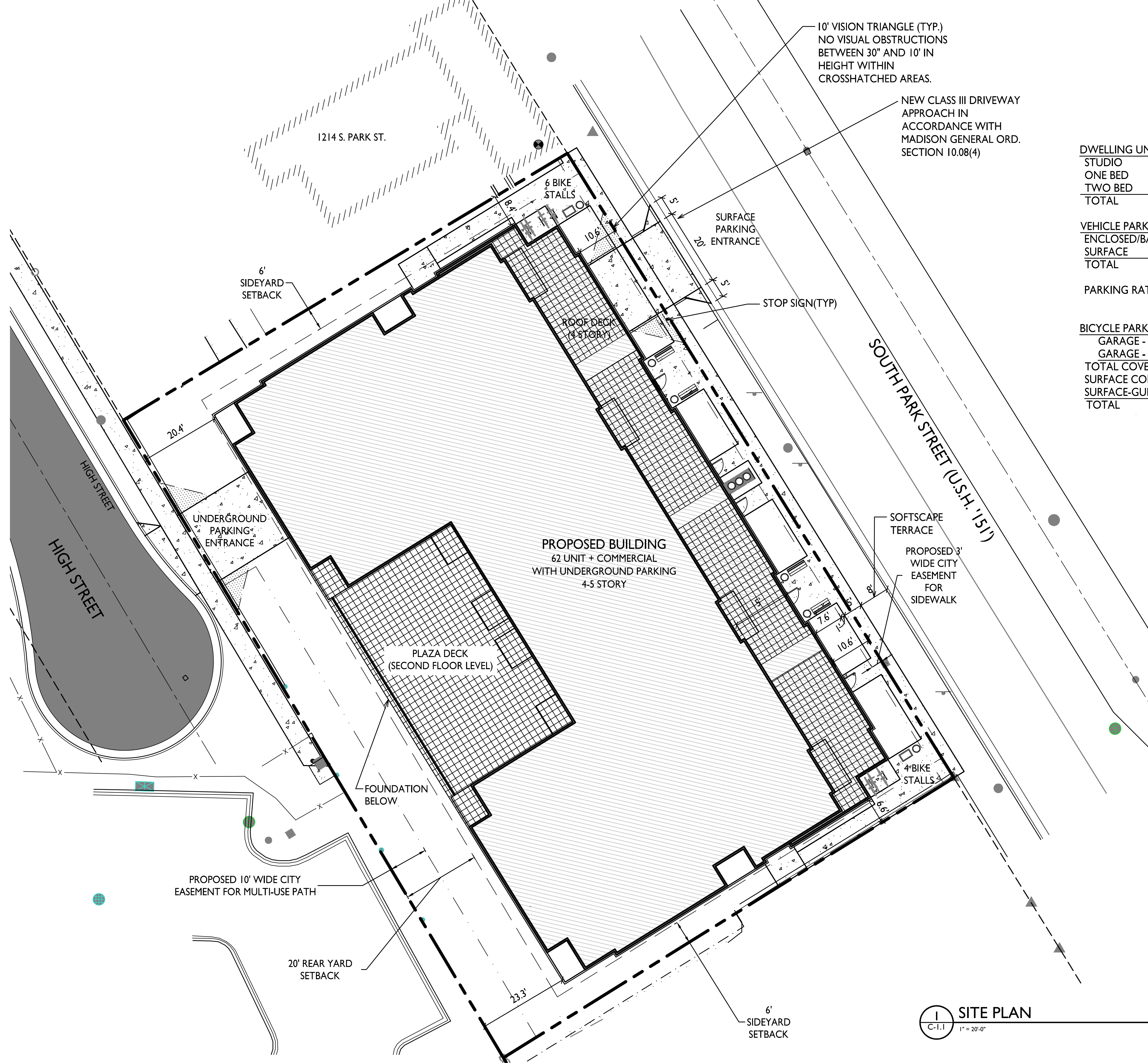
VEHICLE PARKING :	
ENCLOSED/BASEMENT	68
SURFACE	6
TOTAL	76 VEHICLE STALLS

PARKING RATIO
1 STALL/UNIT FOR APARTMENTS
14 STALLS FOR COMMERCIAL (3.5 STALLS/1,000 SF)

BICYCLE PARKING:	
GARAGE - WALL	16
GARAGE - FLOOR	46
TOTAL COVERED/SECURE	62
SURFACE COMMERCIAL	4
SURFACE-GUEST	6
TOTAL	72 PROVIDED

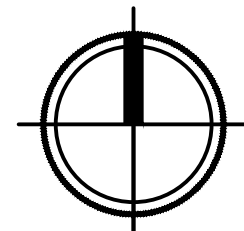
62 RESIDENTIAL
2 (1/2,000 S.F.)
6 (10% OF UNITS)
70 MIN. REQUIRED

ISSUED
Issued for Land Use & UDC - Sept. 16, 2020



PROPOSED BUILDING
62 UNIT + COMMERCIAL
WITH UNDERGROUND PARKING
4-5 STORY

SITE PLAN
C-1.1 1" = 20'-0"

