

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: April 23, 2014

Action Requested

Informational Presentation

UDC MEETING DATE: June 11, 2014

Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 330 E. Wilson Street

ALDERMANIC DISTRICT: Marsha Rummel

OWNER/DEVELOPER (Partners and/or Principals)
Palladia, LLC
c/o Kothe Real Estate Partners
115 E. Main Street, Suite 210
Madison, WI 53703

ARCHITECT/DESIGNER/OR AGENT:
Gary Brink & Associates, Inc.
7780 Elmwood Avenue
Suite 204
Middleton, WI 53562

CONTACT PERSON: Josh Wilcox

Address: (same as Architect above)

Phone: 608-829-1750

Fax: 608-829-3056

E-mail address: josh.wilcox@garybrink.com

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



April 23, 2014

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: Conditional Use
Letter of Intent for 330 E. Wilson Street

Dear Matt:

This is our Letter of Intent (Conditional Use) for the property located at 330 E. Wilson Street.

The proposed project consists of a 6-story, 30-unit residential apartment project with 1,283 sf of commercial space. The total square footage of the building is 29,405 sf. There are provisions for (38) bicycle stalls. Trash and recyclables will be located on the first floor.

The new structure will house a total of 30 apartment units with a unit mix as indicated below:

<u>Unit size</u>	<u>Qty Units</u>	<u># of bedrooms</u>
Efficiency/Studio	10	10
(1) Bedroom	10	10
(2) Bedroom	5	10
(3) Bedroom	5	15
Total	30	45

The usable open space is as follows:

- Balcony: 580 sf
 - Roof Deck: 321 sf
- Total 901 sf

The lot coverage is as follows:

- Proposed 1st Floor Building Footprint: 36%
- Proposed 2nd Floor Building Footprint: 81%

The proposed construction schedule is for demolition of the existing structure to commence August, 2014 with new construction to commence immediately thereafter, and construction completion to be May, 2015. The development shall include the demolition of the existing structure on the building site.

The current assessed value of the land is \$309,000.

The people involved in the project are as follows:

Owner:

Palladia, LLC
c/o Kothe Real Estate Partners
115 E. Main Street, Suite 210
Madison, WI 53703
Contact: Kevin Page
Phone: 608-469-0059
kevin@kotherep.com

Architect:

Gary Brink & Associates, Inc.
7780 Elmwood Avenue, Suite 204
Middleton, WI 53562
Contact: Josh Wilcox
Phone: 608-829-1750
josh.wilcox@garybirnk.com

General Contractor:

Landgraf Construction
5964 Executive Drive
Madison, WI 53719
Contact: Mark Landgraf
Phone: 608-274-4700
mark.landgraf@landgrafconstruction.com

Civil Engineer:

Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Contact: Ryan Quam
Phone: 608-838-7750
rquam@quamengineering.com

Landscape Designer:

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

Please refer to the attached plans for additional information.

Sincerely,



Josh Wilcox
VP/Senior Project Manager



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

330 E. WILSON MIXED USE

330 E. WILSON STREET MADISON, WI 53703

UDC / PLAN COMMISSION SUBMITTAL

APRIL 23, 2014

SHEET INDEX

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- CIVIL DRAWINGS
 - C1.00 EXISTING SITE PLAN
 - C1.01 GRADING AND EROSION CONTROL PLAN
 - C1.02 UTILITY PLAN
- LANDSCAPE DRAWING
 - L1.00 PLANTING PLAN
- ARCHITECTURAL DRAWINGS
 - A1.00 PHOTOMETRICS
 - A2.00 BASEMENT FLOOR PLAN
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 - R1.01 CONCEPTUAL RENDERING
 - EX.01 SUPPLEMENTARY CONTEXT



ZONING CODE:

1. URBAN MIXED-USE (UMX) DISTRICT
2. MINIMUM FRONT YARD SETBACK = 0'-0", MAXIMUM FRONT YARD SETBACK = 10'-0"
- PROPOSED = 1'-0"
3. SIDE YARD SETBACK = 0'-0"
- PROPOSED = 0'-0"
4. REAR YARD SETBACK = 10'-0"
- PROPOSED = 10'-0"
5. MAXIMUM LOT COVERAGE = 90%
- PROPOSED 1ST FLOOR BUILDING FOOTPRINT = 36%
- PROPOSED 2ND FLOOR BUILDING FOOTPRINT = 54%
- LOT SIZE = 6,711 SF
- 1ST FLOOR BUILDING FOOTPRINT: 2244 SF
2244 = 36%
6,711 SF
- 2ND FLOOR BUILDING FOOTPRINT: 4,985 SF
4,985 SF = 74%
6,711 SF
6. MINIMUM HEIGHT = 2 STORIES, MAXIMUM HEIGHT = 4 STORIES (PER DOWNTOWN HEIGHT MAP), 6 STORIES PER CONDITIONAL USE.
7. USABLE OPEN SPACE = 10 SF PER BEDROOM = 450 SF. REQUIRED
TOTAL BALCONY SF = 590 SF
TOTAL ROOF DECK SF = 321 SF
PROPOSED USABLE OPEN SPACE = 901 SF.
8. BIKE PARKING REQUIREMENTS:
1 STALL PER UNIT UP TO 2 BEDROOMS, 1 STALL PER ADDITIONAL BEDROOM.
1 GUEST SPACE PER 10 UNITS.
2 STALLS REQUIRED FOR COMMERCIAL SPACE.
9. DESIGN OPTION REQUIRES 38 BIKE STALLS
- PROVIDED STALLS = 38 BIKE STALLS
10. AREA OF THE SITE = 6,711 SQ. FT.
IMPERVIOUS AREAS = 2,961 SQ. FT.

330 E. WILSON MIXED USE							
Floor / Level	UNIT TYPE					BEDROOMS PER FLOOR	SQUARE FOOTAGE PER FLOOR
	EFFICIENCY / STUDIO	(1) BEDROOM	(2) BEDROOM	(3) BEDROOM	UNITS PER FLOOR		
Basement	0	0	0	0	0	0	2236
1st	0	0	0	0	0	0	2244
2nd	2	2	1	1	6	9	4985
3rd	2	2	1	1	6	9	4985
4th	2	2	1	1	6	9	4985
5th	2	2	1	1	6	9	4985
6th	2	2	1	1	6	9	4985
Total	10	10	5	5	30	45	23405

PROJECT: 330 E. WILSON
 330 E. WILSON STREET
 MADISON, WI 53703
 CLIENT: KOTHE REAL ESTATE PARTNERS
 115 E. MAIN STREET SUITE 210
 MADISON, WI 53703

OWNER/DEVELOPER:
 PALLADIA, LLC
 c/o KOTHE REAL ESTATE PARTNERS
 115 E. MAIN ST., SUITE 210
 MADISON, WISCONSIN 53703
 PHONE: (608) 469-0059
 EMAIL: kevin@kotherep.com
 PRINCIPAL CONTACT: KEVIN PAGE

