



City of Madison

Proposed Demolition & Conditional Use

Location
706 Williamson Street

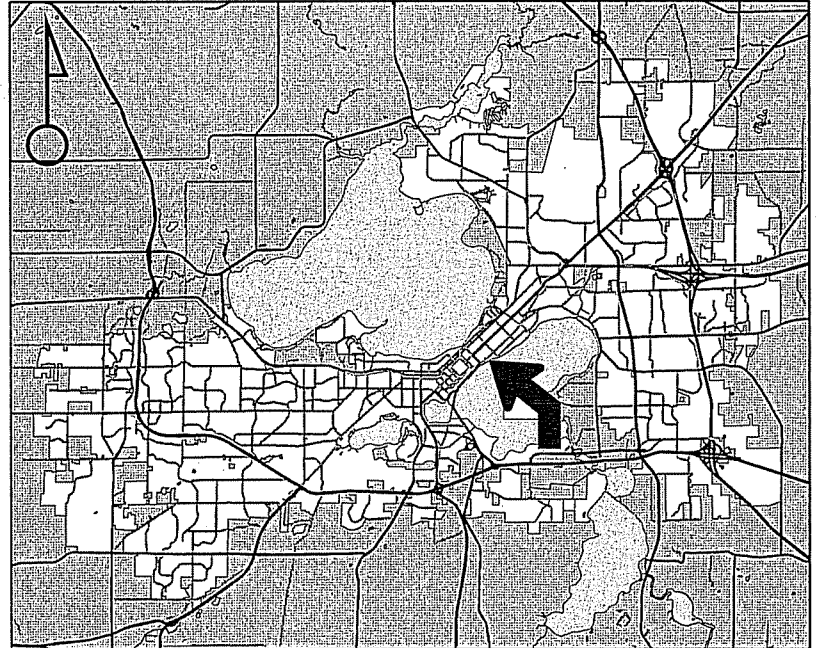
Project Name
Rifkin Mixed-Use

Applicant
Martin F. Rifken – Blount Street, LLC

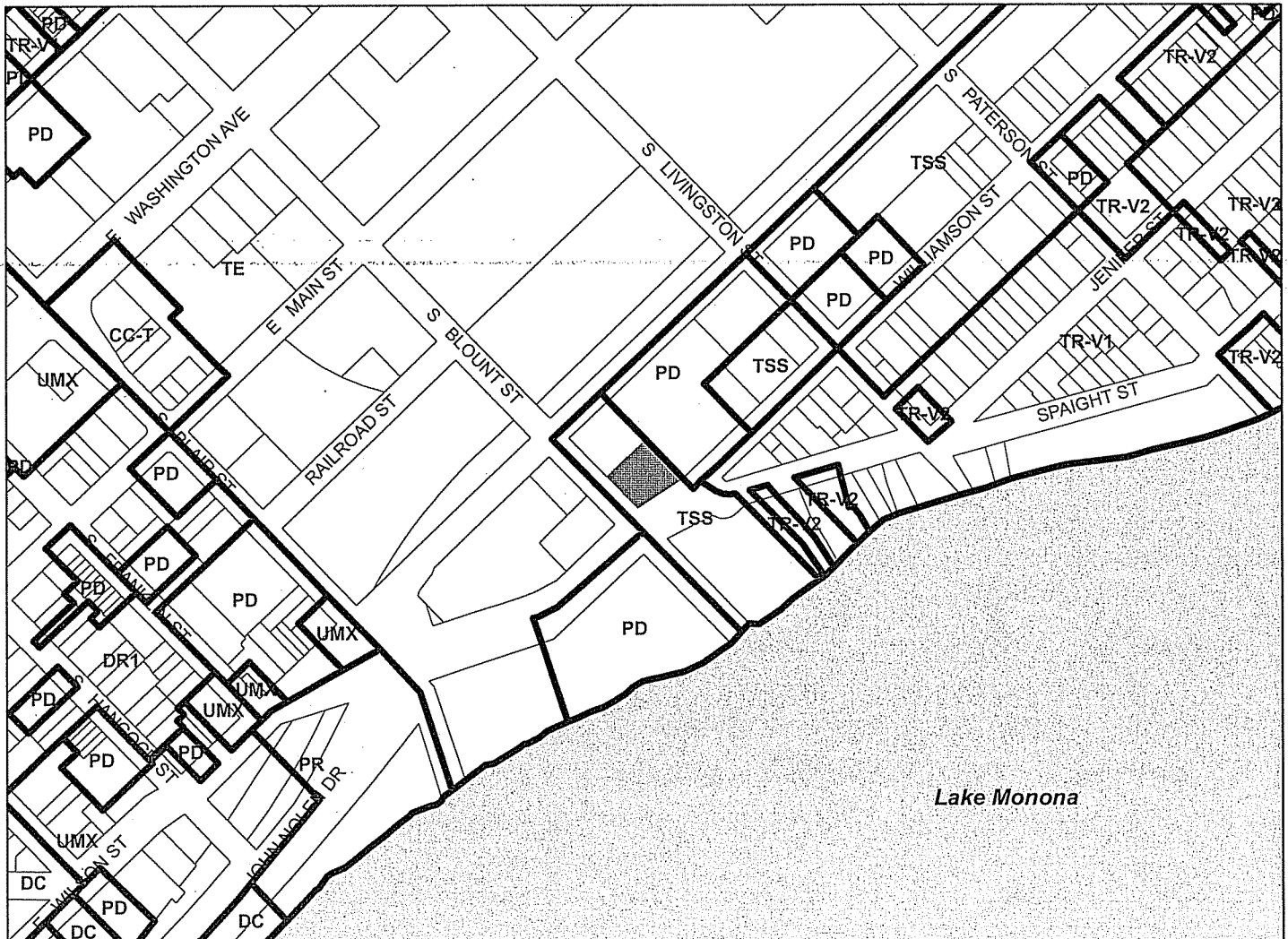
Existing Use
Commercial building

Proposed Use
Demolish commercial building and construct mixed-use building with 7,800 square feet of commercial space and 55 apartments.

