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 _____

Submittal reviewed by _____

Legistar # _____

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: 4846 Eastpark Blvd

Title: Cascade Development - Lot 49 & 50 The American Center Plat – Eastpark Fifth Addition

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

UDC meeting date requested 02/15/2023

- ☐ 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 Luke Stauffacher — Company Cascade Development

Street address 5150 High Crossing Blvd — City/State/Zip Madison, WI 53718

Telephone (608) 354-8748 — Email luke@cascadedevelop.com

Project contact person Greg Held — Company Knothe & Bruce Architects

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

Telephone (608-836-3690 — Email gheld@knothebruce.com

Property owner (if not applicant) American Family Insurance - Jane Grabowski-Miller, Agent

Street address 6000 American Parkway — City/State/Zip Madison, WI 53783

Telephone _____ — Email jgrabows@amfam.com

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 Jessica Vaughn on August 18, 2022.

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 Luke Stauffacher Relationship to property Developer

Authorizing signature of property owner [signature] Date 1-27-2023

7. Application Filing Fees

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

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

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

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

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

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

UDC

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

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within 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

February 1, 2023

Jessica Vaughn
Urban Design Commission Secretary – Planning Division
City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King Jr Blvd, Suite 017
Madison, Wisconsin 53701

Re: UDC Informational – Lot 49 & 50 The American Center Plat – Eastpark Fifth Addition

4846 Eastpark Blvd.
Cascade Development – The American Center Project
KBA Project #2155

Ms. Vaughn:

The following is submitted together with conceptual drawings for the Urban Design Commission's consideration. We are requesting an Informational presentation for Lot 49 & 50 of Cascade Development's mixed-use project in The American Center. Phase I includes all lots to be created north of Dreamer Drive. Lot 49 & 50 are considered a Residential Building Complex due to shared parking and development by a single owner. We look forward to the opportunity to present this project to the UDC.

Organizational Structure:

Owner:
Cascade Development
5150 High Crossing Blvd.
Madison, WI 53718
(608) 354-8748
Contact: Luke Stauffacher
Luke@cascadedevelop.com

Architect:
Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Greg Held
Gheld@knothebruce.com

Engineer:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3961
Contact: Matthew W. Schreiner
msch@vierbicher.com

Landscape Design:
Olson Toon Landscaping
3570 Pioneer Road
Verona, WI 53593
(608) 827-9401
Contact: Brad Fregien
Brad@olsontoon.com

Background

The American Center has experienced diminished demand for large corporate office projects over the past several years. At the same time, The American Center has not been a destination outside of regular business hours, with activity in the park largely ending when employees return home. TAC planners and city staff recognized integrating residential uses into the park could add vibrancy and support for other uses within the park. Planning staff made this land use change contingent upon breaking up the existing large parcels with new public streets to improve circulation, and creating dedicated open space for recreational use by residents. TAC is currently finalizing the plat to create Dreamer Drive and The Commons. The Commons will feature programmed outdoor activities for the park. The Cascade project will plat the lands north and south of Dreamer Drive, creating new public roads and lots for development.

The American Center and City of Madison Input

The project team has met with City planning staff and representatives of The American Center on numerous occasions to discuss the proposed project. Highlights include a City of Madison Development Assistance Team (DAT) meeting on August 18, 2022, a meeting with the City of Madison Zoning department on September 22, 2022, and a meeting with Alder Paulson on October 13, 2022. Planners from The American Center have attended these meetings and have been involved throughout. The American Center Project Review Committee (PRC) gave initial reactions to the overall project concept at a presentation on November 16, 2022, and the PRC reviewed Phase I plans on January 25, 2023.

This input has helped shape the proposed development with refinements to the site layout and building design, easements, setbacks, stormwater management and zoning. In addition to an Urban Design Commission recommendation to the Plan Commission, this project will require approval by The American Center's Design and Control Committee upon recommendation by the PRC.

Project Description

Phase I will provide 404 dwelling units and up to 9,000 SF of commercial space in 5 buildings. Lot 49 will have a 4-story residential apartment building. Lot 50 will have two 4-story apartment buildings connected by a 2-story "Commons". The Commons will have amenity spaces for Phase I of the development including a pool, Community Room, meeting spaces and a Business Center. All buildings will feature underground parking and internal trash/recycling collection. Cascade will manage the project with their own on-site staff. The overall project will provide approximately 950 dwelling units and 14,000 s.f. of commercial space when complete.

Proposed Zoning

Lot 47: CC-T
Lots 48, 49 & 50: TR-U2
Outlot 2: Private Park with public access easement

Site Layout

A plat will be recorded for this development which will include right-of-way for a new public street (Luminous Land) running north to Eastpark from Dreamer Drive. This new public street will improve circulation and connectivity, which was one of the stipulations from Madison Planning in changing the land use here.

Cross access easements will be provided allowing shared access to parking throughout the development, reducing the number of curb-cuts needed. Buildings have been oriented to the street and parking has been positioned to allow screening from the street where possible.

Two acres have been designated as park in this phase of the project. This park will be privately owned with a public access easement over it allowing it to be enjoyed by all residents, employees and visitors to TAC.

The topography of the site allows for varied exposures which will add variation and visual interest to the buildings. This topography will also be incorporated into the park.

Architecture

The building design has been refined through input from the PRC. The design features clean, modern lines and high-quality materials that will fit in well with the existing buildings within the park. Featured materials include natural stone and brick veneers, fiber composite siding and composite panels. The mixed-use building on The Commons will be five-stories tall, all other buildings are four-stories. Buildings will range from 55-65 feet in height, and all buildings will comply with FAA regulations and the viewshed deed restriction from the American Family corporate offices. Mechanical equipment will be screened, with equipment located on rooftops screened by building parapets.

Parking

Bus Rapid Transit will serve this site and Planning staff have indicated they would encourage any parking reduction the developer is comfortable with, especially any reduction in surface parking. Structured parking will be provided within the buildings, with the goal of one structured stall per dwelling unit. Surface and on-street parking will bring the overall ratio to under 1.5 stalls per dwelling unit.

Landscaping

The Landscape design features native plants and natural treatments. At the park the natural topography will provide opportunities for grade change and terraces.

Exterior Lighting

Exterior lighting will comply with Madison ordinances and will be high efficiency LED and Dark Sky compliant.

Project Schedule

Streets and infrastructure are scheduled for summer of 2023. Phase I building construction would start immediately following.

Thank you for your time and consideration of our proposal.

Sincerely,

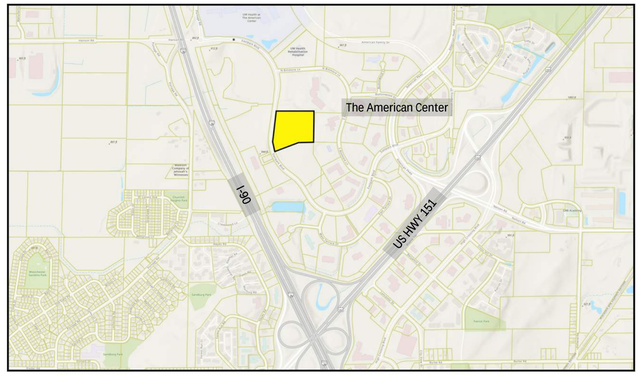


Greg Held, AIA

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



Concept Plan of The Commons District



SITE LOCATOR MAP

6 March 2020

1 / C-1.0 PHASE 1 SITE ON MASTER PLAN

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

ISSUED
UDC Informational Submittal - January 30, 2023

PROJECT TITLE
CASCADE
THE AMERICAN CENTER

Eastpark Blvd.
Madison, WI

SHEET TITLE
Phase 1 Site on Master Plan

SHEET NUMBER
C-1.0

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



1 C-1.1 OVERALL SITE PLAN - PHASE 1

1" = 40'-0"

GRAPHIC SCALE

0 40 80 120

1 INCH = 40 FT (24X36 SHEET)

LOT STATISTICS							
LOT	ZONING	AREA (S.F.)	DWELLING UNITS	AREA (S.F.) / D.U.	IMPERVIOUS (S.F.)	FLOOR AREA (S.F.)	FLOOR AREA RATIO
47	CC-T	79,575	118	674	62,915 / 79%	138,316	1.74
48	TR-U2	47,174	82	575	36,989 / 78%	86,320	1.83
49	TR-U2	74,336	67	1,109	47,982 / 64%	74,116	1.00
50	TR-U2	134,348	134	1,002	93,790 / 70%	152,288	1.13

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

ISSUED
UDC Informational Submittal - January 30, 2023

PROJECT TITLE
CASCADE - THE AMERICAN CENTER EASTPARK FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Overall Site Plan - Phase 1

