

402 WILSON STREET

PROJECT

402 W. WILSON STREET
MADISON, WI 53703

SEAL

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

CONSULTANTS

CIVIL

JSD
161 HORIZON DRIVE, SUITE 101
VERONA, WI 53593
PH 608-848-5060

DRAWINGS

-	ALTAINSPS LAND TITLE SURVEY
C1.0	GENERAL NOTES AND LEGEND
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION PLAN
C4.1	DETAILED GRADING AND EROSION PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C7.0	FIRE ACCESS EXHIBIT
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS & NOTES

ARCHITECTURAL

ENGBERG ANDERSON ARCHITECTS
320 E BUFFALO ST
SUITE 500
MILWAUKEE, WI 53202
PH 414-944-9000

G000	TITLE SHEET
G001	PROJECT INFORMATION
D101	LOWER LEVEL DEMO PLAN
D102	LEVEL 1 DEMO PLAN
D103	LEVEL 2 DEMO PLAN
D401	DEMOLITION ELEVATIONS
A101	LOWER LEVEL PLAN
A102	LEVEL 1 PLAN
A103	LEVEL 2 PLAN
A104	LEVELS 3&4 PLAN
A105	ROOF PLAN
A401	BUILDING ELEVATIONS
A402	BUILDING ELEVATIONS
A501	BUILDING SECTIONS
S-08	EXTERIOR CHARACTER STUDY
S-09	EXTERIOR CHARACTER STUDY
S-10	EXTERIOR CHARACTER STUDY
S-11	EXTERIOR CHARACTER STUDY
S-12	EXTERIOR CHARACTER STUDY
S-13	EXTERIOR CHARACTER STUDY
S-14	EXTERIOR CHARACTER STUDY

ISSUED FOR:

LAND USE APPLICATION	05-31-22
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REVISION FOR:

NO.	DESCRIPTION	DATE
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LAND USE APPLICATION
SUBMITTAL - NOT FOR
CONSTRUCTION

DRAWN BY Author

CHECKED BY Checker

TITLE SHEET



SITE LOCATION MAP

G000

402 WILSON STREET

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MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION 05-31-22

REVISION FOR:

NO. DESCRIPTION DATE

402 WILSON STREET: UNIT MATRIX

UNIT TYPE	UNIT DATA	BED	DEN	BATH	SF	UNITS PER FLOOR				TOTALS
						1ST	2ND	3RD	4TH	
1A		1	N/A	1	570	-	2	2	-	6
1A.1		1	N/A	1	535	2	-	-	-	2
1B		1	N/A	1	780	1	1	-	-	2
1C	WHEDA UNIT/ TYPE A UNIT	1	N/A	1	610	1	1	1	1	4
1D	WHEDA UNIT	1	N/A	1	600	1	1	1	1	4
1E		1	N/A	1	700	1	1	1	1	4
1F		1	N/A	1	600	1	1	1	1	4
1G		1	N/A	1	740	-	1	-	-	1
1H		1	N/A	1	850	-	-	1	1	2
2A		2	N/A	2	1000	-	1	1	1	3
2A.1		2	N/A	2	970	1	-	-	-	1
2B		2	N/A	2	1010	-	1	1	1	3
2C		2	N/A	2	920	2	2	-	-	4
2C.1		2	N/A	2	910	-	-	2	2	4
2D		2	N/A	2	960	1	1	1	1	4
2E		2	N/A	2	1100	-	-	1	1	2
2F		2	N/A	2	960	1	-	-	-	1
2F.1	WHEDA UNIT/ TYPE A UNIT	2	N/A	2	1050	-	1	1	1	3
TOTAL UNITS						12	14	14	14	54

402 WILSON STREET: GENERAL BUILDING INFORMATION

- LOWER LEVEL:	13,259 GSF	TOTAL PARKING SPACES: 29 (0.54:1 - PKG TO UNIT RATIO)
- LEVEL ONE:	12,840 GSF	TOTAL BIKE PARKING: 60 (1 PER UNIT FOR 1BD & 2BD = 54 / 1 PER GUEST EVERY 10 UNITS = 6 AT EXTERIOR)
- LEVEL TWO:	13,789 GSF	
- LEVEL THREE & FOUR:	14,048 GSF	TOTAL WHEDA STORAGE: 54 (1:1)
- BUILDING TOTAL:	67,984 GSF	

GENERAL NOTES - ZONING			
CITY OF MADISON			
DOWNTOWN RESIDENTIAL 2 DISTRICT - DIMENSIONAL STANDARDS			
STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
AUTOMOBILE PARKING	1 PER DWELLING MIN. 2.5 PER DWELLING MAX.		54 UNITS
	54 MIN.	29	
BIKE PARKING	1 PER BEDROOM (UP TO 2BD) + 1 GUEST SPACE PER 10 UNITS		
	60	60	
ELECTRIC VEHICLE CHARGING STATIONS	EV READY SPACES: 10% (3) EV INSTALLED SPACES: 2% (1)	3 1	TOTAL PARKING SPACES: 29
BIRD SAFE GLASS	CHAPTER 28, SUBCHAPTER 281 28.129	WILL COMPLY	

GENERAL NOTES - ZONING			
CITY OF MADISON			
DOWNTOWN RESIDENTIAL 2 DISTRICT - DIMENSIONAL STANDARDS			
STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
LOT AREA	3,000 SQ. FT.	21,437 S.F. (0.49 ACRE)	PER ALTA ROW LINE
LOT WIDTH	40 FT.	132.54 FT. (WIDTH)	190.87 LENGTH
FRONT YARD SETBACK	10 FT.	15'-6"	WILSON STREET
SIDE YARD SETBACK	5 FT.	7'-3"	BROOM STREET
	NORTH 5 FT.	5'-9"	
	SOUTH 5 FT.	5'-6"	
REAR YARD SETBACK	LESSER OF 20% LOT DEPTH OR 20 FT.		
	NORTH 20 FT.	20'-4"	
	SOUTH 20 FT.	8' 1 1/2"	
MAXIMUM LOT COVERAGE	80% (MAX.)	67%	14,495 GSF
MINIMUM HEIGHT	2 STORIES	4 STORIES	
MAXIMUM HEIGHT	4 STORIES	4 STORIES	PER DOWNTOWN HEIGHT MAP
STEPBACKS	N/A	N/A	
USABLE OPEN SPACE	20 SQ. FT. PER BEDROOM 1,580 SQ. FT.	GRADE LEVEL 4,528 SQ. FT. 42 BALCONIES AT UNITS: 2,100 SQ. FT. (50 PER)	79 BEDROOMS 54 UNITS
		6,628 SQ. FT. (TOTAL)	

DRAWN BY Author

CHECKED BY Checker

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY

LOT ONE (1), CERTIFIED SURVEY MAP NO. 3796 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON SEPTEMBER 24, 1981, IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGES 310-311 AS DOCUMENT NO. 1720322, BEING LOTS 9, 10 AND 11, BLOCK 46, ORIGINAL PLAT OF MADISON, SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CREATE THE VISION TELL THE STORY

jsdinc.com

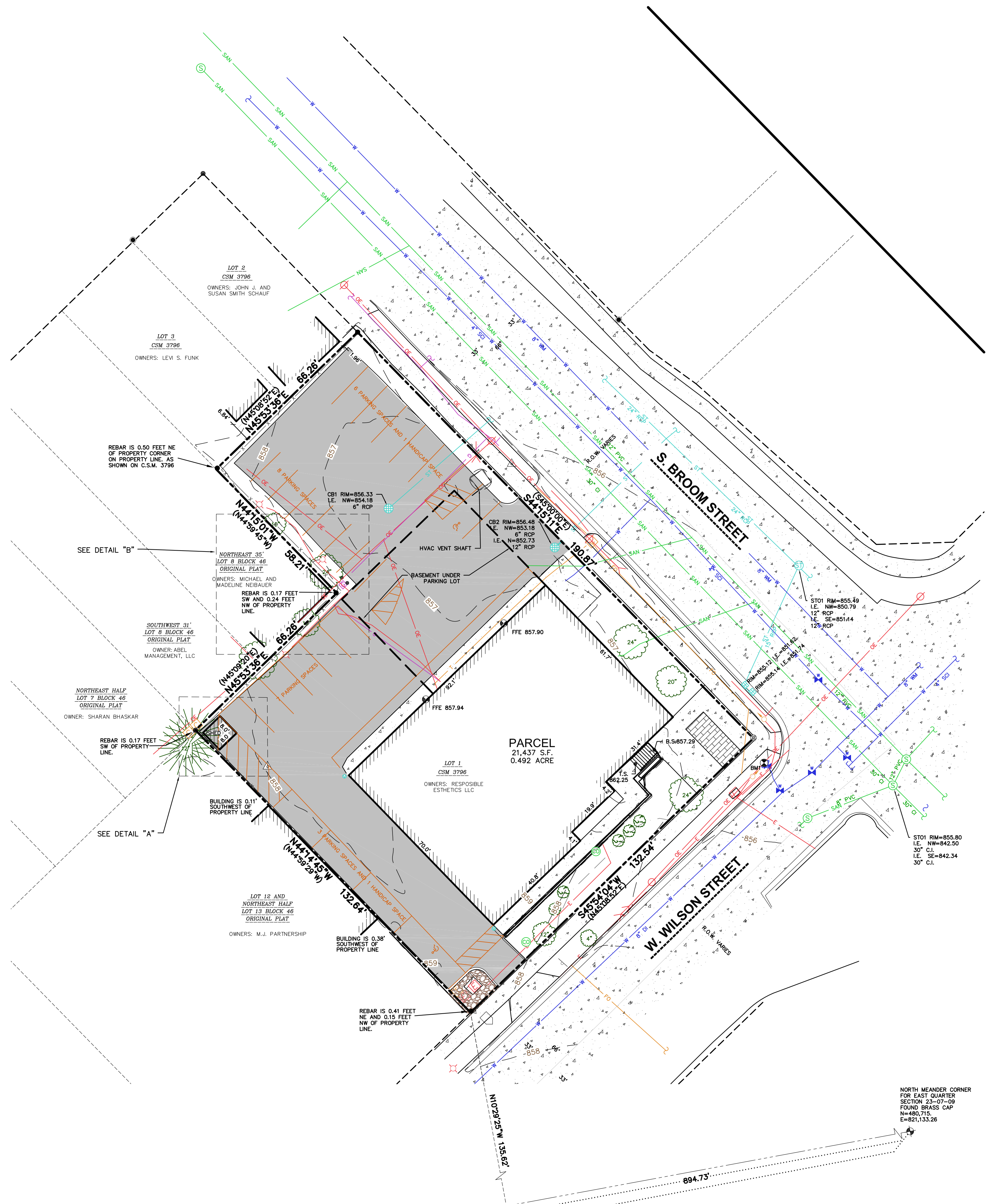
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
BEAR DEVELOPMENT, LLC.

CLIENT ADDRESS:
**4011 80TH ST
KENOSHA, WI 53142**

PROJECT:
402 W. WILSON

PROJECT LOCATION:
**402 W. WILSON ST
MADISON, DANE COUNTY
WI, 53703**



LEGEND

- ⊙ CHISELED 'X' SET
- ⊙ GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- CONTROL POINT
- BENCHMARK
- BOLLARD
- MAIL BOX
- POST
- SIGN
- ⊙ SANITARY MANHOLE
- ⊙ CLEAN OUT
- ⊙ HYDRANT
- WATER VALVE
- ⊙ STORM MANHOLE
- ⊙ ROUND CASTED INLET
- ⊙ CURB INLET
- ⊙ DOWNSPOUT
- ⊙ GAS REGULATOR/METER
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ POWER POLE W/GUY
- ⊙ TRAFFIC SIGNAL
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ HANDICAP PARKING
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PARCEL BOUNDARY
- PLATTED LOT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- BUILDING
- 855— INDEX CONTOUR
- 854— INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON FEBRUARY 23, 24 & 25 AND MARCH 02, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST AS S79°30'35"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE TOP NUT OF A FIRE HYDRANT ON THE WESTERLY CORNER OF S. BROOM STREET AND W. WILSON STREET, ELEVATION = 859.17
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NOS. 20220802234, 20220802249, AND 20220802269 WITH A CLEAR DATE OF FEBRUARY 18, 2022.
- UTILITY COMPANIES CONTACTED THRU DIGGER'S HOTLINE:
CHARTER COMMUNICATIONS MGE (ELECTRIC AND GAS)
WIN, LLC AT&T DISTRIBUTION
CITY OF MADISON RESTECH SERVICES
MCI
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X PER FEMA MAP NUMBER 55025C0409G, DATED JUNE 17, 2003 WITH AN UPDATE ON JAN 02, 2009, WHICH HAS BEEN PRINTED.
- ITEM 9 THERE ARE TWENTY-FOUR (24) PARKING SPACES AND TWO (2) HANDICAP SPACES FOR A TOTAL OF TWENTY-SIX (26) PARKING SPACES.
- ITEM 11(b) PRIVATE UTILITY LOCATED BY GLS UTILITY ON FEBRUARY 25, 2022.
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 17 THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
- ITEM 20 DIGGER'S HOTLINE WAS CONTACTED TO MARK THE PUBLIC UTILITIES.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

- (FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1108483-MAD, EFFECTIVE DATE: JANUARY 14, 2022 AT 7:30 A.M., ISSUE DATE: FEBRUARY 02, 2022)
- 10 PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
 - 11 PLANNED UNIT DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN RECORDED SEPTEMBER 24, 1981 IN VOLUME 3114 OF RECORDS, PAGE 44, AS DOCUMENT NO. 1720321.
ALTERATION TO AN APPROVED AND RECORDED SIP RECORDED AUGUST 13, 1987, IN VOLUME 10466 OF RECORDS, PAGE 55, AS DOCUMENT NO. 039050.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 12 ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED JUNE 07, 2010 AS DOCUMENT NO. 4661115.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1108483-MAD, EFFECTIVE DATE: JANUARY 14, 2022 AT 7:30 A.M., ISSUE DATE: FEBRUARY 02, 2022)

LOT ONE (1), CERTIFIED SURVEY MAP NO. 3796 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON SEPTEMBER 24, 1981, IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGES 310-311 AS DOCUMENT NO. 1720322, BEING LOTS 9, 10 AND 11, BLOCK 46, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 402 WEST WILSON STREET, MADISON, WI
TAX KEY NUMBER: 251/0709-231-3133-1

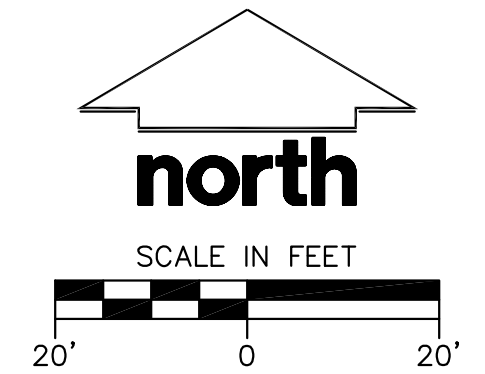
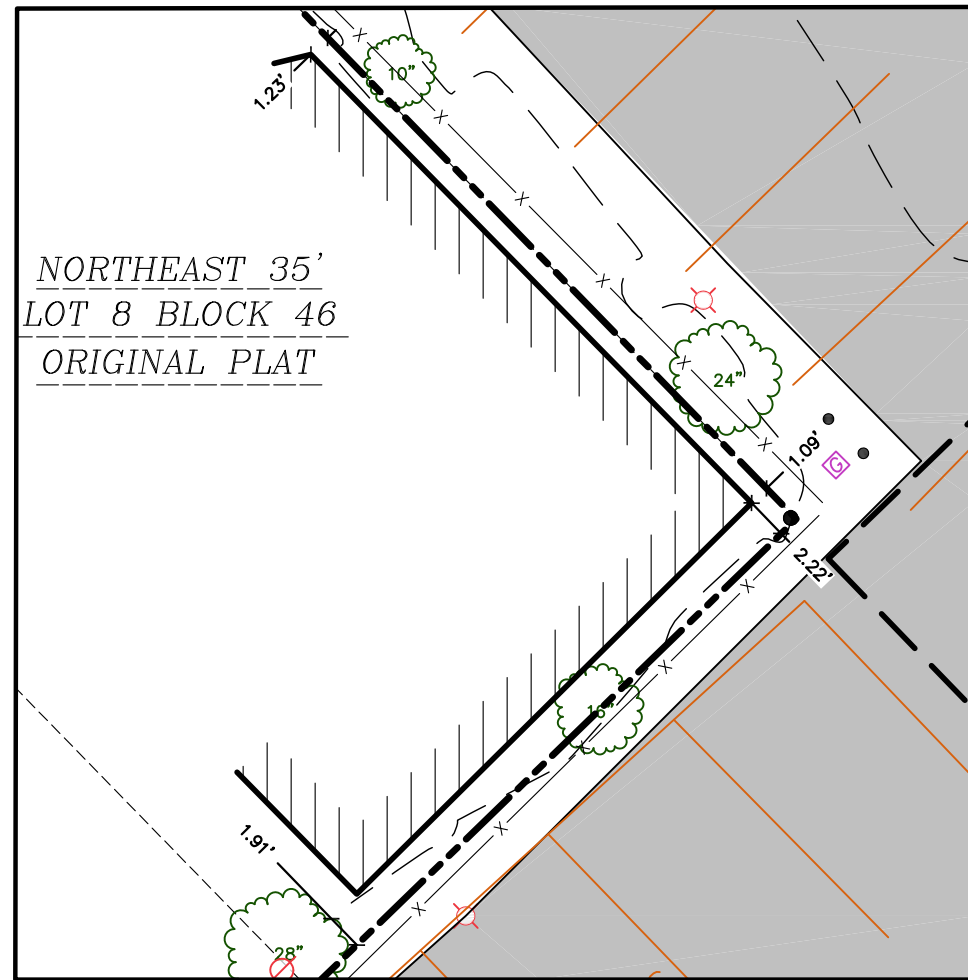
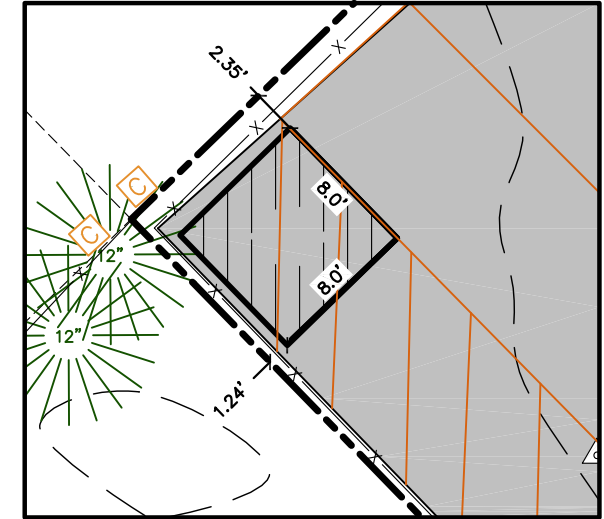
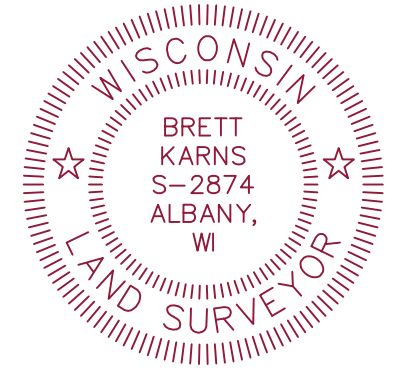
SURVEYOR'S CERTIFICATE

TO:
I) (BANK/LENDER), (INTENTIONALLY LEFT BLANK AT THIS TIME PER BEAR)
II) FIRST AMERICAN TITLE COMPANY,
III) BEAR DEVELOPMENT, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 02, 2022.

