

# URBAN DESIGN COMMISSION APPLICATION

# UDC

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



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submittal reviewed by \_\_\_\_\_  
Legistar # 76596 \_\_\_\_\_

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

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

## 1. Project Information

Address: \_\_\_\_\_

Title: \_\_\_\_\_

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

UDC meeting date requested \_\_\_\_\_

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

## 3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

### Other

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

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

**Applicant name** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

## 5. Required Submittal Materials

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

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

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

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

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

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on August 18, 2022.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Luke Stauffacher Relationship to property Developer

Authorizing signature of property owner [Signature] Date 1-27-2023

## 7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

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



## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

February 27, 2023



Ms. Jessica Vaughn  
Urban Design Commission Secretary – Planning Division  
City of Madison  
Department of Planning & Community & Economic Development  
215 Martin Luther King Jr Blvd, Suite 017  
Madison, Wisconsin 53701

Re: UDC Final - Phase I

4846 Eastpark Blvd.  
Cascade Development – The American Center Project  
KBA Project #2155

Ms. Vaughn:

The following is submitted together with conceptual drawings for the Urban Design Commission's consideration. We are requesting Initial/Final approval for Lot 49-60 of Cascade Developments project at The American Center. These lots are part of Phase I, which includes all lots to be created north of Dreamer Drive. Lot 49 & 50 are considered a Residential Building Complex. We are also including Outlot 22 in this submittal. Outlot 22 will be a privately owned park with a public access easement.

**Project Organizational Structure:**

Owner:  
Cascade Development  
5150 High Crossing Blvd.  
Madison, WI 53718  
(608) 354-8748  
Contact: Luke Stauffacher  
Luke@cascadedevelop.com

Architect:  
Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
(608) 836-3690  
Contact: Greg Held  
Gheld@knothebruce.com

Engineer:  
Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
(608) 821-3961  
Contact: Matthew W. Schreiner  
msch@vierbicher.com

Landscape Design:  
Olson Toon Landscaping  
3570 Pioneer Road  
Verona, WI 53593  
(608) 827-9401  
Contact: Brad Fregien  
Brad@olsontoon.com

**Background**

The American Center has experienced diminished demand for large corporate office projects over the past several years. At the same time, The American Center has not been a destination outside of

regular business hours, with activity in the park largely ending when employees return home. TAC planners and city staff recognized integrating residential uses into the park could add vibrancy and support for other uses within the park. Planning staff made this land use change contingent upon breaking up the existing large parcels with new public streets to improve circulation, and creating dedicated open space for recreational use by residents. TAC is currently finalizing the plat to create Dreamer Drive and The Commons. The Commons will feature programmed outdoor activities for the park. The Cascade project will plat the lands north and south of Dreamer Drive, creating new public roads and lots for development.

### **The American Center and City of Madison Input**

The project team has met with City planning staff and representatives of The American Center on numerous occasions to discuss the proposed project. Highlights include a City of Madison Development Assistance Team (DAT) meeting on August 18, 2022, a meeting with the City of Madison Zoning department on September 22, 2022, and a meeting with Alder Paulson on October 13, 2022. Planners from The American Center have attended these meetings and have been involved throughout. The American Center Project Review Committee (PRC) gave initial reactions to the overall project concept at a presentation on November 16, 2022, and the PRC reviewed Phase I plans on January 25, 2023. An informational presentation was made to the Urban Design Commission on February 15, 2023.

This input has helped shape the proposed development with refinements to the site layout and building design, easements, setbacks, stormwater management and zoning. In addition to an Urban Design Commission recommendation to the Plan Commission, this project will require approval by The American Center's Design and Control Committee upon recommendation by the PRC.

### **Previous Approvals**

Common Council approved the preliminary and final plats and the rezoning of the lots on February 7, 2023.

### **Project Description**

Phase I will provide 404 dwelling units and 8,000 SF of commercial space in 4 buildings. The building on Lot 47, which fronts the north side of the Commons on Dreamer Drive, will be a five-story mixed-use building with commercial space on the first floor. Buildings on lots 48, 49 and 50 will be four-story apartment buildings. All buildings will feature underground parking and internal trash/recycling collection. Amenity space for tenants including pools, community and exercise rooms will be included in the project. Cascade will manage the project with their own on-site staff. The overall project will provide approximately 950 dwelling units and 14,000 s.f. of commercial space when complete.

### **Site Layout**

A plat has been recorded for this development which includes right-of-way for a new public street (Luminous Land) running north to Eastpark from Dreamer Drive. This new public street will improve circulation and connectivity, which was one of the stipulations from Madison Planning in changing the land use here.

Cross access easements will be provided allowing shared access to parking throughout the development, reducing the number of curb-cuts needed. Buildings have been oriented to the street and parking has been positioned to allow screening from the street where possible.

Two acres have been designated as park in this phase of the project. This park will be privately owned with a public access easement over it allowing it to be enjoyed by all residents, employees, and visitors to TAC.

The topography of the site allows for varied exposures which will add variation and visual interest to the buildings. This topography will also be incorporated into the park.

### **Architecture**

The building design has been refined through input from the PRC. The design features clean, modern lines and high-quality materials that will fit in well with the existing buildings within the park. Featured materials include natural stone and brick veneers, fiber composite siding and composite panels. The mixed-use building on The Commons will be five-stories tall, all other buildings are four-stories. Buildings will range from 55-68 feet in height. All buildings will comply with FAA height regulations and the viewshed deed restriction from the American Family corporate offices. Mechanical equipment will be screened, with equipment located on rooftops screened by building parapets.

### **Parking**

Bus Rapid Transit will serve this site and Planning staff have indicated they would encourage any parking reduction the developer is comfortable with, especially any reduction in surface parking. The developer was also encouraged to use the smaller surface stall size, which have been incorporated into the site plan. There will be 312 structured vehicle stalls and 43 surface stalls. Cross access easements will be provided with Lot 50. Total structured and surface parking will bring the parking ratio to 1.55 stalls per dwelling unit. The project will also provide a total of 225 bicycle stalls, which meets the multi-family requirements in the zoning ordinance.

### **Landscaping**

The Landscape design features native plants and natural treatments. At the park the natural topography will provide opportunities for grade change and terraces.

### **Exterior Lighting**

Exterior lighting will comply with Madison ordinances and will be high efficiency LED and Dark Sky compliant.

### **Lot 49-50 Site Development Data:**

#### **Densities:**

Lot Area	208,686 S.F. / 4.79 acres
Dwelling Units	201 DU
Lot Area / D.U.	1,038 S.F./D.U.
Density	42 units/acre
Open Space Required	40 S.F./D.U.*
Open Space Provided	*Each unit has a balcony in excess of 40 SF
Lot Coverage	119,200 S.F. = 57%

**Building Height:** 4 Stories – 54'-0"

#### **Dwelling Unit Mix:**

Studio	33
One Bedroom	84
One Bedroom + Den	8
Two Bedroom	76
Total Dwelling Units	201



Vehicle Parking:

Surface	121 stalls
<u>Structured</u>	<u>191 stalls</u>
Total	312 stalls

EV Stalls:

EV Installed	5 stalls
<u>EV Ready</u>	<u>20 stalls</u>
Total	25 stalls

Bicycle Parking:

Surface Guest	24 stalls
Underground Garage F.M.	147 stalls
<u>Underground Garage W.M.</u>	<u>54 stalls</u>
Total	225 stalls

**Project Schedule**

Streets and infrastructure are scheduled for summer of 2023. Phase I building construction would start immediately following.

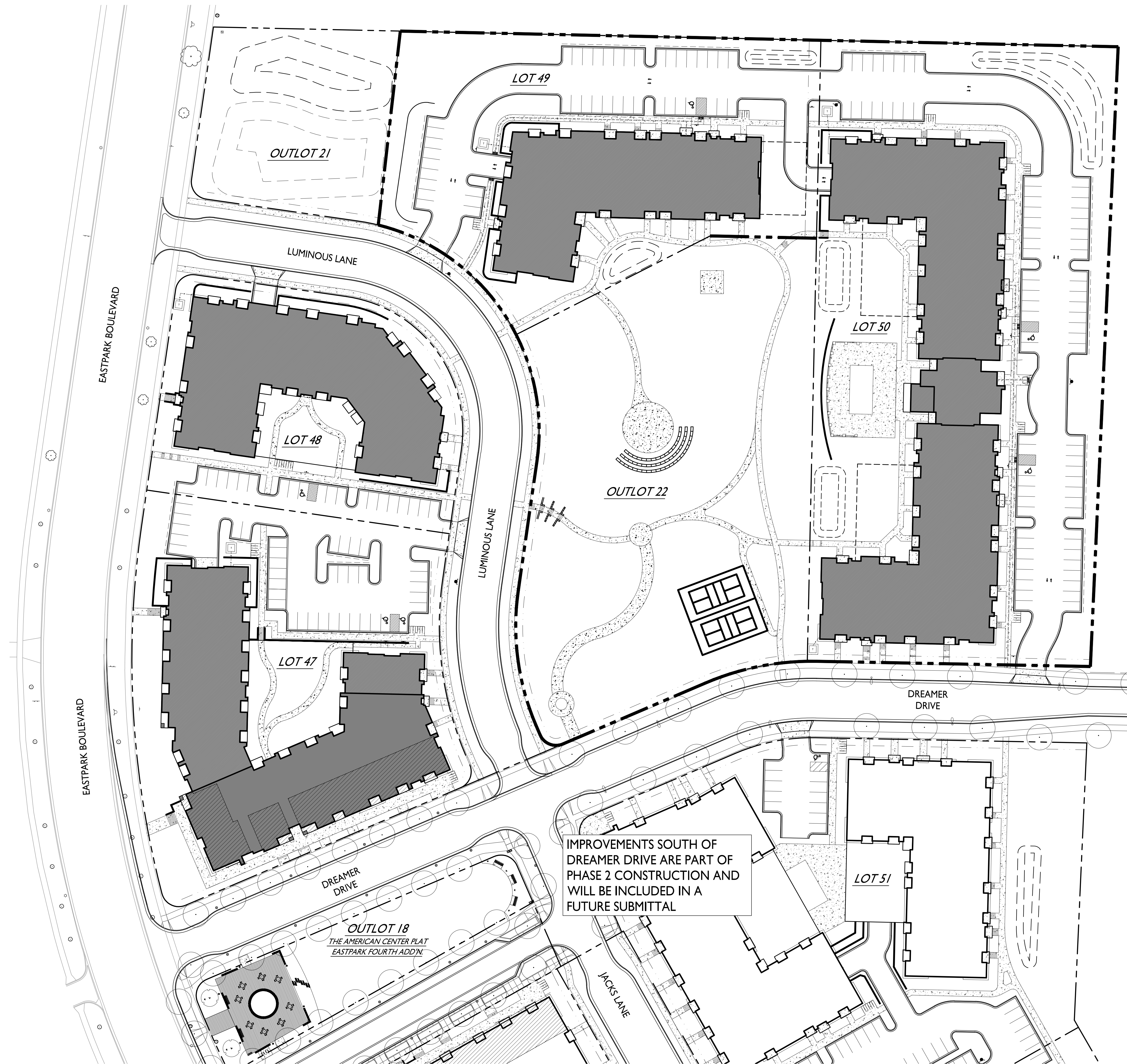
Thank you for your time and consideration of our proposal.

Sincerely,



Greg J Held, AIA  
Member





SHEET INDEX	
SITE	
C-1.0	OVERALL SITE PLAN
C-1.1	ENLARGED SITE PLAN LOT 49
C-1.2	ENLARGED SITE PLAN LOT 50 NORTH
C-1.3	ENLARGED SITE PLAN LOT 50 SOUTH
C-2.1	SITE LIGHTING LOT 49
C-2.2	SITE LIGHTING LOT 50 NORTH
C-2.3	SITE LIGHTING LOT 50 SOUTH
C-3.1	LOT COVERAGE LOT 49
C-3.2	LOT COVERAGE LOT 50 NORTH
C-3.3	LOT COVERAGE LOT 50 SOUTH
C1	CIVIL TITLE SHEET
C2	NOTES & LEGENDS
C3	EXISTING CONDITIONS
C4	EROSION CONTROL PLAN
C5	PHASE I OVERALL SITE & UTILITY PLAN
C6	LOT 49 SITE & UTILITY PLAN
C7	LOT 50 NORTH SITE & UTILITY PLAN
C8	LOT 50 SOUTH SITE & UTILITY PLAN
C9	PHASE I OVERALL GRADING PLAN
C10	LOT 49 GRADING PLAN
C11	LOT 50 NORTH GRADING PLAN
C12	LOT 50 SOUTH GRADING PLAN
C13	FIRE ACCESS PLAN
L100	OVERALL LANDSCAPE PLAN
L103	ENLARGED LANDSCAPE LOT 49
L104	ENLARGED LANDSCAPE LOT 50 NORTH
L105	ENLARGED LANDSCAPE LOT 50 SOUTH
ARCHITECTURAL LOT 49	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	ELEVATIONS COLORED
A-2.4	ELEVATIONS COLORED
ARCHITECTURAL LOT 50	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-2.4	EXTERIOR ELEVATIONS
A-2.5	ELEVATIONS COLORED
A-2.6	ELEVATIONS COLORED
A-2.7	ELEVATIONS COLORED
A-2.8	ELEVATIONS COLORED
EXTERIOR RENDERINGS	
R1	LOT 49 LOOKING EAST
R2	LOT 49 LOOKING SOUTH
R3	LOT 49-50 LOOKING SOUTH
R4	LOT 50 LOOKING WEST
R5	LOT 50 LOOKING NORTHWEST
R6	LOT 50 LOOKING SOUTHEAST
R7	LOT 50 LOOKING NORTHEAST

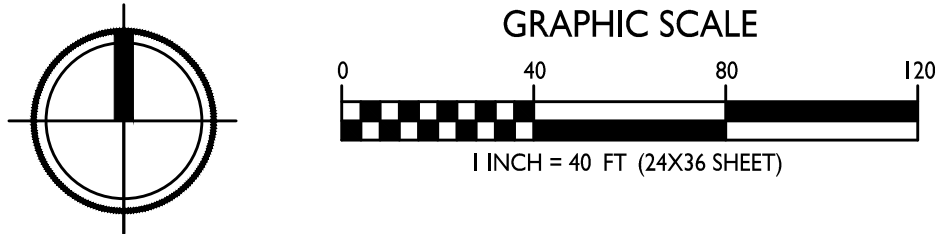
ISSUED  
Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE  
**CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION**

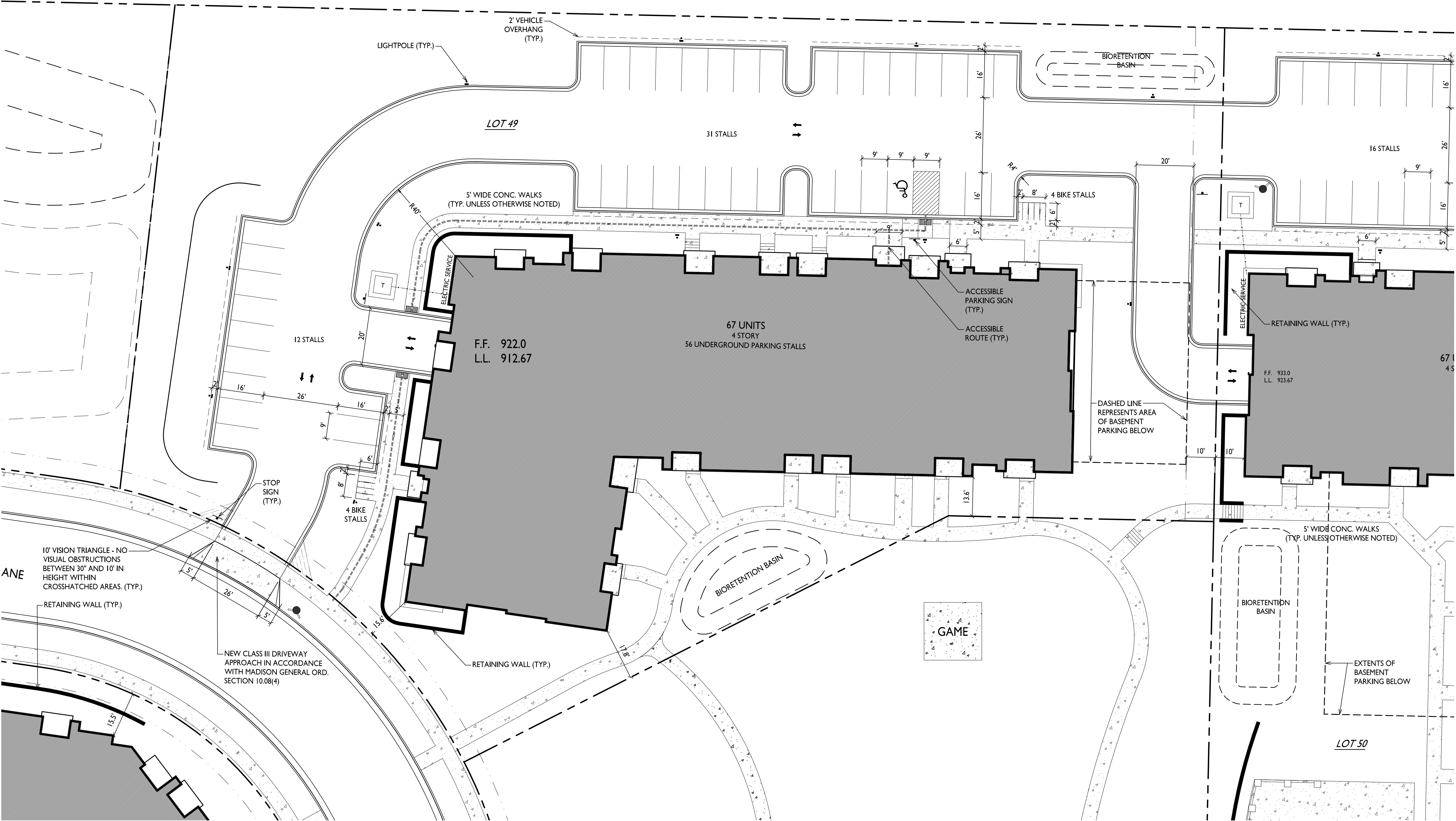
4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
**Phase I - Overall  
Site Plan**

**Lot 49-50**  
SHEET NUMBER

**C-1.0**  
PROJECT NO. **2155**  
© Knothe & Bruce Architects, LLC

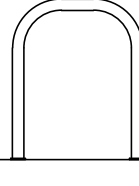







Site Development Data:			
Zoning	TR-U2		
Densities:			
Lot Area	74,337 S.F./1.71 ACRES		
Dwelling Units	67 units		
Lot Area / D.U.	1,110 S.F./D.U.		
Density	39 units/Acre		
Lot Coverage	40,600 S.F. (53%)	PROVIDED	ZONING REQUIREMENTS
Building Height	4 stories/54'-0"		75% Max.
Gross Building Area	95,002 S.F.		4 Stories/52' Max.
Dwelling Unit Mix:			
Studio	9		
One Bedroom	30		
Two Bedroom	28		
Total Dwelling Units	67		
Vehicle Parking Stalls:			
Underground Garage	56		
Surface	43		
Total	99		
Electric Vehicle Parking Stalls:			
EV Installed	2		2 - Min. 2% of Residential Stalls
EV Ready	6		6 - Min. 10% of Residential Stalls
Total	8		8 - Min. EV Required
Bicycle Parking:			
Long-Term Covered Garage	67		67 - Min. 100% of Req'd
(49 F.M. & 18 W.M.)			
Short-Term Guest - Surface	8		7 - Min. 10% of Units
Total	75		74 - Min. Bike Stalls Required

- GENERAL NOTES:
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER 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.
  - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  - 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.
  - 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 ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (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: [CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM)
  - 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. 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 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
  - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 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 MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
  - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
  - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
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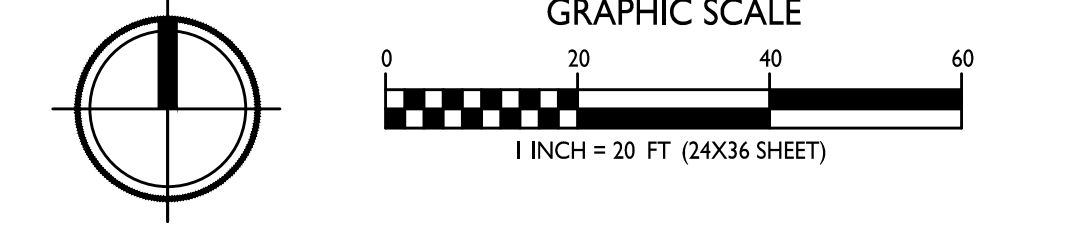


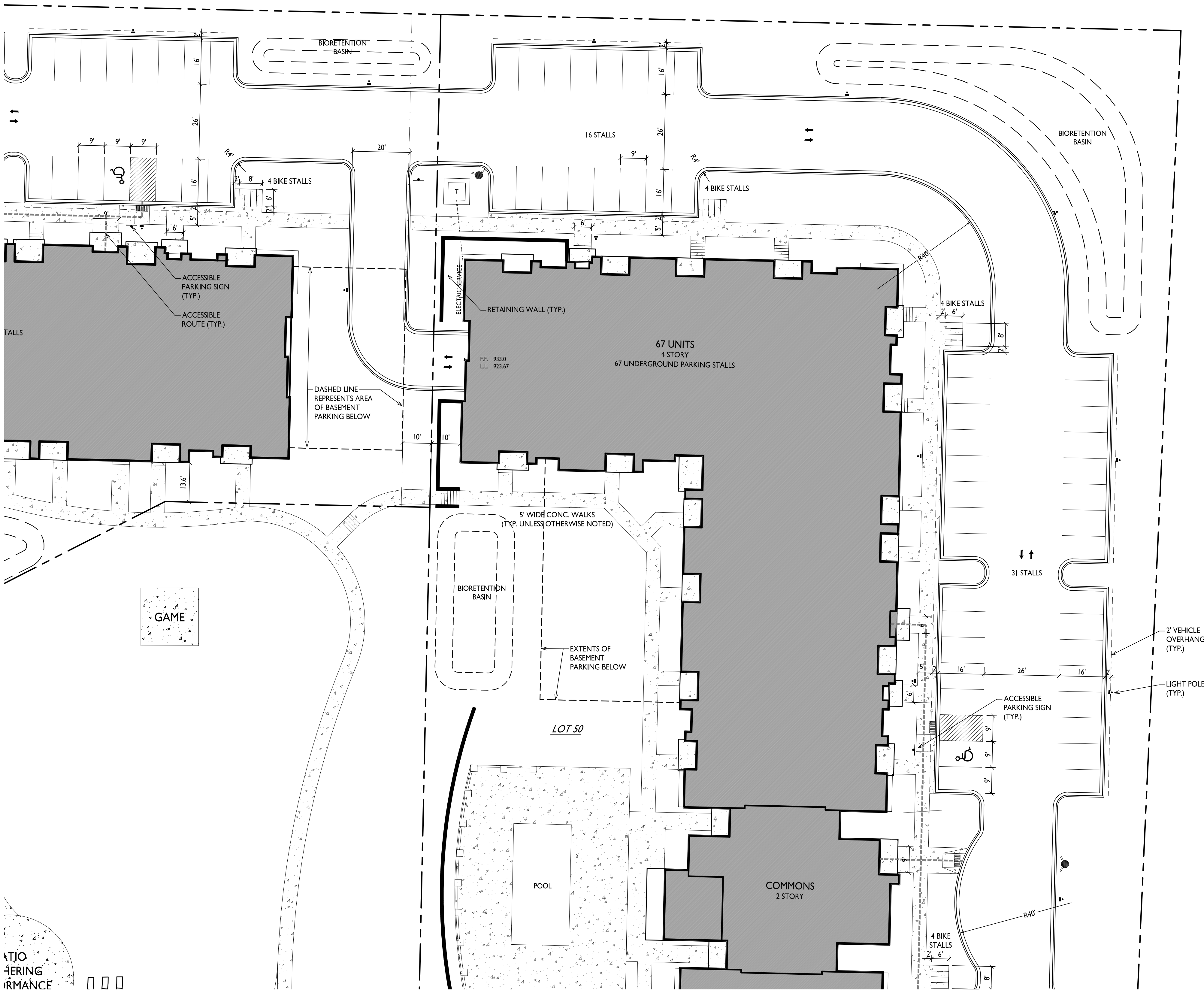
BIKE RACKS

INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK



INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK





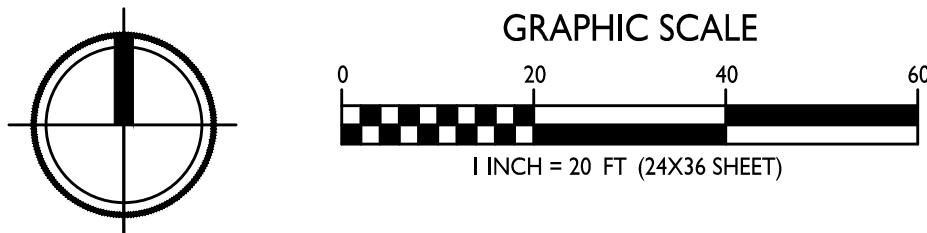
Site Development Data:		
Zoning	TR-U2	
Densities:		
Lot Area	134,349 S.F./3.08 ACRES	
Dwelling Units	134 units	
Lot Area / D.U.	1,003 S.F./D.U.	
Density	43.5 units/Acre	
Lot Coverage	79,200 S.F. (59%)	75% Max.
Building Height	4 stories/54'-0"	4 Stories/52' Max.
Gross Building Area	199,967 S.F.	
ZONING REQUIREMENTS		
PROVIDED		
Dwelling Unit Mix:		
Studio	24	
One Bedroom	54	
One Bedroom + Den	8	
Two Bedroom	48	
Total Dwelling Units	134	
Vehicle Parking Stalls:		
Underground Garage	135	
Surface	78	
Total	213	
Electric Vehicle Parking Stalls:		
EV Installed	3	3 - Min. 2% of Residential Stalls
EV Ready	14	14 - Min. 10% of Residential Stalls
Total	17	17 - Min. EV Required
Bicycle Parking:		
Long-Term Covered Garage	134	134 - Min. 100% of Req'd
(98 F.M. & 36 W.M.)		
Short-Term Guest - Surface	16	14 - Min. 10% of Units
Total	150	148 - Min. Bike Stalls Required

