



# City of Madison

## Proposed Demolition & Conditional Use

Location  
2087 Atwood Avenue

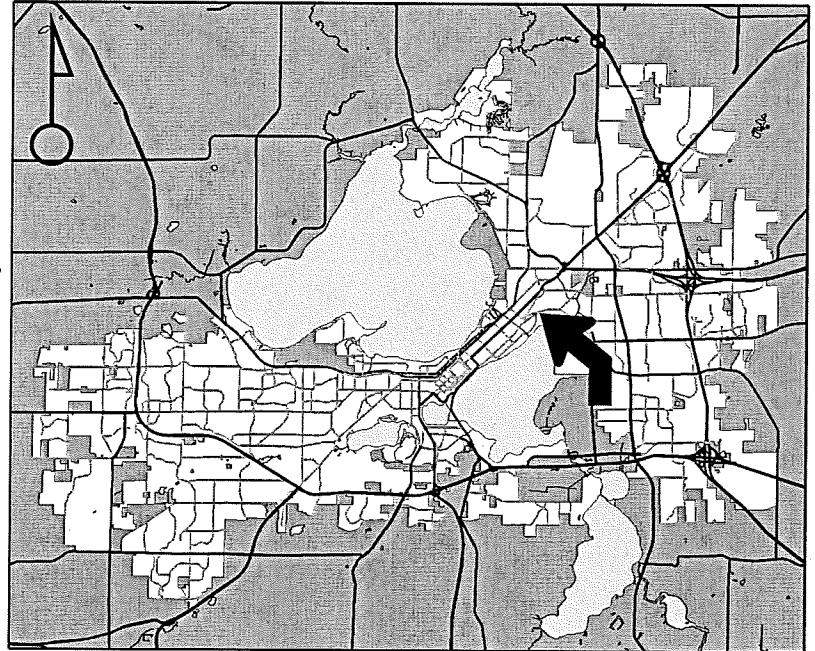
Project Name  
Krupp Mixed-Use

Applicant  
Joe Krupp-Prime Urban Properties/  
Randy Bruce-Knothe & Bruce Architects

Existing Use  
Storage building

Proposed Use  
Demolish storage building to construct  
mixed-use building with up to 3,300 sq. ft.  
of commercial space and 30 apartments

Public Hearing Date  
Plan Commission  
02 November 2015

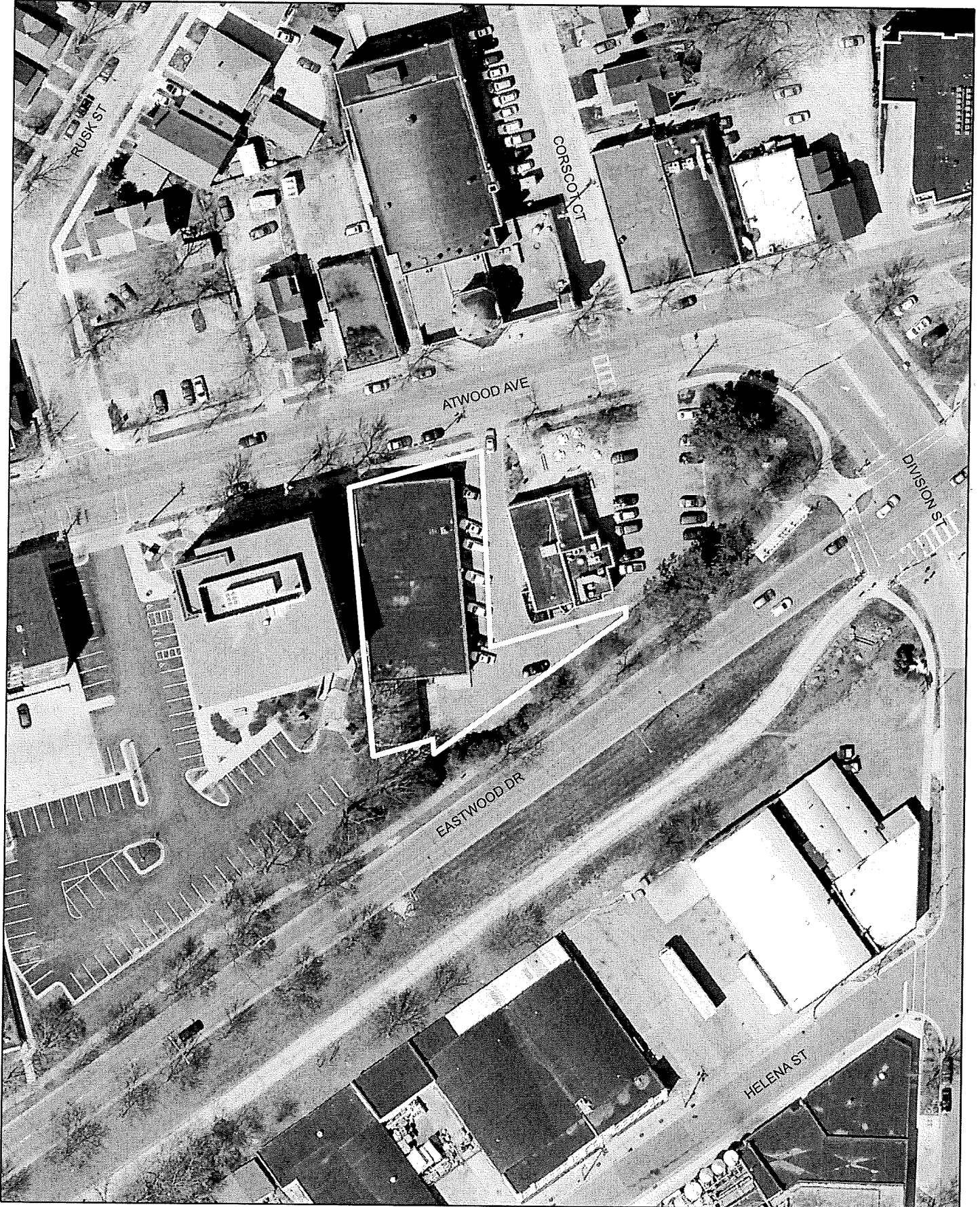


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 October 2015





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: [www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid \$ <u>950</u>	Receipt No. <u>8032-0005</u>
Date Received <u>9/16/15</u>	
Received By <u>PDA</u>	
Parcel No. <u>0710-064-3407-2</u>	
Aldermanic District <u>6</u>	
Zoning District <u>TSS</u>	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 2087 ATWOOD AVENUE  
Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

Applicant Name: JOE KRUPP Company: PRIME URBAN PROPERTIES  
 Street Address: 2020 EASTWOOD DRIVE City/State: MADISON, WI Zip: 53704  
 Telephone: (608) 233-6000 Fax: ( ) Email: joe@primeurbanproperties.com

Project Contact Person: RANDY BRUCE Company: KNOTHE & BRUCE ARCHITECTS LLC  
 Street Address: 7601 UNIVERSITY AVE, #201 City/State: MIDDLETON, WI Zip: 53562  
 Telephone: (608) 836-3690 Fax: ( ) Email: rbruce@knothebruce.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: A mixed-use building with 30 apartments and 1800-3300 sq. ft. of commercial space.

Development Schedule: Commencement APRIL, 2016 Completion APRIL, 2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

AUGUST 21, 2015 TO ALDER RUMMEL AND BRAD HINKFUSSE, SCHENK-ATWOOD

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

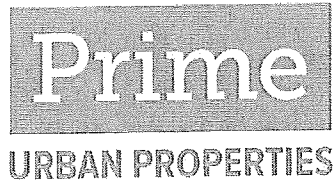
Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: HEATHER STODER Date: 8/13/15 Zoning Staff: (DAT MEETING) Date: 8/13/15  
(DAT MEETING)

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant [Signature] Relationship to Property: Owner / Developer



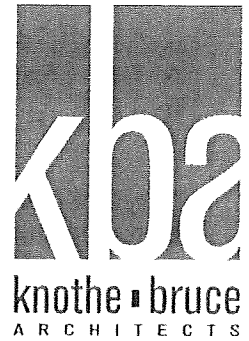


## Rationale for One Bedroom/Studio Mix

- Changing demographic profile of typical rental prospect in Madison market. The profile is 22-35 years of age, single, mobile, delaying marriage/family creation and home ownership. High percentage can afford to live alone and can pay up to \$1300 per month. Primary job growth numbers in Dane County support increasing demand from this demographic.
- Overwhelming studio/one bedroom market for the past 3-4 rental seasons
- Affordability is a function of unit size and overall density of projects.
- Current inventory of two bedroom units is satisfying the demand.
- Two bedroom demographic tends to be 2 person-2 car household, working professionals couples and partners. Good disposable household income with the ability to purchase and renting by choice or circumstances dictating rental as a short term option.
- Housing ownership option is competing directly for this demographic renter seeking additional space.
- Ownership verses rental cost comparison favors ownership in current economic cycle of lower interest rates and rising cost of new construction.
- Average near-east home sale between 6/1/14 and 6/1/15 was \$241,535 with 108 sales recorded. Assuming a 20% down payment, 30 year term at 4.25% interest rate, the cost of ownership is **\$1600** per month including principal, interest, taxes, and insurance.
- Average rental cost on 2 bedroom-2 bath new construction at Cornerstone, Livingston Place, and Kennedy Place range from **\$1795 to \$2300** per month.
- Location of proposed project will attract and be most suitable for the identified demographic of 22-35 single tenant who seeking a lifestyle of convenience and walkability. Proximity of restaurants, bars, and the Barrymore Theater is both a plus and a negative for some renters due to noise and excessive activity concerns.

September 16, 2015

Ms. Katherine Cornwell  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent - Conditional Use  
2087 Atwood Avenue  
Madison, WI

Ms. Katherine Cornwell:

The following is submitted together with the plans and application for the staff and plan commission consideration of approval.

Organizational Structure:

Owner/Developer: Prime Urban Properties  
2020 Eastwood Drive  
Madison, WI 53704  
Phone: 608-233-6000  
Contact: Joe Krupp  
[joe@primeurbanproperties.com](mailto:joe@primeurbanproperties.com)

Engineer: Burse Surveying & Engineering, Inc.  
1400 E. Washington Ave, Ste. 158  
Madison, WI 53703  
Phone: 608-250-9263  
Fax: 608-250-9266  
Contact: Peter Fortlage  
[pfortlage@bse-inc.net](mailto:pfortlage@bse-inc.net)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste. 201  
Middleton, WI 53562  
Phone: 608-836-3690  
Fax: 608-836-6934  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Landscape Design: Ken Saiki Design, Inc  
303 S. Paterson St., Ste. 1  
Madison, WI 53703  
Phone: 608-251-3600  
Contact: Abbie Moilien  
[amoilien@ksd-la.com](mailto:amoilien@ksd-la.com)

Introduction:

The proposed site is located on the corner at 2087 Atwood Avenue adjacent to the Monty's Blue Plate Diner. The site is zoned TSS. The proposed development plan will create a mixed-use building that will create new commercial space for a growing neighborhood retailer and additional apartments for persons wanting to live in the attractive Schenk - Atwood neighborhood.

A CSM will be submitted with this conditional use application to combine the underlying lots for 2087 Atwood.

**Project Description:**

The development will entail the demolition of the existing one-story storage building in order to construct a new mixed-use building. The new building will be four stories tall and will contain 30 apartment units above 30 enclosed parking spaces. There will also be 1,800 – 3,300 square feet of commercial space on the first floor and basement that front Atwood Avenue.

