URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
http://www.cityofmadison.com/planning/documents/UDCapplication.pdf

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: 11/11/15
UDC Meeting Date: 11/18/15
Combined Schedule Plan Commission Date (if applicable):

☐ Informational Presentation
☒ Initial Approval
☐ Final Approval

CITY OF MADISON
AGENDA ITEM # 40093
LEGISTAR # 13
ALD. DIST.
NOV 11 2015
Planning & Community & Economic Development

1. Project Address: 820 S. Park Street
Project Title (if any):

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

☒ Project in an Urban Design District* (public hearing-$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) ($150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

☐ Comprehensive Design Review* (public hearing-$300 fee) ☐ Street Graphics Variance* (public hearing-$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-$300 fee)

C. Other:

☐ Please specify:

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jacob Klein
Company: JT Klein Inc.
Street Address: 906 Bearclaw Way
City/State: Madison, WI Zip: 53717
Telephone: (608) 203-5326 Fax: ( )
Email: jacob@jtklein.com

Project Contact Person: J. Randy Bruce
Company: Knothe & Bruce Architects
Street Address: 7601 University Ave, Suite 201
City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: ( )
Email: rbruce@knothebruce.com

Project Owner (if not applicant):
Street Address:
City/State: Zip:
Telephone: ( ) Fax: ( )
Email:

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder (name of staff person) on 05/12/15 (date of meeting).

B. 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 J. Randy Bruce Relationship to Property Architect

Authorized Signature J. Randy Bruce Date 11/11/15

October 7, 2015
Revised November 10, 2015

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

Re: Letter of Intent - Conditional Use
820 S. Park Street
Madison, WI

Ms. Katherine Cornwell:

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

Organizational Structure:

Owner/Developer: JT Klein, Inc.
906 Bear Claw Way
Madison, WI 53717
Phone: 608-203-5326
Contact: Jacob Klein
jacob@jtklein.com

Engineer: Burse Surveying & Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
Contact: Peter Fortlage
pfortlage@bse-inc.net

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

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

Introduction:
The proposed development is located at the corner of S. Park Street and Delaplaine Ct. immediately south of the St. Mary's hospital complex. The developer is proposing a mixed-use development that includes affordable work-force housing above and behind commercial space fronting S. Park Street. The development will also provide significant reinvestment into the single-family residences along S. Brooks Street.

A preliminary plat will be submitted with this conditional use application to redefine the underlying lots for the development.

Gross Floor Areas:						
Commercial Area	2,000 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
Residential Area (Approx.)	113,464 S.F.	1,156 S.F.	1,588 S.F.	1,182 S.F.	1,006 S.F.	1,224 S.F.
Total Gross Area	115,464 S.F.	1,156 S.F.	1,588 S.F.	1,182 S.F.	1,006 S.F.	1,224 S.F.
Dwelling Unit Mix:						
Efficiency	5	0	0	0	0	0
One Bedroom	56	0	0	0	0	0
Two Bedroom	25	0	0	1	1	0
Three Bedroom	17	0	0	0	0	1
Four Bedroom	0	1	1	0	0	0
Total Dwelling Units	103	1	1	1	1	1
Building Height:	4 and 5 Stories	1.5 stories	1.5 stories	1.5 stories	1.5 stories	2 stories

Project Schedule:
This project is planned to start construction in late 2016 and be completed in Spring of 2018.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member

-Items highlighted in yellow are items met by the 8TWENTY Park Street project.

-Items highlighted in pink are items that require UDC determination.

(14) Urban Design District No. 7.

(a) Statement of Purpose. Urban Design District No. 7 is hereby established to improve the appearance and function of Park Street. Park Street is a major gateway corridor to Madison's Downtown and the University of Wisconsin-Madison, and is a critical street for the vitality of adjoining neighborhoods. The purpose of these design requirements and guidelines is to provide clear direction for how property owners can make improvements to their properties to collectively improve the visual character and safety of Park Street. When applied, they will ensure against fragmented or incompatible development and will help prevent the negative visual and functional impacts of uncoordinated design decisions. These requirements and guidelines are intended to preserve and enhance the property values in the District, and avoid substantial depreciation of the property values and help to ensure long-term economic vitality. The goal is not to create a uniform "style" or character for the street, but rather to allow Park Street to evolve as a distinctive place that builds on the strengths of its culturally diverse businesses and neighborhoods.

(b) Property Included in the District. The District shall include all properties having any frontage on South Park Street between the West Beltline Highway on the south and Regent Street on the north. The District shall also include properties which, due to their size and/or location, are likely to have a significant visual impact on the Park Street Corridor should they be redeveloped. Any properties within the boundaries of the District which are not currently within the corporate limits of the City of Madison shall be automatically included in the District upon annexation to the City. If any portion of a zoning lot is in the District, the entire lot is within the District. A map of the District is available from the Department of Planning and Community and Economic Development.

(c) Design Review Required. All development in the District (including, but not limited to, new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, painting of existing unpainted exterior surfaces, signs, and new parking facilities or alterations to existing parking facilities), except residential buildings containing two (2) or fewer dwelling units and development/redevelopment on properties within the Meriter and St. Mary's Hospital campuses that are part of adopted master plans for the campuses shall require approval of the Urban Design Commission or the Secretary if authorized under Sec. 33.24(4)(g), and shall be designed, erected, and maintained in compliance with this ordinance, all applicable federal and other state laws, and the Building Code, Zoning Ordinance and other applicable codes of the City of Madison not in conflict with this ordinance. The Planning Division Director, or his/her designee, may approve minor alterations to existing and/or approved buildings or structures and site. The Planning Division Director, or his/her designee, may also approve the design of signs that are permissible under the Sign Control Ordinance. Approval of the Urban Design Commission under this subsection shall not be required for an awning unless it is part of other development requiring approval under this subsection. The applicable regulations of other codes shall continue to apply with full force and effect to all properties in the District. However, if this ordinance conflicts with other City regulations, the regulations which are more restrictive or which impose higher standards or requirements shall govern. (Am. by ORD-09-00091, 8-1-09)

(d) Basis for Design Review. In reviewing plans for development in the District, the Urban Design Commission shall consider the following requirements and guidelines as may be appropriate. The development shall meet the requirements and conform as much as possible to the guidelines. Both the requirements and guidelines apply to new construction, renovations, additions, and exterior alterations unless stated otherwise for a specific item. The overall design of each development shall be of high quality. Further explanation of the concepts and rationale conveyed through these guidelines is provided in *Design Guidelines for Private Property Improvements and Public Streetscape Design for the Park Street Corridor* (adopted by Res. 61397, 3-30-04).

1. Building Setbacks and Orientation.
   a. Requirements
      i. New buildings shall have a setback between one (1) to ten (10) feet from the front property line. Where new buildings are designed for existing blockfaces, the building setback shall be consistent with adjoining buildings but shall not exceed ten (10) feet. However, the Urban Design Commission may allow buildings to be set back greater than ten (10) feet to allow for the development of usable public open spaces, such as pedestrian plazas.
      ii. In special cases, such as gas stations, setbacks can exceed ten (10) feet with provisions for walkways and landscaping that make these uses more attractive and inviting.
   b. Guidelines
      i. The front yard setback should be designed to provide for amenities that will enhance the visual and pedestrian character of the street.
      ii. In areas with minimal sidewalk/terrace width (eight feet or less), building setback areas should include additional pavement to expand the sidewalk zone to a width of at least eight (8) feet.
      iii. Walkways should be provided to connect the building entrance to the public sidewalk.
      iv. The front facade of the building and the primary entrance should face the primary street. If the public entrance is allowed on the side of the building, it should be positioned close to the primary street and preferably as a corner feature of the building.
      v. Additions to existing buildings should help bring the building closer to the street and minimize any "gap" in the street wall.
2. Building Massing and Articulation.
   a. Requirements
      i. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the primary street shall receive complementary design attention.
      ii. Blank building walls with little detail or variety along primary facades shall be avoided. Improvements to these buildings shall include details at the street level to create a more comfortable pedestrian scale and character.
      iii. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Details shall include window and door trim, recessed entries, awnings, and/or other features.
      iv. Mechanical equipment shall be screened from view by using screen designs that are architecturally integrated with the building design.

b. Guidelines.

i. "Green" building design that promotes energy efficiency is encouraged.

ii. For large buildings, variation to the building face design should be provided through the use of materials and color, and/or by dividing the building into bays to break up large facades to create pedestrian interest at the street level. This is particularly important for existing large industrial and commercial buildings on Park Street.

iii. Building facades should be designed to create a visual distinction between the upper and lower floors of the building.

iv. Flat roofs are preferred for new mixed-use and commercial buildings.

v. A positive visual termination at the top of the building should be provided.

vi. Designs for buildings that adjoin historic buildings should complement the proportion, scale and architectural details of the historic building.

vii. Buildings should be designed as creations of their own time. Copying historic appearance and details is discouraged.

viii. Franchise businesses may need to modify corporate design prototypes to fit the Park Street character.

ix. Where possible, existing one-story buildings should be renovated with extended facades and parapets to increase building height, incorporate elements such as tower features. Such components shall be substantially integrated into the design of the building so they do not read as false facades.

x. New buildings and additions should complement the character of adjoining buildings in the blockface.

xi Creative architectural designs and details are encouraged so long as designs do not conflict or draw attention away from other buildings in the block.

xii. New corner buildings should be located near the sidewalk edge and should define the street intersection with distinctive architectural features such as towers, rounded walls, recessed entries or other design features.

3. Building Height.

a. Requirements.

i. New buildings shall be at least two (2) stories in height, except as provided in Par. 10, 11, 12 or 13 or in the guidelines below.

b. Guidelines.

i. New buildings should generally be limited to four (4) stories in height. However, building height bonuses of up to two (2) additional floors may be allowed depending on the quality of the design, the affect of the development on the adjoining neighborhood, and the contribution of the project to: the use mix and activity in the vicinity, and the character of the street. The bonus stories serve as an incentive for creative building design and should not be viewed as the permitted height.

ii. New buildings in excess of three (3) stories shall incorporate a front façade stepback of at least fifteen (15) feet from the building face at the third floor.

iii. New infill buildings should not vary by more than one (1) story from the average building height in the block when that block exhibits a concentration of existing buildings and a well-defined blockface.

iv. Greater flexibility for building height and stepbacks may be allowed as part of a coordinated redevelopment project approved by the City as described in Par. 10, 11, 12, or 13.

v. Additions to existing buildings are expected to comply with the applicable height requirements unless the applicant can demonstrate that the siting or layout of the existing building would pose hardships for its functional relationship with the new addition, in which case the Urban Design Commission may waive said requirements.

vi. In special cases, such as gas stations, the Urban Design Commission may reduce the minimum building height requirement provided the buildings incorporate elements such as extended parapet or tower features to convey the appearance of a taller building. Such elements shall be substantially integrated into the design of the building so they do not read as false facades.

4. Windows and Entrances.

a. Requirements.

i. The ground floors of commercial retail buildings shall have at least sixty (60) percent of the street wall area devoted to windows to enhance the pedestrian character of the primary street.

ii. Office buildings and other non-retail buildings should have at least forty (40) percent of the street wall devoted to windows.

iii. Windows on the ground floor shall be transparent, and not be darkly tinted, colored or have a mirrored finish.

b. Guidelines.

i. Building entrances should be designed as the focal point of the front facade.

ii. Entrances to new buildings or additions located close to the sidewalk should include recessed entries to allow for pedestrian movement.

5. Materials and Colors.

a. Requirements.

i. Exterior materials shall be durable, high-quality materials and appropriate for external use.

b. Guidelines.

i. Brick, stone and terra cotta are preferred primary materials for new buildings or additions.

ii. The use of brick tile or other "faux" sidings is discouraged.

iii. Color choice should complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.

iv. Painting, covering or removal of natural brick and stone is discouraged, but staining may be acceptable.

6. Signage.

a. Guidelines.

i. Preferred sign types include building mounted signs, window signs, projecting signs, and awning signs.

ii. Signs should be simple and easy to read.
iii. Sign colors should relate to and complement the primary colors of the building facade.
iv. Sign design and placement should fit the character of the building and to obscure architectural details.
v. Signage should generally be centered within the prescribed signage area of the building.
vi. Plastic box signs are highly discouraged.
vii. Internally illuminated signs displaying illuminated copy should be designed so that when illuminated, the sign appears to have light-colored copy on a dark or non-illuminated background.
viii. Individually mounted backlit letters are an encouraged form of signage.
ix. The use of small, well-designed building-mounted light fixtures is a preferred method of illuminating signage. No sign or portion of sign shall change its level of illumination more than once every one (1) hour.
x. Freestanding signs should be attractively designed. Signs should be coordinated with adjoining properties and public street signage to avoid visual clutter.
xi. Electronic changeable copy signs, if permitted in the District, shall comply with 31.046(1) which requires that electronic changeable copy signs in Urban Design Districts shall not alternate, change, fade in, fade out, or otherwise change more frequently than once every one (1) hour. (Cr. by ORD-09-00091, 8-1-09)

(Am. by ORD-09-00091, 8-1-09)

7. Parking and Service Areas.

a. Requirements.

i. Off-street parking facilities for new buildings shall be located behind or on the sides of the building and be at least ten (10) feet from the front property line.
ii. At least one (1) tree island, planted with a tree and sized and landscaped pursuant to the Zoning Ordinance, shall be provided per twelve (12) parking spaces provided. This requirement is in addition to any other landscaping requirements of the Zoning Ordinance.
iii. All trash areas shall be screened from public view.

b. Guidelines.

i. For existing properties, where the site area permits, parking in the front should be relocated to the side and/or rear of the building. When this is not possible, walkways, landscaping, architectural features, and lighting should be provided to make these areas more attractive and inviting. Decorative fences, walls and/or landscaped edges should screen front parking areas from the public sidewalk. Screening should not exceed 3'6" in height.
ii. All parking areas should be well landscaped and appropriately lighted.
iii. All parking areas should include walkways to allow safe pedestrian access to the building entrance.

iv. Shared parking areas are encouraged. Whenever possible, adjoining parking lots should be linked to provide internal traffic circulation.

v. Driveways along Park Street should be minimized to improve traffic flow and reduce pedestrian conflicts.

c. Pedestrian areas and customer parking areas should be separated from loading, service, and drive through areas.

i. If possible, trash areas should be located inside buildings.

ii. New parking ramps fronting on Park Street should include ground-floor commercial uses with attractive commercial facade design. The facade design for the upper stories should obscure the parking ramp and present an attractive building face for Park Street. The design of parking ramps should also complement the quality and design of the buildings they serve.

8. Landscaping and Open Space.

a. Requirements.

i. Screen fences and/or landscaped buffers shall be provided at property edges. Where a commercial property adjoins residential properties, this separation shall be provided pursuant to the Zoning Ordinance.

b. Guidelines.

i. Property owners are encouraged to provide well-designed landscaped outdoor spaces for the use and enjoyment of employees and customers.

ii. Landscaping and fencing should be designed to complement the character of the building and provide a pleasing relationship with adjoining properties and the public sidewalk.

iii. The use of attractive landscaping is encouraged to establish continuity between buildings and to define the blockface where there are no buildings

iv. The use of rain gardens and bio-retention basins to collect runoff and filter pollutants is encouraged, where practical.

v. Landscape islands, open spaces and porous pavements should be provided, where practical, for additional stormwater infiltration.

9. Site Lighting and Furnishings.

a. Requirements.

i. Full cut-off light fixtures shall be used to illuminate the site.

b. Guidelines.

i. Pedestrian use areas should be adequately, but not excessively lit. Low-level building and landscape accent lighting is encouraged, where appropriate.

ii. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) should be designed to complement the character of the building and provide a pleasing relationship with adjoining properties and the public sidewalk.

iii. Bicycle storage facilities should be located near the building entrance.

iv. Decorative, colored paving is encouraged for walkways and outdoor use areas.