- GENERAL NOTES:
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER 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.
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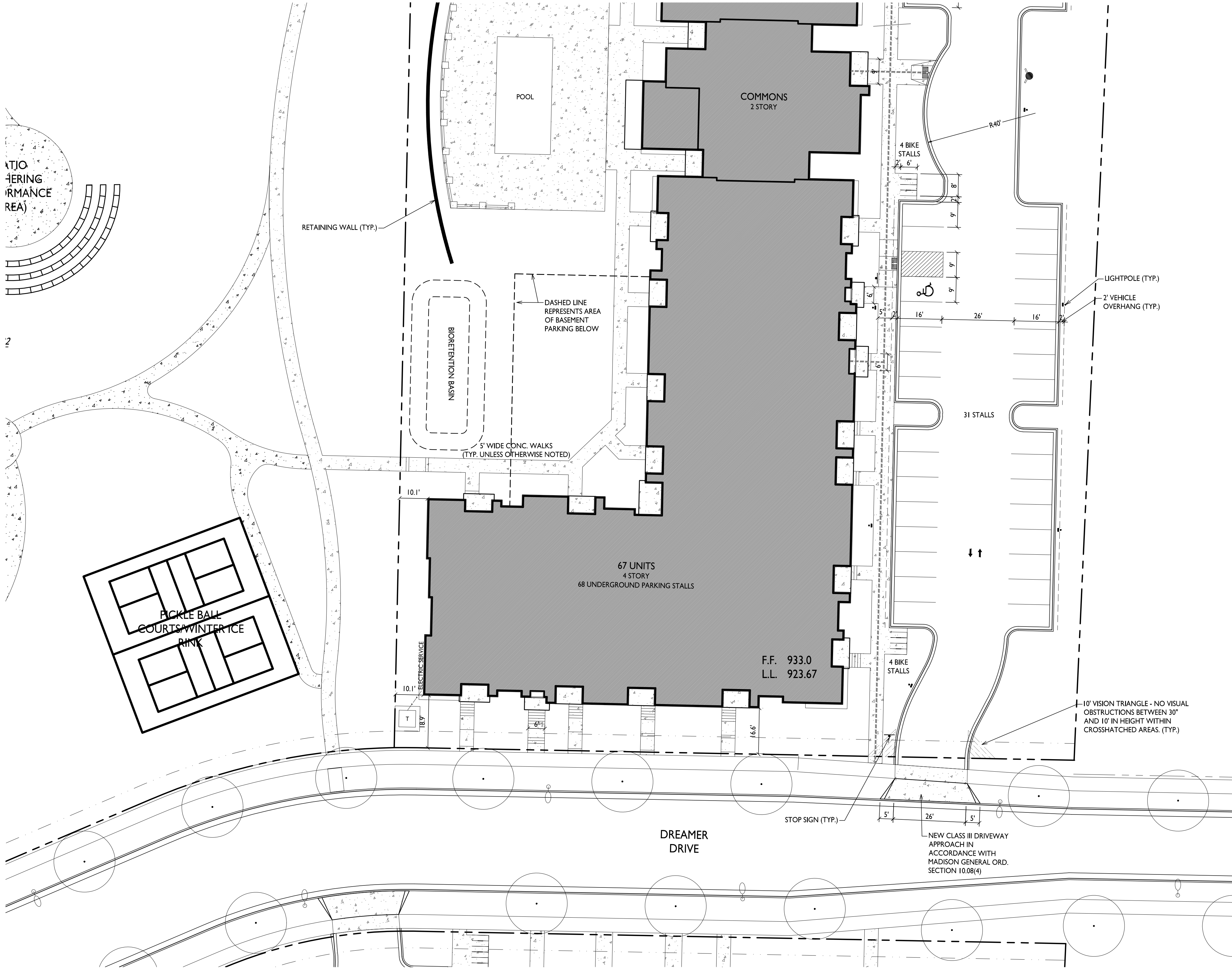
ISSUED  
Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE  
**CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION**

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
**Partial Site Plan -  
North**

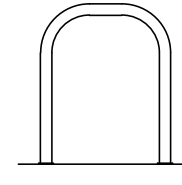
**Lot 50**  
SHEET NUMBER

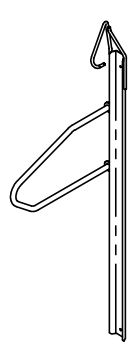


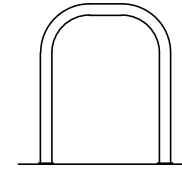


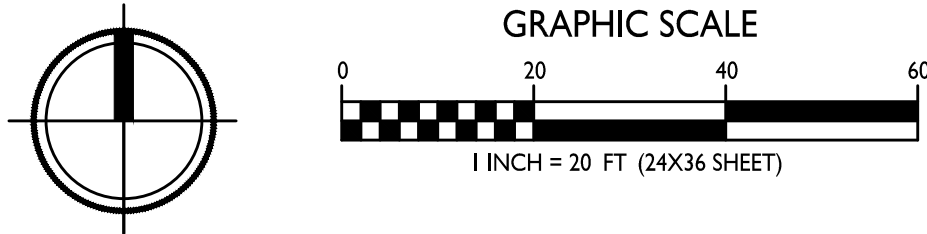
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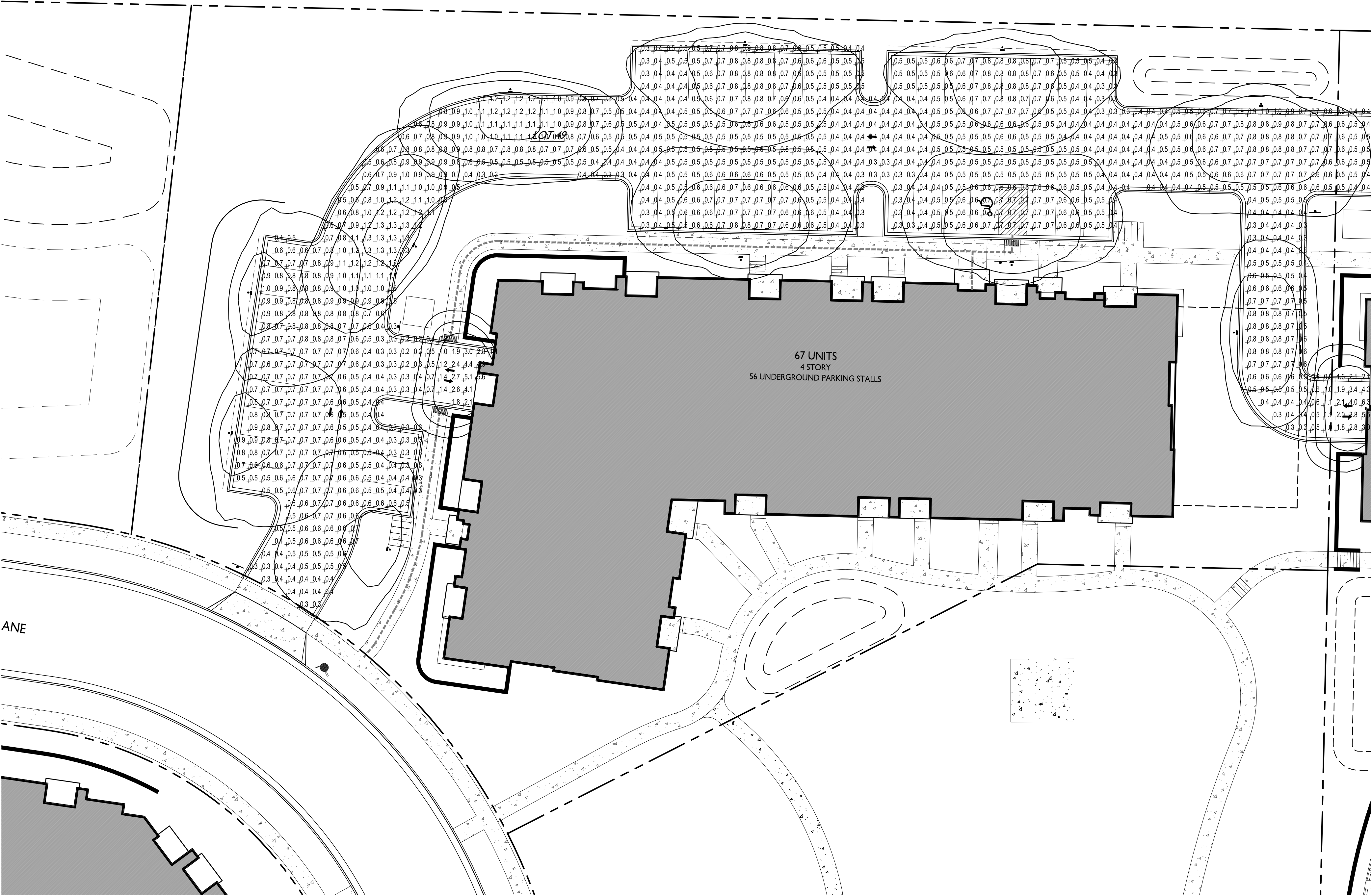
PROJECT TITLE  
**CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION**

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
**Partial Site Plan -  
South**

**Lot 50**  
SHEET NUMBER

**C-1.3**  
PROJECT NO. 2155  
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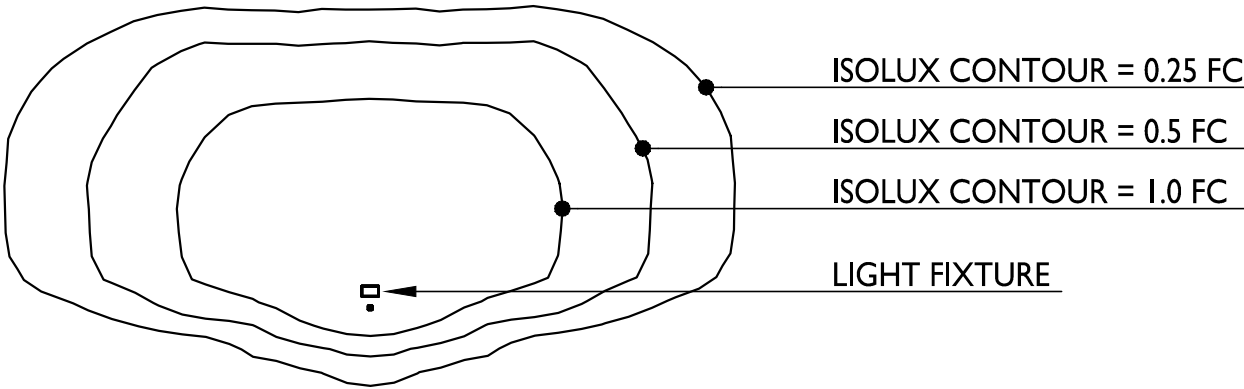
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
South-West Parking Lot and Drive Aisle Lighting	+	0.7 fc	6.4 fc	0.2 fc	32.0:1	3.5:1
North-East Parking Lot and Drive Aisle Lighting	+	0.6 fc	6.3 fc	0.2 fc	31.5:1	3.0:1
Parking Garage Entry Security Lighting	+	2.4 fc	5.7 fc	0.5 fc	11.4:1	4.8:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	4	LITHONIA LIGHTING	WPXI LED PI 30K MVOLT	WPXI LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS	WPXI_LED_PI_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	B	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_350_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	7	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T2M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T2M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	4	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	8	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T3S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T3S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	F	10	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T3S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T3S_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	G	4	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	H	1	LITHONIA LIGHTING	DSXWPM LED 10C 700 30K T5M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T5M OPTIC, 3000K AT 700mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_700_30K_T5M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



knothe + bruce  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

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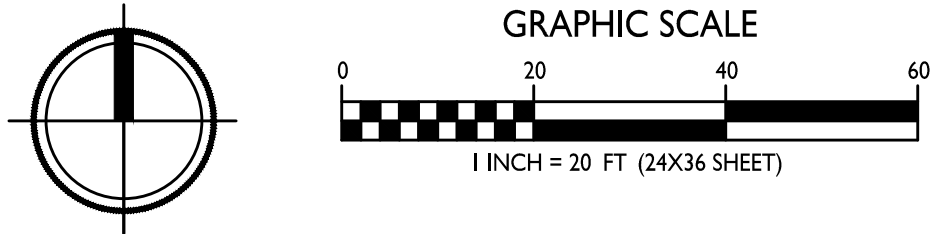
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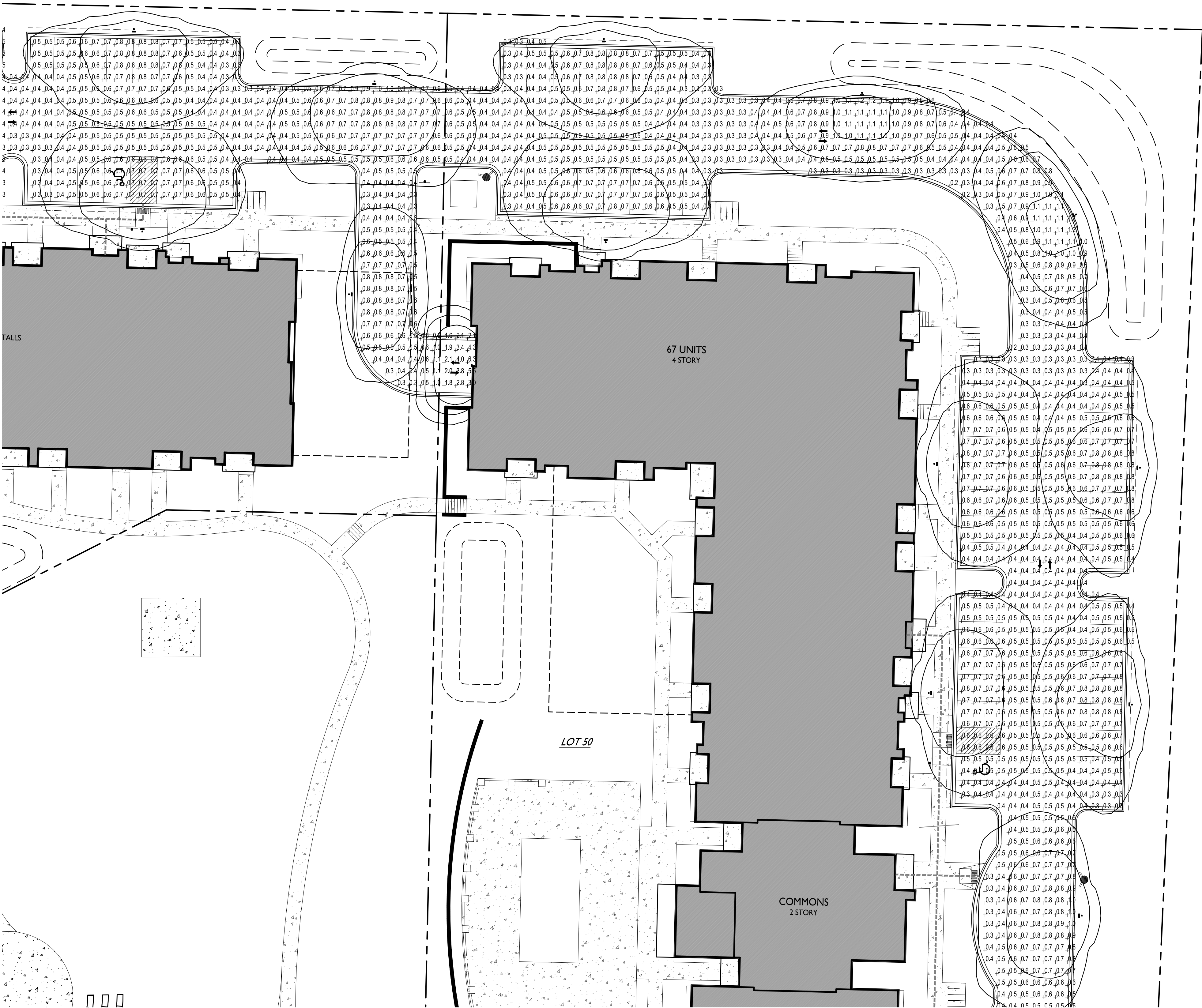
4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
Site Lighting Plan

Lot 49  
SHEET NUMBER

C-2.1

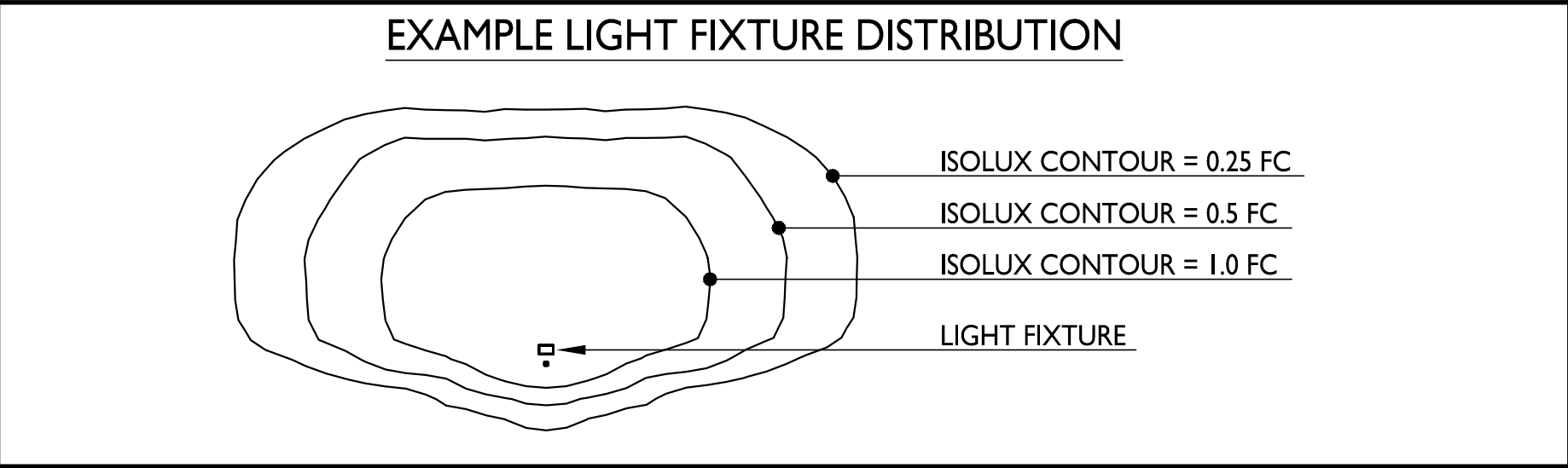
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LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
South-West Parking Lot and Drive Aisle Lighting	+	0.7 fc	6.4 fc	0.2 fc	32.0:1	3.5:1
North-East Parking Lot and Drive Aisle Lighting	+	0.6 fc	6.3 fc	0.2 fc	31.5:1	3.0:1
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SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
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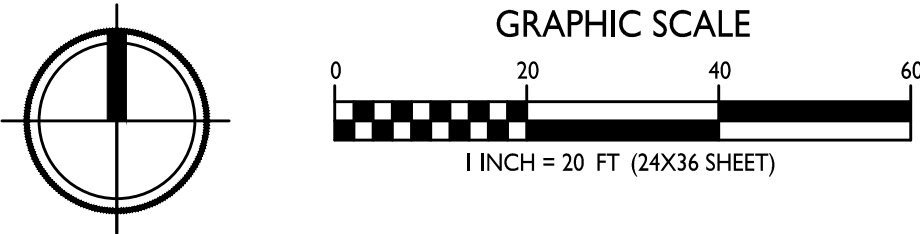
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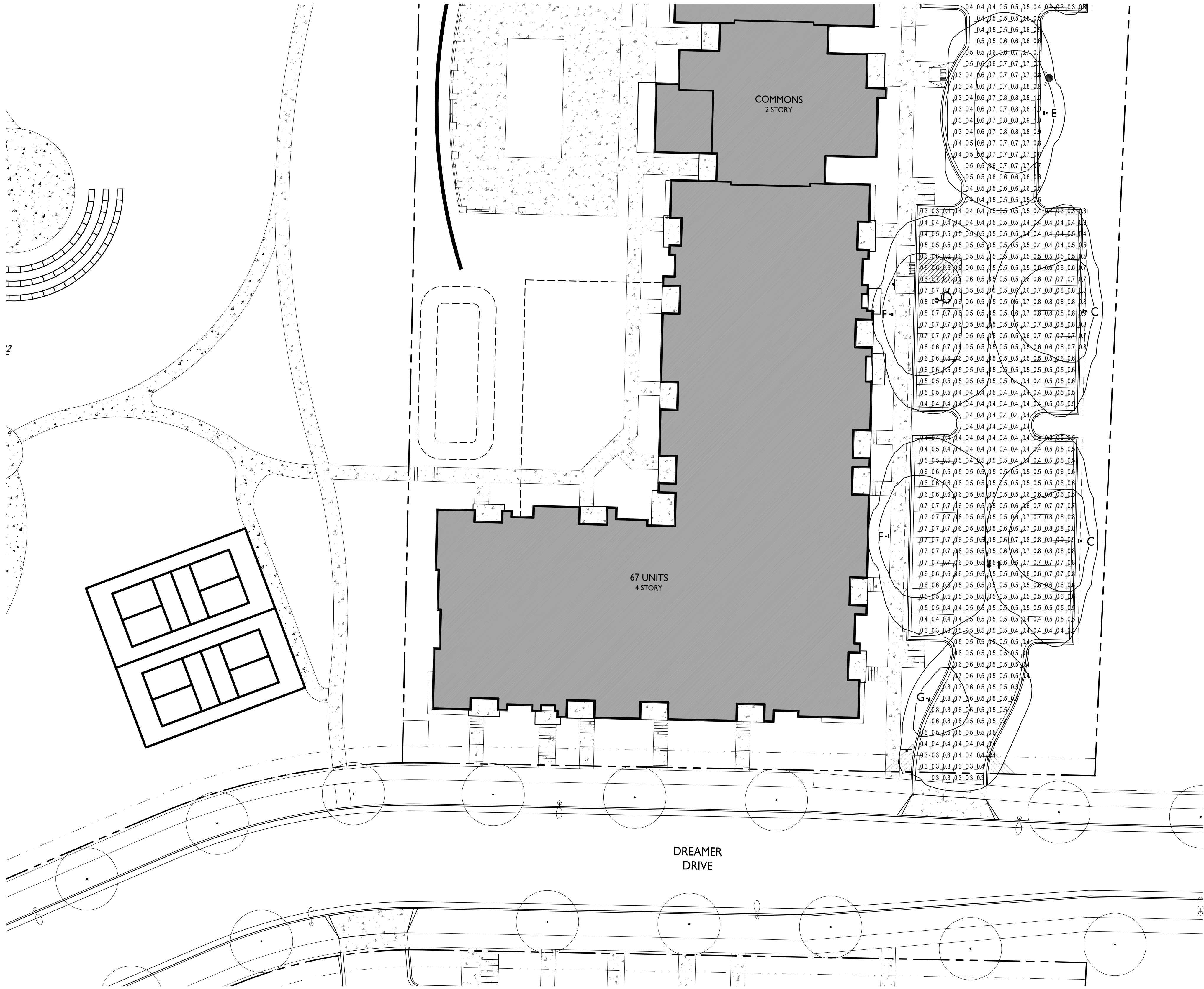
4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
**Site Lighting Plan -  
North**

**Lot 50**  
SHEET NUMBER

**C-2.2**  
PROJECT NO. 2155  
© Knothe & Bruce Architects, LLC







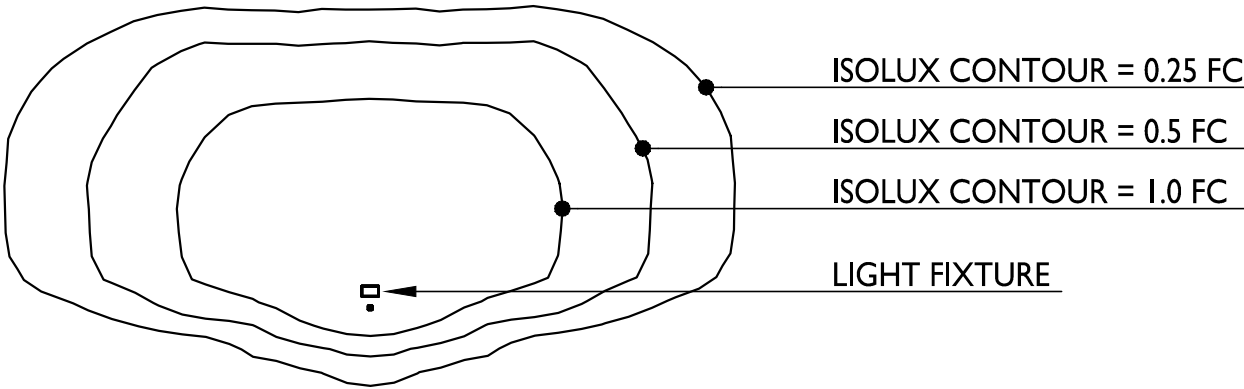
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	A	4	LITHONIA LIGHTING	WPXI LED P1 30K MVOLT	WPXI LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS	WPXI_LED_P1_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	B	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_350_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	7	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T2M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T2M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	D	4	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	E	8	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T3S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T3S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	F	10	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T3S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T3S_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	G	4	LITHONIA LIGHTING	DSXWPM LED 10C 530 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 530mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_530_30K_T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	H	1	LITHONIA LIGHTING	DSXWPM LED 10C 700 30K T5M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T5M OPTIC, 3000K AT 700mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_700_30K_T5M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE

### EXAMPLE LIGHT FIXTURE DISTRIBUTION



**knothe + bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for LUA & UDC Submittals - February 27, 2023

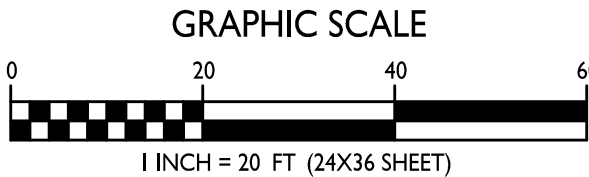
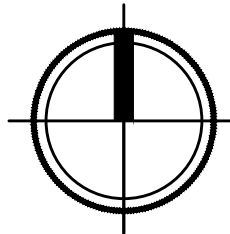
PROJECT TITLE  
**CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION**

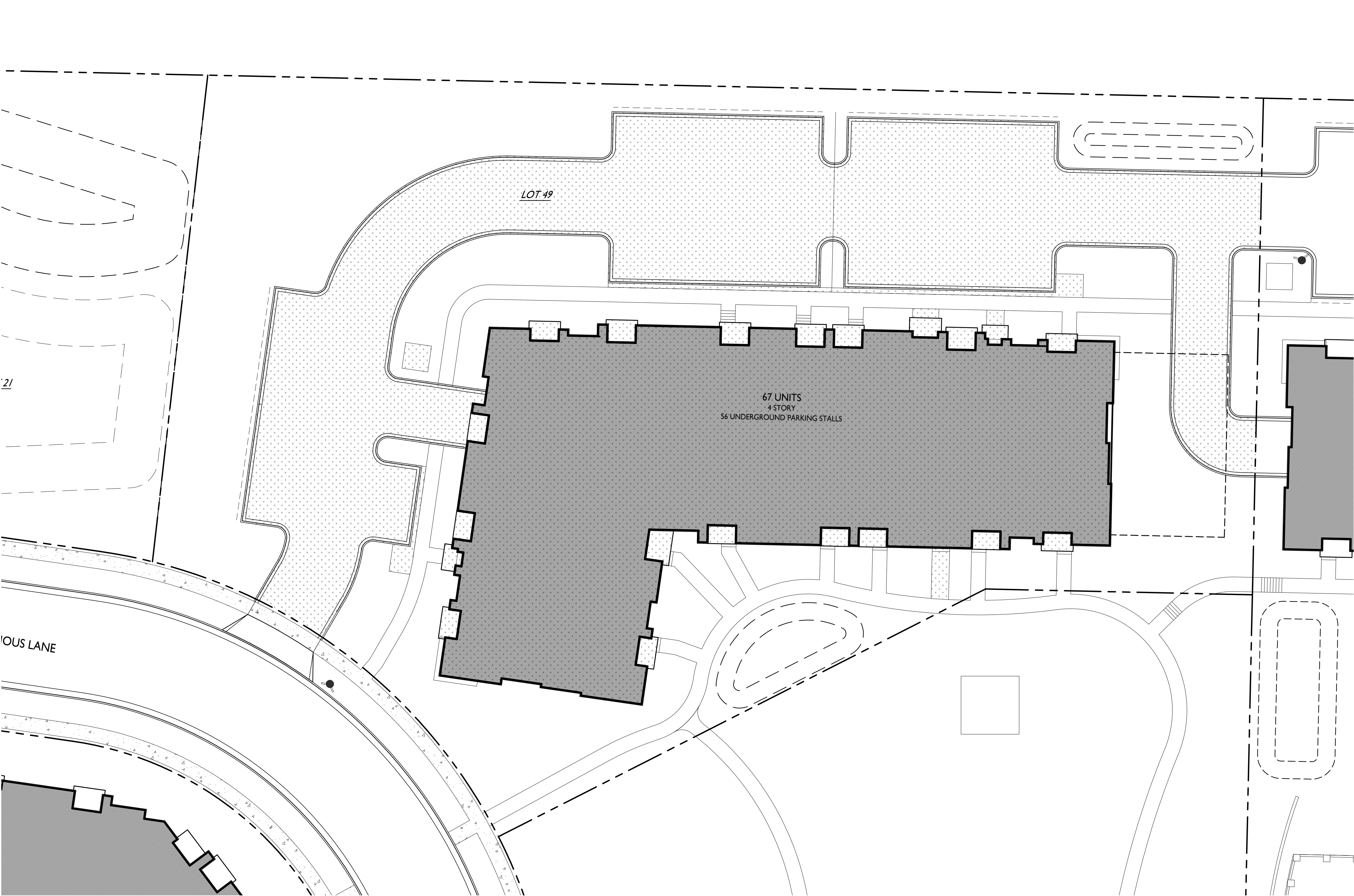
4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
**Site Lighting Plan -  
South**

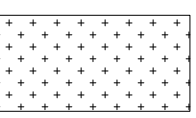
**Lot 50**  
SHEET NUMBER

**C-2.3**

PROJECT NO. 2155  
© Knothe & Bruce Architects, LLC





LOT COVERAGE		
ZONING	TR-U2	
MAXIMUM LOT COVERAGE	80%	
LOT AREA	74,337 S.F.	
PROPOSED COVERAGE	40,600 S.F. / 53%	



**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

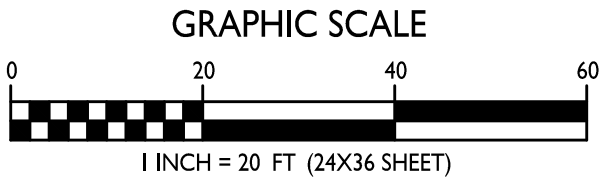
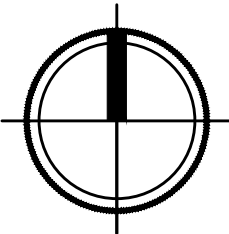
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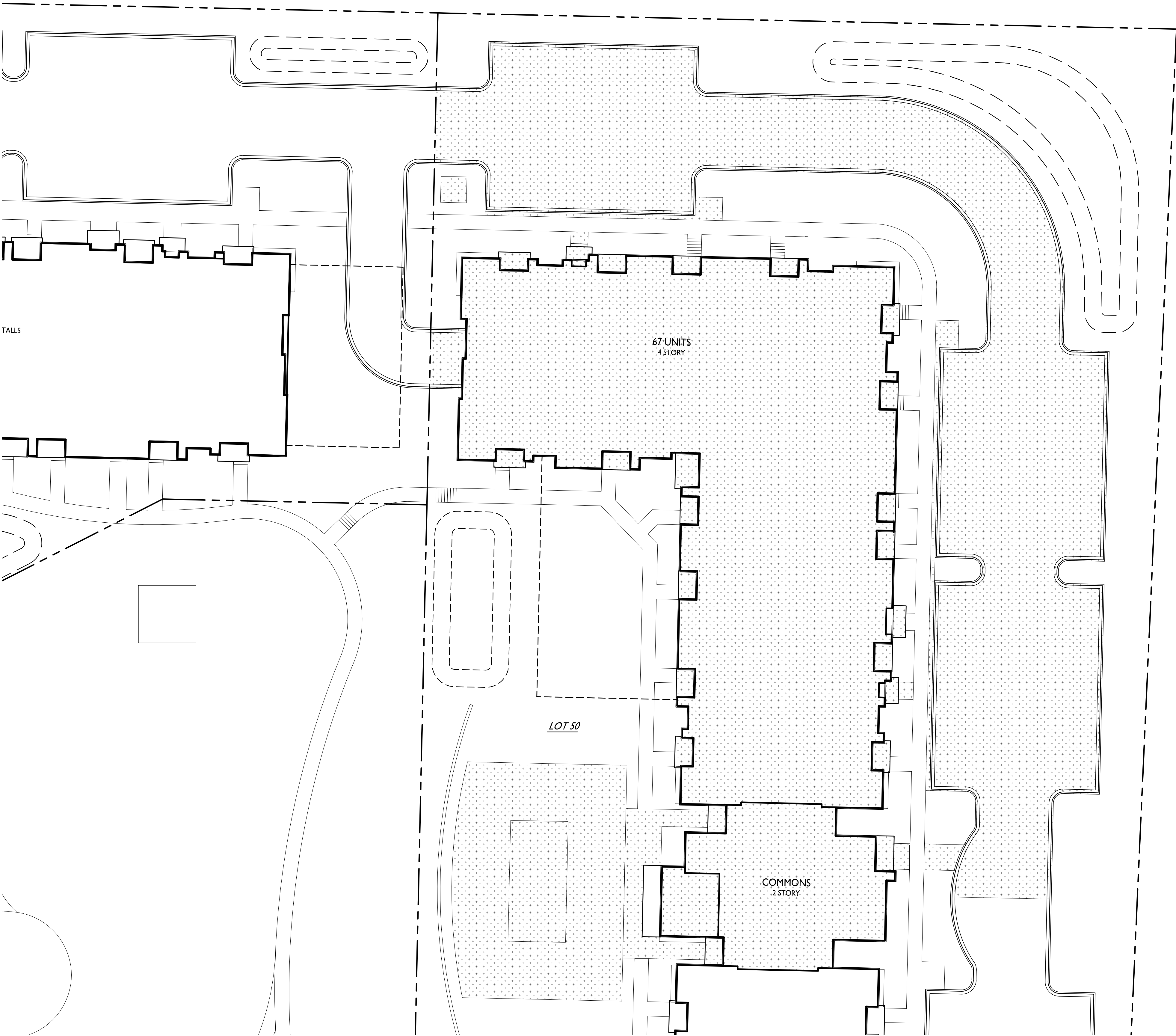
PROJECT TITLE  
**CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION**

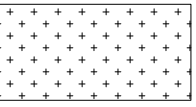
4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
**Lot Coverage**

**Lot 49**  
SHEET NUMBER

**C-3.1**  
PROJECT NO. **2155**  
© Knothe & Bruce Architects, LLC





LOT COVERAGE		
ZONING	TR-U2	
MAXIMUM LOT COVERAGE	80%	
LOT AREA	134,349 S.F.	
PROPOSED COVERAGE	79,200 S.F. / 59%	



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ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

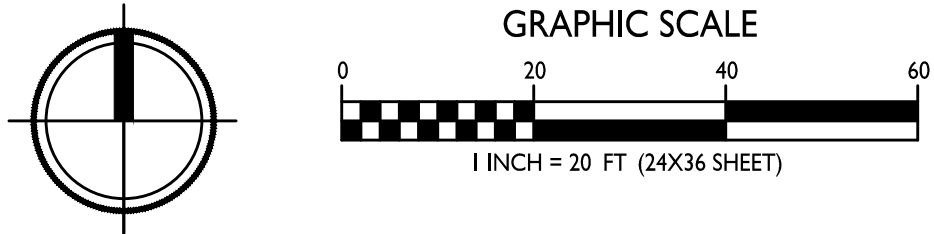
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PROJECT TITLE  
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THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION**

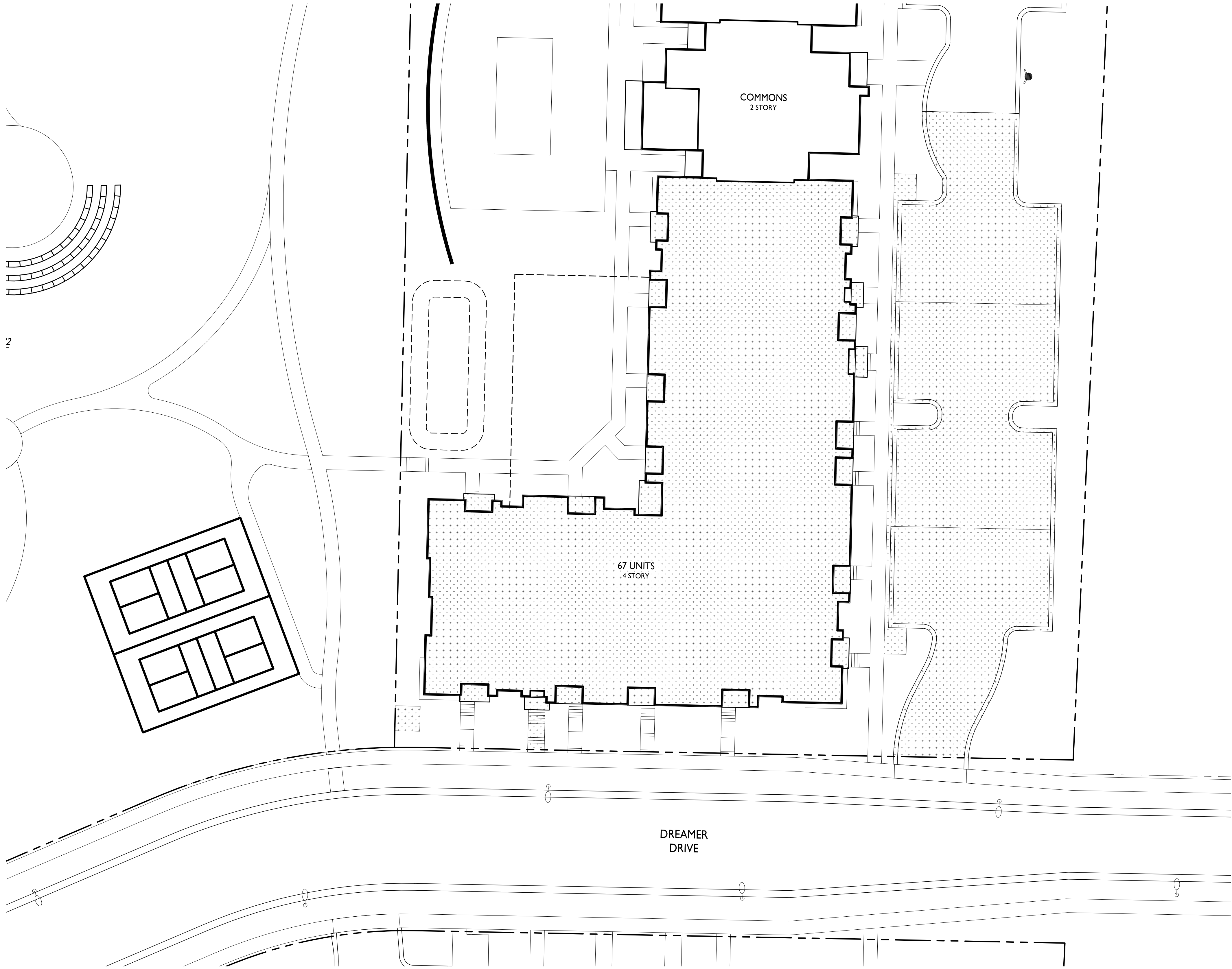
4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
**Lot Coverage  
North**

**Lot 50**  
SHEET NUMBER

**C-3.2**  
PROJECT NO. **2155**  
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SEE SHEET C-1.3A FOR LOT COVERAGE DATA

**kb2**  
**knothe • bruce**  
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PROJECT TITLE  
**CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION**

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
**Lot Coverage  
South**

**Lot 50**  
SHEET NUMBER

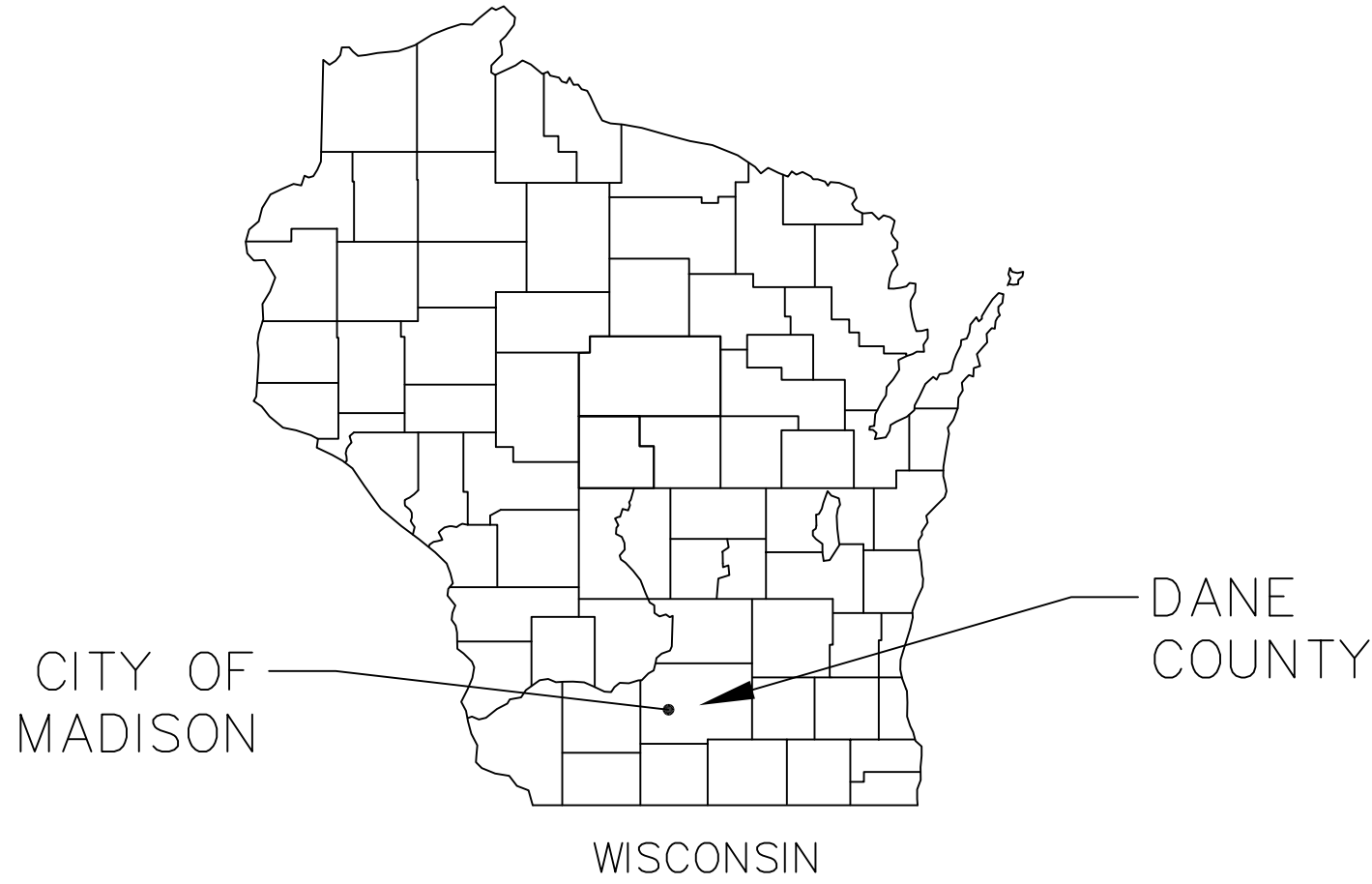
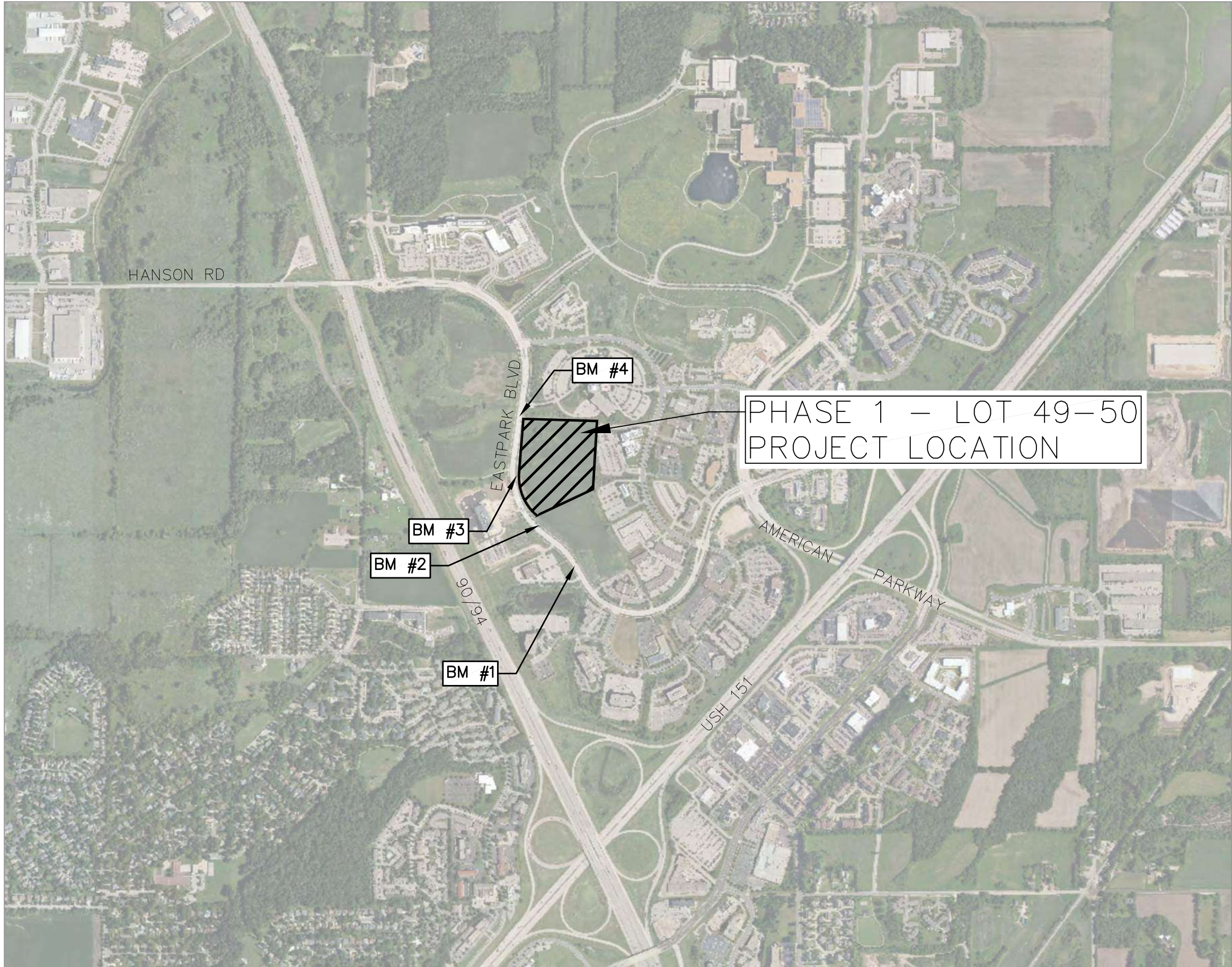
**C-3.3**  
PROJECT NO. **2155**  
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# CASCADE - PHASE 1 - SITE IMPROVEMENTS

## THE AMERICAN CENTER LOTS 49-50

### CITY OF MADISON, WISCONSIN



SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	NOTES & LEGENDS
C3	EXISTING CONDITIONS
C4	EROSION CONTROL PLAN
C5	PHASE 1 OVERALL SITE & UTILITY PLAN
C6	LOT 49 SITE & UTILITY PLAN
C7	LOT 50 NORTH SITE & UTILITY PLAN
C8	LOT 50 SOUTH SITE & UTILITY PLAN
C9	PHASE 1 OVERALL GRADING PLAN
C10	LOT 49 GRADING PLAN
C11	LOT 50 NORTH GRADING PLAN
C12	LOT 50 SOUTH GRADING PLAN
C13	LOT 49 FIRE ACCESS PLAN




THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.


CALL DIGGER'S HOTLINE  
1-800-242-8511

SITE BENCHMARKS

- 

TOP NUT OF HYDRANT  
ELEV = 910.30
- 

TOP NUT OF HYDRANT  
ELEV = 921.17
- 

TOP NUT OF HYDRANT  
ELEV = 921.85
- 

TOP NUT OF HYDRANT  
ELEV = 910.30

NOT FOR CONSTRUCTION

Title Sheet

Cascade Phase 1 - The American Center Lots 49-50

City of Madison

Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

2/27/2023

DRAFTER

BBAR

CHECKED

SCHU


PROJECT NO.