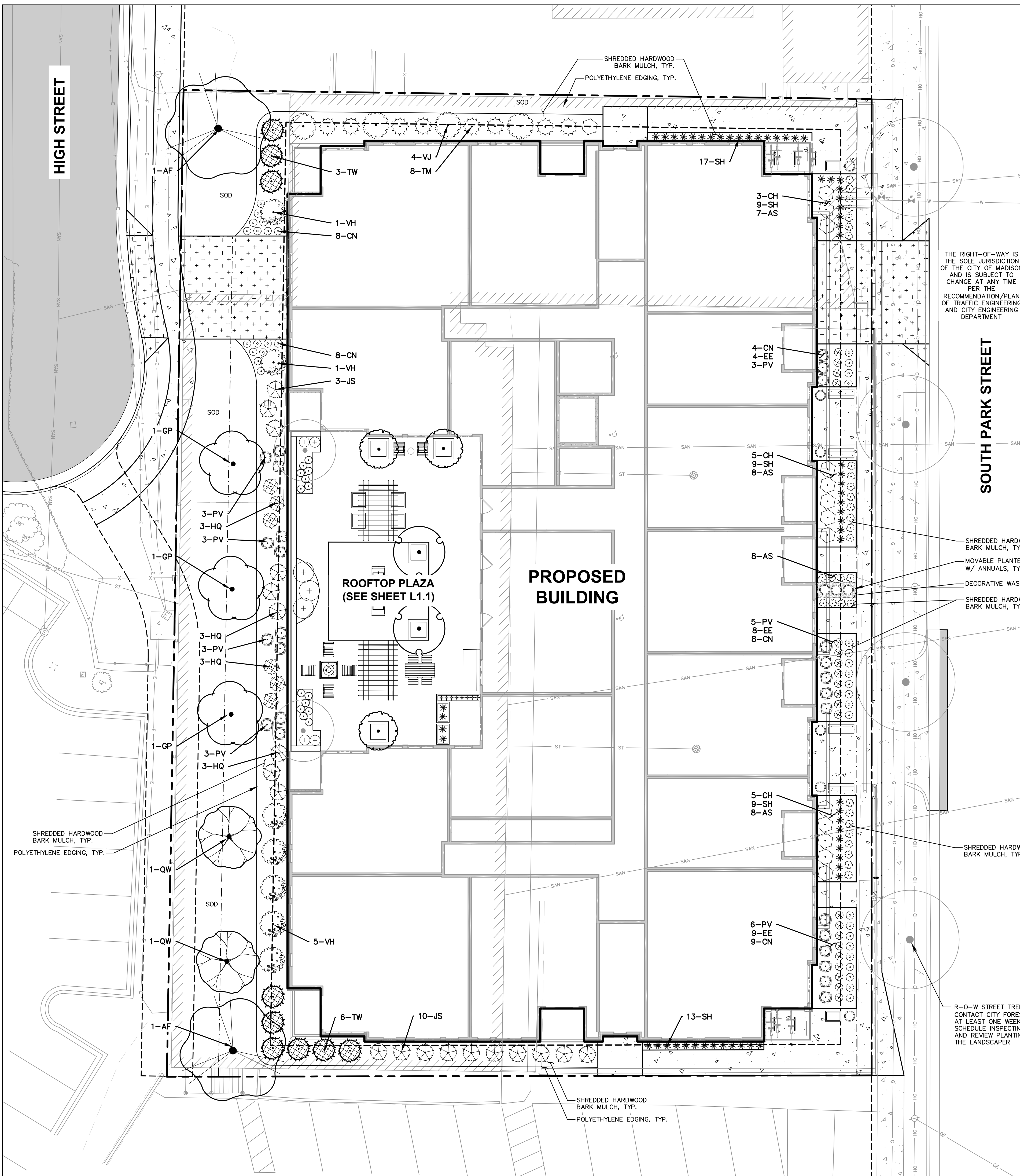


PROJECT TITLE
PARK STREET DEVELOPMENT

1224 S. Park Street
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1
PROJECT NO. **2031**
© Knothe & Bruce Architects, LLC

File: L:\2020\2019\23\DWG\Landscape Sheets\201923 Landscape Sheets.dwg Layout: L1.0 User: mminicichli Plotdate: Sep 16, 2020 - 10:37am Xref's: 201923 1224 S PARK



GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- BIKE RACK
- POLYETHYLENE EDGING