SHEET NUMBER
C-1.1

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



3 Site View - to Northeast



2 VA Clinic



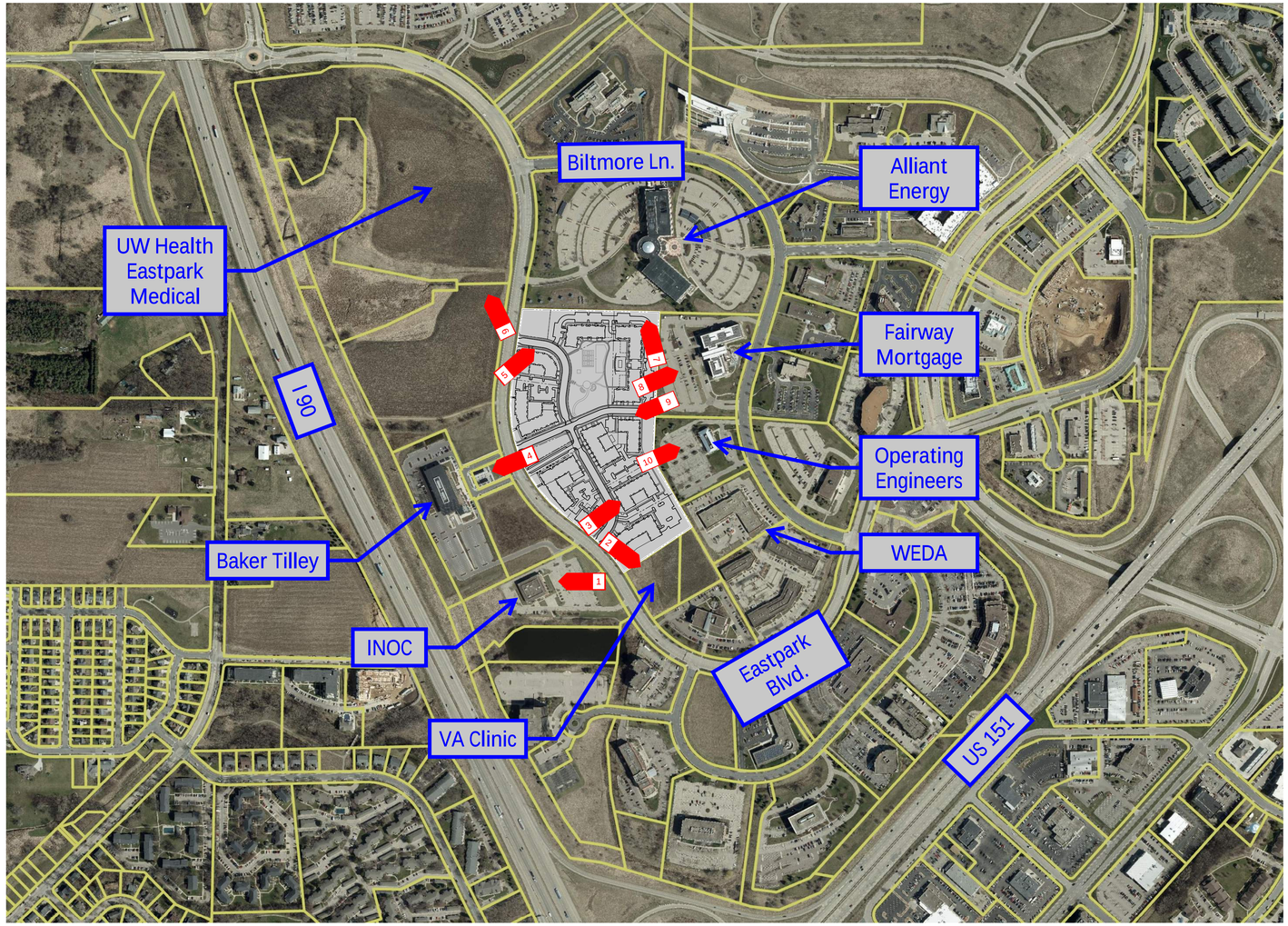
1 INOC



4 Baker Tilley



5 Site - looking toward Alliant Energy



knothe bruce ARCHITECTS



8 Fairway Mortgage - viewed from site



7 Alliant - viewed from site



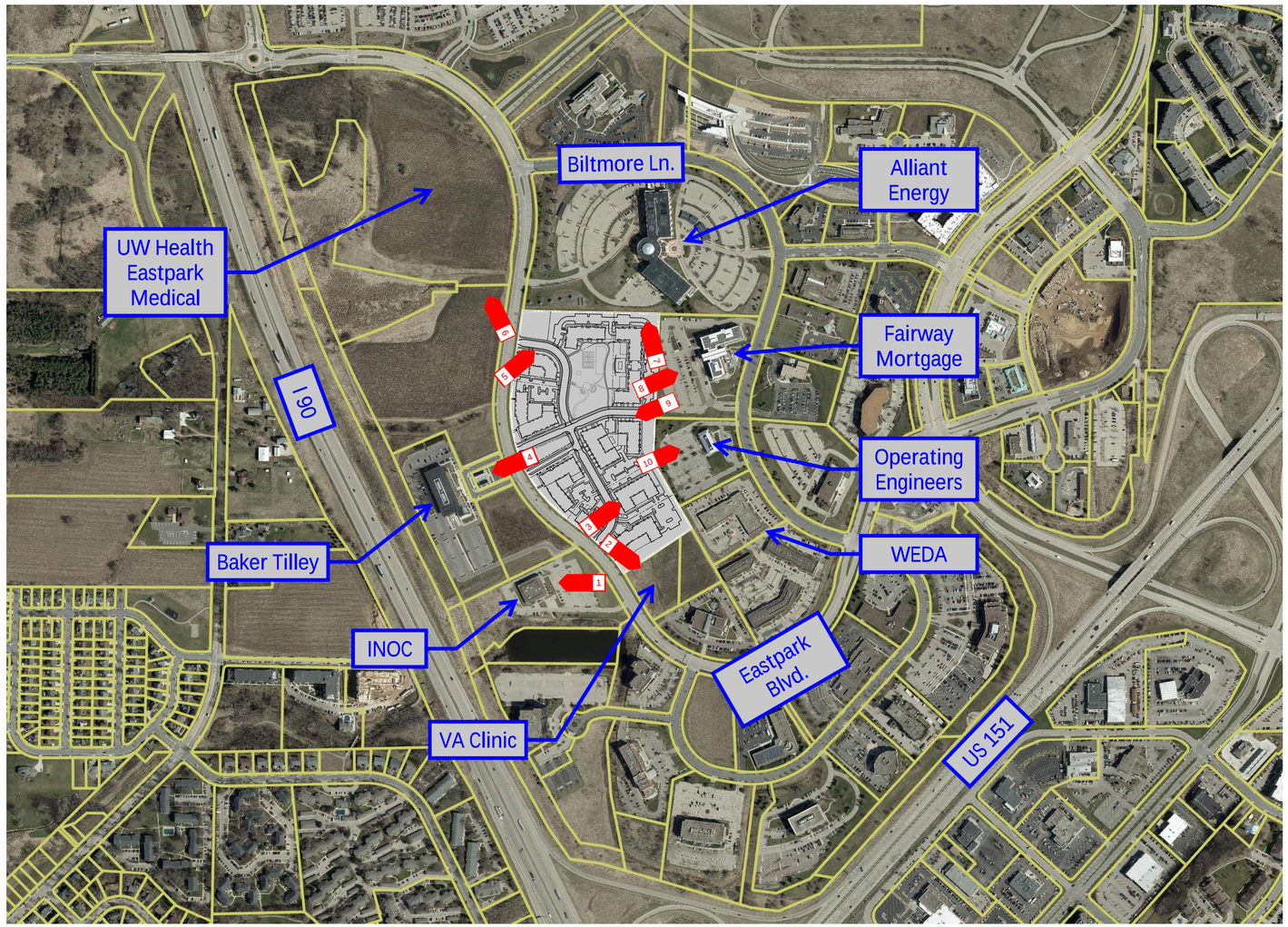
6 UW Health Clinic



9 Baker Tilley - view down Dreamer Dr.

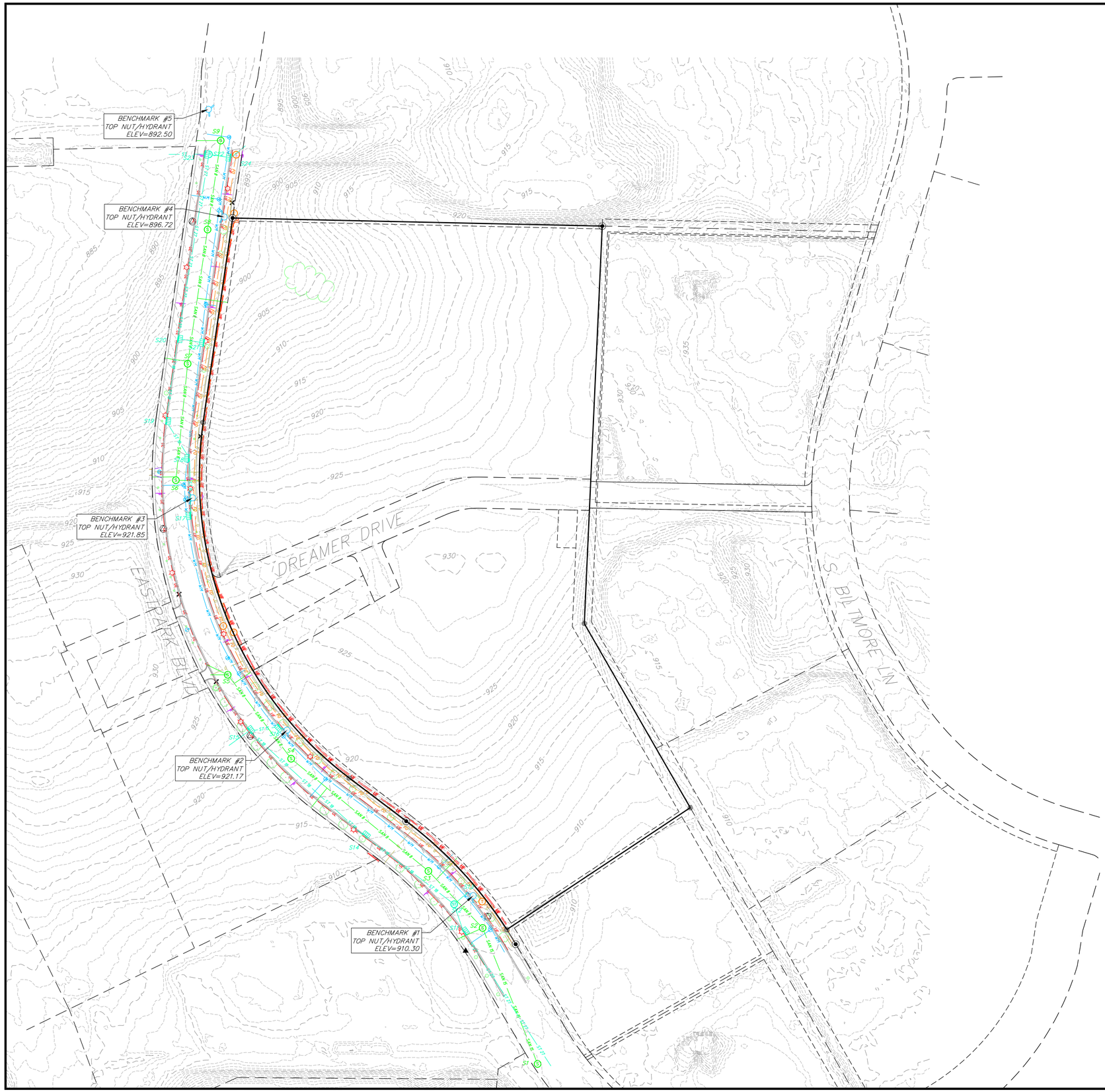


10 Operating Engineers - view from site



knothe bruce ARCHITECTS

© Vierbicher Associates, Inc.



EXISTING STORM STRUCTURE TABLE				
NAME	**TYPE**	**RIM/TC**	**INVERT**	**DIRECTION**
S11	CIN	906.23	901.53	SE
			901.79	NW
S12	STMH	907.63	903.21	NE
			902.89	S
			903.16	NW
S13	CIN	907.57	903.68	SW
S14	CIN	912.70	909.19	SE
			909.24	NW
S15	CIN	919.28	914.88	E
			914.73	SE
			914.93	SW
S16	CIN	918.59	915.39	W
S17	CIN	920.61	917.21	N
S18	CIN	915.63	912.32	S
			912.07	NW
S19	CIN	911.41	907.32	N
			907.37	SE
S20	CIN	901.86	896.83	N
			897.30	E
			897.06	S
S21	CIN	902.02	898.32	W
S22	STMH	890.10	880.45	N
			880.45	E
			883.70	S
			880.40	W
S23	CIN	890.31	880.40	N
			880.40	E
			880.40	W
S24	CIN	890.38	882.20	NE
			881.73	W

N
W E
S

GRAPHIC SCALE FEET
0 50 100 200

EXISTING SANITARY STRUCTURE TABLE				
NAME	**TYPE**	**RIM/TC**	**INVERT**	**DIRECTION**
S1	SMH	903.36	891.16	SE
			891.03	NW
S2	SMH	905.86	889.66	SE
			889.61	SW
			890.81	NW
			895.64	NW
S3	SMH	909.73	899.71	SE
			899.85	NW
S4	SMH	917.44	907.37	SE
			907.47	NW
S5	SMH	921.62	911.72	SE
			911.76	W
			911.83	NW
S6	SMH	917.90	907.28	N
			907.35	E
S7	SMH	904.37	893.84	N
			893.93	S
S8	SMH	894.48	883.69	N
			883.78	S
S9	SMH	890.05	877.47	N
			876.55	S
			876.47	W

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- SET NAIL

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING SILT FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

GENERAL NOTES:

1. This plan is not intended to be a property survey as defined in Chapter A–E 7 of the Wisconsin Administrative Code. The property lines shown on this plan are based on found monumentation, Certified Survey Map #15829, recorded as Document # 5778376 and subsequent surveys of record.