Public Hearing Date
Plan Commission
07 July 2014



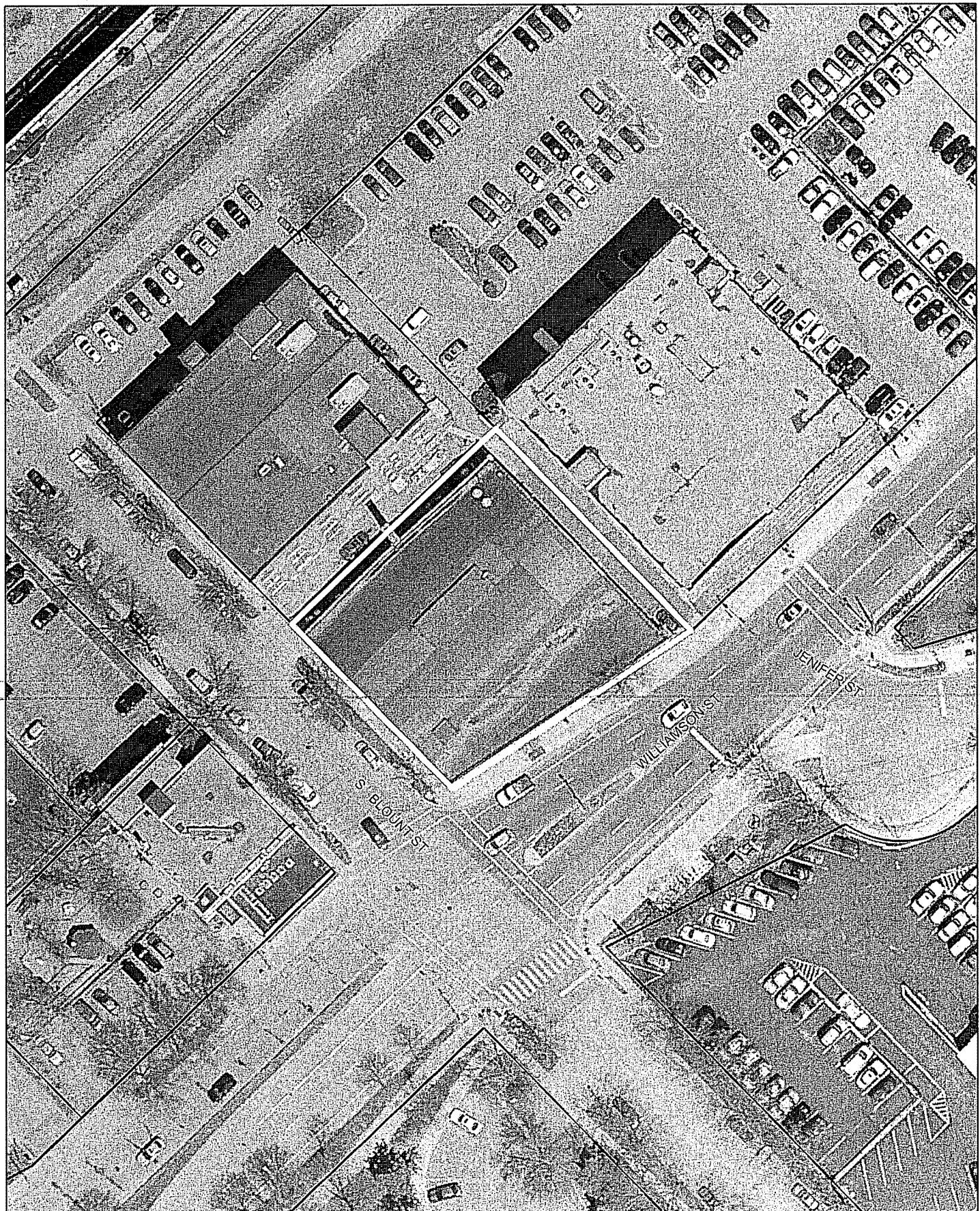
For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Lake Monona

Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 June 2014





LAND USE APPLICATION

CITY OF MADISON

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

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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 706 Williamson Street
Project Title (if any): _____

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

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

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

Applicant Name: Martin F. Rifkin **Company:** Blount Street, LLC
Street Address: P.O. Box 2077 **City/State:** Madison **Zip:** 53701
Telephone: (608) 258-4640 **Fax:** (608) 258-4647 **Email:** mrifken@outlook.com

Project Contact Person: _____ **Company:** _____
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: () _____ **Fax:** () _____ **Email:** _____

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: The mixed-use development will consist of a six-story building of approximately 66,000 square feet. The building will include 55 residential units, commercial use on the ground floor, and parking in the basement.

Development Schedule: Commencement April 2015 Completion June 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

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

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper.

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

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

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

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

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

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

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Marsha Rummel Listserv process completed on 2/28/2014

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

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

Planning Staff: Stouder Date: Feb 3 Zoning Staff: DAT meeting Date: Feb 6

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

Name of Applicant Marty Rifken Relationship to Property: Managing Member of LLC

Authorizing Signature of Property Owner _____ Date _____

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Heather Stouder, AICP
City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

May 28, 2014

Re **Letter of Intent**
706 Williamson Street
Madison, WI 53703
Conditional Use

Dear Ms. Stouder,

Please accept this Letter of Intent, application and attachments as our formal request for a Conditional Use review and approval by the City of Madison for the 706 William Street project detailed below.

Project Name:

706 Williamson Street
Madison, WI 53703

PROJECT TEAM:

Owner:

Blount Street, LLC
P.O. Box 2077
Madison, WI 53701
Contact: Martin F. Rifken
Phone: (608) 258-4640
Mobile: (608) 575-9562
Fax: (608) 258-4647
Email: mrifken@outlook.com

Architect:

Engberg Anderson
1 N. Pinckney Street
Madison, WI 53703
Contact: James F. Brown, Jr.
Phone: (608) 250-7514
Fax: (608) 250-0200
Email: jimb@engberganderson.com

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com

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Civil Engineer: JSD Professional Services
161 Horizon Drive, Suite 101
Verona, WI 53593
Contact: Hans P. Justeson, P.E., R.L.S.
Phone: (608) 848-5060 ext. 203
Fax: (608) 848-2255
Email: hans.justeson@jsdinc.com

Landscape Architect: JSD Professional Services
161 Horizon Drive, Suite 101
Verona, WI 53593
Contact: Hans P. Justeson, P.E., R.L.S.
Phone: (608) 848-5060 ext. 203
Fax: (608) 848-2255
Email: hans.justeson@jsdinc.com

PROJECT OVERVIEW

The project will be located in the City of Madison on the near east side at 702 Williamson Street. The mixed-use development will consist of a six-story building of approximately 66,000 square feet. The building will include 55 residential units, commercial use on the ground floor, and parking in the basement.

EXISTING CONDITIONS:

The project site is currently occupied by a single-story commercial building with basement constructed in 1926 and extensively remodeled throughout the years including most recently in 1998 and 2007.

According to the City of Madison zoning districts, the project site is located within the Commercial and Mixed-Use District; TSS - Traditional Shopping District and the height and number of stories are allowed through the conditional use approval process.

The project site is contained within the Third Lake Ridge Local Historic District.

A certificate of appropriateness was granted at the May 5, 2014 Landmarks Commission meeting. The Landmarks Commission submission requested the demolition of the existing commercial building as well as the construction of the proposed project.

PROJECT SCHEDULE:

The project is currently scheduled to begin construction in April 2015 with completion in June 2016.

PROPOSED USES:

The building will include 55 residential units and approximately 58,000 of residential use on the top 5 floors of the building. The first floor (approximately 7,800 SF) will accommodate the residential lobby,

building services and commercial uses. The building basement (approximately 13,500 SF and not included in building area) will contain enclosed parking for 30 vehicles.

