

# URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_ 5/2/22  
10:36 a.m. RECEIVED \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

## 1. Project Information

Address: 802 Regent St., 816 Regent St., 818 Regent St., 820 Regent St., 826 Regent St., 9 N. Park St.

Title: Park & Regent Apartments

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

UDC meeting date requested June 15, 2022

New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
     General Development Plan (GDP)  
     Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)  
 Signage Exception

### Other

Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

### Applicant name

Alison Mills

### Street address

35 E. Wacker Drive, Suite 1300

### Telephone

312.994.1584

Company CRG Acquisition, LLC

City/State/Zip Chicago, IL 60601

Email mills@realcrg.com

### Project contact person

Alan Barker

### Street address

35 E. Wacker Drive, Suite 1300

### Telephone

312.429.0409

Company The Lamar Johnson Collaborative

City/State/Zip Chicago, IL 60601

Email Barker@theljc.com

### Property owner (if not applicant)

818 Regent, LLC

### Street address

PO Box 5296

City/State/Zip Madison, WI 53705

### Telephone

6084388827

Email 818regent@gmail.com

## 5. Required Submittal Materials

- Application Form**
- Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal\***
- Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica L Vaughn, Jenny Kirkgatter, Timothy Parks, Kevin Firchow on February 24, 2022.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant CRG Acquisition, LLC Relationship to property Purchase Agreement contract holder  
 Authorizing signature of property owner Russell Kahn Date 04/22/2022

## 7. Application Filing Fees

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Please specify

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Applicant name Alison Mills

Street address 35 E. Wacker Drive, Suite 1300

Telephone 312.994.1584

Company CRG Acquisition, LLC

City/State/Zip Chicago, IL 60601

Email mills@realcrg.com

Project contact person Alan Barker

Company The Lamar Johnson Collaborative

Street address 35 E. Wacker Drive, Suite 1300

City/State/Zip Chicago, IL 60601

Telephone 312.429.0409

Email Barker@theljc.com

Property owner (if not applicant) Scott Nerat

Street address 707 Lochmoore Drive

City/State/Zip Waunakee, WI 53597

Telephone 608 212-5878

Email buckinghams802@gmail.com

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Name of applicant CRG Acquisition, LLC

Relationship to property Purchase Agreement contract holder

Authorizing signature of property owner Scott Nent

Date 04/21/22

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Email mills@realcrg.com

Project contact person Alan Barker  
Street address 35 E. Wacker Drive, Suite 1300  
Telephone 312.429.0409

Company The Lamar Johnson Collaborative  
City/State/Zip Chicago, IL 60601  
Email Barker@theljc.com

Property owner (if not applicant) Faith Community Bible Church  
Street address 3 N. Park  
Telephone 608-332-1408

City/State/Zip Madison, WI 53715  
Email laurie.lange@tds.net

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Relationship to property Purchase Agreement contract holder

Authorizing signature of property owner 

Date 4-22-22

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# CRG | Madison Park + Regent



## Urban Design Commission Submission for Approval

Friday, July 1, 2022

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- L-2 Landscape West
- L-3 Landscape East
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# Letter of Intent

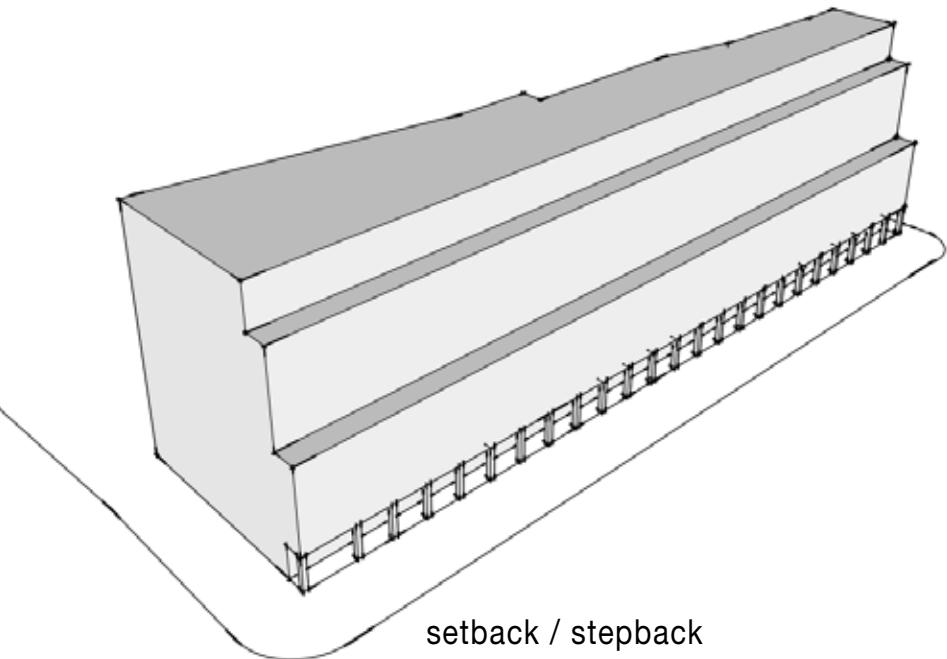
To the Madison Urban Design Commission,

Thank you for the opportunity to review the proposed project at Park & Regent Street.

The project is located at the corner of Park and Regent Streets. In the *Regent Street - South Campus Neighborhood Plan* this is the East end of the *Regent Street Business District*. The proposed building is designed specifically to comply with the required design criteria of the district in several ways. The project meets or exceeds all required site setback rules. At the ground level, the storefront is setback an additional 8 feet to provide for an expanded pedestrian zone along regent street and set back even further to provide outdoor plaza space at the East and West ends. This allows for street-activating functions at the ground level such as retail space for local businesses and widened outdoor space at the main entry along Regent and the second entry on East Campus Mall. An unobstructed 45-degree view chamfer at each street intersection has been provided in order to improve traffic visibility and safety. Additionally, the building steps back 10 feet each at levels 5 and 9 in adherence with the district requirements for buildings taller than 8 stories. The project is being designed to achieve LEED Silver certification, which allows two additional stories totaling 10 stories overall. As part of this effort, green roofs are provided at the roof of each step back at levels 5 and 9. Finally, a new vehicular drive is provided along the north side of the site to access deliveries, parking, and service entrances, with special attention paid to lighting for convenience and safety of all residents and visitors.

After the initial informational presentation to the Urban Design Commission on March 30th, the design team took into consideration many of the comments and suggestions offered by the commission members. Several specific ways in which the design was updated based on the commission's input are listed below.

1. To provide for the best privacy possible between the northern units and the adjacent office building, bedroom windows were narrowed and pushed to the foot-wall end of each bedroom. This allows for bedrooms to have ample daylight but prevents any direct view from the offices to any bed, allowing privacy for residents and office occupants. Living rooms have wider windows but benefit from the fact that they are occupied most often during after-office hours. (Illustrations shown on pages UD-15 and UD-16).
2. Detail has been added to the brick coursing at piers around the building base. In these locations, areas of brick have been indented to better accentuate the depth of the material and to further break down the façade to the human scale. (Illustration shown on page UD-11).
3. Trees have been selected with attention paid to the type and shape of the mature tree. Columnar trees will not interfere with traffic or the building in the future. (A planting plan is included as part of this package and renderings reflect the modified tree spacing and species).
4. The accent material on the west façade has been changed to the same dark metal panel used elsewhere to avoid using too many materials, and to visually tie that area in with other portions of the building.
5. The window pattern on the upper portion of the East façade has been updated to give it a more asymmetrical rhythm and visual interest.



DATE: 07/01/2022
DRAWING TITLE LETTER OF INTENT
DRAWING NO.

A- 2

Job # 20\_005602

## Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



DATE: 07/01/2022

DRAWING TITLE  
SITE MAP

DRAWING NO.

A- 3

Job # 20 005602



street view looking southeast



street view along Regent



street view looking east



aerial view looking northwest

## Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
CONTEXT PHOTOS

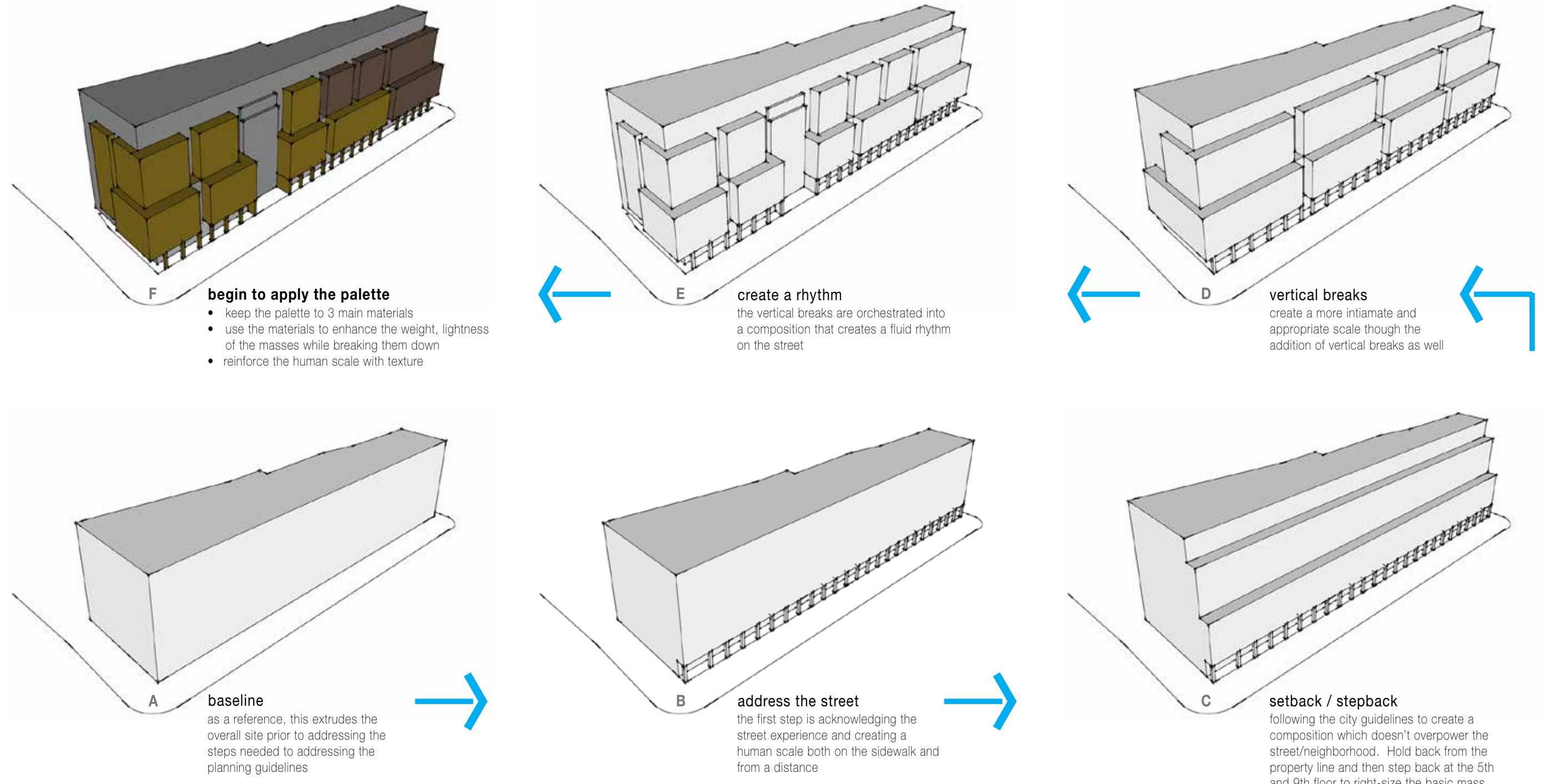
DRAWING NO.

**A- 4**

Job # 20 005602

## Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



DATE: 07/01/2022

DRAWING TITLE  
MASSING DIAGRAMS

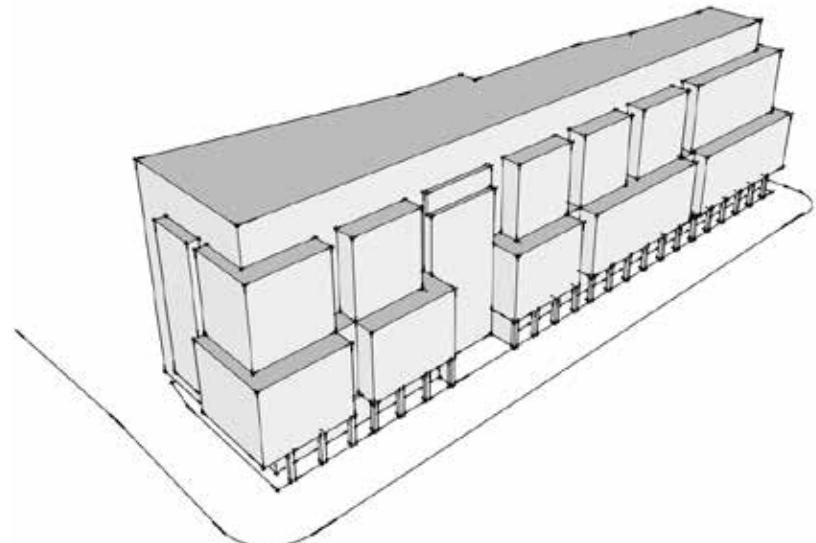
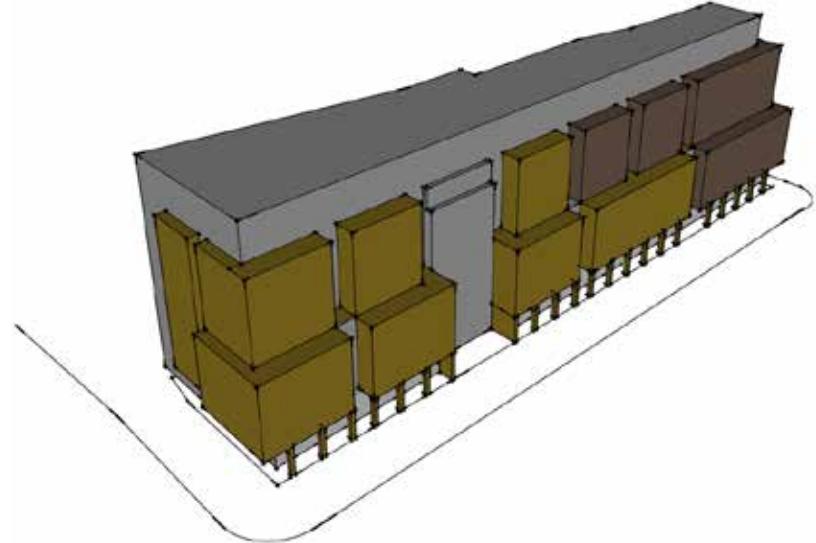
DRAWING NO.

A- 5

Job # 20\_005602

## Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



Recapping the previous page and its diagrams, the proposed design addresses the following:

- how the building meets the street in order to create a human-scaled urban experience
- conforming to setback and stepback guidelines for projects of the scale
- providing vertical breaks in the massing to continue to create a scale of building which reinforces the rhythm of the neighborhood
- develop a tight material palette which carries forward the overall approach to a neighborhood scale through color, texture and unit scale/size.

The proposed project establishes a four story base along Park, Regent and E. Campus Dr. clad in a reddish brick. A series of piers and columns at the ground floor establish an anchor for this mass while opening it up substantially with storefront windows to activate the streets with retail spaces and amenities which serve the residents.

Floors 5 through 8 step back from the base and are clad in three different materials which help define the entry along Regent and then create a further punctuation to the building's rhythm from east to west.

Floors 9 and 10 step back from the middle grouping of floors to create an attic quality to the design therein completing the traditional notion of base/middle/top. It will also feel more open and transparent to reinforce the cap.

The material palette changes from darker to lighter in an east west direction to break down the massing and imply a difference in buildings. All of this, along with the window patterns keep the project from feeling overly heavy or massive and instead, provide an appropriately scaled, warm and inviting experience on the street and in the neighborhood.



DATE: 07/01/2022
DRAWING TITLE MASSING AND PALETTE
DRAWING NO.

A- 6

Job # 20\_005602



SOUTH ELEVATION ALONG REGENT STREET SHOWING RESIDENTIAL ENTRY

4/28/2022 2:27:35 PM

Copyright © 2022 Lamar Johnson Collaborative

## Park & Regent Apartments

**CRG**

CRG  
802-810 Regent St, Madison WI  
Urban Design Commission

**Lamar Johnson  
Collaborative**

35 EAST MACKER DRIVE, SUITE 1500  
CHICAGO, IL 60601  
Ph: 312.265.0747

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

A- 7

Job # 20 005602



VIEW LOOKING NORTHEAST AT CORNER OF PARK & REGENT

4/28/2022 2:35 PM

Copyright © 2022 Lamar Johnson Collaborative

## Park & Regent Apartments

CRG

802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

A- 8

Job # 20 005602

Lamar Johnson  
Collaborative

35 EAST WACKER DRIVE, SUITE 1500  
CHICAGO, IL 60601  
Ph 312.656.0747

CRG



VIEW LOOKING NORTHWEST AT CORNER OF REGENT & CAMPUS MALL

4/28/2022 2:27:35 PM

Copyright © 2022 Lamar Johnson Collaborative

## Park & Regent Apartments

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802-820 Regent St. Madison WI  
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DATE: 07/01/2022

DRAWING TITLE  
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A- 9

Job # 20\_005602

Lamar Johnson  
Collaborative

35 EAST MACKER DRIVE, SUITE 1500  
CHICAGO, IL 60601  
Ph 312.656.0747

CRG



VIEW LOOKING NORTHWEST ALONG REGENT

4/28/2022 2:27:35 PM

Copyright © 2022 Lamar Johnson Collaborative

## Park & Regent Apartments

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802-820 Regent St. Madison WI  
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DRAWING NO.

A-10

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Lamar Johnson  
Collaborative

35 EAST MACKER DRIVE, SUITE 1500  
CHICAGO, IL 60601  
Ph: 312.656.0747

CRG

## Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



EXISTING SIDEWALK CONDITION ALONG REGENT (APPR. 7' FROM CURB TO BLDG.)



PROPOSED SIDEWALK CONDITION ALONG REGENT (APPR. 15' FROM CURB TO BLDG.)

DATE: 07/01/2022

DRAWING TITLE  
STREET/SIDEWALK

DRAWING NO.