10. Badger Road Area.

The Badger Road Area has been identified in the *South Madison Neighborhood Plan,* the *Park Street Possibilities to Reality Report*, and the *Design Guidelines for Private Property Improvements and Public Streetscape Design for the Park Street Corridor* as possessing numerous large parcels that represent potential redevelopment opportunities that would improve the use mix, character, density and activity within the District. It continues to be the focus of more detailed and on-going planning efforts that will further articulate important site-specific design considerations for these unique parcels. Design recommendations included in subsequent adopted plans for this area shall take precedence over requirements listed below, which will otherwise apply. In addition, all applicable provisions of Paragraphs 1. - 9. shall apply.

a. Requirements.

i. Substantial portions of new buildings shall be at least two (2) stories in height. In special cases, such as gas stations, the Urban Design Commission may reduce the minimum building height requirement provided the building incorporate elements such as extended parapet or tower features to convey the appearance of a taller building. Such elements shall be substantially integrated into the design of the building so they do not read as false facades.

b. Guidelines.

i. The front façade of buildings shall be stepped back at least fifteen (15) feet from the building face at the third floor.

ii. Redevelopment sites should incorporate high quality architecture and site design.

iii. Buildings should be positioned to serve as attractive visual termination points for streets leading into the development from Park Street and Badger Road.

iv. Buildings should be positioned to develop an attractive blockface along Park Street and internal streets. Buildings should be located with minimal setbacks at corners to define intersections.

v. Streetscaping and traffic calming features should be incorporated to enhance the pedestrian character of the development.

vi. Shared parking is encouraged with a preference for enclosed parking integrated as part of the mixed-use building design. Surface parking is preferred first behind buildings and then on the side of the building.

vii. Developments are encouraged to incorporate well-designed open spaces for customer, employee, resident, and community use.

c. Architectural Review Committee. For parcels included in adopted plans with design recommendations superseding this ordinance, the developer may establish an architectural review committee to review and approve individual projects. The specific design criteria and review procedures adopted by such committee, and the categories of membership of the committee, must be approved by the Plan Commission with the adoption of the plan. If no Architectural Review Committee is created, the Urban Design Commission shall review individual projects pursuant to the adopted plan. This option shall be available for projects reviewed by Urban Design Commission solely because of their location within the District. It shall not be available for projects requiring an Urban Design Commission recommendation to the Plan Commission, such as a Planned Unit Development.

11. Wingra Creek Area

The Wingra Creek Area has been identified in the *South Madison Neighborhood Plan,* the *Park Street Possibilities to Reality Report*, and the *Design Guidelines for Private Property Improvements and Public Streetscape Design for the Park Street Corridor* as possessing numerous large parcels that represent potential redevelopment opportunities that would improve the use mix, character, density, and activity within the District. It continues to be the focus of more detailed and on-going planning efforts that will further articulate important site-specific design considerations for these unique parcels. Design recommendations included in subsequent adopted plans for this area shall take precedence over requirements listed below, which will otherwise apply. In addition, all applicable provisions of Paragraphs 1. - 9. shall apply.

a. Requirements

i. Buildings located away from Park Street may be built up to six (6) stories provided their placement is not detrimental to adjoining residential areas and they are consistent with existing zoning.

b. Guidelines

i. The front façade of buildings shall be stepped back at least fifteen (15) feet from the building face at the third floor, unless an irregularly shaped parcel makes this requirement unfeasible.

ii. Redevelopment sites should incorporate high quality architecture and site design.

iii. Buildings should be positioned to serve as attractive visual termination points for streets leading into the development from Park Street.

iv. Buildings should be positioned to develop an attractive blockface along Park Street and internal streets. Buildings should be located with minimal setbacks at corners to define intersections.

v. Where appropriate, internal streets should be included as part of the development plan to improve connections between Park Street and the adjoining neighborhoods.

vi. Developments should promote narrow, "pedestrian friendly" streets with on-street parking.

vii. Streetscaping and traffic calming features should be incorporated to enhance the pedestrian character of the development.

viii. Shared parking is encouraged with a preference for enclosed parking integrated as part of the mixed-use building design. Surface parking is preferred first behind buildings and then on the side of the building.

ix. Developments are encouraged to incorporate well-designed open spaces for customer, employee, resident, and community use.

12. Meriter and St. Marys Hospital Campuses

St. Marys and Meriter Hospitals occupy sites that are essentially surrounded by residential neighborhoods and are unique because of their size, institutional use, and campus-type development pattern. Each hospital has, or will have, a master plan that has been, or will be, approved by the City. These approved master plans, as they may from time to time be modified or expanded, shall regulate development/redevelopment activities on these sites.

13. Multi-Tenant Commercial Buildings

Park Street has a number of multi-tenant commercial buildings or "strip centers" located primarily in the southern section of the corridor. The following requirements and guidelines, which address the general conditions existing at these sites, shall apply to all new centers and improvements to existing centers unless adopted plans for the Badger Road or Wingra Creek areas address multi-tenant commercial buildings, in which case those plans shall apply. In addition, all applicable provisions of Paragraphs 1. - 11. shall apply to all multi-tenant commercial buildings.

a. Requirements

i. Substantial portions of buildings in new centers shall be at least two (2) stories in height.

ii. New centers shall front directly on the primary street with parking located at the rear or on the side of the building(s).

b. Guidelines

i. New centers should include residential or office uses on the upper floors.

ii. Rear and side facades should be designed to blend with the design of the front facade, with complementary colors and materials.

14. Restoration/Preservation Activities

Several buildings, located primarily at the north end of Park Street, are older commercial structures which have historic value and interest. The ground floors of many of these structures have been altered over time while the upper stories have generally retained their historic appearance. When considering building improvements, property owners of older commercial structures are encouraged to restore the original character of the building. This section identifies additional design requirements and guidelines to address the special conditions that exist for these sites.

a. Guidelines

i. The distinguishing features of the original building should be preserved. The removal or alteration of historic materials or distinctive architecture features should be avoided, whenever possible.

ii. Where practical, the original masonry should be restored and missing elements such as cornices, windows and storefronts that were part of the original building design should be reconstructed. If restoration is not feasible, new elements should be designed to compliment the character, materials and design of the original building.

iii. Any inappropriate elements, signs, canopies, etc. that cover details and features of the original building should be removed.

iv. Painting of natural brick or stone is strongly discouraged when those materials are in good condition.

- **Building Setbacks and Orientation**

  Requirements:

  i. New buildings shall have a setback between 1-10ft from the front property line. *UDC may allow for a set back greater than 10ft to allow for usable public open space, such as plazas.*



- **Building Height**

  Requirements:

  i. New buildings shall be at least 2 stories in height.

  Guidelines:

  i. New buildings should generally be limited to 4 stories in height. However, building height bonuses of up to 2 additional floors may be allowed depending on the quality of the design.

  ii. New buildings in excess of 3 stories shall incorporate a front facade stepback of at least 15ft from the building face at the third floor.

  iii. New infill buildings should not vary by more than 1 story from the average building height in the block.

  iv. Flexibility for building height and stepbacks may be allowed as part of a coordinated redevelopment project approved by the City as Par. 10, 11, 12, or 13.

- **Windows and Entrances**

  Requirements:

  i. Ground floors of commercial retail shall have at least 60% of the street wall area devoted to windows to enhance the pedestrian character of the primary street.

  ii. Office buildings and other non-retail buildings should have at least 40% of the street wall devoted to windows.

- **Materials and Colors**

  Guidelines:

  i. Brick, stone, and terra cotta are preferred primary materials for new buildings or additions.

- **Parking and Service Areas**

  Requirements:

  i. Off-street parking facilities for new buildings shall be located behind or on the sides of the building at least 10ft from the front property line.

  Guidelines:

  iv. Shared parking areas are encouraged.

  v. Driveways along Park Street should be minimized to improve traffice flow and reduce pedestrian conflicts.

8TWENTY PARK
Aerial Site Plan
November 4, 2015

knothe bruce ARCHITECTS



LOT 2
CSM # 11314

3 1 4

DELAPLAINE
COURT

18.5' / 3.7" / 18.5'

R/W WIDTH VARIES

2 BIKE STALLS

4 BIKE STALLS

103 UNITS
84 UNDERGROUND PARKING STALLS
(5 STORY)

TOT LOT

6 BIKE STALLS

GAS GRILL

COURTYARD PATIO

FENCE

11 PARKING STALLS

UNIT MIX:

EFFICIENCY	5
ONE BEDROOM	56
TWO BEDROOM	25
THREE BED. T.H.	8
THREE BED. FLAT	9
	103

GROSS AREA: 115,464 S.F.
NET APT. AREA: 93,217 S.F.
COMMERCIAL: 2,000 S.F.

(4 STORY)

5 BIKE STALLS

S. BROOKS STREET

S. PARK STREET
106' R/W WIDTH

HAYWOOD
DRIVE
PUBLIC STREET
66'

VOGEL'S ADDITION
BLOCK 1

LANDS

8TWENTY PARK
Site Plan
November 5, 2015

knothe bruce ARCHITECTS

DELAPLAINE CT.

72" SOLID FENCE
ls 11
pvs 5
DI 4
SR 1
Tm 5
ep 10
48" FENCE
BIORETENTION PLANTING MIX (360 PLANTS)
pvs 8
(1) 36" GRANITE BOULDERS
TOT LOT
Am 6
ls 11
sh 7
72" SOLID FENCE
sh 3
(3) 36" GRANITE BOULDERS
as 13
CO 1
DI 5
48" FENCE + GATE
SHREDDED BARK MULCH
as 8
SHOVEL CUT EDGE
SHREDDED BARK MULCH
sh 10
6 BIKE STALLS
ss 3
hmr 7
Rf 1
hg 10
ss 4
Vt 1
hmr 5
Rf 1
hg 10
ss 4
Vt 1
hmr 5
Rf 1
hg 10
ss 4
Vt 1
STONE MULCH, TYP. BUILDING FOUNDATION PLANTINGS
hmr 5
CC 1
ss 11
4 BIKE STALLS
2 BIKE STALLS
SEDUM
hb 4
Bg 6
av 48
hm 9
GAS GRILL
RAISED PLANTER
Bg 6
COURTYARD PATIO
SEDUM
72" SOLID FENCE
SHREDDED BARK MULCH
GD 1
DI 12
pv 3
Sb 2
cn 4
MR 1
DI 4
10 BIKE STALLS
STONE MULCH, TYP. BUILDING FOUNDATION PLANTINGS
STONE MAINTENANCE EDGE
LAWN
Po 1
Sb 2
pv 4
pv 5
Sb 4
Pm 1
DI 4
LAWN
TREE PROTECTION FENCE
(2) NEW STREET TREES
LANDSCAPE PLAN
1 L-1.0
1"=10'-0"
HAYWOOD DR.
PARK ST.

0 5 10 20
1" = 10' on 24"x36" sheet

NOTES:
1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.

2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com.

3. Indicated street trees shall be removed & replaced w/ species to be determined by City Forestry.

4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.

5. Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.

6. All lawn areas shall receive 6" min. topsoil.

7. All planting beds shall receive 12" min. planting soil mixture & top-dressed with 3" shredded bark mulch.

8. Temporary tree protection fence shall remain in place during construction and be removed by contractor upon substantial completion.

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

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

ISSUED
10/07/2015

NOT FOR CONSTRUCTION

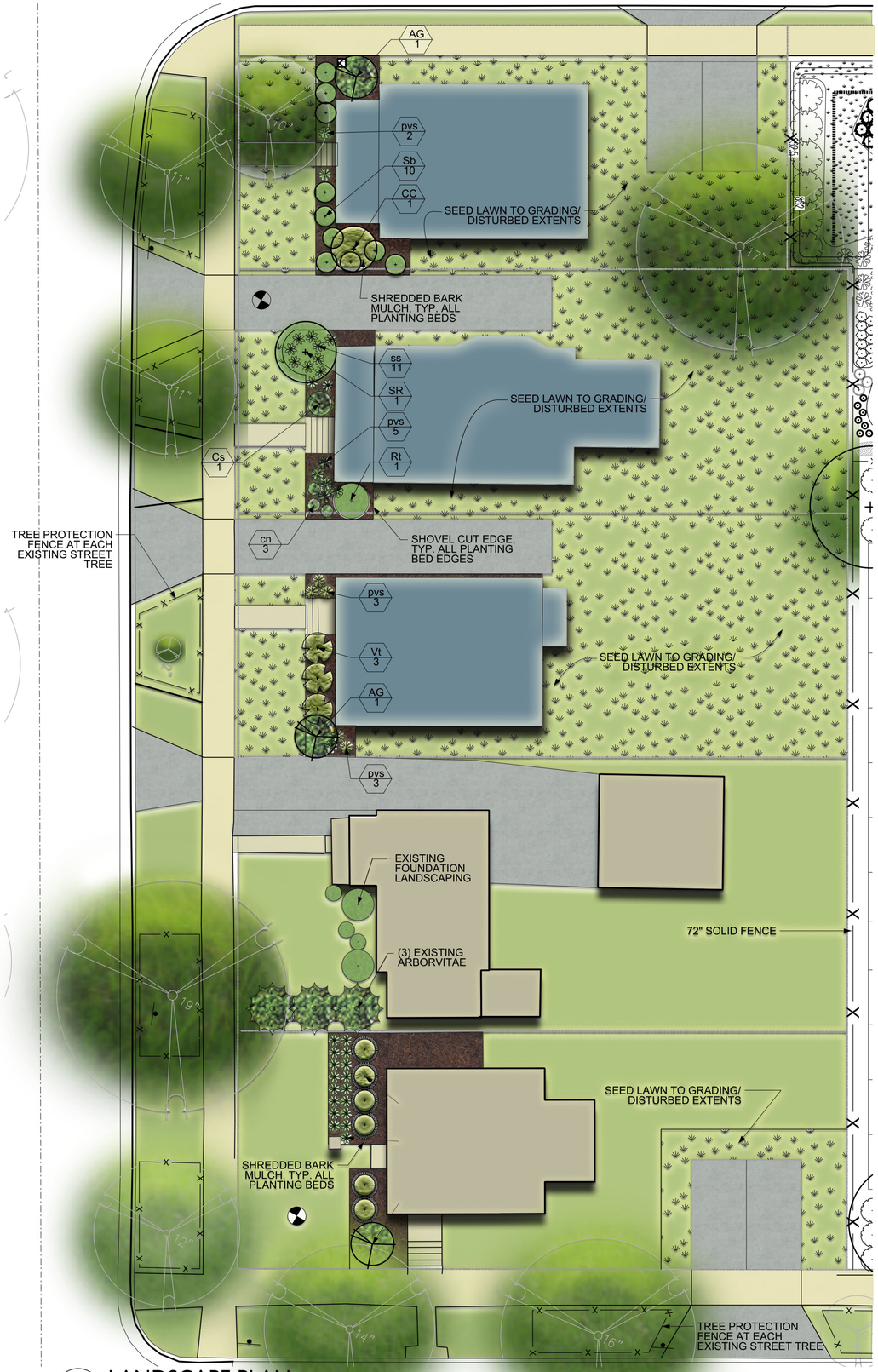
PROJECT TITLE
820 S. Park St.

SHEET TITLE
Landscape Plan

SHEET NUMBER
L-1.0

PROJECT NO.

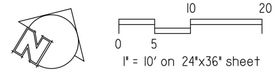
© 2013 Knothe & Bruce Architects, LLC



1 / L-1.1 LANDSCAPE PLAN

1"=10'-0"

NOT FOR CONSTRUCTION



NOTES:

1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com.
3. Indicated street trees shall be removed & replaced w/ species to be determined by City Forestry.
4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
5. Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.
6. All lawn areas shall receive 6" min. topsoil.
7. All planting beds shall receive 12" min. planting soil mixture & top-dressed with 3" shredded bark mulch.
8. Temporary tree protection fence shall remain in place during construction and be removed by contractor upon substantial completion.