2. This plan is based upon field survey work performed on August 17, 18 and 24, 2022. Any changes in site conditions after August 24, 2022 are not reflected by this plan.

3. This plan is referenced to the Wisconsin County Coordinate System–Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS.

4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline ticket #20223311075 and #20223311078. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others. Sewer and water pipe sizes were obtained from the City of Madison GTweb site. Some storm sewer pipe sizes were measured during the survey.

5. No attempt has been made as a part of this plan to obtain or show data concerning condition,or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.

6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal, except those easements shown on the Creek Crossing At St. Francis plat.

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Existing Conditions

Cascade Phase 1 - The American Center
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
1/30/2023

DRAFTER
BBAR

CHECKED
SCHU

PROJECT NO.
210303

C3

30 Jan 2023 - 11:22a M:\Cascade Development\210303_4902 Eastpark Blvd\CADD\210303 - ExCon.dwg by: bbar

© Vierbicher Associates, Inc.

INFILTRATION BASIN

EROSION MAT – CLASS I, TYPE B URBAN (TYP.)

BIORETENTION BASIN

BIORETENTION BASIN

EROSION MAT – CLASS II, TYPE A (TYP.)

EROSION MAT – CLASS I, TYPE B URBAN (TYP.)

WET DETENTION BASIN

TRACKING PAD (TYP.)

FIRST FLOOR EL = 922.00
LOWER LEVEL EL = 912.67

LOT 49

FIRST FLOOR EL = 933.00
LOWER LEVEL EL = 923.67

LOT 50

SILT FENCE (TYP.)

INFILTRATION BASIN

INFILTRATION BASIN

SILT FENCE (TYP.)

FIRST FLOOR EL = 916.00
LOWER LEVEL EL = 906.00

LOT 48

OUTLOT 22

EASTPARK BLVD

LUMINOUS LANE

INFILTRATION BASIN

FRAMED INLET PROTECTION (TYP.)

TRACKING PAD (TYP.)

SILT FENCE (TYP.)

LOT 50

FIRST FLOOR EL = 933.00
LOWER LEVEL EL = 923.67

FRAMED INLET PROTECTION (TYP.)

TRACKING PAD (TYP.)