HOURS OF OPERATION:

Residential occupancy: 24 hours per day, 7 days per week.

Commercial occupancy: Varies depending upon use.

Retail: 9:00 AM - 9:00 PM

Restaurant: 11:00 AM - 11:00 PM possibly later.

BUILDING SQUARE FOOTAGE:

Approximately 66,000 square feet not including 13,500 square feet of basement.

NUMBER OF DWELLING UNITS:

The building will include 55 residential units. The unit mix will range from 600 SF efficiency units, 660 - 900 SF one-bedrooms to 1,200 SF two-bedrooms. There are 5 studios (one per floor), 30 one-bedroom units (six per floor), and 20 two-bedroom units (four per floor).

AUTO AND BIKE PARKING STALLS:

Auto Parking:

The basement will contain enclosed parking for 30 vehicles while there are 6 surface, tandem parking spaces for 12 vehicles, and the Owner controls an adjacent surface parking lot at 651 East Wilson Street which contains parking for an additional 28 vehicles.

Bike Parking:

Resident bike parking will be accommodated in the basement and within each resident unit.

Public bike parking is provided on site as there are 4 bike racks with each rack providing accommodations for 2 bikes.

LOT COVERAGE AND OPEN SPACE:

The current building occupies the entire buildable site. The buildable site excludes 10-foot wide easements along the east and north property lines.

The proposed building will not occupy the entire buildable site. The existing easements will remain. The Williamson Street facade will be set-back from the property line / back of sidewalk approximately 5-feet to allow increased visibility up Williamson Street for an automobile stopped at the corner of South Blount Street and Williamson Street. Additionally, the set-back will allow for potential outdoor seating along Williamson Street. The South Blount Street facade will be set-back just enough to allow below grade construction to occur with out encroaching upon the public way.

The existing east side easement will be utilized as a outdoor terrace and pedestrian plaza.

NEIGHBORHOOD INPUT:

There have been many opportunities for neighborhood input over the past several months. These opportunities include neighborhood planning & development meetings organized by the alderperson held on February 19, March 11 and 24, and April 23. Additionally, members of the development team met with neighborhood representatives to review the existing Capitol corridor views from Jennifer Street on March 31. The DAT meeting was held on February 6.

VALUE OF LAND:

Approximately \$900,000.00

ESTIMATED PROJECT COST:

Approximately \$8,500,000.00

NUMBER OF CONSTRUCTION & FULL-TIME EQUIVALENT JOBS CREATED:

Construction jobs:

According to the Skill Integrity Responsibility Council, every \$1 million spent directly on this type of construction project generates about 17 jobs throughout the economy. So a \$8.5 million investment translates into just over 145 jobs, including 77 jobs in the Construction sector and an additional 68 jobs elsewhere in the economy.

Full -time equivalent jobs:

A restaurant will provide 7 full-time equivalent jobs. Assuming 25 customers per hour of operation, a restaurant will employ 2 servers, 1 busser, 1 bartender at the front of house and 2 line cooks and 1 dishwasher at the back of house.

A retail merchant will provide 4 full-time equivalent jobs.

The proposed project could provide enough space for both operations to operate simultaneously.

PUBLIC SUBSIDY REQUESTED:

None.

Heather Stouder
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May 28, 2014

Sincerely,

A handwritten signature in black ink, appearing to be 'JFB', with a long horizontal flourish extending to the right.

James F. Brown, Jr., AIA

JFB/jfb

Copied: Marty Rifken, Bob Lehmann, Mark Ernst, Tim Wolosz, Hans Justenson

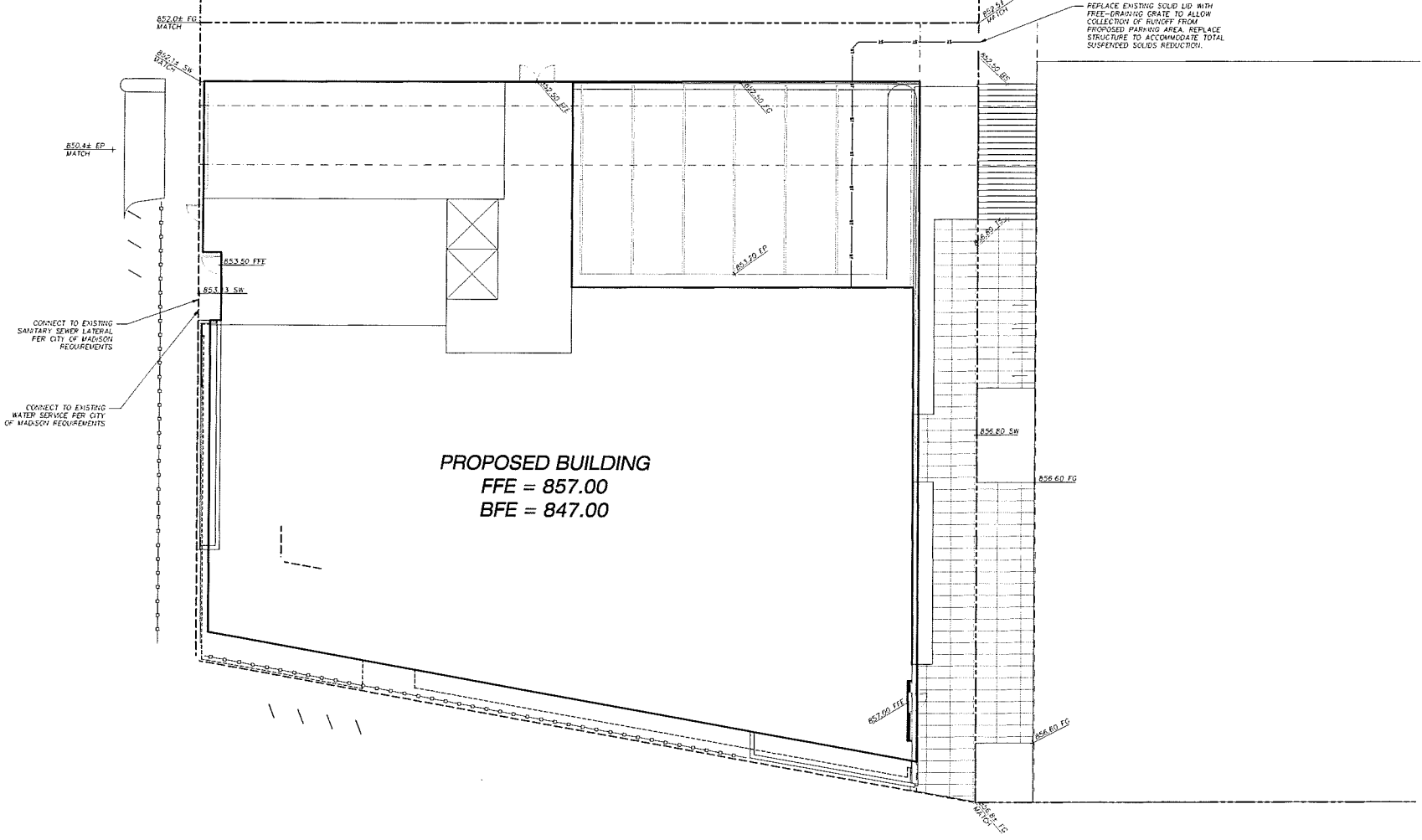


MAY 28, 2014

706 WILLIAMSON STREET



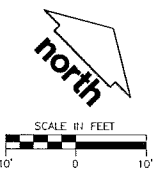
S. BLOUNT STREET



WILLIAMSON STREET

LEGEND (PROPOSED)

