



Gardner Bakery Redevelopment
Aerial Locator Map
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
April 25, 2022





The Site Today

- 3401 East Washington Avenue, Madison, WI
- 6.4 acres
- Vacant since 2019



DEVELOPMENT SUMMARY

245 UNITS

100 - ONE BEDROOMS
102 - TWO BEDROOMS
43 - THREE BEDROOMS

213 - UNDERGROUND STALLS
69 - SURFACE PARKING STALLS
282 - PARKING STALLS

1.15 PARKING RATIO



Site Plan

Gardner Bakery Redevelopment
3401 E. Washington Avenue
June 22, 2022



















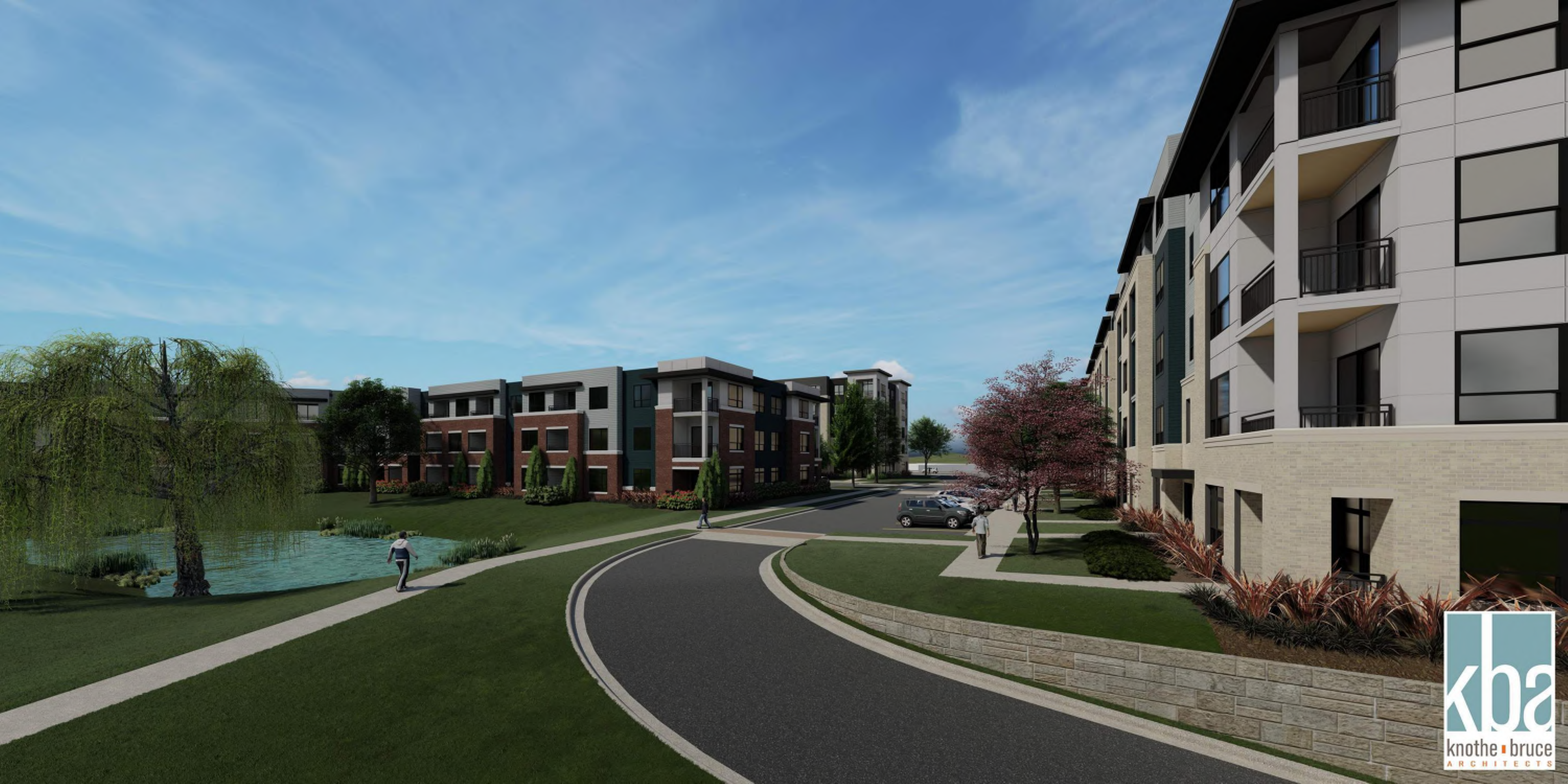


















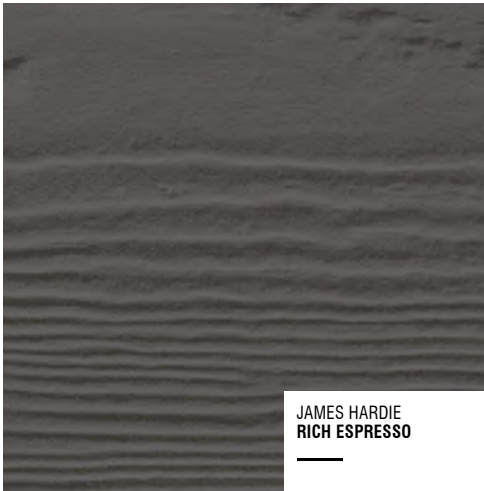




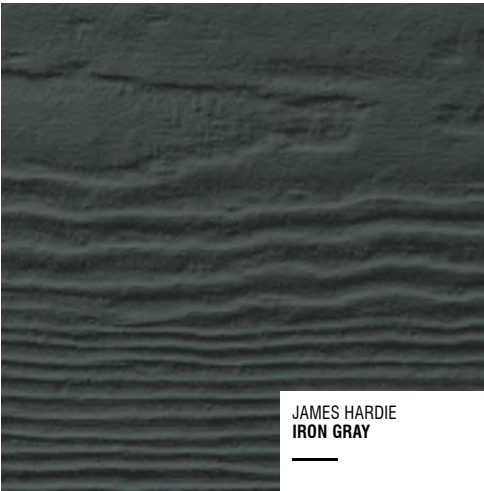




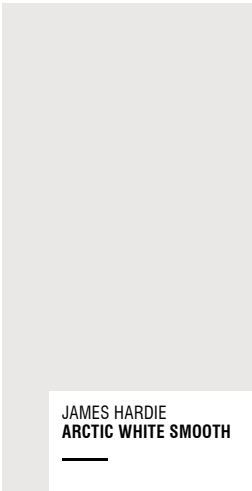




COMPOSITE HORIZONTAL SIDING & TRIM



JAMES HARDIE
IRON GRAY



JAMES HARDIE
ARCTIC WHITE SMOOTH

COLUMN WRAP



CAST STONE HEADERS,
SILLS & BANDS



WOODTONE
CARIBOU TRAILS

COMPOSITE PANELS



CMG