A-11

Job # 20 005602



STREETSCAPE AT CORNER OF REGENT & EAST CAMPUS MALL

## Park & Regent Apartments

CRG

802-820 Regent St. Madison WI  
Urban Design Commission

Lamar Johnson  
Collaborative

35 EAST WACKER DRIVE, SUITE 1500  
CHICAGO, IL 60601  
Ph 312.656.0747

A-12

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

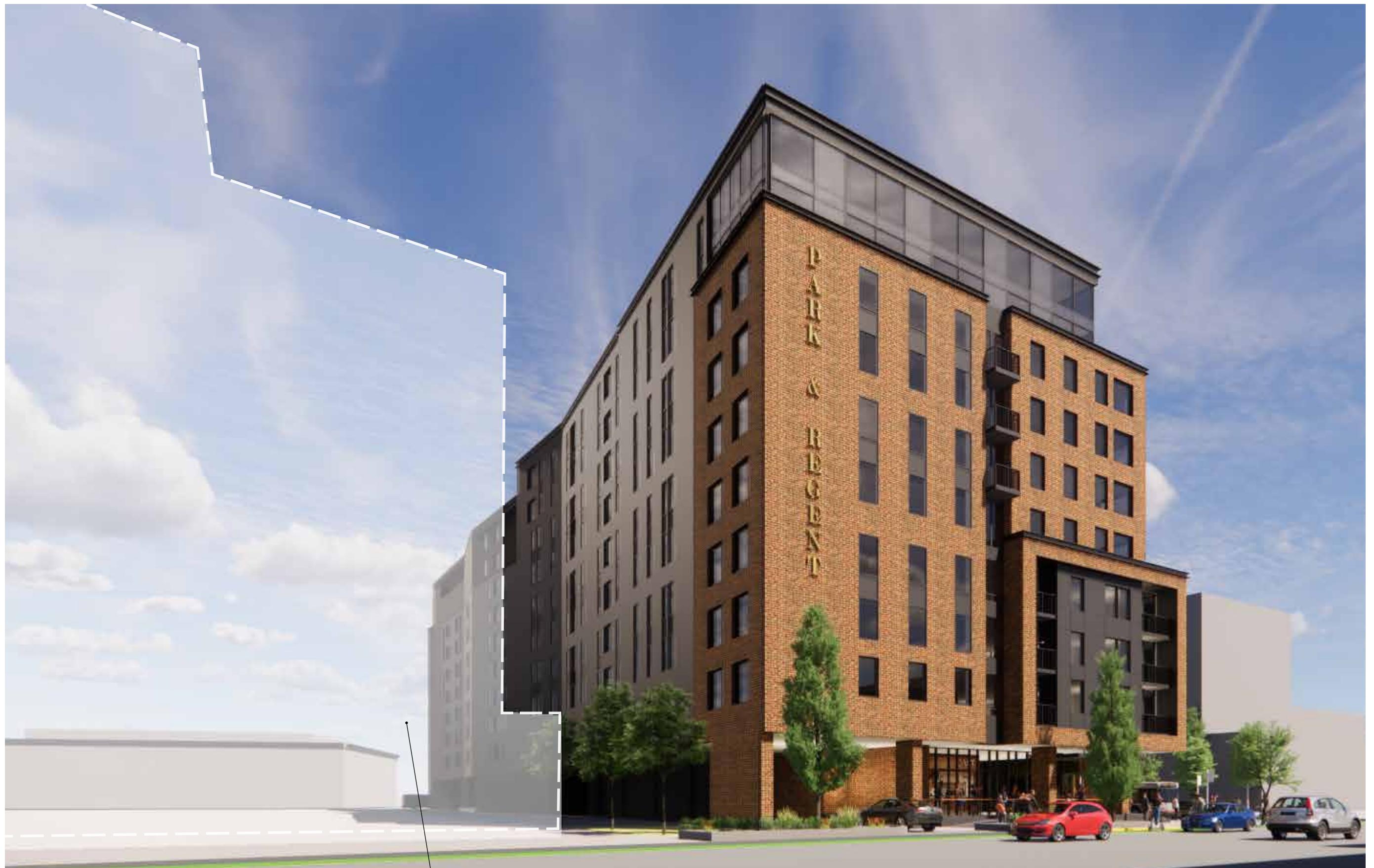
Job # 20\_005602

## Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



STREETSCAPE AT CORNER OF PARK & REGENT



VIEW LOOKING SOUTHEAST FROM PARK

21 NORTH PARK ST

## Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
3D IMAGES

DRAWING NO.

A-14

Job # 20\_005602

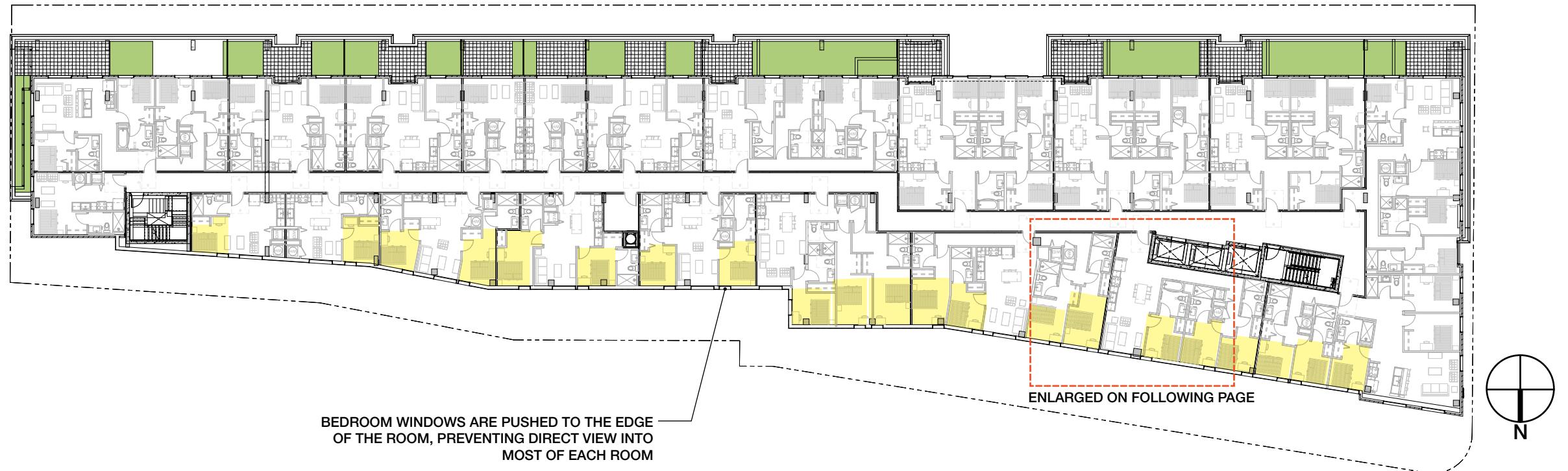
Lamar Johnson  
Collaborative

35 EAST MACKER DRIVE, SUITE 1500  
CHICAGO, IL 60601  
Ph: 312.656.0747

CRG

# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



**NORTH FAÇADE SHOWING ZONES OF NEIGHBORING OFFICE BUILDING**

DATE: 07/01/2022

DRAWING TITLE  
NORTH ELEVATION  
PRIVACY  
DRAWING NO.

A-15

Job # 20\_005602

# Park & Regent Apartments

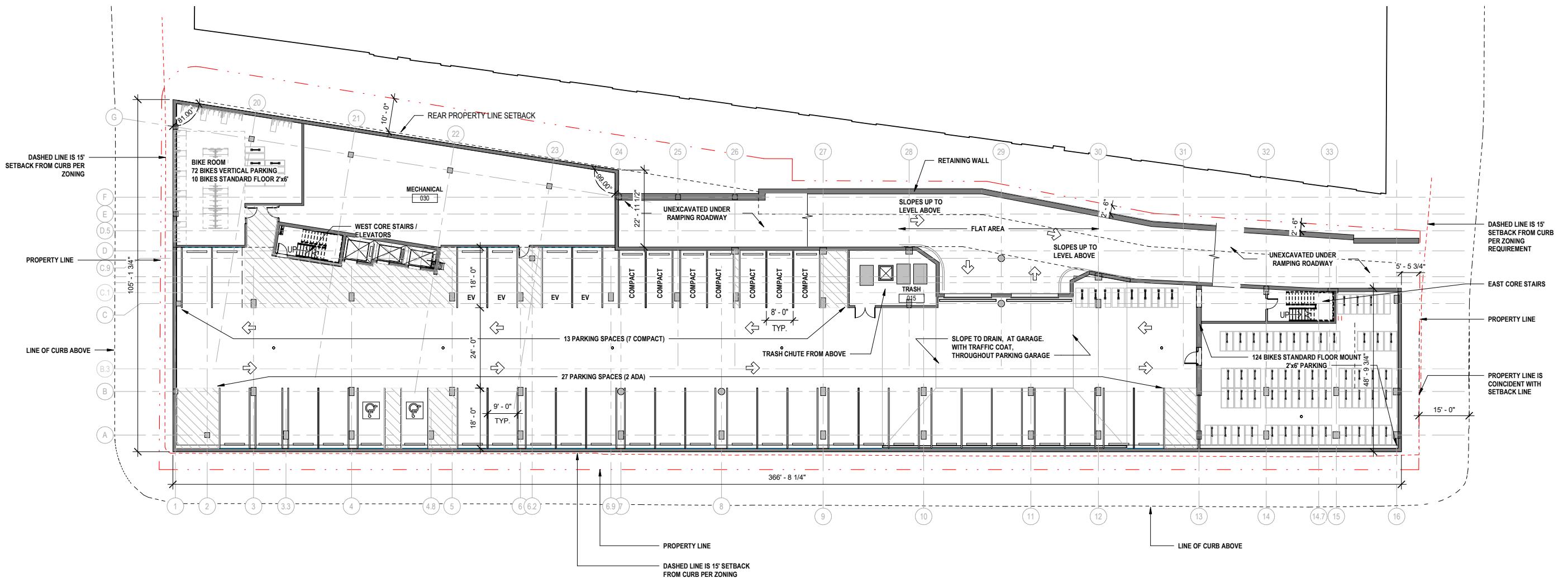
CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



**NORTH FAÇADE AND CUT AWAY AXONOMETRIC VIEW**

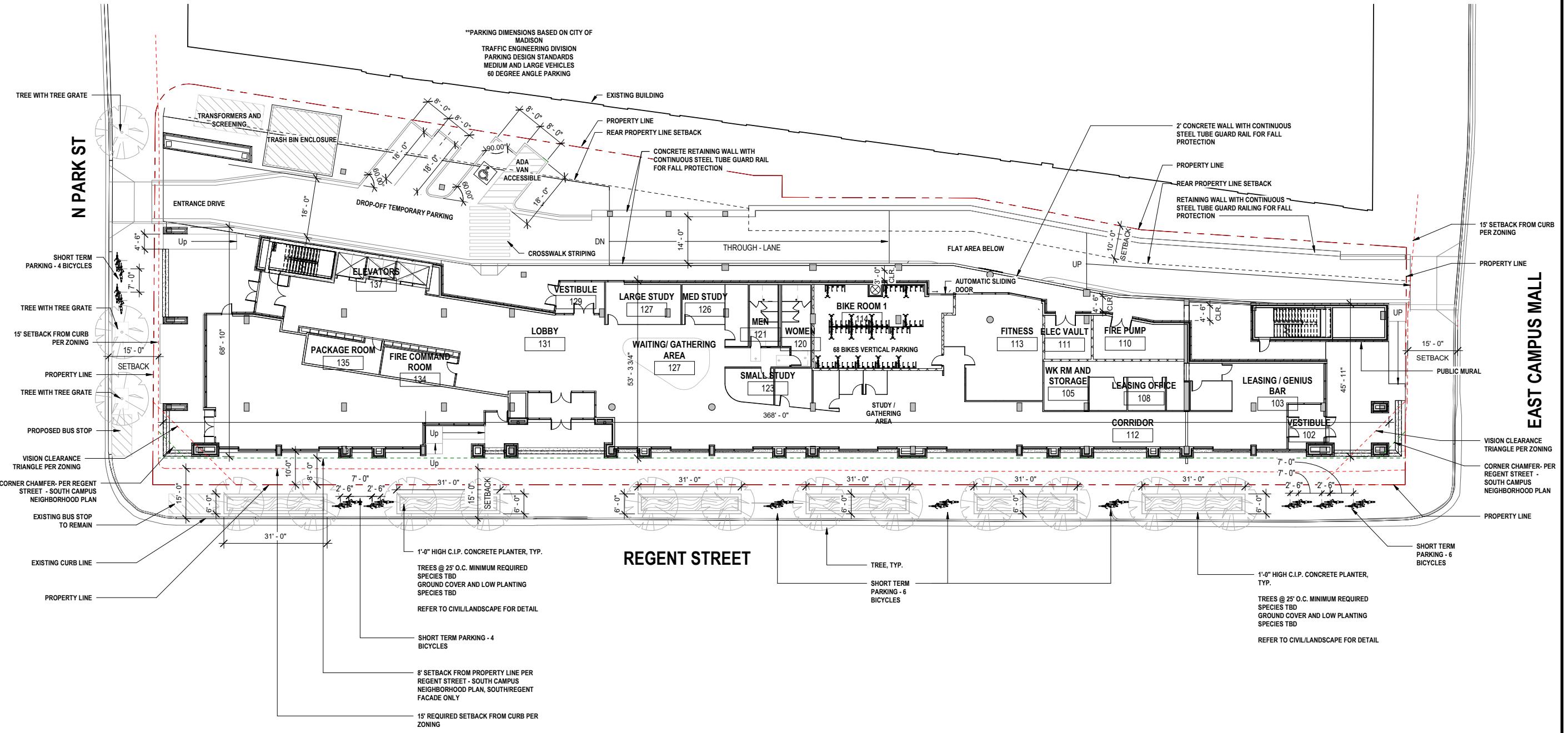
# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



## GENERAL NOTES

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.



DATE 07/01/2020

DRAWING TITLE  
PLAN - LEVEL 01

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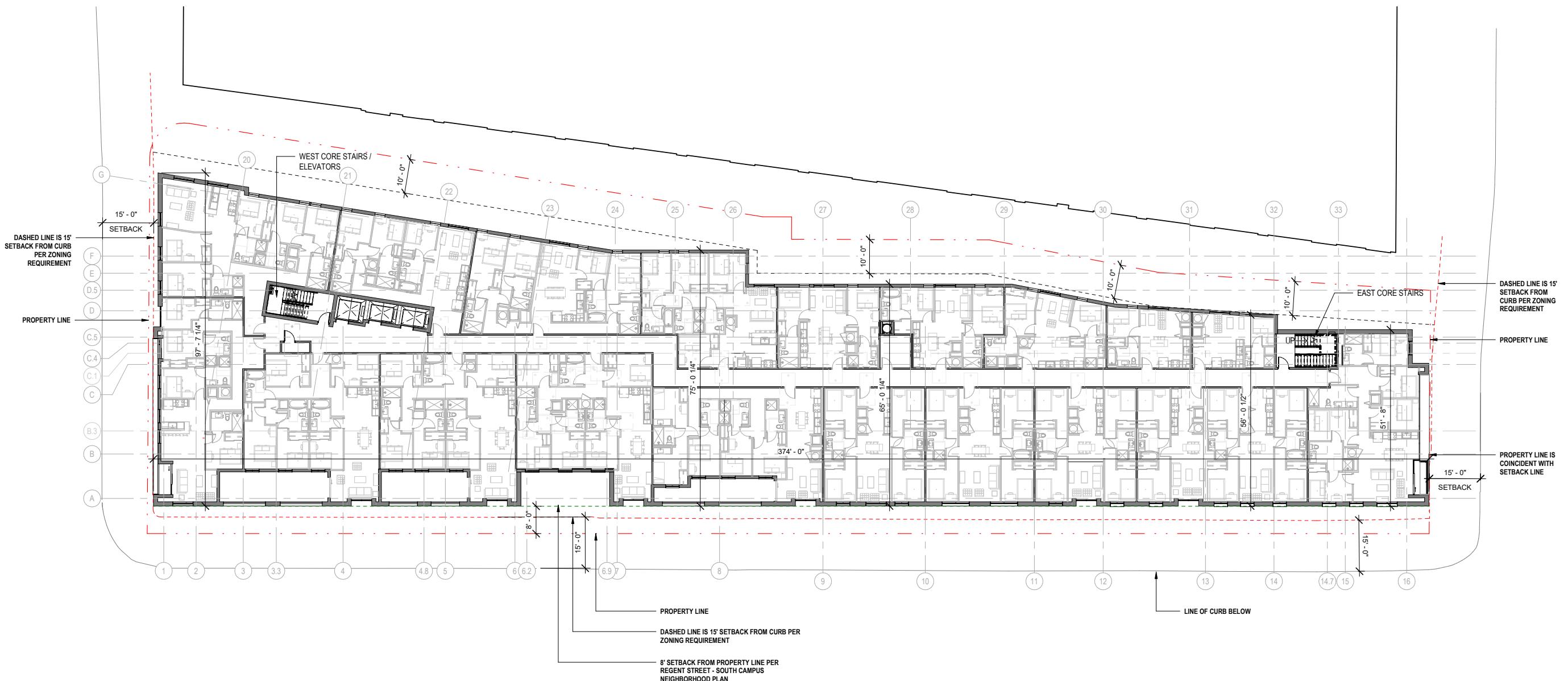
**DRAWING NO**

A-18

2# 20 005602

# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



FLOOR PLAN - LEVEL 02, 03 & 04  
1 U002 1/16" = 1'-0"

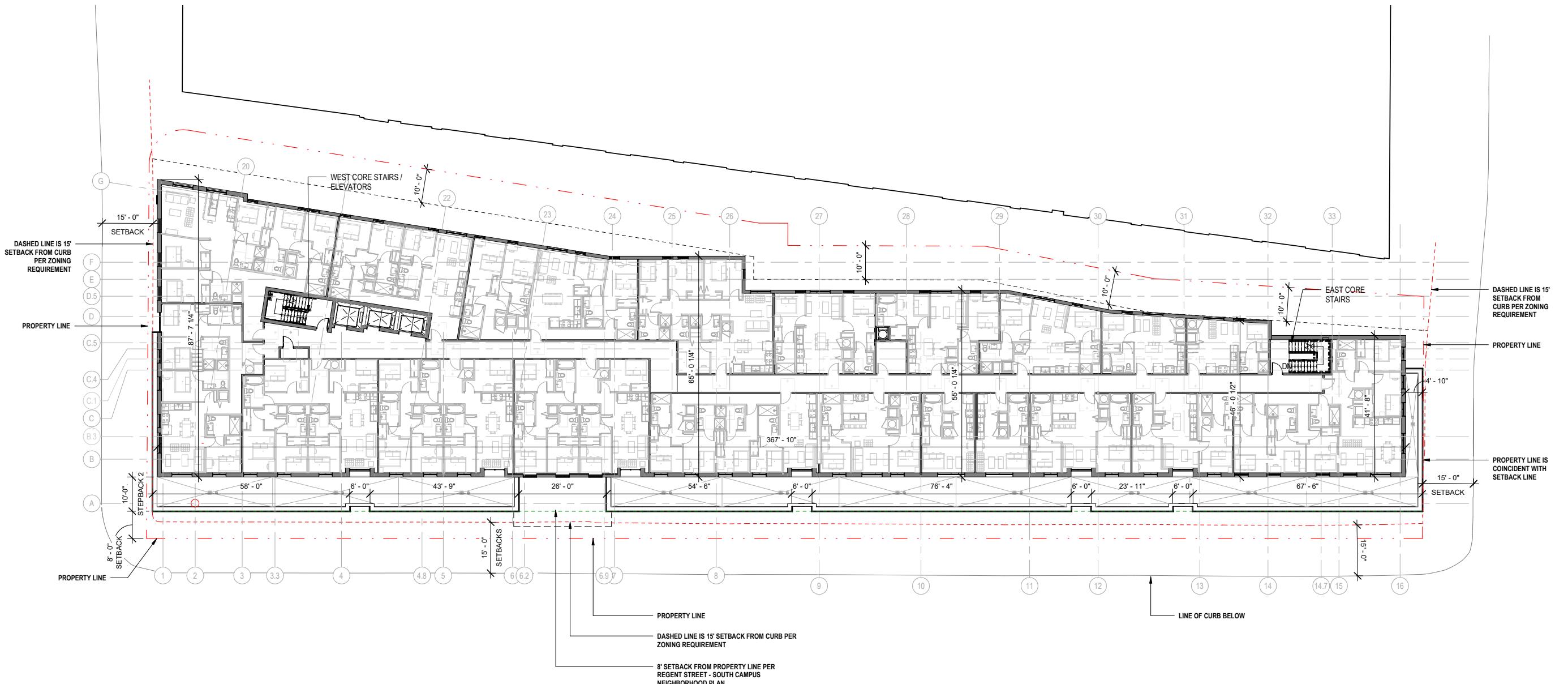
DATE: 07/01/2022  
DRAWING TITLE  
PLAN - LEVEL 02-04  
DRAWING NO.

