

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:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 3100 E Washington Ave, Madison, WI 53704

Title: 3100 E Washington

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

UDC meeting date requested September 20

- 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)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- Please specify
CUP/CSM/Demolition

4. Applicant, Agent, and Property Owner Information

Applicant name Nick Orthmann
Street address 4011 80th St
Telephone 262-308-2656

Company Bear Development, LLC
City/State/Zip Kenosha, WI 53142
Email northmann@beardevelopment.com

Project contact person Nick Orthmann
Street address 4011 80th St
Telephone 262-308-2656

Company Bear Development, LLC
City/State/Zip Kenosha, WI 53142
Email northmann@beardevelopment.com

Property owner (if not applicant) LLS Enterprises, LLC
Street address 2695 Ashbourne Lane
Telephone _____

City/State/Zip Madison, WI 53711
Email lskarty@tds.net

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. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. 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 Modification 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

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

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. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum 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, including material and color callouts
- NA 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
- 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)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- LOI PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- NA Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications 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

5. Required Submittal Materials

- Application Form**
 - 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.
- 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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- 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.

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 4/25/2023.
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 Nick Orthmann Relationship to property Developer/Applicant

Authorizing signature of property owner _____ Date _____

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City’s drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City’s drop box.

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

- Urban Design Districts: \$350 (per [§33.24\(6\) 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 Sign Modifications (of 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 Application (continued)

UDC

5. Required Submittal Materials

Application Form

- 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.

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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

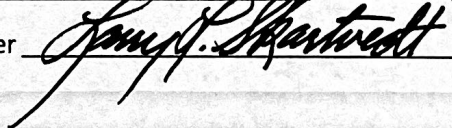
Notification to the District Alder

- 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.

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 4/25/2023.
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 Nick Orthmann Relationship to property Developer/Applicant

Authorizing signature of property owner  Date 8-5-23

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

- Urban Design Districts: \$350 (per §33.24(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 Sign Modifications (of 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



August 7, 2023

Mr. Colin Punt
Planner
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

Re: Letter of Intent- 3100 E Washington Avenue Land Use Application

Mr. Punt:

Bear Development, LLC (Bear) is pleased to submit this Land Use Application for our proposed project at 3100 E Washington Avenue. This application package includes the required development plans, LND-A, LND-B, Demolition Permit, Urban Design Commission and Subdivision/CSM applications.

Introduction:

Bear is proposing to acquire and redevelop 3100 E Washington Avenue into a five-story multifamily building containing 192-dwelling units. The existing commercial building and site improvements will be demolished as part of the project, and we anticipated starting construction in December of 2023. The approximately 2.2-acre site is bound by East Washington Avenue, Melvin Court, Ridgeway Avenue, and the Aberg Avenue on/off ramp.

The proposed building will primarily front East Washington Avenue and Melvin Court. The unit mix consists of 86 one-bedroom units and 106-two-bedroom units. Parking will be provided by a mix of surface parking and below grade structured parking. The building includes several resident amenities such as a business lounge, community room, fitness center, on-site management office and outdoor patio/green space.

Project Team:

Applicant/Developer:

Bear Development, LLC
4011 80th Street
Kenosha, WI 53142
Contact: Nick Orthmann
Phone: 262-308-2656
Email: northmann@beardevelopment.com

Architect:

Engberg Anderson Architects
305 W Washington Ave
Madison, WI 53703
Contact: Felipe Ornelas
Phone: 414-944-9117
Email: felipeo@engberganderson.com

Civil Engineer/Landscape Architect/Surveyor:

JSD Professional Services, Inc.
161 Horizon Dr Suite 101
Verona, WI 53593
Contact: Kevin Yeska
Phone: 608-848-5060
Email: kevin.yeska@jsdinc.com

Project & Site Details:

- Parcel ID: 251/0810-323-0401-6
- Zoning: CC-T with TOD Overlay
- Urban Design District: Urban Design District 5
- Aldermanic District: District 12
- Neighborhood: Carpenter-Ridgeway
- Business Association: Northside Business Association
- Lot Area: 96,161 SF / 2.21acres
- Building Gross Square Footage: 254,903 SF
- Dwelling Units: 192 units
 - o 1 Bedrooms: 86 units
 - o 2 Bedrooms: 106 units
 - o Density: 87 units / acre
- Parking Stalls: 142 stalls (89 underground & 53 surface)
 - o EV Ready: 14 stalls
 - o EV Installed: 3 stalls
- Bike Parking: 212 stalls
 - o Long-Term: 192 stalls
 - o Short Term/Guest: 20 stalls

Requested Approvals:

Conditional Use Permit: the property is zoned CC-T; per table 28D-2 of the Zoning Ordinance a Conditional Use Permit is required for multi-family buildings with >36 units, therefore we are requesting approval of a Conditional Use Permit for the project.

Urban Design Commission: the property is in Urban Design District 5 therefore we are requesting the Commission review the plans as part of this Land Use Application. Prior to submission of the full Land Use Application, Bear made informational presentations to the Urban Design Commission on May 31, 2023, and July 12, 2023.

Subdivision / CSM: the site is currently a single tax parcel we are requesting the approval of a Certified Survey Map to combine the underlying lots.

Demolition Permit: we are requesting approval of a Demolition Permit to raze the existing commercial building on site. The site was filed on the City’s Demolition List Serv on May 9, 2023 and reviewed by the Landmarks Commission on May 15, 2023. No known historic value was found.

Meeting Schedule:

- Application Submittal August 7, 2023
- Urban Design Commission September 20, 2023
- Planning Commission October 2, 2023
- Common Council October 17, 2023

Phasing & Schedule:

Demolition of the existing building and construction of the proposed building will be completed at once with no phasing contemplated. Construction is expected to commence in late 2023 and will be completed in the last quarter of 2025.

City & Neighborhood Input:

During the pre-submittal process the development team met with a variety of stakeholders whose input has helped shape the proposal:

- City of Madison Staff- Bear has consulted with City Staff several times during the pre-submittal process including a pre-development meeting, a Development Assistance Team Meeting, and several informal consultations.
- Urban Design Commission- The development team participated in two separate informational presentations to the UDC.
- Aldermanic, Neighborhood, and Business Association Outreach- Bear has made several attempts to connect with the district Alderperson, Neighborhood Association and Business Associations regarding the project.
 - o Dates of Aldermanic outreach- April 19, 2023, May 26, 2023, June 1, 2023, June 21, 2023 & July 7, 2023
 - o Dates of Neighborhood Association outreach- April 19, 2023, May 26, 2023 & July 7, 2023
 - o Dates of Business Association outreach- April 19, 2023, May 26, 2023 & July 7, 2023

Management / Operating Plan:

The project will be financed primarily with Tax-Exempt Bonds and Housing Tax Credits issued by WHEDA. All 192- units will be rent and income restricted which will be evidenced by a Land Use Restriction Agreement. Bear, or a single-purpose entity managed by Bear, will be the long-term (minimum of 15-years) owner. Bear will be responsible for asset management of the property and Bear Property Management, Inc. (part of the Bear Real Estate Group of Companies) will handle day-to-day property management activities. Construction of the project will be managed by Construction Management Associates, Inc. (also part of the Bear Real Estate Group of Companies).

A detailed management plan can be provided upon request.

Traffic Impact Analysis Study:

The City of Madison Traffic Engineering Department requested that a Traffic Impact Analysis be completed for the proposed project. A copy of the analysis is included with this Land Use Application.

Vision Triangle Reduction:

Bear is requesting a reduction to the vision triangle at the intersection of E Washington Avenue and Melvin Court. The Vision Triangle Reduction Application is included with the Land Use Application.

Public Subsidy:

Bear has requested Tax Incremental Financing (TIF) assistance for the project. The project is located in TID 52 and we have completed the City's "free look" process and have been working closely with staff on the approval process.

Reuse & Recycling Plan:

Bear acknowledges that approval of a Reuse & Recycling Plan will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Tree Report:

There are nine street trees located along E Washington Avenue and Melving Court. A Street Tree Report has been provided.

Stormwater Report:

Bear acknowledges that a Stormwater Management Report will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Urban Design District 5:

The project is located in Urban Design District 5. An explanation of how the proposal addresses each of the required design criteria is below:

1. Public Rights-of-Way: the development's primary frontage is along East Washington Avenue and Melvin Court. We have placed the building footprint to comply with the zoning ordinance but also to provide ample distance between the building and the sidewalk. This allows for adequate transition space and landscaping which enhances the visual appearance and the pedestrian experience.
2. Off-Street Parking & Loading Areas: the surface parking lot is located inboard the parcel and the building will screen its view from East Washington Avenue. The existing homes adjacent to the site at the intersection of Ridgeway Avenue and Melvin Court shield the view of the parking lot as well. The majority of the off-street parking is provided below grade in the basement of the building.
3. Signs: building signage will be minimal as this is a residential development. All signage will comply with Ch. 31 of the Madison General Ordinance and be integrated into the architecture of the building.
4. Building Design: The building materials will be of high quality and low maintenance, and will tie into the surrounding contextual buildings. We are employing masonry material around the base of the building while breaking up the masonry with a lap cement board siding at insets that requires minimal maintenance. On the floors above we have a mix of cement board panels and accent panels to help break up the façade, there will also be fields of lap board siding also with accent panels to again break up the elevations and add interest to the overall façade. Balconies have also been placed to further break up the façade and provide dimension.

Any mechanical units located on the rooftop will be ganged in the middle of the roof to prevent them from being visible from the ground level and anything larger than a single unit condenser may require a screen to conceal from being visible.

5. Lighting: the photometrics have been designed to be adequate but not excessive. The proposed plan provides an adequate level of safety by lighting the parking and pedestrian areas.
6. Landscaping: the proposed landscaping is both functional and decorative. We have selected a high-quality mix of plantings that will look good across seasons. The landscaping will soften the parking lot and also provide a transition between the building and pedestrian realm on East Washington Avenue. The plans also call for the preservation of the existing trees along Ridgeway Avenue and the existing tree line with the neighboring parcels where possible.

Submitted Documents:

The following documents have been submitted with this application:

General:

- Plans- the plan set submitted with this application are intended to cover the requirements of LND-A, LND-B, demolition and the UDC application.
 - o E_Washington_Ave_3100_Pre_PlansPt1_2023-08-07
 - o E_Washington_Ave_3100_Pre_PlansPt2_2023-08-07
 - o E_Washington_Ave_3100_Pre_PlansPt3_2023-08-07
- Renderings & Material Palette- the renderings and material palette submitted with this application are intended to cover the requirements of LND-A, LND-B, demolition and the UDC application.
 - o E_Washington_Ave_3100_Pre_RendersMaterials_2023-08-07
- Letter of Intent- this letter of intent is intended to cover the requirements of LND-A, LND-B, demolition, Subdivision/CSM and the UDC application.
 - o E_Washington_Ave_3100_Pre_LOI_2023-08-07
- Fee Payment- a copy of the fee schedule and check mailed to the city are provided for reference.
 - o E_Washington_Ave_3100_Pre_AppFees_2023-08-07
- Notification Emails- a single notification email for the LND-A, LND-B, demolition and the UDC application was sent to the District Alderperson, Neighborhood Association and Business Association
 - o E_Washington_Ave_3100_Pre_AppNotifEmails_2023-08-07
- Vision Triangle Reduction Application
 - o E_Washington_Ave_3100_Pre_VisionTri_2023-08-07

LND-A:

- E_Washington_Ave_3100_Pre_LNDA_2023-08-07

LND-B:

- E_Washington_Ave_3100_Pre_LNDB_2023-08-07
- E_Washington_Ave_3100_Pre_DemoLandmarkComm_2023-08-07
- E_Washington_Ave_3100_Pre_DemoListServ_2023-08-07
- E_Washington_Ave_3100_Pre_DemoPics_2023-08-07
- E_Washington_Ave_3100_Pre_TreeReport_2023-08-07
- E_Washington_Ave_3100_Pre_TDMP_2023-08-07
- E_Washington_Ave_3100_Pre_TIA_2023-08-07

Urban Design Commission

- E_Washington_Ave_3100_Pre_UDCApp_2023-08-07
- E_Washington_Ave_3100_Pre_UDCContextMap_2023-08-07
- E_Washington_Ave_3100_Pre_LocatorMap_2023-08-07

Subdivision / CSM

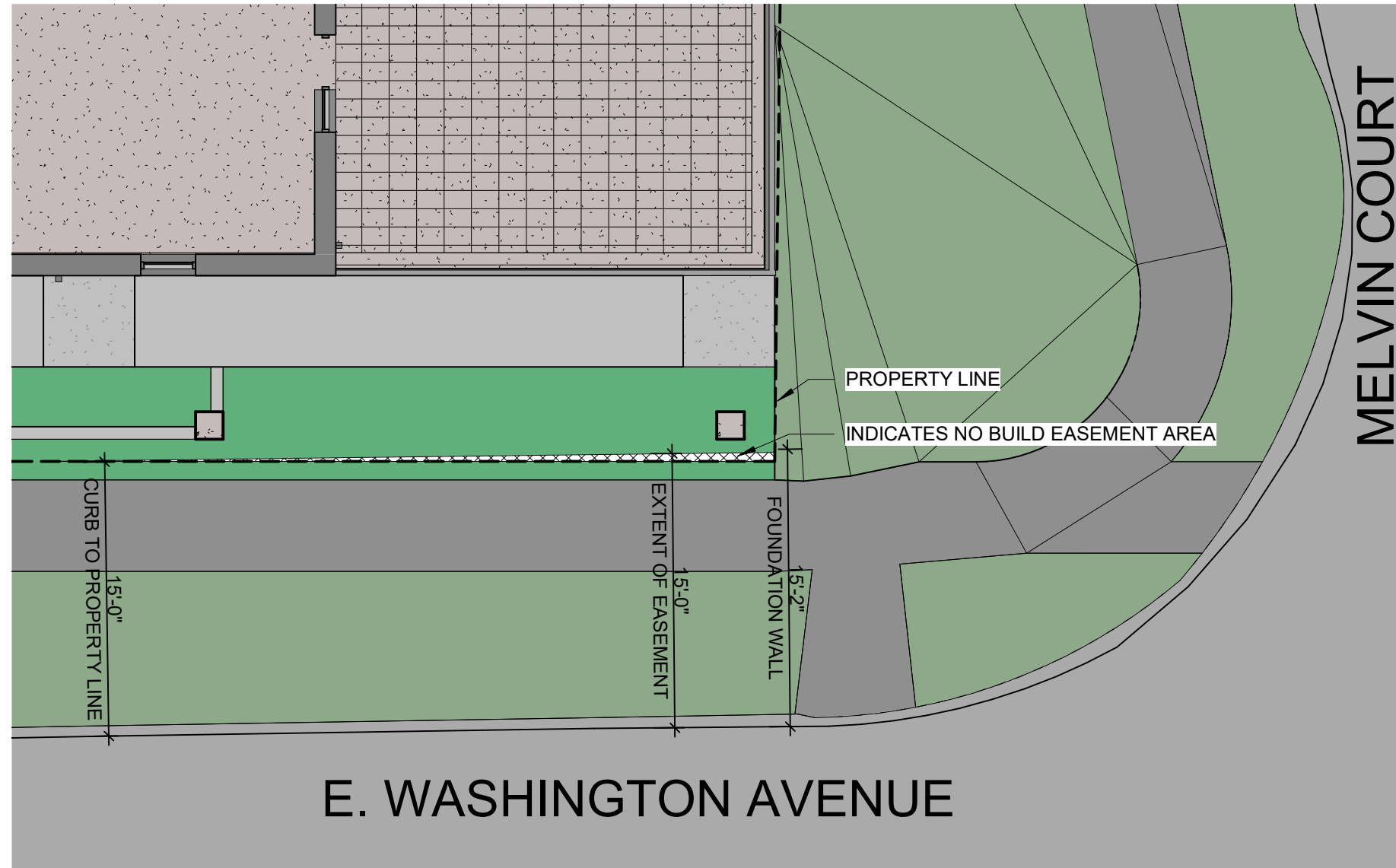
- E_Washington_Ave_3100_Pre_CSM_2023-08-07
- E_Washington_Ave_3100_Pre_CSMSubdivisionApp_2023-08-07
- E_Washington_Ave_3100_Pre_CSMTitleReport_2023-08-07

Our team is excited about the prospect of providing much needed quality affordable housing in a prominent location in the City. We look forward to working with City staff and elected officials to bring the project to fruition. Should you have any questions, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'NO', with a stylized, cursive flourish.

Nick Orthmann
Project Manager
Bear Development, LLC



1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

3100 EAST WASHINGTON

SITE PLAN EXHIBIT
SCALE: 1/8" = 1'-0"

Engberg Anderson Project No. 233606.00

MADISON - 3100 EAST WASHINGTON DEVELOPMENT DATA

UNIT TOTALS (UNIT MIX 44.8% 1-BD & 55.2% 2-BD)						PROJECT GROSS SQUARE FOOTAGES	
	STUDIO	1BR	2BR	3BR	TOTAL		
1ST FL	0	14	17	0	31	BLDG 01	GSF / FLOOR
2ND FL	0	18	22	0	40	LL	43,374
3RD FL	0	18	22	0	40	1ST FL	42,365
4TH FL	0	18	22	0	40	2ND FL	42,291
5TH FL	0	18	23	0	41	3RD FL	42,291
SUBTOTAL	0	86	106	0		4TH FL	42,291
TOTAL					192	5TH FL	42,291
PARKING TOTALS (UNIT TO STALL RATIO 1:0.74)						BIKE PARKING	
LOWER LEVEL			89				192
SURFACE			53				26 GUEST SPACES
TOTAL			142				

GENERAL NOTES - ZONING

STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
AUTOMOBILE PARKING	NO MINIMUM REQ. PER ZONING	89 (LOWER LEVEL) 53 (SURFACE)	
BIKE PARKING	1 PER BEDROOM (UP TO 280) + 1 GUEST SPACE PER 10 UNITS	192 LONG TERM 26 GUEST	
ELECTRIC VEHICLE CHARGING STATIONS	EV READY SPACES: 10% EV INSTALLED SPACES: 2%	14 EV READY 3 EV INSTALLED	TOTAL PARKING SPACES: 17 1 EV INSTALLED SPACE TO BE ACCESSIBLE
BIRD SAFE GLASS	CHAPTER 28, SUBCHAPTER 28.1 28.129	ALL GLAZING PANELS ARE UNDER 50 SQ FT (THRESHOLD FOR BIRD-SAFE GLASS)	

GENERAL NOTES - ZONING

STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
LOT AREA	500 SQ. FT./ UNIT	501 SQ. FT./ UNIT	PER CCT DISTRICT
LOT WIDTH	40 FT.	132.54 FT. (WIDTH)	190.87 LENGTH
FRONT YARD SETBACK	0' (CCT DISTRICT) 30% OF FACADE @ 20 FT. (TOD)	18' (E. WASHINGTON) 0' (30% OF E. WASH & MELVIN)	MAJORITY OF E. WASHINGTON IS 18' FROM PROPERTY LINE. PROPERTY LINE IS >15' FROM STREET
SIDE YARD SETBACK	10 FT.	10'-0"	ABERG RAMP & ADJACENT RESIDENTIAL LOTS
REAR YARD SETBACK	20 FT	20'-0"	RIDGEWAY AVENUE
MAXIMUM LOT COVERAGE	85% (MAX.)	44%	
MINIMUM HEIGHT	2 STORIES	5 STORIES	PER TOD
MAXIMUM HEIGHT	5 STORIES	5 STORIES	PER CCT
STEPBACKS	N/A	N/A	
USABLE OPEN SPACE	PER TOD: USABLE OPEN SPACE IS NOT REQUIRED PER CCT: 40 SF/UNIT (40'x192= 7,680 SF)	GRADE LEVEL >9500 SQ FT	192 UNITS

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

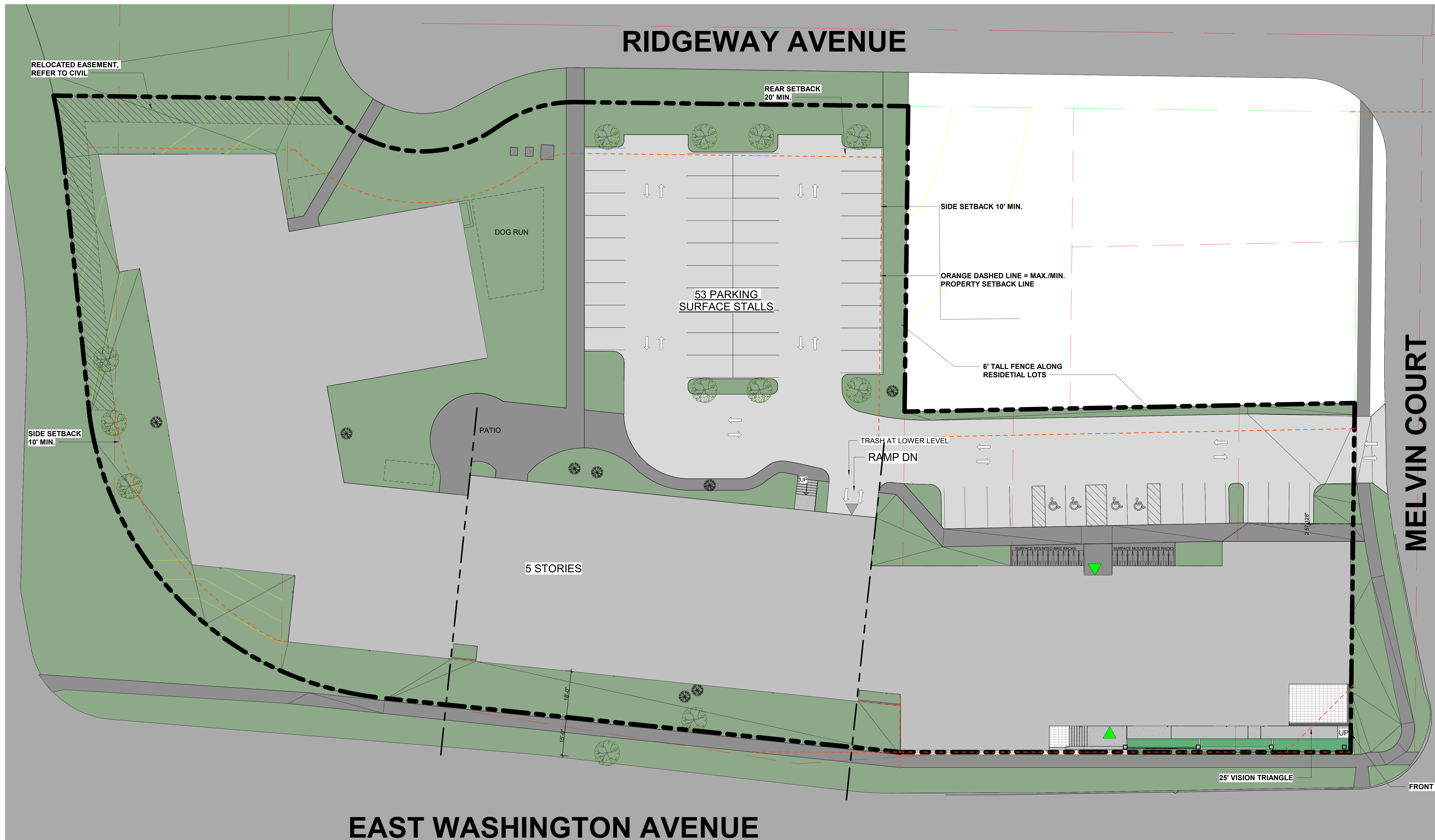
PROJECT NUMBER 233606.00

ISSUED FOR:
LAND USE APPLICATION 08/07/23

REVISION FOR:
NO. DESCRIPTION DATE

DRAWN BY Author
CHECKED BY Checker

ARCHITECTURAL SITE PLAN



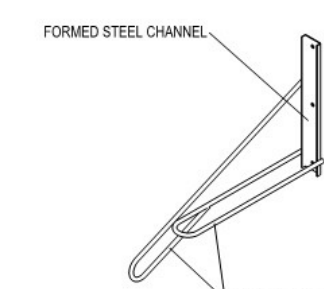
EAST WASHINGTON AVENUE

MELVIN COURT

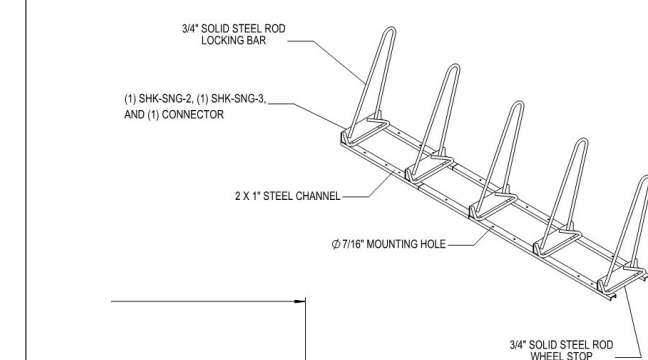
RIDGEWAY AVENUE

UNDERGROUND BIKE RACK INFO

1. WALL MOUNT VERTICAL BIKE RACK. POWDER COATED STEEL. BASIS OF DESIGN: MADRAX BSV-1-WM
2. FLOOR MOUNT BIKE RACK. POWDER COATED STEEL. BASIS OF DESIGN: MADRAX SHARK-UP BIKE RACK



2. FLOOR MOUNT BIKE RACK. POWDER COATED STEEL. BASIS OF DESIGN: MADRAX SHARK-UP BIKE RACK



GENERAL NOTES - FLOOR PLANS

1. 887'-0" CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR MASONRY VENEER ARE TO EXTERIOR FACE OF MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR NON-MASONRY VENEER ARE TO EXTERIOR FACE OF SHEATHING.
4. DIMENSIONS AT BUILDING INTERIOR ARE TO NOMINAL FACE OF FINISHED GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
6. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL AND DOOR TAGS.
7. UNLESS NOTED OTHERWISE, UNIT DEMISING WALLS ARE TYPE Q22 AND UNIT TO CORRIDOR WALLS ARE TYPE R22. SEE WALL TYPES ON SHEET A600 FOR THESE AND ADDITIONAL DETAILS.
8. REFER TO SHEET A601 FOR ROOF, CEILING AND FLOOR ASSEMBLIES.
9. MECHANICAL EQUIPMENT FOR COORDINATION ONLY.
10. DWELLING UNITS SHOWN FOR REFERENCE ONLY. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
11. SEE FINISH SCHEDULE AND FINISH PLANS FOR FINISH INFORMATION.
12. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
13. REFER TO CODE CONFORMANCE PLANS FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
14. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION AND LOCATIONS AS CALLED FOR ON STRUCTURAL DRAWINGS.
15. GENERAL CONTRACTOR TO PROVIDE PROPOSED CONTROL JOINT PLAN FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER.
16. MECHANICAL CONTRACTOR TO PROVIDE RADIATION MITIGATION.
17. ALL STEEL COLUMNS AND BEAMS SUPPORTING THE PRIMARY STRUCTURE ARE TO BE PROTECTED WITH INTUMESCENT PAINT.