DREAMER DRIVE

LOT 47

FIRST FLOOR EL = 929.00
LOWER LEVEL EL = 919.67

LOT 51

IMPROVEMENTS SOUTH OF DREAMER DRIVE ARE PART OF PHASE 2 CONSTRUCTION AND WILL BE INCLUDED IN A FUTURE SUBMITTAL

DREAMER DRIVE

OUTLOT 18

FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

FINAL DESIGN FOR LUMINOUS LANE COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY AND PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

NOT FOR CONSTRUCTION

N

W E

S

GRAPHIC SCALE FEET

0 20 40 80

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Phase 1 Erosion Control Plan

Cascade Phase 1 - The American Center
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
1/30/2023

DRAFTER
BBAR

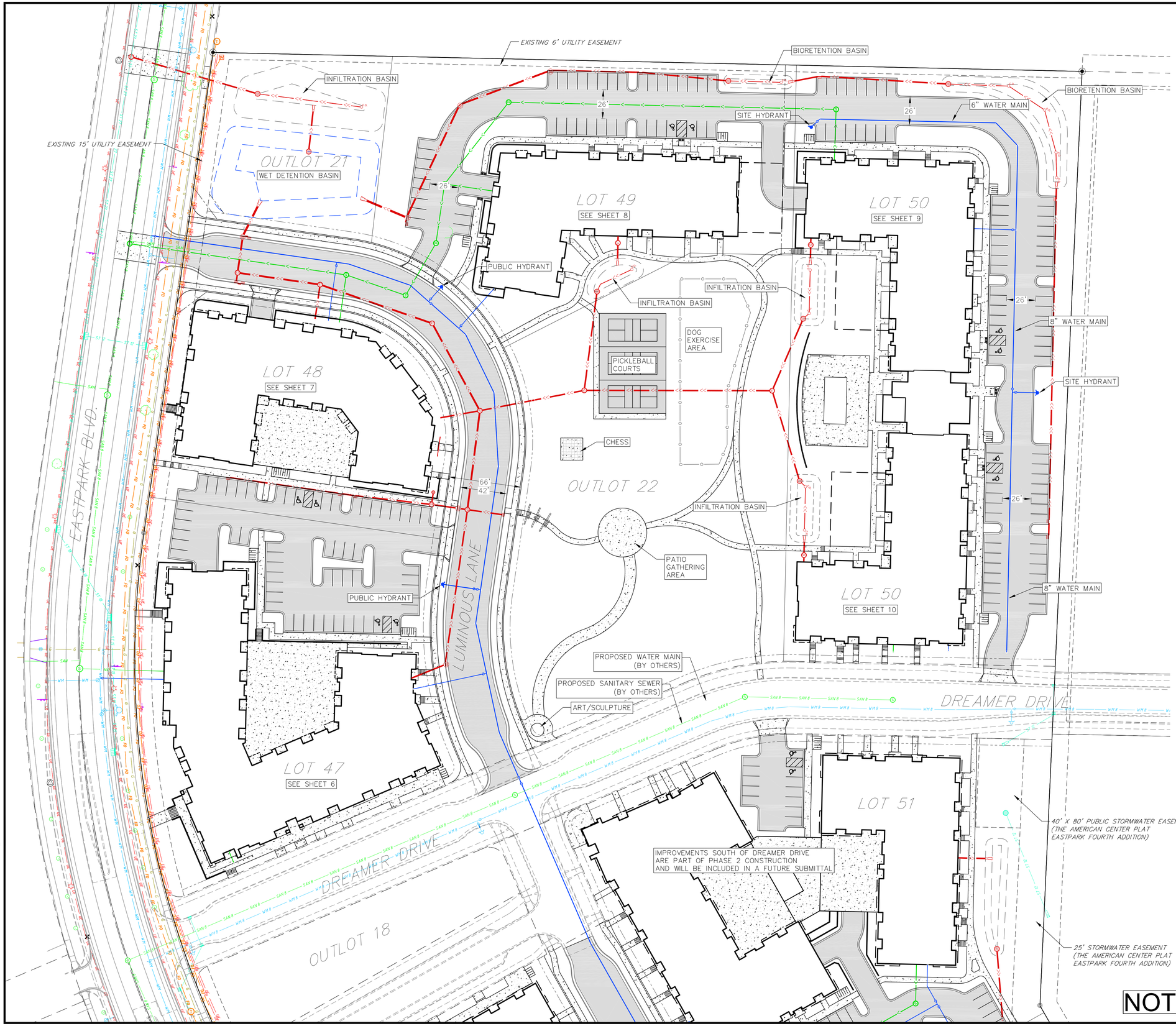
CHECKED
SCHU

PROJECT NO.
210303

C4

30 Jan 2023 - 11:30a M:\Cascade Development\210303_4902 Eastpark Blvd\CADD\210303 - Grading Overall.dwg by: bbar

© Vierbicher Associates, Inc.



N
W E
S

GRAPHIC SCALE FEET
0 20 40 80

FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

FINAL DESIGN FOR LUMINOUS LANE COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY AND PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Phase 1 Site & Utility Plan

Cascade Phase 1 - The American Center
City of Madison
Dane County, Wisconsin

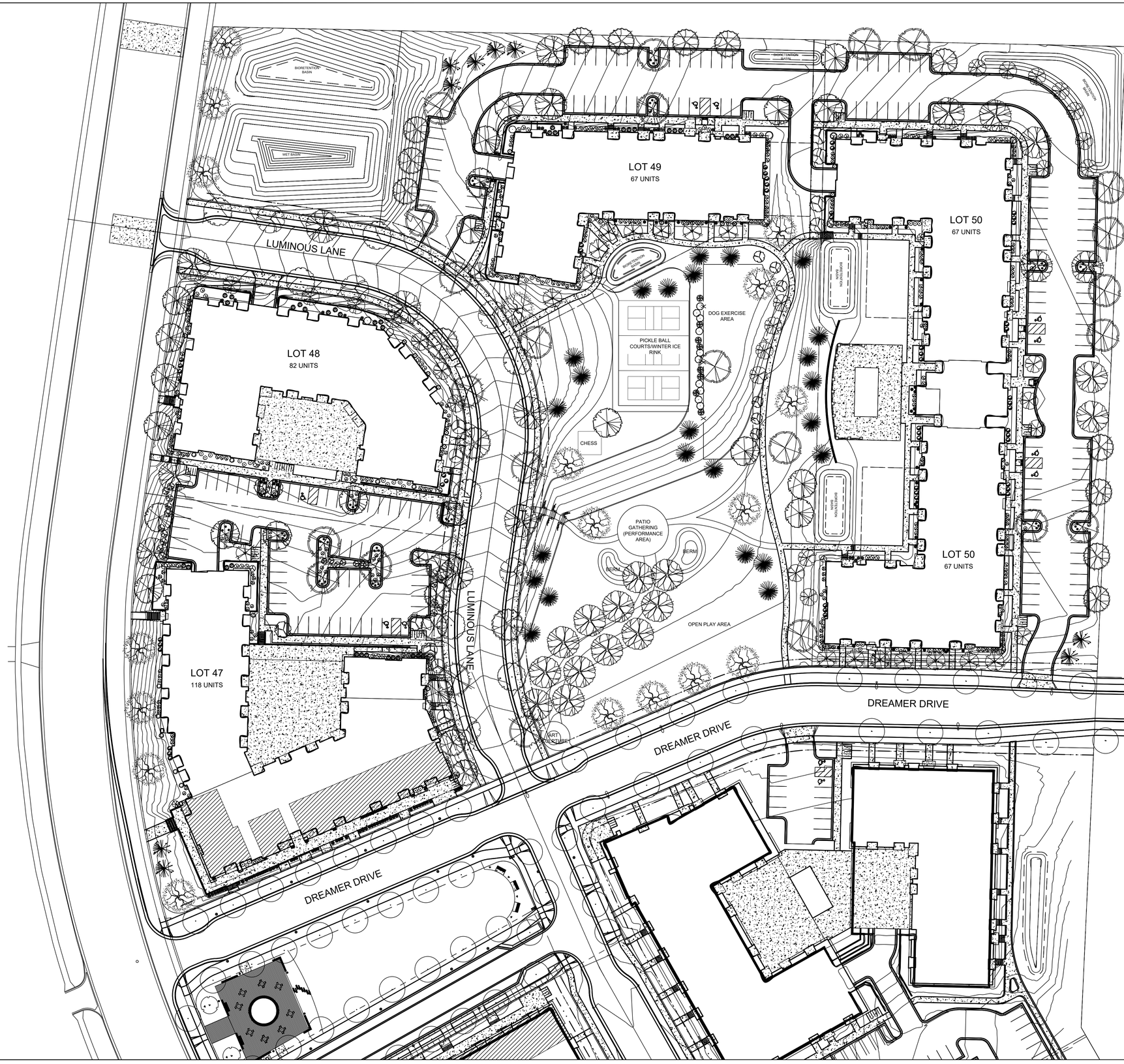
REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