A-19

Job # 20 005602

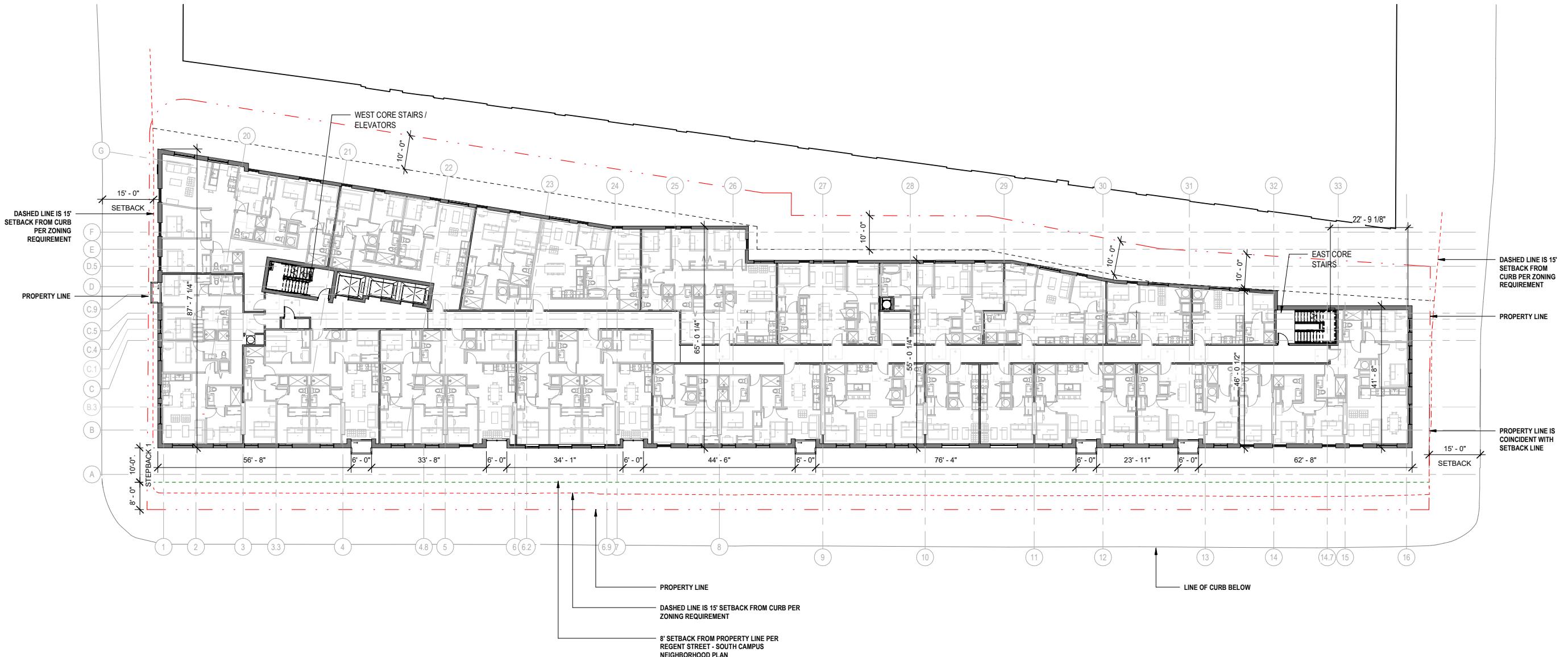
# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



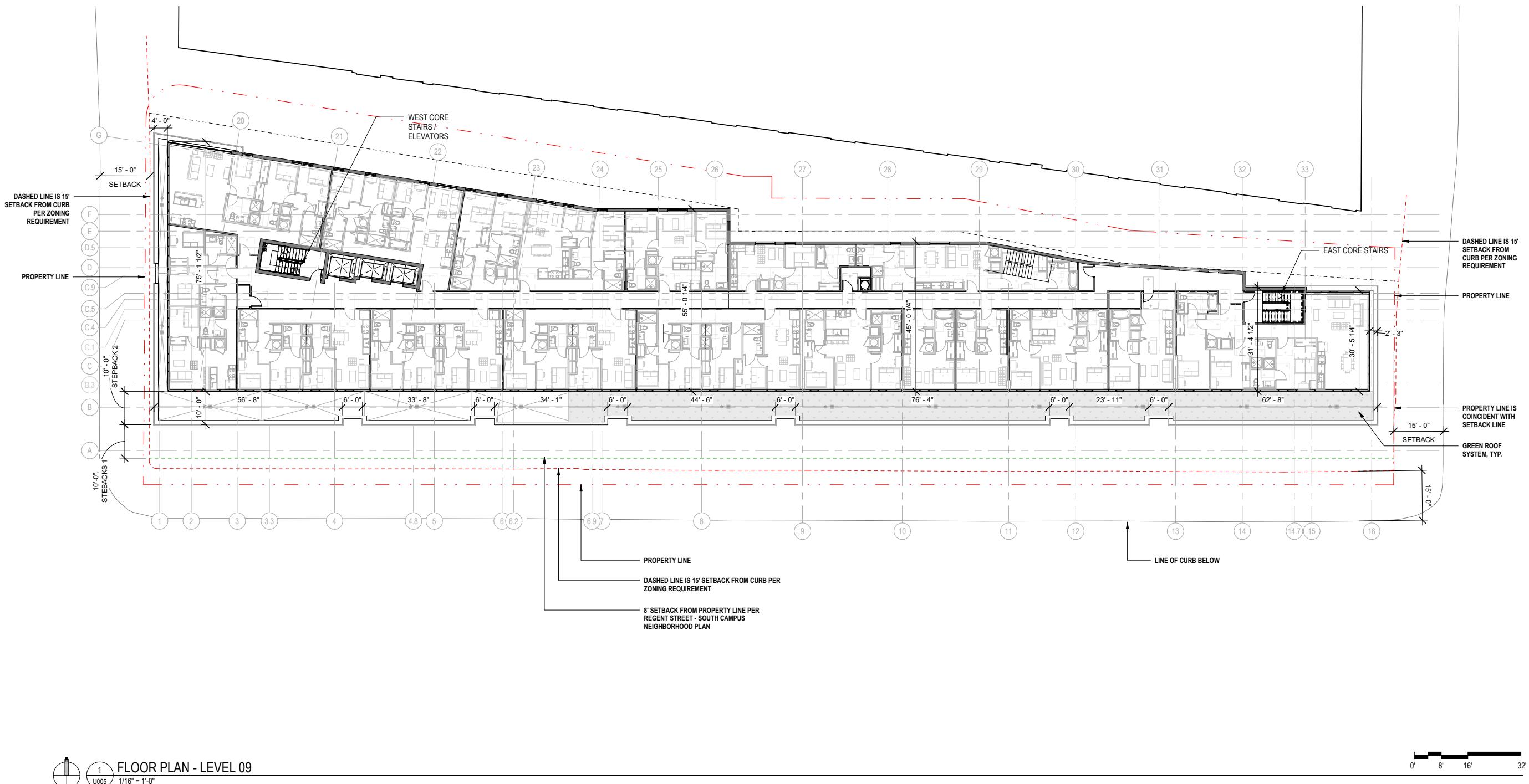
# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



07/01/2020

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## AN - LEVE

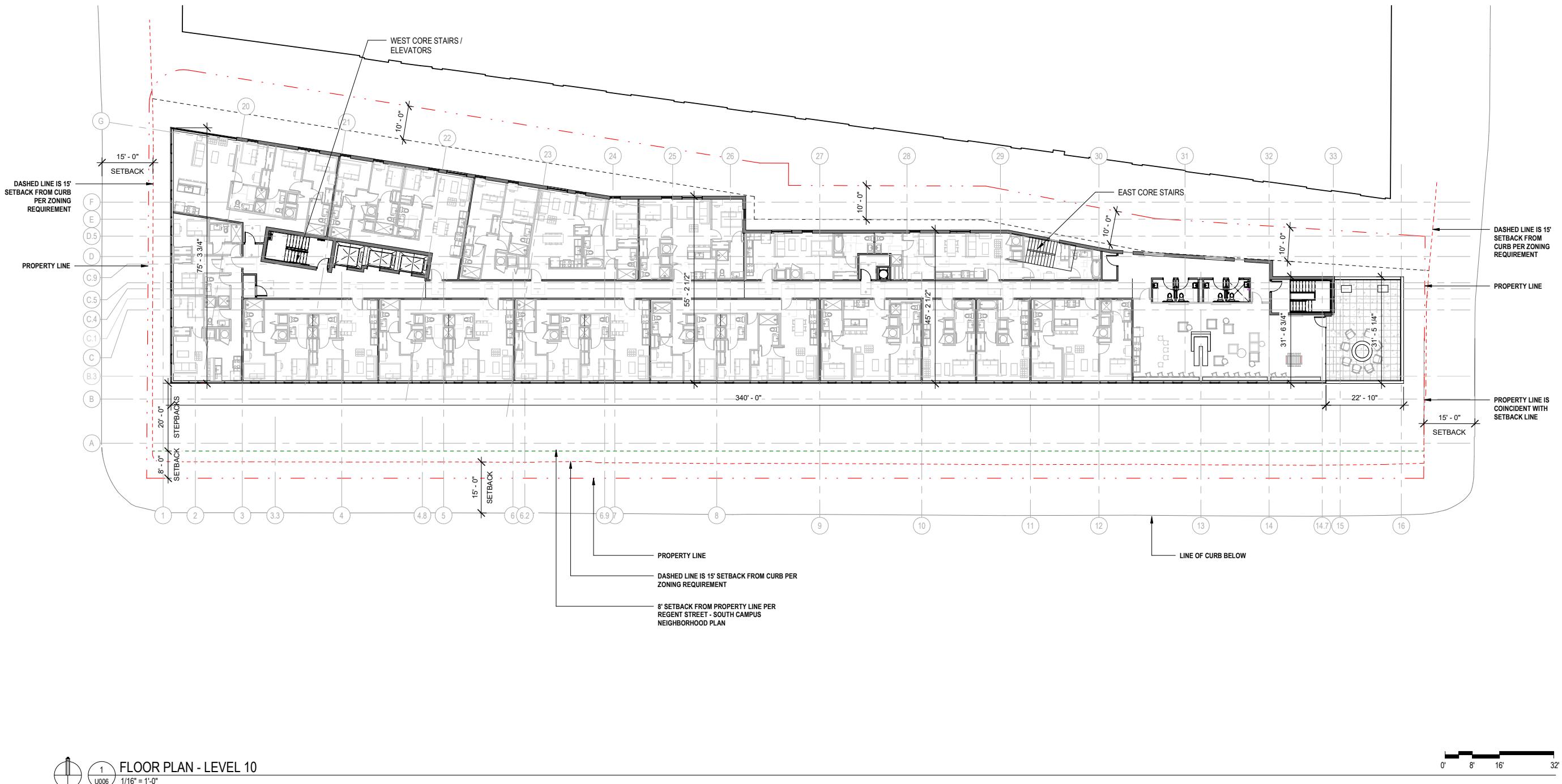
A-22

20 005602

# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

32'  
DATE: 07/01/2022  
DRAWING TITLE  
**PLAN - LEVEL 10**  
DRAWING NO.  
**A-**  
Job # 20 005602







## Park & Regent Apartments

CRG  
802-820 Regent St, Madison WI  
Urban Design Commission

DATE: 07/01/2022
DRAWING TITLE
ELEVATIONS - COLOR
DRAWING NO.
<b>A-25</b>

Job # 20\_005602



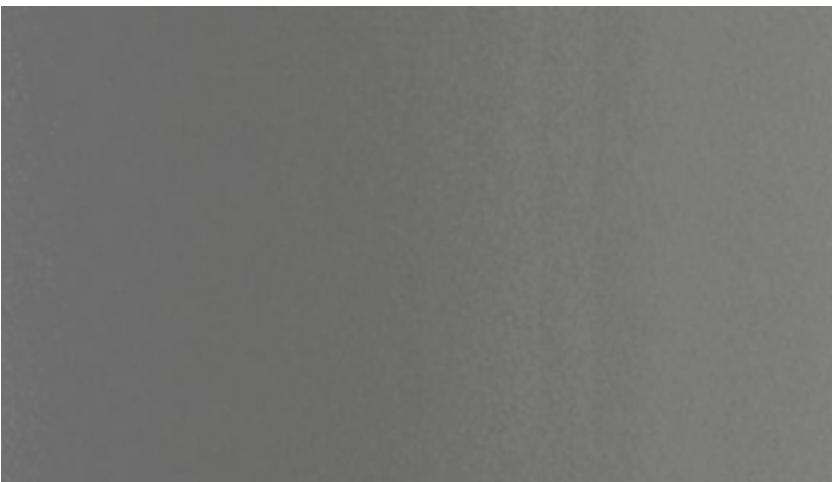
**BK-1 BRICK**



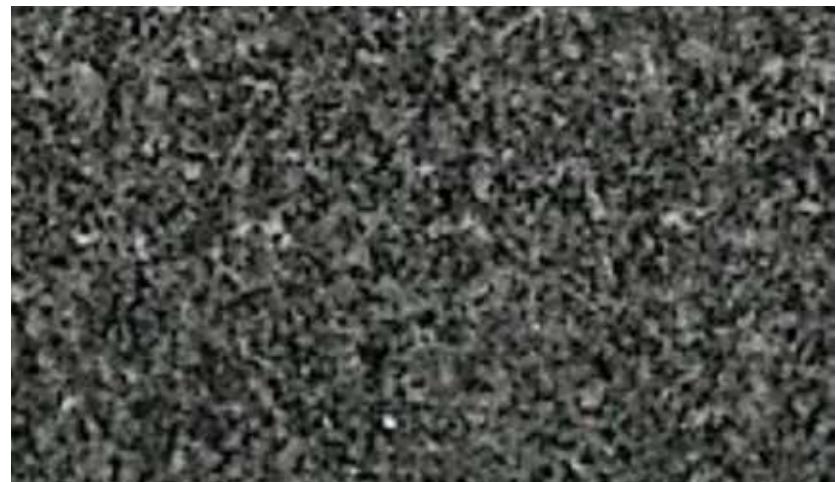
**BK-2 BRICK**



**WD-2 HPL WOOD VENEER PANEL**



**FB-1 FIBER CEMENT BOARD**



**ST-1 STONE BASE**



**MT-1 COMPOSITE METAL PANEL**

**EXTERIOR ELEVATION NOTES**

HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRIT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)

**Park & Regent Apartments**

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE  
EXTERIOR MATERIALS

DRAWING NO.

**A-26**

Job # 20\_005602

# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

DATE: 07/01/2022

DRAWING TITLE

ELEVATIONS - OVERALL

DRAWING NO.

A-27

Job # 20\_005602



1  
SOUTH ELEVATION  
U008 1" = 20'-0"



2  
WEST ELEVATION  
U008 1" = 20'-0"



3  
NORTH ELEVATION  
U008 1" = 20'-0"



4  
EAST ELEVATION  
U008 1" = 20'-0"

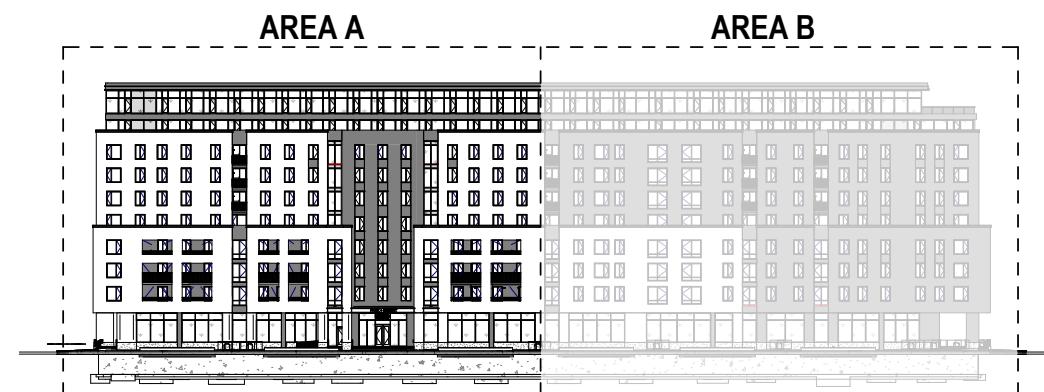
# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



## EXTERIOR ELEVATION NOTES

HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
ST-1		STONE BASE	BK-2		BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
FB-1		FIBER CEMENT BOARD - DARK GRAY	MT-1		COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
FB-2		FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED	WD-2		HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
BK-1		BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING	GL-1		LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
			GL-1B		LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)



## GENERAL NOTES

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.

DATE: 07/01/2022

DRAWING TITLE  
ELEVATION - SOUTH  
AREA A

DRAWING NO.

A-28

Job # 20 005602

# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

22  
- SOUTH

05602

ARCHITECTURAL FENCE AROUND MECHANICAL EQUIPMENT- SCREEN INSET AT A DISTANCE OF ONE AND ONE-HALF (1.5X) TIMES ITS HEIGHT FROM ANY PRIMARY FAÇADE FRONTING A PUBLIC STREET AND SHALL BE CONSTRUCTED TO A HEIGHT OF AT LEAST 1'-0" ABOVE THE HEIGHT OF THE EQUIPMENT



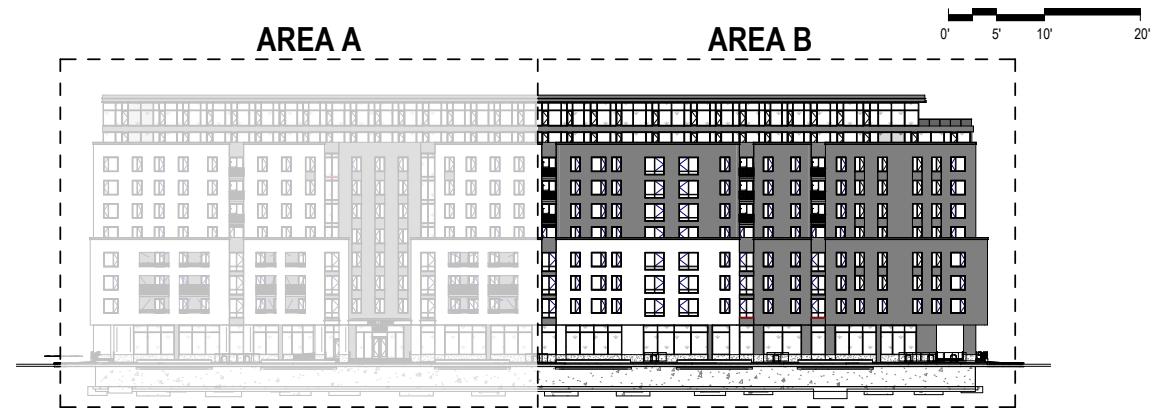
1 SOUTH ELEVATION - AREA B

U010 1" = 10'-0"

U010 1" = 10'-0"

## EXTERIOR ELEVATION NOTES

HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRET PATTERN (GL-1SB INDICATES SPANDREL CONDITION)