210303


C1




TOPOGRAPHIC LINEWORK LEGEND

FD


EXISTING FIBER OPTIC LINE

G


EXISTING GAS LINE

UE


EXISTING UNDERGROUND ELECTRIC LINE

SAN


EXISTING SANITARY SEWER LINE (SIZE NOTED)

ST


EXISTING STORM SEWER LINE (SIZE NOTED)




EXISTING EDGE OF TREES

WM


EXISTING WATER MAIN (SIZE NOTED)

820


EXISTING MAJOR CONTOUR

818


EXISTING MINOR CONTOUR




EXISTING EDGE OF PAVEMENT




EXISTING EDGE OF GRAVEL



EXISTING GRAVEL SURFACE




EXISTING CONCRETE SURFACE

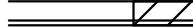


EXISTING ASPHALT SURFACE

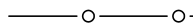
SITE PLAN LEGEND




PROPERTY BOUNDARY



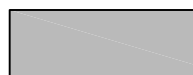
CURB AND GUTTER (REVERSE CURB HATCHED)



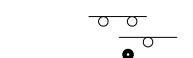
PROPOSED CHAIN LINK FENCE




PROPOSED CONCRETE



PROPOSED ASPHALT



PROPOSED SIGN



PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC

-

TOP OF CURB

FF

-

FINISHED FLOOR

FL

-

FLOW LINE

SW

-

TOP OF WALK

TW

-


TOP OF WALL

BW


-

BOTTOM OF WALL


GRADING LEGEND

820

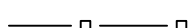
PROPOSED MAJOR CONTOURS

818


PROPOSED MINOR CONTOURS




DITCH CENTERLINE



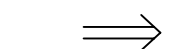
SILT FENCE



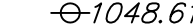
DISTURBED LIMITS



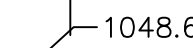
BERM




DRAINAGE DIRECTION

1048.61

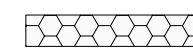
EXISTING SPOT ELEVATIONS

1048.61


PROPOSED SPOT ELEVATIONS




STONE WEEPER




VELOCITY CHECK



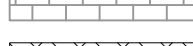
INLET PROTECTION




EROSION MAT CLASS II, TYPE A



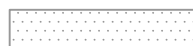
EROSION MAT CLASS I, TYPE B



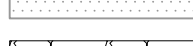
EROSION MAT CLASS III, TYPE C



EROSION MAT CLASS II, TYPE A

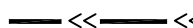


TRACKING PAD




RIP RAP

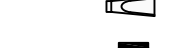
PROPOSED UTILITY LEGEND




STORM SEWER PIPE




STORM SEWER MANHOLE




STORM SEWER ENDWALL




STORM SEWER CURB INLET




STORM SEWER CURB INLET W/MANHOLE




STORM SEWER FIELD INLET



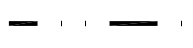
ROOF DRAIN CLEANOUT



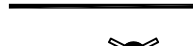
SANITARY SEWER PIPE (GRAVITY)




SANITARY SEWER LATERAL PIPE




SANITARY SEWER MANHOLE



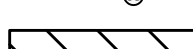
SANITARY SEWER CLEANOUT




WATER MAIN




WATER SERVICE LATERAL PIPE




FIRE HYDRANT



WATER VALVE



CURB STOP



PROPOSED PIPE INSULATION

ABBREVIATIONS

STMH

-

STORM MANHOLE

FI

-

FIELD INLET

CI

-

CURB INLET

CB

-

CATCH BASIN

EW

-


ENDWALL

SMH


-

SANITARY MANHOLE


TOPOGRAPHIC SYMBOL LEGEND




EXISTING SIGN (TYPE NOTED)




EXISTING CURB INLET




EXISTING STORM MANHOLE




EXISTING SANITARY MANHOLE




EXISTING FIRE HYDRANT




EXISTING WATER MAIN VALVE



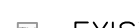
EXISTING CURB STOP




EXISTING GAS VALVE




EXISTING LIGHT POLE




EXISTING TV PEDESTAL



EXISTING TELEPHONE MANHOLE



EXISTING TELEPHONE PEDESTAL



EXISTING DECIDUOUS TREE

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
7. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION.

GRADING NOTES:

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


UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

STREET TREE NOTES:

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY.
2. 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 TREES. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY.
3. AS DEFINED BY 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 ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSES THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING.
4. SECTION 107.13(g) OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 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 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION.

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Notes & Legends

Cascade Phase 1 - The American Center Lots 49-50

City of Madison

Dane County, Wisconsin

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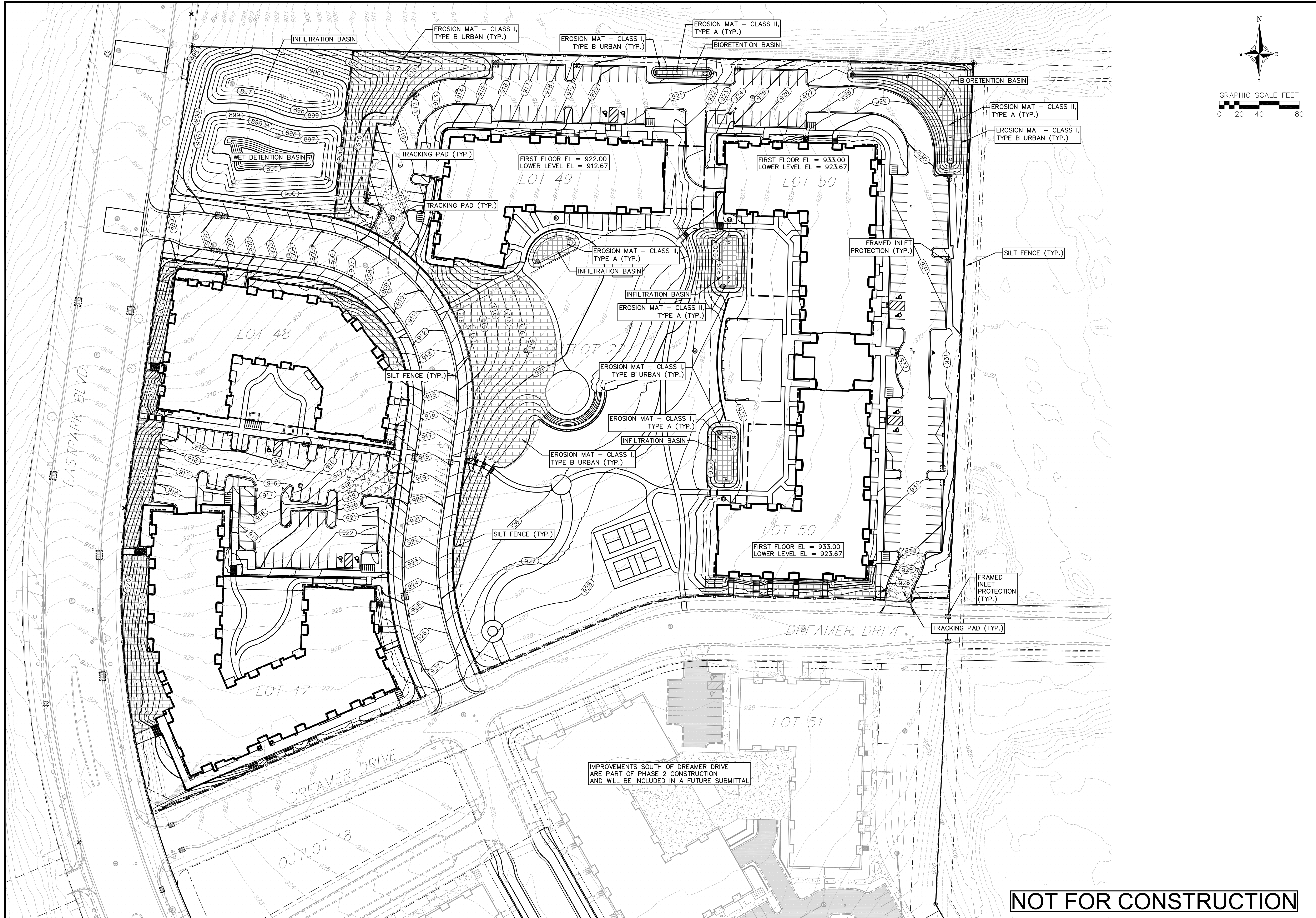


EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM/TC	INVERT	DIRECTION
S1	SMH	903.36	891.16	SE
			891.03	NW
S2	SMH	905.86	889.66	SE
			889.61	SW
			890.81	NW
			895.64	NW
S3	SMH	909.73	899.71	SE
			899.85	NW
S4	SMH	917.44	907.37	SE
			907.47	NW
S5	SMH	921.62	911.72	SE
			911.76	W
			911.83	NW
S6	SMH	917.90	907.28	N
			907.35	E
S7	SMH	904.37	893.84	N
			893.93	S
S8	SMH	894.48	883.69	N
			883.78	S
S9	SMH	890.05	877.47	N
			876.55	S
			876.47	W


1. This plan is not intended to be a property survey as defined in Chapter A-E 7 of the Wisconsin Administrative Code. The property lines shown on this plan are based on found monumentation, Certified Survey Map #15623, recorded as Document # 57783376 and subsequent surveys of record.
2. This plan is based upon field survey work performed on August 17, 18 and 24, 2022. Any changes in site conditions after August 24, 2022 are not reflected by this plan.
3. This plan is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS.
4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline ticket #202223311075 and #20223311078. No private locate request was made. Viebicher does not warrant the locations marked or mapped by others. Sewer and water pipe sizes were obtained from the City of Madison GWSB site. Some storm sewer pipe sizes were measured during the survey.
5. No attempt has been made as a part of this plan to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal, except those easements shown on the Creek Crossing At St. Francis plot.

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Erosion Control Plan

Cascade Phase 1 - The American Center Lots 49-50

City of Madison

Dane County, Wisconsin

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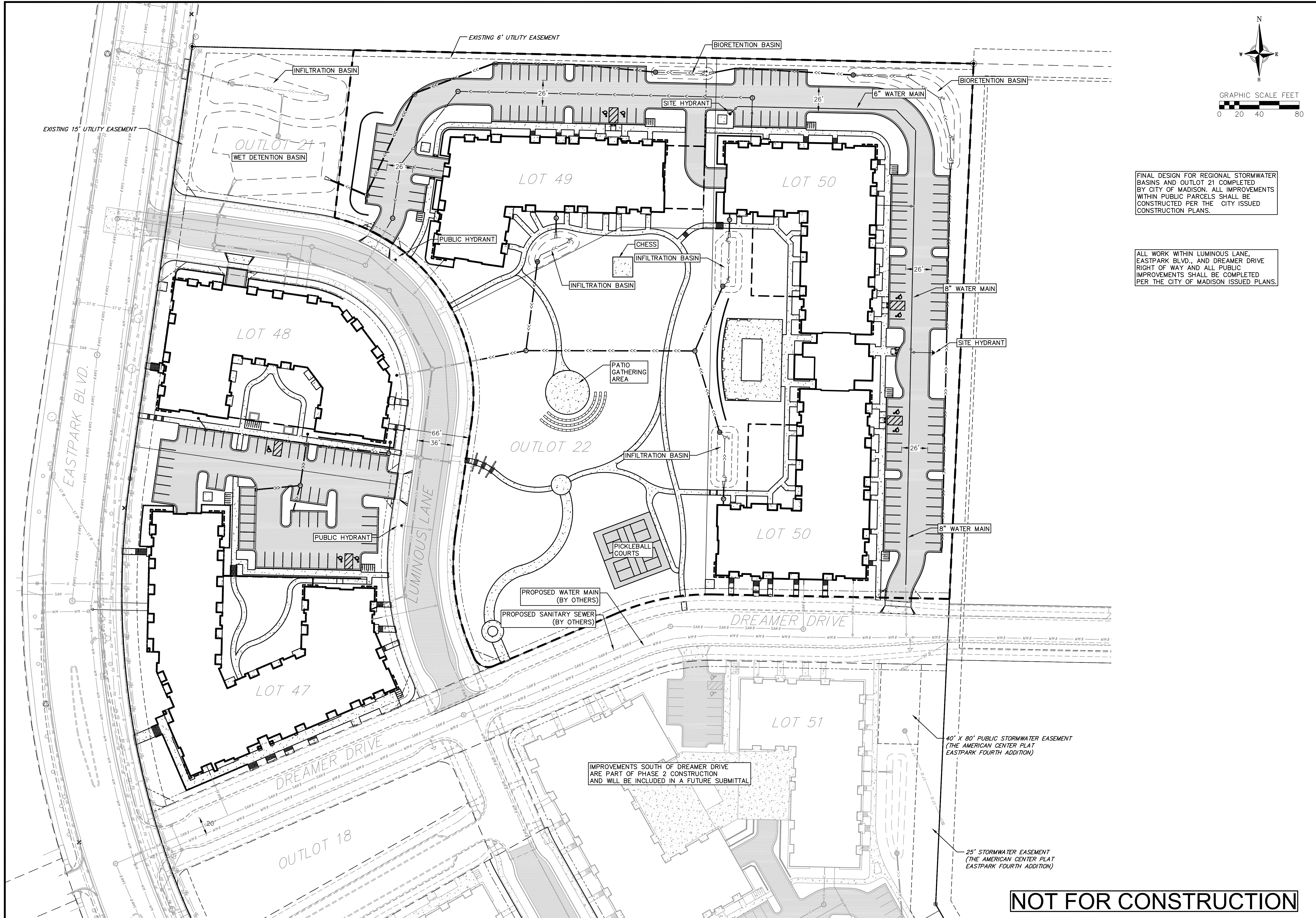
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FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

ALL WORK WITHIN LUMINOUS LANE, EASTPARK BLVD., AND DREAMER DRIVE RIGHT OF WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS.



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**Phase 1 Overall Site & Utility Plan**  
Cascade Phase 1 - The American Center Lots 49-50  
City of Madison  
Dane County, Wisconsin

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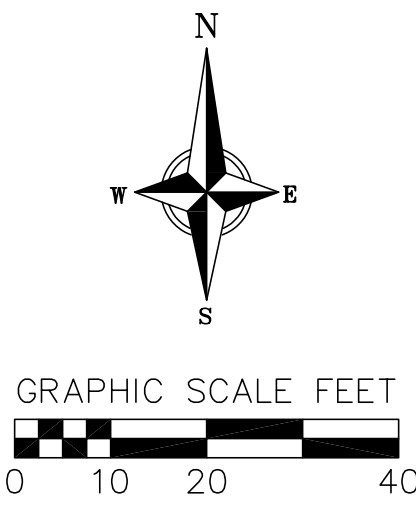
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FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.




STORM STRUCTURE TABLE				
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT	
S6	48" CONC CB	909.09	902.43	
S7	2' x 3' CI	908.97	905.05	
S8	48" CONC CB	912.42	907.60	
S9	48" CONC CB	915.27	911.27	
S10	2' x 3' CI	918.77	914.77	
S11	48" CONC FI	919.50	916.50	
S15	48" CONC FI	929.00	926.00	
S16	48" CONC STMH	927.06	923.18	
S17	48" CONC STMH	918.67	909.81	
S18	48" CONC FI	918.50	916.00	
S19	48" CONC STMH	920.66	918.70	
S20	48" CONC STMH	930.58	928.68	
S21	2' x 3' CI	922.88	919.29	
S26	18" EW	898.71	897.00	
S28	12" RCP EW	920.17	919.00	
S29	12" RCP EW	929.67	928.50	
S31	12" RCP EW	919.67	918.50	

STORM PIPE TABLE									
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE	
P1	RCP	18	S26	S6	45	897.00	902.43	12.16%	
P2	RCP	12	S6	S7	6	904.93	905.05	2.00%	
P3	RCP	15	S8	S9	88	907.60	911.27	4.19%	
P4	RCP	12	S9	S10	81	911.27	914.77	4.32%	
P5	RCP	12	S10	S11	79	914.77	916.50	2.18%	
P10	RCP	12	S381	S17	47	909.34	909.81	1.00%	
P11	RCP	12	S17	S16	169	909.81	923.18	7.92%	
P12	RCP	12	S16	S14	85	923.18	926.00	3.32%	
P13	RCP	12	S16	S15	70	923.18	926.00	4.00%	
P14	RCP	12	S17	S18	90	909.81	916.00	6.91%	
P17	RCP	12	S29	S20	18	928.50	928.68	1.00%	
P18	RCP	12	S20		6	928.68	928.74	1.00%	
P21	RCP	15	S6	S8	112	902.68	907.60	4.39%	
P22	RCP	12	S28	S21	29	919.00	919.29	1.00%	
P23	RCP	12	S21	S12	116	919.29	922.50	2.77%	
P26	RCP	12	S31	S19	20	918.50	918.70	1.00%	
P27	RCP	12	S19		6	918.70	918.76	1.00%	

ALL WORK WITHIN THE LUMINOUS LANE RIGHT OF WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS.

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Lot 49 Site & Utility Plan

Cascade Phase 1 - The American Center Lots 49-50

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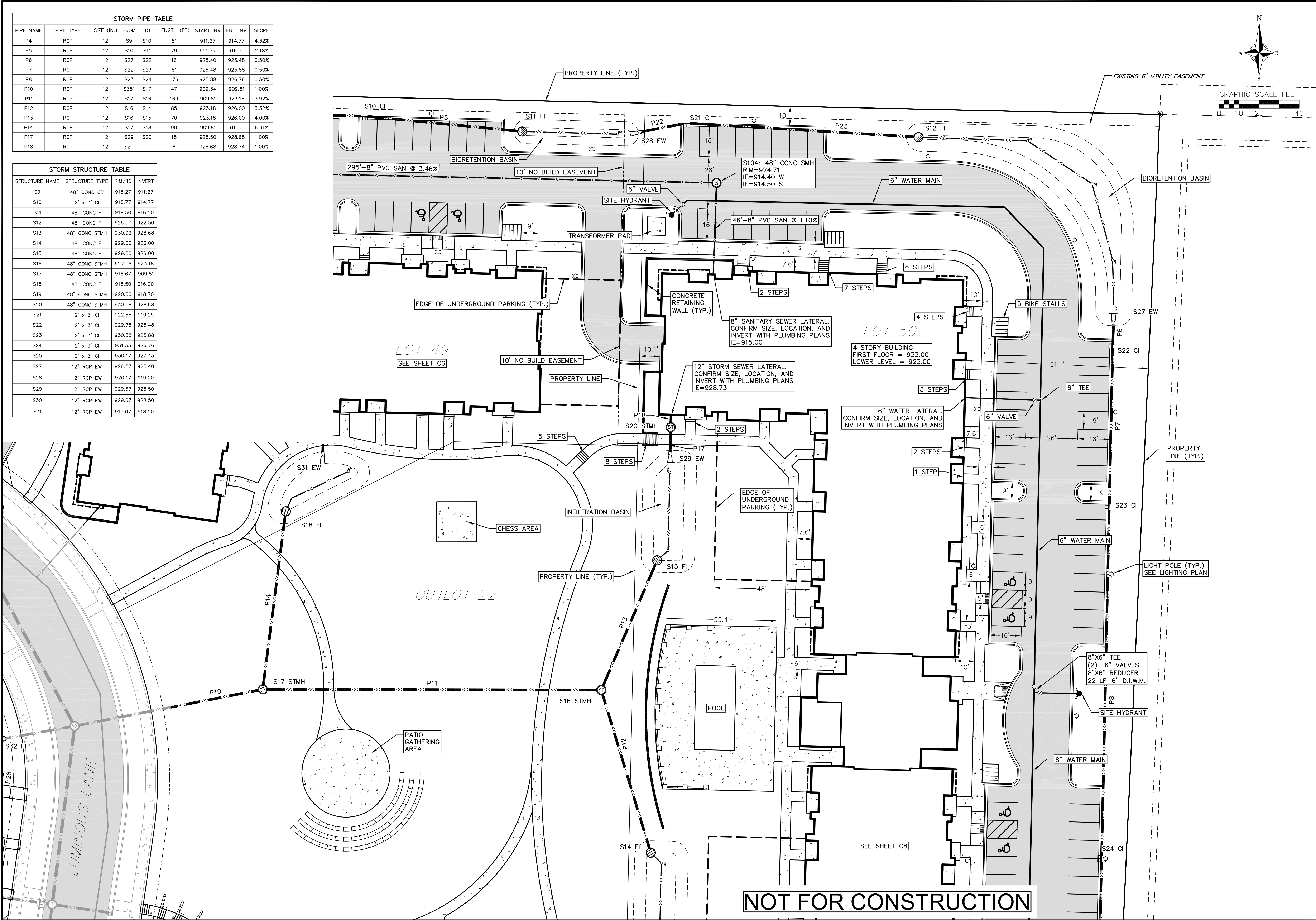
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STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P4	RCP	12	S9	S10	81	911.27	914.77	4.32%
P5	RCP	12	S10	S11	79	914.77	916.50	2.18%
P6	RCP	12	S27	S22	16	925.40	925.48	0.50%
P7	RCP	12	S22	S23	81	925.48	925.88	0.50%
P8	RCP	12	S23	S24	176	925.88	926.76	0.50%
P10	RCP	12	S381	S17	47	909.34	909.81	1.00%
P11	RCP	12	S17	S16	169	909.81	923.18	7.92%
P12	RCP	12	S16	S14	85	923.18	926.00	3.32%
P13	RCP	12	S16	S15	70	923.18	926.00	4.00%
P14	RCP	12	S17	S18	90	909.81	916.00	6.91%
P17	RCP	12	S29	S20	18	928.50	928.68	1.00%
P18	RCP	12	S20		6	928.68	928.74	1.00%

STORM STRUCTURE TABLE				
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT	
S9	48" CONC CB	915.27	911.27	
S10	2' x 3' CI	918.77	914.77	
S11	48" CONC FI	919.50	916.50	
S12	48" CONC FI	926.50	922.50	
S13	48" CONC STMH	930.92	928.68	
S14	48" CONC FI	929.00	926.00	
S15	48" CONC FI	929.00	926.00	
S16	48" CONC STMH	927.06	923.18	
S17	48" CONC STMH	918.67	909.81	
S18	48" CONC FI	918.50	916.00	
S19	48" CONC STMH	920.66	918.70	
S20	48" CONC STMH	930.58	928.68	
S21	2' x 3' CI	922.88	919.29	
S22	2' x 3' CI	929.75	925.48	
S23	2' x 3' CI	930.38	925.88	
S24	2' x 3' CI	931.33	926.76	
S25	2' x 3' CI	930.17	927.43	
S27	12" RCP EW	926.57	925.40	
S28	12" RCP EW	920.17	919.00	
S29	12" RCP EW	929.67	928.50	
S30	12" RCP EW	929.67	928.50	
S31	12" RCP EW	919.67	918.50	





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Lot 50 North Site & Utility Plan

Cascade Phase 1 - The American Center Lots 49-50

City of Madison

Dane County, Wisconsin

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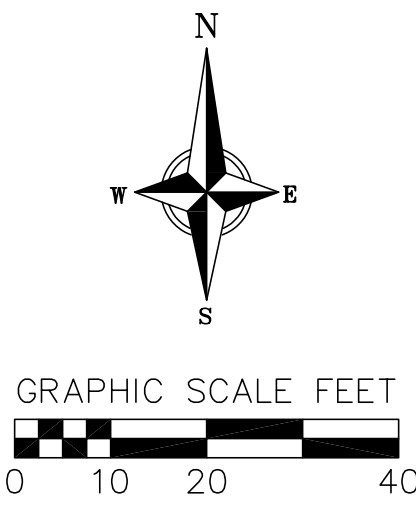
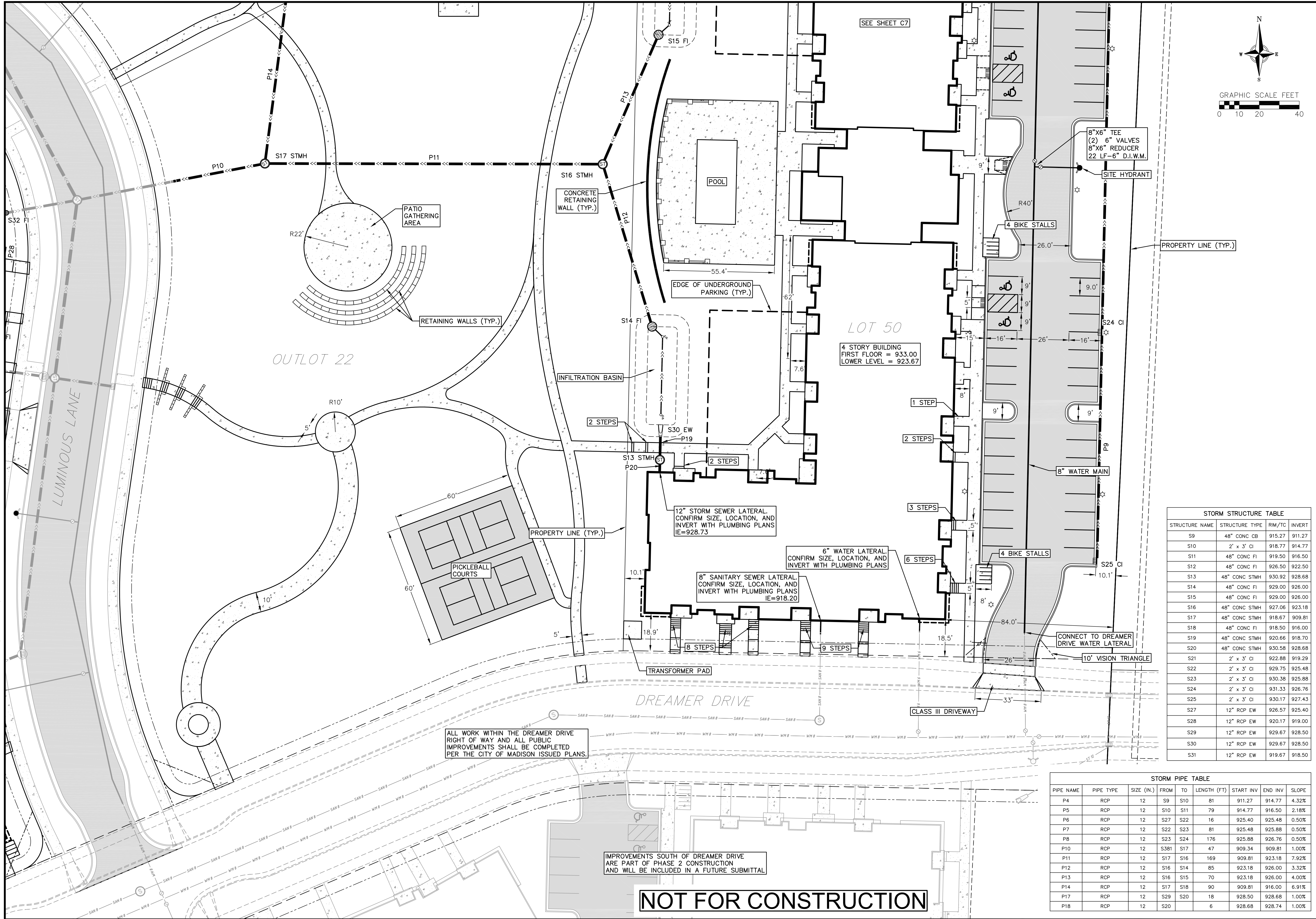
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STORM STRUCTURE TABLE				
STRUCTURE NAME	STRUCTURE TYPE	RIM/TC	INVERT	
S9	48" CONC CB	915.27	911.27	
S10	2' x 3' CI	918.77	914.77	
S11	48" CONC FI	919.50	916.50	
S12	48" CONC FI	926.50	922.50	
S13	48" CONC STMH	930.92	928.68	
S14	48" CONC FI	929.00	926.00	
S15	48" CONC FI	929.00	926.00	
S16	48" CONC STMH	927.06	923.18	
S17	48" CONC STMH	918.67	909.81	
S18	48" CONC FI	918.50	916.00	
S19	48" CONC STMH	920.66	918.70	
S20	48" CONC STMH	930.58	928.68	
S21	2' x 3' CI	922.88	919.29	
S22	2' x 3' CI	929.75	925.48	
S23	2' x 3' CI	930.38	925.88	
S24	2' x 3' CI	931.33	926.76	
S25	2' x 3' CI	930.17	927.43	
S27	12" RCP EW	926.57	925.40	
S28	12" RCP EW	920.17	919.00	
S29	12" RCP EW	929.67	928.50	
S30	12" RCP EW	929.67	928.50	
S31	12" RCP EW	919.67	918.50	