BRETT KARNIS, S-2874
PROFESSIONAL LAND SURVEYOR
Email: brett.karnis@jsdinc.com
Website: www.jsdinc.com

DATE _____



#	Date	Description
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Prepared By: BCK 03/15/2022
Reviewed By: CJD 03/03/2022
Approved By: TJB 03/08/2022

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 22-11240



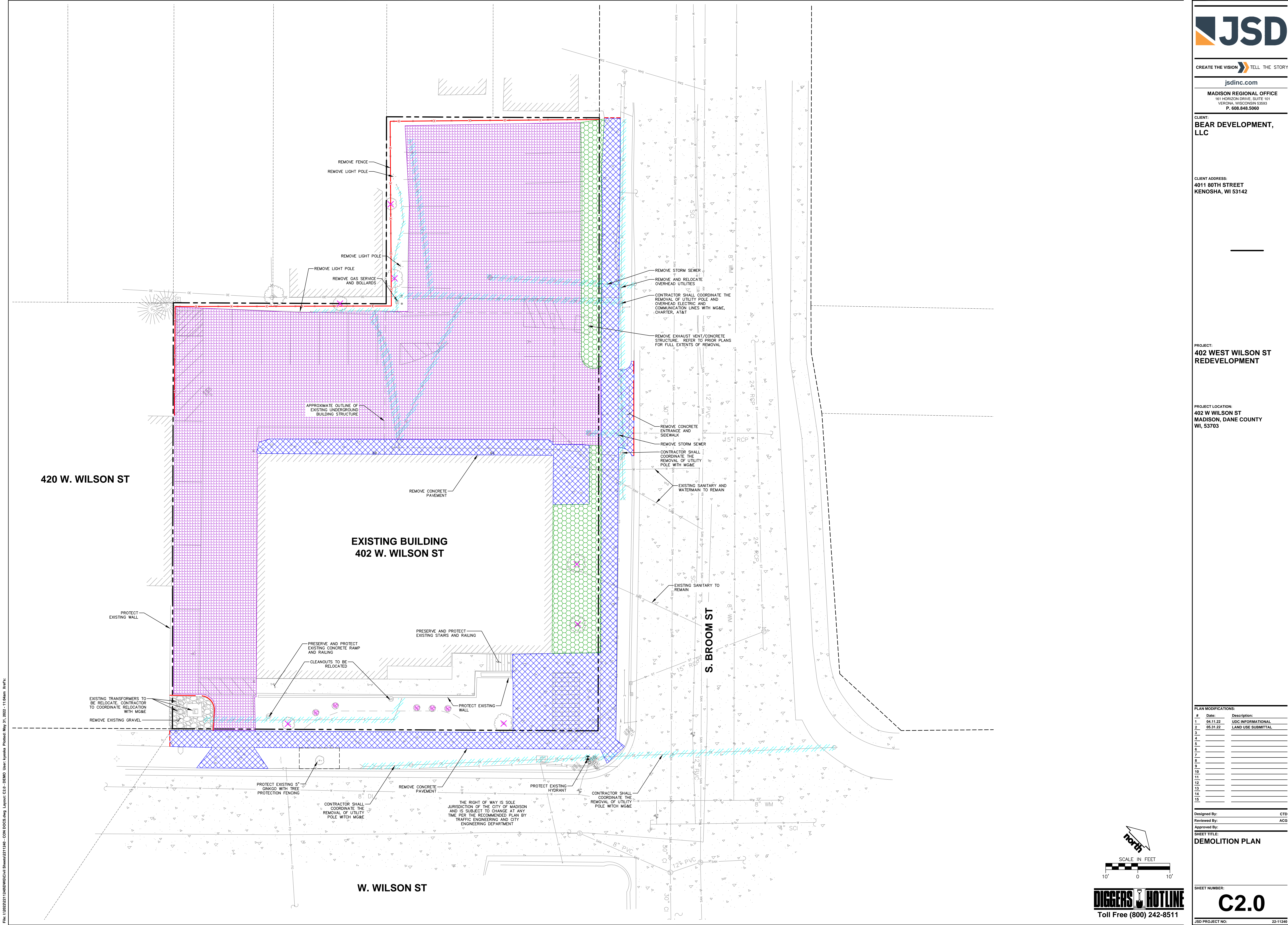
PLAN MODIFICATIONS:

#	Date	Description
1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
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Designed By: CTC
Reviewed By: ACC
Approved By:

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C2.0

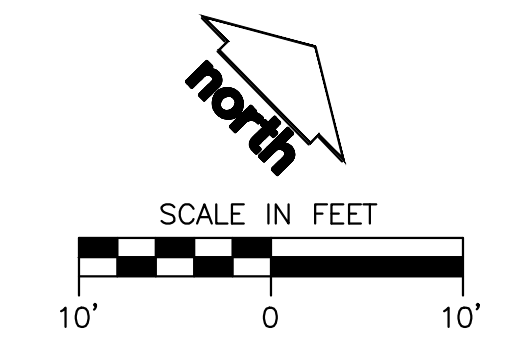


420 W. WILSON ST

EXISTING BUILDING
402 W. WILSON ST

S. BROOM ST

W. WILSON ST



DIGGERS HOTLINE
Toll Free (800) 242-8511

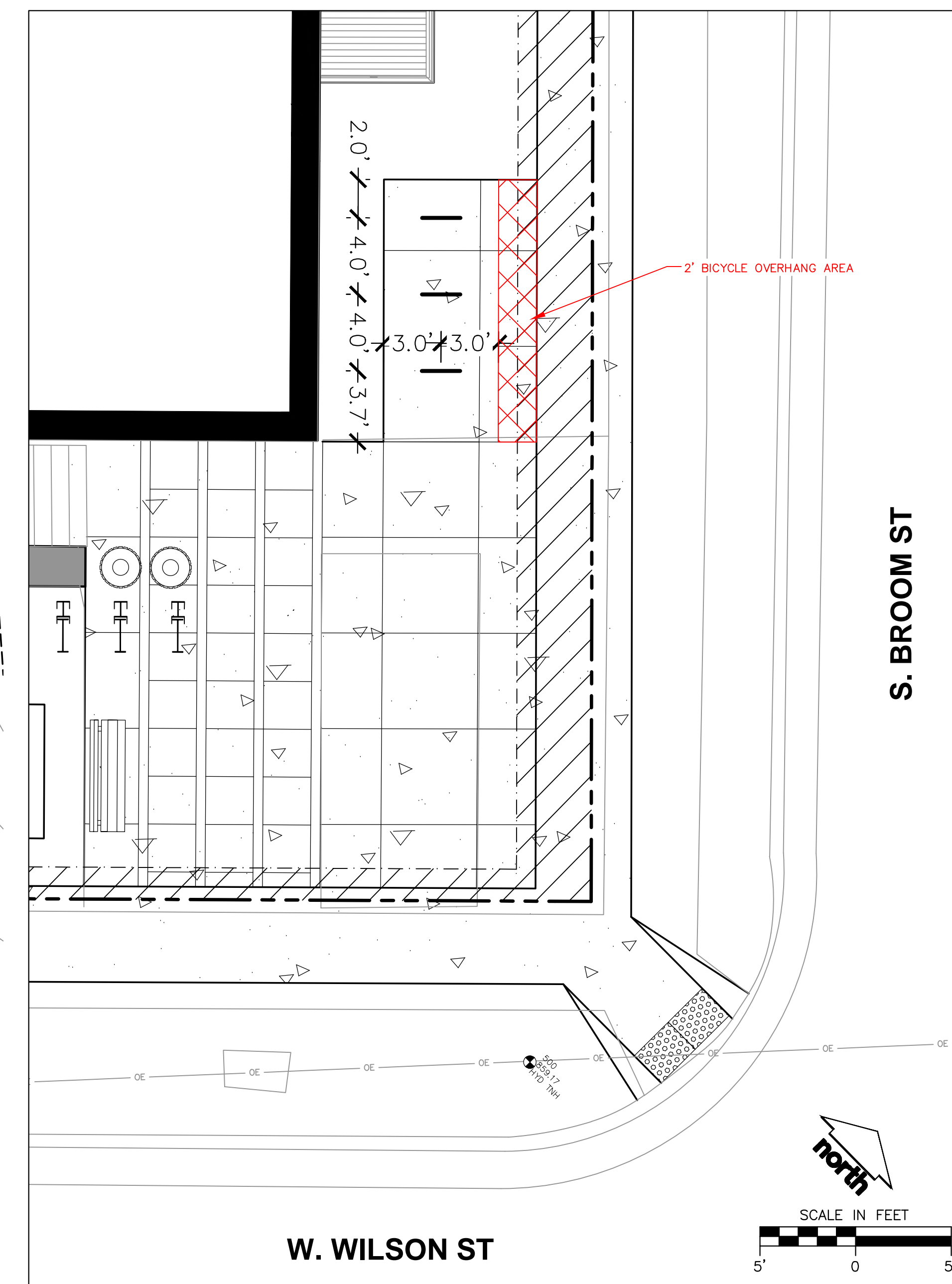
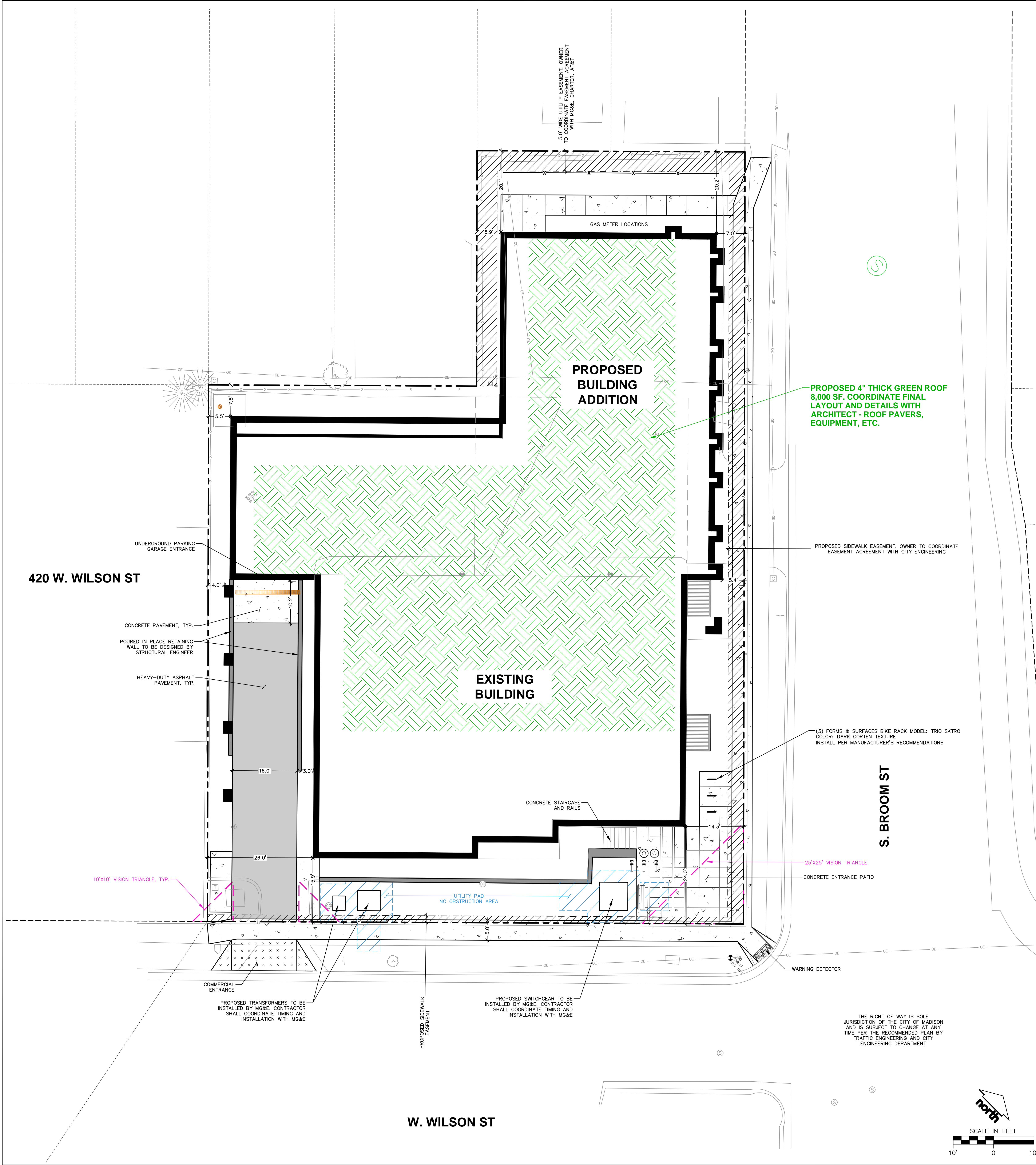
SITE INFORMATION BLOCK	
SITE ADDRESS	402 W WILSON ST
PROPERTY USE	MULTI-FAMILY HOUSING
PROPERTY SIZE	0.49 ACRES OR 21,437 SF
NUMBER OF BUILDING STORIES	4
BUILDING FOOTPRINT SQUARE FOOTAGE (1ST FLOOR)	12,840 GSF
GROSS BUILDING SQUARE FOOTAGE	67,984 GSF
NUMBER OF PARKING STALLS	
UNDERGROUND	
LARGE	13
COMPACT	14
ACCESSIBLE	2
TOTAL UNDERGROUND	29
NUMBER OF BICYCLE STALLS:	
SURFACE	6
UNDERGROUND	54
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	18,638 SF
EXISTING PERVIOUS SURFACE AREA	2,799 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.87
PROPOSED IMPERVIOUS SURFACE AREA	17,457 SF
PROPOSED PERVIOUS SURFACE AREA AT GROUND PLANE	3,980 SF
PROPOSED GREEN ROOF AREA	8,000 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.69

402 WILSON STREET: UNIT MATRIX

UNIT TYPE	UNIT DATA	BED	DEN	BATH	SF	UNITS PER FLOOR				TOTALS
						1ST	2ND	3RD	4TH	
1A	N/A	1	570	2	2	2	2	2	8	
1B	N/A	1	780	1	1	-	-	-	2	
1C	WHEDA UNIT/ TYPE A UNIT	1	N/A	1	610	1	1	1	1	4
1D	WHEDA UNIT	1	N/A	1	600	1	1	1	1	4
1E	N/A	1	700	1	1	1	1	1	4	
1F	N/A	1	600	1	1	1	1	1	4	
1G	N/A	1	740	-	-	-	-	-	1	
1H	N/A	1	850	-	-	-	-	-	1	2
2A	N/A	2	1000	1	1	1	1	1	4	
2B	N/A	2	1010	-	-	-	-	-	1	3
2C	N/A	2	920	2	2	-	-	-	4	
2C-1	N/A	2	910	-	-	-	-	-	2	4
2D	N/A	2	960	1	1	1	1	1	4	
2E	N/A	2	1100	-	-	-	-	-	1	2
2F	N/A	2	960	1	-	-	-	-	1	1
2F-1	WHEDA UNIT	2	N/A	2	1050	-	-	-	1	1
TOTAL UNITS						12	14	14	14	54

402 WILSON STREET: GENERAL BUILDING INFORMATION

- LOWER LEVEL:	13,289 GSF	TOTAL PARKING SPACES: 29 (0.56:1 - PKG TO UNIT RATIO)
- LEVEL ONE:	12,840 GSF	TOTAL BIKE PARKING: 60 (1 PER UNIT FOR 1BD & 2BD)
- LEVEL TWO:	13,789 GSF	PER GUEST EVERY 10 UNITS
- LEVEL THREE & FOUR:	14,048 GSF	TOTAL WHEDA STORAGE: 54 (1:1)
- BUILDING TOTAL:	67,984 GSF	



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1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
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Designed By: CTO
Reviewed By: ACO
Approved By:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 22-11240

PLAN MODIFICATIONS:

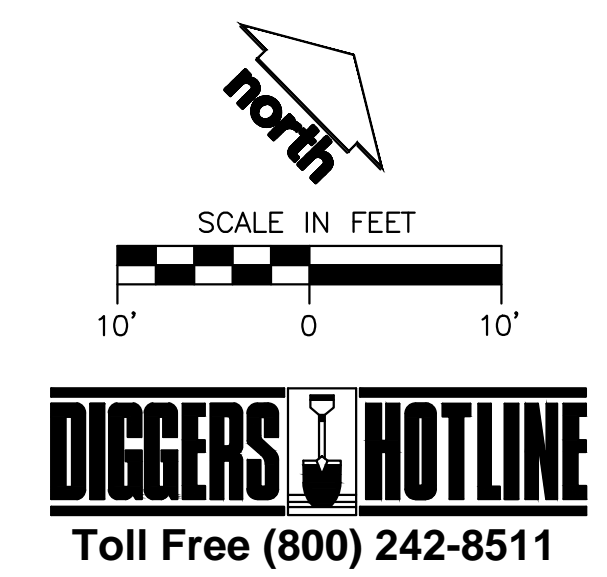
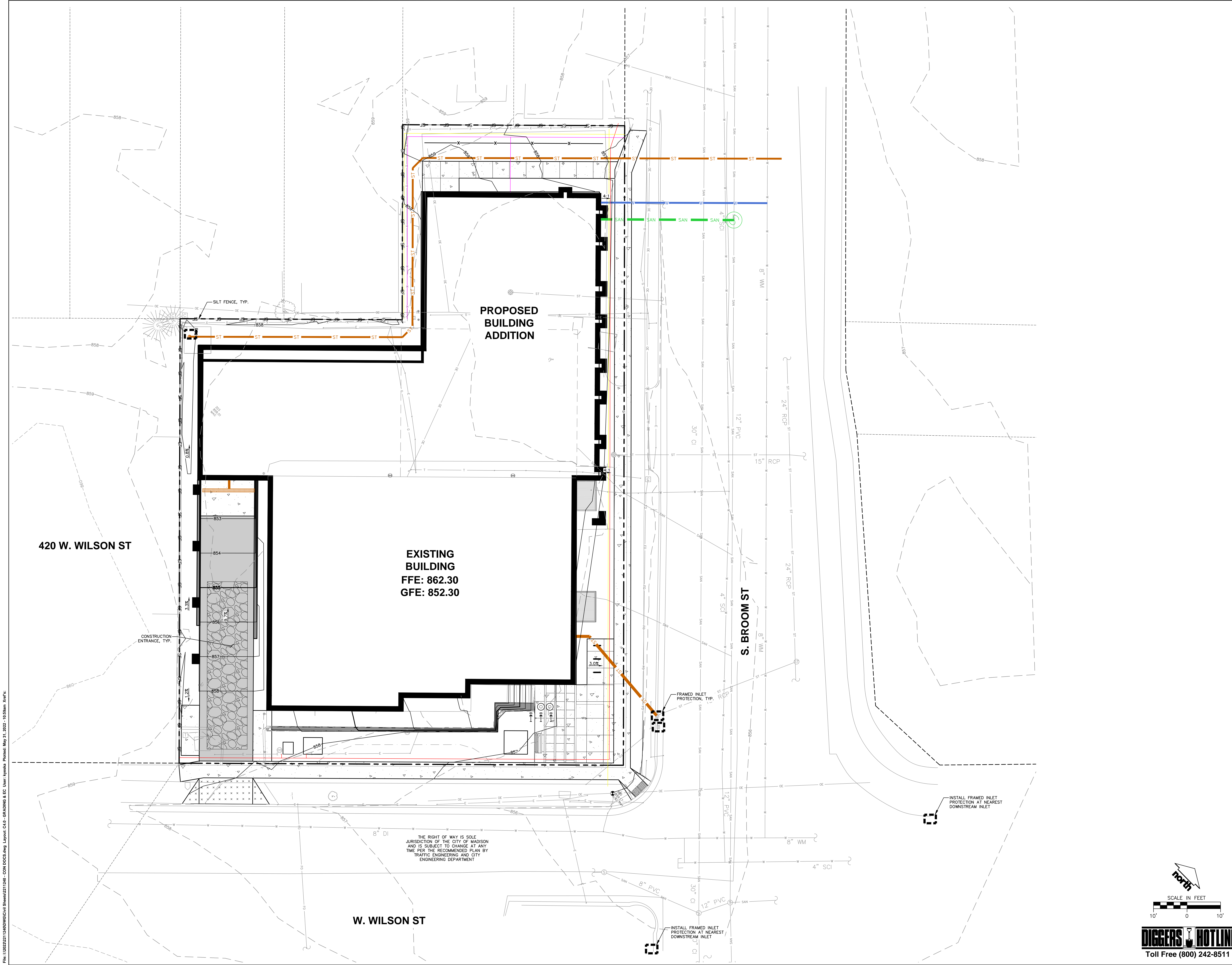
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Designed By: CTD
Reviewed By: ACO
Approved By:

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 22-11240



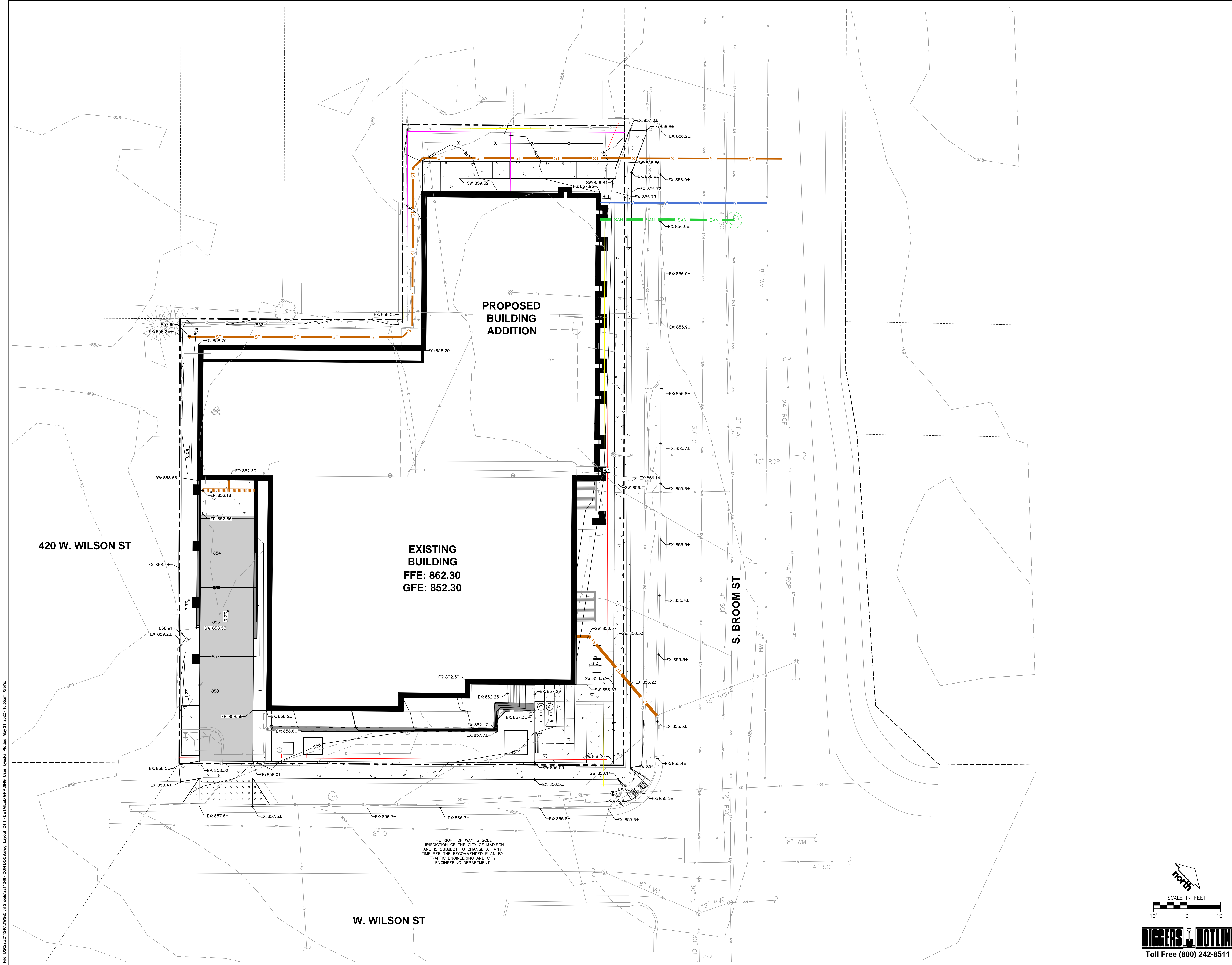
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Designed By: CTO
Reviewed By: ACO
Approved By:
SHEET TITLE:
**DETAILED GRADING
PLAN**

SHEET NUMBER:
C4.1

JSD PROJECT NO: 22-11240



File: I:\2022\21146\DWG\Sheet\SheetC4.1 - DETAILED GRADING User: lysiaa Printed: May 31, 2022 10:55am Xref:s