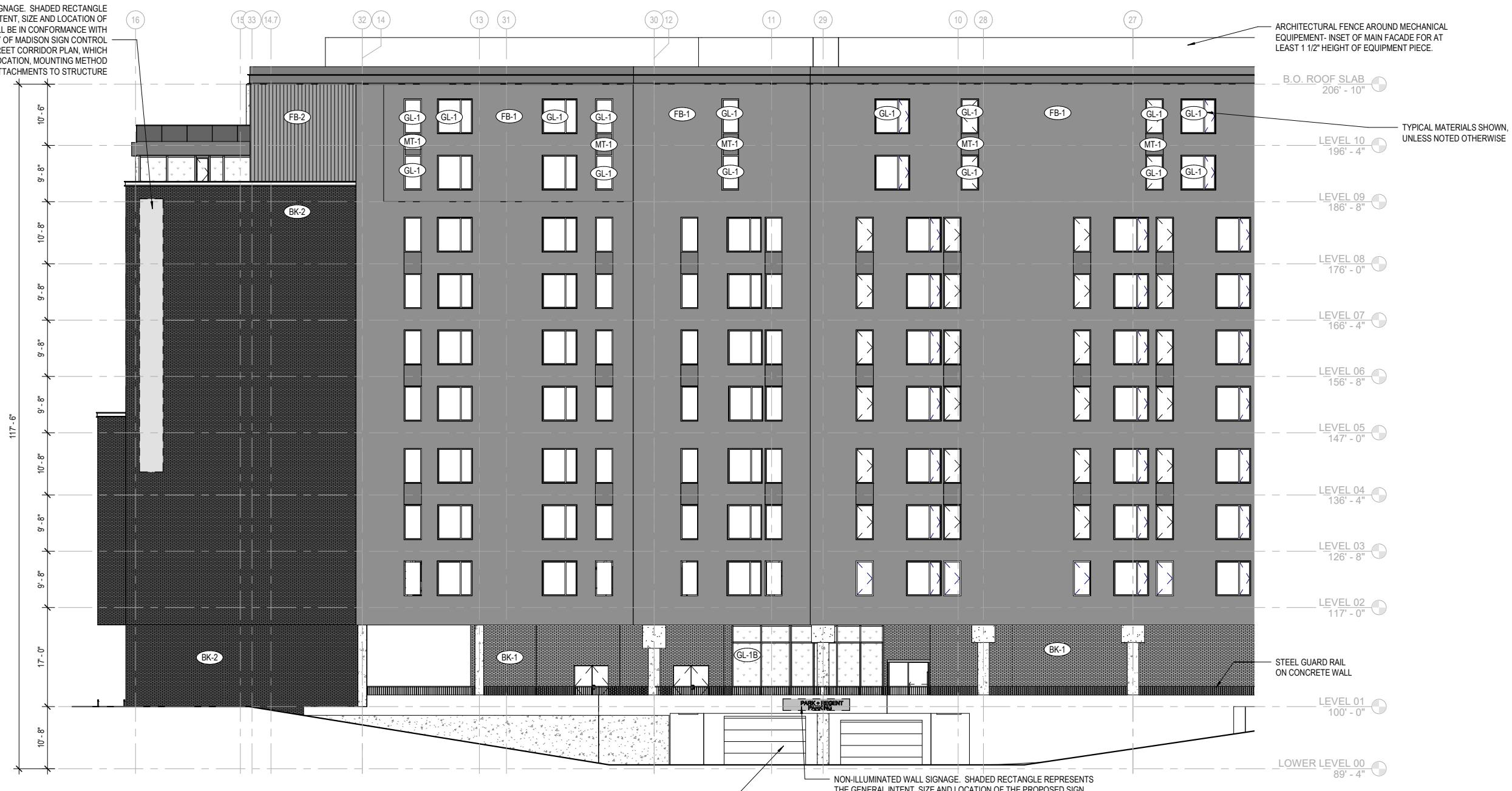


## GENERAL NOTES

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.

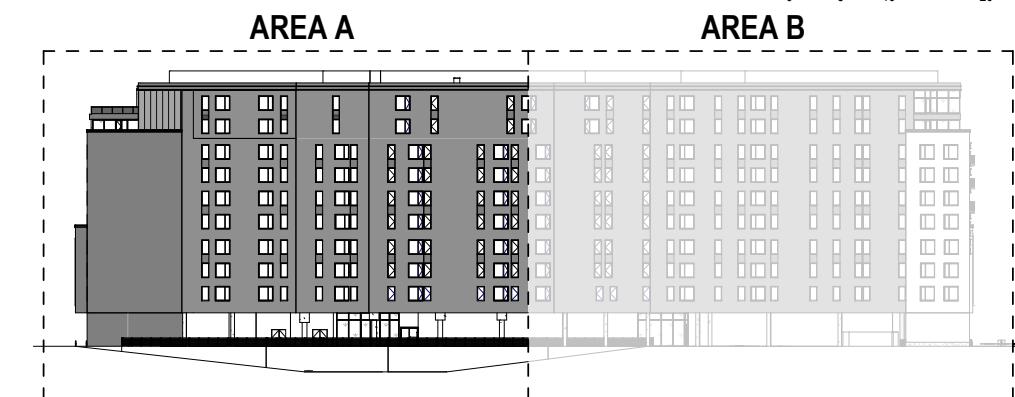
# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



## EXTERIOR ELEVATION NOTES

HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRIT PATTERN (GL-1B INDICATES SPANDREL CONDITION)



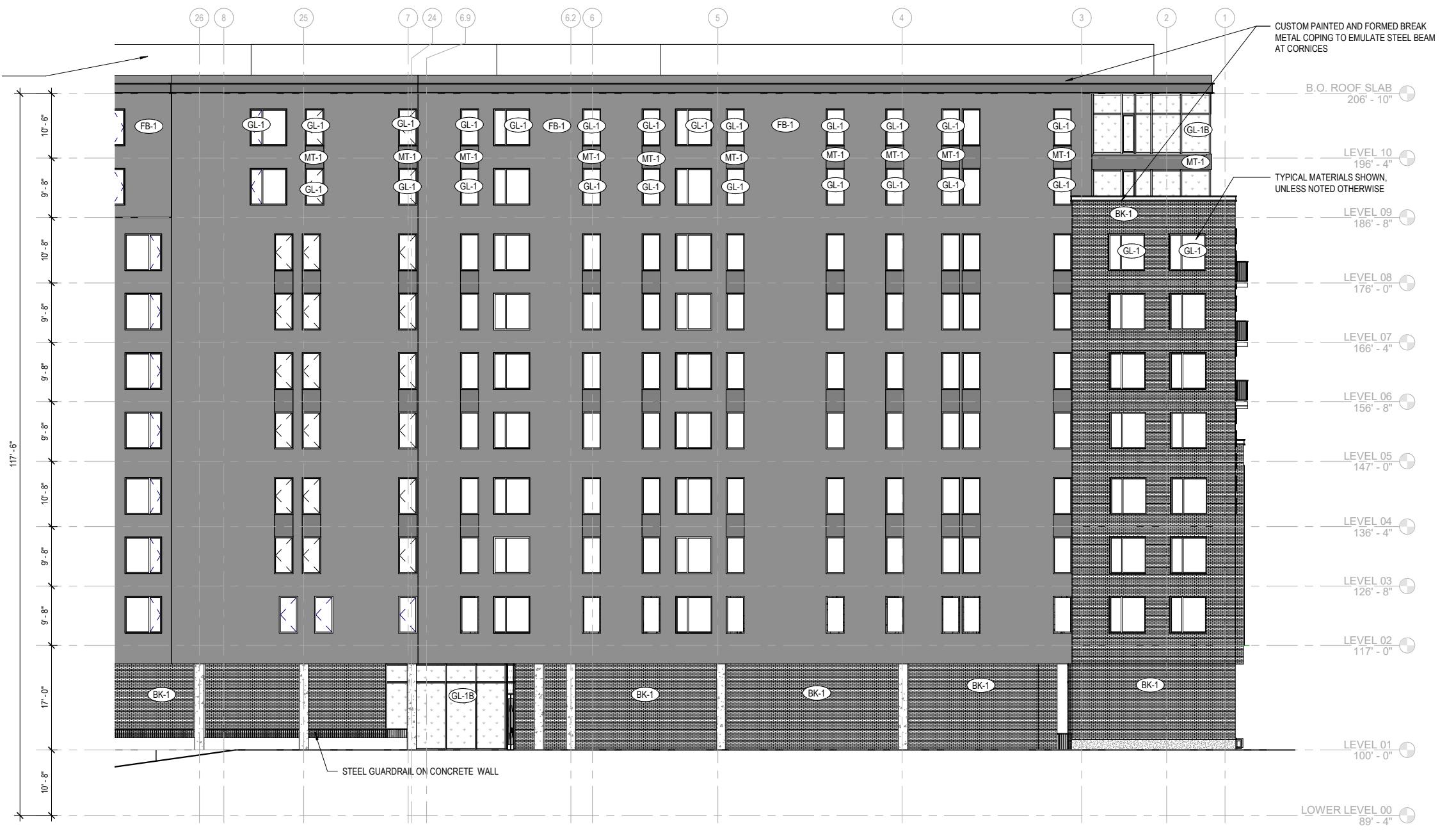
## GENERAL NOTES

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.

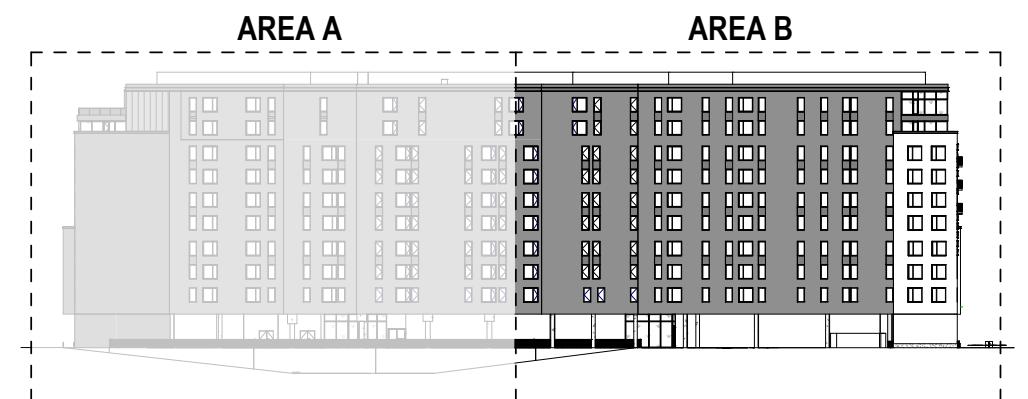
DATE: 07/01/2022
DRAWING TITLE
ELEVATION - NORTH AREA A
DRAWING NO.
A-30
Job # 20 005602

# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



EXTERIOR ELEVATION NOTES					
HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
	ST-1	STONE BASE		BK-2	BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
	FB-1	FIBER CEMENT BOARD - DARK GRAY		MT-1	COMPOSITE METAL PANEL. FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
	FB-2	FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED		WD-2	HPL WOOD VENEER PANEL. COLOR TO MATCH ARCHITECT'S SAMPLE
	BK-1	BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING		GL-1	LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
				GL-1B	LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRIT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)



## GENERAL NOTES

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.

DATE: 07/01/2022

DRAWING TITLE  
ELEVATION - NORTH  
AREA B

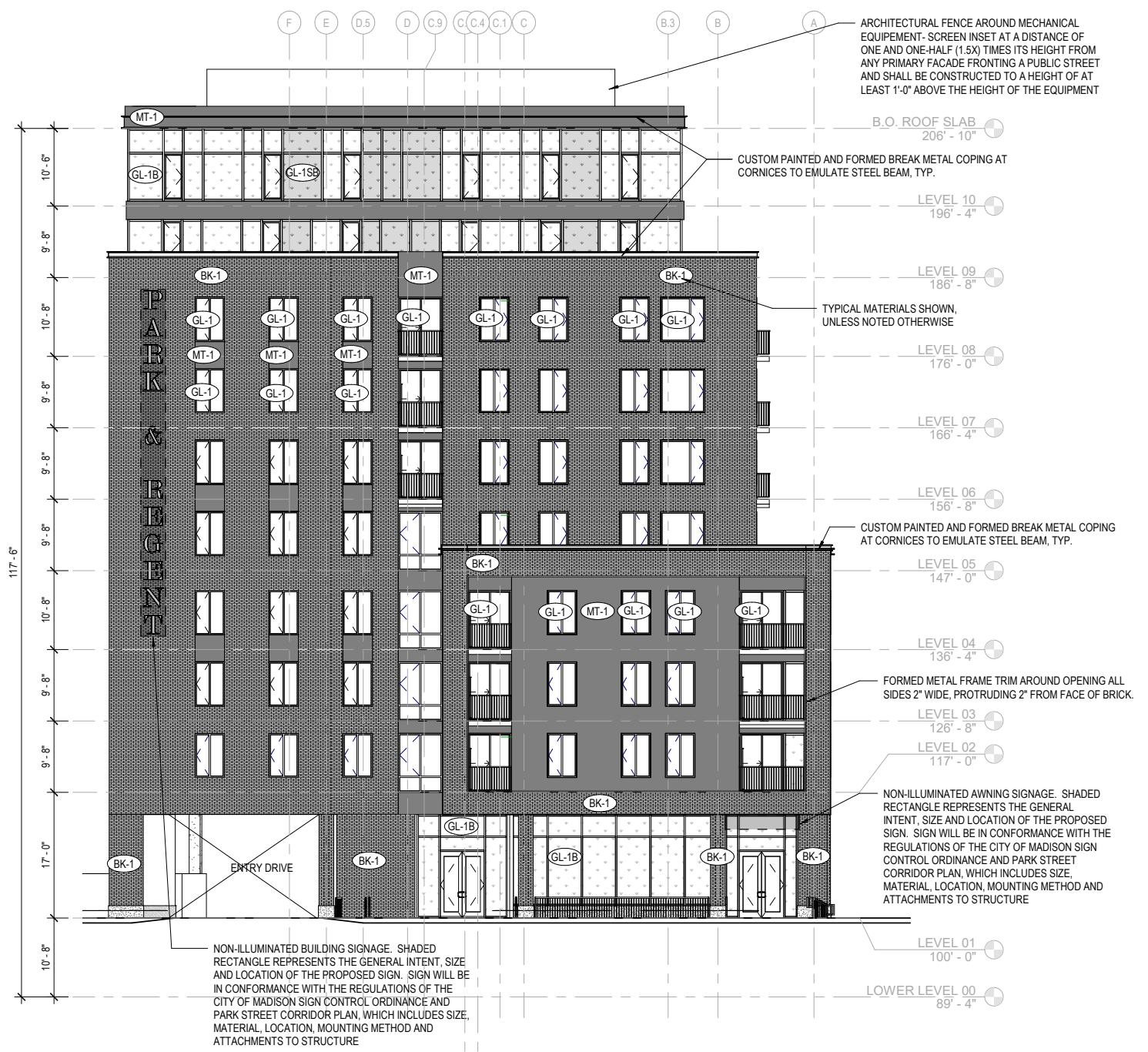
DRAWING NO.

A-31

Job # 20 005602

# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



1 WEST ELEVATION  
U013 1" = 10'-0"



2 EAST ELEVATION  
U013 1" = 10'-0"

## EXTERIOR ELEVATION NOTES

HATCH	MARK	DESCRIPTION	HATCH	MARK	DESCRIPTION
ST-1		STONE BASE	BK-2		BRICK 2 DARK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING
FB-1		FIBER CEMENT BOARD - DARK GRAY	MT-1		COMPOSITE METAL PANEL, FINISH TO MATCH PREFINISHED ALUMINUM WINDOW FRAMES
FB-2		FIBER CEMENT BOARD - MEDIUM GRAY TEXTURED	WD-2		HPL WOOD VENEER PANEL . COLOR TO MATCH ARCHITECT'S SAMPLE
BK-1		BRICK - STANDARD DIMENSION: COLOR TO MATCH ARCHITECT'S SAMPLE ; MORTAR COLOR TO MATCH BRICK 1/3 RUNNING BOND COURSING	GL-1		LOW-E INSULATED VISION GLASS (GL-1S INDICATES SPANDREL CONDITION)
			GL-1B		LOW-E INSULATED VISION GLASS W/ BIRD GLASS FRT PATTERN (GL-1SB INDICATES SPANDREL CONDITION)

## GENERAL NOTES

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.

DATE: 07/01/2022

DRAWING TITLE  
ELEVATIONS - EAST & WEST

DRAWING NO.

A-32

Job # 20 005602

## Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission

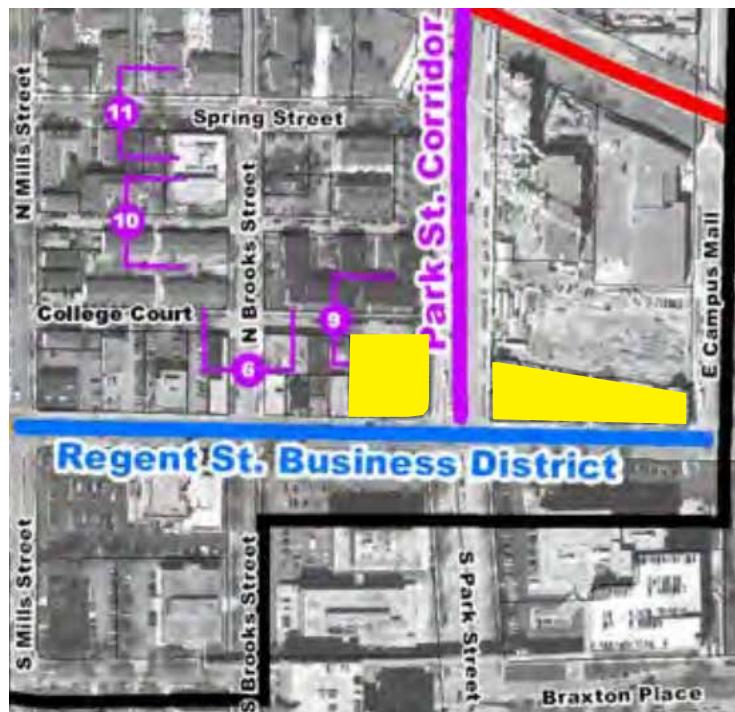
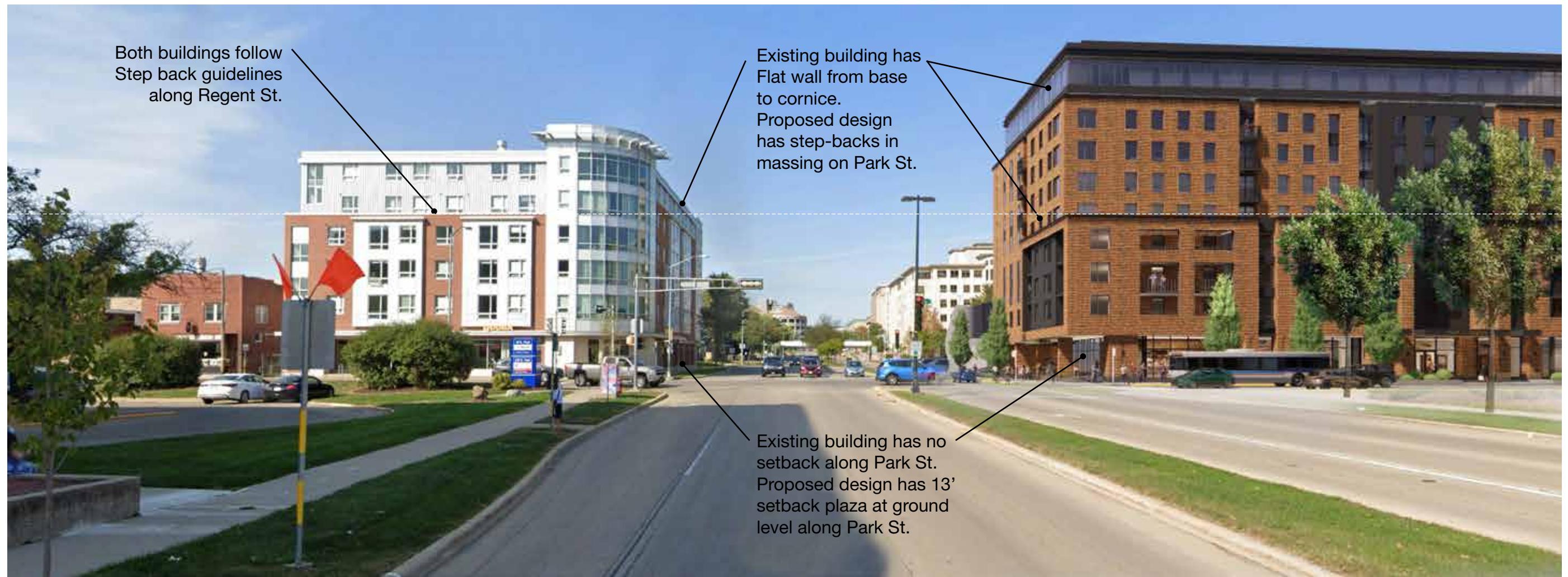


Image from Regent Street - South Campus Neighborhood Plan

Both the proposed project and the existing Park Regent Apartments immediately to the west fall in the Regent Street Business District and the Park Street Corridor. Shown in yellow at left, they are the only two sites that fall in the zone between Regent Street and College Court and are subject to the same recommendations of the Regent Street – South Campus Neighborhood Plan.