SILVER

METAL PANELS



INTERSTATE BRICK
ALMOND

BRICK VENEER



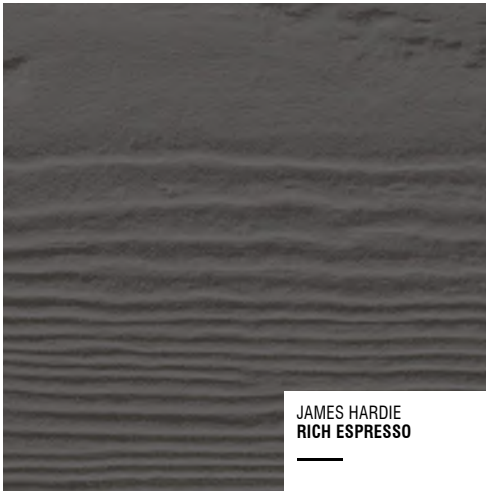
MANUFACTURER
BLACK

RAILINGS,
WINDOWS &
ALUM.
STOREFRONT

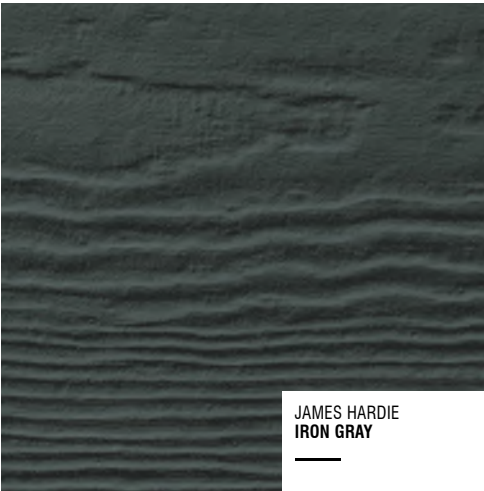
BUILDING #1



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#3) - METAL PANEL	CMG	SILVER	(#11) - ALUM. STOREFRONT	N/A	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



JAMES HARDIE
RICH ESPRESSO



JAMES HARDIE
IRON GRAY

COMPOSITE HORIZONTAL SIDING & TRIM



ROCKCAST
CRYSTAL WHITE

CAST STONE HEADERS,
SILLS & BANDS



CMG
SILVER

METAL PANELS



MANUFACTURER
BLACK

RAILINGS,
WINDOWS



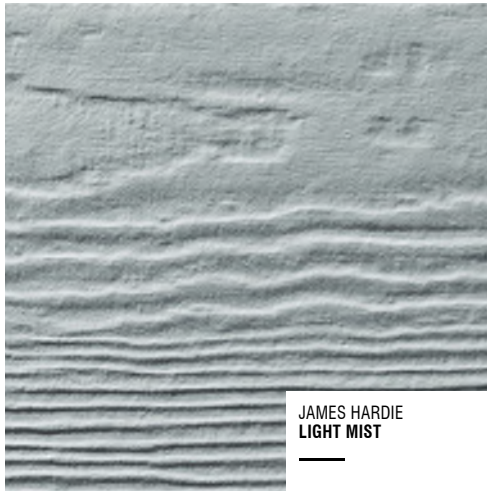
INTERSTATE BRICK
ASH

BRICK VENEER

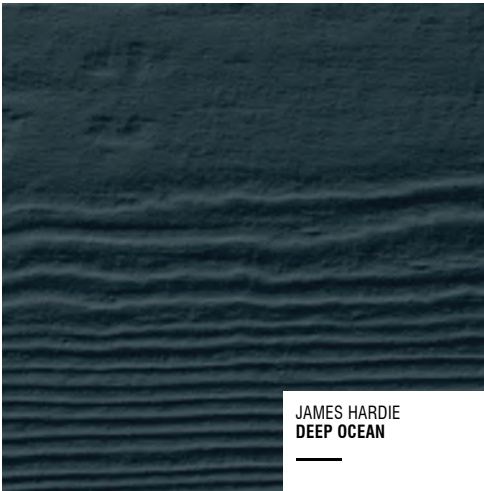
BUILDING #2



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#6) - COMPOSITE WINDOWS	ANDERSEN 300	BLACK
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE			