STORM PIPE TABLE									
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE	
P4	RCP	12	S9	S10	81	911.27	914.77	4.32%	
P5	RCP	12	S10	S11	79	914.77	916.50	2.18%	
P6	RCP	12	S27	S22	16	925.40	925.48	0.50%	
P7	RCP	12	S22	S23	81	925.48	925.88	0.50%	
P8	RCP	12	S23	S24	176	925.88	926.76	0.50%	
P10	RCP	12	S381	S17	47	909.34	909.81	1.00%	
P11	RCP	12	S17	S16	169	909.81	923.18	7.92%	
P12	RCP	12	S16	S14	85	923.18	926.00	3.32%	
P13	RCP	12	S16	S15	70	923.18	926.00	4.00%	
P14	RCP	12	S17	S18	90	909.81	916.00	6.91%	
P17	RCP	12	S29	S20	18	928.50	928.68	1.00%	
P18	RCP	12	S20		6	928.68	928.74	1.00%	

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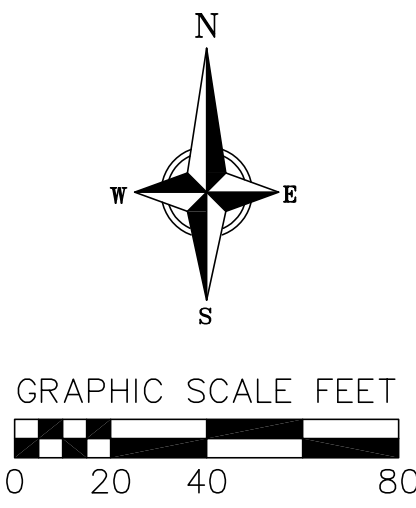
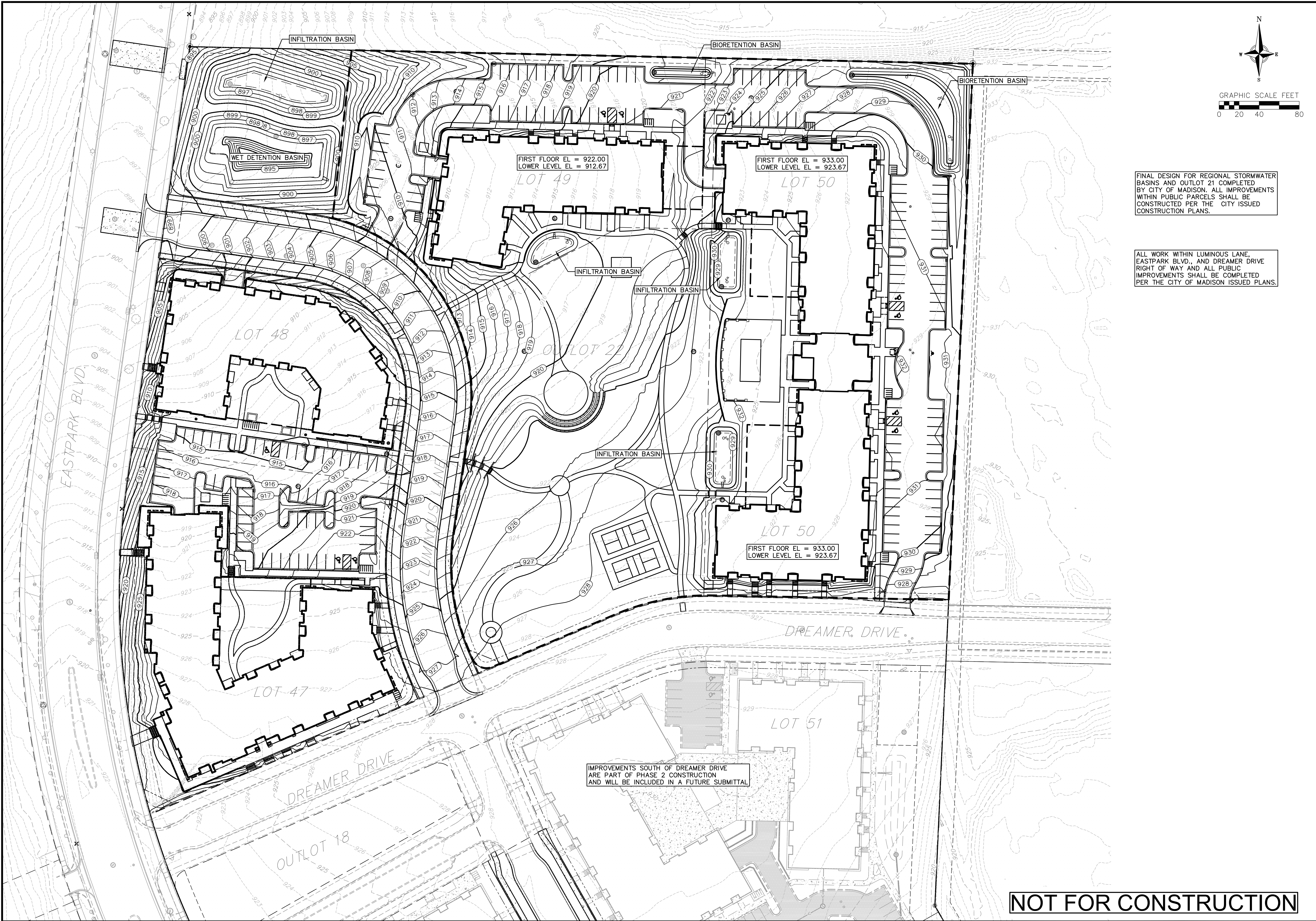
Cascade Phase 1 - The American Center Lots 49-50

City of Madison

Dane County, Wisconsin

C8






FINAL DESIGN FOR REGIONAL STORMWATER BASINS AND OUTLOT 21 COMPLETED BY CITY OF MADISON. ALL IMPROVEMENTS WITHIN PUBLIC PARCELS SHALL BE CONSTRUCTED PER THE CITY ISSUED CONSTRUCTION PLANS.

ALL WORK WITHIN LUMINOUS LANE, EASTPARK BLVD., AND DREAMER DRIVE RIGHT OF WAY AND ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS.

IMPROVEMENTS SOUTH OF DREAMER DRIVE ARE PART OF PHASE 2 CONSTRUCTION AND WILL BE INCLUDED IN A FUTURE SUBMITTAL

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Phase 1 Overall Grading Plan

Cascade Phase 1 - The American Center Lots 49-50

City of Madison

Dane County, Wisconsin

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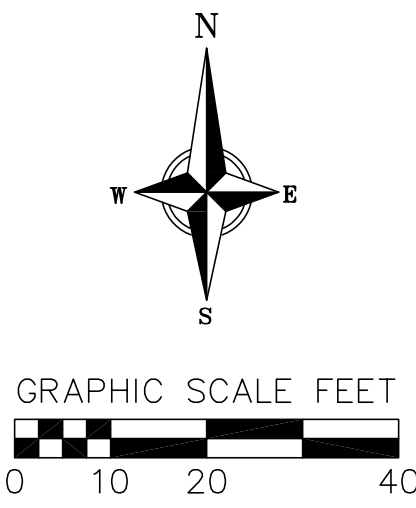
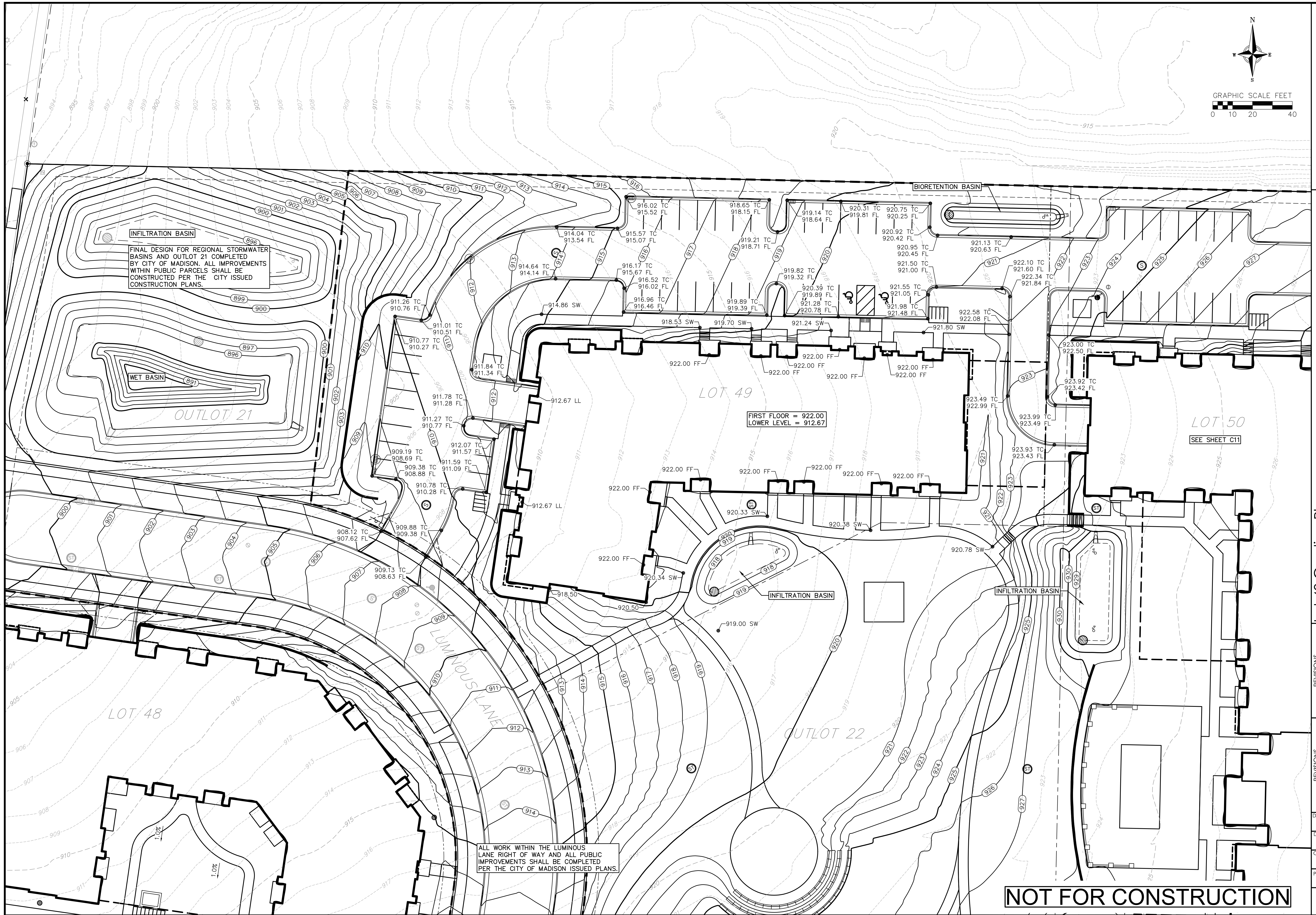
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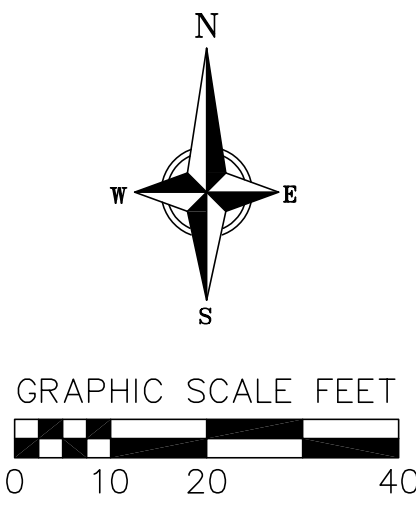
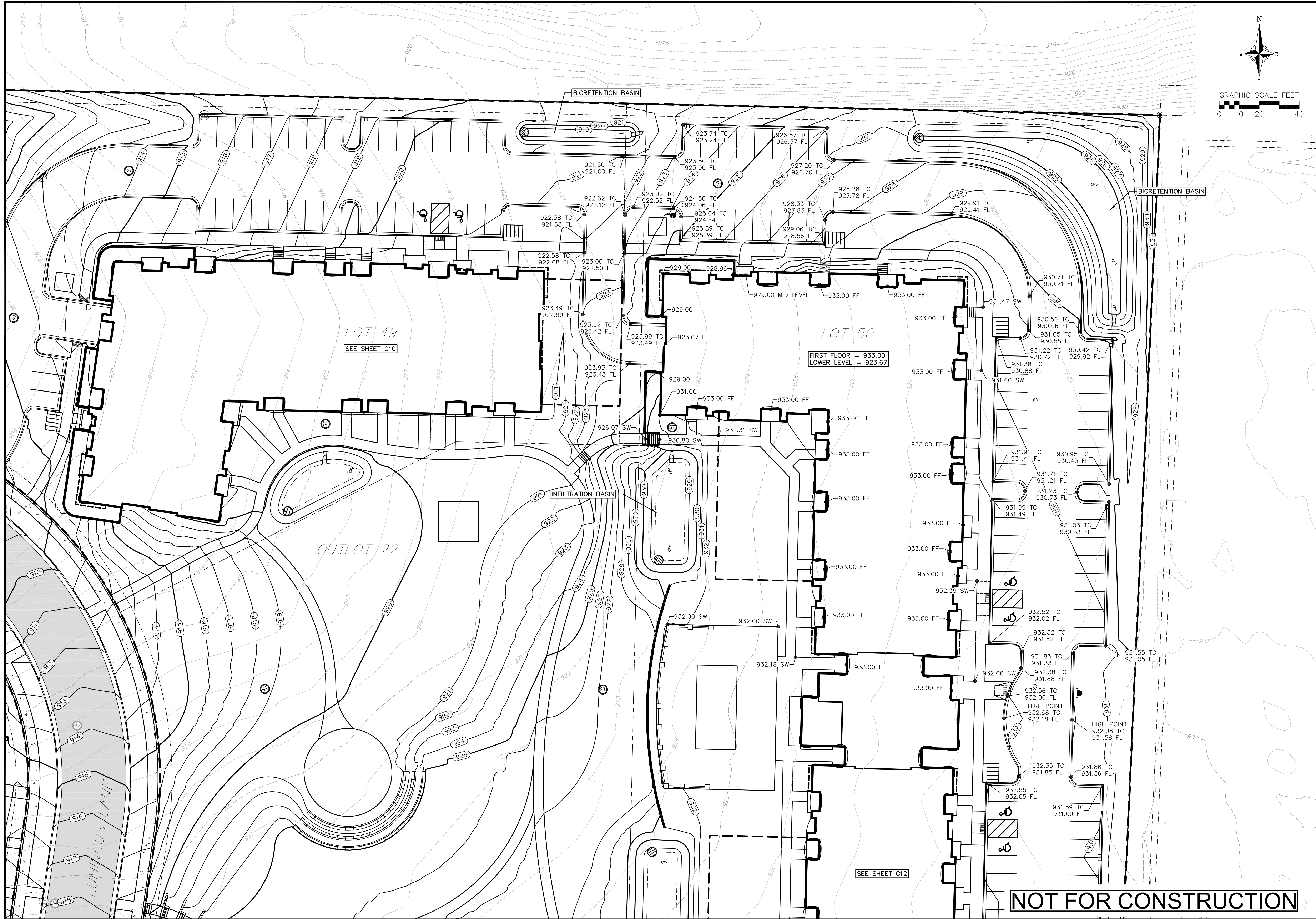
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**Lot 50 North Grading Plan**  
Cascade Phase 1 - The American Center Lots 49-50  
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Dane County, Wisconsin