City of Madison, WI Landscape Worksheet
S. Park Street & Haywood Drive
7-Oct-15
TCC & TUC3 - SEE SHEET L-1.0

Developed Lots	SF	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	38,008	633
Landscape Points Required (minus Park St. deduction)		467

Development Frontage Deduction (S. Park Street)	LF	Overstory Trees Required	Shrubs Required
Total LF of Building Façade directly abutting the sidewalk	100	3	17

Element	Point Value	Quantity Required	Points Deducted
Overstory Deciduous Tree	-35	3	-117
Shrub, deciduous	-3	17	-50
Development Frontage Deduction Points Total			-167

Development Frontage (Haywood Drive)	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	100	3	17

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1		35
Ornamental Tree	15	1		15
Upright Evergreen Shrub	10	0		0
Shrub, deciduous	3	29		87
Shrub, evergreen	4	1		4
Ornamental Grass/Perennial	2	16		32
Development Frontage Points Total				173

Development Frontage (Delaplaine Court)	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	220	7	37

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0		0
Ornamental Tree	15	2		30
Upright Evergreen Shrub	10	0		0
Shrub, deciduous	3	10		30
Shrub, evergreen	4	5		20
Ornamental Grass/Perennial	2	78		156
Development Frontage Points Total				236

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1		35
Ornamental Tree	15	0		0
Upright Evergreen Shrub	10	0		0
Shrub, deciduous	3	23		69
Shrub, evergreen	4	0		0
Ornamental Grass/Perennial	2	155		310
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0		0
Foundation Plantings Total				414
TOTAL LANDSCAPE POINTS				587

* In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

TSS Zoned Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
	Deciduous Trees						
CO	*Celtis occidentalis*	Hackberry	1	2.5" Cal.	B&B	Single, straight leader; branching shall start at 5'-0" min.	40-60' ht x 40-60' sp
GD	*Gymnocladus dioicus*	Kentucky Coffeetree	1	2.5" Cal.	B&B	Single, straight leader; branching shall start at 5'-0" min.	60' ht x 50' sp
	Ornamental Trees						
CC	*Carpinus caroliniana 'J.N. Upright'*	Firespire Musclewood	1	6' Ht.	B&B	Single, straight leader; branching shall start at 5'-0" min.	20' ht x 10' sp
MR	*Malus 'Red Baron'*	Red Baron Crabapple	1	2" Cal.	B&B	Single, straight leader; branching shall start at 5'-0" min.	20' ht x 10' sp
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	1	2" Cal.	B&B	Single, straight leader; branching shall start at 5'-0" min.	25' ht x 15-20' sp
	Evergreen Shrubs						
Bg	*Buxus x 'Green Velvet'*	Green Velvet Boxwood	12	5 gal.	Cont.	Space 3'-6" o.c.	3-4' ht x 4-5' sp
Pm	*Pinus mugo 'Big Tuna'*	Big Tuna Mugo Pine	1	3' Ht.	B&B	Space as indicated on plans.	6-8' ht x 4-6' sp
Tm	*Taxus x media 'Taunton'*	Taunton Yew	5	5 gal.	Cont.	Space 5'-0" o.c.	3-5' ht x 4-6' sp
	Deciduous Shrubs & Vines						
Am	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry	6	3 gal.	Cont.	Space 3'-6" o.c.	2-3' ht x 3-4' sp
DI	*Diervilla lonicera*	Dwarf Bush-honeysuckle	29	3 gal.	Cont.	Space 4'-0" o.c.	1.5-3' ht x 4-5' sp
Po	*Physocarpus opulifolius 'Seward'*	Summerwine Ninebark	1	5 gal.	Cont.	Space 5'-0" o.c.	5-6' ht x 5-6' sp
Rf	*Rhamnus frangula 'Ron Williams'*	Fine Line Buckthorn	3	3 gal.	Cont.	Space 3'-0" o.c.	5-7' ht x 1.5-3' sp
Sb	*Spiraea betulifolia 'Tor'*	Tor Spirea	8	3 gal.	Cont.	Space 3'-6" o.c.	2-3' ht x 2-3' sp
Vt	*Viburnum trilobum 'Bailey Compact'*	Compact American Cranberry Bush	3	3 gal.	Cont.	Space 5'-0" o.c.	5-6' ht x 5-6' sp
	Perennials/Grasses/Groundcovers						
av	*Alchemilla vulgaris*	Lady's Mantle	48	1 gal.	Cont.	Space 18" o.c.	5-1.5' ht x 1-1.5' sp
as	*Allium x 'Summer Beauty'*	Summer Beauty Allium	21	1 gal.	Cont.	Space 18" o.c.	1.5' ht x 1.5' sp
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	4	1 gal.	Cont.	Space 24" o.c.	1.5-2' ht x 1.5-2' sp
ep	*Echinacea x 'Pixie Meadowbrite'*	Pixie Meadowbrite Coneflower	10	1 gal.	Cont.	Space 18" o.c.	1.5-2' ht x 1.5-2' sp
hb	*Hosta 'Blue Angel'*	Blue Angel Hosta	4	1 gal.	Cont.	Space 36" o.c.	1.5-2' ht x 3' sp
hm	*Hakonechloa macra*	Japanese Forest Grass	9	1 gal.	Cont.	Space 2'-0" o.c.	1.5-2' ht x 1.5-2' sp
hmr	*Heuchera 'Midnight Rose'*	Midnight Rose Coral Bells	22	1 gal.	Cont.	Space 18" o.c.	1' ht x 1-1.5' sp
hg	*Hosta x 'Guacamole'*	Guacamole Hosta	30	1 gal.	Cont.	Space 36" o.c.	1.5-2' ht x 3-4' sp
ls	*Liatris spicata 'Kobold'*	Kobold Blazing Star	22	1 gal.	Cont.	Space 18" o.c.	1.5' ht x 1.5' sp
pv	*Panicum virgatum 'Northwind'*	Northwind Switch Grass	12	3 gal.	Cont.	Space 30" o.c.	4-6' ht x 2-3' sp
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	13	3 gal.	Cont.	Space 24" o.c.	3-5' ht x 2-3' sp
ss	*Sesleria sadlerana*	Green Moor Grass	26	1 gal.	Cont.	Space 24" o.c.	1-1.5' ht x 1.5-2' sp
sh	*Sporobolus heterolepis 'Tara'*	Tara Prairie Dropseed	28	1 gal.	Cont.	Space 18" o.c.	1.5-2' ht x 1.5' sp
	Bioretention Plant Mix						
	Carex bebbii	Bebb's Oval Sedge	40	4 1/2"	Cont.	(evenlymixed, 12" o.c.)	
	Carex bicknellii	Prairie Sedge	40	4 1/2"	Cont.	(evenlymixed, 12" o.c.)	
	Carex flacca	Blue Green Sedge	40	4 1/2"	Cont.	(evenlymixed, 12" o.c.)	
	Carex haydenii	Hayden's Sedge	40	4 1/2"	Cont.	(evenlymixed, 12" o.c.)	
	Carex lurida	Bottlebrush Sedge	40	4 1/2"	Cont.	(evenlymixed, 12" o.c.)	
	Carex stricta	Tussock Sedge	40	4 1/2"	Cont.	(evenlymixed, 12" o.c.)	
	Carex vulpinoidea	Fox sedge	40	4 1/2"	Cont.	(evenlymixed, 12" o.c.)	
	Iris versicolor	Multicolored Iris	40	4 1/2"	Cont.	(evenlymixed, 12" o.c.)	
	Iris shrevei	Wild Iris	40	4 1/2"	Cont.	(evenlymixed, 12" o.c.)	

Brooks St Lots Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
	Deciduous Trees						
CC	*Carpinus caroliniana*	Musclewood	1	2.5" Cal.	B&B	Single, straight leader; branching shall start at 5'-0" min.	25'-30' ht x 25-30' sp
	Ornamental Trees						
AG	*Amelanchier x grandiflora 'Robin Hill'*	Robine Hill Serviceberry	3	6' Ht.	B&B		
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	1	2" Cal.	B&B	Single, straight leader; branching shall start at 5'-0" min.	25' ht x 15-20' sp
	Evergreen Shrubs						
Tm	*Taxus x media 'Taunton'*	Taunton Yew	6	5 gal.	Cont.	Space 5'-0" o.c.	3-5' ht x 4-6' sp
	Deciduous Shrubs & Vines						
Cs	*Cornus sericea 'Alleman's Comact'*	Alleman's Compact Dogwood	1	5 gal.	Cont.	Space 5'-0" o.c.	4-5' ht x 4-5' sp
Rt	*Rhus typhina 'Bailltiger'*	Tiger Eyes Cutleaf Staghorn Sumac	1	5 gal.	Cont.		
Sb	*Spiraea betulifolia 'Tor'*	Tor Spirea	10	3 gal.	Cont.	Space 3'-6" o.c.	2-3' ht x 2-3' sp
Vt	*Viburnum trilobum 'Bailey Compact'*	Compact American Cranberry Bush	3	3 gal.	Cont.	Space 5'-0" o.c.	5-6' ht x 5-6' sp
	Perenniale/Grasses/Groundcovers						
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	3	1 gal.	Cont.	Space 24" o.c.	1.5-2' ht x 1.5-2' sp
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	13	3 gal.	Cont.	Space 24" o.c.	3-5' ht x 2-3' sp
ss	*Sesleria sadlerana*	Green Moor Grass	28	1 gal.	Cont.	Space 24" o.c.	1-1.5' ht x 1.5-2' sp

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

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

ISSUED
10/07/2015

PROJECT TITLE
820 S. Park St.

SHEET TITLE
Landscape Plan

SHEET NUMBER
L-1.1

PROJECT NO.

© 2013 Knothe & Bruce Architects, LLC



825 Brooks St.

• The existing home will be deconstructed and the home at 909 Delaplaine Ct. will be moved to this lot. 909 Delaplaine Ct. has been recently remodeled and the interior and exterior of the home are in very good condition.

• The front porch will likely be reconstructed after the move. A new entry walk will be installed from the City sidewalk to the porch on Brooks Street.

• New concrete driveway will be installed from Delaplaine Ct.

• New landscaping will be installed in the front and street side yards.

827 Brooks St.

• The existing home will be deconstructed and the home at 911 Delaplaine Ct. will be moved to this lot. 911 Delaplaine Ct. has been recently renovated and the interior and exterior of the home are in very good condition.

• The front porch will likely be reconstructed after the move. A new entry walk will be installed from the City sidewalk to the porch on Brooks Street.

• New concrete driveway installed. The detached garage may also be relocated.

• New landscaping will be installed in the front yard.

829 Brooks St.

• The existing home will be deconstructed and the home at 910 Haywood Dr. will be moved to this lot.

• The front stoop will likely be reconstructed after the move.

• New concrete driveway will be installed from Brooks Street.

• New landscaping will be installed in the front and side yards.

831 Brooks St.

• A new entry railing will be installed.

• The garage fascia will be repaired.

• The asphalt driveway will be removed including the front yard parking and a new concrete driveway installed along the north side of the home.

• New landscaping will be installed in the front yard.

• The electrical system will be evaluated and repaired or replaced as needed.

• If upgrades to the electrical are too extensive then the home at 910 or 914 Haywood will be moved to this location. Both homes were well maintained by their long-time original owners and the exteriors and interiors are in good condition.

930 Haywood Dr.

• New vinyl siding will be installed. Remove the shutters.

• New gutters and downspouts will be installed.

• A new railing at the porch entry will be installed.

• Paint railing on second floor rooftop balcony.

• Reconstruct rear stair and railing leading to the kitchen.

• Remove the chain link fence.

• Install a new driveway from Haywood Drive.

• Install new landscaping in the front and street side yards.

8TWENTY PARK
Brooks St. Elevation
November 5, 2015

kba
knothe • bruce
ARCHITECTS

EXTERIOR MATERIAL SCHEDULE

BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
ROOF	ADHERED MEMBRANE		
DRIP EDGE & FASCIA	STEEL	TBD	TO MATCH TRIM COLOR
METAL PANEL	COMPOSITE	MORIN	SPARTAN BRONZE
COMPOSITE SIDING	FIBER CEMENT OR WOOD	TBD	SHERWIN WILLIAMS ARTIFACT #6138
COMPOSITE SIDING	FIBER CEMENT OR WOOD	TBD	SHERWIN WILLIAMS AURORA BROWN #2837
WINDOWS	COMPOSITE	WEATHERSHIELD VISIONS 2500	BRONZE & SAND
RAILING	ALUMINUM	TBD	BRONZE
ENTRANCE DOORS	ALUMINUM	TBD	BRONZE
OVERHEAD GARAGE DOOR	ALUMINUM	TBD	TAN
STONE BASE	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF TEXTURE FACE
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
BRICK 1	KING BRICK	GLEN GARY BRICK	SAND
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
BRICK 2	KING BRICK	INTERSTATE BRICK	MOUNTAIN RED
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
PRECAST BANDS, SILLS, HEADS	CAST STONE	NORTHFIELD BLOCK COMPANY	BUFF GROUND FACE
FLASHING	KYNAR PAINTED STEEL	PAC CLAD	TO MATCH ADJACENT MATERIAL
ENTRY CANOPY	ALUMINUM	TBD	BRONZE



1 / A-2.2 REAR ELEVATION

1/16"=1'-0"



1 / A-2.2 ELEVATION ALONG HAYWOOD

1/16"=1'-0"

8TWENTY PARK

Elevations

November 11, 2015

knothe bruce ARCHITECTS



1 / A-2.1 ELEVATION ALONG PARK STREET

1/16"=1'-0"



1 / A-2.1 ELEVATION ALONG DEPLAINE COURT

1/16"=1'-0"

8TWENTY PARK

Elevations

November 11, 2015

knothe bruce ARCHITECTS



Park Street
View looking South
November 5, 2015

kba
knothe bruce
ARCHITECTS



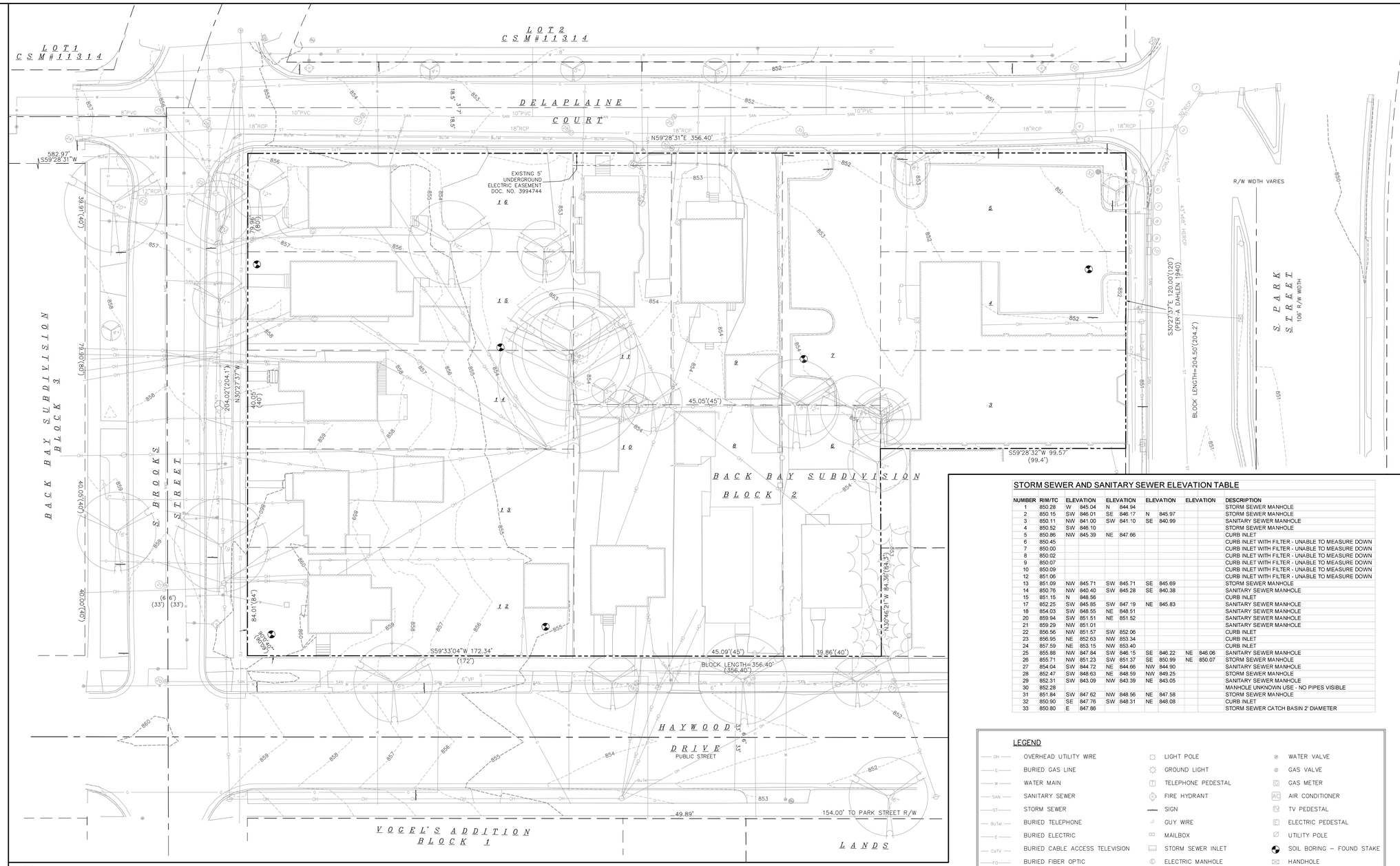
8TWENTY PARK
View from Delaplaine Ct. and Brooks St.
November 5, 2015

knothe • bruce
ARCHITECTS



8TWENTY PARK
View from across Brooks St.
November 5, 2015

kba
knothe • bruce
ARCHITECTS



STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	RIM/TC	ELEVATION		ELEVATION		ELEVATION		ELEVATION		DESCRIPTION
1	850.28	W	845.04	N	844.94					STORM SEWER MANHOLE
2	850.15	SW	846.01	SE	846.17	N	845.97			STORM SEWER MANHOLE
3	850.11	NW	841.00	SW	841.10	SE	840.99			SANITARY SEWER MANHOLE
4	850.52	SW	846.10							STORM SEWER MANHOLE
5	850.86	NW	845.39	NE	847.66					CURB INLET
6	850.45									CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
7	850.00									CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
8	850.02									CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
9	850.07									CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
10	850.09									CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
12	851.06									CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN
13	851.09	NW	845.71	SW	845.71	SE	845.69			STORM SEWER MANHOLE
14	850.76	NW	840.40	SW	845.28	SE	840.38			SANITARY SEWER MANHOLE
15	851.15	N	848.56							CURB INLET
17	852.25	SW	845.85	SW	847.19	NE	845.83			SANITARY SEWER MANHOLE
18	854.03	SW	848.55	NE	848.51					SANITARY SEWER MANHOLE
20	859.94	SW	851.51	NE	851.52					SANITARY SEWER MANHOLE
21	859.29	NW	851.01							SANITARY SEWER MANHOLE
22	856.56	NW	851.57	SW	852.06					CURB INLET
23	856.95	NE	852.63	NW	853.34					CURB INLET
24	857.59	NE	853.15	NW	853.40					CURB INLET
25	855.88	NW	847.84	SW	846.15	SE	846.22	NE	846.06	SANITARY SEWER MANHOLE
26	855.71	NW	851.23	SW	851.37	SE	850.99	NE	850.07	STORM SEWER MANHOLE
27	854.04	SW	844.72	NE	844.66	NW	844.90			SANITARY SEWER MANHOLE
28	852.47	SW	848.63	NE	848.59	NW	849.25			STORM SEWER MANHOLE
29	852.31	SW	843.09	NW	843.39	NE	843.05			SANITARY SEWER MANHOLE
30	852.28									MANHOLE UNKNOWN USE - NO PIPES VISIBLE
31	851.84	SW	847.62	NW	848.56	NE	847.58			STORM SEWER MANHOLE
32	850.90	SE	847.76	SW	848.31	NE	848.08			CURB INLET
33	850.80	E	847.86							STORM SEWER CATCH BASIN 2' DIAMETER