The building façades combine traditional materials in more contemporary ways and add to the eclectic architecture that characterizes this area of the Atwood Avenue corridor. The exterior materials will be a combination of masonry and metal paneling with a manufactured cut stone base. Landscaping at the sides and rear of the building enhance the buildings appearance. Street improvements along the Atwood Avenue terrace include burying the overhead utility lines and adding hardscape and landscape patterns similar to nearby properties.

Vehicular access to the site is achieved from a shared driveway that serves Monty's and this site providing access to the two enclosed parking levels. This access arrangement is an existing condition and an access easement exists providing for its use.

**Demolition Standards**

The new mixed-use development proposes the deconstruction of an existing 7,200 square foot storage building. The existing building and parking lot do not support a traditional pedestrian oriented streetscape and redevelopment of this property has been a goal of the neighborhood for many years. Images of the existing structure have been attached.

We believe that the demolition standards can be met. The demolition allows for a sought after redevelopment that will promote the local business district and enhances the taxable value of properties. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

**Conditional Use approvals:**

The proposed redevelopment requires the following conditional uses within the TSS District: building size over 25,000 s.f., building height over 3 stories, and a residential development greater than 8 units. The proposed building's size, scale and use are entirely consistent with adjacent properties and the City and neighborhood plans for this property.

**Neighborhood Input:**

A general neighborhood meeting was held on July 22, 2015 and a subsequent meeting was held with the neighborhood steering committee. It is anticipated that an additional neighborhood meeting will be held prior to the plan commission and public hearing for this proposal.

**Site Development Data:**

**Densities:**

Lot Area in S.F.	14,959 S.F.
Lot Area in Acres	0.34 acres
Dwelling Units	30 DU
Commercial Space	1,800 – 3,300 S.F.
Lot Area / D.U.	498.6 S.F./D.U.
Density	88.2 units/acre
Open Space	1,350 S.F.
Open Space / D.U.	45 S.F./D.U.
Lot Coverage	83.9% of total lot

Vehicle Parking:

Surface:	5 stalls (shared with Monty's)
<u>Underground:</u>	<u>30 stalls</u>
Total	35 stalls

Bicycle Parking:

Garage - wall hung	0 stalls
Garage – STD. 2'x6'	30 stalls
<u>Exterior – STD. 2'x6'</u>	<u>4 stalls</u>
Total	34 stalls

Gross Floor Areas:

Commercial Area	1,800 – 3,300 S.F.
Enclosed First Floor Parking Area	5,530 S.F.
<u>Residential Area</u>	<u>23,636</u>
Total Gross Area	30,966 S.F.

Development GFA Total: 30,966 SF

Dwelling Unit Mix:

Efficiency	10
<u>One Bedroom</u>	<u>20</u>
Total Dwelling Units	30

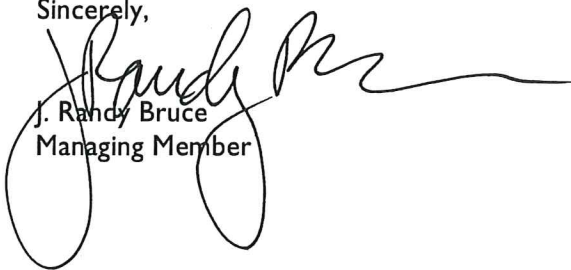
Building Height: Four Stories

Project Schedule:

It is anticipated that construction will start in April 2016 and be completed in April 2017.

Thank you for your time reviewing our proposal.

Sincerely,



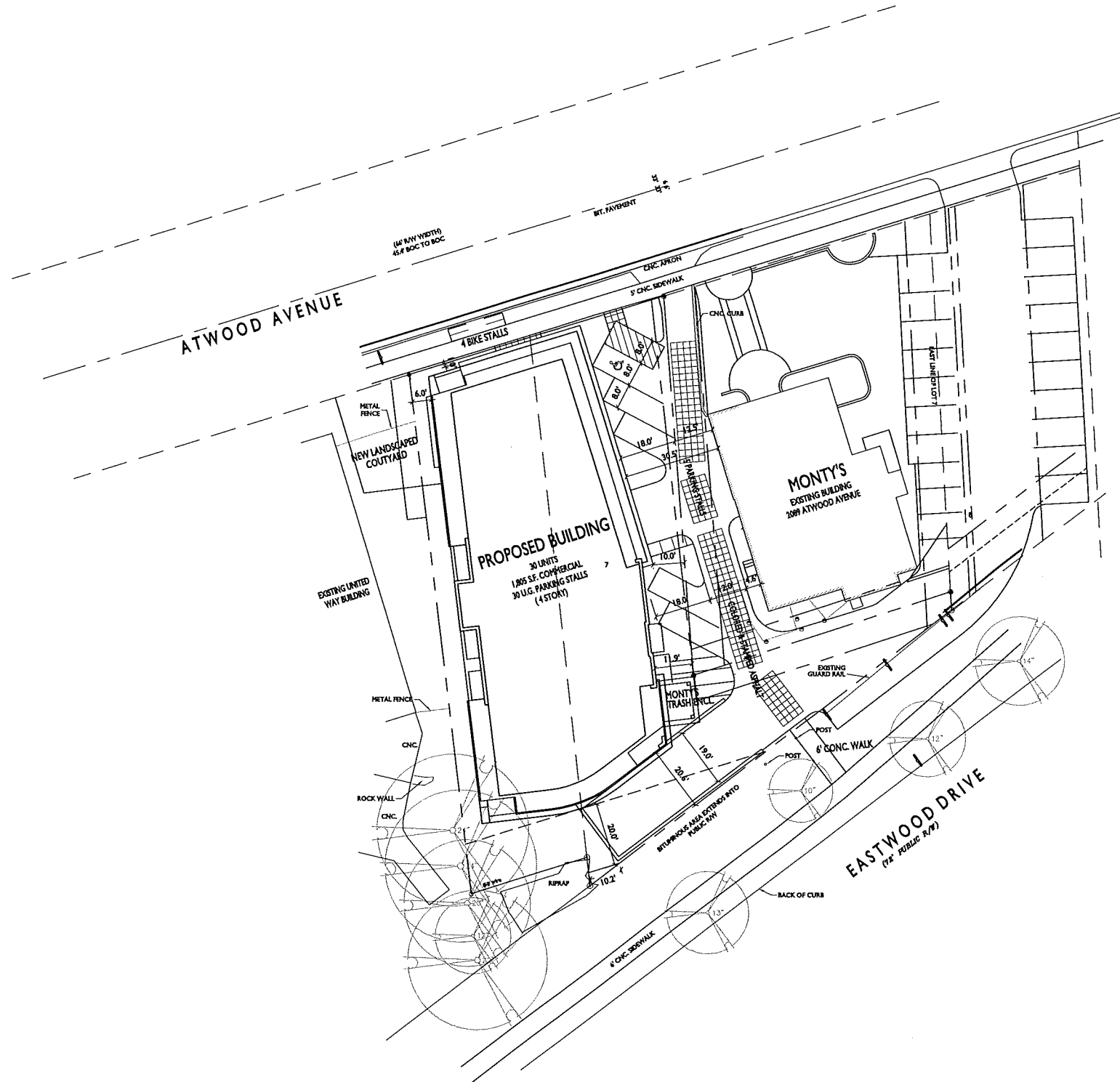
J. Randy Bruce  
Managing Member





Existing Building Photos  
2087 Atwood Ave, Madison, WI  
September 16, 2015



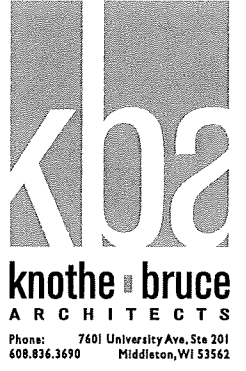


**SITE DEVELOPMENT STATISTICS**

LOT AREA	14,959 s.f./34 ACRES
DWELLING UNITS	30 DU
LOT AREA/ D.U.	498.6 S.F./DU
DENSITY	88.2 UNITS/ACRE
BUILDING HEIGHT	4 STORIES
LOT COVERAGE	12,560 S.F. = 83.9% (85% MAX)
<b>GROSS FLOOR AREA</b>	
ENCLOSED PARKING (FIRST FLOOR)	5,535 S.F.
COMMERCIAL AREA	1,800 S.F.
RESIDENTIAL AREA	23,637 S.F.
TOTAL GROSS FLOOR AREA	30,972 S.F.
FLOOR AREA RATIO	2.07
<b>UNIT MIX</b>	
EFFICIENCY	10
ONE BEDROOM	20
TOTAL	30
<b>VEHICLE PARKING</b>	
UNDERGROUND	30
SURFACE	5
TOTAL	35
<b>BIKE PARKING</b>	
SURFACE - FLOOR STALL	4
UNDERGROUND - FLOOR STALL	30
TOTAL	34

**SHEET INDEX**

C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	LOT COVERAGE
<b>C-2.0 EXISTING CONDITION</b>	
C-2.1	GRADING PLAN
C-2.2	UTILITY PLAN
L-1.0	LANDSCAPE PLAN
<b>A-1.0 BASEMENT PLAN</b>	
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLANS
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	ELEVATIONS



ISSUED  
Issued to planning - Sept 16, 2015

PROJECT TITLE  
**KRUPP  
ATWOOD  
DEVELOPMENT**

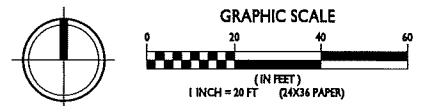
2087 Atwood Avenue  
Madison, WI  
SHEET TITLE  
**Site Plan**