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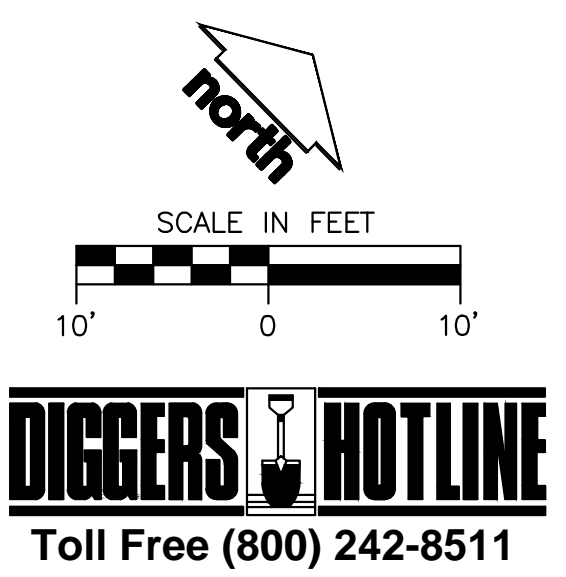
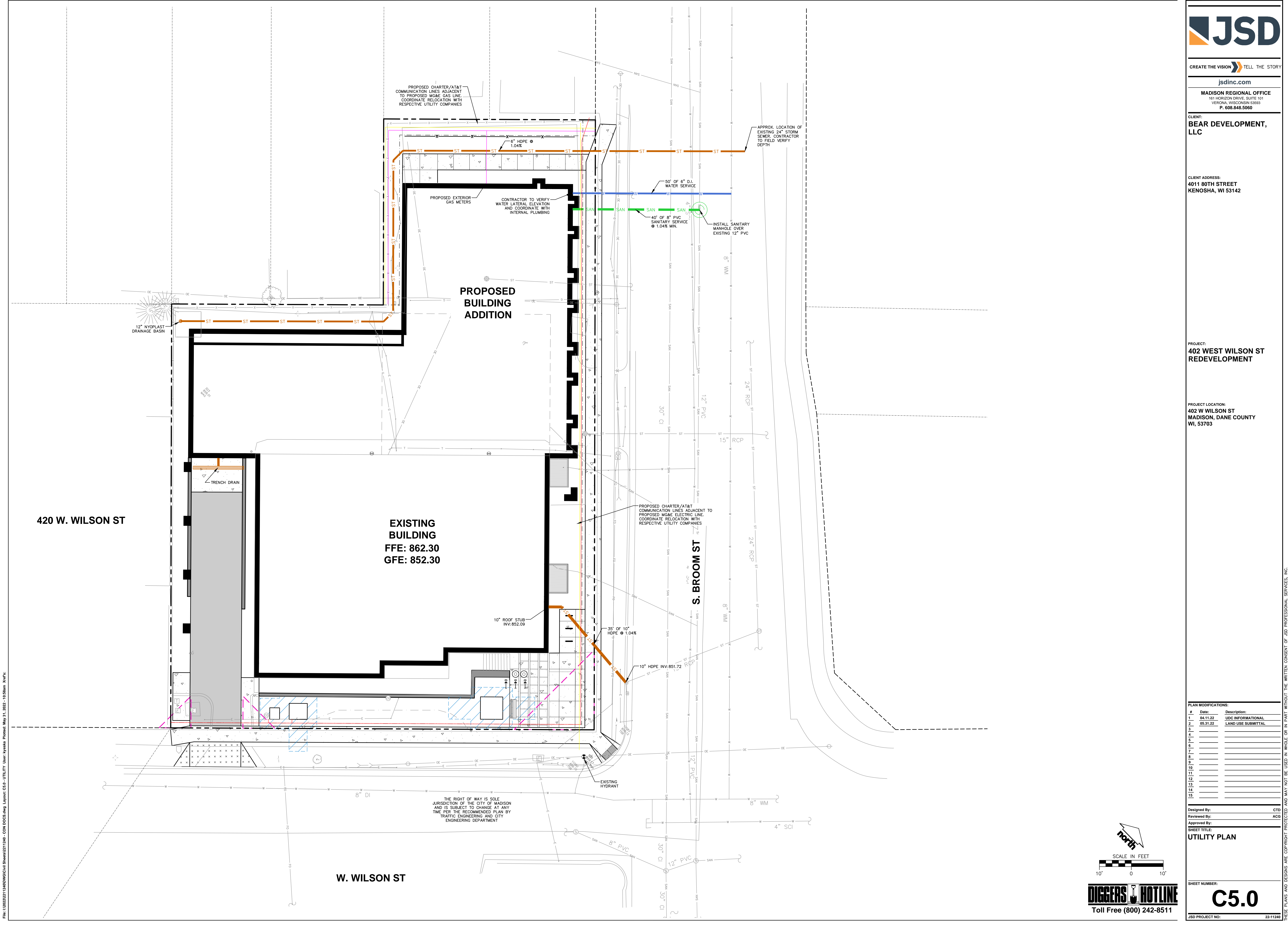
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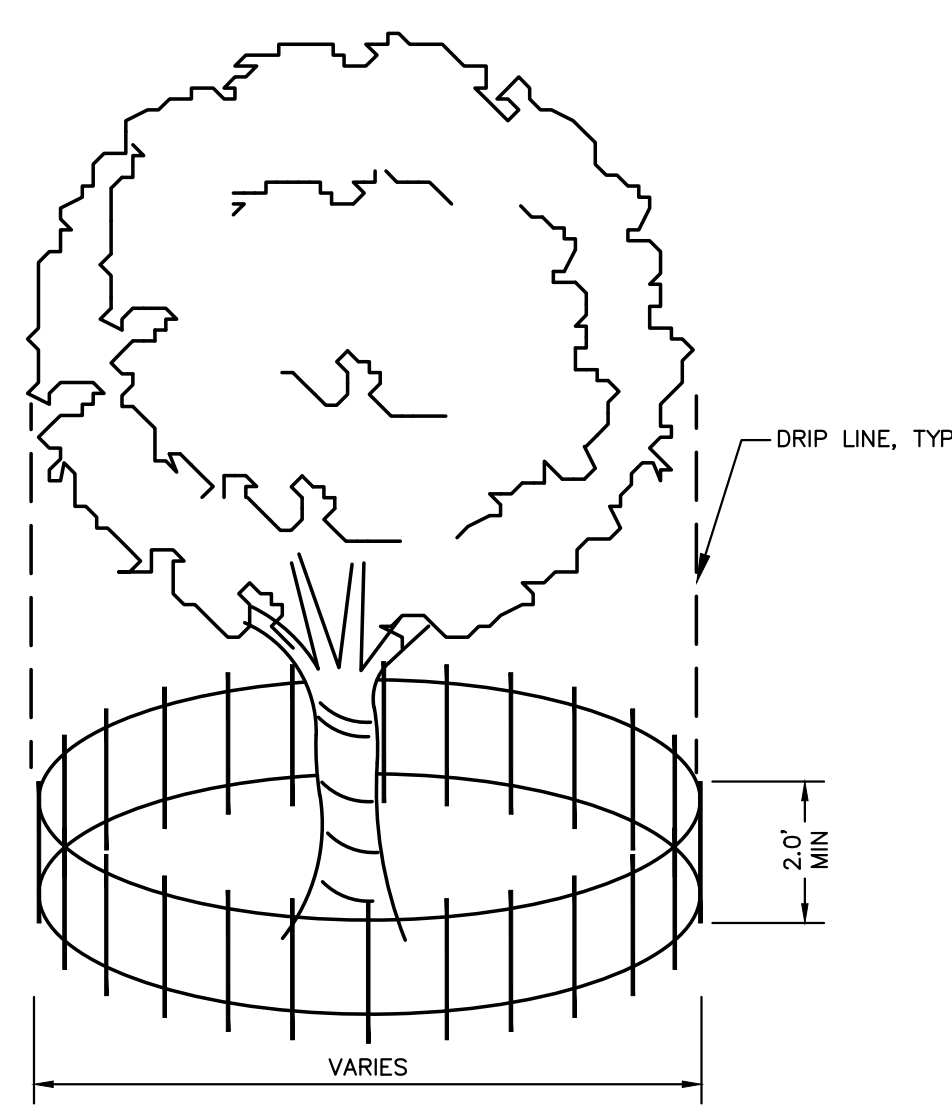
#	Date:	Description:
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Designed By: CTC
Reviewed By: ACO
Approved By:

SHEET TITLE:
UTILITY PLAN

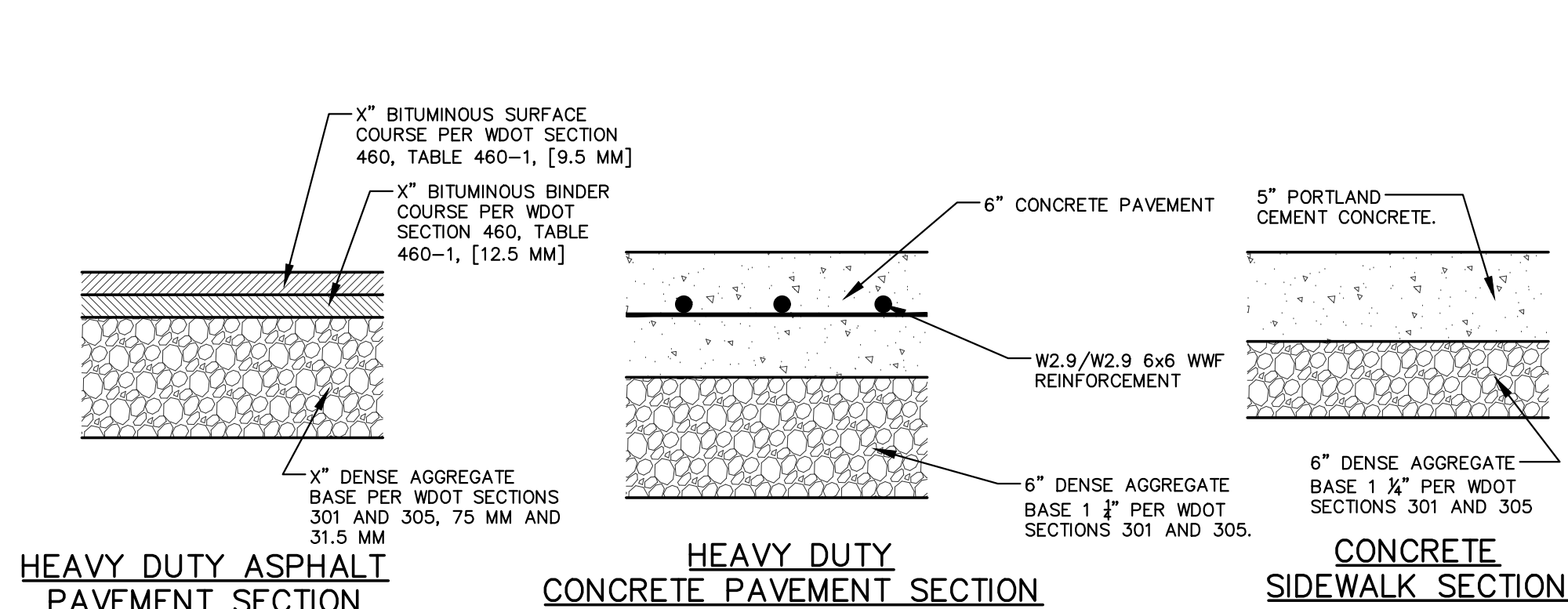
SHEET NUMBER:
C5.0





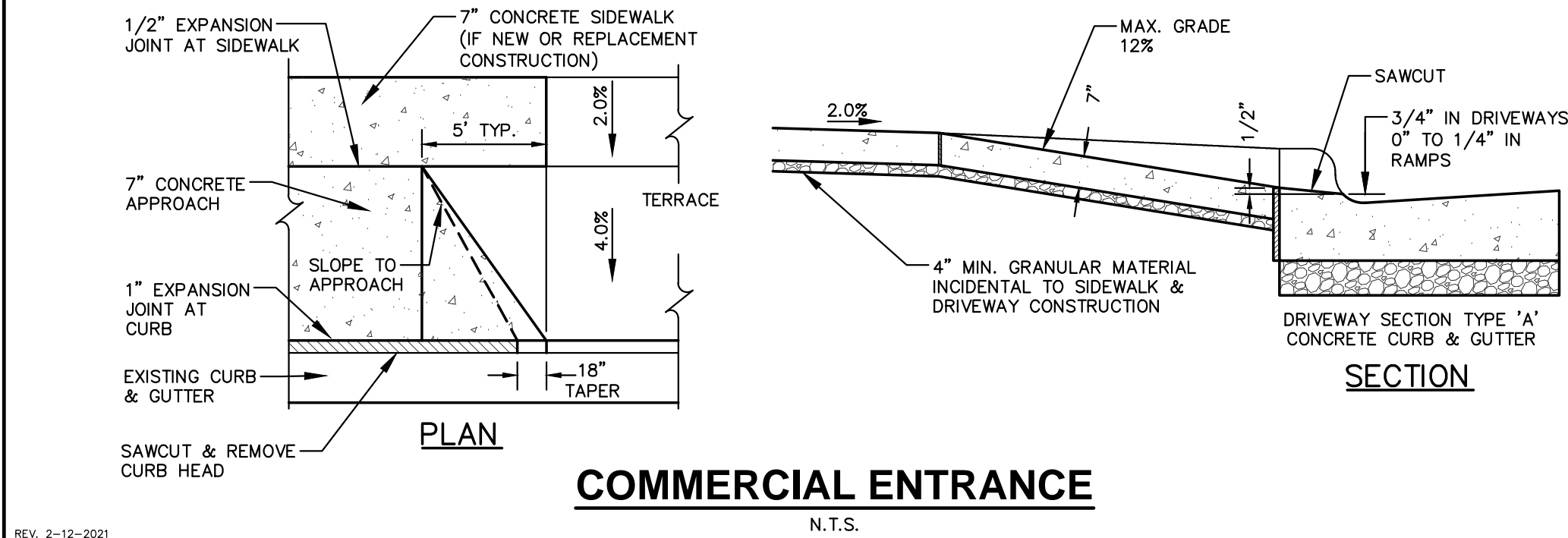
NOTE:
FENCE TO BE INSTALLED TO PROTECT EXISTING TREES(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

TREE PROTECTION
N.T.S.

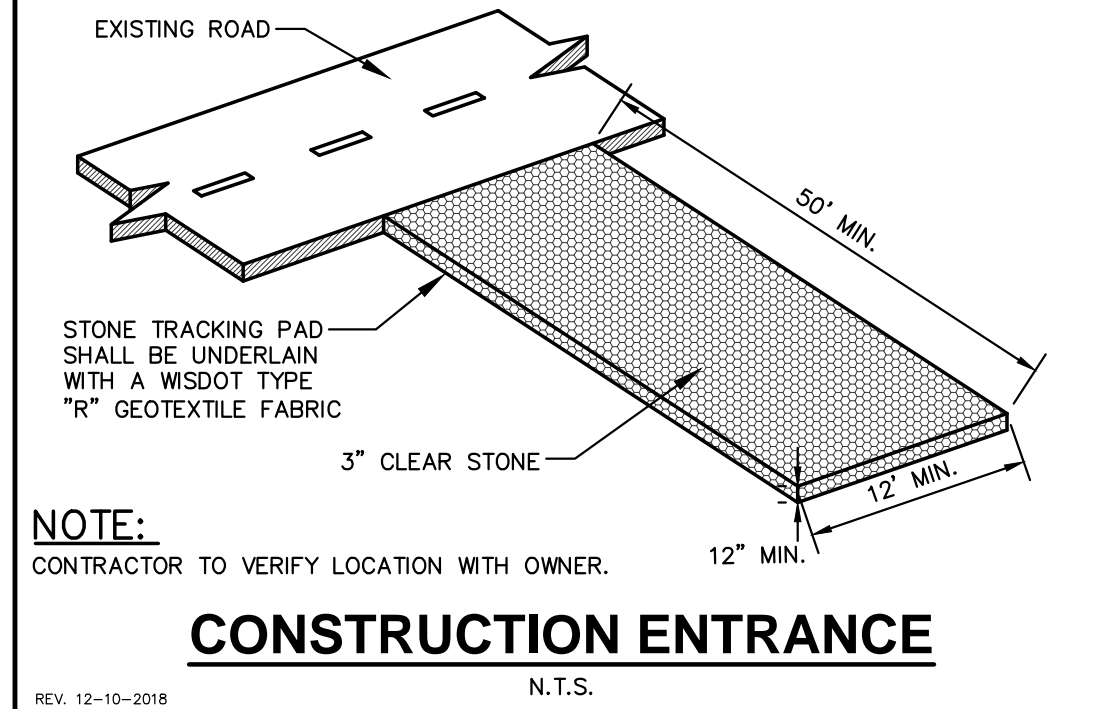


- GENERAL NOTES:**
- FINAL PAVEMENT CROSS SECTION DESIGN SHALL BE BASED ON GEOTECHNICAL REPORT TITLED "PRELIMINARY GEOTECHNICAL EXPLORATION REPORT" AS PREPARED BY CGC, INC. DATED JUNE 30, 2021, DOCUMENT C21287.
 - BASED ON THE GEOTECHNICAL EXPLORATION AND REPORT, RECOMPACTION/PROOF ROLLING BE COMPLETED PRIOR TO PLACEMENT OF PAVEMENTS. UNDERCUTTING OR STABILIZATION OF EXISTING SUB BASE MATERIALS MAY BE REQUIRED. A CONTINGENCY FOR SUBGRADE IMPROVEMENTS WHICH IS TO INCLUDE 12-IN. ADDITIONAL COURSE AGGREGATE (3-IN. DGB) OVER BIAXIAL GRID (TENSAR BX TYPE 1 OR EQUIVALENT) SHALL BE INCLUDED.
 - WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS
- CONCRETE: REFER TO SECTION 415.
- BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
 - CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 6" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

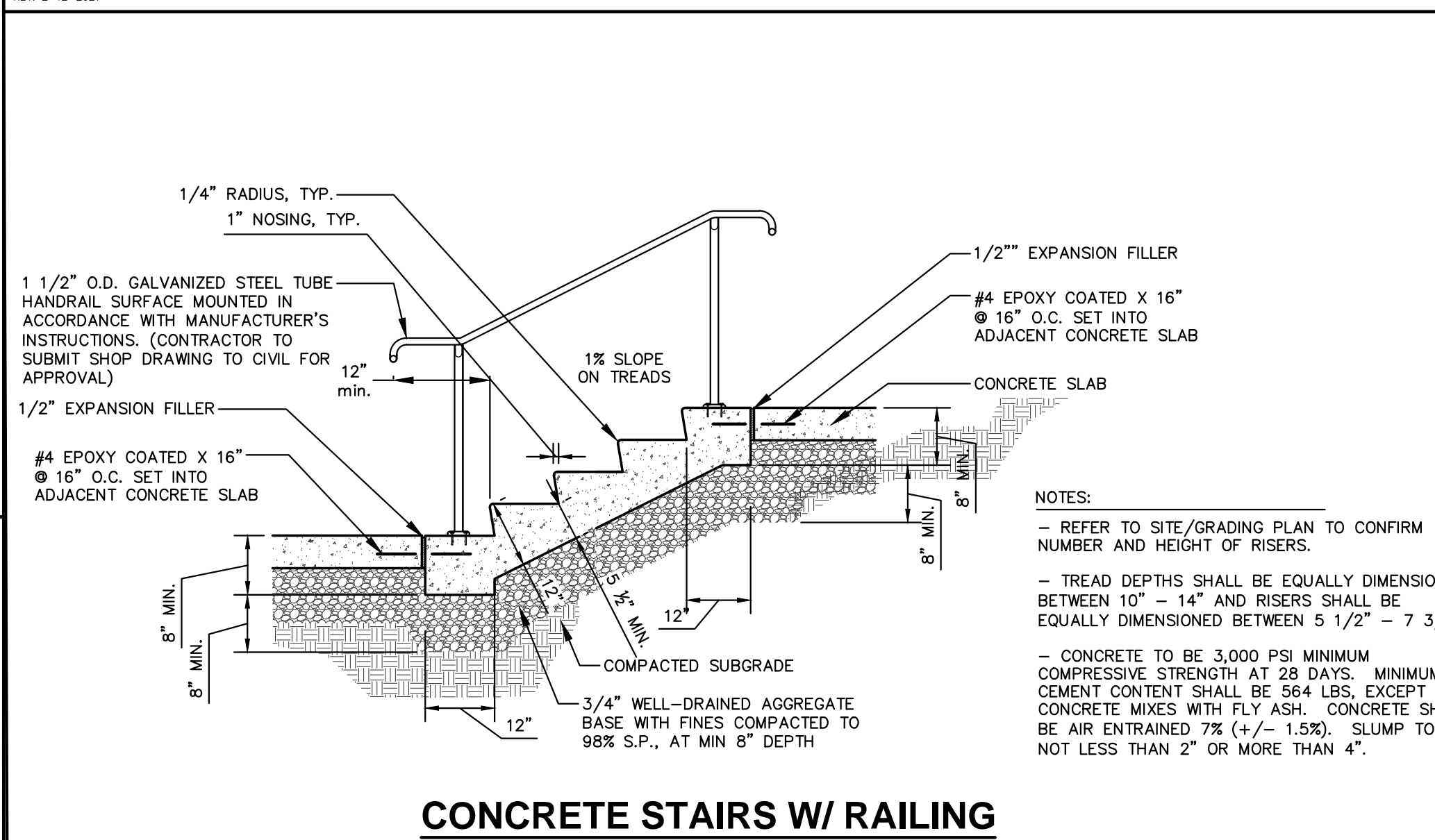
CONCRETE PAVEMENT SECTIONS
N.T.S.



COMMERCIAL ENTRANCE
N.T.S.