The existing building complies with the Regent Street Business District guidelines along its south façade, as does the proposed design. The neighboring building is built to the property line and does not include a setback on Park Street, utilizing a flat wall from sidewalk to parapet with a modest signage canopy. In order to respond to the guidelines of the Plan to create consistency of street frontage at this node, the proposed design seeks to meet those same standards. The proposed design further responds to the intent of the Plan to create a pedestrian-scaled experience at grade, setting the ground floor back 13' from the property line to provide a rain-and-sun-protected public plaza and widened pedestrian zone. The design also incorporates two significant setbacks at levels 5 and 9 to create an articulated façade that better reflects the suggested design principles for this node set forth in the Plan. While the Plan would allow for a flat, uninterrupted façade at Park Street, the project is designed to provide more interest and create a pedestrian-focused experience consistent with the Plan.

In conclusion, the proposed design is intended to recognize the gateway created at Park and Regent by providing an elevated design along the Park Street façade. The design seeks consistency with its context and the Plan by adhering to the same requirements as its most directly comparable neighbor, and does more than the minimum suggested by the Plan on its West and East facades.

DATE: 07/01/2022

DRAWING TITLE  
CONTEXT COMPARISON

DRAWING NO.

A-33

Job # 20\_005602



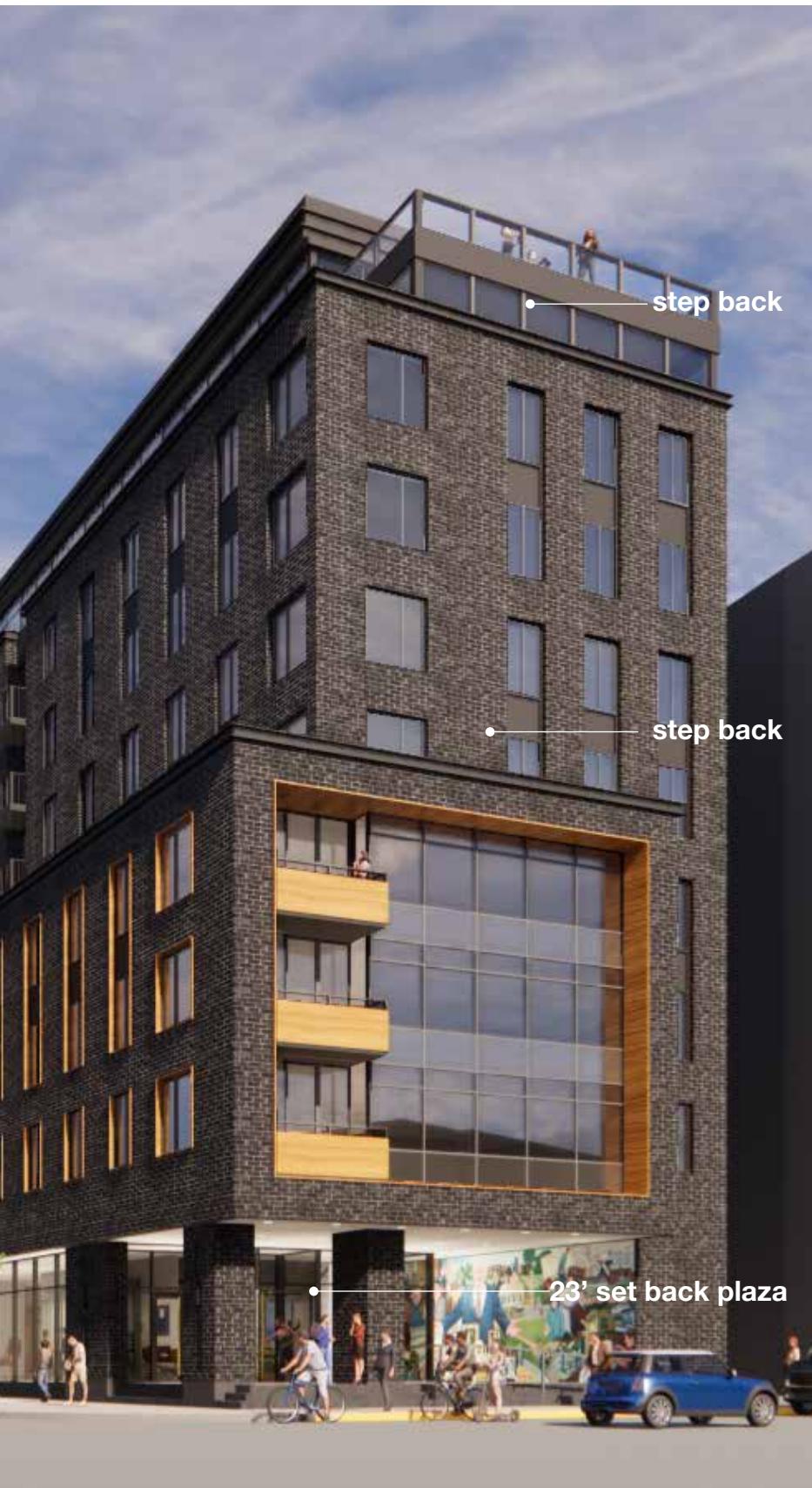
Park St. Facade

4/28/2022 2:27:35 PM

The underlying zoning and Regent Street – South Campus Neighborhood Plan would allow for a flat, full height wall at either end of the building. The project team has opted to incorporate additional stepbacks and articulation to support the pedestrian experience and ensure exceptional design and architecture of the building. Specifically, the proposed design incorporates stepbacks and vertical breaks in the massing in order to better respond to the context and create a nuanced, pedestrian-scaled street character as intended in the Plan, including the following amenities and features:

- Street Activation: retail and amenity spaces activate the entire street frontage
- Multiple entrances are provided to enhance the pedestrian zone per the Plan
- Dominant corner entrances and plazas anchor the corners per the Plan
- The first-floor glazing exceeds 60% of wall surface as outlined in the Plan

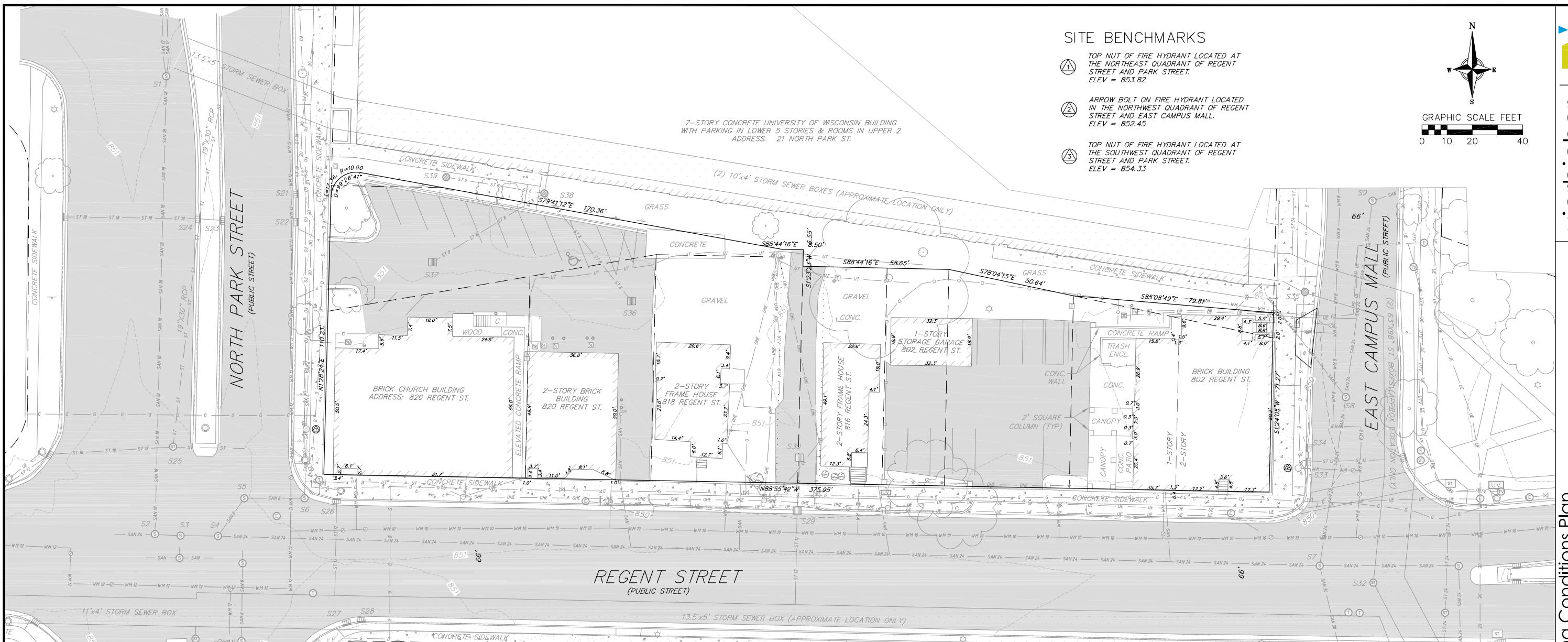
Plazas at each end of the building occur under shelter from rain/snow and excessive sun. These outdoor spaces are intended to widen the public pedestrian zone and support the intent of the Plan by setting back the faces of each end of the building at the pedestrian level. This enhances the pedestrian experience and establishes these intersections as key gateways whether coming from Park Street or East Campus Mall.



East Campus Mall Facade

## Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Urban Design Commission



## SITE BENCHMARKS

TOP NUT OF FIRE HYDRANT LOCATED AT  
THE NORTHEAST QUADRANT OF REGENT  
STREET AND PARK STREET.  
ELEV = 853.82

ARROW BOLT ON FIRE HYDRANT LOCATED  
IN THE NORTHWEST QUADRANT OF REGENT  
STREET AND EAST CAMPUS MALL.  
ELEV = 852.45

TOP NUT OF FIRE HYDRANT LOCATED AT  
THE SOUTHWEST QUADRANT OF REGENT  
STREET AND PARK STREET.  
ELEV = 854.33



GRAPHIC SCALE FEET  
 0 10 20 40

## Existing Conditions Plan

# Existing Conditions Park & Regent Apartments City of Madison Dane County Wisconsin

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	851.02	842.62	N-S
S2	SMH	851.40	842.39	N
			842.05	E
			842.10	W
S3	SMH	851.51	842.05	E-W
S4	SMH	851.39	844.09	NE
			842.04	E
			842.09	W
S5	SMH	851.05	844.75	E
			844.68	SW
S6	SMH	850.54	845.06	N
			844.84	E-PLUGGE
			844.84	W
S7	SMH	850.69	839.34	N
			841.44	E
			839.09	S
			841.43	W
S8	SMH	850.24	839.62	N
			839.57	S
			842.59	NW
S9	SMH	850.37	839.87	N-S

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECT
S21	CIN	850.89	847.04	N-NW
S22	CIN	850.82	847.07	N-NW
			842.05	S
S23	CIN	851.09	846.84	W
S24	CIN	850.82	846.47	BOTT
S25	STMH	851.09	846.49	N
			846.69	E-V
S26	CIN	850.45	847.45	S
S27	CIN	850.88	844.83	BOTT
S28	CIN	850.91	844.86	BOTT
S29	FINR	849.79	846.79	N
			846.74	S
S30	FINR	850.40	847.60	S
S31	STMH	851.03	844.37	BOTT
S32	STMH	850.91	843.48	BOTT
S33	CIN	850.20	847.20	N
			846.85	E
S34	CIN	850.22	847.12	S
S35	STMH	850.74	843.74	BOTT
S36	FINR	850.43	848.10	NW
S37	FINR	850.63	848.18	NB
S38	FIN	851.14	845.99	N-E
			847.89	SE-S
S39	FIN	851.10	849.30	E

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ⊖ EXISTING SIGN
- ▀ EXISTING CURB INLET
- ▀▀ EXISTING FIELD INLET RECTANGULAR
- ▀▀▀ EXISTING FIELD INLET
- ⊕ EXISTING STORM MANHOLE
- ♂ EXISTING SANITARY CLEANOUT
- ♀ EXISTING SANITARY MANHOLE
- ☿ EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- ⊖ EXISTING CURB STOP
- ⊜ EXISTING GAS VALVE
- ⊜ EXISTING GAS METER
- ⊜ EXISTING AIR CONDITIONING PEDESTAL
- ↑ EXISTING DOWN GUY
- ⌚ EXISTING ELECTRIC MANHOLE
- ☒ EXISTING TRANSFORMER
- ☒ EXISTING ELECTRIC METER
- ★ EXISTING LIGHT POLE
- ⌚⌚ EXISTING UTILITY POLE
- ⌚⌚⌚ EXISTING TV MANHOLE
- ☒☒☒ EXISTING TV PEDESTAL
- ⌚⌚⌚⌚ EXISTING TELEPHONE MANHOLE
- ☒☒☒☒ EXISTING TELEPHONE PEDESTAL
- ⌚⌚⌚⌚⌚ EXISTING UNIDENTIFIED MANHOLE
- ☒☒☒☒☒ EXISTING UNIDENTIFIED UTILITY VAULT
- ♿ EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- ⌚⌚⌚⌚⌚ EXISTING SHRUB
- ⌚⌚⌚⌚⌚⌚ EXISTING DECIDUOUS TREE

#### TOPOGRAPHIC LINework LEGEND

FOR SURVEYING LINEWORK LEGEND

— UTV — UTV — EXISTING UNDERGROUND CABLE TV

— FO — FO — EXISTING FIBER OPTIC LINE

— UT — UT — EXISTING UNDERGROUND TELEPHONE

— ○ — ○ — ○ — EXISTING CHAIN LINK FENCE

— \* — \* — EXISTING IRON FENCE

— □ — □ — EXISTING WOOD FENCE

— G — G — EXISTING GAS LINE

— UE — UE — EXISTING UNDERGROUND ELECTRIC LINE

— OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE

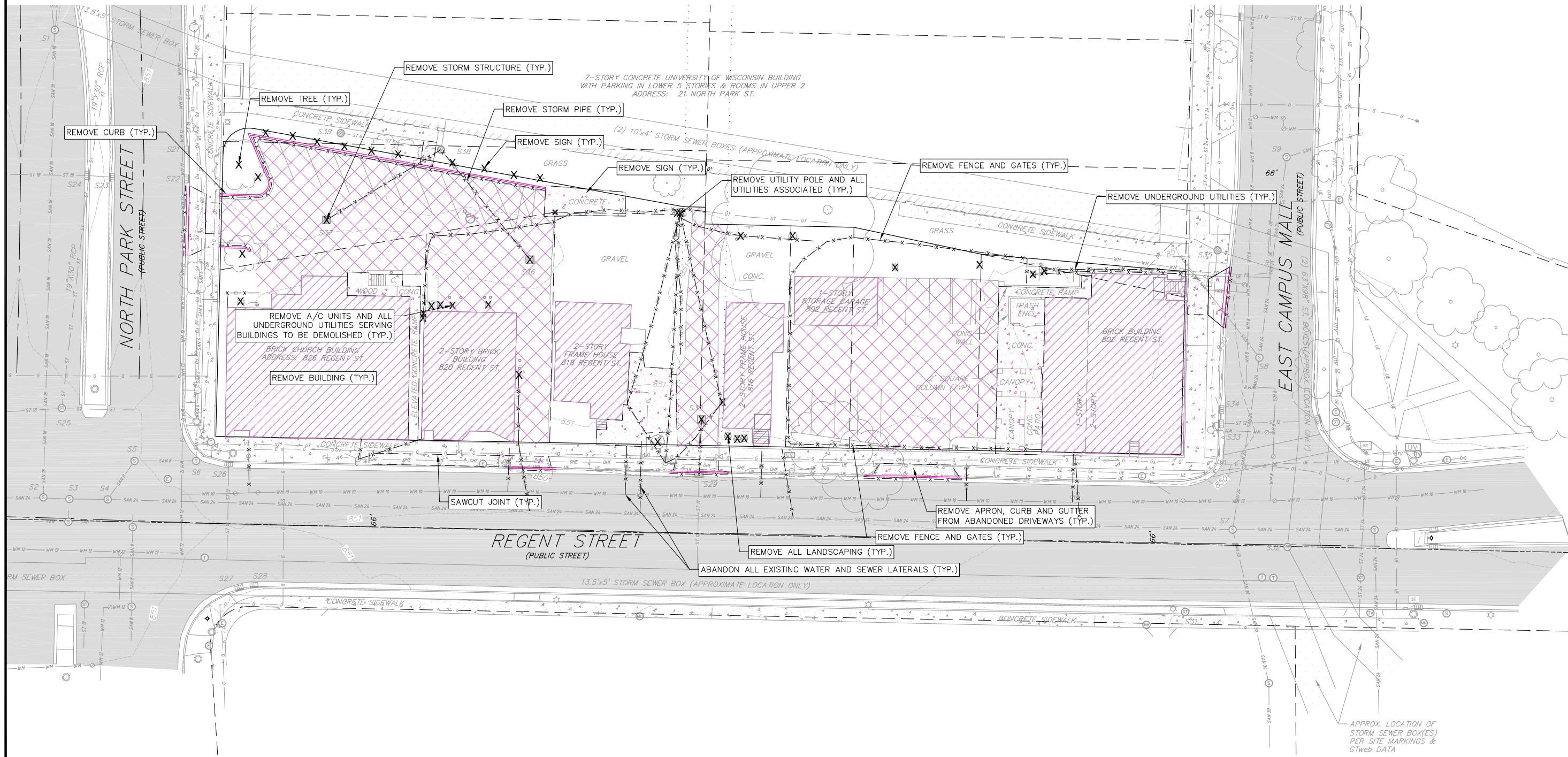
— SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)

— ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)

— WM — WM — EXISTING WATER MAIN (SIZE NOTED)

— 850 — EXISTING MAJOR CONTOUR

— 851 — EXISTING MINOR CONTOUR



## TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING DECIDUOUS TREE

## TOPOGRAPHIC LINWORK LEGEND

- UV - EXISTING UNDERGROUND CABLE
- FO - EXISTING FIBER OPTIC LINE
- UT - EXISTING UNDERGROUND TELEPHONE
- - EXISTING CHAIN LINK FENCE
- \* - EXISTING IRON FENCE
- G - EXISTING WOOD FENCE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- OHE - EXISTING OVERHEAD ELECTRIC LINE
- SAN - EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST - EXISTING STORM SEWER LINE (SIZE NOTED)
- WM - EXISTING WATER MAIN (SIZE NOTED)
- 850 - EXISTING MAJOR CONTOUR
- 851 - EXISTING MINOR CONTOUR

## DEMOLITION NOTES:

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.