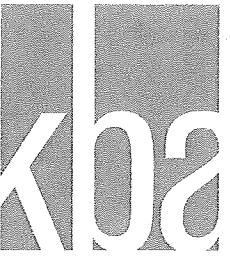
SHEET NUMBER

**C-1.1**

PROJECT NO. **1525**  
© Knothe & Bruce Architects, LLC

**SITE PLAN**  
1" = 20'-0"





**knothe & bruce**  
ARCHITECTS

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

ISSUED  
Issued for xyz - Month Day, Year

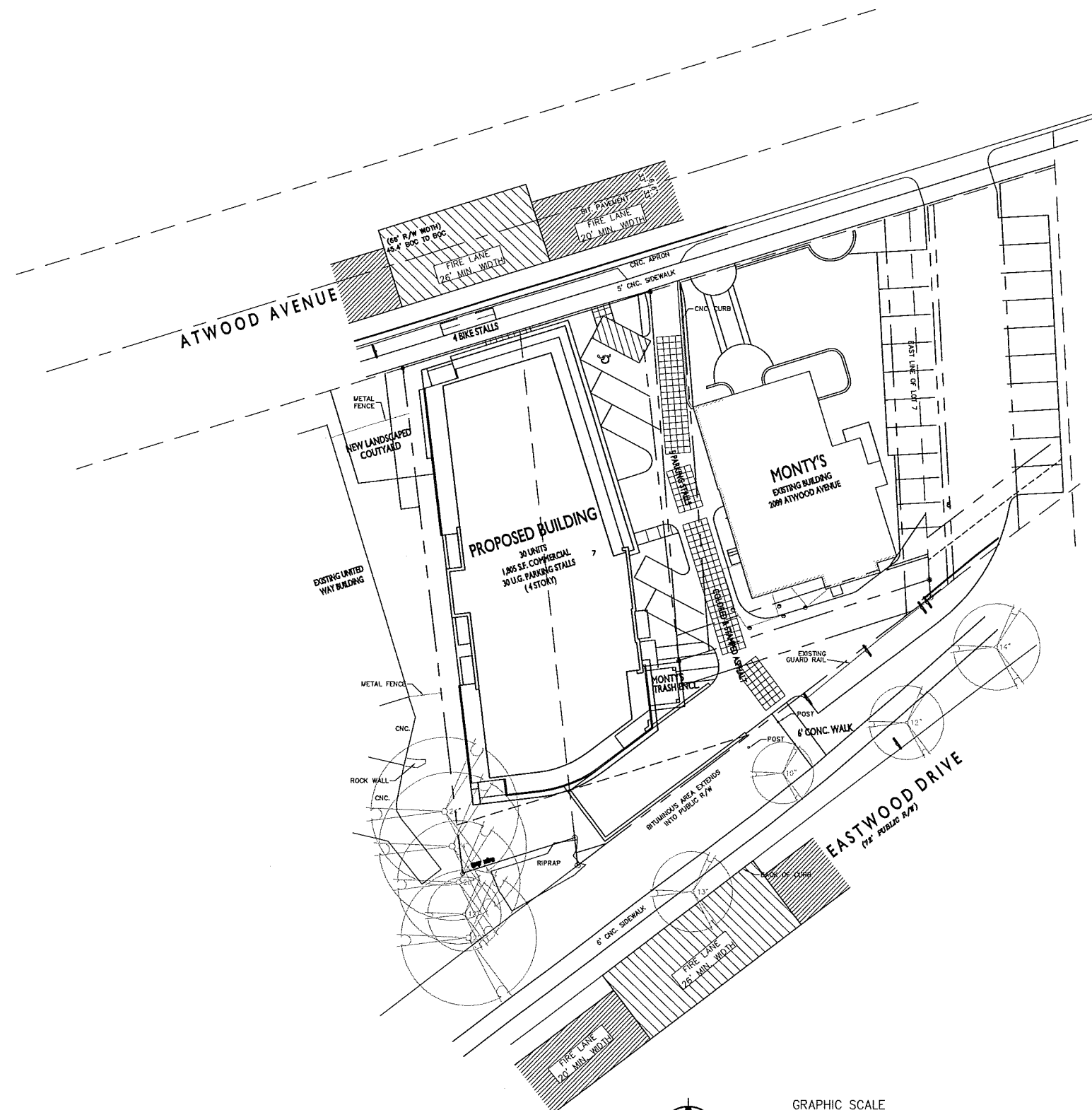
PROJECT TITLE  
**KRUPP  
ATWOOD  
DEVELOPMENT**

2087 Atwood Avenue  
Madison, WI  
SHEET TITLE  
Fire Dept.  
Access Plan

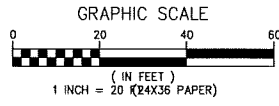
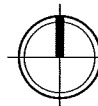
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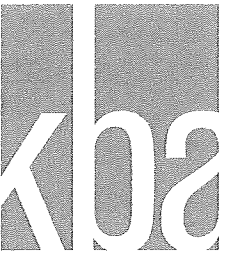
C-1.2

PROJECT NO. **1525**  
©Knothe & Bruce Architects, LLC



1 FIRE DEPT. ACCESS PLAN  
C-1.3 1" = 20'-0"





**knothe | bruce**  
ARCHITECTS

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

ISSUED  
Issued for xyz - Month Day, Year

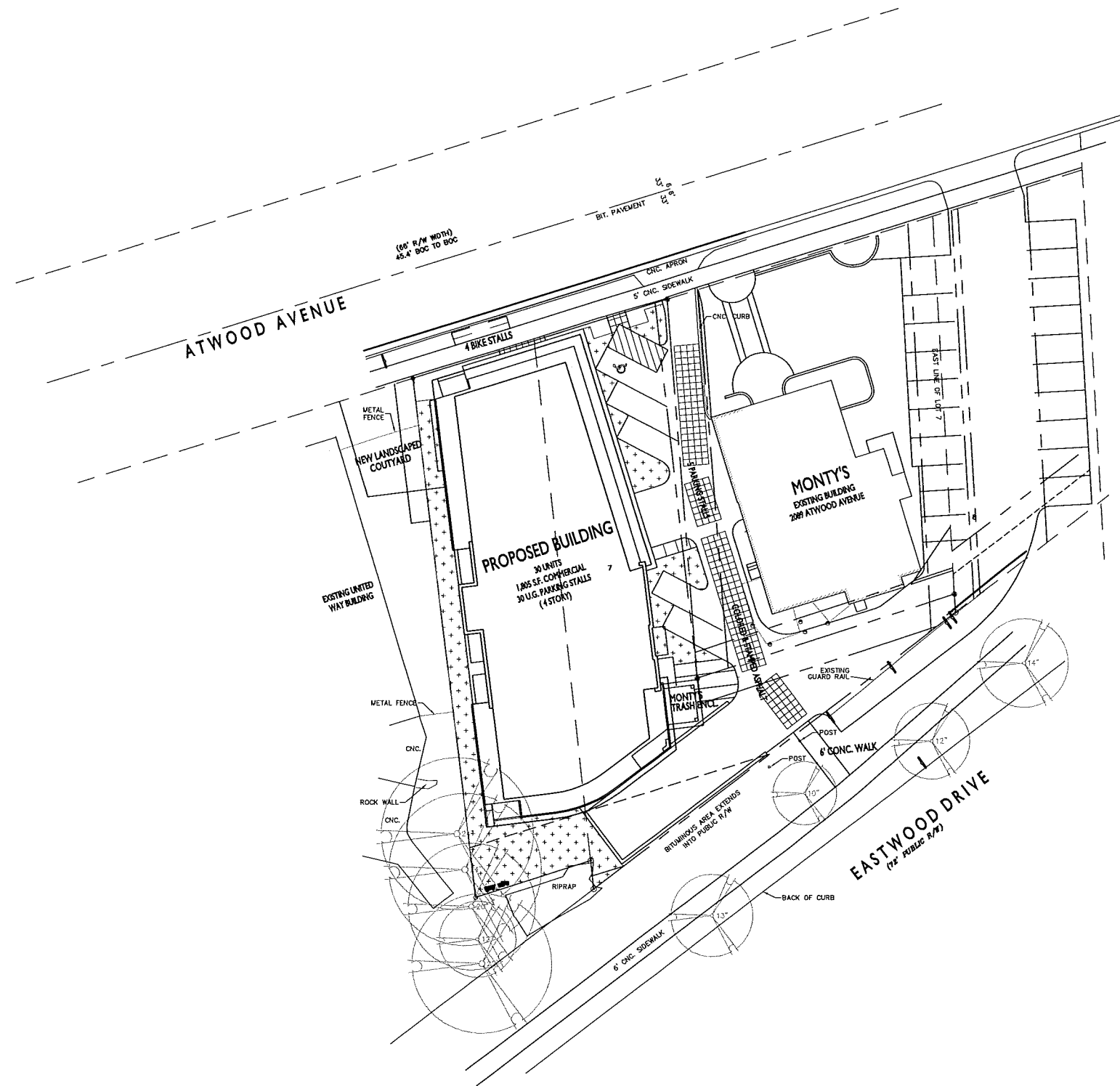
PROJECT TITLE  
**KRUPP  
ATWOOD  
DEVELOPMENT**

2087 Atwood Avenue  
Madison, WI  
SHEET TITLE  
**Lot Coverage**

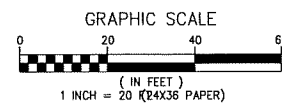
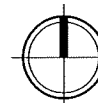
SHEET NUMBER

**C-1.3**

PROJECT NO. **1525**  
Knothe & Bruce Architects, Inc.

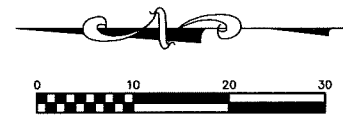


1 LOT COVERAGE  
C-1.3 1" = 20'-0"









**Burse**  
 Surveying and Engineering, Inc.  
 2801 International Lane, Suite 101  
 Madison, WI 53704  
 Phone: 608-250-9263  
 Fax: 608-250-9265  
 e-mail: mburse@BSE-INC.net  
 www.bursesurveying.com

APPROVALS	MLB
PROJECT MGR.	MLB
DESIGNED BY	MLB
DRAWN BY	MLB
CHECKED BY	MLB
APPROVED	MLB

**KRUPP ATWOOD DEVELOPMENT**  
 2087 ATWOOD AVENUE  
 MADISON, WI 53704  
**PRIME URBAN PROPERTIES**  
 2020 EASTWOOD DRIVE  
 MADISON, WI 53704

PROJECT #: BSE1833-15  
 PLOT DATE: 09/16/2015

REVISION DATES:

ISSUE DATES:  
 Cond. Use 09/16/2015

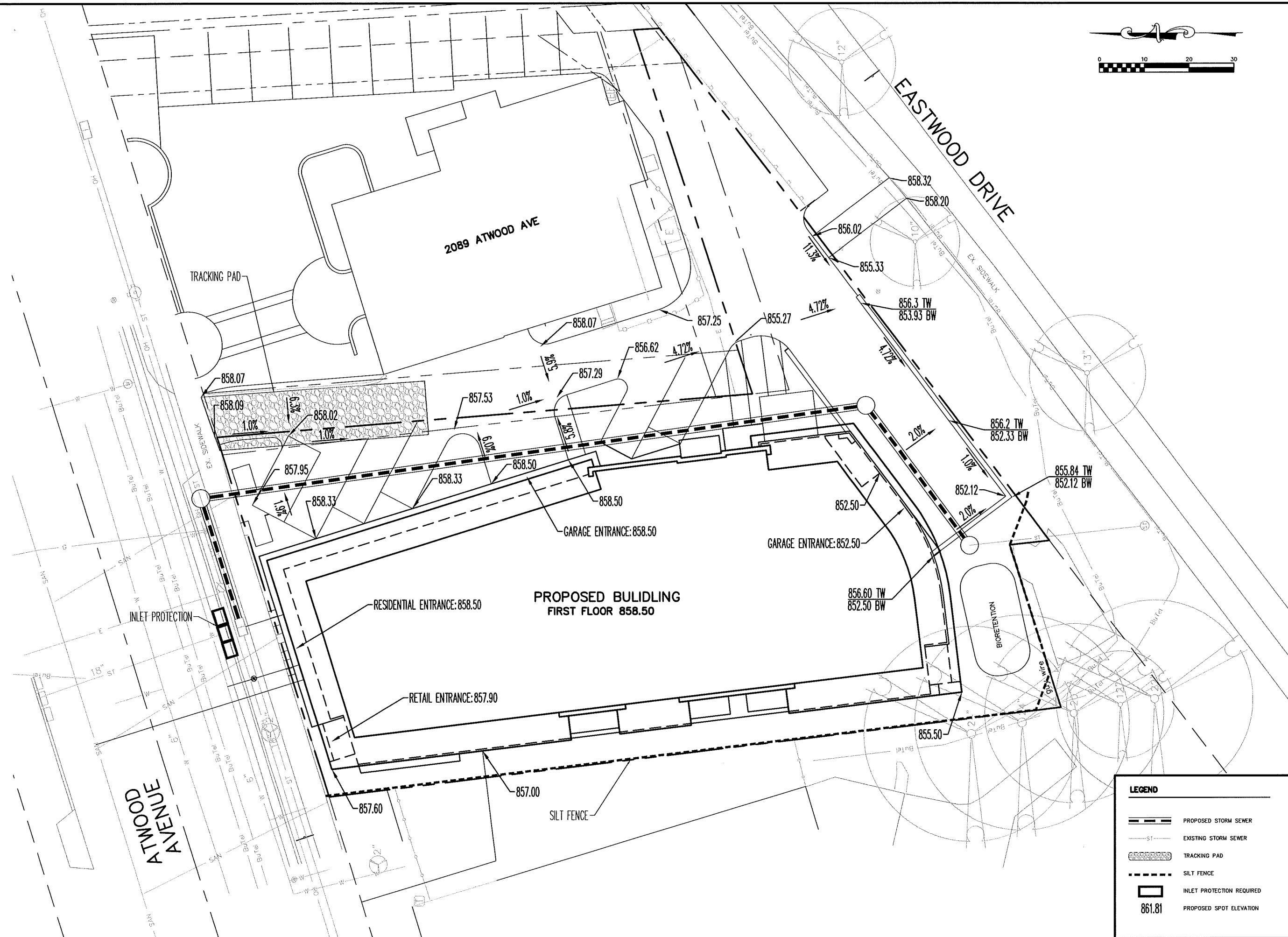
GRADING AND  
 EROSION CONTROL  
 PLAN

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DRAWING NUMBER  
**C-2.1**

**LEGEND**

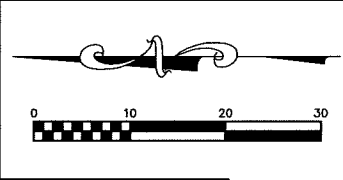
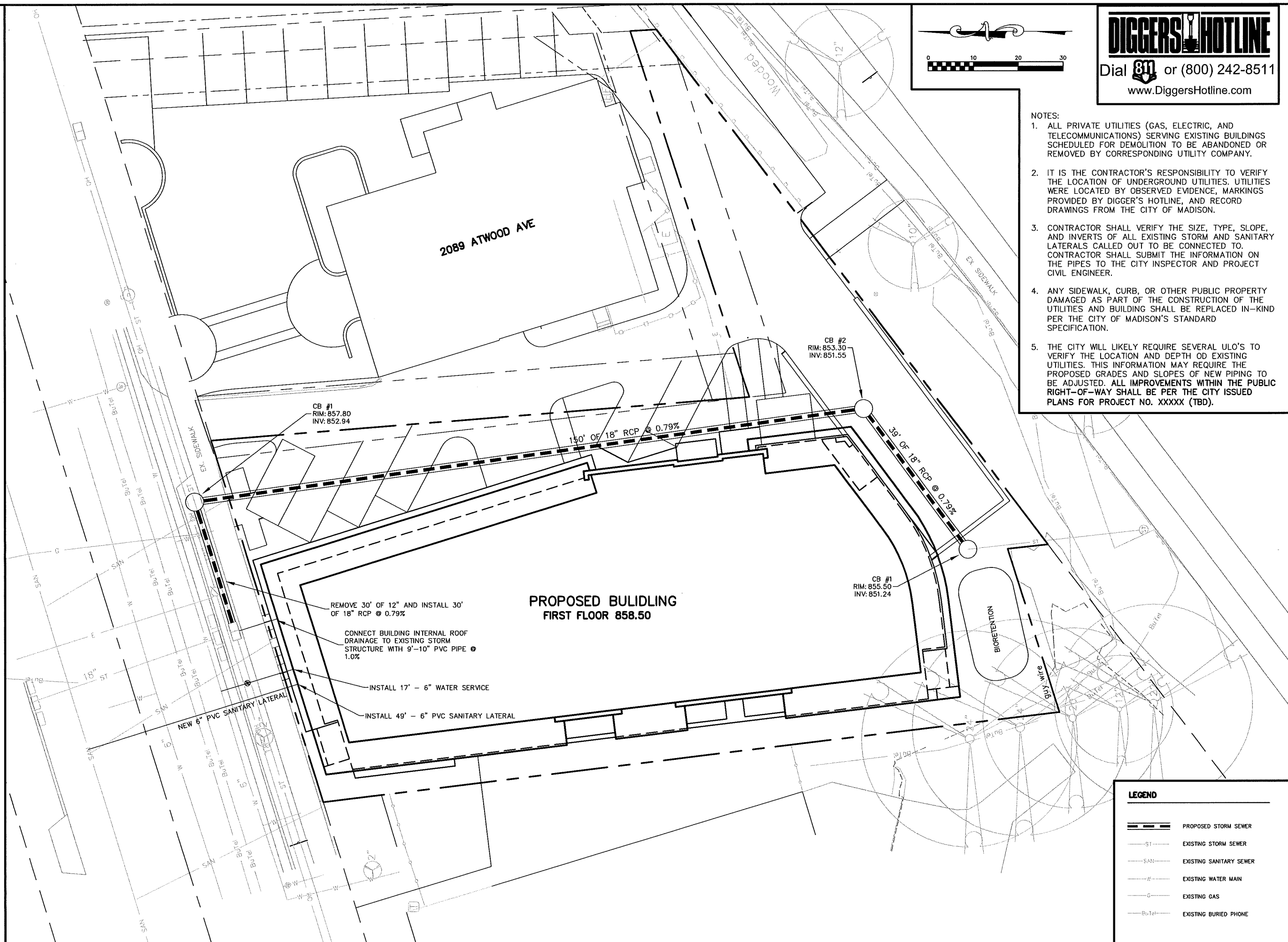
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	TRACKING PAD
	SILT FENCE
	INLET PROTECTION REQUIRED
	PROPOSED SPOT ELEVATION



Printed: Sep 16, 2015 - 8:46am Printed By: Feber

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**DIGGERS HOTLINE**  
 Dial 811 or (800) 242-8511  
 www.DiggersHotline.com

- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
  3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
  4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
  5. THE CITY WILL LIKELY REQUIRE SEVERAL ULO'S TO VERIFY THE LOCATION AND DEPTH OD EXISTING UTILITIES. THIS INFORMATION MAY REQUIRE THE PROPOSED GRADES AND SLOPES OF NEW PIPING TO BE ADJUSTED. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. XXXXX (TBD).

**Burse**  
 Surveying and Engineering, Inc.  
 2201 International Lane, Suite 101  
 Madison, WI 53704  
 Phone: 608-250-9263  
 Fax: 608-250-9266  
 e-mail: MBurse@BSE-INC.net  
 www.bursesurveying.com

APPROVALS	MLB	PDF	MLB
PROJECT CHIEF	MLB	DESIGNED BY	MLB
DRAWN BY	MLB	CHECKED BY	MLB
DATE	MLB	DATE	MLB

**KRUPP ATWOOD DEVELOPMENT**  
 2087 ATWOOD AVENUE  
 MADISON, WI 53704  
**PRIME URBAN PROPERTIES**  
 2020 EASTWOOD DRIVE  
 MADISON, WI 53704

PROJECT #: BSE1833-15  
 PLOT DATE: 09/16/2015

REVISION DATES:


ISSUE DATES:

Cond. Use	09/16/2015

UTILITY PLAN

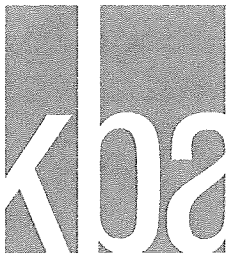
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 Surveying and Engineering, Inc.

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DRAWING NUMBER  
**C-2.2**

**LEGEND**

	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS
	EXISTING BURIED PHONE



**knothe bruce**  
ARCHITECTS

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

ISSUED  
Issued to planning - Sept. 16, 2015

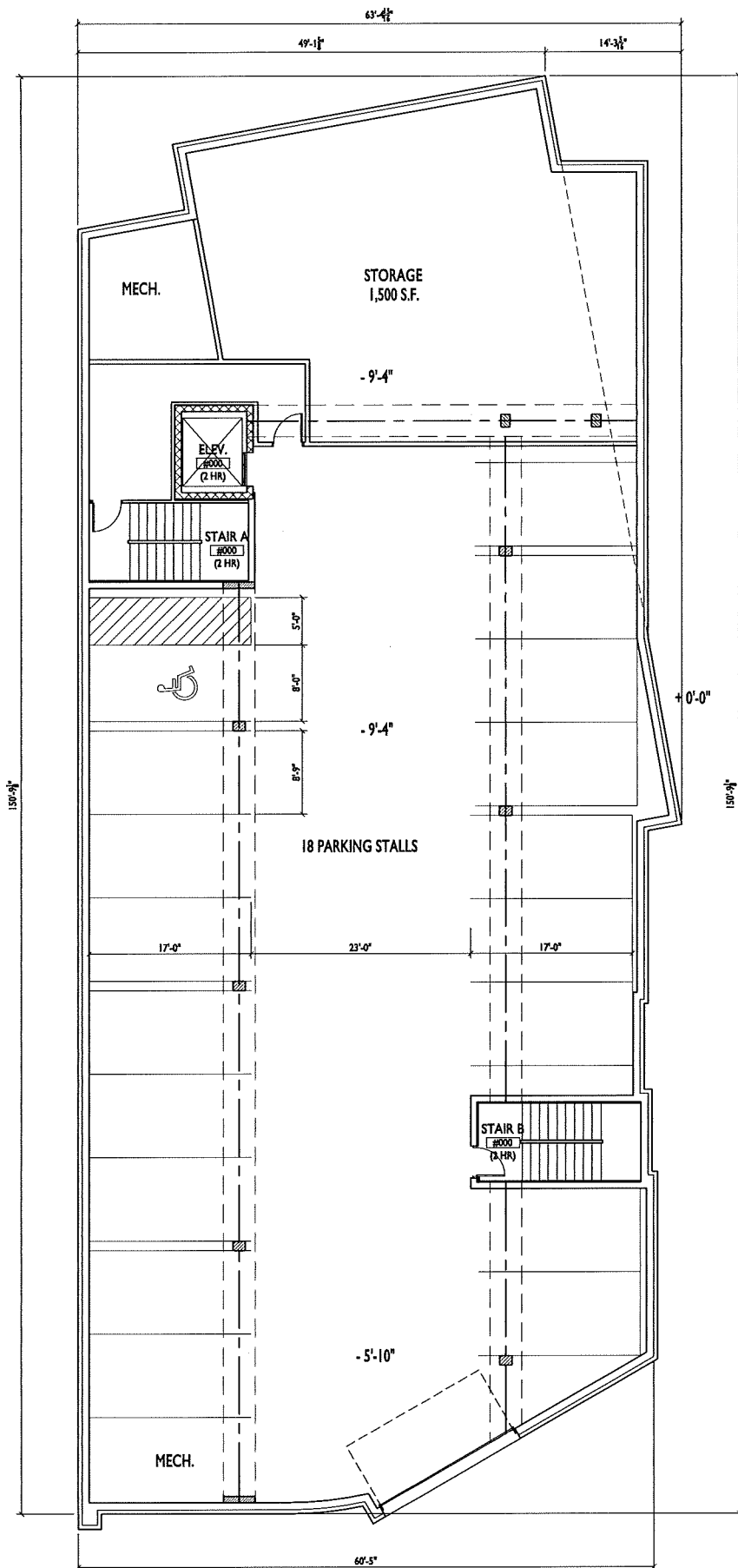
PROJECT TITLE  
**KRUPP  
ATWOOD  
DEVELOPMENT**

2087 Atwood Avenue  
Madison, WI  
SHEET TITLE  
**Basement Floor  
Plan**

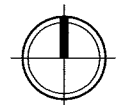
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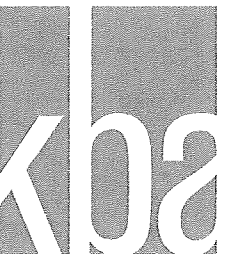
PROJECT NO. **1525**  
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**BASEMENT FLOOR PLAN**  
A-1.0 1/8"=1'-0"







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608.836.3690 Middleton, WI 53562