JAMES HARDIE
LIGHT MIST



JAMES HARDIE
DEEP OCEAN

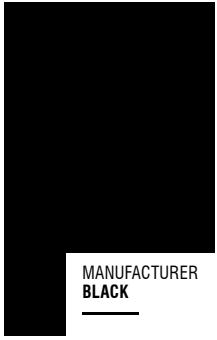
COMPOSITE HORIZONTAL SIDING & TRIM



ROCKCAST
CREME BUFF



CMG
SILVER



MANUFACTURER
BLACK

CAST STONE HEADERS,
SILLS & BANDS

METAL PANELS

RAILINGS,
WINDOWS,
STOREFRONT



INTERSTATE BRICK
ASH

BRICK VENEER

BUILDING #3

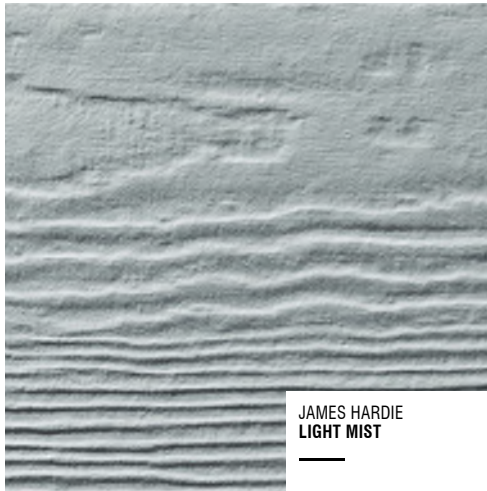
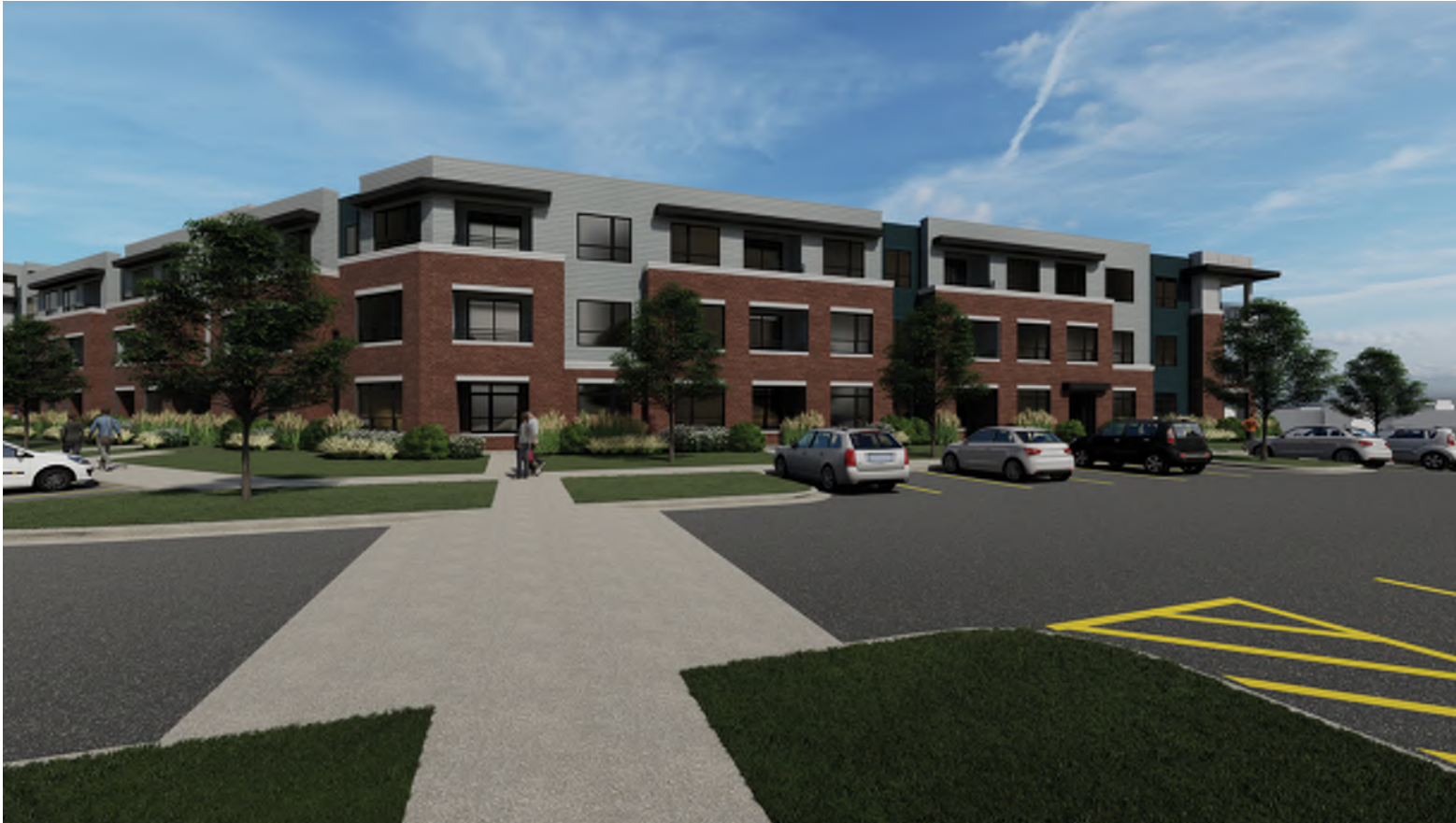


EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

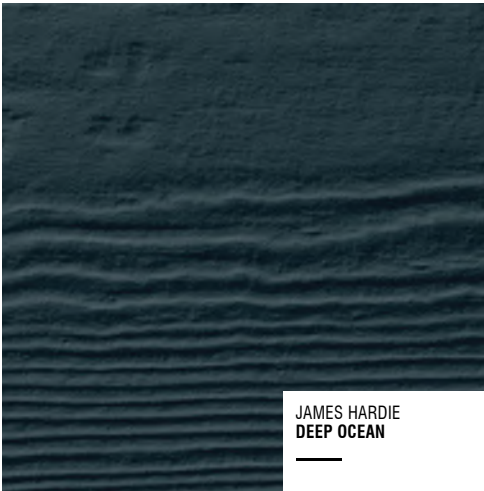
WHPC GARDNER
BAKERY
REDEVELOPMENT

E. WASHINGTON
AVENUE & N. FAIR
OAKS AVENUE
MADISON, WI
MAY 16, 2022
KBA PROJECT #2209

BUILDING #4



JAMES HARDIE
LIGHT MIST



JAMES HARDIE
DEEP OCEAN

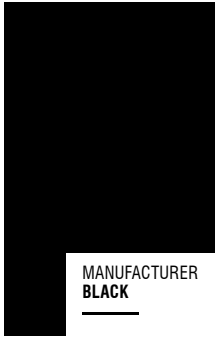
COMPOSITE HORIZONTAL SIDING & TRIM



ROCKCAST
CRYSTAL WHITE



CMG
BRIGHT WHITE



MANUFACTURER
BLACK

CAST STONE HEADERS,
SILLS & BANDS

METAL PANELS

RAILINGS,
WINDOWS



INTERSTATE BRICK
IRONSTONE

BRICK VENEER

EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	BRIGHT WHITE	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	IRONSTONE	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE			

WHPC GARDNER
BAKERY
REDEVELOPMENT

E. WASHINGTON
AVENUE & N. FAIR
OAKS AVENUE
MADISON, WI

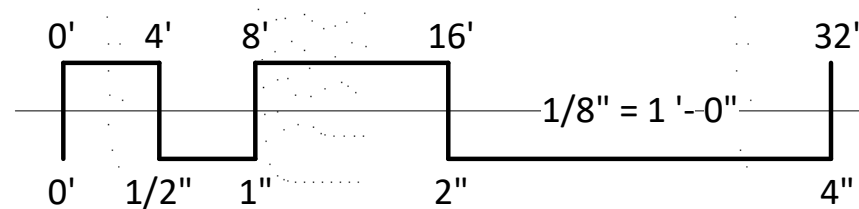
MAY 16, 2022
KBA PROJECT #2209



1 COLORED ELEVATION - NORTH WEST
A204 1/8" = 1'-0"



2 COLORED ELEVATION - NORTH WEST 2
A204 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#3) - METAL PANEL	CMG	SILVER	(#11) - ALUM. STOREFRONT	N/A	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

COLORED
EXTERIOR
ELEVATIONS
BUILDING #1

SHEET NUMBER

A204
PROJECT NUMBER 2209



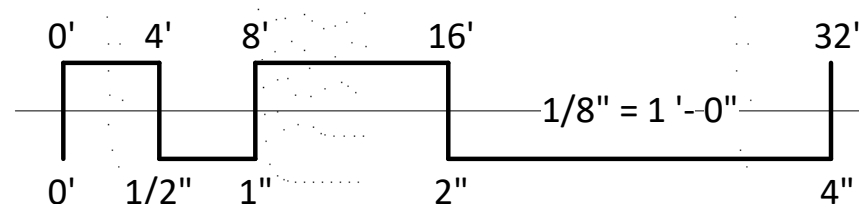
1 COLORED ELEVATION - SOUTH EAST
1/8" = 1'-0"