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:

LAND USE APPLICATION 08/07/23

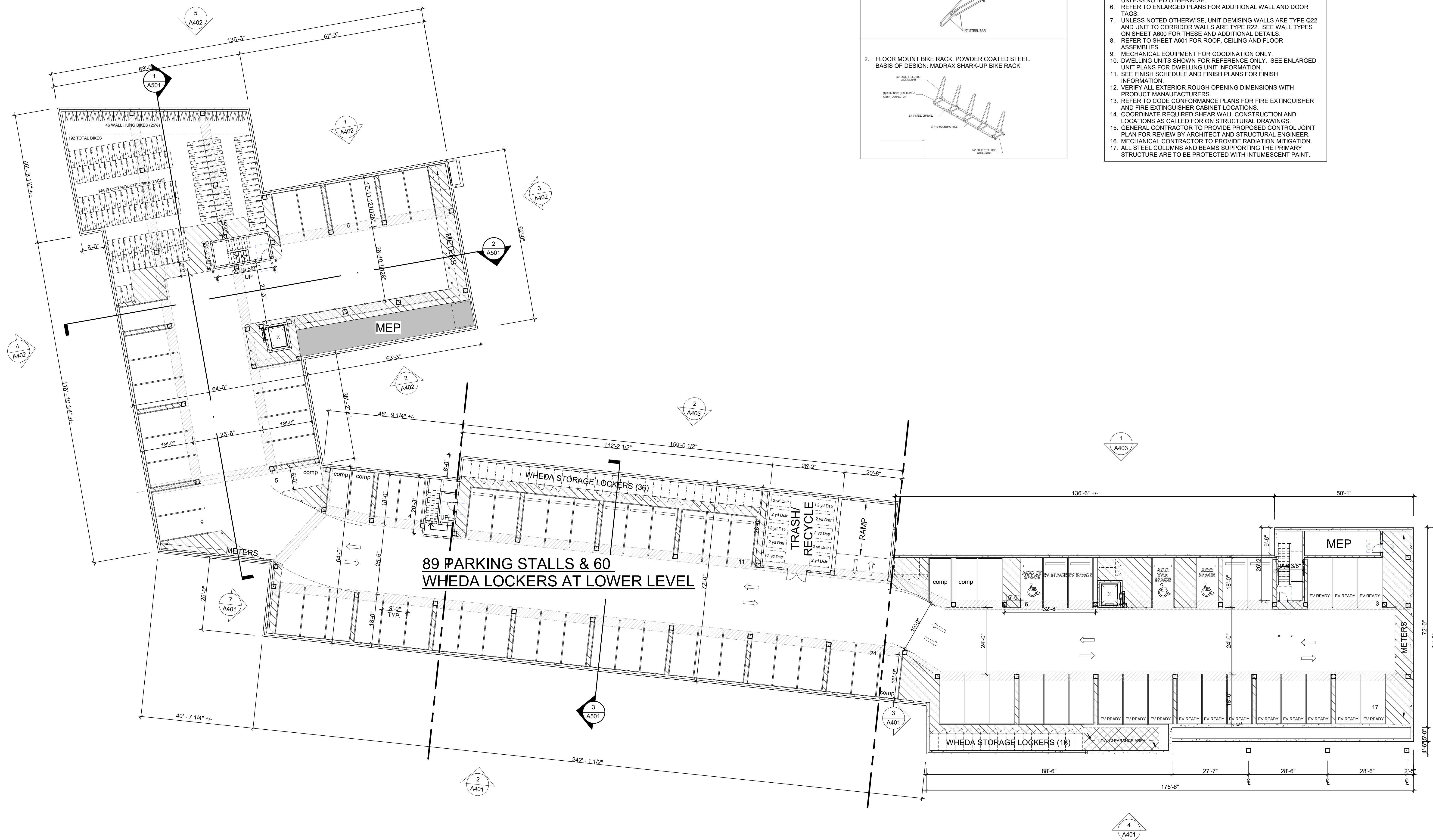
REVISION FOR:

NO.	DESCRIPTION	DATE

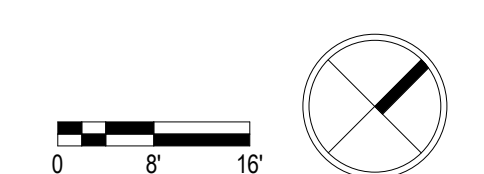
DRAWN BY Author

CHECKED BY Checker

LOWER LEVEL PLAN



1 LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"



3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:
LAND USE APPLICATION 08/07/23

REVISION FOR:
NO. DESCRIPTION DATE

DRAWN BY Author
CHECKED BY Checker

FIRST FLOOR PLAN

GENERAL NOTES - FLOOR PLANS

1. 887'-0" CIVIL = 100'-0" ARCHITECTURAL.
2. DIMENSIONS AT BUILDING EXTERIOR MASONRY VENEER ARE TO EXTERIOR FACE OF MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR NON-MASONRY VENEER ARE TO EXTERIOR FACE OF SHEATHING.
4. DIMENSIONS AT BUILDING INTERIOR ARE TO NOMINAL FACE OF FINISHED GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
6. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL AND DOOR TAGS.
7. UNLESS NOTED OTHERWISE, UNIT DEMISING WALLS ARE TYPE Q22 AND UNIT TO CORRIDOR WALLS ARE TYPE R22. SEE WALL TYPES ON SHEET A600 FOR THESE AND ADDITIONAL DETAILS.
8. REFER TO SHEET A601 FOR ROOF, CEILING AND FLOOR ASSEMBLIES.
9. MECHANICAL EQUIPMENT FOR COORDINATION ONLY.
10. DWELLING UNITS SHOWN FOR REFERENCE ONLY. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
11. SEE FINISH SCHEDULE AND FINISH PLANS FOR FINISH INFORMATION.
12. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
13. REFER TO CODE CONFORMANCE PLANS FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
14. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION AND LOCATIONS AS CALLED FOR ON STRUCTURAL DRAWINGS.
15. GENERAL CONTRACTOR TO PROVIDE PROPOSED CONTROL JOINT PLAN FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER.
16. MECHANICAL CONTRACTOR TO PROVIDE RADIATION MITIGATION.
17. ALL STEEL COLUMNS AND BEAMS SUPPORTING THE PRIMARY STRUCTURE ARE TO BE PROTECTED WITH INTUMESCENT PAINT.



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

A101

GENERAL NOTES - FLOOR PLANS

1. 887'-0" CIVIL = 100'-0" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR MASONRY VENEER ARE TO EXTERIOR FACE OF MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR NON-MASONRY VENEER ARE TO EXTERIOR FACE OF SHEATHING.
4. DIMENSIONS AT BUILDING INTERIOR ARE TO NOMINAL FACE OF FINISHED GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
6. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL AND DOOR TAGS.
7. UNLESS NOTED OTHERWISE, UNIT DEMISING WALLS ARE TYPE Q22 AND UNIT TO CORRIDOR WALLS ARE TYPE R22. SEE WALL TYPES ON SHEET A600 FOR THESE AND ADDITIONAL DETAILS.
8. REFER TO SHEET A601 FOR ROOF, CEILING AND FLOOR ASSEMBLIES.
9. MECHANICAL EQUIPMENT FOR COORDINATION ONLY.
10. DWELLING UNITS SHOWN FOR REFERENCE ONLY. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
11. SEE FINISH SCHEDULE AND FINISH PLANS FOR FINISH INFORMATION.
12. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
13. REFER TO CODE CONFORMANCE PLANS FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
14. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION AND LOCATIONS AS CALLED FOR ON STRUCTURAL DRAWINGS.
15. GENERAL CONTRACTOR TO PROVIDE PROPOSED CONTROL JOINT PLAN FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER.
16. MECHANICAL CONTRACTOR TO PROVIDE RADIATION MITIGATION.
17. ALL STEEL COLUMNS AND BEAMS SUPPORTING THE PRIMARY STRUCTURE ARE TO BE PROTECTED WITH INTUMESCENT PAINT.

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:

LAND USE APPLICATION 08/07/23

REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY

Author

CHECKED BY

Checker

TYPICAL FLOOR PLAN

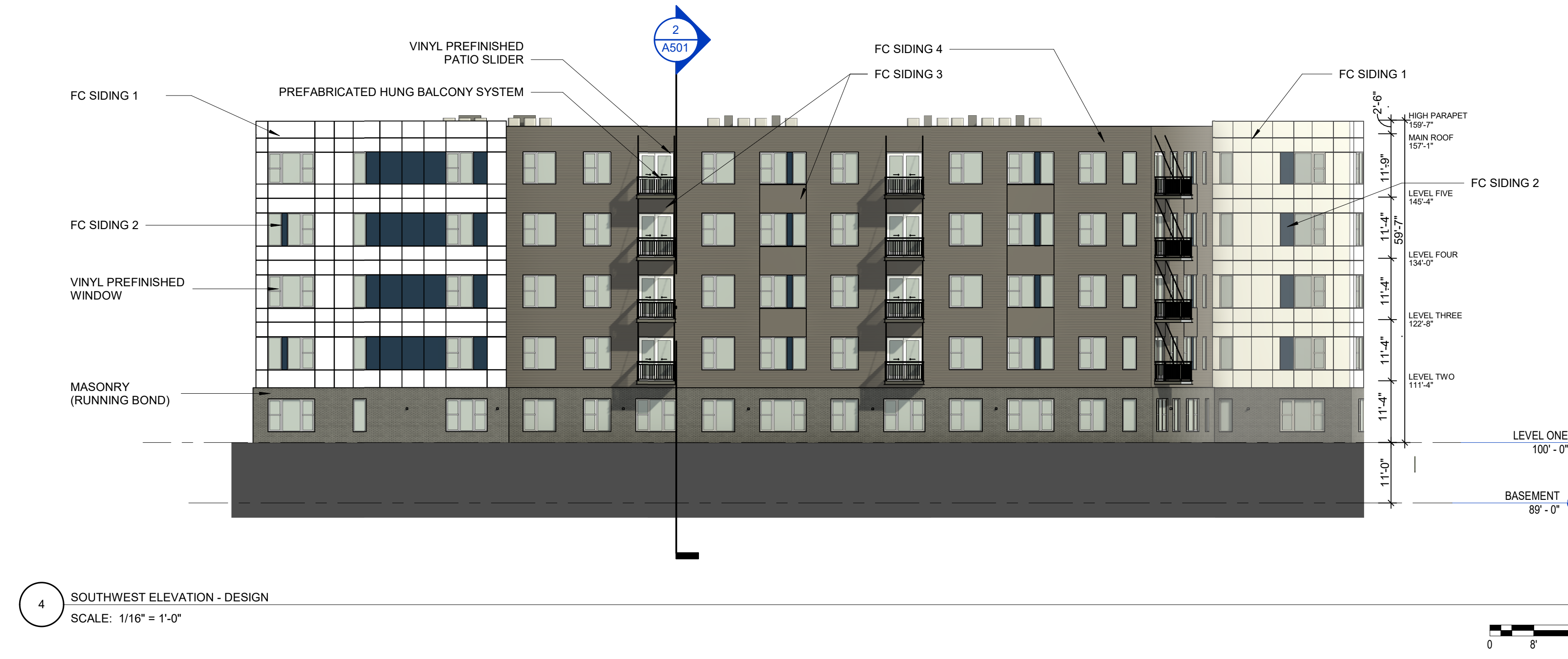
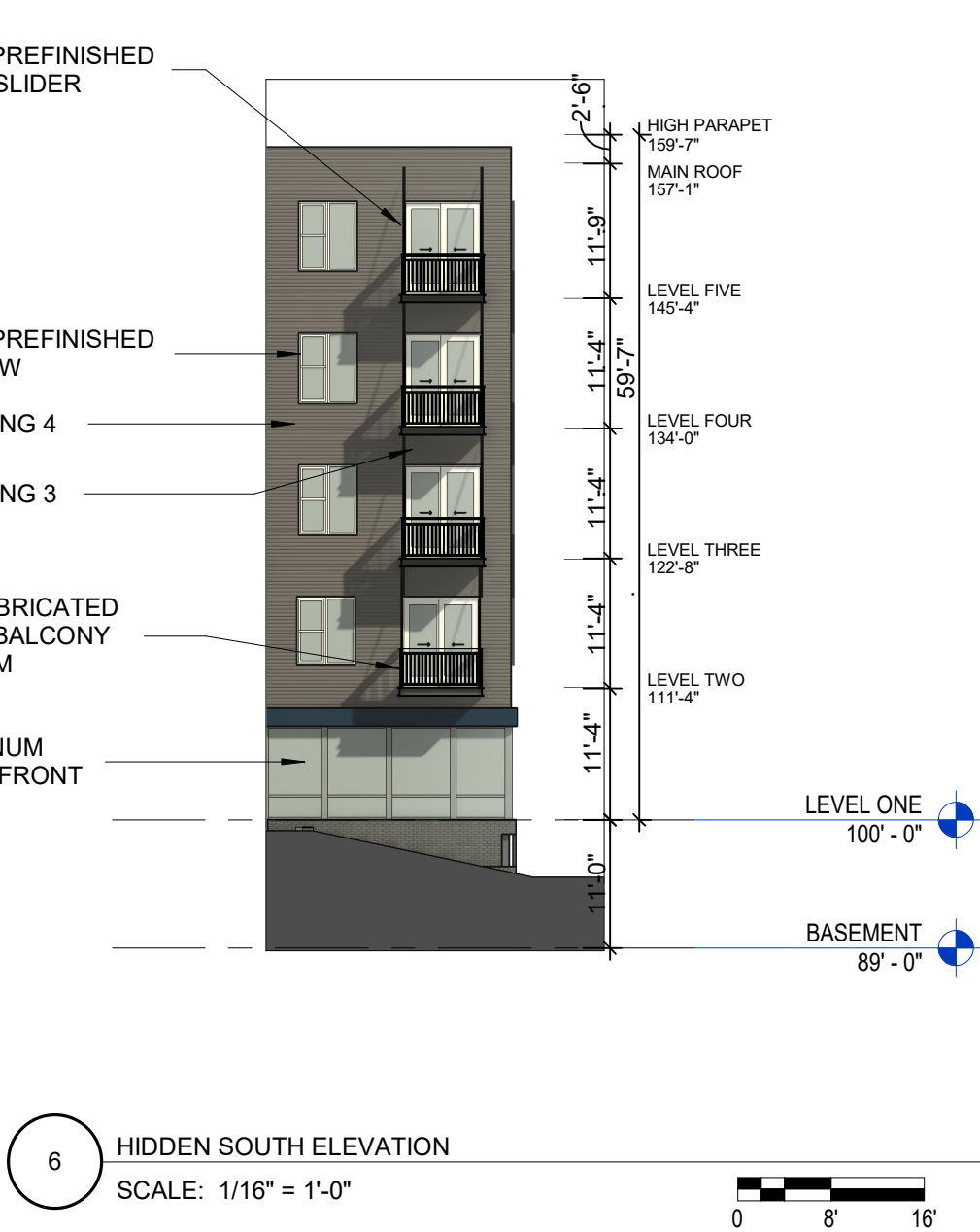
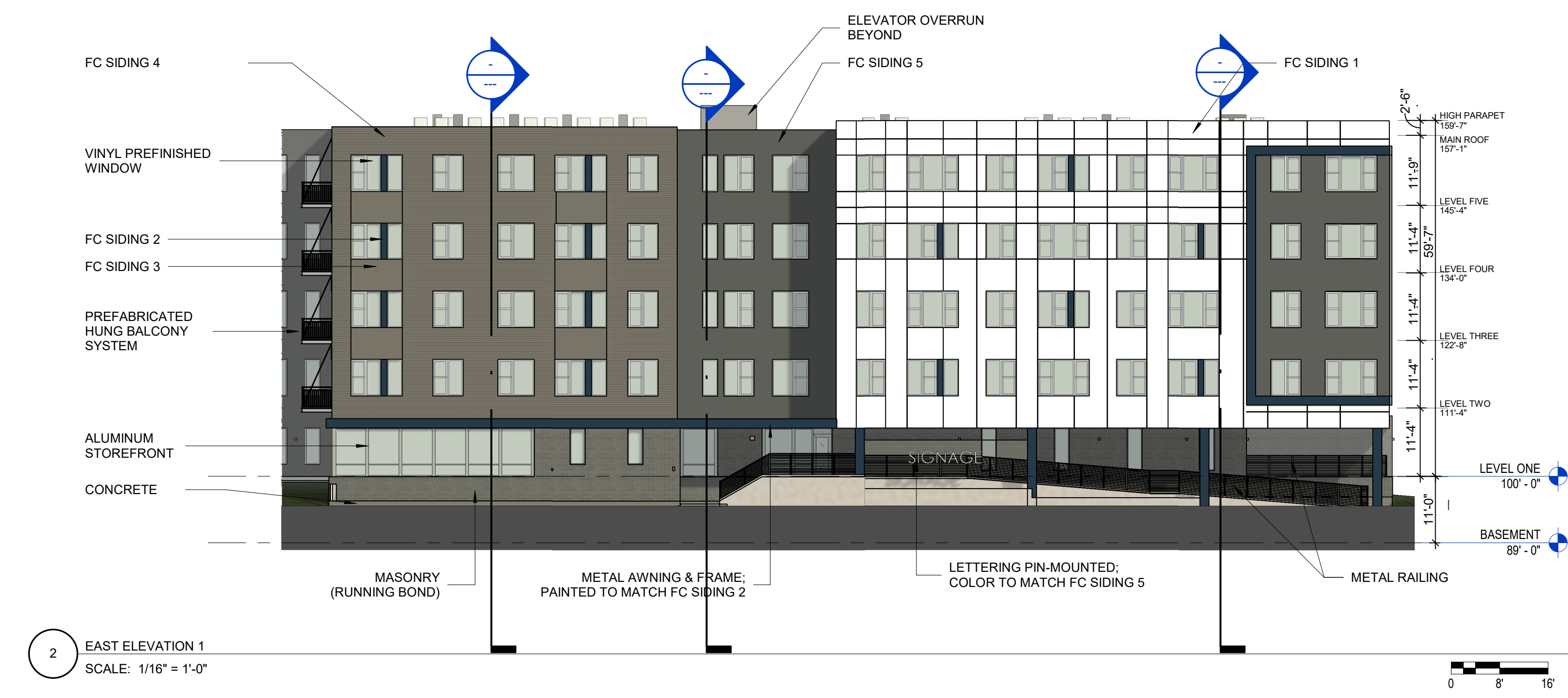


1 LEVEL TWO
SCALE: 1/16" = 1'-0"



MATERIAL LEGEND

- WINDOWS:** BOD: PREFINISHED VINYL (WHITE)
- MASONRY:** DESIGNER CONCRETE BRICK, RUNNING BOND PATTERN
- FC SIDING 1:** FIBER CEMENT FLAT PANEL WITH REVEALS (WHITE COLOR)
- FC SIDING 2:** FIBER CEMENT FLAT PANEL SIDING (ACCENT COLOR)
- FC SIDING 3:** FIBER CEMENT FLAT PANEL SIDING (PEWTER COLOR)
- FC SIDING 4:** FIBER CEMENT PLANK LAP SIDING (PEWTER COLOR)
- FC SIDING 5:** FIBER CEMENT PLANK LAP SIDING (NIGHT GREY COLOR)



3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:

LAND USE APPLICATION 08/07/23

REVISION FOR:

NO.	DESCRIPTION	DATE

DRAWN BY Author

CHECKED BY Checker

BUILDING ELEVATIONS

MATERIAL LEGEND

- WINDOWS:** 800: PREFINISHED VINYL (WHITE)
- MASONRY:** DESIGNER CONCRETE BRICK, RUNNING BOND PATTERN
- FC SIDING 1:** FIBER CEMENT FLAT PANEL WITH REVEALS (WHITE COLOR)
- FC SIDING 2:** FIBER CEMENT FLAT PANEL SIDING (ACCENT COLOR)
- FC SIDING 3:** FIBER CEMENT FLAT PANEL SIDING (PEWTER COLOR)
- FC SIDING 4:** FIBER CEMENT PLANK LAP SIDING (PEWTER COLOR)
- FC SIDING 5:** FIBER CEMENT PLANK LAP SIDING (NIGHT GREY COLOR)

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:

LAND USE APPLICATION 08/07/23

REVISION FOR:

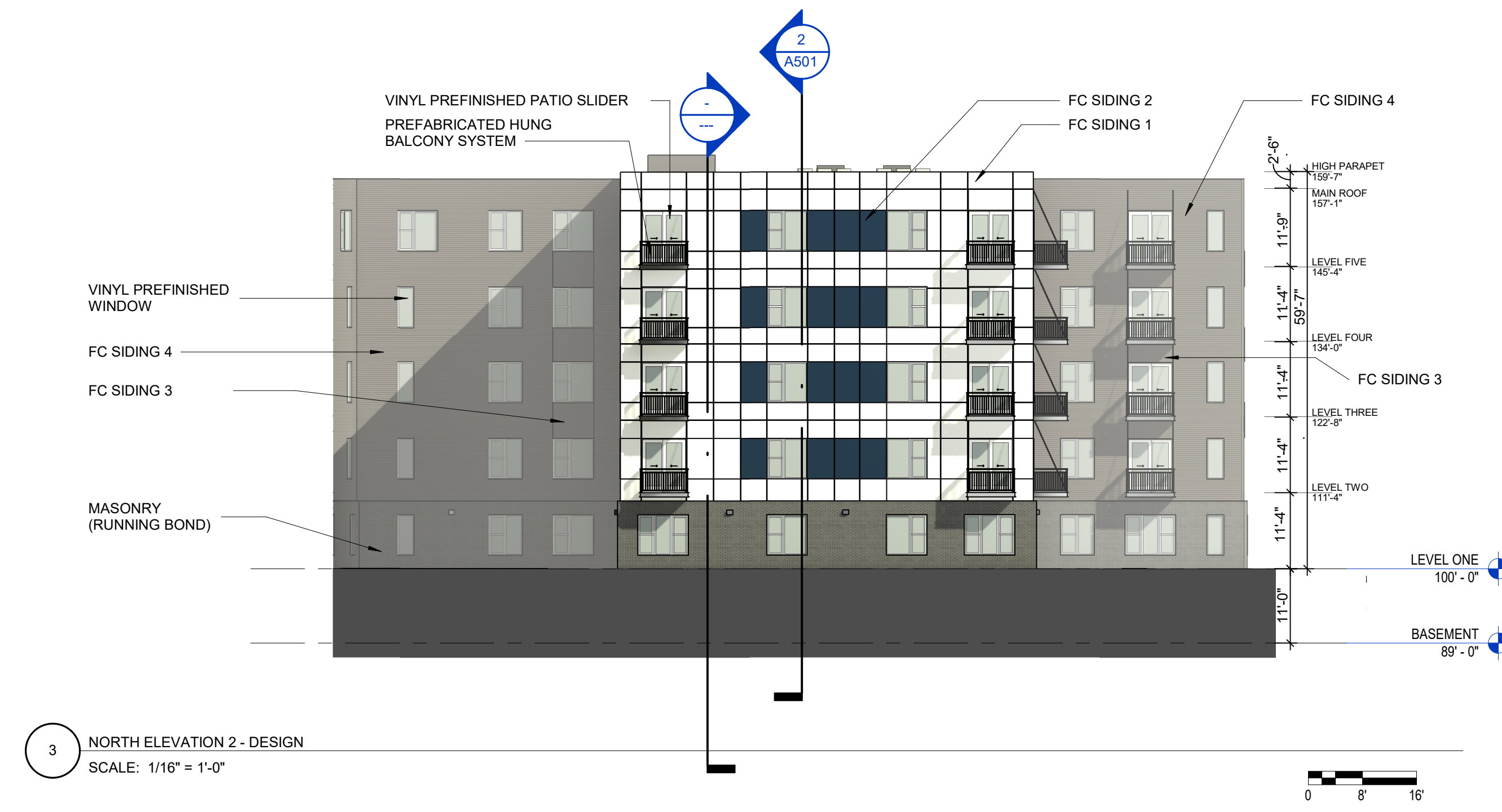
NO.	DESCRIPTION	DATE



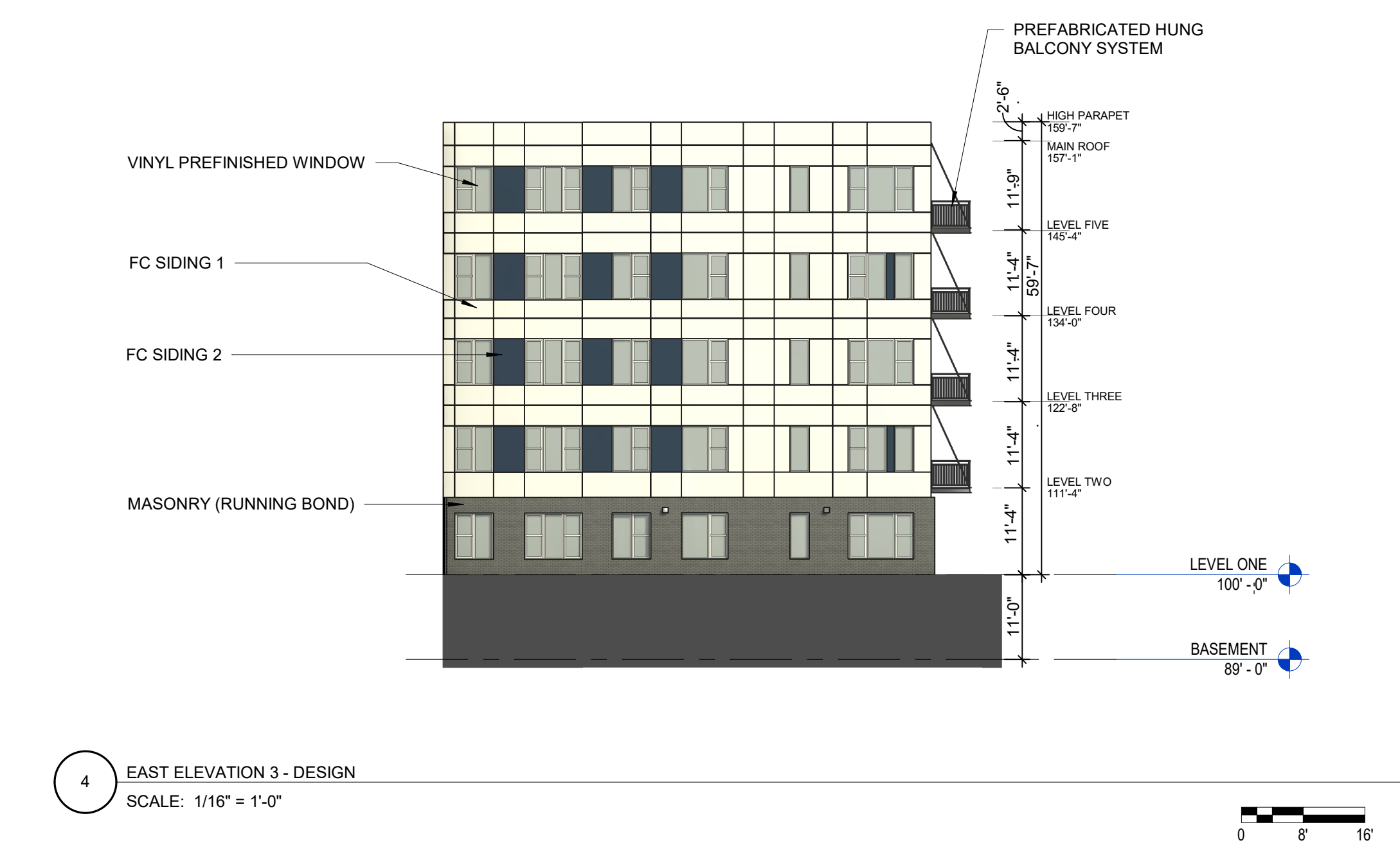
1 WEST ELEVATION INSET 1 - DESIGN
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION INSET 2 - DESIGN
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION 2 - DESIGN
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION 3 - DESIGN
SCALE: 1/16" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