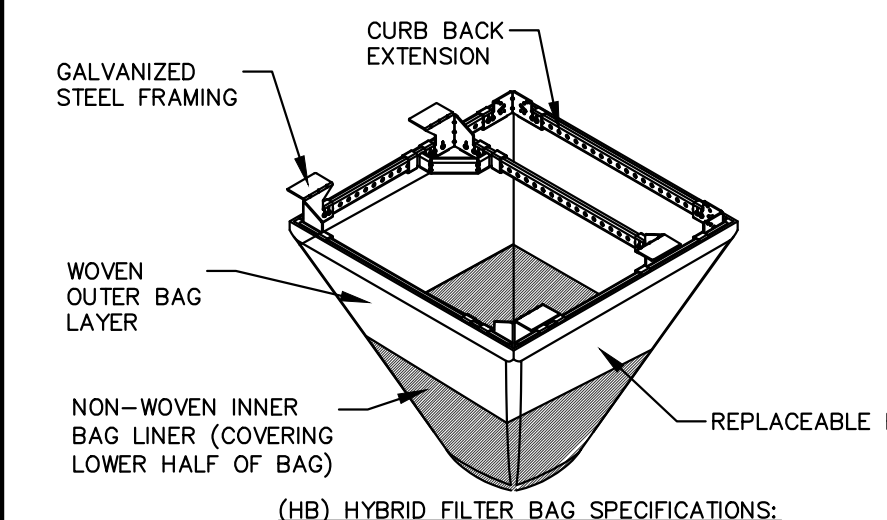


CONSTRUCTION ENTRANCE
N.T.S.



CONCRETE STAIRS W/ RAILING
N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (R)	Flow Ratings (CF5)	ADD PIN
					HB Hybrid	
3087	Curb Box	35.25 x 17.75	33.5 x 15.0	4.4	2.0 5.8	62LCEBXTB
3248A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1 3.3	62LCEBXTB
3300	Square Head (SQ)	23 x 18	20.5 x 13.5	1.6	0.7 2.2	62MCEBXTB
3387C	Square Head (SQ)	36.25 x 17.75	33 x 15	3.2	1.0 5.2	62LCEBXTB
R-201	Round (RD)	-20	-24	2.3	0.8 5.2	62MRDXTB
R-1772/2660	Round (RD)	22.25 x 23.5	20.5 x 21	1.5	0.6 4.6	62MRDXTB

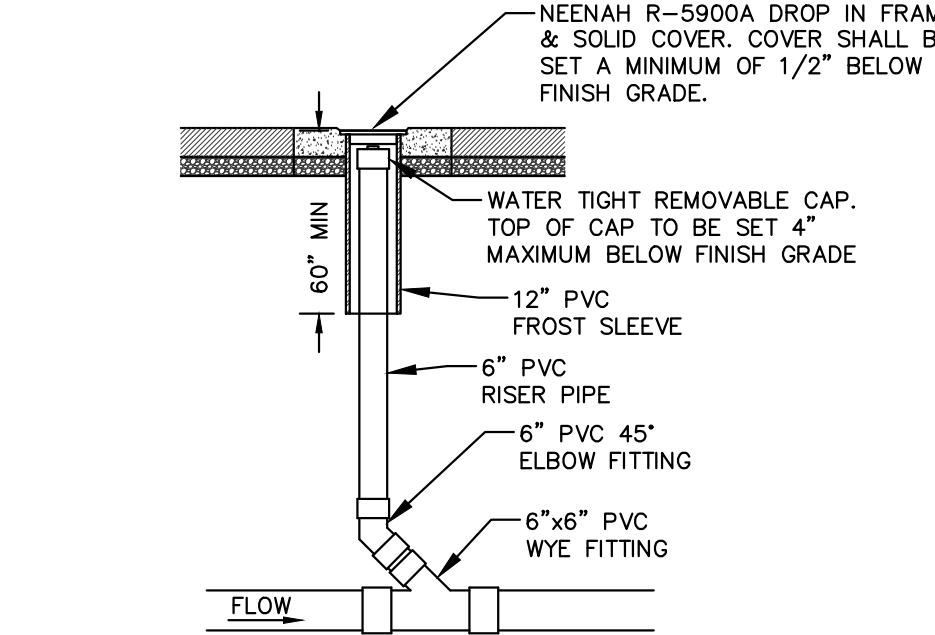
- INSTALLATION INSTRUCTIONS:**
- REMOVE GRATE FROM THE DRAINAGE STRUCTURE
 - CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
 - DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
 - REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

- MAINTENANCE GUIDELINES:**
- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
 - REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
 - DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACTOR. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

(HB) HYBRID FILTER BAG SPECIFICATIONS:

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

Roll Length (ft)	Woven (DUTY)	Non-Woven (DUTY)
200	200 x 120 (in)	300 (in)
300	300 x 150	300
400	400 x 150	300
500	500 x 150	300
600	600 x 150	300
800	800 x 150	300
1000	1000 x 150	300
1200	1200 x 150	300
1500	1500 x 150	300
2000	2000 x 150	300

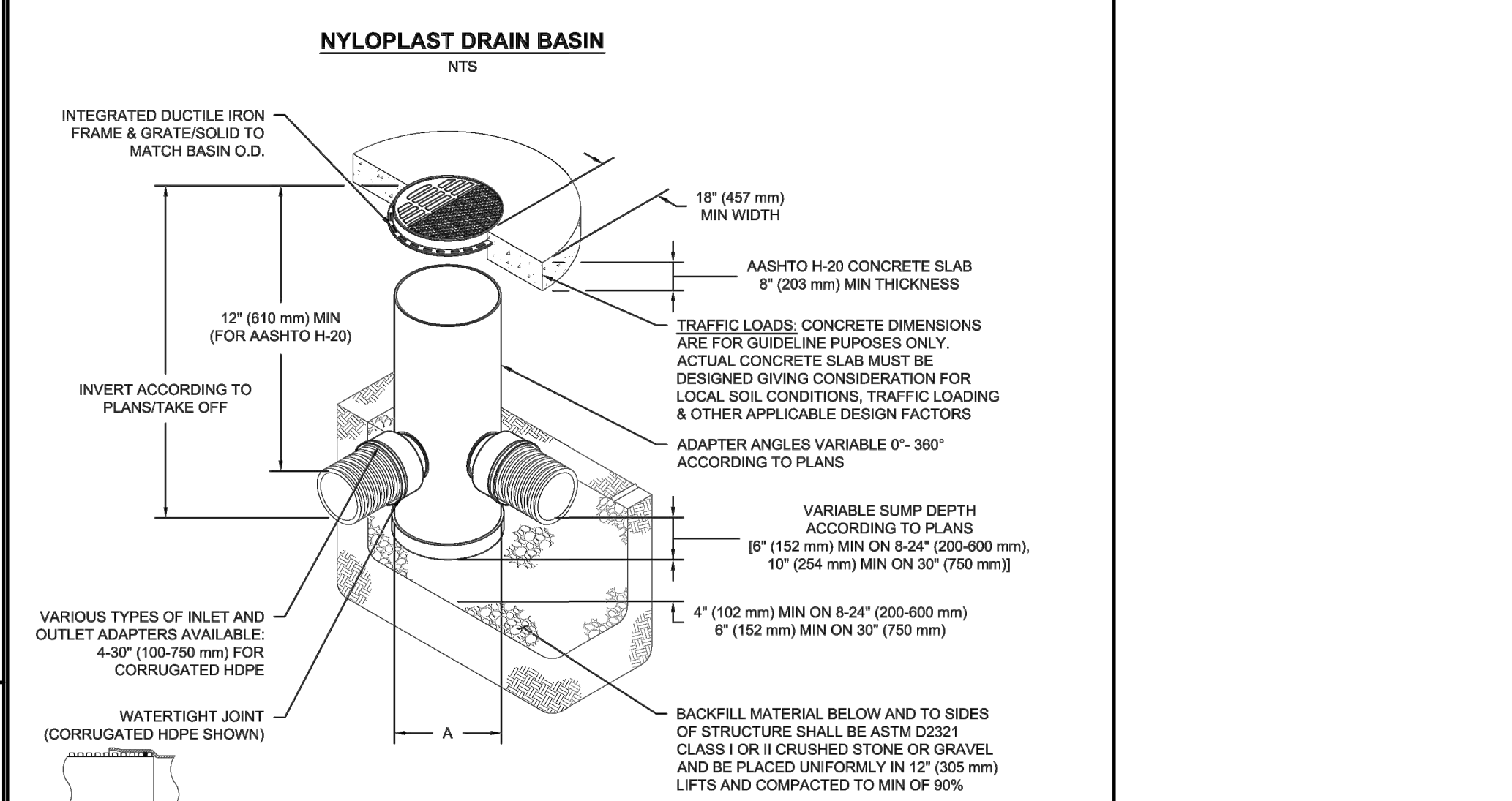


Comm Table 82.35

Min Dia of Cleanout Riser	Min Dia of Riser Cap
1.5	1.5
2	2.5
3	3.5
4	4.5
5	5.5
6	6
8+	6

NOTE:
CLEANOUT PIPING AND FITTINGS SHALL MATCH SEWER LATERAL MATERIAL

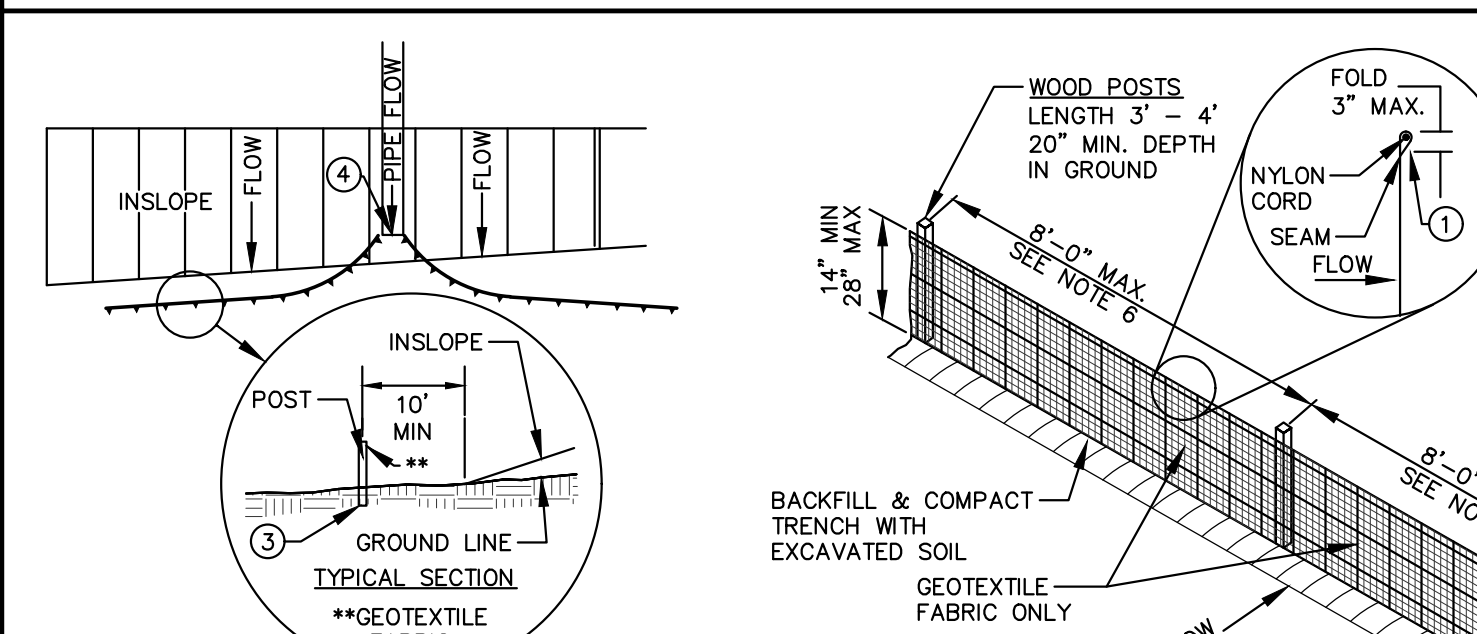
SEWER CLEANOUT
N.T.S.



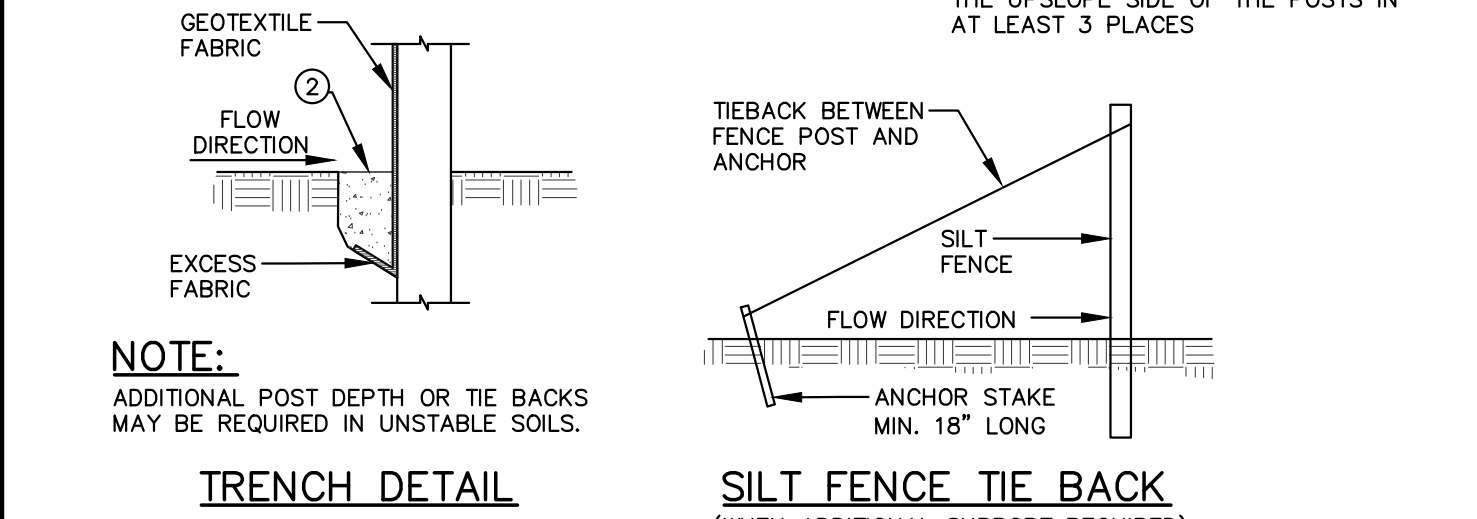
- NOTES:**
- 8-3/4" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
 - 12-3/4" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D5212 FOR CORRUGATED HOSE (A53 & HANCOCK DUAL WALL) & 828 18 PVC
 - FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-USA.COM
 - TO ORDER CALL: 800-661-6710

A	PART #	GRATE/SOLID COVER OPTIONS
8"	2808AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
10"	2810AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
12"	2812AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
15"	2815AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
18"	2818AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
24"	2824AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
30"	2830AG	PEDESTRIAN AASHTO H-20 STANDARD AASHTO H-20 SOLID AASHTO H-20

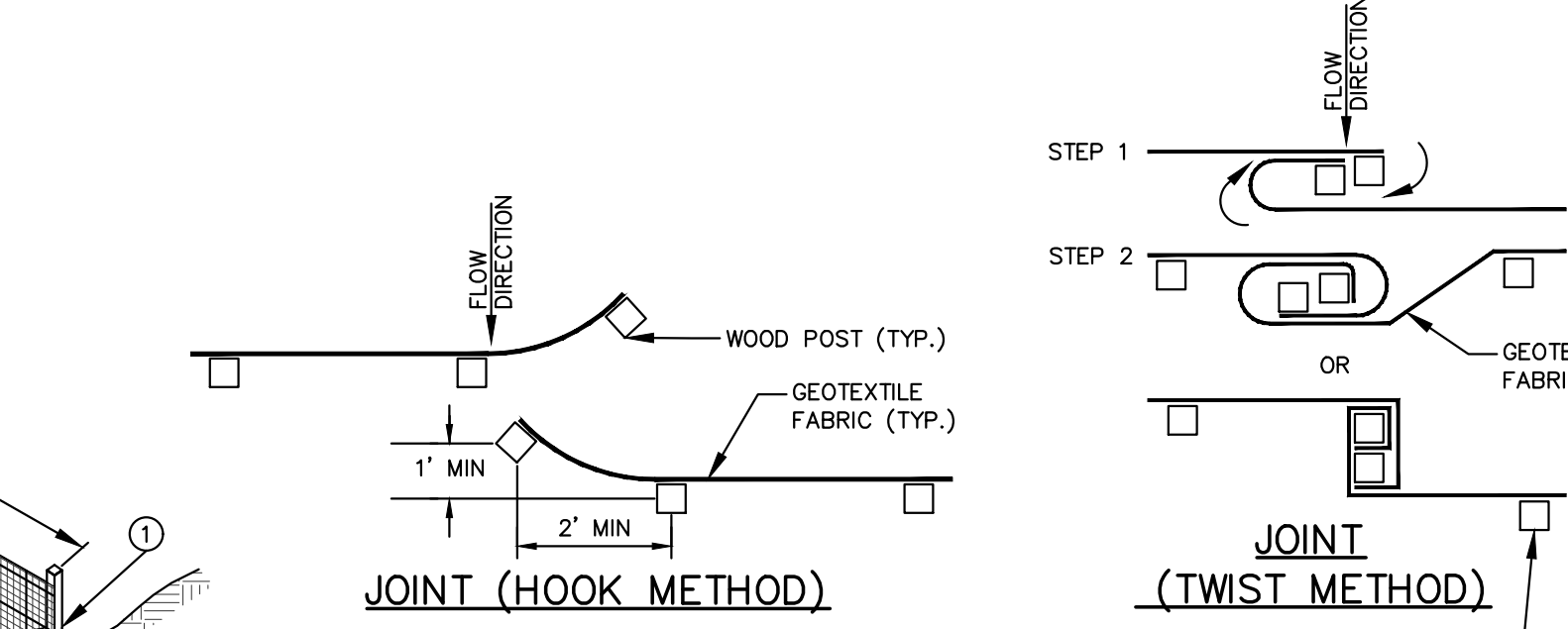
FRAMED INLET PROTECTION
N.T.S.



SILT FENCE ALONG SLOPES & OUTFALLS

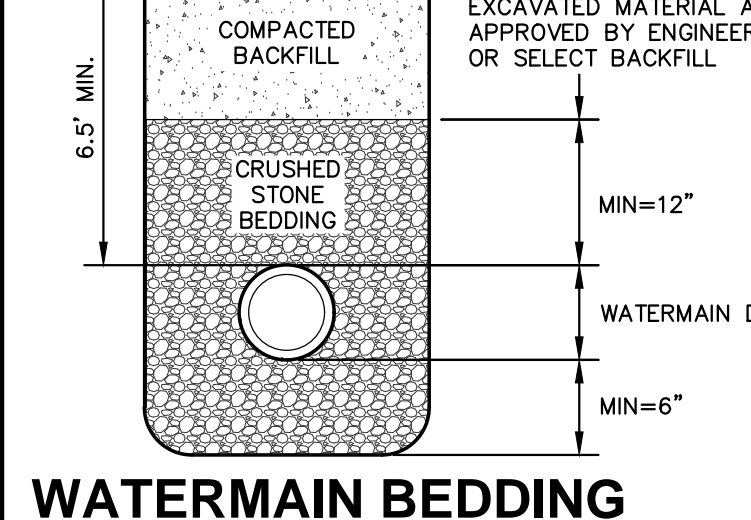


SILT FENCE
N.T.S.

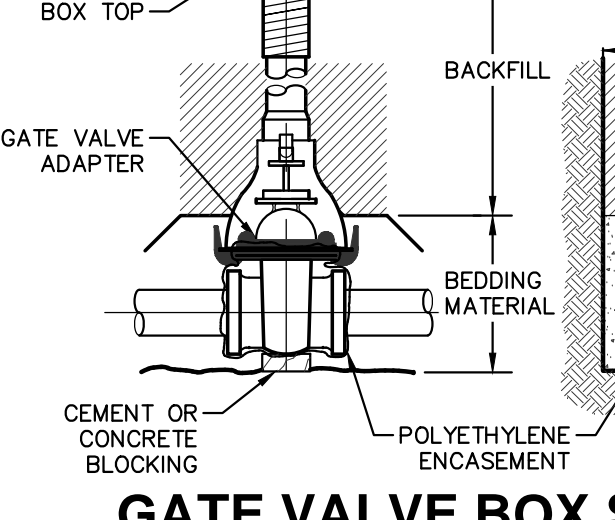


- GENERAL NOTES:**
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES X 1.125-INCHES OF DRIED OAK OR HICKORY.
 - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
 - SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDMR TECHNICAL STANDARD 1056.
 - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)

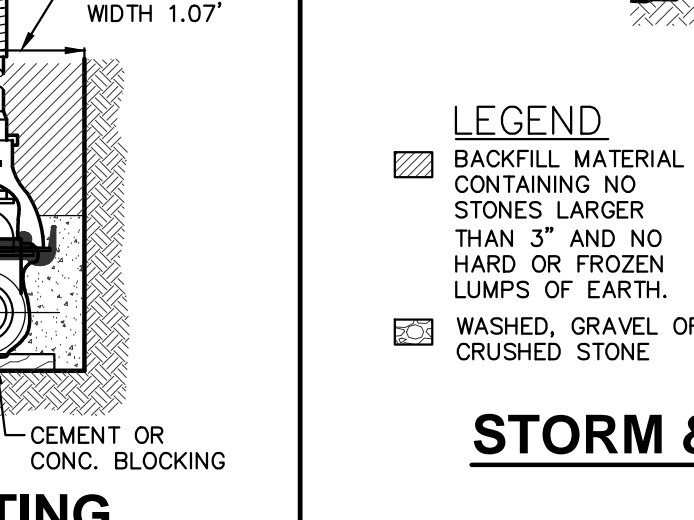
WATERMAIN BEDDING
N.T.S.



GATE VALVE BOX SETTING
N.T.S.



STORM & SANITARY SEWER BEDDING
N.T.S.