2 COLORED ELEVATION - WEST
1/8" = 1'-0"



3 COLORED ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#3) - METAL PANEL	CMG	SILVER	(#11) - ALUM. STOREFRONT	N/A	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

COLORED
EXTERIOR
ELEVATIONS
BUILDING #1

SHEET NUMBER

A205
PROJECT NUMBER **2209**

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin

SHEET TITLE
COLORED
EXTERIOR
ELEVATIONS
BUILDING #1

SHEET NUMBER

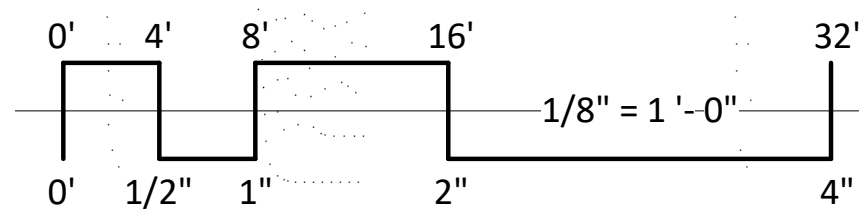
A206
PROJECT NUMBER 2209



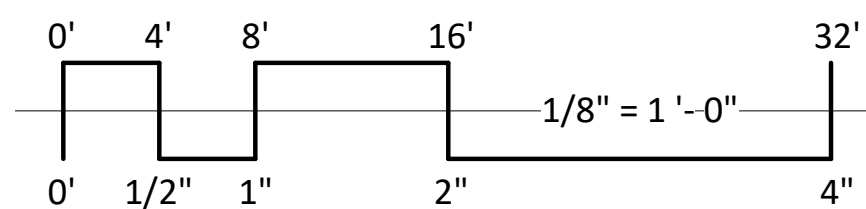
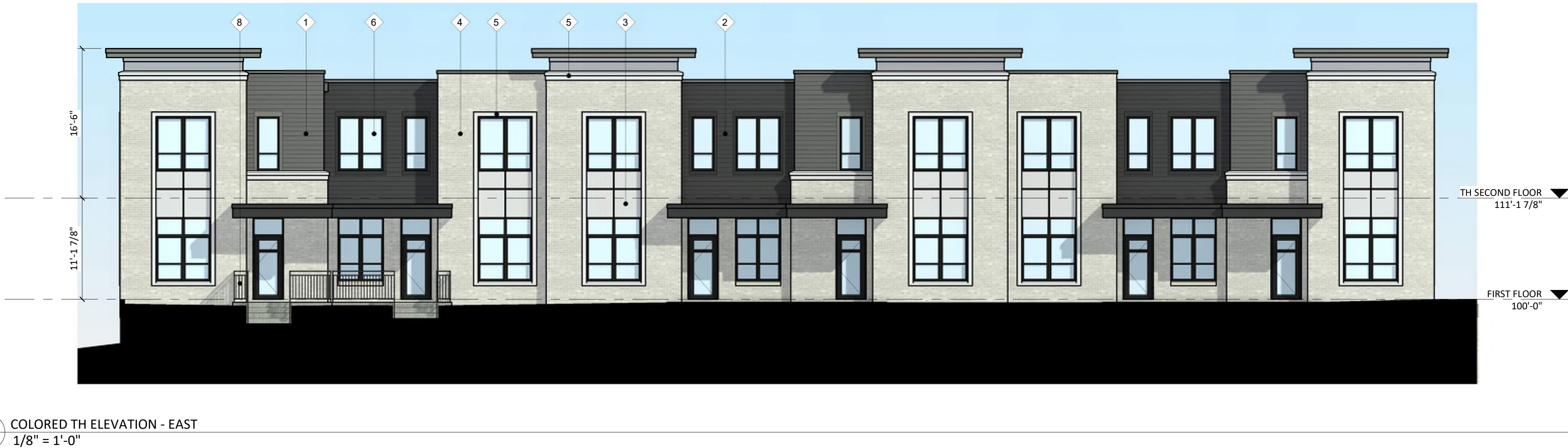
1 COLORED ELEVATION - NORTH EAST
A206 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH
A206 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#3) - METAL PANEL	CMG	SILVER	(#11) - ALUM. STOREFRONT	N/A	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#6) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE			

ISSUED
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PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

COLORED
EXTERIOR
ELEVATIONS
BUILDING #2

SHEET NUMBER

A202
PROJECT NUMBER 2209

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

**EXTERIOR
ELEVATIONS
COLORED
BUILDING #3**

SHEET NUMBER

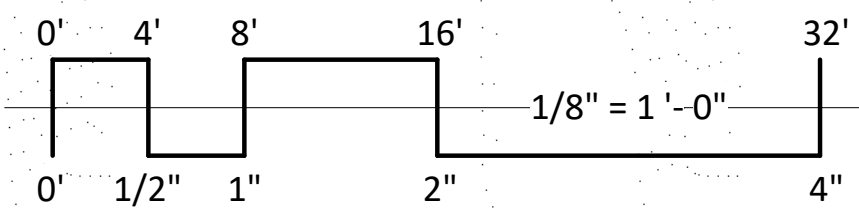
A204
PROJECT NUMBER **2209**



1 COLORED ELEVATION - SOUTH WEST
A204 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH WEST 2
A204 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
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PROJECT TITLE
WHPC Gardner
Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin

SHEET TITLE
EXTERIOR
ELEVATIONS
COLORED
BUILDING #3

SHEET NUMBER

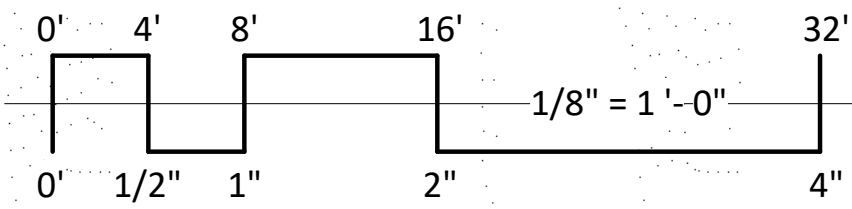
A205
PROJECT NUMBER 2209



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



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



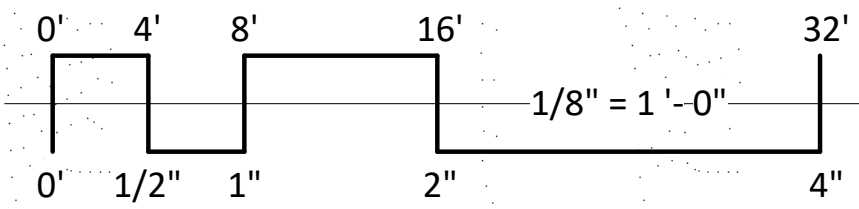
EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