LEGEND

OH	OVERHEAD UTILITY WIRE	LIGHT POLE	WATER VALVE
G	BURIED GAS LINE	GROUND LIGHT	GAS VALVE
W	WATER MAIN	TELEPHONE PEDESTAL	GAS METER
SAN	SANITARY SEWER	FIRE HYDRANT	AIR CONDITIONER
ST	STORM SEWER	SIGN	TV PEDESTAL
BuTel	BURIED TELEPHONE	GUY WIRE	ELECTRIC PEDESTAL
E	BURIED ELECTRIC	MAILBOX	UTILITY POLE
CaTV	BURIED CABLE ACCESS TELEVISION	STORM SEWER INLET	SOIL BORING – FOUND STAKE
FO	BURIED FIBER OPTIC	ELECTRIC MANHOLE	HANDHOLE
	CHAIN LINK FENCE	TELEPHONE MANHOLE	UTILITY STRUCTURE REFERENCE NUMBER
	WOOD FENCE	STORM SEWER MANHOLE	
	DECIDUOUS TREE	ROUND CATCH BASIN	
	CONIFEROUS TREE	SANITARY SEWER MANHOLE	

NOTES:

1. Dates of field work: July 9 to 17, 2015.
2. Vertical Benchmark: Northeast corner of Section 35–07–09 as shown on tiesheet by Carl Sandsnes dated 02–16–04, Elevation=866.84'. Vertical Datum: NAVD88.
3. Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20152615073, 20152615158, 20152615194, 20152615264, 20152615351, 20152615359, 20152615367, 20152615381, 20152615389, 20152615394, 20152615400, 20152615451, 20152615474, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
4. No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
5. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
6. All trees, hedges and ground cover on the site may not necessarily be shown hereon.
7. By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C0417G, dated January 02, 2009.
8. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
9. Total Parcel Area=55,749 square feet.

PART OF LOTS 3, 4 AND 5 AND ALL OF LOTS 6 THROUGH 16, BLOCK 2, BACK BAY SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 52, AS DOCUMENT NUMBER 248744, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9363
Fax: 608-250-9266
e-mail: Mburse@bse-inc.net
www.burseseurveyengr.com

APPROVALS		
PROJECT ENG:	MLB	
DESIGNED BY:	PDF	
DRAWN BY:	PDF	
CHECKED BY:	MLB	
APPROVED:	MLB	

8TWENTY PARK

820 S.PARK STREET
MADISON, WISCONSIN

JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #: BSE1838-15
PLOT DATE: 10/07/2015

REVISION DATES:

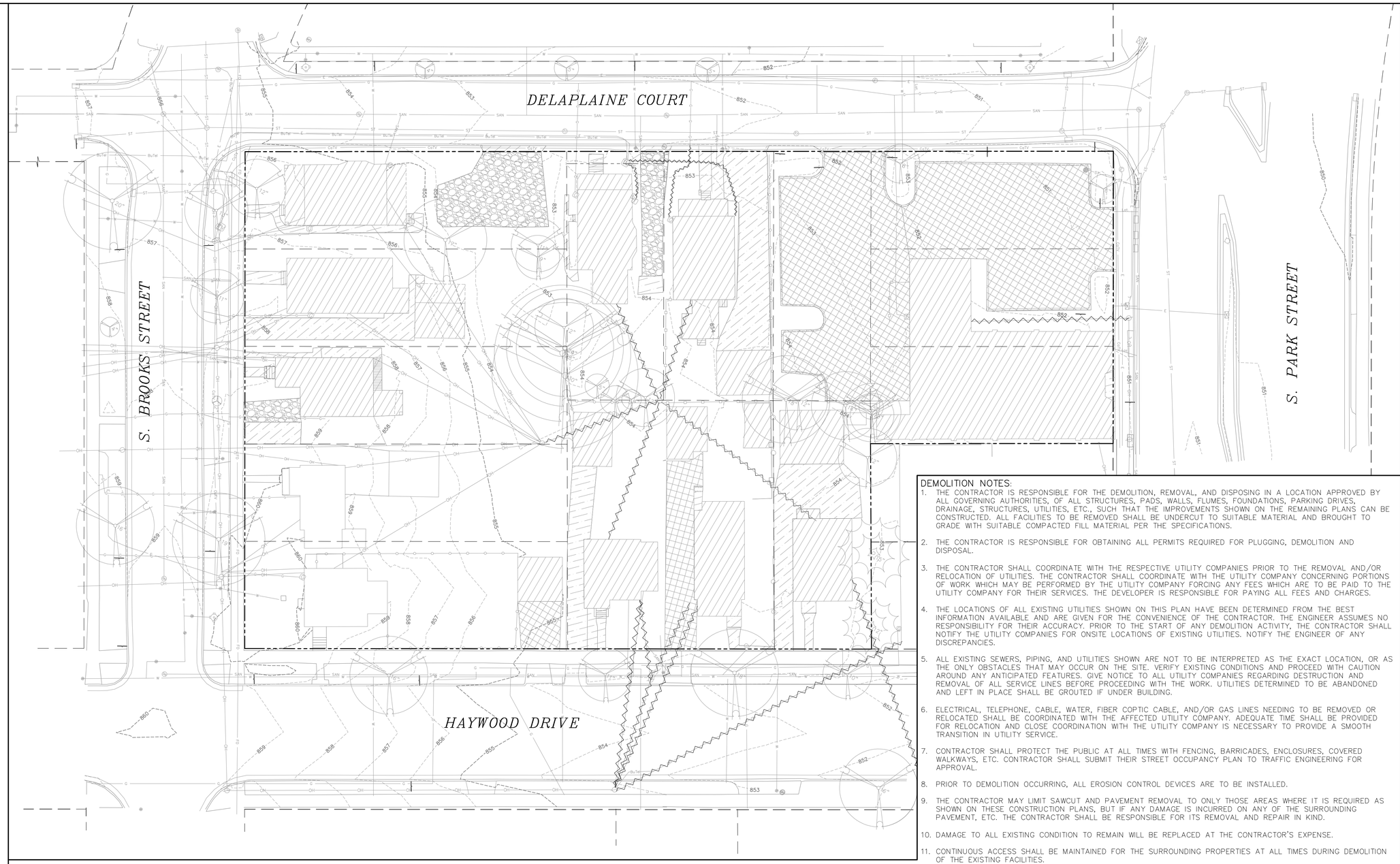
ISSUE DATES:
COND. USE 10/07/2015

EXISTING CONDITIONS

Burse
Surveying and Engineering, Inc.
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER
C-1.0

Printed: Oct 06, 2015 - 5:02pm Printed By: Peter
M:\BSE1838\Engineering\BSE1838Eng.dwg



DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR PLUGGING, DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER COPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

LEGEND

- REMOVE BITUMINOUS PAVEMENT
- RAZE BUILDING
- REMOVE UTILITY LINE
- REMOVE CONCRETE
- REMOVE GRAVEL

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

0 20 40 60

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9363
Fax: 608-250-9266
e-mail: Mburse@bse-inc.net
www.burseengr.com

APPROVALS		
PROJECT ENG:	MLB	
DESIGNED BY:	PDF	
DRAWN BY:	PDF	
CHECKED BY:	MLB	
APPROVED:	MLB	

8TWENTY PARK
820 S.PARK STREET
MADISON, WISCONSIN

JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #:	BSE1838-15
PLOT DATE:	10/07/2015
REVISION DATES:	
ISSUE DATES:	
COND. USE	10/07/2015

DEMOLITION PLAN

Burse
Surveying and Engineering, Inc.

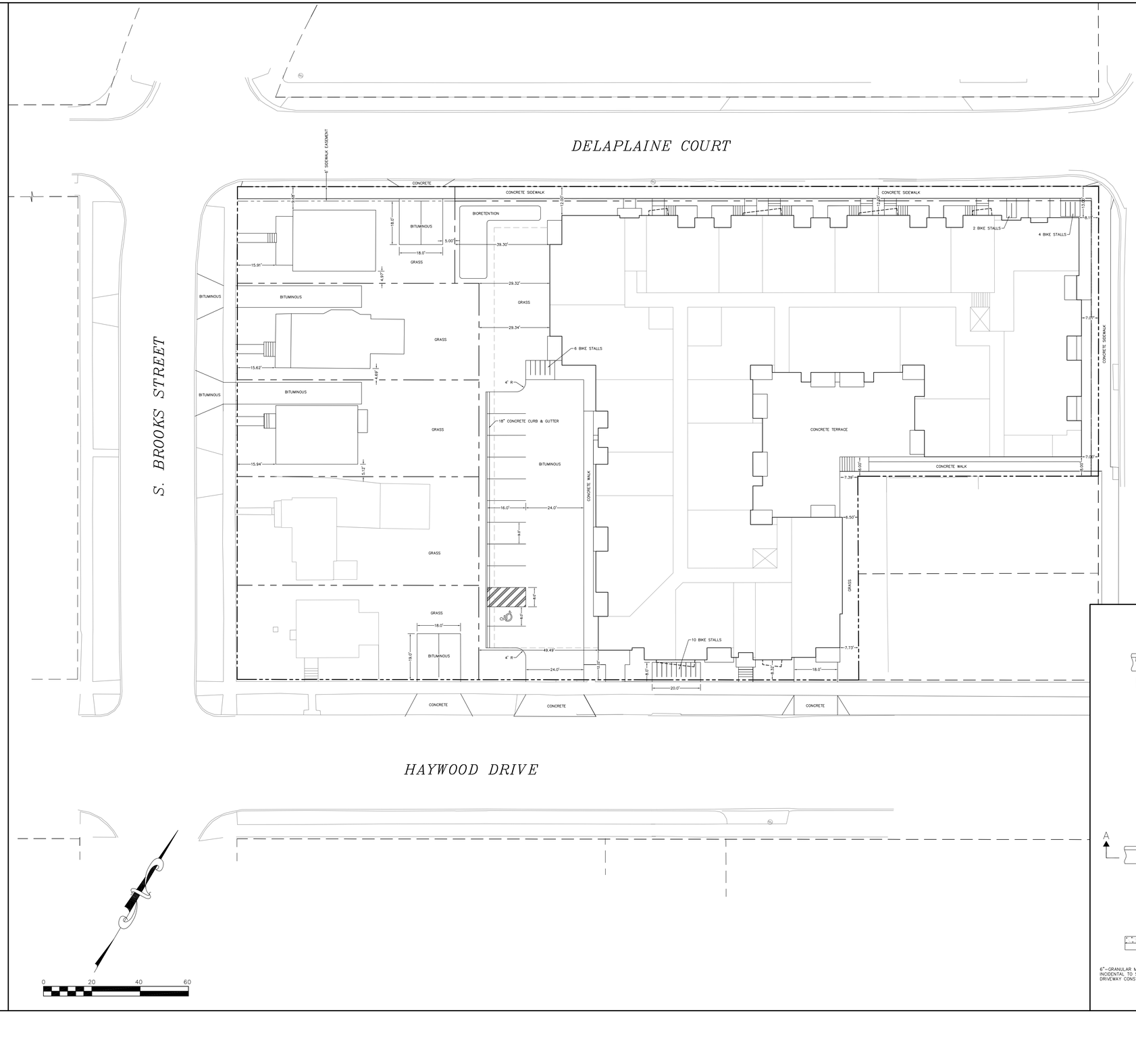
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER

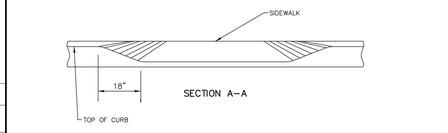
C-2.0

Printed: Oct 06, 2015 - 5:01pm Printed By: Peter

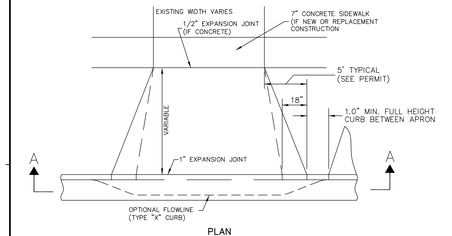
M:_BSE1838\Engineering_BSE1838Eng.dwg



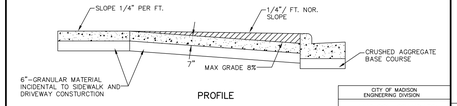
COMMERCIAL DRIVEWAY DETAIL



SECTION A–A



PLAN



PROFILE

CITY OF MADISON
ENGINEERING DIVISION

MADISON STANDARD
COMMERCIAL DRIVE DETAILS

STANDARD DETAIL DRAWING 3.09

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9363
Fax: 608-250-9266
e-mail: Mburse@bse-inc.net
www.burseengr.com

APPROVALS		
PROJECT ENG:	MLB	APPROVED
DESIGNED BY:	PDF	
DRAWN BY:	PDF	
CHECKED BY:	MLB	

8TWENTY PARK

820 S.PARK STREET
MADISON, WISCONSIN

JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #: BSE1838-15
PLOT DATE: 10/07/2015

REVISION DATES:

ISSUE DATES:
COND. USE 10/07/2015

CIVIL SITE PLAN

Burse
Surveying and Engineering, Inc.