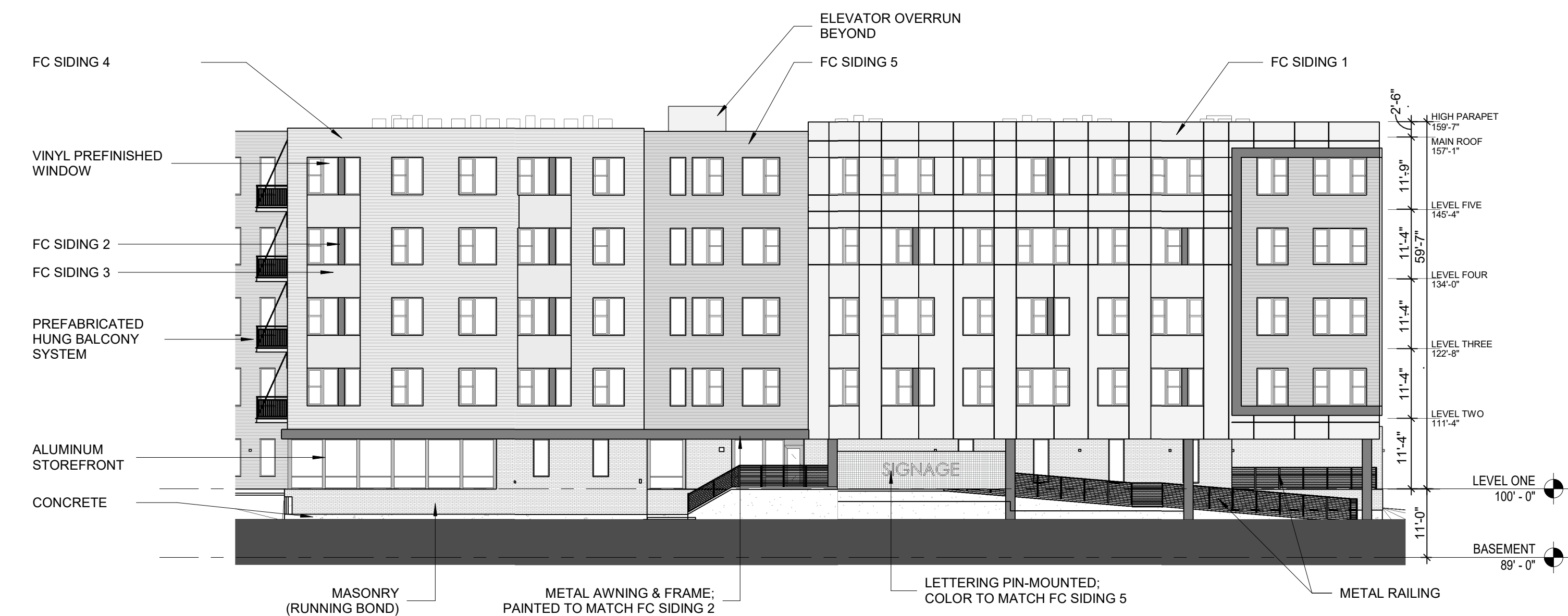
BUILDING ELEVATIONS

MATERIAL LEGEND

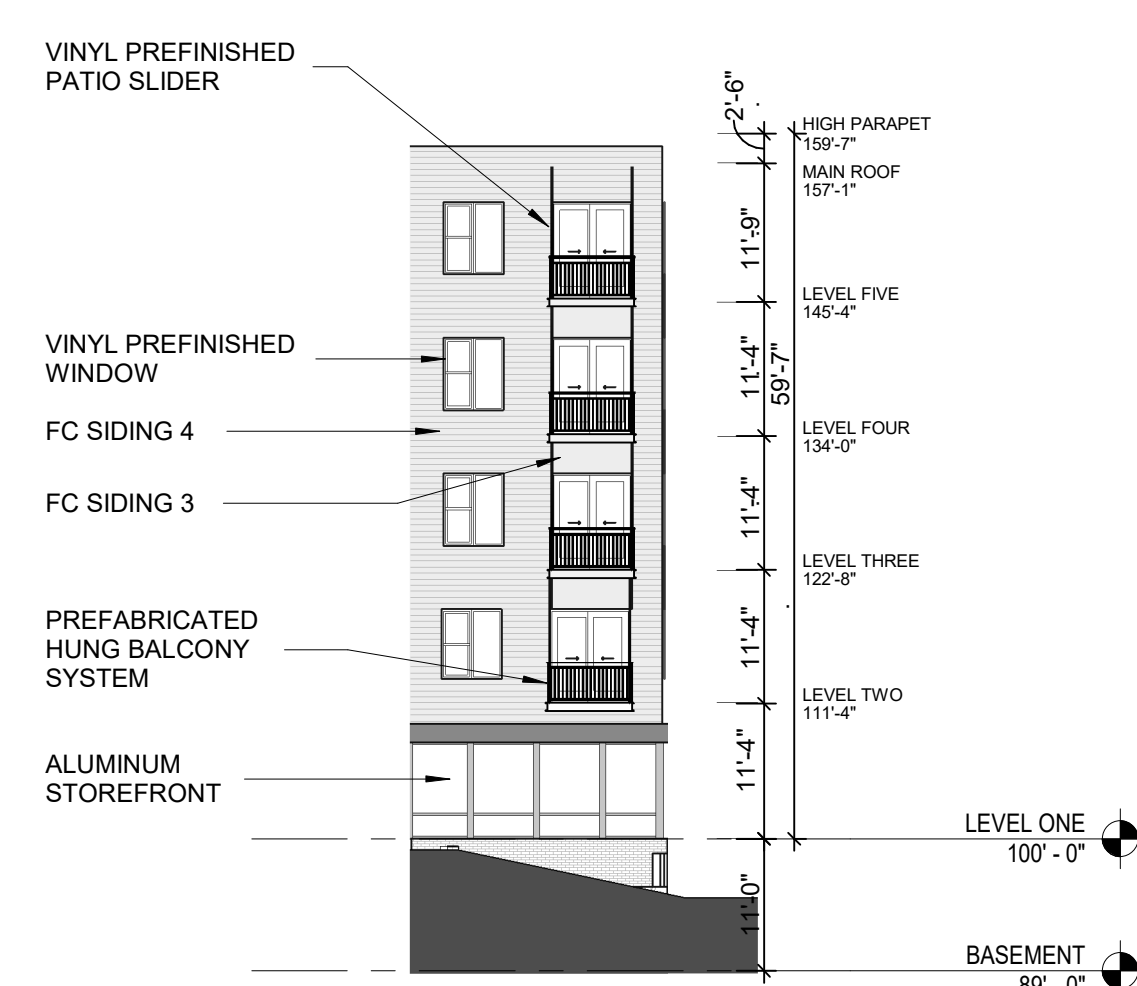
- WINDOWS:** BOD: PREFINISHED VINYL (WHITE)
- MASONRY:** DESIGNER CONCRETE BRICK, RUNNING BOND PATTERN
- FC SIDING 1:** FIBER CEMENT FLAT PANEL WITH REVEALS (WHITE COLOR)
- FC SIDING 2:** FIBER CEMENT FLAT PANEL SIDING (ACCENT COLOR)
- FC SIDING 3:** FIBER CEMENT FLAT PANEL SIDING (PEWTER COLOR)
- FC SIDING 4:** FIBER CEMENT PLANK LAP SIDING (PEWTER COLOR)
- FC SIDING 5:** FIBER CEMENT PLANK LAP SIDING (NIGHT GREY COLOR)



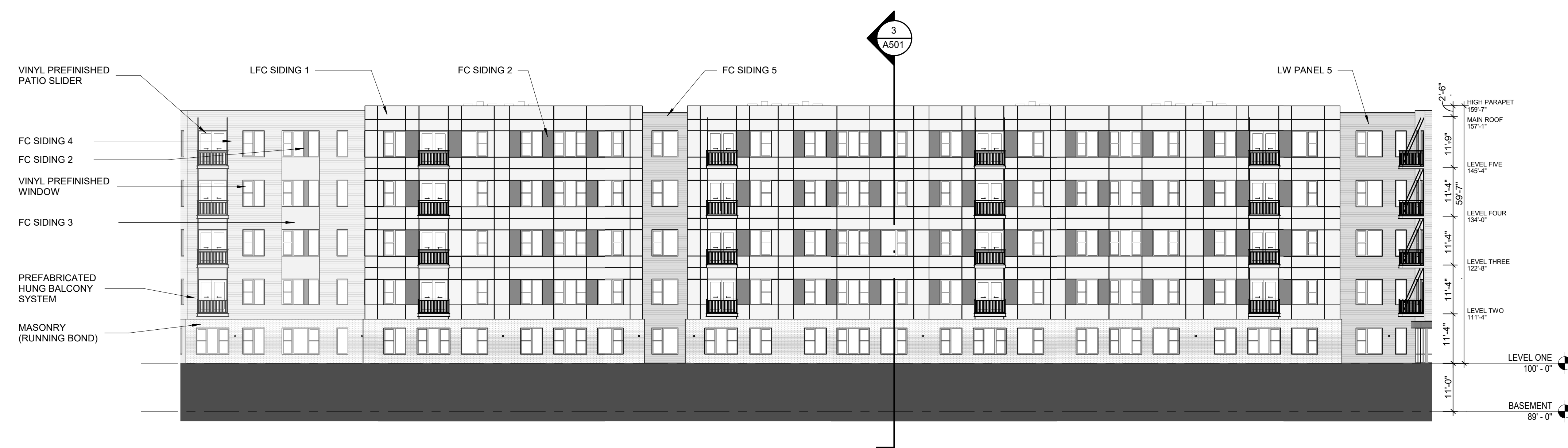
3 NORTH ELEVATION 1 - DESIGN
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION 1
SCALE: 1/16" = 1'-0"



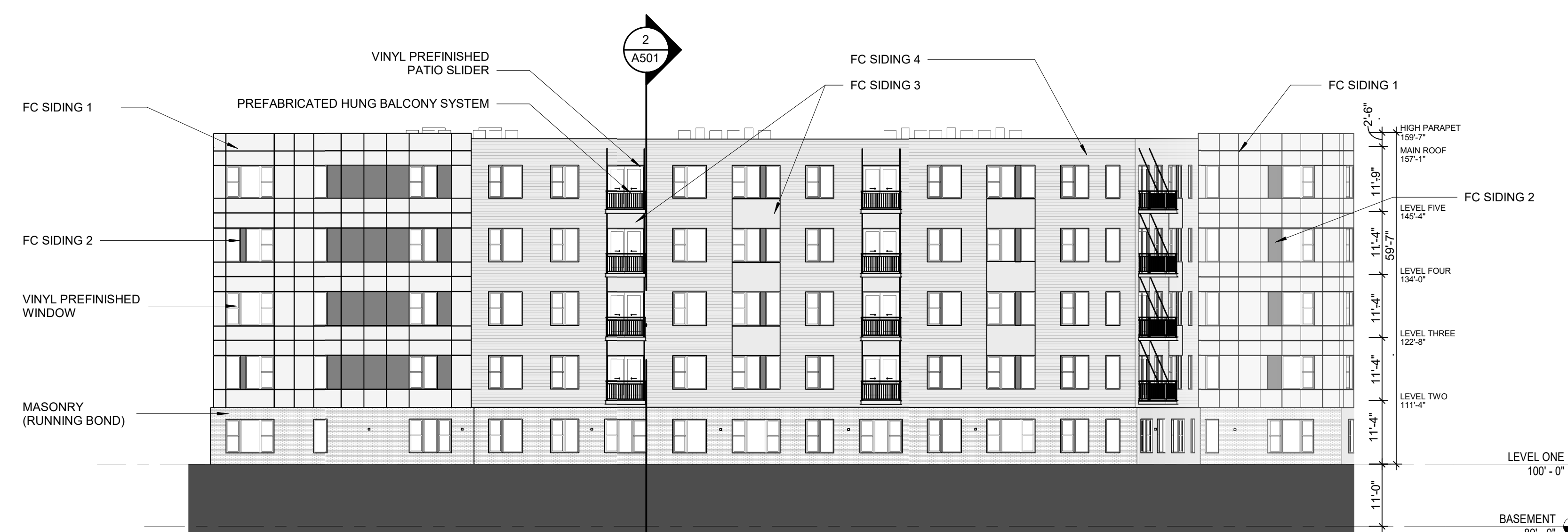
6 HIDDEN SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION 1 - DESIGN
SCALE: 1/16" = 1'-0"



5 WEST ELEVATION - DESIGN
SCALE: 1/16" = 1'-0"



4 SOUTHWEST ELEVATION - DESIGN
SCALE: 1/16" = 1'-0"

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:
LAND USE APPLICATION 08/07/23

REVISION FOR:
NO. DESCRIPTION DATE

DRAWN BY Author

CHECKED BY Checker

BUILDING ELEVATIONS

MATERIAL LEGEND

- WINDOWS:** 80D; PREFINISHED VINYL (WHITE)
- MASONRY:** DESIGNER CONCRETE BRICK, RUNNING BOND PATTERN
- FC SIDING 1:** FIBER CEMENT FLAT PANEL WITH REVEALS (WHITE COLOR)
- FC SIDING 2:** FIBER CEMENT FLAT PANEL SIDING (ACCENT COLOR)
- FC SIDING 3:** FIBER CEMENT FLAT PANEL SIDING (PEWTER COLOR)
- FC SIDING 4:** FIBER CEMENT PLANK LAP SIDING (PEWTER COLOR)
- FC SIDING 5:** FIBER CEMENT PLANK LAP SIDING (NIGHT GREY COLOR)

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

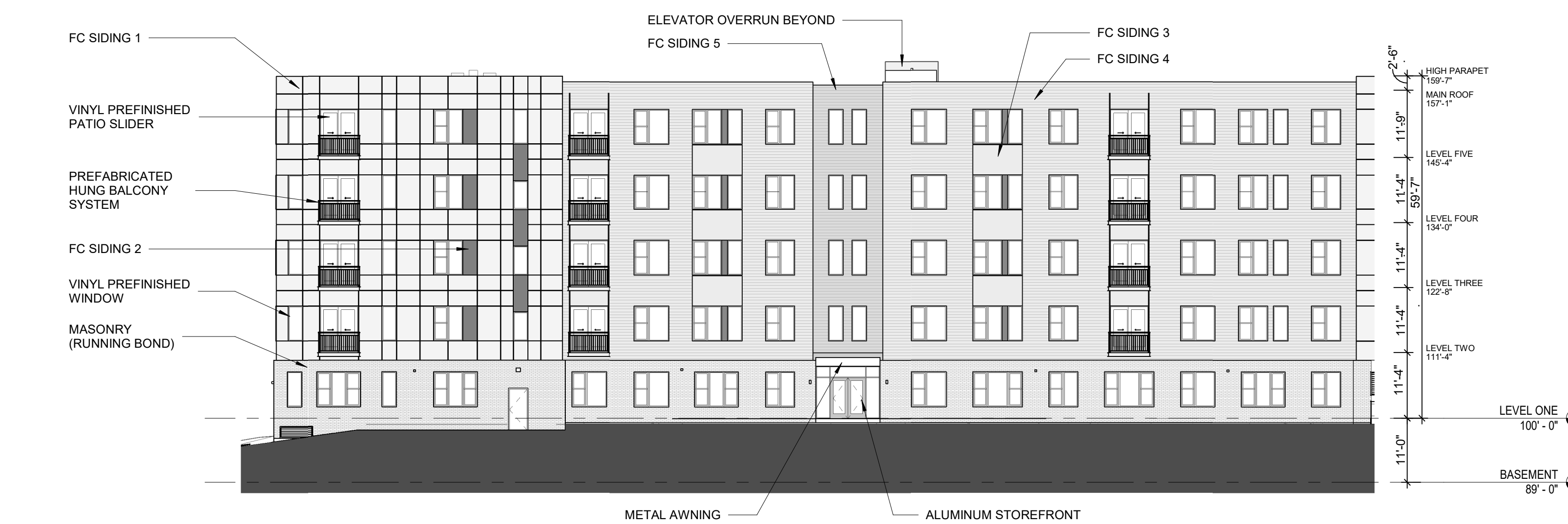
PROJECT NUMBER 233606.00

ISSUED FOR:

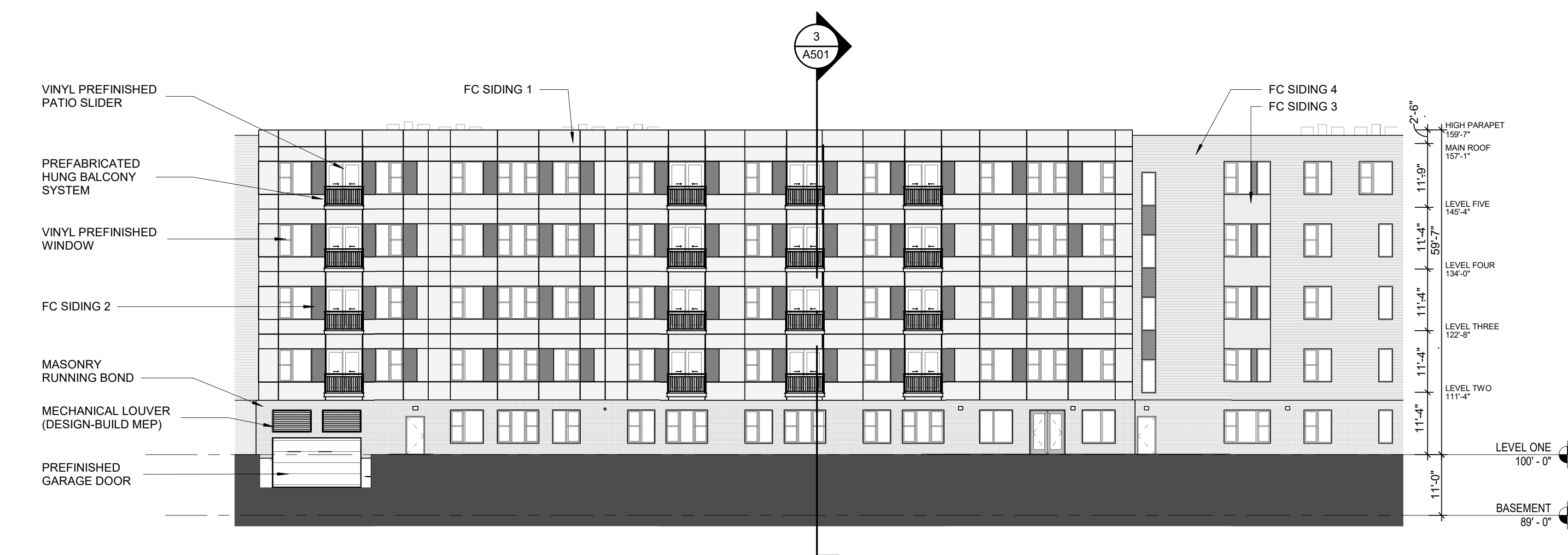
LAND USE APPLICATION 08/07/23

REVISION FOR:

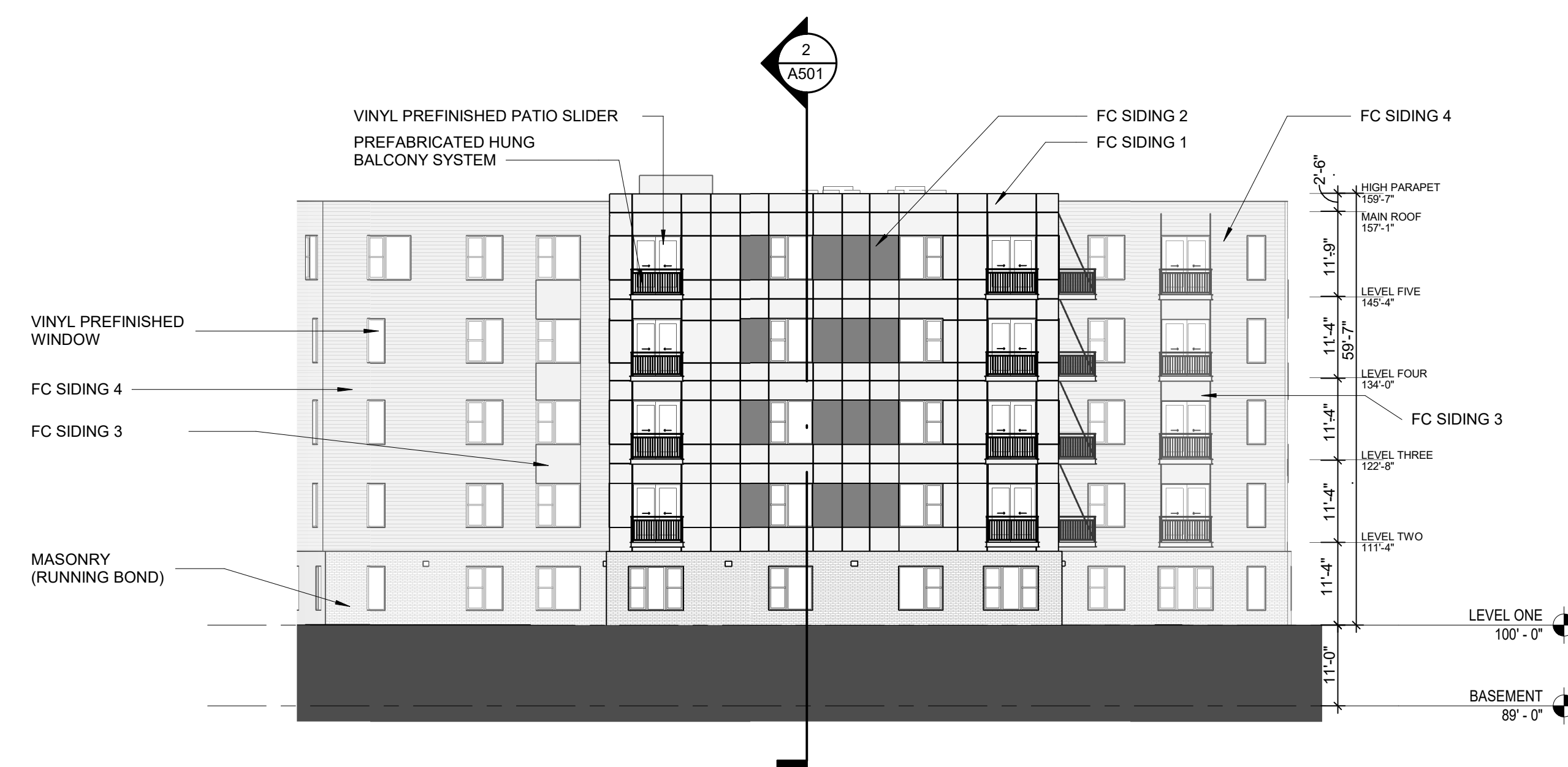
NO.	DESCRIPTION	DATE



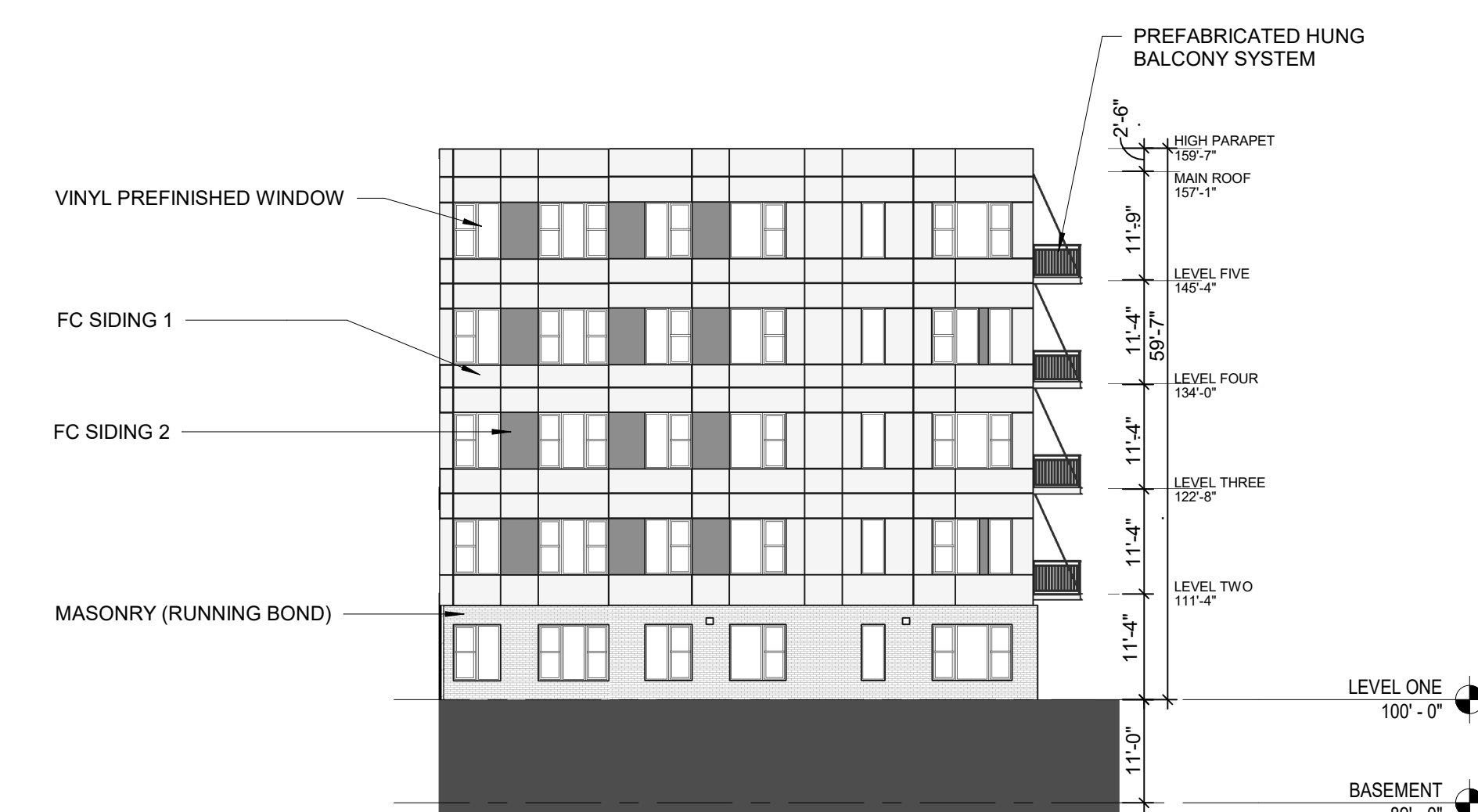
1 WEST ELEVATION INSET 1 - DESIGN
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION INSET 2 - DESIGN
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION 2 - DESIGN
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION 3 - DESIGN
SCALE: 1/16" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