GRAPHIC SCALE FEET  
0 10 20 40

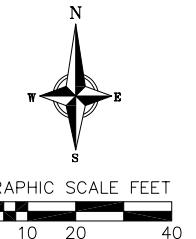
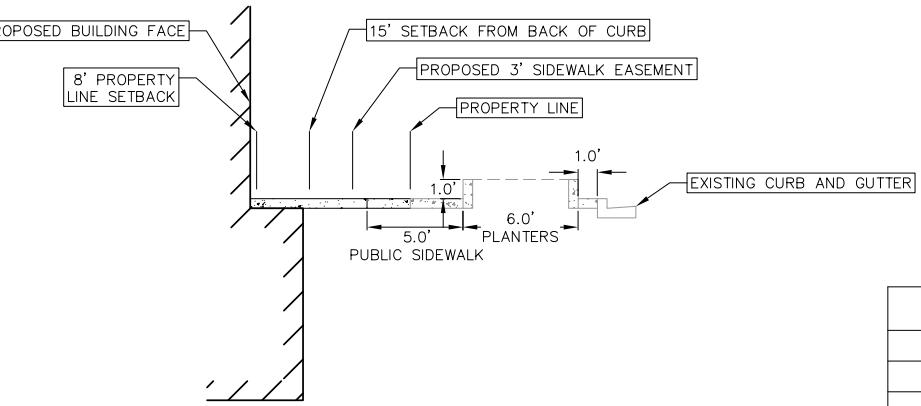
### SITE PLAN LEGEND

Legend for site plan symbols:

- PROPERTY BOUNDARY (represented by a thick black line)
- CURB AND GUTTER (REVERSE CURB HATCHED) (represented by a line with diagonal hatching)
- PROPOSED CONCRETE (represented by a pattern of small circles)
- PROPOSED ASPHALT OVER LOWER LEVEL (SEE ARCHITECTURAL PLANS) (represented by a grey shaded area)
- PROPOSED ASPHALT (represented by a solid grey rectangle)
- PROPOSED SIGN (represented by a rectangle with a small circle)

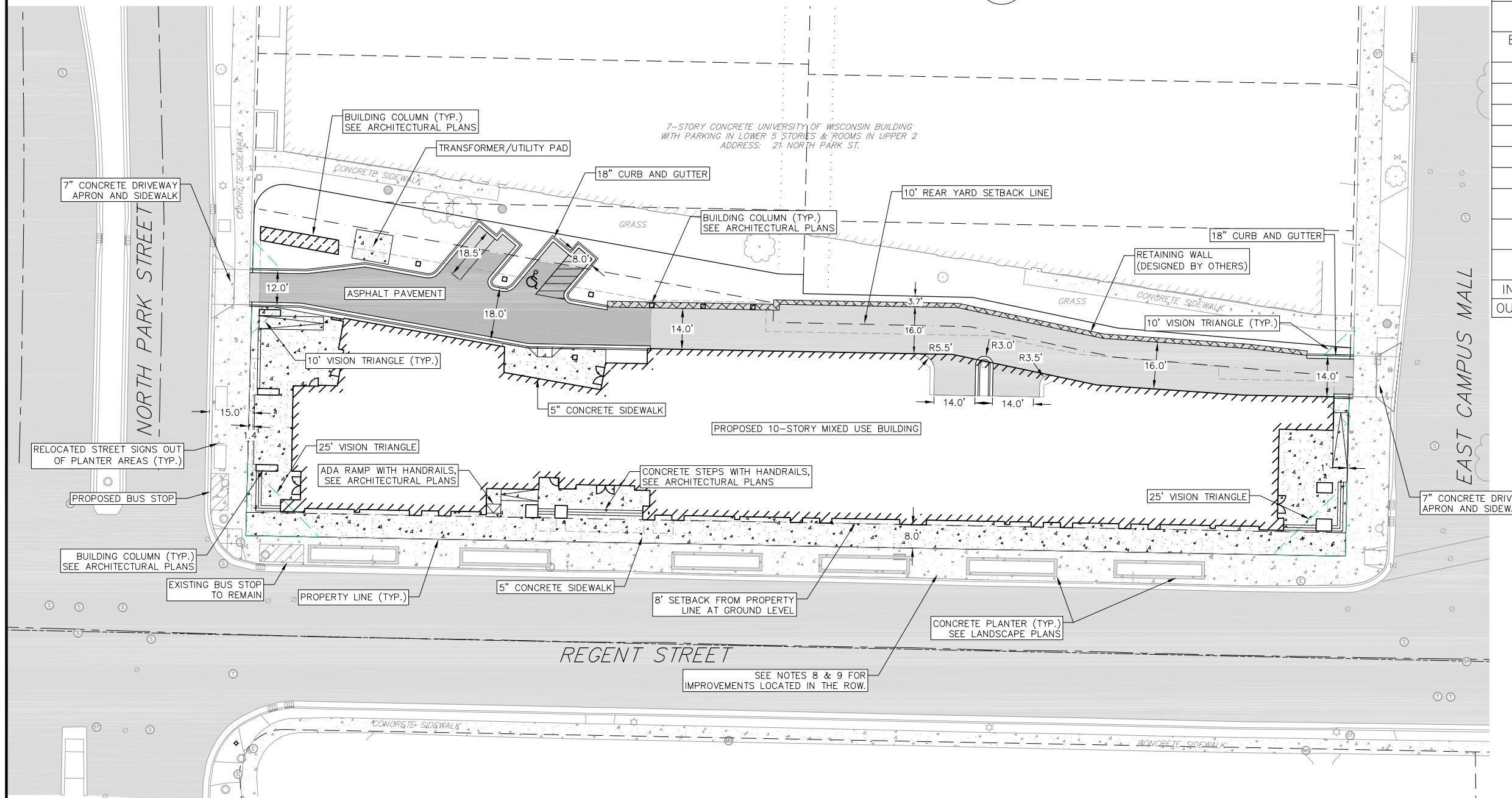
SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPAKTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPAKTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT XXXXXX, CONTRACT XXXXX.
9. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



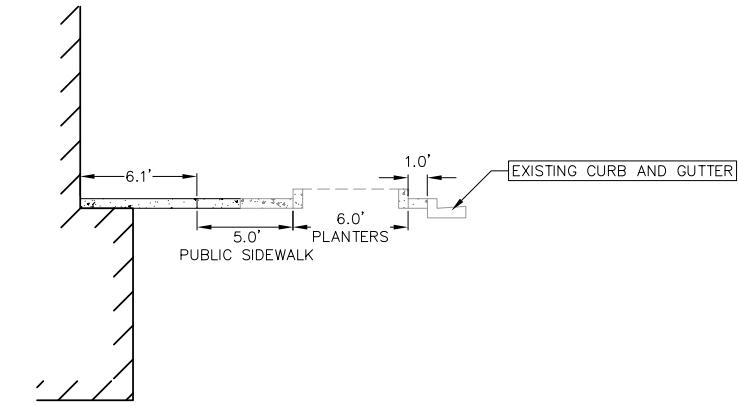
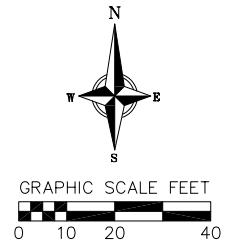
## SITE PLAN SUMMARY TABLE

SITE AREA	35,022 SF
LOT COVERAGE	85.1% IMPERVIOUS
USEABLE OPEN SPACE	5,100 SF REQUIRED 1,272 SF SITE 3,825 SF BUILDING
LANDSCAPED AREA	1,269 SF
BUILDING SQUARE FOOTAGE	245,050 SF
BUILDING FOOTPRINT AREA	20,132 SF
EFFICIENCY	20
1-BEDROOM	12
2-BEDROOM	53
3-BEDROOM	20
4-BEDROOM	32
5-BEDROOM	35
DENSITY	213.9 UNITS PER ACRE
SURFACE PARKING STALLS	3
UNDER STRUCTURE PARKING STALLS	40
INDOOR BIKE PARKING	274
OUTDOOR BIKE PARKING	20

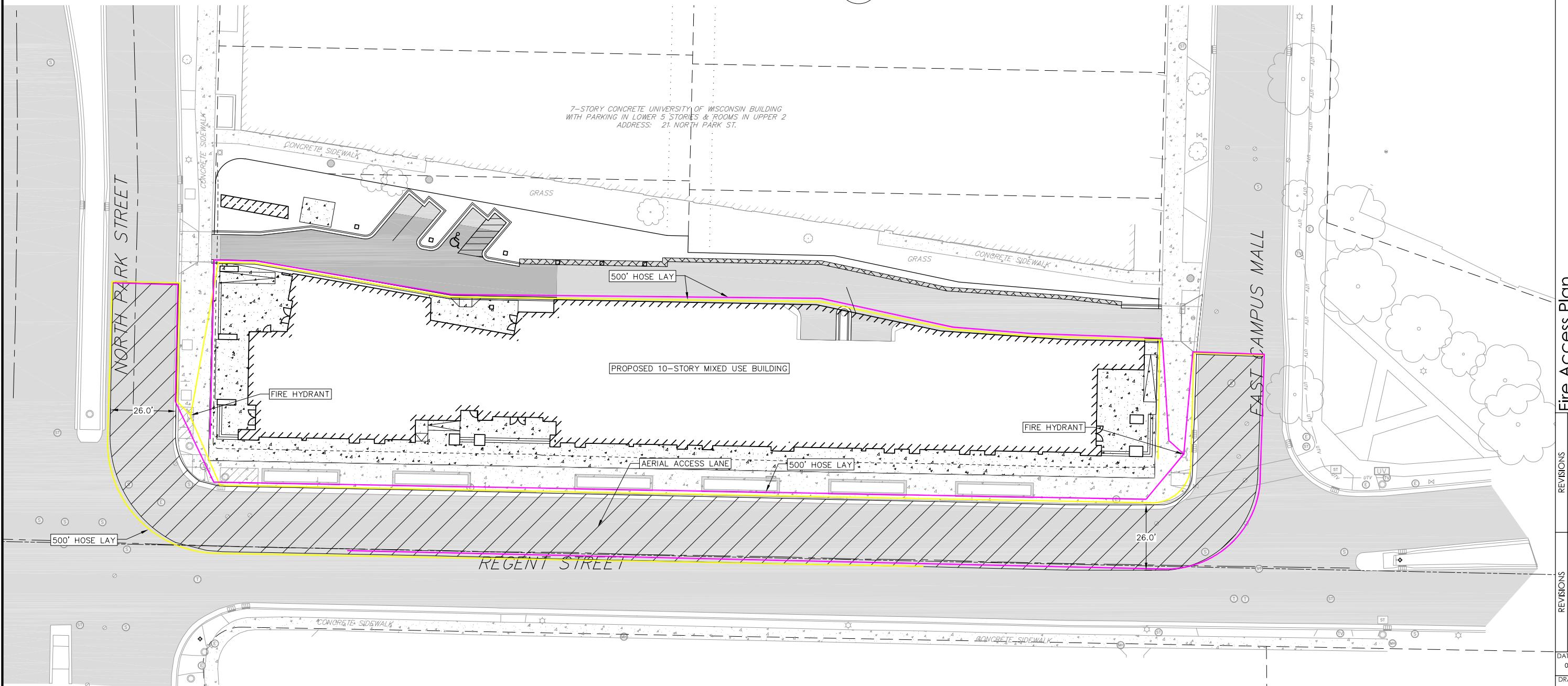


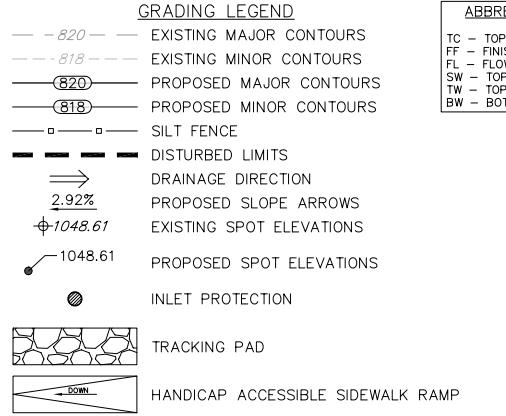
**NOT FOR CONSTRUCTION**

SITE PLAN LEGEND	
PROPERTY BOUNDARY	
CURB AND GUTTER (REVERSE CURB HATCHED)	
PROPOSED CONCRETE	
PROPOSED ASPHALT OVER LOWER LEVEL (SEE ARCHITECTURAL PLANS)	
PROPOSED ASPHALT	
PROPOSED SIGN	



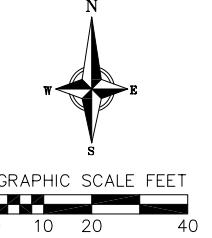
1 REGENT STREET SECTION  
NOT TO SCALE





## GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

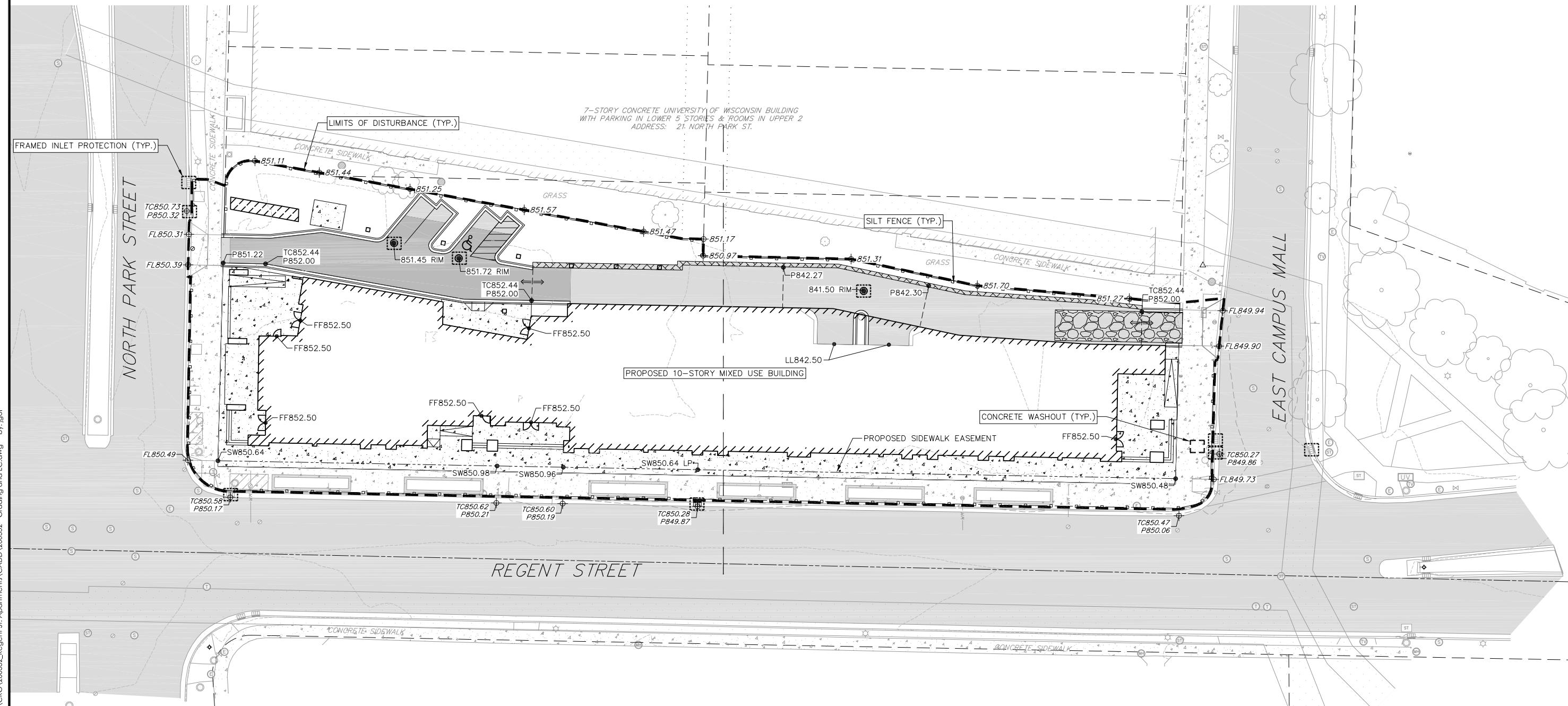


## Grading and Erosion Control Plan

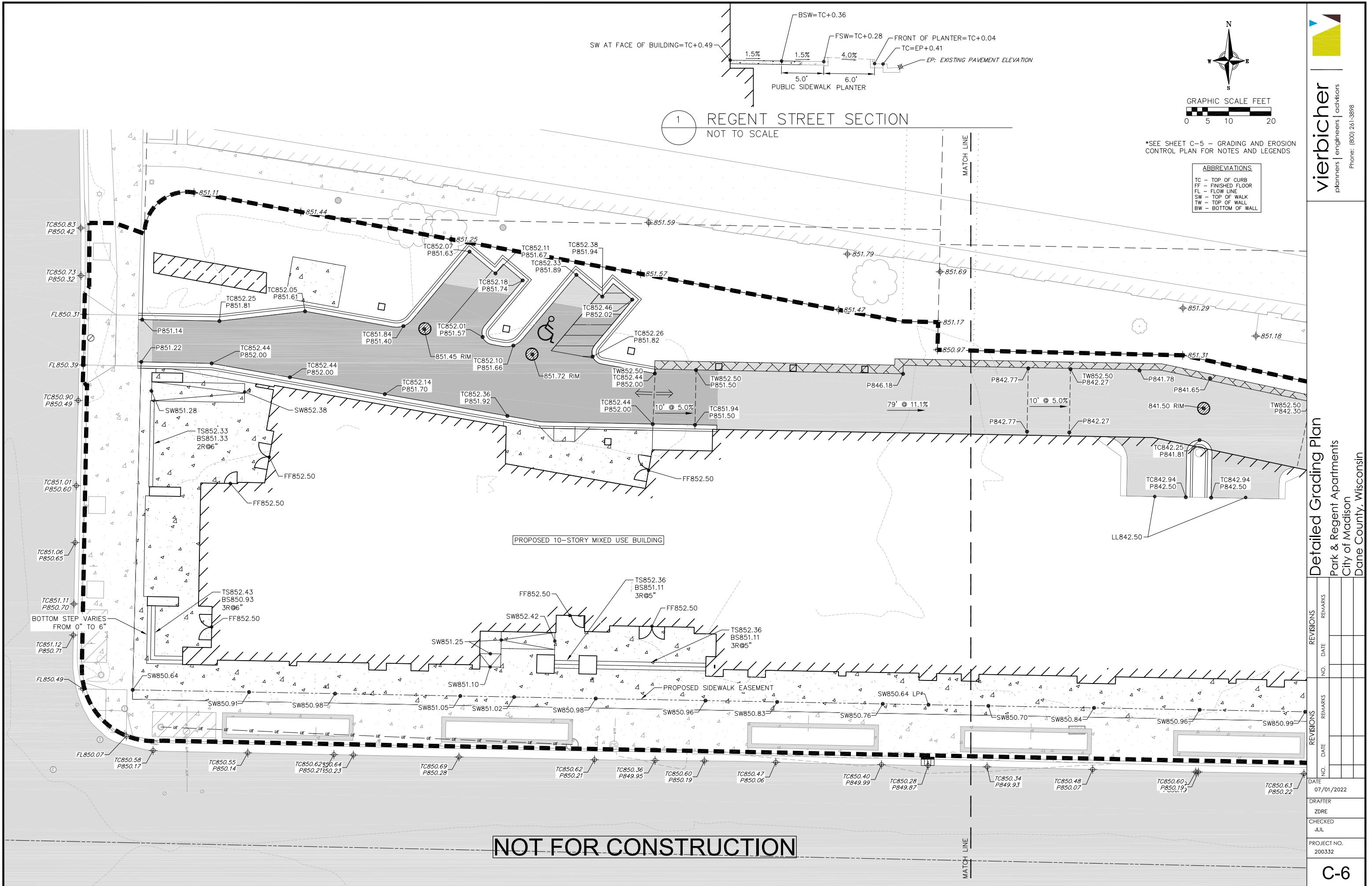
Park & Regent Apartments  
City of Madison, Wisconsin  
Dane County, Wisconsin