- PROPERTY LINE
- EASEMENT LINE
- RAILROAD LINE
- STORM SEWER
- SILENT FENCE
- EDGE OF PAVEMENT
- SPOT ELEVATION
- BY - EDGE OF PAVEMENT
- FG - FINAL GRADE
- FTE - FINISHED FLOOR ELEVATION
- SW - SIDEWALK
- TS - TOP OF STAIRS



GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLANS. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO MWR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONSITE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 30' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR PERIODS GREATER THAN 7 DAYS.
8. INSTALL CHECK DAMS WITH DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH MWR TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE EXISTING TECHNICAL STANDARD NO. 1001 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS A, TYPE B EROSION MATTING AND DRAINAGE SHALES SHALL BE STABILIZED WITH CLASS 1, TYPE B EROSION MATTING OR APPLICATION OF A ROOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH MWR REQUIREMENTS.
15. IT IS ACCEPTABLE TO SUBSTITUTE INTERM MANUFACTURED FERTILIZER CONTROL AND SLOPE INTERRUPTION PRODUCTS PER MWR TECHNICAL STANDARD 1001 FOR SILT FENCING.
16. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO MWR TECHNICAL STANDARD 100B.
17. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDER AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MAY BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. CONTRACTOR SHALL STABILIZE ANY EXPOSED SOIL SURFACES ON THE SITE WITH MULCH PRIOR TO WINTER.
3. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES. MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
5. CONTRACTOR SHALL WATER ALL HEAVILY SEEDER AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, MDSFS, AND MWR.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY IN INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
12. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON PROJECT NUMBER 5302300. PUBLIC IMPROVEMENTS ONLY SHOWN ON THIS PLAN FOR GRAPHIC PURPOSES. CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF MADISON INSPECTORS A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES OR DOING ANY OTHER WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-E.
14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
15. ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-E.
16. COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF MADISON.
17. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER MWR STORM WATER MANAGEMENT TECHNICAL STANDARD 1001.

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 MADISON REGIONAL OFFICE
 181 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5000 PHONE | 608.848.2255 FAX

706 Williamson Street

706 Williamson Street
 Madison, WI 53703
 Owner
 Blount Street, LLC
 P.O. Box 2077
 Madison, WI 53701

PROJECT NUMBER 142324.00

SEAL

ISSUED FOR:
 PLAN COMMISSION May 28, 2014
 LAND USE APPLICATION

REVISION FOR:
 NO. DESCRIPTION DATE

% REVIEW SET - NOT FOR CONSTRUCTION

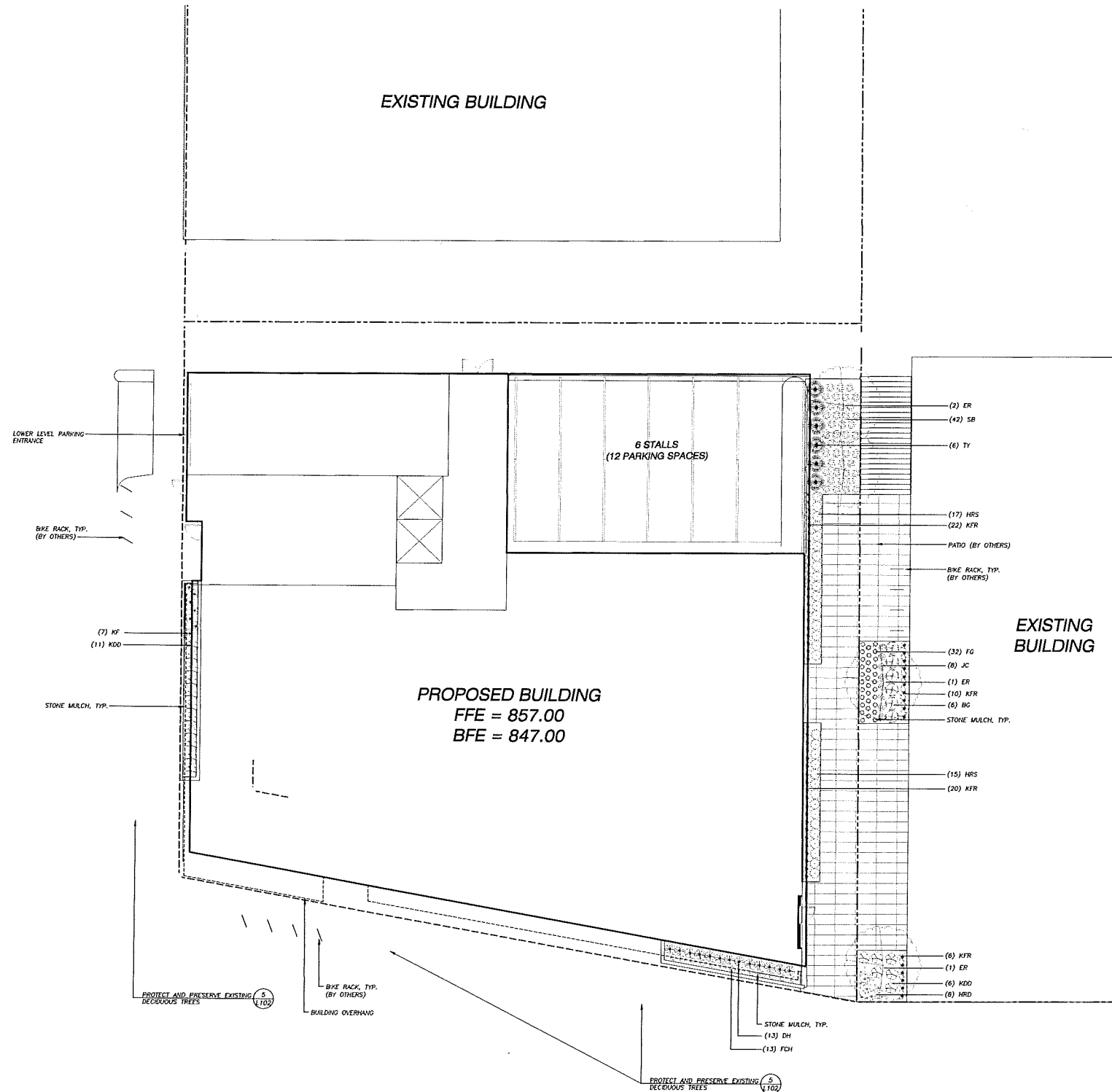
DRAWN BY KJY
 CHECKED BY HAS

GRADING, EROSION CONTROL, AND UTILITY PLAN

C101



S. BLOUNT STREET



WILLIAMSON STREET

LEGEND (PROPOSED)