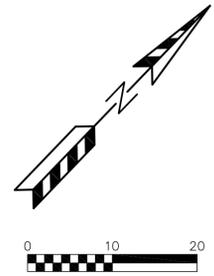
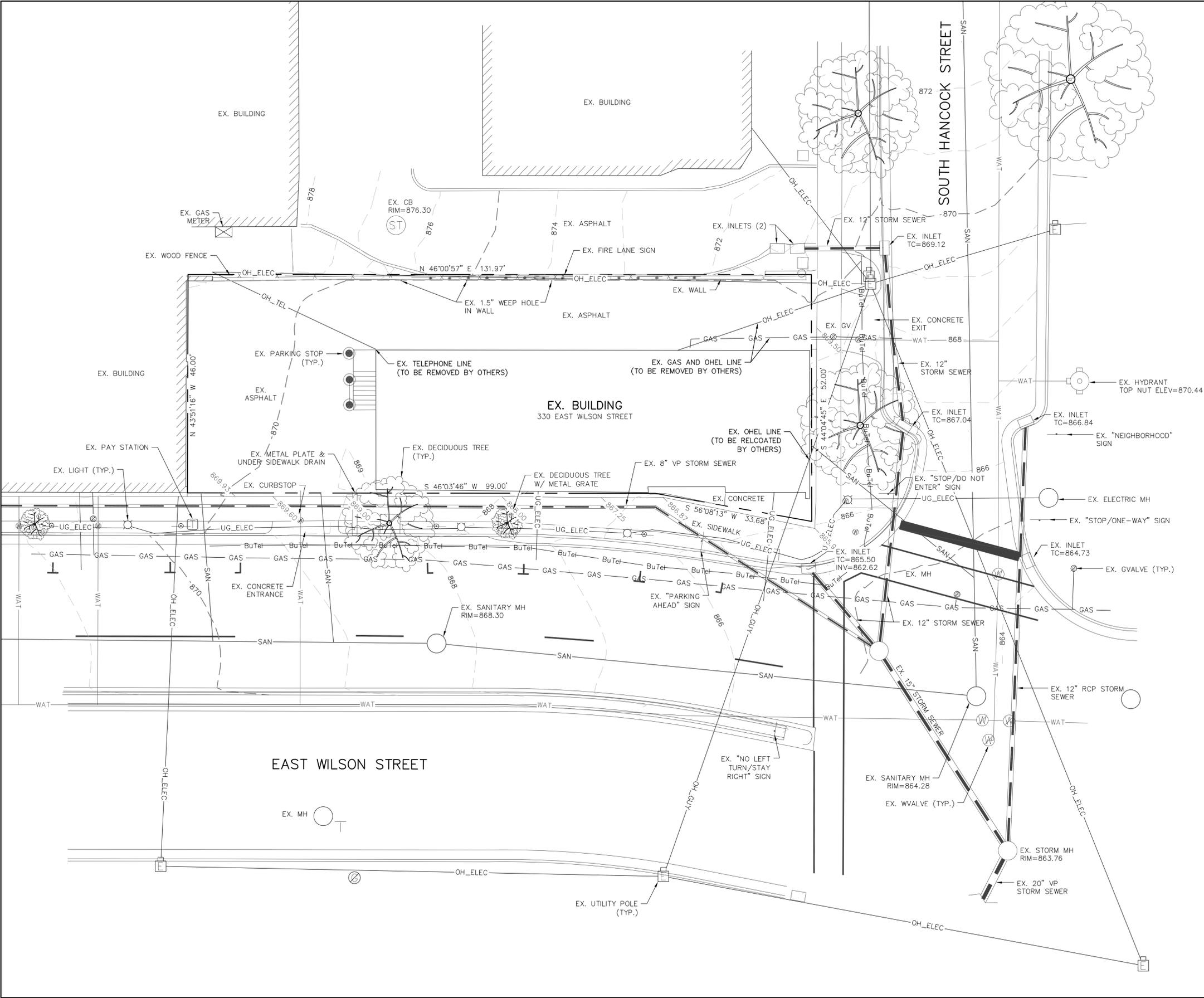
ARCHITECT:
 GARY BRINK & ASSOCIATES, INC.
 7780 ELMWOOD AVENUE, SUITE 204
 MIDDLETON, WISCONSIN 53562
 PHONE: (608) 829-1750
 EMAIL: josh.wilcox@garybrink.com
 PRINCIPAL CONTACT: JOSH WILCOX

GENERAL CONTRACTOR:
 LANDGRAF CONSTRUCTION
 5964 EXECUTIVE DRIVE
 MADISON, WISCONSIN 53719
 PHONE: (608) 274-4700
 EMAIL: mark.landgraf@landgrafconstruction.com
 PRINCIPAL CONTACT: MARK LANDGRAF

CIVIL/SITE ENGINEER:
 QUAM ENGINEERING, LLC
 4604 SIGGELKOW ROAD, SUITE A
 McFARLAND, WISCONSIN 53558
 PHONE: (608) 838-7750
 EMAIL: rquam@quamengineering.com
 PRINCIPAL CONTACT: RYAN QUAM

