

### **1309 Williamson St. – St. Vincent de Paul**

Private Development Project

Project No. 14492, Contract No. 9268

Entity Name: District Council of Madison, Inc. Society of St. Vincent de Paul

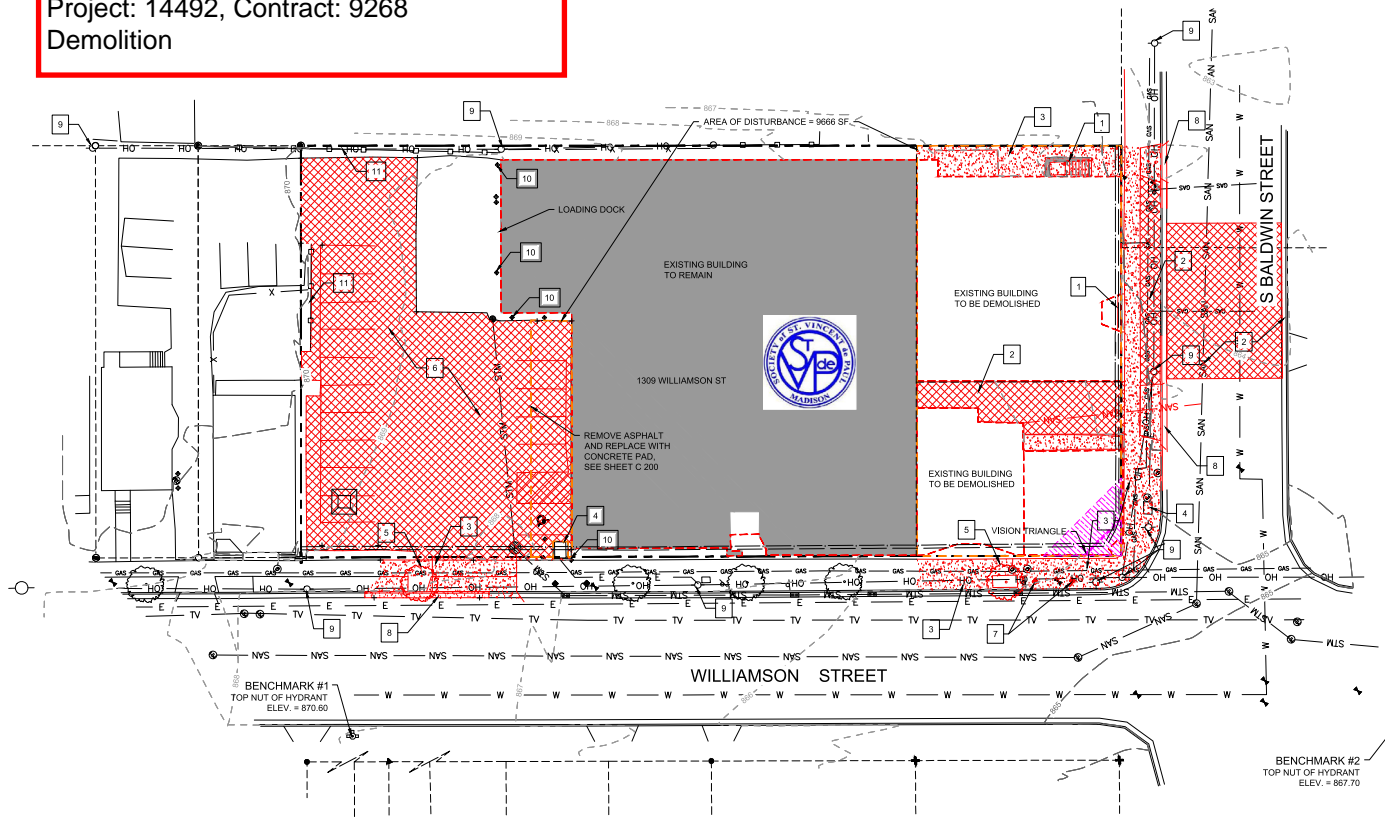


The developer, District Council of Madison, Inc., Society of St. Vincent de Paul, has been conditionally approved the demolition of three commercial buildings and the construction of an approximately 11,000-square-foot addition to create a two-story, approximately 29,100-square-foot, commercial building at its existing location at the corner of Williamson Street and S Baldwin Street.