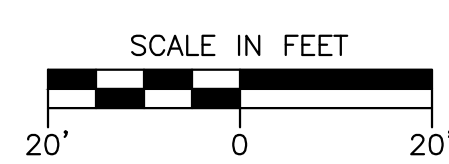
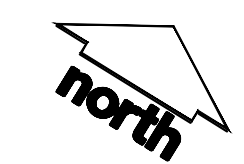
PLANT SCHEDULE COMPREHENSIVE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	QTY
	CM	<i>Cornus mas</i> / Cornelian Cherry Dogwood	2
	SD	<i>Syringa pekinensis</i> 'DTR124' / Summer Charm Pekin Lilac	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	QTY
	AB2	<i>Acer rubrum</i> 'Brandywine' / Brandywine Red Maple	2
	AF	<i>Acer x freemanii</i> 'Marmo' / Marmo Freeman Maple	2
	GP	<i>Ginkgo biloba</i> 'Princeton Sentry' / Princeton Sentry Ginkgo	3
	QW	<i>Quercus x warei</i> 'Regal Prince' / Regal Prince Oak	2
4-UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	QTY
	TW	<i>Thuja occidentalis</i> 'X plicata' 'Wintergreen' / Wintergreen Arborvitae	9
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	QTY
	CH	<i>Clethra alnifolia</i> 'Hummingbird' / Hummingbird Summersweet	14
	CB	<i>Cotinus coggygria</i> 'NCC01' TM / Winecraft Black Smoke Tree	3
	HQ	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	6
	VH	<i>Viburnum trilobum</i> 'Hahs' / American Cranberrybush	7
	VJ	<i>Viburnum x juddii</i> / Judd Viburnum	4
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	QTY
	JS	<i>Juniperus sabina</i> 'Mini-Arcadia' / Mini Arcadia Juniper	19
	TM	<i>Taxus x media</i> 'Everlow' / Everlow Yew	8
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	QTY
	AS	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	31
	CN	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint	37
	EE	<i>Echinacea x 'Evan Saul'</i> / Big Sky Sundown Coneflower	21
	PV	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	26
	SC	<i>Salvia nemorosa</i> 'Caradonna' / Caradonna Perennial Salvia	14
	SH	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	61
	VO	<i>Veronica spicata</i> 'Glory' / Royal Candles Speedwell	8
VINES	CODE	BOTANICAL / COMMON NAME	QTY
	HA2	<i>Hydrangea anomala</i> petiolaris / Climbing Hydrangea	4

THE RIGHT-OF-WAY 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 DEPARTMENT

SHREDDED HARDWOOD BARK MULCH, TYP.
MOVABLE PLANTER W/ ANNUALS, TYP.
DECORATIVE WASHED STONE, TYP.
SHREDDED HARDWOOD BARK MULCH, TYP.

R-0-W STREET TREES: CONTRACTOR SHALL CONTACT CITY FORESTRY (608)-266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER



DIGGERS HOTLINE
Toll Free (800) 242-8511



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APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
PRIME URBAN PROPERTIES, LLC

CLIENT ADDRESS:
**1224 ATWOOD AVENUE
MADISON, WI 53704**

PROJECT:
1224 SOUTH PARK STREET

PROJECT LOCATION:
**MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.23.20	DAT PRESENTATION
2	08.19.20	UDC INFORMATIONAL
3	08.16.20	LAND USE - UDC SUBMITTAL
4		
5		
6		
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12		
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14		
15		

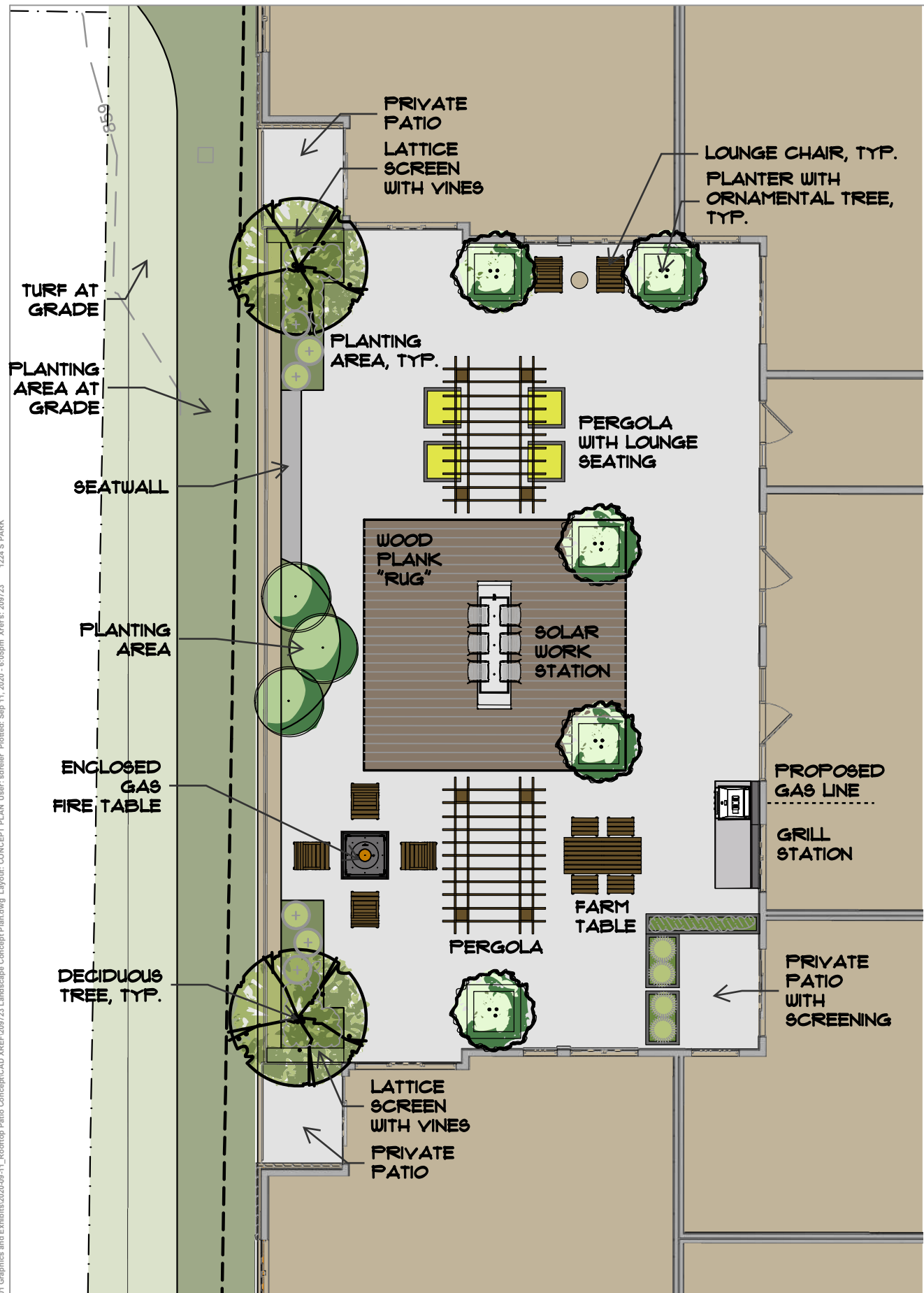
Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
LANDSCAPE PLAN