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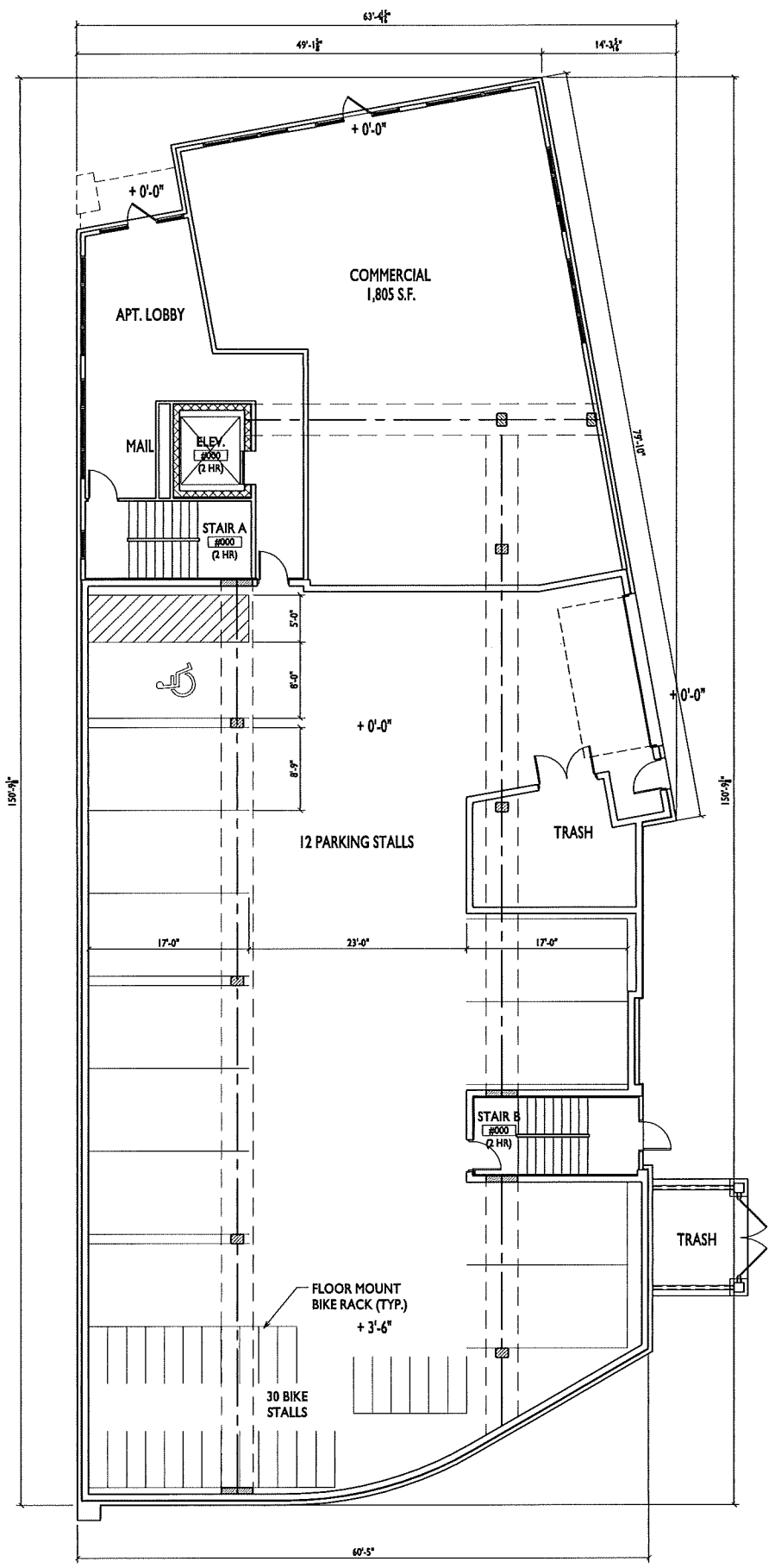
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**KRUPP  
ATWOOD  
DEVELOPMENT**

2087 Atwood Avenue  
Madison, WI  
SHEET TITLE  
**First Floor Plan**

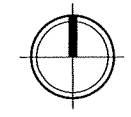
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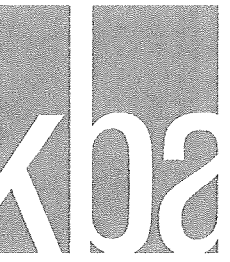
**A-1.1**

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**FIRST FLOOR PLAN**  
1/8"=1'-0"





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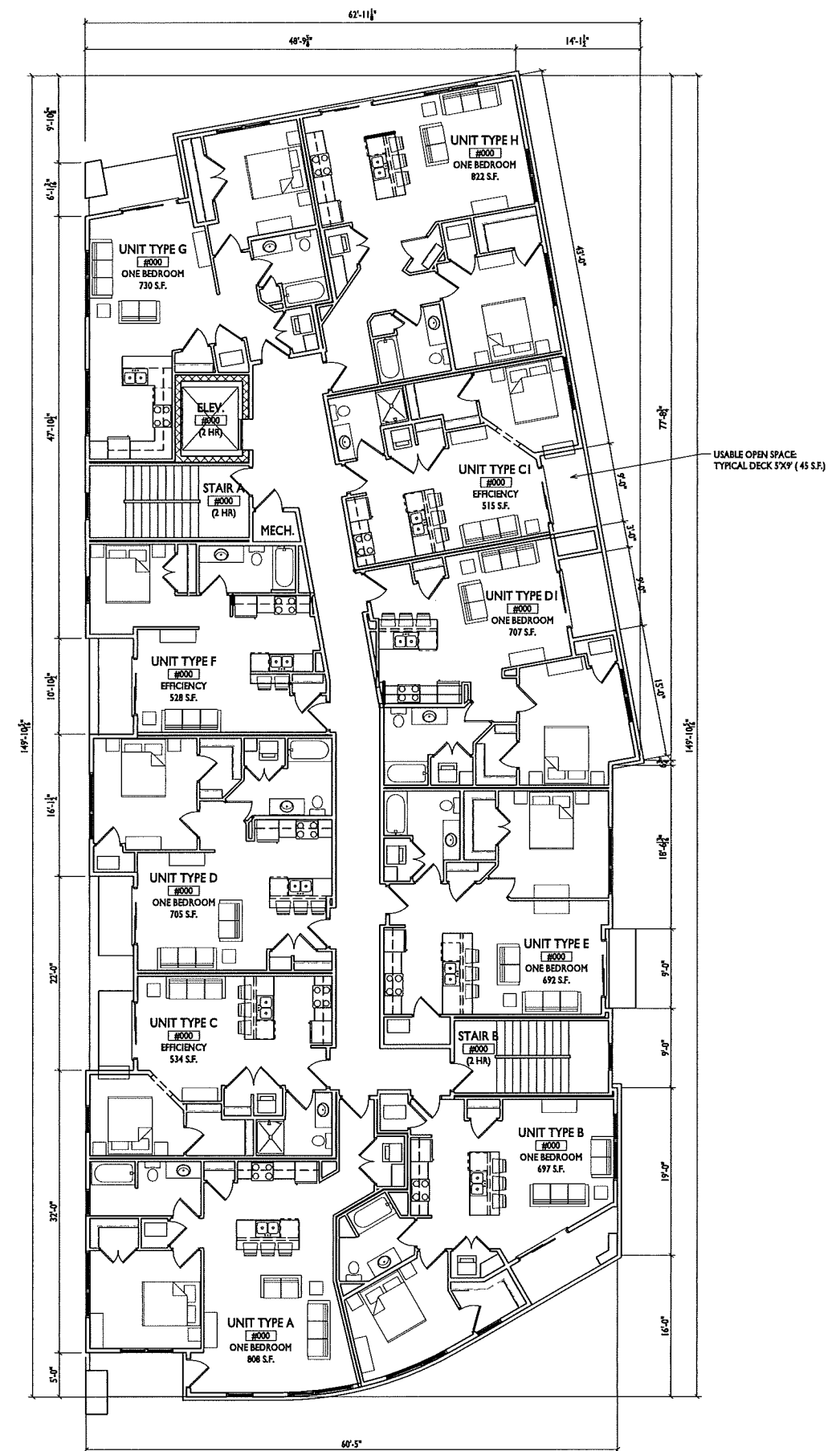
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**KRUPP  
ATWOOD  
DEVELOPMENT**

2087 Atwood Avenue  
Madison, WI  
SHEET TITLE  
**Second Floor Plan**

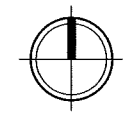
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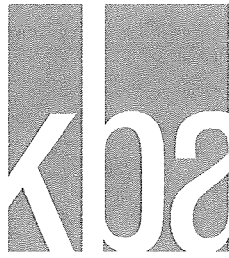
**A-1.2**

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





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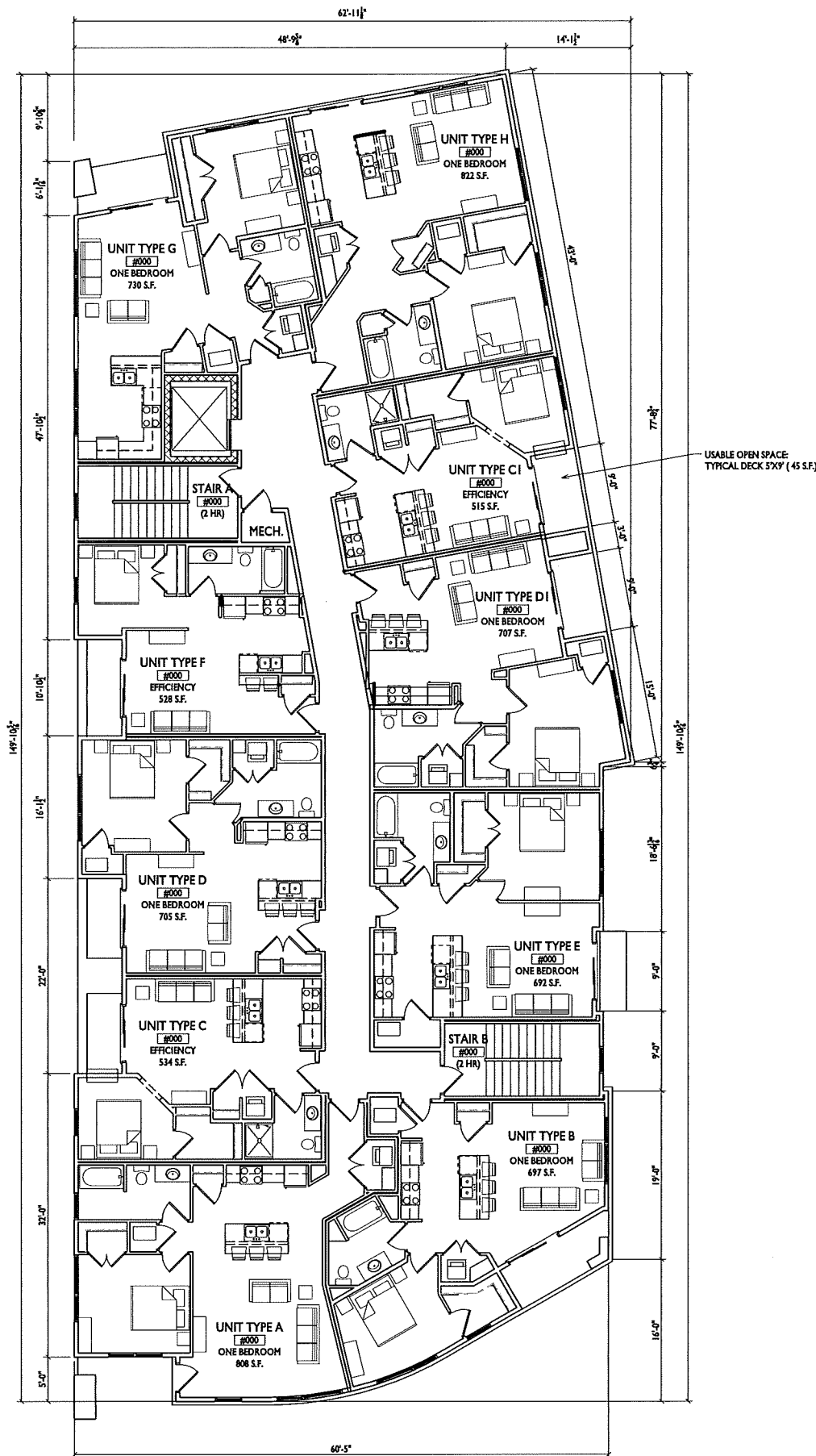
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**KRUPP  
ATWOOD  
DEVELOPMENT**