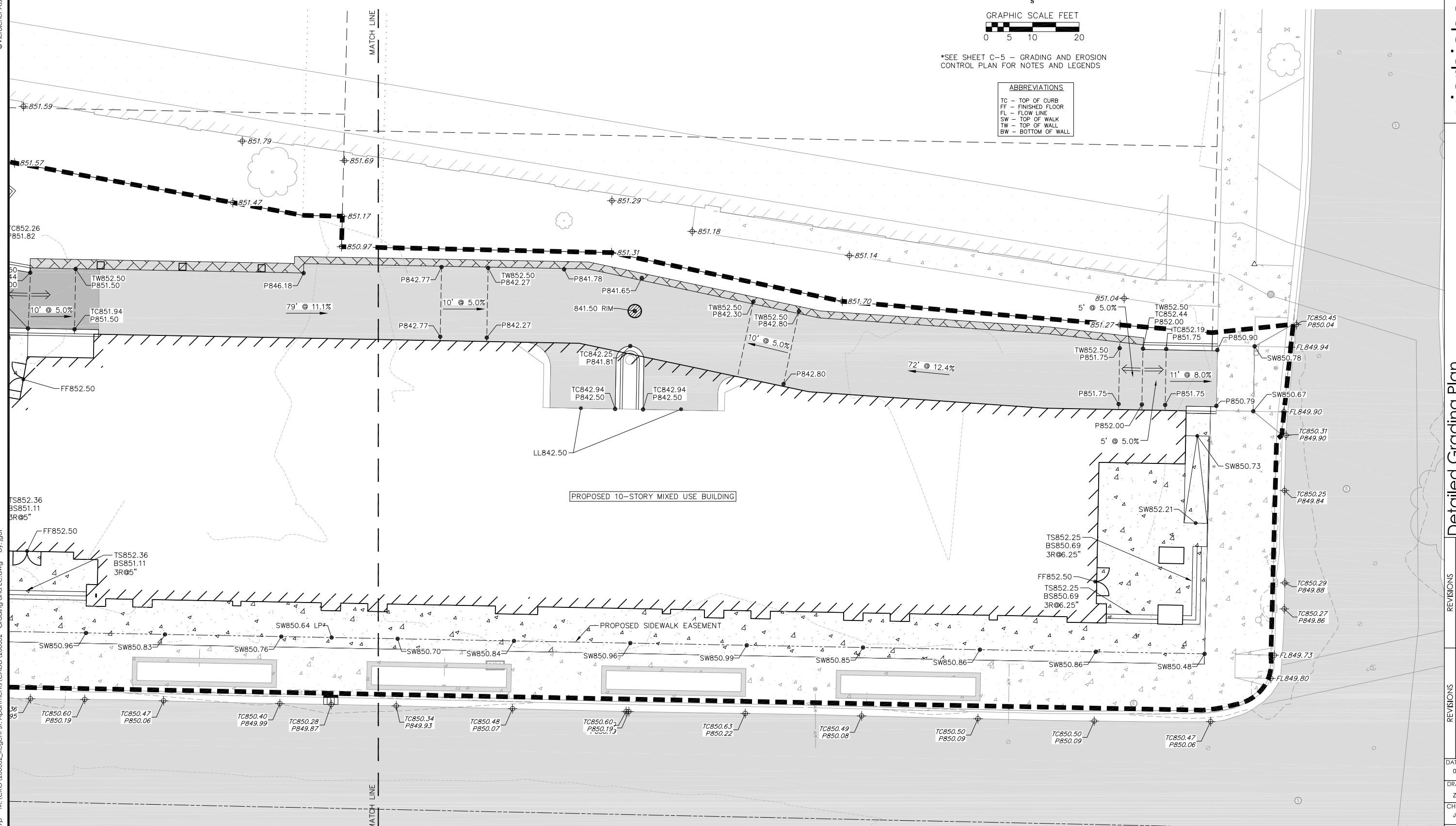
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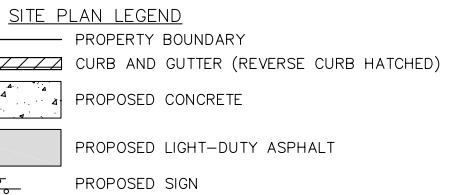
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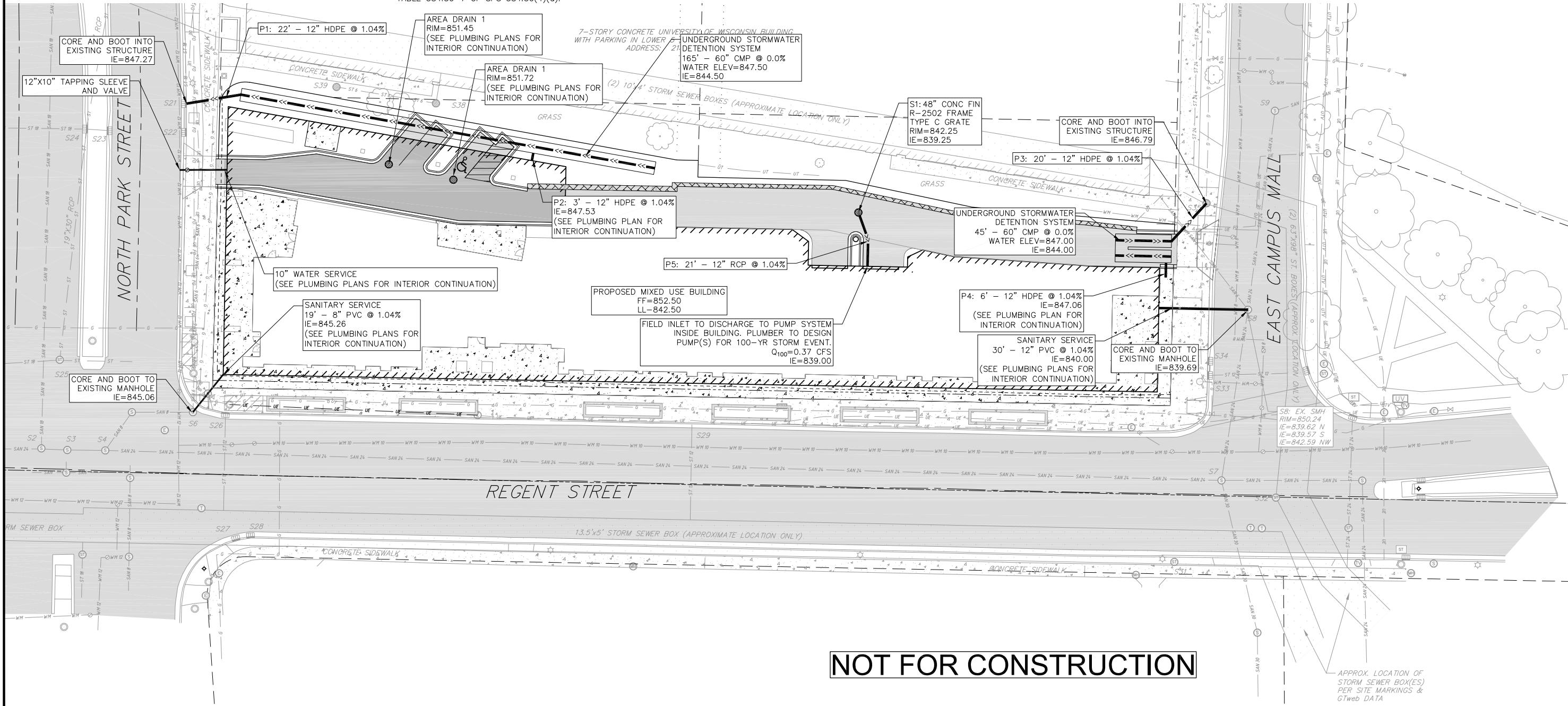
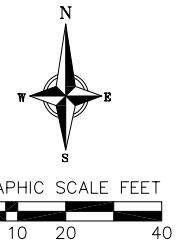
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**UTILITY NOTES:**

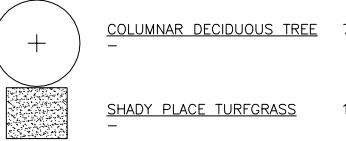
1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.



## PLANT SCHEDULE

UNDERSTORY TREES				BOTANICAL / COMMON NAME			
AG	CA	MC		ROOT COND.	SIZE	QTY	
				B & B	1.5" Cal	1	
				B & B	6' ht.	2	
				Cont.	1.5" Cal	4	
EVERGREEN SHRUBS				ROOT COND.	SIZE	QTY	
Jb				Cont.	5 Gal.	18	
Te				Cont.	5 Gal.	11	
PERENNIALS				ROOT COND.	SIZE	QTY	
at				Cont.	1 Gal.	36	
au				Cont.	1 Gal.	42	
ci				Cont.	1 Gal.	28	
cb				Cont.	1 Gal.	16	
eb				Cont.	1 Gal.	36	
ga				Cont.	1 Gal.	51	
haa				Cont.	1 Gal.	19	
hf				Cont.	1 Gal.	16	
ss				Cont.	1 Gal.	42	
sh				Cont.	1 Gal.	116	
GROUND COVERS				ROOT COND.	SIZE	SPACING	QTY
				flat	2" x 2" x 4" plug	12" o.c.	1,001

## STREET TREE &amp; SEEDING SCHEDULE\*



\* STREET TREE LOCATIONS, SPECIES AND QUANTITIES TO BE DETERMINED IN COORDINATION WITH CITY FORESTER

## PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

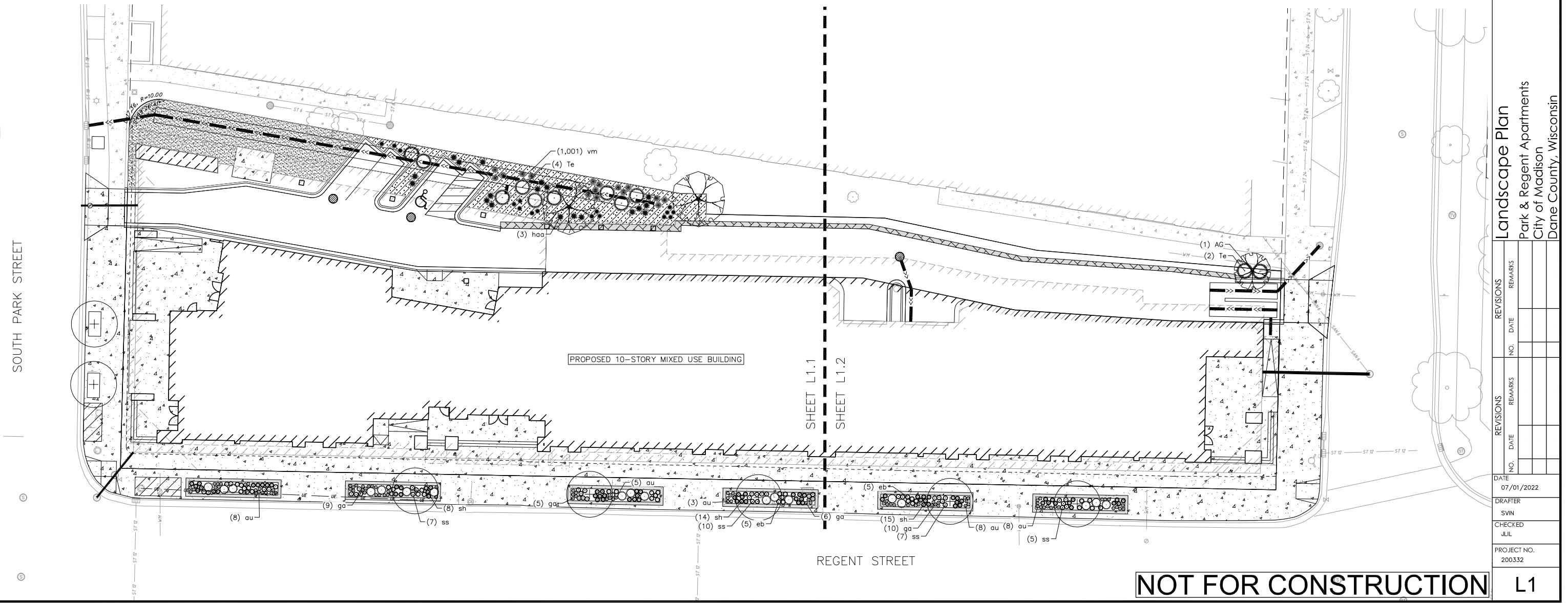
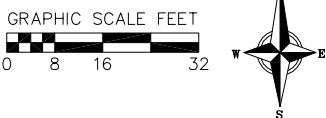
## LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEDEDDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE  $\frac{1}{8}$ "X4" OR EQUAL, COLOR BLACK ANODIZED.

## SEEDING NOTES:

- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEDEDDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEDEDDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY  $\frac{1}{2}$ " WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

City of Madison Landscape Worksheet					
Address:	NE Corner Park & Regent Sts	Date:	07.01.2022		
Total Square Footage of Developed Area:	35,023	-	15,965	=	19058 sf
(Site Area)			(Building Footprint at Grade)		
Total Landscape Points Required (<5 ac):	19,058	/ 100 =	191	x 1 =	191
Landscape Points Required >5 ac:		/ 100 =	0	x 1 =	-
			Credits/ Existing Landscaping	New/ Proposed Landscaping	
Plant Type/Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity
Overstory deciduous tree	2.5" cal	35	0	0	0
Tall Evergreen Tree	5-6 feet tall	35	0	0	0
Ornamental tree	1.5" cal	15	0	3	45
Upright evergreen shrub	3-4 feet tall	10	0	0	0
Shrub, deciduous	#3 gallon	3	0	0	0
Shrub, evergreen	#3 gallon	4	0	11	44
Ornamental grasses/periennials	#1 gallon	2	0	52	104
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0	0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.	0	0	0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"	0	0	0
Sub Totals			0	193	



## PLANT SCHEDULE

<u>UNDERSTORY TREES</u>	<u>BOTANICAL / COMMON NAME</u>
AG	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry
CA	Cornus alternifolia / Pagoda Dogwood
MC	Malus 'CinZam' / Cinderella Dwarf Crabapple

## PLANT SCHEDULE

<u>EVERGREEN SHRUBS</u>		<u>BOTANICAL / COMMON NAME</u>
Jb	<i>Juniperus sabina</i> 'Blue Forest' / Blue Forest Juniper	
Te	<i>Taxus x media</i> 'Everlow' / Everlow Anglo-Japanese Yew	
<u>PERENNIALS</u>		<u>BOTANICAL / COMMON NAME</u>
at	<i>Allium tanguticum</i> 'Noneug' TM / Balloon Bouquet Globe Lily	
au	<i>Arctostaphylos uva-ursi</i> / Kinnikinnick	
ci	<i>Callirhoe involucrata</i> / Purple Poppymallow	
cb	<i>Cimicifuga racemosa</i> 'Brunette' / Snakeroot	
eb	<i>Eryngium planum</i> 'Blue Glitter' / Blue Glitter Sea Holly	
ga	<i>Geranium sanguineum</i> 'Alpenglow' / Bloodred Geranium	
haa	<i>Hosta x</i> 'Awakening Angel' / Awakening Angel Hosta	
hf	<i>Hosta x</i> 'Fire Island' / Fire Island Hosta	
ss	<i>Schizachyrium scoparium</i> / Little Bluestem	
sh	<i>Sporobolus heterolepis</i> 'Tara' / Tara Dwarf Prairie Dropseed	

## PLANT SCHEDULE

<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>
	Vinca minor / Common Periwinkle



vierbicher

Phone: (800) 261-3898

SOUTH PARK STREET

ST

Architectural site plan for a proposed 10-story mixed-use building on Regent Street. The plan shows the building footprint, surrounding streets (S21, S22, S38, S39, S26, S27, S28, S29), and various landscape and utility details. Labels include:

- (2) Te
- (3) hf
- (2) haa
- (3) haa
- (1,001) vm
- (4) Te
- (1) CA
- (8) cb
- (3) Te
- (1) CA
- (5) hf
- (3) haa
- (3) cb
- (5) hf
- (2) 10'x4' STORM SEWER BOXES (APPROXIMATE LOCATION ONLY)
- PROPOSED 10-STORY MIXED USE BUILDING
- (12) sh
- (3) Jb
- (8) au
- (11) ga
- (4) Jb
- (10) au
- (6) eb
- (9) ga
- (7) ss
- (5) ga
- (8) sh
- (6) ss
- (3) Jb
- (13) sh
- (8) eb
- (14) sh
- (10) ss
- (5) eb
- (5) Jb
- (6) ga
- (5) eb
- (15) sh
- (10) ga
- (7) ss

A dashed vertical line separates Sheet L1.1 from Sheet L1.2.

**NOT FOR CONSTRUCTION**

L2

DATE  
07/01/2022

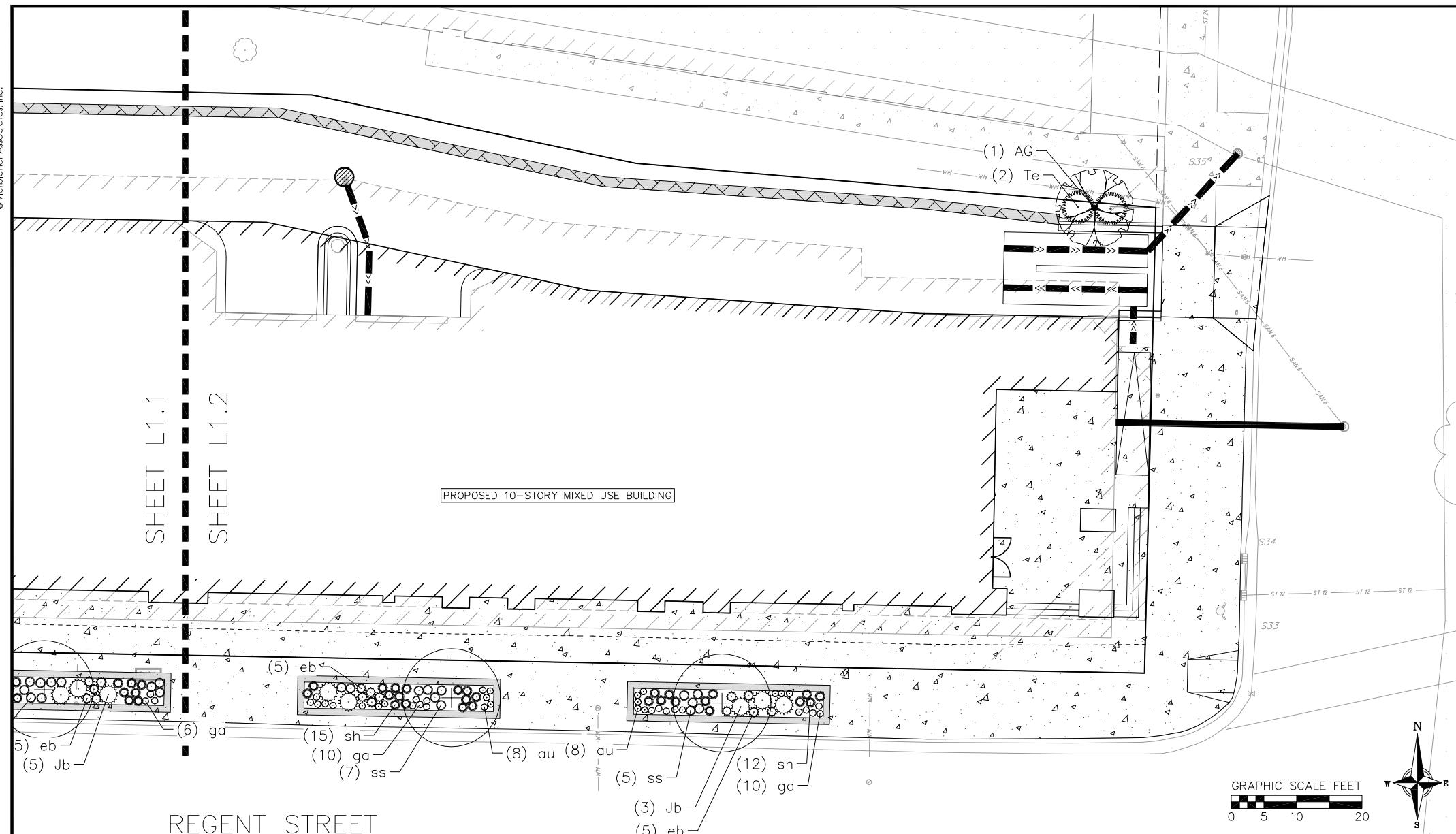
DRAFTER

CHECKED

PROJECT NO.