Work under the Private Developer Agreement includes:

- Earth retention in City right of way requiring coordination with City for all utility conflicts.
- Private sanitary, storm, and lateral connections to public mains.
- Dedication of right of way or a Public Sidewalk Easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along frontage of Williamson Street.
- Removal of two existing trees on Williamson Street approved by City Forestry.
- Possible installation of new trees as space allows per City Forestry.
- Street and terrace restoration, signing, and pavement marking as required by City Engineering and Traffic Engineering.
- Traffic control plan approved by Traffic Engineering.

1309 Williamson St. - St. Vincent de Paul  
Project: 14492, Contract: 9268  
Demolition



PLAN NOTES:

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING WORK ON SITE

CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO COMMENCING WORK ON SITE

EXISTING SITE CONDITIONS BASED ON TOPOGRAPHIC SURVEY BY:  
BIRRENKOTT SURVEYING

CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES PER CITY, COUNTY AND STATE SPECIFICATIONS. ALL MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCING WORK ON SITE. ALL MEASURES SHALL BE MAINTAINED UNTIL SITE SOILS ARE STABILIZED.

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND CONSTRUCTION PRIOR TO COMMENCING ANY WORK ON SITE.

ALL DAMAGED ASPHALT ON STREETS SHALL BE PATCHED TO THE SATISFACTION OF THE GOVERNING MUNICIPALITY.

### SITE PLAN KEYNOTES

- 1 REMOVE EXISTING STAIRS
- 2 REMOVE EXISTING ASPHALT, 50' MIN. IN ROADWAY PER CITY OF MADISON
- 3 REMOVE EXISTING CONCRETE SIDEWALK
- 4 EXISTING TRANSFORMER TO REMAIN
- 5 REMOVE EXISTING TREE
- 6 EXISTING PARKING LOT TO BE RESTRIPTED, 18 STALLS
- 7 REMOVE EXISTING BIKE RACKS
- 8 REMOVE DRIVEWAY APRONS, REPLACE CURB
- 9 EXISTING UTILITY POLES/STOP LIGHTS TO REMAIN
- 10 EXISTING BOLLARDS, TYP.
- 11 EXISTING FENCE

## FORESTRY NOTES

ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

CITY FORESTRY WILL ISSUE A STREET TREE REMOVAL PERMIT FOR 2 TREES: 9" ELM & 5" PEAR DUE TO AN PROPOSED DRIVEWAY AND CONSTRUCTION IMPACTS WITHIN ROOT ZONE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)266-4816 TO OBTAIN PERMIT.

CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

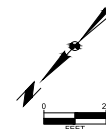
AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS, CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING A TREE OR BRANCHES IN DIAMETER. EXCAVATION IS NECESSARY TO CONSTRUCT THE MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)

SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

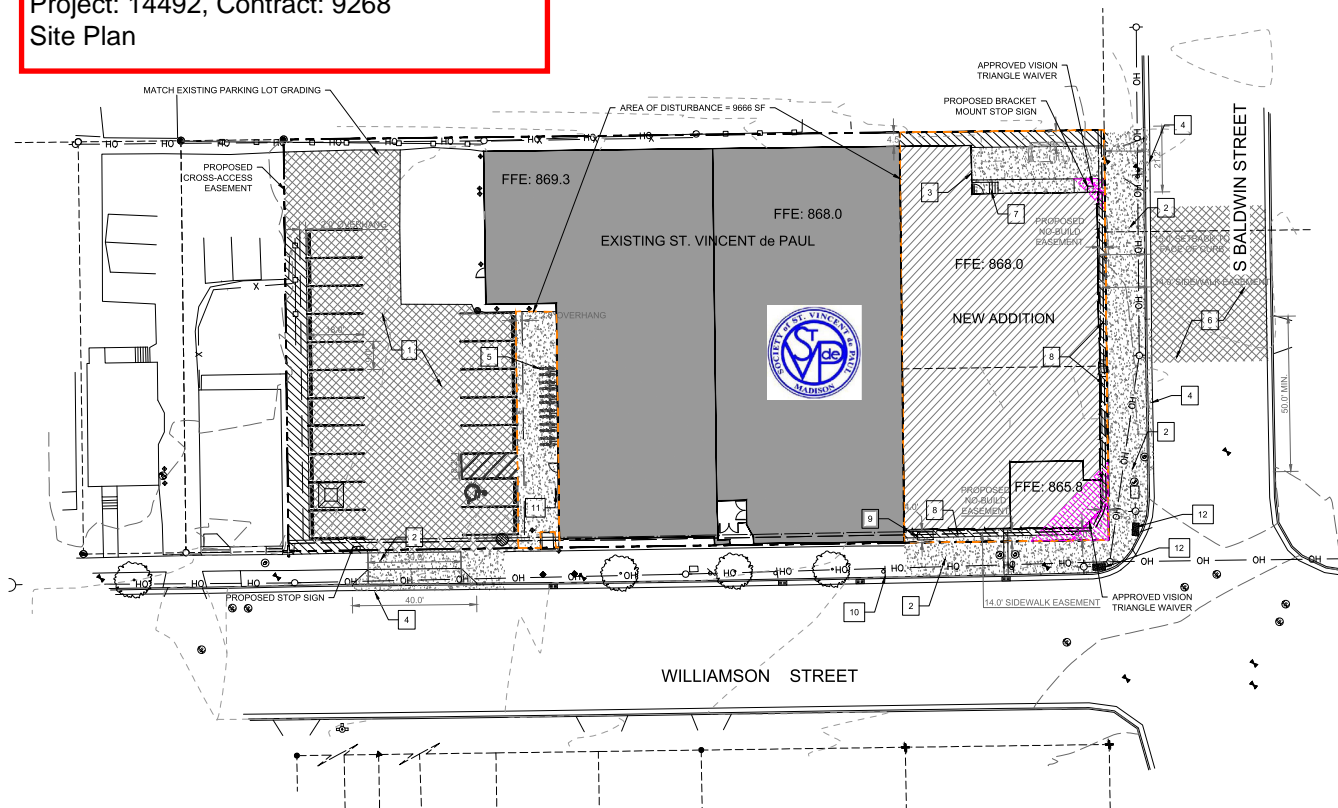
STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

NO LATER THAN FIVE BUSINESS DAYS PRIOR TO FORMING CONCRETE AND CONSTRUCTING TREE GRATE SITES, THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO IDENTIFY AND LOCATE UNDERGROUND CONFLICTS (UTILITIES, VAULTS, CONDUIT) OR OTHER UNDERGROUND OBSTRUCTIONS AND DETERMINE GRADE LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THE GRADE, MATCHING FRAME AND/OR TREE GRADE, TREE GRATE TYPE AND MATCHING FRAME: NEENAH 4X8 (R-8815-A), TREE GRADE NEENAH (R-8501-4818).





1309 Williamson St. - St. Vincent de Paul  
Project: 14492, Contract: 9268  
Site Plan



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AS DEFINED BY THE SECTION 21.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)

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## SITE INFORMATION

SITE ADDRESS: 1309 WILLIAMSON ST., MADISON, WI 53703  
ZONING DISTRICT: COMMERCIAL  
TOTAL SITE AREA: 34,858 SF / 0.8 ACRES  
EXISTING IMPERVIOUS AREA: 33,818 SF (97% LOT COVERAGE)  
PROPOSED IMPERVIOUS AREA: 32,888 SF (94% LOT COVERAGE)  
PROPOSED DISTURBED AREA: 6,690 SF

## BUILDING SETBACKS

FRONT: 0' OR 5'  
SIDE: 0' OR 5'  
REAR: LESSER OF 20% LOT DEPTH OR 20'  
MAX. BUILDING HEIGHT: 28'

### UTILITY COMPANY INFORMATION

ELECTRICITY - MADISON GAS AND ELECTRIC - (608) 218-5949  
NATURAL GAS - MADISON GAS AND ELECTRIC - (608) 218-5949  
WATER - CITY OF MADISON - (608) 266-4651  
SEWER - CITY OF MADISON - (608) 266-4751