2087 Atwood Avenue  
Madison, WI  
SHEET TITLE  
**Third Floor Plan**

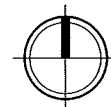
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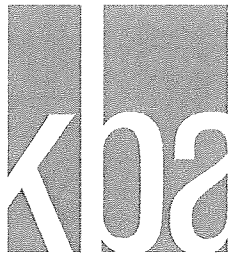
**A-1.3**

PROJECT NO. **1525**  
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**THIRD FLOOR PLAN**  
A-1.3 1/8"=1'-0"





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ISSUED  
Issued to planning - Sept. 16, 2015

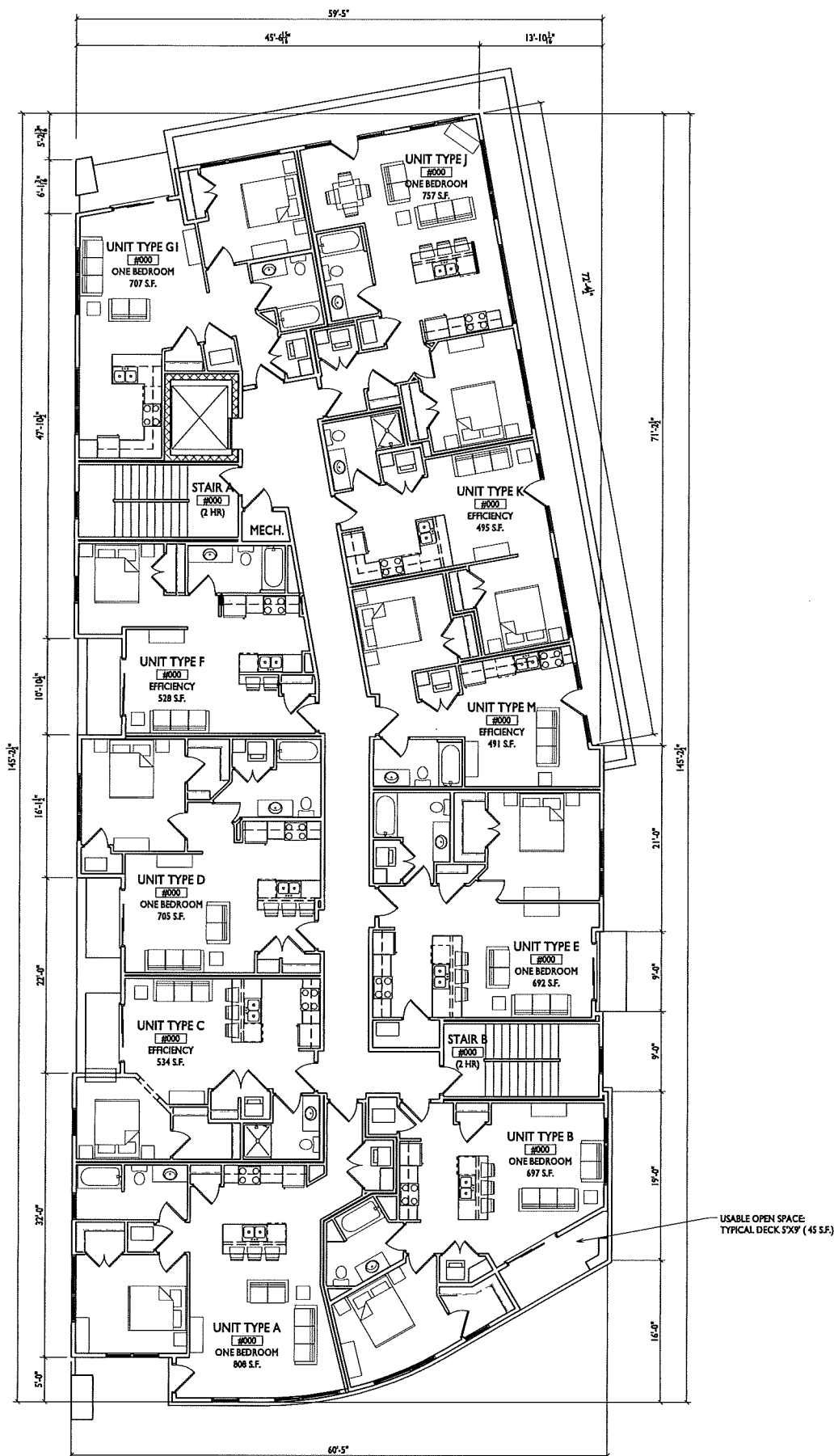
PROJECT TITLE  
**KRUPP  
ATWOOD  
DEVELOPMENT**

2087 Atwood Avenue  
Madison, WI  
SHEET TITLE  
**Fourth Floor Plan**

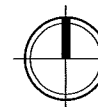
SHEET NUMBER

**A-1.4**

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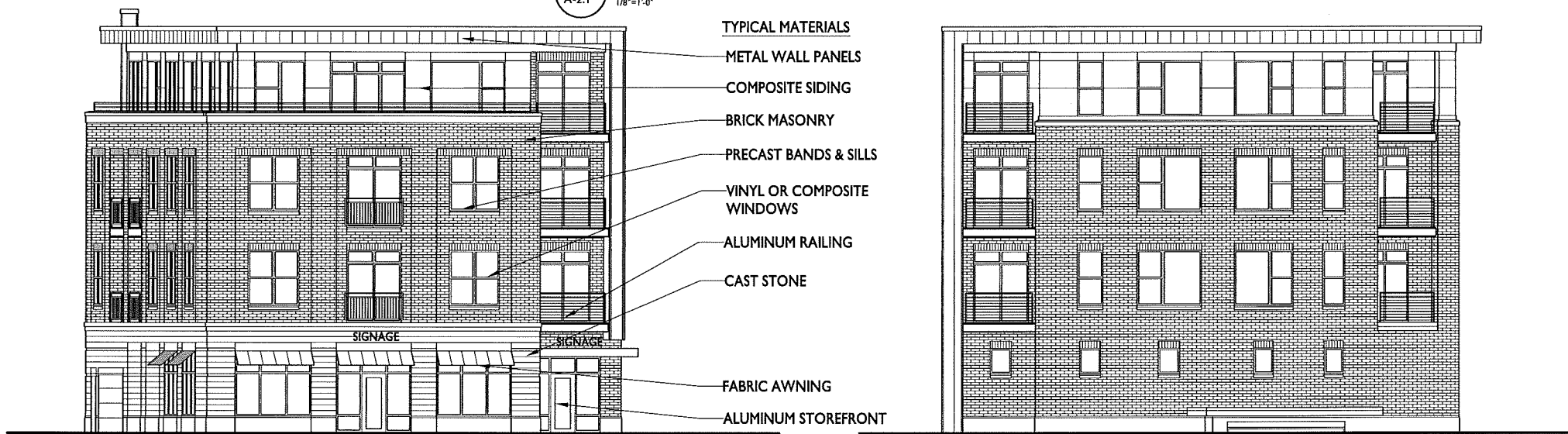
**FOURTH FLOOR PLAN**  
A-1.4 1/8"=1'-0"





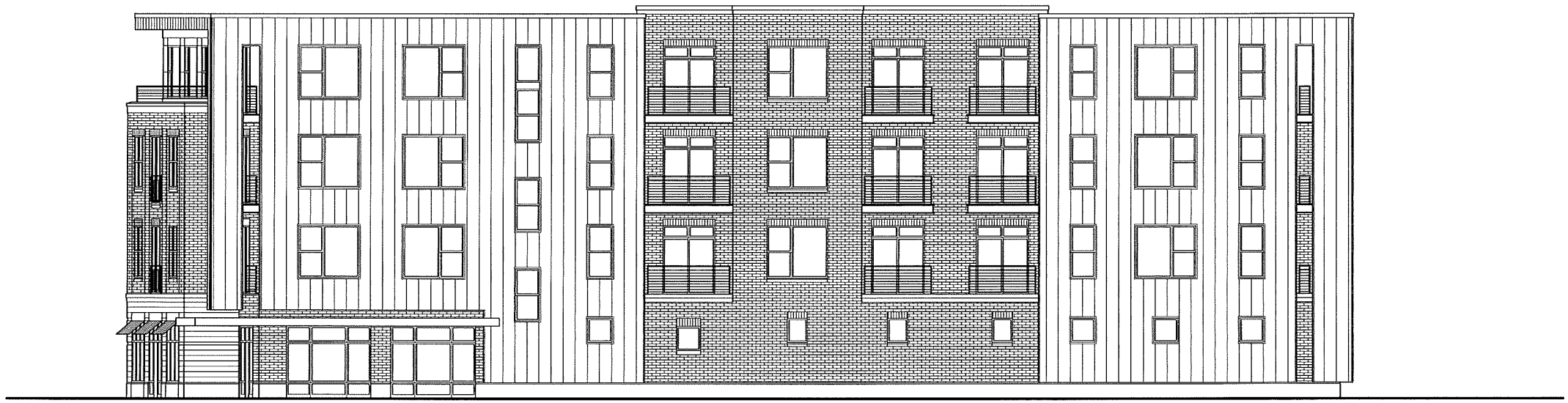


**1** SIDE ELEVATION  
 A-2.1 1/8"=1'-0"



**2** ELEVATION ALONG ATWOOD  
 A-2.1 1/8"=1'-0"

**3** REAR ELEVATION  
 A-2.1 1/8"=1'-0"



**4** SIDE ELEVATION  
 A-2.1 1/8"=1'-0"

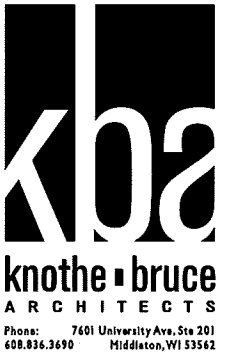
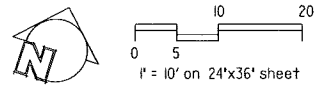
ISSUED  
 Issued for Review - July 22, 2015