BUILDING ELEVATIONS

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:
LAND USE APPLICATION 08/07/23

REVISION FOR:
NO. DESCRIPTION DATE

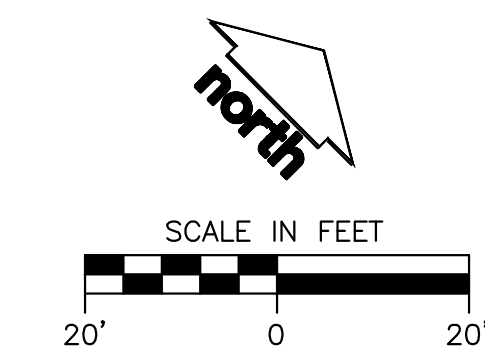


LEGEND

	SAWCUT EXISTING PAVEMENT
	DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
	DEMOLITION - PAVEMENT MILL AND OVERLAY
	DEMOLITION - REMOVAL OF RETAINING WALL
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
	DEMOLITION - REMOVAL OF LANDSCAPE BEDDING

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)



DRAWN BY _____ Author
CHECKED BY _____ Checker

DEMOLITION PLAN

C200

File: I:\2023\3100 E WASHINGTON\3100 E WASHINGTON.dwg Layout: C200 DEMO User: rebecca Printed: Aug 25, 2023 5:28am Xref:

3100 EAST WASHINGTON

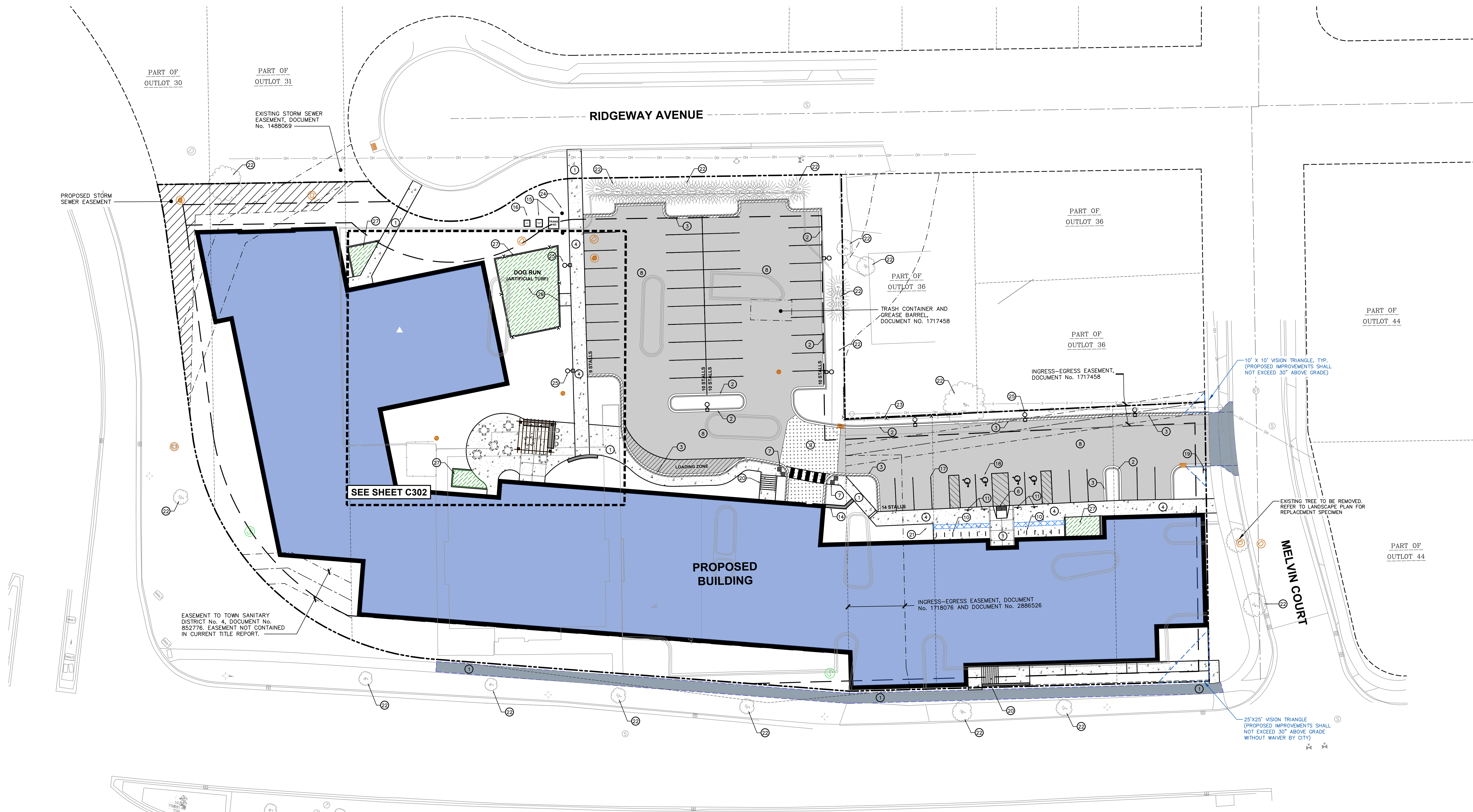
3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:
LAND USE APPLICATION 08/07/23

REVISION FOR:
NO. DESCRIPTION DATE



SEE SHEET C302

10' X 10' VISION TRIANGLE, TYP.
(PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE GRADE)

EXISTING TREE TO BE REMOVED.
REFER TO LANDSCAPE PLAN FOR REPLACEMENT SPECIMEN.

25'X25' VISION TRIANGLE
(PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE GRADE WITHOUT WAIVER BY CITY)

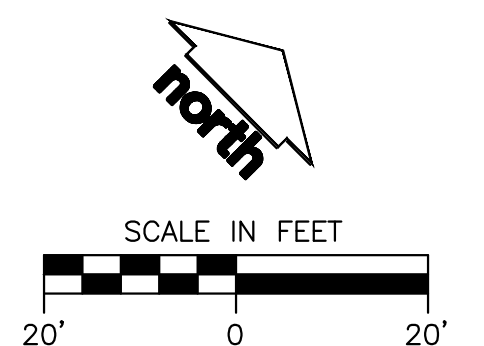
**EAST WASHINGTON AVENUE (WB)
U.S.H. 151**

NOTES

SITE INFORMATION BLOCK	
PROPERTY ACREAGE	2.208 ACRES
1ST FLOOR BUILDING SQUARE FOOTAGE	254,903 SF
GROSS BUILDING SQUARE FOOTAGE	254,903 SF
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	49
ACCESSIBLE	4
TOTAL SURFACE	53
UNDERGROUND	
LARGE	87
ACCESSIBLE	2
TOTAL UNDERGROUND	89
NUMBER OF BICYCLE STALLS:	
SURFACE	
UNDERGROUND	192
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	66,263 SF
EXISTING PERVIOUS SURFACE AREA	29,898 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.689
PROPOSED IMPERVIOUS SURFACE AREA	69,424 SF
PROPOSED PERVIOUS SURFACE AREA	26,737 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.72

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)



DRAWN BY _____ Author
CHECKED BY _____ Checker

SITE PLAN - ANNOTATED

C300

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

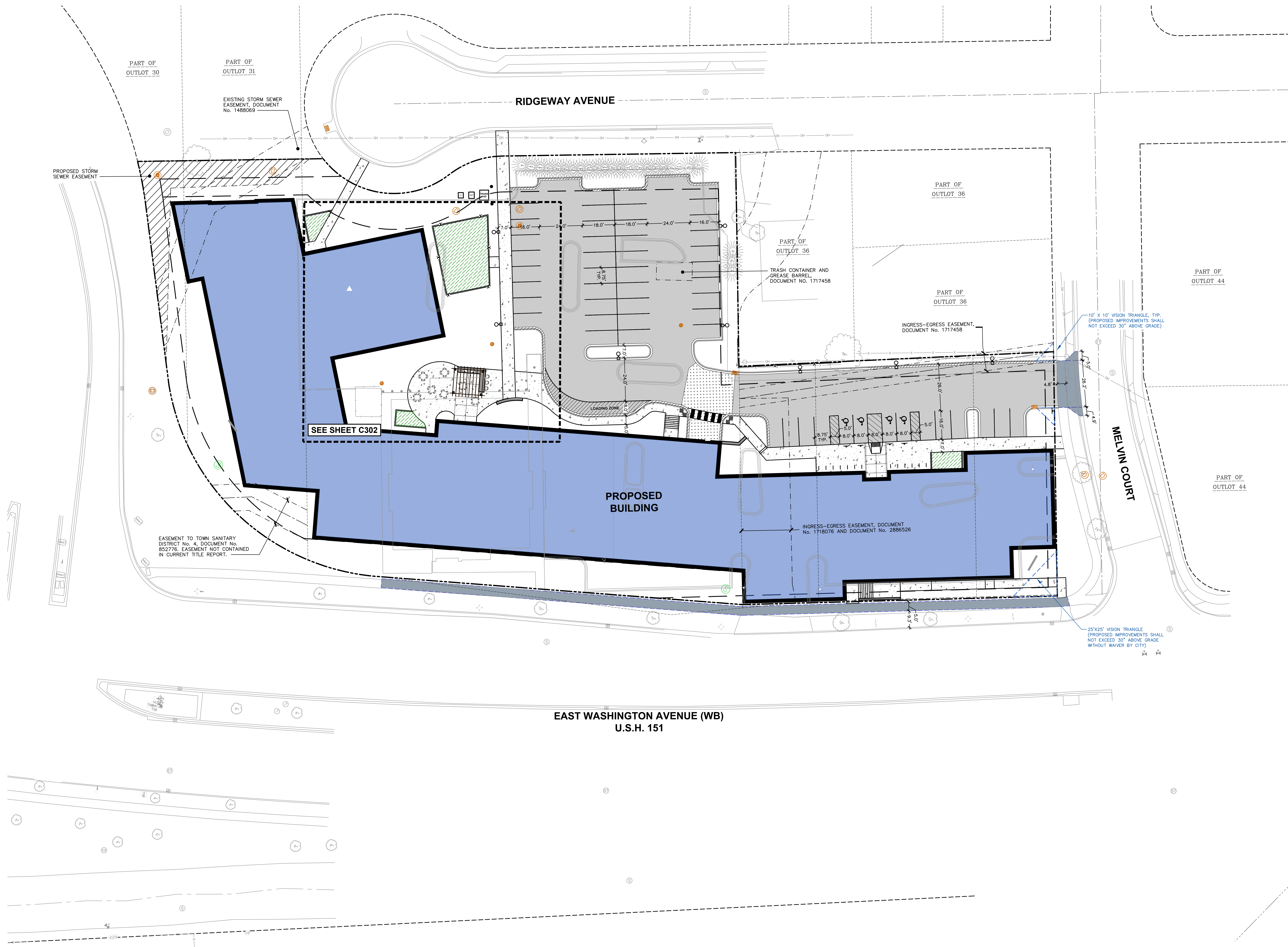
PROJECT NUMBER 233606.00

ISSUED FOR:

LAND USE APPLICATION 08/07/23

REVISION FOR:

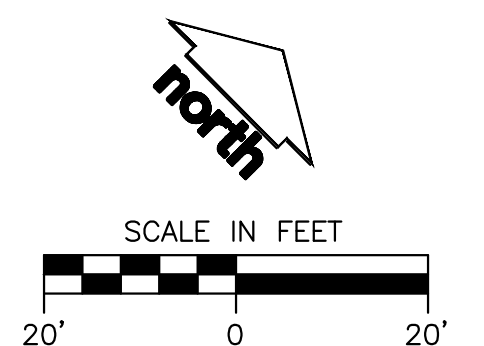
NO.	DESCRIPTION	DATE



File: I:\2023\231310\DWG\Civil\Sheet\231310_Civil_Dwg.dwg Layout: C301 SITE User: hreneman Printed: Aug 25, 2023 - 5:27pm AM6

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)

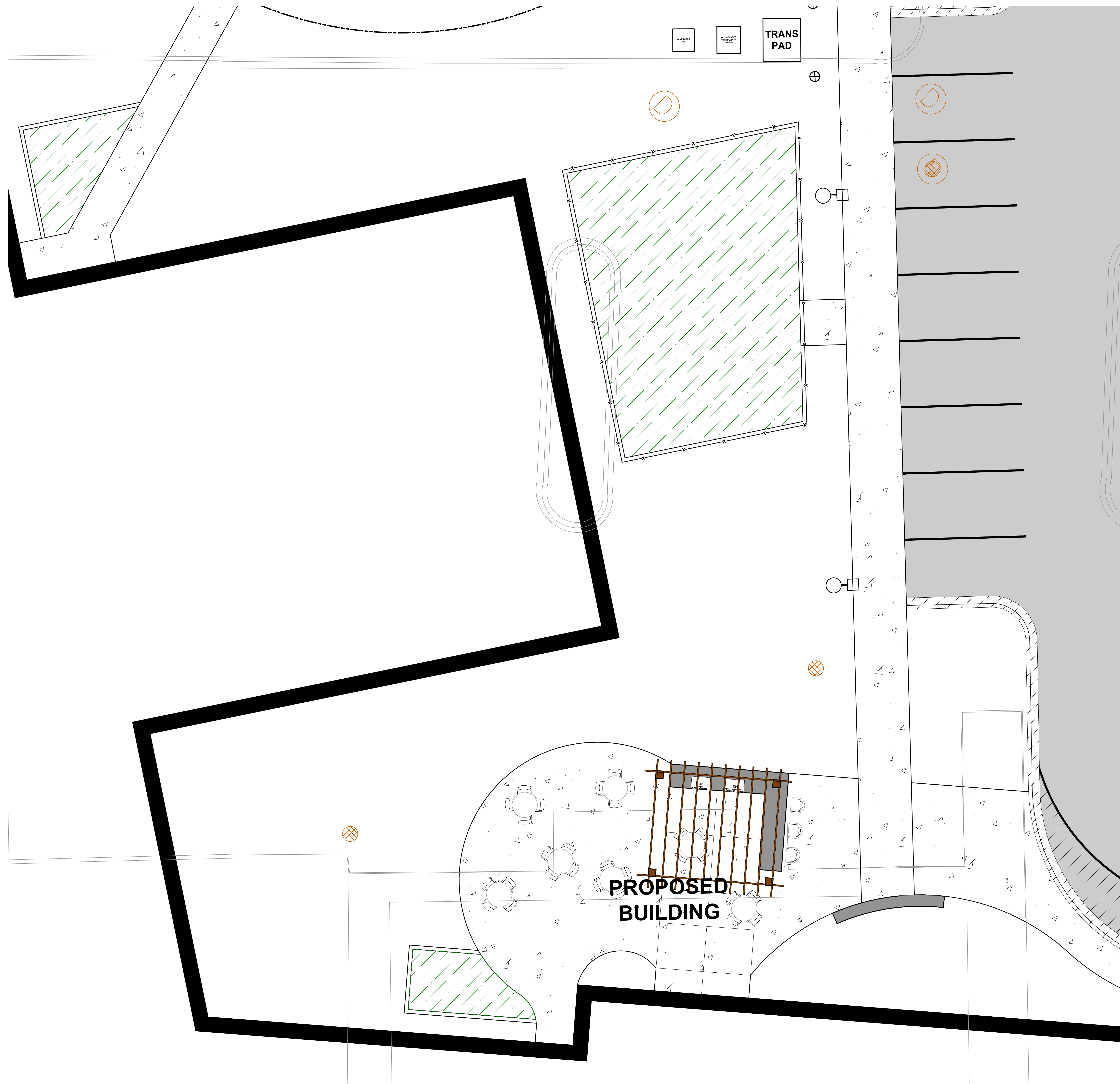


DRAWN BY _____ Author

CHECKED BY _____ Checker

SITE PLAN - DIMENSIONED

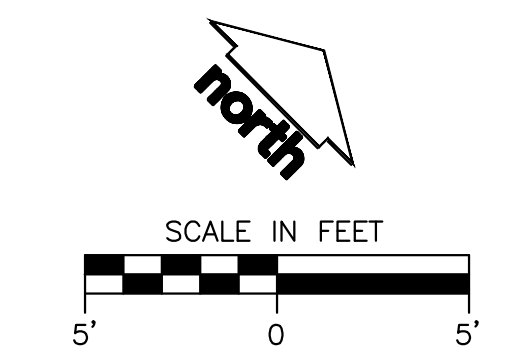
C301



KEY NOTES

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)



MILWAUKEE | MADISON | TUCSON | CHICAGO



3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:
LAND USE APPLICATION 08/07/23

REVISION FOR:
NO. DESCRIPTION DATE

DRAWN BY Author
CHECKED BY Checker

SITE PLAN - COURTYARD

C302

File: I:\2023\231810\DWG\Civil\Sheet\302_SITE-COURTYARD User: rheneman Printed: Aug 25, 2023 - 5:20pm Xref(s):

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704
OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:
LAND USE APPLICATION 08/07/23

REVISION FOR:
NO. DESCRIPTION DATE

DRAWN BY Author
CHECKED BY Checker

**GRADING AND
EROSION CONTROL**

C400



THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)

File: I:\2023\231315\DWG\Civil\Sheet\231315 Civil Grading Layout CAD GRADING & E.C. User: Administrator Printed: Aug 25, 2023 - 9:20am 1/4"=1'

3100 EAST WASHINGTON

3100 E WASHINGTON AVENUE
MADISON, WI 53704
OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:
LAND USE APPLICATION 08/07/23

REVISION FOR:
NO. DESCRIPTION DATE

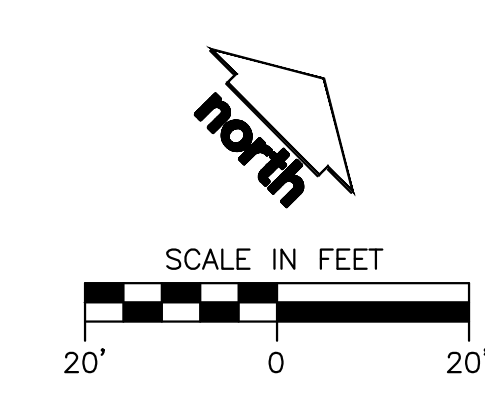
DRAWN BY Author
CHECKED BY Checker

DETAILED GRADING



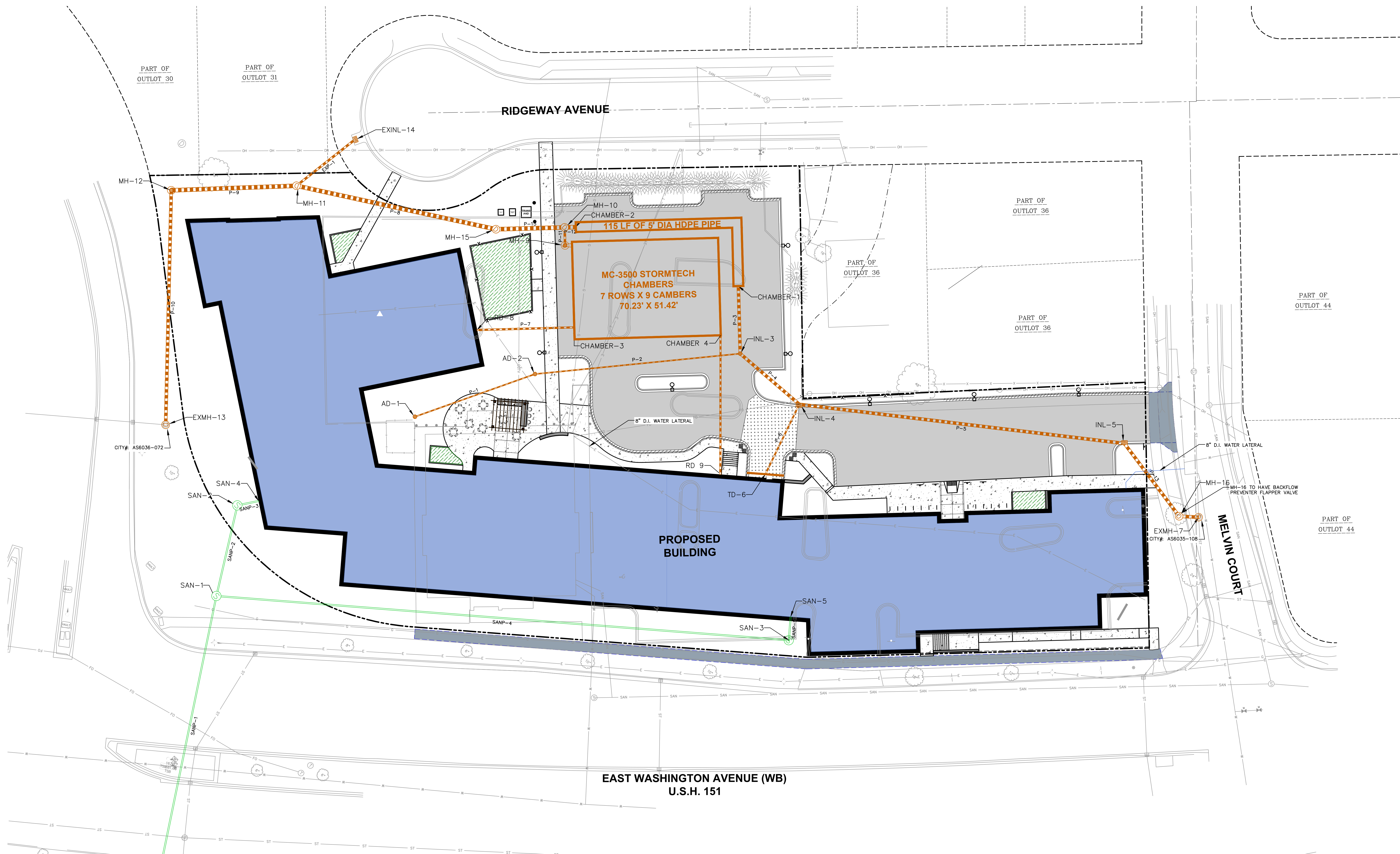
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)



C401

File: I:\2023\231310\DWG\Civil\Sheet\231310_Civil_Dwg.dwg Layout: C401 - DETAILED GRADING - DETAILED User: hsherman Printed: Aug 25, 2023 - 5:27 pm Xref:



**EAST WASHINGTON AVENUE (WB)
U.S.H. 151**

PROPOSED SANITARY SEWER STRUCTURE TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN-1	876.08	NE INV: 871.48 (8") NW INV: 871.48 (8") SE INV: 871.48 (8")	4.6	48 IN MH	R-1550 SOLID LID
SAN-2	876.58	NE INV: 871.98 (8") SE INV: 871.98 (8")	4.6	48 IN MH	R-1550 SOLID LID
SAN-3	879.15	NW INV: 874.54 (8") SW INV: 874.54 (8")	4.6	48 IN MH	R-1550 SOLID LID

PROPOSED SANITARY SEWER PIPE TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SANP-1	SAN-1	SAN-1	135'	868.66	871.48	2.08%	8 IN PVC
SANP-2	SAN-1	SAN-2	48'	871.48	871.98	1.04%	8 IN PVC
SANP-3	SAN-2	SAN-4	11'	871.98	872.10	1.04%	8 IN PVC
SANP-4	SAN-1	SAN-3	294'	871.48	874.54	1.04%	8 IN PVC
SANP-5	SAN-3	SAN-5	12'	874.54	874.69	1.21%	8 IN PVC

PROPOSED STORM SEWER STRUCTURE TABLE

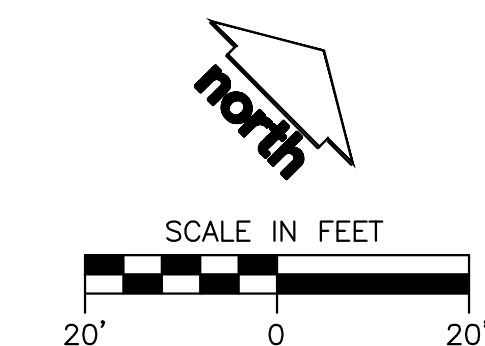
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
AD-1	885.85	NE INV: 879.45 (6")	6.4	12 IN DB	Standard Standard
AD-2	886.10	SW INV: 878.82 (6") NE INV: 878.82 (6")	7.3	12 IN DB	Standard Standard
EXMH-7 (3)	880.03	SW INV: 878.20 (18")	1.8	3'X3' BOX	R-2050 TYPE D
EXMH-13	883.16	NW INV: 874.00 (18")	2.2	48 IN MH (FLAT)	R-1550 SOLID LID
INL-3	881.72	SW INV: 877.64 (6") E INV: 877.64 (18") NW INV: 877.64 (18")	4.1	36 IN MH (FLAT)	R-2050 TYPE D
INL-4	881.78	NE INV: 877.76 (18") S INV: 877.76 (8") W INV: 877.76 (18")	4.0	2 x 3 INLET	R-3067 TYPE L
INL-5	883.00	SW INV: 878.26 (18") E INV: 880.50 (18")	4.7	2 x 3 INLET	R-3067 TYPE L
MH-9	885.52	NW INV: 877.50 (12")	8.0	36 IN MH (FLAT)	R-2050 TYPE D
MH-10	885.73	SW INV: 877.50 (24") NE INV: 877.50 (24") SE INV: 877.50 (12")	8.2	60 IN MH (FLAT)	R-1550 SOLID LID
MH-11	885.12	N INV: 875.92 (24") N INV: 881.55 (12") SW INV: 875.92 (24")	9.2	48 IN MH (FLAT)	R-1550 SOLID LID
MH-12	879.76	NE INV: 875.25 (24") SE INV: 875.25 (18")	4.5	48 IN MH (FLAT)	R-1550 SOLID LID
MH-16	884.03	W INV: 878.45 (18") NE INV: 878.20 (18")	5.8	48 IN MH	R-2050 TYPE D
TD-6	881.14	N INV: 877.92 (8")	1.2	10'X16' TRENCH	GRATE COVER

PROPOSED STORM SEWER PIPE TABLE

LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
EXP-1	MH-11	EXINL-14	38'	881.55	883.66	5.55%	12 IN RCP
P-1	AD-2	AD-1	65'	878.82	879.45	0.96%	6 IN HDPE
P-2	INL-3	AD-2	106'	877.64	878.82	1.12%	6 IN HDPE
P-3	CHAMBER-1	INL-3	35'	877.50	877.64	0.40%	18 IN HDPE
P-4	INL-4	INL-3	40'	877.76	877.64	0.30%	18 IN HDPE (HP)
P-5	INL-4	INL-5	168'	877.76	878.26	0.30%	18 IN HDPE
P-6	INL-4	TD-6	40'	877.76	877.92	0.40%	8 IN HDPE
P-7	CHAMBER-3	RD-8	50'	877.50	882.00	9.01%	10 IN HDPE
P-8	MH-11	MH-15	105'	875.92	877.01	1.04%	24 IN RCP
P-9	MH-12	MH-11	64'	875.25	875.92	1.04%	24 IN RCP
P-10	EXMH-13	MH-12	120'	874.00	875.25	1.04%	18 IN RCP
P-11	MH-10	MH-9	9'	877.50	877.50	0.00%	12 IN HDPE
P-12	MH-10	CHAMBER-2	6'	877.50	877.50	0.00%	24 IN HDPE
P-13	MH-16	INL-5	47'	878.45	880.50	4.39%	18 IN HDPE
P-14	MH-16	EXMH-7	10'	878.20	878.35	1.50%	18 IN HDPE
P-15	MH-10	MH-15	35'	877.50	875.50	5.67%	24 IN RCP
P-16	MH-10	MH-15	71'	878.50	877.50	1.40%	10 IN HDPE

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)



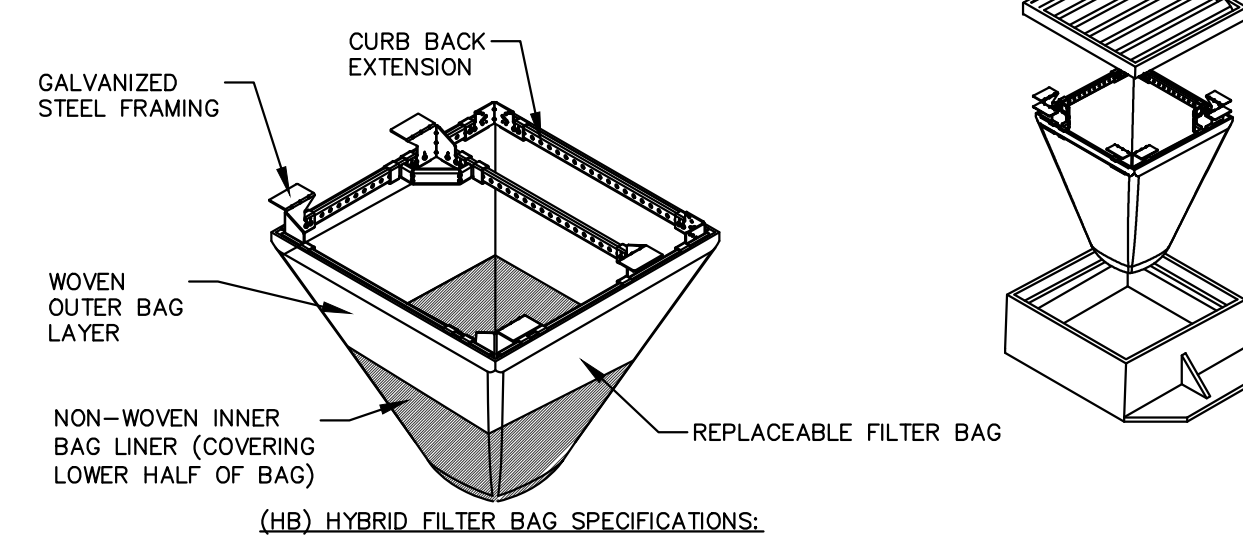
DRAWN BY Author

CHECKED BY Checker

UTILITY PLAN

C500

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



- INSTALLATION INSTRUCTIONS:**
1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
 2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
 3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
 4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

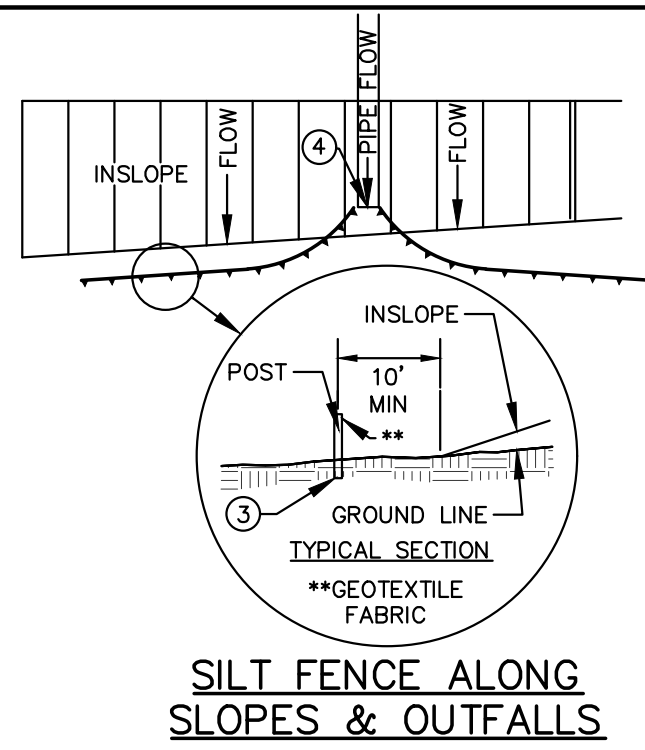
- MAINTENANCE GUIDELINES:**
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
 2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
 3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

CATCH-IT INLET FILTER (Temporary Inlet Protection)						
Manufacturer	Inlet Type	Grate Size	Opening Size	Bag Cap (ft)	Flow Ratings (CFS)	ADS PIN
33007	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0 5.8	63LCE8XTHB
3348A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1 3.3	62LCE3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7 2.2	62MCS216HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0 5.2	62LSC3616HB
R-2501	Round (RD)	-26	-24	2.3	0.8 5.2	62MRD20HB
R-1772/2590	Round (RD)	22.25 x 23.5	20.5 x 21	1.5	0.8 4.6	62MRD22HB

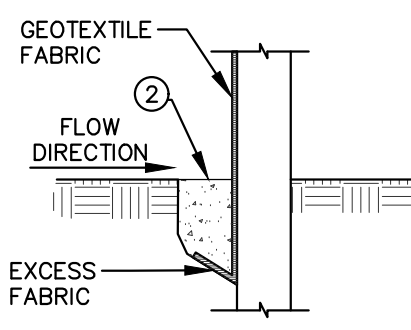
Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)					
PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)		
TENSILE STRENGTH	ASTM D4832	350 x 225 lbs	300 lbs		
ELONGATION	ASTM D4832	20% x 10%	5%		
CRIMP PUNCTURE	ASTM D6241	1000 lbs	45 lbs		
TRANSDOMINATION	ASTM D6683	100 x 70 lbs	40 lbs		
IN RESISTANCE	ASTM D4891	90%	75%		
OPENING SIZE (AOS)	ASTM D4753	20 x 15 STB SEVE	40 x 15 STB SEVE		
PERMEABILITY	ASTM D4891	1.5 sec ¹	2.0 sec ¹		
WATER FLOW RATE	ASTM D4891	200 gal/hr/ft ²	140 gal/hr/ft ²		
MINIMUM FILTER BAG VOLUME		2 CUBIC FT			

TEMPORARY FRAMED INLET PROTECTION

N.T.S.

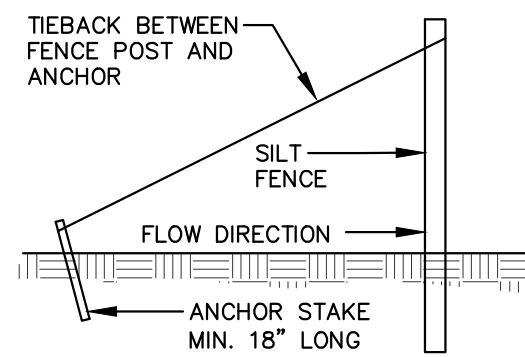
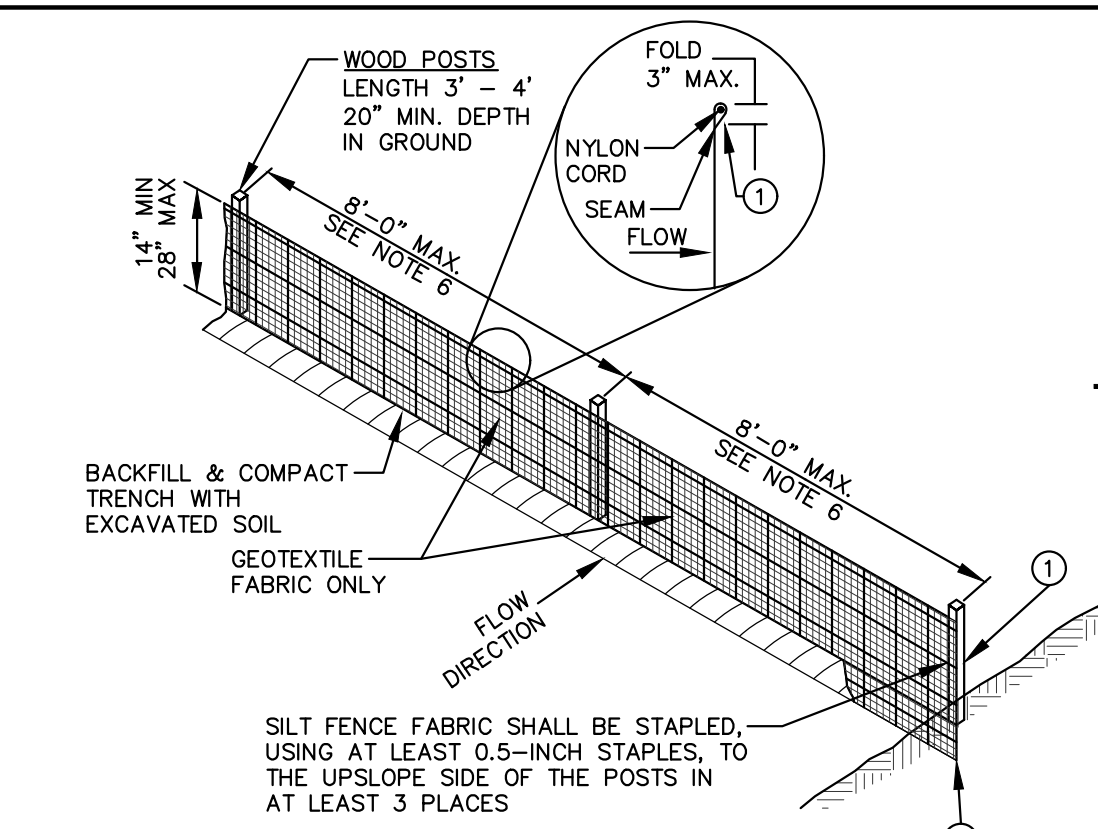


SILT FENCE ALONG SLOPES & OUTFALLS

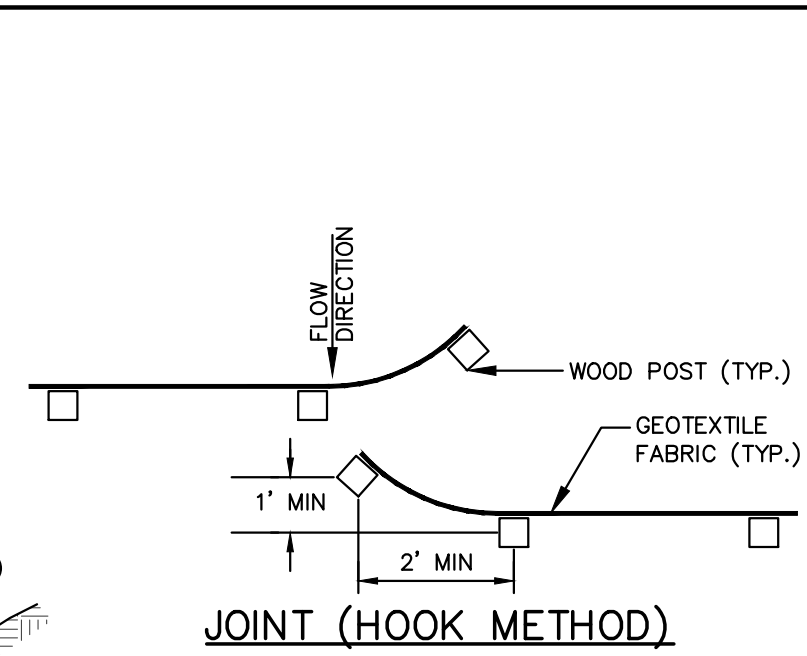


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)

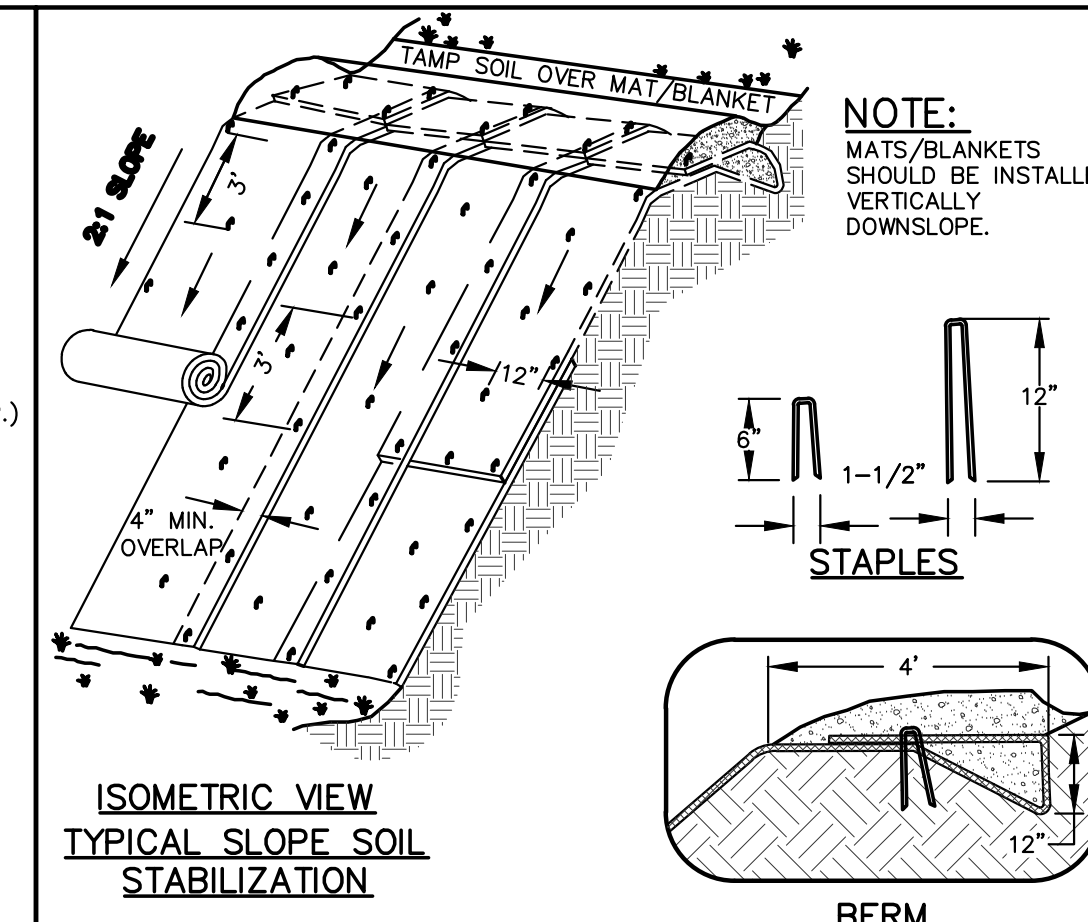


GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP 1/4-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WQWR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)

SILT FENCE

N.T.S.



ISOMETRIC VIEW TYPICAL SLOPE SOIL STABILIZATION

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WQDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WQDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

EROSION MATTING

N.T.S.

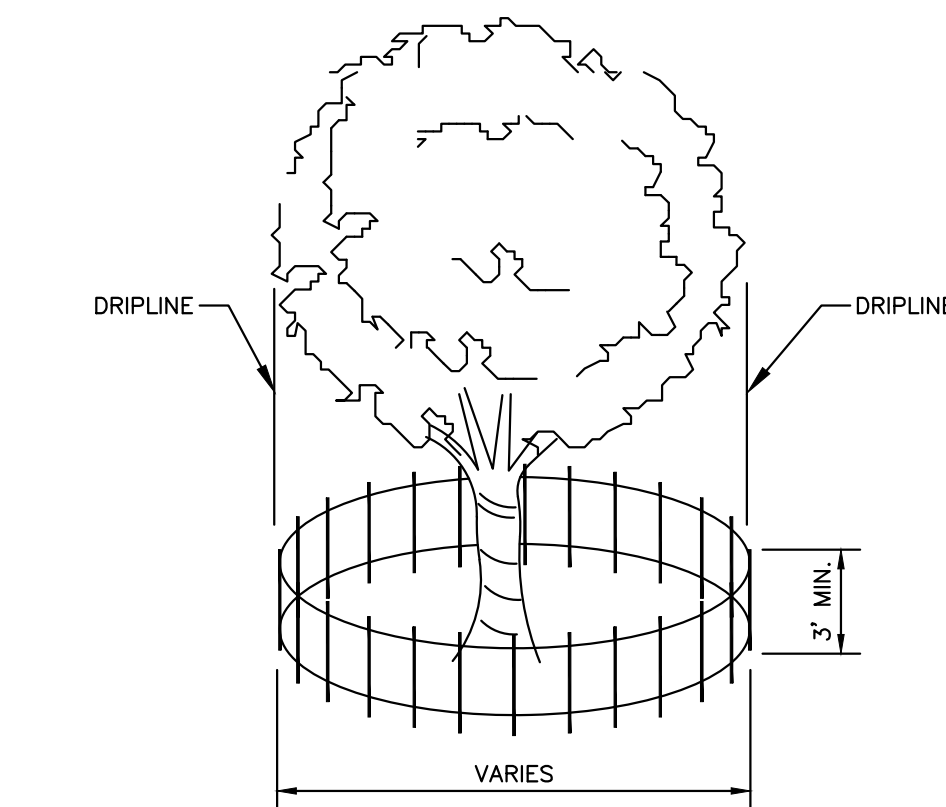
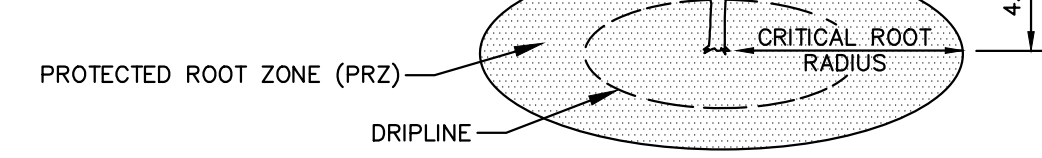
APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULATING THE CRITICAL ROOT RADIUS (CRR). FIRST, MEASURE THE TREE DIAMETER IN INCHES AT BREAST HEIGHT (DBH). THEN MULTIPLY THAT NUMBER BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

EXAMPLE: DBH = 8 inches
8 x 1.5 = 12
CRR = 12 feet

DBH x 1.5 = CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES

OR

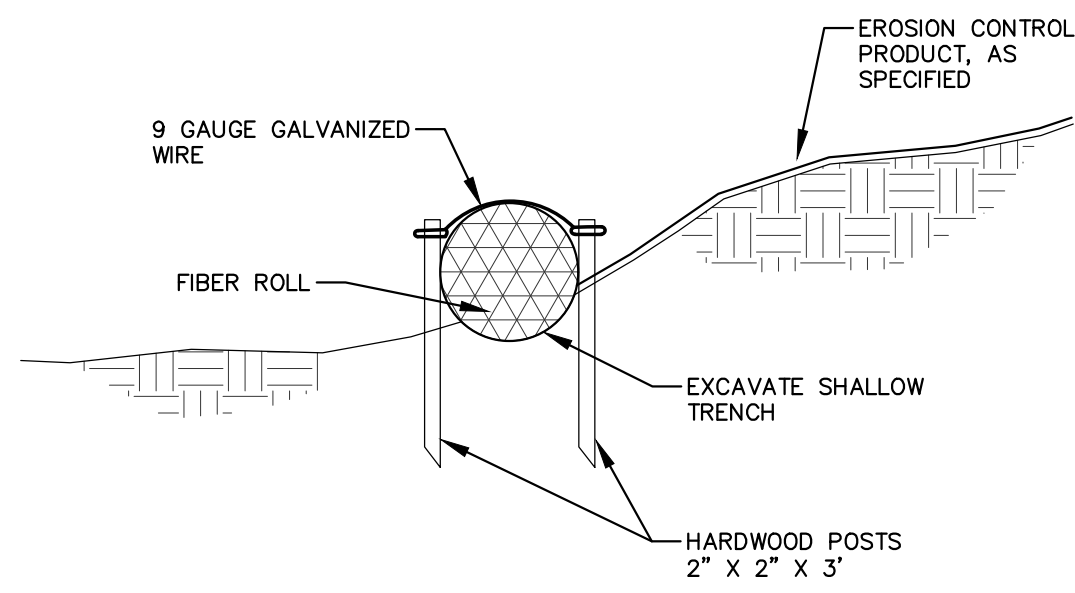
DBH x 1.0 = CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES



- NOTE:**
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
 2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
 3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

N.T.S.