PLAN MODIFICATIONS:

#	Date	Description
1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
3		
4		
5		
6		
7		
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10		
11		
12		
13		
14		
15		

Designed By: CTD
Reviewed By: ACO
Approved By:

SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:
C7.0

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	20' WIDE FIRE LANE
	26' WIDE FIRE LANE - AERIAL APPARATUS
	EXISTING HYDRANT LOCATION

City of Madison Fire Department
314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-4100 • Email: fire@cityofmadison.com

Project Address: **402 W Wilson St**
Contact Name & Phone #: **Bear Development - 262-694-2327**

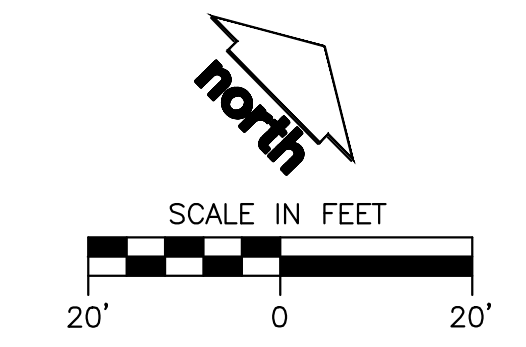
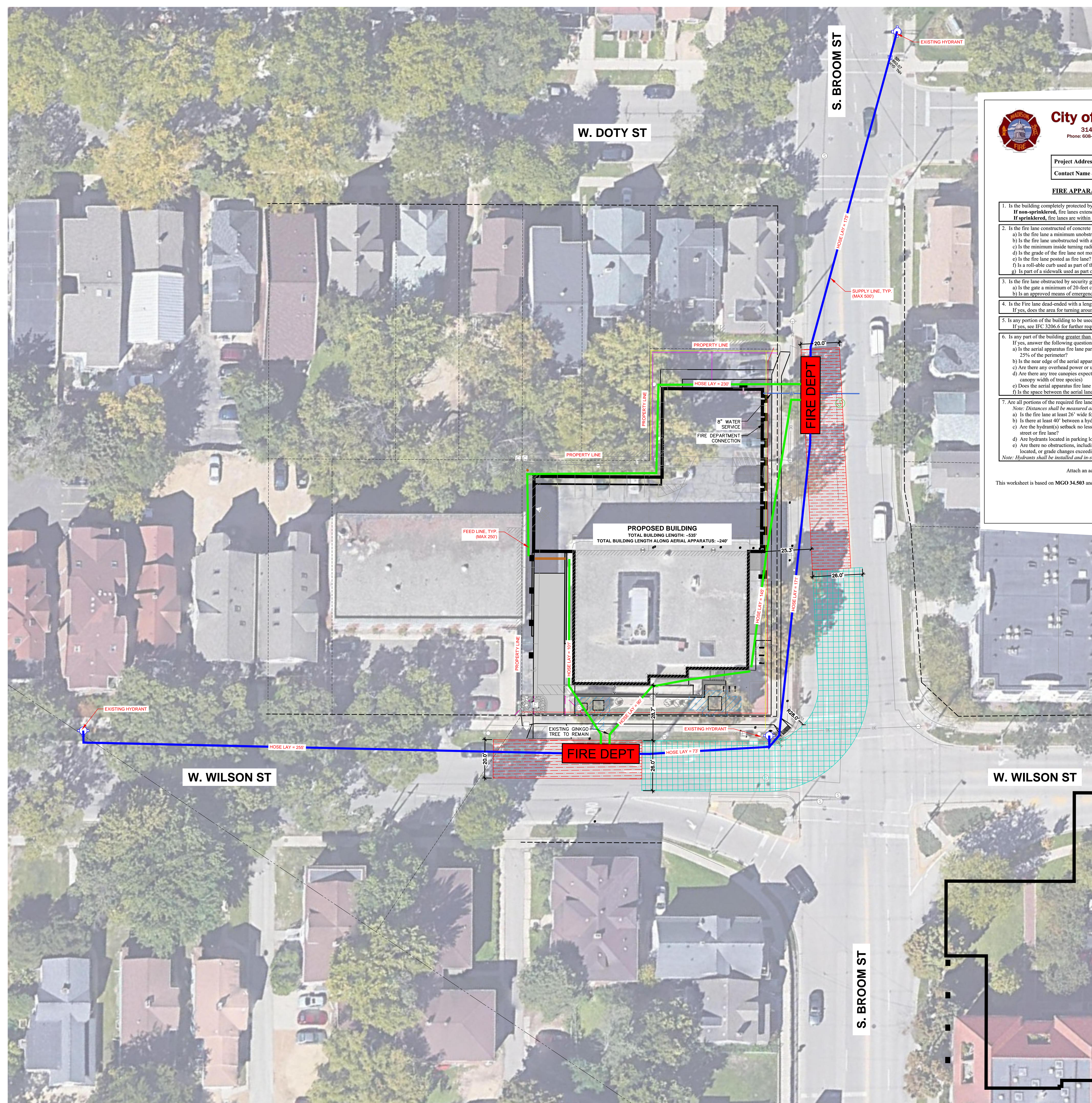
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If non-sprinklered, fire lines extend to within 150-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If sprinklered, fire lines are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is a part of a sidewalk used as part of the required fire lane? (Must support >85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D1037?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

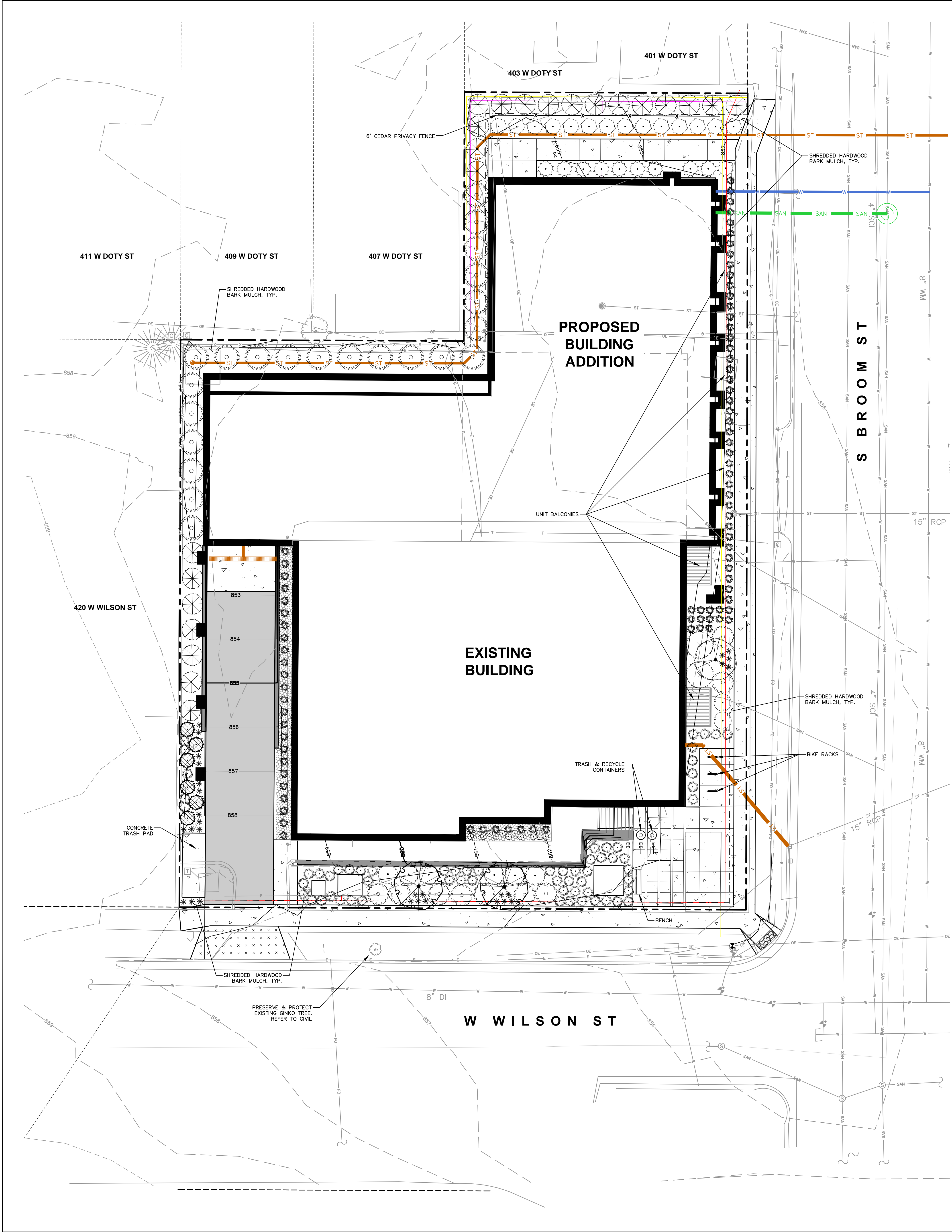
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 10/2019



DIGGERS HOTLINE
Toll Free (800) 242-8511



LEGEND

(Symbol)	PROPERTY LINE
(Symbol)	RIGHT-OF-WAY
(Symbol)	EASEMENT LINE
(Symbol)	BUILDING OUTLINE
(Symbol)	EDGE OF PAVEMENT
(Symbol)	STANDARD CURB AND GUTTER
(Symbol)	HEAVY-DUTY ASPHALT PAVEMENT
(Symbol)	CONCRETE PAVEMENT
(Symbol)	HEAVY DUTY CONCRETE PAVEMENT
(Symbol)	SANITARY SEWER
(Symbol)	WATERMAIN
(Symbol)	STORM SEWER
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	EXISTING WATERMAIN
(Symbol)	EXISTING STORM SEWER
(Symbol)	RETAINING WALL
(Symbol)	FENCE
(Symbol)	BIKE RACK
(Symbol)	DECORATIVE STONE MULCH
(Symbol)	ALUMINUM EDGING
(Symbol)	PROPOSED COMMUNICATION
(Symbol)	PROPOSED ELECTRIC
(Symbol)	PROPOSED GAS

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
(Symbol)	AC	<i>Amelanchier laevis</i> 'Cumulus' / Cumulus Allegheny Serviceberry	B & B	1.5" Cal	1
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
(Symbol)	QK	<i>Quercus robur</i> x <i>alba</i> 'JFS-KW1QX' TM / Streetspire Oak	B & B	2.5" Cal	2
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
(Symbol)	TO	<i>Thuja occidentalis</i> 'Emerald' / Emerald Arborvitae	B & B	Min. 5' tall	6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
(Symbol)	AB	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	#5	Min. 12"-24"	2
(Symbol)	RX	<i>Rhododendron</i> x 'Mandarin Lights' / Mandarin Lights Northern Lights Azalea	#5	Min. 24"-36"	14
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
(Symbol)	JO	<i>Juniperus chinensis</i> 'Old Gold' / Old Gold Juniper	#5	Min. 24"-36"	6
(Symbol)	JF	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	#5	Min. 24"-36"	2
(Symbol)	JM	<i>Juniperus sabina</i> 'Monna' / Calgary Carpet Juniper	#5	Min. 36" Wide	9
(Symbol)	TM	<i>Taxus x media</i> 'Everlow' / Everlow Yew	#5	Min. 12" Wide	10
(Symbol)	TD	<i>Taxus x media</i> 'Densiformis' / Dense Anglo-Japanese Yew	#5	Min. 24"-36"	22
(Symbol)	TH	<i>Taxus x media</i> 'Hicksii' / Hicks Anglo-Japanese Yew	#5	Min. 5' tall	22
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
(Symbol)	CK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min 8"-18"	85
(Symbol)	NW	<i>Nepeta x faassenii</i> 'Walker's Low' / Walker's Low Catmint	#1	Min 8"-18"	13
(Symbol)	PV	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	64
(Symbol)	SH	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	29

JSD
 CREATE THE VISION TELL THE STORY
 jsdinc.com
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

CLIENT:
BEAR DEVELOPMENT, LLC

CLIENT ADDRESS:
 4011 80TH STREET
 KENOSHA, WI 53142

PROJECT:
402 WEST WILSON ST REDEVELOPMENT

PROJECT LOCATION:
 402 W WILSON ST
 MADISON, DANE COUNTY
 WI, 53703

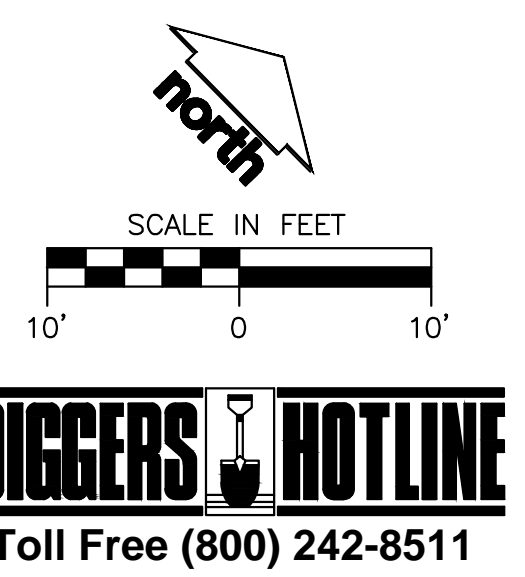
PLAN MODIFICATIONS:

#	Date	Description
1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
3		
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10		
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13		
14		
15		

Designed By: MRA
 Reviewed By: KJL
 Approved By: KJL

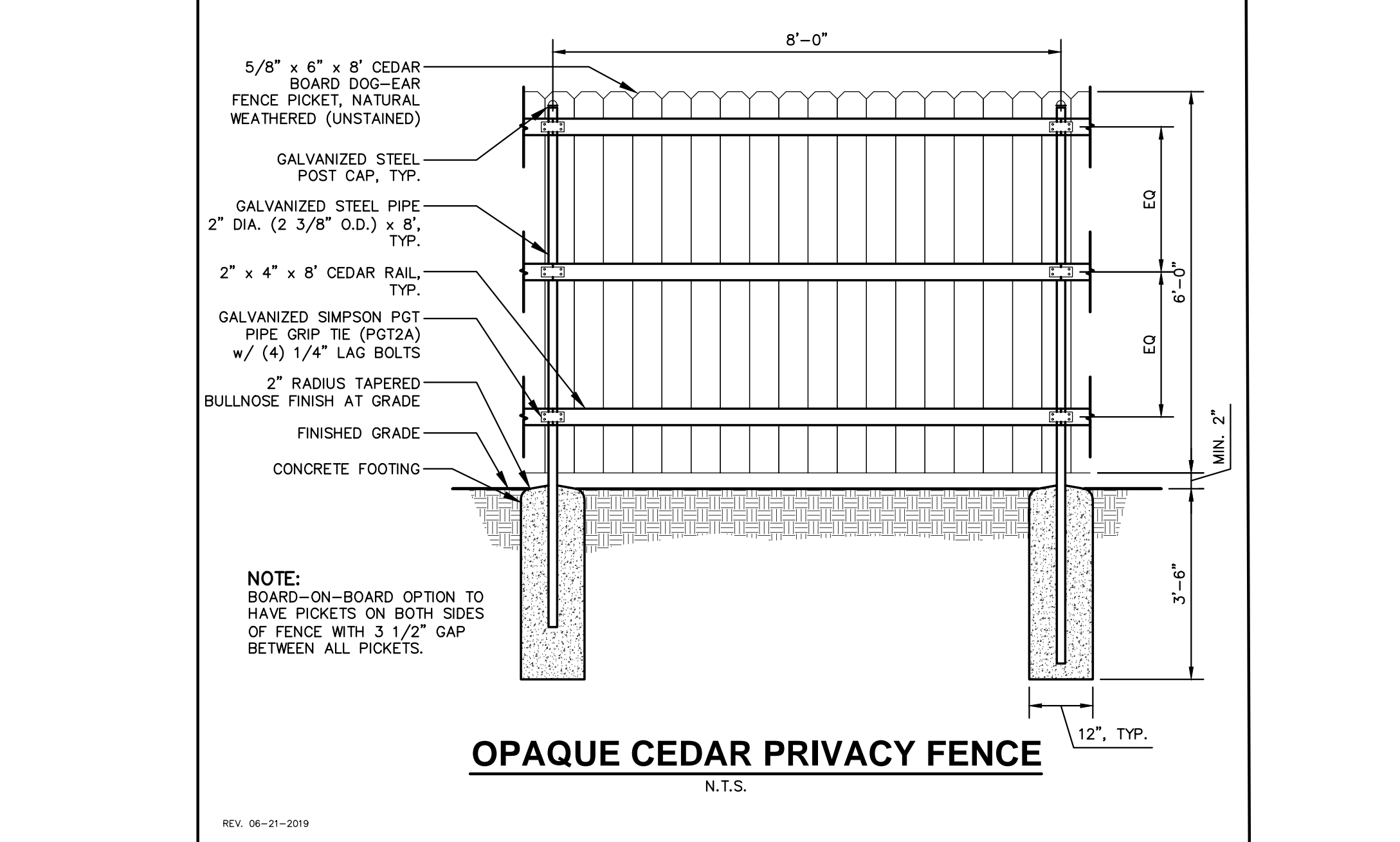
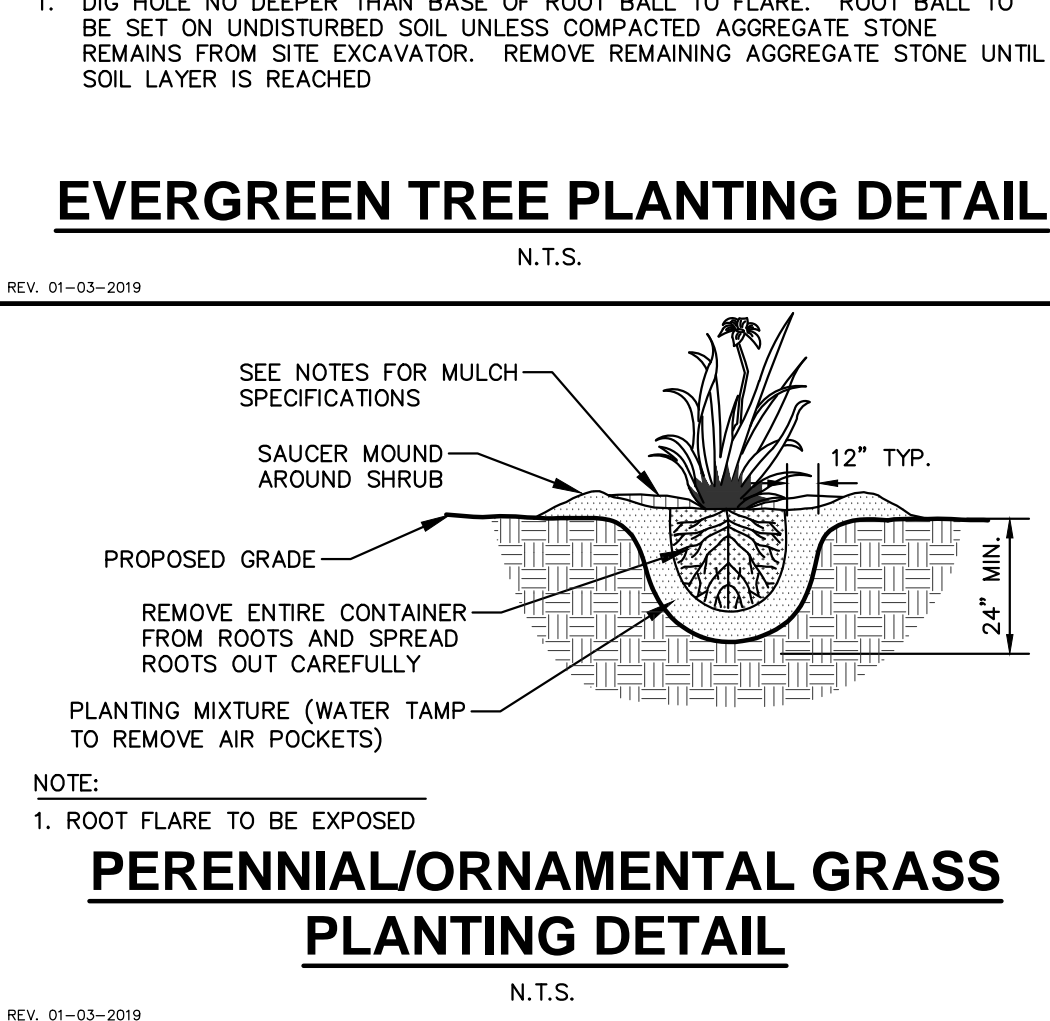
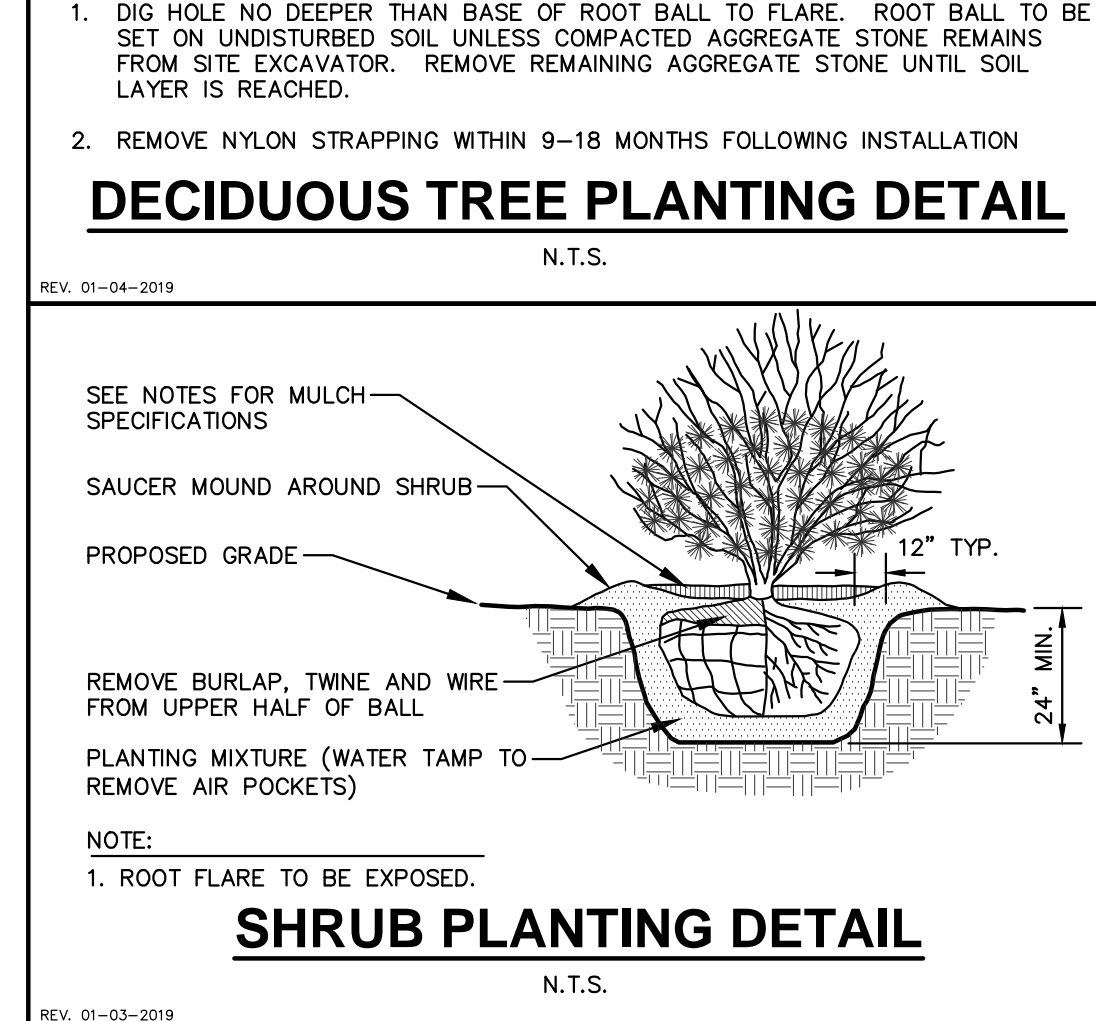
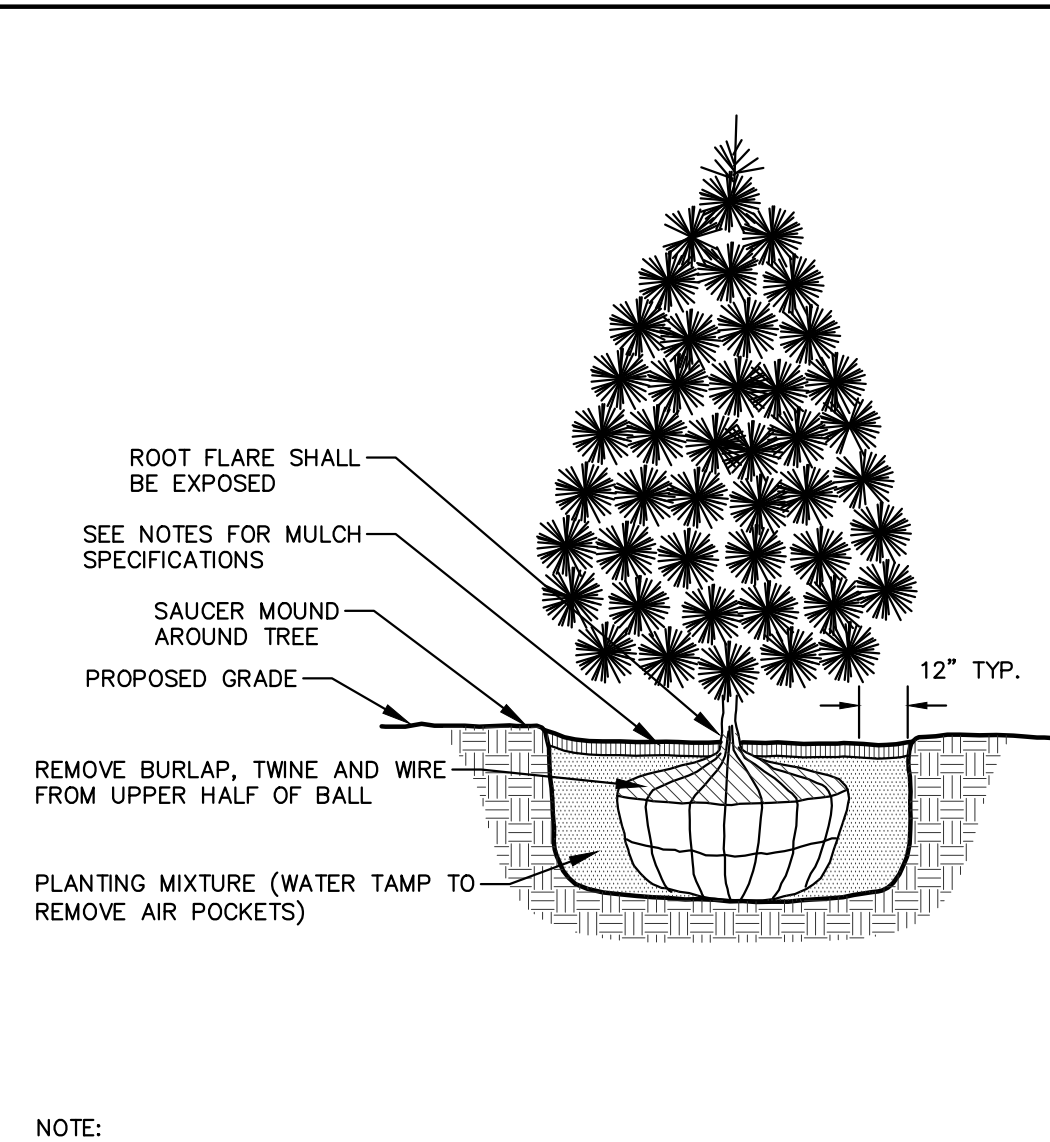
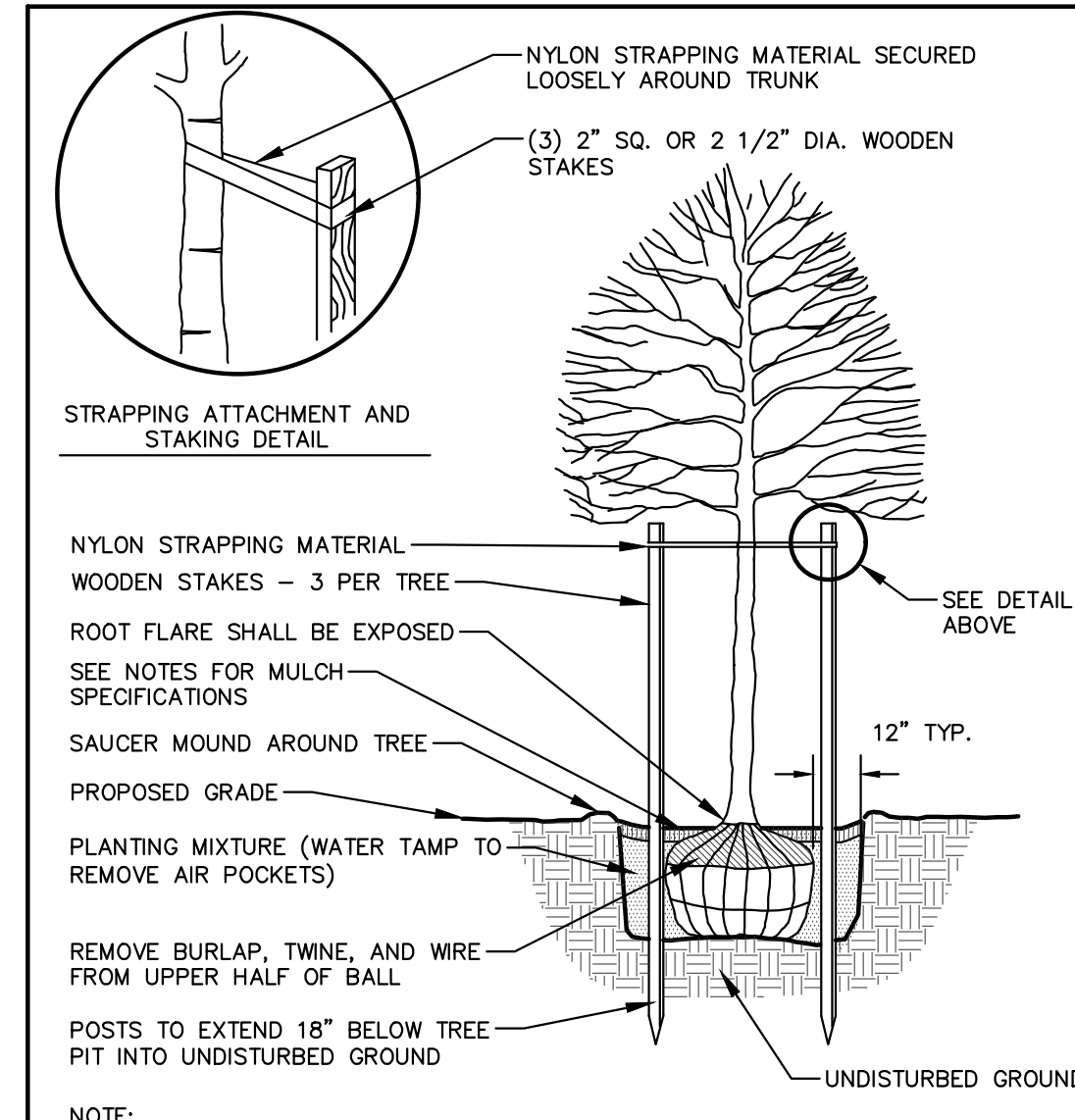
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0