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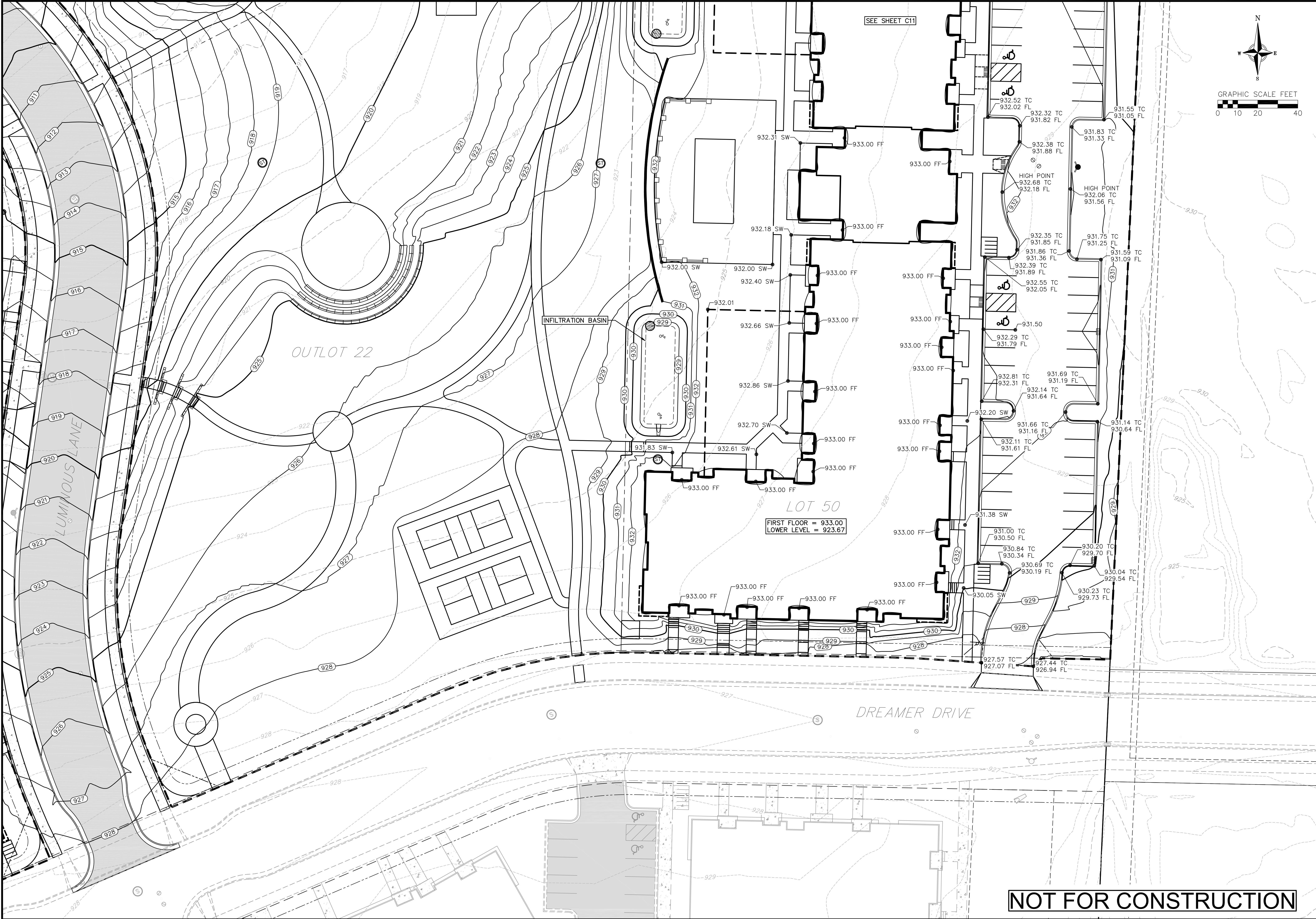
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**Lot 50 South Grading Plan**  
Cascade Phase 1 - The American Center Lots 49-50  
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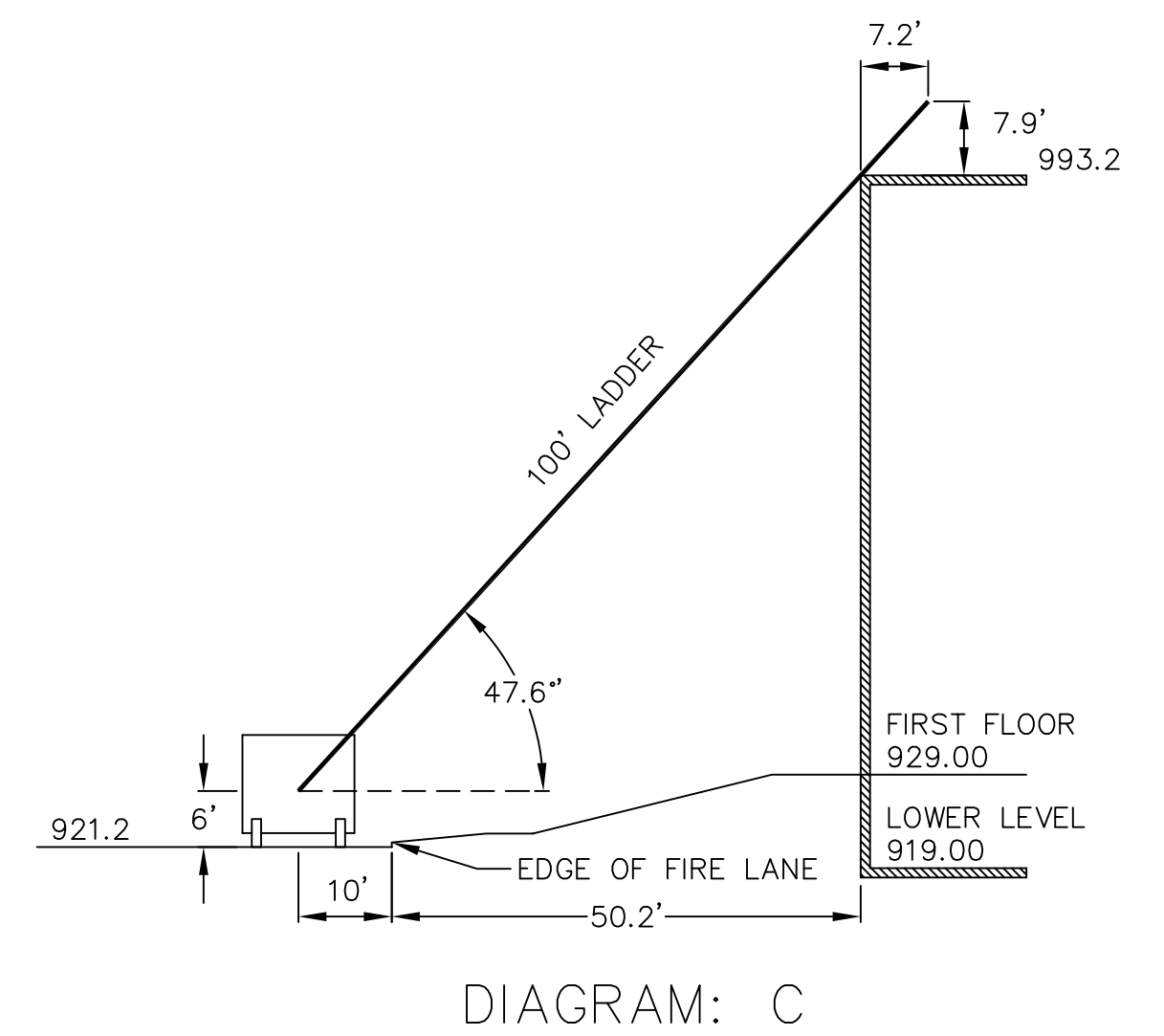
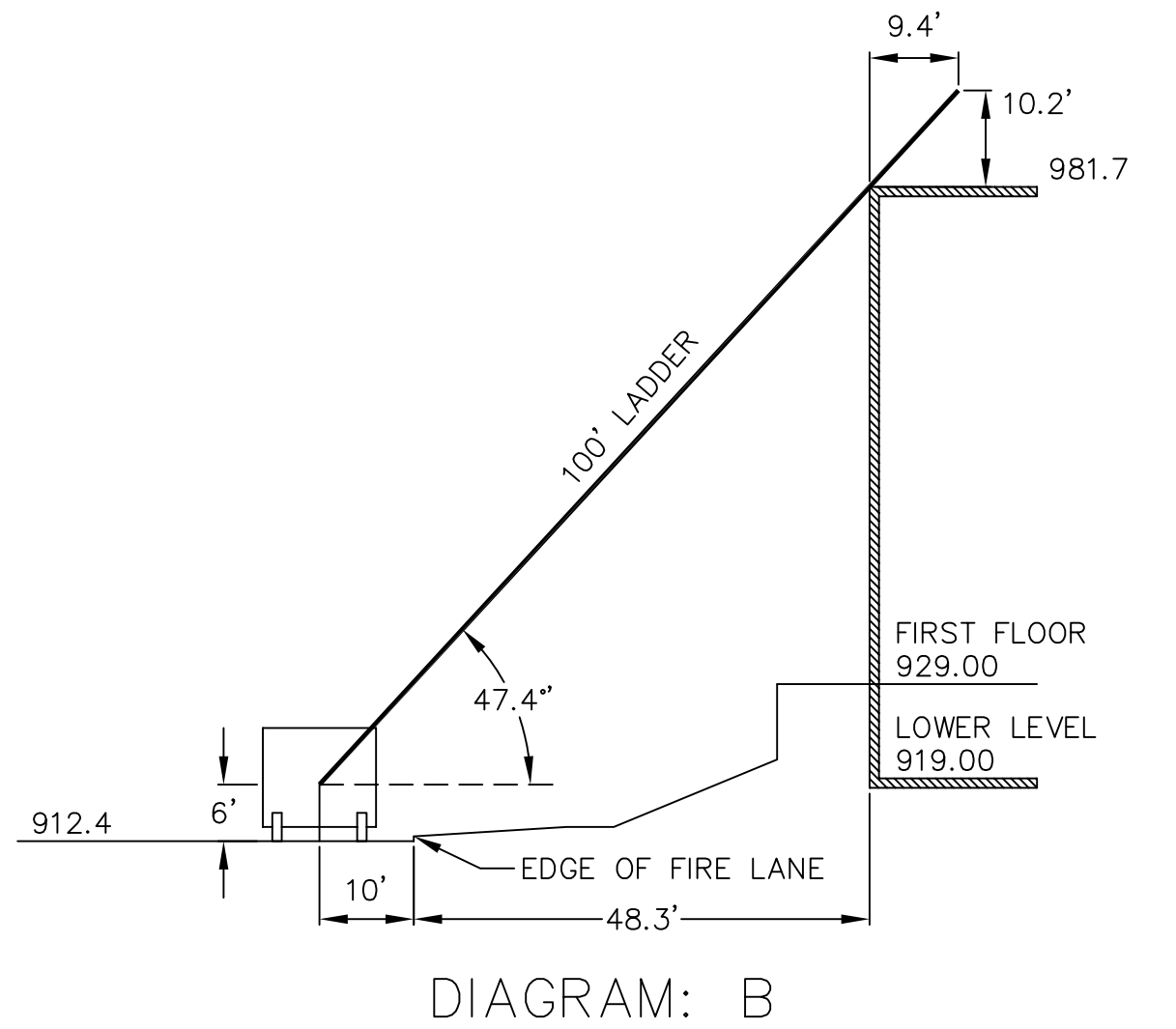
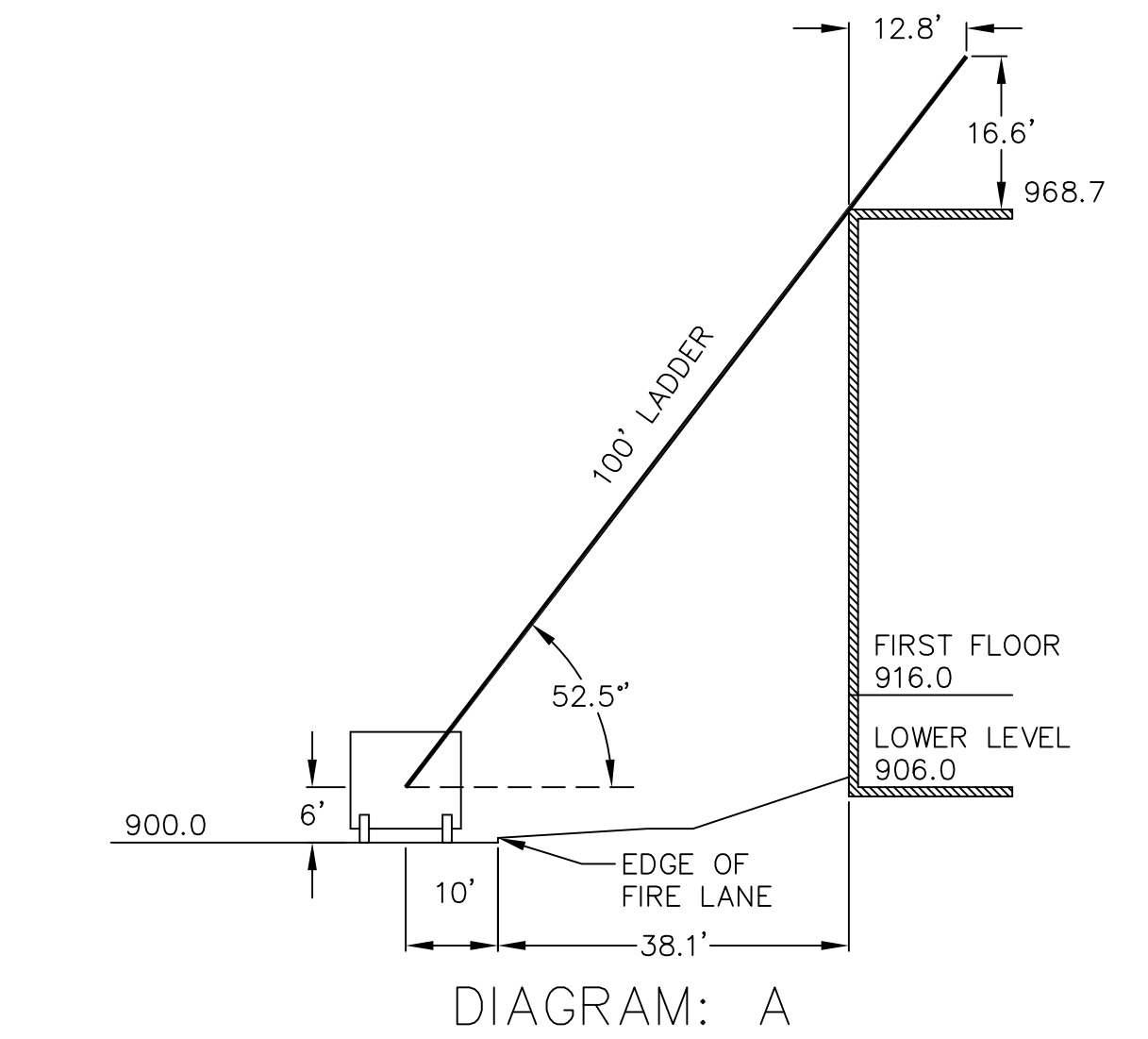
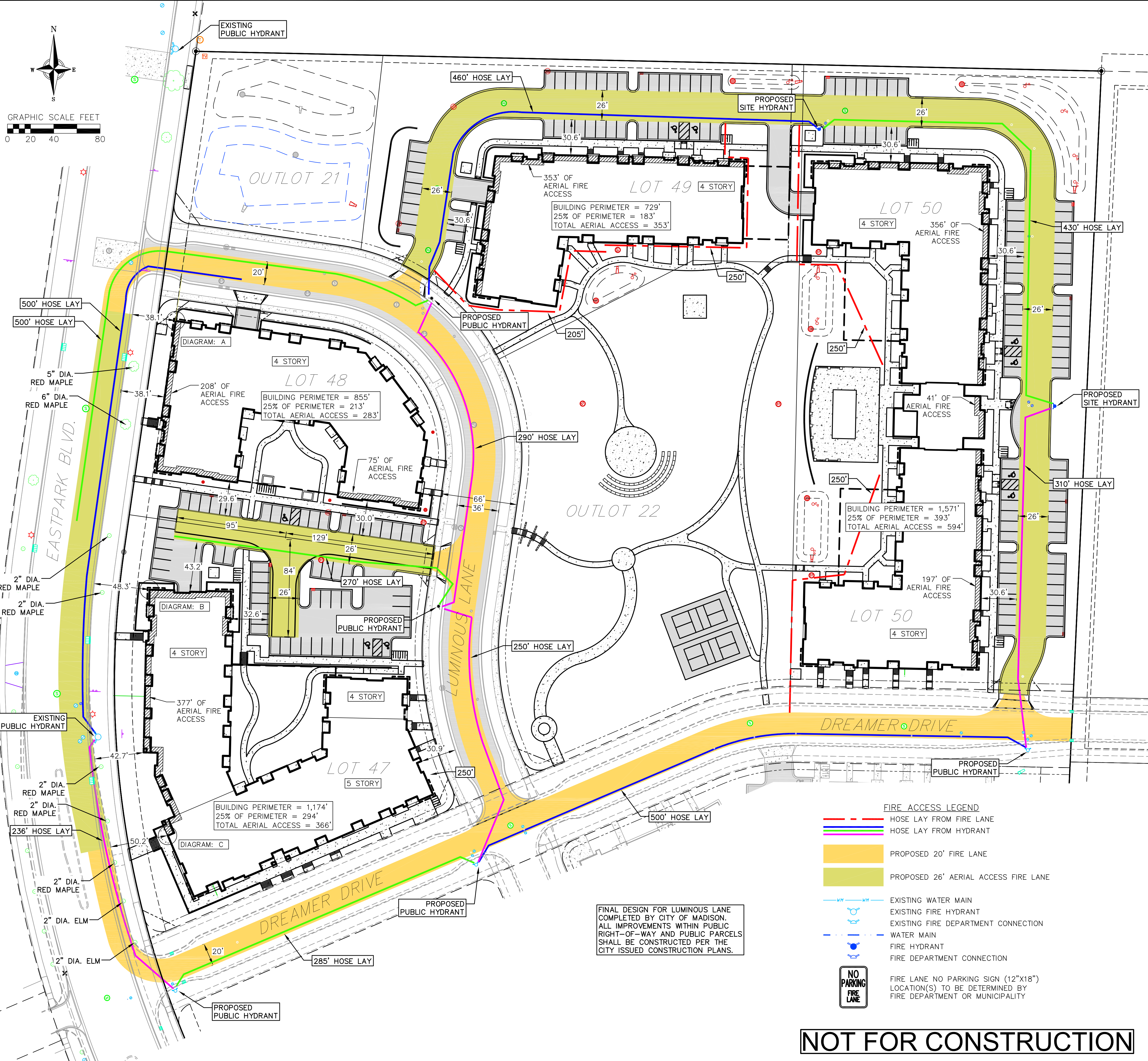
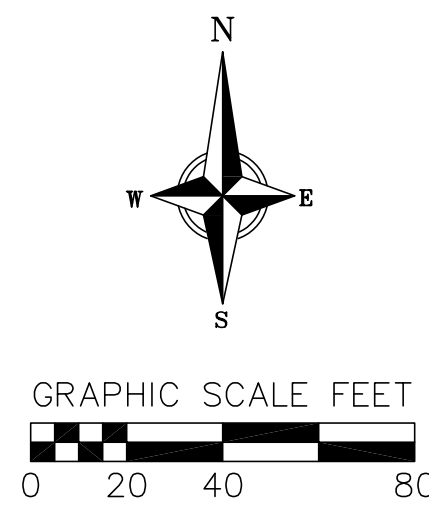
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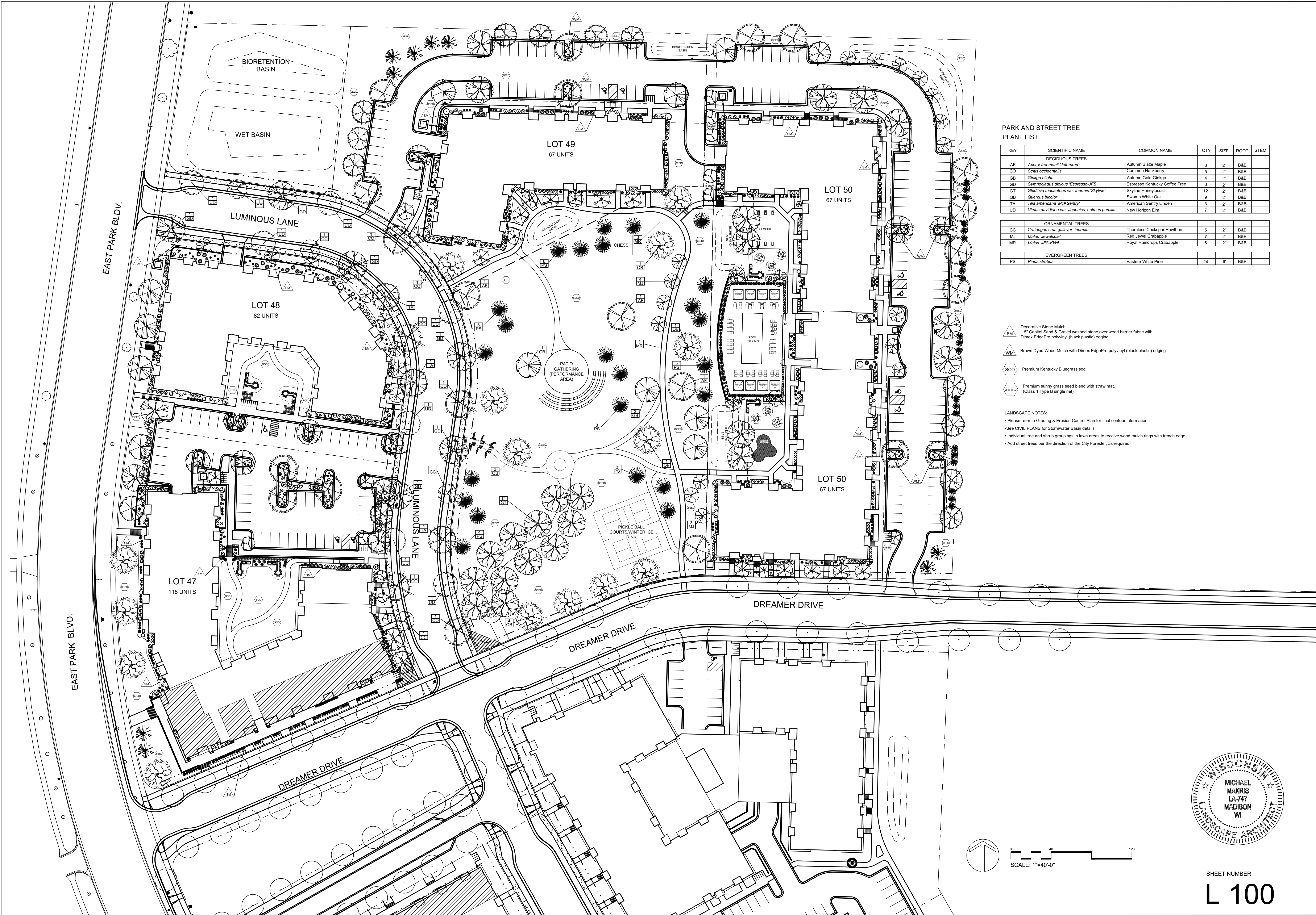




1 LADDER REACH DIAGRAMS

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PARK AND STREET TREE PLANT LIST						
KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	3	2"	B&B	
CO	<i>Celtis occidentalis</i>	Common Hackberry	5	2"	B&B	
GB	<i>Ginkgo biloba</i>	Autumn Gold Ginkgo	4	2"	B&B	
GD	<i>Gymnocladus dioica 'Espresso-JFS'</i>	Espresso Kentucky Coffee Tree	6	2"	B&B	
GT	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	12	2"	B&B	
QB	<i>Quercus bicolor</i>	Swamp White Oak	9	2"	B&B	
TA	<i>Tilia americana 'McKsentry'</i>	American Sentry Linden	3	2"	B&B	
UD	<i>Ulmus davidiana var. japonica x ulmus pumila</i>	New Horizon Elm	7	2"	B&B	
ORNAMENTAL TREES						
CC	<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn	5	2"	B&B	
MJ	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	7	2"	B&B	
MR	<i>Malus 'JFS-KWS'</i>	Royal Raindrops Crabapple	6	2"	B&B	
EVERGREEN TREES						
PS	<i>Pinus strobus</i>	Eastern White Pine	24	6"	B&B	

- SM

Decorative Stone Mulch.  
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with  
Dimex EdgePro polyvinyl (black plastic) edging
- WM

Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging
- SOD

Premium Kentucky Bluegrass sod
- SEED

Premium sunny grass seed blend with straw mat.  
(Class 1 Type B single net)
- LANDSCAPE NOTES:

• Please refer to Grading & Erosion Control Plan for final contour information.

• See CIVIL PLANS for Stormwater Basin details.

• Individual tree and shrub groupings in lawn areas to receive wood mulch rings with trench edge.

• Add street trees per the direction of the City Forester, as required.
- 
- Date: January 6, 2023  
Scale: 1"=40'-0"  
Designer: kms  
Job #

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Revisions:  
2023.01.26  
2023.02.17  
2023.02.24

Reference Name:  
Cascade Development
- THE AMERICAN CENTER FIFTH ADDITION

OVERALL LANDSCAPE PLAN

Madison, Wisconsin
- 
- 3570 Pioneer Road  
Verona, WI 53593  
PH: (608) 827-9401  
FAX: (608) 827-9402  
WEB: www.olsontoon.com
- SHEET NUMBER

L 100



LOT 49  
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	<i>Acer x freemanii 'Jefersred'</i>	Autumn Blaze Maple	4	2"	B&B	
GB	<i>Ginkgo biloba</i>	Autumn Gold Ginkgo	3	2"	B&B	
GT	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	2	2"	B&B	
QB	<i>Quercus bicolor</i>	Swamp White Oak	2	2"	B&B	
TA	<i>Tilia americana 'McKsentry'</i>	American Sentry Linden	7	2"	B&B	

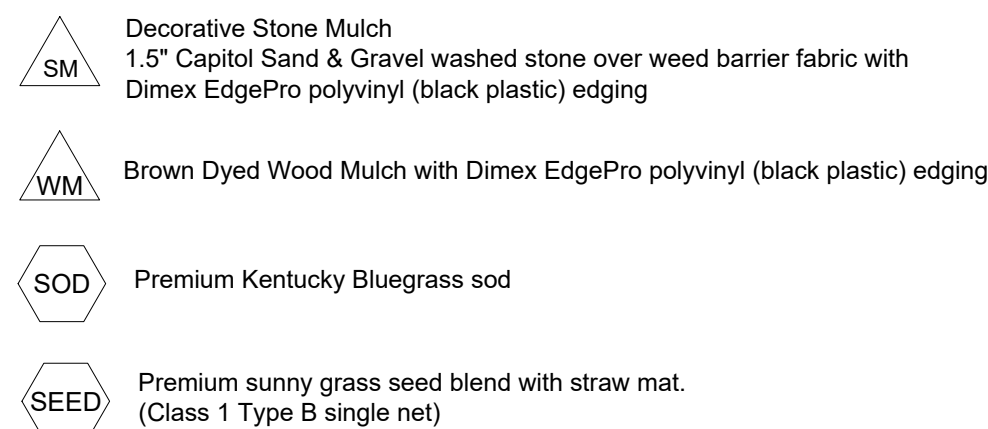
	ORNAMENTAL TREES					
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	10	2"	B&B	

	EVERGREEN TREES				
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	5	6'	B&B
TO	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	5	6'	B&B

	EVERGREEN SHRUBS				
Pp	<i>Picea pungens</i> 'Globosa'	Dwarf Globe Blue Spruce	1	#5	Cont.
Tm	<i>Taxus x media</i> 'Tautonii'	Taunton Yew	11	#5	Cont.

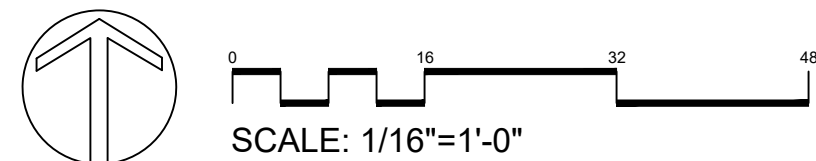
DECIDUOUS SHRUBS					
Cc	<i>Cotinus coggagria</i> 'NCC01'	Winecraft Black Smokebush	2	#5	Cont.
Dk	<i>Diervilla</i> 'G2X85411'	Kodiak Red Bush Honeysuckle	13	#3	Cont.
Hp	<i>Hydrangea paniculata</i> 'SMHPLQF'	Little Quickfire Hydrangea	10	#3	Cont.
Iv	<i>Itea virginica</i> 'Sprich'	Little Henry Dwarf Virginia Sweetspire	12	#3	Cont.
Po	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	21	#3	Cont.
Ra	<i>Rosa</i> 'BdRose'	Sunrise Sunset Rose	10	#3	Cont.
St	<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	27	#3	Cont.
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Mitten Arrowwood Viburnum	3	#5	Cont.

	ORNAMENTAL GRASSES & PERENNIALS			
ca	<i>Calamagrostis x scutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	9	#1 Cont.
hb	<i>Hemerocallis</i> 'Going Bananas'	Going Bananas Daylily	21	#1 Cont.
hs	<i>Hosta</i> 'Rainbow's End'	Rainbow's End Hosta	10	#1 Cont.
hr	<i>Hemerocallis</i> 'Rosy Returns'	Rosy Returns Daylily	9	#1 Cont.
hw	<i>Heuchera</i> 'Wildberry'	Dolce Wildberry Coralbell	12	#1 Cont.
pa	<i>Perovskia atropurpurea</i> 'Little Spire'	Little Spire Russian Sage	3	#1 Cont.

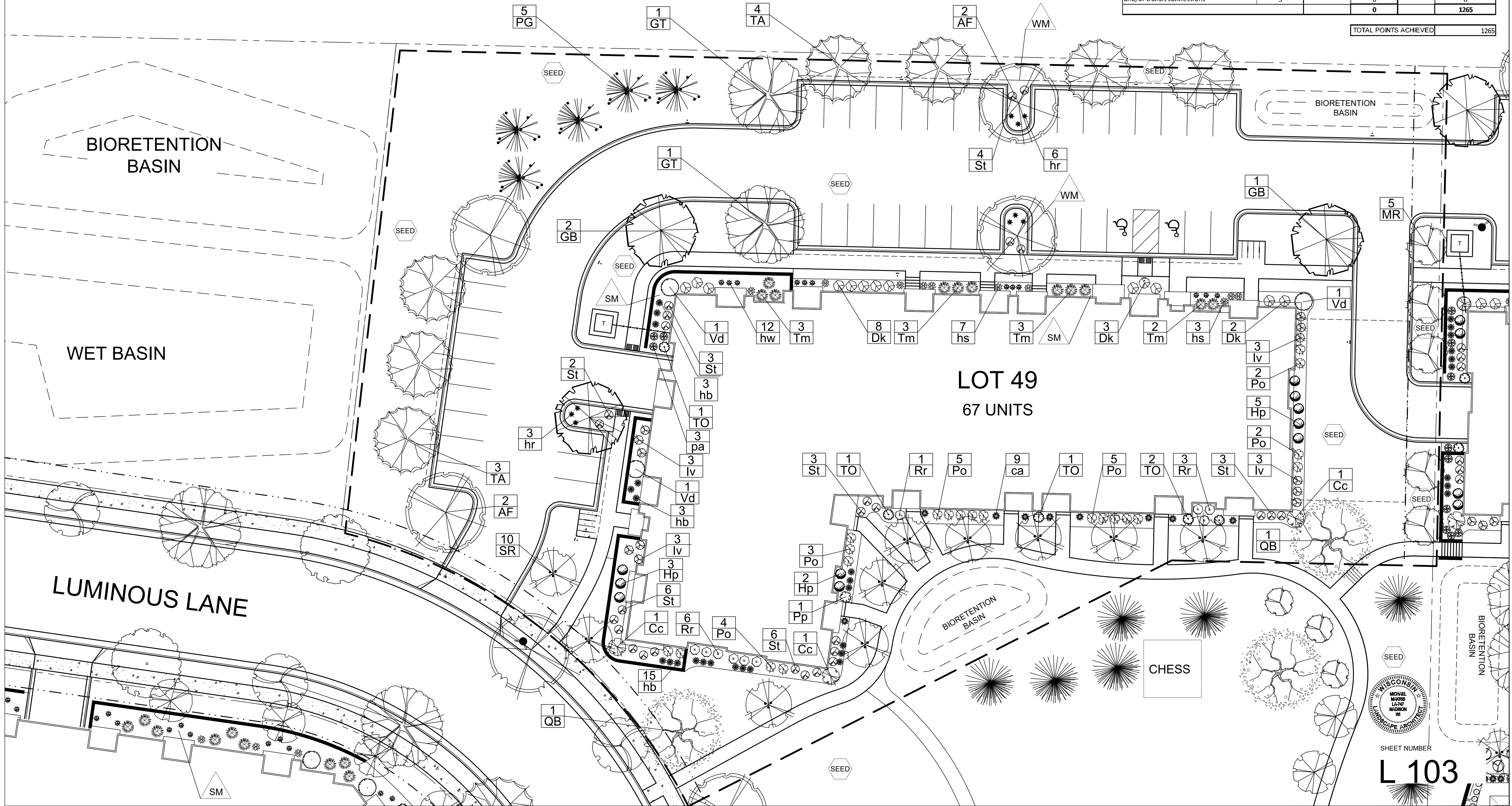


LANDSCAPE NOTES.

- Please refer to Grading & Erosion Control Plan for final contour information.
- See CIVIL PLANS for Stormwater Basin details
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with trench edge.
- Add street trees per the direction of the City Forester, as required.