DATE 1/30/2023
DRAFTER BBAR
CHECKED
PROJECT NO. 210303

C5

30 Jan 2023 - 11:27a M:\Cascade Development\210303_4P02 Eastpark Blvd\CADD\210303 - Base Eng.dwg by: bbar



SHEET NUMBER

L 100

OLSON TOON LANDSCAPING

3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

THE AMERICAN CENTER FIFTH ADDITION

OVERALL LANDSCAPE PLAN
Madison, Wisconsin

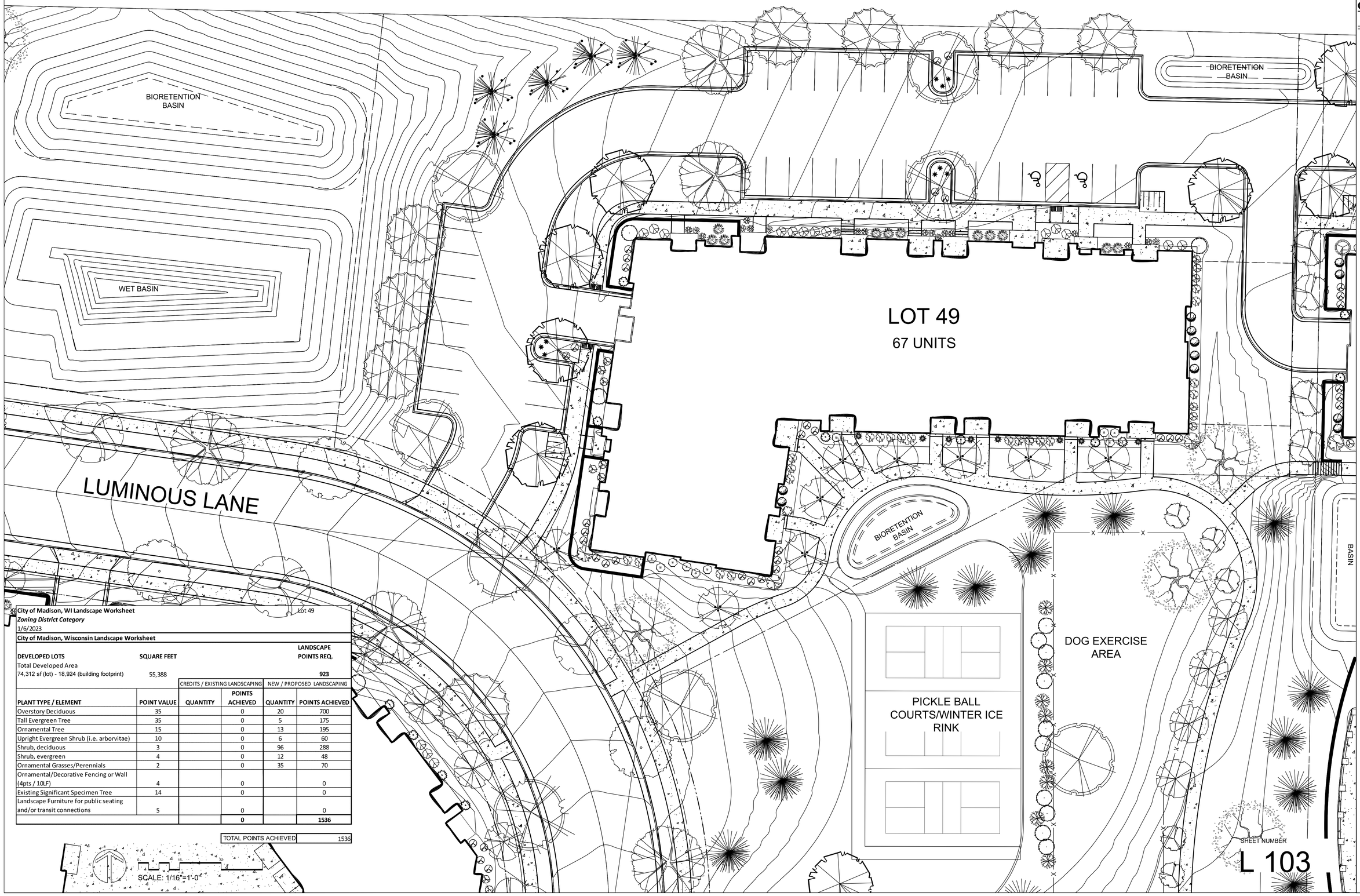
Date: January 6, 2023
Scale: 1'-0"=40'-0"
Designer: kms
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

2023.01.26

Reference Name:
Cascade Development



City of Madison, WI Landscape Worksheet — Lot 49

Zoning District Category

1/6/2023

City of Madison, Wisconsin Landscape Worksheet

DEVELOPED LOTS	SQUARE FEET				LANDSCAPE POINTS REQ.
Total Developed Area					
74,312 sf (lot) - 18,924 (building footprint)	55,388				**923**
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	**POINT VALUE**	**QUANTITY**	**POINTS ACHIEVED**	**QUANTITY**	**POINTS ACHIEVED**
Overstory Deciduous	35		0	20	700
Tall Evergreen Tree	35		0	5	175
Ornamental Tree	15		0	13	195
Upright Evergreen Shrub (i.e. arborvitae)	10		0	6	60
Shrub, deciduous	3		0	96	288
Shrub, evergreen	4		0	12	48
Ornamental Grasses/Perennials	2		0	35	70
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree	14		0		0
Landscape Furniture for public seating and/or transit connections	5		0		0
			0		**1536**

TOTAL POINTS ACHIEVED	1536

OLSON TOON LANDSCAPING
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

THE AMERICAN CENTER FIFTH ADDITION

LOT 49 LANDSCAPE PLAN
Madison, Wisconsin

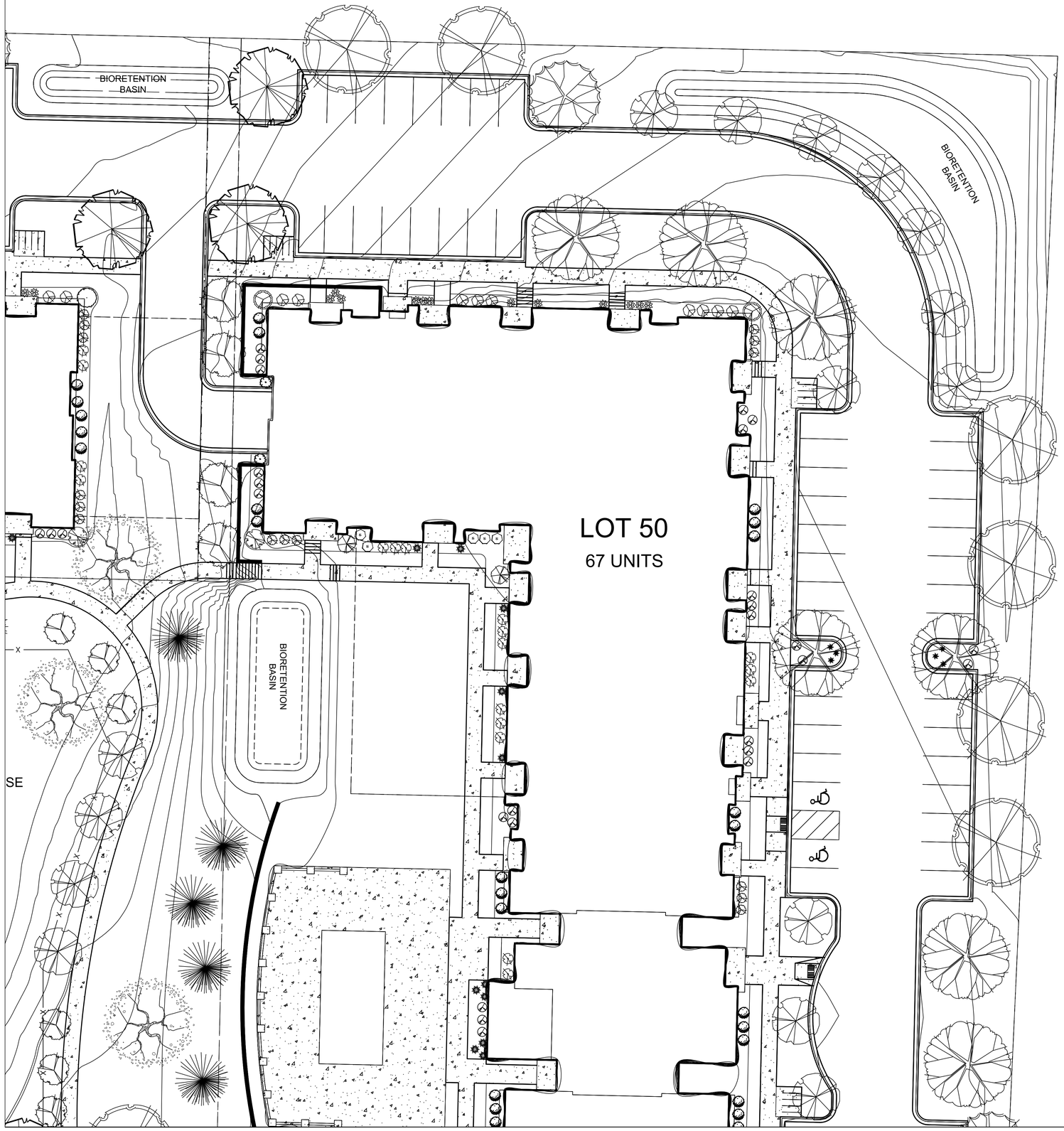
Date: January 6, 2023
Scale: 1/16"=1'-0"
Designer: kms
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
2023.01.26