NOTE

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

RADI ARE FROM FACE OF CURB  
DIMENSIONS ARE FROM FACE OF CURB

### SITE PLAN KEYNOTES

- 1 5" LIGHT DUTY ASPHALT PAVING, SEE DETAIL ON SHEET C 501
- 2 PROPOSED CONCRETE, 6" MIN.
- 3 PROPOSED LOADING DOCK
- 4 REPLACE CURB FROM EXISTING DRIVEWAY APRONS
- 5 PROPOSED BIKE RACK, SEE DETAIL ON SHEET C 501
- 6 PROPOSED ASPHALT PATCH, 50' MIN.
- 7 PROPOSED CONCRETE STAIRS
- 8 PROPOSED PLANTER
- 9 PROPOSED BUS STOP BENCH, SEE DETAIL 5 ON SHEET C 501
- 10 PROPOSED CITY OF MADISON STANDARD BUS STOP SIGN
- 11 PROPOSED ACCESSIBLE PARKING SIGN
- 12 MATCH EXISTING HANDICAP RAMP CURB WITH 2'X4" TRUNCATED DOME CASTING PER CITY STANDARD

OFF-STREET PARKING STALLS SPACES PROVIDED:  
(18) - 9'-0"x 18'-0" VEHICLES  
(14) - BIKE PARKING

4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS  
AND TEXT.  
COLOR: YELLOW  
PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD  
ZONE MARKING PAINT OR APPROVED EQUAL.

**ST. VINCENT DE PAUL BUILDING ADDITION**

## SITE PLAN

MADISON, WISCONSIN

**SNYDER & ASSOCIATES, INC.**



Project No: 122.1166.30

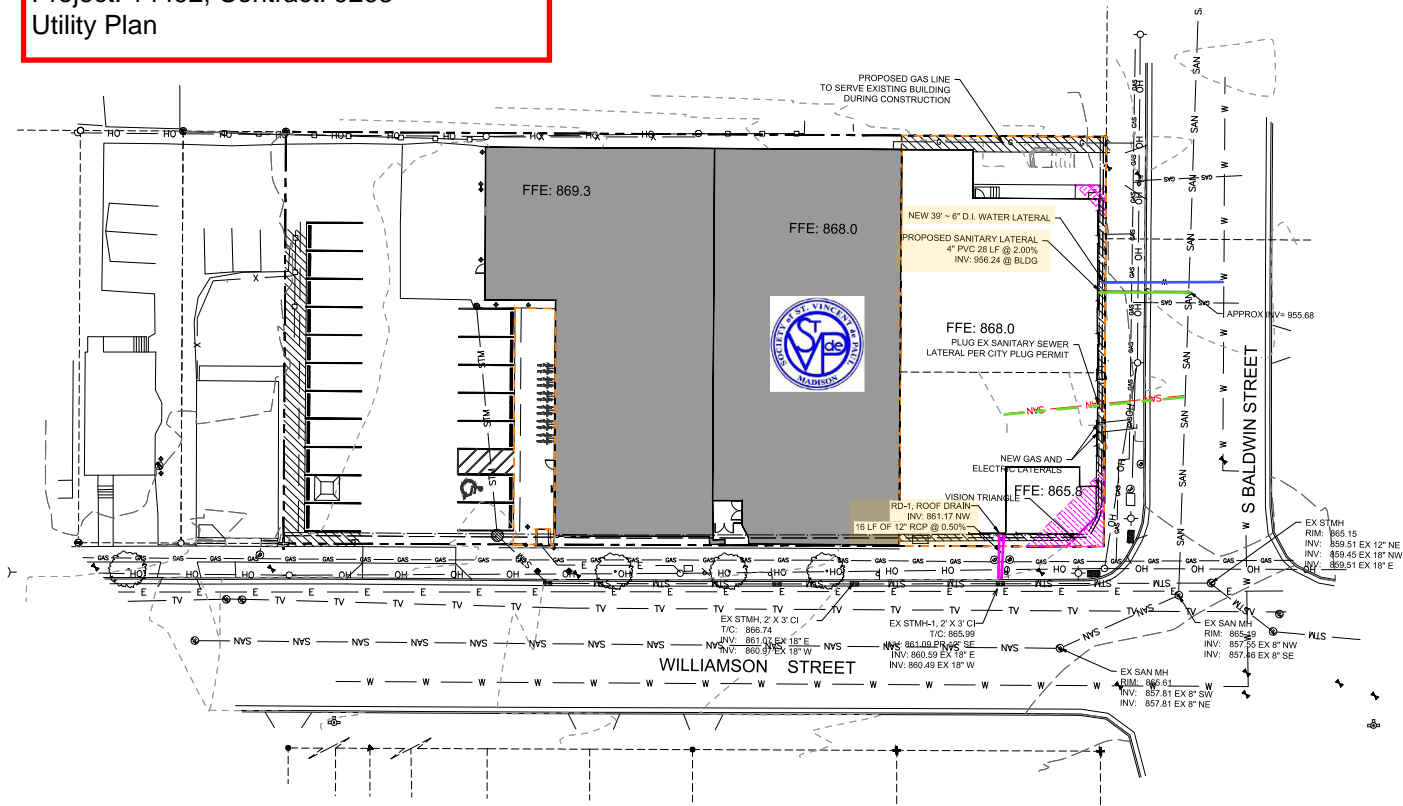
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5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | [www.snyder-associates.com](http://www.snyder-associates.com)