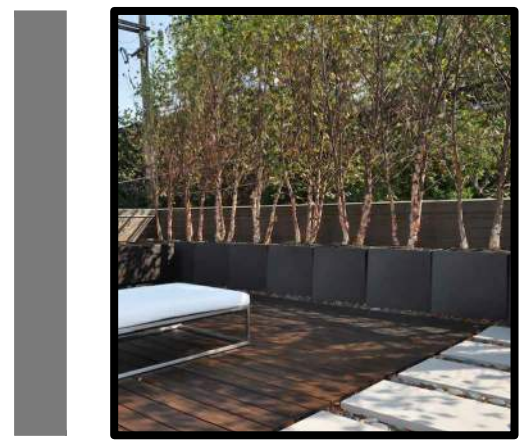
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L1.0

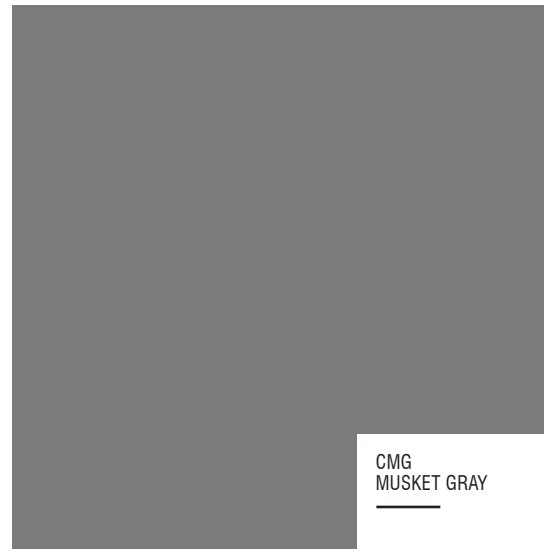
JSD PROJECT NO: 20-9723

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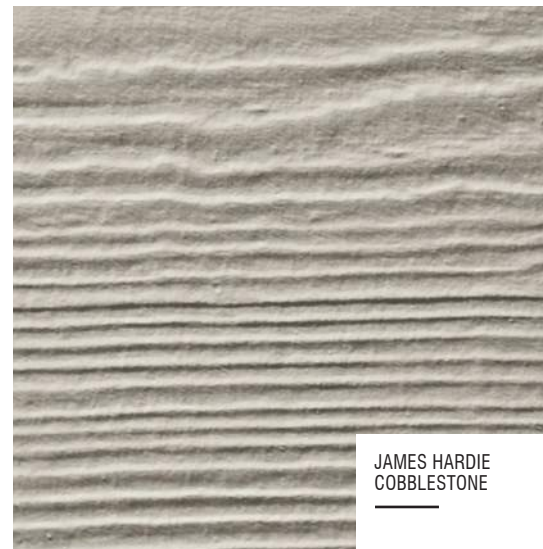
REPRESENTATIVE IMAGERY:





CMG
MUSKET GRAY

COMPOSITE PANELS | TRIM



JAMES HARDIE
COBBLESTONE

COMPOSITE SIDING

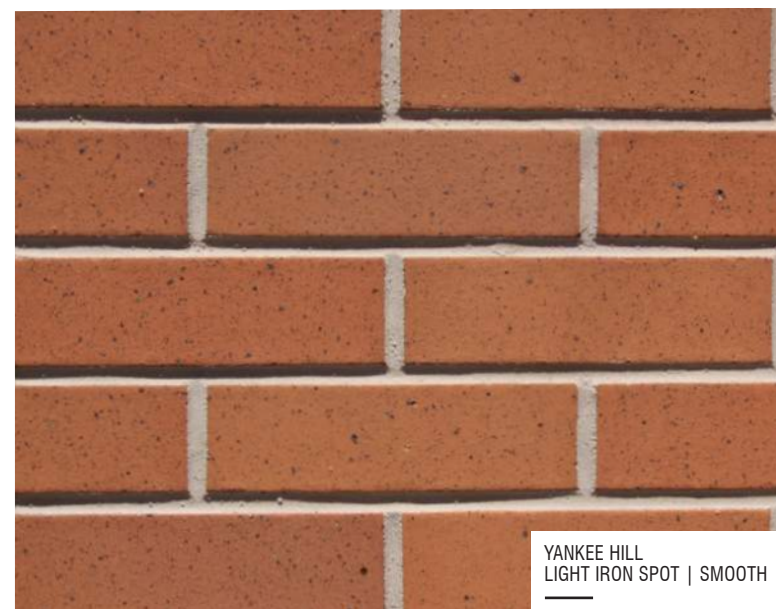


CORDOVA
BUFF

STONE BASE | SILLS | BANDS



**WINDOWS
ALUMINIUM RAILINGS**



YANKEE HILL
LIGHT IRON SPOT | SMOOTH

BRICK VENEER #1



YANKEE HILL
MOJAVE | VELOUR

BRICK VENEER #2



YANKEE HILL
CAPITAL IRON SPOT | VELOUR

BRICK VENEER #3

**MATERIAL BOARD
PARK STREET DEVELOPMENT**

1224 S. PARK ST.
MADISON, WI

SEPTEMBER 16, 2020





Previous Design

PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI





PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI



Previous Design



PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI





SIGNAGE

SIGNAGE SIGNAGE

PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI



Previous Design



PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI





PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI





PARK STREET DEVELOPMENT

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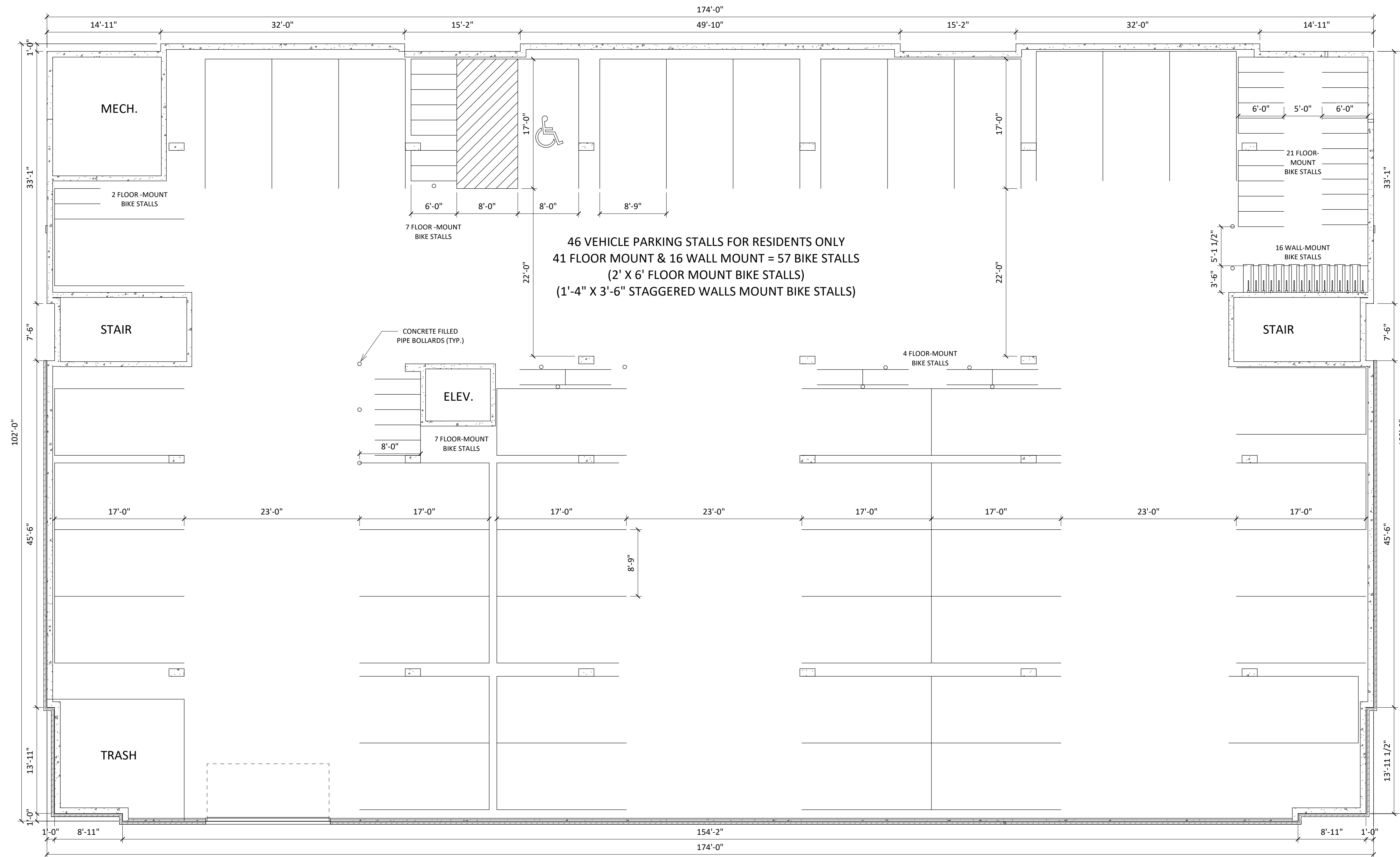