- PROPERTY LINE
- - - EASEMENT LINE
- ▬ BUILDING FOUNDATION
- ▬ BUILDING OVERHANG

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCRETIONARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH THE GENERAL CONTRACTOR.
6. REFER TO SHEET L102 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

PROPOSED PLANTINGS

LOW DECIDUOUS TREES



MEDIUM DECIDUOUS SHRUBS

- Chicagoland Green Boxwood

MEDIUM EVERGREEN SHRUBS

- Taunton Yew

LOW DECIDUOUS SHRUBS

- Kelsey's Dwarf Redosier Dogwood

PERENNIALS

- Happy Returns Daisy
- Hosta 'Cadillac'
- Black Snakeroot

ORNAMENTAL GRASSES

- Karl Foerster Feather Reed Grass
- Korean Feather Reed Grass
- Dwarf Hameln Fountain Grass
- Elijah Blue Fescue
- Siberian Bugloss

EXISTING BUILDING

PROPOSED BUILDING
FFE = 857.00
BFE = 847.00



LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
LOW DECIDUOUS TREES							
ER	4	Eastern Redbud (Tree Form)	CERCIS canadensis 'Columbus Strain'	1 1/2" Cal.	B&H	15	60
MEDIUM DECIDUOUS SHRUBS							
BG	6	Chicagoland Green Boxwood	BUXUS x 'Greenoco'	12-24" Min. Ht.	#3 Cont.	3	18
MEDIUM EVERGREEN SHRUBS							
TY	6	Taunton Yew	TAXUS x media 'Taunton'	12-24" Min. Ht.	#3 Cont.	4	24
LOW DECIDUOUS SHRUBS							
KDD	17	Kelsey's Dwarf Redosier Dogwood	CORNUS sericea 'Kelsey'	12-24" Min. Ht.	#3 Cont.	3	51
PERENNIALS							
HRD	8	Happy Returns Daisy	HEMEROCALLIS 'Happy Returns'	8-18" Ht.	# 1 Cont.	2	16
HRS	32	Hosta 'Cadillac'	HOSTA 'Cadillac'	8-18" Ht.	# 1 Cont.	2	64
JC	8	Black Snakeroot	CIMICIFUGA racemosa 'James Compton'	8-16" Ht.	# 1 Cont.	2	16
FCH	13	Firewhitch Cheddar Pink	DIANTHUS gratianopolitanus 'Firewhitch'	8-16" Ht.	# 1 Cont.	2	26
ORNAMENTAL GRASSES							
KF	7	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	8-18" Ht.	# 1 Cont.	2	14
KFR	55	Korean Feather Reed Grass	CALAMAGROSTIS brachyacha	8-16" Ht.	# 1 Cont.	2	110
DHF	13	Dwarf Hameln Fountain Grass	PENSETUM alpestris 'Hameln'	8-16" Ht.	# 1 Cont.	2	26
FG	32	Elijah Blue Fescue	FESTUCA gaucsa 'Elijah Blue'	8-16" Ht.	# 1 Cont.	2	64
SB	42	Siberian Bugloss	BRUNNERA macrophylla 'Jana Prost'	8-16" Ht.	# 1 Cont.	2	84
TOTAL:							579

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5000 PHONE | 608.848.2255 FAX

706 Williamson Street

706 Williamson Street
Madison, WI 53703
Owner
OBlount Street, LLC
P.O. Box 2077
Madison, WI 53701

PROJECT NUMBER 142324.00

SEAL
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CHECKED BY JLF

LANDSCAPE PLAN

L101



CITY OF MADISON
LANDSCAPE WORKSHEET
 Section 28.142 Madison General Ordinance

Project Location / Address: 706 WILLIAMSON STREET, MADISON, WI 53703
 Name of Project: 706 WILLIAMSON STREET
 Owner / Contact: BLOUNT STREET, LLC, P.O. BOX 2077 MADISON, WI 53701
 Contact Phone: (608) 248-1000 Contact Email: PEB@BLAUSCHING.COM

** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. **

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade. Land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District:

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: 16,200
 Total landscape points required: 255

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area: _____
 Five (5) acres = 217,800 square feet
 First five (5) developed acres = 3,630 points
 Remainder of developed area: _____
 Total landscape points required: _____

- (c) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area: _____
 Total landscape points required: _____

10-2013

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements

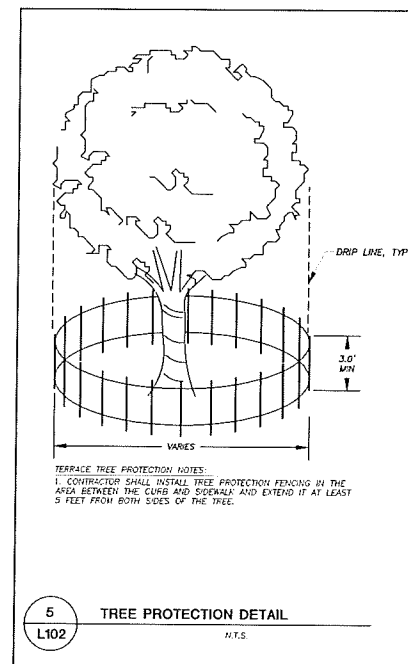
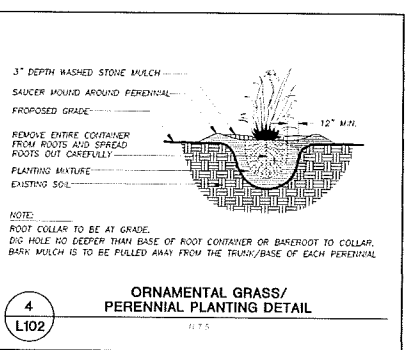
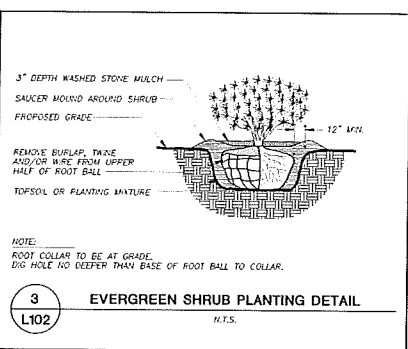
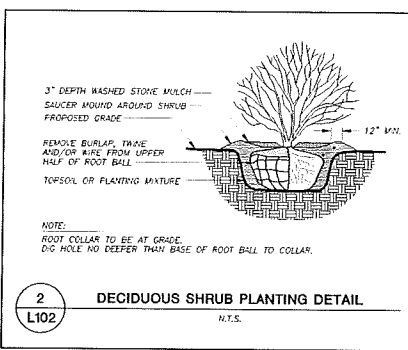
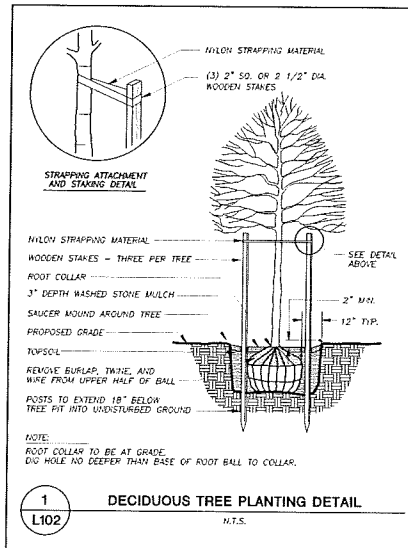
Plant Type/Element	Minimum Size at Installation	Points	Credit/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			4	60
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			23	69
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			6	24
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			215	430
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points	5 points per "seat"				
Sub Totals						570