Sheet C 200

1309 Williamson St. - St. Vincent de Paul  
Project: 14492, Contract: 9268  
Utility Plan



## SITE INFORMATION

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PROPOSED IMPERVIOUS AREA: 32,888 SF (94% LOT COVERAGE)  
PROPOSED DISTURBED AREA: 9,235 SF

## BUILDING SETBACKS

FRONT: 0' OR 5'  
SIDE: 0' OR 5'  
REAR: LESSER OF 20% OF LOT DEPTH OR 20'  
MAX. BUILDING HEIGHT: 3 STORIES/ 40 FEET

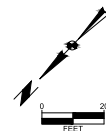
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SEWER - CITY OF MADISON - (608) 266-4751

NOTE:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

CONTRACTOR SHALL BE LICENSED BY THE CITY OF MADISON TO WORK IN THE PUBLIC RIGHT OF WAY



ST. VINCENT DE PAUL BUILDING ADDITION

## UTILITY PLAN

MADISON, WISCONSIN

**SNYDER & ASSOCIATES, INC.**

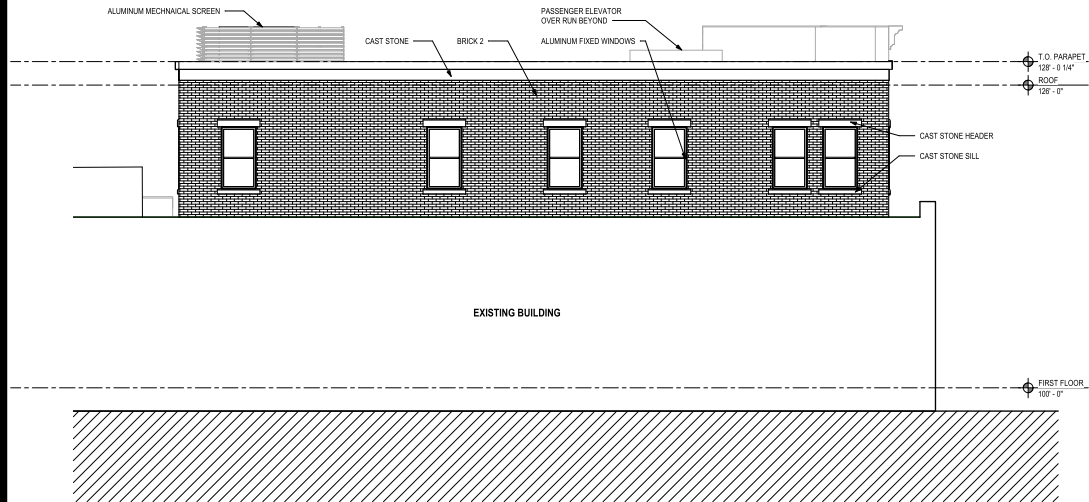


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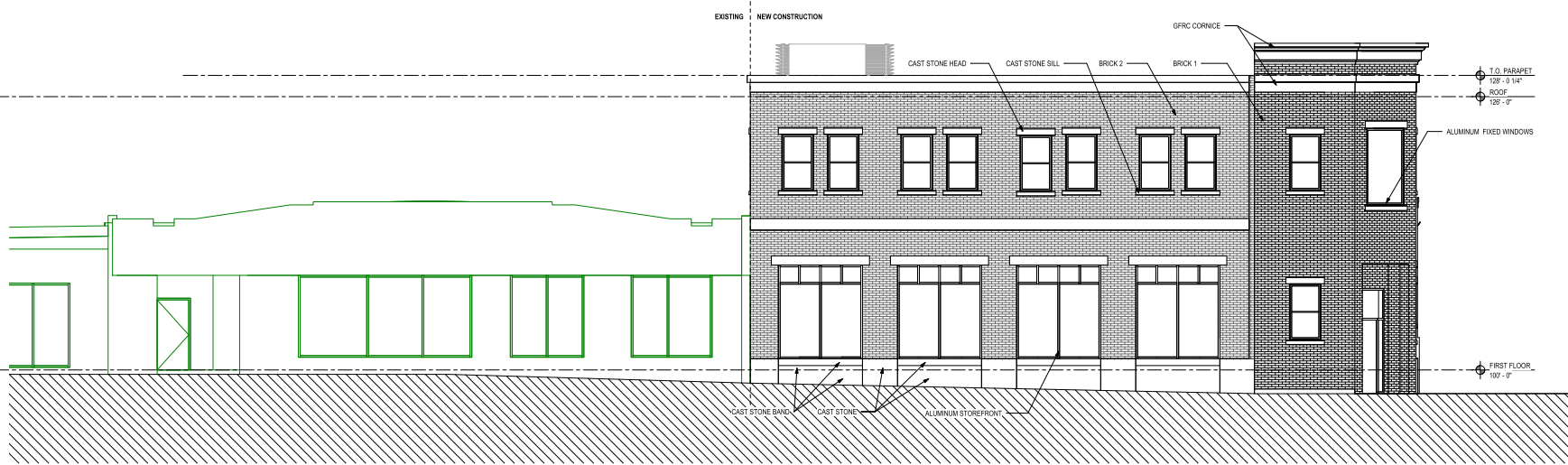
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MARK		REVISION		DATE	BY
Engineer	SJA	Checked By	SJA	Scale:	1" = 20'
Technician	MW	Date:	12-1-2022	T-4-S: T7N-R10E S7	