1 COLORED ELEVATION - NORTH WEST
A206 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH EAST
A206 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
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PROJECT TITLE
WHPC Gardner
Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

EXTERIOR
ELEVATIONS
COLORED
BUILDING #3

SHEET NUMBER

A206
PROJECT NUMBER 2209



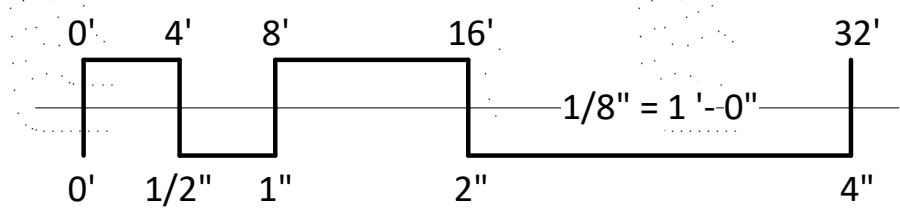
1 COLORED ELEVATION - NORTH WEST
1/8" = 1'-0"



2 COLORED ELEVATION - WEST
1/8" = 1'-0"



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



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	BRIGHT WHITE	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	IRONSTONE	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE			

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PROJECT TITLE
WHPC Gardner
Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

EXTERIOR
ELEVATIONS
COLORED
BUILDING #4

SHEET NUMBER

A203
PROJECT NUMBER 2209



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

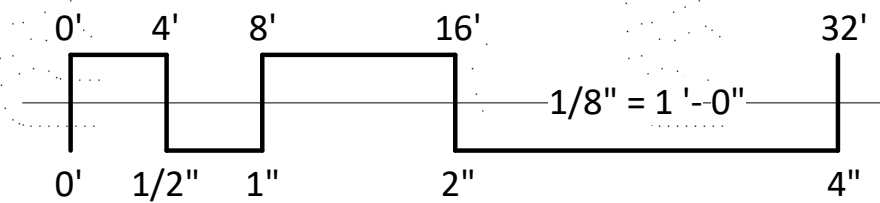


2 COLORED ELEVATION - SOUTH EAST
1/8" = 1'-0"



3 COLORED ELEVATION - NORTH EAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	BRIGHT WHITE	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	IRONSTONE	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE			



ISSUED
Issued For LU & UDC - May 16, 2022

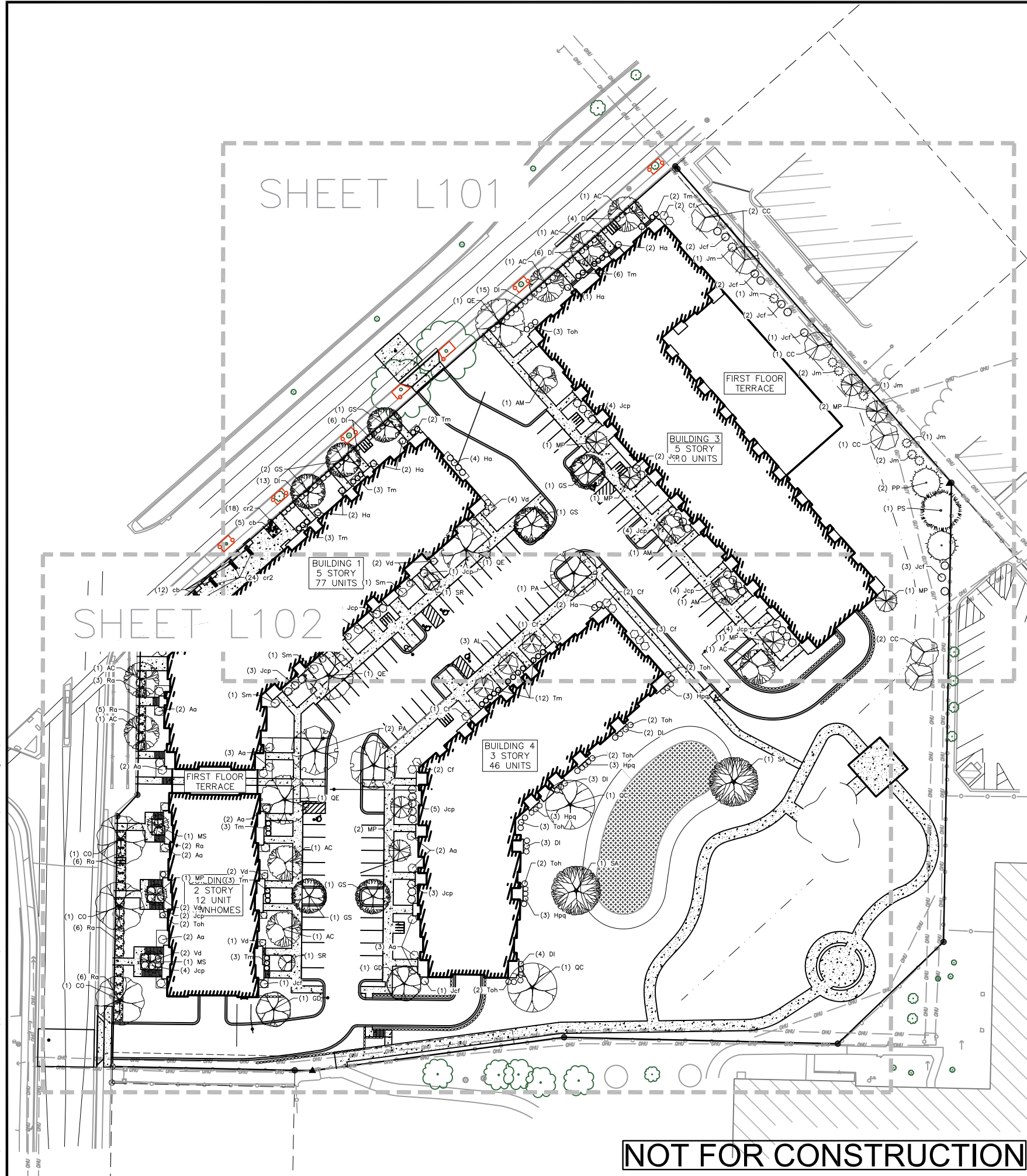
PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

