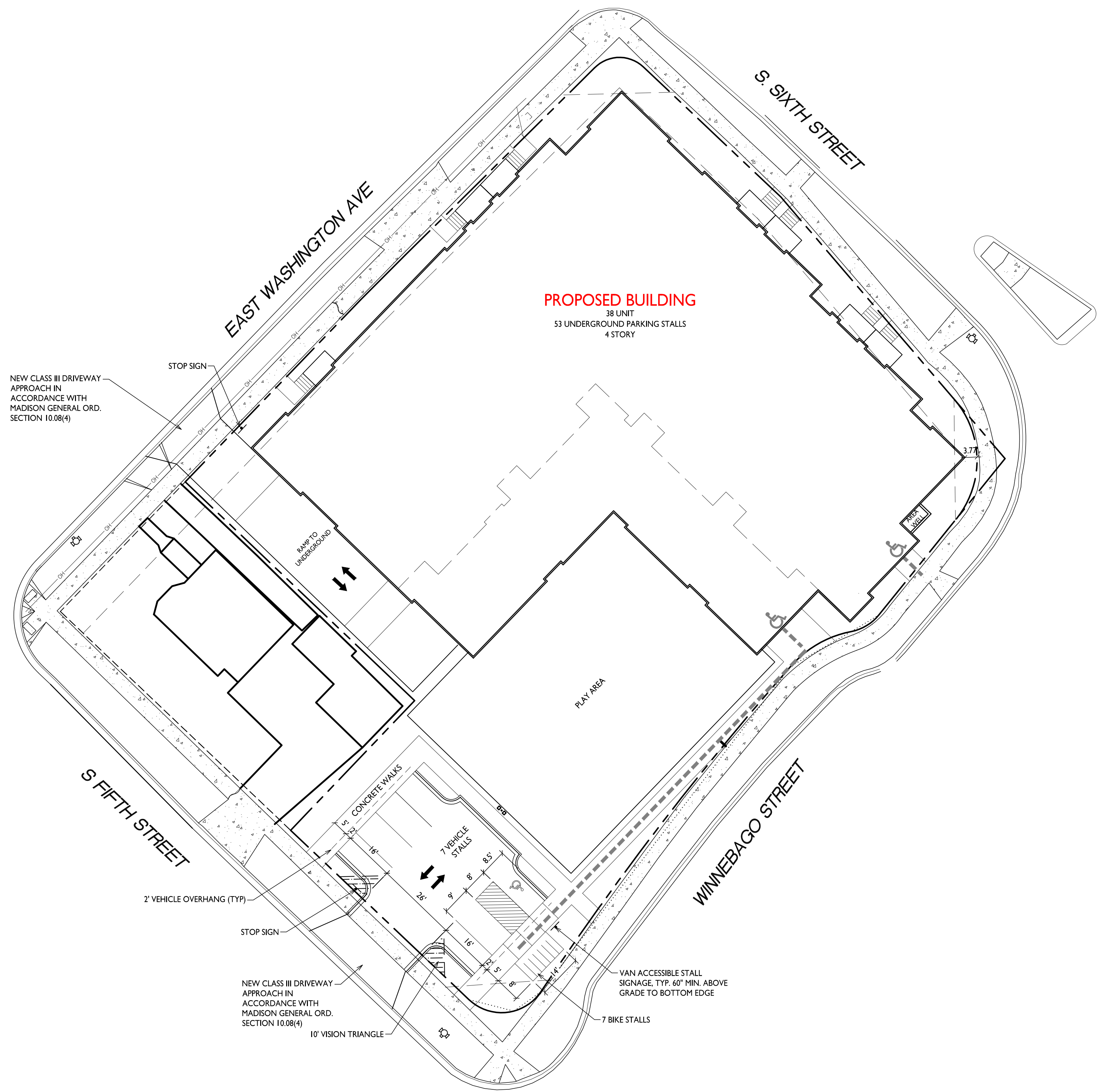
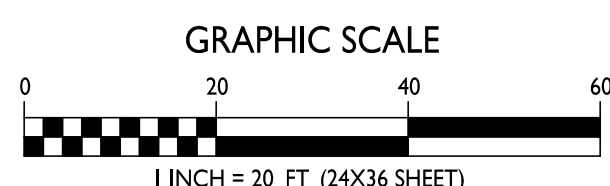
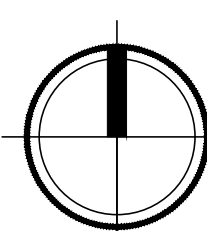




SITE PLAN
C-1.1
1" = 20'-0"



SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
EXISTING CONDITIONS	
C100	EXISTING CONDITIONS
C101	DEMO PLAN
C102	GRADING & EROSION CONTROL PLAN
C103	UTILITY PLAN
EXISTING VEGETATION PLAN	
L-0.1	EXISTING VEGETATION PLAN
L-1.0	LANDSCAPE PLAN
ARCHITECTURAL	
BASEMENT PLAN	
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	TYPICAL UNIT PLANS
EXTERIOR ELEVATIONS	
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS - COLORED
A-2.4	EXTERIOR ELEVATIONS - COLORED

SITE DEVELOPMENT DATA:	
DENSITIES:	
LOT AREA	40,302 SF / 0.93 ACRES
DWELLING UNITS	38 DU
LOT AREA / D.U.	1,061 SF / UNIT
DENSITY	41 UNITS/ACRE
USABLE OPEN SPACE	
LOT COVERAGE	14,273 S.F. 27,182 S.F. = 67%
DAY CARE AREA	20,500 SF
RESIDENTIAL AREA	48,972 SF
BUILDING HEIGHT	4 STORIES
DWELLING UNIT MIX:	
ONE BEDROOM	15
TWO BEDROOM	13
THREE BEDROOM	4
THREE BEDROOM T.H.	6
TOTAL DWELLING UNITS	38
VEHICLE PARKING:	
UNDERGROUND/ COVERED	53 STALLS
SURFACE	7 STALLS
TOTAL	60 STALLS
BICYCLE PARKING:	
UNDERGROUND/STD. 2'X6'	38 STALLS (COVERED)
SURFACE GUEST	4 STALLS (10% OF UNITS)
SURFACE DAY CARE	3 STALLS
TOTAL	45 STALLS

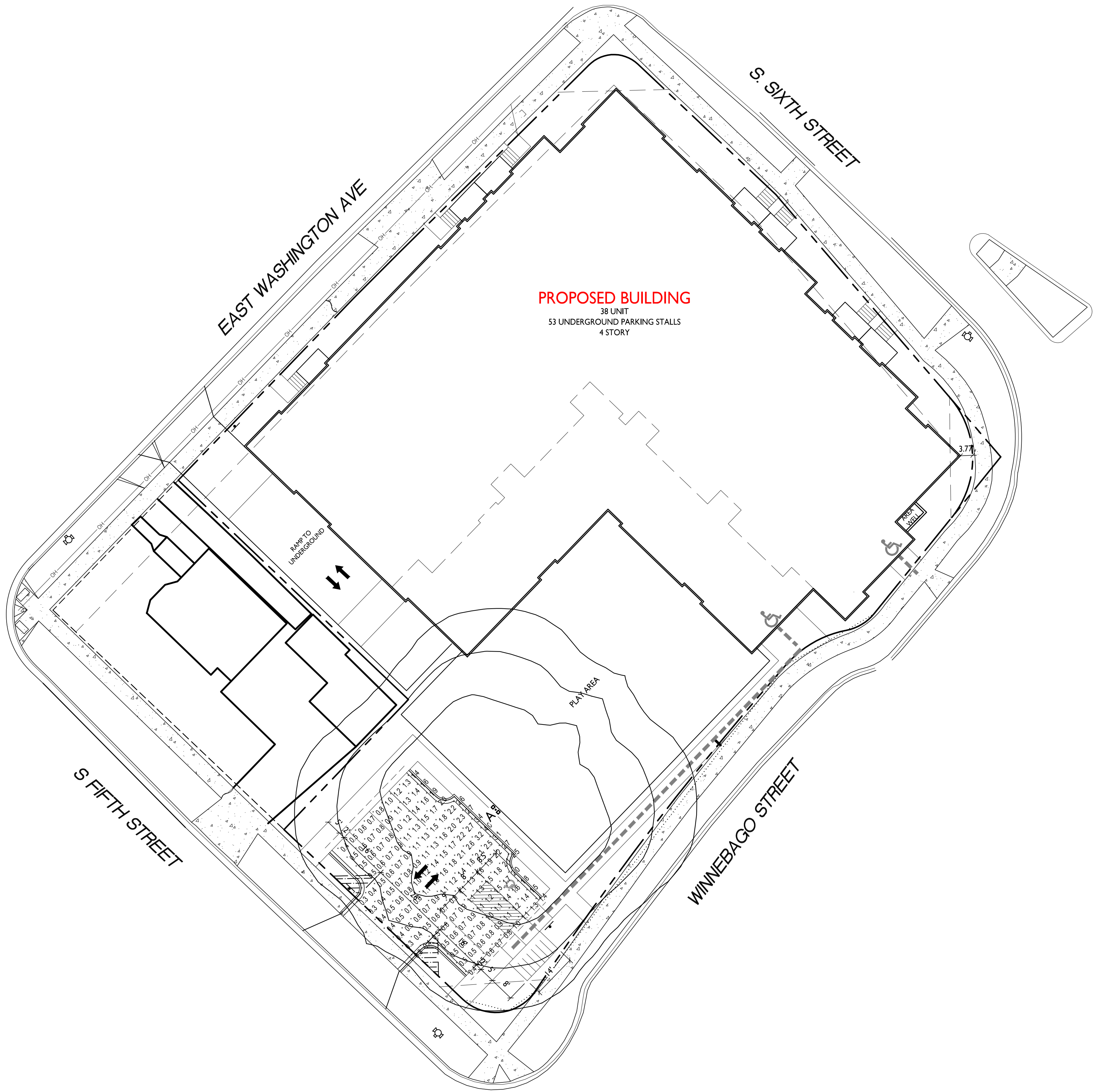
- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE 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 , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - 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.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
 - 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 DEPARTMENTS.

ISSUED
Issued for Land Use - August 14, 2019

PROJECT TITLE
**MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT**

2340 S Winnebago St
Madison, Wisconsin
SHEET TITLE
Site Plan

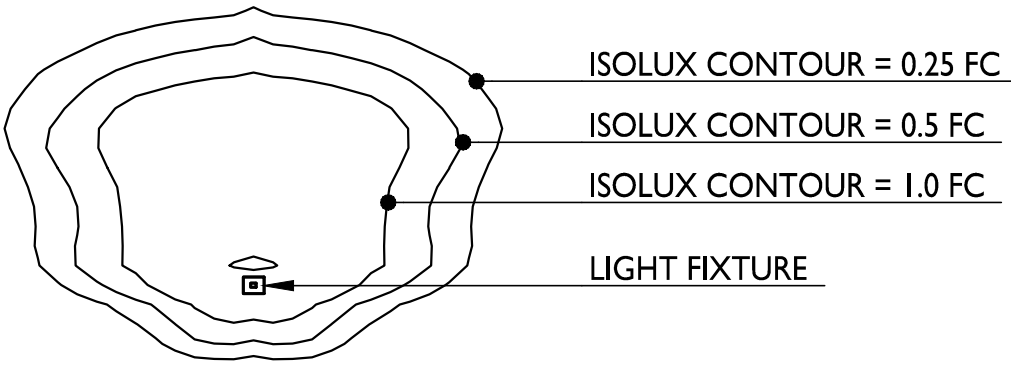
SHEET NUMBER
C-1.1
PROJECT NO. 1922
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STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Area Lighting	+	1.2 fc	4.0 fc	0.3 fc	13.3:1	4.0:1

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
[Symbol]	A	1	LITHONIA LIGHTING	DSX1 LED P1 30K T4M MVOLT	DSX1 LED P1 30K T4M MVOLT	DSX1_LED_P1_30K_T4M_MVOLT.ies
[Symbol]						18'-0" POLE ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION

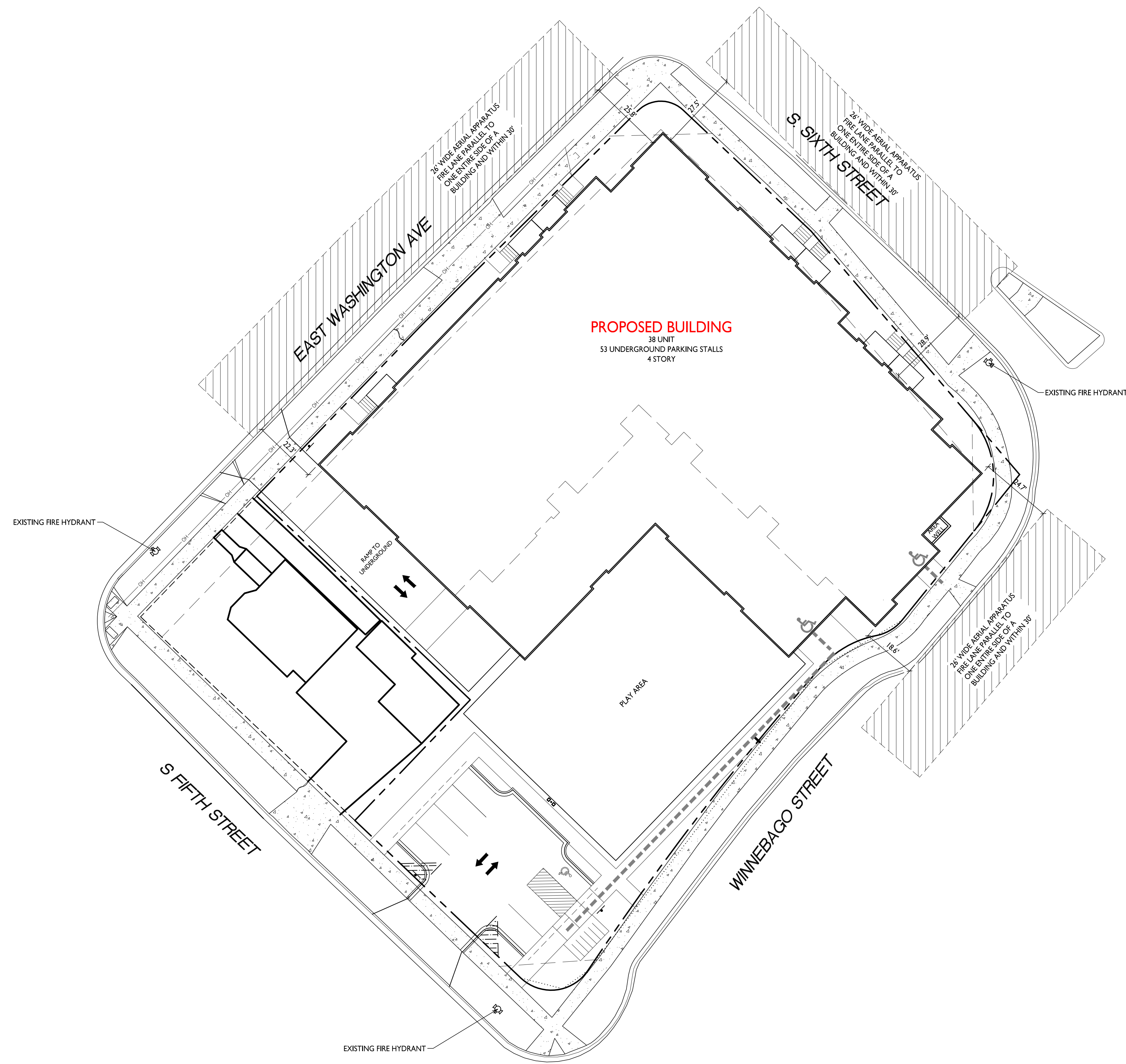


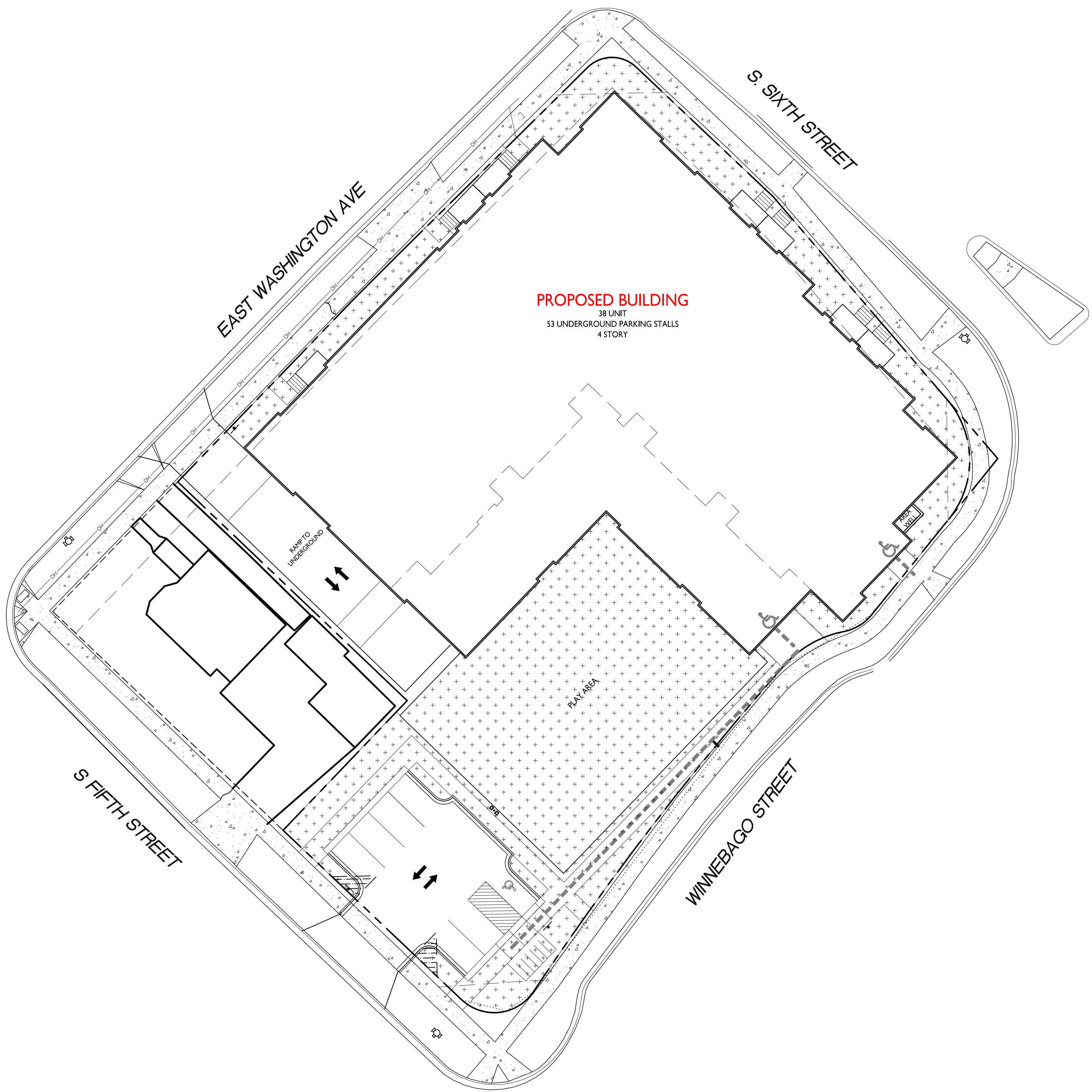
ISSUED
Issued for Land Use - August 14, 2019

PROJECT TITLE
MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT

2340 S Winnebago St
Madison, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER





USABLE OPEN SPACE

OPEN SPACE PROVIDED:

BALCONIES: 32 X 60 S.F. = 1,920 S.F.

FOURTH FLOOR ROOF PATIOS: 590 S.F.

SECOND FLOOR ROOF DECK: 3,946

SURFACE: 12,317 S.F.

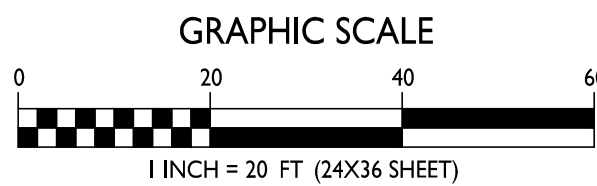
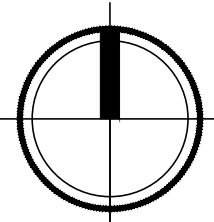
TOTAL: 14,273 S.F.

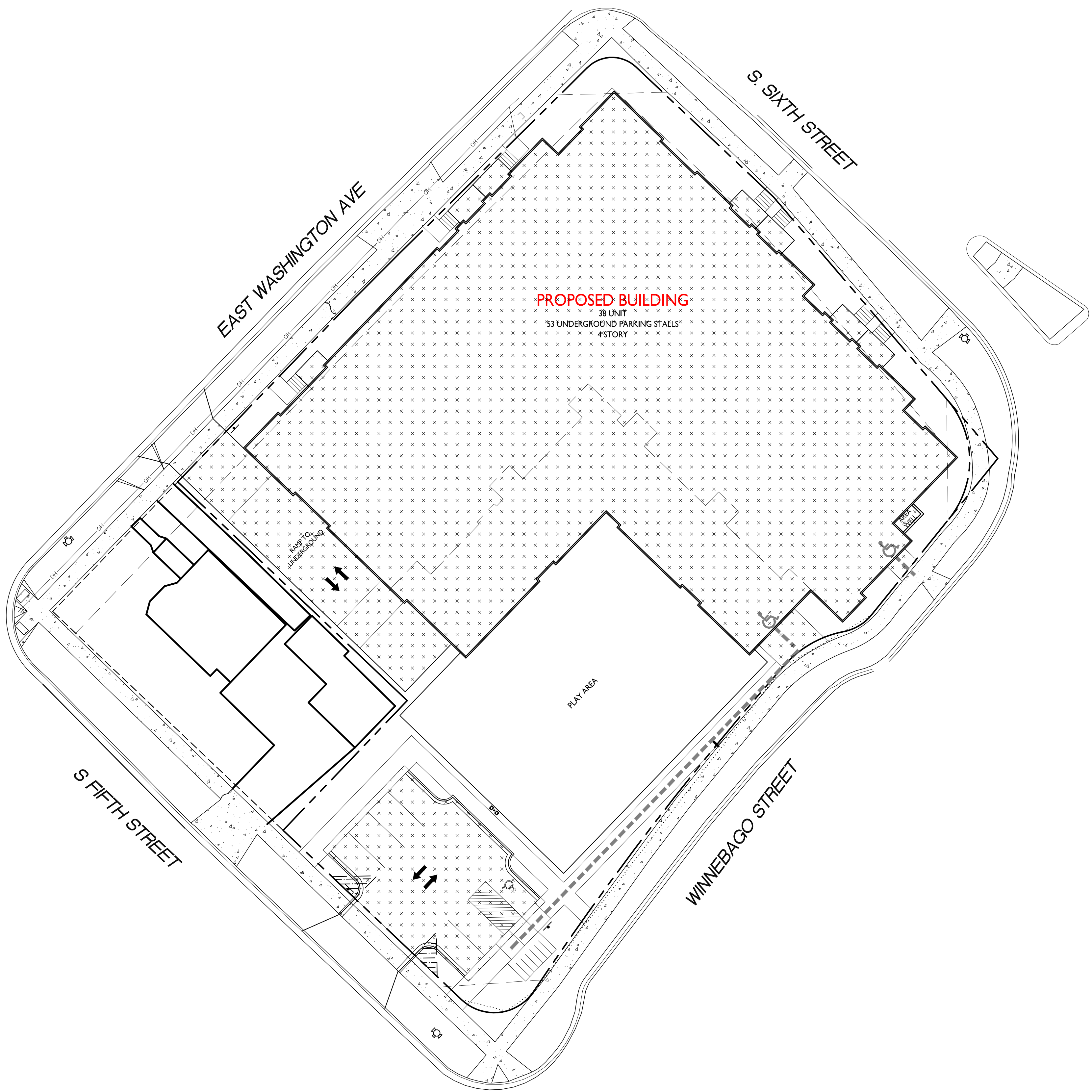
ISSUED
Issued for Land Use - August 14, 2019