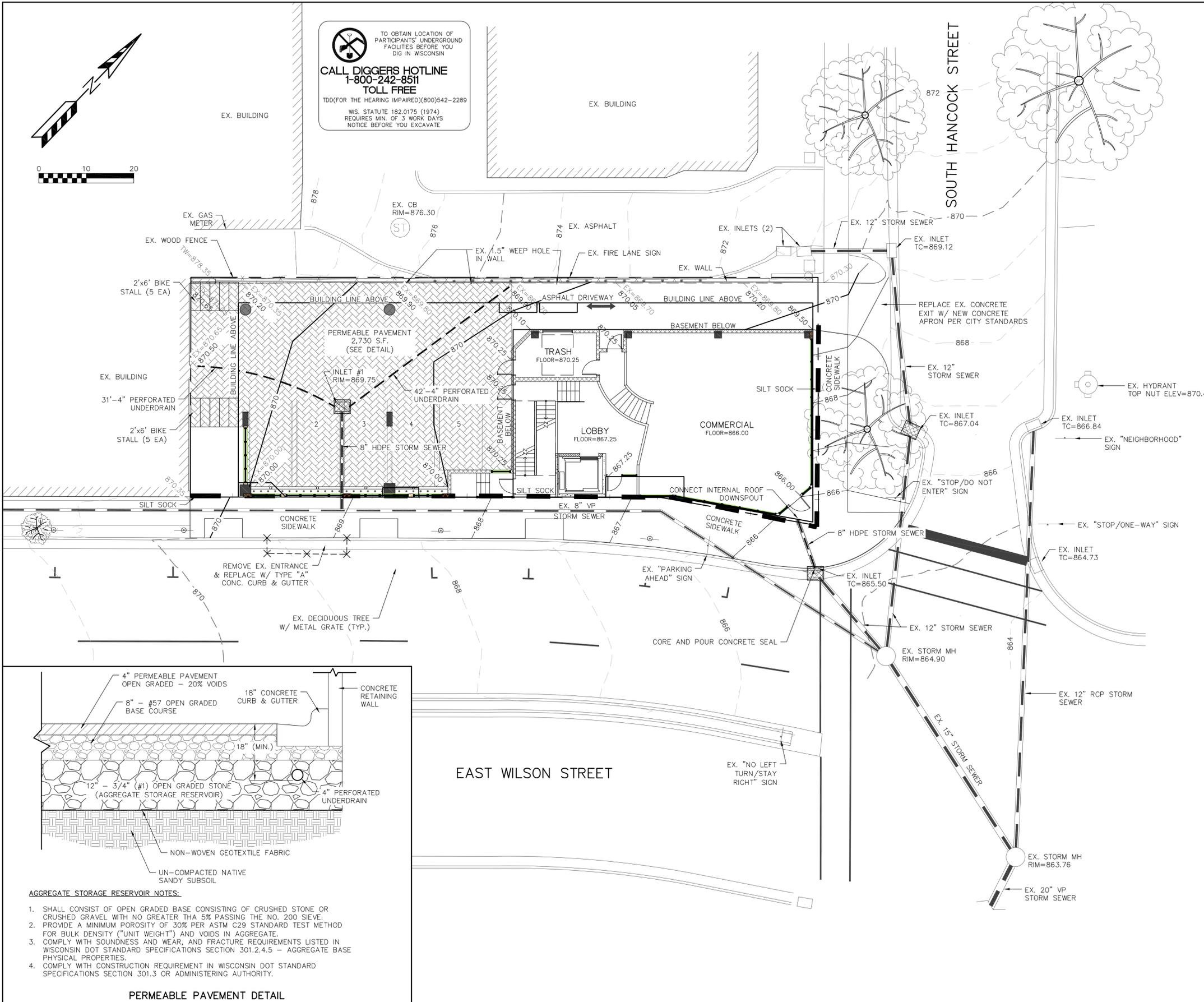
LANDSCAPE DESIGNER:
 KEN SAIKI DESIGN, INC.
 303 S. PATERSON, SUITE ONE
 MADISON, WISCONSIN 53703
 PHONE: (608) 251-3600
 EMAIL: amolien@ksd-la.com
 PRINCIPAL CONTACT: ABBIE MOILIEN

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 PROJECT: 201249
 DRAWN BY:
 DATE:
 SCALE: AS NOTED

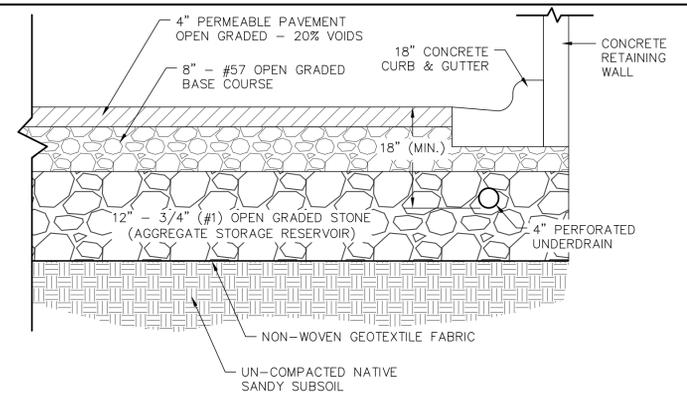
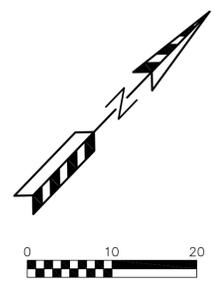


330 E. WILSON STREET - CITY OF MADISON
EXISTING SITE PLAN
SHEET: C1.00
DATED: APRIL 22, 2014

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



- AGGREGATE STORAGE RESERVOIR NOTES:**
1. SHALL CONSIST OF OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
 2. PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY ("UNIT WEIGHT") AND VOIDS IN AGGREGATE.
 3. COMPLY WITH SOUNDNESS AND WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.2.4.5 - AGGREGATE BASE PHYSICAL PROPERTIES.
 4. COMPLY WITH CONSTRUCTION REQUIREMENT IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.3 OR ADMINISTERING AUTHORITY.

PERMEABLE PAVEMENT DETAIL

EROSION NOTES:
 THE EXISTING ASPHALT PAVEMENT SHALL ACT AS THE TRACKING PAD DURING CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

TIME SCHEDULE:

AUGUST 1, 2014	INSTALL INITIAL EROSION CONTROL DEVICES.
AUGUST 1, 2014 - APRIL 30, 2015	CONSTRUCT BUILDING, PARKING, UTILITIES AND RESTORE PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

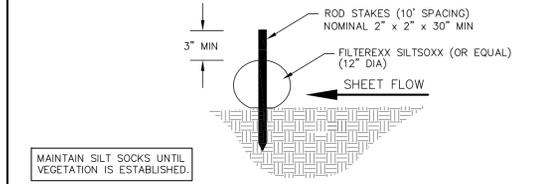
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

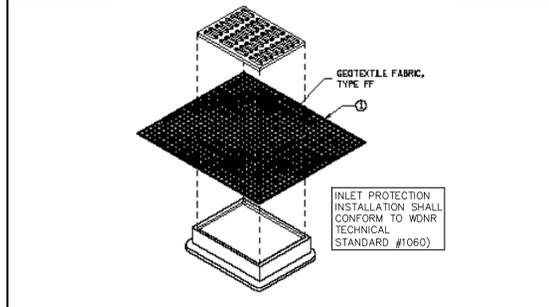
ROBERT J. RUBIN
 317 E WILSON STREET
 MADISON, WI 53703

ENGINEER:

QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



SILT SOCK DETAIL



TYPE B INLET PROTECTION DETAIL

LEGEND:

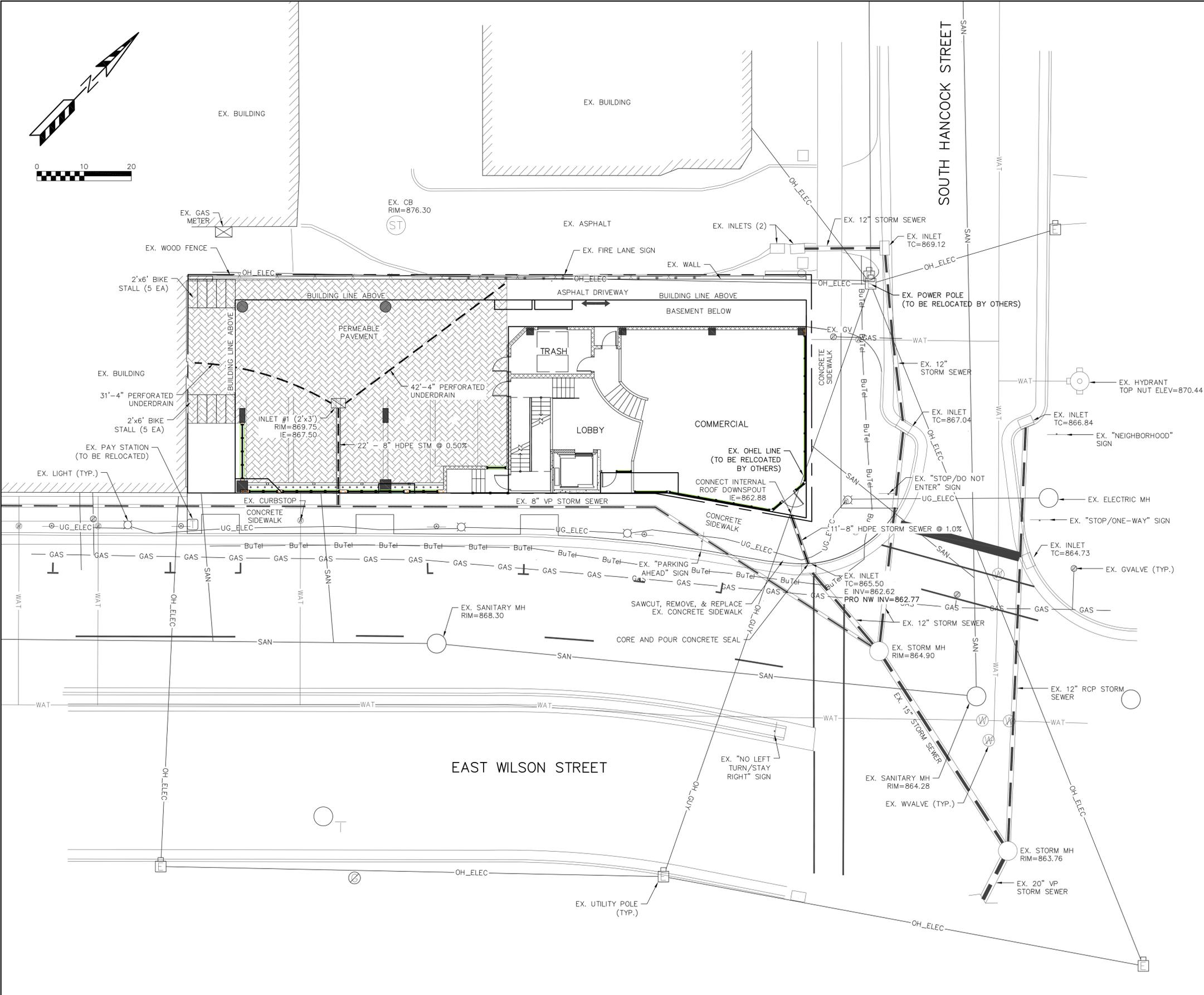
--- 869 ---	EXISTING MINOR CONTOUR.
--- 870 ---	EXISTING MAJOR CONTOUR.
--- 869 ---	PROPOSED MINOR CONTOUR.
--- 870 ---	PROPOSED MAJOR CONTOUR.
- 896.00 -	PROPOSED SPOT ELEVATION
[Symbol]	INSTALL WDOT TYPE B INLET PROTECTION.

330 E. WILSON STREET - CITY OF MADISON
 GRADING AND EROSION CONTROL PLAN

SHEET: C1.01
 DATED: APRIL 22, 2014

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE CONTRACTOR SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1). \$100 NON REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2). \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE CONTRACTOR ELECTS TO COMPLETE THE PLUGGING OF A LATERAL AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE RETURNED TO THE CONTRACTOR. THIS PERMIT APPLICATION IS AVAILABLE ONLINE AT [HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM](http://www.cityofmadison.com/engineering/permits.cfm)

UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ANY DAMAGE TO EAST WILSON STREET OR SOUTH HANCOCK STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MADISON PATCHING CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
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TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

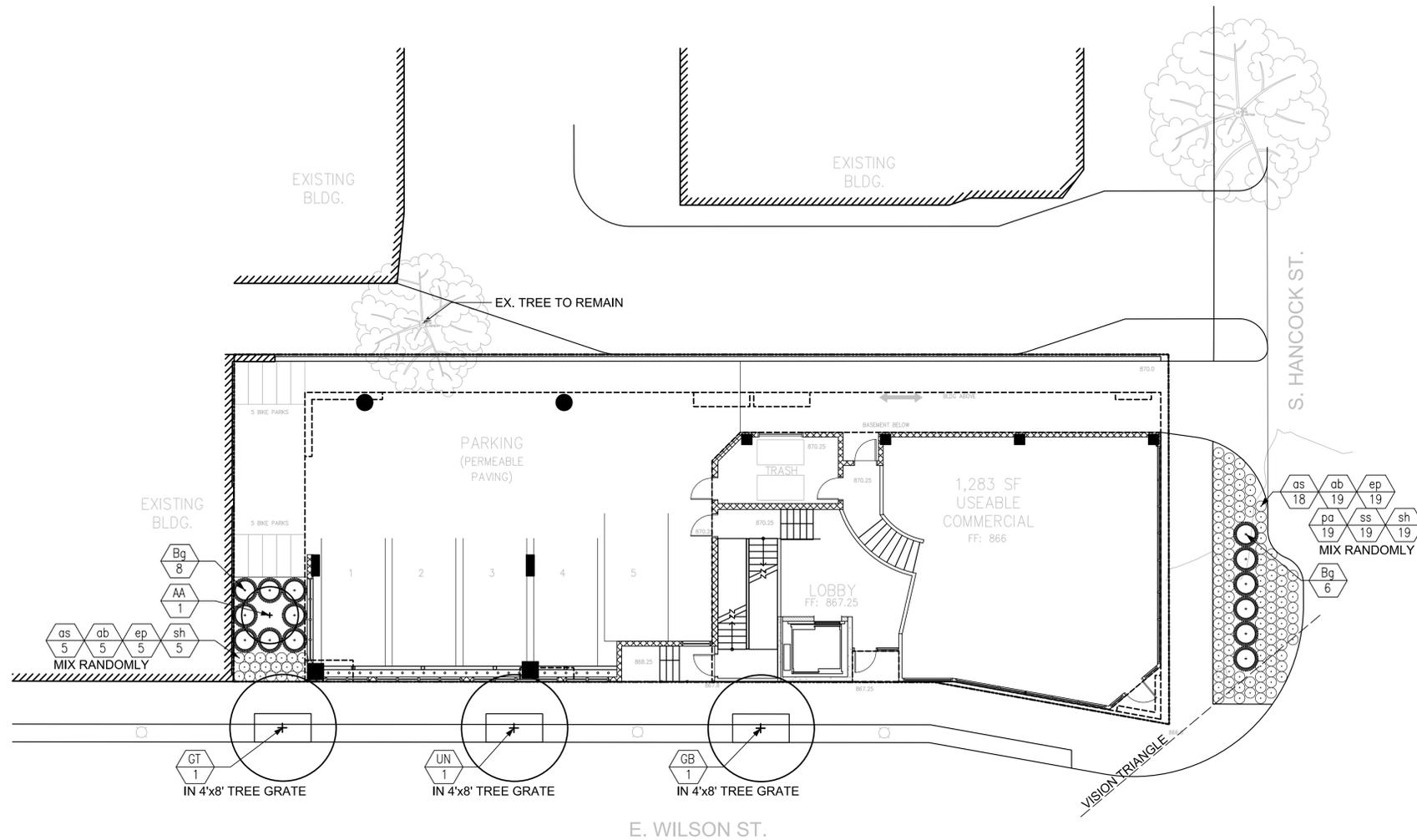
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330 E. WILSON STREET - CITY OF MADISON