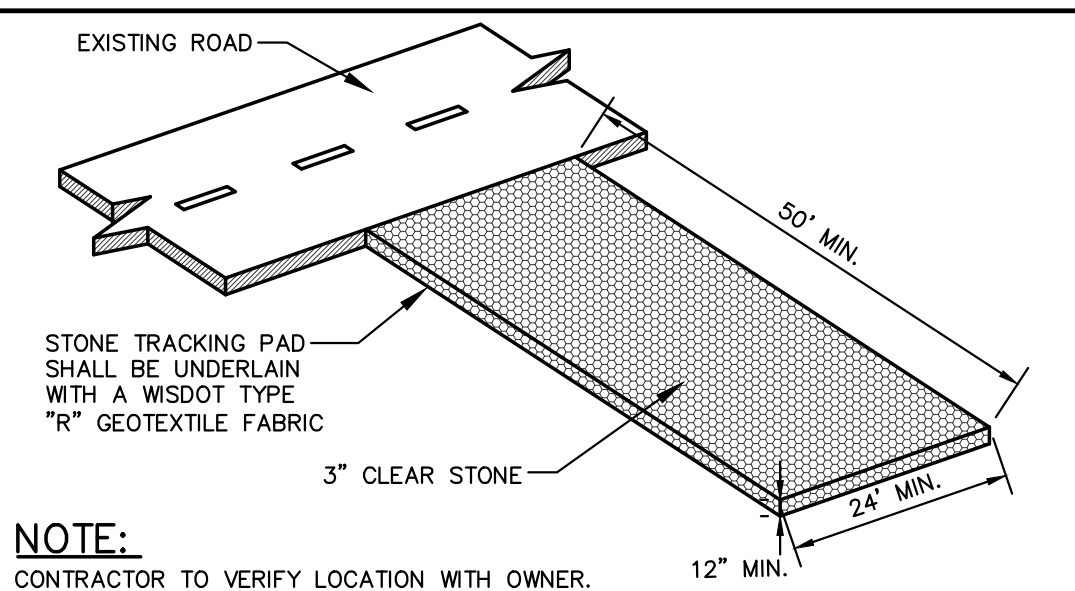


GENERAL NOTES:

1. EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
2. PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" x 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED Laterally ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
3. NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
4. PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

FIBER SILT SOCK

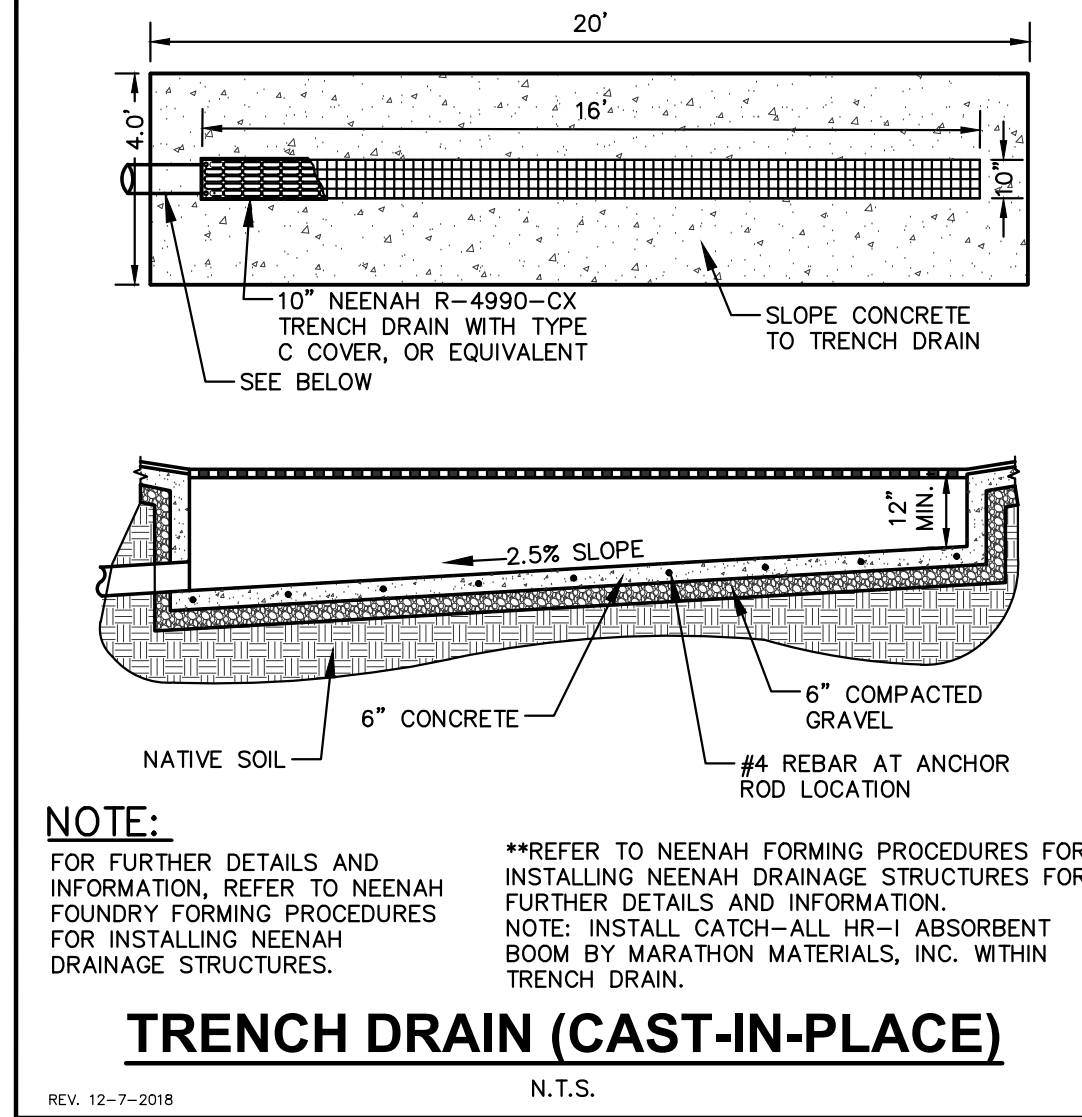
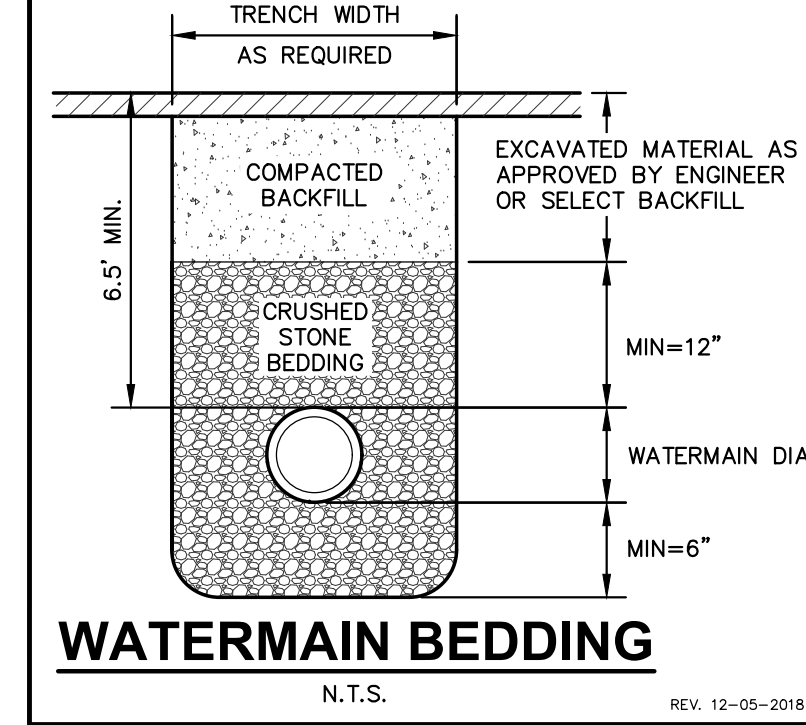
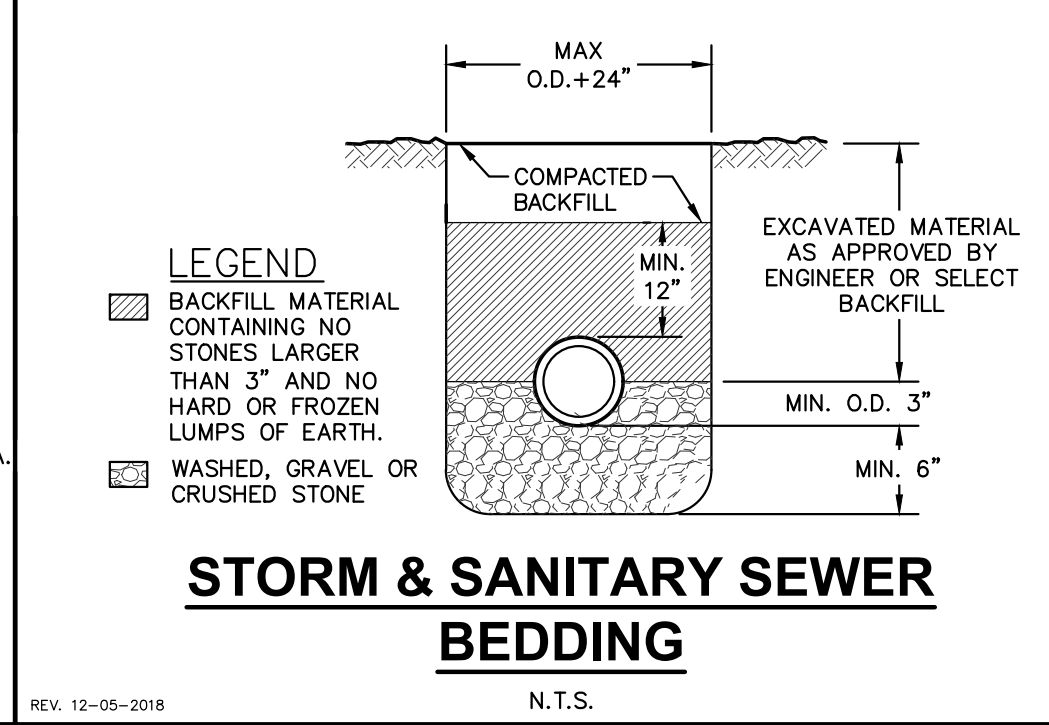
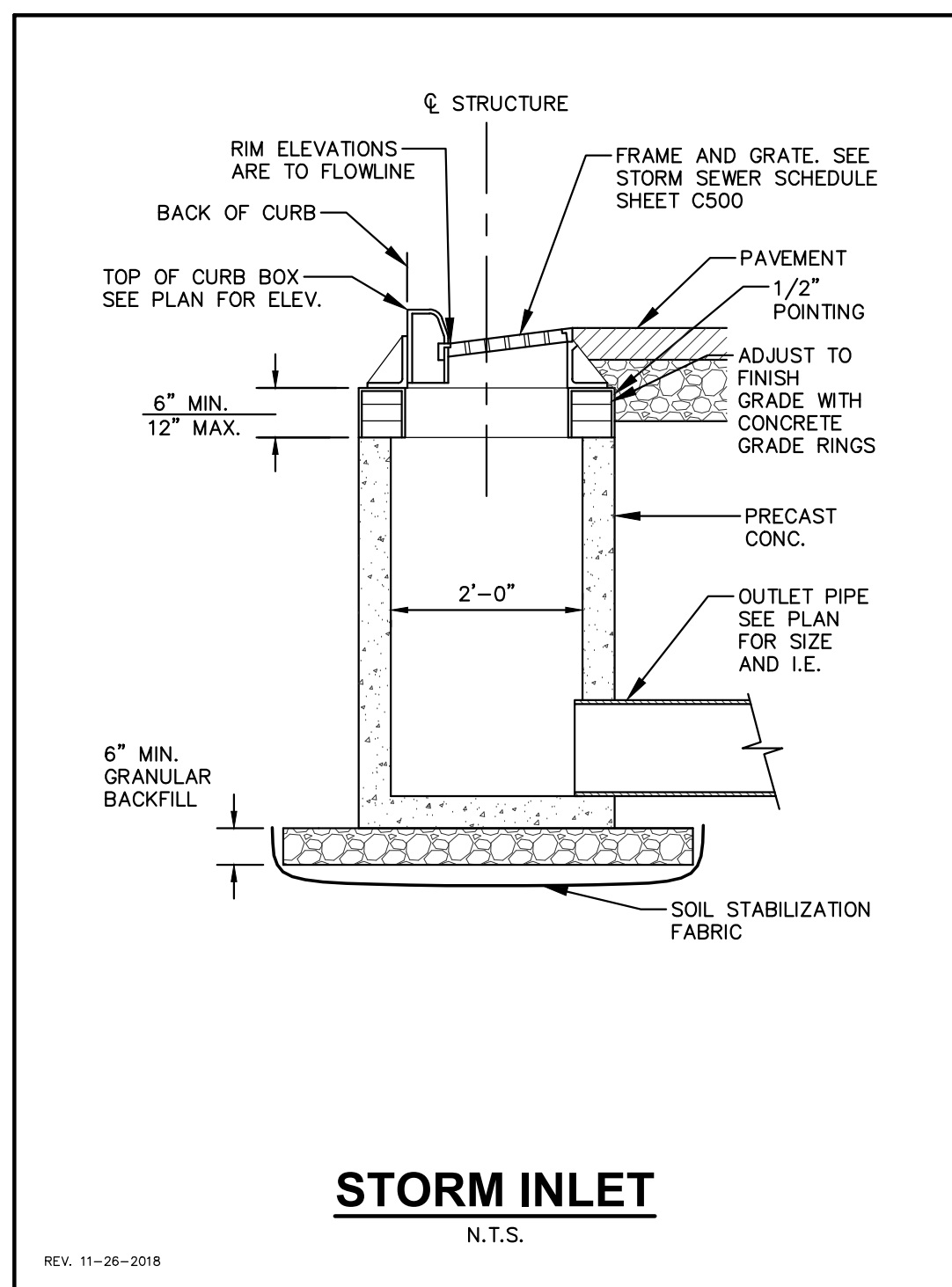
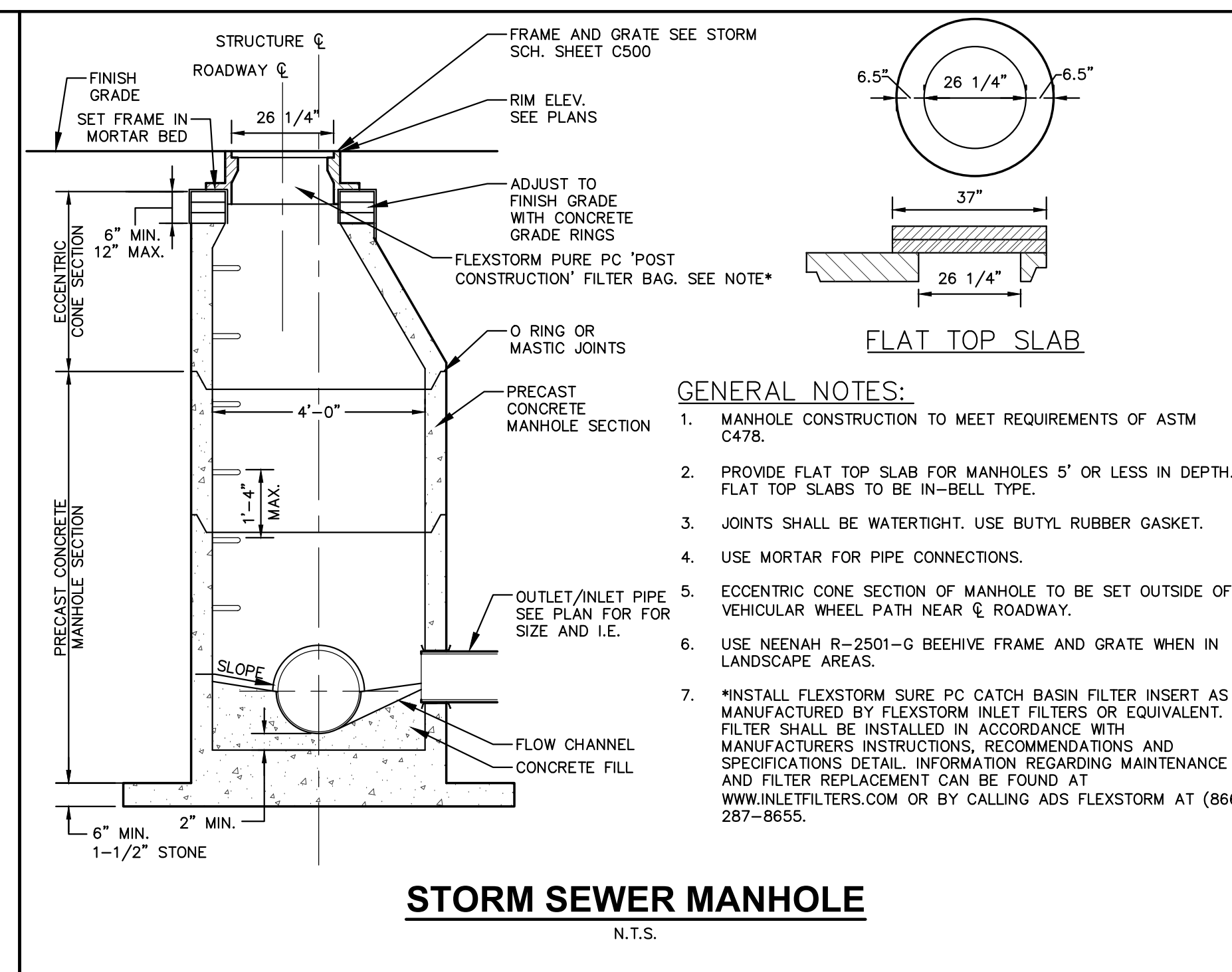
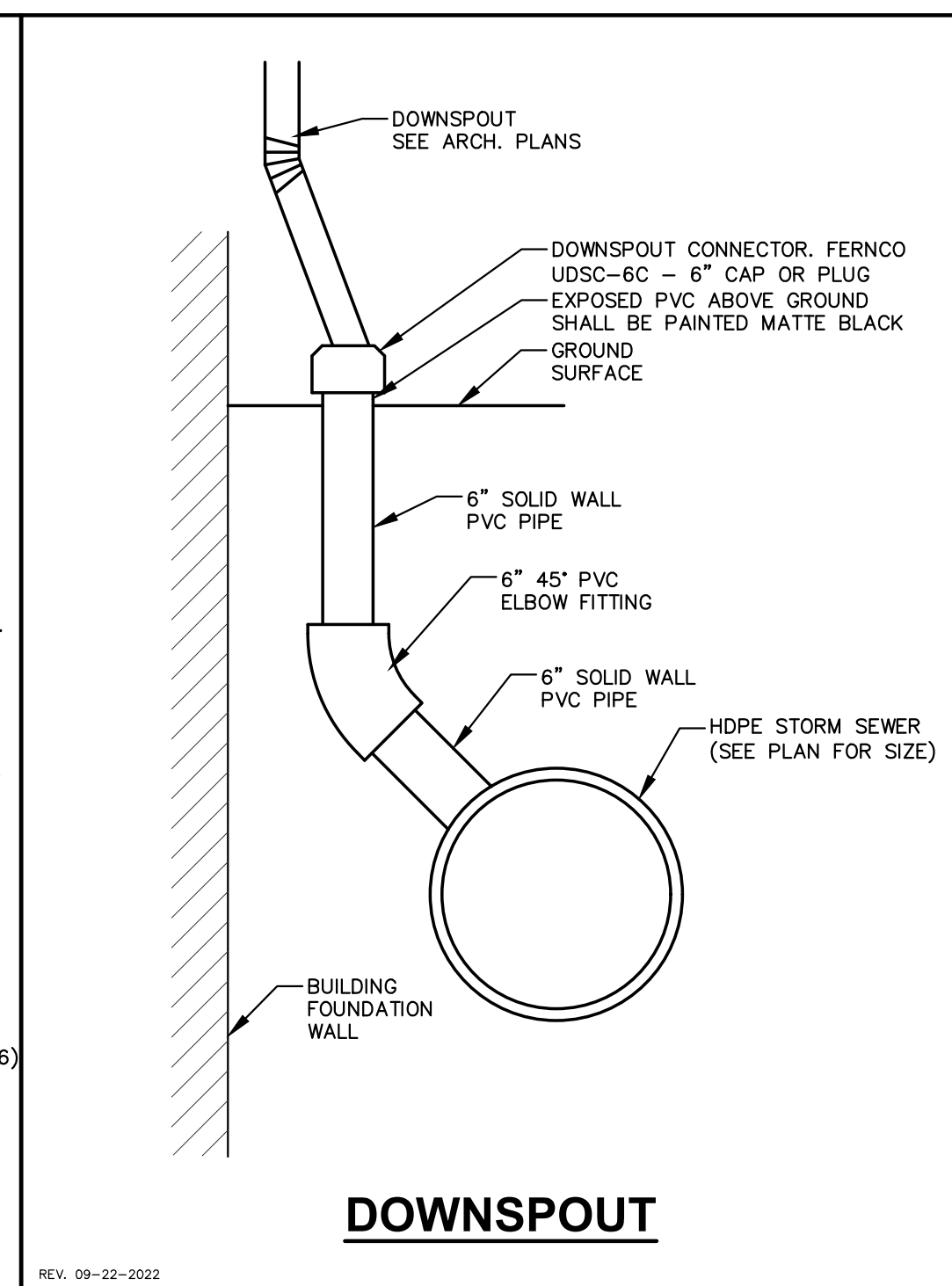
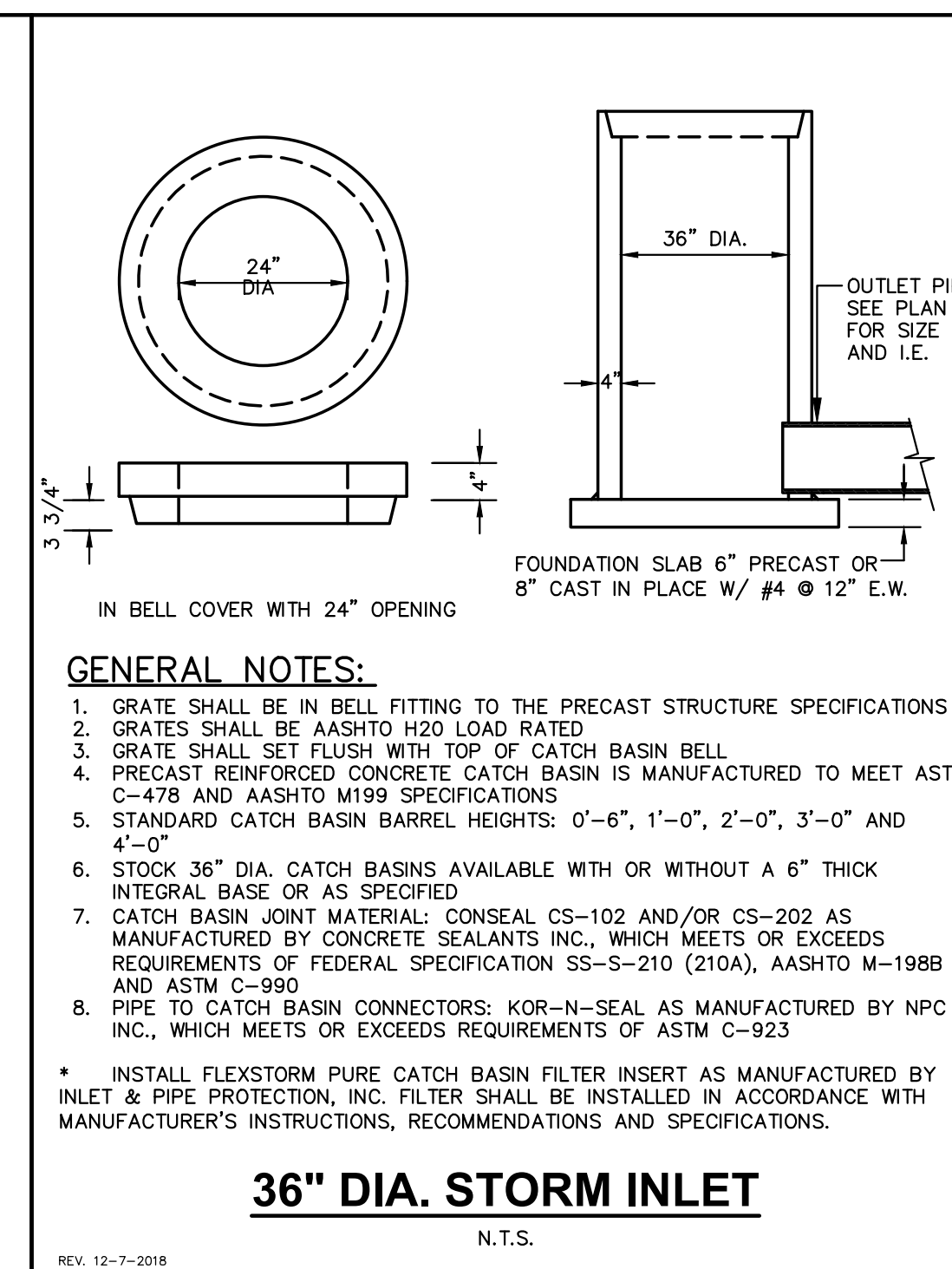
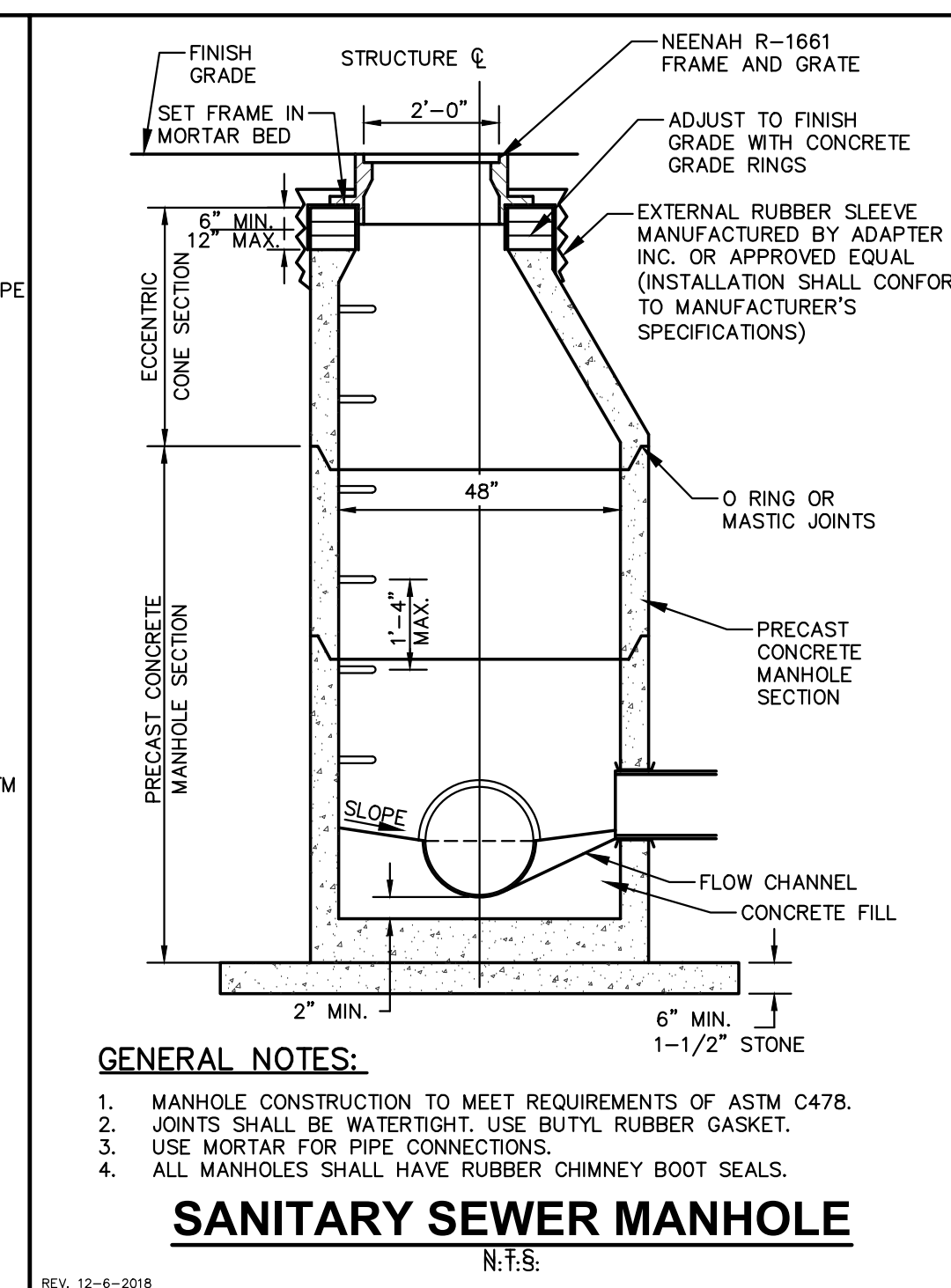
N.T.S.