**EXTERIOR
ELEVATIONS
COLORED
BUILDING #4**

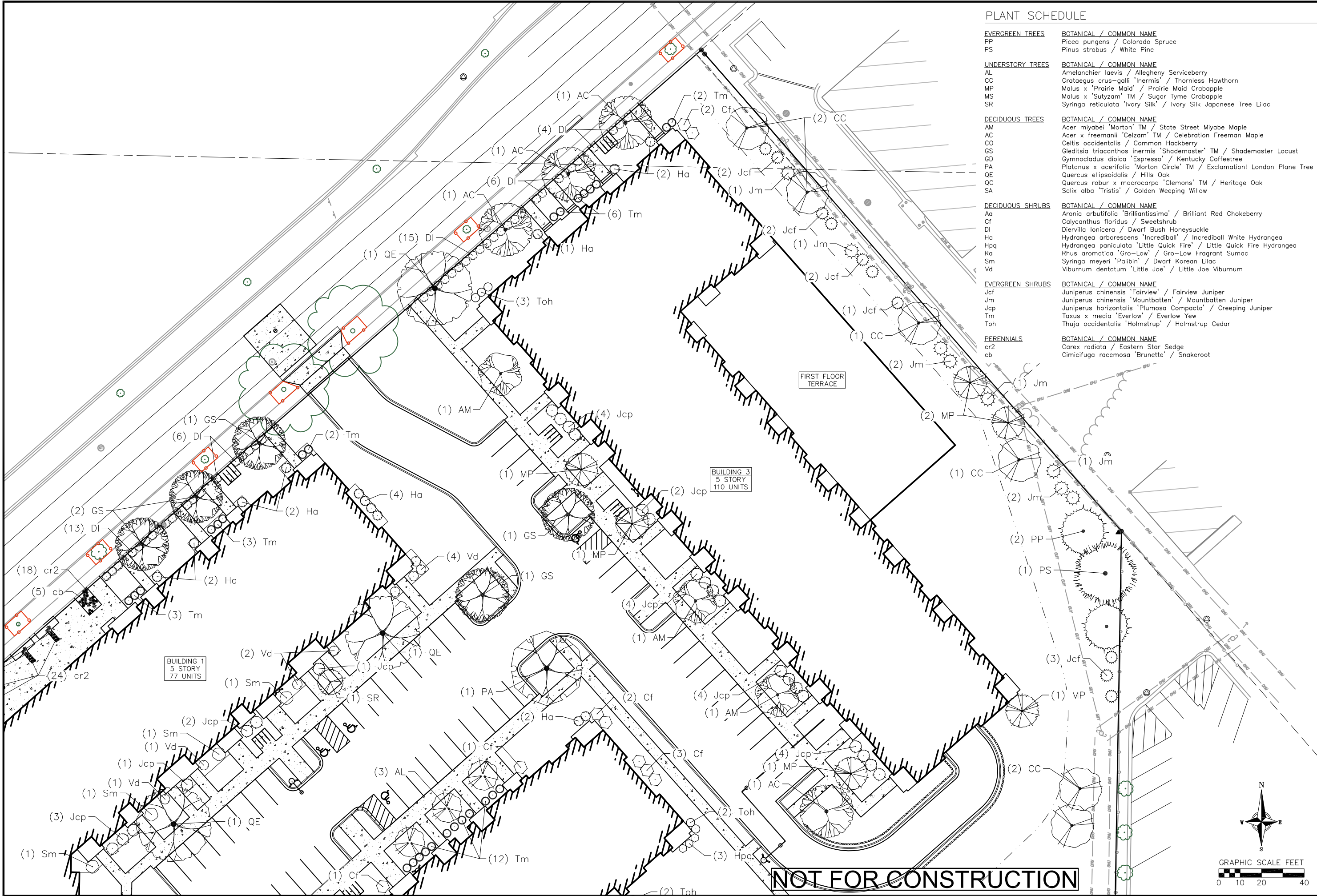
SHEET NUMBER

A204
PROJECT NUMBER **2209**



PLANT SCHEDULE

<u>EVERGREEN TREES</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
PP		Picea pungens / Colorado Spruce	B & B	6' ht.		2
PS		Pinus strobus / White Pine	B & B	6' ht.		1
<u>UNDERSTORY TREES</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
AL		Amelanchier laevis / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	3
CC		Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2"Cal		6
MP		Malus x 'Prairie Maid' / Prairie Maid Crabapple	B & B	2"Cal		9
MS		Malus x 'Sutyazm' TM / Sugar Tyme Crabapple	B & B	2"Cal		2
SR		Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal		2
<u>DECIDUOUS TREES</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
AM		Acer miyabei 'Morton' TM / State Street Miyabe Maple	B & B	2.5"Cal		3
AC		Acer x freemanii 'Celzam' TM / Celebration Freeman Maple	B & B	2.5"Cal		8
CO		Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		3
GS		Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		7
GD		Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal		2
PA		Platanus x acerifolia 'Morton Circle' TM / Exclamation! London Plane Tree	B & B	2.5"Cal		3
QE		Quercus ellipsoidalis / Hills Oak	B & B	2.5"Cal		4
QC		Quercus robur x macrocarpa 'Clemons' TM / Heritage Oak	B & B	2.5"Cal		2
SA		Salix alba 'Tristis' / Golden Weeping Willow	B & B	2.5"Cal		2
<u>DECIDUOUS SHRUBS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
Aa		Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	Cont.	5 Gal.		18
Cf		Calycanthus floridus / Sweetshrub	Cont.	5 Gal.		11
Di		Dierilla lonicera / Dwarf Bush Honeysuckle	Cont.	3 Gal.		56
Ha		Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	Cont.	5 Gal.		13
Hpq		Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	Cont.	5 Gal.		12
Ra		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.		28
Sm		Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	7 Gal.		4
Vd		Viburnum dentatum 'Little Joe' / Little Joe Viburnum	Cont.	5 Gal.		15
<u>EVERGREEN SHRUBS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
Jcf		Juniperus chinensis 'Fairview' / Fairview Juniper	B & B	5' ht.		12
Jm		Juniperus chinensis 'Mountbatten' / Mountbatten Juniper	B & B	5' ht.		8
Jcp		Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper	Cont.	5 Gal.		44
Tm		Taxus x media 'Everlow' / Everlow Yew	Cont.	5 Gal.		37
Toh		Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.		18
<u>PERENNIALS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
cb2		Carex bicknellii / Prairie Sedge	Cont.	4 In		102
cr2		Carex radiata / Eastern Star Sedge	Cont.	4 In		42
cb		Cimicifuga racemosa 'Brunette' / Snakeroot	Cont.	4 In		17





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

North Landscape Plan
3401 E Washington Ave
City of Madison
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