SHEET NUMBER
L 103

Reference Name:
Cascade Development



City of Madison, WI Landscape Worksheet *Zoning District Category* 1/6/2023				Lot 50	
City of Madison, Wisconsin Landscape Worksheet					
DEVELOPED LOTS Total Developed Area 134,789 sf (lot) - 40,694 (building footprint)	**SQUARE FEET** 94,095				**LANDSCAPE POINTS REQ.** **1568**
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	**POINT VALUE**	**QUANTITY**	**POINTS ACHIEVED**	**QUANTITY**	**POINTS ACHIEVED**
Overstory Deciduous	35		0	22	770
Tall Evergreen Tree	35		0	2	70
Ornamental Tree	15		0	14	210
Upright Evergreen Shrub (i.e. arborvitae)	10		0	2	20
Shrub, deciduous	3		0	157	471
Shrub, evergreen	4		0	56	224
Ornamental Grasses/Perennials	2		0	51	102
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree	14		0		0
Landscape Furniture for public seating and/or transit connections	5		0		0
			0		**1867**

TOTAL POINTS ACHIEVED	1867

0 16 32 48

SCALE: 1/16"=1'-0"

SHEET NUMBER

L 104

OLSON TOON LANDSCAPING

3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

THE AMERICAN CENTER FIFTH ADDITION

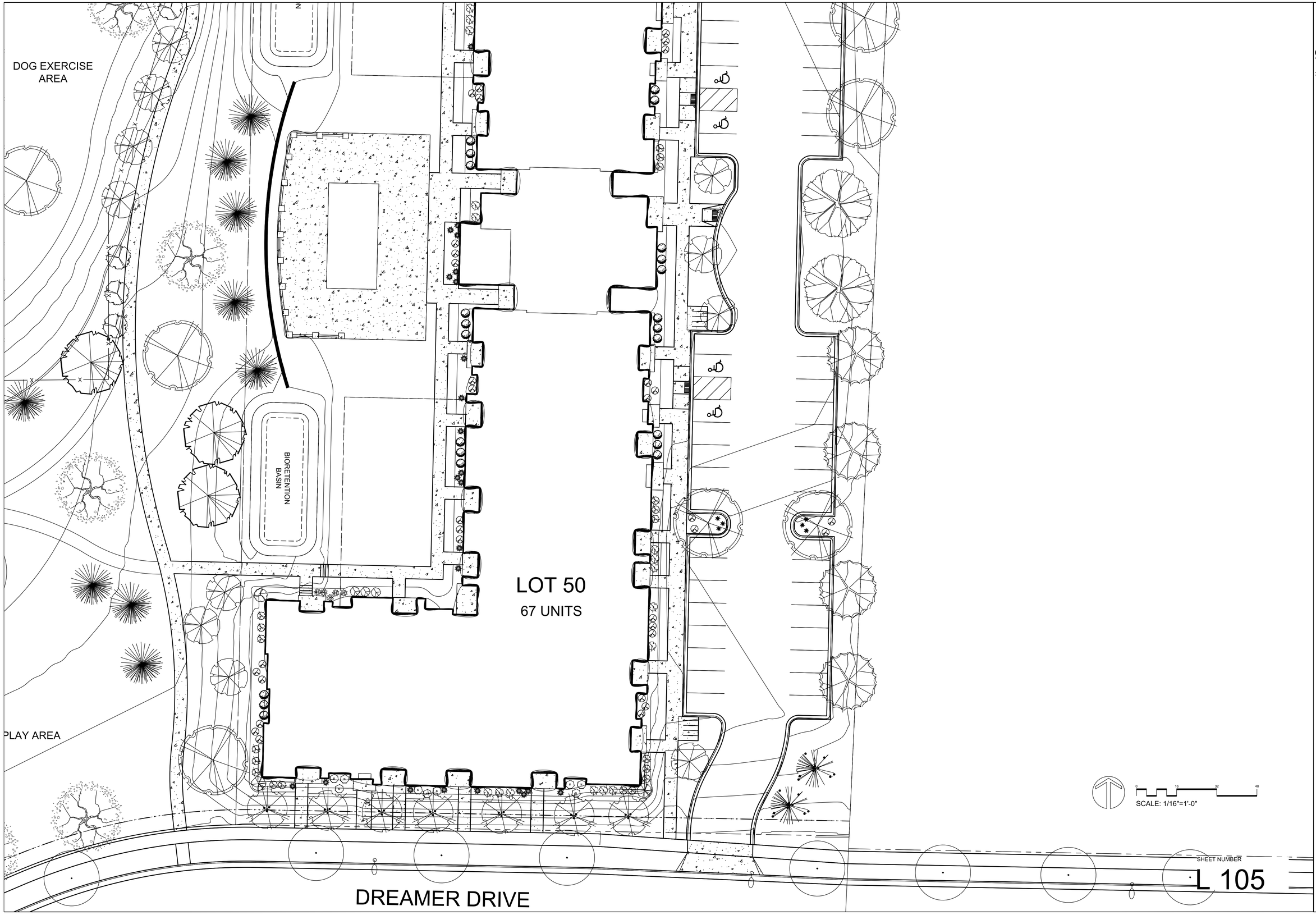
LOT 50 LANDSCAPE PLAN
Madison, Wisconsin

Date: January 6, 2023
Scale: 1/16"=1'-0"
Designer: kms
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
2023.01.26

Reference Name:
Cascade Development



SCALE: 1/16"=1'-0"

OLSON TOON LANDSCAPING
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

THE AMERICAN CENTER FIFTH ADDITION

LOT 50 LANDSCAPE PLAN
Madison, Wisconsin

Date: January 6, 2023
Scale: 1/16"=1'-0"
Designer: kms
Job #

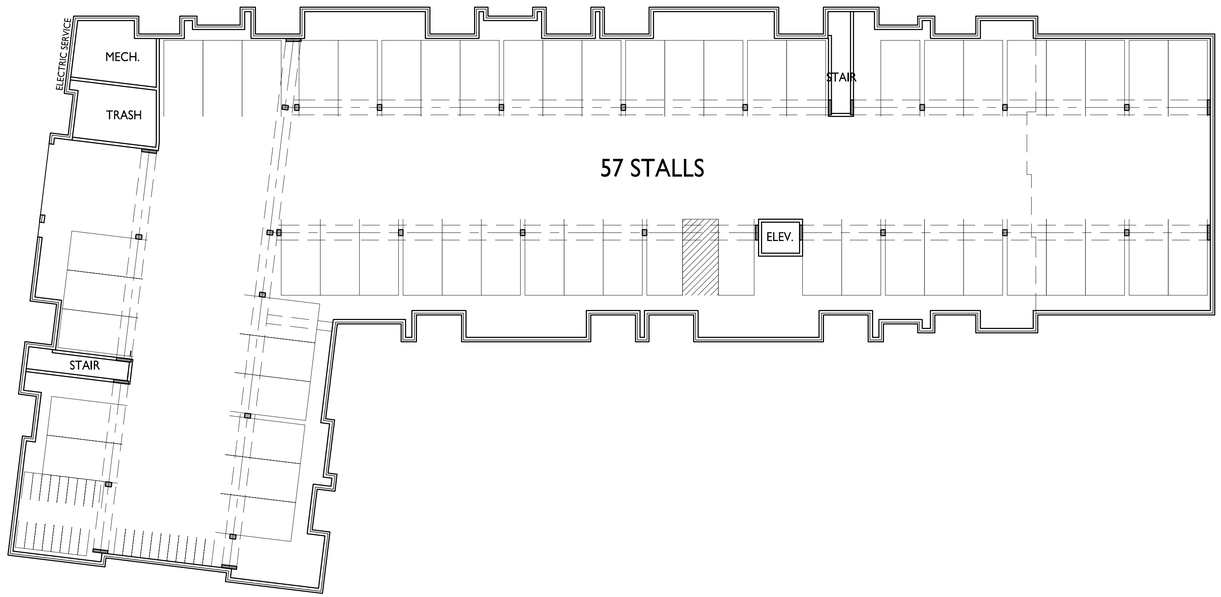
Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

2023.01.26

SHEET NUMBER
L 105

Reference Name:
Cascade Development



LOT 49
BASEMENT PLAN

1 / A-1.0

1/16" = 1'-0"