PROJECT TITLE
MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT

2340 S Winnebago St
Madison, Wisconsin
SHEET TITLE
Usable Open
Space

SHEET NUMBER





LOT COVERAGE	
TOTAL LOT AREA:	40,302
BUILDING AND PAVING COVERAGE:	27,182
(TOTAL LOT AREA S.F./COVERAGE S.F.):	67%

ISSUED
Issued for Land Use - August 14, 2019

PROJECT TITLE
MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT

2340 S Winnebago St
Madison, Wisconsin
SHEET TITLE
Lot Coverage

SHEET NUMBER

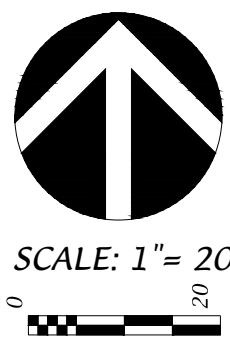
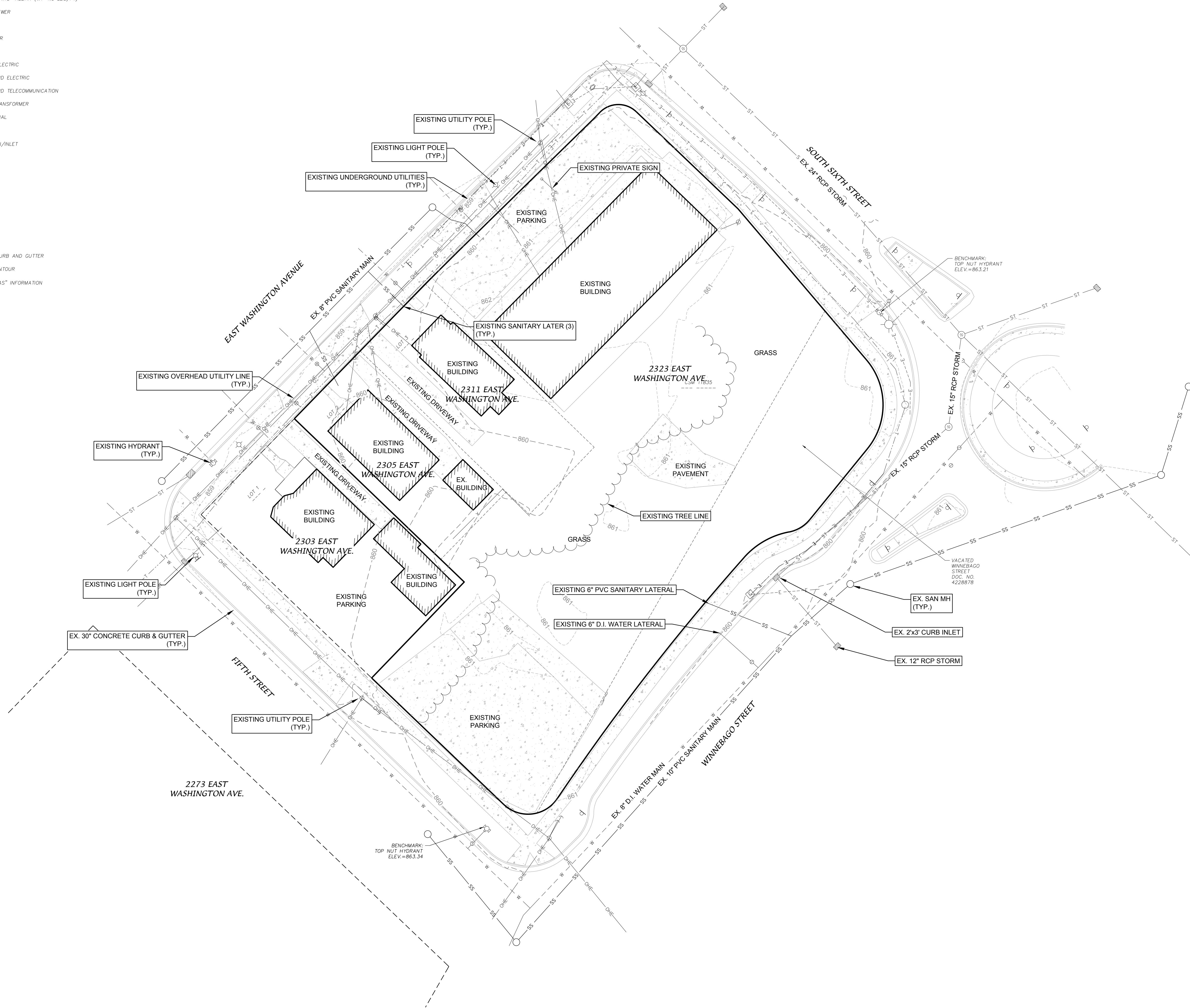
LEGEND

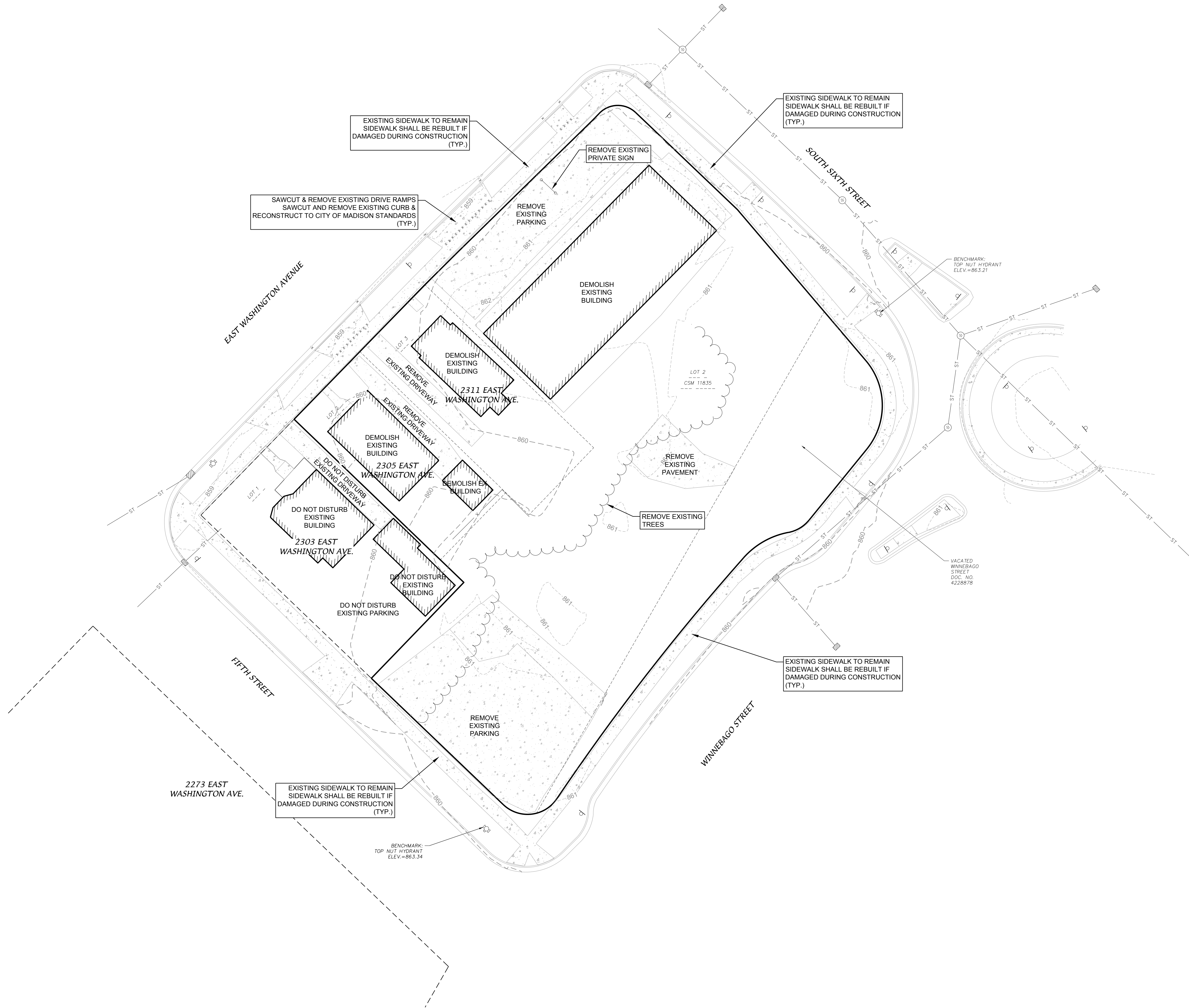
● FOUND 1" IRON PIPE
▲ FOUND PK NAIL
✕ FOUND CHISELED "X" IN CONCRETE
○ PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)

SS SANITARY SEWER
W WATER MAIN
ST STORM SEWER
G GAS MAIN
OHE OVERHEAD ELECTRIC
-E- UNDERGROUND ELECTRIC
-T- UNDERGROUND TELECOMMUNICATION

E ELECTRIC TRANSFORMER
○ TRAFFIC SIGNAL
○ MANHOLE
② CATCH BASIN/INLET
φ POWER POLE
X LIGHT POLE
o VALVE
HYDRANT
SIGN
GUY WIRE
CONCRETE

CONCRETE CURB AND GUTTER
888 EXISTING CONTOUR
() "RECORDED AS" INFORMATION







knothe + bruce
ARCHITECTS

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608.836.3690 Middleton, WI 53562

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 19-03-103

ISSUED

Issued for Land Use Submittal
Aug. 14, 2019

PROJECT TITLE

MOVIN' OUT
RED
CABOOSE
MIXED USE
DEVELOPMENT

2340 S
Winnebago St
Madison,
Wisconsin

SHEET TITLE

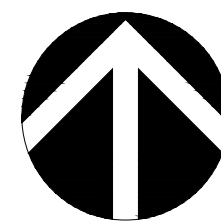
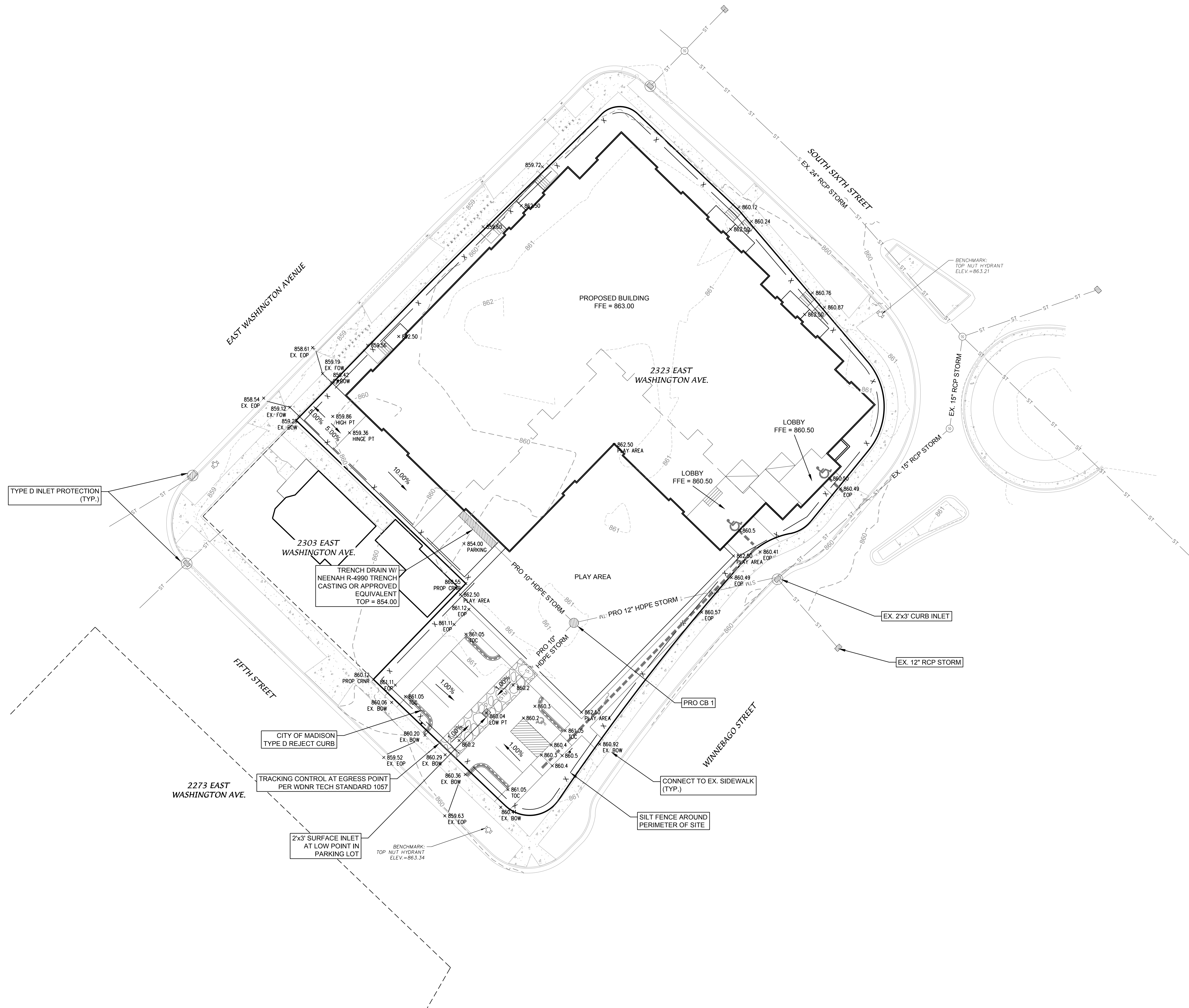
PRELIMINARY
GRADING &
EROSION
CONTROL PLAN