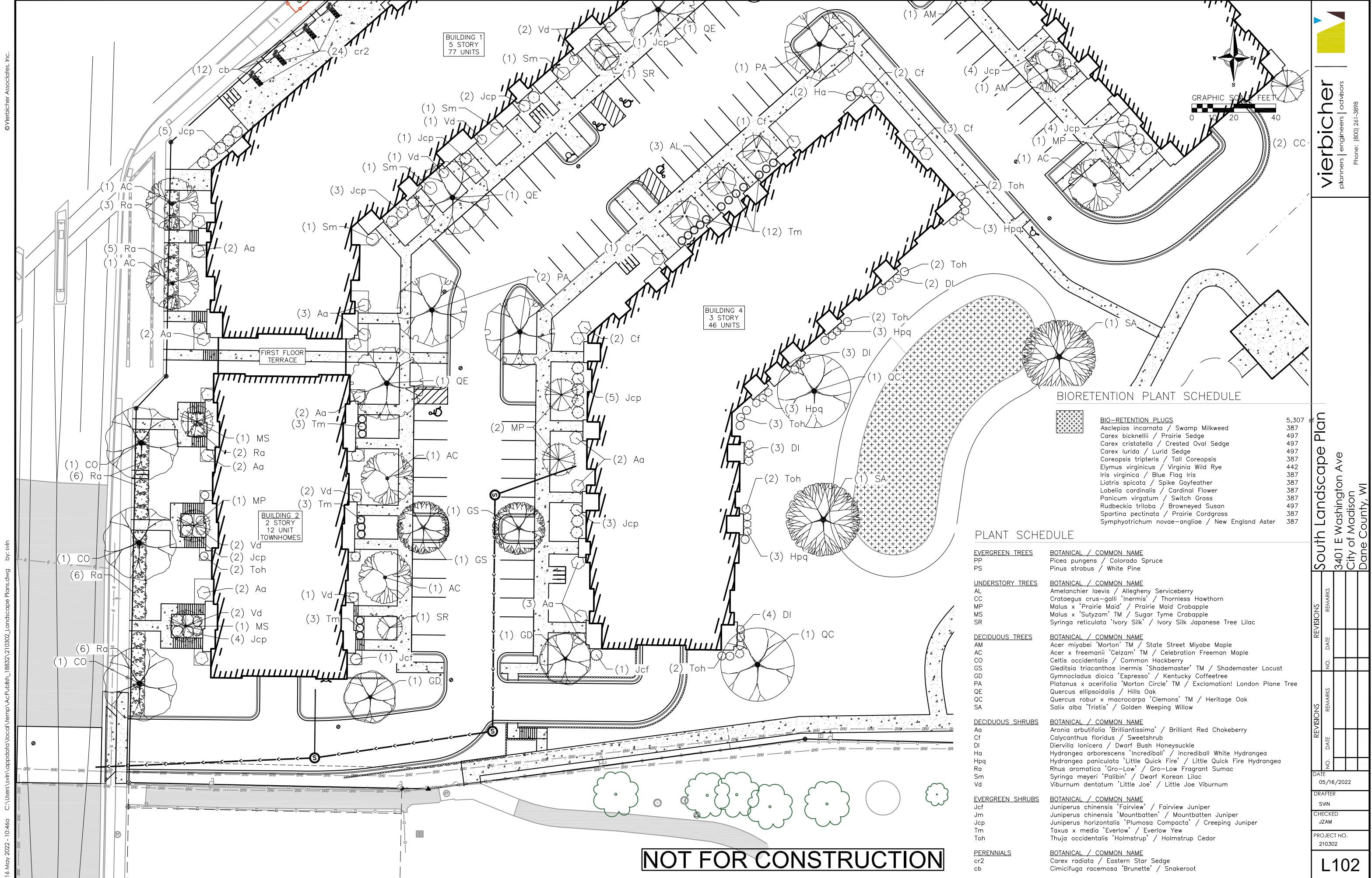
DATE: 05/16/2022

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PROJECT NO.: 210302

L101



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NOT FOR CONSTRUCTION

BIORETENTION PLANT SCHEDULE

BIO-RETENTION PLUGS	
Asclepias incarnata / Swamp Milkweed	5,307
Carex bicknellii / Prairie Sedge	387
Carex cristatella / Crested Oval Sedge	497
Carex lurida / Lurid Sedge	497
Coreopsis tripteris / Tall Coreopsis	387
Elymus virginicus / Virginia Wild Rye	442
Iris virginica / Blue Flag Iris	387
Liatris spicata / Spike Gayfeather	387
Lobelia cardinalis / Cardinal Flower	387
Panicum virgatum / Switch Grass	387
Rudbeckia triloba / Browneyed Susan	497
Spartina pectinata / Prairie Cordgrass	387
Symphotrichum novae-angliae / New England Aster	387

PLANT SCHEDULE

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PERENNIALS	BOTANICAL / COMMON NAME
cr2	Carex radiata / Eastern Star Sedge
cb	Cimicifuga racemosa 'Brunette' / Snakeroot

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South Landscape Plan
3401 E Washington Ave
City of Madison
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