200332

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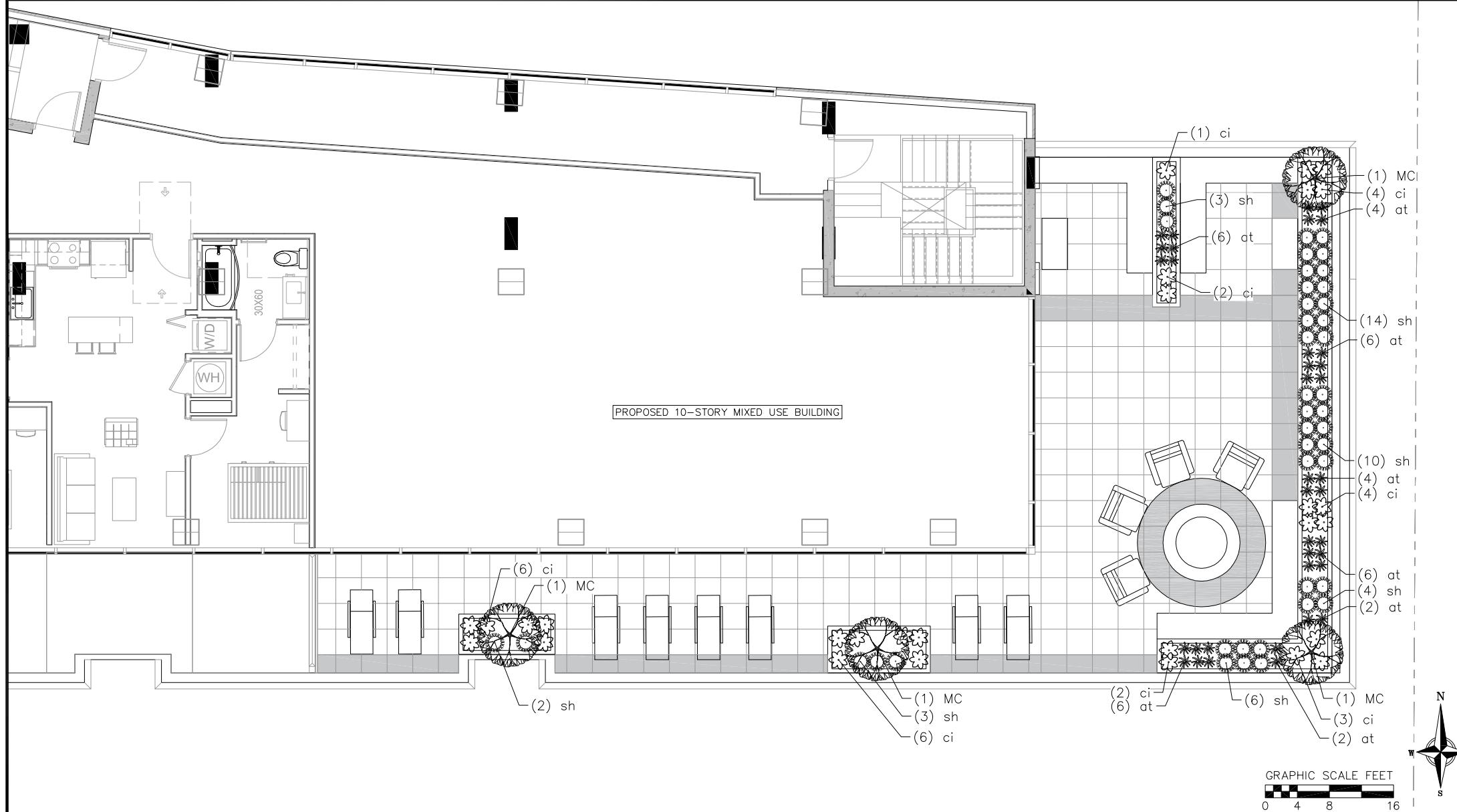


## PLANT SCHEDULE

<u>UNDERSTORY TREES</u>	<u>BOTANICAL / COMMON NAME</u>
AG	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry
CA	Cornus alternifolia / Pagoda Dogwood
MC	Malus 'Cinzam' / Cinderella Dwarf Crabapple
<u>EVERGREEN SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
Jb	Juniperus sabina 'Blue Forest' / Blue Forest Juniper
Te	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew
<u>PERENNIALS</u>	<u>BOTANICAL / COMMON NAME</u>
at	Allium tanticum 'Noneug' TM / Balloon Bouquet Globe Lily
au	Arctostaphylos uva-ursi / Kinnikinnick
ci	Callirhoe involucrata / Purple Poppymallow
cb	Cimicifuga racemosa 'Brunette' / Snakeroot
eb	Eryngium planum 'Blue Glitter' / Blue Glitter Sea Holly
ga	Geranium sanguineum 'Alpenglow' / Bloodred Geranium
haa	Hosta x 'Awakening Angel' / Awakening Angel Hosta
hf	Hosta x 'Fire Island' / Fire Island Hosta
ss	Schizachyrium scoparium / Little Bluestem

<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>
	Vinca minor / Common Periwinkle

**NOT FOR CONSTRUCTION**



## PLANT SCHEDULE ROOF DECK

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
MC	Malus 'CinZam' / Cinderella Dwarf Crabapple	Cont.	1.5" Cal	4
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
at	Allium tanguticum 'Noneuq' TM / Balloon Bouquet Globe Lily	Cont.	1 Gal.	36
ci	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.	28
sh	Sporobolus heterolepis 'Tara' / Tara Dwarf Prairie Dropseed	Cont.	1 Gal.	42

9th Floor Roof Deck  
Park & Regent Apartments  
City of Madison  
Dane County, Wisconsin

DATE: 07/01/2022  
DRAFTER: SVIN  
CHECKED: JYL  
PROJECT NO.: 200332  
L4

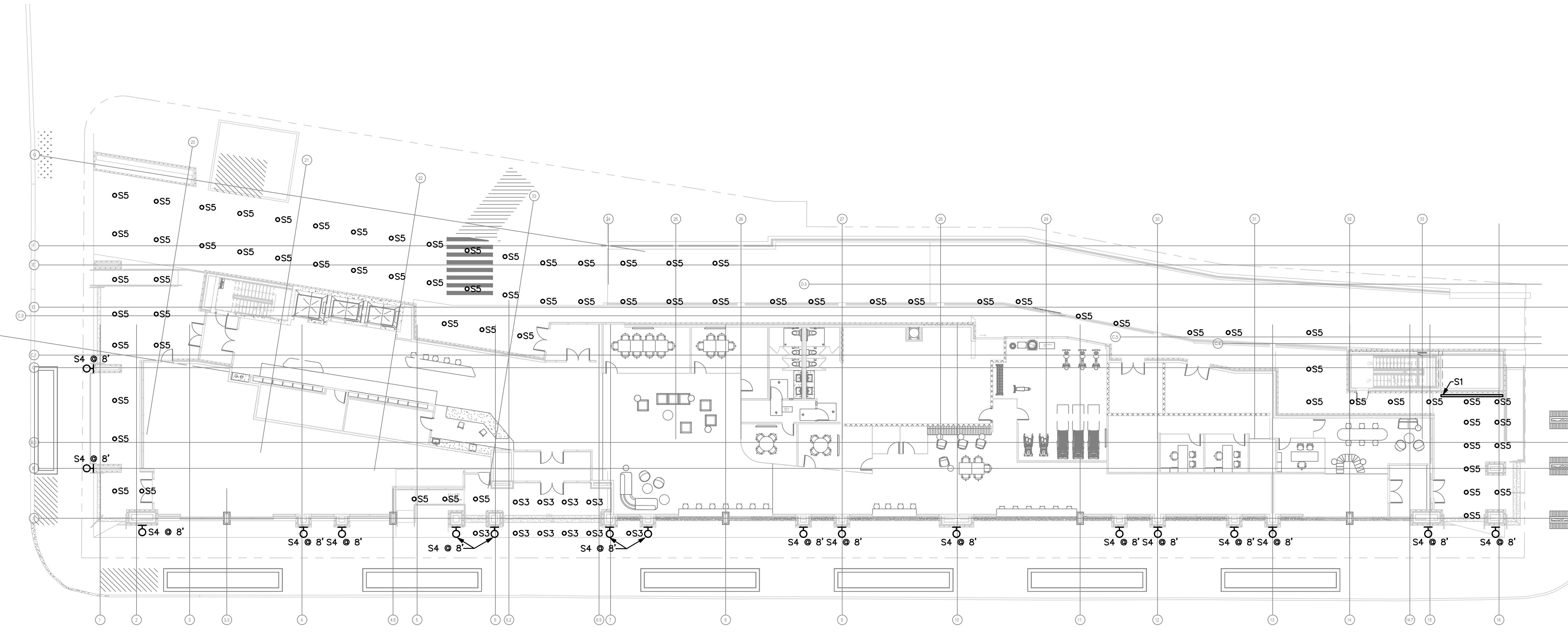
NOT FOR CONSTRUCTION

# Lamar Johnson Collaborative

35 EAST WACKER DRIVE, SUITE 1500  
CHICAGO, IL 60601  
PH: 312.655.0747

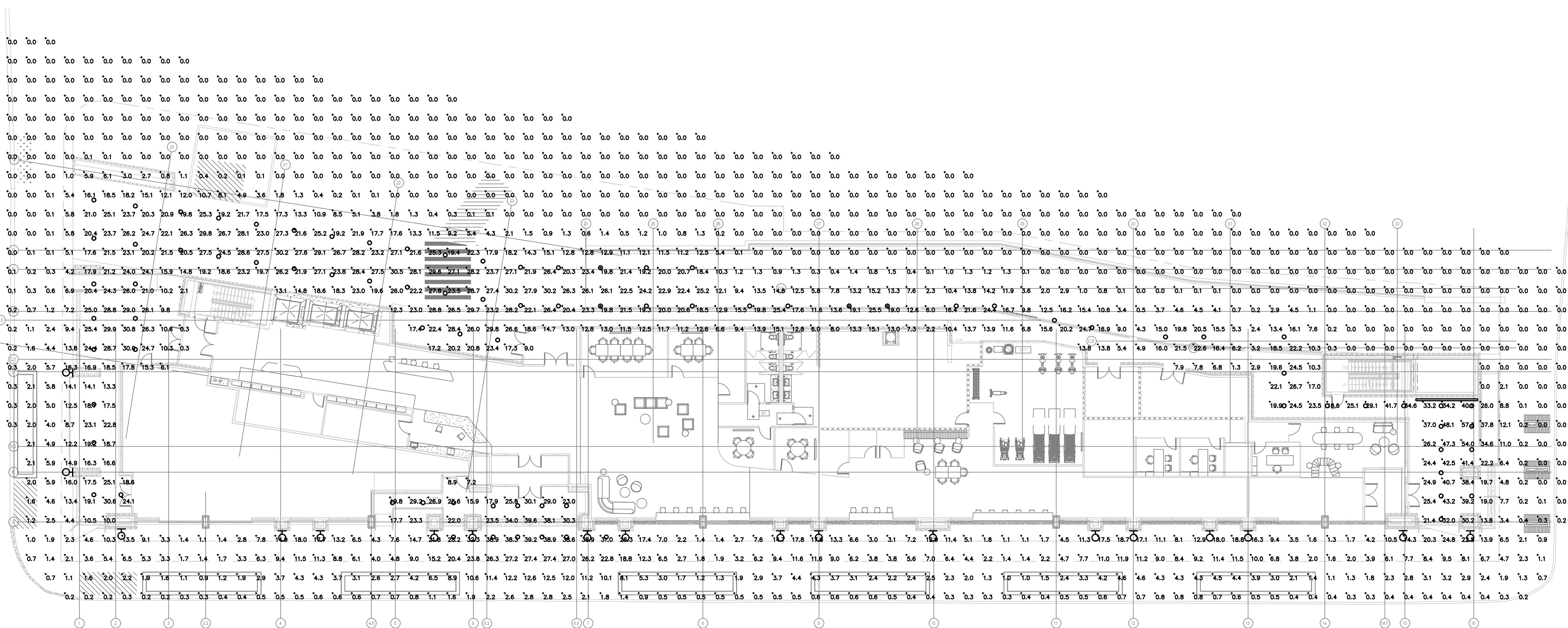
# Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Schematic Design



ELECTRICAL SITE LIGHTING PLAN

SCALE: 1" = 1/16"



ELECTRICAL SITE LIGHTING PLAN - PHOTOMETRIC

SCALE: 1" = 1/16"

LUMINAIRE SCHEDULE									
QTY	LABEL	SYMBOL	MANUFACTURER	DESCRIPTION	MH	LLF	LUMENS	WATTS	BUG RATING
1	S1	█	LUMENWERX	V2SEALR D WET ASDO SW 90 750 40 #FT UNV D1 1C DTL W EFT	RECESSED (CANOPY)	0.900	3001	32.64	B1-U1-G1
6	S3	○	PRESCOLITE	LTC-6RD-P-30L35K8XW-DM1-S-BL	RECESSED (CANOPY)	0.900	3040	34.33	B2-U0-G0
18	S4	□	LIGMAN	UTA-31682-T3-W-W40	B' AFG	0.900	5479	78	B1-U5-G1
12	S5	○	PRESCOLITE	LFR-4RD-M-30L35K8WD-DM1_LFR-4RD-T-S	RECESSED (CANOPY)	0.900	2985	25.989	B3-U0-G0

THESE DRAWINGS ARE PROVIDED FOR THE PURPOSES OF MADISON SITE LIGHTING SUBMITTAL AND ARE INTENDED TO CONVEY THE PERFORMANCE WITH THE MADISON OUTDOOR LIGHTING STANDARDS. THESE DRAWINGS ARE NOT FOR CONSTRUCTION. INFORMATION CONTAINED IS LIMITED TO PHOTOMETRIC CALCULATIONS FOR THE SITE, CUT SHEET OF THE INTENDED LIGHT FIXTURES, AND PHOTOMETRIC DATA ON THE FIXTURES.

CALCULATION SUMMARY						
LABEL	CALC TYPE	UNITS	Avg	Max	Min	Avg/Min Max/Min
OVERALL SITE	ILLUMINANCE	FC	7.47	57.3	0.0	N.A. N.A.

DRAWING TITLE  
ELECTRICAL SITE  
LIGHTING PLANS

DRAWING NO.  
ES1.00

ENERGY SYSTEMS DESIGN  
7135 East Camelback Road  
Suite 275  
Scottsdale, AZ 85251  
P: 480.481.4900  
www.esdesigners.com  
Design Contact:  
NATHAN SHORT  
Project #:  
221071.000

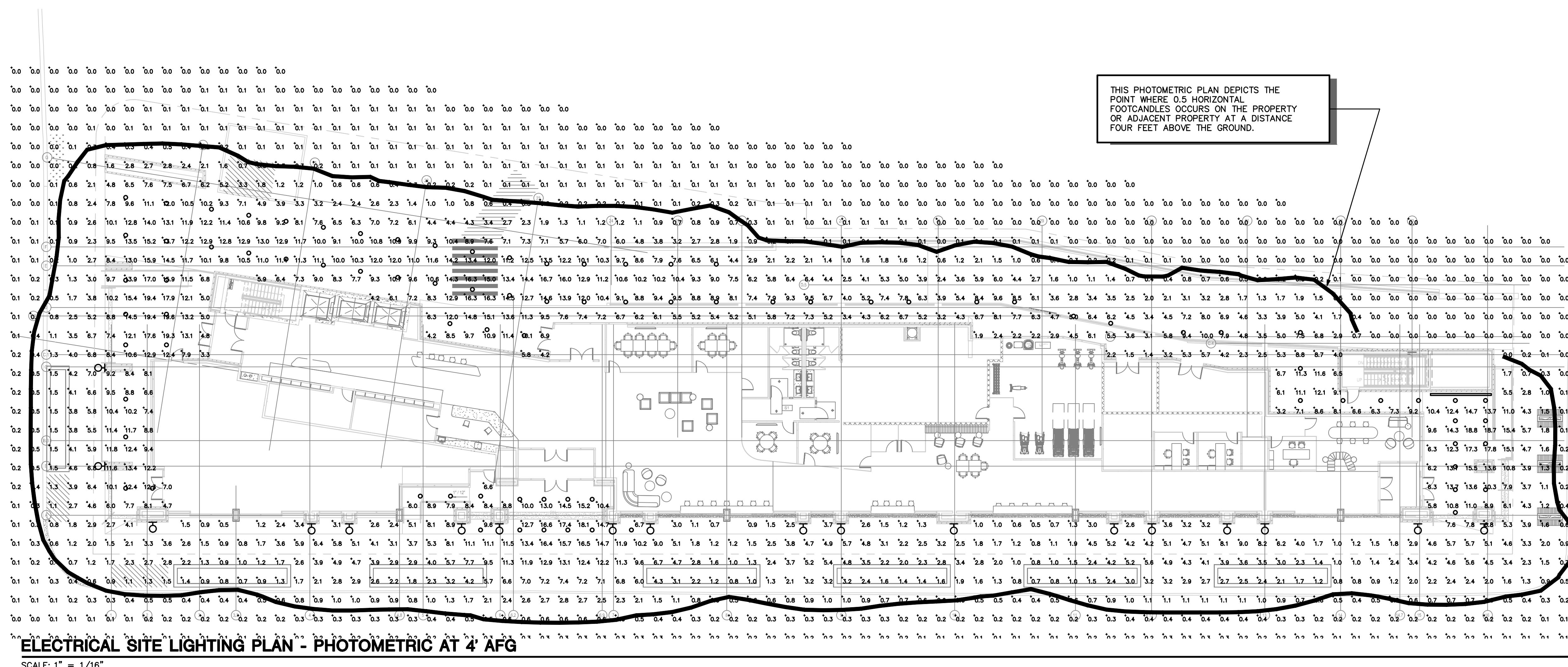
Job # 20\_005602

Park & Regent Apartments

CRG  
802-820 Regent St. Madison WI  
Schematic Design

DRAWING ISSUE  
DESCRIPTION DATE  
ISSUE FOR SD 04/08/2022

BUILDING MAP



LUMINAIRE SCHEDULE					
QTY	LABEL	SYMBOL	MANUFACTURER	DESCRIPTION	MH
1	S1	■	LUMENWERX	V2SEALR D WET ASDO SW 90 750 40 #FT UNV D1 1C DTL W EFT	RECESSED (CANOPY)
6	S3	○	PRESCOLITE	LTC-6RD-P-30L35K8XW-DM1-S-BL	RECESSED (CANOPY)
18	S4	○	LIGMAN	UTA-31682-T3-W-W40	B' AFG
12	S5	○	PRESCOLITE	LFR-4RD-M-30L35K8WD-DM1_LFR-4RD-T-S	RECESSED (CANOPY)

CALCULATION SUMMARY						
LABEL	CALC TYPE	UNITS	Avg	Max	Min	Avg/Min Max/Min
OVERALL SITE AT 4' AFG	ILLUMINANCE	FC	3.10	19.6	0.0	N.A. N.A.