Total Number of Points Provided: 570

* As determined by ANSI, ANLA - American standards for nursery stock. For each tree, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R-O-M AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. USD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-282-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANGLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRENGTHENING GUARANTEE FOR ALL TREES.
4. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AND 2801-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN BY ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FREELY BUD (DURING THE MOST FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, LARVAE, OR PUPAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
5. MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
 1. PLANTING AREAS = 24"
 2. TREE PITS = SEE DETAILS
 PLANTING SOIL TO BE A MINIMUM 30" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER AND FREE FROM TOPSOIL. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE ADJUSTED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MOODY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
6. MATERIALS - ALL PLANTING AREAS SHALL RECEIVE WASHED STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS, WASH STONE MULCH COLOR, TEXTURE, AND SIZE TO BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLES: BLACK VISQUEEN.
8. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, AND ALSO: PRUNE TREES IN ACCORDANCE WITH ISA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER ADD BRUSHES OR SCARS ON BARK, TRACE THE PRUNED CAMELION LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE ROOTS, SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISETIC TREE PAINT.
9. CLEANUP: DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BENDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LICENSE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
10. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS AND BUFFER AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIAL GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHRUBS AND/OR REPLACEMENT OF DEPLETED MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTING AREAS SHALL BE MAINTAINED IN A MAINTAINED CONDITION.
11. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



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706 Williamson Street
 706 Williamson Street
 Madison, WI 53703
 Blount Street, LLC
 P.O. Box 2077
 Madison, WI 53701
 PROJECT NUMBER 142324.00

SEAL
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 PLAN COMMISSION
 LAND USE APPLICATION May 28, 2014
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 NO. DESCRIPTION DATE

% REVIEW SET - NOT FOR CONSTRUCTION

DRAWN BY KJY
 CHECKED BY JLF
 LANDSCAPE DETAILS,
 NOTES AND
 SPECIFICATIONS

L102

706 Williamson Street

706 Williamson Street
Madison, WI 53703

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P.O. Box 2077
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SEAL

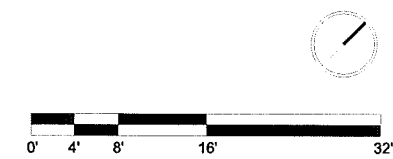
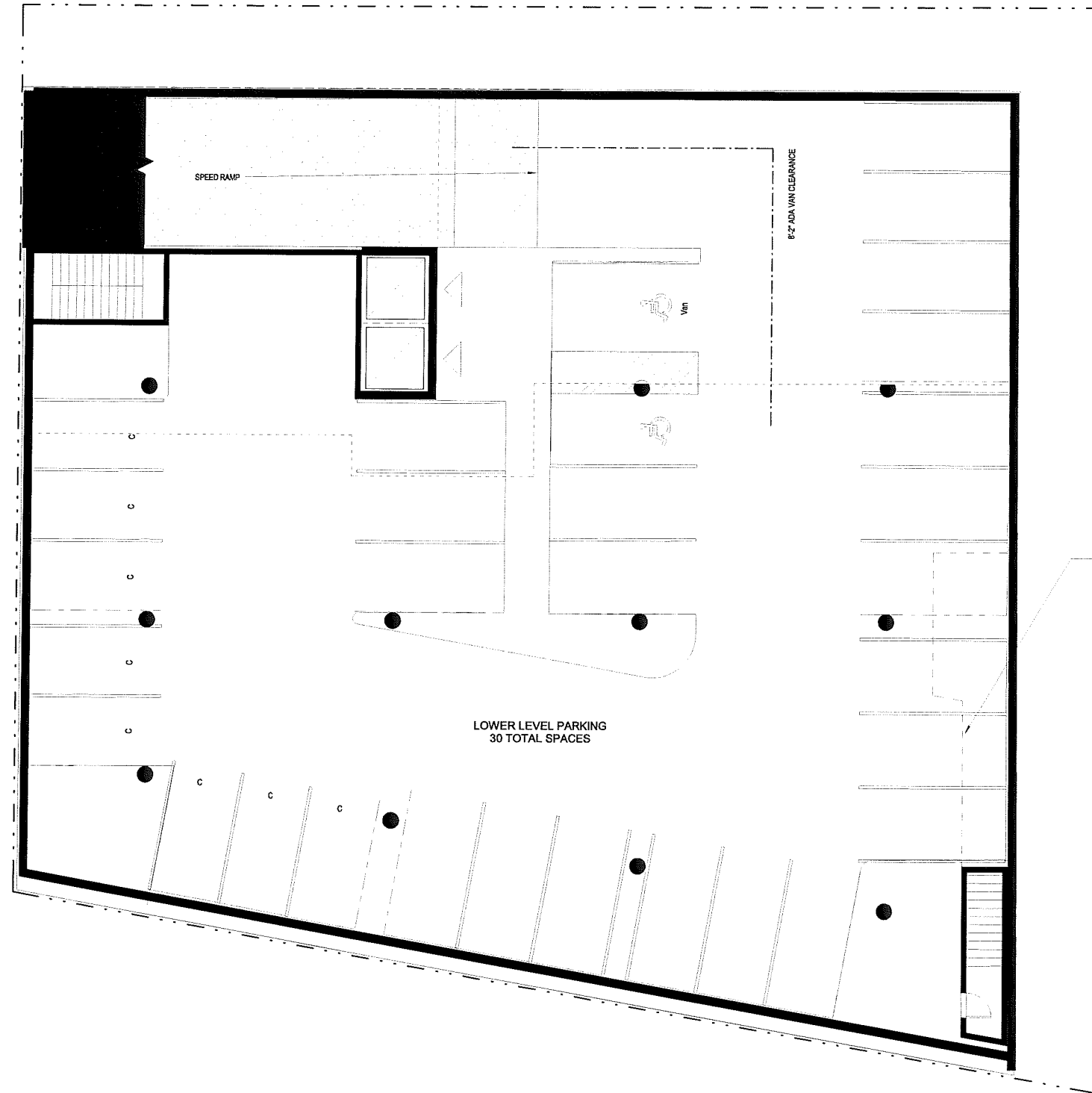
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LOWER LEVEL
PLAN