SHEET NUMBER

C102

PROJECT NO. 1922

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LLC



SCALE: 1"= 20'





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FN: 19-03-103

ISSUED

Issued for Land Use Submittal
Aug. 14, 2019

PROJECT TITLE

MOVIN' OUT
RED
CABOOSE
MIXED USE
DEVELOPMENT

2340 S
Winnebago St
Madison,
Wisconsin

SHEET TITLE

PRELIMINARY
SITE UTILITY
PLAN

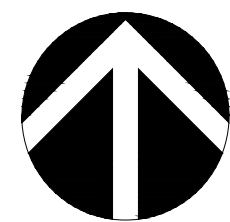
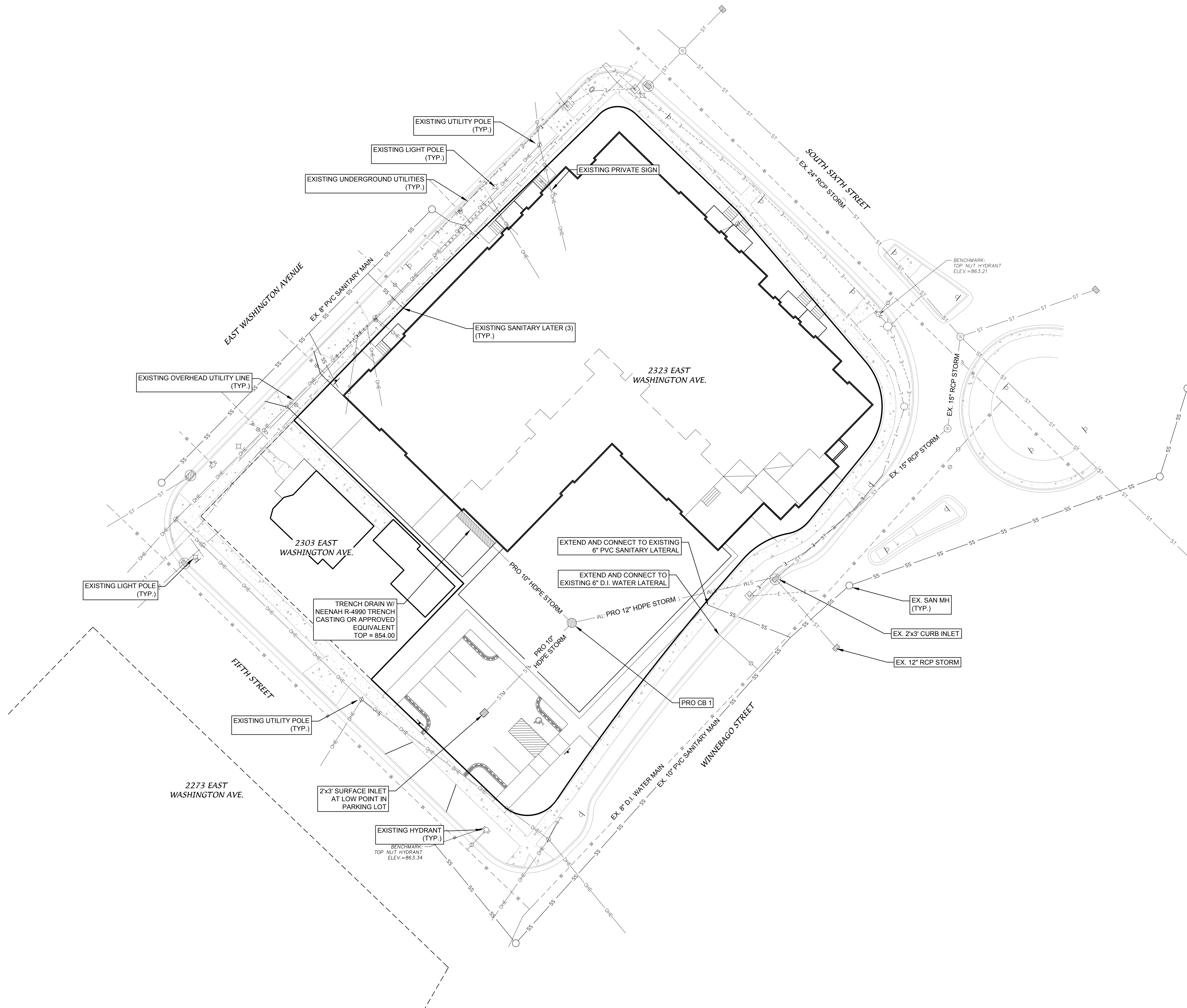
SHEET NUMBER

C103

PROJECT NO.

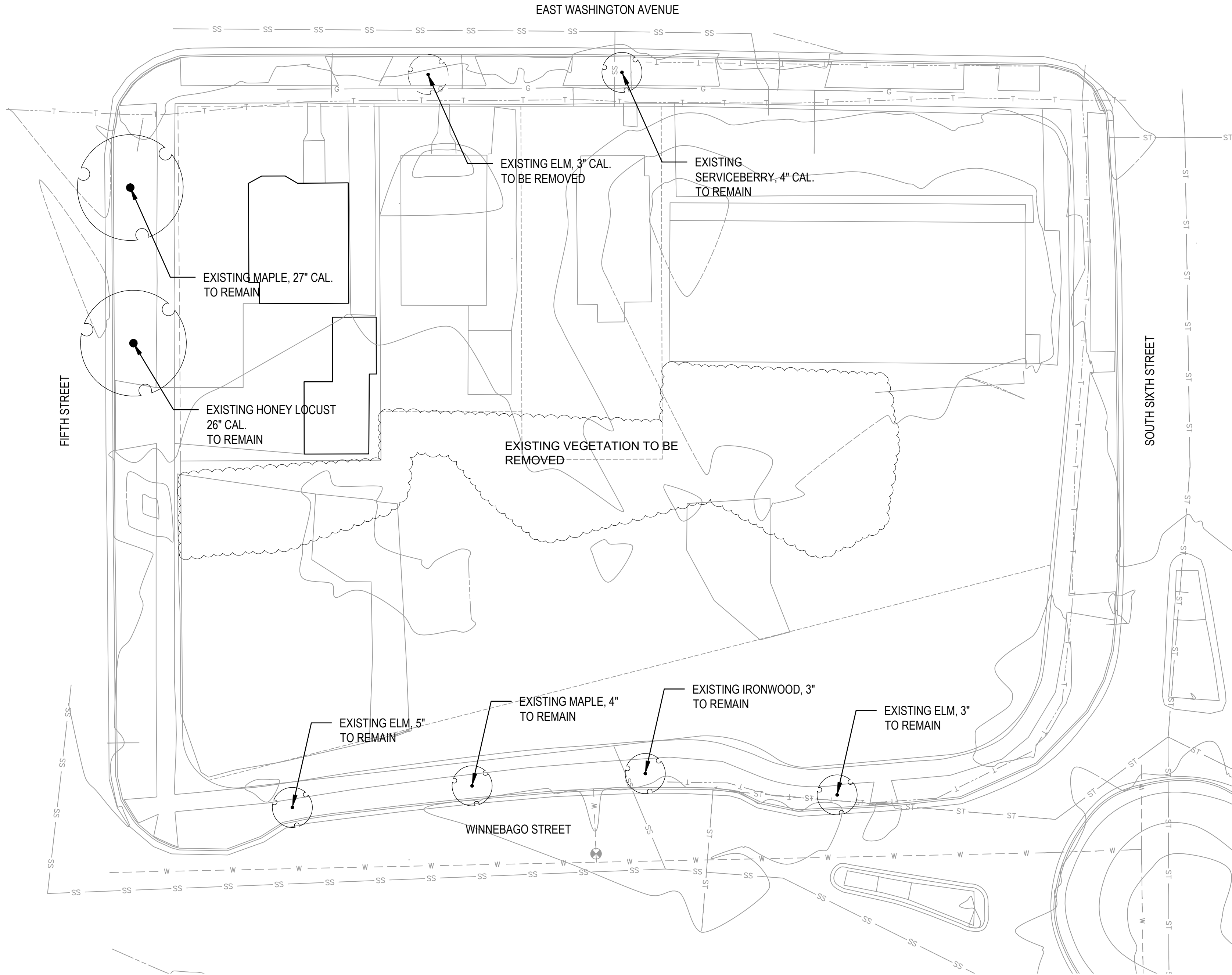
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LLC

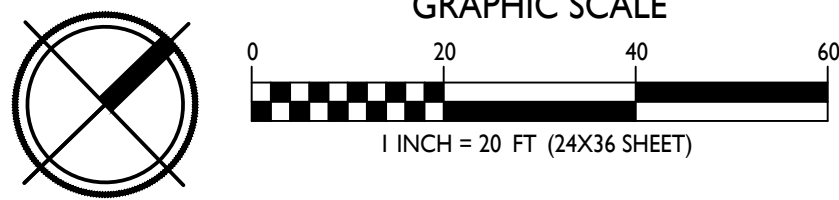


SCALE: 1"= 20'





EXISTING VEGETATION PLAN
L-0.1
1" = 20'-0"



Movin' Out - Red Caboose Mixed Use Development
2340 S Winnebago St. Madison, WI
14-Aug-19
TR-P Zoning

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	13,652	0.31	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			228
			Landscape Points Required
			228

Development Frontage - East Washington Ave.	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage			
Between Parking/Building & Street	166	8	28

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	6		210
Tall Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	29		87
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2	38		76
Development Frontage Points Total				373

Development Frontage - S. Sixth Street	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage			
Between Parking/Building & Street	159	5	27

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	2		70
Tall Evergreen Tree	35			0
Ornamental Tree	15	4		60
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	34		102
Shrub, evergreen	4	7		28
Ornamental Grass/Perennial	2			0
Development Frontage Points Total				260

Development Frontage - Winnebago Street	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage			
Between Parking/Building & Street	233	8	39

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	6		210
Tall Evergreen Tree	35			0
Ornamental Tree	15	2		30
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	36		108
Shrub, evergreen	4	4		16
Ornamental Grass/Perennial	2			0
Development Frontage Points Total				364

Development Frontage - S. Fifth Street	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage			
Between Parking/Building & Street	94	3	16

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	3		105
Tall Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	16		48
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2			0
Development Frontage Points Total				153

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10			0
Shrub, deciduous	3			0
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2	28		56
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
Foundation Plantings Total				56

TOTAL LANDSCAPE POINTS

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
** Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees.