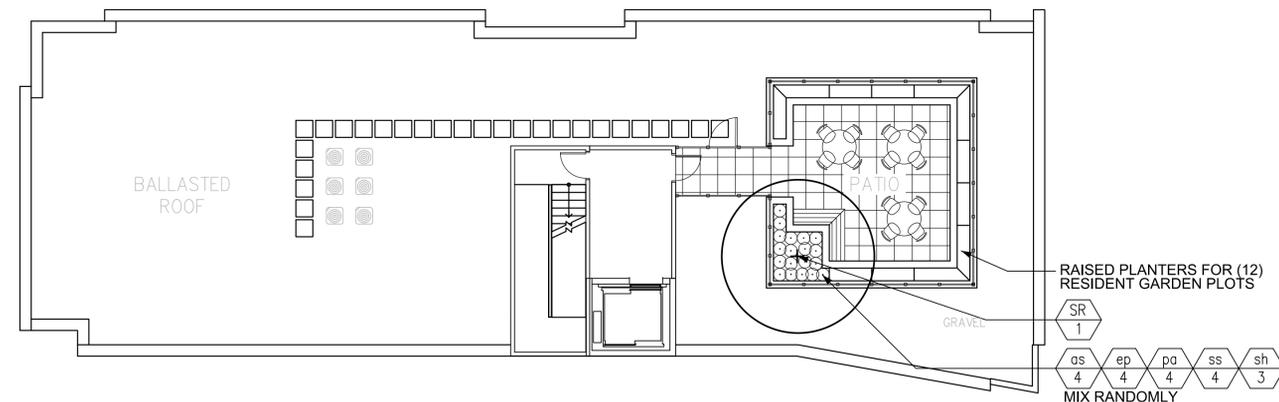
UTILITY PLAN
SHEET: C1.02
DATED: APRIL 22, 2014



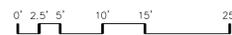
www.quamengineering.com
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



1 PLANTING PLAN
1" = 10'-0"



2 ROOF PLANTING PLAN
1" = 10'-0"



Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
Deciduous Trees							
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	1	2.5" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	40' ht x 15-30' sp
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	Skyline Honeylocust	1	2.5" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	50-60' ht x 35-45' sp
UN	<i>Ulmus x 'NewHorizon'</i>	New Horizon Elm	1	2.5" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	50-60' ht x 40-50' sp
Ornamental Trees							
AA	<i>Amelanchier arborea</i>	Downy Serviceberry	1	6" ht.	B&B	Multistem, min. 3 leaders; well-developed crown; no overlapping leaders	15-25' ht x 10-12' sp
SR	<i>Syringa reticulata</i> 'Summer Snow'	Summer Snow Tree Lilac	1	2" Cal.	B&B	Single, straight leader, match specimens; branching shall start at 5'-0" min.	20' ht x 25' sp
Evergreen Shrubs							
Bg	<i>Buxus x 'Green Velvet'</i>	Green Velvet Boxwood	14	5 gal.	Cont.	Space 3'-6" o.c.	3-4' ht x 4-5' sp
Ornamental Grasses							
ss	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	23	1 gal.	Cont.	Space 18" o.c.	1.5-2.5' ht x 1.5-2' sp
sh	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	27	1 gal.	Cont.	Space 18" o.c.	1.5-2' ht x 1.5' sp
Perennials/Groundcovers							
ab	<i>Agastache x 'Blue Fortune'</i>	Blue Fortune Agastache	24	1 qt.	Cont.	Space 18" o.c.	2.5-3' ht x 1.5-2' sp
as	<i>Allium x 'Summer Beauty'</i>	Summer Beauty Allium	27	1 qt.	Cont.	Space 18" o.c.	1.5' ht x 1.5' sp
ep	<i>Echinacea 'Pixie Meadowbrite'</i>	Pixie Meadowbrite Purple Coneflower	28	1 gal.	Cont.	Space 18" o.c.	1.5-2' ht x 1-1.5' sp
pa	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	23	1 qt.	Cont.	Space 18" o.c.	1.5-2' ht x 1.5-2.5' sp

NOTE:

1. Protect all existing pavements, curbs, utilities, and other improvements during planting.
2. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
3. Plantings shall not be permanently irrigated.
4. Contractor shall notify City Forestry at least 48 hours prior to pouring terrace concrete so the planting site can be located in the field.
5. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com
6. Street trees shall be planted in 4'x8' tree grates as determined by City Engineering.