File: I:\2022\21104\00\Landscaping\Sheet\21104 - Landscaping.dwg Layout: L1.0 User: mrammel Plotted: May 31, 2022 - 10:26am Aref:

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LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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

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

Total square footage of developed area: 8,179 SF
Total landscape points required: 137 POINTS

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

Total square footage of developed area: _____
Five (5) acres = _____
First five (5) developed acres = _____
Remainder of developed area: _____
Total landscape points required: _____

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

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

TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
INVESTORY DECIDUOUS TREE	2.5' CAL MIN.	35	0	0	2	70
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5' CAL MIN.	15	0	0	1	15
UPRIGHT EVERGREEN SHRUB	3-4' TALL MIN.	10	0	0	6	60
SHRUB, DECIDUOUS	45 CONT. MIN. 12" 24"	3	0	0	16	48
SHRUB, EVERGREEN	45 CONT. MIN. 12" 24"	4	0	0	71	284
ORNAMENTAL GRASS & PERENNIAL	41 CONT. MIN. 8" 18"	2	0	0	191	382
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	4	0	0	53	212
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL (MAXIMUM 100 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICLY ACCESSIBLE DEVELOPED AREA, EXCEPT MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				0		880
TOTAL NUMBER OF POINTS PROVIDED						880

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO DIGGING. HAND EXISTING UTILITIES TO BE INSTALLED ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY IF IT IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE FREED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR SHALL PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SHAPENESS. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES: DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISETIC TREE PAINT. IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DEleterious MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLANTING. DO NOT USE TOPSOIL OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/MERCUROS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VIOLEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL. AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 88183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

LANDSCAPING

LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING.
INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING

TREE WATERING PROGRAM

BASE BID - WATERING OF ALL TREES ON A REGULAR WEEKLY BASIS. CONTRACTOR TO KEEP A LOG OR JOURNAL OF A RECORD OF DATES AND QUANTITIES OF SUPPLEMENTAL WATERING EFFORTS
ALTERNATE BID 1# - INSTALLATION OF ONE (1) WATERING BAG PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED
ALTERNATE BID 2# - INSTALLATION OF TWO (2) AERATION WATERING TUBES PER TREE. DOCUMENTATION OF WEEKLY WATERING PROGRAM REQUIRED
*SEE LANDSCAPE MATERIALS NOTES FOR PRODUCTS

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SOODED LAWN AREAS. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
BEAR DEVELOPMENT, LLC

CLIENT ADDRESS:
4011 80TH STREET
KENOSHA, WI 53142

PROJECT:
402 WEST WILSON ST REDEVELOPMENT

PROJECT LOCATION:
**402 W WILSON ST
MADISON, DANE COUNTY
WI, 53703**

PLAN MODIFICATIONS:

#	Date	Description
1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MRA
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

JSD PROJECT NO: 22-11240



402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703
Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

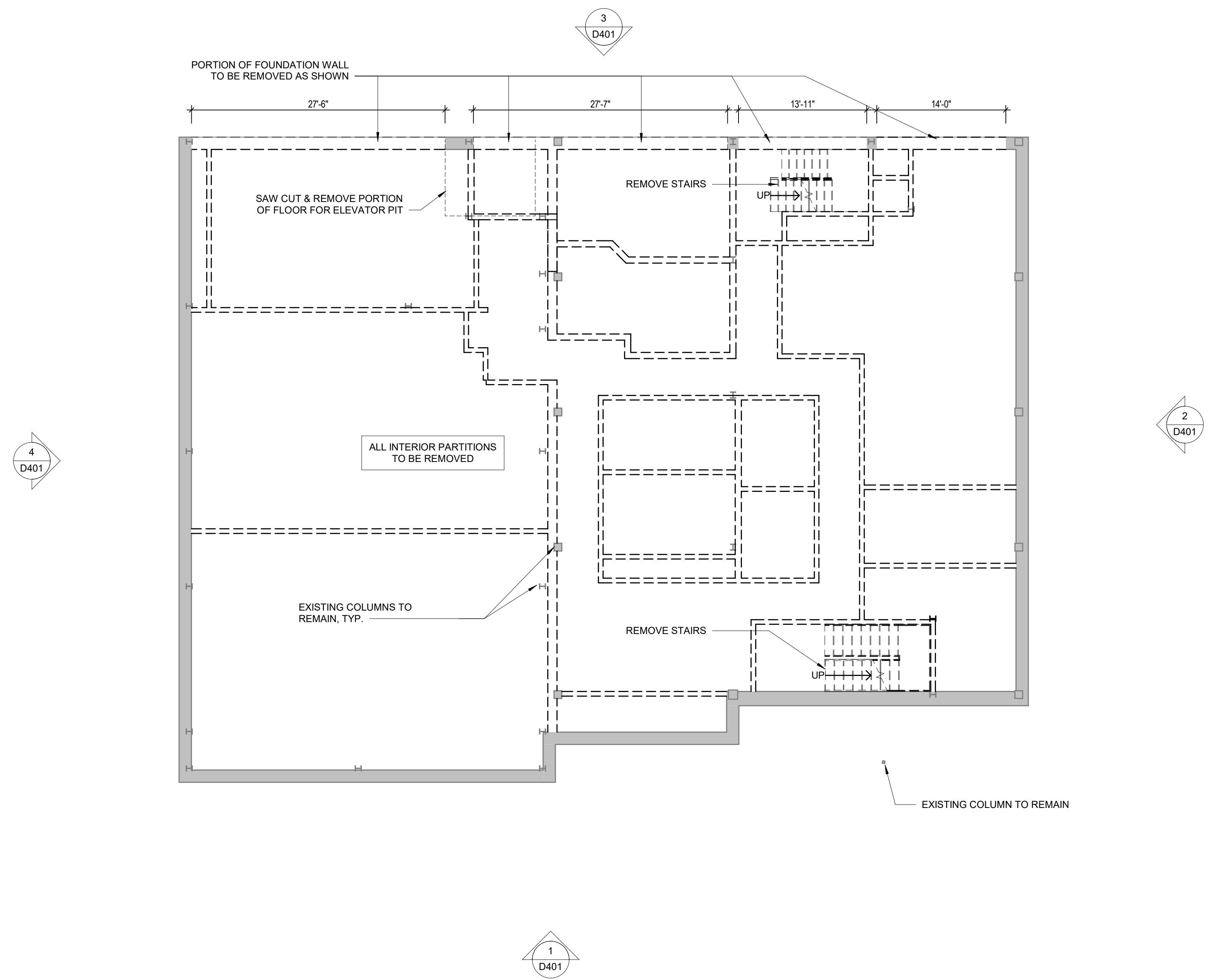
ISSUED FOR:
LAND USE APPLICATION 05-31-22

REVISION FOR:
NO. DESCRIPTION DATE

LEGEND

— EXISTING WALL TO REMAIN

- - - EXISTING WALL TO BE REMOVED

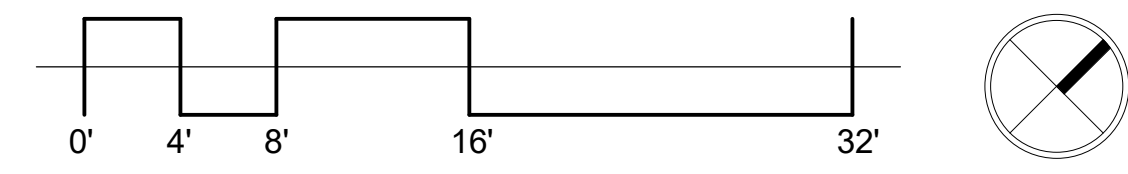


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CHECKED BY Checker

LOWER LEVEL DEMO PLAN

1 LOWER LEVEL DEMO PLAN
SCALE: 1/8" = 1'-0"



402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

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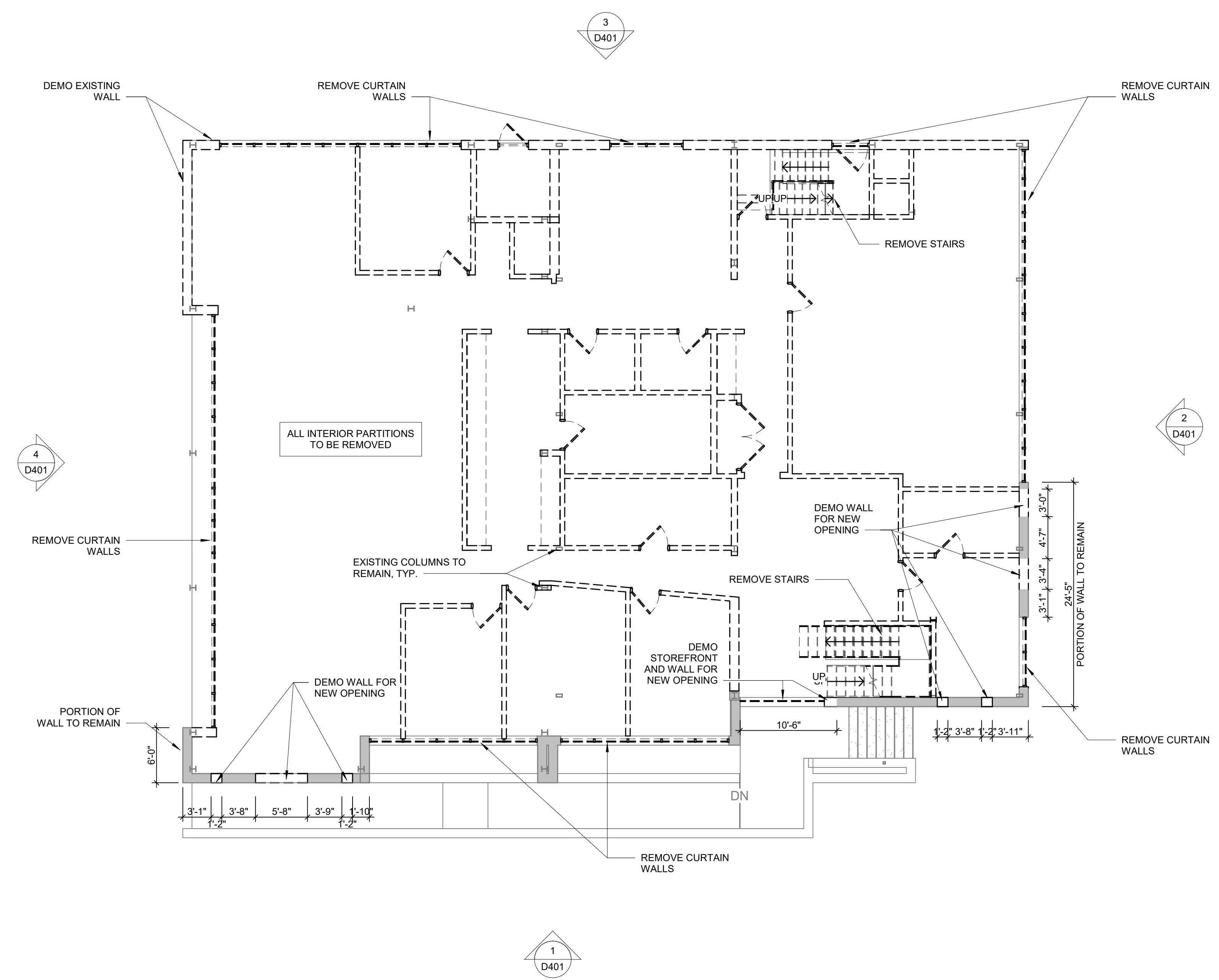
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NO.	DESCRIPTION	DATE

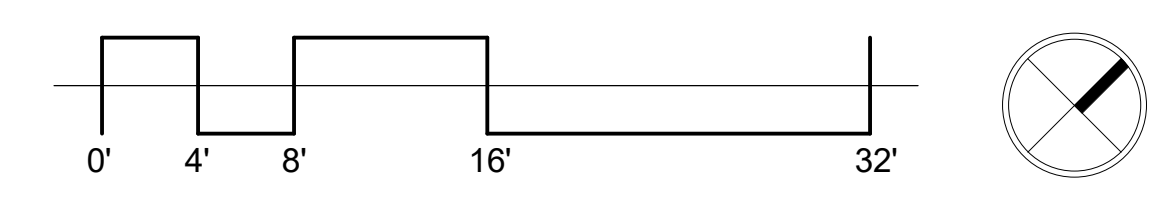
LEGEND

— EXISTING WALL TO REMAIN

- - - EXISTING WALL TO BE REMOVED



1 LEVEL 1 DEMO PLAN
SCALE: 1/8" = 1'-0"



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LEVEL 1 DEMO PLAN

402 WILSON STREET

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MADISON, WI 53703

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KENOSHA, WI 53142

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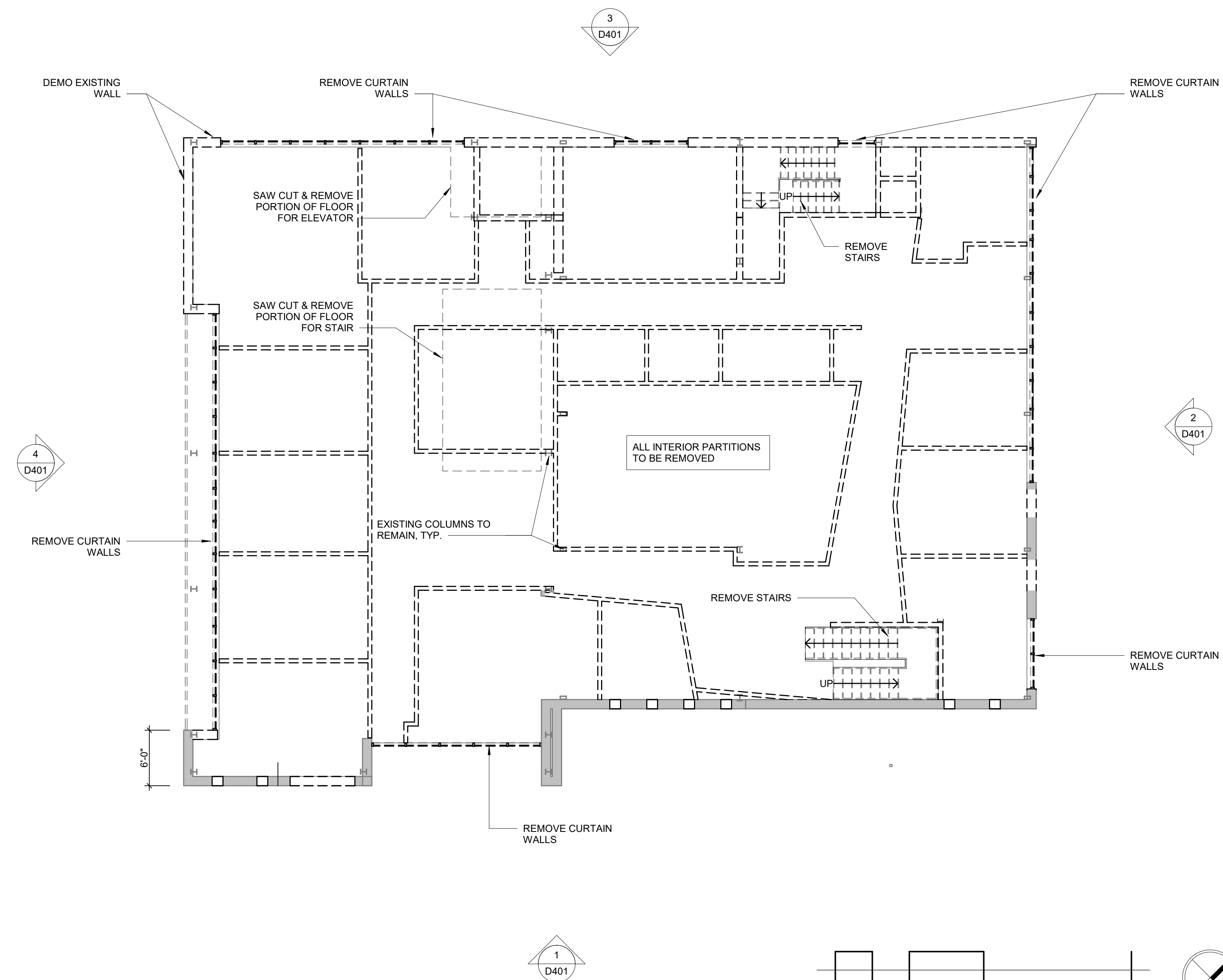
REVISION FOR:

NO.	DESCRIPTION	DATE

LEGEND

— EXISTING WALL TO REMAIN

- - - EXISTING WALL TO BE REMOVED



1 LEVEL 2 DEMO PLAN
SCALE: 1/8" = 1'-0"

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LEVEL 2 DEMO PLAN

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703
Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

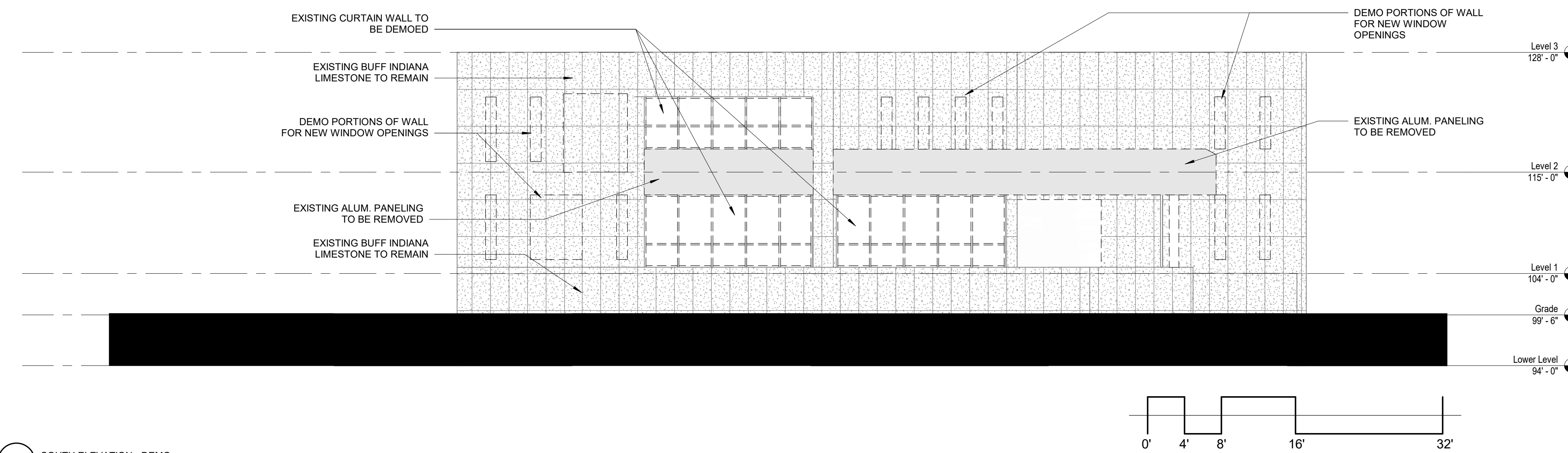
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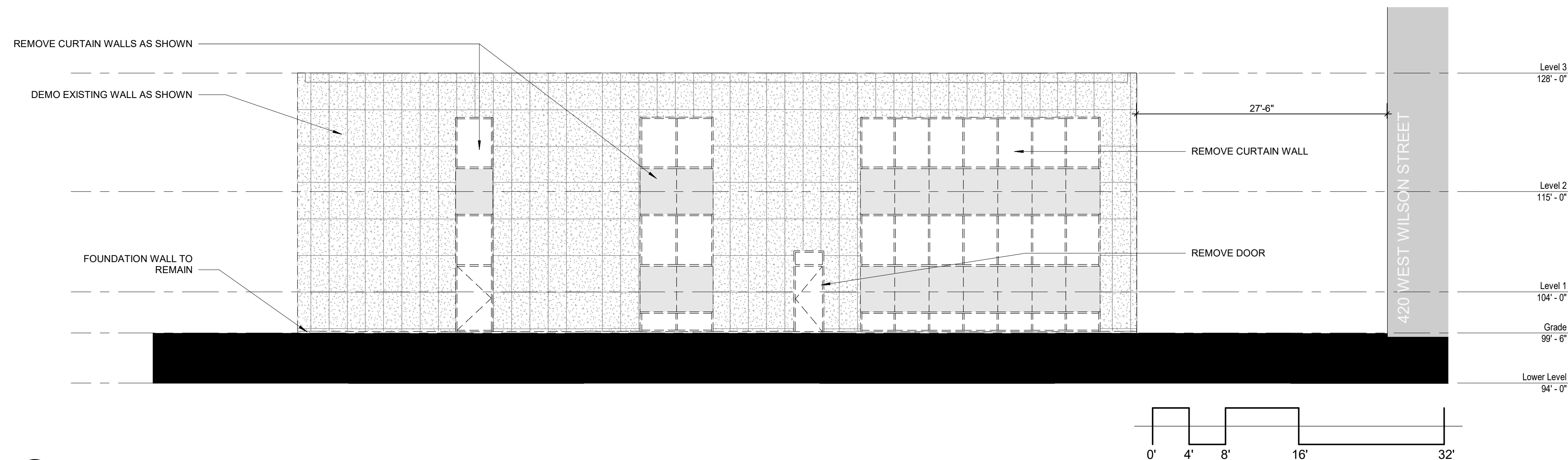
LAND USE APPLICATION 05-31-22

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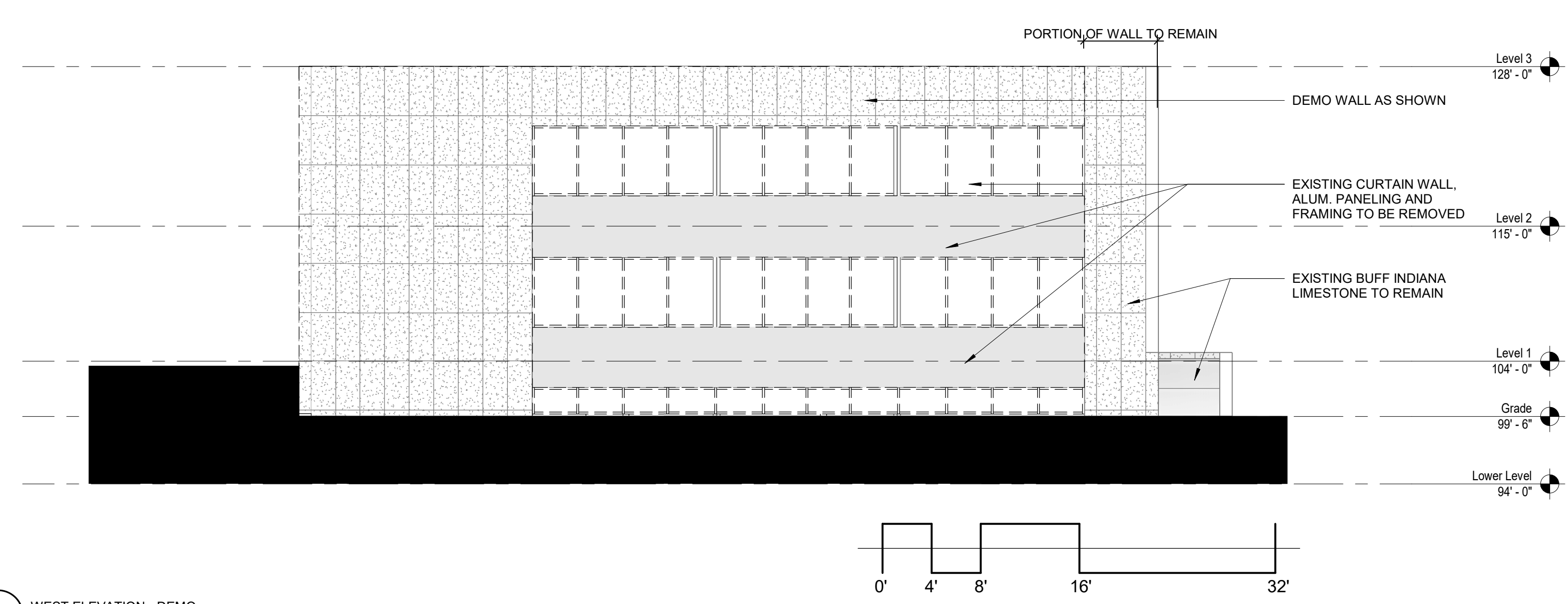
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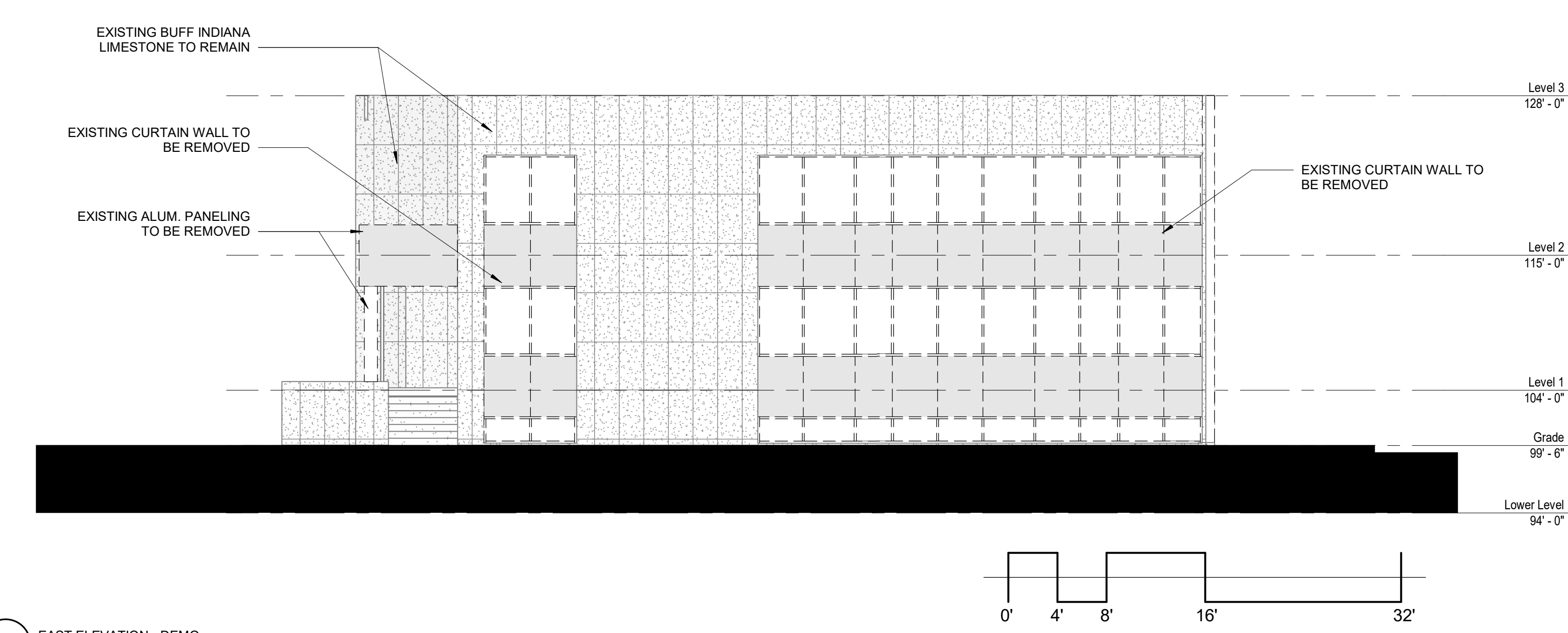
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SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - DEMO
SCALE: 1/8" = 1'-0"

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DEMOLITION ELEVATIONS

402 WILSON STREET

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MADISON, WI 53703

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BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

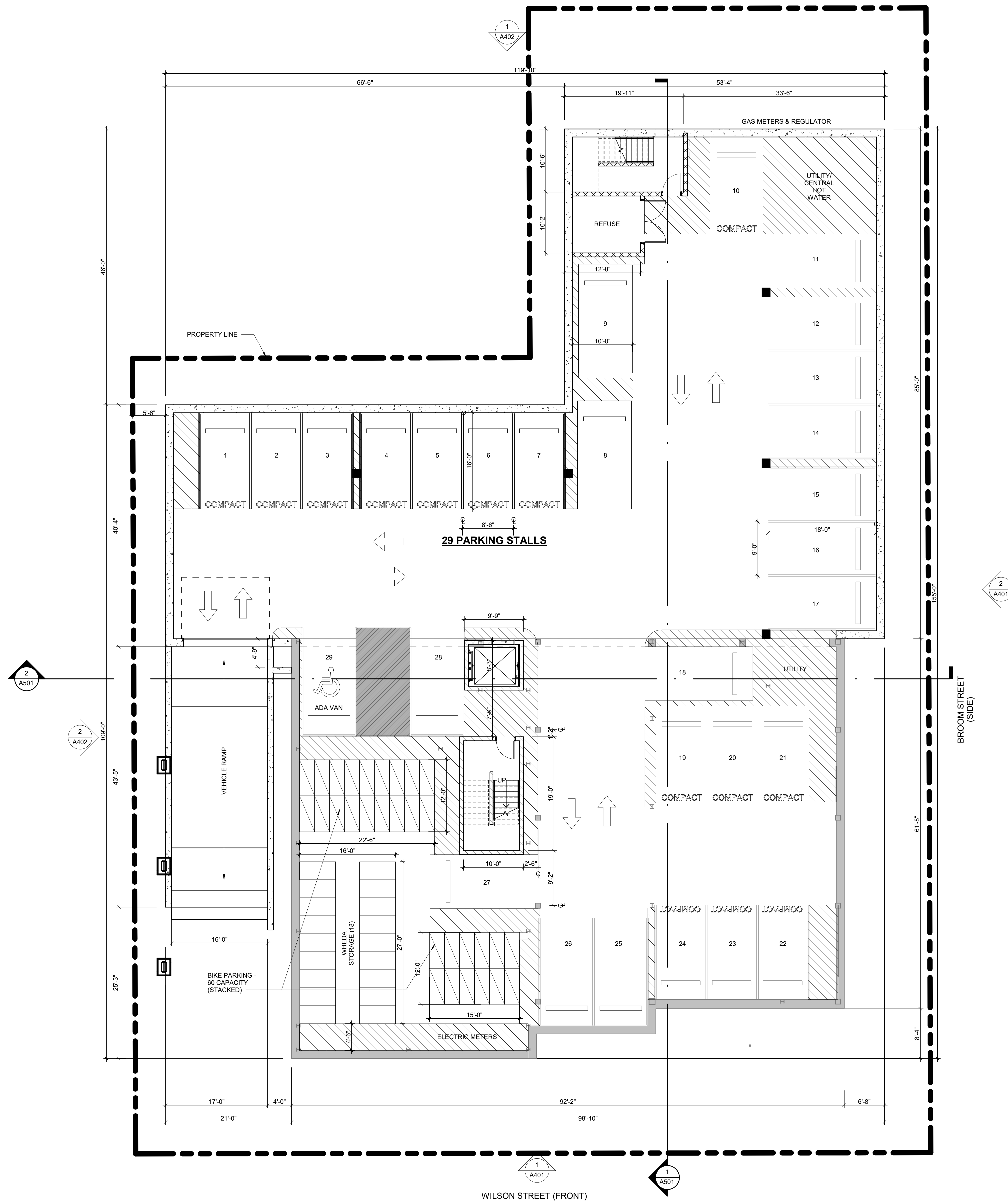
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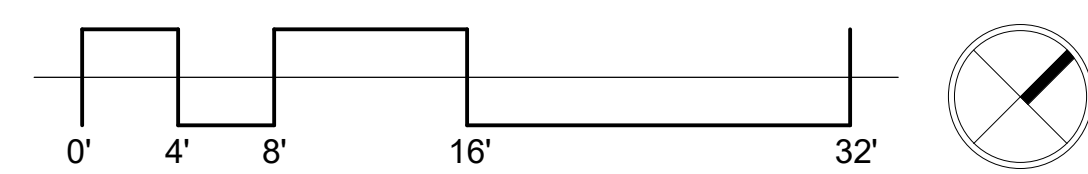
LAND USE APPLICATION 05-31-22

REVISION FOR:

NO.	DESCRIPTION	DATE



1 LOWER LEVEL - LUA
SCALE: 1/8" = 1'-0"



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LOWER LEVEL PLAN

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

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4011 80TH STREET
KENOSHA, WI 53142

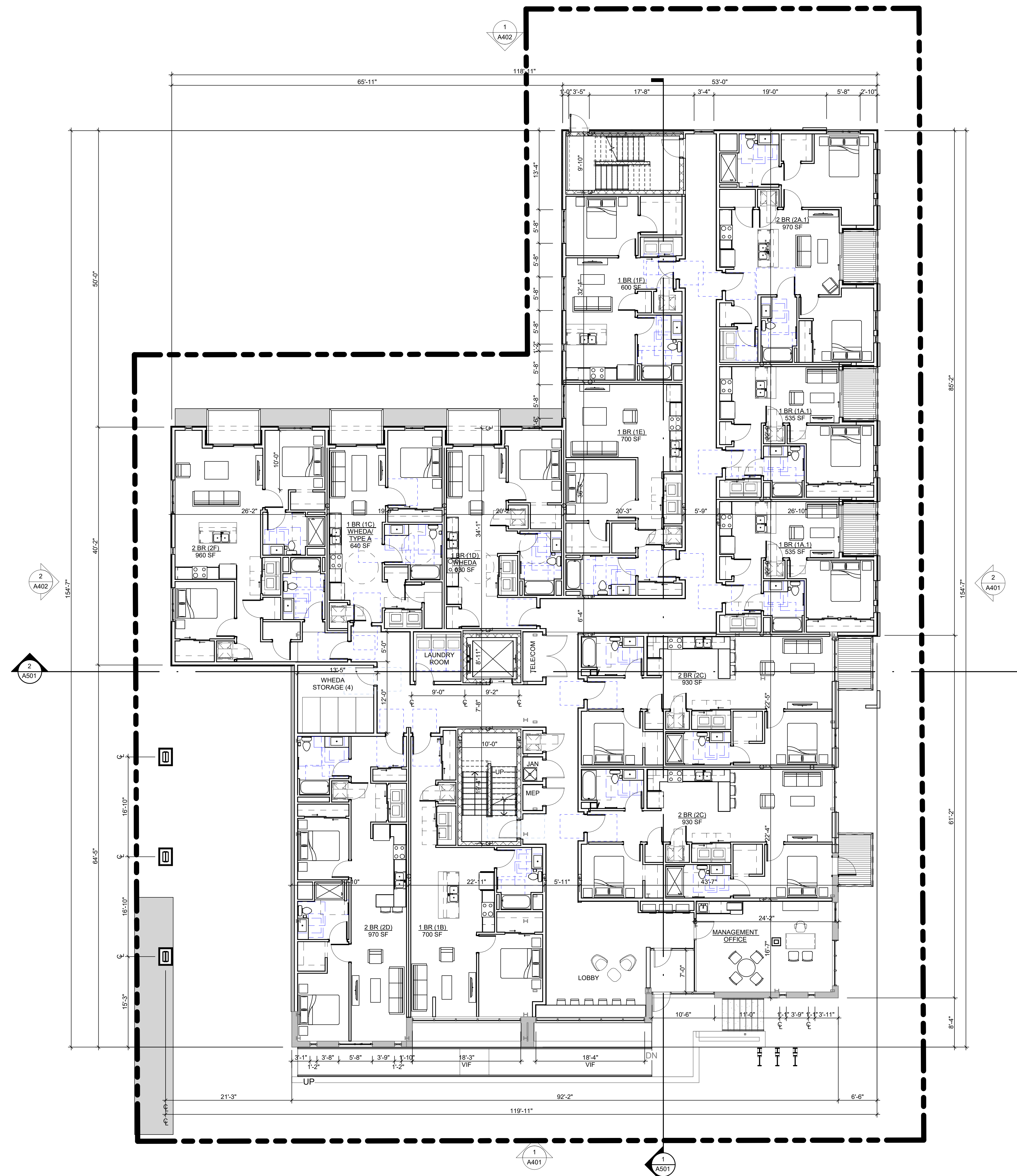
PROJECT NUMBER 223435.00

ISSUED FOR:
LAND USE APPLICATION 05-31-22

REVISION FOR:
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LEVEL 1 PLAN



1 LEVEL 1 PLAN - LUA
SCALE: 1/8" = 1'-0"

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

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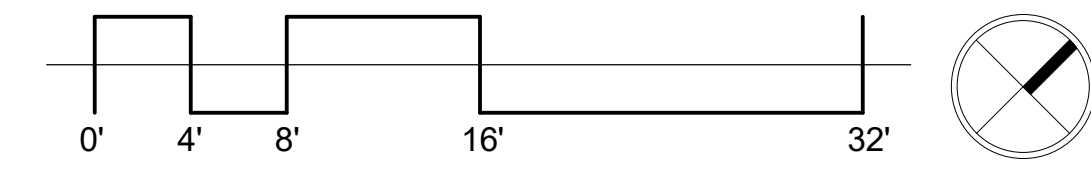
REVISION FOR:
NO. DESCRIPTION DATE