A101

706 Williamson Street

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Madison, WI 53703

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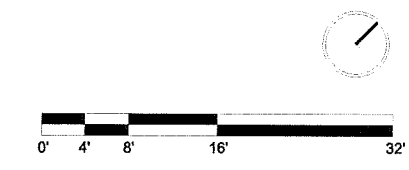
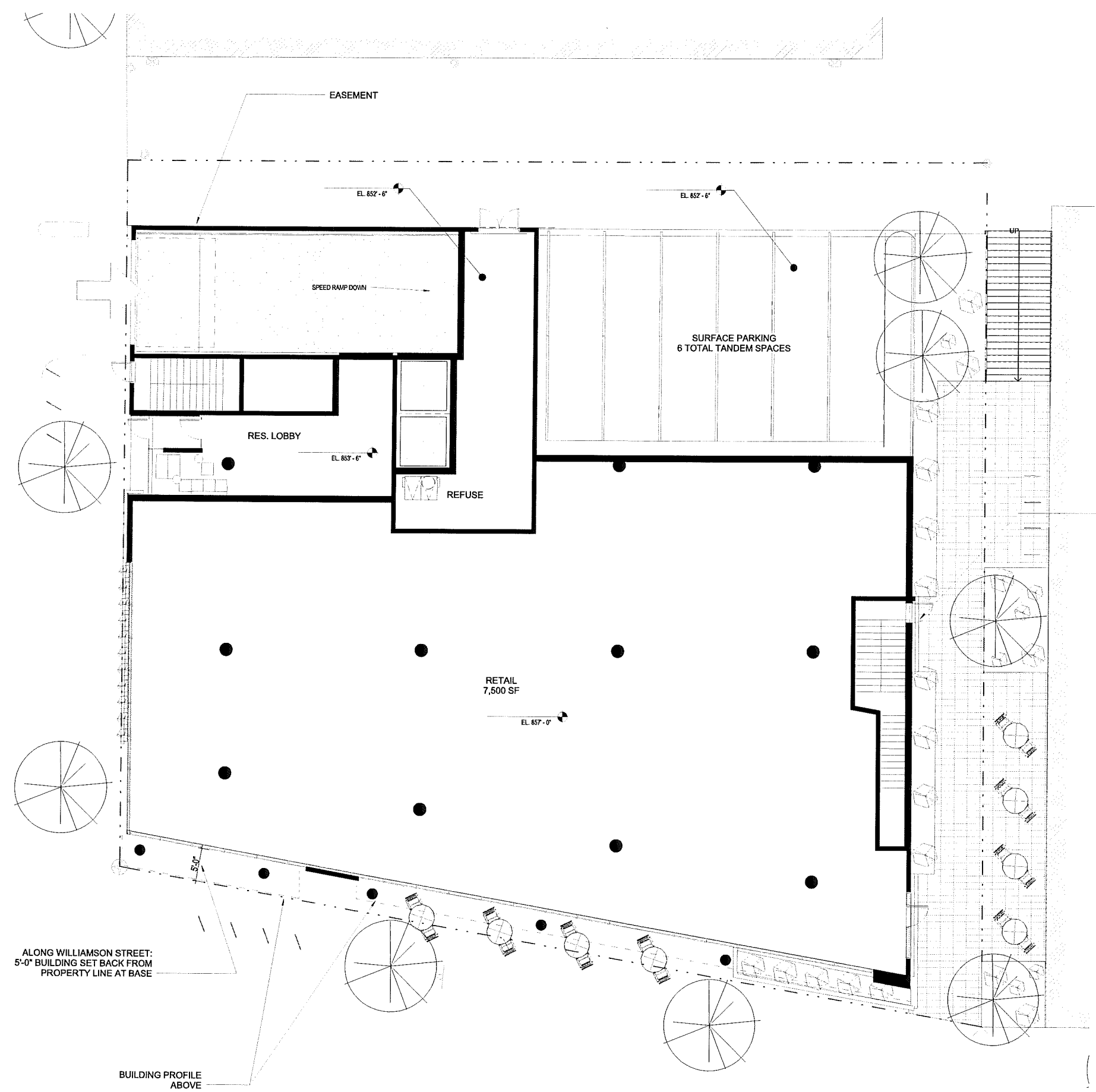
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LEVEL ONE PLAN



A102

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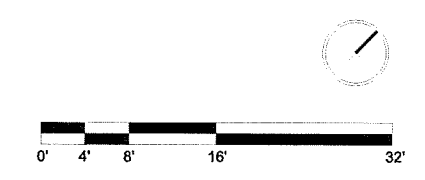
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TYPICAL RESIDENT
LEVEL PLAN



KEYNOTES
 1 UPPER CABS AT KITCHEN, CLERESTORY GLAZING AT 7'-6" - 9'-0" ABOVE F.F.
 2 CLERESTORY GLAZING AT 7'-6" - 9'-0" ABOVE F.F.
 3 WALK-IN CLOSET
 4 NO LOBBY REQUIRED PER IBC 1007.4, EXCEPTION 2. THIS BUILDING WILL BE FULLY SPRINKLERED.



A103

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SOUTH ELEVATION



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WEST ELEVATION

WOOD ACCENT CLADDING
INTEGRATED WITH WINDOW, TYP.

PRE-FINISHED ALUM. COPINGS

MODULAR MASONRY

JULIET BALCONY & GURADRAIL

MASNORY BASE, TYP.

WOOD ACCENT CLADDING
INTEGRATED WITH WINDOW, TYP.

METAL WINDOWS TYP.