City of Madison, WI Landscape Worksheet

22-Apr-14				
Urban Mixed Use				
Developed Lots	SF	Landscape Units Required		
Total Developed Area	6,180	21		
		Landscape Points Required		
		103		
Development Frontage	LF	Overstory Trees Required		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Street (where not zero-setback)	15	1		3
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Ornamental Tree	15	1		15
Shrub, evergreen	3	8		24
Development Frontage Deduction Total				39
General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Ornamental Tree	15	1		15
Evergreen Tree	15			0
Shrub, deciduous	2			0
Shrub, evergreen	3	6		18
Ornamental Grass	2	52		104
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
General Site Plantings Total				137
TOTAL LANDSCAPE POINTS ACHIEVED				176



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KEN SAKI DESIGN
LANDSCAPE ARCHITECTS

PROJECT: 330 E. WILSON
330 E. WILSON STREET
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CLIENT: KOTHE REAL ESTATE PARTNERS
115 E. MAIN STREET SUITE 210
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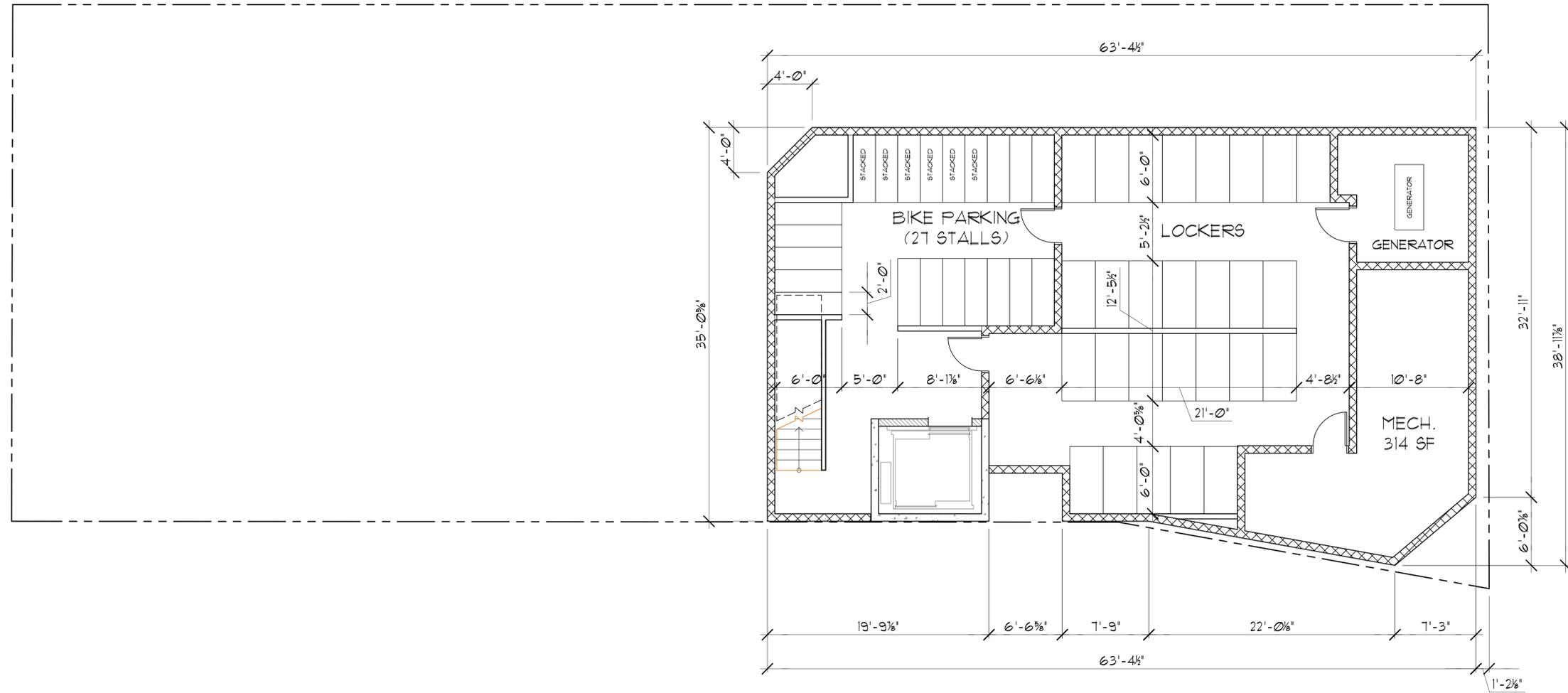
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PROJECT: 201249
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DATE: 04/22/2014
SCALE: AS NOTED

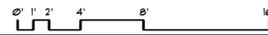
PLANTING PLAN



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1 BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



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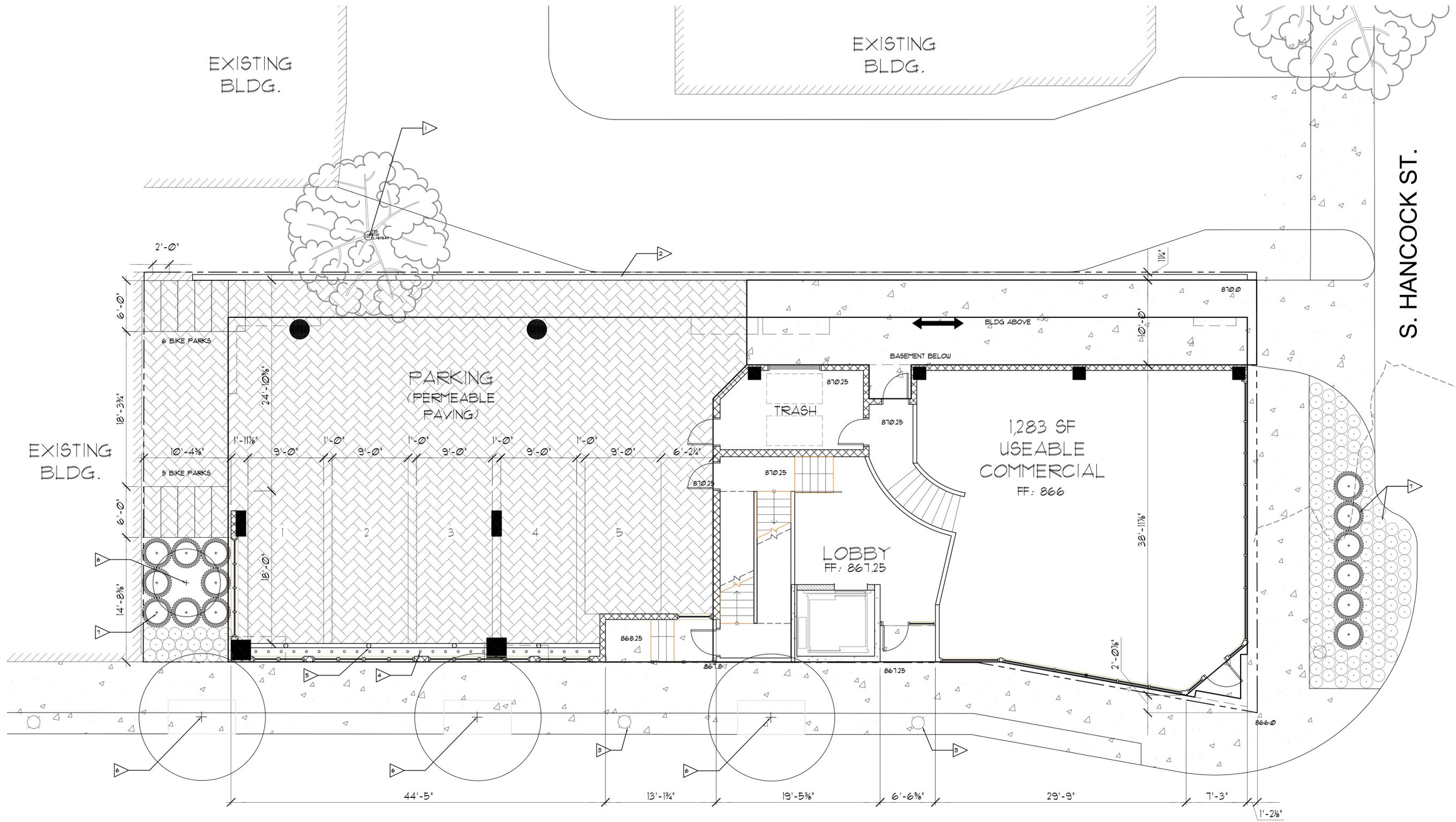
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BASEMENT
FLOOR
PLAN
A2.00