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LEVEL 2 PLAN

1 LEVEL 2 PLAN - LUA
SCALE: 1/8" = 1'-0"



L2: 13,505 GSF

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

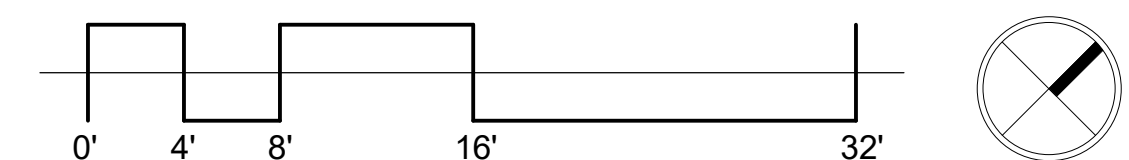
PROJECT NUMBER 223435.00

ISSUED FOR:
LAND USE APPLICATION 05-31-22

REVISION FOR:
NO. DESCRIPTION DATE



1 LEVELS THREE & FOUR - LUA
SCALE: 1/8" = 1'-0"



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LEVELS 3&4 PLAN

402 WILSON STREET

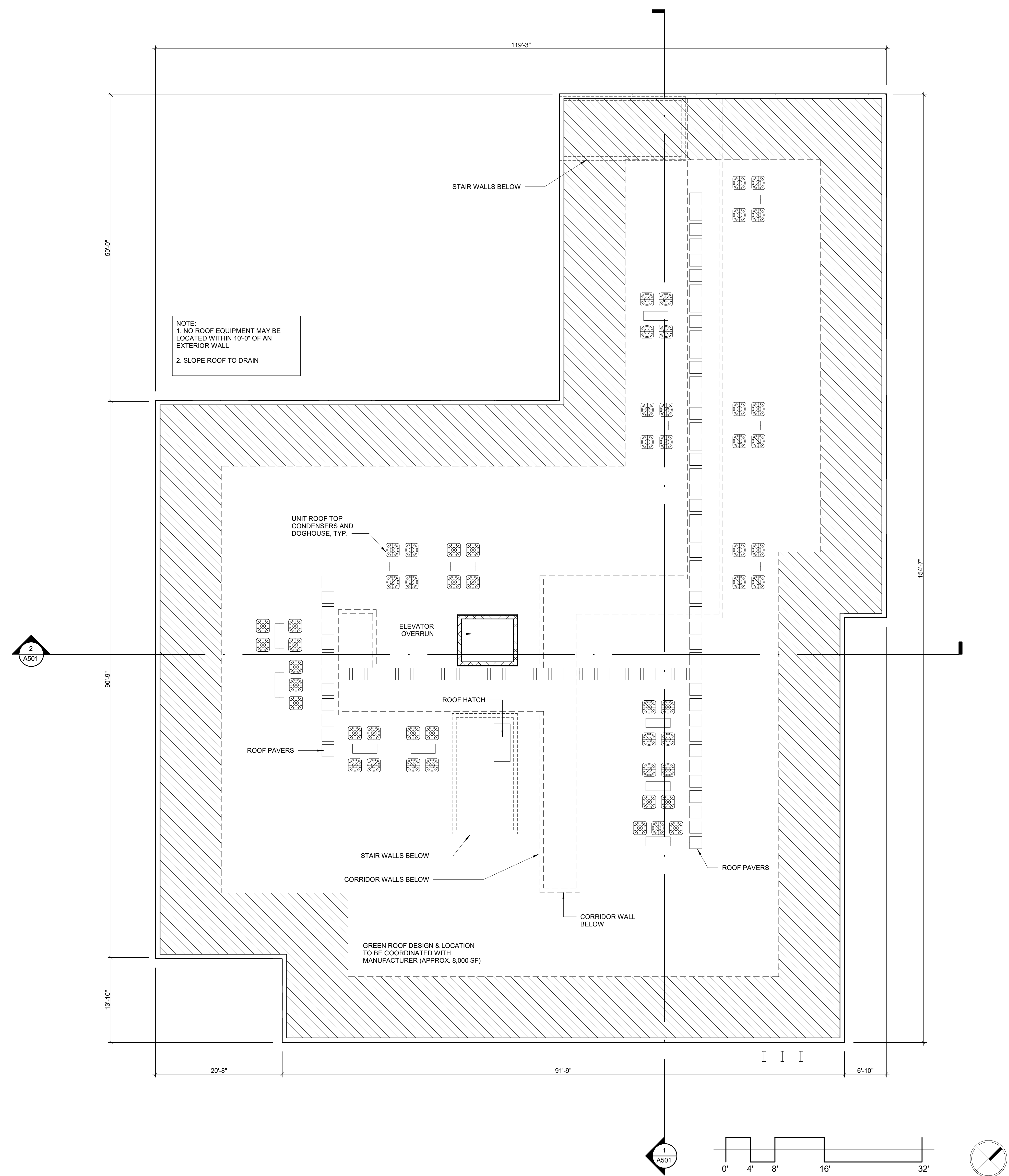
402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

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LAND USE APPLICATION 05-31-22

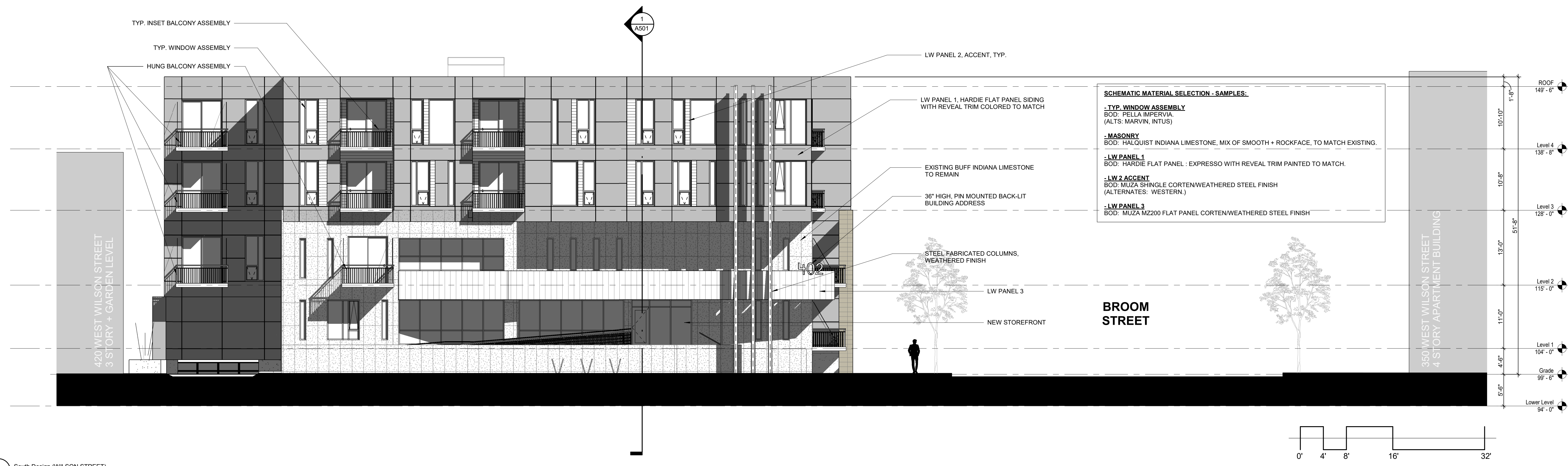
REVISION FOR:
NO. DESCRIPTION DATE



1 LEVEL 5 PLAN - LUA
SCALE: 1/8" = 1'-0"

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ROOF PLAN



SCHEMATIC MATERIAL SELECTION - SAMPLES:

- **TYP. WINDOW ASSEMBLY**
BOD: PELLA IMPERVIA (ALTS: MARVIN, INTUS)
- **MASONRY**
BOD: HALQUIST INDIANA LIMESTONE, MIX OF SMOOTH + ROCKFACE, TO MATCH EXISTING.
- **LW PANEL 1**
BOD: HARDIE FLAT PANEL - EXPRESSO WITH REVEAL TRIM PAINTED TO MATCH.
- **LW 2 ACCENT**
BOD: MUZA SHINGLE CORTEN/WEATHERED STEEL FINISH (ALTERNATES: WESTERN.)
- **LW PANEL 3**
BOD: MUZA M200 FLAT PANEL CORTEN/WEATHERED STEEL FINISH

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

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4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:
LAND USE APPLICATION 05-31-22

REVISION FOR:
NO. DESCRIPTION DATE

1 South Design (WILSON STREET)
SCALE: 1/8" = 1'-0"



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BUILDING ELEVATIONS

2 East Design (BROOM STREET)
SCALE: 1/8" = 1'-0"

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703
Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

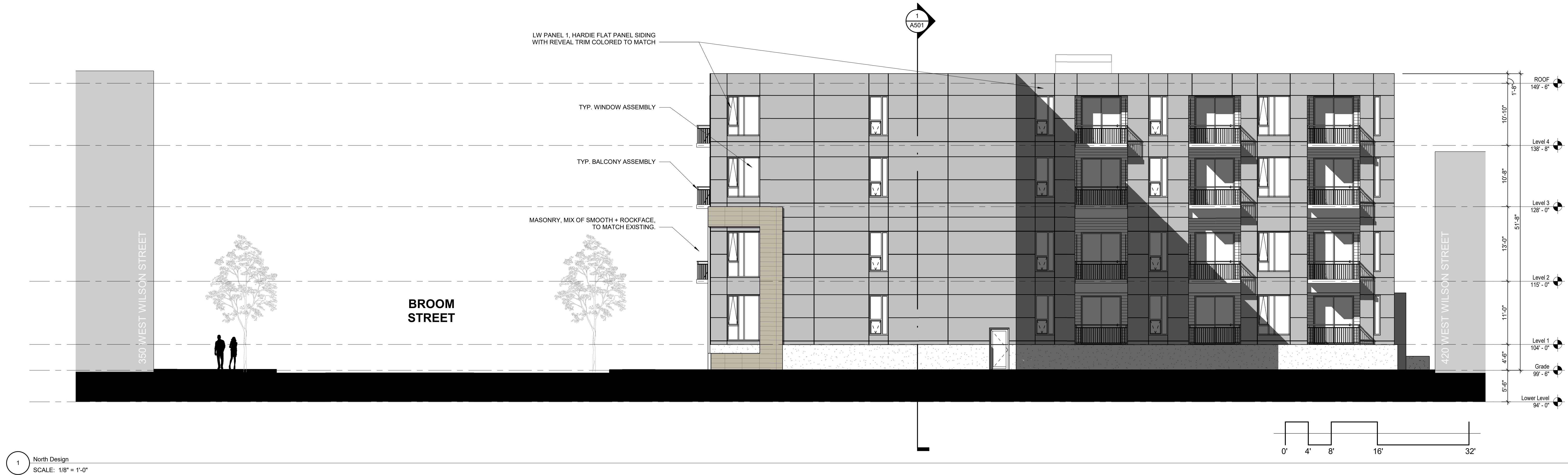
PROJECT NUMBER 223435.00

ISSUED FOR:

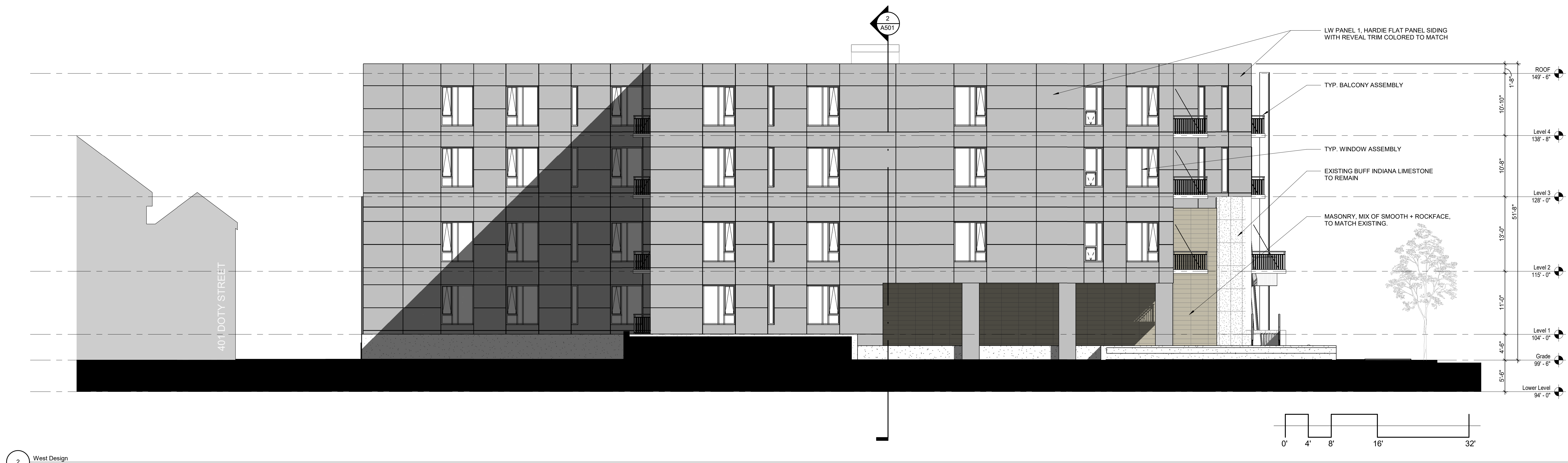
LAND USE APPLICATION	05-31-22
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REVISION FOR:

NO.	DESCRIPTION	DATE



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



2 West Design
SCALE: 1/8" = 1'-0"

DRAWN BY _____ Author
CHECKED BY _____ Checker

BUILDING ELEVATIONS

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703

Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

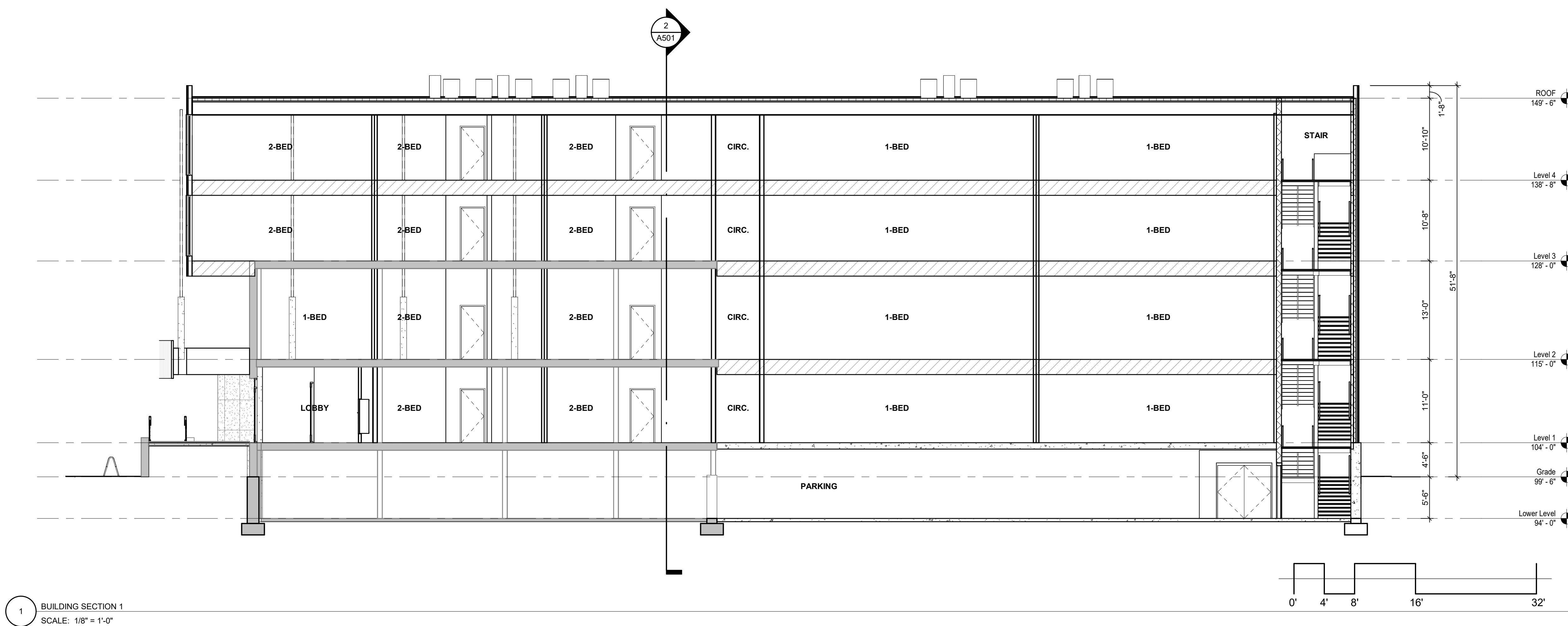
PROJECT NUMBER 223435.00

ISSUED FOR:

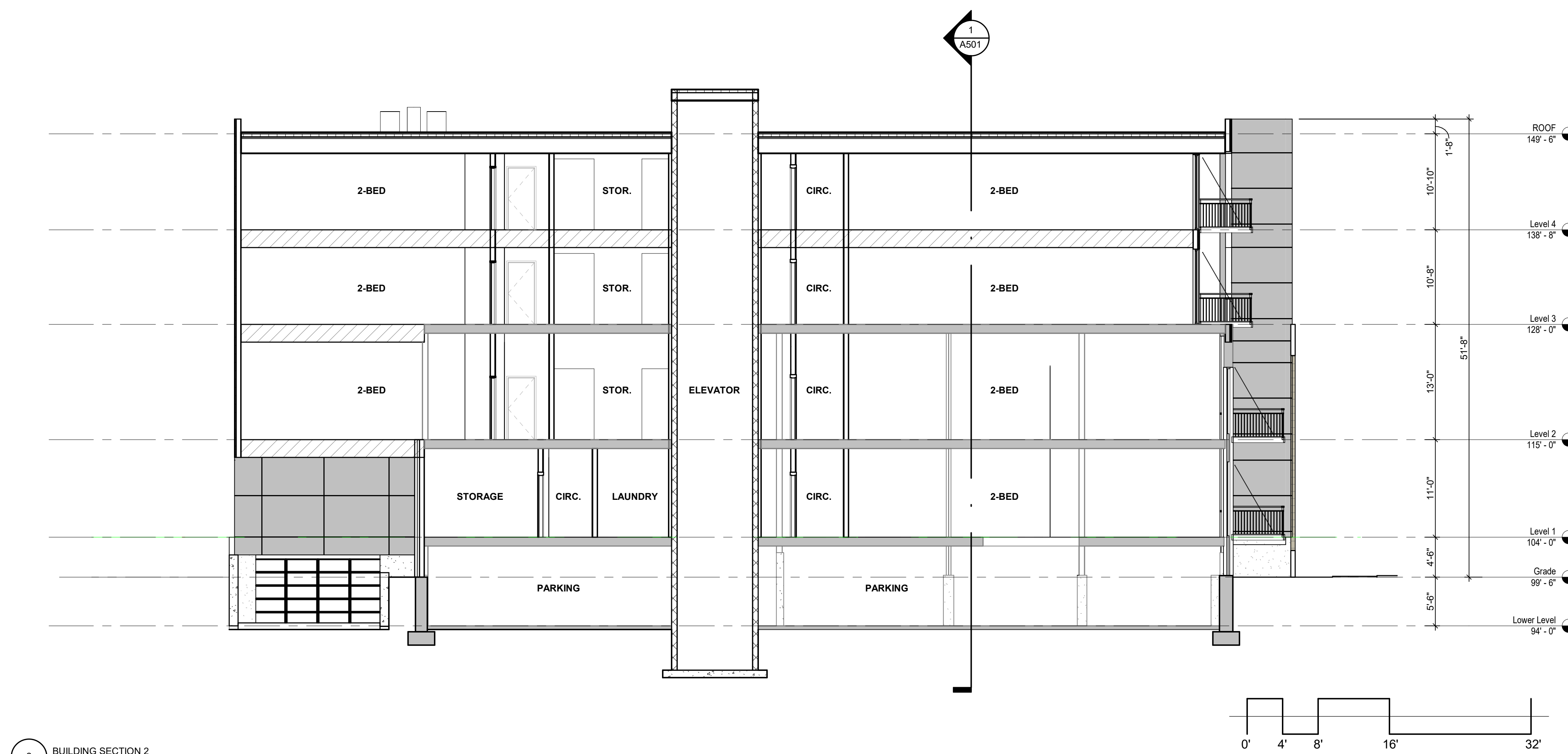
LAND USE APPLICATION 05-31-22

REVISION FOR:

NO.	DESCRIPTION	DATE



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



2 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

BUILDING SECTIONS



402 WILSON STREET

EXTERIOR CHARACTER STUDY

SCALE:

05/31/2022

Engberg Anderson Project No. 223435.00



402 WILSON STREET

EXTERIOR CHARACTER STUDY

SCALE:

05/31/2022

Engberg Anderson Project No. 223435.00



MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-09



402 WILSON STREET



402 WILSON STREET

EXTERIOR CHARACTER STUDY

SCALE:

05/31/2022

Engberg Anderson Project No. 223435.00



MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-11



402 WILSON STREET



EXTERIOR CHARACTER STUDY
SCALE:
05/31/2022
Engberg Anderson Project No. 223435.00

MILWAUKEE | MADISON | TUCSON | CHICAGO



402 WILSON STREET



EXTERIOR CHARACTER STUDY

SCALE: 1" = 30'-0"

05/31/2022

Engberg Anderson Project No. 223435.00

MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-13



402 WILSON STREET

EXTERIOR CHARACTER STUDY

SCALE: 1" = 30'-0"

05/31/2022

Engberg Anderson Project No. 223435.00



MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-14