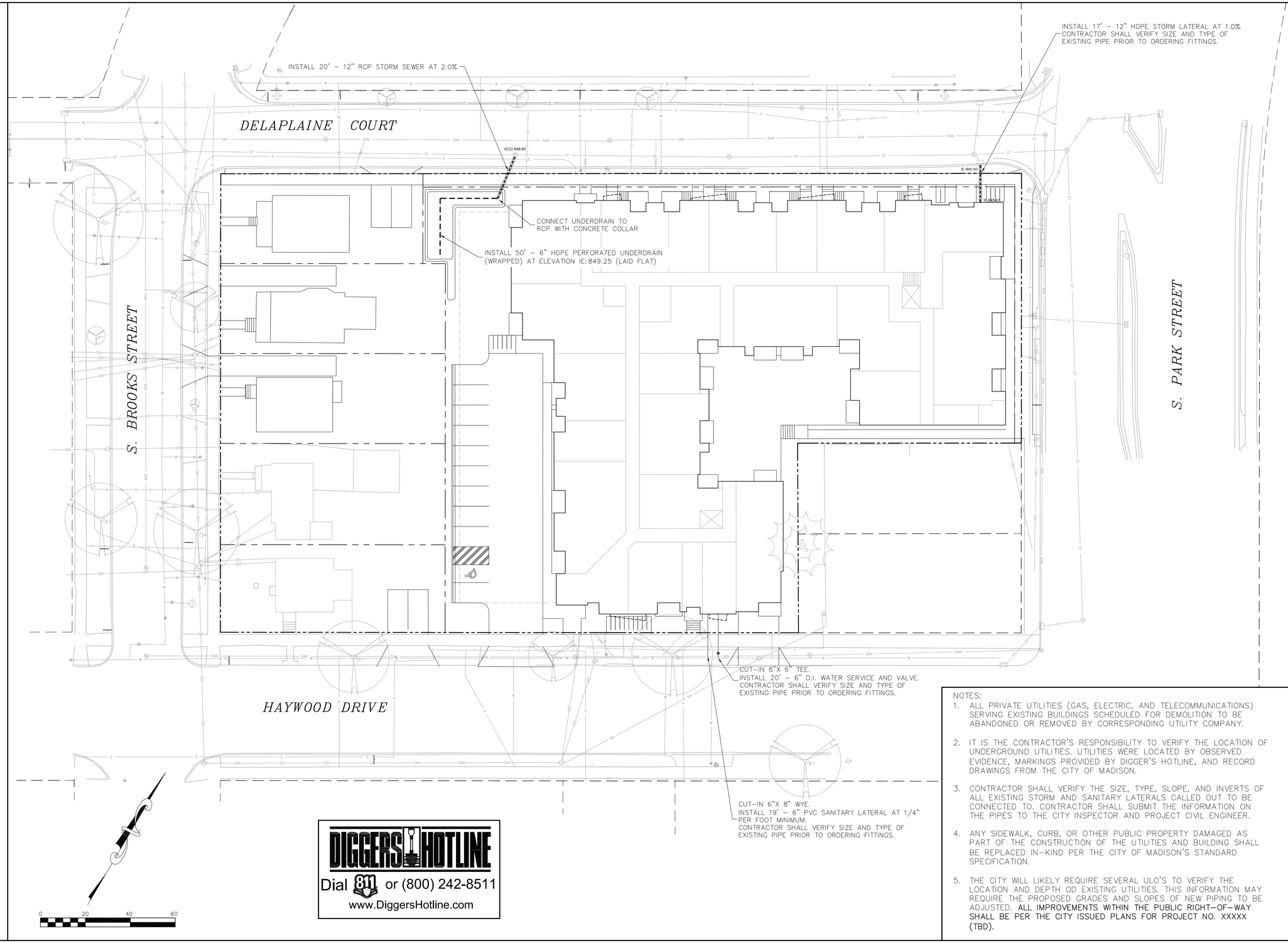
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER

C-3.0

Printed: Oct 06, 2015 - 5:00pm Printed By: Peter

M:\BSE1838\Engineering\BSE1838Eng.dwg



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

NOTES:

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

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@bse-inc.net
www.bursesurveyengr.com

APPROVALS	
PROJECT ENG:	MLB
DESIGNED BY:	PDF
DRAWN BY:	PDF
CHECKED BY:	MLB
APPROVED:	MLB

8TWENTY PARK

820 S.PARK STREET
MADISON, WISCONSIN

JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #: BSE1838-15
PLOT DATE: 10/07/2015

REVISION DATES:

ISSUE DATES:
COND. USE 10/07/2015

UTILITY PLAN

Burse
Surveying and Engineering, Inc.

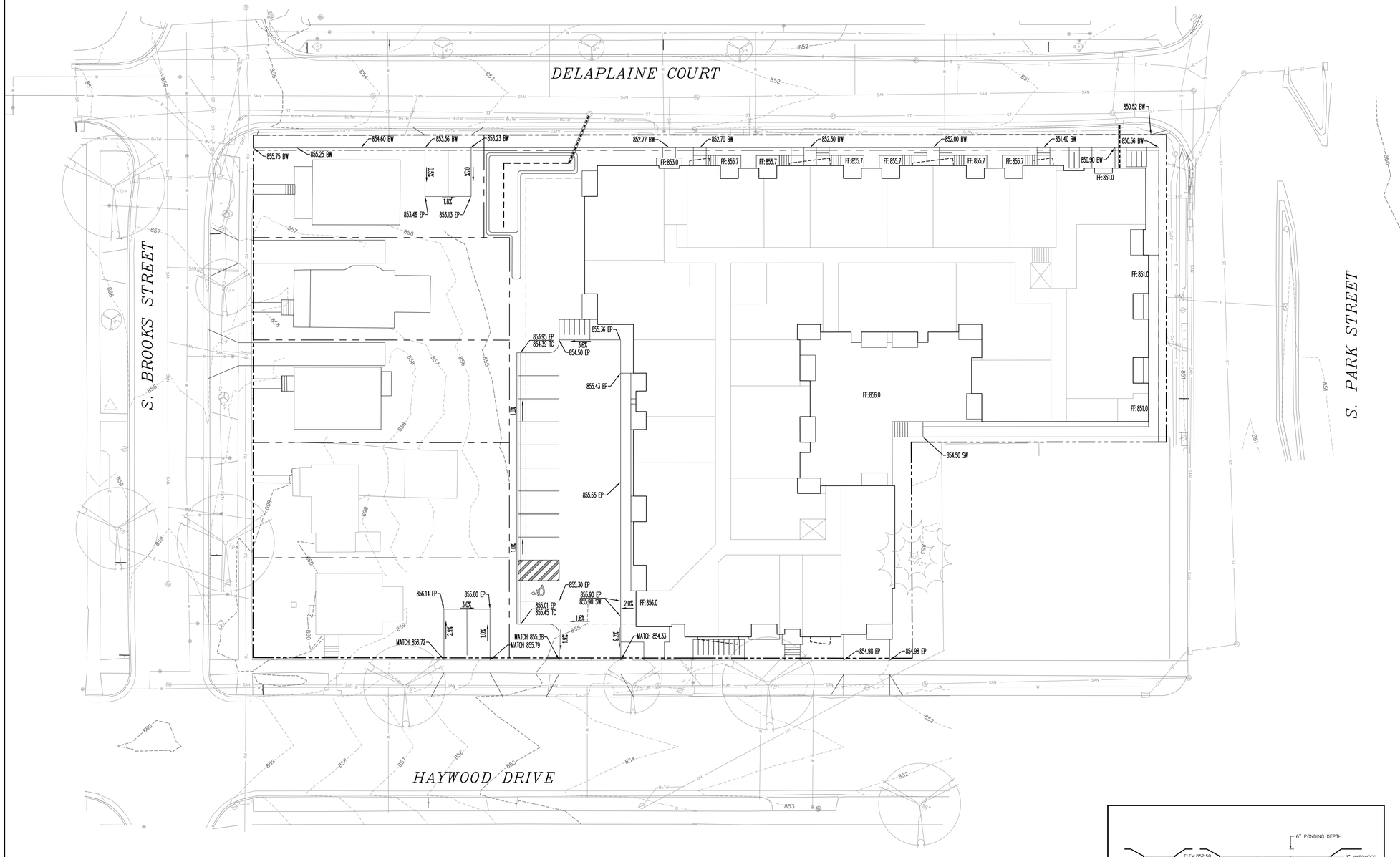
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

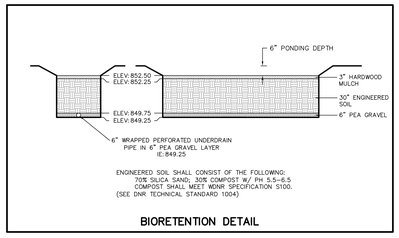
DRAWING NUMBER

C-4.0

Printed: Oct 06, 2015 - 4:58pm Printed By: Peter

M:\BSE1838\Engineering\BSE1838Eng.dwg





BIORETENTION DETAIL

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9363
Fax: 608-250-9266
e-mail: Mburse@bse-inc.net
www.burseengr.com

APPROVALS		
PROJECT ENG:	MLB	
DESIGNED BY:	PDF	
DRAWN BY:	PDF	
CHECKED BY:	MLB	
APPROVED BY:	MLB	

8TWENTY PARK

820 S.PARK STREET
MADISON, WISCONSIN

JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #: BSE1838-15
PLOT DATE: 10/07/2015

REVISION DATES:

ISSUE DATES:
COND. USE 10/07/2015

GRADING PLAN

Burse
Surveying and Engineering, Inc.

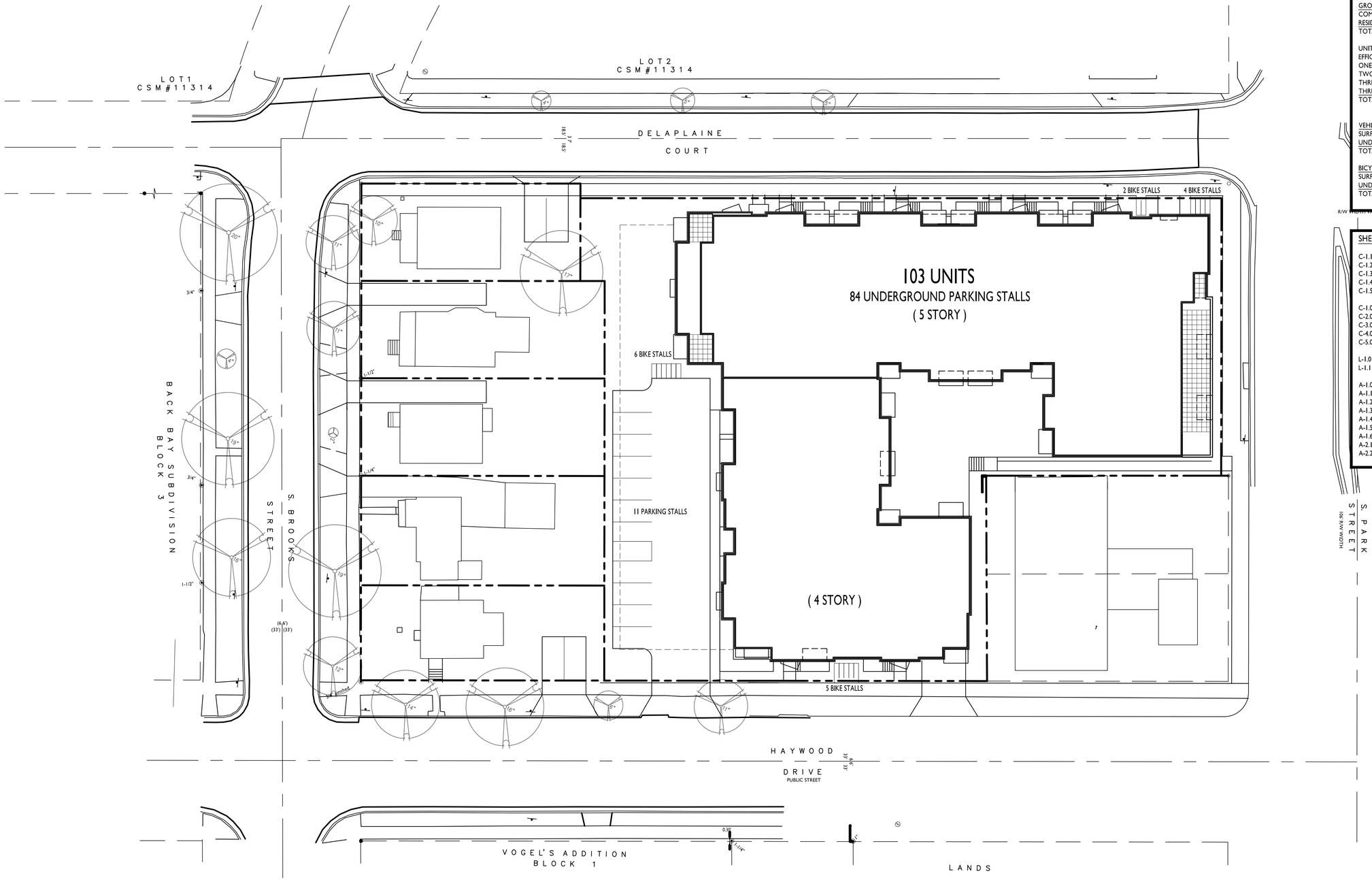
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER

C-5.0

Printed: Oct 06, 2015 - 5:09pm Printed By: Peter

M:\BSE1838\Engineering\BSE1838Eng.dwg



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

SITE DEVELOPMENT STATISTICS

LOT AREA	42,462 S.F./ 0.97 ACRES
HOUSING TYPE	AFFORDABLE FAMILY HOUSING
DWELLING UNITS	103 DU
LOT AREA/D.U.	412 S.F./D.U.
DENSITY	106 UNITS/ACRE
BUILDING HEIGHT	4-5 STORIES
ZONING DISTRICT	TSS & TR-C3
USABLE OPEN SPACE	8,770 S.F. (85 S.F./UNIT)
LOT COVERAGE	34,617 S.F. (81.5%)
GROSS FLOOR AREA	
COMMERCIAL AREA	2,000 S.F.
RESIDENTIAL AREA	113,464 S.F.
TOTAL	115,464 S.F.
UNIT MIX	
EFFICIENCY	5
ONE BEDROOM	56
TWO BEDROOM	25
THREE BEDROOM T.H.	8
THREE BEDROOM FLAT	9
TOTAL	103
VEHICLE PARKING	
SURFACE	11 STALLS
UNDERGROUND	84 STALLS
TOTAL	95 STALLS
BICYCLE PARKING	
SURFACE	22 STALLS
UNDERGROUND	101 STALLS
TOTAL	123 STALLS

SHEET INDEX

C-1.1	SITE PLAN
C-1.2	USABLE OPEN SPACE
C-1.3	LOT COVERAGE
C-1.4	FIRE ACCESS PLAN
C-1.5	LIGHTING PLAN
C-1.0	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-3.0	CIVIL SITE PLAN
C-4.0	UTILITY PLAN
C-5.0	GRADING PLAN
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	TYPICAL UNIT PLANS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Site Plan

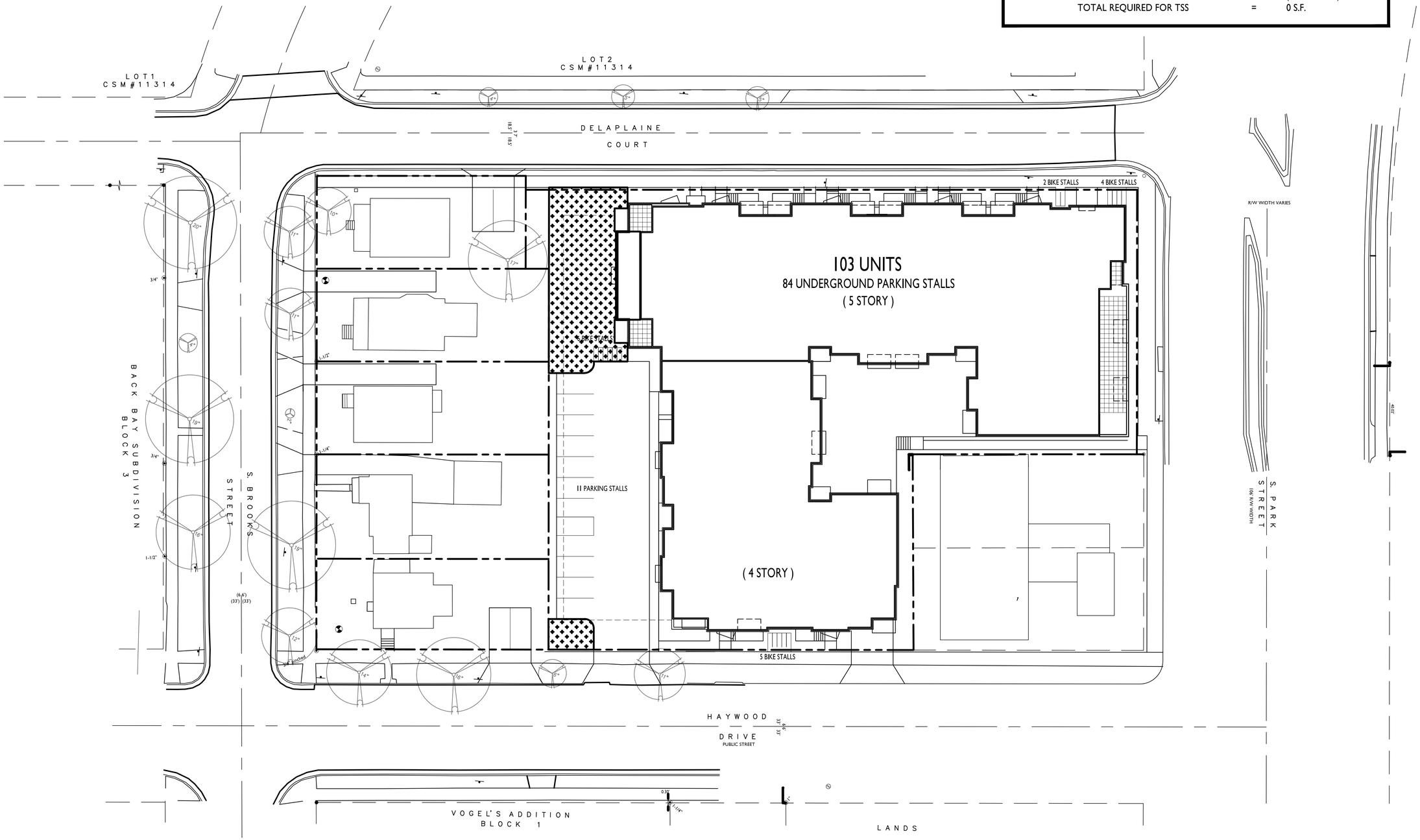
SHEET NUMBER
C-1.1

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC

USABLE OPEN SPACE

DECKS & PATIOS		
(103 X 60 S.F.) = 6,180 S.F.	=	6,180 S.F.
SITE	=	2,590 S.F.
TOTAL PROVIDED	=	8,770 S.F. (85 S.F./UNIT)
TOTAL REQUIRED FOR TSS	=	0 S.F.