LANDSCAPE WORKSHEET
L-0.1



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ISSUED
Issued for Land Use Submittal - August 14, 2019

PROJECT TITLE
**MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT**

2340 S Winnebago St
Madison, Wisconsin
SHEET TITLE
**EXISTING
VEGETATION
PLAN**

SHEET NUMBER

L-0.1
PROJECT NO. 1922
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ISSUED
Issued for Land Use Submittal - August 8, 2019

PROJECT TITLE
MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT

2340 S Winnebago St
Madison, Wisconsin

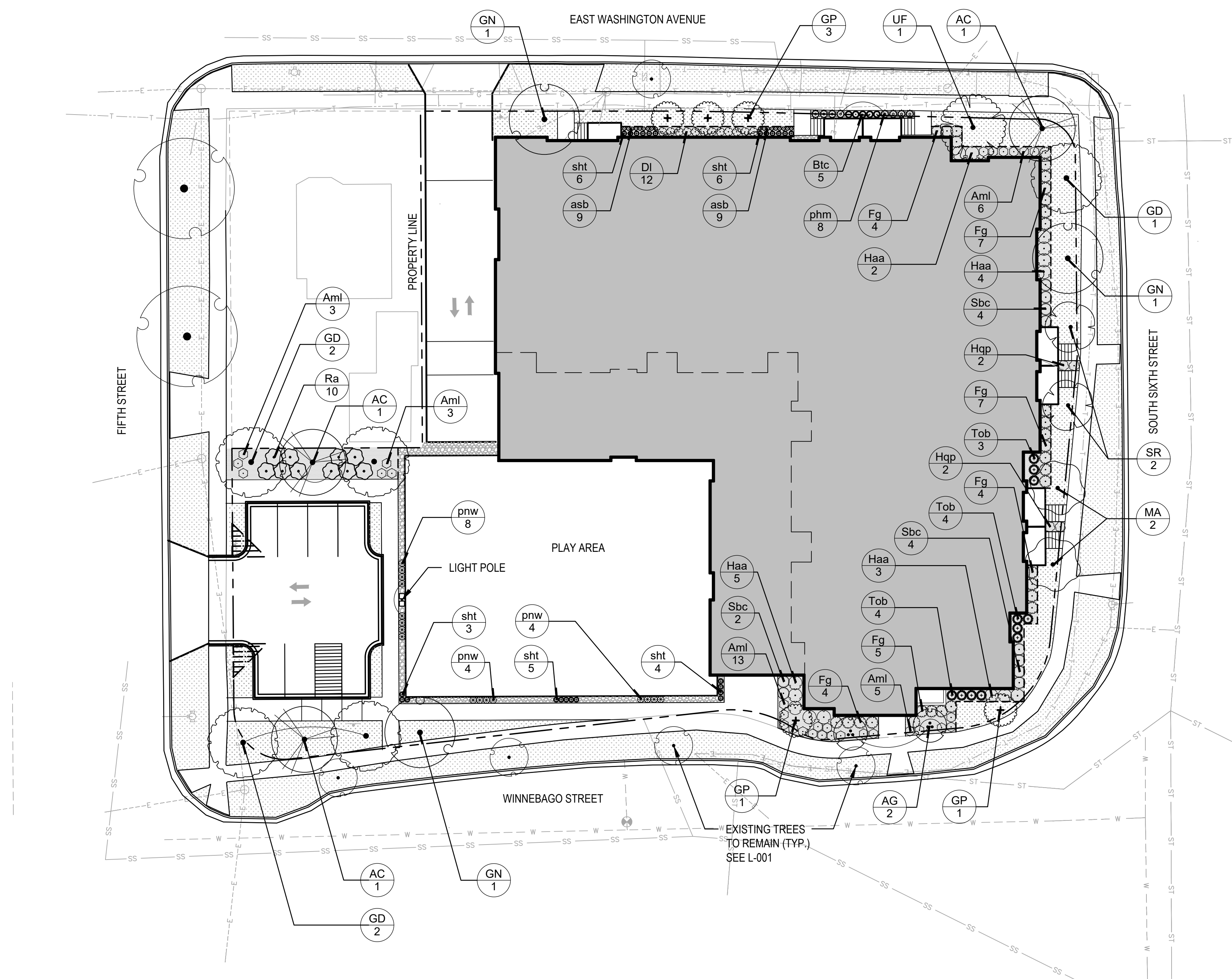
SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER

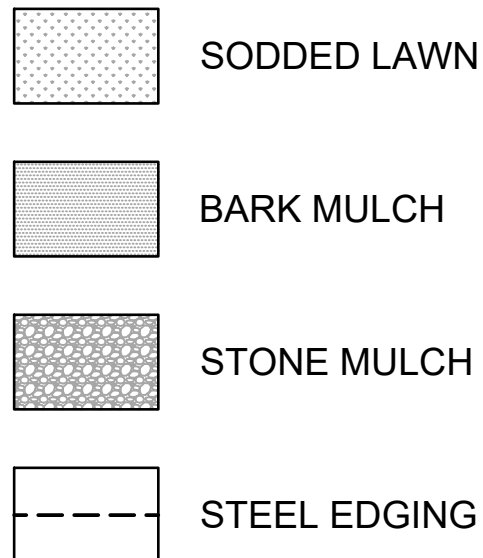
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PROJECT NO. 1922

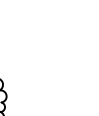
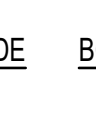
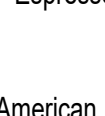
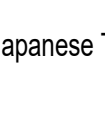
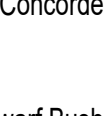
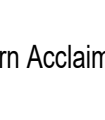
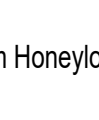
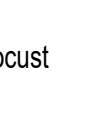
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LEGEND



PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AC	Acer x freemanii 'Celebration' / Celebration Maple	B & B	3"Cal	3
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	3"Cal	5
	GN	Gleditsia triacanthos 'Northern Acclaim' / Northern Acclaim Honeylocust	B & B	3"Cal	3
	GD	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	B & B	3"Cal	5
	UF	Ulmus x 'Frontier' / American Elm	B & B	3"Cal	1
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	6' HT (MIN.)	2
	MA	Malus x 'Adams' / Adams Crabapple	B & B	2"Cal	2
	SR	Syringa reticulata / Japanese Tree Lilac	15 gal		2
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	Aml	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal		30
	Btc	Berberis thunbergii 'Concorde' / Concorde Barberry	3 gal		5
	DI	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal		12
	Fg	Fothergilla gardenii / Dwarf Fothergilla	3 gal		31
	Haa	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	3 gal		14
	Hqp	Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea	3 gal		4
	Ra	Ribes alpinum / Alpine Currant	5 gal		10
	Sbc	Spiraea betulifolia 'COURISPI01' PPAF / Pink Sparkler Birch Leaf Spirea	3 gal		10
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	Tob	Thuja occidentalis 'Bobazam' / Mr. Bowling Ball Arborvitae	5 gal		11
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal		18
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	phm	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal		8
	pnw	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal		16
	sht	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal		24

PLANT SCHEDULE



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7801 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use - August 14, 2019

PROJECT TITLE
MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT

2340 S Winnebago St
Madison, Wisconsin

SHEET TITLE
Basement
Floor Plan

SHEET NUMBER

A-1.0

PROJECT NUMBER 1922

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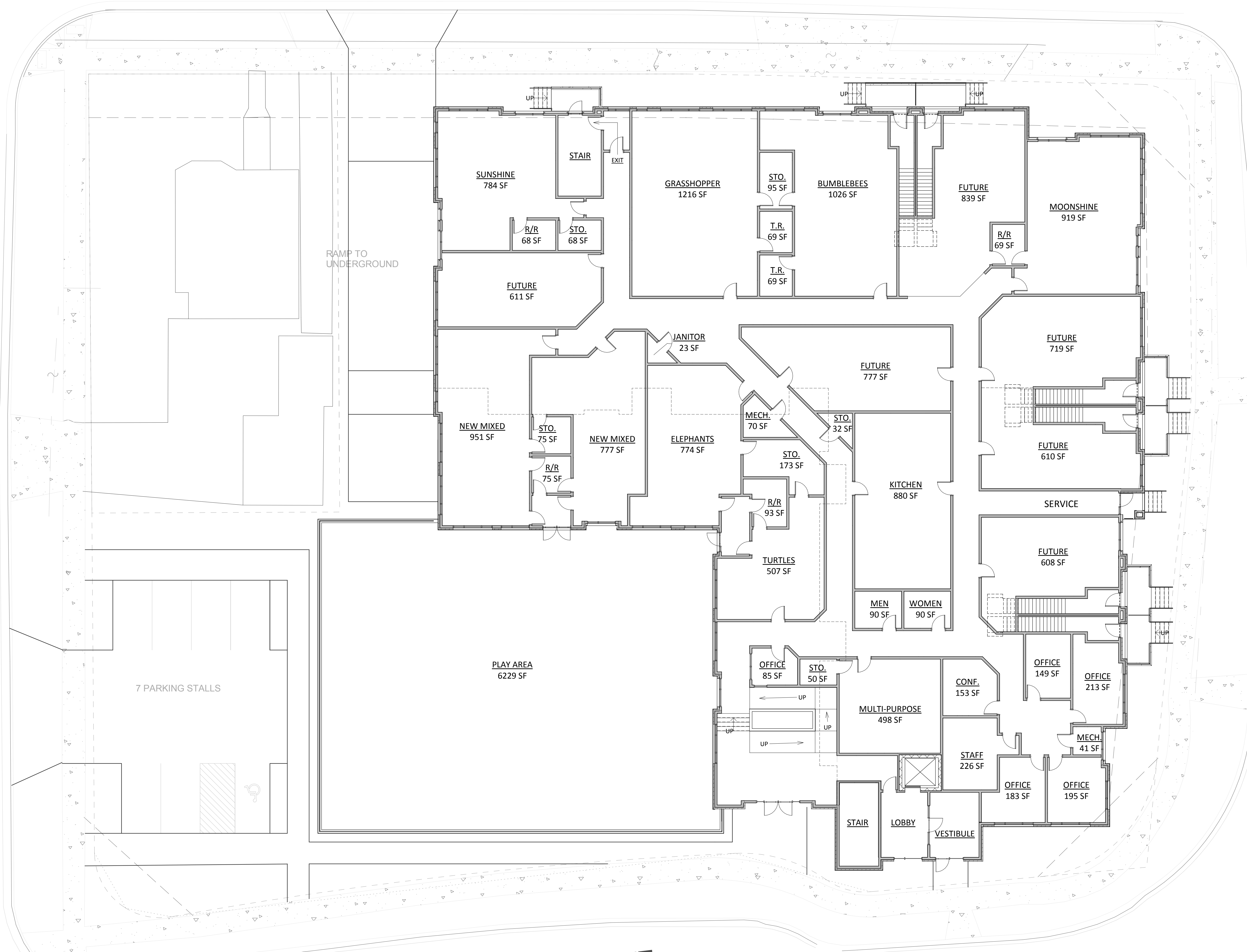
1
A-1.0
00 - BASEMENT
3/32" = 1'-0"

EAST WASHINGTON AVE

S FIFTH STREET

S. SIXTH STREET

WINNEBAGO STREET



1 01 - FIRST FLOOR
A-1.1 3/32" = 1'-0"