PARK STREET DEVELOPMENT

1224 S. PARK STREET
MADISON, WI





1 00 - BASEMENT
A-1.0 N.T.S.



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knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
09/08/20

PROJECT TITLE
**PARK STREET
DEVELOPMENT**

1224 S Park St
Madison, WI

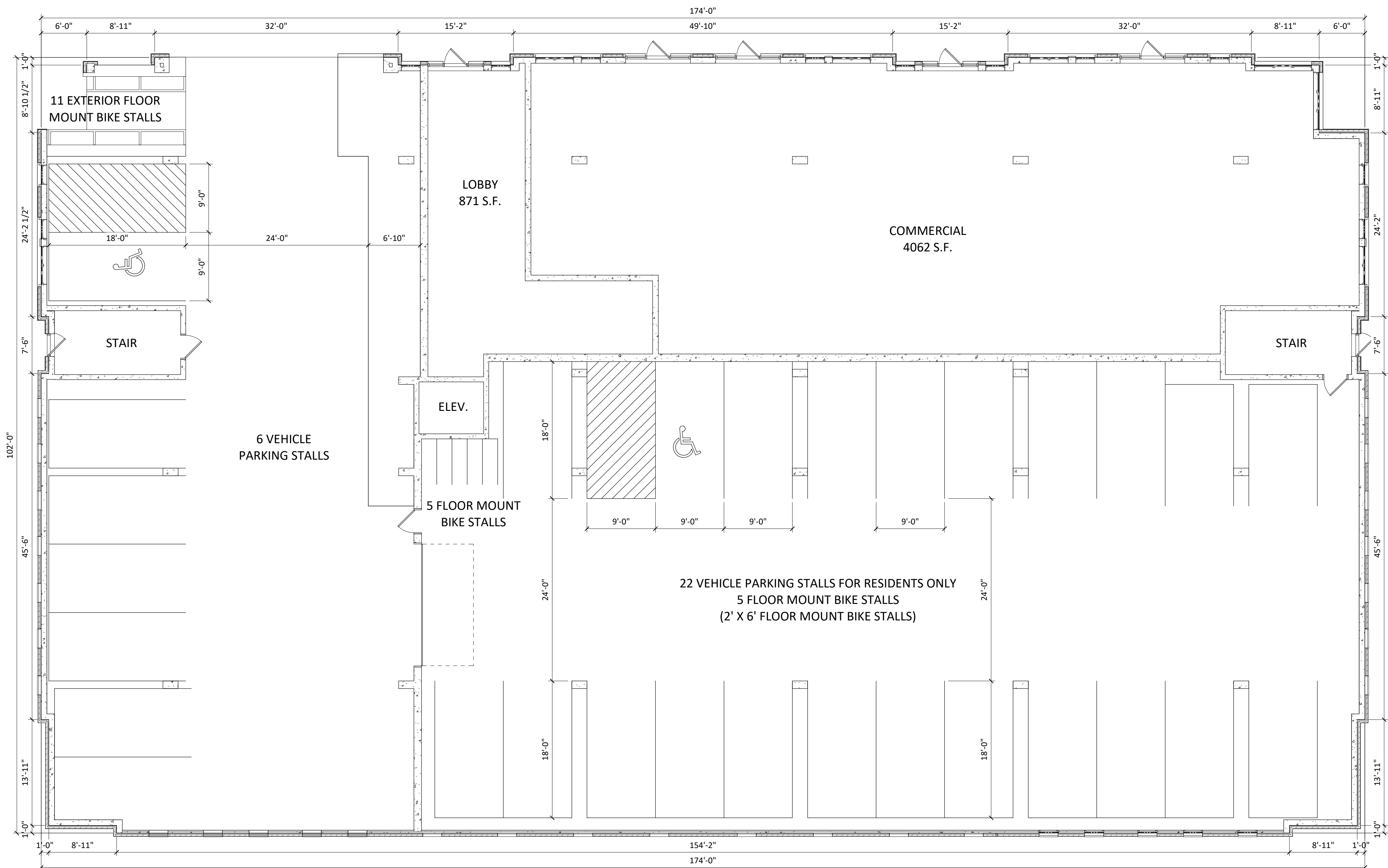
SHEET TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER

A-1.1

PROJECT NUMBER **2031**

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1 01 - FIRST FLOOR
A-1.1 N.T.S.