1 C-1.2 USABLE OPEN SPACE

1" = 20'-0"

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Usable Open Space

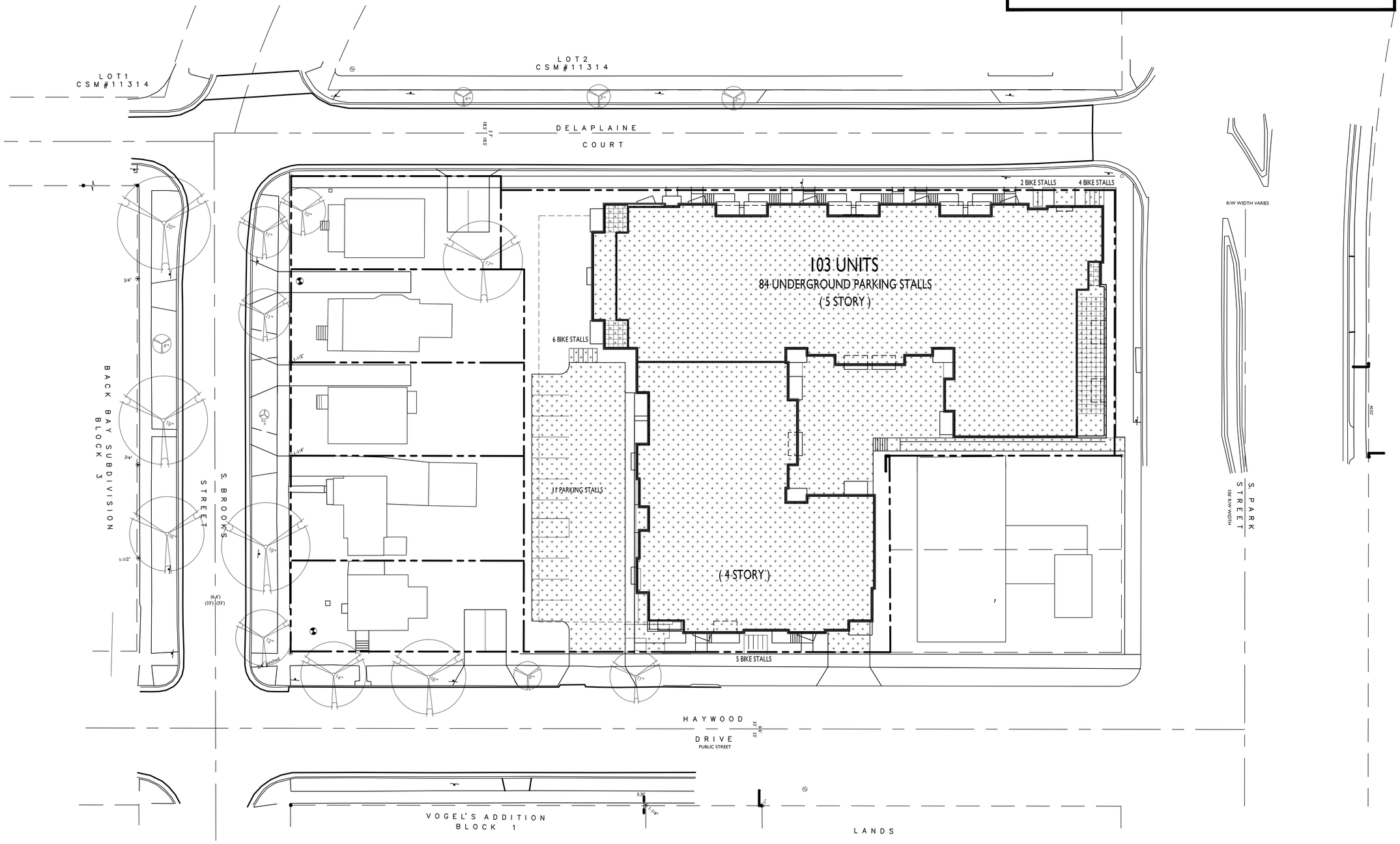
SHEET NUMBER
C-1.2

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC

LOT COVERAGE

TOTAL LOT AREA	= 42,462 S.F.
LOT COVERAGE: Building + Paved Areas	= 34,617 S.F.
(34,617 SF / 42,462 S.F.)	= 81.5 %



1 / C-1.3 LOT COVERAGE

1" = 20'-0"

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

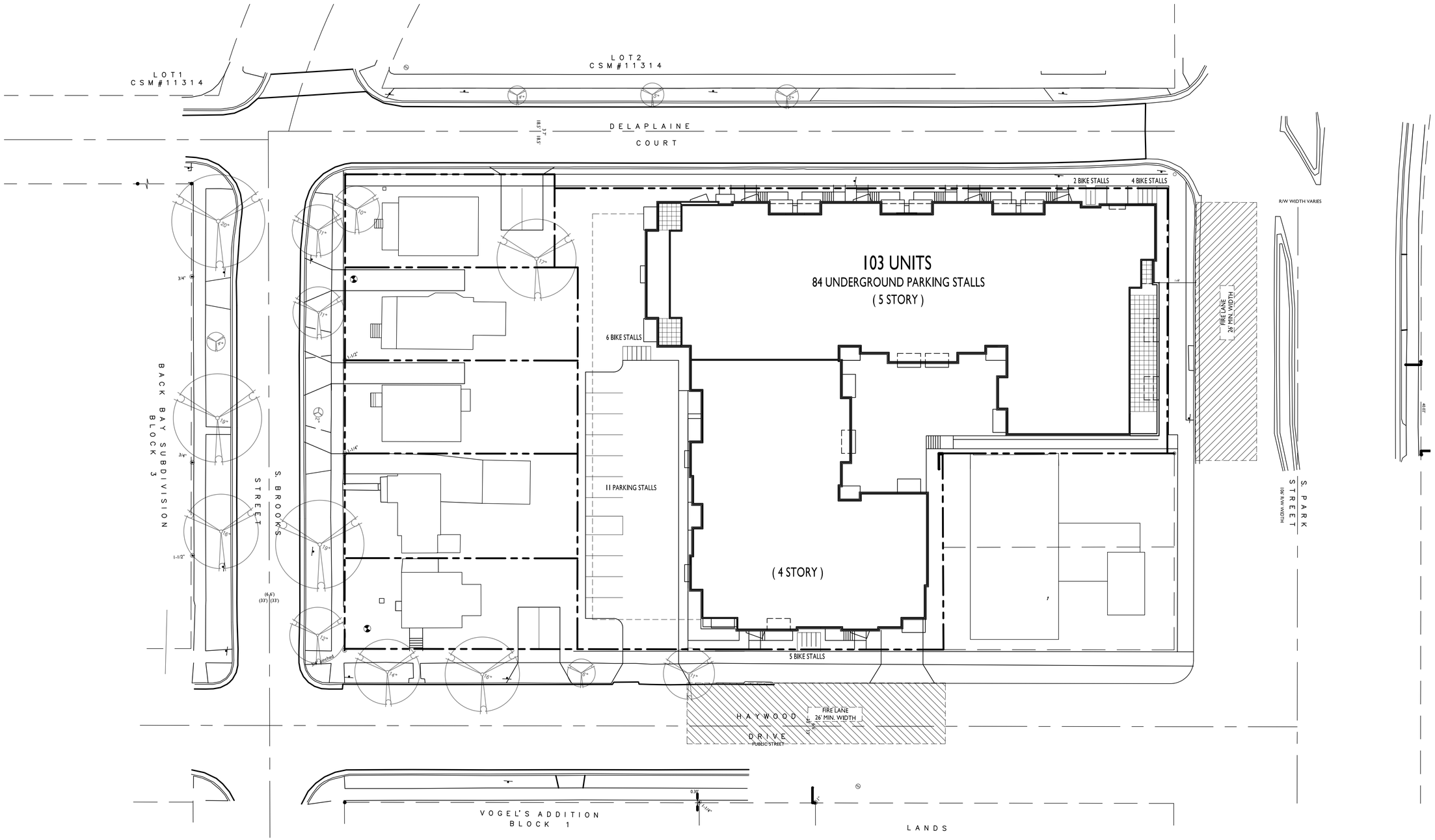
S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.3

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 C-1.4 AERIAL FIRE APPARATUS ACCESS

1" = 20'-0"

1. = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.

2. REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD SHOULD NOT BE LESS THAN 25% OF THE BUILDING PERIMETER. TOTAL BUILDING PERIMETER IS APPROXIMATELY 1,120 FEET. TOTAL REQUIRED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 280 FEET. PROVIDED LENGTH OF AERIAL FIRE APPARATUS ACCESS ROAD IS 548 FEET.

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

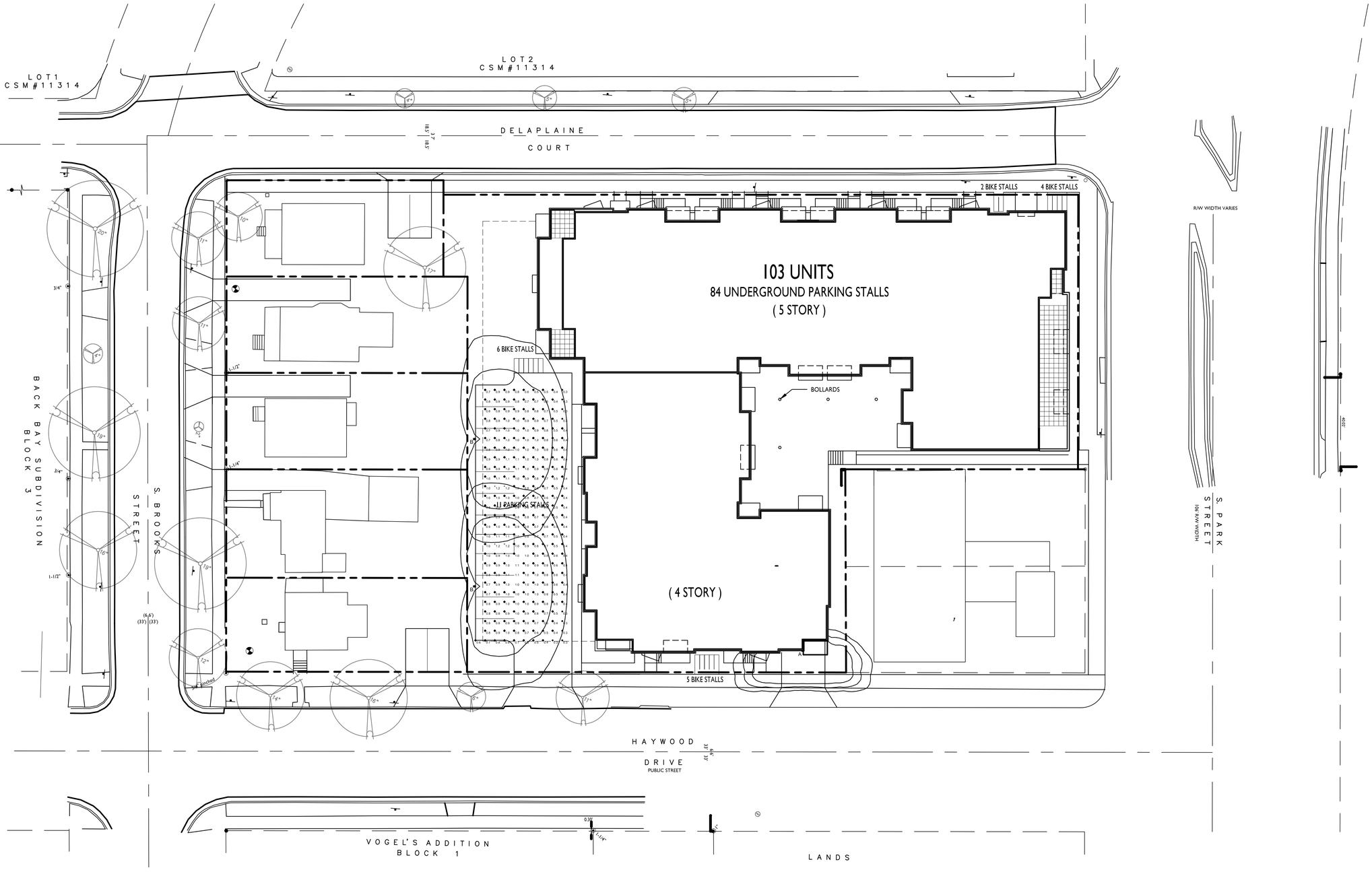
S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Fire Access Plan

SHEET NUMBER
C-1.4

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 / C-1.5 LIGHTING PLAN

1" = 20'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	MOUNTING
	B	2	ARE-EDG-3MB-**-02-E-UL-700-57K (700mA) CONFIGURED FROM STR-LWY-3MB-xx-06-E-UL-700-40K or BXSLxH06E-UD7 (700mA)	CONFIGURED FROM 60 LED Type III Medium Optic w/ Full Backlight 700mA 4000K LEDway Streetlight	CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP	ARE-EDG-3MB_ _02-E-UL-700-57K-CONFIGURED.IES	18' POLE ON 2'-0" CONC. BASE
	A	1	XSPWAx2FG-U	Cree XSPW Series Wallpack Luminaire, Type II Medium, 4000K, Input Power Designator G	4 type MDA LEDs	XSPWAx2FG-U_RESTL-2014--0017.IES	WALL MOUNTED 10'-0" ABOVE GRADE

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	1.2 fc	0.3 fc	4.0:1	2.7:1

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

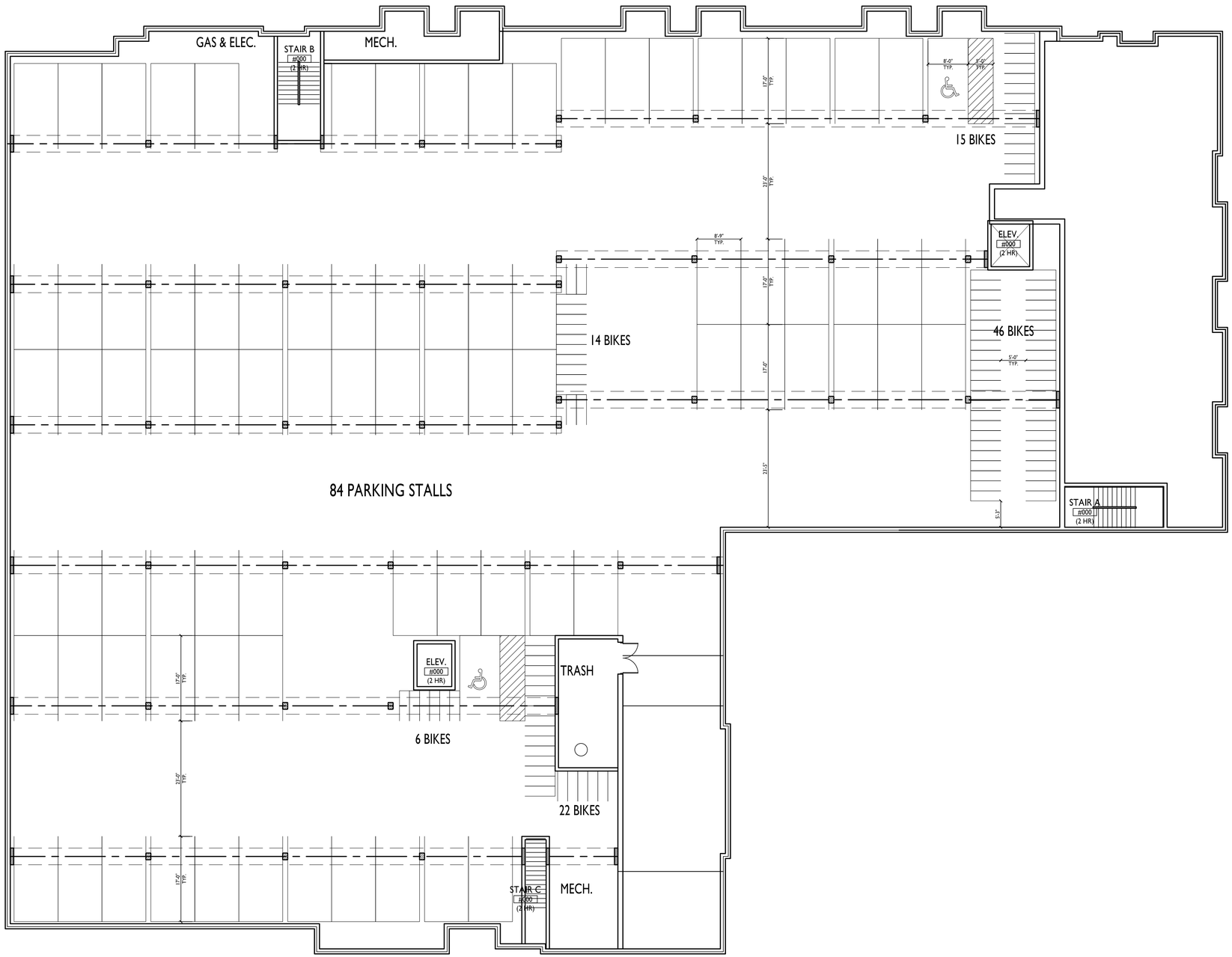
S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Lighting Plan