PROJECT TITLE  
**KRUPP  
 ATWOOD  
 DEVELOPMENT**

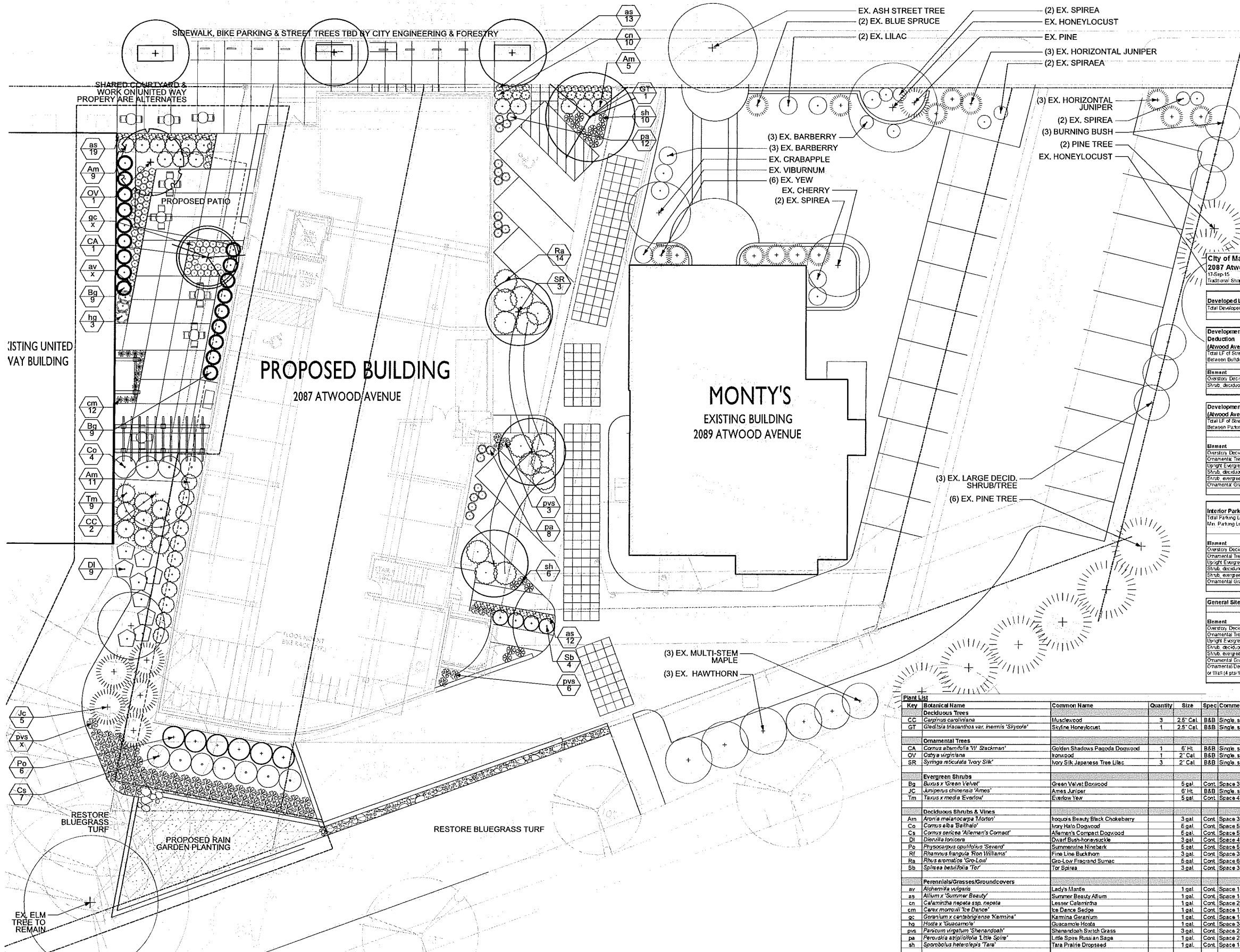
2087 Atwood Avenue  
 Madison, WI  
 SHEET TITLE  
**Elevations**

SHEET NUMBER

**NOT FOR CONSTRUCTION**



303 S. PATERSON  
SUITE ONE  
MADISON, WI 53703  
Phone: 608 251-3600



City of Madison, WI Landscape Worksheet  
2087 Atwood Avenue & Monty's Blue Plate Diner Site  
Traditional Shopping Street District

Developed Lots	SF	Landscape Points Subtotal
Total Developed Area (Lot + Building Area)	19,075	318
		Landscape Points Required
		233

Development Frontage Deduction (Atwood Ave.)	LF	Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Building & Street	51	2	9

Element	Point Value	Quantity Required	Points Deducted
Overstory Deciduous Tree	35	2	-59.5
Shrub, deciduous	3	9	-25.5
<b>Development Frontage Deduction Points Total</b>			
<b>45</b>			

Development Frontage Deduction (Atwood Ave.)	LF	Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Parking Building & Street	139	5	23

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1	1	70
Ornamental Tree	15	2	2	30
Upright Evergreen Shrub	10	1	1	10
Shrub, deciduous	3	5	13	48
Shrub, evergreen	4	1	1	12
Ornamental Grass/Perennial	2	23	46	46
<b>Development Frontage Points Total</b>				
<b>266</b>				

Interior Parking Lots	SF	Overstory Trees Required
Total Parking Lot Area	11,406	0
Min. Parking Lot Islands (6%)	917	

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1	1	70
Ornamental Tree	15	3	6	135
Upright Evergreen Shrub	10	3	4	60
Shrub, deciduous	3	16	2	6
Shrub, evergreen	4	2	2	8
Ornamental Grass/Perennial	2	57	114	114
<b>Interior Parking Lots Points Total</b>				
<b>317</b>				

General Site, Foundation, Screening	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	25		75
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2			0
Ornamental Concrete Fence or Wall (4 pts/10 LF)	4			0
<b>Foundation Plantings Total</b>				
<b>75</b>				

TOTAL LANDSCAPE POINTS 648

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
<b>Deciduous Trees</b>							
CC	<i>Cornus caroliniana</i>	Muscadine	3	2.5' Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	25-30' H x 25-30' sp.
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	1	2.5' Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	50-60' H x 35-45' sp.
<b>Ornamental Trees</b>							
CA	<i>Cornus alternifolia</i> 'W. Stackman'	Golden Shadows Paqoda Dogwood	1	5' H.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	8-20' H x 6-15' sp.
OJ	<i>Carya virginiana</i>	Ironwood	1	2' Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	25' H x 15' sp.
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3	2' Cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.	25' H x 15-20' sp.
<b>Evergreen Shrubs</b>							
Bq	<i>Buxus</i> ssp. 'Green Velvet'	Green Velvet Boxwood	5 gal.		Cont.	Space 3'-5" o.c.	3'-4' H x 4'-5' sp.
JC	<i>Juniperus chinensis</i> 'Ames'	Ames Juniper	6" H.		B&B	Single, straight leader; match specimens	8-10' H x 8' sp.
Tm	<i>Taxus x media</i> 'Everlow'	Everlow Yew	5 gal.		Cont.	Space 4'-0" o.c.	1.5-2' H x 4-5' sp.
<b>Deciduous Shrubs &amp; Vines</b>							
Am	<i>Aronia melanocarpa</i> 'Morton'	Inocys Beauty Black Chokeberry	3 gal.		Cont.	Space 3'-6" o.c.	2-3' H x 3-4' sp.
Co	<i>Cornus alba</i> 'Elegant'	Ivory Halo Dogwood	6 gal.		Cont.	Space 6'-0" o.c.	5-6' H x 6-7' sp.
Cs	<i>Cornus sericea</i> 'Allerman's Compact'	Allerman's Compact Dogwood	6 gal.		Cont.	Space 5'-0" o.c.	4-5' H x 4-5' sp.
DI	<i>Dieris lonicera</i>	Dwarf Bush-honeysuckle	3 gal.		Cont.	Space 4'-0" o.c.	1.5-3' H x 4-5' sp.
Po	<i>Physocarpus opulifolius</i> 'Siberia'	Sumnerline Ninebark	5 gal.		Cont.	Space 5'-0" o.c.	5-6' H x 5-6' sp.
RI	<i>Rhus typhina</i> 'Ritzy Williams'	Fine Line Buckhorn	3 gal.		Cont.	Space 3'-0" o.c.	5-7' H x 1.5-3' sp.
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.		Cont.	Space 6'-0" o.c.	1.5-2' H x 6-8' sp.
Sb	<i>Spiraea betulifolia</i> 'Tor'	Tor Spiraea	3 gal.		Cont.	Space 3'-0" o.c.	2-3' H x 2-3' sp.
<b>Perennial/Grasses/Groundcovers</b>							
av	<i>Achimillea vulgaris</i>	Lady's Mantle	1 gal.		Cont.	Space 18" o.c.	5-1.5' H x 1-1.5' sp.
as	<i>Allium</i> ssp. 'Summer Beauty'	Summer Beauty Allium	1 gal.		Cont.	Space 18" o.c.	1.5' H x 1.5' sp.
cn	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamintha	1 gal.		Cont.	Space 24" o.c.	1.5-2' H x 1.5-2' sp.
cm	<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	1 gal.		Cont.	Space 18" o.c.	12" H x 1-2' sp.
gc	<i>Germium x canadense</i> 'Kamina'	Kamina Geranium	1 gal.		Cont.	Space 18" o.c.	8-12" H x 18-24" sp.
hg	<i>Hosta</i> ssp. 'Guacamole'	Guacamole Hosta	1 gal.		Cont.	Space 36" o.c.	1.5-2' H x 3-4' sp.
pvs	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	3 gal.		Cont.	Space 24" o.c.	3-5' H x 2-3' sp.
pa	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	1 gal.		Cont.	Space 24" o.c.	1.5-2' H x 2-2.5' sp.
sh	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1 gal.		Cont.	Space 18" o.c.	1.5-2' H x 1.5' sp.

ISSUED

Revised - September 17, 2015

PROJECT TITLE  
**2087 ATWOOD AVENUE**

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER

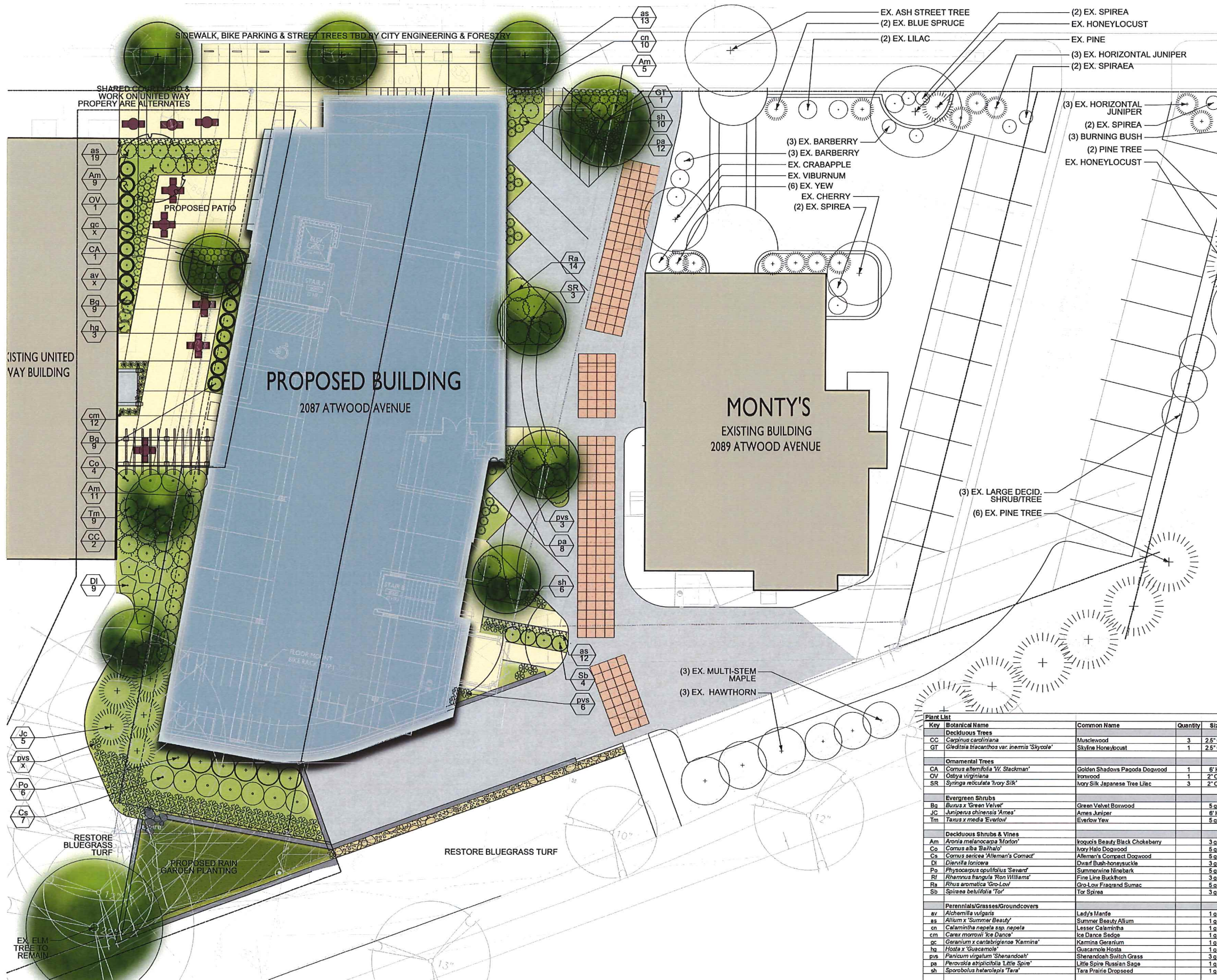
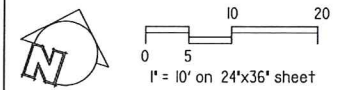
**L-1.0**

PROJECT NO.