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KEY PLAN

ISSUED
09/08/20

PROJECT TITLE
PARK STREET
DEVELOPMENT

1224 S Park St
Madison, WI

SHEET TITLE
SECOND FLOOR
PLAN

SHEET NUMBER

A-1.2

PROJECT NUMBER 2031

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1
A-1.2 N.T.S. 02 - SECOND FLOOR



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KEY PLAN

ISSUED
09/08/20

PROJECT TITLE
PARK STREET
DEVELOPMENT

1224 S Park St
Madison, WI

SHEET TITLE
THIRD FLOOR
PLAN

SHEET NUMBER

A-1.3

PROJECT NUMBER 2031

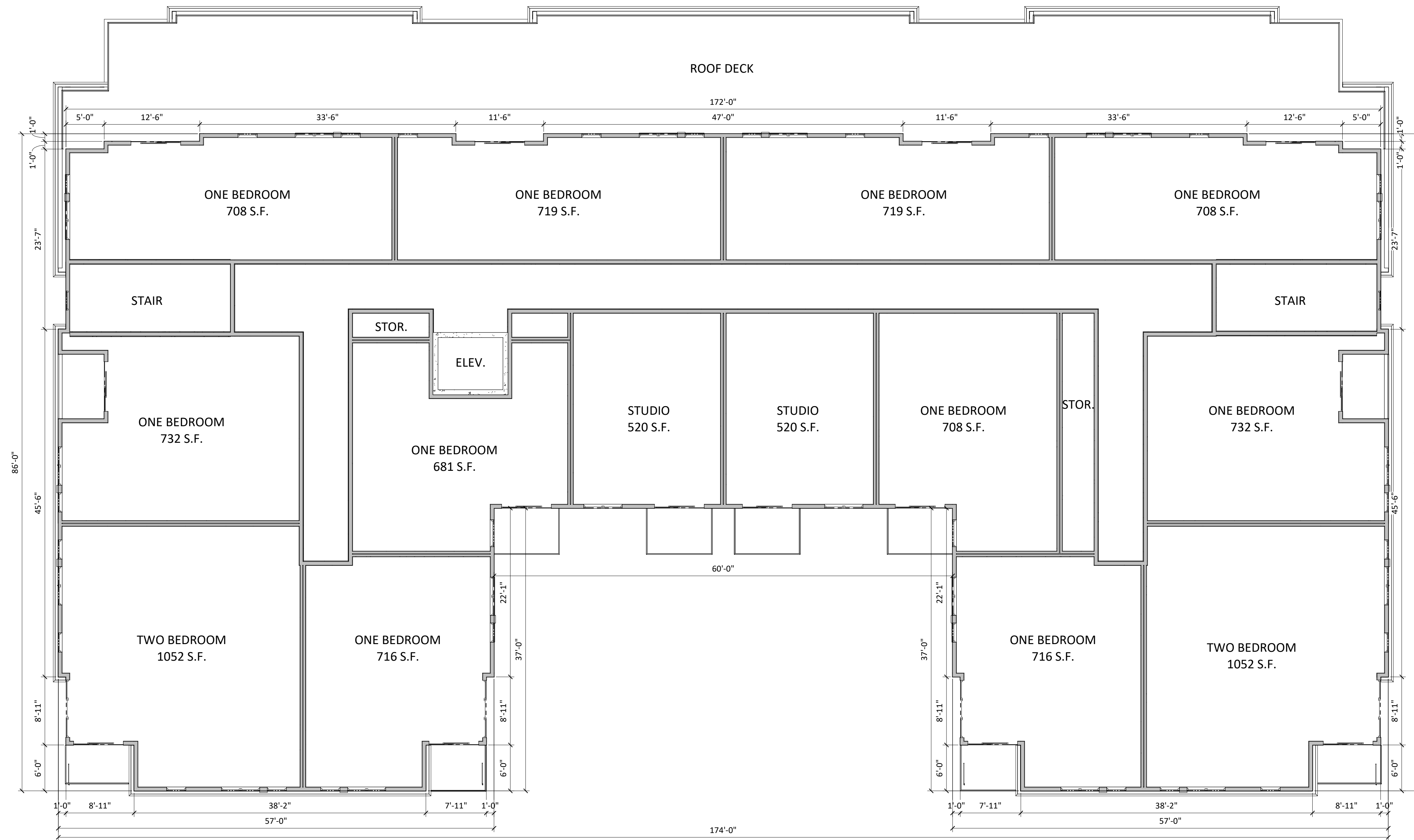
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1
A-1.3 N.T.S. 03 - THIRD FLOOR



1 04 - FOURTH FLOOR
A-1.4 N.T.S.