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KEYED NOTES	
1.	EXISTING TREE
2.	EXISTING RETAINING WALL
3.	EXISTING STREET LAMP
4.	VERTICAL METAL TUBE FEATURE
5.	6" CONCRETE BOLLARD WITH 6" CONCRETE CURB
6.	NEW TREE - REFERENCE L100 FOR DETAILS
7.	NEW PLANTINGS - REFERENCE L100 FOR DETAILS

1 FIRST FLOOR PLAN / SITE PLAN
SCALE: 3/16" = 1'-0"

E. WILSON ST.

S. HANCOCK ST.

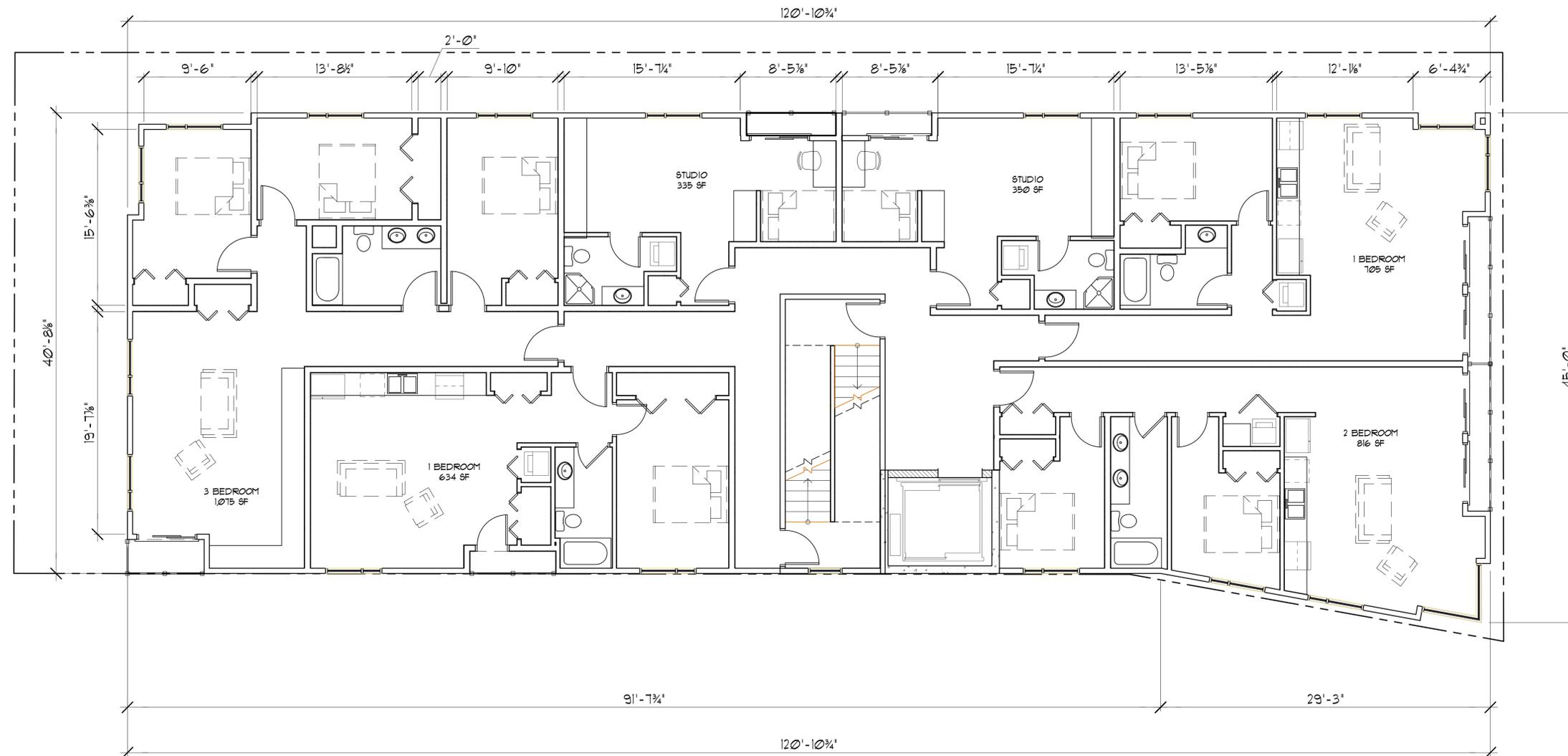
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FIRST FLOOR
PLAN / SITE
PLAN
A2.01



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1 2nd THROUGH 6th FLOOR PLAN
SCALE: 3/16" = 1'-0"