City of Madison, WI Landscape Worksheet					Lot 49	
Zoning District Category						
1/6/2023						
City of Madison, Wisconsin Landscape Worksheet						
DEVELOPED LOTS			SQUARE FEET		LANDSCAPE POINTS REQ.	
Total Developed Area						
74,312 sf (lot) - 18,924 (building footprint)			55,388		923	
			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED	
Overstory Deciduous	35		0	12	420	
Tall Evergreen Tree	35		0	5	175	
Ornamental Tree	15		0	10	150	
Upright Evergreen Shrub (i.e. arbovitae)	10		0	5	50	
Shrub, deciduous	3		0	98	294	
Shrub, evergreen	4		0	12	48	
Ornamental Grasses/Perennials	2		0	64	128	
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0	
Existing Significant Specimen Tree	14		0		0	
Landscape Furniture for public seating and/or transit connections	5		0		0	
			0		1265	



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**THE AMERICAN CENTER FIFTH ADDITION**

LOT 49 LANDSCAPE PLAN  
Madison, Wisconsin

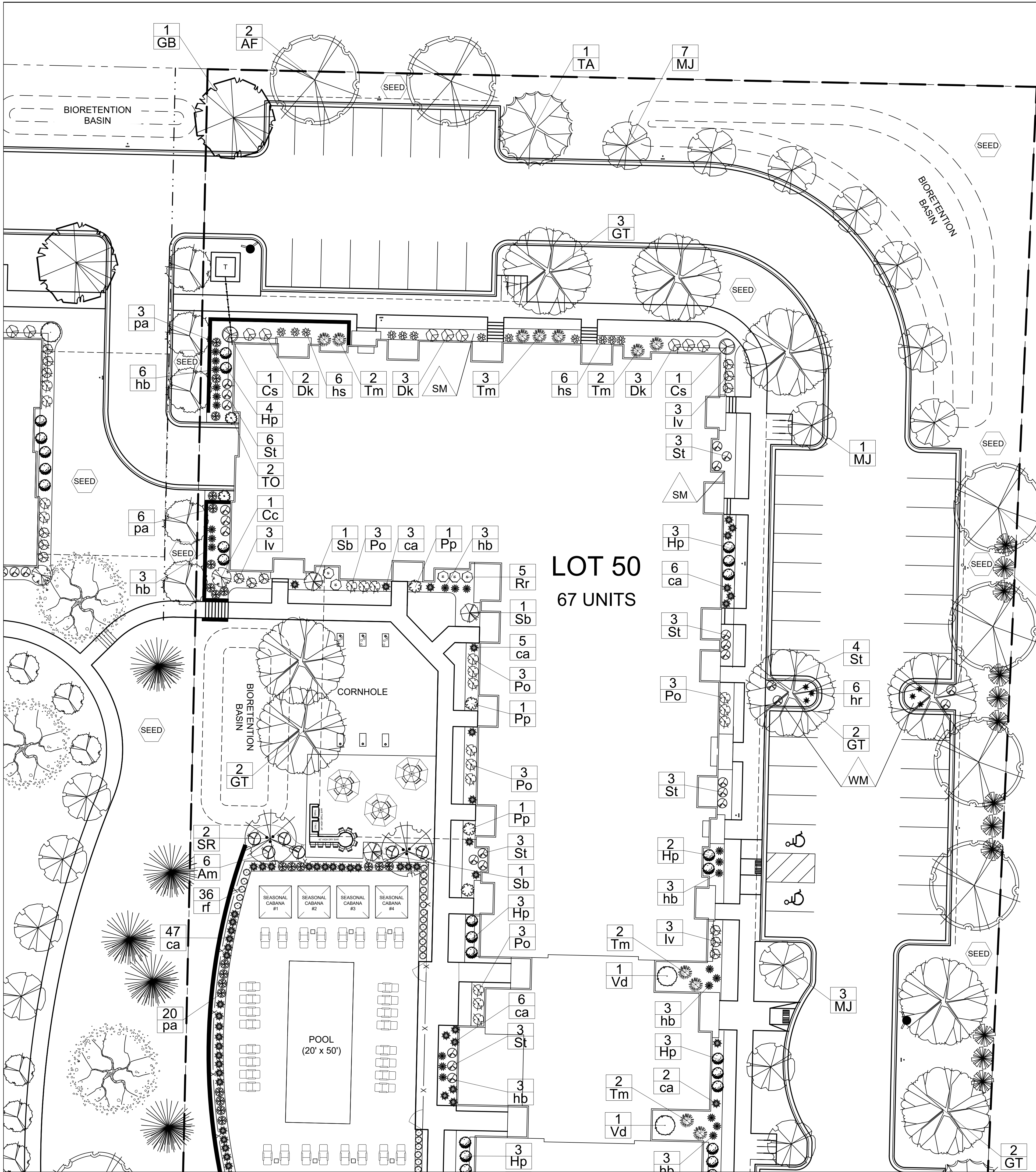
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Scale: 1/16"=1'-0"  
Designer: kms  
Job #

Seal:  
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Revisions:  
2023.01.26  
2023.02.17  
2023.02.24

Reference Name:  
Cascade Development





LOT 50  
67 UNITS

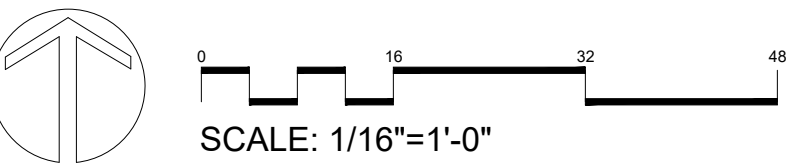
City of Madison, WI Landscape Worksheet					Lot 50	
Zoning District Category						
1/6/2023						
City of Madison, Wisconsin Landscape Worksheet						
DEVELOPED LOTS				SQUARE FEET		LANDSCAPE POINTS REQ.
Total Developed Area						
134,789 sf (lot) - 40,694 (building footprint)				94,095		1568
				CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED	
Overstory Deciduous	35		0	25	875	
Tall Evergreen Tree	35		0	2	70	
Ornamental Tree	15		0	22	330	
Upright Evergreen Shrub (i.e. arborvitae)	10		0	24	240	
Shrub, deciduous	3		0	182	546	
Shrub, evergreen	4		0	23	92	
Ornamental Grasses/Perennials	2		0	229	458	
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0	
Existing Significant Specimen Tree	14		0		0	
Landscape Furniture for public seating and/or transit connections	5		0		0	
			0		2611	
				TOTAL POINTS ACHIEVED		2611

LOT 50  
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii</i> 'Jefersred'	Autumn Blaze Maple	8	2"	B&B	
GB	<i>Ginkgo biloba</i>	Autumn Gold Ginkgo	1	2"	B&B	
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	11	2"	B&B	
TA	<i>Tilia americana</i> 'McKsentry'	American Sentry Linden	5	2"	B&B	
ORNAMENTAL TREES						
MJ	<i>Malus</i> 'Jewelcole'	Red Jewel Crabapple	12	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	10	2"	B&B	
EVERGREEN TREES						
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	2	6'	B&B	
TO	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	3	6'	B&B	
TT	<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae	21	6'	B&B	
EVERGREEN SHRUBS						
Pp	<i>Picea pungens</i> 'Globosa'	Dwarf Globe Blue Spruce	7	#5	Cont.	
Tm	<i>Taxus x media</i> 'Tautoni'	Taunton Yew	16	#5	Cont.	
DECIDUOUS SHRUBS						
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Chokeberry	12	#3	Cont.	
Cc	<i>Cotinus coggygria</i> 'NCC01'	Winecraft Black Smokebush	1	#5	Cont.	
Cs	<i>Cornus alba</i> 'Bailhalo'	Ivory Halo Red Twig Dogwood	2	#5	Cont.	
Dk	<i>Diervilla</i> 'G2X88541'	Kodiak Red Bush Honeysuckle	11	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'SMHPLQF'	Little Quickfire Hydrangea	30	#3	Cont.	
Iv	<i>Itea virginica</i> 'Sprich'	Little Henry Dwarf Virginia Sweetspire	25	#3	Cont.	
Pa	<i>Physocarpus opulifolius</i> 'Jefam'	Amber Jubilee Ninebark	1	#3	Cont.	
Po	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	29	#3	Cont.	
Rr	<i>Rosa</i> 'Balsel'	Sunrise Sunset Rose	14	#3	Cont.	
Sb	<i>Syringa</i> 'SMS/BP7'	Blooming Dark Purple Lilac	5	#5	Cont.	
St	<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	50	#3	Cont.	
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	2	#5	Cont.	
ORNAMENTAL GRASSES & PERENNIALS						
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	97	#1	Cont.	
hb	<i>Hemerocallis</i> 'Going Bananas'	Going Bananas Daylily	35	#1	Cont.	
hs	<i>Hosta</i> 'Rainbow's End'	Rainbow's End Hosta	20	#1	Cont.	
hr	<i>Hemerocallis</i> 'Rosy Returns'	Rosy Returns Daylily	12	#1	Cont.	
pa	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	29	#1	Cont.	
rf	<i>Rudbeckia x</i> 'American Gold Rush'	Am. Gold Rush Black-eyed Susan	36	#1	Cont.	

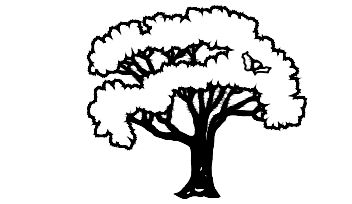
- △ SM Decorative Stone Mulch  
1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging
- △ WM Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging
- SOD Premium Kentucky Bluegrass sod
- SEED Premium sunny grass seed blend with straw mat.  
(Class 1 Type B single net)

- LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
  - See CIVIL PLANS for Stormwater Basin details
  - Individual tree and shrub groupings in lawn areas to receive wood mulch rings with trench edge.
  - Add street trees per the direction of the City Forester, as required.



SHEET NUMBER

L 104



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THE AMERICAN CENTER FIFTH ADDITION  
LOT 50 LANDSCAPE PLAN  
Madison, Wisconsin

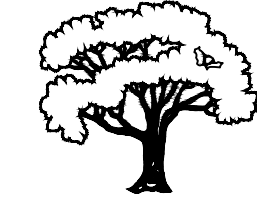
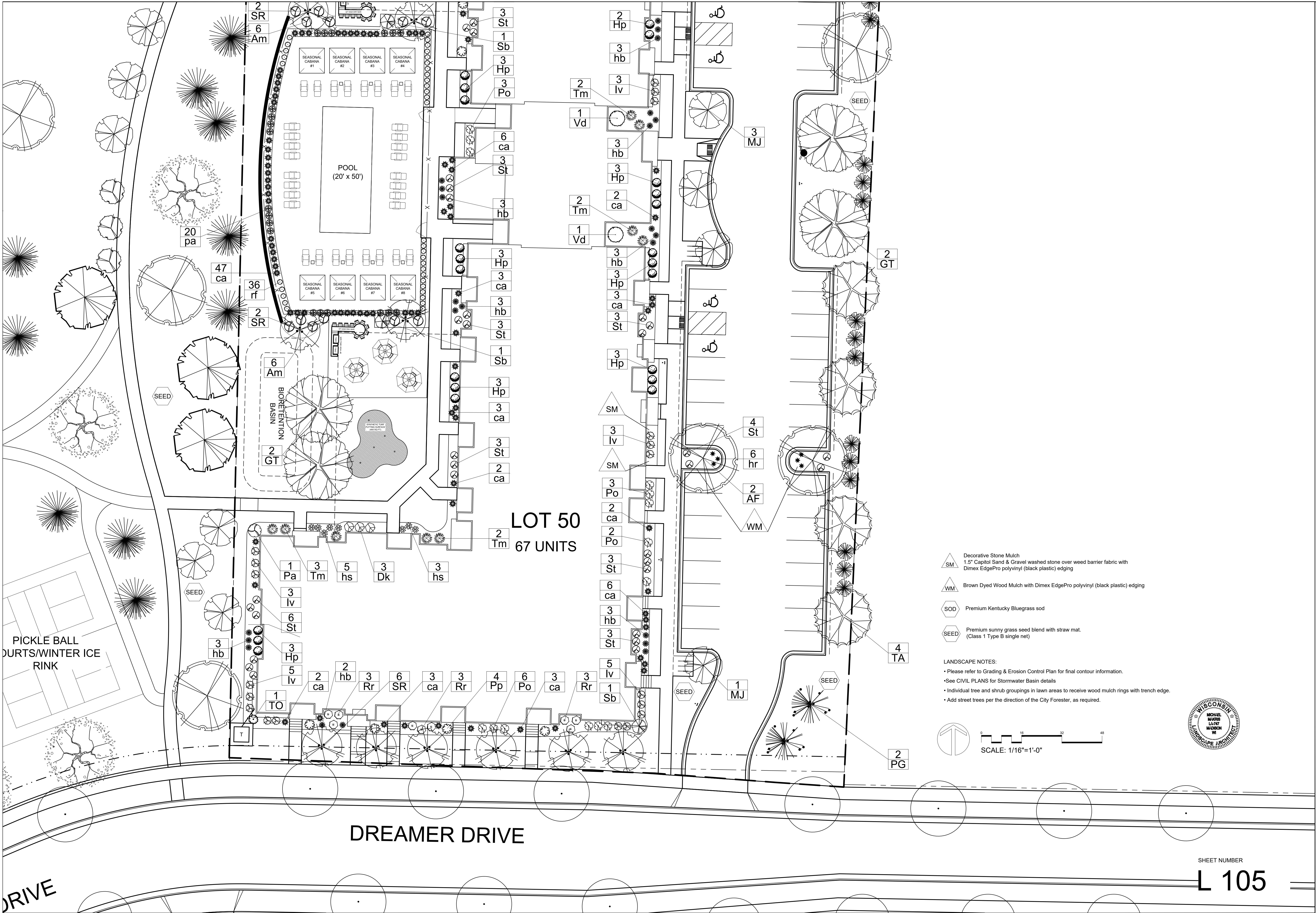
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Designer: kms  
Job #

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2023.02.17  
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Reference Name:  
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# THE AMERICAN CENTER FIFTH ADDITION

## LOT 50 LANDSCAPE PLAN

Madison, Wisconsin

Date: January 6, 2023  
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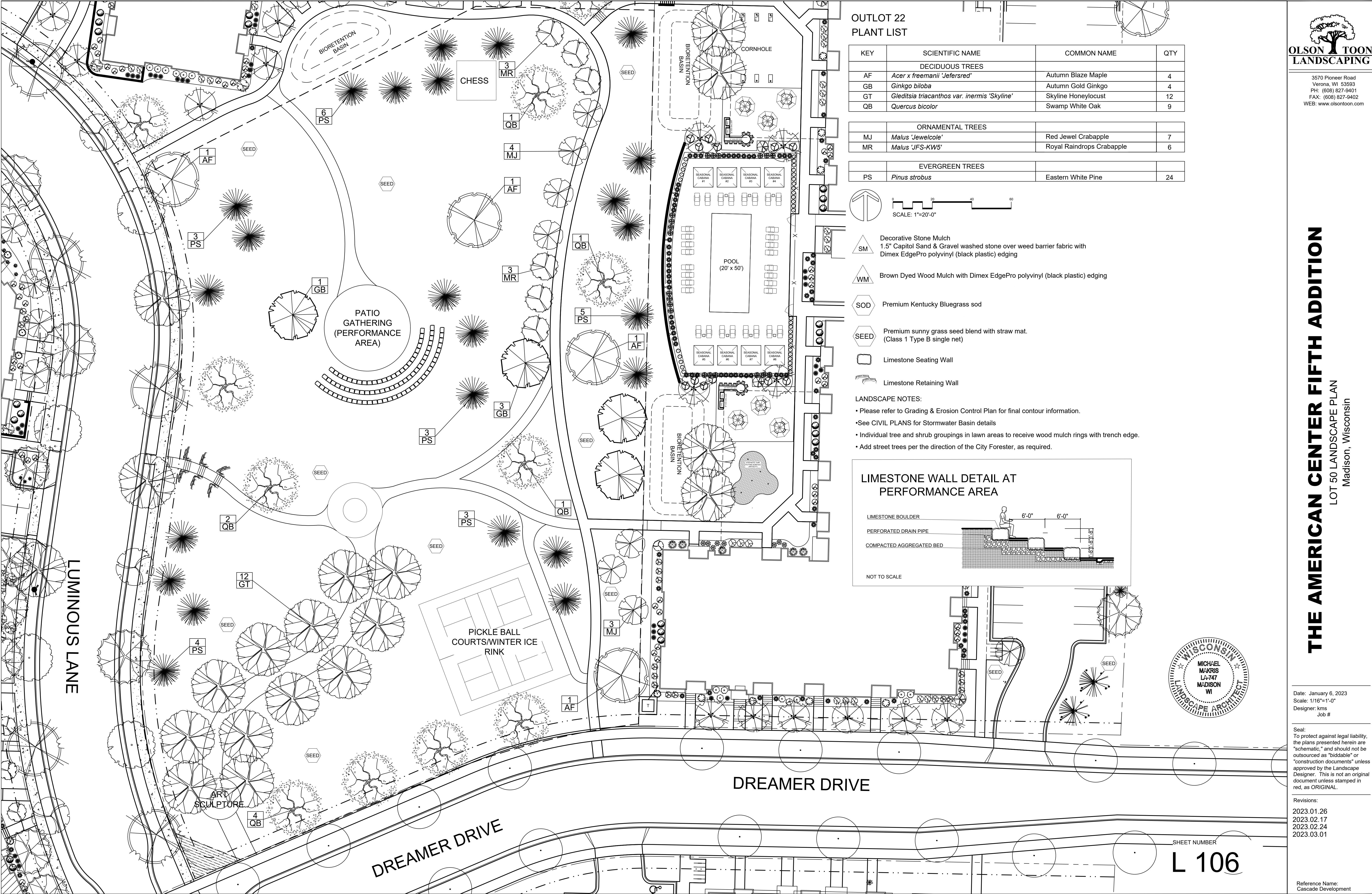
Revisions:  
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2023.02.17  
2023.02.24

Reference Name:  
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knothe • bruce  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

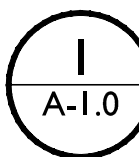
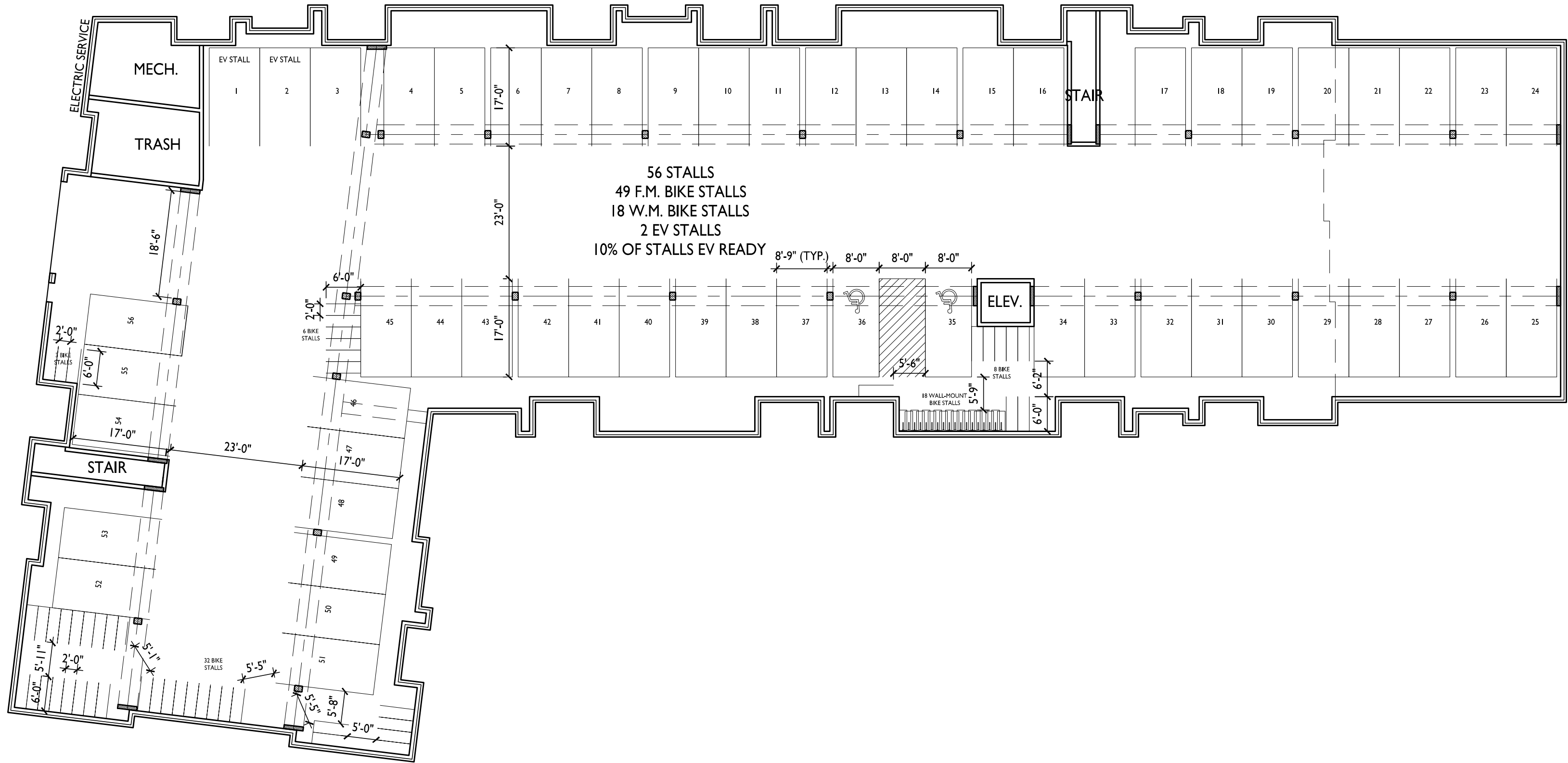
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PROJECT TITLE  
CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
Basement Plan

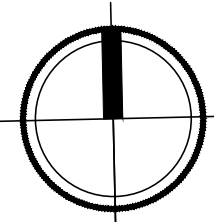
Lot 49  
SHEET NUMBER

A-1.0  
PROJECT NO. 2155  
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BASEMENT PLAN

1/16" = 1'-0"







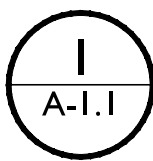
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THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

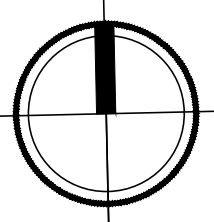
4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
First Floor Plan

Lot 49  
SHEET NUMBER

A-1.1  
PROJECT NO. 2155  
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FIRST FLOOR PLAN







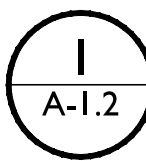
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PROJECT TITLE  
CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
Second Floor Plan

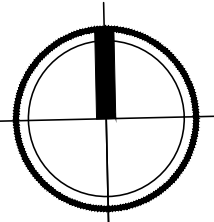
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SECOND FLOOR PLAN

1/16" = 1'-0"







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PROJECT TITLE  
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THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
Third Floor Plan

Lot 49  
SHEET NUMBER



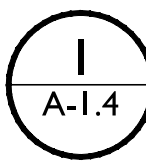
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PROJECT TITLE  
CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
Fourth Floor Plan

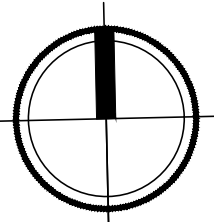
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SHEET NUMBER

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FOURTH FLOOR PLAN

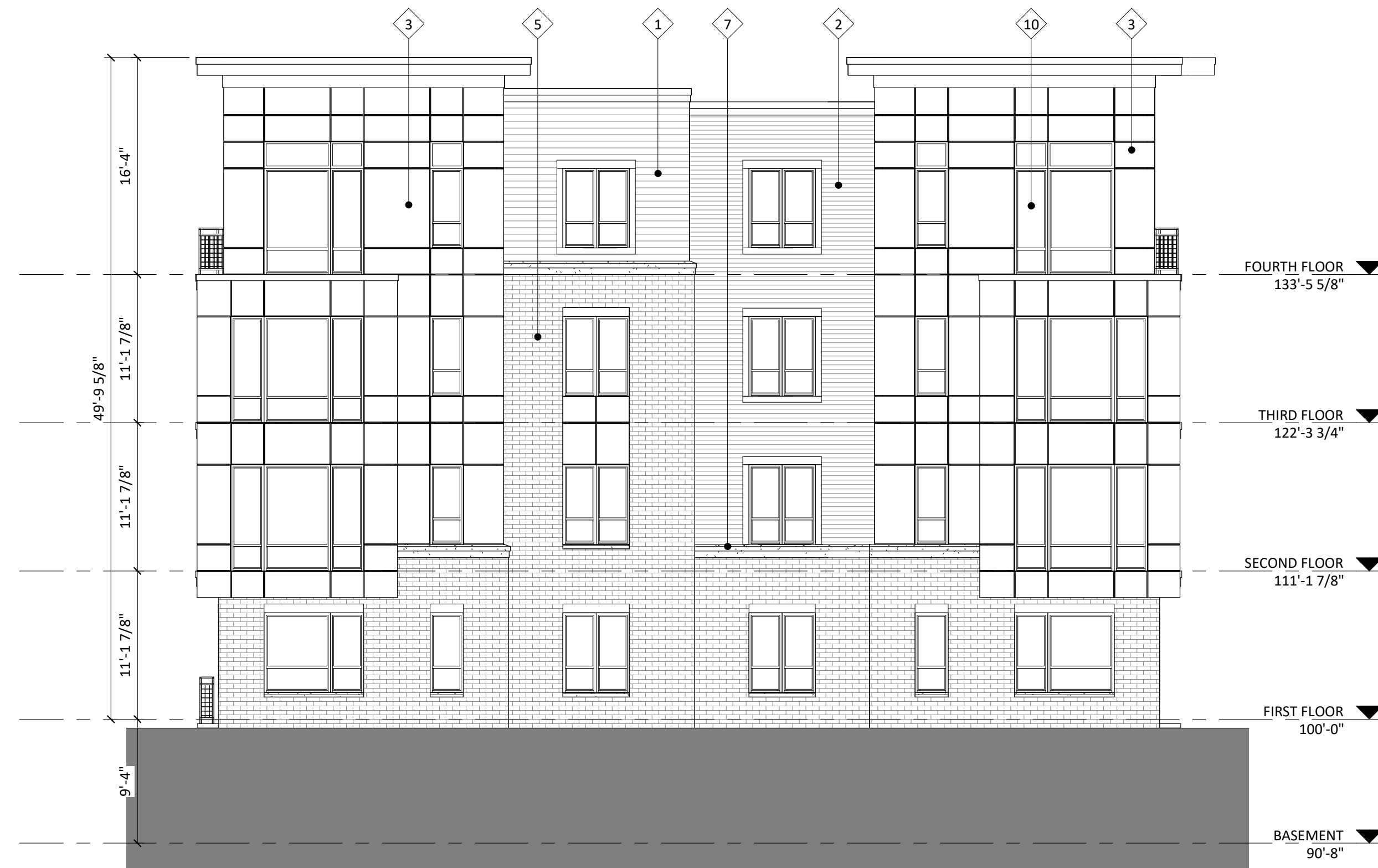
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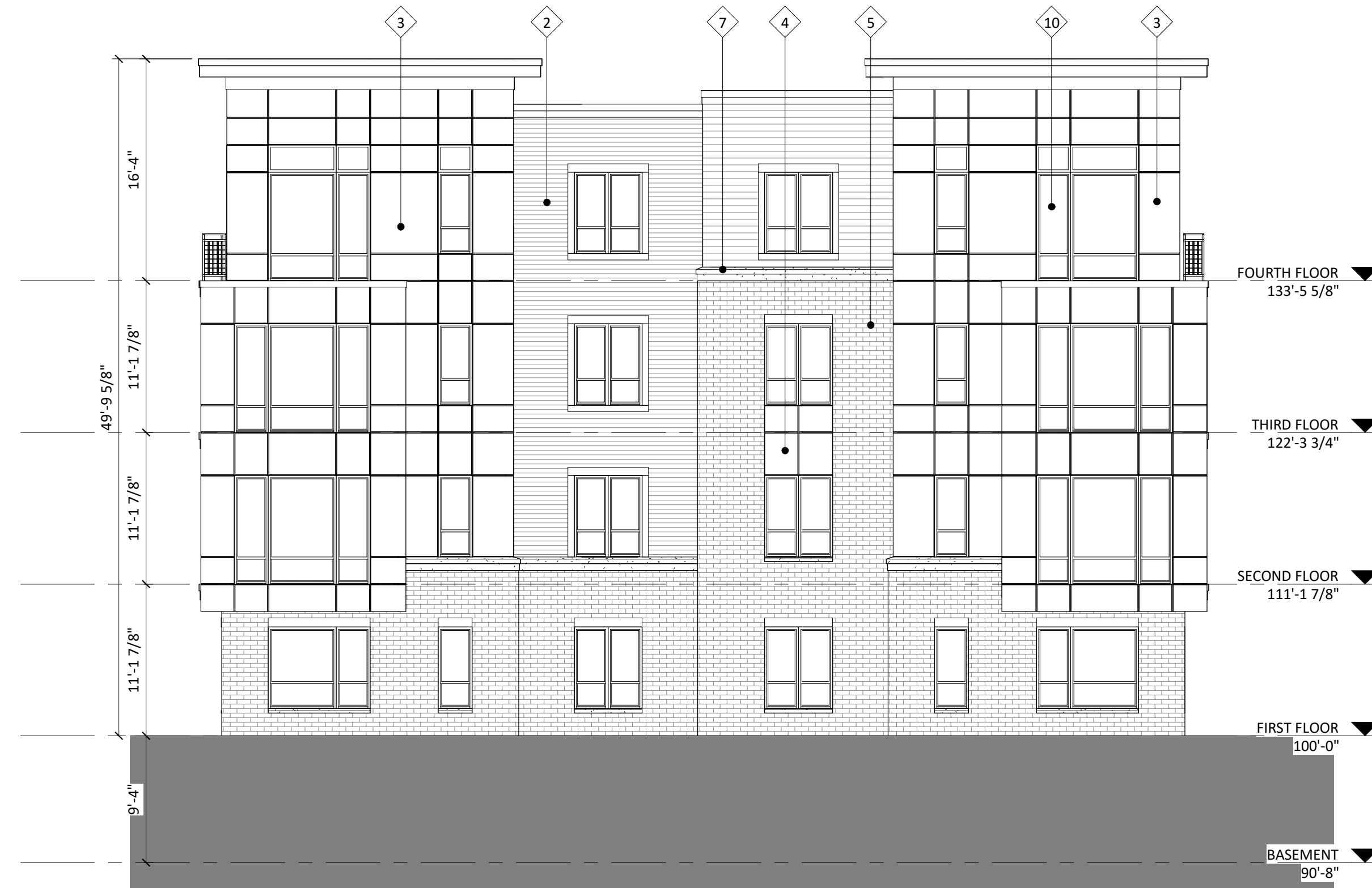