FORMED METAL WALL PANEL

ALUMINUM STOREFRONT WITH
MOSAIC ACCENT PANELS

ALUMINUM STOREFRONT

PLANTER BED WITH LANDSCAPING



A402

706 Williamson Street

706 Williamson Street
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P.O. Box 2077
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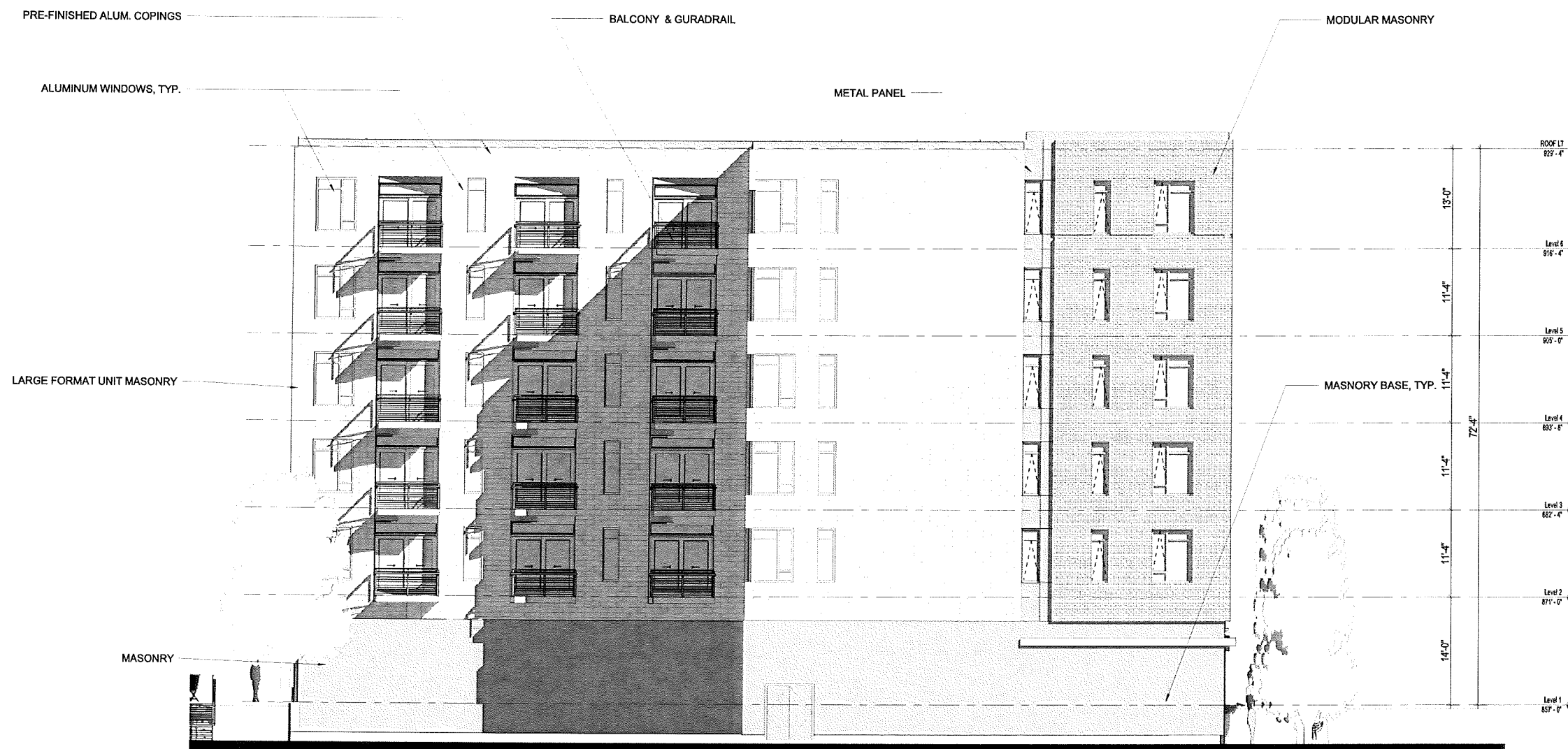
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NORTH ELEVATION



A403

706 Williamson Street

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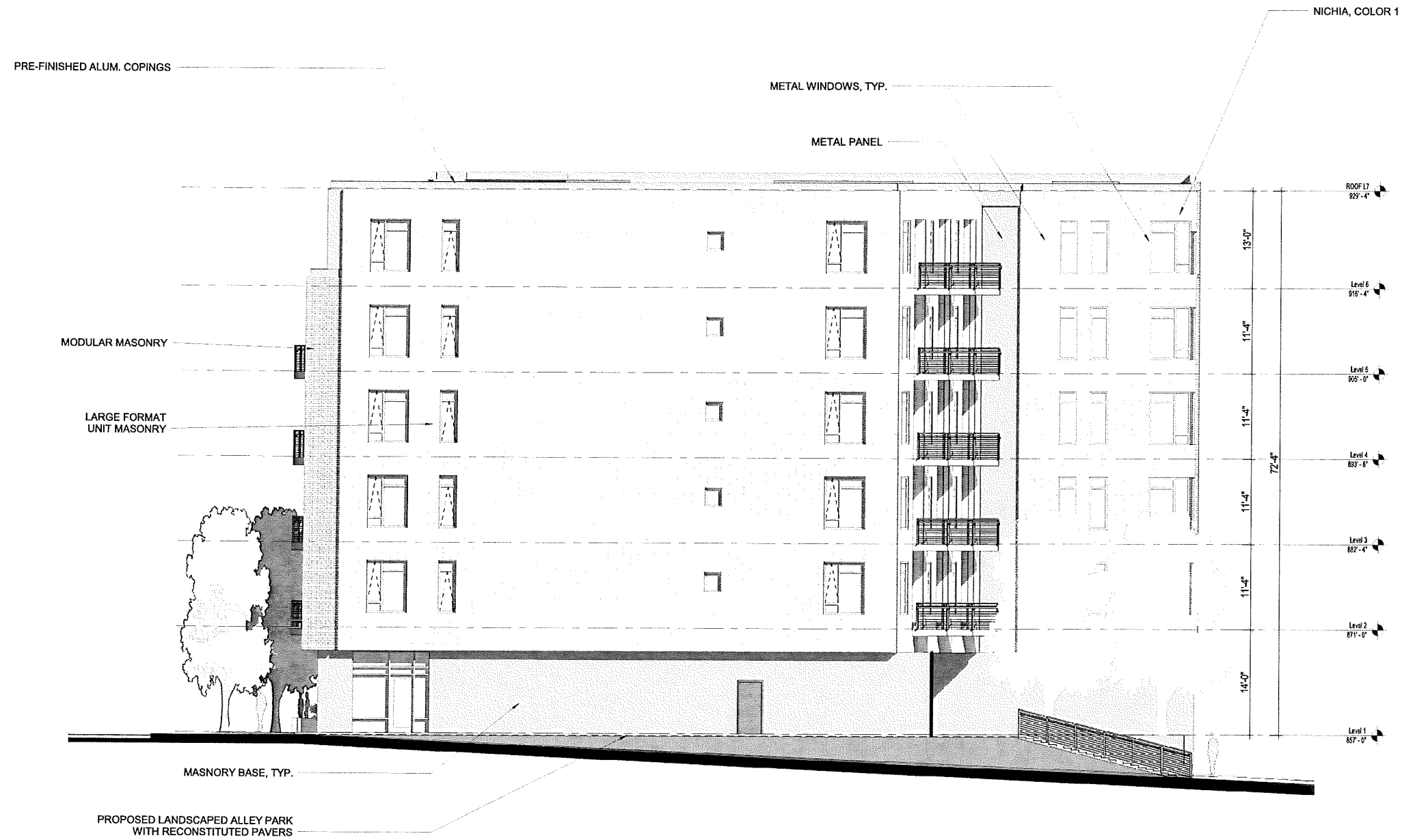
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EAST ELEVATION



A404