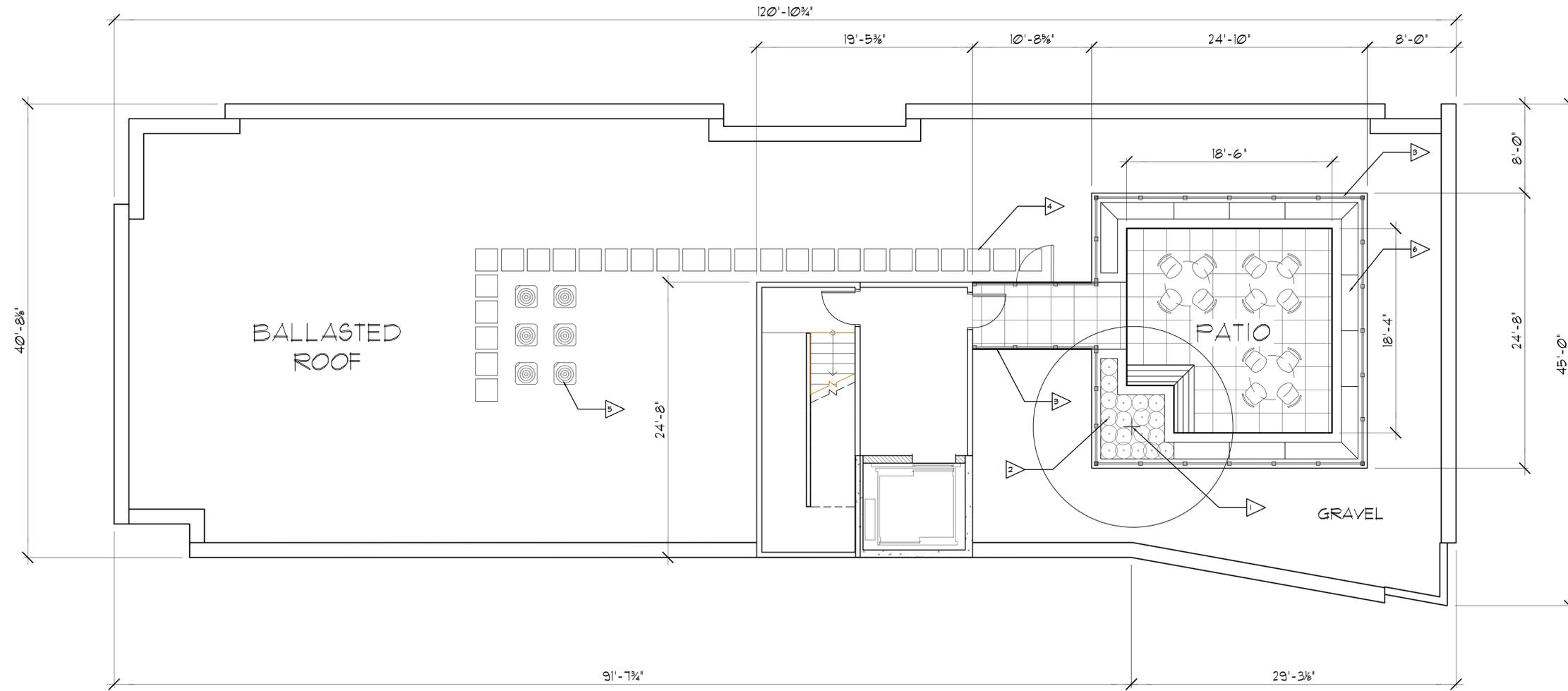
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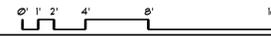
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KEYED NOTES	
1.	TREE - REFERENCE L1.00 FOR DETAILS
2.	PLANTINGS - REFERENCE L1.00 FOR DETAILS
3.	GUARDRAIL / FENCING - TOP # 42' AFF
4.	WALKWAY PAD
5.	CONDENSER UNITS
6.	RAISED PLANTER / GARDEN



1 ROOF PLAN
SCALE: 3/16" = 1'-0"



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ROOF
PLAN

A2.03



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GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(ST-1)	MASONRY FIELD MFR: NORTHFIELD BLOCK COMPANY SIZE: 8"x16" COLOR: ALABASTER ROCKFACE
	(M-1)	ALUMINUM PANEL MFR: REFER TO SPECIFICATIONS SIZE: REFER TO SPECIFICATIONS COLOR: BENJAMIN MOORE HC108, HC106, HC101, HC94
	(M-2)	ALUMINUM PANEL MFR: REFER TO SPECIFICATIONS SIZE: REFER TO SPECIFICATIONS COLOR: BM017 SIMPLY WHITE
	(M-3)	ALUMINUM PANEL MFR: REFER TO SPECIFICATIONS SIZE: REFER TO SPECIFICATIONS COLOR: 200500 HOT APPLE SPICE
	(GL-1)	GLASS FIELD (CLEAR) MFR: VIRAÇON SIZE: REFER TO SPECIFICATIONS TYPE: VIRAÇON SOLARSCREEN VE4-2M
	(GL-2)	GLASS FIELD (FROSTED) MFR: VIRAÇON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED VIRAÇON SOLARSCREEN
	(GL-3)	GLASS FIELD (SPANDRIL) MFR: VIRAÇON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED SPANDRIL

PROJECT: **330 E. WILSON**
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PLAN SOUTH
 ELEVATION
A6.01



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GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(ST-1)	MASONRY FIELD MFG: NORTHFIELD BLOCK COMPANY SIZE: 8"X16" COLOR: ALABASTER ROCKFACE
	(M-1)	ALUMINUM PANEL MFG: REFER TO SPECIFICATIONS SIZE: REFER TO SPECIFICATIONS COLOR: BENJAMIN MOORE HC106, HC108, HC101, HC94
	(M-2)	ALUMINUM PANEL MFG: REFER TO SPECIFICATIONS SIZE: REFER TO SPECIFICATIONS COLOR: BM017 SIMPLY WHITE
	(M-3)	ALUMINUM PANEL MFG: REFER TO SPECIFICATIONS SIZE: REFER TO SPECIFICATIONS COLOR: 200520 HOT APPLE SPICE
	(GL-1)	GLASS FIELD (CLEAR) MFG: VIRACON SIZE: REFER TO SPECIFICATIONS TYPE: VIRACON SOLARSCREEN VE4-2M
	(GL-2)	GLASS FIELD (FROSTED) MFG: VIRACON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED VIRACON SOLARSCREEN
	(GL-3)	GLASS FIELD (SPANDRIL) MFG: VIRACON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED SPANDRIL

PLAN WEST ELEVATION

SCALE: 1/8" = 1'-0"



PLAN EAST ELEVATION

SCALE: 1/8" = 1'-0"



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DRAWN BY:

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SCALE: AS NOTED

PLAN
EAST/WEST
ELEVATION
A6.02



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PLAN NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(ST-1)	MASONRY FIELD MFR: NORTHFIELD BLOCK COMPANY SIZE: 8"x16" COLOR: ALABASTER ROCKFACE
	(M-1)	ALUMINUM PANEL MFR: REFER TO SPECIFICATIONS SIZE: REFER TO SPECIFICATIONS COLOR: BENJAMIN MOORE HC108, HC106, HC101, HC94
	(M-2)	ALUMINUM PANEL MFR: REFER TO SPECIFICATIONS SIZE: REFER TO SPECIFICATIONS COLOR: BM017 SIMPLY WHITE
	(M-3)	ALUMINUM PANEL MFR: REFER TO SPECIFICATIONS SIZE: REFER TO SPECIFICATIONS COLOR: 200520 HOT APPLE SPICE
	(GL-1)	GLASS FIELD (CLEAR) MFR: VIRACON SIZE: REFER TO SPECIFICATIONS TYPE: VIRACON SOLARSCREEN VE4-2M
	(GL-2)	GLASS FIELD (FROSTED) MFR: VIRACON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED VIRACON SOLARSCREEN
	(GL-3)	GLASS FIELD (SPANDRIL) MFR: VIRACON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED SPANDRIL

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MASSING
 MODEL
 RENDERINGS
R1.01

PEAK EAVE HEIGHTS



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