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

ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot 49
Basement Plan

SHEET NUMBER
A-1.0

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



LOT 49
FIRST FLOOR PLAN
1/16" = 1'-0"

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

ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot 49
First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



LOT 49
SECOND FLOOR PLAN

1
A-1.2

1/16" = 1'-0"

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

ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot 49
Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



LOT 49
THIRD FLOOR PLAN

1/A-1.3 1/16" = 1'-0"

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

ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot 49
Third Floor Plan

SHEET NUMBER
A-1.3

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



LOT 49
FOURTH FLOOR PLAN

1 / A-1.4

1/16" = 1'-0"

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

ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot 49
Fourth Floor Plan

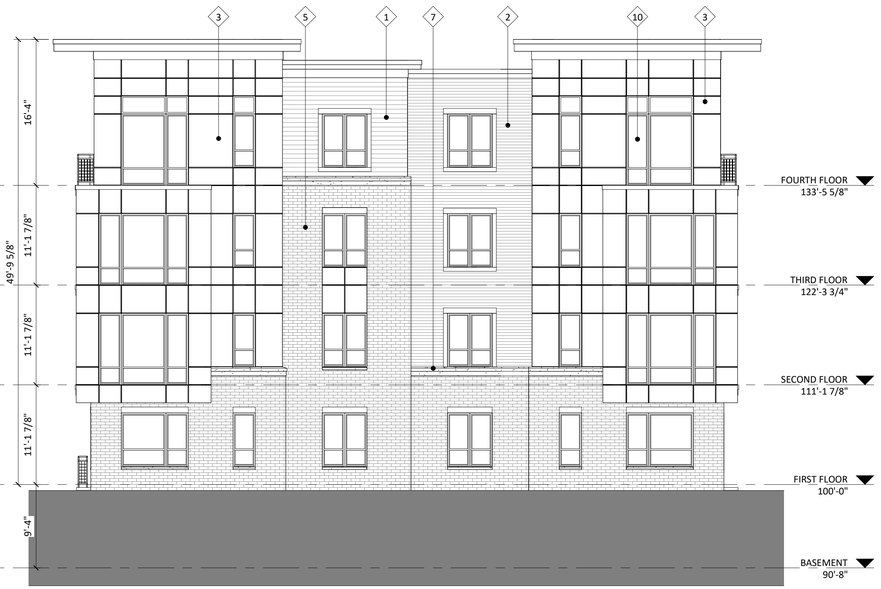
SHEET NUMBER
A-1.4

PROJECT NO. 2155

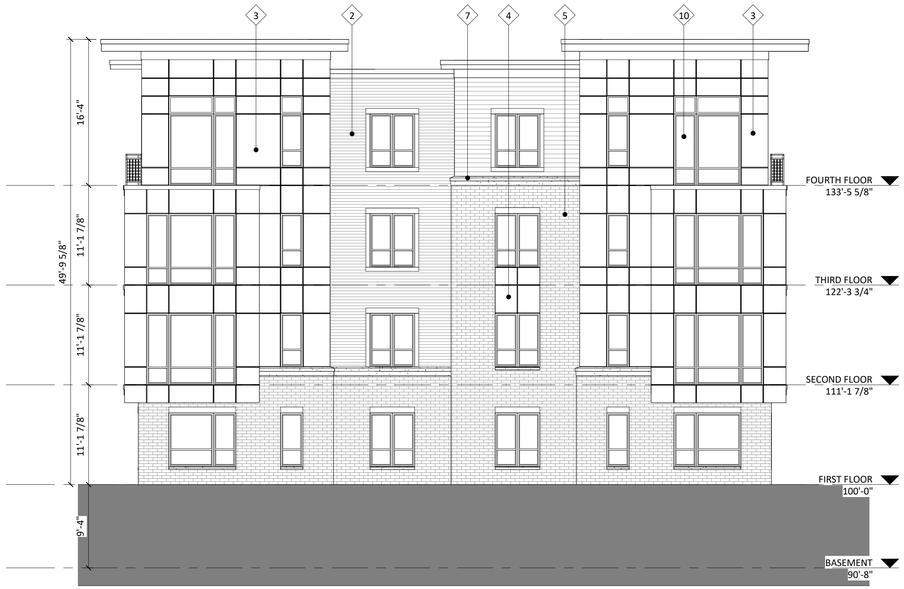
© Knothe & Bruce Architects, LLC



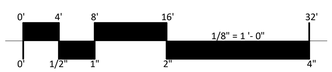
1 X215 ELEVATION - NORTH
1/8" = 1'-0"



3 X215 ELEVATION - SOUTHWEST
1/8" = 1'-0"



2 X215 ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 49

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
X215

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



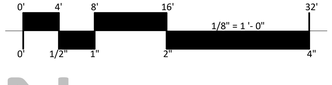
1 X216 ELEVATION - SOUTH
1/8" = 1'-0"



3 X216 ELEVATION - WEST
1/8" = 1'-0"



2 X216 ELEVATION - SOUTHEAST
1/8" = 1'-0"



NOT FOR CONSTRUCTION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

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

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 49

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
X216

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



1 X217 COLORED ELEVATION - NORTH
1/8" = 1'-0"



3 X217 COLORED ELEVATION - SOUTHWEST
1/8" = 1'-0"



2 X217 COLORED ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 49

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
X217

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



1 X218 COLORED ELEVATION - SOUTH
1/8" = 1'-0"



3 X218 COLORED ELEVATION - WEST
1/8" = 1'-0"



2 X218 COLORED ELEVATION - SOUTHEAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 49

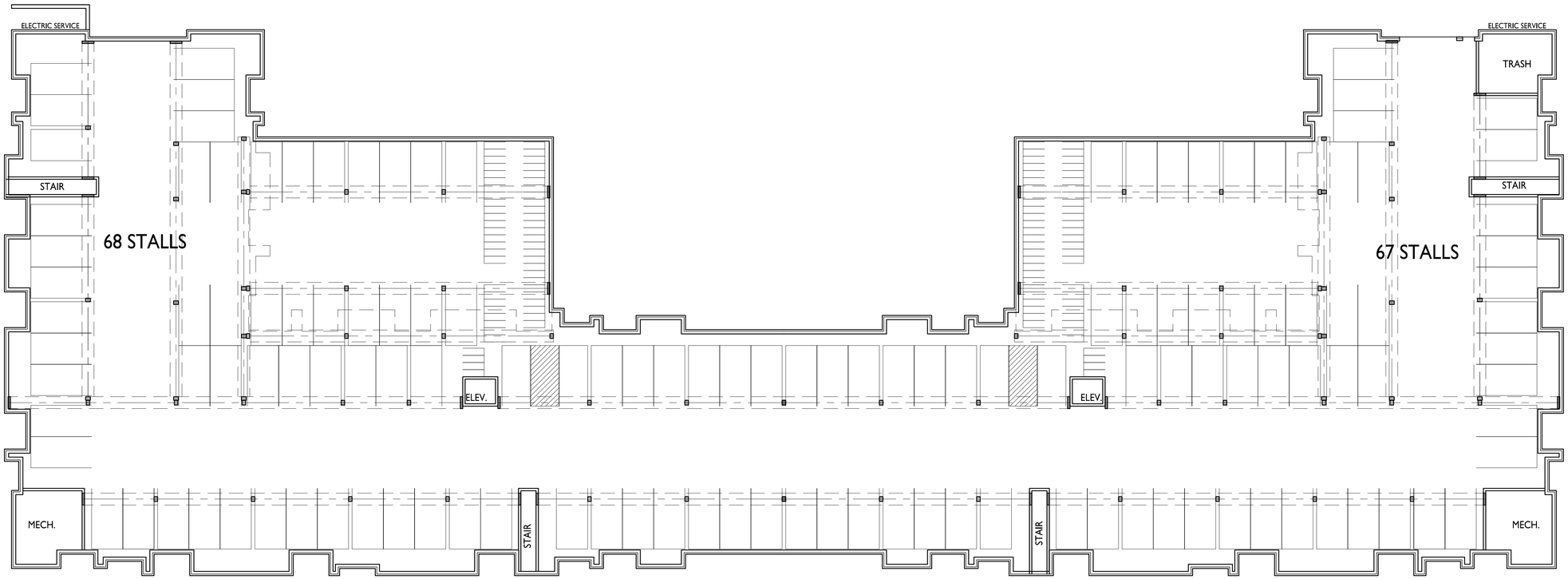
East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
X218

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



LOT 50
BASEMENT FLOOR PLAN

1/16" = 1'-0"