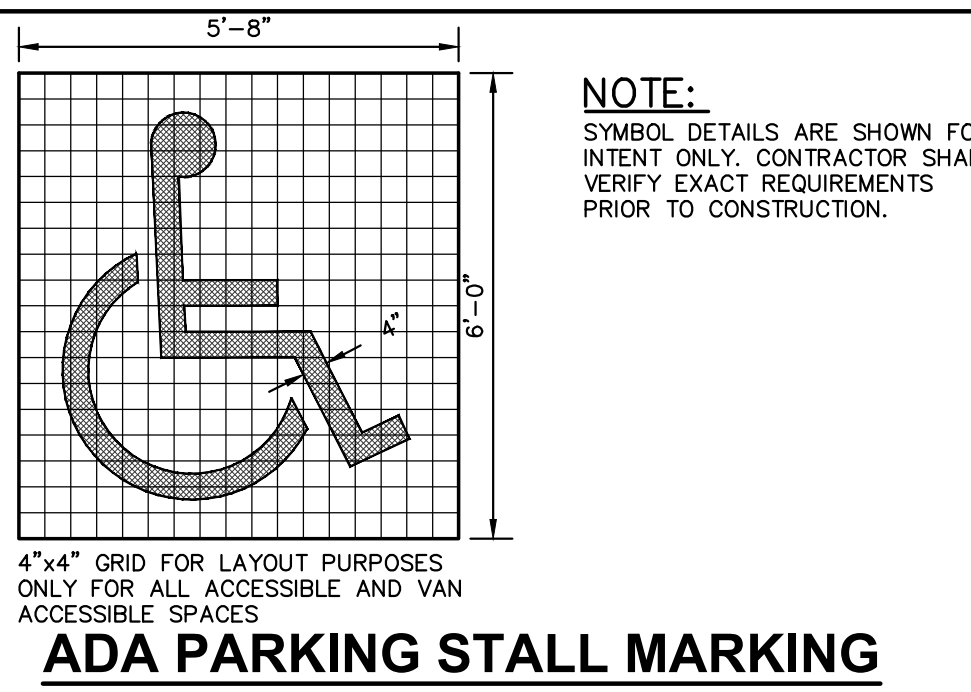


NOTE: CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE

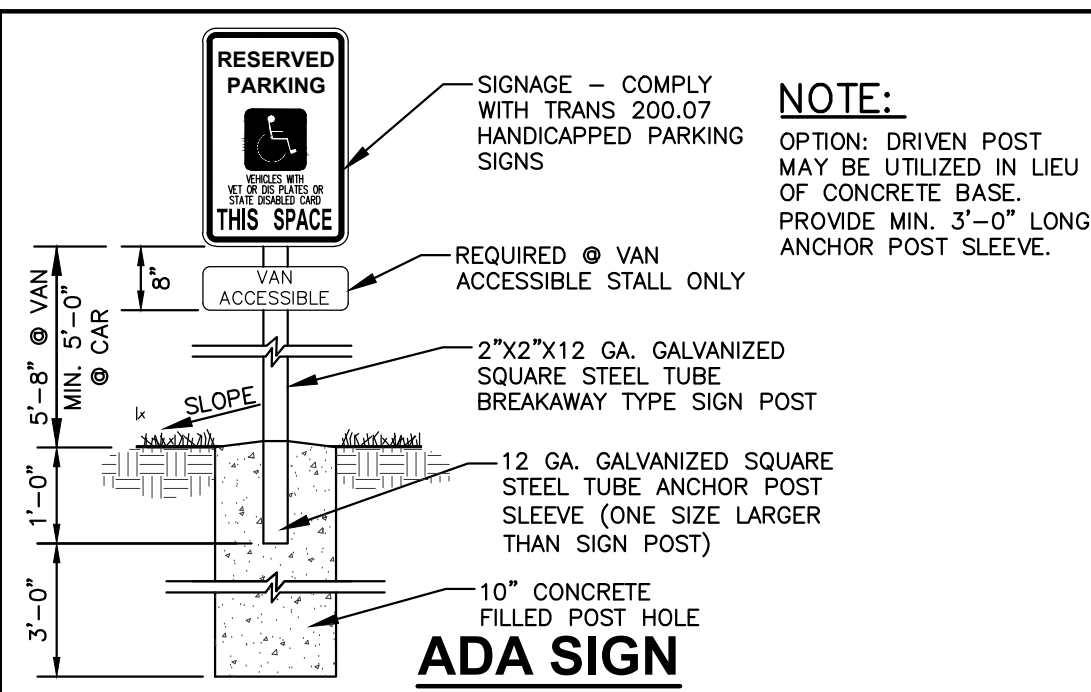
N.T.S.





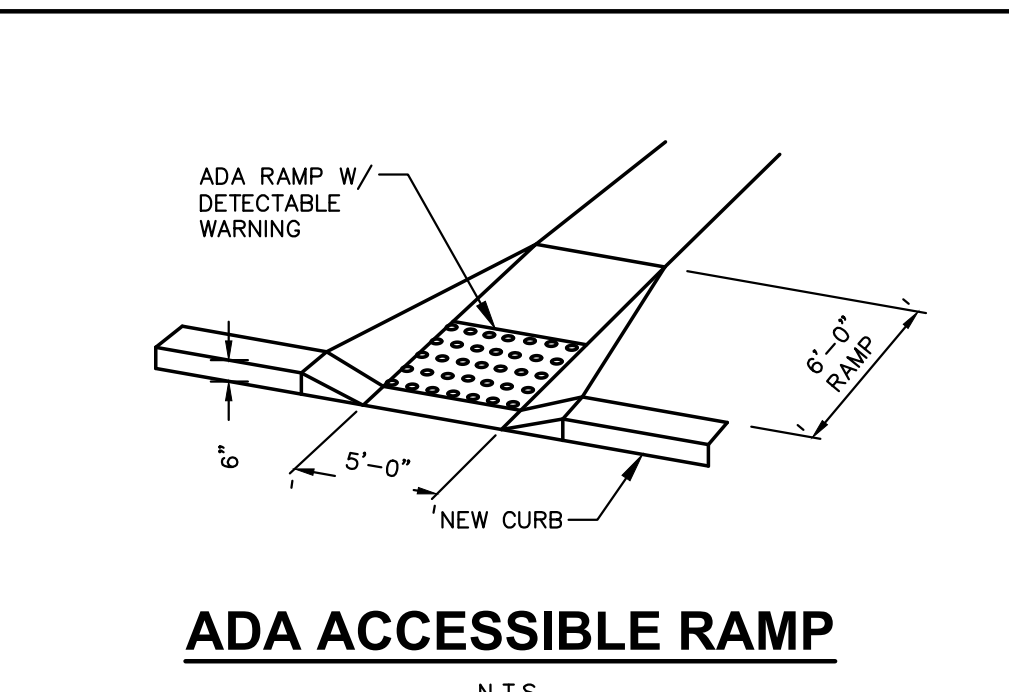
NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ADA PARKING STALL MARKING
N.T.S.

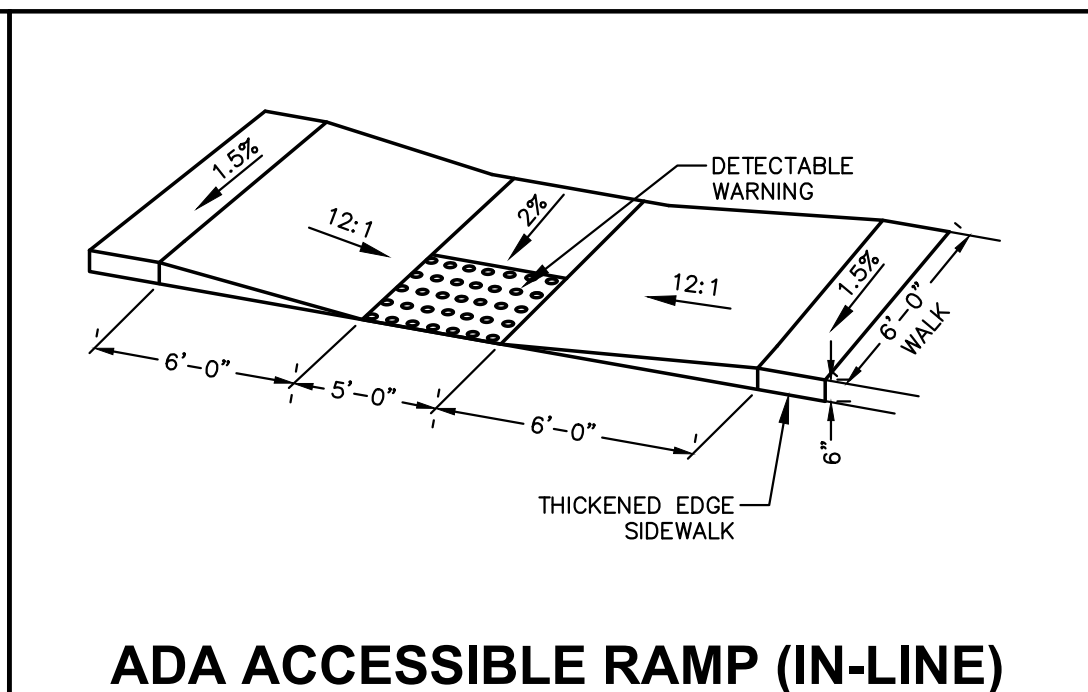


NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

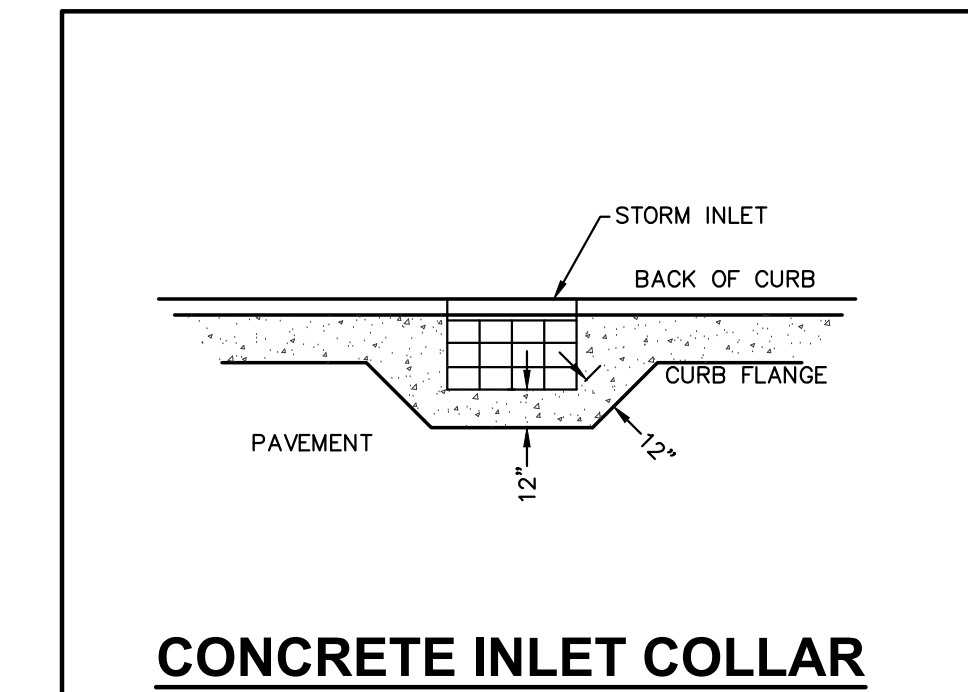
ADA SIGN
N.T.S.



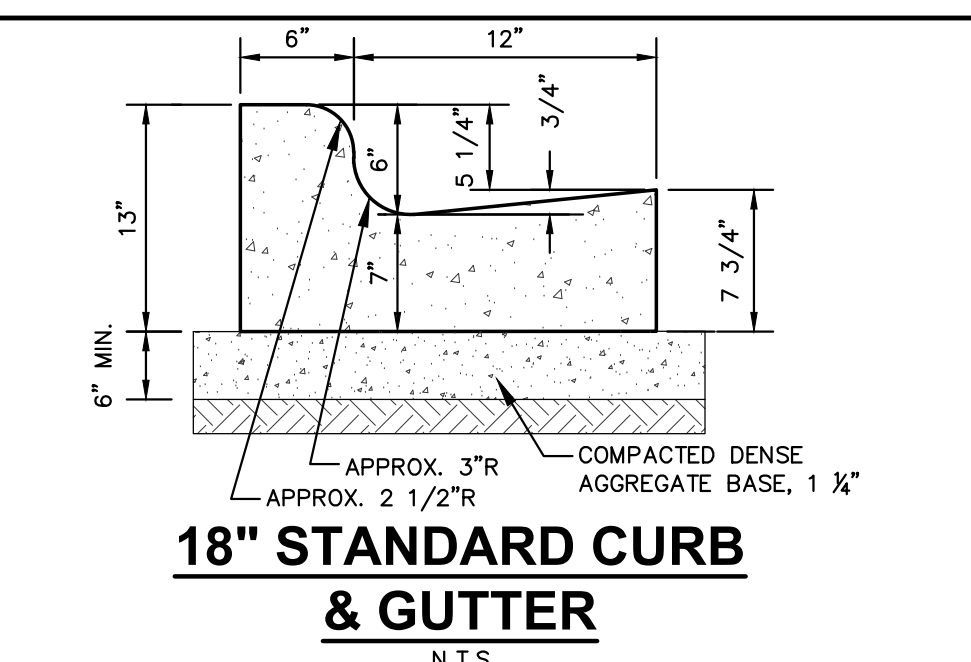
ADA ACCESSIBLE RAMP
N.T.S.



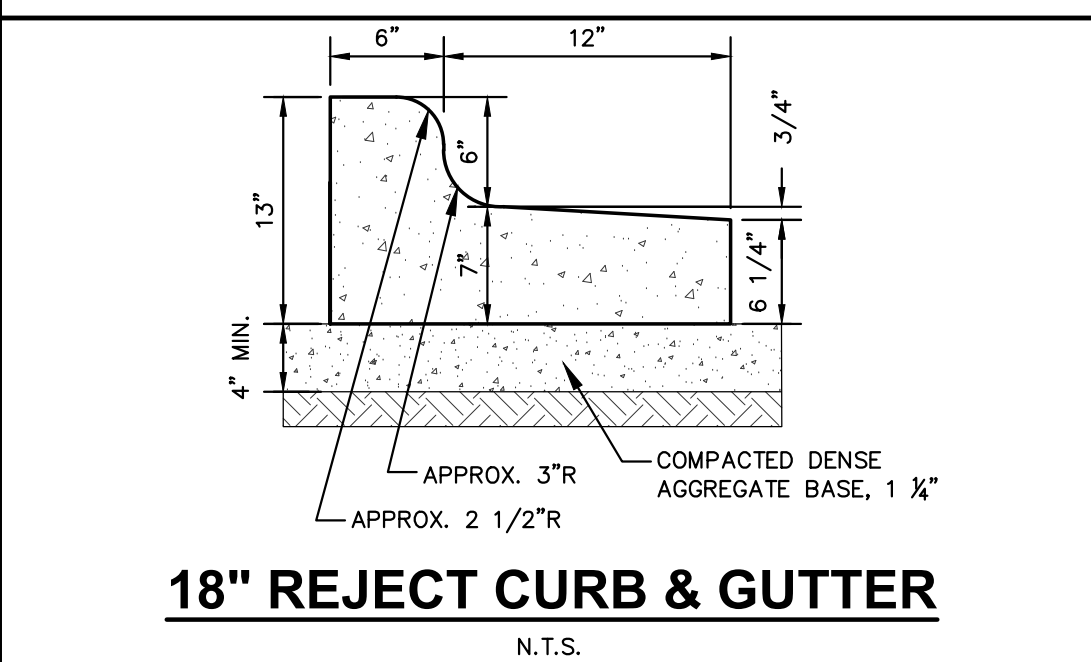
ADA ACCESSIBLE RAMP (IN-LINE)
N.T.S.



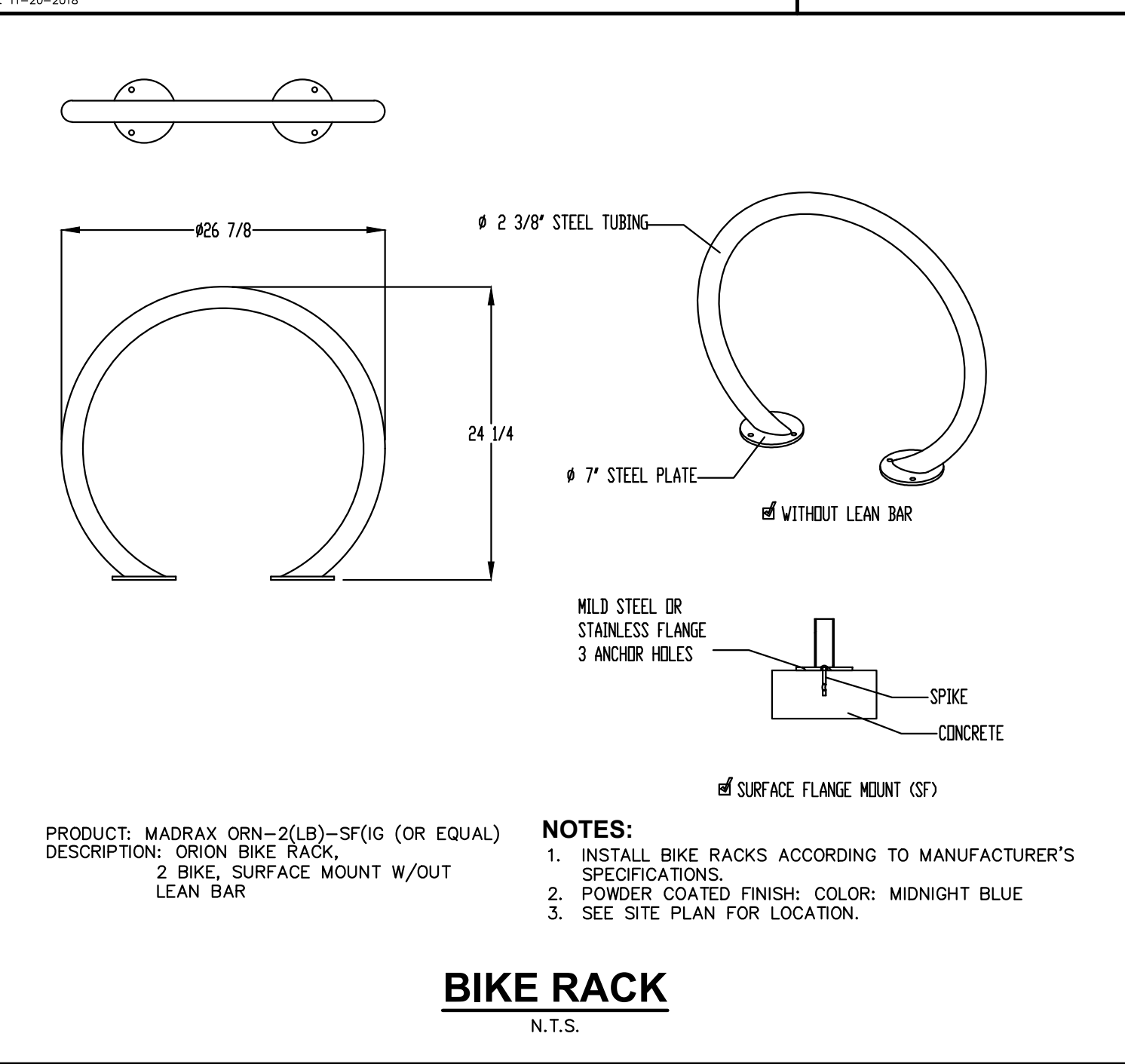
CONCRETE INLET COLLAR
N.T.S.



18" STANDARD CURB & GUTTER
N.T.S.



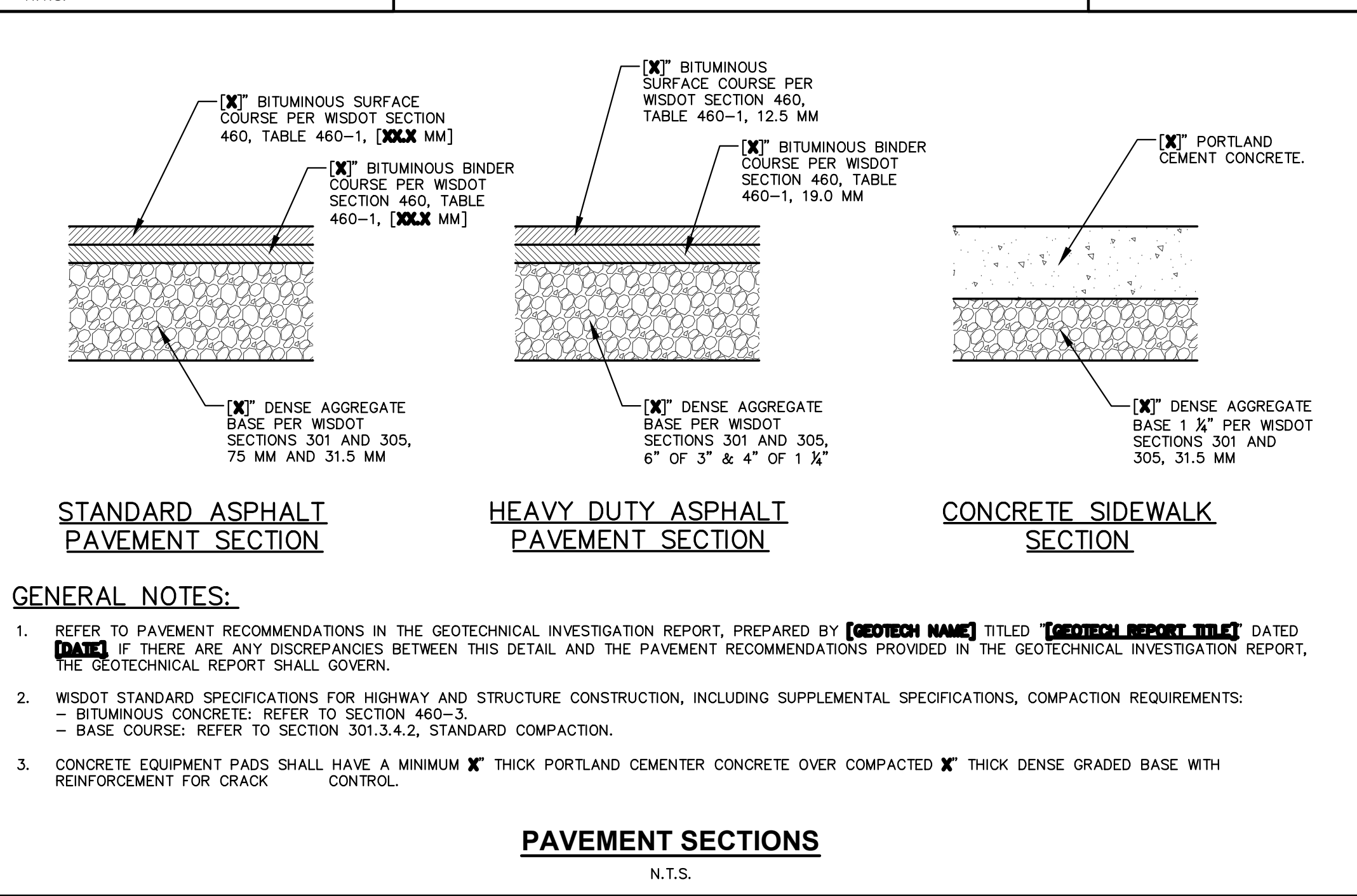
18" REJECT CURB & GUTTER
N.T.S.