Project No: 122.1166.30				Sheet C 300	

1309 Williamson St. - St. Vincent de Paul  
 Project: 14492, Contract: 9268  
 Exterior Elevations for reference only.



3 NORTH EAST ELEVATION  
 3/16" = 1'-0"



5 NORTH WEST ELEVATION  
 3/16" = 1'-0"



#### ELEVATION LEGEND & NOTES

MASONRY	COLOR	MORETAB.
BRK-1 BRICK VENEER	COLOR	COLOR
BRK-2 BRICK VENEER	COLOR	COLOR
EXT-1 EXTERIOR MASONRY TILE	COLOR	COLOR
STN-3 MANUFACTURED THIN STONE	COLOR	COLOR
CST CAST STONE		
PCP PRECAST PANEL		
CNC CONCRETE		
CJ CONTROL JOINT		
PRE-FINISHED METAL	MANUFACTURER (COATED METAL & GROUP)	
APT ALUMINUM PANEL TRIM	CLEAR	
ARS ALUMINUM RAILING SYSTEM	COLOR	
AMS ALUMINUM MECHANICAL SCREEN	COLOR	
DS DOWNSPOUT	COLOR	
GTR GUTTER	COLOR	
SCR SCUPPER	COLOR	
CANOPY ACCESSORIES	COLOR	
CST CABLE STAY	COLOR	
STOREFRONT	COLOR	
ANODIZED ALUMINUM CHAMPAGNE	COLOR (DARK BRONZE, CLEAR, CHAMPAGNE)	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN. COORDINATE WITH MEP CONTRACTORS.		
B. AT 135 DEGREE OUTSIDE CORNERS PROVIDE 135 DEGREE BRICK CORNER UNITS.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		