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KEY PLAN

ISSUED
Issued for Land Use - August 14, 2019

PROJECT TITLE
MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT

2340 S Winnebago St
Madison, Wisconsin

SHEET TITLE
First Floor
Plan

SHEET NUMBER

A-1.1

PROJECT NUMBER 1922

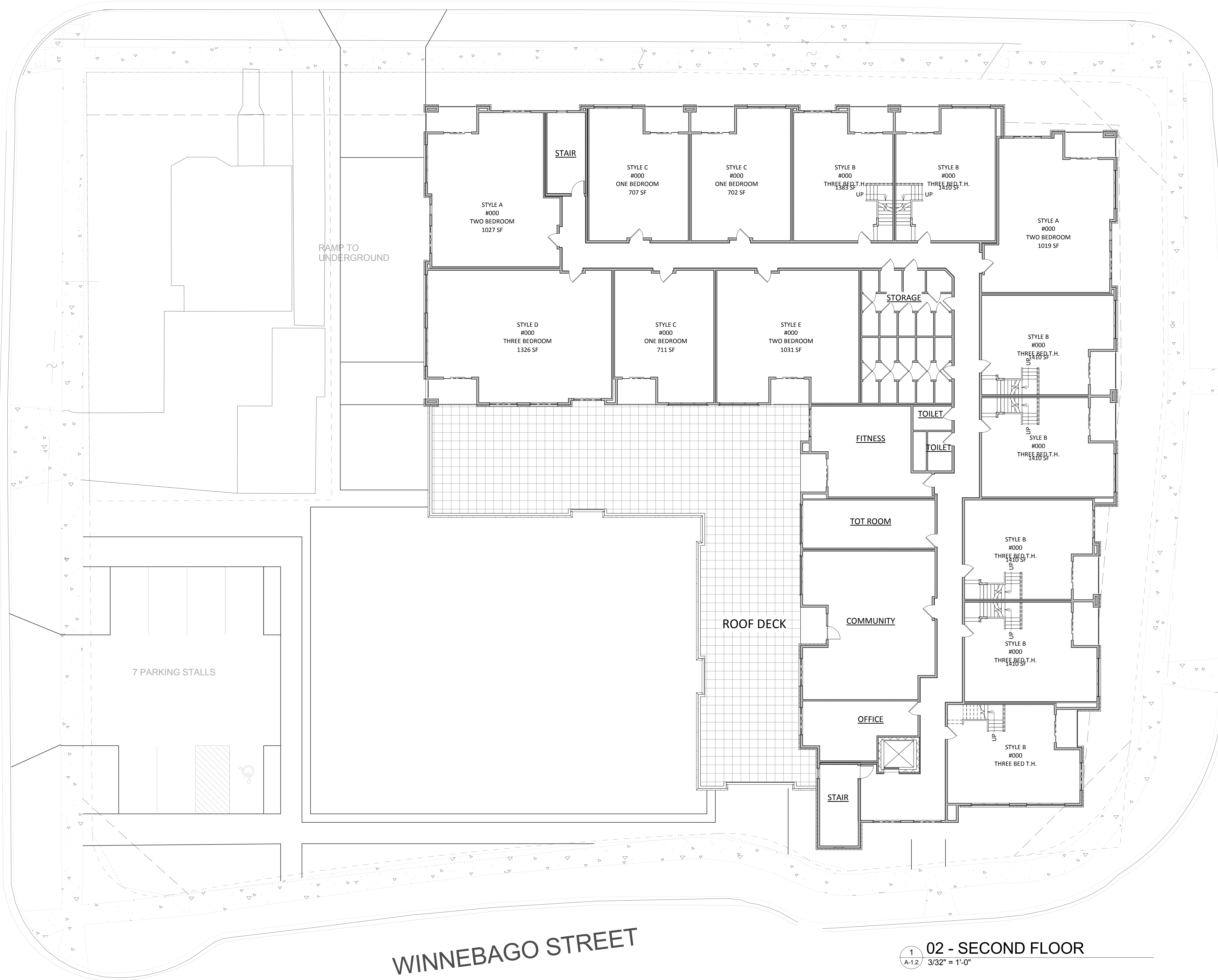
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EAST WASHINGTON AVE

S FIFTH STREET

S. SIXTH STREET

WINNEBAGO STREET



1 02 - SECOND FLOOR
A-1.2 3/32" = 1'-0"



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KEY PLAN

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PROJECT TITLE
MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT

2340 S Winnebago St
Madison, Wisconsin

SHEET TITLE
Second
Floor Plan

SHEET NUMBER

A-1.2

PROJECT NUMBER 1922

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KEY PLAN

ISSUED
Issued for Land Use - August 14, 2019

PROJECT TITLE
MOVIN' OUT
RED CABOOSE
MIXED USE
DEVELOPMENT

2340 S Winnebago St
Madison, Wisconsin

SHEET TITLE
Third Floor
Plan

SHEET NUMBER

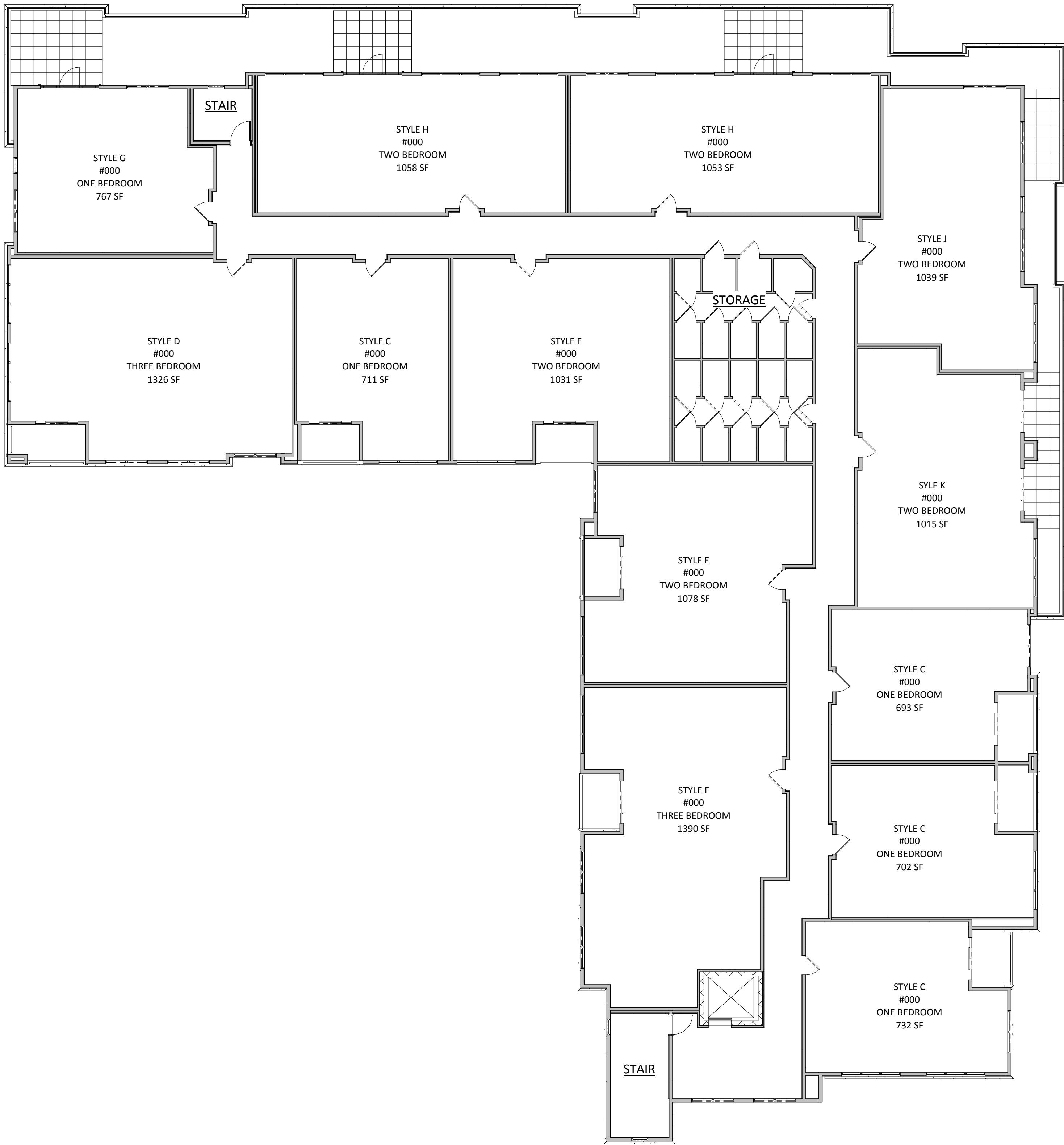
A-1.3

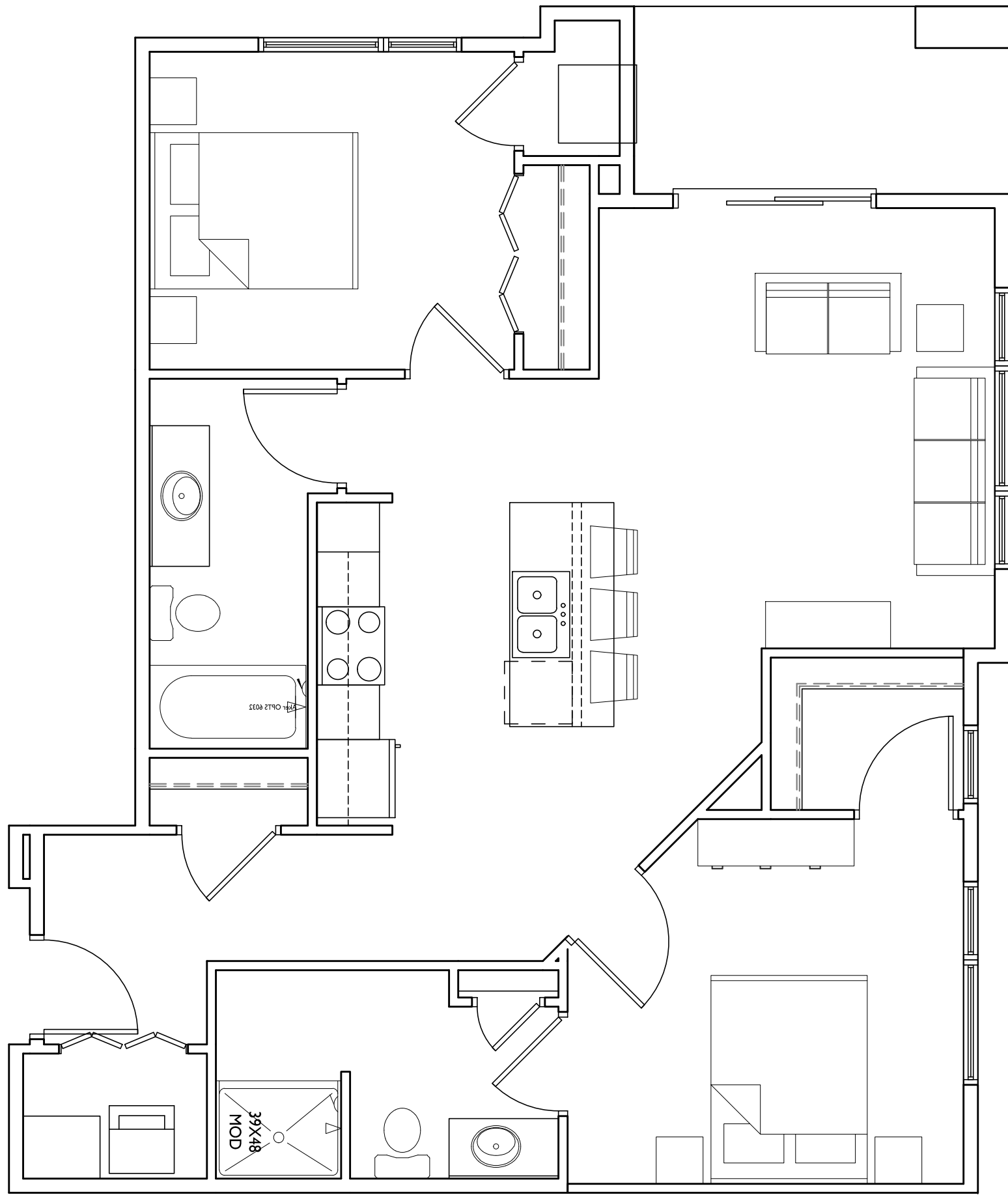
PROJECT NUMBER 1922

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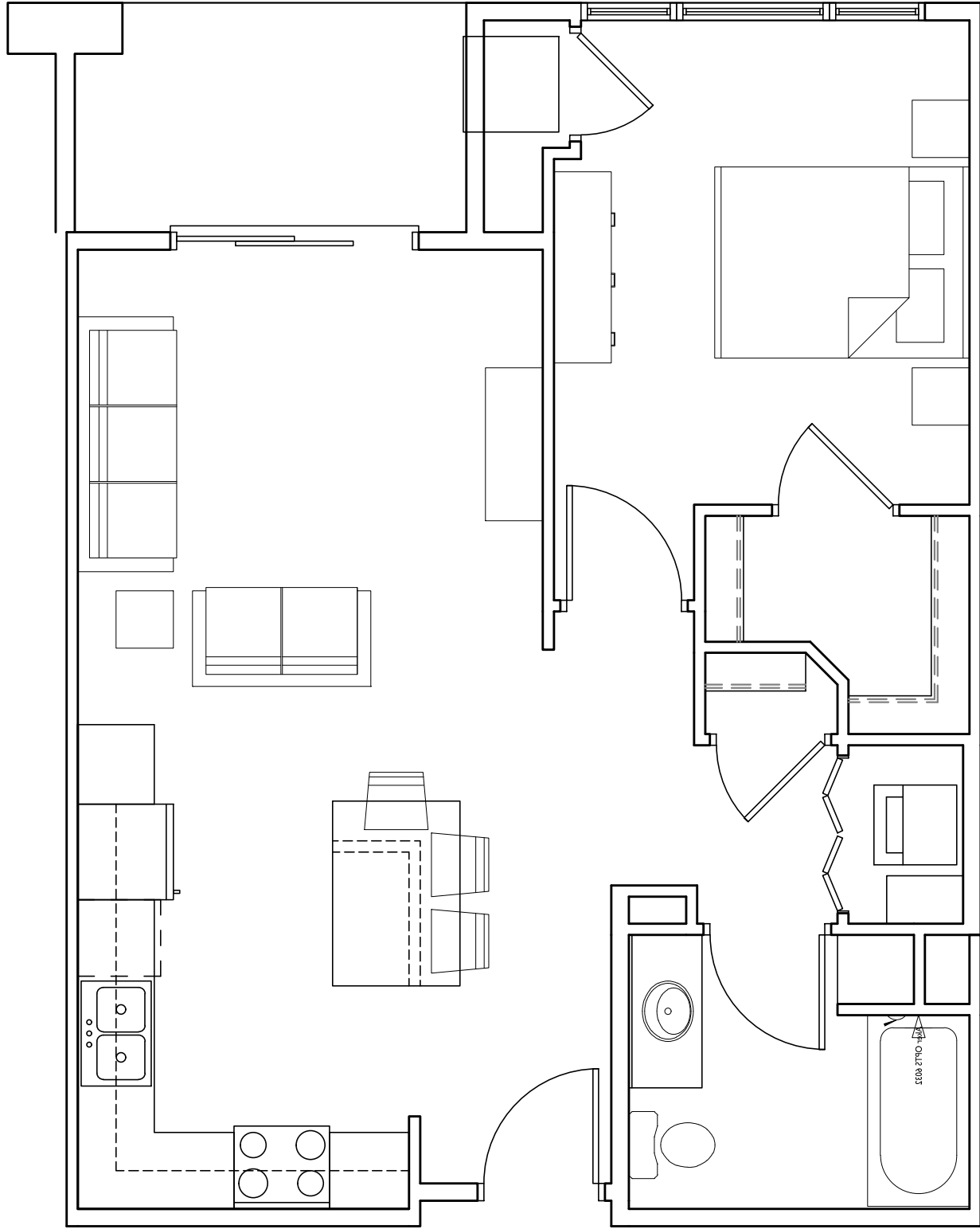


03 - THIRD FLOOR
1/32" = 1'-0"

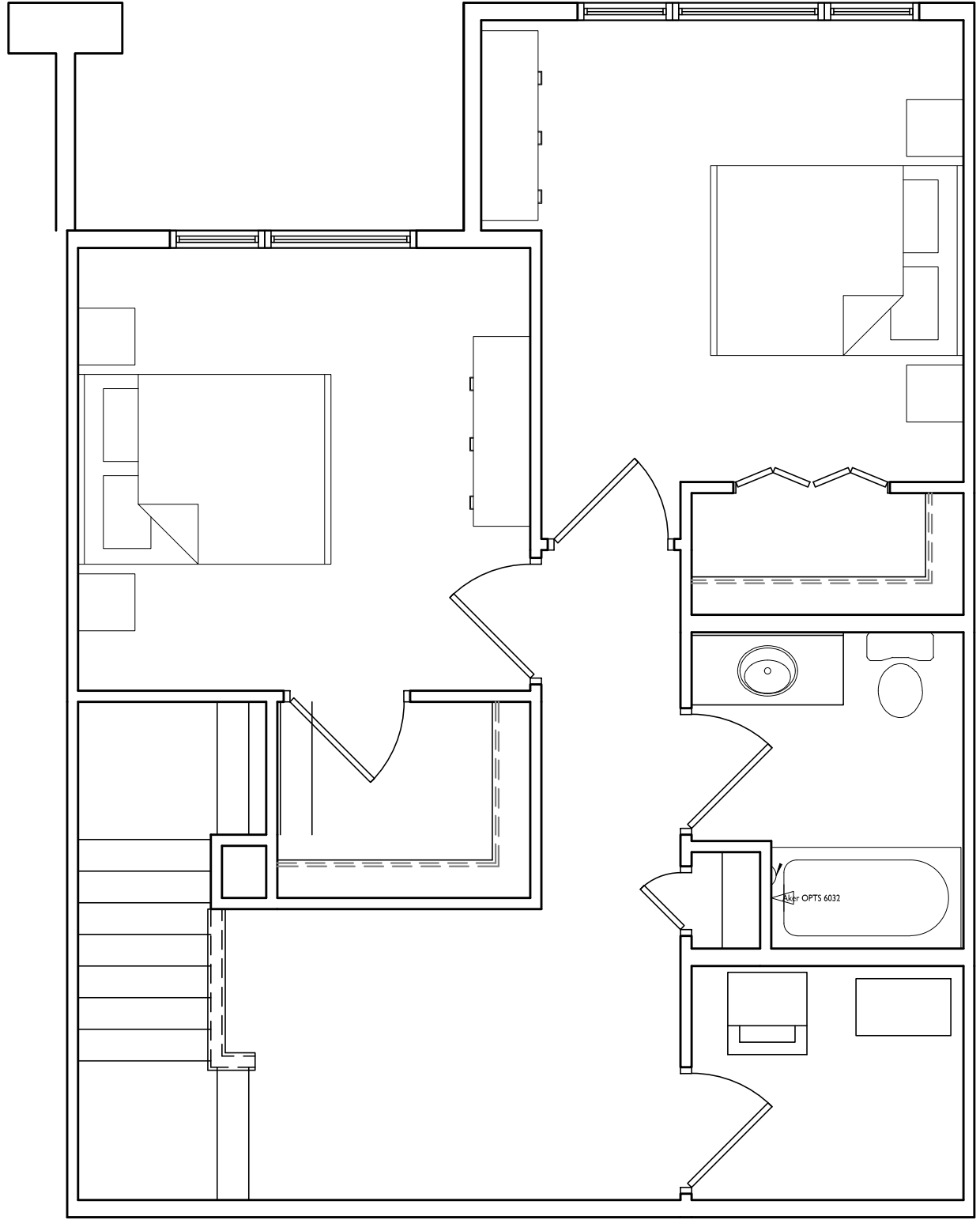




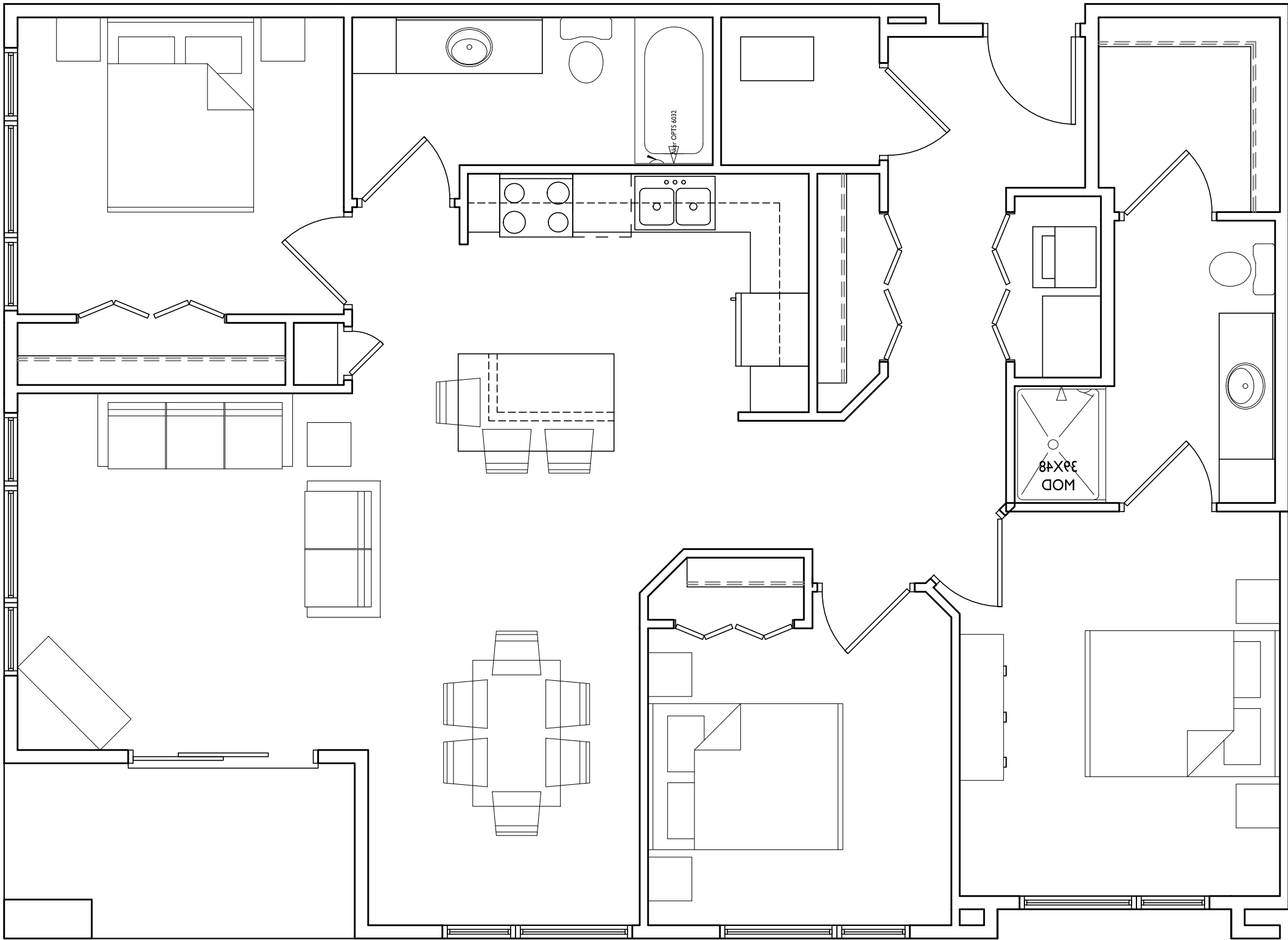
STYLE A
#000
TWO BEDROOM
1,005 S.F.