SHEET NUMBER
C-1.5

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.0 BASEMENT FLOOR PLAN

3/32"=1'-0"

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Basement Floor Plan

SHEET NUMBER
A-1.0

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.1 FIRST FLOOR PLAN

3/32"=1'-0"

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.2 SECOND FLOOR PLAN

3/32"=1'-0"

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.3 THIRD FLOOR PLAN

3/32"=1'-0"

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Third Floor Plan

SHEET NUMBER
A-1.3

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.4 FOURTH FLOOR PLAN

3/32"=1'-0"

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
A-1.4

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 A-1.5 FIFTH FLOOR PLAN

3/32"=1'-0"

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

ISSUED
Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Fifth Floor Plan

SHEET NUMBER
A-1.5

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 A-2.1 ELEVATION ALONG PARK STREET

1/16"=1'-0"



1 A-2.1 ELEVATION ALONG DEPLAINE COURT

1/16"=1'-0"

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

ISSUED

Issued for xyz - Month Day, Year

PROJECT TITLE

8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE

Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



1 A-2.2 REAR ELEVATION

1/16"=1'-0"



1 A-2.2 ELEVATION ALONG HAYWOOD

1/16"=1'-0"

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

ISSUED

Issued for xyz - Month Day, Year

PROJECT TITLE

8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE

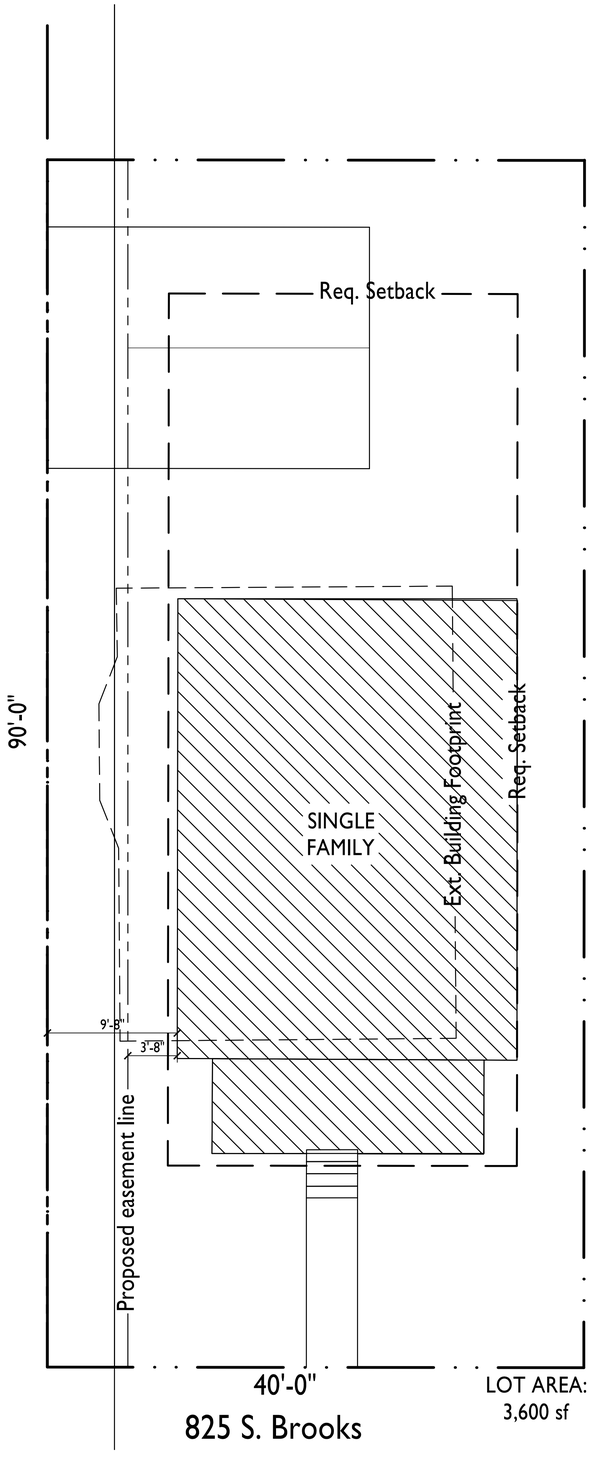
Elevations

SHEET NUMBER

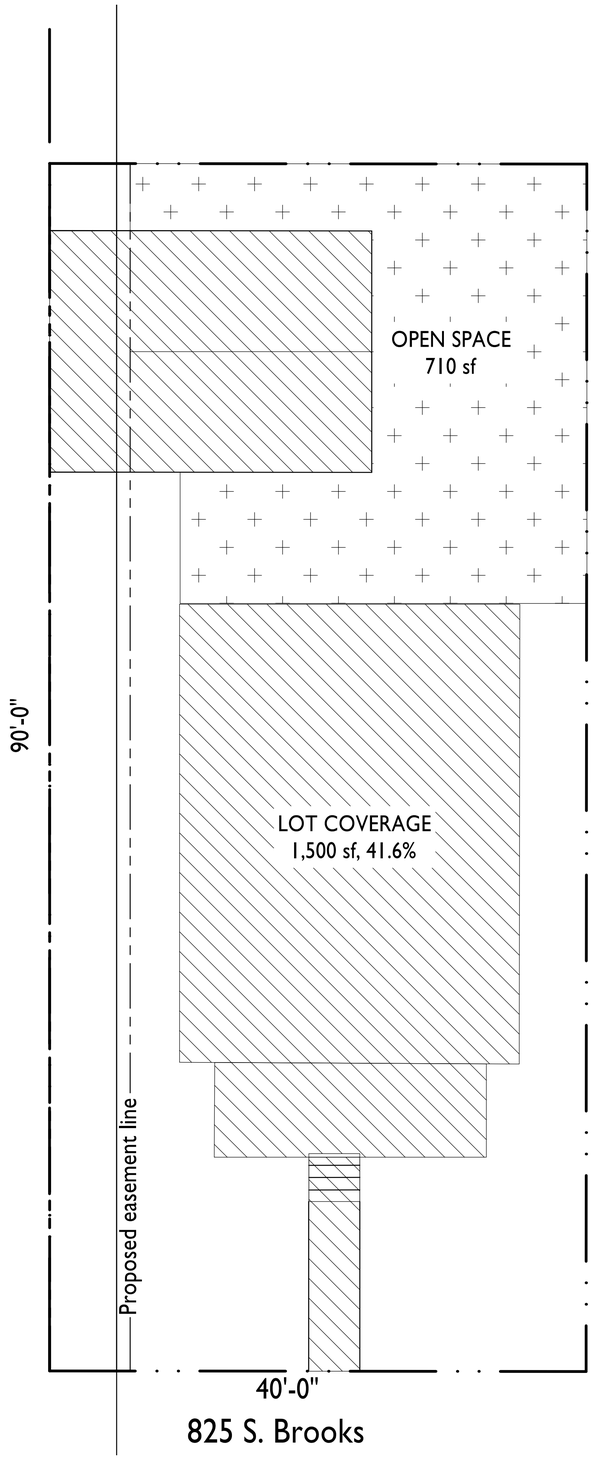
A-2.2

PROJECT NO. 1524

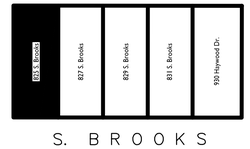
© 2013 Knothe & Bruce Architects, LLC



LOT DIMENSIONS / BUILDING SETBACKS



LOT COVERAGE / OPEN SPACE



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

ISSUED
Issued for xyz - Month Day, Year

PROJECT TITLE
S. PARK STREET & HAYWOOD DRIVE

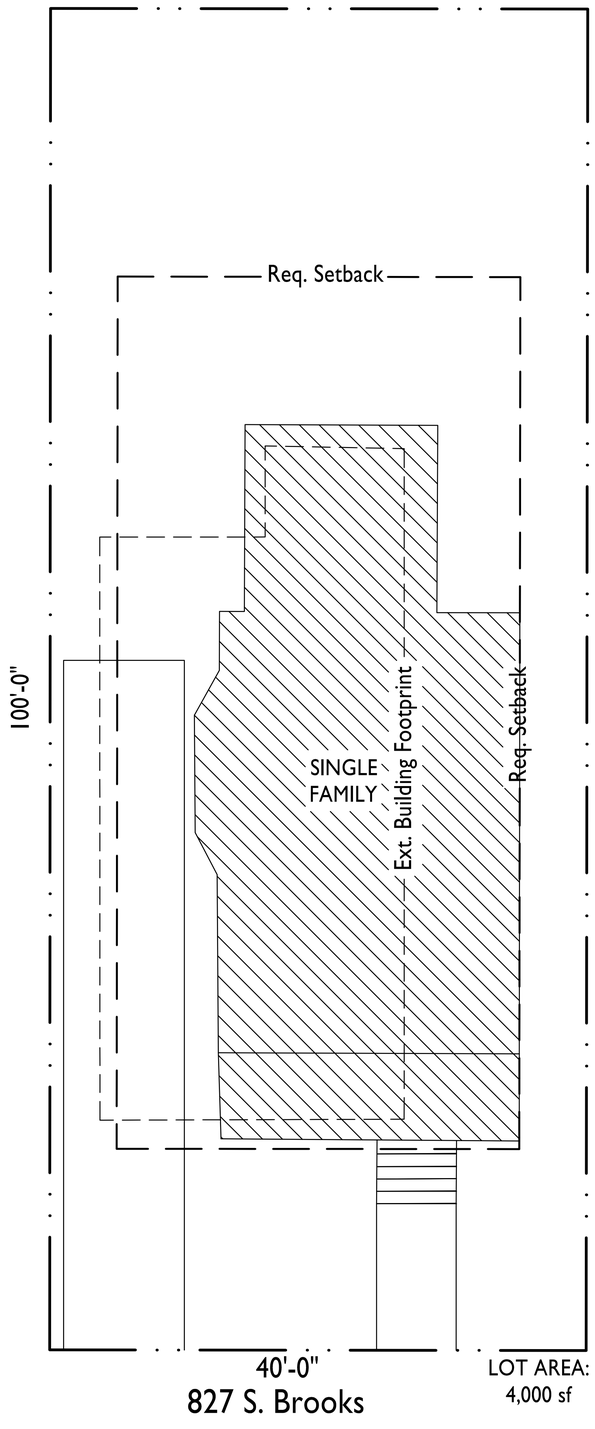