DATE
05/16/2022

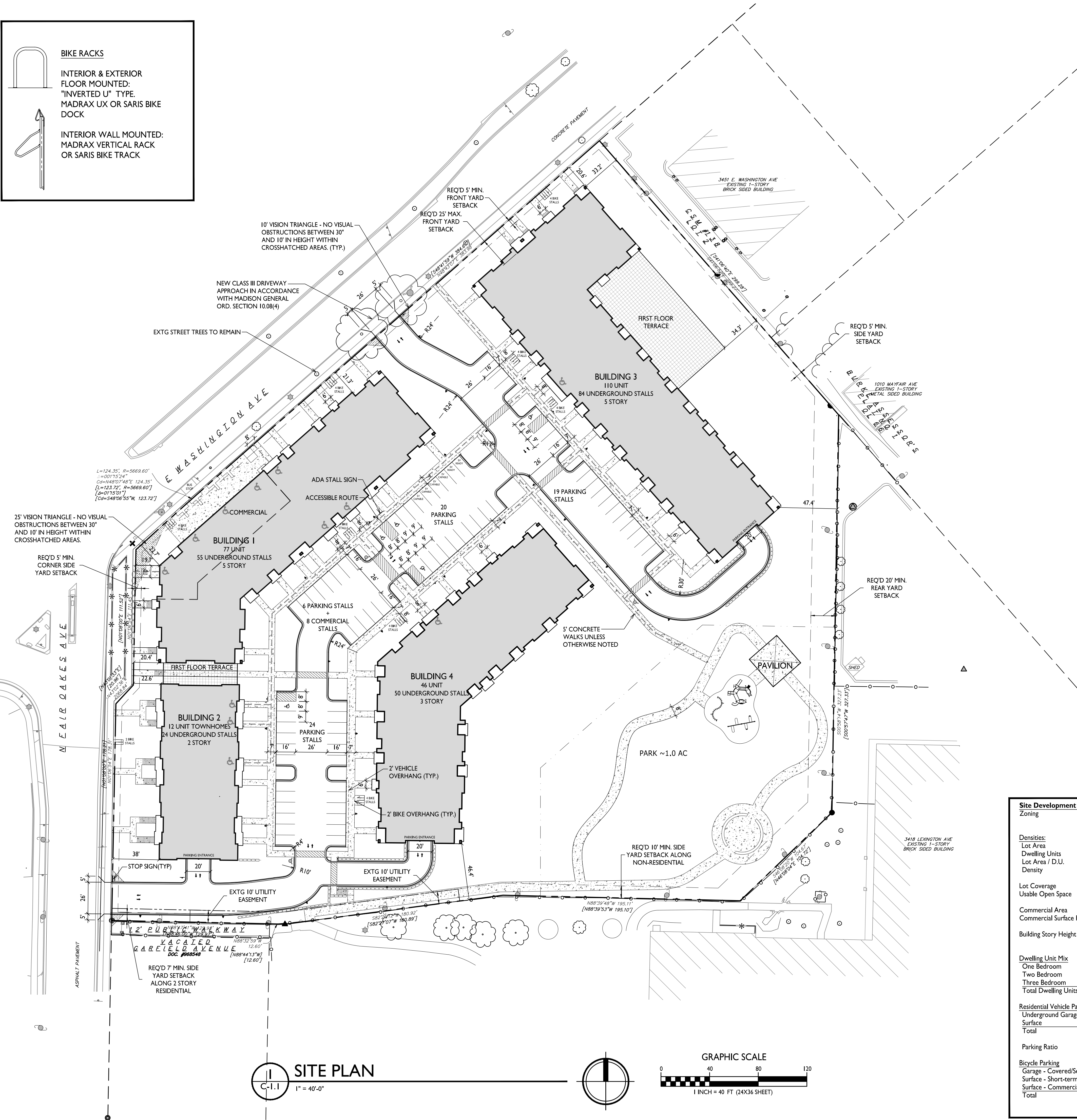
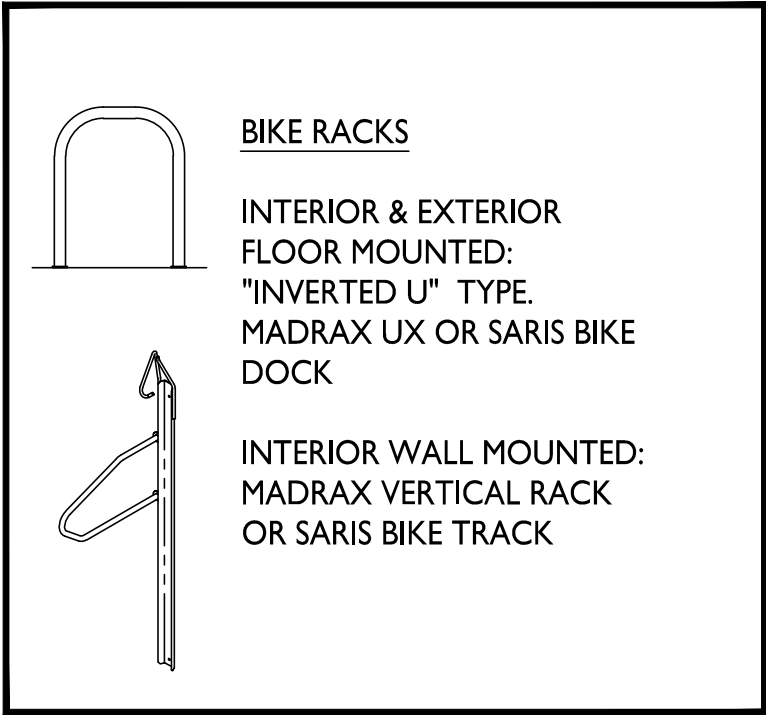
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JZAM

PROJECT NO.
210302

L102

- GENERAL NOTES:
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERCTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



SHEET INDEX	
SITE	
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C-1.2	OVERALL SITE LIGHTING
C-1.3	FIRE DEPARTMENT ACCESS
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-100	EXISTING CONDITIONS
C-200	DEMOLITION PLAN
C-400	OVERALL GRADING PLAN
C-401	GRADING PLAN - NORTH
C-402	GRADING PLAN - SOUTH
C-403	GRADING PLAN - EAST
C-404	GRADING PLAN - PARK
C-500	UTILITY PLAN - WATER & SANITARY SEWER
C-501	UTILITY PLAN - STORM SEWER
L-100	OVERALL LANDSCAPE PLAN
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L-102	SOUTH LANDSCAPE PLAN
L-200	STREET TREE PLAN
ARCHITECTURAL	
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A-1.0B	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND-FIFTH FLOOR PLAN
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A-1.2	SECOND FLOOR PLAN
BUILDING #3	
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A-1.2	SECOND-FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
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A-1.2	SECOND-THIRD FLOOR PLAN
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BUILDING #1 & 2	
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR ELEVATIONS
A-204	EXTERIOR ELEVATIONS
A-205	EXTERIOR ELEVATIONS COLORED
A-206	EXTERIOR ELEVATIONS COLORED
A-207	EXTERIOR ELEVATIONS COLORED
A-208	EXTERIOR ELEVATIONS COLORED
BUILDING #3	
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR ELEVATIONS
A-204	EXTERIOR ELEVATIONS COLORED
A-205	EXTERIOR ELEVATIONS COLORED
A-206	EXTERIOR ELEVATIONS COLORED
BUILDING #4	
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR ELEVATIONS
A-204	EXTERIOR ELEVATIONS COLORED
A-205	EXTERIOR ELEVATIONS COLORED
A-206	EXTERIOR ELEVATIONS COLORED
RENDERINGS	
IMAGE 1	
IMAGE 2	EXTERIOR RENDERING
IMAGE 3	EXTERIOR RENDERING
IMAGE 4	EXTERIOR RENDERING
IMAGE 5	EXTERIOR RENDERING
IMAGE 6	EXTERIOR RENDERING
IMAGE 7	EXTERIOR RENDERING
IMAGE 8	EXTERIOR RENDERING

Site Development Data:	
Zoning	Rezoning from IL (Industrial Limited) to CC-T (Commercial Corridor Transitional) District
Densities:	
Lot Area	277,859 S.F./6.37 ACRES
Dwelling Units	245 units
Lot Area / D.U.	1,134 S.F./D.U.
Density	38.4 units/Acre
Lot Coverage	140,155 S.F. (50%)
Usable Open Space	147,458 S.F. (601 S.F./D.U.)
Commercial Area	4,350 S.F. (Approx.)
Commercial Surface Parking	8 stalls
Building Story Height	2-5 stories
Dwelling Unit Mix	
One Bedroom	34
Two Bedroom	24
Three Bedroom	19
Total Dwelling Units	77
Residential Vehicle Parking Stalls	
Underground Garage	55
Surface	24
Total	84
Parking Ratio	
Bicycle Parking	
Garage - Covered/Secure	87
Surface - Short-term Guests	8
Surface - Commercial	7
Total	301 bike stalls