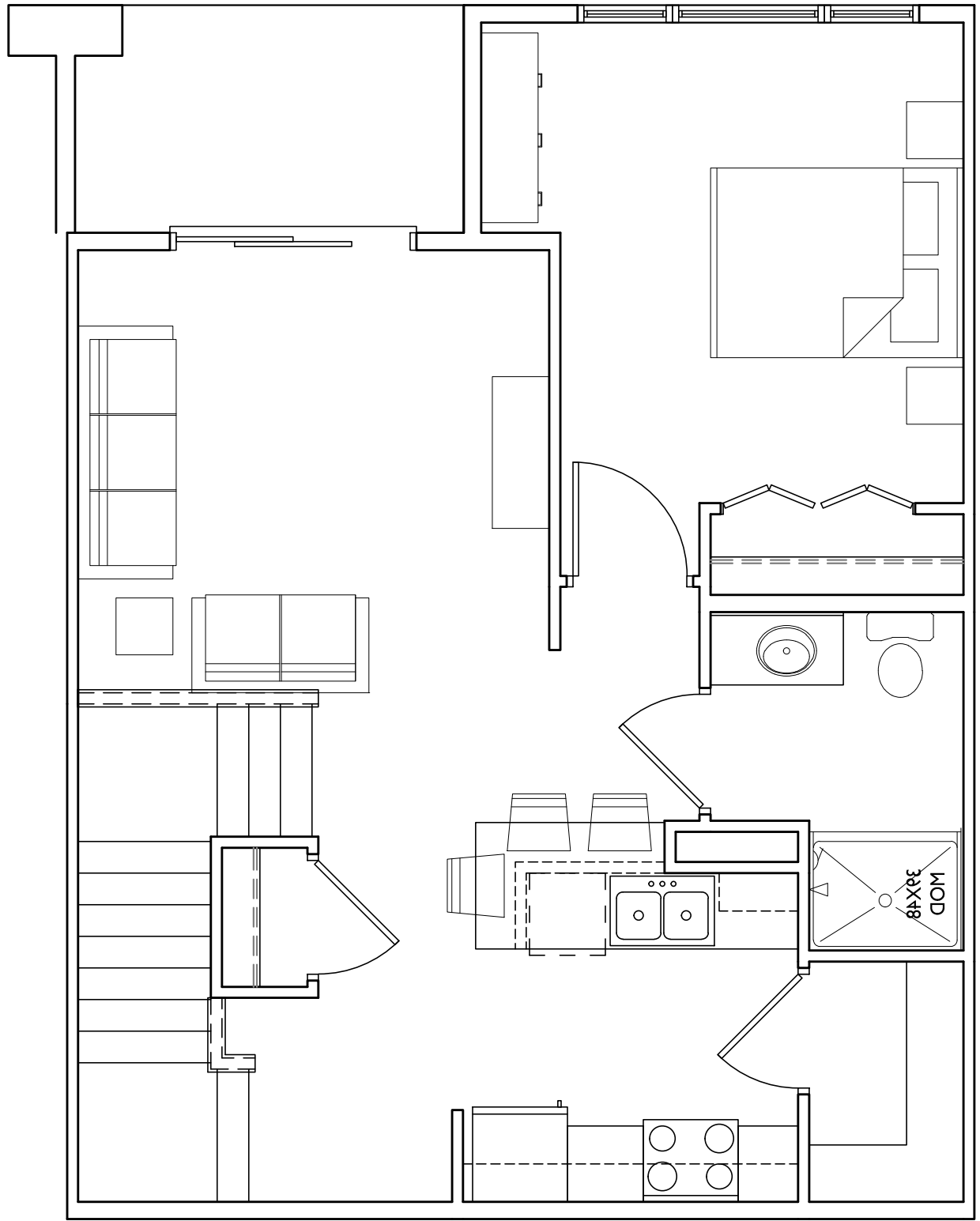
STYLE C
#000
ONE BEDROOM
702 S.F.



STYLE B
#000
THREE BED. T.H.
SECOND FLOOR



STYLE D
#000
THREE BEDROOM
1,032 S.F.



STYLE B
#000
THREE BED. T.H.
1,410 S.F.



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KEY PLAN



1 North West Elevation
A-2.1 1/8" = 1'-0"



2 North East Elevation
A-2.1 1/8" = 1'-0"

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SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.1

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KEY PLAN

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PROJECT TITLE
MOVIN' OUT
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MIXED USE
DEVELOPMENT

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Madison, Wisconsin

SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.2

PROJECT NUMBER 1922

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1 South East Elevation
A-2.2 1/8" = 1'-0"



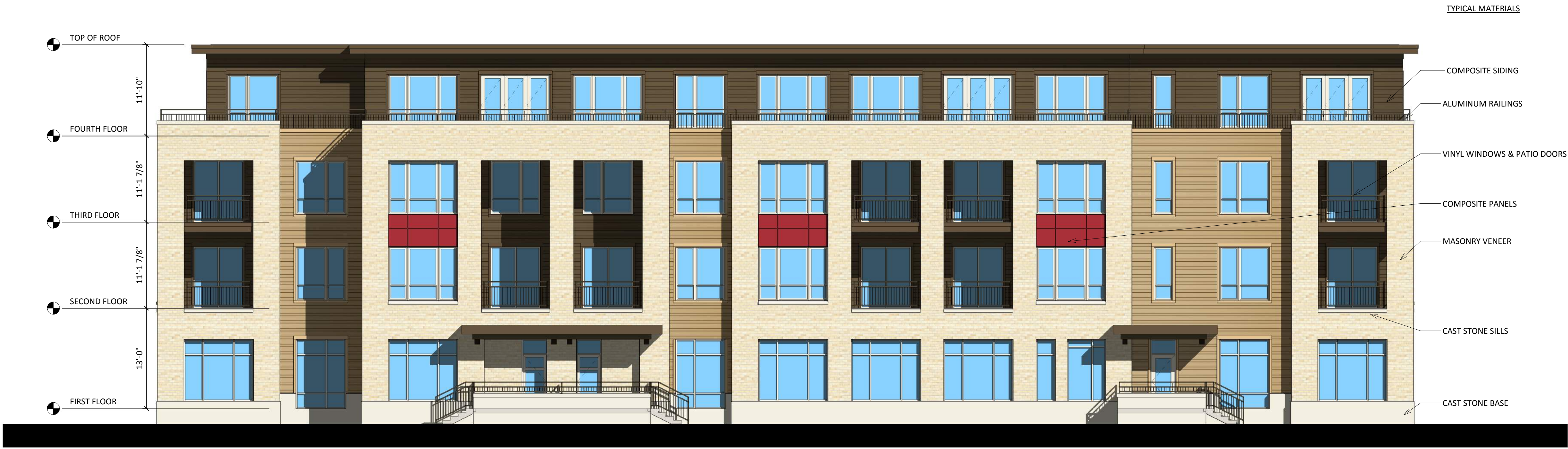
2 South West Elevation
A-2.2 1/8" = 1'-0"



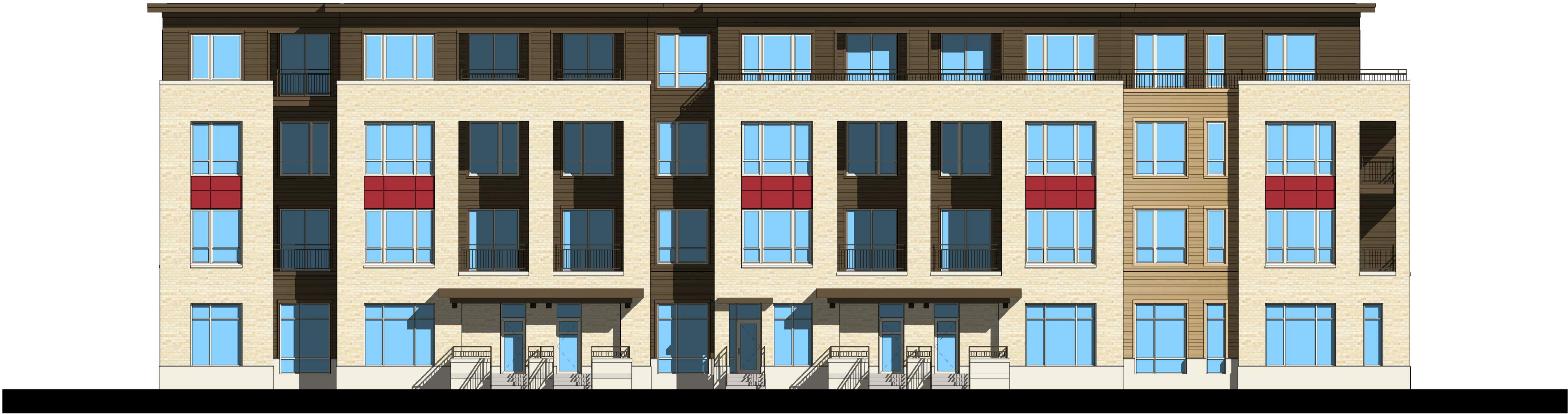
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KEY PLAN



1 North West Elevation - Colored
A-2.3 1/8" = 1'-0"



2 North East Elevation - Colored
A-2.3 1/8" = 1'-0"

PROJECT TITLE
MOVIN' OUT
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MIXED USE
DEVELOPMENT

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Madison, Wisconsin

SHEET TITLE
Exterior
Elevations -
Colored

SHEET NUMBER

A-2.3

PROJECT NUMBER 1922

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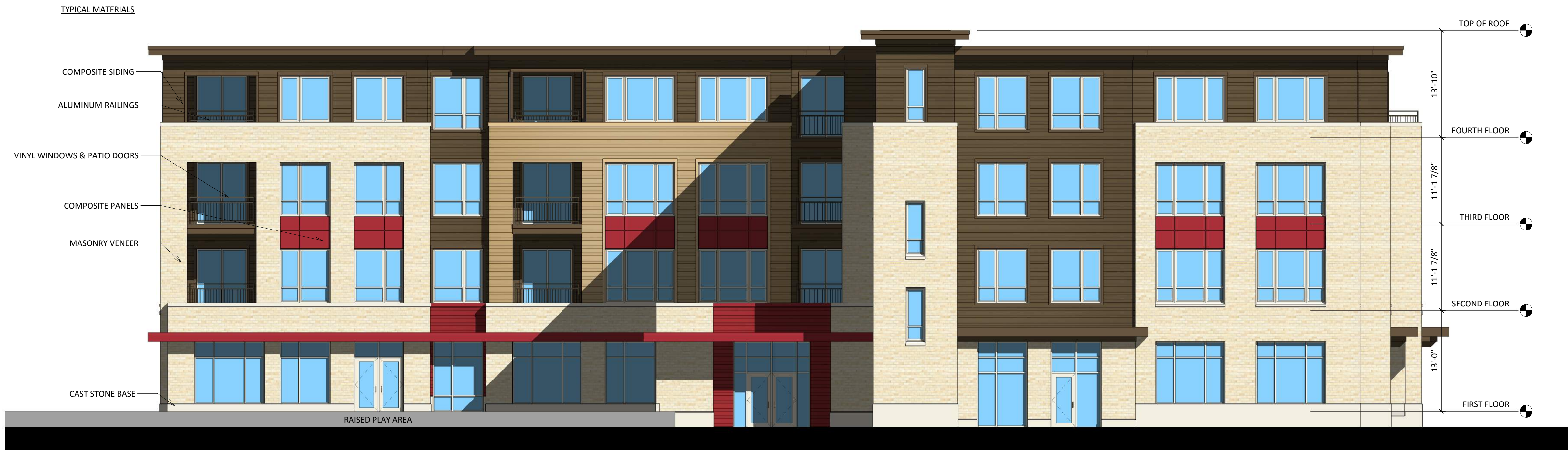
SHEET TITLE
Exterior
Elevation -
Colored

SHEET NUMBER

A-2.4

PROJECT NUMBER 1922

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1
A-2.4
South East Elevation - Colored
1/8" = 1'-0"



2
A-2.4
South West Elevation - Colored
1/8" = 1'-0"



MOVIN' OUT RED CABOOSE MIXED USE DEVELOPMENT

2340 S Winnebago St Madison, Wisconsin
Rendered Perspective 1





MOVIN' OUT RED CABOOSE MIXED USE DEVELOPMENT

2340 S Winnebago St Madison, Wisconsin
Rendered Perspective 2





MOVIN' OUT RED CABOOSE MIXED USE DEVELOPMENT

2340 S Winnebago St Madison, Wisconsin

Rendered Perspective 4





MOVIN' OUT RED CABOOSE MIXED USE DEVELOPMENT

2340 S Winnebago St Madison, Wisconsin

Rendered Perspective 6





MOVIN' OUT RED CABOOSE MIXED USE DEVELOPMENT

2340 S Winnebago St Madison, Wisconsin
Rendered Perspective 3





MOVIN' OUT RED CABOOSE MIXED USE DEVELOPMENT

2340 S Winnebago St Madison, Wisconsin
Rendered Perspective 5