**DIMENSION IV**  
 Madison Design Group

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6515 Grand Teton Plaza, Suite 120  
 Madison, Wisconsin 53719

p608.829.4444 f608.829.4445 dimensionivmadison.com

ST. VINCENT de PAUL  
 BALDWIN - WILLIAMSON

1309 Williamson St. Madison, WI 53703

DATE OF ISSUE: 12/08/2022

REVISIONS:

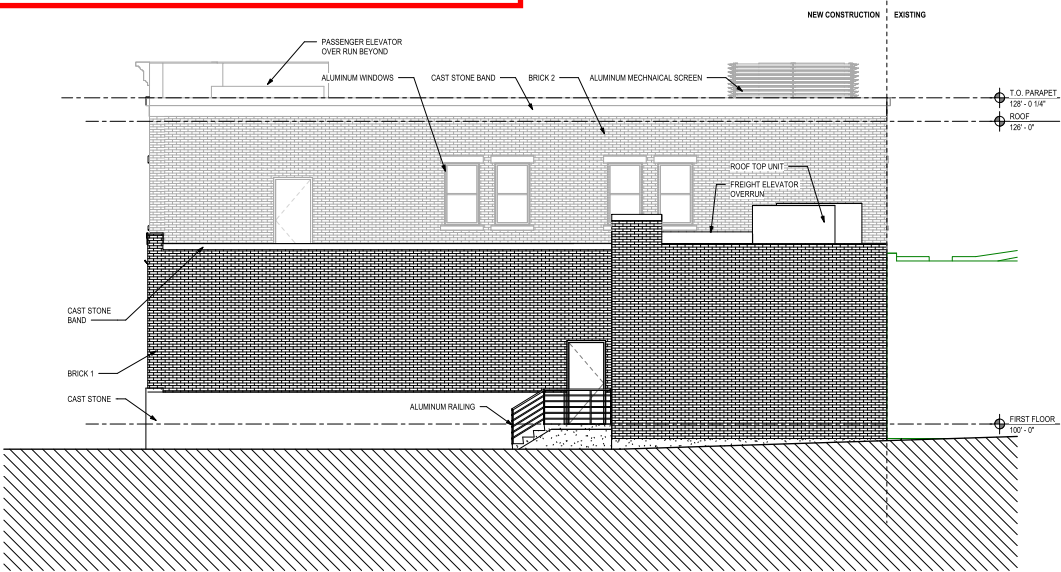
PROJECT # 21123

EXTERIOR  
 ELEVATIONS

**A2.0**

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1309 Williamson St. - St. Vincent de Paul  
Project: 14492, Contract: 9268  
Exterior Elevations for reference only.



1 SOUTH EAST ELEVATION  
3/16" = 1'-0"



2 SOUTH WEST ELEVATION  
3/16" = 1'-0"

ELEVATION LEGEND & NOTES		
MASONRY	COLOR	MORTAR
BRK-1	BRICK VENEER	COLOR
BRK-2	BRICK VENEER	COLOR
EXT	EXTERIOR MASONRY TILE	COLOR
STN-3	MANUFACTURED THIN STONE	COLOR
CST	CAST STONE	COLOR
PCP	PREFRCAST PANEL	COLOR
CNC	CONCRETE	COLOR
CJ	CONTROL JOINT	COLOR
PRE-FINISHED METAL		
APT	ALUMINUM PANEL TRIM	CLEAR
ARS	ALUMINUM RAILING SYSTEM	COLOR
AMS	ALUMINUM MECHANICAL SCREEN	COLOR
DS	DOWNSPOUT	COLOR
GTR	GUTTER	COLOR
SCR	SCULPTER	COLOR
CANOPY ACCESSORIES		
CAB	CABLE STAY	COLOR
CSY	CABLE STAY	COLOR
STOREFRONT		
ANOD	ANODIZED ALUMINUM	COLOR (DARK BRONZE, CLEAR, CHAMPAGNE)
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ST. VINCENT de PAUL  
BALDWIN - WILLIAMSON

1309 Williamson St. Madison, WI 53703

DATE OF ISSUE: 12/08/2022

REVISIONS:

PROJECT # 21123

EXTERIOR  
ELEVATIONS

**A2.1**

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