Madison, WI

SHEET TITLE
Zoning Analysis and Proposed Improvements

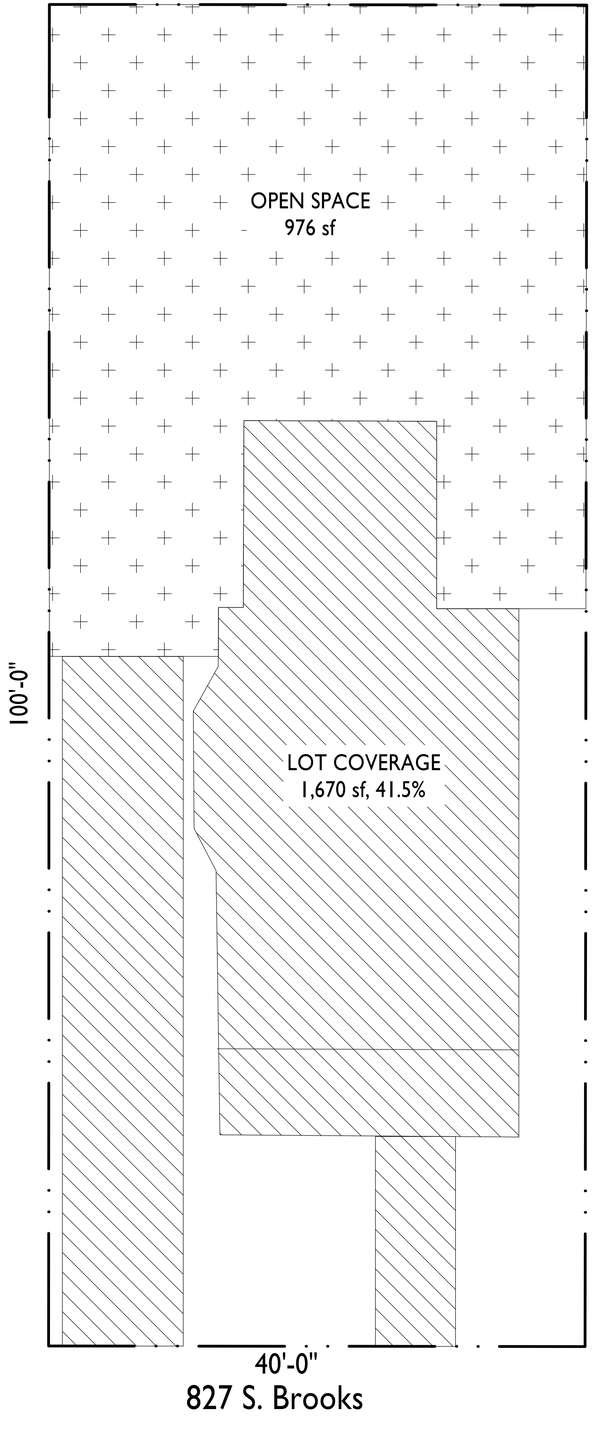
SHEET NUMBER
A-1.1

PROJECT NO. 1524

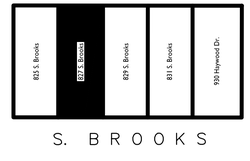
© 2013 Knothe & Bruce Architects, LLC



LOT DIMENSIONS / BUILDING SETBACKS



LOT COVERAGE / OPEN SPACE



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

ISSUED
Issued for xyz - Month Day, Year

PROJECT TITLE
S. PARK STREET & HAYWOOD DRIVE

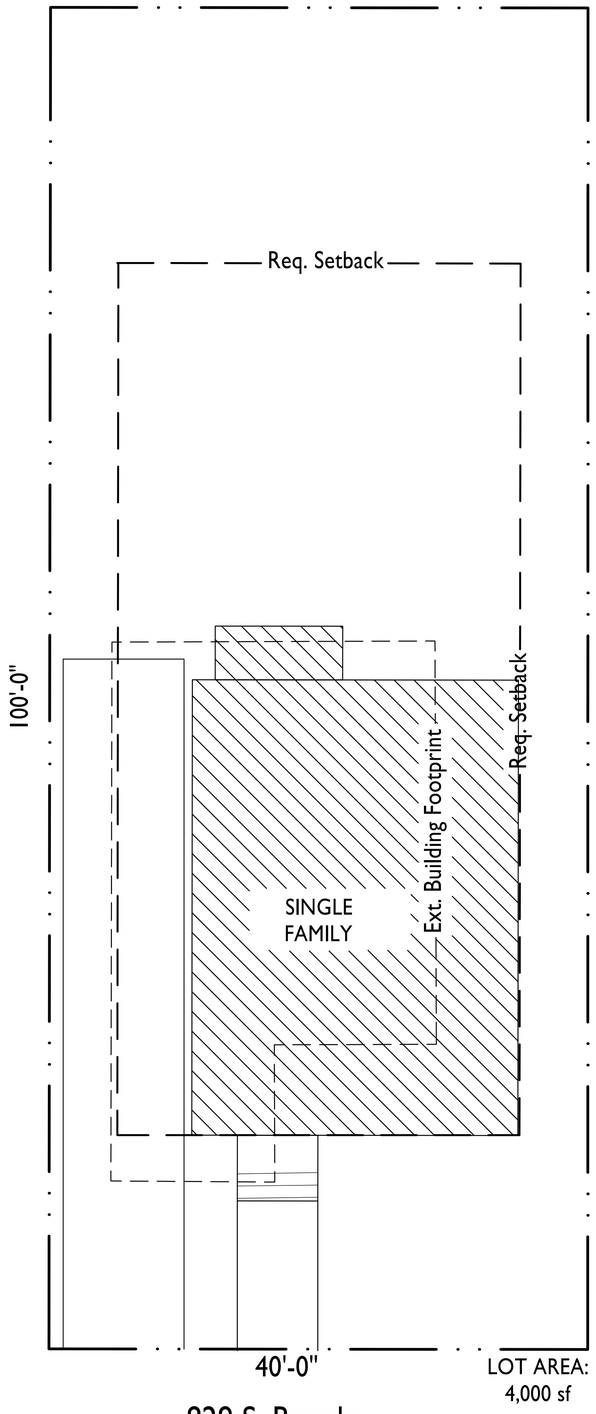
Madison, WI

SHEET TITLE
Zoning Analysis and Proposed Improvements

SHEET NUMBER
A-1.1

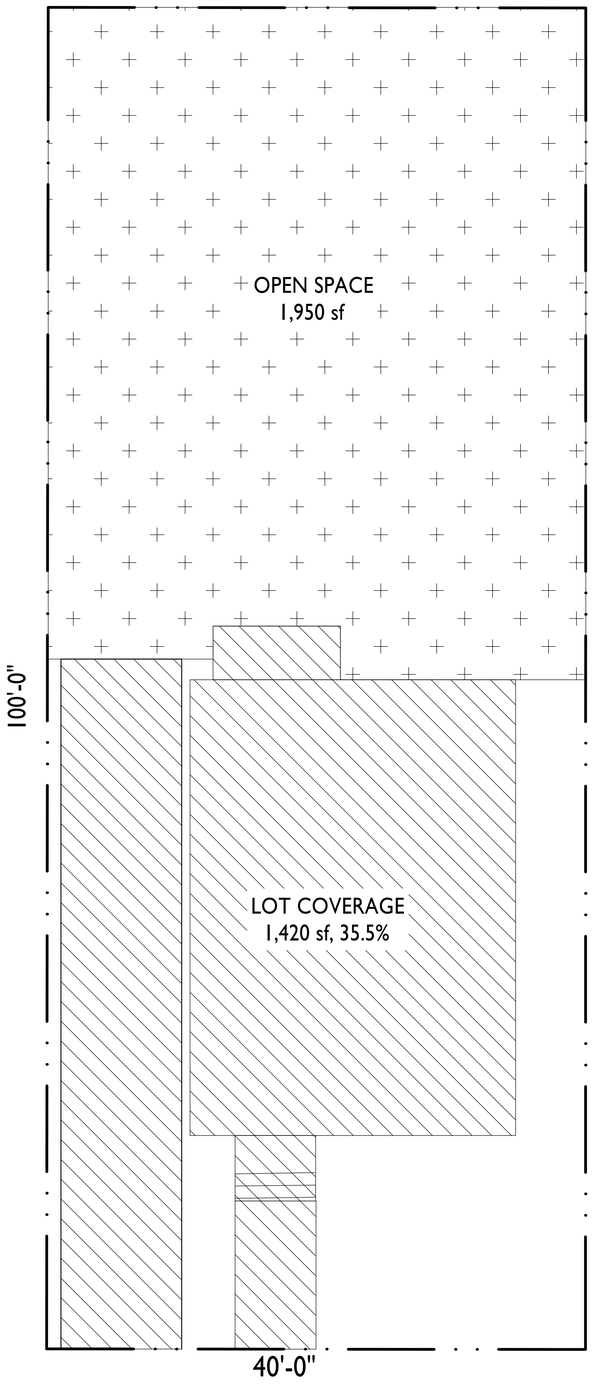
PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



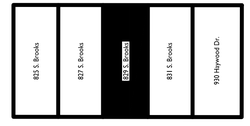
829 S. Brooks

LOT DIMENSIONS / BUILDING SETBACKS



829 S. Brooks

LOT COVERAGE / OPEN SPACE



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

ISSUED
Issued for xyz - Month Day, Year

PROJECT TITLE
S. PARK STREET & HAYWOOD DRIVE

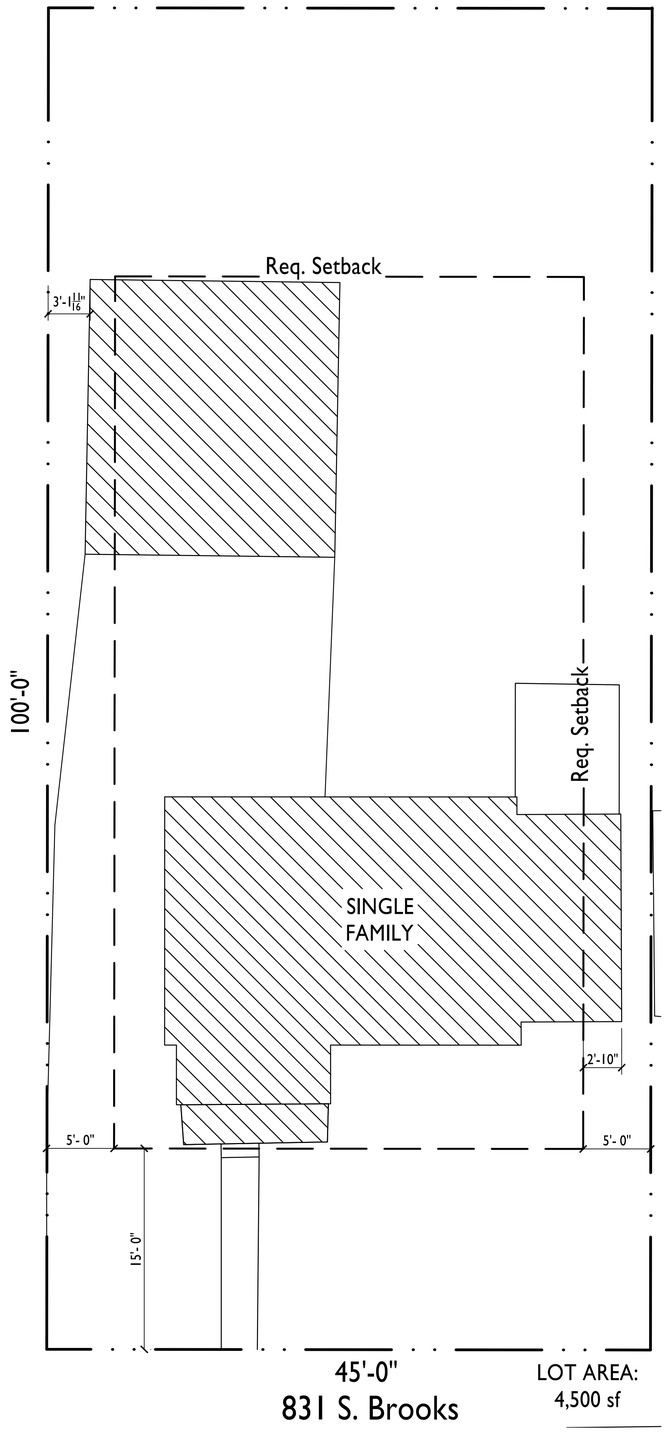
Madison, WI

SHEET TITLE
Zoning Analysis and Proposed Improvements

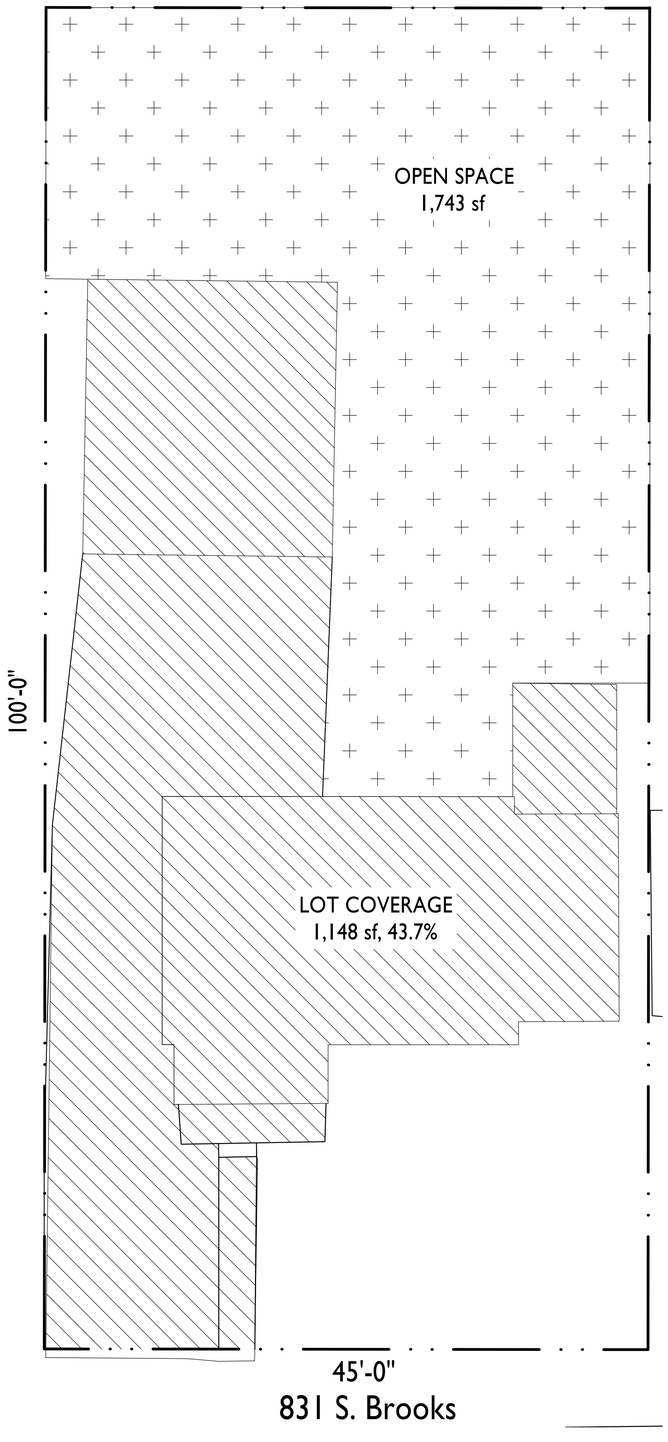
SHEET NUMBER
A-1.1

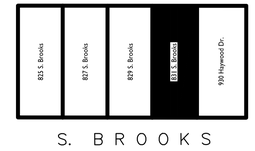
PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC



LOT DIMENSIONS / BUILDING SETBACKS





LOT COVERAGE / OPEN SPACE

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

ISSUED
Issued for xyz - Month Day, Year

PROJECT TITLE
S. PARK STREET & HAYWOOD DRIVE

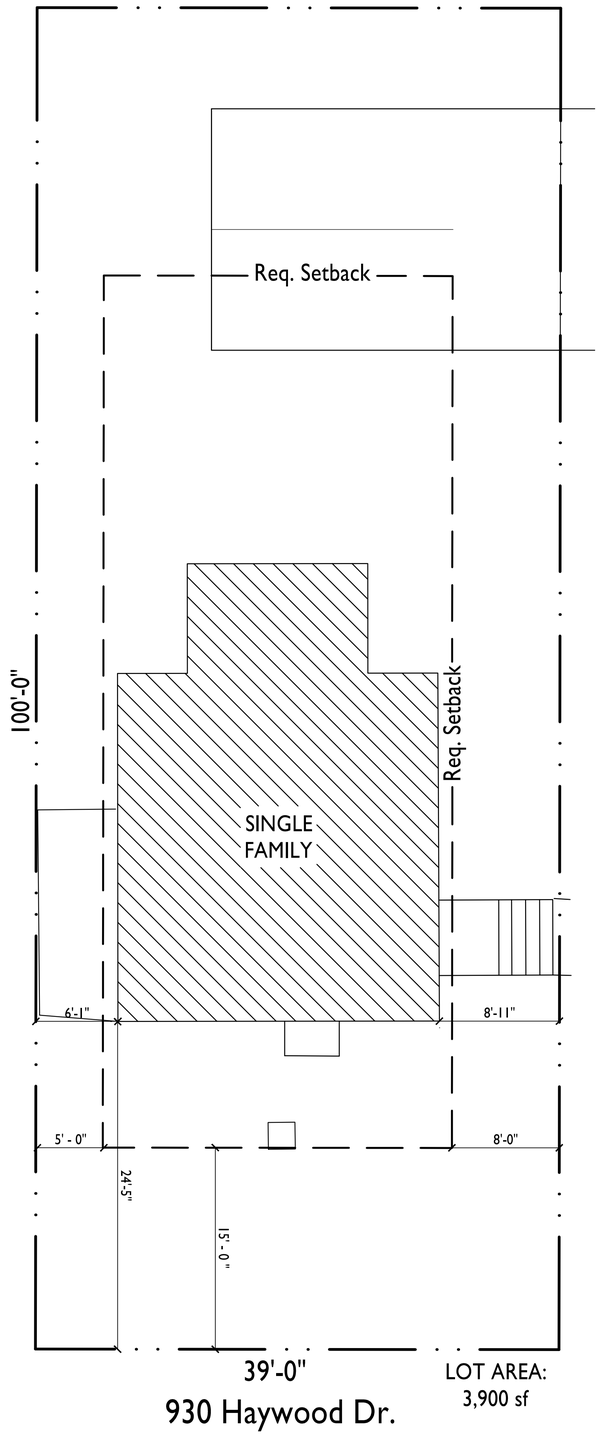
Madison, WI

SHEET TITLE
Zoning Analysis and Proposed Improvements

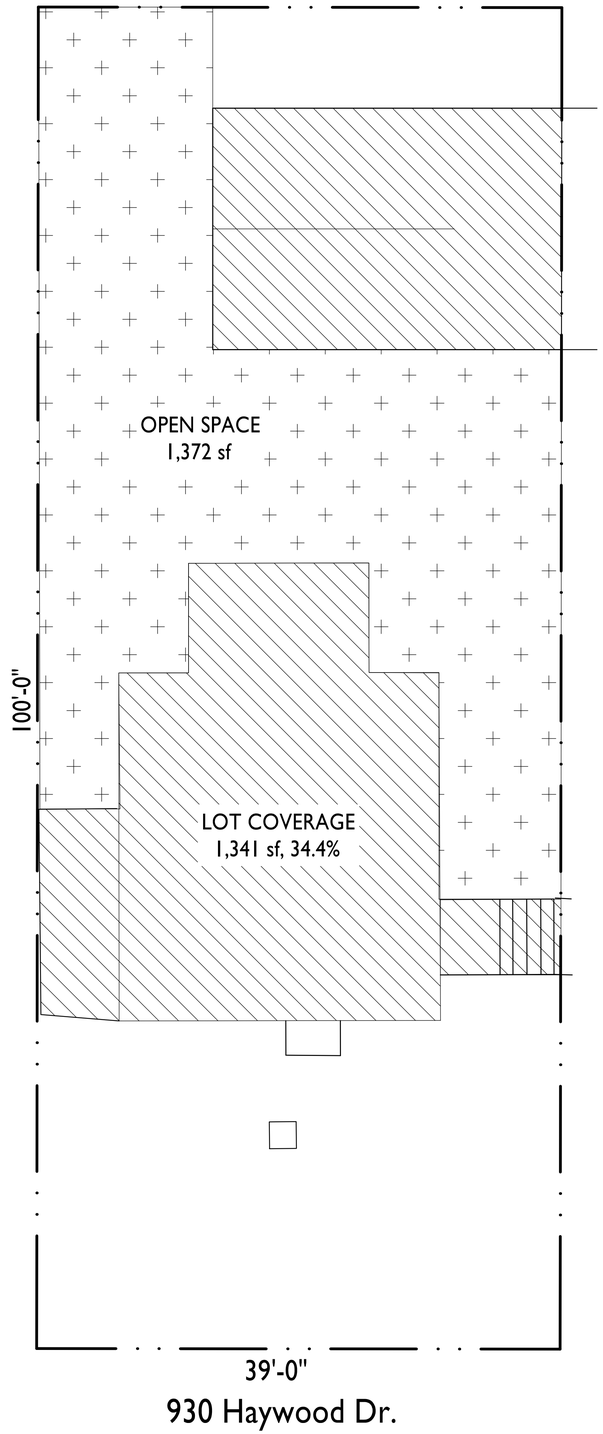
SHEET NUMBER
A-1.1

PROJECT NO. 1524

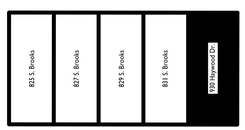
© 2013 Knothe & Bruce Architects, LLC



LOT DIMENSIONS / BUILDING SETBACKS



LOT COVERAGE / OPEN SPACE



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

ISSUED
Issued for xyz - Month Day, Year

PROJECT TITLE
S. PARK STREET & HAYWOOD DRIVE

Madison, WI

SHEET TITLE
Zoning Analysis and Proposed Improvements

SHEET NUMBER
A-1.1

PROJECT NO. 1524

© 2013 Knothe & Bruce Architects, LLC