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

ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

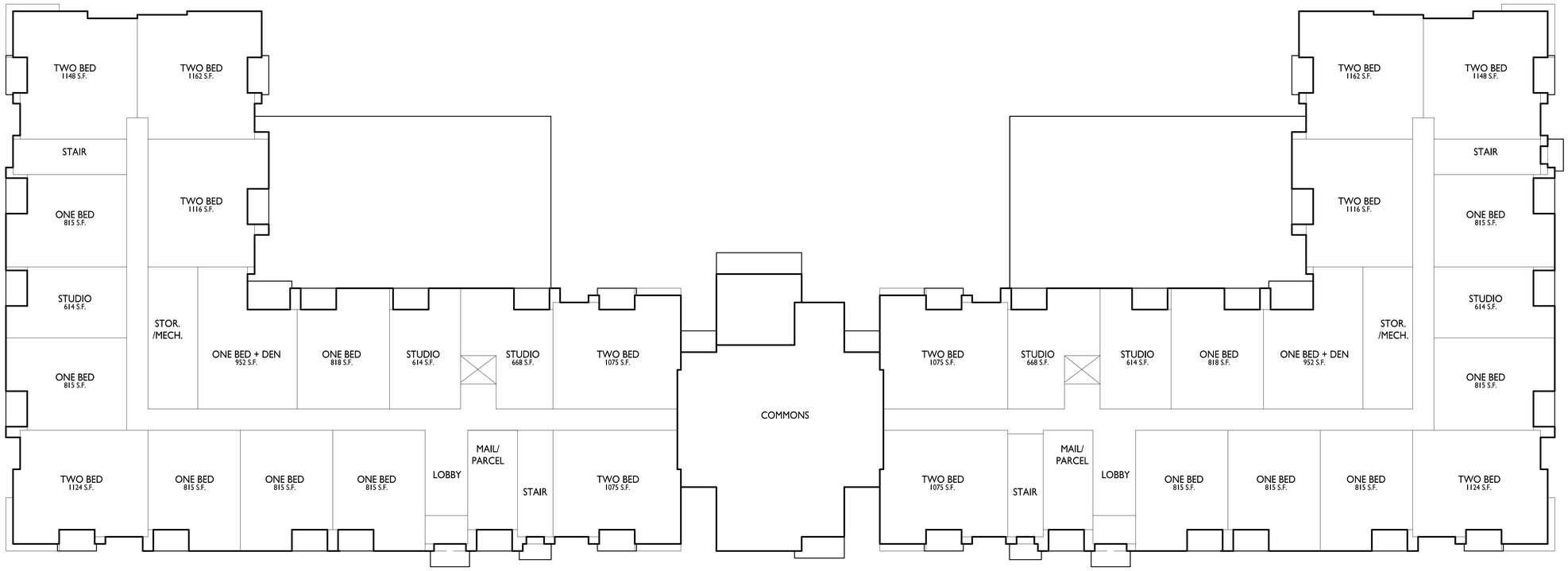
SHEET TITLE
Lot 50
Basement Plan

SHEET NUMBER
A-1.0

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC

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



ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot 50
First Floor Plan

SHEET NUMBER
A-1.1

1 A-1.1 LOT 50 FIRST FLOOR PLAN
1/16" = 1'-0"

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



1 A-1.2 LOT 50 SECOND FLOOR PLAN

1/16" = 1'-0"

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

ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot 50
Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC





LOT 50
THIRD FLOOR PLAN

1
A-1.3

1/16" = 1'-0"

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

ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot 50
Third Floor Plan

SHEET NUMBER
A-1.3

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC





LOT 50
FOURTH FLOOR PLAN

1
A-1.4

1/16" = 1'-0"

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

ISSUED
TAC Concept Review - Phase 1: Jan. 11, 2023
Issued for UDC Info. Submittal - Jan. 30, 2023

PROJECT TITLE
CASCADE -
THE AMERICAN
CENTER EASTPARK
FIFTH ADDITION

Eastpark Blvd.
Madison, WI

SHEET TITLE
Lot 50
Fourth Floor Plan

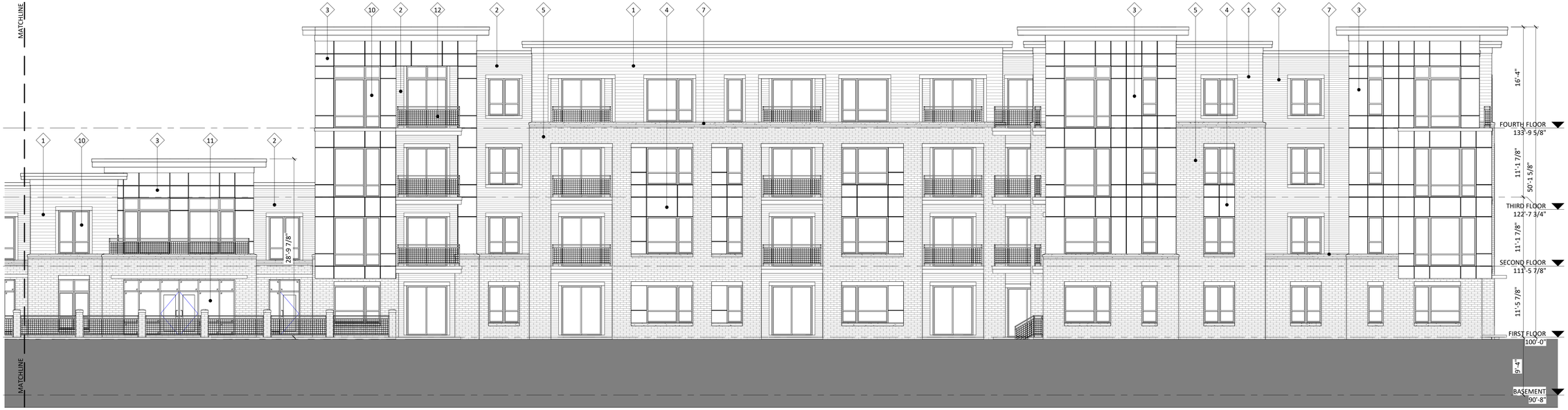
SHEET NUMBER
A-1.4

PROJECT NO. 2155

© Knothe & Bruce Architects, LLC



1 X219 WEST ELEVATION (NORTH)
1/8" = 1'-0"



2 X219 WEST ELEVATION (SOUTH)
1/8" = 1'-0"

0' 4' 8' 16' 32'
0' 1/2" 1" 2" 4"
1/8" = 1'-0"

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

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

ISSUED

PROJECT TITLE
Cascade - The American Center LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
X219

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



1 X220 EAST ELEVATION (SOUTH)
1/8" = 1'-0"



2 X220 EAST ELEVATION (NORTH)
1/8" = 1'-0"

0' 4' 8' 16' 32'
0' 1/2" 1" 2" 4"
1/8" = 1 '- 0"

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

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

ISSUED

PROJECT TITLE
Cascade - The American Center LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
X220

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



1 X221 NORTH ELEVATION
1/8" = 1'-0"



2 X221 SOUTH FACING TERRACE ELEVATION
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
X221

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



1 X222 SOUTH ELEVATION
1/8" = 1'-0"



2 X222 NORTH FACING TERRACE ELEVATION
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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

ISSUED

PROJECT TITLE
Cascade - The American Center LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
X222

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



1 X223 WEST ELEVATION (NORTH)
1/8" = 1'-0"



2 X223 WEST ELEVATION (SOUTH)
1/8" = 1'-0"

NOT FOR CONSTRUCTION



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

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

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
X223

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



1 X224 EAST ELEVATION (SOUTH)
1/8" = 1'-0"



2 X224 EAST ELEVATION (NORTH)
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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

ISSUED

PROJECT TITLE
Cascade - The American Center LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
X224

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC



1 X225 NORTH ELEVATION
1/8" = 1'-0"



2 X225 SOUTH FACING TERRACE ELEVATION
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
X225

PROJECT NUMBER 2155

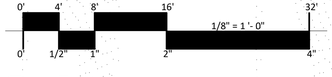
© Knothe & Bruce Architects, LLC



1 / X226 SOUTH ELEVATION
1/8" = 1'-0"



2 / X226 NORTH FACING TERRACE ELEVATION
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	IRON GRAY
2	COMPOSITE LAP 4"	JAMES HARDIE	NIGHT GRAY
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	INTERSTATE BRICK	SAWGRASS
7	CAST STONE	ROCKCAST	CREME BUFF
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

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

ISSUED

PROJECT TITLE
Cascade - The American Center
LOT 50

East Park Blvd.
Madison, WI

SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
X226

PROJECT NUMBER 2155

© Knothe & Bruce Architects, LLC


LOT 49
kba
knothe bruce
ARCHITECTS


LOT 49
kba
knothe bruce
ARCHITECTS


LOT 50 & 49
kba
knothe bruce
ARCHITECTS


LOT 50
kba
knothe bruce
ARCHITECTS