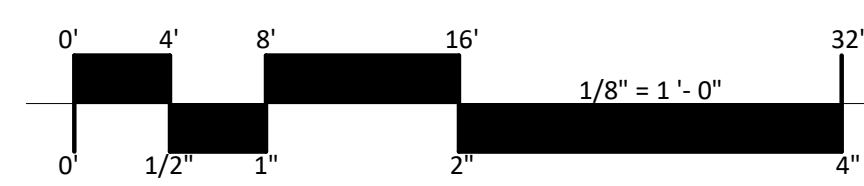
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3 ELEVATION - SOUTHWEST  
A-2.1 1/8" = 1'-0"



2 ELEVATION - EAST  
A-2.1 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

ISSUED

PROJECT TITLE  
**Cascade - The American Center LOT 49**

East Park Blvd.  
Madison, WI  
SHEET TITLE  
**EXTERIOR ELEVATIONS LOT 49**

SHEET NUMBER

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PROJECT NUMBER 2155

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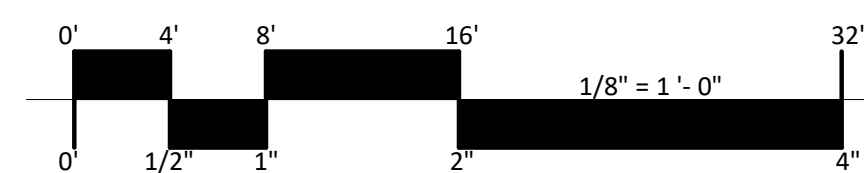
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3 ELEVATION - WEST  
A-2.2 1/8" = 1'-0"



2 ELEVATION - SOUTHEAST  
A-2.2 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

ISSUED

PROJECT TITLE  
Cascade - The  
American Center  
LOT 49

East Park Blvd.  
Madison, WI  
SHEET TITLE

EXTERIOR  
ELEVATIONS  
LOT 49

SHEET NUMBER

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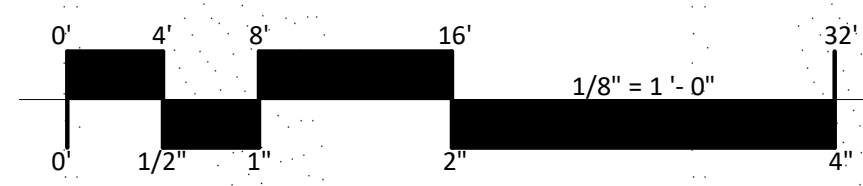
1 COLORED ELEVATION - NORTH  
A-2.3 1/8" = 1'-0"



3 COLORED ELEVATION - SOUTHWEST  
A-2.3 1/8" = 1'-0"



2 COLORED ELEVATION - EAST  
A-2.3 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

ISSUED

PROJECT TITLE  
Cascade - The  
American Center  
LOT 49

East Park Blvd.  
Madison, WI  
SHEET TITLE

EXTERIOR  
ELEVATIONS  
COLORED  
LOT 49  
SHEET NUMBER

A-2.3  
PROJECT NUMBER 2155

NOT FOR CONSTRUCTION





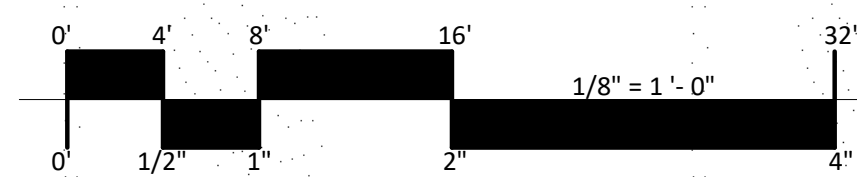
1  
A-2.4  
COLORED ELEVATION - SOUTH  
1/8" = 1'-0"



3  
A-2.4  
COLORED ELEVATION - WEST  
1/8" = 1'-0"



2  
A-2.4  
COLORED ELEVATION - SOUTHEAST  
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

ISSUED

PROJECT TITLE  
Cascade - The  
American Center  
LOT 49

East Park Blvd.  
Madison, WI  
SHEET TITLE

EXTERIOR  
ELEVATIONS  
COLORED  
LOT 49  
SHEET NUMBER

A-2.4  
PROJECT NUMBER 2155

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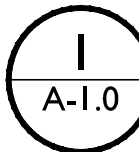
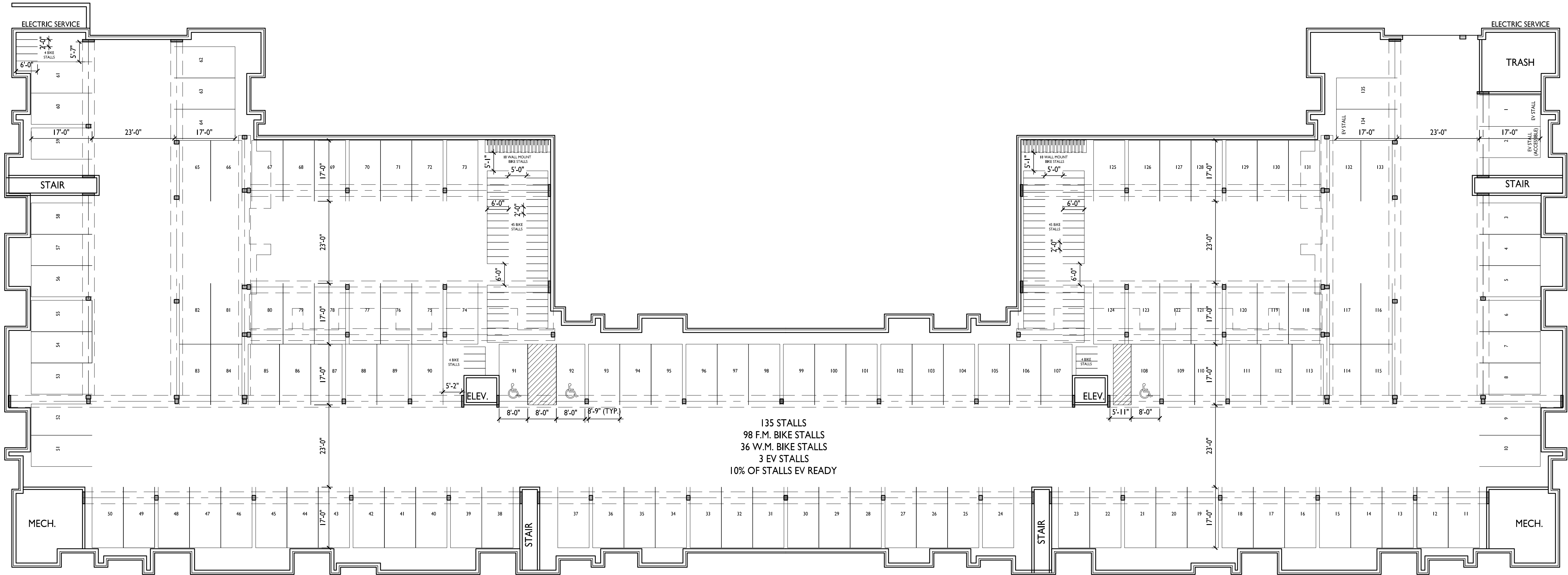
ISSUED  
Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE  
CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

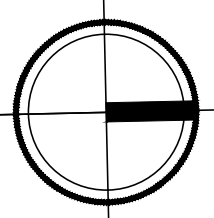
4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
Basement Plan

Lot 50  
SHEET NUMBER

A-1.0  
PROJECT NO. 2155  
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BASEMENT FLOOR PLAN  
1/16" = 1'-0"







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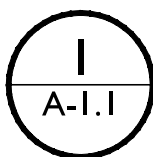
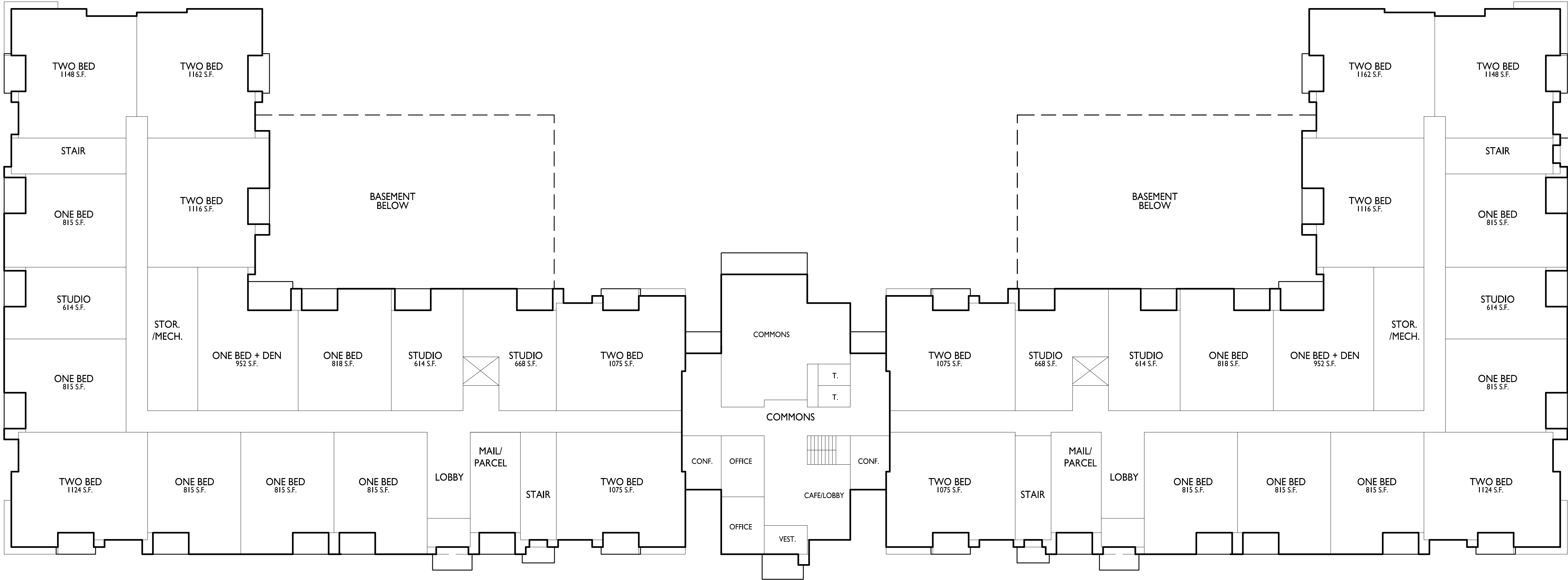
PROJECT TITLE  
CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
First Floor Plan

Lot 50  
SHEET NUMBER

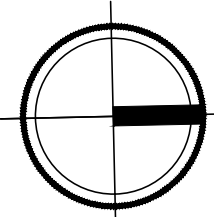
A-1.1

PROJECT NO. 2155  
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FIRST FLOOR PLAN

1/16" = 1'-0"





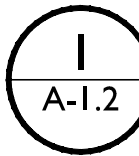
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PROJECT TITLE  
CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
Second Floor Plan

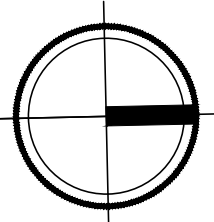
Lot 50  
SHEET NUMBER

A-1.2  
PROJECT NO. 2155  
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SECOND FLOOR PLAN

1/16" = 1'-0"





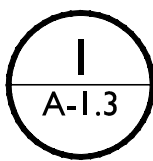
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Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE  
CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
Third Floor Plan

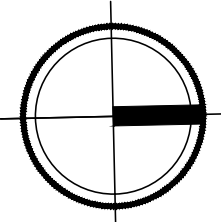
Lot 50  
SHEET NUMBER

A-1.3  
PROJECT NO. 2155  
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THIRD FLOOR PLAN

1/16" = 1'-0"





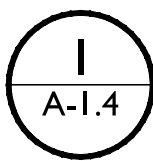
ISSUED  
Issued for LUA & UDC Submittals - February 27, 2023

PROJECT TITLE  
CASCADE -  
THE AMERICAN  
CENTER EASTPARK  
FIFTH ADDITION

4846 Eastpark Blvd.  
Madison, WI  
SHEET TITLE  
Fourth Floor Plan

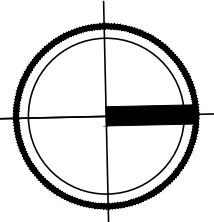
Lot 50  
SHEET NUMBER

A-1.4  
PROJECT NO. 2155  
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FOURTH FLOOR PLAN

1/16" = 1'-0"







1 ELEVATION - EAST 1  
A-2.1 1/8" = 1'-0"

ISSUED



2 ELEVATION - EAST 2  
A-2.1 1/8" = 1'-0"

PROJECT TITLE  
**Cascade - The  
American Center  
LOT 50**

East Park Blvd.  
Madison, WI  
SHEET TITLE

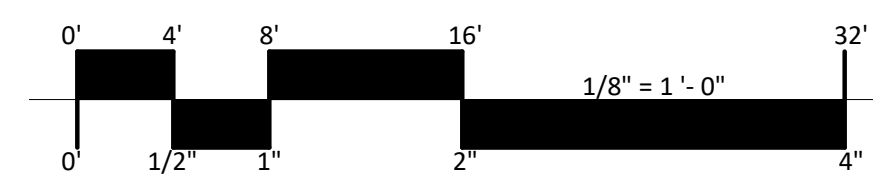
**EXTERIOR  
ELEVATIONS  
LOT 50**

SHEET NUMBER

**A-2.1**  
PROJECT NUMBER **2155**

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK



NOT FOR CONSTRUCTION





1 ELEVATION - WEST 1  
1/8" = 1'-0"

ISSUED



2 ELEVATION - WEST 2  
1/8" = 1'-0"

PROJECT TITLE  
**Cascade - The  
American Center  
LOT 50**

East Park Blvd.  
Madison, WI  
SHEET TITLE

**EXTERIOR  
ELEVATIONS  
LOT 50**

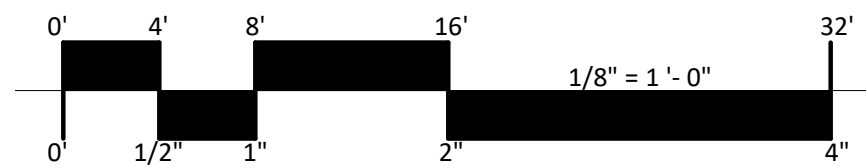
SHEET NUMBER

**A-2.2**

PROJECT NUMBER 2155

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK



NOT FOR CONSTRUCTION

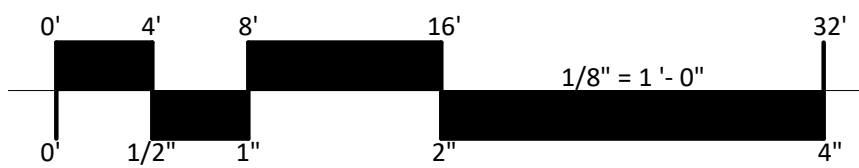




1 ELEVATION - SOUTH  
A-2.3 1/8" = 1'-0"



2 ELEVATION - TERRACE - SOUTH  
A-2.3 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

ISSUED

PROJECT TITLE  
Cascade - The  
American Center  
LOT 50

East Park Blvd.  
Madison, WI  
SHEET TITLE

EXTERIOR  
ELEVATIONS  
LOT 50

SHEET NUMBER

A-2.3  
PROJECT NUMBER 2155

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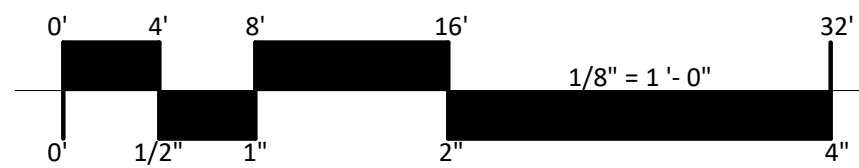




1 ELEVATION - NORTH  
A-2.4 1/8" = 1'-0"



2 ELEVATION - TERRACE - NORTH  
A-2.4 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

ISSUED

PROJECT TITLE  
Cascade - The  
American Center  
LOT 50

East Park Blvd.  
Madison, WI  
SHEET TITLE  
EXTERIOR  
ELEVATIONS  
LOT 50

SHEET NUMBER

A-2.4  
PROJECT NUMBER 2155

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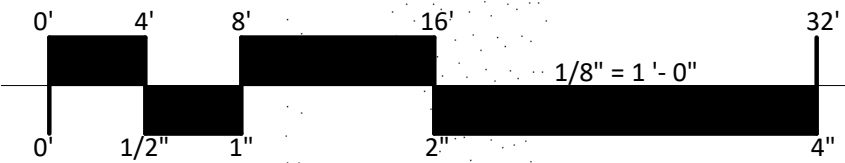




1 COLORED ELEVATION - EAST 1  
A-2.5 1/8" = 1'-0"



2 COLORED ELEVATION - EAST 2  
A-2.5 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

ISSUED

PROJECT TITLE  
Cascade - The American Center  
LOT 50

East Park Blvd.  
Madison, WI  
SHEET TITLE

EXTERIOR  
ELEVATIONS  
COLORED  
LOT 50

SHEET NUMBER

A-2.5  
PROJECT NUMBER 2155

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1 COLORED ELEVATION - WEST 1  
A-2.6 1/8" = 1'-0"



2 COLORED ELEVATION - WEST 2  
A-2.6 1/8" = 1'-0"

ISSUED

PROJECT TITLE  
**Cascade - The  
American Center  
LOT 50**

East Park Blvd.  
Madison, WI  
SHEET TITLE

**EXTERIOR  
ELEVATIONS  
COLORED  
LOT 50**

SHEET NUMBER

**A-2.6**

PROJECT NUMBER **2155**

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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

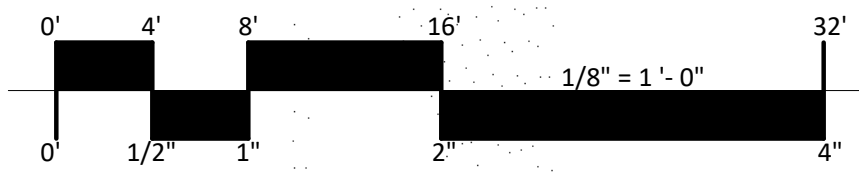




1  
A-2.7  
COLORED ELEVATION - SOUTH  
1/8" = 1'-0"



2  
A-2.7  
COLORED ELEVATION - TERRACE - SOUTH  
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

ISSUED

PROJECT TITLE  
Cascade - The  
American Center  
LOT 50

East Park Blvd.  
Madison, WI

SHEET TITLE  
EXTERIOR  
ELEVATIONS  
COLORED  
LOT 50  
SHEET NUMBER

A-2.7  
PROJECT NUMBER 2155

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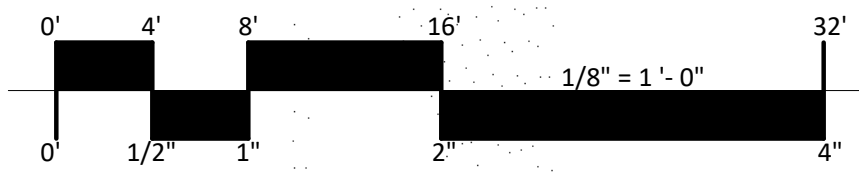




1  
A-2.8  
COLORED ELEVATION - NORTH  
1/8" = 1'-0"



2  
A-2.8  
COLORED ELEVATION - TERRACE - NORTH  
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
4	COMPOSITE PANEL	JAMES HARDIE	SILVER
5	BRICK VENEER	CLOUD CERAMICS	WINTER BLEND
7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILING & HANDRAILS	SUPERIOR	BLACK

ISSUED

PROJECT TITLE  
Cascade - The  
American Center  
LOT 50

East Park Blvd.  
Madison, WI

SHEET TITLE  
EXTERIOR  
ELEVATIONS  
COLORED  
LOT 50  
SHEET NUMBER

A-2.8  
PROJECT NUMBER 2155

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R1

LOT 49 - LOOKING EAST







R2

LOT 49 - LOOKING SOUTH







R3

LOT 50 & 49 - LOOKING SOUTH







R4

LOT 50 - LOOKING WEST







R5

LOT 50 - LOOKING NORTH-WEST







R6

LOT 50 - LOOKING SOUTH-EAST







R7

LOT 50 - LOOKING NORTH-EAST





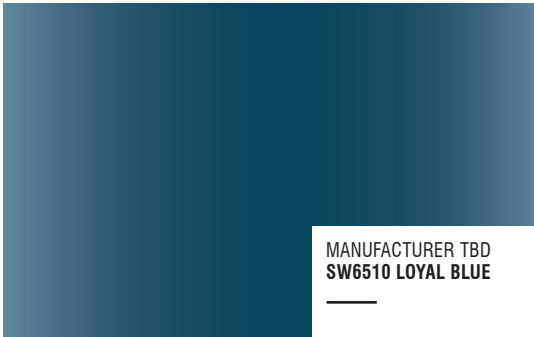


JAMES HARDIE  
AGED PEWTER



JAMES HARDIE  
RICH ESPRESSO

COMPOSITE HORIZONTAL SIDING & TRIM



MANUFACTURER TBD  
SW6510 LOYAL BLUE



MANUFACTURER TBD  
SILVER

COMPOSITE METAL PANELS



ROCKCAST  
CRYSTAL WHITE | SMOOTH

CAST STONE SILLS & BANDS



MANUFACTURER TBD  
BLACK

RAILINGS, WINDOWS,  
ALUM. STOREFRONT



CLOUD CERAMICS  
WINTERBLEND - MODULAR - VELOUR

BRICK VENEER & SOLDIER COURSE

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	JAMES HARDIE	RICH ESPRESSO
2	COMPOSITE LAP 4"	JAMES HARDIE	AGED PEWTER
3	COMPOSITE PANEL	JAMES HARDIE	BLUE
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7	CAST STONE	ROCKCAST	CRYSTAL WHITE
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

CASCADE -  
THE AMERICAN  
CENTER  
EASTPARK  
FIFTH  
ADDITION

EASTPARK BLVD.  
MADISON, WI

LOT 49  
MATERIAL  
BOARD

FEBRUARY 27, 2023  
KBA PROJECT #2155