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**NOT FOR CONSTRUCTION**



City of Madison, WI Landscape Worksheet  
2087 Atwood Avenue & Monty's Blue Plate Diner Site  
17-Sep-15  
Traditional Shopping Street District

Developed Lots	SF	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	19,075	313
		Landscape Points Required
		233

Development Frontage (Atwood Ave.)	LF	Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Building & Street	51	2	9
Element	Point Value	Quantity Required	Points Deducted
Overstory Deciduous Tree	35	2	70
Shrub, deciduous	3	9	27
Development Frontage Deduction Points Total			
-97			

Development Frontage (Atwood Ave.)	LF	Overstory Trees Required	Shrubs Required	
Total LF of Street Frontage Between Parking Building & Street	139	5	23	
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1	1	35
Ornamental Tree	15	3	2	45
Upright Evergreen Shrub	10	1	1	10
Shrub, deciduous	3	5	11	15
Shrub, evergreen	4	2	13	8
Ornamental Grass/Perennial	2	23	40	46
Development Frontage Points Total				
268				

Interior Parking Lots	SF	Overstory Trees Required		
Total Parking Lot Area	11,455	6		
Min. Parking Lot Islands (8%)	917			
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	3	0	45
Upright Evergreen Shrub	10	3	4	30
Shrub, deciduous	3	16	2	48
Shrub, evergreen	4	5	2	20
Ornamental Grass/Perennial	2	57	114	114
Interior Parking Lots Points Total				
317				

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	25	0	75
Shrub, evergreen	4	0	0	0
Ornamental Grass/Perennial	2	0	0	0
Ornamental/Decorative Fence or Wall (at pgs 19 LF)	4	0	0	0
Foundation Plantings Total				
75				

TOTAL LANDSCAPE POINTS 648

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
<b>Deciduous Trees</b>							
CC	<i>Carpinus caroliniana</i>	Muscleshed	3	2.5" Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	25'-30" ht x 25-30" sp
GT	<i>Gleditsia triacanthos var. inermis 'Sycote'</i>	Sycamore Honeylocust	1	2.5" Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	50-60' ht x 35-45" sp
<b>Ornamental Trees</b>							
CA	<i>Cornus alternifolia 'W. Stackman'</i>	Golden Shadows Paopoa Dogwood	1	6" Ht.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	6-20' ht x 6-15" sp
OV	<i>Ostrya virginiana</i>	Ironwood	1	2" Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	25' ht x 15" sp
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	3	2" Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	25' ht x 15-20" sp
<b>Evergreen Shrubs</b>							
Bg	<i>Buxus x 'Green Velvet'</i>	Green Velvet Boxwood	5 gal.		Cont.	Space 3'-6" o.c.	3-4' ht x 4-5" sp
JC	<i>Juniperus chinensis 'Arnes'</i>	Arnes Juniper	6' Ht.		B&B	Single, straight leader, match specimens	8-10' ht x 8" sp
Tm	<i>Taxus x media 'Everlow'</i>	Everlow Yew	5 gal.		Cont.	Space 4'-0" o.c.	1.5-3' ht x 4-5" sp
<b>Deciduous Shrubs &amp; Vines</b>							
Am	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Black Chokeberry	3 gal.		Cont.	Space 3'-6" o.c.	2-3' ht x 3-4" sp
Cc	<i>Cornus alba 'Balthaz'</i>	Ivory Halo Dogwood	5 gal.		Cont.	Space 5'-0" o.c.	6-8' ht x 5-7" sp
Cs	<i>Cornus sericea 'Alleman's Compact'</i>	Alleman's Compact Dogwood	5 gal.		Cont.	Space 5'-0" o.c.	4-5' ht x 4-5" sp
Di	<i>Dianella ionica</i>	Summerwave Ninebark	3 gal.		Cont.	Space 4'-0" o.c.	1.5-3' ht x 4-5" sp
Po	<i>Physocarpus opulifolius 'Savann'</i>	Summerwave Ninebark	5 gal.		Cont.	Space 5'-0" o.c.	6-8' ht x 5-6" sp
Ri	<i>Rhamnus frangula 'Ron Williams'</i>	Fine Line Buckthorn	3 gal.		Cont.	Space 3'-0" o.c.	5-7' ht x 1.5-3" sp
Ra	<i>Rhus aromatica 'Gro-Lov'</i>	Gro-Low Fragrant Sumac	5 gal.		Cont.	Space 8'-0" o.c.	1.5-2' ht x 6-8" sp
Sb	<i>Spiraea betulifolia 'Tor'</i>	Tor Spiraea	3 gal.		Cont.	Space 3'-0" o.c.	2-3' ht x 2-3" sp
<b>Perennials/Grasses/Groundcovers</b>							
av	<i>Alchemilla vulgaris</i>	Lady's Mantle	1 gal.		Cont.	Space 18" o.c.	5-1.5' ht x 1-1.5" sp
as	<i>Allium x 'Summer Beauty'</i>	Summer Beauty Allium	1 gal.		Cont.	Space 18" o.c.	1.5' ht x 1.5" sp
cn	<i>Calamintha nepeta ssp. nepeta</i>	Lesser Calamintha	1 gal.		Cont.	Space 24" o.c.	1.5-2' ht x 1.5-2" sp
cm	<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Sedge	1 gal.		Cont.	Space 18" o.c.	12" ht x 1-2" sp
gc	<i>Garanium x carolinense 'Kamima'</i>	Kamima Geranium	1 gal.		Cont.	Space 18" o.c.	6-12" ht x 10-24" sp
hg	<i>Hosta x 'Guacamole'</i>	Guacamole Hosta	1 gal.		Cont.	Space 36" o.c.	1.5-2' ht x 3-4" sp
pvs	<i>Parthenocissum vitacea 'Shenandoah'</i>	Shenandoah Switch Grass	3 gal.		Cont.	Space 24" o.c.	3-5' ht x 2-3" sp
pa	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	1 gal.		Cont.	Space 24" o.c.	1.5-2' ht x 2-2.5" sp
sh	<i>Sporobolus heterolepis 'Tara'</i>	Tara Prairie Dropseed	1 gal.		Cont.	Space 18" o.c.	1.5-2' ht x 1.5" sp

ISSUED

Revised - September 17, 2015

PROJECT TITLE  
**2087 ATWOOD AVENUE**

SHEET TITLE  
**LANDSCAPE PLAN**

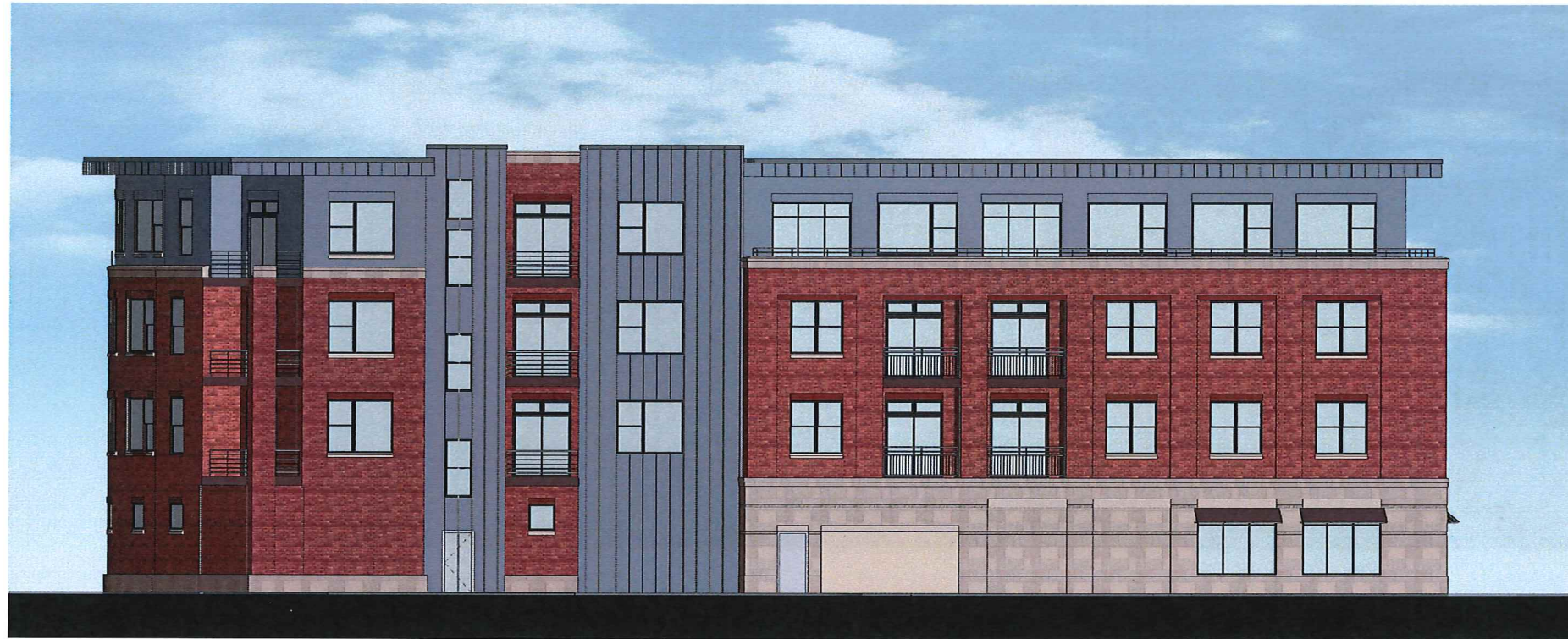
SHEET NUMBER

**L-1.0**

PROJECT NO.

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1 EAST ELEVATION  
 A-2.1 1/8" = 1'-0"

ISSUED  
 Issued for xyz - Month DD, YYYY



2 NORTH ELEVATION  
 A-2.1 1/8" = 1'-0"

PROJECT TITLE  
 PROJECT NAME

2087 ATWOOD AVE.  
 SHEET TITLE  
 Exterior Elevations

SHEET NUMBER

**A-2.1**

PROJECT NUMBER 1525  
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1 WEST ELEVATION  
 A-2.2 1/8" = 1'-0"

ISSUED  
 10/21/15



2 SOUTH ELEVATION  
 A-2.2 1/8" = 1'-0"

PROJECT TITLE  
 PROJECT NAME

2087 ATWOOD AVE.  
 SHEET TITLE  
 Exterior  
 Elevations

SHEET NUMBER

**A-2.2**

PROJECT NUMBER 1525  
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