PRODUCT: MADRAX ORN-2(LB)-SF(IG (OR EQUAL)
DESCRIPTION: ORION BIKE RACK
2 BIKE, SURFACE MOUNT W/OUT LEAN BAR

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. POWDER COATED FINISH; COLOR: MIDNIGHT BLUE
3. SEE SITE PLAN FOR LOCATION.

BIKE RACK
N.T.S.



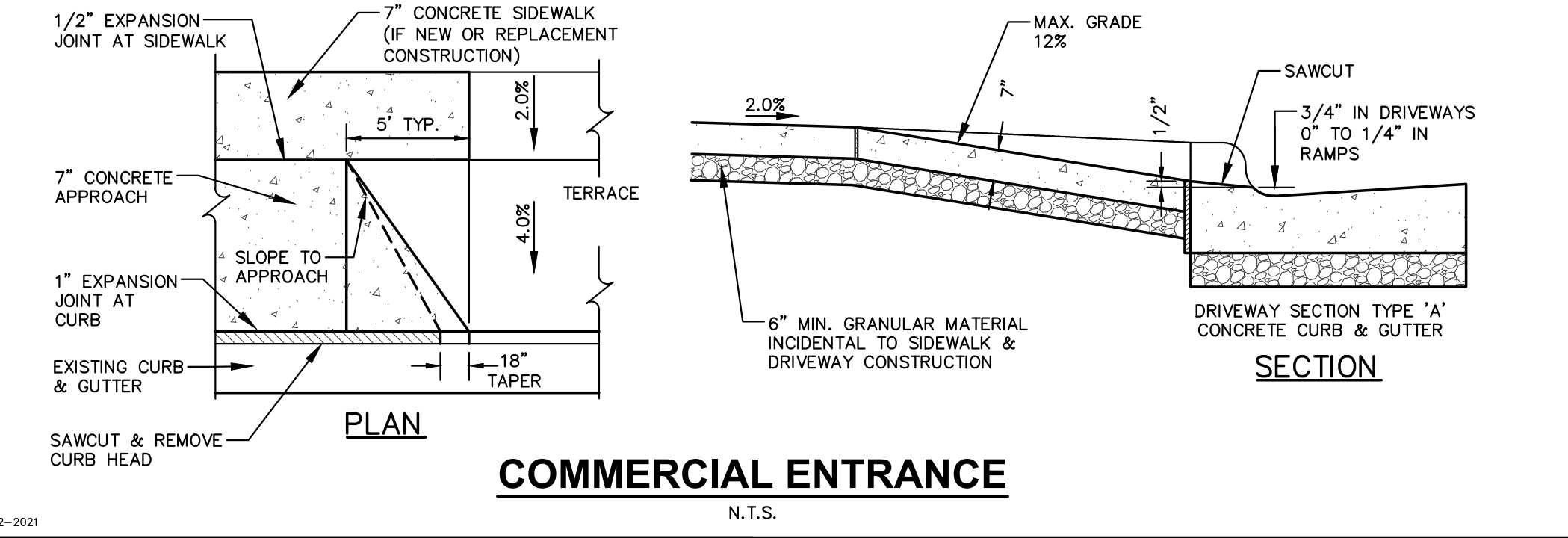
STANDARD ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

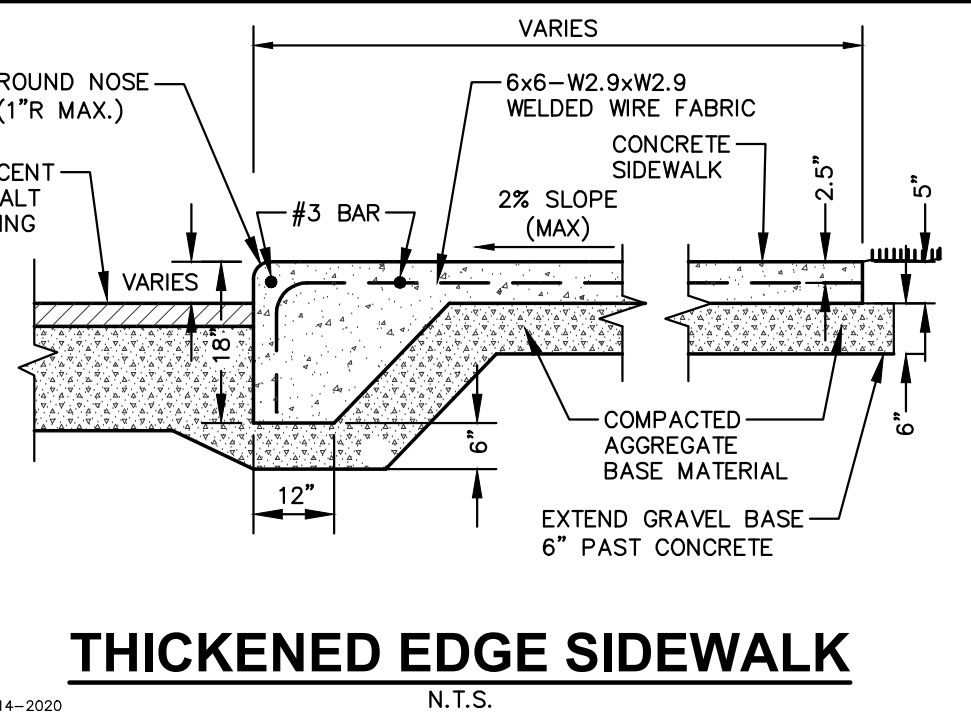
CONCRETE SIDEWALK SECTION

GENERAL NOTES:
1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY [GEOTECH NAME] TITLED "[GEOTECH REPORT TITLE]" DATED [DATE]. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
- BITUMINOUS CONCRETE: REFER TO SECTION 460-3
- BASE COURSE: REFER TO SECTION 301.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 4" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 4" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK.

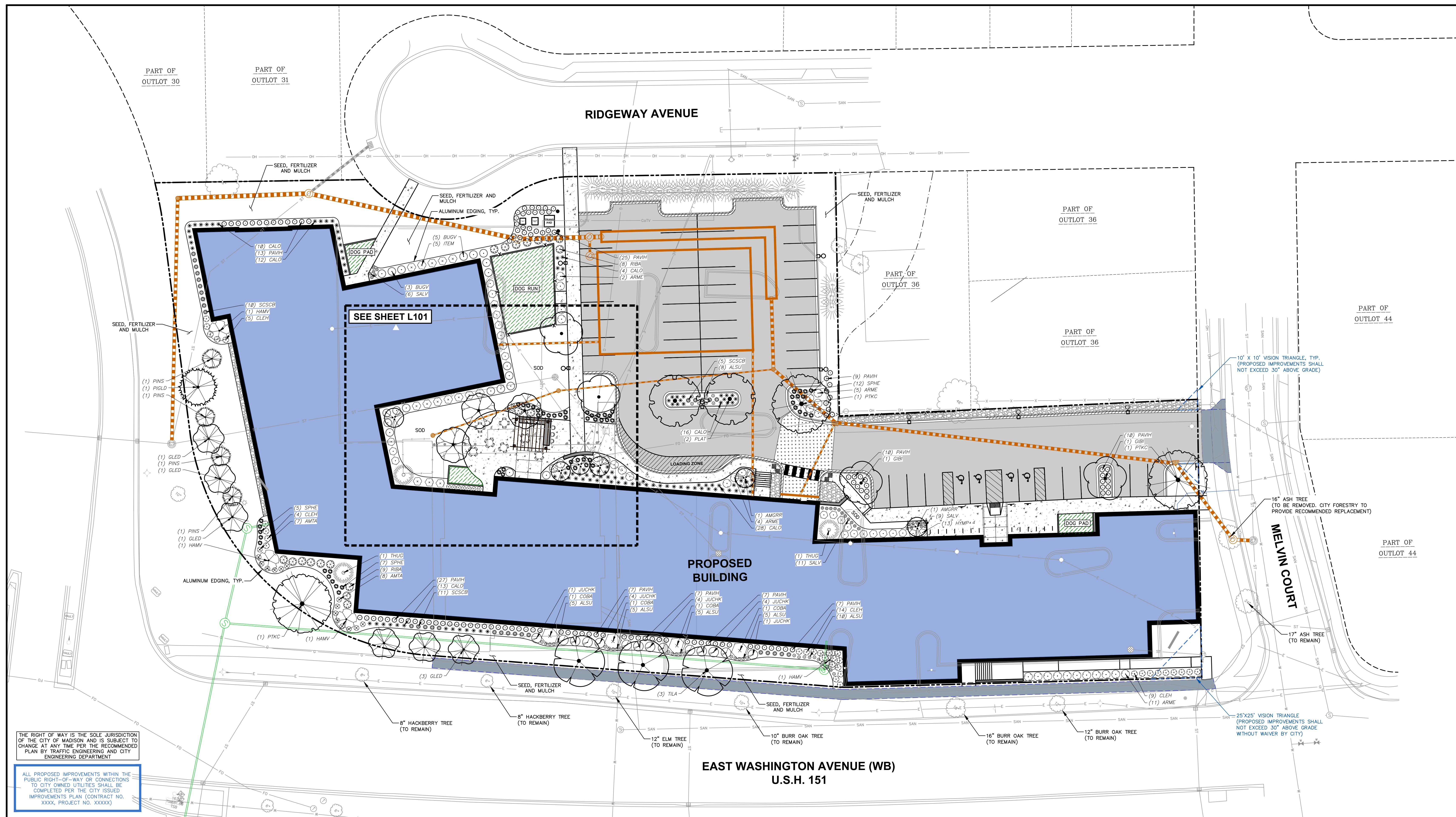
PAVEMENT SECTIONS
N.T.S.



COMMERCIAL ENTRANCE
N.T.S.



THICKENED EDGE SIDEWALK
N.T.S.



THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)

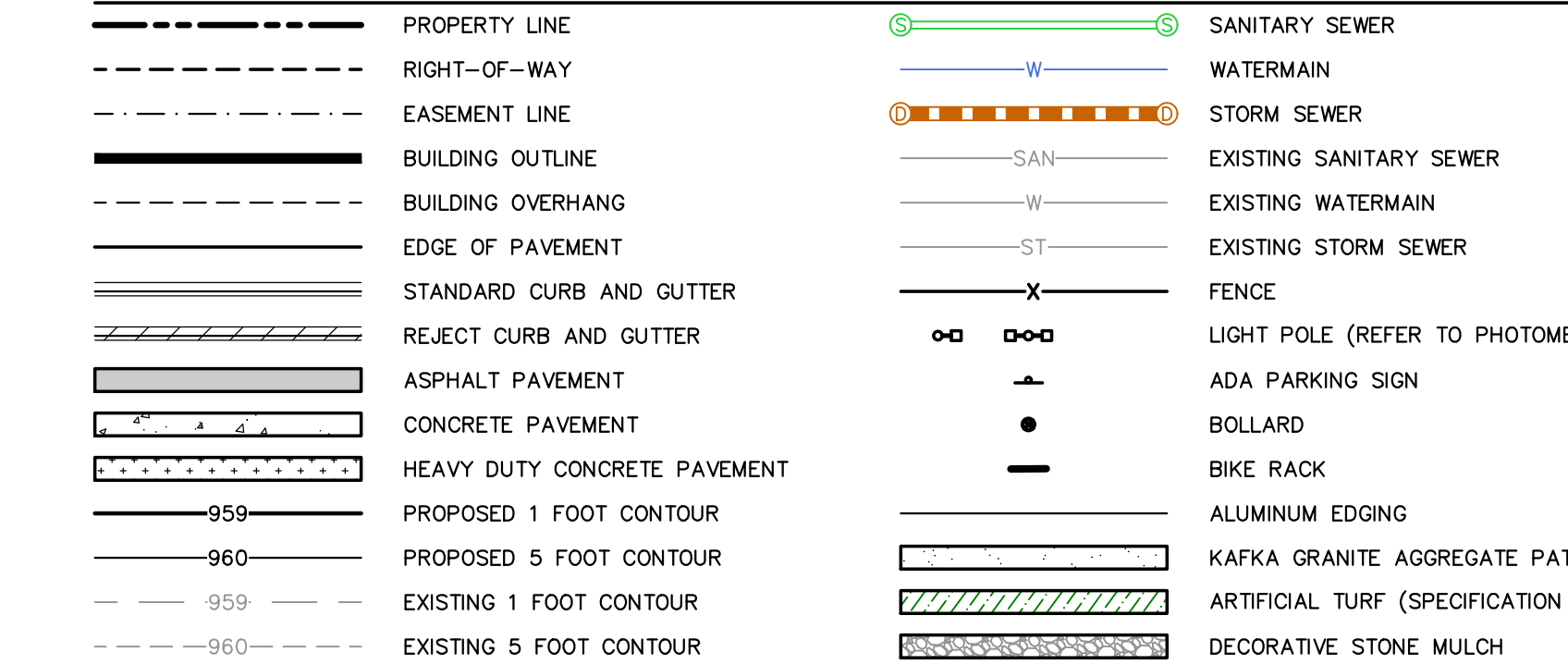
PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	PIGLD	<i>Picea glauca</i> 'Densata' Black Hills Spruce	B & B	5 ft tall min.	1
	PINS	<i>Pinus cembra</i> 'Short Stuff' Short Stuff Swiss Stone Pine	B & B	5' Tall	4
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AMGRR	<i>Amelanchier x grandiflora</i> 'Robin Hill' Robin Hill Apple Serviceberry	B & B	6' Tall (Multi-Stem)	6
	CARC	<i>Caroliniana caroliniana</i> 'J.N. Select A' Fire King™ American Hornbeam	B & B	2" Cal	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold' TM Autumn Gold Maidenhair Tree	B & B	2.5" Cal	4
	GLED	<i>Gleditsia triacanthos</i> inermis 'Draves' Street Keeper® Honey Locust	B & B	2.5" Cal	6
	PTKC	<i>Gymnocladus dioica</i> 'J.C. McDaniel' TM Prairie Titan Kentucky Coffeetree	B & B	2.5" Cal	3
	PLAT	<i>Platanus x acerifolia</i> 'Morton Circle' Morton Circle London Plane Tree	B & B	2.5" Cal	2
	TILA	<i>Tilia americana</i> 'Kromm' Sweet Street™ American Linden	B & B	2.5" Cal	3

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM Iraqus Beauty Black Chokeberry	#3	Min. 12"-24"	31
	CLEH	<i>Clethra alnifolia</i> 'Hummingbird' Hummingbird Summersweet	#3	Min. 12"-24"	32
	COBA	<i>Cornus baileyi</i> Bailey's Red-Twig Dogwood	#5	36" Ht.	4
	HAMV	<i>Hamamelis vernalis</i> Osark Witchhazel	#5	Min. 36" tall	4
	HYMP	<i>Hydrangea macrophylla</i> 'PiliHM-II' Endless Summer® BloomStruck® Hydrangea	#3	Min. 24"	24
	ITEM	<i>Itea virginica</i> 'Morton' Scarlet Beauty™ Sweetspire	#3	Min. 24"	15
	RIBA	<i>Ribes alpinum</i> 'Green Mound' Green Mound Alpine Currant	#3	Min. 24"	19
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	#3	Min. 24"	28
	JUCHK	<i>Juniperus chinensis</i> 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper	#5	Min. 24" wide	14
	THUG	<i>Thuja x 'Green Giant'</i> Green Giant Arborvitae	B & B	Min. 6' tall	3
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ALSU	<i>Allium x 'Summer Beauty'</i> Summer Beauty Allium	#1	Min. 8"-18"	38
	AMTA	<i>Anemone tabernaemontana</i> 'Storm Cloud' Storm Cloud Eastern Bluestar	#1	Min 12" Ht.	15

	CALO	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass	#1	Min 8"-18"	112
	LIGS	<i>Ligularia stenocephala</i> 'Little Rocket' Little Rocket Ligularia	#1	Min. 8"-18"	10
	PAVH	<i>Panicum virgatum</i> 'Heavy Metal' Heavy Metal Switch Grass	#1	Min. 12"-24"	122
	SALV	<i>Salvia nemorosa</i> 'Haemanara' Marcus® Meadow Sage	#1	Min 8"-18"	26
	SCSCB	<i>Schizachyrium scoparium</i> 'Minbluea' Blue Heaven® Little Bluestem	#1	Min. 8"-18"	31
	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed	#1	Min. 8"-18"	58

LEGEND

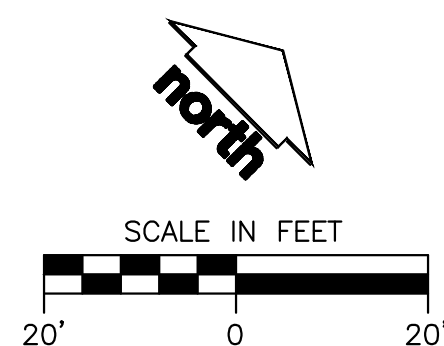


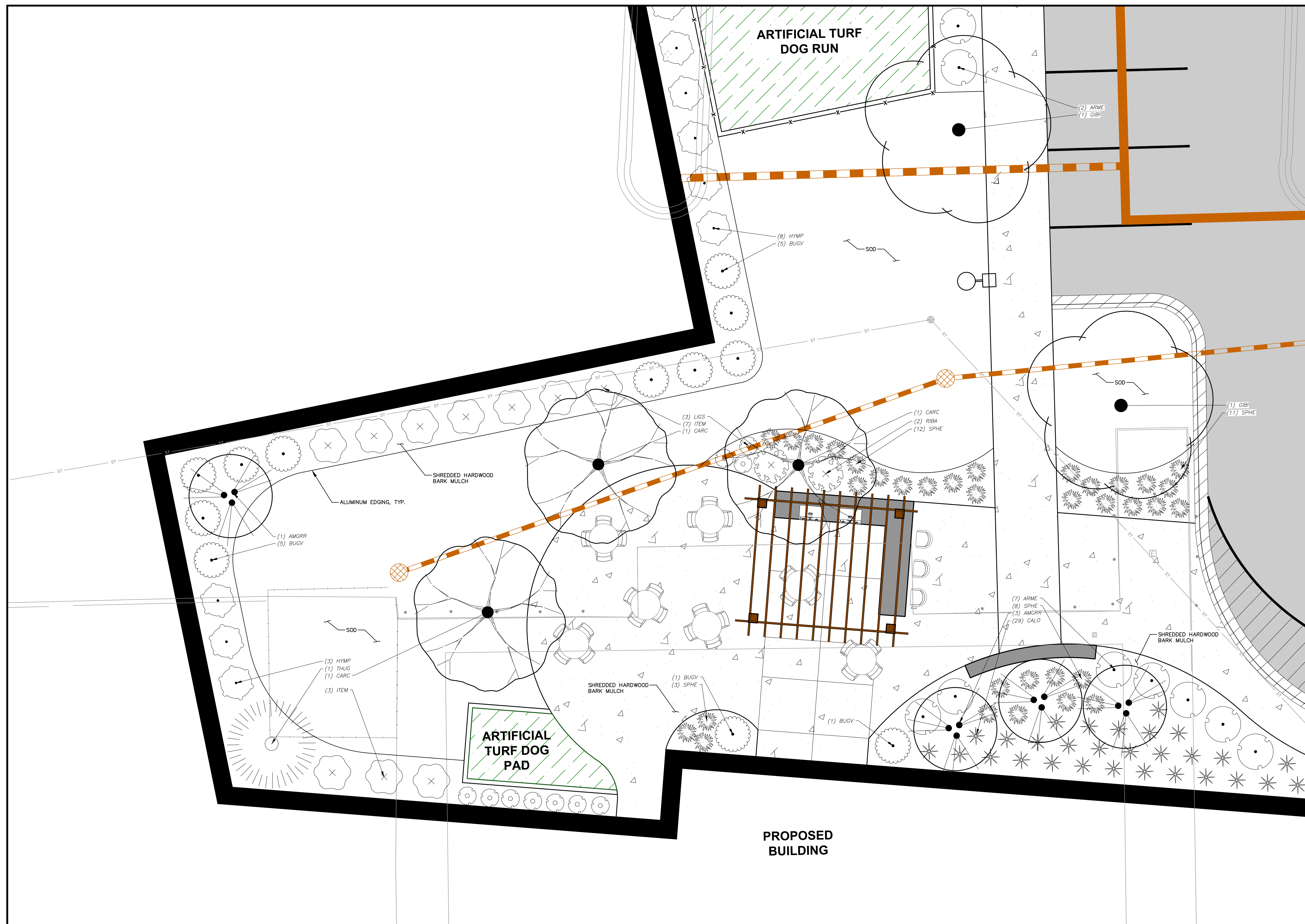
CONTRACTOR NOTES

- ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED (SEE L200 MATERIAL NOTES)
- ALL DISTURBED AREAS TO RECEIVE SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE SPECIFIED. (SEE L200 SEEDING NOTES)

OVERALL LANDSCAPE PLAN

DRAWN BY MRA
CHECKED BY KJY





PLANT SCHEDULE					
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	PIGLD	<i>Picea glauca</i> 'Densata' Black Hills Spruce	B & B	5 ft tall min.	1
	FINS	<i>Pinus cembra</i> 'Short Stuff' Short Stuff Swiss Stone Pine	B & B	5' Tall	4
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AMGRR	<i>Amelanchier x grandiflora</i> 'Robin Hill' (Multi-Stem) Robin Hill Apple Serviceberry	B & B	6' Tall (Multi-Stem)	6
	CARC	<i>Carpinus caroliniana</i> 'J.N. Select A' Fire King™ American Hornbeam	B & B	2" Cal	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold'™ Autumn Gold Maidenhair Tree	B & B	2.5" Cal	4
	GLD	<i>Gleditsia triacanthos inermis</i> 'Draves' Street Keeper® Honey Locust	B & B	2.5" Cal	6
	PTKC	<i>Gymnoeladus dioica</i> 'J.C. McDaniel'™ Prairie Titan Kentucky Coffeetree	B & B	2.5" Cal	3
	PLAT	<i>Platanus x acerifolia</i> 'Morton Circle'™ Exclamation London Plane Tree	B & B	2.5" Cal	2
	TILA	<i>Tilia americana</i> 'Kromm' Sweet Street™ American Linden	B & B	2.5" Cal	3

DECIDUOUS SHRUBS					
CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
ARME	<i>Aronia melanocarpa</i> 'Morton'™ Iroquois Beauty Black Chokeberry	#3	Min. 12"-24"	31	
CLEH	<i>Clethra alnifolia</i> 'Hummingbird' Hummingbird Summersweet	#3	Min. 12"-24"	32	
COBA	<i>Cornus baileyi</i> Bailey's Red-twig Dogwood	#5	36" Ht.	4	
HAMV	<i>Hamamelis vernalis</i> Ozark Witchhazel	#5	Min. 36" tall	4	
HYMP	<i>Hydrangea macrophylla</i> 'PiiHM-II' Endless Summer® BloomStruck® Hydrangea	#3	Min. 24"	24	
ITEM	<i>Itea virginica</i> 'Morton' Scarlet Beauty™ Sweetspire	#3	Min. 24"	15	
RIBA	<i>Ribes alpinum</i> 'Green Mound' Green Mound Alpine Currant	#3	Min. 24"	19	
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
BUGV	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	#3	Min. 24"	20	
JUCHK	<i>Juniperus chinensis</i> 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper	#5	Min. 24" wide	14	
THUG	<i>Thuja x 'Green Giant'</i> Green Giant Arborvitae	B & B	Min. 6' tall	3	
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ALSU	<i>Allium x 'Summer Beauty'</i> Summer Beauty Allium	#1	Min. 8"-18"	38	
AMTA	<i>Amsonia tabernaemontana</i> 'Storm Cloud' Storm Cloud Eastern Bluestar	#1	Min 12" Ht.	15	

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CALO	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass	#1	Min 8"-18"	112
	LIGS	<i>Ligularia stenoccephala</i> 'Little Rocket' Little Rocket Ligularia	#1	Min. 8"-18"	10
	PAVH	<i>Panicum virgatum</i> 'Heavy Metal' Heavy Metal Switch Grass	#1	Min. 12"-24"	122
	SALV	<i>Salvia nemorosa</i> 'Haeumanarc' Marcus® Meadow Sage	#1	Min 8"-18"	26
	SCSCB	<i>Schizachyrium scoparium</i> 'MinblueA' Blue Heaven® Little Bluestem	#1	Min. 8"-18"	31
	SPHE	<i>Sporobolus heterolepis</i> Prairie Dropseed	#1	Min. 8"-18"	58

LEGEND

	PROPERTY LINE		SANITARY SEWER
	RIGHT-OF-WAY		WATERMAIN
	EASEMENT LINE		STORM SEWER
	BUILDING OUTLINE		EXISTING SANITARY SEWER
	BUILDING OVERHANG		EXISTING WATERMAIN
	EDGE OF PAVEMENT		EXISTING STORM SEWER
	STANDARD CURB AND GUTTER		FENCE
	REJECT CURB AND GUTTER		LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ASPHALT PAVEMENT		ADA PARKING SIGN
	CONCRETE PAVEMENT		BOLLARD
	HEAVY DUTY CONCRETE PAVEMENT		BIKE RACK
	PROPOSED 1 FOOT CONTOUR		ALUMINUM EDGING
	PROPOSED 5 FOOT CONTOUR		KAFKA GRANITE AGGREGATE PATH
	EXISTING 1 FOOT CONTOUR		ARTIFICIAL TURF (SPECIFICATION TBD)
	EXISTING 5 FOOT CONTOUR		DECORATIVE STONE MULCH