ISSUED
09/16/20

PROJECT TITLE
**PARK STREET
DEVELOPMENT**

1224 S Park St
Madison, WI

SHEET TITLE
**FIFTH FLOOR
PLAN**

SHEET NUMBER

A-1.5

PROJECT NUMBER 2031

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1 05 - FIFTH FLOOR
A-1.5 N.T.S.



1
A-2.3
COLORED - North
N.T.S.



2
A-2.3
COLORED - South
N.T.S.



1 COLORED - East
A-2.4 N.T.S.



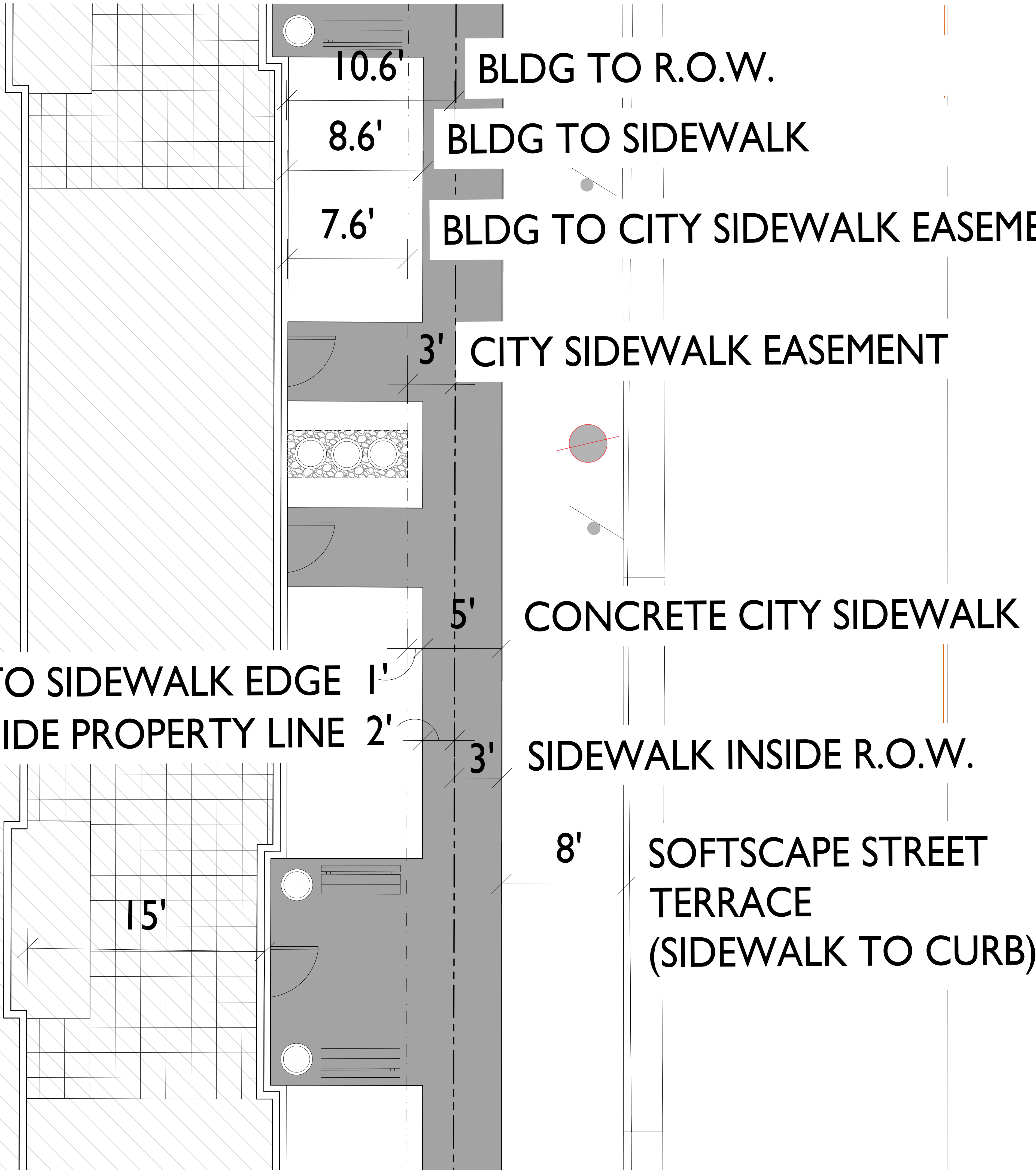
3 COLORED - East - Interior
A-2.4 N.T.S.



2 COLORED - West
A-2.4 N.T.S.



4 COLORED - West - Interior
A-2.4 N.T.S.



SIDEWALK EASEMENT TO SIDEWALK EDGE 1'
 SIDEWALK INSIDE PROPERTY LINE 2'

SOUTH PARK STREET (U.S.H. '151

ISSUED
 Issued for UDC Supplement • August 27, 2020

PROJECT TITLE
 PARK STREET
 DEVELOPMENT

1224 S. Park Street
 Madison, Wisconsin
 SHEET TITLE
 City Sidewalk and
 Easement

SHEET NUMBER

C-1.1a

PROJECT NO. **2031**
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